Washington County MARYLAND
DEPARTMENT OF PLANNING & ZONING
PLANNING | ZONING | LAND PRESERVATION | FOREST CONSERVATION | GIS

AGENDA
WASHINGTON COUNTY PLANNING COMMISSION
100 W Washington Street, Room 2000
May 4, 2026, 6:00 PM

CALL TO ORDER AND ROLL CALL

REZONING PUBLIC INPUT MEETING

1. **Cascade Properties, LLC [RZ-26-002] – Kyla Shingleton * *Information/Discussion***
   Proposed text amendment to Article 19C, Sections 19c.2, 19c.3, 19c.6 and 19c.7 to allow light manufacturing uses to be principally permitted uses and for some heavy industrial uses to be special exception uses in the SED zone
2. **Michael Godinez/Dominion Realty LLC [RZ-26-003] – Kyla Shingleton * *Information/Discussion***
   Proposed map amendment to rezone properties at 18128 and 18132 Maugans Avenue from RM (Residential Multi-family) to HI (Highway Interchange)

NEW BUSINESS

MINUTES

1. April 6, 2026 Planning Commission meeting minutes * ***Discussion/Action***

ORDINANCE MODIFICATION

1. **John R. Oliver Co., Inc. Lots 1 and 2 [OM-26-001] - Scott Stotelmyer * *Discussion/Action***
   Proposed ordinance modification to reduce the overall width of lot frontage onto a public street to 23.08-feet and negate the need for each lot to have usable frontage; Location: 19325 D Longmeadow Road; Zoning: RS (Residential Suburban)

PRELIMINARY PLAT

1. **Arborview Phase I [PP-25-001] – Misty Wagner-Grillo * *Discussion/Action***
   Preliminary plat for the proposed development of 91 single-family dwellings and 100 duplex lot with associated infrastructure; Location: 11009 Sasha Boulevard; Zoning: RT (Residential Transition)

SITE PLANS

1. **AC&T Williamsport [SP-24-020] – Misty Wagner-Grillo * *Discussion/Action***
   Combined stormwater concept and site plan for redevelopment of an existing convenience store; Location: 16510 Virginia Avenue; Zoning: HI (Highway Interchange)
2. **BSE, LLC Building #1 [SP-25-049] – Misty Wagner-Grillo * *Discussion/Action***
   ESD and site plan for the reuse of the former Citicorp Building #1 as a warehouse; Location: 14704 Citicorp Drive; Zoning: HI (Highway Interchange)

FOREST CONSERVATION

1. **Arborview Phase I [PP-25-001] – Travis Allen * *Discussion/Action***
   Request to remove one specimen tree; Location: 11009 Sasha Boulevard; Zoning: RT (Residential Transition)
2. **Bowman North LLC [S-23-065] – Travis Allen * *Discussion/Action***
   Request to provide forest mitigation offsite; contingent upon approval by the Maryland Environmental Trust; Location: 17425 Snyders Landing Road; Zoning: P (Preservation)
3. **Fletcher's Grove, Phase 3 – Dean North [FP-25-002) – Travis Allen * *Discussion/Action***
   Request to provide a portion of the forest mitigation offsite; Location: 109 Kinna Place; Zoning: Town of Boonsboro

OLD BUSINESS

1. **2003 Mason Dixon LLC [WS-25-004] – Travis Allen * *Discussion/Action***
   Proposed amendment to the Water & Sewerage Plan to change the priority classification for water and sewer service from W-5/S-5 to W-3/S-3 and to recognize the public water distribution and public wastewater system of Antrim Township Municipal Authority to provide these services; Location: 17939 Mason Dixon Road
2. **Danielle Eyler Durning [RZ-26-001] – Travis Allen * *Discussion/Action***
   Proposed text amendment to amend sections of the Zoning Ordinance to define the term "small box variety store" and to restrict the location of these types of stores within 1,000 feet of a property with a historic designation or subject to a historic trust easement in the rural zoning districts of Washington County.

OTHER BUSINESS

1. **Update of Projects Initialized – Jennifer Kinzer * *Information/Discussion***

CLOSED SESSION

To discuss the appointment, re-appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; or any other personnel matter that affects one or more specific individuals.

ADJOURNMENT

UPCOMING MEETINGS

1. June 1, 2026, 6:00 p.m. – Washington County Planning Commission regular meeting

*attachments

Disclaimer: Copies of plans contained in this packet do not necessarily reflect the complete plan submission received by our office. The number of pages per plan may be reduced to accommodate size limitations of our website. Complete plans may be viewed in our offices by calling for an appointment.

The Planning Commission reserves the right to vary the order in which the cases are called. Individuals requiring special accommodations are required to contact the Washington County Planning Department at 240-313-2430 to make arrangements no later than 10 working 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
MARYLAND

FOR PLANNING COMMISSION USE ONLY
Rezoning No. _____
Date Filed: _____

WASHINGTON COUNTY PLANNING COMMISSION
ZONING ORDINANCE TEXT AMENDMENT APPLICATION

Cascade Properties, LLC
Applicant

■Property Owner □Contract Purchaser
□Attorney □Consultant
□Other: _____

25009 Lake Wastler Dr.
Address

Jill Baker
Primary Contact

301-241-2231
Phone Number

same
Address

jbaker@ritchierevival.com
E-mail Address

□ Water and Sewerage Plan
□ Comprehensive Plan
□ Subdivision Ordinance

■ Zoning Ordinance
□ Other: _____

Section No. Article 19C

Please provide the proposed text on a separate sheet of paper as follows: strike-through should be used for deletions [~~deletions~~], unchanged wording in regular type, and new wording should be underlined [new wording].

See Attached

_____
Applicant's Signature

Subscribed and sworn before me this 18 day of February, 20 26

My commission expires on May 17, 2029

_____
Notary Public

ELENA RENEE CISAR NOTARY PUBLIC WASHINGTON COUNTY, MD

FOR PLANNING COMMISSION USE ONLY

□ Application Form
□ Fee Worksheet
□ Application Fee
□ Proposed Text Changes
□ 2 hard copies and one digital copy of the complete application packet

Washington County MARYLAND

FOR PLANNING COMMISSION USE ONLY
Rezoning No. _____
Date Filed: _____

WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING FEE WORKSHEET

PLEASE COMPLETE ONLY THE SECTION THAT APPLIES.

Applicant's Name: Cascade Properties, LLC Date: _____

Zoning Ordinance Map Amendment . . . . . $ 2,000.00

Number of Acres * _____ x $20.00 [1 acre minimum]
per acre . . . . . $_____

Engineering Review Fee . . . . . $ 150.00

Technology Fee . . . . . $ 15.00

TOTAL FEES DUE – MAP AMENDMENT . . . . . $_____

*Minimum charge of $20.00 [if less than one acre]

Text Amendment . . . . . $ 2,000.00

Choose One:
- □ Adequate Public Facilities Ordinance
- □ Forest Conservation Ordinance
- □ Solid Waste Plan
- □ Subdivision Ordinance
- ■ Zoning Ordinance
- □ Other: _____

Technology Fee . . . . . $ 15.00

TOTAL FEES DUE – TEXT AMENDMENT . . . . . $ 2,015.00

Water and Sewer Plan Amendment . . . . . $ 2,000.00

Technology Fee . . . . . $ 15.00

TOTAL FEES DUE – WATER AND SEWER PLAN AMENDMENT . . . . $ 2,015.00

Forest Conservation Exemption . . . . . $ 25.00

Technology Fee . . . . . $ 15.00

TOTAL FEES DUE – FOREST EXEMPTION. . . . $ 40.00

Please make checks payable to **"Washington County Treasurer"**.

WASHINGTON COUNTY PLANNING COMMISSION
ZONING ORDINANCE TEXT AMENDMENT

REQUIRED APPLICATION MATERIALS CHECKLIST

All materials must be clearly labeled
Original plus 1 copy and one digital copy sent to
askplanning@washco-md.net of complete application package

[x] 1. **Application Form**: A completed and signed application form. A copy of the proposed changes to the existing language must accompany the application.

[x] 2. **Fee Worksheet and Application Fee**: A completed Fee Worksheet must be submitted at the time application is made. If paying by check, please make checks payable to the "Washington County Treasurer". If paying by credit card, the application must be accepted for completeness and initialized by the Department prior to accepting payment. An invoice will be e-mailed to the applicant and **must** be paid prior to the deadline specified in the e-mail. The rezoning process will not begin until payment has been received.

[x] 3. Justification Statement: A written explanation of the reasons why the amendment is being requested, setting forth in sufficient detail to properly advise County officials as to the justification for the amendment. The justification statement must include the following:
   i. Describe how the request is consistent with the County's most recent adopted Comprehensive Plan; AND
   ii. Provide a statement describing how the request is logical and appropriate.

[x] 4. Any other material facts that support the amendment.

Cascade Properties, LLC – Proposed Text Amendments

Article 19C – Special Economic Development District

Section 19C.2. Principal Permitted Uses

Single Family Residential Units.
Two Family Dwelling or Duplex.
Multi-Family Residential Units including Apartments, Townhouses & Condominiums.
Alcohol Beverage Sales.
Alcohol Production Facilities
Antique, Consignment, or Thrift Shops
Assisted Living Facility.
Automobile/Motorcycle Sales and Services
Bakery/Confectionary Shops
Banquet/Reception Facilities
Bed and Breakfast
Blacksmith/Welding shops
Boarding and Rooming Homes
Bowling Alley
Butcher shop
Cannabis Dispensary, Standard and Micro. Provided that the use is a minimum 500 feet from pre=existing or secondary schools in the State or a licensed childcare center or registered family childcare home; a pre-existing playground, recreation center, library public park or place of worship; at that the use be a minimum of ½ mile from another dispensary.
Carpentry or Woodworking shops
Car wash
Child or Adult Day Care Facilities.
Comprehensive Care Facilities
Conference Centers.
Convenience Stores
~~Data Processing Facilities.~~
Emergency Service Structures and Facilities.
Financial Institutions.
Fitness/Recreation Centers
Florist Shops

Garden Shops and Nurseries
Gift Shops
Golf Course, Country Clubs, Private Clubs and similar Recreation Uses.
Grocery Stores
Health and Beauty Shops.
Helipads
Home Improvement Stores
Hospitals.
Hotels~~, Boarding Houses, Nursing or Retirement Homes.~~
~~Indoor Firing Range~~.
Laboratories – Chemical, physical and biological
Laundry or Dry Cleaning Store.
Libraries
Manufacture and/or Assembly of Electronics, Communications, Scientific, Photographic or Optical Products and/or Equipment.
Manufacturing and/or assembly of semi-conductors, microchips, circuits, and circuit boards.
Manufacturing and assembly of medical, scientific and/or technical instruments, devices, and equipment.
Manufacturing and assembly of machine parts, components, and equipment.
Manufacturing of small parts such as coils, condensers, transformers, and crystal holders, including Electroplating.
Manufacturing, compounding, processing, packaging or treatment of cosmetics, hair products, and/or pharmaceuticals
Manufacturing of yeasts, molds, and other natural products necessary for medical and biotechnical research and development
Medical/Dental Clinics and/or Pharmacies.
Mixed Use Building.
Museum, Arts Center or Tourism Entertainment Facility.
Offices, Business and Professional.
Outdoor/Recreational Outfitters
Parks and Recreational Facilities, Public or Private.
Pet grooming
Pet shops
Printing or Publishing Establishments.
Public or Civic Buildings, Structures or Facilities.
Radio, Television, and Film Studios or Recording Facilities.
Religious Institutions.

Research and Development Facilities.
Restaurants & Taverns.
Resorts
Satellite terminal stations and communications satellite systems
Schools, Public or Private including College, Trade and Technical Institutions.
Short-term Residential Rentals
Skating Rink
Skilled Nursing Care Facilities
Spas
Specialty Retail Shops.
Taxidermy business
Towing Service and associated Impound Yard
Theaters.
Variety Store
Veterinary Clinic and/or Hospital.
Warehouses.

Section 19C.3. Special Exception Uses

Contractor's Equipment and Storage Yards
~~Factory for Manufacture and/or Assembly of Electronics, Communications, Scientific, Photographic or Optical Products and/or Equipment.~~
Food and Beverage processing and package plants; provided such use shall be located two (2) times the distance requirements specified in Section 4.9
Indoor Firing Range
Machine Shop.
Military Communication, Training or Operations Support Facilities.
Commercial Communications Towers, subject to the requirements of Section 4.22.

Any other use that the Board of Appeals finds is functionally similar to any principally permitted use or special exception listed in this Article. The Board of Appeals shall not grant any special exception that is inconsistent with the purpose set forth for this District.

Section 19C.6. Lot Area, Lot Width, and Yard Requirements

	Net Lot Area	Lot Area per unit	Lot Width	*Front Yard	Side Yard	Rear Yard
Dwelling, Single Family	10,000 sq. ft	10,000 sq. ft.	70 ft.	25 ft.	8 ft.	~~40~~ 25 ft.
Dwelling, Two Family	10,000 sq. ft.	~~6250~~ 5,000 sq. ft.	~~75~~ 60 ft.	25 ft.	8 ft.	~~40~~ 25 ft.
Dwelling, Semi-Detached	10,000 sq. ft.	~~6250~~ 5,000 sq. ft.	~~75~~ 60 ft.	25 ft.	8 ft. (exterior sides only)	~~40~~ 25 ft.
Dwelling, Townhouse	20,000 sq. ft.	**3,500 sq. ft. per unit	16 ft.	25 ft.	10 ft. (exterior sides only)	20 ft.
Dwelling, Multi-family	20,000 sq. ft.	~~3,600~~ 2,000 sq. ft.	100 ft.	5 ft.	10 ft.	20 ft.
Mixed Used	2,500 sq. ft	2,500 sq. ft.	25 ft.	5 ft.	0 ft. *	20 ft.
Non-residential	None	None	None	None	None	None

*If attached to an adjacent building or 5 ft. if not attached to an adjacent building.

** Minimum lot size per unit is 1,600 sq. ft. The difference between lot size and net lot area per townhouse shall be allocated to open space common area.

Section 19C.7. Design Standards

M. Walkways. All development plans shall provide a cohesive pathway system for pedestrians using the site.
   a. Walkways shall connect, or provide future connection for, residential uses to contiguous off-street parking areas, transit, schools and school bus waiting areas, and parks.
   b. It shall be the goal of the system to provide access to all locations within the development and to off-site facilities such as transit, local businesses and services, and cultural institutions such as schools and places of worship. The system should provide convenience and safety.

N. Lighting. Adequate lighting shall be installed to enhance safety, security and the visual environment. Lighting shall be provided to any areas where night-use is expected such as sidewalks and parking areas. All building-mounted and free-standing lighting shall be designed and installed to be fully shielded.

Lighting shall be directed downward to prevent glare and light trespass onto adjacent properties.

O. On-street parking requirements
    a. On-street parking may be used to meet the standards set forth in this section to reduce the amount of off-street parking required.
    b. All on-street parking facilities shall follow the same regulations as off-street parking facilities outlined in Article 22 Division I.

Cascade Properties, LLC - Justification Statement
Amendments to Article 19C – Special Economic Development District

Cascade Properties LLC would like to respectfully submit this Zoning Text Amendment related to the Special Economic Development (SED) District Article of the Zoning Ordinance. As this area continues to grow and progress, issues unique to the existing layout and abundance of infrastructure at the former Fort have produced the need for adjustments to the zoning district. This request focuses on several aspects of the regulations including principally permitted and special exception uses, residential setbacks and design criteria.

The purpose of the SED district is to recognize the unique circumstance of the area previously developed as an army base that functioned as its own town. According to Section 19C.1 part of the purpose statement says, *"... the classification needs to be extremely flexible with regard to bulk and area development requirements since existing development patterns and reuse potential will reflect more of a town or campus character than a rural or suburban perspective."*. These amendments seek to adhere to this purpose.

<u>Justification for Amendments to Principally Permitted and Special Exception Uses</u>

Progress in redeveloping and revitalizing the Fort has generated significant interest in commercial and manufacturing uses. Currently, manufacturing uses are non-existent as principally permitted uses and only two (2) employment-type uses are permitted as a special exception use. This has limited marketing in the SED district for employment related businesses.

In recent years, we have applied to the Board of Zoning Appeals for multiple special exception uses for manufacturing and employment opportunities. Only allowing these uses through the special exception process introduces added risk and time that can stall or deter businesses from locating at the Fort and by association, Washington County.

To be compatible with past land uses and the community, manufacturing and other employment activities should be associated with light industrial uses. After reviewing uses permitted in the Industrial, Restricted (IR) and Planned Industrial (PI) districts, we have included some manufacturing and employment-based uses in the principally permitted and special exception use lists.

The SED district also contains a narrow list of commercial uses. To complement efforts in the district seeking to add new residential uses, retail sales and services will be needed to support the developing community. After reviewing uses permitted in the

Business, Local (BL) and Business, General districts, we have included several new retail sales and service uses that provide logical support in a town-like environment.

Justification for Setback Amendments

It is well known that the State of Maryland is in the middle of a housing crisis, both in available stock as well as affordability. This has driven the need for additional density that can be produced through zoning regulations that allow for more flexible and affordable design.

Currently, the SED zoning district allows a wide variety of residential uses including single-family up to multi-family. In this way, the SED district is intended to act similarly to the Residential, Urban (RU), Residential, Multi-family (RM) or even the Mixed Use (MX) districts in terms of residential variety and density. However, the residential bulk requirements in the SED district are currently more aligned with the Residential, Transition (RT) and Residential, Suburban (RS) districts.

To meet the purpose of the SED district and better align bulk requirements to higher density residential districts, we are requesting the following amendments to Section 19C.6 regarding residential lot size, width and setback requirements (see also attached amendments in track changes).

- Reduce the minimum lot size for two-family and semi-detached units from 6,250 sq. ft. per unit to 5,000 sq. ft. per unit. This amendment would align with the bulk requirements in the RM district.
- Reduce the lot width of two-family and semi-detached uses from 75 ft. to 60 ft. This reduction will allow for smaller homes that can be more affordable.
- Reduce the rear yard setback for single-family, two-family and semi-detached from 40 ft. to 25 ft. These changes would match the requirements set forth in the RU and RM districts and better align with the purpose of the district.
- Include a new row for townhouse uses that sets a minimum Net Lot Area of 20,000 sq. ft., Lot Area per Unit of 3,500 sq. ft., minimum lot width of 16 ft., front yard setback of 25 ft., side yard setback of 10 ft. on exterior sides only, and 20 ft rear yard setback. The requirements for Lot Area per Unit, Lot width, and all setbacks have been copied from Section 22.61 and are not proposed to be changed.

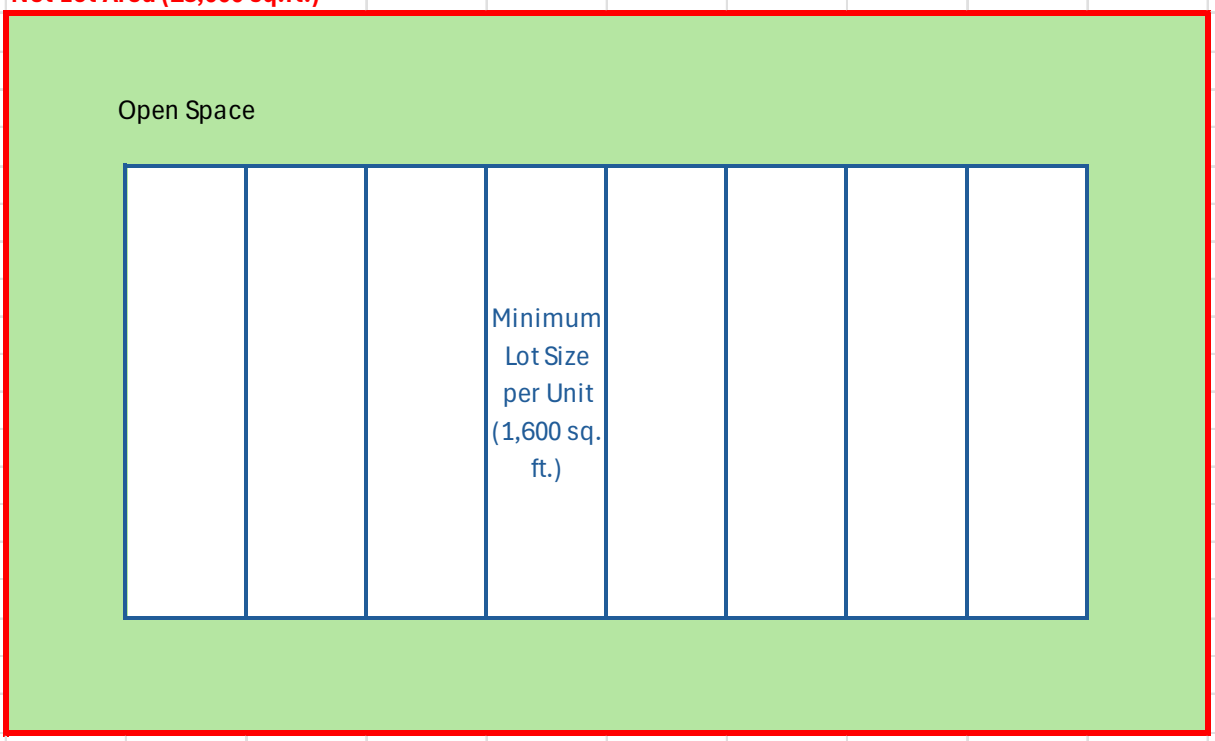
  Including this line will streamline the bulk requirements by taking away the need to refer to Article 22 Division VI of the ordinance that regulates townhouse developments.

- To properly integrate the minimum lot areas and lot areas per unit, we propose to add a column for "Net Lot Area". This has no impact on single-family, two-family or semi-detached lot sizes. Unlike single-family and two-family homes, townhouses and multi-family uses are viewed as communal developments that require shared open space areas that are typically governed by Home Owners Associations or covenants. We've included examples below of Net Lot Area calculations for townhouse developments.

- Within the chart we propose reducing the Net Lot Area required in Section 22.61 from 5-acres to 20,000 sq. ft. While the 5-acre requirement may be appropriate in some residential districts in the county, it is overburdensome and conflicts with the purpose of the SED district. It severely limits the ability to design new development that can be sustainable, walkable, and affordable. The reduction is being requested to address the need for potential infill development and the desire to create a more town-like development.

  This change also supports the State and county goal of directing development into Priority Funding Areas (PFAs). According to State law, to qualify for PFA status the designated area must have a minimum average residential density of 3.5 dwelling units per acre. Requiring larger Net Lot Areas for townhouse development creates a negative and counterintuitive issue in creating desperately needed housing.

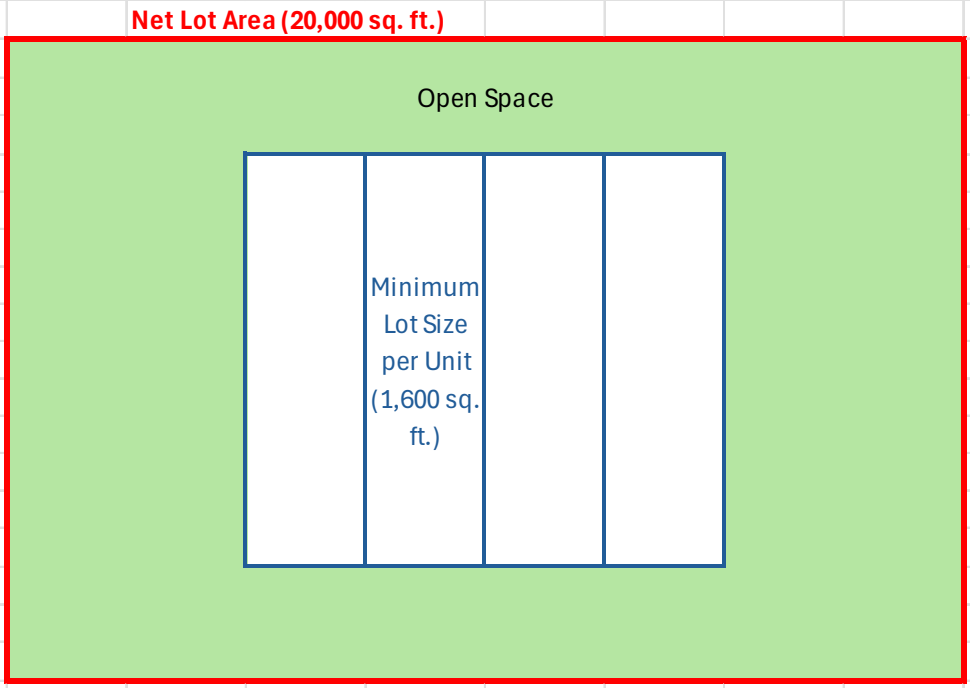
Example 1: Net Lot Area required is greater than 20,000 sq. ft. with open space mulitplier
We show 8 townhouse units. The Net Lot Area shall be calculated by multiplying the number of units (8) by the lot area per unit (3,500)
Using the calculation, the Net Lot Area for this townhouse development will be 28,000 sq. ft.



Example 2: Net Lot Area required would be less than 20,000 sq. ft. with open space multiplier

We show 4 townhouse units. The Net Lot Area shall be calculated by multiplying the number of units (4) by the lot area per unit (3,500)

Using the calculation, the Net Lot Area would be 14,000 sq. ft. However, the absolute minimum Net Lot Area must be 20,000 sq. ft.



- Include a minimum of 20,000 sq. ft. of Net Lot Area for Multi-family dwellings in the newly formed column. This metric already exists in Section 22.72 and we are not proposing to change it.
- Decrease the Lot Area per Unit for Multi-family dwellings from 3,600 to 2,000 sq. ft. This amendment will fix the conflicting regulations of Article 22 Division 7 and those in RM district. The proposed figure matches the requirements of the RM district.

Justification for Design Standard Amendments

Increasing density is important to address our housing needs but that should not come at the cost of our physical and living environments. Design requirements help guide orderly development that is necessary in urban areas to assess ancillary needs to support development such as roads, sidewalks, and parking as well as human needs to have a good quality of life. Design regulations give consistency and predictability to developers and property owners alike to know up front the livability of their community.

The properties in the SED district effectively operate similarly to a municipal entity. As such, design criteria should be included to guide development in the SED district like what would be required in a municipal environment. We are seeking to supplement this section to better meet the purpose of the district and create a more sustainable and walkable urbanized center. These criteria were developed using similar design regulations in the MX district.

We request the following amendments to Section 19C.6:

- Add walkway requirements. Requiring sidewalks and other pathways in new developments is justified to enhance public safety by separating pedestrians from traffic, boosting property values, and encouraging walkability. To meet these desired effects, we propose that standards should be put in place to require sidewalks and pathways that provide a cohesive system for pedestrians.
- Add lighting requirements that reinforce Article 22 Division X. Lighting standards are necessary to ensure public safety, protect environmental quality and enhance the function and usability of public and private spaces. Amendments presented require all areas where night-time use is expected to be properly illuminated. The amendments also require lighting to be downward directed and shielded to reduce environmental impacts and lighting "hot spots".
- Allow on-street parking. Currently, the Zoning Ordinance only allows and provides regulations for off-street parking. This is typical for county government regulations due to their rural and suburban characteristics as opposed to the more urban characteristics found in a municipal setting. The uniqueness of the SED district should reflect more urbanized standards that aren't typical of historic county development. Therefore, we propose to allow on-street parking to count toward the required number of parking spaces per use. All other dimensional requirements would still follow the existing requirements for off-street parking.

  There are a national recognition and movement to reduce parking requirements due to their environmental impacts and taking away developable land for seas of pavement that aren't being used. Excessive parking requirements cost developers money and cost local governments space that could otherwise be used for public, retail, or residential use. These outdated measures often have a negative impact on the kind of local planning and zoning needed to create and maintain vibrant communities.

  Members of the American Planning Association have studied this issue and put together a graphic of various parking designs for varying road widths. The graphic

can be viewed at https://plannersweb.com/2013/09/wide-neighborhood-street-part-1/. They noted that there was wide variation in regulations across the country, and that this graphic represents an average of regulations reviewed.

Furthermore, studies by the National Parking Association have found that addressing antiquated minimum parking requirements will allow for more clarity in market pricing, resulting in more affordable real estate. Allowing the market to set the right number of stalls will reduce excess supply in some areas and drive more affordable real estate projects.

Conclusion

First, we acknowledge that our properties are not the only ones affected by these proposed amendments. While these changes will also apply to the properties owned by Cascade Town Centre LLC, these amendments will provide the same flexibility and opportunity to redevelop the portion of the Fort given to them while maintaining consistency and comparability between the entities, leading to more cohesive development.

These amendments were written to further promote and support the purpose of this district which is to *"…reflect more of a town or campus character than a rural or suburban perspective."*. Furthermore, these amendments are consistent with the goals, objectives and recommendations of the Comprehensive Plan including:

- Goal 1: Provide a diverse range of housing for citizens that promotes sustainable, livable, and affordable housing opportunities.
    - Enact high-density multi-family zoning.
    - Reduce or eliminate off-street parking requirements.
    - Create grater opportunities for mixed use in targeted areas.
    - Promote compact land use patterns through infill and redevelopment.
- Goal 2: Promote a balanced and diversified economy:
    - Review, and where appropriate, amend permitted land uses in non-residential zoning districts along with the locations of said districts to better match infrastructure needs of particular businesses to ensure appropriate location and use of limited infrastructure resources.
- Goal 3: Provide a safe, efficient, and interconnected multi-modal transportation system.
    - Incorporate walking or bicycling trails into the development of all new County parks to promote lifelong fitness. Trail development in existing parks with unused recreational space should also be considered.

    - Review parking requirements to determine whether they encourage transportation by non-motorized means and do not unnecessarily decrease available land for property improvements. Eliminating or reducing minimum parking requirements in select areas such as in Town or city centers is a potential option.
- Goal 8: Encourage infill development and revitalization of existing communities using context sensitive development strategies to maintain and enhance community character.
    - Create high quality communities through improved urban design and development standards
    - Encourage infill and compact, mixed-use development within planned growth areas that creates inherently "walkable and bikeable" communities through policy and regulation.

As economic opportunities continue to grow in the SED district, it is important that the Zoning Ordinance reflects the necessary regulation to allow flexibility in development opportunities but also recognizes the balance of mitigating impacts to our physical and living environments.

RZ-26-002 **May, 2026**

WASHINGTON COUNTY ZONING ORDINANCE
STAFF REPORT AND ANALYSIS

Proposal: Cascade Properties LLC has requested a rezoning text amendment to amend the Special Economic District Article of the Washington County Zoning Ordinance.

Staff Report: The Special Economic District (SED) was created and applied to the land of the former Fort Richie Army Base. The land was converted into a private entity for redevelopment in 1998 after the Fort's closure. Historically, the land associated with the Fort functioned similar to a small town containing residential, commercial, and industrial uses. The district currently permits a wide variety of uses to mimic those that previously occurred on the Fort. The SED wascreated to allow the unique area to be revitalized back to the small town feel as it did in the past.

The current owners of the property have begun to redevelop the land, by attracting multiple residential, commercial and manufacturing users to the site, using the existing structures to recreate the town feel previously established by the military base.

The proposed amendments aim to expand the uses and allow for more opportunities for redevelopment and revitalization of the site.

Analysis: One current owner, Cascade Properties LLC, is proposing to amend Article 19C of the Zoning Ordinance to include permitted and special exception uses as well as residential setbacks and design criteria.

Currently, the SED does not principally permit any light industrial or manufacturing uses. Special exceptions are needed for these types of uses. Cascade Properties proposes adding and deleting specific types of principally permitted manufacturing and industrial uses to Section 19C.2 in order to attract uses once compatible with the property. The new uses are similar to those permitted in the light industrial districts of the county.

In addition to commercial and manufacturing uses, new retail sales and services are being proposed to foster a town-like environment on the property. These uses fit with the retail sales and services already permitted in the district.

In Section 19C.3 the proposed amendments allow for the addition and deletion of some limited special exception uses that are consistent with former uses on the property, thus making reuse of existing structures more feasible.

Section 19C.6 discusses residential lot size, width and setback requirements. The SED has a large variety of residential types; however, the current setbacks are similar to Residential, Suburban. Amendments to this section are being proposed to update the requirements to those of a high-density district. Along with new setbacks, new design criteria has been proposed in Section 19C.7 to ensure consistency within the district while allowing for development that best fits the character of the SED. All proposed amendments are specifically listed/stricken in the application packet.

Staff Recommendation: Staff recommends approval of these amendments as presented.

Respectfully submitted,

Kyla M. Shingleton

Comprehensive Planner

Washington County
MARYLAND

FOR PLANNING COMMISSION USE ONLY
Rezoning No. _____
Date Filed: _____

WASHINGTON COUNTY PLANNING COMMISSION ZONING ORDINANCE MAP AMENDMENT APPLICATION

Michael Godinez / Dominion Realty LLC
Applicant

□Property Owner ■Contract Purchaser
□Attorney □Consultant
□Other: _____

18113 Maugans Ave Suite 101 Hagerstown, MD 21740
Address

Michael Godinez
Primary Contact

240-457-0288
Phone Number

18113 Maugans Ave Suite 101 Hagerstown, MD 21740
Address

michael@gardendominion.com
E-mail Address

Property Location: 18128 Maugans Ave Hagerstown, MD 21740

Tax Map: 0243 Grid: 0000 Parcel No.: 1374 Acreage: 0.35367 (According to Survey For 3 Accounts)

Tax Account ID: District - 13 Account Identifier - 008426

Current Zoning: RM Requested Zoning: HI

Reason for the Request:
■ Change in the character of the neighborhood
■ Mistake in original zoning
□ Floating or overlay zoning district

Applicant's Signature

Subscribed and sworn before me this 19 day of February, 2026.

My commission expires on 10-15-28

Notary Public

WASHINGTON COUNTY MD NOTARY PUBLIC DAVID R MCCOY

FOR PLANNING COMMISSION USE ONLY

□ Application Form
□ Fee Worksheet
□ Application Fee
□ Ownership Verification or Owner's Affidavit
□ Boundary Plat (Including Metes & Bounds)
□ Vicinity Map
□ Justification Statement
□ 2 hard copies and 1 digital copy of complete Application Package

Washington County
MARYLAND

FOR PLANNING COMMISSION USE ONLY
Rezoning No. _____
Date Filed: _____

WASHINGTON COUNTY PLANNING COMMISSION ZONING ORDINANCE MAP AMENDMENT APPLICATION

Michael Godinez / Dominion Realty LLC
Applicant

□Property Owner ■Contract Purchaser
□Attorney □Consultant
□Other: _____

18113 Maugans Ave Suite 101 Hagerstown, MD 21740
Address

Michael Godinez
Primary Contact

240-457-0288
Phone Number

18113 Maugans Ave Suite 101 Hagerstown, MD 21740
Address

michael@gardendominion.com
E-mail Address

Property Location: 18132 Maugans Ave Hagerstown, MD 21740

Tax Map: 0243 Grid: 0000 Parcel No.: 1373 Acreage: 0.37406 (According to Survey By Fox & Associates)

Tax Account ID: District - 13 Account Identifier - 003890

Current Zoning: RM Requested Zoning: HI

Reason for the Request:
■ Change in the character of the neighborhood
■ Mistake in original zoning
□ Floating or overlay zoning district

Applicant's Signature

Subscribed and sworn before me this 19 day of February, 2026

My commission expires on 10-15-28

Notary Public

DAVID R MOSER NOTARY PUBLIC WASHINGTON COUNTY, MD

FOR PLANNING COMMISSION USE ONLY

□ Application Form
□ Fee Worksheet
□ Application Fee
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□ Vicinity Map
□ Justification Statement
□ 2 hard copies and 1 digital copy of complete Application Package

Washington County
MARYLAND

FOR PLANNING COMMISSION USE ONLY
Rezoning No. _____
Date Filed: _____

WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING FEE WORKSHEET

PLEASE COMPLETE ONLY THE SECTION THAT APPLIES.

Applicant's Name: Michael Godinez / Dominion Realty LLC Date: 2/19/26

Zoning Ordinance Map Amendment . . . . . $ 2,000.00

Number of Acres * 1 (min) x $20.00 [1 acre minimum]
per acre $20.00

Engineering Review Fee . . . . . $ 150.00

Technology Fee . . . . . $ 15.00

TOTAL FEES DUE – MAP AMENDMENT $2,185.00

*Minimum charge of $20.00 [if less than one acre]

Text Amendment . . . . . $ 2,000.00

Choose One:
- ☐ Adequate Public Facilities Ordinance
- ☐ Forest Conservation Ordinance
- ☐ Solid Waste Plan
- ☐ Subdivision Ordinance
- ☐ Zoning Ordinance
- ☐ Other: _____

N/A

Technology Fee . . . . . $ 15.00

TOTAL FEES DUE – TEXT AMENDMENT . . . . . $ 2,015.00

Water and Sewer Plan Amendment . . . . . $ 2,000.00

Technology Fee . . . . . $ 15.00

N/A

TOTAL FEES DUE – WATER AND SEWER PLAN AMENDMENT . . . . $ 2,015.00

Forest Conservation Exemption . . . . . $ 25.00

Technology Fee . . . . . $ 15.00

N/A

TOTAL FEES DUE – FOREST EXEMPTION. . . . $ 40.00

Please make checks payable to **"Washington County Treasurer"**.

Washington County
MARYLAND

WASHINGTON COUNTY PLANNING COMMISSION
ZONING ORDINANCE MAP AMENDMENT

REQUIRED APPLICATION MATERIALS CHECKLIST
All materials **must** be clearly labeled
Original plus 1 copy and one digital copy (sent to askplanning@washco-md.net) of complete application package

√ [X] 1. **Application Form**: A completed and signed application form. The application must be notarized if submitted by anyone other than the property owner(s).

√ [X] 2. **Fee Worksheet and Application Fee**: A completed Fee Worksheet must be submitted at the time application is made. If paying by check, please make checks payable to the "Washington County Treasurer". If paying by credit card, the application must be accepted for completeness and initialized by the Department prior to accepting payment. An invoice will be e-mailed to the applicant and **must** be paid prior to the deadline specified in the e-mail. The rezoning process will not begin until payment has been received.

√ [X] 3. **Ownership Verification:** Proof of ownership interest in the subject property, including a copy of the current deed to the property; **OR**, an Owner's Affidavit.

√ [X] 4. **Boundary Plat:** A boundary description, including metes and bounds, prepared and sealed by a land surveyor registered in the State of Maryland.

√ [X] 5. **Vicinity Map:** An 8 1/2 " x 11" page size map showing the zoning of all property within 1,000 feet of the site.

√ [■] 6. **Justification Statement**: Rezoning applications for Euclidean zones must provide evidence to support the applicant's claim that a change in the character of the neighborhood or a mistake in the current zoning has occurred. Applications **must** address all items specified and described in Section 27.3 of the County's Zoning Ordinance, including, but not limited to the following information:

√ a. Population change in the area of the proposed change.
√ b. Availability of public facilities in the area.
√ c. Present and future transportation patterns in the area.
√ d. Compatibility with existing and proposed development of the area including indication of neighboring sites identified by the Washington County Historic Sites Survey and subsequent revisions or updates.
√ e. The relationship of the proposed change to the Adopted Plan for the County. Development Analysis Plan Map and Policies.
√ f. Whether there was a substantial change in the character of the neighborhood where the property is located.
√ g. Whether there was a mistake in the existing zoning classification.
√ h. Whether there has been a convincing demonstration that the proposed rezoning would be appropriate and logical for the subject property.
√ i. Justification for change in the character of the neighborhood shall include:
    i. A description of the neighborhood and events that have occurred since the last comprehensive zoning of the property; **AND**
    ii. Describe how the request is consistent with the County's most recent adopted Comprehensive Plan; **AND**
    iii. Provide a statement describing how the requested zoning is logical and appropriate.

√ j. Justification for mistake in the current zoning shall include:

i. Describe events that have occurred since the last comprehensive zoning of the property that supports the applicant's claim that the County erred in the application of the current zoning; **AND**

ii. Describe how the request is consistent with the County's most recent adopted Comprehensive Plan; **AND**

iii. Provide a statement describing how the requested zoning is logical and appropriate.

☒ N/A 7. Floating Zone and Overlay Zone Map Amendments:

a. Applications for floating or zones shall include information required by the respective Articles of the Zoning Ordinance. These include Articles 5E, 15, 16, 17, 18 and 20.

b. Applications for floating or overlay zones shall include select information required by Article 27.3, including:

i. Availability of public facilities in the area.

ii. Present and future transportation patterns in the area.

iii. Compatibility with existing and proposed development of the area including indication of neighboring sites identified by the Washington County Historic Sites Survey and subsequent revisions or updates.

iv. The relationship of the proposed change to the County's most recent adopted Comprehensive Plan.

v. Provide a statement describing how the requested zoning is logical and appropriate for the area.

SPECIAL NOTE: When requesting one of the following zoning districts, a Concept Plan (developed in accordance with the requested district Articles noted above) must be submitted with the zoning map amendment application.

- Rural Business (RB)
- Mixed Use Residential (MXR)
- Mixed Use Commercial (MXC)
- Mixed Use Employment (MXE)
- Industrial Mineral (IM)
- Planned Industrial (PI) *
- Planned Business (PB) *

*Concept plans developed for proposed new PI or PB districts **must** receive Planning Commission approval prior to inclusion in an amendment application.

Washington County
MARYLAND

Department of Planning and Zoning

OWNER REPRESENTATIVE AFFIDAVIT

This is to certify that Michael Godinez / Dominion Realty LLC is authorized to file a rezoning application with the Department of Planning and Zoning for Re-Zoning from "RM" to "HI" zoning on property located 18132 Maugans Ave Hagerstown MD 21740. The said work is authorized by Tracy Lynn Greene the property owner in fee.

PROPERTY OWNER

Tracy Lynn Greene
Name

15596 Camden Drive
Address

Greencastle, PA, 17225
City, State, Zip Code

T L Greene
Owner's Signature

Sworn and subscribed before me this 18 day of Febrary, 2026.

Notary Public

My Commission Expires:

DAVIS WASHINGTON COUNTY, MD NOTARY PUBLIC

AUTHORIZED REPRESENTATIVE

Michael Godinez / Dominion Realty LLC
Name

18113 Maugans Ave Suite 101
Address

Hagerstown, MD 21740
City, State, Zip Code

Authorized Representative's Signature

Sworn and subscribed before me this 18th day of February, 2026.

Commonwealth of Pennsylvania - Notary Seal
TINAMARIE SCOTT-HUDSON - Notary Public
Franklin County
My Commission Expires February 24, 2028
Commission Number 1230141

Notary Public

My Commission Expires: Feb. 24, 2028

Washington County
MARYLAND

Department of Planning and Zoning

OWNER REPRESENTATIVE AFFIDAVIT

This is to certify that Michael Godinez / Dominion Realty LLC is authorized to file a rezoning application with the Department of Planning and Zoning for Re-zoning from "BM" to "HI" zoning on property located 18128 Maugans Ave Hagerstown, MD 21740
The said work is authorized by FB Real Estate LLC / Fatima Bhutta the property owner in fee.

PROPERTY OWNER

Fatima Bhutta
Name
11420 woodview Drive
Address
Hagerstown, MD, 21742
City, State, Zip Code
Fatima Bhutta
Owner's Signature

Sworn and subscribed before me this 19th day of FEBRUARY, 2026.

Notary Public

My Commission Expires:
5/25/2028

OLUBUNMI A. MORGAN
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
MY COMMISSION EXPIRES MAY 25, 2028

AUTHORIZED REPRESENTATIVE

Michael Godinez / Dominion Realty LLC
Name
18113 Maugans Ave Suite 101
Address
Hagerstown, MD 21740
City, State, Zip Code

Authorized Representative's Signature

Sworn and subscribed before me this 19 day of February, 2026.

Notary Public

My Commission Expires: 10-15-28

DAVID R MOSER MD
NOTARY PUBLIC
WASHINGTON COUNTY

A. Settlement Statement

U.S. Department of Housing and Urban Development

OMB Approval No 2502-0265

B. Type of Loan

1. ☐ FHA	2. ☐ RHS	3. ☐ Conv. Unins.	6. File No. 2026-844	7. Loan No. 183724	8. Mortgage Insurance Case No.
4. ☐ VA	5. ☐ Conv Ins.				

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower:	E. Name & Address of Seller:	F. Name & Address of Lender:
FB Real Estate, LLC 11420 Woodview Drive Hagerstown, MD 21742	John Lynch 11949 Azalea Drive Hagerstown, MD 21740	Commercial Lender LLC PO BOX 3801 VERNON, CT 06066
G. Property Location: 18128 Maugans Avenue Hagerstown, MD 21740	**H. Settlement Agent:** Premier Settlements & Title Services, LLC **Place of Settlement:** 223 North Prospect Street Suite 208 Hagerstown, MD 21740	**I. Settlement Date:** 02/06/2026 **Funding Date:** 02/06/2026 **Disbursement Date:** 02/06/2026

J. Summary of Borrower's Transaction

	$220,000.00
	$39,747.13
	$772.23
	$260,519.36
	$1,000.00
	$223,000.00
210. City/Town Taxes	
211. County Taxes	
212. Assessments	
213. Sewer 11/26/2025 to 02/06/2026	$151.33
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	$224,151.33
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	$260,519.36
302. Less amounts paid by/for borrower (line 220)	$224,151.33
303. Cash ☒ From ☐ To Borrower	$36,368.03

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract sales price	$220,000.00
402. Personal property	
403.	
404.	
405.	
Adjustment for items paid by seller in advance	
406. City/Town Taxes	
407. County Taxes 02/06/2026 to 06/30/2026	$772.23
408. Assessments	
409.	
410.	
411.	
412.	
420. Gross Amount Due to Seller	$220,772.23
500. Reductions In Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	$2,161.00
503. Existing loan(s) taken subject to	
504. Payoff of First Mortgage Loan	
505. Payoff of Second Mortgage Loan	
506. Water $956743	$168.31
507.	
508.	
509.	
Adjustments for items unpaid by seller	
510. City/Town Taxes	
511. County Taxes	
512. Assessments	
513. Sewer 11/26/2025 to 02/06/2026	$151.33
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	$2,480.64
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	$220,772.23
602. Less reductions in amounts due seller (line 520)	$2,480.64
603. Cash ☒ To ☐ From Seller	$218,291.59

Settlement Statement showing that "FB Real Estate, LLC" a.k.a. "Fatima Bhutta" owns the property $ not "John Lynch". Fatima Bhutta signed owner's affidavit.

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; • Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper.

The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

The information requested does not lend itself to confidentiality.

L. Settlement Charges		
700. Total Real Estate Broker Fees	**Paid From Borrower's Funds at Settlement**	**Paid From Seller's Funds at Settlement**
Division of commission (line 700) as follows :		
701. $		
702. $		
703. Commission paid at settlement		
704.		
800. Items Payable in Connection with Loan		
801. Our origination charge		
802. Your credit or charge (points) for the specific interest rate chosen		
803. Appraisal fee		
804. Credit report		
805. Tax service		
806. Flood certification		
807. Loan Origination Fee to Commercial Lender LLC	$5,017.50	
808. Closing Fee to Elite Commercial Closings, LLC	$1,995.00	
809. Admin Fee to Investment Property Loan Exchange LLC	$395.00	
810. Lender Holdback to Commercial Lender LLC	$25,000.00	
900. Items Required by Lender to be Paid in Advance		
901. Daily interest charges from 02/04/2026 to 03/01/2026 @ $54.94 /day	$1,263.74	
902. Mortgage insurance premium		
903. Homeowner's insurance to TAPCO	$1,545.09	
904.		
1000. Reserves Deposited with Lender		
1001. Initial deposit for your escrow account		
1002. Homeowner's insurance		
1003. Mortgage insurance		
1004. Property taxes		
1005.		
1006.		
1007. Aggregate Adjustment $0.00		
1100. Title Charges		
1101. Settlement or closing fee to Premier Settlements & Title Services, LLC		
1102. Owner's title insurance to First American Title Insurance Company	$1,191.00	
1103. Lender's title insurance to First American Title Insurance Company	$286.00	
1104. Lender's title policy limit $223,000.00		
1105. Owner's title policy limit $220,000.00		
1106. Title - Buyer Settlement Fee to Premier Settlements & Title Services, LLC	$575.00	
1107. Title - Seller Settlement Fee to Premier Settlements & Title Services, LLC		$350.00
1108. Title - Title Abstract to Antietam Title Services, Inc.	$300.00	
1109. Title - Electronic Document Storage to Premier Settlements & Title Services, LLC	$60.00	
1110. Title - Deed Prep to Mary Ann Ferguson	$20.00	
1111. Title - Title Insurance Binder to Premier Settlements & Title Services, LLC	$35.00	
1112. CPL (Lender) to First American Title Insurance Company	$95.00	
1200. Government Recording and Transfer Charges		
1201. Recording fees: Deed $40.00 Mortgage $115.00 Release $ to Clerk of the Circuit Court	$175.00	
1202. City/County tax/stamps Deed $850.00 Mortgage $0.00 to Clerk of the Circuit Court	$425.00	$425.00
1203. State tax/stamps Deed $1,100.00 Mortgage $0.00 to Clerk of the Circuit Court	$550.00	$550.00
1204. Recordation Tax - County (Deed) to Clerk of the Circuit Court	$834.00	$834.00
1205. Recordation Tax - County (Mortgage) to Clerk of the Circuit Court	$22.80	
1300. Additional Settlement Charges		
1301.		
1302.		
1303.		
1304.		
1305.		
1306.		
1307.		
1308.		
1309.		
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)	$39,747.13	$2,161.00

See signature addendum

[redacted]

FB Real Estate, LLC, a Maryland Limited Liability Company

By: [signature] 2/6/26 [signature] 2/6/26
Fatima Bhatti, Sole Member Date John Lynch Date

The HUD-1 settlement statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement

[signature] 2/6/26
Settlement Agent Date

Real Property Data Search ( )
Search Result for WASHINGTON COUNTY

View Map | **No Ground Rent Redemption on File** | **No Ground Rent Registration on File**

Special Tax Recapture: None

Account Number: **District - 13 Account Identifier -** 003890

Owner Information

Owner Name:	GREENE TRACY LYNN	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	18132 MAUGANS AVE HAGERSTOWN MD 21740-	**Deed Reference:**	/07342/ 00381

Location & Structure Information

Premises Address:	18132 MAUGANS AVE HAGERSTOWN 21740-0000	**Legal Description:**	LOT 75X251 0.39 ACRES 18132 MAUGANS AVE

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0243	0000	1373	13010330.22	0000				2026	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1950	1,410 SF		0.3900 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1 1/2	YES	STANDARD UNIT	SIDING/	3	1 full/ 1 half	1 Detached	

Value Information

	Base Value	Value As of 01/01/2026	Phase-in Assessments As of 07/01/2025	 As of 07/01/2026
Land:	53,400	53,400		
Improvements	155,900	201,400		
Total:	209,300	254,800	209,300	224,467
Preferential Land:	0	0		

Transfer Information

Seller: BRADLEY RALPH JR	**Date:** 10/23/2023	**Price:** $80,000
Type: NON-ARMS LENGTH OTHER	**Deed1:** /07342/ 00381	**Deed2:**
Seller: M & T BANK	**Date:** 06/26/2018	**Price:** $80,000
Type: NON-ARMS LENGTH OTHER	**Deed1:** /05780/ 00255	**Deed2:**
Seller: DAVIS EDWARD G	**Date:** 03/29/2018	**Price:** $105,525
Type: NON-ARMS LENGTH OTHER	**Deed1:** /05717/ 00268	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

Real Property Data Search ( )
Search Result for WASHINGTON COUNTY

View Map | **No Ground Rent Redemption on File** | **No Ground Rent Registration on File**

Special Tax Recapture: None

Account Number: **District -** 13 **Account Identifier -** 008426

Owner Information

Owner Name:	LYNCH JOHN	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	11949 AZALEA DRIVE HAGERSTOWN MD 21740-0000	**Deed Reference:**	/05140/ 00472

Location & Structure Information

Premises Address:	18128 MAUGANS AVE HAGERSTOWN 21740-0000	**Legal Description:**	PT LOT 92X110 18128 MAUGANS AVE

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0243	0000	1374	13010330.22	0000				2026	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1933	1,638 SF		10,120 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1 1/2	YES	STANDARD UNIT	STUCCO/	3	1 full	1 Attached	

Value Information

	Base Value	Value As of 01/01/2026	Phase-in Assessments As of 07/01/2025	 As of 07/01/2026
Land:	50,000	50,000		
Improvements	135,000	182,100		
Total:	185,000	232,100	185,000	200,700
Preferential Land:	0	0		

Transfer Information

Seller: COMMUNITY DEV ADM MD DEPT	**Date:** 01/07/2016	**Price:** $72,800
Type: NON-ARMS LENGTH OTHER	**Deed1:** /05140/ 00472	**Deed2:**
Seller: POE STEPHEN S	**Date:** 04/22/2015	**Price:** $136,000
Type: NON-ARMS LENGTH OTHER	**Deed1:** /04950/ 00028	**Deed2:**
Seller: BRICKER GARY L & CARLA F	**Date:** 05/05/2008	**Price:** $184,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /03491/ 00626	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

FROM:
Dominion Realty LLC
18113 Maugans Ave Suite 101
Hagerstown, MD 21740

TO: Washington County Planning Commission

RE: Rezoning Request (18128 & 18132 Maugans Ave)

To whom it may concern,

We are requesting to rezone the properties located at 18128 and 18132 Maugans Avenue, Hagerstown, MD 21740, from their current “RM – Residential Multifamily” designation to “HI – Highway Interchange.” This request is based on changes in the neighborhood since the last comprehensive rezoning in 2012, as well as a potential misalignment with the original zoning in light of surrounding land uses, anticipated future development, and greatly increased vehicular traffic counts.
These parcels are situated on the west side of Maugans Avenue, which is predominantly occupied by commercially zoned HI (Highway Interchange) properties, including Burger King, Dunkin’ Donuts, the former Bobcat facility, Fulton Bank, Martin’s Garage, Allegheny Ag, UAW, and seven additional businesses located directly opposite the subject proper ties. All Maugans Avenue parcels located west of I-81, beyond the subject properties and extending up to 18113 Maugans Avenue, are zoned “HI,” with the exception of 18128 and 18132 Maugans Avenue, which retain their “RM” zoning designation. They are the last two Maugans Avenue–addressed houses on the west side of the avenue in this area that are not zoned “HI".

These parcels are the only Maugans Avenue–fronting properties that are both physically and functionally isolated from the remainder of the RM-zoned district, which is served by a network of internal roads and neighborhood access that these parcels neither connect to nor share. While the remainder of the RM zone benefits from low-traffic, residential streets and a neighborhood-oriented setting, these parcels are located directly on Maugans Avenue—a corridor classified by MDOT as an “Urban Minor Arterial” carrying approximately 8,000 vehicles per day, or over 2.29 million vehicle passes annually. Traffic counts in front of the parcels increased by roughly 8% between 2023 and 2024 alone. The location and traffic exposure of these parcels are therefore inconsistent with the intended character and purpose of the RM zoning district, as

established under Washington County's 2012 zoning ordinance.

Additionally, these two parcels are physically separated from the remainder of the RM-zoned district by substantial buffers of mature trees, shrubs, and other vegetation—which equates to approximately 142 feet from the rear west side of the proper ty to the nearest RM-zoned house, and approximately 59 feet from the rear east side to the nearest RM-zoned house—creating a clear visual and functional separation. This separation reflects a key intent of the zoning ordinance, which is to distinctly differentiate RM areas from HI and other commercial zoning areas. The property immediately to the west and rear of the subject parcels is owned by Washington County and is dedicated exclusively to stormwater management for the remaining RM zone; it does not serve the subject parcels. This area cannot be altered or developed for residential purposes, as it is essential for managing stormwater for all dwellings within the RM district. Dense vegetation surrounding the subject parcels further reinforces their separation from the remainder of the RM zone, and a perennial stream running through this section also contributes to their isolation. Since additional residential development is not possible due to the stream, stormwater management area, and conservation trees, reclassifying these parcels to 'HI' zoning is further supported, as such a change would have no potential for adverse impacts in the future.

Additional Considerations

Recent Neighborhood Change: The most recent comprehensive zoning plan was adopted in 2012. Since that time, substantial additional development has occurred in the immediate vicinity of these two parcels, including directly across the street. In 2012, the site across from the subject properties contained a small structure which suppor ted, at most, a single low-volume commercial business. That structure has since been demolished and replaced with two new buildings totaling nearly 20,000 square feet of commercial space, accommodating seven businesses.

Utilities: Both parcels have access to public water (City of Hagerstown), sewer service (Washington County), natural gas, fiber-optic internet, and electricity—including three-phase power, which is uncommon in residential areas and indicates that the parcels are ready for commercial use, like the proper ties across from it and nearby, fur ther suppor ting reclassification to 'HI' zoning.

Surrounding Areas / Development: It is our understanding that Maugans Avenue is part of the county's 20-year improvement plan, which is anticipated to further increase traffic

volumes over time. Independently of these parcels or this project, improvements are planned at the intersection of Maugans Avenue and Shawley Drive to support additional commercial development along Shawley Drive and Label Lane. These planned enhancements reinforce the expectation of continued growth in the area and suggest that both traffic and local population are likely to increase along Maugans Avenue, the primary access route to the subject parcels. Increasing traffic volumes and continued nearby development along Maugans Avenue further support the appropriateness of classifying these two parcels as "HI".

Consistent with Comprehensive County Plan: Reclassifying these two parcels from 'RM' to 'HI' would remain consistent with what we understand to be the County's long-term vision for this corridor. As currently configured, there is clear physical separation between these parcels and any residential or multi-family development. Notably, other HI-zoned properties directly adjoin the same RM district without the degree of buffer space or mature vegetation that separates these two parcels. As discussed in the 'Surrounding Areas / Development' section above, such a transition would be reasonable and consistent with the evolving character of the corridor, particularly given the concentration of HI-zoned commercial uses directly across the street, adjacent to, and in close proximity to the subject properties.

Potential For Error In 2012: It is reasonable to consider that the original 2012 Comprehensive Zoning Plan may not have fully accounted for the unique characteristics of these two parcels in relation to the surrounding area and Maugans Ave. At that time, commercial activity in the immediate vicinity was limited—par ticularly across the street—and traffic volumes were lower. The long-term intensity and evolution of development along this corridor may not have been fully foreseeable when the zoning designations were established. However, as currently situated, these two parcels are physically and functionally independent from the remainder of the RM district and are separated by substantial buffer areas. Given this separation, and considering the existing development pattern, it would have been reasonable for these parcels to have been classified as "HI" in a manner consistent with the neighboring Allegany Ag property (HI-zoned), as well as the UAW facility and seven additional HI-zoned businesses directly across the street. The neighboring land use context and infrastructure characteristics more closely align with Highway Interchange zoning than with Residential Multi-Family classification.

Dilapidated Status: The current condition of the two residential structures reflects significant disrepair, as documented in the photographs submitted with this application. Observed conditions include exposed interior areas to the outside, deteriorated and crumbling cinder block piles, collapsed roof sections on accessory structures, and general debris and litter throughout both properties. There appears to have been limited recent investment in the maintenance or upkeep of these sites. Based on conversations with former occupants, primary concerns included high traffic volumes, truck-related noise, and ongoing litter—conditions consistent with the surrounding Highway Interchange–oriented corridor rather than a residential neighborhood setting. Reclassification of these parcels to the more appropriate "HI" designation would allow for meaningful reinvestment and site improvement. Such improvements would not only bring the proper ties into alignment with the surrounding commercial character of the area, but would also enhance the visual appearance of the corridor and create a more orderly, maintained, and aesthetically improved frontage along Maugans Avenue for the benefit of adjacent proper ties and the traveling public.

In conclusion, we respectfully submit that reclassifying the subject properties located at 18128 and 18132 Maugans Avenue, Hagerstown, Maryland 21740, from "RM – Residential Multifamily" to "HI – Highway Interchange" is a logical and well-supported action based on the evidence and analysis presented herein. The proposed rezoning is consistent with the established development pattern along the Maugans Avenue corridor, compatible with adjacent / nearby HI-zoned properties, and aligned with what we believe to be the County's long-term planning objectives for this area.

For these reasons, we respectfully request that the Planning Commission recommend approval of this rezoning application. We appreciate the Commission's time, review, and consideration. Sincerely,

Michael Godinez

Michael Godinez
Dominion Realty LLC
2/19/2026

ArcGIS Web Map



2/19/2026, 1:38:52 PM

Plats

Property view

Urban Growth Areas

Airport Overlay

Zoning

BG

BL

HI

RM

RS

RT

World_Hillshade

1:6,000

0 215 430 860 ft

0 65 130 260 m

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland,

Approximately 59 feet of forested buffer separates the subject parcel from the nearest residential property. (rear east)



Approximately 155 feet of forested buffer separates the subject parcel from the nearest residential property. (rear west)



FOX & ASSOCIATES INC.
Est. 1966
ENGINEERS
SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS

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

February 19, 2026

Michael Godinez
Dominion Realty LLC
18113 Maugans Ave
Suite 101
Hagerstown, MD 21740

RE: 18128 Maugans Ave, Hagerstown, MD (Tax Map 0243, Parcel 1374)
18132 Maugans Ave, Hagerstown, MD (Tax Map 0243, Parcel 1373)

Dear Mr. Godinez,

The properties located at 18128 and 18132 Maugans Avenue, Hagerstown, MD, are within the "RM" - Residential, Multi-Family District. These two properties are the only two residential properties located within the RM District that front on Maugans Avenue. Both properties are isolated from the remainder of the residential properties located within "RM" District. The remainder of the residential properties in the RM district are served by a shared network of internal roads and neighborhood access. Neither of these two properties are connected to that network.

Sincerely,
FOX & ASSOCIATES, INC.

George E. Nagel
Director of Surveys

FOX & ASSOCIATES INC.
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SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS

981 Mt. Aetna Road
Hagerstown, MD 21740
Phone: 301-733-8503
Fax: 301-733-1853
Email: foxhagerstown@foxassociatesinc.com

February 19, 2026

DESCRIPTION OF LANDS OF JOHN LYNCH

Liber 5140, at folio 472

Situate north of Maugans Avenue and west of Interstate 81 in District Number 13, Washington County, Maryland, and being more particularly described as follows:

Beginning at a point along the northern right of way of Maugans Avenue, said being at the end of the South 53° 35' 00" West 147.08 foot line of Stormwater Management Area No. 1, Stormwater Management Area No. 1 being graphically shown on a plat entitled "Final Plat, Seneca Ridge Subdivision", recorded as Plat No. 7546-7551 among the Land Records of Washington County, Maryland, thence with the boundary of said Stormwater Management Area No. 1 the following three (3) courses;

1) North 53° 28' 49" East	147.11 feet to a rebar and cap found, thence
2) South 59° 03' 35" East	58.90 feet to a rebar and cap found, thence
3) South 73° 24' 03" East	48.30 feet to a rebar and cap found at the northwest corner of a parcel of land described in a deed from Ralph Bradley, Jr. to Tracy Lynn Greene, dated October 23, 2023, and recorded in Liber 7342, at folio 381 among the aforesaid land records, thence with the western boundary of said parcel of land (Liber 7342, at folio 381)
4) South 53° 38' 27" West	192.81 feet to the northern right of way of Maugans Avenue, thence with the northern right of way of Maugans Avenue
5) North 40° 08' 55" West	92.68 feet to the Point of Beginning containing 15,406 square feet or 0.35367 acres of land more or less.

Being part of that parcel of land described in a deed from Community Development Administration, Maryland Department of Housing and Community Development to John Lynch, dated December 29, 2015, recorded in Liber 5140, at folio 472 among the Land Records of Washington County, Maryland.

The bearings described above are in the datum of the Maryland Coordinate System of 1983 (NAD 83(2011)).

This description was either personally prepared by me or under my responsible charge of the preparation and the surveying work reflected in it, all in compliance with the requirements set forth in COMAR 09.13.06.12 in effect at the time of this work, and that I am a duly licensed land surveyor under the laws of the State of Maryland, License No. 21052, and License Expiration Date: 8/24/2026.

George E. Nagel
Professional Land Surveyor



FOX & ASSOCIATES INC.
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LANDSCAPE ARCHITECTS

981 Mt. Aetna Road
Hagerstown, MD 21740
Phone: 301-733-8503
Fax: 301-733-1853
Email: foxhagerstown@foxassociatesinc.com

February 19, 2026

DESCRIPTION OF LANDS OF TRACY LYNN GREENE

Liber 7342, at folio 381

Situate north of Maugans Avenue and west of Interstate 81 in District Number 13, Washington County, Maryland, and being more particularly described as follows:

Beginning at a point along the northern right of way of Maugans Avenue, said being the southwest corner of a parcel of land described in a deed from Community Development Administration, Maryland Department of Housing and Community Development to John Lynch, dated December 29, 2015, recorded in Liber 5140, at folio 472 among the Land Records of Washington County, Maryland, thence with the eastern boundary of said parcel of land (Liber 5140, at folio 472)

1) North 53° 38' 27" East	192.81 feet to a rebar and cap found along the southern boundary of Stormwater Management Area No. 1, Stormwater Management Area No. 1 being graphically shown on a plat entitled "Final Plat, Seneca Ridge Subdivision", recorded as Plat No. 7546-7551 among the aforesaid land records, thence with the boundary of Stormwater Management Area No. 1
2) South 76° 30' 02" East	96.25 feet to a rebar and cap found along the western boundary of Parcel Three, Parcel Three being described in a deed from Magnum Center, LLC to Seneca Ridge Homeowner's Association, Inc., dated May 20, 2014, recorded in Liber 4789, at folio 45 among the aforesaid land records, thence with the western boundary of Parcel Three (Liber 4789, at folio 45)
3) South 53° 37' 54" West	249.98 feet to the northern right of way of Maugans Avenue, thence with the northern right of way of Maugans Avenue
4) North 40° 08' 55" West	92.68 feet to the Point of Beginning containing 16,294 square feet or 0.37406 acres of land more or less.

Being part of that parcel of land described in a deed from Ralph Bradley, Jr. to Tracy Lynn Greene, dated October 23, 2023, recorded in Liber 7342, at folio 381 among the Land Records of Washington County, Maryland.

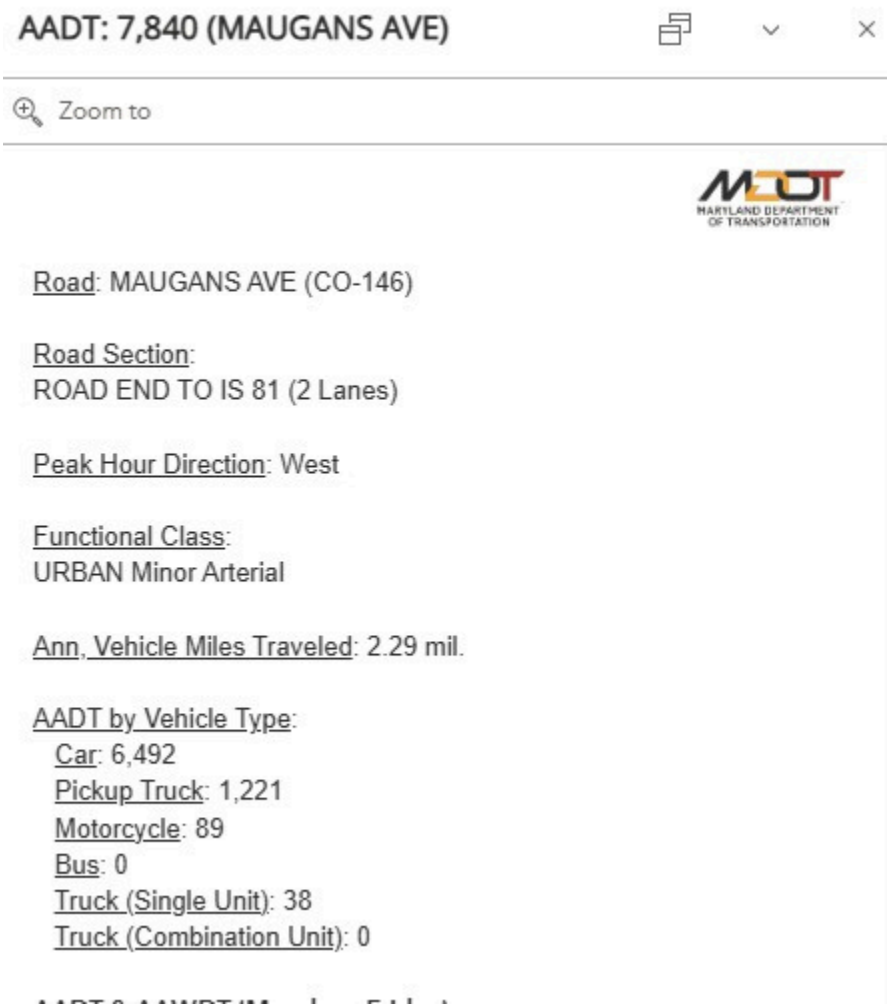
The bearings described above are in the datum of the Maryland Coordinate System of 1983 (NAD 83(2011)).

This description was either personally prepared by me or under my responsible charge of the preparation and the surveying work reflected in it, all in compliance with the requirements set forth in COMAR 09.13.06.12 in effect at the time of this work, and that I am a duly licensed land surveyor under the laws of the State of Maryland, License No. 21052, and License Expiration Date: 8/24/2026.

George E. Nagel
Professional Land Surveyor



MDOT SHA Annual Average Daily Traffic (AADT)



Source: https://data-maryland.opendata.arcgis.com/datasets/mdot-sha-annual-average-daily-traffic-aadt-segments/explore?location=39.692634%2C-77.736986%2C17



Side View - Alleghany Ag (HI), Martins Garage (HI)



Front Porch View - Three Commercial (HI) buildings



Front Driveway View - Exposed Walls / Disrepair



Commercial Property View (18113, HI) - Two Houses Are Separated


Front Driveway View - Disrepair


Front Driveway View - Disrepair



Front Driveway View - UAW (HI) - Directly across street



Front Driveway View - UAW (HI)


Yard - Disrepair, sheds caving in, litter


Front Driveway View - UAW (HI)



Yard - Disrepair



Back Yard - Shed Caving In, Litter


Yard - Disrepair, Sheds Caving In, Litter


Side Yard View - Alleghany Ag (HI)



Back of Property - Clear Buffer From All Houses (Photo Taken In WINTER)



West Side Yard View - Facing Stormwater Retention Pond / Buffered



Side View - You can see Maugans Ave Commercial Prioperties



Rear Yard - Houses Buffered By Trees, Photo Taken In WINTER



Entrance To “RM” Zone, Secluded Entrance

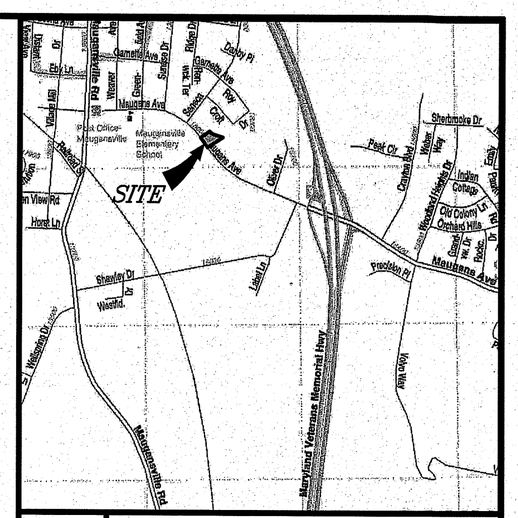
SURVEYORS CERTIFICATION

I HEREBY CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LANDS CONVEYED BY RALPH BRADLEY, JR. UNTO TRACY LYNN GREENE, BY DEED DATED ON OCTOBER 23, 2023, RECORDED IN LIBER 7342, AT FOLIO 381; THAT IT IS ALL OF THE LANDS CONVEYED BY COMMUNITY ADMINISTRATION, MARYLAND DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT UNTO JOHN LYNCH, BY DEED DATED ON DECEMBER 29, 2015, RECORDED IN LIBER 5140, AT FOLIO 472, AMONG THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND; AND FURTHER THAT THIS PLAN WAS PERSONALLY PREPARED BY ME, OR UNDER MY RESPONSIBLE CHARGE, AND I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21052, AND LICENSE EXPIRATION DATE: 8/24/2026.

02/20/2026
DATE

GEORGE E. NAGEL
MARYLAND PROFESSIONAL LAND SURVEYOR No. 21052

STATE OF MARYLAND · GEORGE EDWARD NAGEL · 21052 · PROFESSIONAL LAND SURVEYOR

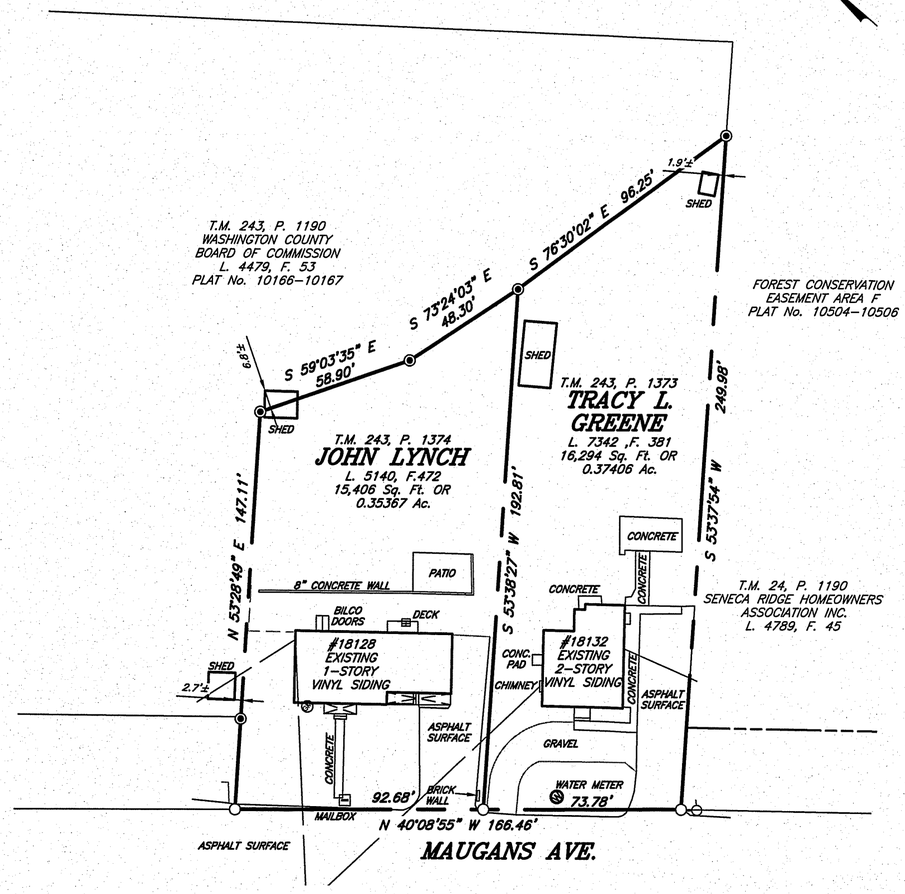


VICINITY MAP

SCALE: 2,000'

TAX MAP 243 PARCEL 1373 & 1374

COPYRIGHT ADC THE MAP PEOPLE PERMIT USE NUMBER 21004221



ABBREVIATIONS:
T.M. – TAX MAP
P. – PARCEL
L. – LIBER
F. – FOLIO
NAD – NORTH AMERICAN DATUM
CONC. – CONCRETE

NOTES:

1. HORIZONTAL DATUM SHOWN HEREON IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83(2011)).
2. THE PROPERTIES SHOWN HEREON ARE ZONE "RM" – RESIDENTIAL, MULTI–FAMILY DISTRICT.
3. PARCELS SHOWN HEREON DO NOT LIE WITHIN ANY 100 YEAR FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 24043C0128D; EFFECTIVE DATE: AUGUST 15, 2017.
4. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY.
5. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
6. NO TITLE REPORT FURNISHED.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

BOUNDARY SURVEY
FOR
DOMINION REALTY, LLC

SITUATE AT 18128 & 18132 MAUGANS AVENUE
WASHINGTON COUNTY, MARYLAND

SHEET No. 1 OF 1

DRAWN BY: AMD	DATE: 2–19–26
CHECKED BY: GEN	DATE: 2–19–26
SCALE: 1" = 40'	

FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
981 MT. AETNA ROAD
HAGERSTOWN, MARYLAND 21740
PHONE: (301)733–8503
FAX: (301)733–1853
82 WORMAN'S MILL CT. STE. 'G'
FREDERICK, MARYLAND 21701
PHONE: (301)695–0880
FAX: (301)293–6009

FOX & ASSOCIATES INC. Est. 1966

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DISTRICT 13
TAX MAP No. 1373 & 1374
DWG. No. C – 3959

H:\26\26065 Dominion Realty, LLC – Maugans Ave\Survey\Drawing\BS01.dwg Feb 20, 2026 – 9:05am User: gnagel

May 4, 2026 Case #: RZ-25-003

Application for Map Amendment
Staff Report and Analysis

Property Owner(s)	:	Tracy Greene; FB Real Estate, LLC.
Applicant(s)	:	Michael Godinez
Location	:	18132 and 18128 Maugans Ave
Election District	:	#13 – Maugansville
Comprehensive Plan Designation	:	High Density Residential
Zoning Map	:	243
Parcel(s)	:	P. 1373 & 1374
Acreage	:	0.72 acres (P. 1373: 0.37 ac; P. 1374: 0.35)
Existing Zoning	:	RM – Residential, Multifamily
Requested Zoning	:	HI – Highway Interchange
Date of Meeting	:	May 4, 2026

I. Background and Findings Analysis:

1. Site Description

The proposed rezoning site is two parcels located on the northern side of Maugans Ave, approximately .30 miles northwest of Interstate 81. The total acreage of the parcels that are the subject of this rezoning is 0.72 acres. The parcels are described below:

Parcel #1: Tax Map 243; Parcel 1373 – The parcel consists of 0.37 acres. Currently sitting on the parcel is a single-family detached house with a dilapidated accessory structure. The property is lined with mature trees and shrubby on the north and east sides. There are no environmentally sensitive areas on the property.

Parcel #2: Tax Map 243; Parcel 1374 – The parcel consists of 0.35 acres. Currently on the property is a single-family detached house with an accessory structure on the edge of the property. The property is lined with mature trees and shrub on the north and west sides. There are no environmentally sensitive areas on the property.

2. Population Analysis

To evaluate the change in population, information was gathered from the US Census Bureau for a thirty-year time span. This range was chosen to provide long term population trends for the election district of the proposed rezoning and the County.

The proposed rezonings are located within the Maugansville Election District (#13). The table below shows the population for that district and county between 1990-2020. The district has grown 19% over the thirty-year period (0.63% per year) while the County has grown 21.6% (0.72% per year). Maugansville Election District saw the highest percentage growth between the years 2000-2010 at 8.0%.

Table 1: Maugansville Election District Population Trends

Population Trends 1990-2020			
Year	Area	Population	% change from previous decade
1990	District	5,351	
	County	121,393	
2000	District	5,698	6.5%
	County	131,932	8.7%
2010	District	6,154	8.0%
	County	147,430	11.7%
2020	District	6,429	4.5%
	County	154,705	4.9%

Source: US Census Bureau

3. Availability of Public Facilities

A. Water and Sewerage

The adopted Water and Sewerage Plan for the County establishes the policies and recommendations for public water and sewer infrastructure to help guide development in a manner that helps promote healthy and adequate service to citizens. By its own decree, the purpose of the Washington County Water and Sewerage Plan is "...to provide for the continued health and well-being of Washington Countians and our downstream neighbors..."[1] This is achieved through implementing recommendations within the County Comprehensive Plan and the Water and Sewerage Plan to provide for services in a

[1] Washington County, Maryland Water and Sewerage Plan 2009 Update, Page I-2

timely and efficient manner and by establishing an inventory of existing and programmed services.

Water:

W1-Existing Service (County)

The parcels are served by existing (W-1) public water facilities as they are in the Urban Growth Area. This area has water service provided by the City of Hagerstown which also owns the distribution system. The surrounding area is also designated W-1 and served by the City. The City of Hagerstown Water Division offered no comment on the proposed rezoning when sent the application for review.

Wastewater:

W1-Existing Service (County)

The subject parcels are served by existing (W-1) public sewerage facilities within the Urban Growth Area. The County owns the collection system and handles the effluent treatment at the Conococheague Wastewater Treatment Plant. Nearly all adjacent properties are also designated W-1 and served by the same treatment facility.

The Department of Water Quality, the wastewater provider for this area, offered no comment on the proposed rezoning when sent the application for review.

B. Emergency Services

Fire and Emergency Services:
Maugansville Goodwill Volunteer Fire Company (13730 Maugansville Road) – 0.4 miles away

The parcels subject to the proposed rezoning are located within the service area of the Maugansville Goodwill Volunteer Fire Company. Their station is located approximately 0.4 miles away from the properties subject to the rezoning. Community Rescue Service provides the nearest emergency rescue services; they are located 0.3 miles away.

A copy of this application was sent to the Maugansville fire company as well as to the Washington County Division of Emergency Services. No comments were received.

C. Schools

The subject sites are within the districts of Maugansville Elementary, Western Heights Middle and North Hagerstown High schools. The requested zoning classification, Highway Interchange (HI), does not allow for residential development. Therefore, there would be **no school capacity mitigation requirements** for pupil generation under the County's Adequate Public Facilities Ordinance.

4. Present and Future Transportation Patterns

Road Access

The parcels subject to the rezoning are located on Maugans Avenue. Maugans Ave is functionally classified as Urban Minor Arterial

Traffic Volume

In addition to evaluating access points of subject properties for rezoning purposes, it is also important to evaluate traffic generation from proposed development in the context of existing traffic volumes. This is commonly accomplished through the analysis of prior traffic counts and any existing traffic impact studies. The proposed sites are located on a county road, traffic counts are shown for locations near the site along Maugans Avenue.

The County's Division of Engineering & Construction Management collected single day traffic counts at five locations in the vicinity of the site in 2016 and 2022. These locations are found at various points along Maugans Avenue within ¼ mile or less from the site. These counts provide insight into the traffic volume in the neighborhood.

Shown in the table below, the highest traffic volume was recorded on Maugans Avenue with 9,847 vehicles, ~850' east of the rezoning site. The second highest volume was recorded at the intersection of Shawley Drive and Maugans Ave with 2,532 vehicles. All but two locations recorded an increase in traffic volume between 2016 and 2020.

Table 2: County Traffic Volumes

	2016	2022
Maugans Ave West of Oliver Drive	4,910	9,847
Seneca Ridge Drive North of Maugans Ave	1,471	1,914
Shawley Drive South of Maugans Ave	2,228	2,532
Sunrise Ave North Of Maugans Ave	531	453
Oliver Dr North Of Maugans Ave	1,314	622

Source: Washington County Division of Engineering and Construction Management Traffic Count Inventory Map

Future Road Improvements

According to a review of short- and long-term transportation planning documents, there is a project currently slated to occur in the immediate vicinity of the subject parcel on County, State or Federal roads.

Improvements to the I-81 interchange at Maugans Ave east of the site is identified in both the Hagerstown Eastern Panhandle Metropolitan Planning Organization's Long Range Transportation Plan (LRTP) and the Highways Plan of Washington County's Comprehensive Plan in the Transportation Chapter. According to the LRTP, the work will not be completed before the 2027-2035 time frame.

The Washington County Engineering Plan Review offered no comment on the proposed rezoning after receiving a copy of the application for review.

Public Transportation

This area is served by Route 443 of the County Commuter. Route 443 travels between the Washington County Transit Center in Hagerstown and the town of Maugansville. The route operates six days per week, between Monday and Saturday.

5. Compatibility with Existing and Proposed Development in the Area:

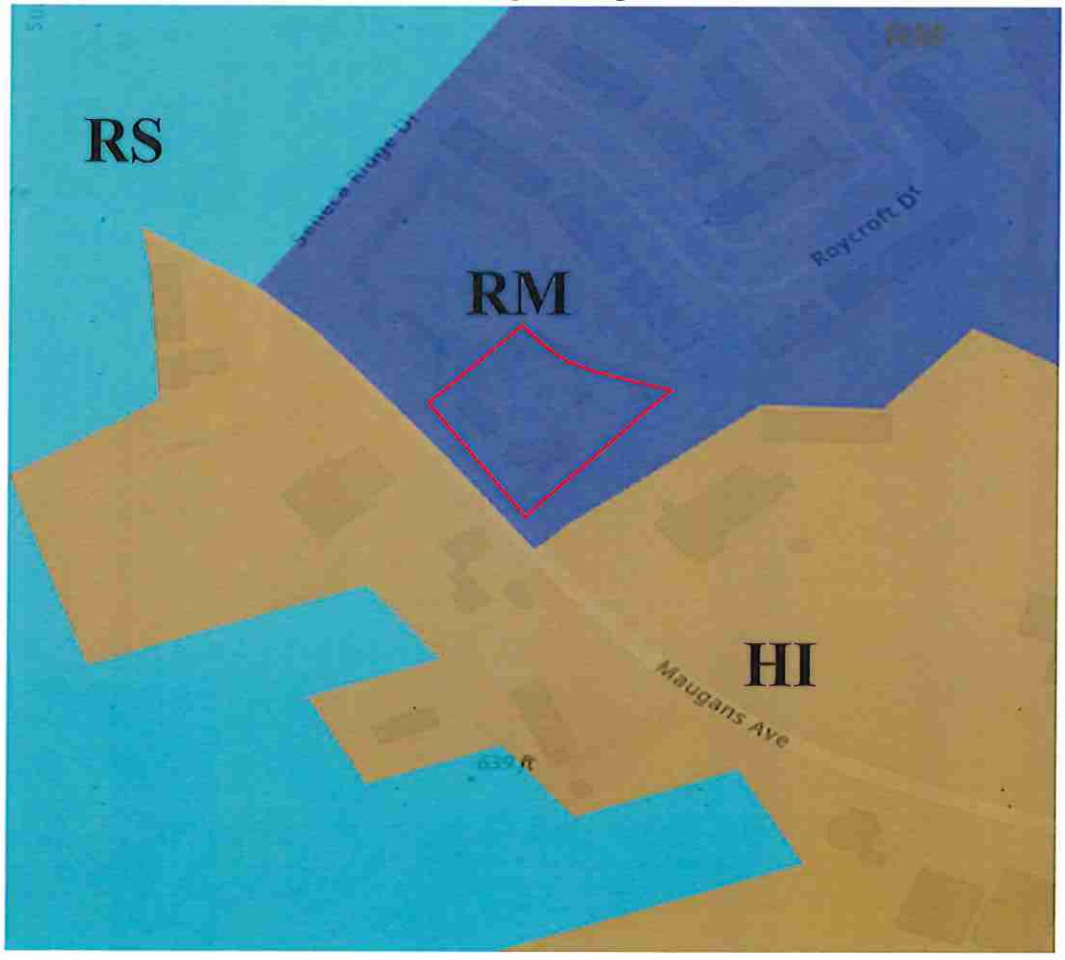
A. Zoning

The subject parcels are currently zoned Residential Multifamily (RM) and are requesting to change to Highway Interchange (HI). The purpose of the HI zoning district is:

> *"...to provide suitable locations for commercial activities or light industrial land uses that serve highway travelers, provide goods and services to a regional population, or uses that have a need to be located near the interstate highway system to facilitate access by a large number of employees, or the receipt or shipment of goods by highway vehicles. In addition to providing accessible locations, the Highway Interchange District is intended to protect the safe and efficient operation of the interchange and to promote its visual attractiveness.... ".* Washington County Zoning Ordinance, Article 19

The HI Zoning District does not define its own individual permitted uses. The district instead pulls permitted uses from the BL, BG, PB and ORT districts as well as IR with the exception of heliports and Commercial Communications Towers. The applicants for this rezoning did not state their intended use.

Map 1: Surrounding Zoning Classifications

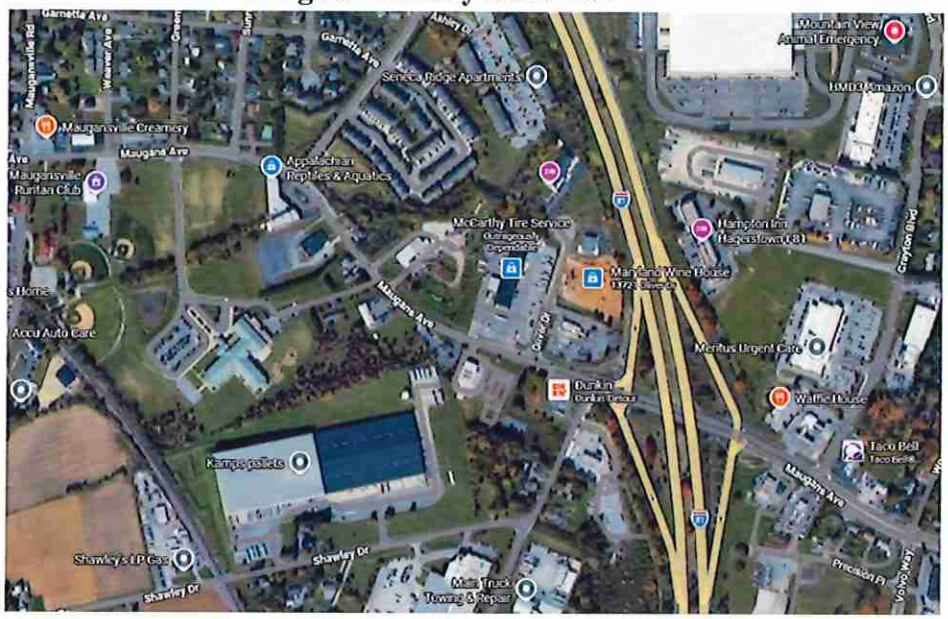


The immediate vicinity of the rezoning is a mix of HI, RM, and RS. The subject parcels (roughly identified by the green trapezoid) lie on the edge of two districts. The

subject parcels (RM) are not part of the RM residential development to the north. RS and HI make up the majority of the surrounding area. The HI district is predominantly to the east around I-81. The RS district can be seen west of Seneca Ridge Drive and south of Maugans Ave. The Airport Overlay Zone covers the whole area around the subject parcels.

B. Land Use

Image 1: Vicinity Land Use



Source: Google Maps

The proximity of the major transportation interchange influences the nature of the land use in the area. The portion of Maugans Avenue that the subject parcels are on includes a mix of residential and commercial uses. The Seneca Ridge development sits directly north of the subject parcels, containing a mixture of single and multifamily structures.

There are a large number of commercial businesses on Maugans Avenue. Allegheny AG, United Auto Workers union, and a commercial building to house seven businesses are located in the immediate vicinity of the subject parcels. The west side of Maugans Ave is predominately commercial uses. These uses include Burger King, Dunkin' Donuts, McCarthy Tire Service, and Martin's garage.

Maugansville lies just west of the rezoning site. Holsinger's Meat Market and Maugansville Creamery give way to residential land use.

C. Historic Sites

Another important component of compatibility is the location of historic structures on and around the parcels being proposed for rezoning. According to the Washington County Historic Sites Survey there are 0 historic sites located within a 0.5-mile radius of the proposed rezoning areas.

6. Relationship of the Proposed Change to the Adopted Plan for the County:

The purpose of a Comprehensive Plan is to evaluate the needs of the community and balance the different types of growth to create a harmony between different land uses. In general, this is accomplished through evaluation of existing conditions, projections of future conditions, and creation of a generalized land use plan that promotes compatibility while maintaining the health, safety, and welfare of the general public.

Each of the properties is located in the sub-policy area High Density Residential. The Comprehensive Plan offers the following definition for this policy area:

> *"High Density Residential areas are located in close proximity to existing urban cores. Residential uses associated with this area include single-family & two-family residences, triplexes, quadplexes, townhouses, and multi-family structures."*[2]

7. "Change or Mistake" Rule

When rezonings are not part of a comprehensive rezoning by the governing body, individual map amendments (also known as piecemeal rezonings) are under an obligation to meet the test of the "Change or Mistake" Rule. The "Change or Mistake" Rule requires proof by the applicant that there has been either: a substantial change in the character in of the neighborhood since the last comprehensive zoning plan (2012), or a mistake in designating the existing zoning classification.

As part of the evaluation to determine whether the applicant has proven whether there has been either a change or mistake in the zoning of a parcel, the Maryland Annotated Code Land Use Article and the Washington County Zoning Ordinance state that the local legislative body is required to make findings of fact on at least six different criteria in order to ensure that a consistent evaluation of each case is provided. Those criteria include:

1) *population change;* 2) *the availability of public facilities;* 3) *present and future transportation patterns; 4) compatibility with existing and proposed development for the*

[2] 2040 Washington County, Maryland Comprehensive Plan, 14-22

area; 5) *the recommendation of the planning commission;* and 6) the *relationship of the proposed amendment to the local jurisdiction's Comprehensive Plan.*

Even when change or mistake has been sufficiently sustained, it merely allows the local governing body the authority to change the zoning; it *does not require* the change. When conditions are right for a change the new zone must be shown to be appropriate and logical for the location and consistent with the County's Comprehensive Plan.

II. Staff Analysis:

The analysis of a rezoning request begins with a strong presumption that the current zoning is correct. It is assumed that the governing body performed sufficient analysis, exercised care, and gave adequate consideration to all known concerns when zoning was applied to a parcel of land. However, there are instances by which a case can be established to show that the governing body either erred in establishment of the proper zoning of a property or that enough change has occurred within the neighborhood surrounding the property since the governing body's last assessment to require a new evaluation of the established zoning designation.

The applicant of this case has indicated in their justification statement that they believe that there has been both a mistake in the current zoning and a substantial change in the character of the neighborhood since last comprehensive rezoning in 2012. As noted in the prior section describing the "Change or Mistake" Rule, the Washington County's Zoning Ordinance requires data to be presented to the local legislative body on factors such as population change, present and future traffic patterns, the availability of public facilities, the relationship of the proposed change to the Comprehensive Plan and its compatibility with existing and proposed development in order to determine how the area subject to rezoning has evolved since the comprehensive rezoning.

A. Evidence for Mistake in the Current Zoning

In order to demonstrate that a mistake was made by the regulatory body in applying the existing zoning classification to the parcel, the applicant must establish error occurred as a result of factors such as:

1. A failure to take into account projects or trends probable of fruition;
2. Decisions based on erroneous information;
3. Facts that later prove to be incorrect;
4. Events that have occurred since the current zoning; or
5. Ignoring facts in evidence at the time of zoning application.

The last Comprehensive Rezoning in Washington County was completed in 2012, affecting the Urban Growth Area that surrounds the City of Hagerstown and the towns of Williamsport and Funkstown. The Rezoning affected approximately 17,000 parcels and 38,000 acres of land.[3] Information such as population projections, growth trends, transportation and infrastructure data, and the recommendations of the Comprehensive Plan were considered as a part of this effort. The input of property owners, local officials, County staff and the general public was also solicited and considered in the assignment of each parcel affected by the Comprehensive Rezoning.

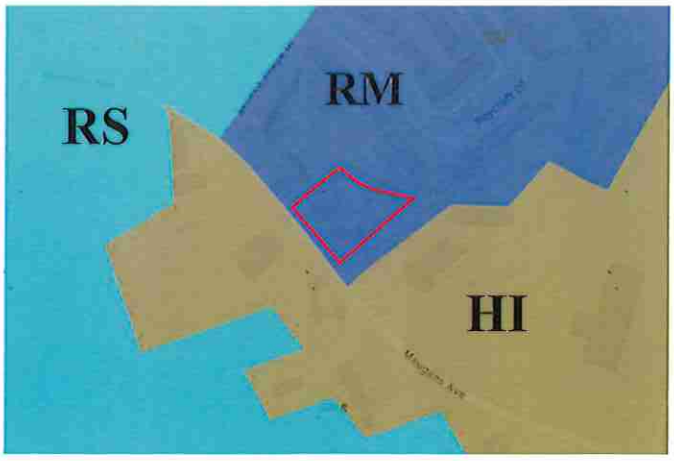
The applicant contends that the Board of County Commissioner's (BOCC) erred in their decision during the 2012 UGA Comprehensive Rezoning to rezone the lots in question to RM. The applicant claims that factors such as following were not fully considered by the Board in their 2012 decision:

- The inconsistent application of the HI-1 rezoning classification to properties along Maugans Avenue where the subject parcels are located;
- Residential usage of the subject properties would continue to be viable despite the geographic separation of the properties from adjacent residential neighborhoods and the commercial growth in the vicinity.

i. Recent Zoning History

➢ These properties were rezoned to the present RM designation in conjunction with the Comprehensive Rezoning of the Urban Growth Area in 2012.

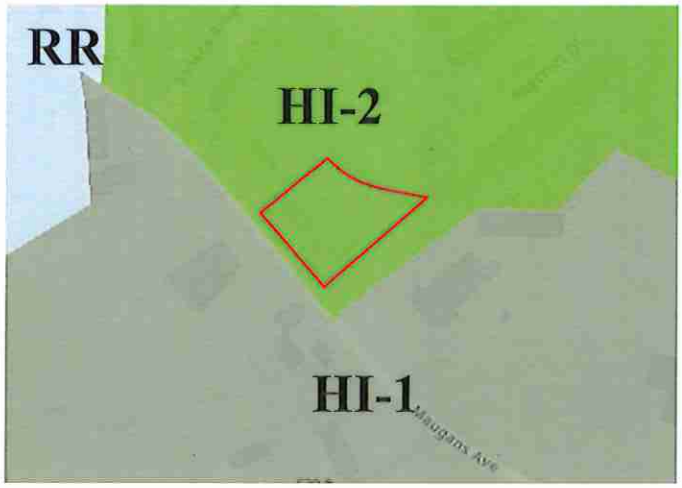
Current Zoning



[3] Washington County Ordinance No. ORD-2012-08

- Prior to 2012, the properties were zoned Highway Interchange District HI-2.

Pre-2012 Zoning



The HI-2 zoning district was intended to serve as a transitional zone between HI-1 zones and nearby residential areas. Typically, HI-1 areas were designated on lands closest to interstate highway interchanges, with HI-2 zones then buffering adjacent lands in the vicinity of the interchanges. HI-1 allowed commercial and industrial uses. Permitted uses were pulled from the BL, BG, PB, and IR Districts.

HI-2 allowed low intensity business and industrial uses as well, but also residential development at varying densities. Permitted uses were pulled from the BT, RM, PUD, IT, RR, RS and RU Districts. The HI-2 zoning district was eliminated during the 2012 UGA Rezoning, while the HI-1 zoning district was later eliminated with the rezoning of the County's Town Growth Areas, beginning in 2013.

This left only the current standalone HI zoning district which now had a solely commercial/industrial focus which no longer permitted residential development of any kind. Residential properties that were formerly permitted within HI-2 zoning districts were reassigned to existing residential zoning classifications such as the RM zoning which is currently applied to the subject properties.

- **Discussion**

No documentation exists which definitively explains why the subject properties were not given HI-1 zoning classification when HI-2 zoning classification was repealed in 2012. However, the presence of residential structures on the properties at the time may have influenced the decision.

ii. Impacts Affecting Continued Residential Use

Looking into the second part of the applicant's argument in favor of "mistake", which concerns the continued viability of residential usage at the site. The parcels have a history of residential usage.

In considering the Board's decision not to rezone the subject parcels at the time of the 2012 Comprehensive Rezoning, it's essential to zero in on what has and has not changed since that time to impact the current residential use. In 2012, the residential structures on the subject parcels were occupied, giving the Board the disincentive to change to a commercial zoning class. In addition, the area immediately behind the subject parcels is Seneca Ridge, a multifamily residential development. However, the properties for the rezoning are not part of the development with a natural separation from a stream and vegetation.

As seen in Exhibit G, the applicant states the residential structures on the properties are currently in a dilapidated status due to limited investment interest as a result of high traffic and litter conditions from Maugans Ave. By not keeping up with the upkeep of the structures, it removes the likelihood of the structures being used as housing by new owners.

While staff would completely agree that the site is impacted by its location along a busy stretch of Maugans Avenue, near an interstate interchange, we would assert that the neglect of the properties has had an equal impact on the subject properties. Greater examination of the effects of traffic on the site will be further discussed in this report when looking at the evidence for "change in the neighborhood."

iii. Evidence for Substantial Change in the Character of the Neighborhood

In addition to the claim that the Board made a mistake in the application of the current zoning, the applicant also argues that there has been a substantial **change** in the character of the neighborhood since the time of the last comprehensive zoning plan. In order to demonstrate that a substantial change has occurred in the character of the neighborhood since the passage of the last Comprehensive Zoning Plan, the applicant must establish:

1. What area reasonably constitutes the "neighborhood" of the subject property;
2. The changes that have occurred in the neighborhood since the comprehensive zoning;
3. Proof that these changes resulted in a change in the character of the neighborhood.

Maryland case law has consistently established that these factors must be considered cumulatively, not individually, if the applicant is to demonstrate proof that a substantial change in the character of the neighborhood has occurred. Correspondingly, a substantial change in any one individual factor doesn't necessarily illustrate that substantial change has occurred in the neighborhood overall.

A. Neighborhood Definition

The Applicant does not define the neighborhood in their justification statement. However, the area around the subject parcels has built out according to the established zoning which has allowed industrial/commercial development prior to 2012 and after.

B. Changes that have occurred in the Neighborhood

The applicant contends in their Justification Statement that a substantial change has occurred in the character of the neighborhood since the 2012 Comprehensive Rezoning of the UGA. As evidence, they offer:

1. *An increase in annual average daily traffic on Maugans Avenue*
2. *The substantial commercial development in the vicinity of the site*

i. Changes in Average Annual Daily Traffic

To expand on the point above concerning traffic on Maugans Avenue, it is important to understand the caveats to the Applicant's conclusion that traffic is increasing to a substantial degree in the neighborhood.

First, traffic count data was considered by the Board as a part of the Urban Area Comprehensive Rezoning in 2012, and was factored into the ultimate decisions about the appropriate zoning classification for the subject parcels, and the surrounding area. Second, traffic data can vary considerably from year to year at any given location, due to factors that may not necessarily be locally derived. For example, construction work on a nearby road requires closure or diversion of traffic to alternate routes, nearby roads can see short-term upticks in traffic that may not necessarily be reflective of long-term traffic increases.

In support of the Applicant's claim of traffic increases, long-term traffic data shows an increase in volume along Maugans Avenue as seen in Table 2 of this report on page 5.

Traffic on Maugans Avenue has increased roughly 20% between 2016 and 2022. While this number may be inflated by external factors, it still gives a picture of growth in

the area. However, traffic data from Maryland Department of Transportation shows an increase of 23% in annual average daily trips (AADT) between 2012 (6,327 AADT) and 2025 (7,791 AADT). These numbers further show an increase of growth in the neighborhood surrounding the site.

ii. Neighborhood Zoning Changes from 2012 Comprehensive Rezoning

As shown on pages 10 & 11, the only significant zoning changes in the neighborhood from the 2012 Comprehensive Rezoning was the removal of the HI-2 zoning classification. Before, the subject parcels were zoned Highway Interchange (HI-2). The surrounding area of the site was Highway Interchange (HI-1) apart from Residential Rural (RR) to the west.

The current zoning shows the effects of the Urban Growth Area Comprehensive Rezoning. The HI-2 zoning was eliminated and that area was assigned Residential, Multifamily (RM) and Residential, Suburban (RS). The surrounding area of the site has remained mostly HI being predominately commercial and industrial uses.

The applicant's argument that substantial new commercial development in the neighborhood constitutes a change in the neighborhood is unfounded as the development is consistent with the current and previous zoning of the area.

III. Conclusion:

The applicant claims both a mistake in the designation of the existing zoning and a substantial change in the character of the neighborhood have or did occur since the time of the last comprehensive rezoning, thereby warranting their petition to rezone the properties from RM to HI.

The burden of the applicant in a "Mistake" case is to provide evidence that the Board:

1) Failed to take into account projects or trends probable of fruition,
2. Made decisions based on erroneous information,
3. Used facts that later prove to be incorrect,
4. Couldn't have foreseen Events that have occurred since the current zoning
5. Ignored facts in evidence at the time of zoning application.

The burden of the applicant in a "Change" case is to illustrate three points:

1. Defining the boundaries of the neighborhood,
2. Demonstrating that substantial changes have occurred since the last Comprehensive Zoning Plan, and

3. Showing that those changes resulted in the altered character of the neighborhood.

Regarding the charge of mistake, it has been demonstrated that the selective reassignment of HI-2 to RM in the area was likely due to the already existing Seneca Ridge development prior to 2012. It is likely the subject properties were grouped with the development even though they are not directly related. It has also revealed that neglect and traffic have played a role in the continued viability of residential use at the site since 2012. This makes it difficult to characterize the decisions made in 2012 to reassign the subject properties to RM as being a mistake.

The analysis also shows the applicant has not met the burdens in proving that a substantial change has occurred in the neighborhood since the 2012 UGA Rezoning. The applicant failed to define what constitutes a neighborhood except for the expected and continued commercial/industrial uses in the vicinity.

The Land Use Plan Map for the Comprehensive Plan assigns these parcels as high density residential. However, continued growth in commercial development and traffic, over time it is likely the site will be less desirable as a residential use. Despite all listed above, there is logic to now applying HI zoning classification to these properties, based on their separation from the development and proximity to other commercial uses.

Staff also wishes to advise that decision makers carefully consider the wide range of land uses permitted under the HI zoning requested by the applicant to gauge compatibility to the neighborhood surrounding the site.

Respectfully submitted,

Kyla Shingleton
Comprehensive Planner

WASHINGTON COUNTY PLANNING COMMISSION
REZONING PUBLIC INPUT AND REGULAR MEETING
April 6, 2026

The Washington County Planning Commission held a rezoning public input meeting and its regular monthly meeting on Monday, April 6, 2026 at 6:00 p.m. at the Washington County Administrative Complex, 100 W. Washington Street, Room 2000, Hagerstown, MD.

CALL TO ORDER AND ROLL CALL

The Chairman called the rezoning public input meeting to order at 6:00 p.m.

Planning Commission members present were: Jeff Semler, Chairman, Jay Miller, Vice-Chairman, Terrie Shank, Laura Lane-Unsworth, Doug Wright, Jr. and Ex-officio County Commissioner Randy Wagner. Staff members present were: Washington County Department of Planning & Zoning: Jennifer Kinzer, Interim Director; Travis Allen, Senior Planner; Scott Stotelmyer and Misty Wagner-Grillo, Planners; and Debra Eckard, Office Manager.

REZONING PUBLIC INPUT MEETING

2003 Mason Dixon LLC [WS-25-004]

Staff Presentation

Mr. Allen presented a Water & Sewerage Plan amendment to change the priority classification from W-5/S-5 planned service to W-3/S-3 programmed service and to recognize the Antrim Township Municipal Authority as a provider for water and sewer services to eligible properties in Washington County. This application was submitted for property located at 17939 Mason Dixon Road. The property is located at the northern limit of Washington County's Urban Growth Area boundary at the MD/PA state line and is currently zoned PI (Planned Industrial). The property is currently being used for agricultural purposes and is improved by agricultural support buildings. Service classifications are defined in the Water & Sewerage Plan according to a general timeline of when public services shall be extended to potential properties. The W-5/S-5 planned service designation allows private well and septic systems without a required connection to public services within a one-year timeframe. The W-3/S-3 programmed service designation permits individual well and septic systems on an interim basis with a connection to public services within one year after it becomes available. Mr. Allen briefly explained the requirements to be met when applying and approving an amendment to the Water & Sewerage Plan. In this case, the applicant must meet all eligibility requirements for W-5/S-5 and W-3/S-3 designations and must demonstrate consistency with the Comprehensive Plan and the Water & Sewerage Plan.

Mr. Allen stated that the applicant has applied for and received confirmation of services from Antrim Township where there is available capacity to serve the properties. He noted that the creation of individual well and septic systems in this area of the County is inadvisable, because the property is located within a wellhead protection area designated by Maryland Department of the Environment due to the potential for contamination as a result of groundwater being under the direct influence of surface water. The property's location within the County's Urban Growth Area indicates a clear intent to connect it to public services when they become available. The property's location adjacent to the Pennsylvania state line enables the developer to seek more economical public water and sewer services from Antrim Township and thereby preserves allocation for neighboring properties and reduces the burden on the City of Hagerstown and Washington County facilities. Staff believe the request is consistent with the Comprehensive Plan and Water & Sewerage Plan. No public comments have been received either in favor or in opposition to the amendment.

Applicant's Presentation

Mr. Jason Divelbiss, PO Box 202, Greencastle, PA, legal counsel for the applicant, and Justin Doty of Frederick, Seibert & Associates, 128 S. Potomac Street, Hagerstown, MD, consultant for the applicant, were present at the meeting and spoke on behalf of the applicant. Mr. Divelbiss stated that the property is approximately 172 acres in size. Because the property is located on the MD/PA line, there have been a litany of unique circumstances surrounding the development of this property. The property is within the County's Urban Growth Area and a high development area surrounding the Hagerstown Regional Airport; however, public water and sewer services in Washington County are located a significant distance from the property. Public water and sewer services from Antrim Township are in close proximity (directly across the road from the property) thereby making it the most expedient option from a service and infrastructure standpoint. Antrim Township has agreed to service this property with both water and wastewater services. Mr. Divelbiss then explained the process needed to amend the Water & Sewerage Plan and to acknowledge Antrim Township as the service provider.

Discussion: Mr. Wright asked if County water and sewer services were extended in the future, would the applicant then connect to those lines instead. Mr. Divelbiss said there were preliminary discussions with the former Director of Water Quality regarding this issue, but there is no agreement at this time. He also stated there would be no objection to such an arrangement.

There was no public comment.

Danielle Eyler Durning [RZ-26-001]

Staff Presentation

Mr. Allen presented a proposed text amendment to amend sections of the Zoning Ordinance to define the term "small box variety store" and to restrict the location of these types of stores within 1,000 feet of properties with a historic designation or subject to a historic trust easement in the rural districts of the County. This newly defined land use would only be allowed in a Rural Business zoning district. The Rural Business (RB) zone, which is a floating zone, is established only through the rezoning process and may be applied only to parcels in the A(R) (Agricultural Rural), EC (Environmental Conservation), P (Preservation) and RV (Rural Village) zoning districts. Mr. Allen gave a brief history of the circumstances surrounding the reason for this proposed text amendment.

Mr. Allen highlighted several major concerns uncovered during Staff's research of the proposed amendment. The first concern is the use of historic resources as a tool to prohibit new construction that may be undesirable to some people. The Historic District Commission's (HDC) review, at present, does not determine what type of land use is permitted in any given zoning district. The HDC's authority is limited to architectural review of structures located within a fully surveyed and adopted historic Rural Village. The HDC review is limited to approval of exterior changes that require a building permit or applications for local tax credit purposes. The proposed amendments would expand the scope of historic reviews in rural zoning districts well beyond what it is today, particularly in the Rural Villages.

The second concern is the proposed ambiguous language with respect to the 1,000-foot restriction of a property with a historic designation or a historic trust easement. Mr. Allen pointed out that a property can be historic without having any legal recognition of its historic qualities. The inclusion on the Maryland Inventory of Historic Properties is for informational and planning purposes only and has no bearing on regulation for financial incentives. Staff believe that the ambiguity in this language could lead to confusion or overreach in administering these amendments of the proposed zoning standards. The HDC does not recommend the proposed language "with historic designation" nor does it recommend impacting adjacent property owners when they are not included in the documentation of historic resources.

Mr. Allen stated that the third concern deals with the proposed distance requirement. The 1000-foot distance requirement is equivalent to or exceeds the most intensive land uses identified in the current Zoning Ordinance for rural area land uses. He noted that trap, skeet, rifle and archery ranges including gun clubs and various adult entertainment facilities are the only land uses that currently require a 1,000-foot setback. Other uses, such as mining operations, landfills, and racetracks have smaller setback requirements in the rural areas. Staff have not uncovered convincing evidence in BZA opinions or elsewhere in the application, that a Dollar General type store would be more impactful to neighboring properties than the uses previously listed. Historic resources located in the A(R), EC and P zoning districts may also be affected by the distance requirement because the RB zoning district can be applied to those districts.

Mr. Allen noted that the next concern is the proposed size limitation. The 16,000 or less square footage limitation could severely impact smaller variety stores that could fit onto smaller parcels particularly in the RV zoning district. Staff believe the proposed amendment conflicts with the purpose of the Rural Village zoning district. Even though the RV zoning district is sensitive to infrastructure concerns, it does not exclude all commercial opportunities for development. The RV zoning district encourages compatible development of a similar density, scale and use type.

In conclusion, Staff believe that it would be impossible to open a variety store under the proposed amendments and restricting the range of services available to rural communities without traveling to a distant population center. Properties with historic resources in A(R), EC and P would also be affected by the distance requirement proposed. It is staff's opinion that a variety store can fit into the context of a Rural Village with the proper project design. Development review pertaining to historic resources should be focused on the design of the exterior portion of the project not prohibiting land uses that are otherwise permitted in the zoning district currently. The Rural Business zoning process as well as the BZA special exception process already allows public comment on applications for most new commercial development in rural areas. The proposed amendments would preclude the public comment ability that is invested in those special exception and rezoning processes. Staff does not recommend approval of these proposed amendments.

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Mr. Allen stated that one written public comment was received prior to this evening's meeting in favor of the proposed amendments.

Applicant's Presentation

Ms. Durning, 25212 Cascade Road, Cascade, MD was present at the meeting and represented herself. She briefly spoke of the uniqueness of living in the Cascade Rural Village, which is also home to the former Fort Ritchie military base that is currently being revitalized. She expressed her opinion that the proposed text amendments would protect the rural and historic villages across the County. The proposed amendment would prohibit small box variety stores within a very limited 1,000-foot radius of a historically protected area such as Fort Ritchie. Rural Villages are definable on the landscape and contribute to the unique character of Washington County. The proposed amendment would aid in promoting a balanced and diversified economy which aligns with Comprehensive Plan goals. The proposed amendment would protect historically important areas and clarify the purpose and scope of the Rural Village zone. The amendment is needed to clarify the confusion surrounding the Zoning Ordinance that has thus far resulted in two Board of Appeals decisions, two circuit court decisions, and a pending Appellate Court hearing.

Public Comment

- Tory Fitzgerald, 14351 Pen Mar High Rock Road, Cascade – Ms. Fitzgerald is in favor of the proposed text amendment to protect Cascade and other areas of the County. She believes the proposed amendment will help areas outside the limits of Hagerstown.
- Taj Smith, 1358 Salem Avenue, Hagerstown – Ms. Smith stated that the residents of Cascade want to protect their homes and local businesses and maintain its rural nature. The County's 2040 Comprehensive Plan promises to protect the County's rural villages, viewsheds and integrity. She believes the proposed amendment defining "small box stores" and where they can be located will protect the rural areas. She expressed her opinion that the community wants to grow in a way that respects Fort Ritchie and keeps their community as a Rural Village.
- Carmen Fox, 24843 Pen Mar Road, Cascade – Ms. Fox is in favor of the proposed amendments and wants to protect Rural Villages. She expressed her opinion that Cascade does not want or need a Dollar General store.
- Joyce Johnson, 25009 Lake Wastler Drive, Cascade – Ms. Johnson stated there are a lot of small businesses trying to operate in Cascade and believes that big box stores will affect the growth and prosperity of these types of businesses. She also wants to protect the views inside and outside of Fort Ritchie.
- Shirley Burch, 9834 Crossfield Road, Hagerstown – Ms. Burch expressed her opinion that development that is occurring in small towns and Rural Villages where there are historic value is not good. Washington County is known for its history, historic buildings and historic battlefields. The County, including all Rural Villages, need to remain historic. She believes the proposed amendments will help Washington County retain its historic designation and help keep the look and feel of Rural Villages.
- Eric van Buren, 1106 Fry Avenue, Hagerstown – Mr. van Buren stated that he likes the small town charm of the Rural Villages and believes expansion of the small towns will contribute to the County's loss of historic identity.
- Dixie Myers, 12657 Old Germantown Road, Waynesboro, PA – Ms. Myers believes the County needs to save the sacred ground at Fort Ritchie. Small variety stores could include toy stores, candy stores, book stores, etc. She stated that residents are not trying to eliminate businesses, but she does not believe that a big box store is needed in the Rural Village when there is one already located 1.5 miles away.
- Robert "Bo" Myers, 12657 Old Germantown Road, Waynesboro, PA – Mr. Myers expressed his opinion that Fort Ritchie is hallowed ground. He believes there are plenty of stores in close proximity to Cascade and another one is not needed.
- John Krumpotich, 25009 Lake Wastler Drive, Cascade – Mr. Krumpotich stated that the purpose of the Rural Village zoning is to protect the historic charm of small towns. Small towns like Cascade are very unique and he has made a promise to the residents of Cascade that Fort Ritchie will not allow big box stores.
- Dena Leibman, 6628 Harbaugh Road, Sabillasville, MD – Ms. Leibman stated that she chose to locate her farm based retreat center in Sabillasville, because of its rural setting. She often sends visitors to Fort Ritchie for its unique shops and historic charm. Ms. Leibman believes more should be done to protect the historic significance of Washington County and Fort Ritchie.
- Laura Apelbaum, 24812 Linden Avenue, Cascade – Ms. Apelbaum submitted written comments prior to the meeting. She stated that historic Fort Ritchie is coming back to life with small businesses and new residents. The Rural Village designation highlights the historic character, scenic vistas and small scale, locally based businesses. These attributes are what make Rural Villages attractive to residents and visitors. It is important to preserve these distinct pockets of quickly vanishing rural characteristics and beauty. The introduction of small box stores into the Rural Village presents a compatibility issue and will erode the very quality that the designation of Rural Village is intended to protect. The proposed amendment reinforces, not changes, the

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County's long-standing policy direction. Ms. Apelbaum believes the proposed amendments support the stewardship of the villages which will continue to attract residents, small businesses and visitors that are seeking unspoiled, beautiful and authentically unique places in Washington County.

- Geraldine Otremba, 5824 Roland Hill Road, Cascade – Ms. Otremba submitted written comments during the meeting. She briefly discussed why she and her husband moved to Cascade and why she believes others are now moving into this rural area. Ms. Otremba expressed her gratitude for the revitalization of Fort Ritchie.
- Michele Rosenfeld Esq., 1 Resource Court, Suite 450, Rockville, MD – Ms. Rosenfeld stated that she represents Ms. Durning and others in the Appellate Court case. She noted that the definition of "small box variety stores" mimics other jurisdictions' definitions. With regard to the comparison in the Staff Report to the Lappans Road project, it is inappropriate and erroneous as a justification for why this text amendment should not be passed. There are no design standards to protect Rural Villages. The purpose clause of historic Rural Village zone is to protect the rural character and the historic characteristics of the Rural Village.
- Molly Love, 14108 Cushman Avenue, Cascade – Ms. Love stated she is a realtor and helps people buy homes in small towns like Cascade. She believes people choose these areas because of the character and integrity of a small town. If the Rural Villages throughout the County become compromised by big box stores or small variety stores, people will choose other areas to live.

Discussion and Comments: Mr. Wright asked if Ms. Rosenfeld could expand on how the definition of a "small box variety store" was formulated and what jurisdictions use this definition. Members asked Ms. Rosenfeld to provide, in writing, the sources she used in preparing this definition.

Motion and Vote: Mr. Wright made a motion to adjourn the rezoning public input meeting at 7:15 p.m. The motion was seconded by Ms. Lane-Unsworth and so ordered by the Chairman.

NEW BUSINESS

MINUTES

Motion and Vote: Ms. Shank made a motion to approve the minutes of the March 2, 2026 Planning Commission meeting as presented. The motion was seconded by Ms. Lane-Unsworth and unanimously approved.

SITE PLAN

Terminal Building Expansion [SP-25-021]

Ms. Wagner-Grillo presented a site plan for a proposed 4,800 square foot expansion east of the existing 23,910 sq. ft. terminal at the Hagerstown Regional Airport located at 18434 Showalter Road. The property is currently zoned AP (Airport) and is 25.85 acres in size. No change in parking is proposed. Water service is provided by the City of Hagerstown and sewer service is provided by Washington County. This project is exempt from Forest Conservation requirements. All agency approvals have been received.

Motion and Vote: Mr. Miller made a motion to approve the site plan as presented. The motion was seconded by Ms. Lane-Unsworth and unanimously approved.

Take 5 Oil Change [SP-25-025]

Ms. Wagner-Grillo presented a site plan for the redevelopment of a 3,154 square foot existing car wash that will be demolished and replaced with a new 1,978 square foot Take 5 Oil Change facility located at 10414 Sharpsburg Pike. The property is currently zoned HI (Highway Interchange). Parking required is 12 spaces; 12 spaces will be provided. There will be 5 employees. Hours of operation will be Monday thru Sunday, 7 am to 7 pm. Lighting will be pole and building mounted; a photometric plan was provided. Signage will be building mounted and freestanding. A privacy fence and plantings have been provided along the property line to screen the adjoining residential structure. There are existing storm water management areas where additional plantings will be provided. This project is exempt from Forest Conservation requirements. All agency approvals have been received.

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

Conservit Inc. North Yard [SP-25-042]

Mr. Stotelmyer presented a site plan for a proposed large metal building to house a shear motor on property located at 18604 Leslie Drive. The property is currently zoned IG (Industrial General). Access to the property will be provided from Leslie Drive. Hours of operation will be Monday thru Friday, 7 am to 4 pm. No lighting or signage is proposed for the site; no water or sewer services will be provided. The

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applicant is seeking approval contingent upon approval of the Forest Conservation request to use the payment-in-lieu option.

Motion and Vote: Mr. Miller made a motion to approve the site plan as presented contingent upon approval of the Forest Conservation requirement. The motion was seconded by Ms. Lane-Unsworth and unanimously approved.

FOREST CONSERVATION

Conservit Inc. North Yard [SP-25-042]

Mr. Allen presented a request to use the payment-in-lieu of planting option to meet a portion of the 2.92-acre planting requirement that is a result of 9.41-acres of disturbance. This is an industrial site with limited forest available on-site. The applicant is proposing a payment-in-lieu of planting for .42 acres; 2.5 acres of forest will be retained as well as an on-site wetland area.

Motion and Vote: Mr. Miller made a motion to approve the payment-in-lieu of planting option for .42 acres. The motion was seconded by Ms. Shank and unanimously approved.

OTHER BUSINESS

21223 Twin Springs Drive

Mr. Allen presented a request to change the permitted land use in an existing Rural Business zoning district on property located at 21223 Twin Springs Drive. The applicant is requesting to change the previous use from a retail plant nursery to a landscaping contractor business with associated services. Section 5E of the Zoning Ordinance specifies the criteria needed for a change in land use. The Planning Commission is charged with determining if the proposed change in land use would constitute a significant change in the use and intensity of the property from the existing land use previously authorized at the time the RB zoning district was established.

Mr. Adam Hager of Frederick, Seibert & Associates, the consultant, and Mr. Joel Reynolds of JR Services, the property owner, were present at the meeting. Mr. Hager stated that the latest use of the property was a plant nursery with several greenhouses, mulch bins, and retail sales on site. The previous business also had three landscaping crews, dump trucks, skid loaders, etc. that were used as part of the business. Mr. Hager believes the new business would be a less intensive use of the property. There will be some mulch bins for the landscaping business; however, there will be no retail sales on site. The existing barn would be used for repair and maintenance of the landscaping equipment for the business. The majority of equipment will go from job site to job site; the equipment will not be stored on site every night. Mr. Reynolds stated that research shows the barn was constructed in the late 1700s and is being retained and restored to preserve some of the history of the Rural Village.

Motion and Vote: Mr. Miller made a motion that the proposed use is a minor change. The motion was seconded by Ms. Shank and unanimously approved.

Eldridge Frazier, Jr. [S-24-012]

Mr. Stotelmyer presented a one-year extension request for the preliminary/final plat of Eldridge Frazier, Jr. for property located at 24111 Raven Rock Road. The property is currently zoned EC (Environmental Conservation). This project was accepted and routed for review on April 11, 2024, is currently under review, and will expire on April 11, 2026. The justification for the extension is due to costs associated with the construction of a bridge that is necessary to access the property.

Motion and Vote: Mr. Wright made a motion to approve the one-year extension as presented. The motion was seconded by Mr. Miller and unanimously approved.

Update of Projects Initialized

Ms. Kinzer provided a written report for land development plan review projects initialized during the month of February including four one lot subdivisions.

ADJOURNMENT

Mr. Miller made a motion to adjourn the meeting at 7:35 p.m. The motion was seconded by Ms. Lane-Unsworth and so ordered by the Chairman.

UPCOMING MEETINGS

1. May 4, 2026, 6:00 p.m. – Washington County Planning Commission regular meeting

Respectfully submitted,

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_____
Jeff Semler, Chairman

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WASHINGTON COUNTY PLANNING COMMISSION

APPLICATION FOR SUBDIVISION ORDINANCE MODIFICATION

APPLICANT

NAME John R. Oliver Co Inc c/o Mark Oliver

MAILING ADDRESS 19733 Leitersburg Pike, Hagerstown, MD 21742

TELEPHONE _____
(home) (work) (cell)

PROPERTY OWNER

NAME Same as above

MAILING ADDRESS _____

TELEPHONE _____
(home) (work) (cell)

CONSULTANT

NAME Ed Schreiber c/o FSA

ADDRESS 128 S Potomac St, Hagerstown, MD 21740

TELEPHONE _____

DESCRIPTION OF PROPERTY

PARCEL REFERENCE: MAP 25 GRID 19 PARCEL 164

PROPOSED LOT ACREAGE 4,154 SF TOTAL SITE ACREAGE 9,085 SF

ZONING DISTRICT RS ROAD FRONTAGE(FT) 23.08'

LOCATION / ADDRESS

1925 C&D Longmeadow Road

Hagerstown, MD 21742

EXISTING AND PROPOSED USE OF PROPERTY x

The existing use of the property is a duplex building with 2 dwelling units under single ownership.

The proposed use is a semi-detached building with 2 dwelling units, adding a property line between the units to allow for single ownership of each unit.

LOT TO BE CONVEYED TO IMMEDIATE FAMILY MEMBER No

SUBDIVISION MODIFICATION INFORMATION

MODIFICATION TO SUBDIVISION ORDINANCE SECTION x

MODIFICATION IS TO ALLOW Allow the existing duplex be subdivided along the common party wall to create a semi-detached unit where each unit is under separate ownership. The variance is to allow proposed lot 2 to exist with less than 25' of useable road frontage. Vehicular access to lot 2 would remain the same as current across lot 1.

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

1. The modification is needed to allow each side to continue to utilize the only access provided to property under separate ownership. The shared access works for both dwellings where the one side has the access and the other side offers the parking area.

2. This scenario has worked for 20 plus years. If not permitted to proceed the owner would be forced to sell the duplex as one duplex unit, thus preventing the potential for affordable housing that is much needed in this community.

3. Variances from the Board of Zoning Appeals will also be necessary and will be applied for if this Ordinance Modification is approved.

4. Should the Planning Commission approve the modificaiton, a joint use and maintenance agreement will be prepared and become part of the chain of title that spell out the details of joint use and maintenance of the access and parking lot.

(Attach additional sheets if necessary)

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

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

_____

Applicant's Signature Date

_____

Property Owner's Signature Date

STAFF USE ONLY:

STAFF PLANNER: _____ DATE RECEIVED:_____

NUMBER: _____

MEETING DATE: _____

PROCEDURE FOR REQUESTS FOR A MODIFICATION TO THE STANDARDS OF THE SUBDIVISION ORDINANCE

1. Modification request applications shall be filed with the Washington County Planning Department, Washington County Administrative Annex, 80 West Baltimore Street, Hagerstown, Maryland 21740, Phone: 240-313-2430, between the hours of 7:30 a.m. and 4:30 p.m., Monday through Friday. Copies of the application forms can be picked up at this location or can be printed off of the Planning Department website at www.washco-md.net/planning/plan.shtm. A Filing fee of $115.00 dollars is required and can be paid by cash or check made payable to the Washington County Treasurer. Incomplete applications will not be accepted.

2. The Planning Commission meets on a monthly basis (schedule attached) in Conference Room 1A of the County Administrative Annex, 80 West Baltimore Street, Hagerstown. Applications must be filed at least 25 days prior to the scheduled meeting of the Planning Commission.

3. Upon receipt of the modification application, the Planning Staff will review for completeness and then set up an individual file for the application. Once review is complete, the assigned Planner will present the modification request to the Planning Commission at its regularly scheduled meeting. The Commission will take action the night of the meeting unless more information for review is requested. Staff would then schedule the modification request for a future Planning Commission meeting.

4. In requesting a modification from Subdivision Ordinance regulations, the Applicant and/or their Consultant should be prepared to tell the Planning Commission why the property is unique or the minimum terms of the Ordinance that cannot be complied with. A modification may only be granted by the Commission upon a showing of criteria of practical difficulty or undue hardship listed below (but not limited to):

(a) There are special circumstances or conditions affecting the property such that the strict application of the provisions of the Subdivision Ordinance would deprive the applicant of the reasonable use of their land.

(b) The hardship is not the result of the applicant's own actions – that is, special circumstances or conditions causing the hardship exist through no fault of the property owner.

(c) Granting the modification would be in harmony with the general purpose of the Ordinance and preserve its spirit.

(d) That the modification is to correct inequities resulting from a physical hardship such as topography.

(e) The granting of the modification will not be detrimental to the public health, safety and welfare or injurious to other property in the territory in which property is situated.

5. The Planning Director shall have the authority to consider administratively the following modifications from Subdivision Ordinance requirements:

(a) Where it is impractical to dedicate the full right-of-way required by the Washington County Engineering – Land Development or State Highway Administration are satisfied with the acquired right-of-way.

(b) Where the existing structure, septic system, or other appurtenance is within the right-of-way to be dedicated and for which the relocation of same may create a future hardship.

(c) When the property access or driveway intersects with a State maintained road and the access permit issued by the State requires the property access or driveway to be located such that it fails to meet the Subdivision Ordinance spacing requirements. The Director can grant a modification

from the County's Highway Plan spacing requirements up to 25% from the current spacing requirements if: a physical hardship or safety condition is identified; does not create a condition which allows for more lots than would be permitted if the modification was not granted; location must be approved by Engineering – Land Development and/or State Highway; and have no negative impact on neighboring properties.

(d) Panhandle Length – up to 50% from current maximum length of 400 feet based upon a physical hardship, no negative impact on neighboring properties; and the local fire department concurs with site.

(e) Public Road Frontage – Up to 25% from the current standard of 25 feet based upon a physical hardship, safety condition, existing condition where there is less than 25 foot of frontage identified. The driveway geometry associated with the new frontage/access configuration shall be approved by the County Engineering – Land Development and/or State Highway Administration. There is no negative impact on neighboring properties.

(f) The Planning Director shall have the ability to grant the creation of a lot without road frontage in those cases where the proposed subdivided lot(s) contain existing structures and an attempt is being made to comply with the Zoning Ordinance provision of one principle use on one zoning lot.

6. On the submitted Preliminary and Final Subdivision Plat, include modification reference number, description of modification request and approval, any conditions and the date request was granted by the Planning Commission. Submit modification approval letter with plat submittal.

7. Appeal by any person aggrieved from any action of the Planning Commission or the Planning Director shall be to the Board of Zoning Appeals pursuant to the provisions of Article 25 of the Washington County Zoning Ordinance. (Section 109 – Subdivision Ordinance). The BZA is located within the Department of Permits and Inspections, 80 West Baltimore Street, Hagerstown, Maryland 21740 Phone: 240-313-2460 www.washco-md.net/permits/zoning.shtm

SUBDIVISION MODIFICATION APPLICATION CHECKLIST

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

Applicant	Staff	
☐	☐	A complete Application Form, signed by the applicant, property owner, and consultant (if applicable). All information must be typed or clearly printed on the application. **Please include this checklist**.
☐	☐	A filing fee of $115.00. Make check payable to: **Washington County Treasurer**. Include fee worksheet.
☐	☐	Twelve (12) sketch plans, drawn to scale, showing:
☐	☐	a. dimensions & shape of proposed lot with acreage;
☐	☐	b. size & location of existing and/or future structures;
☐	☐	c. existing/proposed roadways and associated access right of way or easements;
☐	☐	d. existing/proposed entrance/exit to property;
☐	☐	e. natural or topographic peculiarities of the lot in question.
☐	☐	Any additional drawings, pictures, or information that will assist the Planning Commission in making its decision.

WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING
747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

ORDINANCE MODIFICATION STAFF REPORT

BASE INFORMATION

SITE NAME.....: John R Oliver Co Inc Lots 1&2
NUMBER.....: OM-26-001

OWNER.....: OLIVER JOHN R CO INC
LOCATION.....: 19325 D LONGMEADOW Road D
Hagerstown, MD 21742
DESCRIPTION.....: Ordinance modificaiton to reduce the overall width of lot frontage onto a public street to 23.08' and negate the need for each lot to have useable frontage.

ZONING.....: Residential, Suburban
COMP PLAN LU.....: Low Density Residential
PARCEL.....: 27009816
PLANNING SECTOR.....: 1
ELECTION DISTRICT.....: 27

TYPE.....:
GROSS ACRES.....: 9
DWELLING UNITS.....:
TOTAL LOTS.....: 0
DENSITY.....: N/L Units Per Acre

PLANNER.....: Scott A Stotelmyer
ENGINEER.....: FREDERICK SEIBERT & ASSOCIATES
RECEIVED.....: March 26, 2026

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

FLOOD ZONE.....: No
WETLANDS.....: No
WATERSHED.....: Antietam Creek
ENDANGERED SPECIES.....: None
HISTORIC INVENTORY.....: No Resources Present
EASEMENTS PRESENT.....: None

SCHOOL INFORMATION

	ELEMENTARY	MIDDLE	HIGH
SCHOOL DISTRICT	Paramount	Northern	North Hagerstown
PUPIL YIELD			
CURRENT ENROLLMENT			
MAXIMUM CAPACITY			

Staff Comments:
Not Applicable

PUBLIC FACILITIES INFORMATION

FIRE DISTRICT.....: Longmeadow
AMBULANCE DISTRICT.....: MAUGANSVILLE

WATER & SEWER INFORMATION

WATER	SEWER

WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING
747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

METHOD.....:	City	County Line - City Treatment
SERVICE AREA.....:	City	County Line - City Treatment
PRIORITY.....:	1-Existing Service	1-Existing Service
NEW HYDRANTS.....:		
GALLONS PER DAY SEWAGE...:		
PLANT INFO.....:		Hagerstown (City)

WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING
747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

PRELIMINARY PLAT STAFF REPORT

BASE INFORMATION

SITE NAME.....:	Arborview Phase 1
NUMBER.....:	PP-25-001
OWNER.....:	DRB GROUP MID-ATLANTIC LLC
LOCATION.....:	11009 SASHA Boulev Hagerstown, MD 21742
DESCRIPTION.....:	91 Single Family and 100 Duplex lots with associated infrastructure
ZONING.....:	Residential, Transition PUD
COMP PLAN LU.....:	Low Density Residential
PARCEL.....:	18019493
PLANNING SECTOR.....:	1
ELECTION DISTRICT.....:	18
TYPE.....:	Mixed Types
GROSS ACRES.....:	57.91
DWELLING UNITS.....:	
TOTAL LOTS.....:	191
DENSITY.....:	0 Units Per Acre
PLANNER.....:	Misty Wagner-Grillo
ENGINEER.....:	FOX & ASSOCIATES INC
RECEIVED.....:	April 8, 2025

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

FLOOD ZONE.....:	No
WETLANDS.....:	None
WATERSHED.....:	Antietam Creek
ENDANGERED SPECIES.....:	None
STEEP SLOPES.....:	No
STREAM BUFFER.....:	Yes
HISTORIC INVENTORY.....:	I075; I063
EASEMENTS PRESENT.....:	FS-01-032

Staff Comments:

Not Applicable

WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING
747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

SITE DESIGN		
Impervious Area Plan	**Impervious Maximum Allowed**	**Open Space Area Planned**
Open Space Minimum Required	**Residential Amenity Plans**	**Solid Waste Disposal Plans**
Materials Stored on Site	**Buffer Design Meets Requirements**	**Landscaping Meets Requirements**
Lighting Plan Meets Requirements	**Pedestrian Access is Adequate**	**Bus Stop is Within Walking Distance**
Loading Area Meets Requirements		
		Not Fast Track
Parking Spaces - Total Planned	**Parking Spaces - Per Dwelling Unit**	
Parking Spaces - Minimum Required	**Recreational Parking Provided**	

NEW ROAD CONSTRUCTION: Yes

ACCESS SPACING VARIANCE NEEDED: No

SCHOOL INFORMATION

	ELEMENTARY	**MIDDLE**	**HIGH**
SCHOOL DISTRICT	Greenbrier	Smithsburg	Smithsburg
PUPIL YIELD			
CURRENT ENROLLMENT	250	537	710
MAXIMUM CAPACITY	274	839	897

PUBLIC FACILITIES INFORMATION

FIRE DISTRICT.....:	Funkstown
AMBULANCE DISTRICT.....:	Funkstown

WATER & SEWER INFORMATION

	WATER	**SEWER**
METHOD.....:	City	City
SERVICE AREA.....:	City	City
PRIORITY.....:	3-Programmed Service	3-Programmed Service
NEW HYDRANTS.....:		
GALLONS PER DAY SEWAGE...:		
PLANT INFO.....:		Hagerstown (City)

PRELIMINARY PLAT and SITE DEVELOPMENT PLANS

ARBORVIEW

PHASE 1

91 SINGLE FAMILY AND 100 SEMI-DETACHED LOTS

SITUATED ALONG NORTH SIDE OF MT. AETNA ROAD

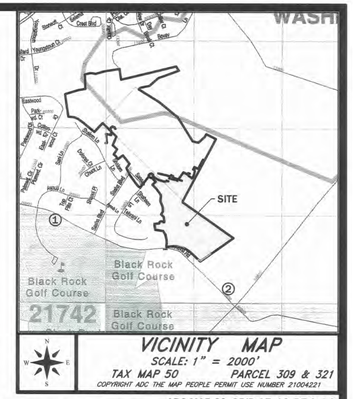
ELECTION DISTRICT 18

WASHINGTON COUNTY, MARYLAND

COORDINATES AND WASHINGTON COUNTY SURVEY MONUMENTS

1 - "GOLF" 39°36'56.05911" (N) 77°39'55.16586" (W) ELEV. 582.32

2 - "PRYOR" 39°36'37.51728" (N) 77°38'53.13791" (W) ELEV. 565.31



VICINITY MAP
SCALE: 1" = 2000'
TAX MAP 50 PARCEL 309 & 321
COPYRIGHT ADC THE MAP PEOPLE PERMIT USE NUMBER 21004221

ADC MAP 60, GRID A7, A8, B7 & B8

STORMWATER MANAGEMENT NARRATIVE

THIS PROJECT IS BEING DESIGNED TO MEET MARYLAND STORMWATER ACT OF 2007 WHICH SUPPLEMENTS THE ORIGINAL 2000 MARYLAND DESIGN MANUAL. ENVIRONMENTAL SITE DESIGN (ESD) TECHNIQUES MUST NOW BE PROVIDED THROUGH STRUCTURAL AND NON-STRUCTURAL PRACTICES AT THE SOURCE TO THE MAXIMUM EXTENT PRACTICAL (MEP).

STORMWATER QUALITY CONTROL FOR DRAINAGE AREA #2 (PHASES 1 TO 3) WILL BE PROVIDED BY SIX (6) BIORETENTION FACILITIES AND AN EXTENDED-DETENTION, SHALLOW MARSH WETLAND FACILITY WITH FOREBAYS AND A MICROPOOL.

STORMWATER QUANTITY CONTROL WILL BE PROVIDED BY THE LARGE STORMWATER MANAGEMENT POND. THIS POND WILL BE SIZED TO CONTROL THE 2, 10, 25 & 100 YEAR, 24-HOUR STORM EVENTS TO PRE-DEVELOPMENT RATES.

SENSITIVE AREA NOTE

THIS PARCEL IS NOT AFFECTED BY THE 100-YR FLOODPLAIN AS SHOWN ON MAP 24043C0282D EFFECTIVE DATE 8/15/17. THERE ARE AREAS OF STEEP SLOPES ON THE PROPERTY. THERE IS AN INTERMITTENT STREAM THAT RUNS THROUGH THE MIDDLE OF THE PROPERTY. THERE ARE NO HABITATS OF THREATENED OR ENDANGERED SPECIES WITHIN THE DISTURBED AREA IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE PER 50 CFR 17.

ESD PRACTICES SUMMARY TABLE

CONSTRUCTION TYPE (NEW, REDEVELOPMENT, RESTORATION)

ESD PRACTICES (CHAPTER 5 - NON-STRUCTURAL & STRUCTURAL)

TYPE	NO.	DA TO STRUCTURE (AC)	IMPERVIOUS DA TO STRUCTURE (AC)	WQv (AC-FT)	ESDv (AC-FT)	PE ADDRESSED (IN)
DISCONNECT TO NATURAL AREA	1	1.69	0.59	0.103	0.103	2.00

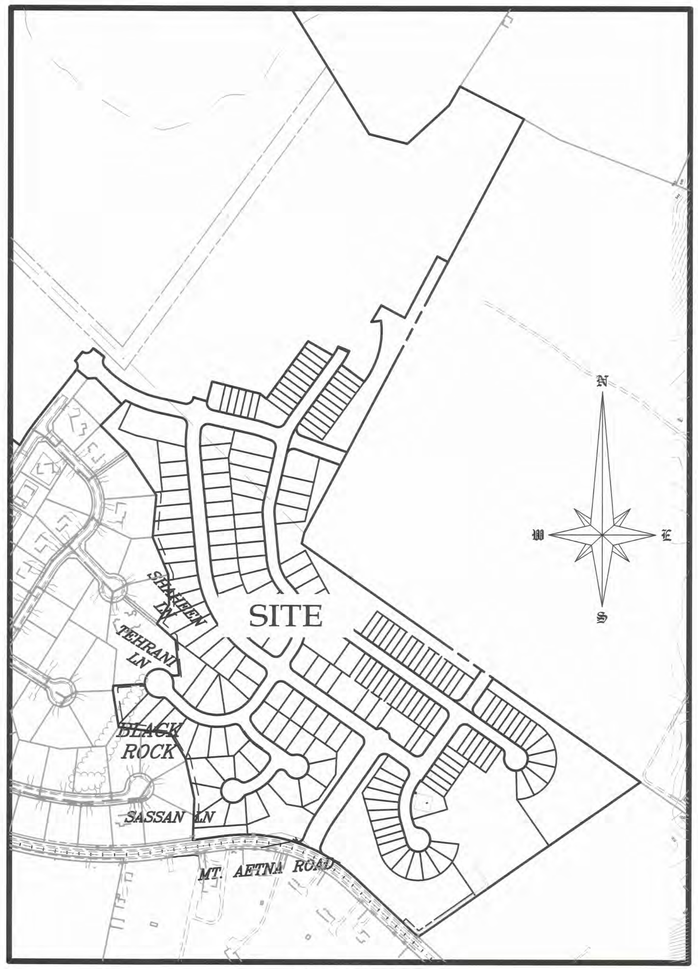
NON-ESD PRACTICES (CHAPTER 3 - STRUCTURAL PRACTICES)

TYPE	NO.	DA TO STRUCTURE (AC)	IMPERVIOUS DA TO STRUCTURE (AC)	WQv (AC-FT)	ESDv (AC-FT)	PE ADDRESSED (IN)
F-6	2-A	3.34	1.02	0.342	0.342	2.70
F-6	2-B	4.13	2.65	0.214	0.214	1.07
F-6	2	5.85	2.23	0.425	0.425	2.38
F-6	3	2.59	1.32	0.351	0.351	2.70
F-6	4	12.08	3.32	0.244	0.244	0.88
F-6	5	3.63	1.55	0.246	0.246	2.01
W-2		70.63	18.79	1.478	1.478	

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* SHEETS 34, 37, & 64 WERE NOT USED



LOCATION MAP
SCALE: 1" = 300'

OWNER/DEVELOPER:
DRB GROUP
10313 ARNETT DRIVE, SUITE 101
HAGERSTOWN, MD 21740
ATTN: MATT POWELL
(240) 420-6046, EXT. 2001

SITE PLAN APPROVAL	APRIL, 2026
GRADING PERMIT ISSUANCE	APRIL, 2026
START SITE CONSTRUCTION	APRIL, 2026
COMPLETE SITE CONSTRUCTION	MAY, 2027

AGENCY & UTILITY CONTACTS

WASHINGTON COUNTY DIVISION OF PERMITS & INSPECTIONS	-------- (240) 313-2460
WASHINGTON CO. SOIL CONSERVATION DISTRICT	DENISE PRICE (301) 797-6821
CITY OF HAG. UTILITIES ENGINEERING	------- (301) 739-8577 X 653
ANTIETAM CABLE	KEN BUCKLER (301) 797-5000
VERIZON	JULIE LUDWIG (301) 790-7135
POTOMAC EDISON	RICK USARY (301) 582-5210
COLUMBIA GAS	VONDA GRIFFIN (800) 440-6111

UTILITY NOTIFICATION

"THE SOIL CONSERVATION DISTRICT MAKES NO REPRESENTATION AS TO THE EXISTENCE OR NON- EXISTENCE OF ANY UTILITIES AT THE CONSTRUCTION SITE. SHOWN ON THESE CONSTRUCTION DRAWINGS ARE THOSE UTILITIES WHICH HAVE BEEN IDENTIFIED. IT IS THE RESPONSIBILITY OF THE LANDOWNERS OR OPERATORS AND CONTRACTORS TO ASSURE THEMSELVES THAT NO HAZARD EXISTS OR DAMAGE WILL OCCUR TO UTILITIES. IT IS SUGGESTED THAT MISS UTILITY BE CONTACTED AT: PHONE No. 1-800-257-7777.

DISTURBED AREA QUANTITIES

THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 69.6 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 112,614 C.Y. OF EXCAVATION AND 197,216 C.Y. OF FILL.

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

ENGINEER'S STORMWATER MANAGEMENT AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE FACILITY WAS CONSTRUCTED AS SHOWN ON THIS "AS-BUILT" PLAN AND MEETS OR EXCEEDS THE REQUIREMENTS OF COMAR 26.17.04.05 AND THE APPROVED POND PLANS AND SPECIFICATIONS.

NAME DATE

ENGINEER/ARCHITECT DESIGN CERTIFICATION

I HEREBY CERTIFY THIS PLAN FOR SOIL EROSION AND SEDIMENT CONTROL AND POND CONSTRUCTION HAS BEEN DESIGNED IN ACCORDANCE WITH LOCAL ORDINANCES, COMAR 26.17.01.07, MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND MEETS THE MARYLAND POND STANDARD 378.

Mar 03, 2026 — 27053 — SIGNATURE
DATE REG. NO.

SURVEYOR CERTIFICATION

I, GEORGE E. NAGEL, A REGISTERED SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE PLAN, PREPARED FROM A FIELD SURVEY CORRECTLY REPRESENTS THE PROPERTY BOUNDARY OF THE PROPOSED LAND SUBDIVISION AND FURTHER THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF MARYLAND, LICENSE NO. 21052 , AND LICENSE EXPIRATION DATE: 08/24/2026.

DATE: 03/03/2026 REGISTERED SURVEYORS' SIGNATURE:

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.

NAME GORDON S. POFFENBERGER
LICENSE No. 27053
EXPIRATION DATE: 1/25/26 28

STATE OF MARYLAND — GORDON SCOTT POFFENBERGER — 27053 — PROFESSIONAL ENGINEER — Mar 03, 2026

WASHINGTON COUNTY SOIL CONSERVATION DISTRICT

OWNER/DEVELOPER CERTIFICATION - DPW

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

3/3/26 DATE — MATT POWELL PRINTED NAME — SIGNATURE

CITY OF HAGERSTOWN UTILITIES DEPARTMENT - WATER & WASTEWATER DIVISIONS

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

(SIGNATURE) (DATE)

OWNER/DEVELOPER CERTIFICATION - SCD

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

3/3/26 DATE — MATT POWELL PRINTED NAME — SIGNATURE

WASHINGTON COUNTY DIVISION OF ENGINEERING

APPROVED BY: _____

DATE: _____

CONSTRUCTION PERMIT NOTE

A CONSTRUCTION PERMIT SHALL BE OBTAINED FROM THE CITY OF HAGERSTOWN UTILITY DEPARTMENT/WATER ENGINEERING DIVISION PRIOR TO BEGINNING CONSTRUCTION OF THE WATERLINE. CONTACT THE UTILITIES DEPT./WATER ENGINEERING DIVISION AT 301-739-8577 EXT. 681 FOR THE PERMIT APPLICATION.

STATE OF MARYLAND — GEORGE EDWARD NAGEL — 21052 — PROFESSIONAL LAND SURVEYOR

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.foxassociatesinc.com Email: foxassoc@foxassociatesinc.com

FOX & ASSOCIATES INC. Est. 1966

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REVISIONS

DATE:	REVISION:

COUNTY FILE #PP-25-001

FOX PROJECT #24-51312 DATE: 9/10/2024
D-9454 SHEET 1 OF 102

SITE DATA

TAX MAP/PARCEL	50/309 & 321
ELECTION DISTRICT	18
WATERSHED	ANTIETAM CREEK (02140502)
ZONING	RT, RESIDENTIAL TRANSITION DISTRICT
DEED BOOK/PAGE	7544/155
PARCEL ACREAGE	218.23205 Ac. (9,506,188 S.F.)
NUMBER OF PROPOSED LOTS	91 SINGLE FAMILY LOTS AND 100 SEMI-DETACHED LOTS
PROPOSED LOT NUMBERS IN THIS SECTION [3]	SF1 – SF14 [2] SF16 – SF53 SF58 – SF84 SF99 – SF102 SF328 – SF336 D1 – D84 D93 – D108
MAXIMUM LOT DENSITY (PER SECTION 7A.5 OF THE ZONING ORD.)	2.9 UNITS/ACRE (15,00 sq. ft./LOT) SINGLE FAMILY 5.8 UNITS/ACRE (7,500 sq. ft./LOT) SEMI-DETACHED
PROPOSED LOT DENSITY [1]	OVERALL PHASE 1 DENSITY = 191/57.75 = 3.3 LOTS/ACRE 91 SINGLE FAMILY + 100 SEMI-DETACHED = 3.2 UNITS/ACRE
MINIMUM LOT WIDTH (PER SECTION 7A.5 OF THE ZONING ORD.)	85 ft. SINGLE FAMILY; 45 ft. SEMI-DETACHED [1]
MINIMUM LOT SIZE	SINGLE FAMILY [1]: 6,886 sq. ft.; SEMI-DETACHED [1]: 3,494 sq. ft.
AVERAGE LOT SIZE	SINGLE FAMILY [1]: 8,868 sq. ft./LOT; SEMI-DETACHED [1]: 4,186 sq. ft./LOT
MINIMUM LOT WIDTH	SINGLE FAMILY [1]: 60 ft.; SEMI-DETACHED [1]: 30 ft.
MINIMUM BUILDING SETBACK LINES	SINGLE FAMILY [1]: FRONT – 20 ft. SIDE – 8 ft. REAR – 20 ft. AREA – 6,000 sq. ft. SEMI-DETACHED [1]: FRONT – 20 ft. SIDE – 8 ft. REAR – 20 ft. AREA – 3,600 sq. ft.
MAXIMUM BUILDING HEIGHT (PER SECTION 7A.4 OF THE ZONING ORD.)	35 ft. (20 ft. FOR ACCESSORY STRUCTURES)
PARKING REQUIRED (PER SECTION 22.1 OF THE ZONING ORD.)	2 SPACES / UNIT = 382 SPACES
PARKING PROVIDED	2 SPACES / DRIVEWAY =382 SPACES + 137 ON-STREET PARKING SPACES = 519 SPACES 2.72 SPACES/LOT
WATER	CITY OF HAGERSTOWN
SEWER	CITY OF HAGERSTOWN
SOLID WASTE STORAGE & DISPOSAL	CURBSIDE PICKUP BY CONTRACT HAULER
PROPOSED WATER ALLOCATION & WASTEWATER DISCHARGE	38,200 GPD

[1] THE WASHINGTON COUNTY PLANNING COMMISSION APPROVED A ZONING ORDINANCE CLUSTERING PROVISION AT THE 5/6/24 PLANNING COMMISSION MEETING (CL-24-001). THIS CLUSTERING PLAN REDUCED THE LOT CRITERIA TO THOSE SHOWN. LAND DERIVED FROM REDUCTION OF LOT SIZES SHALL BE PROVIDED AND MAINTAINED AS "OPEN SPACE" OR "RECREATIONAL AREAS" FOR JOINT USE BY THE RESIDENTS OF THE CLUSTER SUBDIVISION.

[2] SINGLE FAMILY LOT NUMBER 15 WAS NOT USED.

[3] THE LOTS IN PHASE 1 AGREE WITH THE LATEST APPROVED CLUSTER PLAN CL-24-001

AREA TABULATION:

TOTAL AREA OF 91 SINGLE FAMILY LOTS	807,654 Sq. Ft.	18.54 Ac.	8.5%
TOTAL AREA OF 100 SEMI-DETACHED LOTS	418,621 Sq. Ft.	9.61 Ac.	4.4%
AREA OF RIGHT-OF-WAY	456,234 Sq. Ft.	10.47 Ac.	4.8%
TOTAL AREA OPEN SPACE (11 PARCELS)	510,964 Sq. Ft.	11.73 Ac.	5.3%
TOTAL AREA OUTLOTS (5 PARCELS)	103,013 Sq. Ft.	2.36 Ac.	1.1%
AREA OF SWM (5 PARCELS)	226,262 Sq. Ft.	5.19 Ac.	2.4%
TOTAL AREA OF PHASE 1	2,522,748 Sq. Ft.	57.91 Ac.	26.5%
REMAINING LANDS	6,983,440 Sq. Ft.	160.32 Ac.	73.5%
TOTAL AREA OF ARBORVIEW	9,506,189 Sq. Ft.	218.23 Ac.	100.0%

GENERAL NOTES

1. TOPOGRAPHY SHOWN HEREON IS FROM BY FOX & ASSOCIATES, INC. IN JULY, 2024. BOUNDARY SURVEY WAS PERFORMED BY FOX & ASSOCIATES, INC. IN JULY, 2024. DATUM IS N.A.V.D. 88.
2. ANTIETAM CREEK WATERSHED (MARYLAND 8-DIGIT WATERSHED CODE 02140502).
3. THERE ARE NO WETLANDS ON THE SITE PER MAPPING BY THE U.S. DEPARTMENT OF INTERIOR, FISH & WILDLIFE SERVICE.
4. THE SITE IS NOT LOCATED WITHIN ANY SPECIAL PLANNING AREAS SUCH AS THE UPPER BEAVER CREEK BASIN AND BEAVER CREEK (ALBERT M. POWELL) TROUT HATCHERY OR THE WATERSHED BOUNDARIES OF THE EDGEMONT OR SMITHSBURG RESERVOIRS.
5. THE SITE IS NOT LOCATED WITHIN THE ANTIETAM PARK OR THE ANTIETAM BATTLEFIELD OVERLAY.
6. THE SITE IS NOT LOCATED WITHIN 1,000 FEET OF THE APPALACHIAN TRAIL CORRIDOR.
7. THERE ARE NO LISTED HYDRIC SOIL TYPES AT THE SITE.
8. THERE ARE PRIME FARMLAND SOIL TYPES AT THE SITE AS DELINEATED ON THE PLANS.
9. FOREST CONSERVATION REQUIREMENTS WILL BE MET BY COMBINATION OF FOREST RETENTION, FOREST PLANTINGS, STREET TREE CREDIT AND PAYMENT-IN-LIEU.
10. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN "ZONE-X, OTHER FLOOD AREAS", AS SHOWN ON F.E.M.A. FLOOD INSURANCE MAP (FIRM) COMMUNITY PANEL NO. 310 OF 470 (MAP NO. 24043C0310D), HAVING AN EFFECTIVE DATE OF AUGUST 15, 2017, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. "ZONE-X, OTHER FLOOD AREAS" DENOTES AREA OF MINIMAL FLOOD HAZARD.
11. AN EIGHT (8) FOOT WIDE EASEMENT FOR UTILITIES & DRAINAGE IS DEDICATED ALONG THE INTERIOR OF ALL REAR LOT LINES AND ALONG THE INTERIOR OF SIDE LOT LINES AND A TEN (10) FOOT WIDE EASEMENT FOR UTILITIES AND DRAINAGE IS DEDICATED ALONG THE INTERIOR OF ALL FRONT LOT LINES.
12. PREVIOUS PLANNING FILE NUMBERS: CLUSTER PLAN CL-24-001; CONCEPT PLAN SWCP24-022; FOREST STAND DELINEATION FS-24-002
13. ALL SIDEWALKS (INCLUDING THOSE LOCATED WITHIN COUNTY RIGHT-OF-WAY) SHALL BE OWNED AND MAINTAINED BY THE ARBORVIEW HOMEOWNERS' ASSOCIATION.
14. THE SUBJECT PROPERTY CONTAINS HISTORIC RESOURCES DOCUMENTED ON THE WASHINGTON COUNTY HISTORIC SITES INVENTORY (WA-I-063, WA-I-075). THE DESIGN GUIDELINES FOR HISTORIC PROPERTIES SHOULD BE REFERENCED PRIOR TO EXTERIOR WORK OR PROPERTY GRADING TO ENSURE DISTURBANCE TO THE RESOURCE IS INCLUDED IN THE INVENTORY IS LIMITED. THE SALVAGE OF ANY VIABLE MATERIALS FROM REMAINING STRUCTURES IS HIGHLY ENCOURAGED.
15. TOT LOTS ARE PROPOSED IN OPEN SPACE 6 AND OPEN SPACE 9. SEE SHEET 60A FOR TYPICAL EQUIPMENT.
16. THESE PHASE 1 DRAWINGS DEPICT 0.93 ACRES OF PROPOSED IMPERVIOUS COVER THAT IS PART OF THE 249 ACRE DRAINAGE AREA TO FUTURE POND 1. THIS IMPERVIOUS COVER WILL ALSO DISCHARGE INTO FUTURE BIORETENTION FACILITY #6. THIS 0.93 ACRE OF IMPERVIOUS COVER IN PHASE 1 WILL BE INCLUDED IN THE FUTURE DESIGN OF THESE TWO STRUCTURES.
17. THE DEVELOPER SHALL BE REQUIRED TO WIDEN, TO A MINIMUM 20 FT TOTAL PAVEMENT, ANY SEGMENT OF ROAD OUTSIDE OF THE COUNTY'S PLANNED VERTICAL/HORIZONTAL CURVATURE CORRECTIONS, PRIOR TO FINAL PLAT APPROVAL FOR THE 126TH LOT. THE DEVELOPER MUST HAVE APPROVED AND BONDED WIDENING PLANS FOR MT. AETNA ROAD, AND THE ANTICIPATED FINAL PLAT APPROVAL MUST BE WITHIN TWO YEARS OF THE CAPITAL IMPROVEMENT PLAN PROJECT. ALTERNATELY, SHOULD DEVELOPER WISH TO RECORD THE 126TH LOT PRIOR TO 2028, THEY MAY OBTAIN APPROVED AND BONDED PLANS FOR CORRECTION OF THE VERTICAL/HORIZONTAL CURVES IN ADDITION TO WIDENING. SHOULD DEVELOPER RECORD AT LEAST 20 LOTS, BUT NOT MORE THAN 125 LOTS WITHIN 4 YEARS OF THIS APPROVAL, THEY WILL BE RESPONSIBLE TO WIDEN THOSE SAME SEGMENTS OF ROAD TO A MINIMUM 18 FT TOTAL PAVEMENT WIDTH

GENERAL CONSTRUCTION NOTES

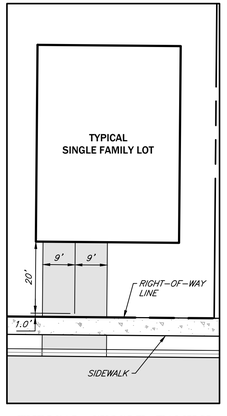
1. NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY FOX & ASSOCIATES, INC. TO DETERMINE THE EXISTENCE OR LOCATION OF GROUND WATER, ROCK OR OTHER NATURAL OR MAN-MADE FEATURES. EXCEPT AS SPECIFICALLY INDICATED. NO ENVIRONMENTAL STUDIES HAVE BEEN CONDUCTED BY OUR FIRM.
2. EXISTING UTILITY INFORMATION SHOWN HEREON IS FROM DRAWINGS AND/OR OTHER SOURCES PROVIDED BY OWNERS OF THE VARIOUS UTILITIES. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BEFORE BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT (1-800-257-7777) A MINIMUM OF 48 HOURS BEFORE BEGINNING ANY WORK SHOWN ON THESE DRAWINGS. ANY DAMAGE TO UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE UTILITY OWNER. HAND PIT EXCAVATION SHALL BE PROVIDED AS NEEDED BY CONTRACTOR TO LOCATE EXISTING UNDERGROUND UTILITIES.
3. 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.
4. THE CONTRACTOR SHALL VERIFY ALL SURFACE AND SUBSURFACE CONDITIONS (LOCATIONS AND ELEVATIONS) PRIOR TO BIDDING AND START OF CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER AND/OR ENGINEER BEFORE PROCEEDING IF THEY AFFECT THE DESIGN FEASIBILITY OF THIS PROJECT. ANY DAMAGE TO FACILITIES, STRUCTURES, PAVEMENT OR OTHER MAN-MADE ITEMS ON OR ADJACENT TO THE SITE OR NOT SPECIFICALLY INDICATED FOR THE DEMOLITION SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE LEGAL AND REGULATORY REQUIREMENTS. CONTRACTOR SHALL OBTAIN ANY BONDS REQUIRED BY COUNTY/STATE FOR WORK WITHIN COUNTY/STATE RIGHT-OF-WAYS.
6. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE WASHINGTON COUNTY ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS, THE LATEST EDITION OF WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY STANDARDS AND SPECIFICATIONS, THE WASHINGTON COUNTY PLUMBING CODE, THE CITY OF HAGERSTOWN WATER & SEWER DEPARTMENT PROCEDURES AND REGULATIONS, AND THE STATE OF MARYLAND DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ADMINISTRATION BOOK OF STANDARDS.
7. ANY WORK WITHIN THE COUNTY RIGHT-OF-WAY WILL REQUIRE THE POSTING OF A PERFORMANCE BOND AND EXECUTED PUBLIC WORKS AGREEMENT PRIOR TO THE ISSUANCE OF THE GRADING PERMIT, IN ACCORDANCE WITH THE WASHINGTON COUNTY S-3 POLICY.
8. JOB SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. CONTACT THE WASHINGTON COUNTY DIVISION OF PERMITS AND INSPECTIONS AT 240-313-2460; FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION.
10. A PRE-CONSTRUCTION MEETING, INTERIM (WATER QUALITY) INSPECTION, AND A FINAL SITE CLOSE OUT REVIEW ARE REQUIRED FOR ALL PROJECTS WITH SOIL DISTURBANCES GREATER THAN 15,000 SQUARE FEET OR 500 CUBIC YARDS OF CUT OR FILL. CONTACT THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT AT 301-797-6821 TO SCHEDULE THE REQUIRED MEETING OR INSPECTION.
11. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT ARE UNFORESEEN DURING THE DESIGN STAGE OR THAT ARE NEEDED TO TEMPORARILY CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PRACTICES.
12. 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.
13. NO PERMANENT STRUCTURES (E.G. FENCES, SHEDS, PLAY EQUIPMENT, RETAINING WALLS) SHALL BE PERMITTED WITHIN ANY STORMWATER OR STORM DRAINAGE EASEMENT ON THIS PROPERTY.
14. IN CONFORMANCE WITH THE STORM WATER MANAGEMENT ORDINANCE OF WASHINGTON COUNTY, A PERFORMANCE SECURITY AND EXECUTED MAINTENANCE AND ACCESS AGREEMENT SHALL BE REQUIRED FROM THE DEVELOPER PRIOR TO ISSUANCE OF ANY BUILDING OR GRADING PERMIT FOR CONSTRUCTION PER THESE PLANS.
15. ANY MODIFICATIONS OF THE APPROVED GRADING PLAN SHALL BE REVIEWED AND APPROVED BY THE WASHINGTON COUNTY DIVISION OF ENGINEERING PRIOR TO CONSTRUCTION OF ANY SUCH MODIFICATION.
16. A UTILITY PERMIT WILL BE REQUIRED FOR ANY PROPOSED UTILITY WORK LOCATED WITHIN THE COUNTY RIGHT-OF-WAY.
17. PLEASE BE ADVISED THAT ANY PROJECT WHICH CREATES A DISTURBANCE OF ONE (1) ACRE OR MORE WILL REQUIRE A "NOTICE OF INTENT TO COMPLY WITH THE GENERAL PERMIT STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY" (NOI). THE NOI IS REQUIRED UNDER THE CLEAN WATER ACT AS STATED IN 40 CFR 122.26 AND THE CODE OF MARYLAND REGULATIONS COMAR 26.08.04.09A AND IS REGULATED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT (MDE). THE NOI IS TO BE SUBMITTED WITH THE APPROPRIATE FEES DIRECTLY TO THE MDE PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. NO LAND DISTURBING ACTIVITY THAT REQUIRES A GRADING PERMIT FROM WASHINGTON COUNTY SHOULD PROCEED UNTIL THE GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (MDR10) HAS BEEN ISSUED BY MDE
18. ALL GRADING FOR THIS PROJECT SHALL BE THE FULL RESPONSIBILITY OF THE LOT/PARCEL OWNER.
19. UNLESS OTHERWISE INDICATED, DRAINAGE EASEMENTS SHOWN OR DESCRIBED ON THIS PRELIMINARY SHALL BE MAINTAINED BY THE PROPERTY OWNER TO ENSURE SMOOTH FLOWAGE OF STORMWATER RUNOFF. ALL CHANNELS, SWALES, DITCHES, AND CULVERTS SHALL BE KEPT OPEN AND FREE FROM OBSTRUCTIONS SUCH AS DEBRIS, EXCESS VEGETATION, OR STRUCTURAL IMPEDIMENTS. THE COUNTY RETAINS THE RIGHT TO ACCESS AND INSPECT THE EASEMENT AREA, AND TO REQUIRE PROPERTY OWNERS TO REPAIR DEFICIENCIES CAUSED BY IMPROPER MAINTENANCE. SHOULD THE PROPERTY OWNER'S IMPROPER MAINTENANCE CAUSE AN IMPEDIMENT, THE COUNTY RETAINS THE RIGHT TO ABATE THE ISSUE AT THE PROPERTY OWNER'S EXPENSE. THE COUNTY MAY MODIFY, IMPROVE, OR REPAIR THE DRAINAGE SYSTEM, AT THE COUNTY'S DISCRETION.

LEGEND

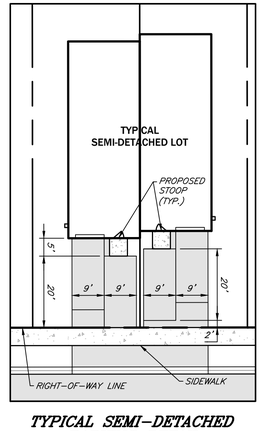
- ADJOINER PROPERTY LINE
- BRL
- EXISTING CENTERLINE
- 600 INDEX CONTOUR
- INTERMEDIATE CONTOUR
- EXISTING OVERHEAD ELECTRIC
- EXISTING EDGE OF PAVEMENT
- EXISTING EASEMENT
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY
- SS EXISTING SANITARY SEWER – GRAVITY
- SOIL
- TREES
- W EXISTING WATERLINE
- PROPOSED BLDG
- PROPOSED CENTERLINE
- PROPOSED STORM DRAIN
- PROPOSED EASEMENT
- PROPOSED FENCE
- SS PROPOSED SANITARY SEWER
- FM PROPOSED FORCE MAIN
- LPSS PROPOSED LOW-PRESSURE SEWER
- PROPOSED CONC/SIDEWALK
- W-8 PROPOSED 8" WATERLINE
- W-12 PROPOSED 12" WATERLINE

HATCH LEGEND

- PROP PAVEMENT
- PROP STREET DEDICATION
- PROP SAN SEWER ESMT
- PROP WATERLINE ESMT
- PROP STORM DRAIN ESMT
- PROP FOREST CONSERVATION ESMT



TYPICAL SINGLE FAMILY PARKING DETAIL
SCALE: 1"=20'



TYPICAL SEMI-DETACHED PARKING DETAIL
SCALE: 1"=20'

BENCHMARKS				
NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
2	711,564.3452	1,127,409.4950	633.35	REBAR & CAP
10	709,605.1210	1,128,630.5560	610.79	REBAR & CAP
11	709,734.8160	1,128,094.3110	634.67	REBAR & CAP
100	709,365.6500	1,128,888.2760	597.92	MAG HUB

MINIMUM REDUCTION ALLOWANCES PER LOT/DWELLING UNIT TYPE					
Dwelling Type	Lot Width	Lot Size	Front Setback	Side Setback	Rear Setback
Single Family	60'	6,000	20'	8'	20'
Semi-Detached	30'	3,600	20'	8'	20'

COUNTY FILE #PP-25-001

FOX & ASSOCIATES INC.
Est. 1966

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FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
981 MT. AETNA ROAD
HAGERSTOWN, MD. 21740
PHONE: (301)745-9255
FAX: (301)733-1653
82 WORMANS MILL COURT
SUITE 'G'
FREDERICK, MD. 21701
PHONE: (301)695-4980
FAX: (301)293-6009
www.foxassociatesinc.com
Email: foxassoc@foxassociatesinc.com

REVISION	DATE	DRAWN BY

GENERAL NOTES
ARBORVIEW - PHASE 1
91 SINGLE FAMILY AND 100 SEMI-DETACHED LOTS
SITUATE ALONG THE NORTH SIDE OF MT AETNA ROAD
ELECTION DISTRICT 18
WASHINGTON COUNTY, MARYLAND

SCALE: NTS

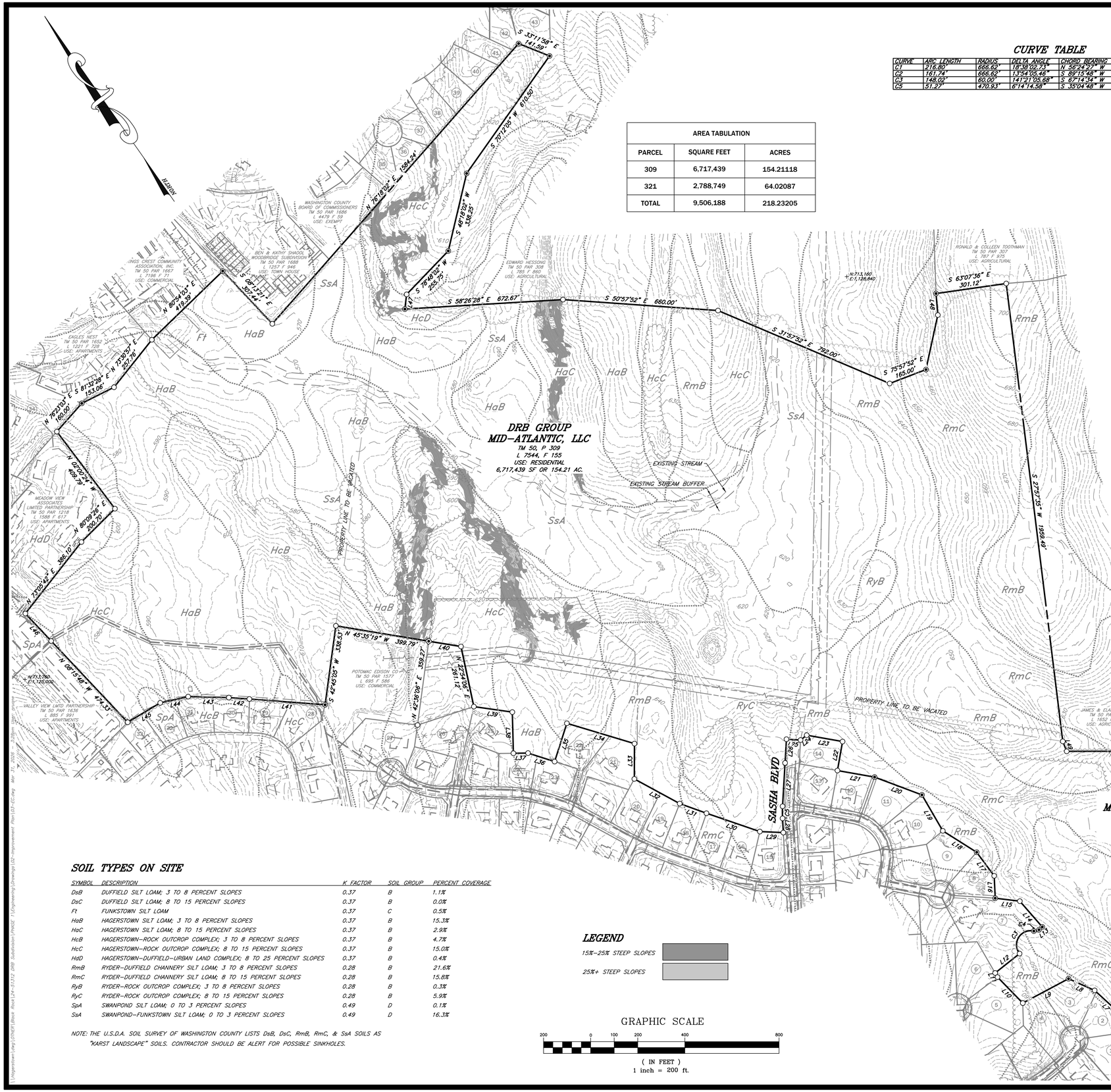
STATE OF MARYLAND
SCOTT POFFENBERGER
PROFESSIONAL ENGINEER
Mar 31, 2026

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.
LICENSE No.: 27053 EXP. DATE: 1/25/28

PROJECT NO. 24-51312
DRAWING NO. D-9454
DATE: OCTOBER, 2024
DRAWN BY: DCM
CHECKED BY: GSP

SHEET 2 OF 102

I:\Projects\Arborview\Working\Mount Aetna Road\24-51312 (PP)\Subdivision\PHASE 1\Engineering\Drawings\GDP-Improvement Plan\GDP-GN.dwg Mar 31, 2026 - 3:29pm User: mcarter



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	216.80'	666.62'	18°38'02.73"	N 56°24'27" W	215.85'	109.37'
C2	161.74'	666.62'	13°54'05.46"	S 89°15'48" W	161.34'	81.27'
C3	148.02'	60.00'	141°21'05.69"	S 67°14'34" W	113.24'	171.10'
C5	51.27'	470.93'	6°14'14.58"	S 35°04'48" W	51.24'	25.66'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 48°31'47" W	61.51'
L2	N 72°49'05" W	86.62'
L3	S 85°53'15" W	43.74'
L4	S 78°46'32" W	30.24'
L5	S 82°18'45" W	138.61'
L6	N 01°52'14" E	175.00'
L7	N 12°29'35" W	170.00'
L8	N 30°56'44" W	151.70'
L9	N 83°02'29" W	230.00'
L10	N 09°08'11" W	153.74'
L11	N 04°56'58" E	20.25'
L12	N 85°54'01" E	132.32'
L13	N 83°57'01" E	18.40'
L14	N 06°02'59" W	145.00'
L15	N 48°02'59" W	105.22'
L16	N 35°18'59" E	95.00'
L17	N 01°35'02" W	124.92'
L18	N 22°44'20" W	170.00'
L19	N 04°32'21" E	176.55'
L20	N 34°24'04" W	214.98'
L21	N 44°56'27" W	160.00'
L22	N 45°03'33" E	125.00'
L23	N 44°56'28" W	154.79'
L24	S 86°41'04" W	33.21'
L25	N 51°41'56" W	60.00'
L26	S 38°18'31" W	100.87'
L27	S 38°18'56" W	184.57'
L28	S 31°55'43" W	60.36'
L29	N 52°36'17" W	99.85'
L30	N 36°02'10" W	239.63'
L31	N 35°06'38" W	120.77'
L32	N 26°30'55" W	215.37'
L33	N 35°18'50" E	150.00'
L34	N 38°15'43" W	300.00'
L35	S 52°44'26" W	170.80'
L36	N 37°15'54" W	118.43'
L37	N 55°44'29" W	62.06'
L38	N 37°28'54" W	174.00'
L39	N 46°54'19" W	165.00'
L40	N 45°41'10" W	138.73'
L41	N 50°37'06" W	153.33'
L42	N 51°04'26" W	86.68'
L43	N 53°37'33" W	172.81'
L44	N 67°32'50" W	121.57'
L45	N 85°53'53" W	160.90'
L46	N 08°14'34" W	160.00'
L47	S 41°48'02" W	63.01'
L48	N 30°09'59" E	91.47'
L49	S 13°31'06" W	45.40'

AREA TABULATION

PARCEL	SQUARE FEET	ACRES
309	6,717,439	154.21118
321	2,788,749	64.02087
TOTAL	9,506,188	218.23205

ADJOINERS

	OWNER (N/F)	T.M.	PARCEL	LIBER	FOLIO	USE
1	HAITHAM AHMED	50	1727	7137	392	RESIDENTIAL
2	JONATHAN BOYER	50	1727	4363	261	RESIDENTIAL
3	SIDDHARTH PATEL	50	1727	6721	132	RESIDENTIAL
4	SAMUEL & MERCY KURAPATY	50	1727	3003	375	RESIDENTIAL
5	ANDREW & MARIA DURELLI	50	1727	3853	413	RESIDENTIAL
6	MATTHEW & ALISON HOLDCROFT	50	1727	7043	141	RESIDENTIAL
7	HUGO & JANANI BONATTI	50	1727	6381	121	RESIDENTIAL
8	ERIC & SHANNON PETERSON	50	1727	5066	38	RESIDENTIAL
9	STEVEN & ARLENE HULL	50	1727	4615	290	RESIDENTIAL
10	CARLOS & ANA ROSA HUNGRIA, TRUSTEES	50	1727	5538	290	RESIDENTIAL
11	ZIA UDDIN & FARAH ABID	50	1727	3267	515	RESIDENTIAL
12	IZMIR AKHMEDOV & SABINA FEYZULOVA	50	1727	6289	246	RESIDENTIAL
13	MOHAMMAD TARIQ	50	1727	3336	33	RESIDENTIAL
14	MOHAMMAD TARIQ	50	1727	5850	342	RESIDENTIAL
15	SANRANA ASHRAF & ASLAM CHOUDHRY	50	1707	5357	280	RESIDENTIAL
16	NARESH & MADHU GUPTA	50	1707	3687	40	RESIDENTIAL
17	MATTHEW & TRACI STUPP	50	1707	4619	237	RESIDENTIAL
18	WILLIAM & JOYCE ALLEN	50	1707	1439	525	RESIDENTIAL
19	MAJIR ZAFAR & QADIR GHAZALA	50	319	5640	399	RESIDENTIAL
20	GEORGE BUTLER	50	319	6435	67	RESIDENTIAL
21	BETHANY ATCHLEY	50	1731	6023	372	RESIDENTIAL
22	THEODORE & SANDRA JOHNSON	50	1731	2660	529	RESIDENTIAL
23	LIAO WEIDONG & CHEN MEI	50	319	3418	503	RESIDENTIAL
24	DAVID MARTIN & JENNIFER BAILEY	50	319	5645	1	RESIDENTIAL
25	CANDACE & BRAD CROST	50	1731	4915	298	RESIDENTIAL
26	LINCOLN & ROSA STEED	50	1731	4118	87	RESIDENTIAL
27	SABA & MOAMMIR AZIZ	50	319	7249	389	RESIDENTIAL
28	ANDREW & FLOYCE REGINATO	50	1648	4603	373	RESIDENTIAL
29	JOSHUA & KEELY MCCLAIN	50	1648	5487	293	RESIDENTIAL
30	MANMINDER & ANUSHA BHATIA	50	1648	6606	171	RESIDENTIAL
31	REZA & DEBORAH MIRDAMADI	50	1648	1742	565	RESIDENTIAL
32	JOHN & KATHLEEN BRODY	50	1648	4148	368	RESIDENTIAL
33	ALI & LAURA EL MOHANDES	50	1648	1991	101	RESIDENTIAL
34	STONECROFT ASSOCIATES LP	50	689	729	816	APARTMENTS
35	SANTIEA SKINNER	50	1686	6723	223	RESIDENTIAL
36	CHRISTOPHER & NICOLE LEITER	50	1686	4747	416	RESIDENTIAL
37	ROBERT & KATIE FRANK	50	1686	3669	74	RESIDENTIAL
38	SHAOOL WOODBRIDGE DEVELOPMENT, LLC	50	1686	6287	231	RESIDENTIAL
39	SHAOOL WOODBRIDGE DEVELOPMENT, LLC	50	1686	6287	231	RESIDENTIAL
40	SHAOOL WOODBRIDGE DEVELOPMENT, LLC	50	1686	6287	231	RESIDENTIAL
41	FOXSHIRE PLAZA RESIDENTIAL, LLC	50	1686	7506	99	RESIDENTIAL
42	ANN & TINA HARR	50	1686	4646	241	RESIDENTIAL
43	CATHERINE & DAMIAN PALACIOS	50	1686	7233	255	RESIDENTIAL

SOIL TYPES ON SITE

SYMBOL	DESCRIPTION	K FACTOR	SOIL GROUP	PERCENT COVERAGE
DsB	DUFFIELD SILT LOAM; 3 TO 8 PERCENT SLOPES	0.37	B	1.1%
DsC	DUFFIELD SILT LOAM; 8 TO 15 PERCENT SLOPES	0.37	B	0.0%
Ft	FUNKSTOWN SILT LOAM	0.37	C	0.5%
HaB	HAGERSTOWN SILT LOAM; 3 TO 8 PERCENT SLOPES	0.37	B	15.3%
HaC	HAGERSTOWN SILT LOAM; 8 TO 15 PERCENT SLOPES	0.37	B	2.9%
HcB	HAGERSTOWN-ROCK OUTCROP COMPLEX; 3 TO 8 PERCENT SLOPES	0.37	B	4.7%
HcC	HAGERSTOWN-ROCK OUTCROP COMPLEX; 8 TO 15 PERCENT SLOPES	0.37	B	15.0%
HdD	HAGERSTOWN-DUFFIELD-URBAN LAND COMPLEX; 8 TO 25 PERCENT SLOPES	0.37	B	0.4%
RmB	RYDER-DUFFIELD CHANNERY SILT LOAM; 3 TO 8 PERCENT SLOPES	0.28	B	21.6%
RmC	RYDER-DUFFIELD CHANNERY SILT LOAM; 8 TO 15 PERCENT SLOPES	0.28	B	15.8%
RyB	RYDER-ROCK OUTCROP COMPLEX; 3 TO 8 PERCENT SLOPES	0.28	B	0.3%
RyC	RYDER-ROCK OUTCROP COMPLEX; 8 TO 15 PERCENT SLOPES	0.28	B	5.9%
SpA	SWANPOND SILT LOAM; 0 TO 3 PERCENT SLOPES	0.49	D	0.1%
SsA	SWANPOND-FUNKSTOWN SILT LOAM; 0 TO 3 PERCENT SLOPES	0.49	D	16.3%

NOTE: THE U.S.D.A. SOIL SURVEY OF WASHINGTON COUNTY LISTS DsB, DsC, RmB, RmC, & SsA SOILS AS "KARST LANDSCAPE" SOILS. CONTRACTOR SHOULD BE ALERT FOR POSSIBLE SINKHOLES.

LEGEND

15%-25% STEEP SLOPES

25%+ STEEP SLOPES

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

COUNTY FILE #PP-25-001

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981 MT. AETNA ROAD
HAGERSTOWN, MD. 21740
PHONE: (301)733-8503
or (301)745-2550
FAX: (301)733-1653
82 WORMANS MILL COURT
SUITE 'G'
FREDERICK, MD. 21701
PHONE: (301)695-4980
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DRAWN BY | REVISION | DATE

EXISTING CONDITIONS PLAN

ARBORVIEW - PHASE 1

91 SINGLE FAMILY AND 100 SEMI-DETACHED LOTS

SITUATE ALONG THE NORTH SIDE OF MT AETNA ROAD
ELECTION DISTRICT 18
WASHINGTON COUNTY, MARYLAND

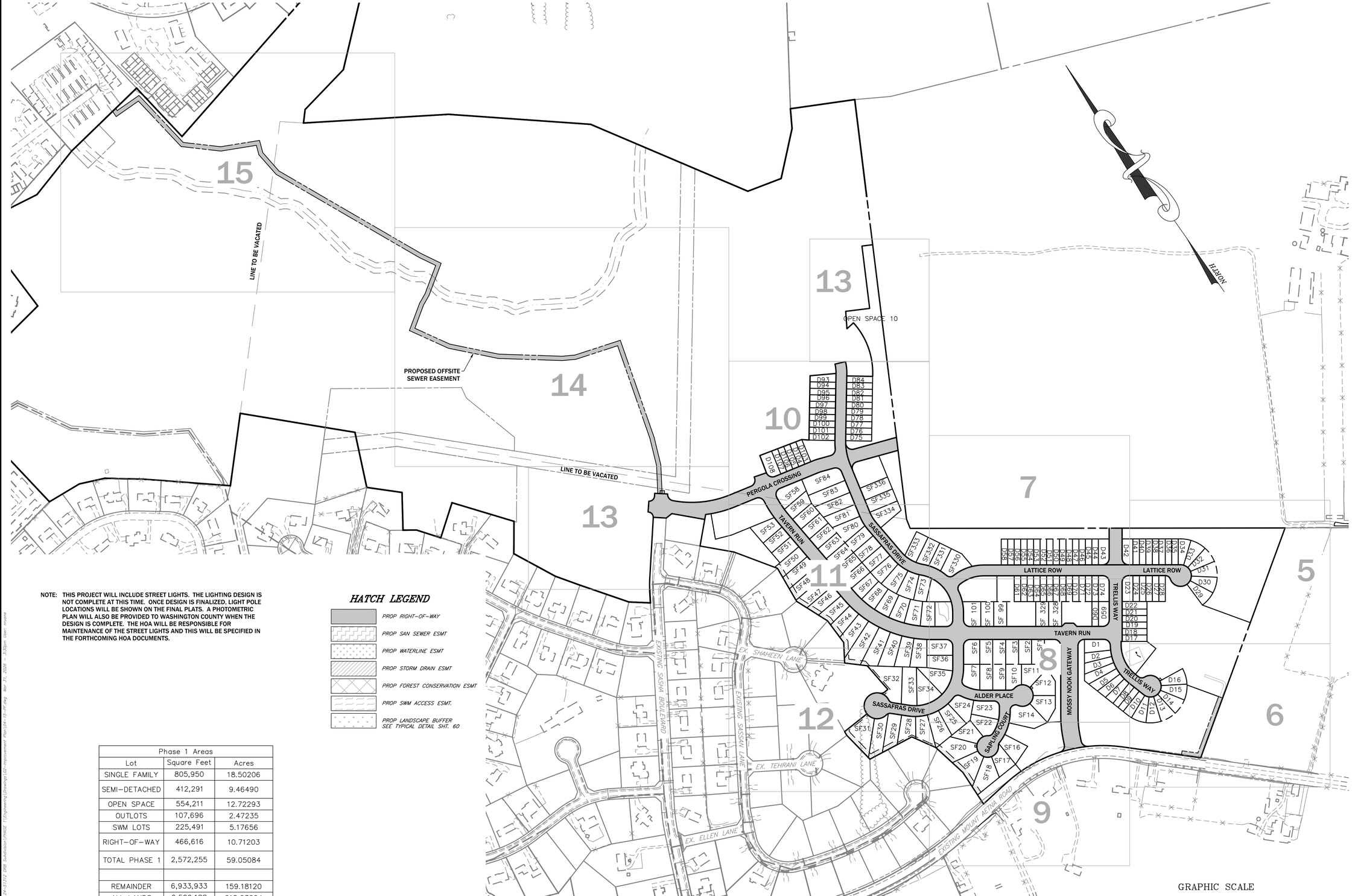
SCALE: 1"=200'

STATE OF MARYLAND
GEOFFREY SCOTT POFFENBERGER
PROFESSIONAL ENGINEER
Mar 31, 2026

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.
LICENSE No.: 27053 EXP. DATE: 1/25/28

PROJECT NO. 24-51312
DRAWING NO. D-9454
DATE: OCTOBER, 2024
DRAWN BY: DCM
CHECKED BY: GSP

SHEET 3 OF 102



NOTE: THIS PROJECT WILL INCLUDE STREET LIGHTS. THE LIGHTING DESIGN IS NOT COMPLETE AT THIS TIME. ONCE DESIGN IS FINALIZED, LIGHT POLE LOCATIONS WILL BE SHOWN ON THE FINAL PLATS. A PHOTOMETRIC PLAN WILL ALSO BE PROVIDED TO WASHINGTON COUNTY WHEN THE DESIGN IS COMPLETE. THE HOA WILL BE RESPONSIBLE FOR MAINTENANCE OF THE STREET LIGHTS AND THIS WILL BE SPECIFIED IN THE FORTHCOMING HOA DOCUMENTS.

HATCH LEGEND

- PROP RIGHT-OF-WAY
- PROP SAN SEWER ESMT
- PROP WATERLINE ESMT
- PROP STORM DRAIN ESMT
- PROP FOREST CONSERVATION ESMT
- PROP SWM ACCESS ESMT.
- PROP LANDSCAPE BUFFER SEE TYPICAL DETAIL SHT. 60

Phase 1 Areas		
Lot	Square Feet	Acres
SINGLE FAMILY	805,950	18.50206
SEMI-DETACHED	412,291	9.46490
OPEN SPACE	554,211	12.72293
OUTLOTS	107,696	2.47235
SWM LOTS	225,491	5.17656
RIGHT-OF-WAY	466,616	10.71203
TOTAL PHASE 1	2,572,255	59.05084
REMAINDER	6,933,933	159.18120
ALL LANDS	9,506,188	218.23204

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

COUNTY FILE #PP-25-001

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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.foxassociatesinc.com
Email: foxassoc@foxassociatesinc.com

DRAWN BY | REVISION | DATE

OVERALL PRELIMINARY PLAT
ARBORVIEW - PHASE 1
91 SINGLE FAMILY AND 100 SEMI-DETACHED LOTS
SITUATE ALONG THE NORTH SIDE OF MT AETNA ROAD
ELECTION DISTRICT 18
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=200'

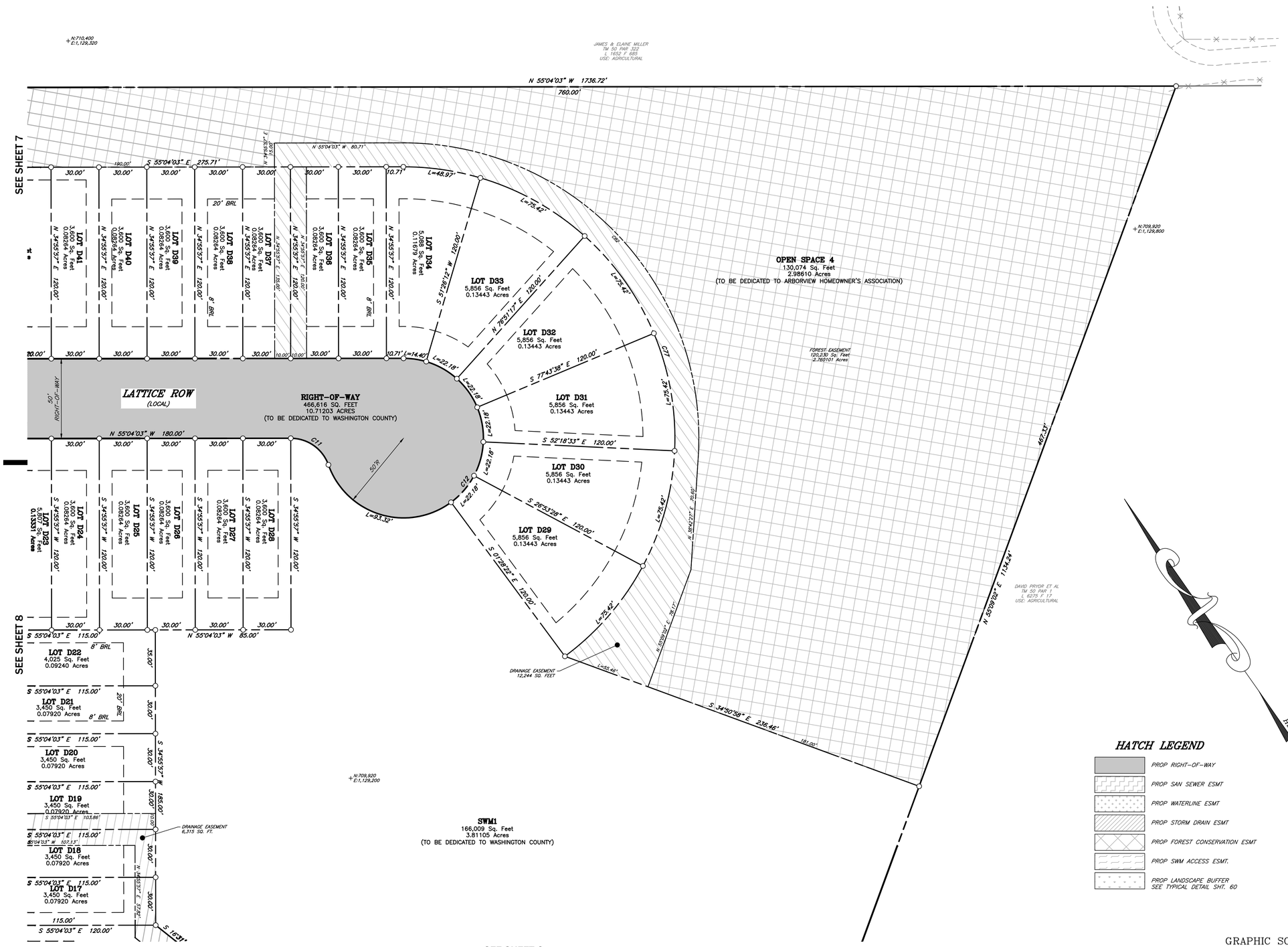
STATE OF MARYLAND
DAVID CHRISTOPHER MCKEE
27053
PROFESSIONAL ENGINEER
Mar 31, 2026

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.
LICENSE No.: 27053 EXP. DATE: 1/25/28

PROJECT NO. 24-51312
DRAWING NO. D-9454
DATE: OCTOBER, 2024
DRAWN BY: DCM
CHECKED BY: GSP

SHEET 4 OF 102

I:\Projects\Land Dwg\DWG\Plats\ Plats\24-51312 ZMD Subdivision PHASE 1\Engineering\Drawings\02-Improvement Plan\04-15-PP.dwg Mar 31, 2026 - 3:30pm User: mcone



HATCH LEGEND

- PROP. RIGHT-OF-WAY
- PROP. SAN SEWER ESMT.
- PROP. WATERLINE ESMT.
- PROP. STORM DRAIN ESMT.
- PROP. FOREST CONSERVATION ESMT.
- PROP. SWM ACCESS ESMT.
- PROP. LANDSCAPE BUFFER SEE TYPICAL DETAIL SHT. 60

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

COUNTY FILE #PP-25-001

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Email: foxassoc@foxassociatesinc.com

DRAWN BY	REVISION	DATE

PRELIMINARY PLAT

ARBORVIEW - PHASE 1

91 SINGLE FAMILY AND 100 SEMI-DETACHED LOTS

SITUATE ALONG THE NORTH SIDE OF MT AETNA ROAD
ELECTION DISTRICT 16
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=30'

STATE OF MARYLAND
SCOTT POFFENBERGER
27053
PROFESSIONAL ENGINEER
Mar 31, 2026

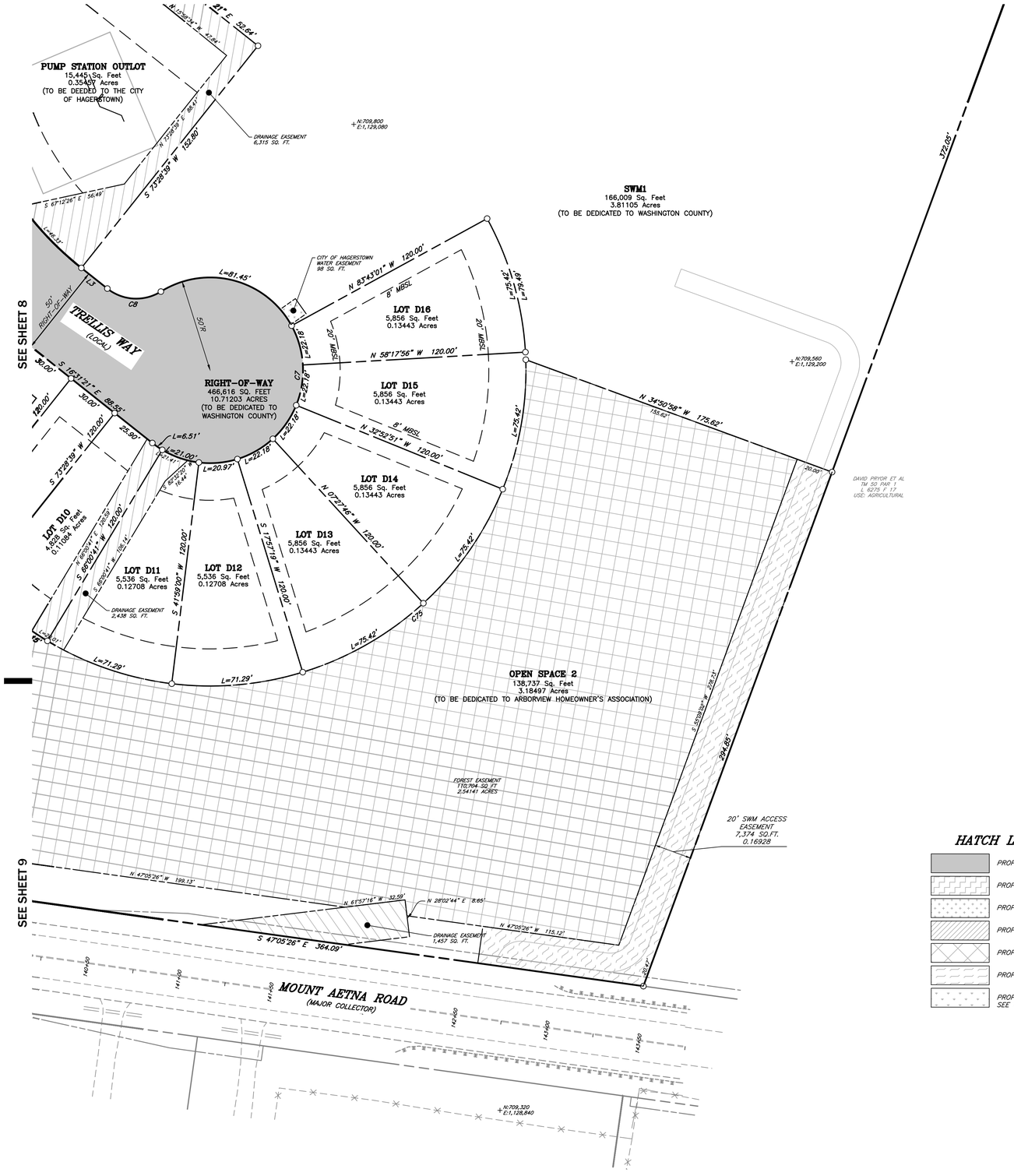
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE No.: 27053 EXP. DATE: 1/25/28

PROJECT NO. 24-51312
DRAWING NO. D-9454
DATE: OCTOBER, 2024
DRAWN BY: DCM
CHECKED BY: GSP

SHEET 5 OF 102

I:\Projects\Dwg\24\24-51312 (Rice Knox)\24-51312 (RB Subdivision) PHASE 1\Engineering\Drawings\GS-Improvement Plan\24-51312-Plan Mar 31, 2026 - 3:29pm steven.moore

SEE SHEET 5



HATCH LEGEND

- PROP RIGHT-OF-WAY
- PROP SAN SEWER ESMT.
- PROP WATERLINE ESMT.
- PROP STORM DRAIN ESMT.
- PROP FOREST CONSERVATION ESMT.
- PROP SWM ACCESS ESMT.
- PROP LANDSCAPE BUFFER SEE TYPICAL DETAIL SHT. 60

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

COUNTY FILE #PP-25-001

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DRAWN BY | REVISION | DATE

PRELIMINARY PLAT
ARBORVIEW - PHASE 1
91 SINGLE FAMILY AND 100 SEMI-DETACHED LOTS
SITUATE ALONG THE NORTH SIDE OF MT AETNA ROAD
ELECTION DISTRICT 18
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=30'

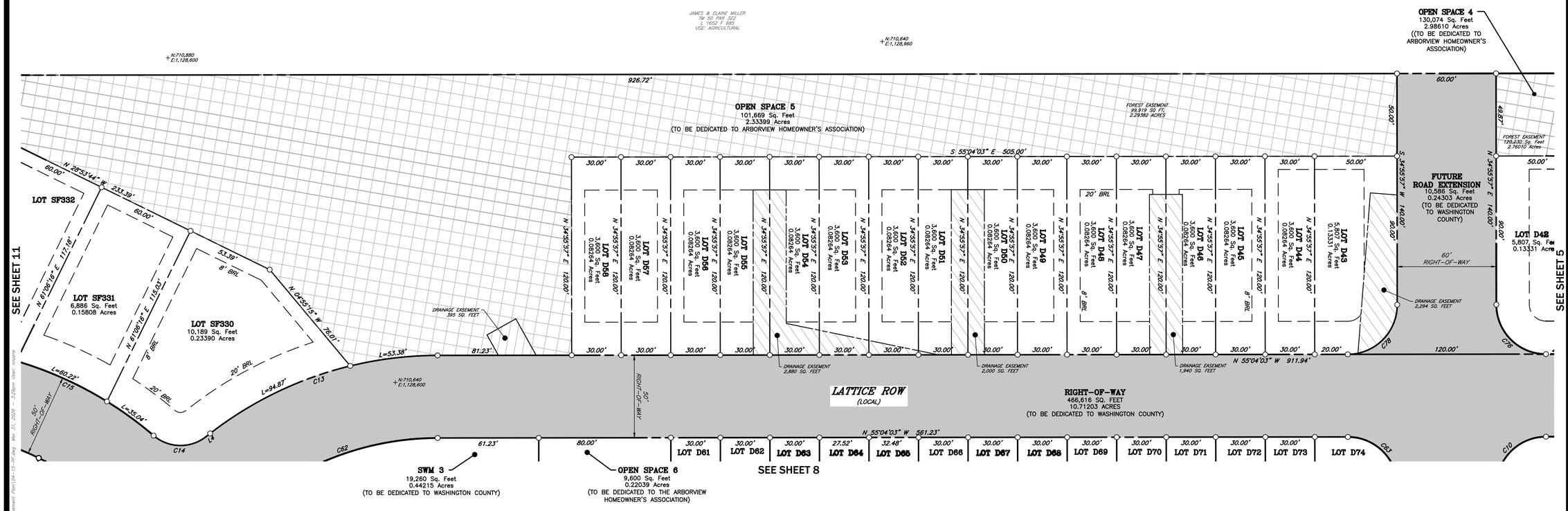
STATE OF MARYLAND
GARY SCOTT PHILLABAUM
PROFESSIONAL ENGINEER
27053
Mar 31, 2026

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.
LICENSE No.: 27053 EXP. DATE: 1/25/28

PROJECT NO. 24-51312
DRAWING NO. D-9454
DATE: OCTOBER, 2024
DRAWN BY: DCM
CHECKED BY: GSP

SHEET 6 OF 102

I:\Projects\Arbv [24051] \Docs \Acad \24-51312 ARB Subdivision \PHASE 1 \Engineering \Drawings \02-Improvement Plans \24-15-PP.dwg Mar 31, 2026 - 3:39pm Glenn Malone



HATCH LEGEND

- PROP RIGHT-OF-WAY
- PROP SAN SEWER ESMT
- PROP WATERLINE ESMT
- PROP STORM DRAIN ESMT
- PROP FOREST CONSERVATION ESMT
- PROP SWM ACCESS ESMT.
- PROP LANDSCAPE BUFFER SEE TYPICAL DETAIL SHT. 60

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

COUNTY FILE #PP-25-001

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FAX: (301)733-1653
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DRAWN BY | REVISION | DATE

PRELIMINARY PLAT
ARBORVIEW - PHASE 1
91 SINGLE FAMILY AND 100 SEMI-DETACHED LOTS

SITUATE ALONG THE NORTH SIDE OF MT AETNA ROAD
ELECTION DISTRICT 18
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=30'

STATE OF MARYLAND
SCOTT PHILLIP CRAMER
PROFESSIONAL ENGINEER
2024
Mar 31, 2026

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.
LICENSE No.: 27053 EXP. DATE: 1/25/28

PROJECT NO. 24-51312
DRAWING NO. D-9454
DATE: OCTOBER, 2024
DRAWN BY: DCM
CHECKED BY: GSP

SHEET 7 OF 102

I:\Projects\Dwg Lists\Arbor Place Area\24-51312 (PP) Subdivision PHASE 1\Engineering\Drawings\GS-Improvement Plans\24-51312-PP-Eng Mar 31, 2026 - 3:39pm Glenn Shorter

SEE SHEET 7

SEE SHEET 11

SEE SHEET 5

SEE SHEET 12

SEE SHEET 6

SEE SHEET 9

OPEN SPACE 7
7,655 Sq. Feet
0.17574 Acres
(TO BE DEDICATED TO THE ARBORVIEW HOMEOWNER'S ASSOCIATION)

N:710,640
E:1,128,360

SWM 4
9,178 Sq. Feet
0.21069 Acres
(TO BE DEDICATED TO WASHINGTON COUNTY)

SWM 3
19,260 Sq. Feet
0.44215 Acres
(TO BE DEDICATED TO WASHINGTON COUNTY)

OPEN SPACE 6
9,600 Sq. Feet
0.22039 Acres
(TO BE DEDICATED TO THE ARBORVIEW HOMEOWNER'S ASSOCIATION)

SASSAFRAS DR (LOCAL)

50' RIGHT-OF-WAY

LOT SF 101
9,094 Sq. Feet
0.20877 Acres

LOT SF 100
6,900 Sq. Feet
0.15840 Acres

LOT SF 99
6,900 Sq. Feet
0.15840 Acres

SWM 2
15,477 Sq. Feet
0.35531 Acres
(TO BE DEDICATED TO WASHINGTON COUNTY)

DRAINAGE EASEMENT 165 SQ. FEET

LOT SF329
6,900 Sq. Feet
0.15840 Acres

LOT SF 328
6,900 Sq. Feet
0.15840 Acres

OPEN SPACE 3
15,323 Sq. Feet
0.35176 Acres
(TO BE DEDICATED TO THE ARBORVIEW HOMEOWNER'S ASSOCIATION)

DRAINAGE EASEMENT 2,202 SQ. FEET

N:710,160
E:1,128,840

TRELLIS WAY (COLLECTOR)

60' RIGHT-OF-WAY

LOT D60
3,450 Sq. Feet
0.07920 Acres

LOT D59
5,852 Sq. Feet
0.13375 Acres

LOT D74
5,852 Sq. Feet
0.13375 Acres

LOT D73
3,600 Sq. Feet
0.08264 Acres

LOT D72
3,600 Sq. Feet
0.08264 Acres

LOT D71
3,600 Sq. Feet
0.08264 Acres

LOT D70
3,600 Sq. Feet
0.08264 Acres

LOT D69
3,600 Sq. Feet
0.08264 Acres

LOT D68
3,600 Sq. Feet
0.08264 Acres

LOT D67
3,600 Sq. Feet
0.08264 Acres

LOT D66
3,600 Sq. Feet
0.08264 Acres

LOT D65
3,600 Sq. Feet
0.08264 Acres

LOT D64
3,600 Sq. Feet
0.08264 Acres

LOT D63
3,600 Sq. Feet
0.08264 Acres

LOT D62
3,600 Sq. Feet
0.08264 Acres

LOT D61
3,600 Sq. Feet
0.08264 Acres

LOT D23
LOT D22
LOT D21
LOT D20
LOT D19
LOT D18
LOT D17

PUMP STATION OUTLET

RIGHT-OF-WAY
466,616 Sq. Feet
10.71203 Acres
(TO BE DEDICATED TO WASHINGTON COUNTY)

TAVERN RUN (COLLECTOR)

DRAINAGE EASEMENT 1,652 SQ. FEET

LOT SF37
8,603 Sq. Feet
0.19749 Acres

LOT SF36
7,728 Sq. Feet
0.17741 Acres

LOT SF35
10,617 Sq. Feet
0.24372 Acres

LOT SF34

LOT SF6
8,432 Sq. Feet
0.19357 Acres

LOT SF5
6,900 Sq. Feet
0.15840 Acres

LOT SF4
6,900 Sq. Feet
0.15840 Acres

LOT SF3
6,900 Sq. Feet
0.15840 Acres

LOT SF2
6,900 Sq. Feet
0.15840 Acres

LOT SF1
6,900 Sq. Feet
0.15840 Acres

OPEN SPACE 1
18,268 Sq. Feet
0.41937 Acres
(TO BE DEDICATED TO THE ARBORVIEW HOMEOWNER'S ASSOCIATION)

MOSSY NOOK GATEWAY (DIVIDED COLLECTOR)

80' RIGHT-OF-WAY

LOT SF7
8,620 Sq. Feet
0.19790 Acres

LOT SF8
7,198 Sq. Feet
0.16525 Acres

LOT SF9
7,200 Sq. Feet
0.16529 Acres

LOT SF10
8,122 Sq. Feet
0.18645 Acres

LOT SF11
8,850 Sq. Feet
0.20316 Acres

LOT SF12
9,713 Sq. Feet
0.22298 Acres

CITY OF HAGERSTOWN WATER EASEMENT 98 SQ. FT.

DRAINAGE EASEMENT 6,889 SQ. FT. 1.15817 AC.

ALDER PLACE (LOCAL)

50' RIGHT-OF-WAY

DRAINAGE EASEMENT 992 SQ. FT.

LOT SF24
8,940 Sq. Feet
0.20522 Acres

LOT SF23
9,152 Sq. Feet
0.21011 Acres

LOT SF13
9,607 Sq. Feet
0.22055 Acres

SAPLING COURT (LOCAL)

50' RIGHT-OF-WAY

DRAINAGE EASEMENT 3,202 SQ. FT.

LOT SF25
8,905 Sq. Feet
0.20443 Acres

LOT SF26

LOT SF14
13,385 Sq. Feet
0.30729 Acres

LOT D1
6,623 Sq. Feet
0.15204 Acres

DRAINAGE EASEMENT 2,382 SQ. FEET

LOT D2
4,828 Sq. Feet
0.11083 Acres

LOT D3
5,392 Sq. Feet
0.12378 Acres

LOT D4
6,114 Sq. Feet
0.14036 Acres

DRAINAGE EASEMENT 2,048 SQ. FT.

LOT D5
5,464 Sq. Feet
0.12543 Acres

LOT D6
4,866 Sq. Feet
0.11170 Acres

LOT D7
4,814 Sq. Feet
0.10364 Acres

LOT D8
3,600 Sq. Feet
0.08264 Acres

LOT D9
3,600 Sq. Feet
0.08264 Acres

LOT D10

N:709,360
E:1,128,720

OPEN SPACE 2
138,737 Sq. Feet
3.18497 Acres
(TO BE DEDICATED TO THE ARBORVIEW HOMEOWNER'S ASSOCIATION)
FOREST CONSERVATION EASEMENT 110,704 SQ. FT. 2.54141 ACRES

TRELLIS WAY (LOCAL)

50' RIGHT-OF-WAY

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

COUNTY FILE #PP-25-001

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PHONE: (301)695-0880
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www.foxassociatesinc.com

DRAWN BY

REVISION

DATE

PRELIMINARY PLAT
ARBORVIEW - PHASE 1
91 SINGLE FAMILY AND 100 SEMI-DETACHED LOTS
SITUATE ALONG THE NORTH SIDE OF MT AETNA ROAD
ELECTION DISTRICT 18
WASHINGTON COUNTY, MARYLAND

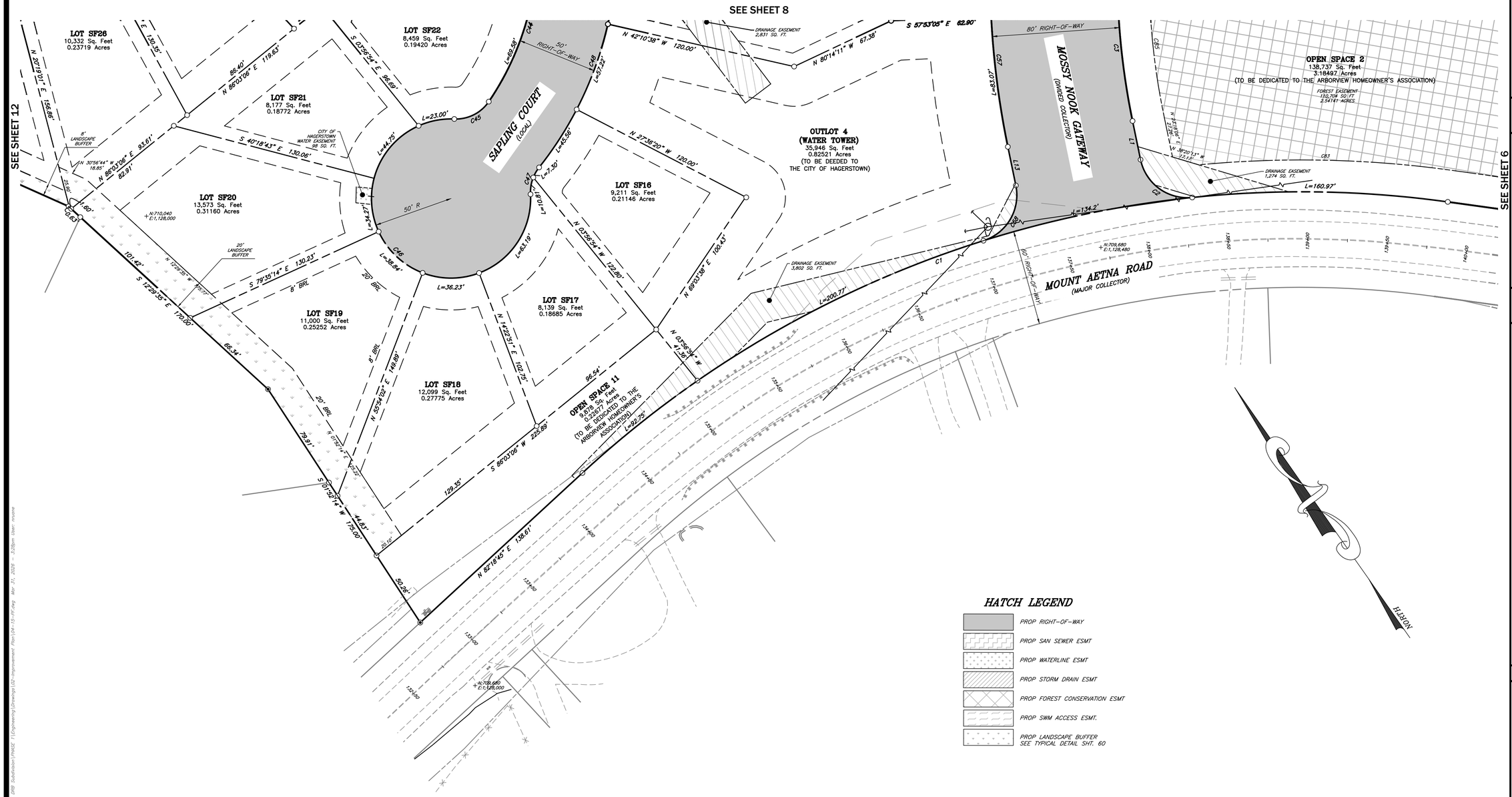
SCALE: 1"=30'

STATE OF MARYLAND
SCOTT PORTER MCKINLEY
No. 27053
PROFESSIONAL ENGINEER
May 31, 2026

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.
LICENSE No.: 27053 EXP. DATE: 1/25/28

PROJECT NO. 24-51312
DRAWING NO. D-9454
DATE: OCTOBER, 2024
DRAWN BY: DCM
CHECKED BY: GSP

SHEET 8 OF 102


SEE SHEET 8
SEE SHEET 12
SEE SHEET 6
LOT SF26
10,332 Sq. Feet
0.23719 Acres
LOT SF22
8,459 Sq. Feet
0.19420 Acres
LOT SF21
8,177 Sq. Feet
0.18772 Acres
LOT SF20
13,573 Sq. Feet
0.31160 Acres
LOT SF19
11,000 Sq. Feet
0.25252 Acres
LOT SF18
12,099 Sq. Feet
0.27775 Acres
LOT SF17
8,139 Sq. Feet
0.18685 Acres
LOT SF16
9,211 Sq. Feet
0.21146 Acres
OUTLOT 4
(WATER TOWER)
35,946 Sq. Feet
0.82521 Acres
(TO BE DEEDED TO
THE CITY OF HAGERSTOWN)
OPEN SPACE 11
9,878 Sq. Feet
0.22677 Acres
(TO BE DEDICATED TO THE
ARBORVIEW HOMEOWNER'S
ASSOCIATION)
OPEN SPACE 2
138,737 Sq. Feet
3.18497 Acres
(TO BE DEDICATED TO THE ARBORVIEW HOMEOWNER'S ASSOCIATION)
FOREST EASEMENT
130,704 SQ.FT.
2.54141' ACRES.
SAPLING COURT
(LOCAL)
50' RIGHT-OF-WAY
MOSSY NOOK GATEWAY
(DIVIDED COLLECTOR)
80' RIGHT-OF-WAY
MOUNT AETNA ROAD
(MAJOR COLLECTOR)
80' RIGHT-OF-WAY
CITY OF HAGERSTOWN WATER EASEMENT 98 SQ. FT.
DRAINAGE EASEMENT 2,831 SQ. FT.
DRAINAGE EASEMENT 3,802 SQ. FT.
DRAINAGE EASEMENT 1,274 SQ. FT.
8' LANDSCAPE BUFFER
20' LANDSCAPE BUFFER
N 27°19'01" E 156.66'
N 86°03'06" E 119.63'
S 40°18'43" E 130.06'
N 88°03'06" E 93.61'
N 30°56'44" W 18.85'
S 79°35'14" E 130.23'
S 12°29'35" E 170.00'
N 12°29'35" W 20.17'
S 77°30'25" W 68.34'
S 03°56'54" E 96.89'
N 42°10'39" W 120.00'
N 80°14'11" W 67.38'
S 57°53'05" E 62.90'
N 27°39'20" W 120.00'
N 03°56'54" W 120.80'
N 69°03'38" E 100.43'
N 14°22'51" E 102.75'
N 53°54'02" E 149.99'
S 86°03'06" W 225.69'
S 03°56'54" E 96.54'
N 03°56'54" W 41.36'
N 82°18'45" E 138.61'
S 01°52'14" W 175.00'
S 88°07'46" W 50.26'
S 01°52'14" W 44.83'
N 03°56'54" W 129.35'
N 53°54'02" E 149.99'
N 03°56'54" W 41.36'
S 03°56'54" E 96.54'
N 86°03'06" E 225.69'
N 14°22'51" E 102.75'
N 69°03'38" E 100.43'
N 27°39'20" W 120.00'
N 03°56'54" W 120.80

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

HATCH LEGEND

- PROP RIGHT-OF-WAY
- PROP SAN SEWER ESMT
- PROP WATERLINE ESMT
- PROP STORM DRAIN ESMT
- PROP FOREST CONSERVATION ESMT
- PROP SWM ACCESS ESMT.
- PROP LANDSCAPE BUFFER SEE TYPICAL DETAIL SHT. 60

SEE SHEET 13

SEE SHEET 11

SEE SHEET 13

S 68°18'11" E 50.00'

S 60°07'37" E 120.68'

S 54°01'37" E 120.00'

S 25°57'35" W 1981.85'

N 54°01'37" W 120.00'

S 54°01'37" E 120.00'

50' RIGHT-OF-WAY

N 35°58'23" E 310.81'

S 35°58'23" W 310.81'

N 35°58'23" E 297.89'

S 50°40'36" E 33.67'

S 75°56'19" E 207.89'

S 70°28'23" E 204.59'

S 70°28'23" E 197.71'

S 70°28'23" E 57.30'

S 70°28'23" E 56.84'

S 77°18'37" E 190.63'

S 77°18'37" E 189.83'

S 77°18'37" E 137.73'

S 77°18'37" E 184.51'

S 77°18'37" E 177.60'

S 12°41'23" W 222.50'

S 12°41'23" W 56.09'

S 12°41'23" W 39.01'

S 12°41'23" W 63.76'

N 12°41'23" E 276.41'

N 12°41'23" E 240.37'

N 14°01'41" E 85.38'

N 73°54'27" E 60.46'

N 09°15'33" E 5.03'

N 77°18'37" W 103.91'

N 77°18'37" W 104.23'

N 84°29'40" E 133.49'

N 71°05'47" E 71.05'

N 711,600
E 1,128,720

N 711,720
E 1,126,120

N 711,240
E 1,128,600

L=10.00'

L=10.00'

L=90.72'

L=119.80'

L=92.81'

L=64.18'

L=89.31'

L=106.61'

L=104.91'

L=31.05'

L=42.50'

L=81.40'

L=108.43'

L=57.84'

L=29.88'

L=5.03'

L=10.75'

L=27.89'

L=40.81'

L=10.81'

L=323.9'

L=119.85'

L=60.00'

L=60.00'

L=60.00



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Est. 1966

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ENGINEERS • SURVEYORS • PLANNERS
981 MT. AETNA ROAD
HAGERSTOWN, MD. 21740
PHONE: (301)745-9103
or (301)733-1653
82 WORMANS MILL COURT
SUITE 'G'
FREDERICK, MD. 21701
PHONE: (301)695-4980
FAX: (301)293-6009
www.foxassociatesinc.com
Email: foxassoc@foxassociatesinc.com

DRAWN BY | REVISION | DATE

PRELIMINARY PLAT
ARBORVIEW – PHASE 1
91 SINGLE FAMILY AND 100 SEMI-DETACHED LOTS
SITUATE ALONG THE NORTH SIDE OF MT AETNA ROAD
ELECTION DISTRICT 16
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=30'

STATE OF MARYLAND
SCOTT POFFENBERGER
PROFESSIONAL ENGINEER
27053
Mar 31, 2026

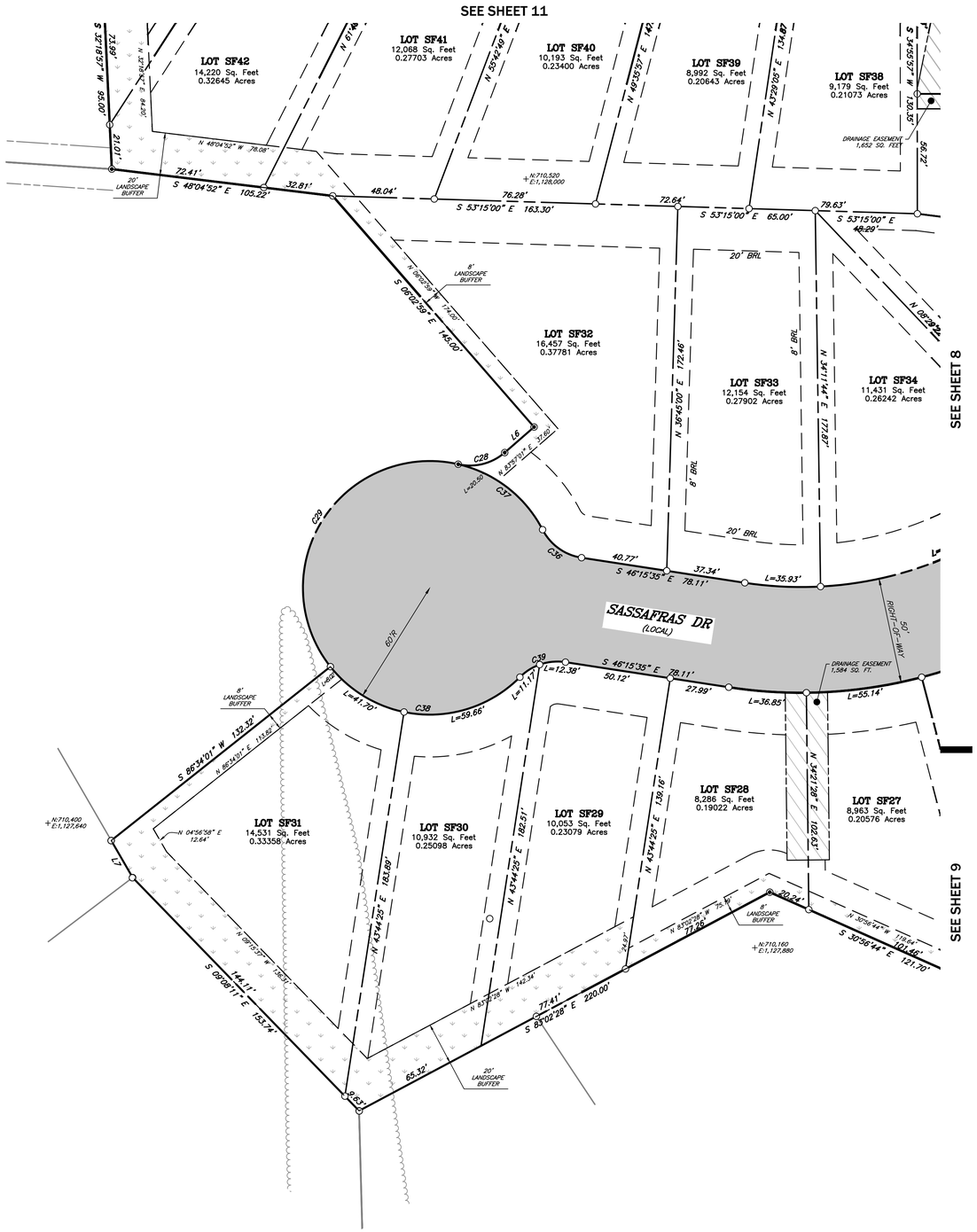
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE No.: 27053 EXP. DATE: 1/25/28

PROJECT NO. 24-51312
DRAWING NO. D-9454
DATE: OCTOBER, 2024
DRAWN BY: DCM
CHECKED BY: GSP

SHEET 11 OF 102

COUNTY FILE #PP-25-001

I:\Projects\Arborview Phase 1\Plat\Arborview Phase 1 24-51312.dwg, Subdivision PHASE 1 (Engineering) Drawing (2) Improvement Area, Mar 31, 2026 - 3:29pm, Dean Hoover



HATCH LEGEND

- PROP RIGHT-OF-WAY
- PROP SAN SEWER ESMT
- PROP WATERLINE ESMT
- PROP STORM DRAIN ESMT
- PROP FOREST CONSERVATION ESMT
- PROP SWM ACCESS ESMT.
- PROP LANDSCAPE BUFFER SEE TYPICAL DETAIL SHT. 60

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

COUNTY FILE #PP-25-001

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PHONE: (301)745-9103
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PHONE: (301)695-4980
FAX: (301)293-6009
www.foxassociatesinc.com
Email: foxassoc@foxassociatesinc.com

DRAWN BY | REVISION | DATE

PRELIMINARY PLAT

ARBORVIEW - PHASE 1

91 SINGLE FAMILY AND 100 SEMI-DETACHED LOTS

SITUATE ALONG THE NORTH SIDE OF MT AETNA ROAD
ELECTION DISTRICT 18
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=30'

STATE OF MARYLAND
SCOTT PHILIP MILLER
PROFESSIONAL ENGINEER
21043
Mar 31, 2026

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.
LICENSE No.: 27053 EXP. DATE: 1/25/28

PROJECT NO. 24-51312
DRAWING NO. D-9454
DATE: OCTOBER, 2024
DRAWN BY: DCM
CHECKED BY: GSP

SHEET 12 OF 102

I:\Projects\Dwg Files\Plat Docs\ Arbor\ 24-51312 (PP) Subdivision\ PHASE 1\Engineering\Drawings\GS-Improvement Plan\ 24-51-PI.dwg Mar 31, 2026 - 3:28pm dawn.moore

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	50.00'	78.54'	90°00'00"	50.00'	N 82°14'31" W	70.71'
C2	50.00'	78.54'	90°00'00"	50.00'	S 07°45'29" W	70.71'
C3	440.00'	93.36'	12°09'31"	46.80'	S 89°09'16" E	93.19'
C4	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C5	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C6	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C7	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C8	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C9	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C10	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C11	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C12	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C13	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C14	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C15	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C16	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C17	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C18	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C19	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C20	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C21	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C22	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C23	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C24	440.00'	93.36'	12°09'31"	46.80'	S 89°09'16" E	93.19'
C25	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C26	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C27	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C28	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C29	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C30	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C31	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C32	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C33	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C34	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C35	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C36	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C37	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C38	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C39	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C40	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C41	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C42	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C43	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C44	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C45	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C46	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C47	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C48	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C49	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C50	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C51	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C52	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C53	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C54	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C55	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C56	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C57	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C58	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C59	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C60	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C61	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C62	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C63	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C64	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C65	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C66	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C67	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C68	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C69	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C70	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C71	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C72	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C73	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C74	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C75	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C76	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C77	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C78	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C79	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C80	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C81	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C82	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C83	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C84	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C85	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C86	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C87	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C88	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C89	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C90	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C91	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C92	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C93	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C94	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C95	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C96	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C97	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C98	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C99	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C100	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C101	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C102	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C103	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C104	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C105	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C106	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C107	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C108	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C109	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C110	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C111	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C112	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C113	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C114	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C115	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C116	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C117	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C118	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C119	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C120	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C121	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C122	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C123	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C124	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C125	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C126	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C127	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C128	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C129	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C130	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C131	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C132	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C133	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C134	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C135	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C136	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C137	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C138	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C139	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C140	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C141	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C142	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C143	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C144	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C145	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C146	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C147	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C148	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C149	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C150	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C151	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C152	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C153	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C154	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C155	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C156	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C157	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C158	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C159	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C160	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C161	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C162	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C163	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C164	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C165	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C166	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C167	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C168	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C169	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C170	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C171	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C172	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C173	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C174	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C175	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C176	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C177	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C178	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C179	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C180	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C181	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C182	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C183	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C184	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C185	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C186	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C187	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C188	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C189	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C190	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C191	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C192	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C193	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C194	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C195	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C196	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C197	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C198	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C199	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C200	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C201	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C202	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C203	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C204	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C205	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C206	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C207	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C208	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C209	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C210	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C211	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C212	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C213	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C214	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C215	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C216	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C217	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C218	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C219	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C220	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C221	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C222	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C223	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C224	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C225	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C226	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C227	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C228	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C229	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C230	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C231	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C232	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C233	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C234	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C235	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C236	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C237	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C238	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C239	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C240	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C241	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C242	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C243	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C244	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C245	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C246	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C247	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C248	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C249	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C250	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C251	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C252	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C253	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C254	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C255	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C256	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C257	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C258	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C259	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C260	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C261	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C262	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C263	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C264	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C265	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C266	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C267	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C268	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C269	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C270	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C271	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C272	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C273	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C274	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C275	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C276	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C277	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C278	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C279	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C280	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C281	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C282	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C283	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C284	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C285	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C286	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C287	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C288	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C289	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C290	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C291	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C292	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C293	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C294	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C295	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C296	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C297	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C298	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C299	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C300	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C301	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C302	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C303	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C304	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C305	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C306	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C307	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C308	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C309	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C310	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C311	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C312	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C313	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C314	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C315	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C316	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C317	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C318	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C319	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C320	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C321	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C322	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C323	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C324	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C325	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C326	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C327	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C328	50.00'	78.54'	90°00'00"	50.00'	S 10°34'25" W	70.71'
C329	50.00'	78.54'	90°00'00"	50.00'	S 79°25'35" E	70.71'
C330	50.00'	78.54'	90°00'00"	50.00'	N 10°34'25" E	70.71'
C331	50.00'	78.54'	90°00'00"	50.00'	N 79°25'35" W	70.71'
C332	50.00'	78.54'	90°00'00"	50.00

SEE SHEET 15

N:713,280
E:1,127,400

N:712,680
E:1,128,120

N:712,560
E:1,127,280

N 29°11'25" W 105.50'
N 29°13'05" W 84.86'
CB1
N 55°05'41" E 149.85'
N 60°02'12" E 156.84'
N 64°40'28" E 30.48'
N 64°40'28" E 30.65'
N 65°27'09" E 155.39'
N 62°22'09" E 114.68'
N 30°17'38" W 172.44'
N 30°17'38" W 169.16'
N 43°22'01" W 332.04'
N 43°22'01" W 235.98'
N 53°05'53" W 293.45'
N 53°05'53" W 296.41'
N 60°21'54" W 59.92'
N 60°21'54" W 65.41'
N 73°00'41" W 220.76'
N 73°00'41" W 203.39'
N 15°47'57" E 476.51'
N 15°47'57" E 458.02'
N 21°12'22" E 228.60'
N 21°12'22" E 732.53'
CB2
CB3

CITY OF HAGERSTOWN
PROPOSED OFF-SITE
SEWER EASEMENT
77,292 SF OR 1.77 AC

HARON

HATCH LEGEND

- PROP RIGHT-OF-WAY
- PROP SAN SEWER ESMT
- PROP WATERLINE ESMT
- PROP STORM DRAIN ESMT
- PROP FOREST CONSERVATION ESMT
- PROP SWM ACCESS ESMT.
- PROP LANDSCAPE BUFFER SEE TYPICAL DETAIL SHT. 60

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

SEE SHEET 13

COUNTY FILE #PP-25-001

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or (301)745-7253
FAX: (301)733-1653
82 WORMANS MILL COURT
SUITE 'G'
FREDERICK, MD. 21701
PHONE: (301)695-4980
FAX: (301)293-6009
www.foxassociatesinc.com
Email: foxassoc@foxassociatesinc.com

DRAWN BY | REVISION | DATE

PRELIMINARY PLAT
ARBORVIEW - PHASE 1
91 SINGLE FAMILY AND 100 SEMI-DETACHED LOTS
SITUATE ALONG THE NORTH SIDE OF MT AETNA ROAD
ELECTION DISTRICT 18
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=50'

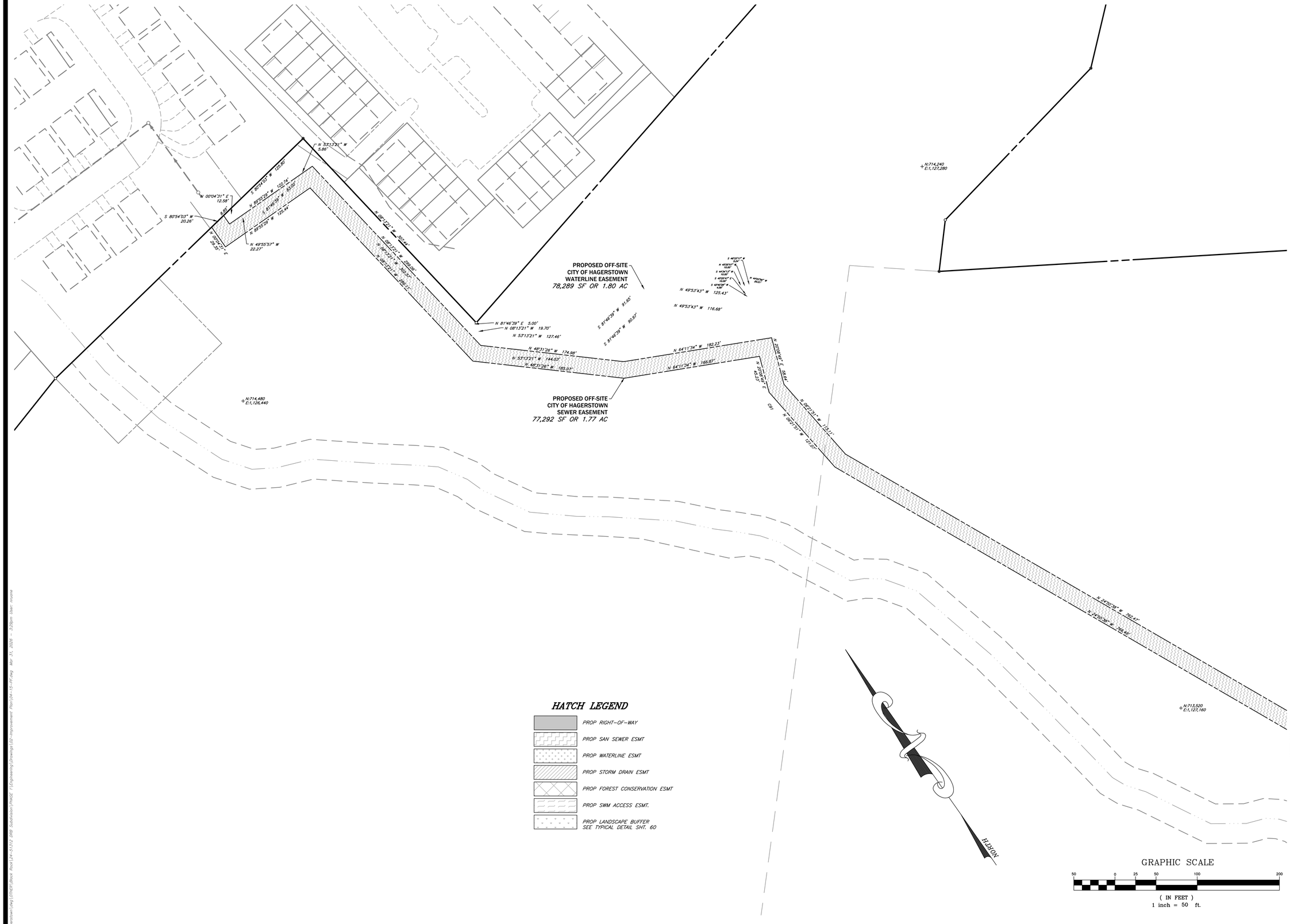
STATE OF MARYLAND
SCOTT POFFENBERGER
27053
REGISTERED
PROFESSIONAL ENGINEER
Mar 31, 2026

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.
LICENSE No.: 27053 EXP. DATE: 1/25/28

PROJECT NO. 24-51312
DRAWING NO. D-9454
DATE: OCTOBER, 2024
DRAWN BY: DCM
CHECKED BY: GSP

SHEET 14 OF 102

I:\Projects\Proj (24)\51312 Mount Aetna Road\24-51312 (PP) Subdivision\PHASE 1\Engineering\Drawings\02-Improvement Plan\04-10-26-Pp Mar 31, 2026 - 3:29pm Kevin Hoover



SEE SHEET 14

COUNTY FILE #PP-25-001

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Email: foxassoc@foxassociatesinc.com

DATE	REVISION	DRAWN BY

PRELIMINARY PLAT

ARBORVIEW - PHASE 1

91 SINGLE FAMILY AND 100 SEMI-DETACHED LOTS

SITUATE ALONG THE NORTH SIDE OF MT AETNA ROAD
ELECTION DISTRICT 18
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=50'

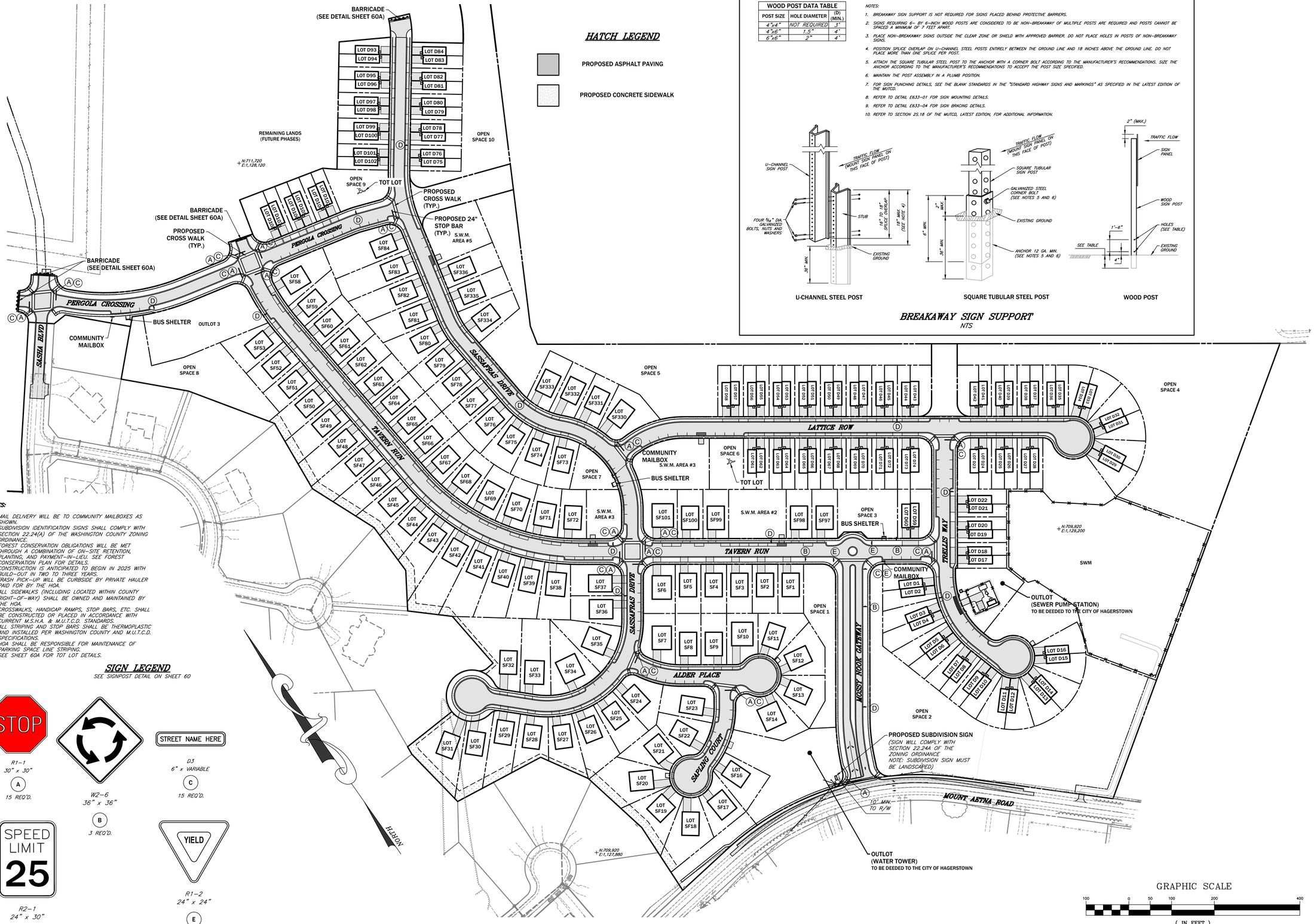
STATE OF MARYLAND
GARY SCOTT POFFENBERGER
27053
REGISTERED
PROFESSIONAL ENGINEER
Mar 31, 2026

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LICENSE No.: 27053 EXP. DATE: 1/25/28

PROJECT NO.: 24-51312
DRAWING NO.: D-9454
DATE: OCTOBER, 2024
DRAWN BY: DCM
CHECKED BY: GSP

SHEET 15 OF 102

I:\Projects\proj (2024)\24-51312 (Arbor Rock)\24-51312 SWM Submission\PHASE 1\Engineering\Drawings\D9-Improvement Plans\24-51312-Eng Mar 31, 2026 - 3:29pm dlee rosone



HATCH LEGEND

PROPOSED ASPHALT PAVING

PROPOSED CONCRETE SIDEWALK

WOOD POST DATA TABLE		
POST SIZE	HOLE DIAMETER	(D) (MIN.)
4"x4"	NOT REQUIRED	3'
4"x6"	1.5"	4'
6"x6"	2"	4'

NOTES:

1. BREAKAWAY SIGN SUPPORT IS NOT REQUIRED FOR SIGNS PLACED BEHIND PROTECTIVE BARRIERS.
2. SIGNS REQUIRING 6– BY 6–INCH WOOD POSTS ARE CONSIDERED TO BE NON–BREAKAWAY OF MULTIPLE POSTS ARE REQUIRED AND POSTS CANNOT BE SPACED A MINIMUM OF 7 FEET APART.
3. PLACE NON–BREAKAWAY SIGNS OUTSIDE THE CLEAR ZONE OR SHIELD WITH APPROVED BARRIER. DO NOT PLACE HOLES IN POSTS OF NON–BREAKAWAY SIGNS.
4. POSITION SPLICE OVERLAP ON U–CHANNEL STEEL POSTS ENTIRELY BETWEEN THE GROUND LINE AND 18 INCHES ABOVE THE GROUND LINE. DO NOT PLACE MORE THAN ONE SPLICE PER POST.
5. ATTACH THE SQUARE TUBULAR STEEL POST TO THE ANCHOR WITH A CORNER BOLT ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. SIZE THE ANCHOR ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS TO ACCEPT THE POST SIZE SPECIFIED.
6. MAINTAIN THE POST ASSEMBLY IN A PLUMB POSITION.
7. FOR SIGN PUNCHING DETAILS, SEE THE BLANK STANDARDS IN THE "STANDARD HIGHWAY SIGNS AND MARKINGS" AS SPECIFIED IN THE LATEST EDITION OF THE MUTCD.
8. REFER TO DETAIL E&S3–01 FOR SIGN MOUNTING DETAILS.
9. REFER TO DETAIL E&S3–04 FOR SIGN BRACING DETAILS.
10. REFER TO SECTION 25.18 OF THE MUTCD, LATEST EDITION, FOR ADDITIONAL INFORMATION.

U–CHANNEL STEEL POST | SQUARE TUBULAR STEEL POST | WOOD POST

BREAKAWAY SIGN SUPPORT

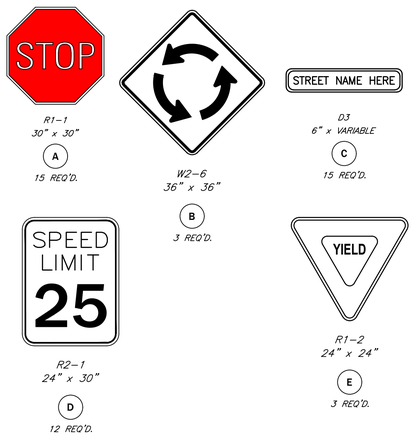
NTS

NOTES:

1. MAIL DELIVERY WILL BE TO COMMUNITY MAILBOXES AS SHOWN.
2. SUBDIVISION IDENTIFICATION SIGNS SHALL COMPLY WITH SECTION 22.24(A) OF THE WASHINGTON COUNTY ZONING ORDINANCE.
3. FOREST CONSERVATION OBLIGATIONS WILL BE MET THROUGH A COMBINATION OF ON–SITE RETENTION, PLANTING, AND PAYMENT–IN–LIEU. SEE FOREST CONSERVATION PLAN FOR DETAILS.
4. CONSTRUCTION IS ANTICIPATED TO BEGIN IN 2025 WITH BUILD–OUT IN TWO TO THREE YEARS.
5. TRASH PICK–UP WILL BE CURBSIDE BY PRIVATE HAULER PAID FOR BY THE HOA.
6. ALL SIDEWALKS (INCLUDING LOCATED WITHIN COUNTY RIGHT–OF–WAY) SHALL BE OWNED AND MAINTAINED BY THE HOA.
7. CROSSWALKS, HANDICAP RAMPS, STOP BARS, ETC. SHALL BE CONSTRUCTED OR PLACED IN ACCORDANCE WITH CURRENT M.S.H.A. & M.U.T.C.D. STANDARDS.
8. ALL STRIPING AND STOP BARS SHALL BE THERMOPLASTIC AND INSTALLED PER WASHINGTON COUNTY AND M.U.T.C.D. SPECIFICATIONS.
9. HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF PARKING SPACE LINE STRIPING.
10. SEE SHEET 60A FOR TOT LOT DETAILS.

SIGN LEGEND

SEE SIGNPOST DETAIL ON SHEET 60



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

COUNTY FILE #PP–25–001

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PHONE: (301)733–8503
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DRAWN BY | REVISION | DATE

SIGNAGE AND STRIPING PLAN

ARBORVIEW – PHASE 1

91 SINGLE FAMILY AND 100 SEMI–DETACHED LOTS

SITUATE ALONG THE NORTH SIDE OF MT AETNA ROAD
ELECTION DISTRICT 18
WASHINGTON COUNTY, MARYLAND

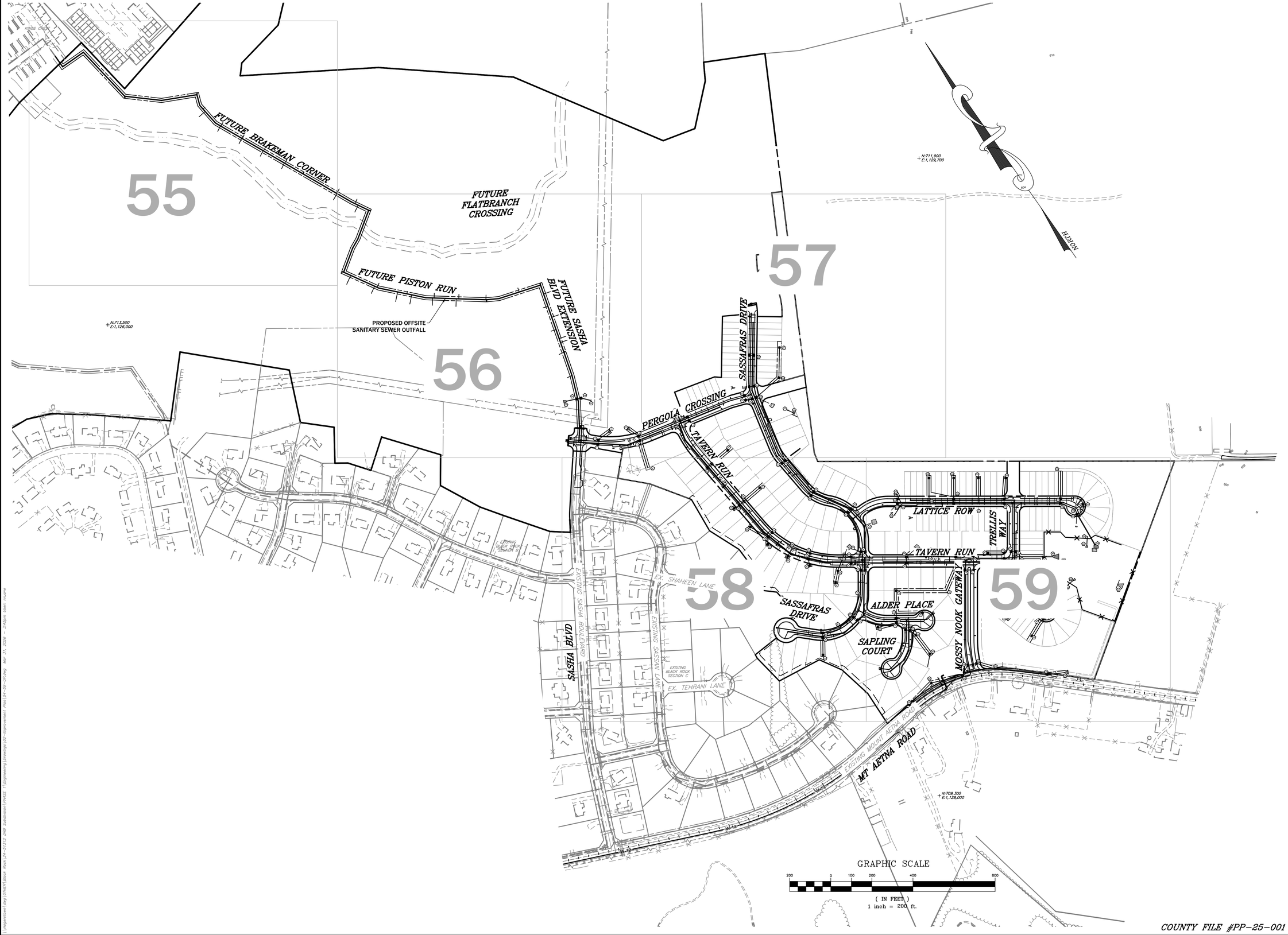
SCALE: 1"=100'

STATE OF MARYLAND — GREGORY SCOTT POFFENBERGER — 27053 — PROFESSIONAL ENGINEER — Mar 31, 2026

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.
LICENSE No.: 27053 EXP. DATE: 1/25/28

PROJECT NO. 24–51312
DRAWING NO. D–9454
DATE: OCTOBER, 2024
DRAWN BY: DCM
CHECKED BY: GSP

SHEET 16 OF 102



COUNTY FILE #PP-25-001

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HAGERSTOWN, MD. 21740
PHONE: (301)733-8503
or (301)416-7250
FAX: (301)733-1853
82 WORMANS MILL COURT
SUITE "G"
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FAX: (301)293-6009
www.foxassociatesinc.com Email: foxassoc@foxassociatesinc.com

DRAWN BY
REVISION
DATE

OVERALL UTILITY PLAN

ARBORVIEW - PHASE 1

91 SINGLE FAMILY AND 100 SEMI-DETACHED LOTS

SITUATE ALONG THE NORTH SIDE OF MT AETNA ROAD
ELECTION DISTRICT 18
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=200'

STATE OF MARYLAND
SCOTT POTTENGER
MONTGOMERY
27053
PROFESSIONAL ENGINEER
Mar 31, 2026

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.
LICENSE No.: 27053 EXP. DATE: 1/25/28

PROJECT NO. 24-51312
DRAWING NO. D-9454
DATE: OCTOBER, 2024
DRAWN BY: DCM
CHECKED BY: GSP

SHEET 54 OF 102

I:\Projects\Jeny (21003) (Base Plan) (24-51312 2BR Subdivision) (PHASE 1 Engineering (Drawings) (02-Improvement Plan) (24-51312.dwg Mar 31, 2026 - 3:40pm Matt Weaver

1570-16 CLUSTER BOX UNIT – 16 TENANT, 2 PARCEL MAILBOX



Product Details:

- 16 Tenant Boxes
- 2 Parcel Lockers
- USPS Approved
- 1 Outgoing Mail
- 5 Pin Lock & 3 Keys Per Box
- Arrow Lock for USPS
- All aluminum construction.
- Superior strength, corrosion resistance, and exceptional durability for indoor AND outdoor installations.
- USPS Approved CBU for centralized mail delivery – ideal for all residential and commercial developments
- 1570 Florence CBU is an officially licensed product of the United States Postal Service.

USPS Approval:
USPS Approved Cluster Box Units

Loading and Mounting:
Front loading, pedestal mounted CBU mailbox includes a carrier access door prepared for a USPS arrow lock (installed by local postal officials) for delivery/service to mailbox.

Technical Information:

Total Tenant Doors: *16*

Tenant Door Height: *3"*

Total Small Parcel Lockers: *2*

Height:
Installed unit (on pedestal) height is 62"

Width:
Installed unit width is 30-1/2"

Depth:
Installed unit depth is 17-7/8"

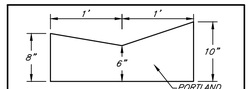
Tenant Doors:
Tenant doors include heavy duty, dust-proof cam locks each with 3 keys.

Finish or Material:
Heavy duty aluminum and stainless steel construction with an attractive powder coat finish.

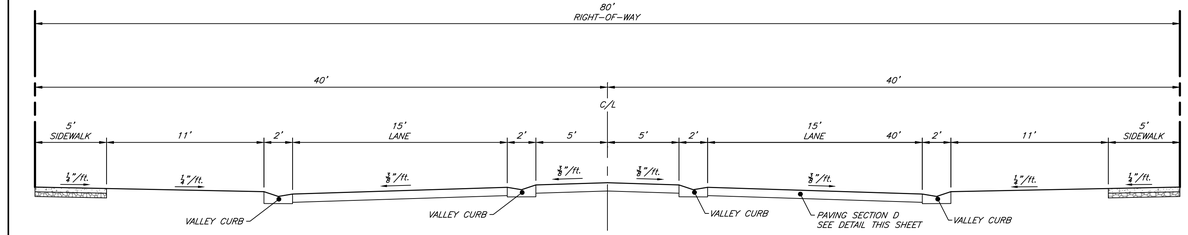
Parcel Lockers:
Includes Parcel locker door(s) – a means of USPS package delivery. Dual, captive locking system allows USPS to deliver a package to the locker leaving the key in the tenant's mailbox. Package is retrieved by the tenant and key is retained securely in the lock for the Postal Service to retrieve and reuse for the next package delivery.

Outgoing Mail:
Outgoing mail compartment with slot, anti-fish comb for security, and protective hood is located above USPS access door for convenient outgoing mail collection.

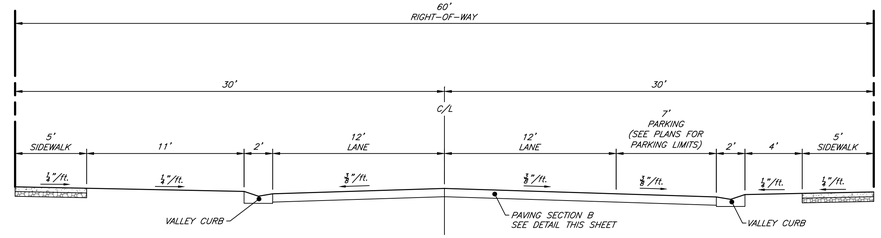
Door Identification:
Attractive silver placards with black numbers 1 thru 8, 1P, 2P are included for door identification.



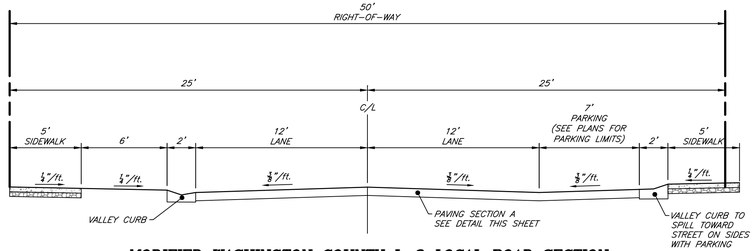
VALLEY CURB



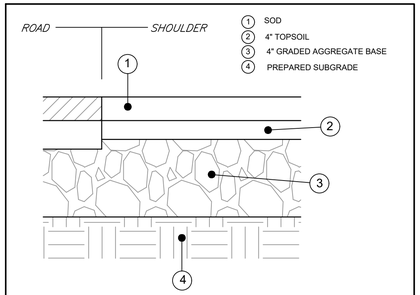
DIVIDED COLLECTOR ROAD SECTION
SCALE: 1" = 5'



MODIFIED WASHINGTON COUNTY COLLECTOR ROAD SECTION
SCALE: 1" = 5'

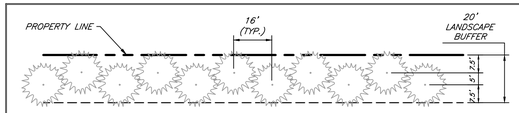


MODIFIED WASHINGTON COUNTY L-3 LOCAL ROAD SECTION
SCALE: 1" = 5'



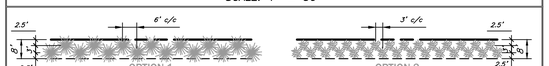
1. SOD
2. 4" TOPSOIL
3. 4" GRADED AGGREGATE BASE
4. PREPARED SUBGRADE

REINFORCED EARTH SHOULDER DETAIL
N.T.S.



USE EITHER:
a) LEYLAND CYPRESS (x CUPRESSOCYPARIS LEYLANDII)
b) GREEN GIANT ARBORVITAE (THUJA STANDISHII x PLICATA 'GREEN GIANT')
82 REQ'D.

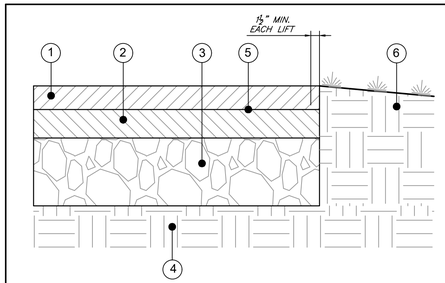
20' LANDSCAPE BUFFER PLANTING DETAIL
SCALE: 1" = 30'



BLUE POINT JUNIPER
(JUNIPERUS CHINENSIS 'BLUE POINT')
84 REQ'D.

EMERALD GREEN ARBORVITAE
(THUJA OCCIDENTALIS 'SMARAGD')
or
HICKS YEW
(TAXUS x MEDIA 'HICKSII')
168 REQ'D.

8' LANDSCAPE BUFFER PLANTING DETAIL
SCALE: 1" = 30'



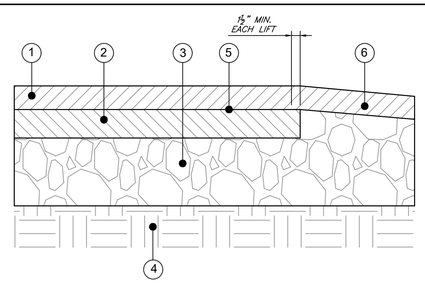
NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MDSHA STANDARD SPECIFICATIONS FOR CONSTRUCTION MATERIALS. JULY,2008 AS FOLLOWS:
   SUBGRADE PREPARATION - SECTIONS 204.01 THRU 204.03.08 & 208.01 THRU 208.03.05
   GRADED AGGREGATE BASE COURSE - SECTION 501.01 THRU 501.03.03
   HOT MIX ASPHALT - SECTIONS 504 .01 THRU 504.03.13
   SUBGRADE / SHOULDER DRAINS SHALL BE INSTALLED WHERE DEEMED NECESSARY UPON FIELD INSPECTION.
   DRAINS SHALL BE IN ACCORDANCE WITH SECTIONS 306.01 THRU 306.03.06
2. SAW CUTTING FOR UTILITY PATCHING, CURB REMOVAL AND MEDIAN PLACEMENTS IS INCIDENTAL TO PAVING ITEMS. SUBGRADE/SHOULDER DRAINS SHALL BE INSTALLED WHERE DEEMED NECESSARY UPON FIELD INSPECTION. DRAINS SHALL BE IN ACCORDANCE WITH SECTION 306 OF THE MDSHA STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, JULY 2008.
3. BACKFILL MATERIAL AS PER SECTION 314 OF THE MDSHA STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, JULY 2008.

PAVEMENT LEGEND

1. 3" HOT MIX ASPHALT SURFACE 12.5MM, PG64-22, (2 - 1-1/2" LIFTS)
2. 3" HOT MIX ASPHALT SURFACE, 19.0MM FOR BASE, PG64-22, (2 - 1-1/2" LIFTS)
3. 6" GRADED AGGREGATE BASE
4. PREPARED SUBGRADE
5. TACK COAT (AS REQUIRED)
6. GRASS SHOULDERS (N/A)

WASHINGTON COUNTY PAVING SECTION 'A'
N.T.S.



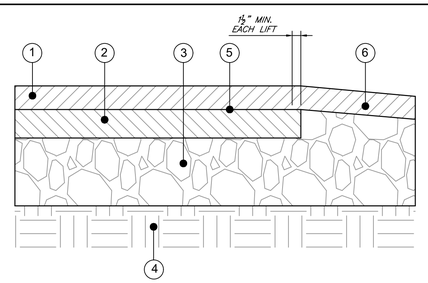
NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MDSHA STANDARD SPECIFICATIONS FOR CONSTRUCTION MATERIALS. JULY,2008 AS FOLLOWS:
   SUBGRADE PREPARATION - SECTIONS 204.01 THRU 204.03.08 & 208.01 THRU 208.03.05
   GRADED AGGREGATE BASE COURSE - SECTION 501.01 THRU 501.03.03
   HOT MIX ASPHALT - SECTIONS 504 .01 THRU 504.03.13
   SUBGRADE / SHOULDER DRAINS SHALL BE INSTALLED WHERE DEEMED NECESSARY UPON FIELD INSPECTION.
   DRAINS SHALL BE IN ACCORDANCE WITH SECTIONS 306.01 THRU 306.03.06
2. SAW CUTTING FOR UTILITY PATCHING, CURB REMOVAL AND MEDIAN PLACEMENTS IS INCIDENTAL TO PAVING ITEMS. SUBGRADE/SHOULDER DRAINS SHALL BE INSTALLED WHERE DEEMED NECESSARY UPON FIELD INSPECTION. DRAINS SHALL BE IN ACCORDANCE WITH SECTION 306 OF THE MDSHA STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, JULY 2008.
3. BACKFILL MATERIAL AS PER SECTION 314 OF THE MDSHA STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, JULY 2008.

PAVEMENT LEGEND

1. 4" HOT MIX ASPHALT SURFACE 12.5MM, PG64-22 (2 - 2" LIFTS)
2. 4" HOT MIX ASPHALT SURFACE, 19.0MM FOR BASE, PG64-22, (2 - 2" LIFTS)
3. 6" GRADED AGGREGATE BASE
4. PREPARED SUBGRADE
5. TACK COAT (AS REQUIRED)
6. SHOULDERS: 4" HMA SURFACE COURSE OVER 12" GRADED AGGREGATE BASE COURSE

WASHINGTON COUNTY PAVING SECTION 'B'
N.T.S.



NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MDSHA STANDARD SPECIFICATIONS FOR CONSTRUCTION MATERIALS. JULY,2008 AS FOLLOWS:
   SUBGRADE PREPARATION - SECTIONS 204.01 THRU 204.03.08 & 208.01 THRU 208.03.05
   GRADED AGGREGATE BASE COURSE - SECTION 501.01 THRU 501.03.03
   HOT MIX ASPHALT - SECTIONS 504 .01 THRU 504.03.13
   SUBGRADE / SHOULDER DRAINS SHALL BE INSTALLED WHERE DEEMED NECESSARY UPON FIELD INSPECTION.
   DRAINS SHALL BE IN ACCORDANCE WITH SECTIONS 306.01 THRU 306.03.06
2. SAW CUTTING FOR UTILITY PATCHING, CURB REMOVAL AND MEDIAN PLACEMENTS IS INCIDENTAL TO PAVING ITEMS. SUBGRADE/SHOULDER DRAINS SHALL BE INSTALLED WHERE DEEMED NECESSARY UPON FIELD INSPECTION. DRAINS SHALL BE IN ACCORDANCE WITH SECTION 306 OF THE MDSHA STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, JULY 2008.
3. BACKFILL MATERIAL AS PER SECTION 314 OF THE MDSHA STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, JULY 2008.

PAVEMENT LEGEND

1. 4" HOT MIX ASPHALT SURFACE 12.5MM, PG64-22 (2 - 2" LIFTS)
2. 4" HOT MIX ASPHALT SURFACE, 19.0MM FOR BASE, PG64-22, (2 - 2" LIFTS)
3. 8" GRADED AGGREGATE BASE
4. PREPARED SUBGRADE
5. TACK COAT (AS REQUIRED)
6. SHOULDERS: 4" HMA SURFACE COURSE OVER 12" GRADED AGGREGATE BASE COURSE

WASHINGTON COUNTY PAVING SECTION 'D'
N.T.S.

COUNTY FILE #PP-25-001

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Email: foxassoc@foxassociatesinc.com

DATE	REVISION	DRAWN BY

SITE NOTES & DETAILS

ARBORVIEW - PHASE 1

91 SINGLE FAMILY AND 100 SEMI-DETACHED LOTS

SITUATE ALONG THE NORTH SIDE OF MT AETNA ROAD
ELECTION DISTRICT 18
WASHINGTON COUNTY, MARYLAND

SCALE: AS SHOWN

STATE OF MARYLAND
SCOTT PATRICK POFFENBERGER
21705
REGISTERED
PROFESSIONAL ENGINEER
Mar 31, 2026

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.
LICENSE No.: 27053 EXP. DATE: 1/25/28

PROJECT NO. 24-51312
DRAWING NO. D-9454
DATE: OCTOBER, 2024
DRAWN BY: DCM
CHECKED BY: GSP

SHEET 60 OF 102

I:\Projects\Land Dev\24-51312 (ARB Subdivision) [PHASE 1]\Engineering [Drawings] [02-Improvement Plan (45-102) AD.dwg, Mar 31, 2026 - 3:45pm, User: mwood

Mount Meru with Roof

PCE111432

KOMPAN! Let's play



Item no. PCE111432-0901	
General Product Information	
Dimensions LxWxH	18'11"x16'6"x15'2"
Age group	5 - 12
Play capacity (users)	13
Color options	





Wow! The Mount Meru is great, thrilling play for school children. The slick design offers a multitude of varied slide, glide, and rotate actions that will support play for a long time. Looping between the varied egresses keeps the heartbeat high. The transparent design of the Mount Meru supports social interaction as children talk with friends across the structure and its levels. Turn-taking skills as well as other fundamental social-emotional skills come to full use throughout the Mount Meru. The physical play thrill is intense: the Fireman's pole supports dare-devils in whizzing down to earth again. This is great fun, but it also trains the child's spatial awareness. The somersault bar is a playground classic. Somersaulting develops the proprioception. This is necessary to navigate the world securely. The slides invite with varied heights.

1 / 12/13/2024

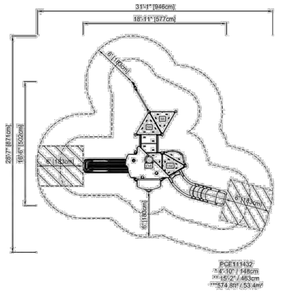
Data is subject to change without prior notice.

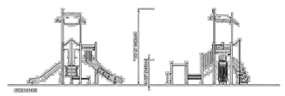
Mount Meru with Roof

PCE111432

KOMPAN! Let's play

* Max fall height | ** Total height | *** Safety surfacing area	* Max fall height | ** Total height





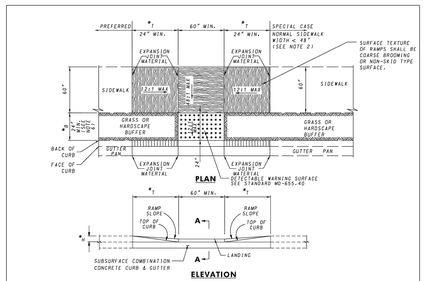
Click to see TOP VIEW

Click to see SIDE VIEW

5 / 12/13/2024

Data is subject to change without prior notice.

NOTE: TOT LOT EQUIPMENT SHOWN IS FOR ILLUSTRATIVE PURPOSES. THE DEVELOPER RESERVES THE RIGHT TO SUBSTITUTE SIMILAR EQUIPMENT.



* - W = HEIGHT OF CURB
B = BUFFER WIDTH (BACK OF CURB TO FRONT OF SIDEWALK)
T = TRANSITION PANEL (LENGTH OF RAMP FROM SIDEWALK TO LANDING)
A = (T) X (12 : 1) - W
ALL MEASUREMENTS IN INCHES

NOTES

1. TO BE USED WHERE AT LEAST 7'-0" EXISTS BETWEEN THE BACK OF CURB AND THE BACK OF SIDEWALK. THIS STANDARD MAY BE MODIFIED TO SUIT A PARTICULAR LOCATION.
2. WHERE 60" SIDEWALK CAN NOT BE PROVIDED, A DESIGN WAIVER MUST BE REQUESTED.
3. NO TRAVERSABLE SLOPE ON THE RAMP OR SIDEWALK SHALL EXCEED 12:1 IN THE DIRECTION OF PEDESTRIAN TRAVEL, OR 48:1 PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL.
4. EXPANSION JOINT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH STD. MD-655.01.
5. SIDEWALK RAMPS TO BE SHOWN ON PLANS SYMBOLICALLY AND REFERENCED WITH THE CENTER OF THE RAMP ALIGNED TO A STATION ON THE CONSTRUCTION CENTERLINE. SEPARATE DETAILS SHALL BE SHOWN WHERE PROPOSED RAMP VARIES FROM STANDARD CASES.
6. FOR BUFFER WIDTHS LESS THAN 24", WIDEN SIDEWALK TO BACK OF CURB AS SHOWN FOR THE SPECIAL CASE. THEN BUILD PARALLEL RAMP USING STANDARD MD-655.12.
7. TRANSITION PANELS TO TIE INTO EXISTING SIDEWALK MUST BE A MINIMUM OF 5' IN LENGTH
8. IF THE BUFFER AREA IS GREATER THAN OR EQUAL TO 4' THE LANDING AREA MUST BE 2'5 X 2'5. IF THE BUFFER AREA IS LESS THAN 4' THE LANDING AREA CROSS-SLOPE CANNOT EXCEED THE GRADE OF THE ROAD.

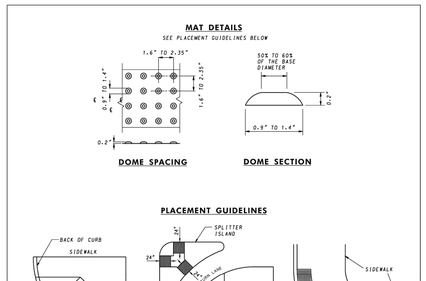
SPECIFICATION 603 & 611	CATEGORY CODE ITEMS
APPROVED	DIRECTOR – OFFICE OF HIGHWAY DEVELOPMENT

APPROVAL • SHA REVISIONS		APPROVAL • FEDERAL HIGHWAY ADMINISTRATION	
APPROVAL	2-10-04	APPROVAL	3-31-04
REVISED	8-25-08	REVISED	4-5-04
REVISED	6-2-14	REVISED	5-20-14
REVISED		REVISED	

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES

SIDEWALK RAMPS COMBINATION

STANDARD NO. MD 655.13



WHERE ISLANDS OR MEDIANS ARE LESS THAN 6 FEET WIDE, THE DETECTABLE WARNING SHOULD EXTEND ACROSS THE FULL LENGTH OF THE CUT THROUGH THE ISLAND OR MEDIAN

NOTES

1. THE DETECTABLE WARNING SURFACE SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS 6 TO 8 INCHES FROM THE FACE OF CURB.
2. FOR SKEWED APPLICATIONS DETECTABLE WARNING SHALL BE PLACED SUCH THAT THE DOMES CLOSEST TO THE BACK OF CURB ARE NO LESS THAN 0.5" AND NO MORE THAN 3.0" FROM THE BACK OF CURB. TRUNCATED DOME SURFACES SHALL BE FABRICATED TO PROVIDE FULL DOMES ONLY.
3. DETECTABLE WARNING SURFACE SHALL BE PAID FOR IN ACCORDANCE WITH SECTION 611 OF THE SPECIFICATIONS.
4. DETECTABLE WARNING SURFACES ARE REQUIRED AT STREET CROSSING & SIGNALIZED INTERSECTIONS.

SPECIFICATION 611	CATEGORY CODE ITEMS
APPROVED	DIRECTOR – OFFICE OF HIGHWAY DEVELOPMENT

APPROVAL • SHA REVISIONS		APPROVAL • FEDERAL HIGHWAY ADMINISTRATION	
APPROVAL	2-10-04	APPROVAL	3-31-04
REVISED	4-17-06	REVISED	4-5-04
REVISED		REVISED	
REVISED		REVISED	

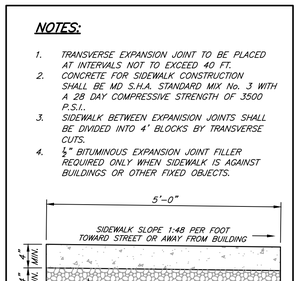
Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES

DETECTABLE WARNING SURFACES

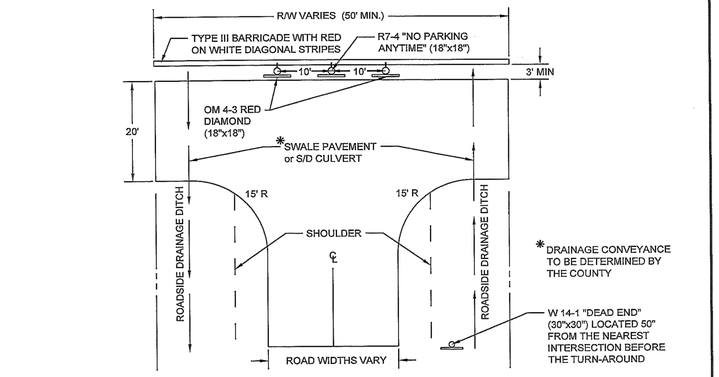
STANDARD NO. MD 655.40

NOTES:

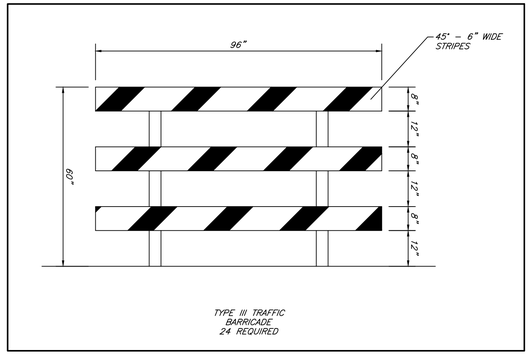
1. *TRANSVERSE EXPANSION JOINT TO BE PLACED AT INTERVALS NOT TO EXCEED 40 FT.*
2. *CONCRETE FOR SIDEWALK CONSTRUCTION SHALL BE MD S.H.A. STANDARD MIX No. 3 WITH A 28 DAY COMPRESSIVE STRENGTH OF 3500 P.S.I..*
3. *SIDEWALK BETWEEN EXPANSION JOINTS SHALL BE DIVIDED INTO 4' BLOCKS BY TRANSVERSE CUTS.*
4. *½" BITUMINOUS EXPANSION JOINT FILLER REQUIRED ONLY WHEN SIDEWALK IS AGAINST BUILDINGS OR OTHER FIXED OBJECTS.*



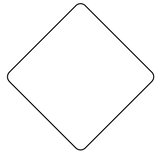
TYPICAL SIDEWALK SECTION



REVISED	Washington County, MD Division of Public Works	TEMPORARY "T" TURN-AROUND	Detail E-5.04
REVISED			
APPROVED	Approved: Director of Public Works		



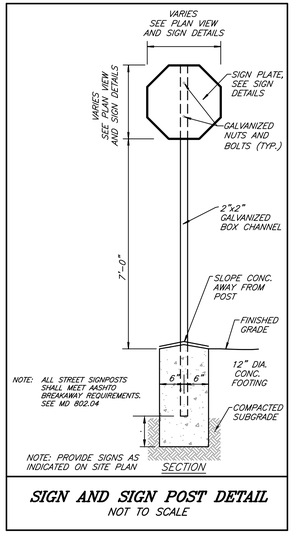
TYPE III TRAFFIC BARRICADE 24 REQUIRED



OM 4–3
RED DIAMOND
18"x18"



R7–4
18"x18"



SIGN AND SIGN POST DETAIL
NOT TO SCALE

COUNTY FILE #PP-25-001

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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.foxassociatesinc.com Email: foxassoc@foxassociatesinc.com

DRAWN BY | REVISION | DATE

SITE NOTES & DETAILS
ARBORVIEW – PHASE 1
91 SINGLE FAMILY AND 100 SEMI-DETACHED LOTS
SITUATE ALONG THE NORTH SIDE OF MT AETNA ROAD
ELECTION DISTRICT 18
WASHINGTON COUNTY, MARYLAND

SCALE: AS SHOWN

STATE OF MARYLAND · SCOTT POFFENBERGER · 27053 · PROFESSIONAL ENGINEER
Mar 31, 2026

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.
LICENSE No.: 27053 EXP. DATE: 1/25/28

PROJECT NO. 24-51312
DRAWING NO. D-9454
DATE: OCTOBER, 2024
DRAWN BY: DCM
CHECKED BY: GSP

SHEET 60A OF 102

I:\Hagerstown Dwg\OTHER\Book Plots\24-51312 ARB Subdivision (PHASE 1)\Engineering\Drawings\GS-Improvement Plan\GS-SITE NOTES.dwg MAR 31, 2026 - 2:44pm User: mwarne

SWM RETENTION BASIN (BIORETENTION) SEED MIXTURE 20–40 LB/ACRE

20% PANICUM CLANDESTINUM, TIOGA	DEERTONGUE, TIOGA
20% PUCCINELLIA DISTANS, FULTS.	ALKALIGRASS, FULTS
18% ELYMUS VIRGINICUS, MADISON–NY ECOTYPE	VIRGINIA WILDRYE, MADISON–NY ECOTYPE
15% AGROSTIS STOLONIFERA, "PENNCROSS"	CREEPING BENTGRASS, "PENNCROSS"
1% POA PALUSTRIS	FOWL BLUEGRASS
1% CAREX VULPINOIDEA, PA ECOTYPE	FOX SEDGE, PA ECOTYPE
1% CAREX SCOPARIA, PA ECOTYPE	BLUNT BROOM SEDGE, PA ECOTYPE
1% JUNCUS EFFUSUS	SOFT RUSH

SWM RETENTION BASIN (6" DEEP HIGH MARSH) SEED MIXTURE 20 LB/ACRE

23% CAREX VULPINOIDEA	FOX SEDGE
20% ELYMUS VIRGINICUS	VIRGINIA WILDRYE
20% POA PALUSTRIS	FOWL BLUEGRASS
10% PANICUM CLANDESTINUM	DEERTONGUE
8% CAREX LURIDA	SHALLOW SEDGE
4% SCIRPUS ATROVIRENS	GREEN BULRUSH
4% VERBENA HASTATA	BLUE VERVAIN
3% JUNCUS EFFUSUS	SOFT RUSH
2% AGROSTIS PERENNANS	AUTUMN BENTGRASS
2% AGROSTIS SCABRA	TICKLEGRASS
2% SCIRPUS CYPERINUS	WOOLGRASS
1% ASTER PUNICEUS	PURPLESTEM ASTER
1% MIMULUS RINGENS	SQUARE STEMMED MONKEYFLOWER

THE ABOVE SEED MIXES ARE TO BE USED IN THE APPROPRIATELY HATCHED AREAS ONLY. ALL REMAINING DISTURBED AREAS SHALL BE PLANTED WITH PERMANENT SEED MIX AS SHOWN ON SHEET 53.

SWM RETENTION BASIN PLANTING SCHEDULE

KEY	QUAN.	SCIENTIFIC/COMMON NAME	SIZE	CONDITION	SPACING
IG	15	ILEX VERTICILLATA COMMON WINTERBERRY	24"–36"	B & B OR CONTAINER	AS SHOWN
CO	15	RHODODENDRON ARBORESCENS SMOOTH AZALEA	24"–36"	B & B OR CONTAINER	AS SHOWN
CA	20	SPIREA LATIFOLIA BROADLEAF MEADOWSWEET	24"–36"	B & B OR CONTAINER	AS SHOWN
BM	5	AMELANCHIER ARBOREA DOWNY SERVICEBERRY	MULTI–STEM 6'–9" HT.	B & B	AS SHOWN

THE PLANT SPECIES IN THE SHALLOW MARSH LANDSCAPE SCHEDULE ARE FROM THE MARYLAND SWM DESIGN MANUAL FOR HYDROLOGIC ZONE 2 - SHALLOW WATER BENCH (6" - 12" DEEP), UPLAND PLANTS TO SURVIVE DRY PERIODS. THE LANDSCAPE CONTRACTOR SHALL BE ALLOWED TO MAKE SUBSTITUTIONS, WITH THE ENGINEER'S AND LDE'S INSPECTOR'S APPROVAL, TO ENSURE SURVIVABILITY OR DUE TO MATERIAL AVAILABILITY. PLEASE NOTE THAT THE LANDSCAPE CONTRACTOR SHALL WARRANT THE INSTALLED MATERIALS FOR ONE YEAR FROM THE DATE OF COUNTY AS-BUILT APPROVAL PER THE COUNTY'S S-3 POLICY.

BIO–CELL 2A LANDSCAPE SCHEDULE

SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	CONDITION
cl	CLETHRA ALNIFOLIA	SWEET PEPPERBUSH	6	18" HT.	B & B OR CONTAINER
id	ILEX VERTICILLATA	WINTERBERRY HOLLY	6	24" HT.	B & B OR CONTAINER
ig	ILEX GLABRA	INK BERRY	6	24" HT.	B & B OR CONTAINER
vd	VIBURNUM DENTATUM	ARROW WOOD	12	18" HT.	B & B OR CONTAINER

BIO–CELL 2B LANDSCAPE SCHEDULE

SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	CONDITION
cl	CLETHRA ALNIFOLIA	SWEET PEPPERBUSH	6	18" HT.	B & B OR CONTAINER
id	ILEX VERTICILLATA	WINTERBERRY HOLLY	6	24" HT.	B & B OR CONTAINER
ig	ILEX GLABRA	INK BERRY	3	24" HT.	B & B OR CONTAINER
vd	VIBURNUM DENTATUM	ARROW WOOD	3	18" HT.	B & B OR CONTAINER

THE LANDSCAPE CONTRACTOR SHALL BE ALLOWED TO MAKE SUBSTITUTIONS, WITH THE ENGINEER'S AND COUNTY INSPECTOR'S APPROVAL. TO ENSURE SURVIVABILITY OR DUE TO MATERIAL AVAILABILITY. PLEASE NOTE THAT THE LANDSCAPE CONTRACTOR SHALL WARRANT THE INSTALLED MATERIALS FOR ONE YEAR FROM INSTALLATION.

NOTE: NO WOODY VEGETATION (TREES AND SHRUBS) SHALL BE PLANTED WITHIN 15' OF THE INSIDE OR OUTSIDE TOE OF FILL SLOPES OR ON THE EMBANKMENT NOR WITHIN 25' OF THE OUTLET STRUCTURE AS SHOWN.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

*ALL SWM UNDERDRAINS ARE 6" PERFORATED PVC @ 0% SLOPE

ENGINEER'S STORMWATER MANAGEMENT CERTIFICATION

I HEREBY CERTIFY THAT THE FACILITY WAS CONSTRUCTED AS SHOWN ON THIS "AS–BUILT" PLAN AND MEETS OR EXCEEDS THE REQUIREMENTS OF COMAR 26.17.04.05 AND THE APPROVED POND PLANS AND SPECIFICATIONS.

SIGNATURE _____ DATE: _____ SEAL _____

COUNTY FILE #PP–25–001

NORTH

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981 MT. AETNA ROAD
HAGERSTOWN, MD. 21740
PHONE: (301)733–8703
or (301)745–7253
FAX: (301)733–1653
82 WORMANS MILL COURT
SUITE 'G'
FREDERICK, MD. 21701
PHONE: (301)695–0880
FAX: (301)293–6009
www.foxassociatesinc.com
Email: foxassoc@foxassociatesinc.com

DRAWN BY | REVISION | DATE

SWM POND #2 PLAN
ARBORVIEW – PHASE 1
91 SINGLE FAMILY AND 100 SEMI-DETACHED LOTS
SITUATE ALONG THE NORTH SIDE OF MT AETNA ROAD
ELECTION DISTRICT 18
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=30'

STATE OF MARYLAND
DAVID C. MCSCOTT POFFENBERGER
PROFESSIONAL ENGINEER
No. 27053
Mar 31, 2026

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.
LICENSE No.: 27053 EXP. DATE: 1/25/28

PROJECT NO. 24–51312
DRAWING NO. D–9454
DATE: OCTOBER, 2024
DRAWN BY: DCM
CHECKED BY: GSP

SHEET 81 OF 102

I:\Projects\Arborview\Dwg\DRAWN Black Pond\24-51312 2026 Subdivision\PHASE 1\Engineering\Drawings\GSC Improvement Plans\SP-24-51312 SWM Pond #2.dwg Mar 31, 2026 - 8:54am Brian Crumbaker

Forest Conservation Worksheet 2.2

Net Tract Area									
A.	Total Tract Area							A =	59.05
B.	Deductions							B =	0.00
C.	Net Tract Area							C =	59.05
Land Use Category									
	Input the number "1" under the appropriate land use zoning, and limit to only one entry								
	ARA	MDR	IDA	HDR	MPD	CIA			
	0	0	0	1	0	0			
D.	Afforestation Threshold (	Net Tract Area x	15%	)				D =	8.86
E.	Conservation Threshold (	Net Tract Area x	20%	)				E =	11.81
Existing Forest Cover									
F.	Existing Forest Cover within the Net Tract Area							F =	2.97
G.	Area of Forest Above Conservation Threshold							G =	0.00
Break Even Point									
H.	Break Even Point							H =	2.97
I.	Forest Clearing Permitted Without Mitigation							I =	0.00
Proposed Forest Clearing									
J.	Total Area of Forest to be Cleared							J =	2.20
K.	Total Area of Forest to be Retained							K =	0.77
Planting Requirements									
L.	Reforestation for Clearing Above the Conservation Threshold							L =	0.00
M.	Reforestation for Clearing Below the Conservation Threshold							M =	4.40
N.	Credit for Retention above the Conservation Threshold							N =	0.00
P.	Total Reforestation Required							P =	4.40
Q.	Total Afforestation Required							Q =	5.89
R.	Total Planting Requirement							R =	10.29

STREET TREE CREDIT	**0.99 ACRES**
FOREST PLANTING	**9.30 ACRES**
TOTAL	**10.29 ACRES**

NOTES:

1. *SOIL GRADED WITHIN PROPOSED FOREST CONSERVATION PLANTING AREA SHOULD BE RESTORED TO PRE-DISTURBANCE CONDITION PRIOR TO TREE INSTALLATION.*
2. *FOREST CONSERVATION IS PROVIDED FOR THE AREA TO BE PLATTED (59.05 Ac.) IN PHASE 1 AS SHOWN ON SHEET 4. AN ADDITIONAL 13.75 Ac. OF DISTURBANCE OUTSIDE THE PHASE 1 BOUNDARY WILL BE MITIGATED IN FUTURE PHASES.*

NORTH

PHASE 1 BOUNDARY

PLANTING AREA 'P6' 75,359 S.F. OR 1.73 Ac.

PLANTING AREA 'P4' 16,153 S.F. OR 0.37 Ac.

PERGOLA CROSSING

EXISTING FOREST CLEARING 0.58 ACRES

EXISTING FOREST CLEARING 0.14 ACRES

PLANTING AREA 'P5' 32,880 S.F. OR 0.75 Ac.

EXISTING FOREST RETAIN
JAMES & ELAINE MILLER
TM 50 PAR 322
L 1652 F 685
USE: AGRICULTURAL
TO INSTALL 3-WIRE FENCING PRIOR TO CONSTRUCTION. TAKE CARE NOT TO CLEAR TREES IN THESE AREAS.)

EXISTING FOREST RETAIN
0.56 ACRES
CONTRACTOR TO INSTALL 3-WIRE FENCING PRIOR TO CONSTRUCTION. TAKE CARE NOT TO CLEAR TREES IN THESE AREAS.

SASSAFRAS DRIVE

EXISTING FOREST CLEARING 0.06 ACRES

PLANTING AREA 'P3' 50,246 S.F. OR 1.15 Ac.

LATTICE ROW

EXISTING FOREST CLEARING 0.30 ACRES

PLANTING AREA 'P2' 120,230 S.F. OR 2.76 Ac.

DAVID PRYOR ET AL
TM 50 PAR 1
L 6275 F 17
USE: AGRICULTURAL

TAVERN RUN

TRELLIS WAY

EXISTING FOREST CLEARING 0.53 ACRES

EXISTING FOREST CLEARING 0.58 ACRES

ADLER PLACE

SAPLING COURT

PLANTING AREA 'P1' 110,705 S.F. OR 2.54 Ac.

'EXISTING 30" HACKBERRY TO BE REMOVED

MOUNT AETNA ROAD

JAMES & ELAINE MILLER
TM 50 PAR 322
L 1652 F 685
USE: AGRICULTURAL

LEGEND

- SPECIMEN TREE (TO REMAIN)
- FORESTED AREA
- TREELINE THAT DOES NOT QUALIFY AS FOREST
- EXISTING 2X CONTOUR
- EXISTING 10X CONTOUR
- SOIL TYPE & BOUNDARY
- EXISTING FENCELINE
- PROPOSED FOREST CONSERVATION PROTECTIVE FENCE AND SIGNAGE

HATCH LEGEND

- FOREST AREA TO BE CLEARED
- FOREST AREA TO BE RETAINED
- PROPOSED FOREST PLANTING AREA

GRAPHIC SCALE

120 0 60 120 240 480

(IN FEET)
1 inch = 120 ft.

SOIL TYPES ON SITE

SYMBOL	DESCRIPTION
DsB	DUFFIELD SILT LOAM; 3 TO 8 PERCENT SLOPES
RmB	RYDER-DUFFIELD CHANNERY SILT LOAM; 3 TO 8 PERCENT SLOPES
RmC	RYDER-DUFFIELD CHANNERY SILT LOAM; 8 TO 15 PERCENT SLOPES
RyC	RYDER-ROCK OUTCROP COMPLEX; 8 TO 15 PERCENT SLOPES
SsA	SWANPOND-FUNKSTOWN SILT LOAM; 0 TO 3 PERCENT SLOPES

NOTE: THE U.S.D.A. SOIL SURVEY OF WASHINGTON COUNTY LISTS DsB, DsC, RmB, RmC, & SsA SOILS AS "KARST LANDSCAPE" SOILS. CONTRACTOR SHOULD BE ALERT FOR POSSIBLE SINKHOLES.

LANDSCAPE SCHEDULE STREET TREES

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QNTY.	SIZE	CONDITION
PY	ZELKOVA SERRATA "GREEN VASE"	GREEN VASE JAPANESE ZELKOVA	39	2" – 2.5" cal.	B&B
AR	AMELANCHIER X GRANDIFLOR (AUTUMN BRILLIANCE)	AUTUMN BRILLIANCE SERVICEBERRY (SINGLE STEM)	31	2" – 2.5" cal.	B&B
TC	TILIA CORDATA "CORINTHIAN"	CORINTHIAN LITTLE LEAF LINDEN	29	2" – 2.5" cal.	B&B

STATE OF MARYLAND · CLINT E. ROCK · 4059 · LANDSCAPE ARCHITECT

I CERTIFY THAT I AM QUALIFIED TO PREPARE THIS PLAN IN ACCORDANCE WITH THE REQUIREMENTS OF THE FOREST CONSERVATION ACT PURSUANT TO COMAR 08.19.06.01A AND THAT TO THE BEST OF MY KNOWLEDGE, THE INFORMATION HEREON SATISFIES THE REQUIREMENTS OF THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE.

CLINT E. ROCK — Mar 31, 2026

COUNTY FILE #PP-25-001

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Email: foxassoc@foxassociatesinc.com

DRAWN BY | REVISION | DATE

FOREST CONSERVATION PLAN
ARBORVIEW – PHASE 1
91 SINGLE FAMILY AND 100 SEMI-DETACHED LOTS

SITUATE ALONG THE NORTH SIDE OF MT AETNA ROAD
ELECTION DISTRICT 18
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=120'

STATE OF MARYLAND · SCOTT POFFENBERGER · 27053 · PROFESSIONAL ENGINEER
Mar 31, 2026

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.
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DRAWING NO. D-9454
DATE: OCTOBER, 2024
DRAWN BY: DCM
CHECKED BY: GSP

SHEET 90 OF 102

I:\Projects\Active\Arborview (Clarke Road) (24-51312 ZMD Subdivision)\PHASE 1\Engineering\Drawings\02-Improvement Plans\FOREST CONSERVATION PLAN.dwg Mar 31, 2026 - 3:53pm User: mmoore

WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING
747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

SITE PLAN STAFF REPORT

BASE INFORMATION

SITE NAME.....:	AC&T Williamsport
NUMBER.....:	SP-24-020
OWNER.....:	FAST GAS CORP
LOCATION.....:	16510 VIRGINIA Avenue Williamsport, MD 21795
DESCRIPTION.....:	Combined Stormwater Concept & Site Plan for redevelopment of existing convenience store
ZONING.....:	Highway Interchange
COMP PLAN LU.....:	Commercial
PARCEL.....:	26010535
PLANNING SECTOR.....:	1
ELECTION DISTRICT.....:	26
TYPE.....:	Commercial
GROSS ACRES.....:	1.94
DWELLING UNITS.....:	
TOTAL LOTS.....:	1
DENSITY.....:	0 Units Per Acre
PLANNER.....:	Misty Wagner-Grillo
ENGINEER.....:	FREDERICK SEIBERT & ASSOCIATES
RECEIVED.....:	June 17, 2025

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

FLOOD ZONE.....:	No
WETLANDS.....:	No
WATERSHED.....:	Conococheague Creek
ENDANGERED SPECIES.....:	None
STEEP SLOPES.....:	No
STREAM BUFFER.....:	No
HISTORIC INVENTORY.....:	No Resources Present
EASEMENTS PRESENT.....:	None

Staff Comments:

Not Applicable

WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING
747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

SITE DESIGN

Impervious Area Plan	Impervious Maximum Allowed	Open Space Area Planned
74	80	
Open Space Minimum Required	**Residential Amenity Plans**	**Solid Waste Disposal Plans**
		Dumpster
Materials Stored on Site	**Buffer Design Meets Requirements**	**Landscaping Meets Requirements**
		Yes
Lighting Plan Meets Requirements	**Pedestrian Access is Adequate**	**Bus Stop is Within Walking Distance**
Yes		
Loading Area Meets Requirements		
		Not Fast Track
Parking Spaces - Total Planned	**Parking Spaces - Per Dwelling Unit**	
43		
Parking Spaces - Minimum Required	**Recreational Parking Provided**	
31	No	

NUMBER OF ACCESS POINTS: 2

SCHOOL INFORMATION

	ELEMENTARY	MIDDLE	HIGH
SCHOOL DISTRICT	Williamsport	Springfield	Williamsport
PUPIL YIELD			
CURRENT ENROLLMENT			
MAXIMUM CAPACITY			

PUBLIC FACILITIES INFORMATION

FIRE DISTRICT.....:	Williamsport
AMBULANCE DISTRICT.....:	Williamsport

WATER & SEWER INFORMATION

	WATER	SEWER
METHOD.....:	City	County
SERVICE AREA.....:	City	County
PRIORITY.....:	1-Existing Service	1-Existing Service
NEW HYDRANTS.....:		
GALLONS PER DAY SEWAGE...:		
PLANT INFO.....:		Conococheague

COMBINED STORMWATER CONCEPT AND SITE PLAN

FOR

AC&T - WILLIAMSPORT

SITUATED AT

16504 VIRGINIA AVENUE, WILLIAMSPORT

WASHINGTON COUNTY, MARYLAND

APPROVALS

MD-ENG-6A
1/89

USDA
SCS

UTILITY NOTIFICATION

The Soil Conservation District makes no representation as to the existence or nonexistence of any utilities at the construction site. Shown on these construction drawings are those utilities which have been identified. It is the responsibility of the landowners or operators and contractors to assure themselves that no hazard exists or damage will occur to utilities. It is suggested that Miss Utility be contacted at:
Phone No. 1-800-257-7777

DISTURBED AREA QUANTITY

THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 2.35 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 3,450 CU. YDS. OF EXCAVATION AND APPROXIMATELY 2,702 CU. YDS. OF FILL.

WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

This plan/plat has been reviewed by the Washington County Department of Water Quality for inclusion into the county capacity management plan for the system that serves this project. Allocation granted for construction shown on this plan/plat shall be in accordance with the capacity management plan developed for this system based on availability of allocation remaining in the facility.

SIGNATURE **DATE**

WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

This approval is for general conformance with the County's requirements for design and layout of proposed sewer and/or water system improvements or extensions. All sewer and/or water system improvements or extensions shall be constructed in strict accordance with the County's latest addition of the Standard Specifications for Construction of Sanitary Sewers and/or Water Lines. This approval does not guarantee availability of sewer and/or water service. Sewer and/or water service availability is subject to conformance with all rules, policies and regulations established by the County and in effect at the time application for service is made, and/or the availability of allocation remaining in other jurisdictions' facilities that may be granted to the County. This approval shall be valid for a period of TWO years.

SIGNATURE **DATE**

ENGINEER / ARCHITECT DESIGN CERTIFICATION

I hereby certify this plan for soil erosion and sediment control has been designed in accordance with local ordinances, COMAR 26.17.01.07, and Maryland Standards and Specifications for Soil Erosion and Sediment Control.

03/19/2026 49808

DATE **REG. NO.** **SIGNATURE**

WASHINGTON COUNTY
DIVISION OF ENGINEERING

APPROVED BY: _____

DATE: _____

OWNER / DEVELOPERS CERTIFICATION

"I/We certify all/any parties responsible for clearing, grading, construction and/or development will; be done pursuant to this plan and responsible personnel involved in the construction project will have a Certificate of Training at a Maryland Dept. of the Environment approved training program for the control of soil erosion and sediment."

5/15/24 Brad Fulton

Date **Printed Name**

Signature

OWNER / DEVELOPERS CERTIFICATION

"I/we hereby certify that all clearing, grading, construction and/or development will be done pursuant to this plan and in accordance with the Stormwater Management Ordinance of Washington County and the policy on construction of subdivision infrastructure for acceptance and ownership by Washington County (S-3)."

5/15/24 Brad Fulton

Date **Printed Name**

Signature

ENGINEER'S STORMWATER MANAGEMENT CERTIFICATION

"I verify and affirm that the Construction for the Stormwater Management Facilities as performed either meets or exceeds the requirements and design intent of this plan, including all specifications and referenced standards, and has been completed in accordance with good construction practices. I also verify and affirm that I have reviewed the construction inspection documentation and the as-built information; that it has been done in accordance with Washington County requirements and at a level deemed necessary to assure the Verification made herein; and all discrepancies between the as-built information and approved plans have been noted and are considered acceptable to the Consultant."

SIGNATURE **DATE** **SEAL**

CITY OF HAGERSTOWN UTILITIES DEPARTMENT WATER DIVISION

This approval is for the design and layout of the proposed water system improvements. All water system improvements shall be constructed to the standards in effect at the time of construction. This approval does not guarantee availability of water service. Water service is available subject to conformance with all policies and standards in effect at the time of application for service, payment of fees and approval of the water service application. The Water Division does not guarantee a specific water pressure or flow at any meter or fire hydrant. This approval is valid for a period of one year.

SIGNATURE **DATE**

CLIENT/OWNER/DEVELOPER:
FAST GAS CORP
PO BOX 4217
HAGERSTOWN, MARYLAND 21741

ATTN: BRAD FULTON
EMAIL: BFULTON@ACANDT.COM
PHONE: 301.582.2700

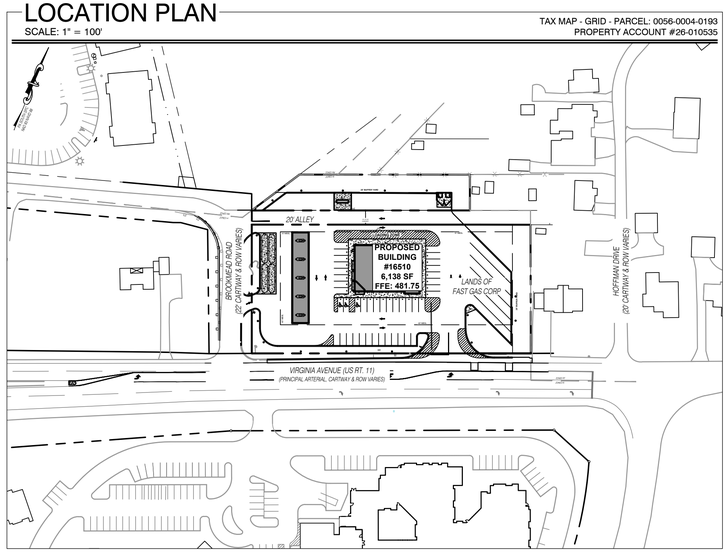
CIVIL ENGINEER / SURVEYOR:
FSA INC.
128 SOUTH POTOMAC STREET
HAGERSTOWN, MARYLAND 21740

PROJECT MANAGER: TREVOR FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
PHONE: 301.791.3650

LOCATION PLAN

SCALE: 1" = 100'

TAX MAP - GRID - PARCEL: 0056-0004-0193
PROPERTY ACCOUNT #26-010535

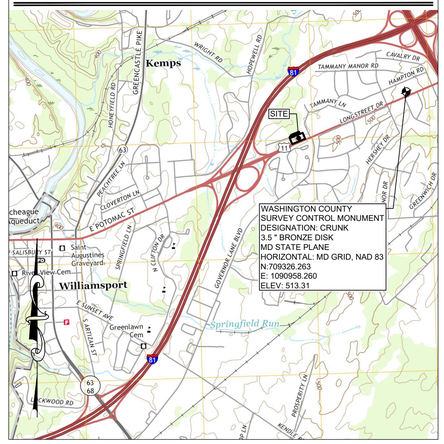


The purpose of this plan is for the construction and redevelopment of an existing gas station on a previously developed parcel. Plans have been prepared in accordance with the Washington County Stormwater Management, Grading, Soil Erosion and Sediment Control Ordinance dated May 4th, 2010 and Maryland Stormwater Design Manual, Volumes I and II (October 2000, Revised 2009). The project must comply with both requirements. On-site stormwater management will consist of two underground stormwater systems.

VICINITY MAP

SCALE: 1" = 2000'

ADC MAP 20, C11
USGS MAPS (WILLIAMSPORT)



SHEET INDEX

TYPE	NUMBER	TITLE
C-001	SHEET 01	COVER SHEET
C-002	SHEET 02	NOTES & LEGENDS
C-101	SHEET 03	EXISTING CONDITIONS & DEMOLITION PLAN
C-102	SHEET 04	EROSION & SEDIMENT CONTROL PLAN
C-103	SHEET 05	GRADING & UTILITY PLAN
C-104	SHEET 06	SITE & DIMENSION PLAN
C-105	SHEET 07	PAVING & STRIPING PLAN
C-301	SHEET 08	UNDERGROUND STORMWATER MANAGEMENT BED #1
C-302	SHEET 09	UNDERGROUND STORMWATER MANAGEMENT BED #2
C-303	SHEET 10	STORMWATER MANAGEMENT NOTES
C-304	SHEET 11	STORMWATER MANAGEMENT NOTES
C-401	SHEET 12	CONSTRUCTION PROFILES
C-402	SHEET 13	MDSHA CROSS SECTIONS
C-403	SHEET 14	MDSHA CROSS SECTIONS
C-501	SHEET 15	CONSTRUCTION DETAILS & NOTES - E & S CONTROLS
C-502	SHEET 16	CONSTRUCTION DETAILS & NOTES - E & S CONTROLS
C-503	SHEET 17	CONSTRUCTION DETAILS & NOTES - STORM DRAINAGE
C-504	SHEET 18	CONSTRUCTION DETAILS & NOTES - WATER & SEWER
C-505	SHEET 19	CONSTRUCTION DETAILS & NOTES - SITE
C-506	SHEET 20	AUTOTURN MOVEMENTS
L-101	SHEET 21	LANDSCAPE PLAN
PLANS BY OTHERS		
	SHEET 22	SIGNING AND MARKING PLAN
PP 1.1	SHEET 23	PHOTOMETRIC PLAN
PP 1.2	SHEET 24	SPEC SHEETS AND POLE BASE DETAIL

ESD PRACTICES SUMMARY TABLE						
CONSTRUCTION TYPE (NEW, REDEVELOPMENT, RESTORATION): **NEW**						
ESD PRACTICES (CHAPTER 5 - STRUCTURAL PRACTICES)						
TYPE	NO.	DA TO STRUCTURE (AC.)	IMPERVIOUS DA TO STRUCTURE (AC)	ESDv (CF)	ESDv (AC. FT)	Pe ADDRESSED (IN)
UNDERGROUND SYSTEM	1	0.54	0.54	N/A	N/A	N/A
UNDERGROUND SYSTEM	2	0.99	0.92	6,112	0.14	1.77
BIORETENTION PLANTER BOX	1	0.34	0.34	771	0.02	0.66
BIORETENTION PLANTER BOX	2	0.20	0.20	500	0.01	0.72

The following standards (construction and temporary traffic control) are required for this project:

a. **MD-104.00-01 - MD-104.00-18 - General Notes**
b. **MD-104.01-01 - 104.01-88 - Temporary Traffic Control Applications**
c. **MD-104.03-06 - 104.03-06 - Right Lane Closure/Multilane Undiv. Eql/Less than 40 MPH**
d. **MD-104.06-09A - MD-104.06-09D - Pedestrian Detours**
e. **MD- 104.02-01- Shoulder work/ 2-lane, 2-way, greater than 40 MPH**
f. **MD- 374.70 - Precast Standard Type S Inlet Double Grate Tandem**
g. **MD- 620.02 - Standard Types A & B Concrete Curb and Combination Concrete Curb & Gutter**

For all standards referred to on the plans the contractor must go to the Book of Standards which will have the most current version. The Book of Standards can be accessed at:

http://apps.roads.maryland.gov/BusinessWithSHA/bizStdsSpecs/desManualStdPub/publicationsonline/ohd/bookstd/index.asp

All items are to be constructed in accordance with the current version of the referenced standard at the time of construction.

MDSHA ACCESS PERMIT NUMBER: 24APWA001XX

Know what's **below.** **Call** before you dig.

STATE OF MARYLAND
TREVOR M. FREDERICK
49808
PROFESSIONAL ENGINEER
03/19/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License #: 49808
Expiration Date: 08/24/2026

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
© 2026
15 EAST MAIN STREET NEW BLOOMFIELD, PA 17068 717-582-8844
355 SOUTH HANOVER STREET CARLISLE, PA 17013 717-249-0411
11142 WILLIAMSPORT PIKE GREENCASTLE, PA 17225 717-597-1857
128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 301-791-3650

MARK	DESCRIPTION	DATE
	REVISED PER AGENCY COMMENTS	11.17.2025
	REVISED PER AGENCY COMMENTS	03.09.2026

AC&T - WILLIAMSPORT
SITUATED ON THE NORTHEAST CORNER OF VIRGINIA AVENUE AND BROOKMEAD DRIVE
AT 16504 VIRGINIA AVENUE
WASHINGTON COUNTY, MARYLAND
CLIENT: FAST GAS CORP. BRAD FULTON
PO BOX 4217 HAGERSTOWN, MARYLAND 21741
PHONE: 301.582.2700

PROJECT NO. 1594.1
DWN BY ABRAM MYERS
DATE 05.14.2024
PROJECT MANAGER T. FREDERICK
EMAIL TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL 0056 - 0004 - 0193
SCALE AS SHOWN
SHEET TITLE

COVER SHEET

C-001
SHEET 01 OF 21

SP-24-020

P:\SHARED FOLDERS\PROJECTS 1000\1594.1 ACTIVE STORE SITES\DRAWINGS\CONSTRUCTION SET\1594.1 CC COVER SHEET & GENERAL NOTES.DWG - 2026-03-19

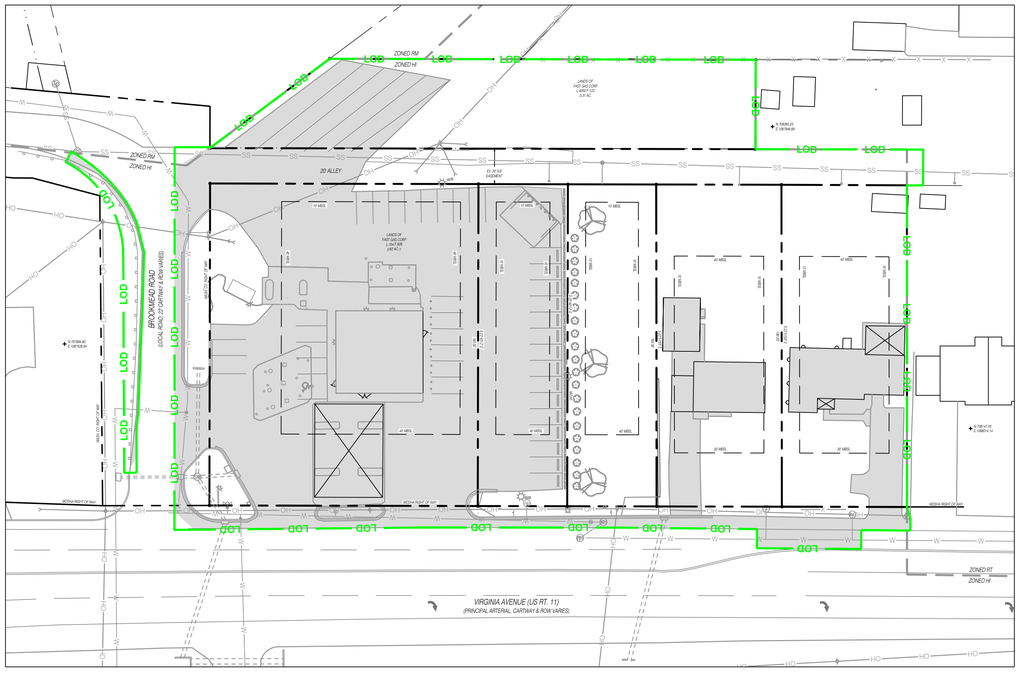
GENERAL NOTES

1. Any damage to adjoining public roads, utilities, etc. during construction will be repaired in kind by the contractor.
2. 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.
3. FSA, Inc. assumes no liability for the location of any above ground and below ground utilities. Existing utilities are shown from the best available information. Contractor to field verify location and depth of all above and below ground utilities prior to construction.
4. The contractor shall locate existing utilities in advance of construction operations in the vicinity of proposed utilities.
5. The contractor shall take all necessary precautions to protect the existing utilities and to maintain uninterrupted service. Any damage incurred due to the contractor's operation shall be repaired immediately at the contractor's expense. Contractor to use caution in areas where low hanging wires exist.
6. All utilities shall be cleared by a minimum of 1'-0". All utility poles shall be cleared by a minimum of 2'-0" or tunneled if required.
7. The Contractor shall notify the following utilities or agencies at least five (5) days before starting work shown on these drawings:

Miss Utility	1-800-257-7777
Potomac Edison	1-800-255-3443
Columbia Gas (New Business)	1-800-440-6111
Columbia Gas (Conflicts)	(301) 964-1065
Verizon	(301) 790-7124
Antietam Cable	(240) 420-2082
City of Hagerstown Utilities Department	(301) 739-8577 Ext. 681
Washington County Soil Conservation District	(301) 797-6821
Washington County Planning and Permitting	(240) 313-2460
Washington County Department of Water Quality	(240) 313-2600

8. The contractor shall be responsible for coordination of his construction with the construction of other contractors.
9. Benchmarks is a mag nail in asphalt as shown on sheet C-101.
10. The contractor shall notify the Architect/Engineer, before construction, of any conflicts between the plans and actual field conditions.
11. The contractor shall protect all utilities and culvert pipes during construction by insuring proper cover, increasing cover, or constructing roadway and parking through base course before loading site with heavy vehicles.
12. Job site safety is the sole responsibility of the contractor. The Contractor shall perform all excavation in accordance with O.S.H.A. Regulations for trench safety.
13. The contractor shall perform his own field inspection and surveys (if necessary) to determine the limit of earthwork needed to complete this project. Any earthwork quantities that may be shown hereon are preliminary estimates only, and are intended for Soil Erosion Control plan review, if required. There has been no correction made to the earthwork quantities shown hereon due to the compaction of fill.
14. The contractor shall be aware that in the event of discrepancy between scaled and figured dimensions shown on the plan, the figured dimensions shall govern.
15. Sediment erosion control measures shall be installed per sediment erosion control plans, details and specifications.
16. The entire area included within the proposed limits of cut and fill shall be stripped of all root material, trash and other organic and otherwise objectionable, non-complying and unsuitable soils and materials.
17. It shall be distinctly understood that failure to mention specifically any work which would naturally be required to complete the project shall not relieve the contractor of his responsibility to complete such work.
18. All handicapped parking spaces shall be designed, ramped and signed to meet the minimum requirements of the Maryland Accessibility Code and ADA Standards for Accessible Design.
19. The existing site contours shown hereon are LIDAR 1' contours and field surveyed contours by FSA in March 2024. (Contour accuracy is to plus or minus one half the contour interval).
20. Limit of disturbed areas are to be the limit of property ownership, unless otherwise noted.
21. Exterior lighting will consist of building mounted lights and pole mounted lights as shown on the photometrics plans and utility plan.
22. The contractor shall provide MOSH safety assistance for City Utilities Department, Water and Wastewater Division Inspectors.
23. This project has a projected start date of January 2025 and a completion date of August 2025.
24. A complete set of approved plans and a copy of the grading permit must be on site and available for use by the inspector, or other representative of Washington County.
25. There are no Board of Zoning Appeals Cases for this property.
26. Proposed SWM will consist of two underground ADS Stormtech systems.
27. There is an existing sanitary sewer line and easement that runs through the property that is shown on the plans.
28. All existing drainage culverts and drainage easements are to be maintained and unaltered.
29. This site is not located within 1,000 feet of the Edgemont Reservoir, Smithsburg Reservoir, or Upper Beaver Creek watersheds.
30. There are no habitats of endangered species or threatened species on this site.
31. This site is not within 1,000 feet of the Appalachian Trail.
32. If any sewer work needs to be completed within the sewer easement shown, Washington County will not be responsible for any pavement repair or other restoration.
33. The Doctrine of Zoning Merger was used to combine parcels 193, 766, 316, 195, 309 & 314 of tax map 56.

HATCH LEGEND	
HATCH	DESCRIPTION
	EXISTING IMPERVIOUS COVER



EXISTING IMPERVIOUS AREA MAP
SCALE: 1" = 40'

DIVISION OF ENGINEERING NOTES

1. In conformance with the Stormwater Management Ordinance of Washington County, a performance security and executed maintenance agreement shall be required from the developer prior to issuance of any building or grading permit for construction per these plans."
2. This project will require a third party qualified professional to be present at the preconstruction meeting. Construction inspection will be required for this project per the "Roadway and Stormwater Management Construction Verification Procedures" dated October 17, 2008.
3. A complete set of approved plans and a copy of the grading permit must be on site and available for use by the inspector, or other representative of Washington County Division of Public Works.
4. Developer/Contractor shall contact the certifying engineer and the County at least 5 days prior to the start of construction of the stormwater management system to schedule and coordinate inspection time tables.
5. This development plan must comply with the current Washington County Stormwater Management, Grading, Soil Erosion and Sediment Control. Ordinance.
6. All grading for this project shall be the full responsibility of the property owner.
7. No permanent structures (e.g., fences, sheds, play equipment, retaining walls) shall be permitted within any stormwater or storm drainage easement on this property.
8. Please be advised that any project which creates a disturbance of one (1) acre or more will require a "notice of intent to comply with the general permit for storm water discharges associated with construction activity" (NOI). The NOI is required under the Clean Water Act as stated in 40 CFR 122.26 and code of Maryland Regulations COMAR 26.08.04.09A and is regulated by the Maryland Department of Environment (MDE). The NOI is to be submitted with the appropriate fees directly to the MDE prior to commencement of construction activity. No land disturbing activity that requires a grading permit from Washington County can proceed until the general permit for storm water discharges associated with construction activity (MDRC) has bee issued by MDE.

FOREST CONSERVATION WORKSHEET 2.2

NET TRACT AREA
A. Total Tract Area ..... = 1.21 Ac.
B. Deductions ..... = 0.00 Ac.
C. Net Tract Area ..... = 1.21 Ac.
LAND USE CATEGORY CIA
D. Afforestation Threshold (Net Tract Area x 15%) ..... = 0.18 Ac.
E. Conservation Threshold (Net Tract Area x 15%) ..... = 0.18 Ac.
EXISTING FOREST COVER
F. Existing Forest Cover within the Net Tract Area ..... = 0.00 Ac.
G. Area of Forest Above Conservation Threshold ..... = 0.00 Ac.
BREAK EVEN POINT
H. Break Even Point ..... = 0.00 Ac.
I. Forest Clearing Permitted Without Mitigation ..... = 0.00 Ac.
PROPOSED FOREST CLEARING
J. Total Area of Forest to be Cleared ..... = 0.00 Ac.
K. Total Area of Forest to be Retained ..... = 0.00 Ac.
PLANTING REQUIREMENTS
L. Reforestation for Clearing Above the Conservation Threshold ..... = 0.00 Ac.
M. Reforestation for Clearing Below the Conservation Threshold ..... = 0.00 Ac.
N. Credit for Retention above the Conservation Threshold ..... = 0.00 Ac.
P. Total Reforestation Required ..... = 0.00 Ac.
Q. Total Afforestation Required ..... = 0.18 Ac.
R. Total Planting Requirement ..... = 0.18 Ac.
or 7,840.80 S.F.

FOREST CONSERVATION NOTES:
1. By Article 6A entitled "Express Procedure" of the Washington County Forest Conservation Ordinance the owner has elected to pay into the Washington County Forest conservation Fund the amount of $2,352.24. This amount was determined by the Forest Conservation Worksheet at the rate of 30 cents per square foot. (7,840.80 S.F.)
2. The total tract area was determined by using the site plan's limit of disturbance and subtracting the impervious areas that were existing before the Washington County Forest Conservation Ordinance took effect (1.14 ac).

ZONING DATA

ZONING DISTRICT ____ HI - HIGHWAY INTERCHANGE DISTRICT
BUILDING HEIGHT ____ 75 FT
FREESTANDING SIGN ____ 35 FT
MINIMUM YARD SETBACK:
FRONT ____ 40 FT.
*SIDE ____ 10 FT.
*REAR ____ 10 FT.

*EXCEPT WHEN ADJACENT TO RESIDENTIAL DEVELOPMENT, IT SHALL BE 25 FEET

BOARD OF ZONING APPEALS' CASE ____ NONE
REZONING/ MAP AMENDMENT ____ RZ-25-006 (APPROVED 10/14/2025)

SITE DATA

PARCEL 1:
TAX MAP - GRID - PARCEL ____ 0056-0004-0193
ELECTION DISTRICT ____ 26
ACCOUNT NUMBER ____ 010535
LIBER / FOLIO ____ 00754 / 00928
PARCEL AREA ____ 0.62 Ac
ADDRESS ASSIGNMENT ____ 16504 VIRGINIA AVENUE WILLIAMSPORT, MD 21795

PARCEL 2:
TAX MAP - GRID - PARCEL ____ 0056-0004-0766
ELECTION DISTRICT ____ 26
ACCOUNT NUMBER ____ 013739
LIBER / FOLIO ____ 04050 / 00123
PARCEL AREA ____ 0.31 Ac
ADDRESS ASSIGNMENT ____ VIRGINIA AVENUE WILLIAMSPORT, MD 21795

PARCEL 3:
TAX MAP - GRID - PARCEL ____ 0056-0004-0316
ELECTION DISTRICT ____ 26
ACCOUNT NUMBER ____ 029546
LIBER / FOLIO ____ 01424 / 00048
PARCEL AREA ____ 0.21 Ac
ADDRESS ASSIGNMENT ____ 16508 VIRGINIA AVENUE WILLIAMSPORT, MD 21795

PARCEL 4:
TAX MAP - GRID - PARCEL ____ 0056-0004-0195
ELECTION DISTRICT ____ 26
ACCOUNT NUMBER ____ 002958
LIBER / FOLIO ____ 02402 / 00001
PARCEL AREA ____ 0.21 Ac
ADDRESS ASSIGNMENT ____ 16510 VIRGINIA AVENUE WILLIAMSPORT, MD 21795

PARCEL 5:
TAX MAP - GRID - PARCEL ____ 0056-0004-0309
ELECTION DISTRICT ____ 26
ACCOUNT NUMBER ____ 018870
LIBER / FOLIO ____ 07311 / 00327
PARCEL AREA ____ 0.29 Ac
ADDRESS ASSIGNMENT ____ 16512 VIRGINIA AVENUE WILLIAMSPORT, MD 21795

PARCEL 6:
TAX MAP - GRID - PARCEL ____ 0056-0004-0314
ELECTION DISTRICT ____ 26
ACCOUNT NUMBER ____ 006759
LIBER / FOLIO ____ 07407 / 00458
PARCEL AREA ____ 0.30 Ac
ADDRESS ASSIGNMENT ____ 16514 VIRGINIA AVENUE WILLIAMSPORT, MD 21795

AREA SUMMARY:
DISTURBED AREA ____ 101,355 SF / 2.35 AC
EXISTING IMPERVIOUS ____ 49,658 SF / 1.14 AC
PROPOSED TOTAL IMPERVIOUS ____ 76,230 SF / 1.75 AC
BUILDING SUMMARY:
FOOTPRINT ____ 6,138 SF
BUILDING HEIGHT ____ +/-26 FT
FUEL CANOPY HEIGHT ____ +/-18 FT
DIESEL CANOPY HEIGHT ____ +/-18 FT
PROPOSED USE ____ CONVENIENCE STORE
HOURS OF OPERATION ____ 24 HOURS A DAY / 7 DAYS A WEEK
FREIGHT/DELIVERIES ____ 2 TRUCKS / WEEK
EMPLOYEE SUMMARY:
CONVENIENCE STORE ____ 4 PER SHIFT, 3 SHIFTS PER DAY
WATER & SEWER USAGE:
WATER PROVIDED ____ CITY OF HAGERSTOWN WATER DIVISION
SEWER PROVIDED ____ WASHINGTON COUNTY DEPT. OF WATER QUALITY
EXISTING ALLOCATION ____ 1,600 GPD
PROPOSED ADDITIONAL ALLOCATION ____ 0 GPD
WASTE & RECYCLABLES:
SOLID WASTE REMOVAL ____ ONSITE DUMPSTER
RECYCLE REMOVAL ____ ONSITE DUMPSTER
SITE LIGHTING:
EXISTING ____ POLE & BUILDING MOUNTED
PROPOSED ____ POLE & BUILDING MOUNTED
SITE SIGNAGE:
EXISTING ____ YES, PYLON SIGN
PROPOSED ____ NO NEW FREE-STANDING SIGNS PROPOSED
ADDRESS ASSIGNMENT ____ 16504 VIRGINIA AVENUE WILLIAMSPORT, MD 21795
WAIVER AND/OR VARIANCE ____ NONE
FOREST CONSERVATION ____ PAY IN LIEU, $2,352.24
WATERSHED:
NAME ____ CONOCOCHEAGUE CREEK
NUMBER ____ 02-14-05-04
FEMA PANEL # ____ 24043C0281D, EFFECTIVE AUGUST 15, 2017

PARKING, LOADING & BICYCLE DATA

USE	REQUIREMENT	CALCULATION	REQUIRED
COMMERCIAL RETAIL	5 SPACE PER 1,000 SF GLA	6,072 SF / 1,000 SF	31 SPACES
ADA PARKING SPACES REQUIRED			**2 SPACES**
ADA PARKING SPACES PROVIDED			**3 SPACES**
TOTAL PARKING SPACES PROVIDED			**43 SPACES**
TOTAL TRUCK PARKING SPACES PROVIDED			**6 SPACES**

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

LEGEND

	EXISTING	PROPOSED
SUBJECT BOUNDARY		
BUILDING SETBACK LINE		
RIGHT OF WAY		
EASEMENT LINE		
ADJOINER BOUNDARY		
FENCE (METAL)		
FENCE (WOODEN)		
DITCH (STREAM)		
EDGE OF WATER		
WETLAND		
FLOODPLAIN		
SOIL BOUNDARY		
RAILWAY		
CENTERLINE		
EDGE OF PAVEMENT		
EDGE OF GRAVEL		
CURB		
WALL		
GUARD RAIL		
EDGE OF CONCRETE		
BUILDING	MB	MB
MAIL BOX		
SIGN (ROAD)		
SIGN (SITE)		
TRAFFIC SIGNAL		
TOPOGRAPHIC FEATURES		
CONTOUR (INDEX)	500	500
CONTOUR (INTERMEDIATE)	501.65	501.65
SPOTS ELEVATION		
VEGETATION AREAS		
TREELINE		
DECIDUOUS TREES		SEE LANDSCAPE SHEET FOR LEGEND
EVERGREEN TREES		SEE LANDSCAPE SHEET FOR LEGEND
SANITARY SEWER		
GRAVITY LINE	SS	SS
FORCE MAIN LINE	FM	FM
LATERAL		
MANHOLE	SS	SS
CLEANOUT		
VALVE		
WATER		
COLD WATER LINE	W	W
HOT WATER LINE	HW	HW
MANHOLE	MH	MH
FIRE HYDRANT		
VALVE		
METER		
WELL		
STORM DRAINAGE		
STORM SEWER LINE		
ROOF DRAIN LINE	RD	RD
MANHOLE	SW	
INLETS		
CLEANOUT		
UTILITIES		
GAS LINE	G	G
ELECTRICAL LINE	UGE	UGE
FIBER OPTIC LINE		
COMMUNICATION LINE	COMM	COMM
OVERHEAD LINES	OH	OH
MANHOLE	MH	MH
PEDS, BOX, & ETC		
POLE		
LIGHT POLE		
GAS METER		
GAS VALVE		

LEGEND - ABBREVIATIONS

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
ADS	ADVANCED DRAINAGE SYSTEM
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIAL
AWWA	AMERICAN WATER WORKS ASSOCIATION
BLDG	BUILDING
BOT	BOTTOM
CIP	CAST IRON PIPE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	SANITARY SEWER CLEAN-OUT
COMM	COMMUNICATION
CONC	CONCRETE
DA	DRAINAGE AREA
DIA	DIAMETER
EGL	EXISTING GRADE LINE
EX	EXISTING
EIP	EXISTING IRON PIN
FFE	FINISH FLOOR ELEVATION
FH	FIRE HYDRANT
GV	GATE VALVE
HGL	HYDRAULIC GRADE LINE
HDPE	HIGH DENSITY POLYETHYLENE
INV	INVERT
LF	LINEAR FEET
MAX	MAXIMUM
MB	MAIL BOX
MIN	MINIMUM
MJ	MECHANICAL JOINT
NO	NUMBER
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OAC	OR APPROVED EQUAL
OC	ON CENTER
PC	POINT OF CURVE
PCC	POINT OF COMPOUND CURVE
PGL	PROPOSED GRADE LINE
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENT
PVC	POINT OF VERTICAL CURVE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENT
ROW	RIGHT-OF-WAY
SAN	SANITARY
SCE	STABILIZED CONSTRUCTION ENTRANCE
SDR	STANDARD DIMENSION RATIO
SIP	SET IRON PIN
SD	STORM DRAINAGE
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
SY	SQUARE YARDS
TAN	TYPE AS NOTED
TEMP	TEMPORARY
TS	TOP OF STRUCTURE
TG	TOP OF GRATE
TR	TOP OF RIM
TYP	TYPICAL
UP	UTILITY POLE
VIF	VERIFY IN FIELD
WL	WATERLINE
WM	WATER METER
WV	WATER VALVE

STATE OF MARYLAND
TREVOR M. FREDERICK
21910
PROFESSIONAL ENGINEER
03/19/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License #: 21910
Expiration Date: 06/24/2026

FSA
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11142 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717-597-3667
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 240-719-8666

MARK	DESCRIPTION	DATE
	REVISED PER AGENCY COMMENTS	11.17.2025
	REVISED PER AGENCY COMMENTS	03.09.2026

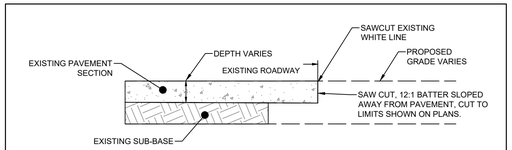
AC&T - WILLIAMSPORT
SITUATED ON THE NORTHEAST CORNER OF VIRGINIA AVENUE AND BROOKMEAD DRIVE
AT 16504 VIRGINIA AVENUE
WASHINGTON COUNTY, MARYLAND
CLIENT: FAST GAS CORP. BRAD FULTON
PO BOX 4217 HAGERSTOWN MARYLAND 21741
PHONE: 301.582.2700

PROJECT NO. 1594.1
DWN BY: ABRAM MYERS | DATE: 05.14.2024
PROJECT MANAGER: T. FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL: 0056 - 0004 - 0193
SCALE: N.T.S.
SHEET TITLE: GENERAL NOTES

C-002
SHEET 02 OF 21

SP-24-020

P:\SHARED FOLDER\PROJECTS\1500\1594\1594.01\ENGR\DWG\CONSTRUCTION SET\1594.01-CIVIL-SHEET & GENERAL NOTES.DWG 2026-03-19



01
C-101

SAW CUT DETAIL

NOT TO SCALE

SOIL CHART			
SOILS	H.S.G.	Ratio (%)	Kw
HcC	B	5%	0.37
HdB	B	80%	0.37
Ud	C	15%	0.37

NOTES:
1. **PARCEL DOES NOT LIE IN THE 100-YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP, PER COMMUNITY PANEL NO. 24043C0281D, DATED 08-15-2017**
2. **THERE ARE NO FLOODPLAINS, WETLANDS, CRITICAL HABITATS, CULTURAL FEATURES OR HISTORIC SITES PRESENT ON SITE.**
3. **THE STEEP SLOPES AND HIGHLY ERODIBLE SOILS FOUND WITHIN THE SITE ARE MAN MADE FROM PREVIOUS DEVELOPMENT.**

ALL DIMENSIONS AND NO BEARINGS ARE MEASURED

N/F SHADOL BROOKMEADE DEVELOPMENT LLC LIBER 2586 FOLIO 0329

N/F VINCENT GROH LIBER 0820 FOLIO 1031

N/F ANTHONY & MARY MAYHUGH LIBER 6339 FOLIO 0507

N/F DAVID L MUNDEY ET AL LIBER 0663 FOLIO 0721

N/F MORNINGSIDE EAST LLC LIBER 4648 FOLIO 227

N/F SUSAN MILLER REVOCABLE LIVING TRUST DATED OCTOBER 26,2023 LIBER 7345 FOLIO 0024

N/F JESSIE LAMBERT LIBER 6296 FOLIO 0007

LANDS OF FAST GAS CORP L.4050 F.123 0.31 AC.

LANDS OF FAST GAS CORP L.754 F.928 0.62 AC.±

LANDS OF FAST GAS COMPANY L.1424 F.48 0.21 AC.±

LANDS OF FAST GAS COMPANY L.2402 F.1 0.21 AC.±

LANDS OF FAST GAS COMPANY L.7311 F.327 0.29 Ac. ±

LANDS OF FAST GAS COMPANY L.7407 F.458 0.29 AC. ±

ZONED RM
ZONED HI
HcC
HdB
ZONED RT

20 ALLEY

BROOKMEAD ROAD
(LOCAL ROAD; 22' CARTWAY & ROW VARIES)

VIRGINIA AVENUE (US RT. 11)
(PRINCIPAL ARTERIAL, CARTWAY & ROW VARIES)

ALL ONSITE PAVEMENT TO BE REMOVED
CONTRACTOR TO COORDINATE WITH POLE OWNER TO MOVE POLE AND GUY WIRES
SEWER CLEANOUT TO BE REMOVED SEWER LATERAL TO BE CAPPED
DUMPSTER PAD TO BE REMOVED
SAWCUT ROADWAY 4' OUTSIDE CURBLINE
REMOVE WATERLINE BACK TO CORP STOP ON MAIN LINE
LIGHT POLE AND HAND HOLES TO BE REMOVED
WATER METER TO BE REMOVED
SIGN TO BE REMOVED
SAWCUT ROADWAY
GUARDRAIL TO BE REMOVED AND RESET AS SHOWN ON SHEET C-104
ALL UNDERGROUND TANKS, PUMPS AND CONCRETE TO BE REMOVED
ALL CURB AND GUTTER AROUND THIS ISLAND TO BE REMOVED
HEADWALL TO BE REMOVED
BOLLARDS TO BE REMOVED
PIPE TO BE REMOVED
INLET AND PIPE TO BE REMOVED
BUILDING, GAS CANOPY, AND PUMPS TO BE REMOVED
LIGHT POLE AND HAND HOLES TO BE REMOVED
INLET TO BE REPLACED AT NEW CURBLINE
ALL CURB AND GUTTER AROUND THIS ISLAND TO BE REMOVED
STA: 97+94.45 OFFSET LEFT: 49.36 WATER METER TO BE REMOVED
END CURB AND GUTTER REMOVAL
STA: 96+97.47 OFFSET LEFT: 59.14 SAWCUT CURB & GUTTER AND PAVEMENT
STA: 96+87.56 OFFSET LEFT: 44.57 WATER METER TO BE REMOVED
OPEN CUT ROADWAY AND REMOVE WATERLINE BACK TO CORP STOP ON MAIN LINE
SAWCUT ROADWAY AT WHITE LINE
REMOVE WATERLINE BACK TO CORP STOP ON MAIN LINE
STA: 96+38.44 OFFSET LEFT: 34.82 SAWCUT CURB & GUTTER AND PAVEMENT
STA: 98+44.85 OFFSET LEFT: 46.34 CONTRACTOR TO COORDINATE WITH POLE OWNER TO MOVE POLE
STA: 98+71.28 OFFSET LEFT: 40.09 INLET TO BE REMOVED & REPLACED
ALL SHRUBS AND TREES ALONG PARKING TO BE REMOVED
BUILDINGS TO BE REMOVED
DRIVEWAYS TO BE REMOVED
STA: 98+28.12 OFFSET LEFT: 45.89 WATER METER TO BE REMOVED
STA: 98+98.33 OFFSET LEFT: 41.38 BEGIN CURB AND GUTTER REMOVAL
STA: 99+76.37 OFFSET LEFT: 49.36 WATER METER TO BE REMOVED
SEWER CLEANOUT TO BE REMOVED SEWER LATERAL TO BE CAPPED
SHED TO BE REMOVED
OPEN CUT ROADWAY AND REMOVE WATERLINE BACK TO CORP STOP ON MAIN LINE
STA: 100+08.69 OFFSET LEFT: 34.34 SAWCUT PAVEMENT TO EXISTING EDGE
SAWCUT ROADWAY AT WHITE LINE

SITE BENCHMARK
MAG NAIL IN PAVEMENT
ELEV. = 479.83

N: 707994.90 E: 1087528.94
N: 708260.23 E: 1087846.69
N: 708147.55 E: 1088014.14

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

STATE OF MARYLAND
TREVOR M. FREDERICK
40909
PROFESSIONAL ENGINEER
03/19/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND
License #: 40909
Expiration Date: 08/24/2026

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11142 WILLIAMSPORT PIKE GREENCASTLE, PA 17225 717-597-1807
128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 240-313-0666

MARK	DESCRIPTION:	DATE:
	REVISED PER AGENCY COMMENTS	11.17.2025
	REVISED PER AGENCY COMMENTS	03.09.2026

AC&T - WILLIAMSPORT

SITUATED ON THE NORTHEAST CORNER OF VIRGINIA AVENUE AND BROOKMEAD DRIVE
AT 16504 VIRGINIA AVENUE
WASHINGTON COUNTY, MARYLAND

CLIENT: FAST GAS CORP. BRAD FULTON
PO BOX 4217 HAGERSTOWN MARYLAND 4217
PHONE: 301.582.2700

PROJECT NO: 1594.1
DWN BY: ABRAM MYERS
DATE: 04.29.2024
PROJECT MANAGER: T. FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL: 0056 - 0004 - 0193
SCALE: 1" = 20'

SHEET TITLE:
EXISTING CONDITIONS & DEMOLITION PLAN

C-101
SHEET 03 OF 21

SP-24-020

SEQUENCE OF CONSTRUCTION

Pre-Construction Notification - The contractor shall notify the Washington County Soil Conservation District (301-797-6821), Washington County Division of Construction (240-313-2600) and Frederick Seibert & Associates (301-791-3650) at least 5 days prior to start of any work shown on these plans to schedule a pre-construction meeting. All spoil and/or borrow material must come from and/or go to a site with a current and approved Sediment and Erosion Control Plan.

If a sinkhole develops during site work, work must stop, and the sinkhole must be remediated immediately in accordance with guidelines stated in the geotech report.

Site Benchmark Notification - The contractor shall contact Frederick Seibert & Associates (301-791-3650) prior to any construction activities beginning at the site to verify the site benchmark.

1. Contractor to access site off Brookemead Drive using existing paved entrance. Contractor to install stabilized construction entrance off of Brookemeade Drive once pavement is removed. If any tracking of sediment or debris occurs on any public roadway the contractor shall immediately stop work and clean the roadway. The contractor shall at minimum clean the roadway at the end of each working day, or whenever tracking of sediment or debris occur.
2. Contractor to install all perimeter erosion and sediment controls as shown on plans (ie. smart fence 42, silt fence) and install inlet protection on the existing inlets in Virginia Avenue and Brookmead Drive as shown on plans.
3. Contractor to install bypass pipe from HW1 to ES1 working from downstream to upstream. Install smart fence 42 to protect ES1 as shown on plans and install outlet protection immediately upon completion.
4. With bypass pipe installed, contractor to begin demolition as shown on plans. All demolition material must go to an MDE approved site.
5. With demolition completed, contractor to begin stripping topsoil and placing in designated location. Contractor to place silt fence on the downhill side of stockpile.
6. Contractor to begin rough grading site for building pad.
7. Contractor to begin building construction and installing utilities and underground fuel tanks. Contractor to place designated inlet protection on all inlets immediately upon completing installation.
8. Contractor to install storm drains as shown on plans.
9. Contractor to install underground stormwater system 1 and 2.
10. With all utilities installed, contractor to pave site.
11. After the site has been stabilized, the contractor shall contact the Washington County Soil Conservation District (301-797-6821) and design engineer (301-791-3650) for an interim inspection of the bioretention planter boxes before placing the filtering medias in bioretention planter box #1 and bioretention planter box #2. Contractor to use lightweight equipment to avoid compaction of media.
12. Contractor to landscape site as shown on plans and seed and mulch any disturbed areas.
13. Contractor to spread topsoil and place necessary matting and stabilize per the permanent seeding specifications.
14. Post-Construction Notification - Notify the Washington County Soil Conservation District (301-797-6821) at least five (5) days prior to the removal of any sediment control features to schedule a final site closeout review meeting.
15. Once the Soil Conservation District approval is granted, remove all perimeter controls and final stabilize in those areas.

Post-Construction Notification - Notify the Washington County Soil Conservation District and Washington Division of Construction after the site has achieved 95% overall vegetative stabilization, and at least 5 days prior to the removal of any sediment control features to schedule a final site closeout inspection and meeting. Once final approval has been granted, perimeter controls can be removed, and final stabilization in those areas shall be completed.

General E&S Notes:

1. **Contractor to only open up length of trench that can be constructed and backfilled in one working day in paved areas.**
2. **Contractor to remove excavated materials to an approved location to waste materials.**
3. **All fill material should be brought from a location with an approved and current sediment erosion control plan.**
4. **Contractor to backfill trench with approved materials and stabilize disturbed areas the same working day.**
5. **If dewatering of the trench is required, contractor to pump water to a filter bag to dewater.**
6. **Contractor to sweep streets immediately of any debris or sediments caused by construction operations and dispose of at an approved location.**
7. **Contractor to stabilize all disturbed areas with seed and mulch or appropriate street repair.**
8. **All slopes 3:1 or greater to be stabilized with temporary matting immediatley.**
9. **Place 4" minimum topsoil in all green areas before permanent seeding is performed.**
10. **The USDA soil survey of Washington County shows the soils on this site as being karst landscape soils. Please be alert to the possibility of sinkhole formation.**
11. **All sinkholes that are present or develop during construction must be remediated and certified by the site Geotechnical Engineer. Contractor to contact Geotechnical Engineer immediately after the discovery of any sinkhole.**

NOTE:
1. ALL TEMPORARY SLOPE MATTING TO BE NORTH AMERICAN GREEN S75BN BIONET OR EQUIVALENT.
2. ALL PERMANENT SLOPE MATTING TO BE NORTH AMERICAN GREEN P300 ERONET OR EQUIVALENT.

SMART FENCE-42 TABLE

TYPE	NUMBER	LENGTH (FT)	AVERAGE SLOPE (%)	SLOPE LENGTH (FT)	MAX SLOPE LENGTH (FT)	DETAIL REFERENCE
SMART FENCE-42	1	112	3.20	125	UNLIMITED	04/C-501
SMART FENCE-42	2	219	3.50	231	UNLIMITED	04/C-501
SMART FENCE-42	3	90	33.33	15	100	04/C-501
SMART FENCE-42	4	188	2.00	33	UNLIMITED	04/C-501

SILT FENCE TABLE

TYPE	NUMBER	LENGTH (FT)	AVERAGE SLOPE (%)	SLOPE LENGTH (FT)	MAX SLOPE LENGTH (FT)	DETAIL REFERENCE
SILT FENCE	1	159	N/A	N/A	N/A	03/C-501

OUTLET PROTECTION TABLE

ID	PIPE	Q10 (CFS)	V10 (FPS)	LENGTH (FT)	WIDTH (FT)	d50 (IN)	Dmax (IN)	DEPTH (IN)	MDSHA CLASS
HW1	24" HDPE	13.37	6.15	4	3.1	9.5	15	19	I

LEGEND

- SF42 - SMART FENCE-42
- SF - SILT FENCE
- LOD -LIMIT OF DISTURBANCE (2.35 AC)
- -TEMPORARY STRAW AND NET MATTING
- -STABILIZED CONSTRUCTION ENTRANCE
- -RIPRAP INFLOW/ OUTLET PROTECTION
- -AT GRADE INLET PROTECTION
- -CURB INLET PROTECTION
- -EXISTING CONTOURS
- +406.0 -EXISTING TEXT
- *589.1 -FINISHED GRADE SPOT ELEVATION
- 500 -FINISHED GRADE INDEX CONTOUR
- 495 -FINISHED GRADE INTERMEDIATE CONTOUR
- -SOIL BOUNDARY

INLET PROTECTION TABLE

INLET ID	DRAINAGE AREA (AC.)	PROTECTION TYPE
SD1	0.39	AT GRADE INLET PROTECTION
SD2	0.21	AT GRADE INLET PROTECTION
SD3	0.28	AT GRADE INLET PROTECTION
SD4	0.04	AT GRADE INLET PROTECTION
SD5	0.01	AT GRADE INLET PROTECTION
SD6	0.27	AT GRADE INLET PROTECTION
SD7	0.13	AT GRADE INLET PROTECTION
SD13	0.22	AT GRADE INLET PROTECTION
VA AVE EXISTING INLET	0.33	AT GRADE INLET PROTECTION

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

MATCHLINE
SCALE: 1" = 20'

STATE OF MARYLAND
TREVOR M. FREDERICK
49906
PROFESSIONAL ENGINEER
03/19/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License #: 49906
Expiration Date: 08/24/2026

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(E) 2025
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11142 WILLIAMSPORT PIKE GREENCASTLE, PA 17225 717-597-3647
128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 301-739-8866

MARK	DESCRIPTION:	DATE:
	REVISED PER AGENCY COMMENTS	11.17.2025
	REVISED PER AGENCY COMMENTS	03.09.2026

AC&T - WILLIAMSPORT

SITUATED ON THE NORTHEAST CORNER OF VIRGINIA AVENUE AND BROOKMEAD DRIVE
AT 16504 VIRGINIA AVENUE
WASHINGTON COUNTY, MARYLAND

CLIENT: FAST GAS CORP. BRAD FULTON
PO BOX 4217 HAGERSTOWN MARYLAND 21741
PHONE: 301.582.2700

PROJECT NO. 1594.1
DWN BY ABRAM MYERS | DATE 05.14.2024
PROJECT MANAGER T. FREDERICK
EMAIL TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL 0056 - 0004 - 0193
SCALE 1" = 20'
SHEET TITLE

EROSION & SEDIMENT CONTROL PLAN

C-102
SHEET 04 OF 21

SP-24-020

P:\SHARED FILES\PROJECTS\1500-1599\1594.1 ACT WILLIAMSPORT\CONSTRUCTION SET\1594.1 ACT WILLIAMSPORT EROSION & SEDIMENT CONTROL PLAN.DWG 2026-03-19

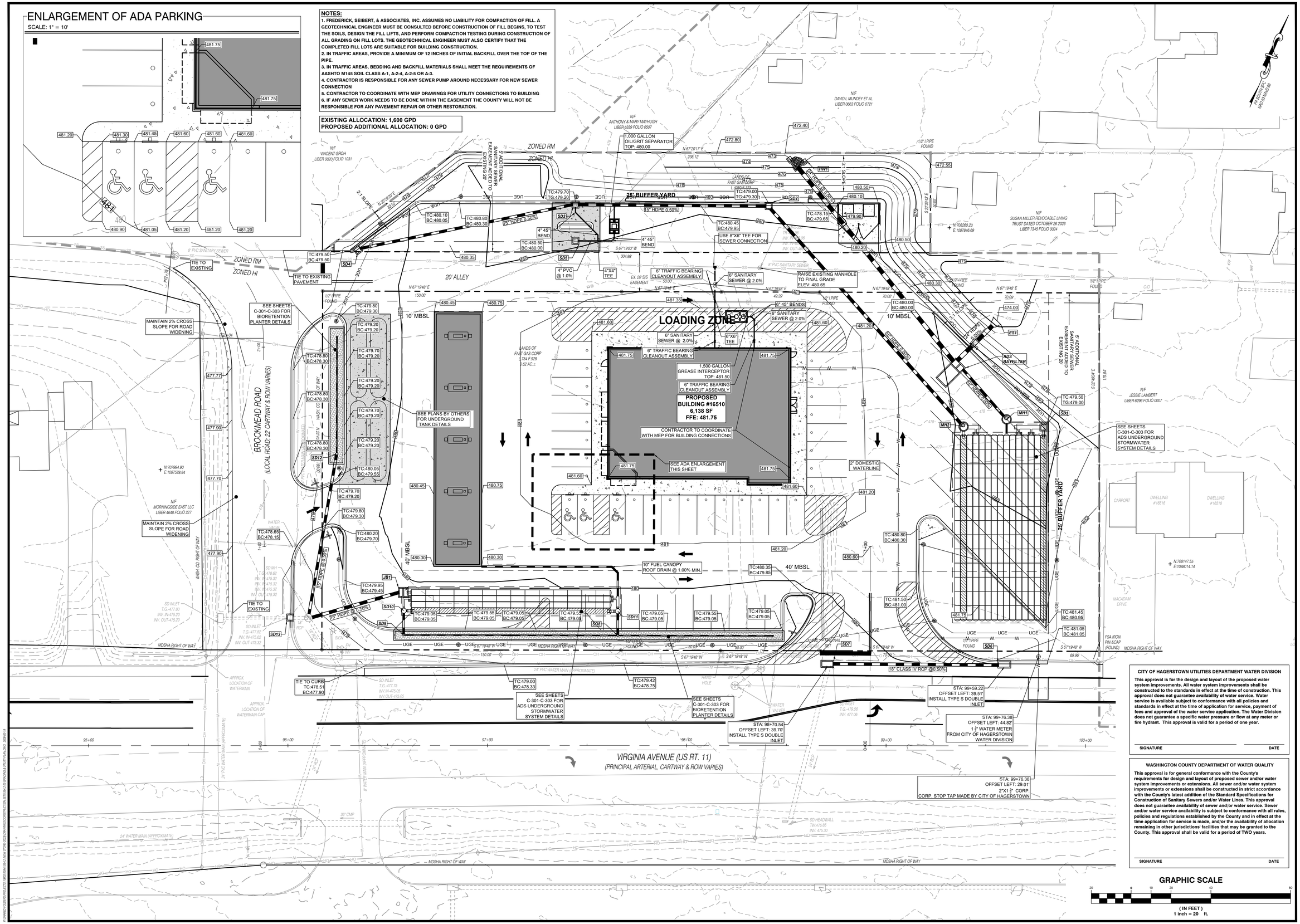
ENLARGEMENT OF ADA PARKING

SCALE: 1" = 10'

NOTES:

1. FREDERICK, SEIBERT, & ASSOCIATES, INC. ASSUMES NO LIABILITY FOR COMPACTION OF FILL. A GEOTECHNICAL ENGINEER MUST BE CONSULTED BEFORE CONSTRUCTION OF FILL BEGINS, TO TEST THE SOILS, DESIGN THE FILL LIFTS, AND PERFORM COMPACTION TESTING DURING CONSTRUCTION OF ALL GRADING ON FILL LOTS. THE GEOTECHNICAL ENGINEER MUST ALSO CERTIFY THAT THE COMPLETED FILL LOTS ARE SUITABLE FOR BUILDING CONSTRUCTION.
2. IN TRAFFIC AREAS, PROVIDE A MINIMUM OF 12 INCHES OF INITIAL BACKFILL OVER THE TOP OF THE PIPE.
3. IN TRAFFIC AREAS, BEDDING AND BACKFILL MATERIALS SHALL MEET THE REQUIREMENTS OF AASHTO M145 SOIL CLASS A-1, A-2-4, A-2-5 OR A-3.
4. CONTRACTOR IS RESPONSIBLE FOR ANY SEWER PUMP AROUND NECESSARY FOR NEW SEWER CONNECTION
5. CONTRACTOR TO COORDINATE WITH MEP DRAWINGS FOR UTILITY CONNECTIONS TO BUILDING
6. IF ANY SEWER WORK NEEDS TO BE DONE WITHIN THE EASEMENT THE COUNTY WILL NOT BE RESPONSIBLE FOR ANY PAVEMENT REPAIR OR OTHER RESTORATION.

EXISTING ALLOCATION: 1,600 GPD
PROPOSED ADDITIONAL ALLOCATION: 0 GPD



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

CITY OF HAGERSTOWN UTILITIES DEPARTMENT WATER DIVISION

This approval is for the design and layout of the proposed water system improvements. All water system improvements shall be constructed to the standards in effect at the time of construction. This approval does not guarantee availability of water service. Water service is available subject to conformance with all policies and standards in effect at the time of application for service, payment of fees and approval of the water service application. The Water Division does not guarantee a specific water pressure or flow at any meter or fire hydrant. This approval is valid for a period of one year.

SIGNATURE DATE

WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

This approval is for general conformance with the County's requirements for design and layout of proposed sewer and/or water system improvements or extensions. All sewer and/or water system improvements or extensions shall be constructed in strict accordance with the County's latest addition of the Standard Specifications for Construction of Sanitary Sewers and/or Water Lines. This approval does not guarantee availability of sewer and/or water service. Sewer and/or water service availability is subject to conformance with all rules, policies and regulations established by the County and in effect at the time application for service is made, and/or the availability of allocation remaining in other jurisdictions' facilities that may be granted to the County. This approval shall be valid for a period of TWO years.

SIGNATURE DATE

STATE OF MARYLAND
TREVOR M. FREDERICK
49906
PROFESSIONAL ENGINEER
03/19/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND
License #: 49906
Expiration Date: 08/24/2026

FSA
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128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 301-739-8866

MARK	DESCRIPTION:	DATE:
1	REVISED PER AGENCY COMMENTS	11.17.2025
2	REVISED PER AGENCY COMMENTS	03.09.2026

AC&T - WILLIAMSPORT

SITUATED ON THE NORTHEAST CORNER OF
VIRGINIA AVENUE AND BROOKMEAD DRIVE
AT 16504 VIRGINIA AVENUE
WASHINGTON COUNTY, MARYLAND

CLIENT: FAST GAS CORP; BRAD FULTON
PO BOX 4217 HAGERSTOWN MARYLAND 21741
PHONE: 301.582.2700

PROJECT NO. 1594.1
DWN BY ABRAM MYERS
DATE 05.14.2024
PROJECT MANAGER: T. FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL: 0056 - 0004 - 0193
SCALE 1" = 20'
SHEET TITLE

GRADING & UTILITY PLAN

C-103
SHEET 05 OF 21

SP-24-020

P:\SHARED FOLDERS\FSA\JOBS\1500-1599\1594.2 ROW STORE 2025\DRAWINGS\CONSTRUCTION SET\1594.2 DEVZNOV & FULTH PLAN.DWG 2026-03-19

N/F
SHADOL BROOKMEADE DEVELOPMENT LLC
LIBER 2586 FOLIO 0329

N/F
VINCENT GROH
LIBER 0820 FOLIO 1031

N/F
ANTHONY & MARY MAYHUGH
LIBER 6339 FOLIO 0507

N/F
DAVID L MUNDEY ET AL
LIBER 0663 FOLIO 0721

ZONED RM
ZONED HI

N 67°20'17" E
238.12'

1/2" I PIPE FOUND

DIESEL PUMPS AND CANOPY (2)

25' BUFFER YARD

LANDS OF
FAST GAS CORP
L.4050 F.123
0.31 AC.

DUMPSTER PAD & ENCLOSURE

N 22°39'43" E
50.00'

N/F
SUSAN MILLER REVOCABLE LIVING
TRUST DATED OCTOBER 26,2023
LIBER 7345 FOLIO 0024

N: 708280.23
E: 1087846.69

N 07°29'29" E
6.35'

EXISTING FULL MOVEMENT ENTRANCE

6'R

11'

26'

20'

24'

S 67°19'03" W
304.98'

TIE TO EXISTING GUARDRAIL

PTZ=.78

15.45'

ZONED RM
ZONED HI

20 ALLEY

EX. 20' S/S EASEMENT
50.00'

N 67°19'48" E
150.00'

N 67°19'48" E
49.39'

N 67°19'48" E
70.00'

N 67°19'48" E
70.09'

1/2" I PIPE FOUND

STORMWATER MANAGEMENT ACCESS AND MAINTENANCE EASEMENT

10' MBSL

LOADING ZONE

20'R

4.50'R

4.5'R

92.00'

PROPOSED
BUILDING #16510
6,138 SF
FFE: 481.75

69.00'

8"

154.61'

S 22°39'43" E
179.84'

N/F
JESSIE LAMBERT
LIBER 6396 FOLIO 0007

07
C-505

8" BOLLARD
(TYP.)

STORMWATER MANAGEMENT ACCESS AND MAINTENANCE EASEMENT

60'R

30'R

45'

143.04'

35'

20'

42.02'

3'R

15'R

13

NEW LOCATION OF GUARDRAIL

BROOKMEAD ROAD
(LOCAL ROAD; 22' CARTWAY & ROW VARIES)

WASH. CO. RIGHT OF WAY

M: 21-01-22 N

130.00'

85.50'

127.75'

30.43'

11.04'

22'

10'R

20'

56.04'

FUEL PUMPS AND CANOPY

N: 707994.90
E: 1087528.94

N/F
MORNINGSIDE EAST LLC
LIBER 4648 FOLIO 227

NEW RIGHT IN ENTRANCE

6'R

20'R

LIGHT POLE (TYP)

30.37'

1+40

WASH. CO. RIGHT OF WAY

40' MBSL

24'

END GUARDRAIL AT BEGINNING OF CURB LINE

25'R

31.89'

43.90'

2'R

13

9'

18'

30'

40'R

13'

4.5'R

MAG NAIL SET

MDSHA RIGHT OF WAY

SIGN

S 67°19'48" W
150.00'

1/2" I PIPE FOUND

50.00'

S 67°19'48" W
70.00'

69.96'

FSA IRON PIN &CAP (FOUND)

SEE PLANS BY OTHERS FOR VIRGINIA AVENUE STRIPING AND SIGNAGE

NEW FULL MOVEMENT ENTRANCE

25' BUFFER YARD

70.00'

62.00'

12.00'

6'R

CARPORT

DWELLING #16516

DWELLING #16518

N: 708147.55
E: 1088014.14

MACADAM DRIVE

ZONED RT
ZONED HI

95+00 96+00 97+00 98+00 0+00 99+00 100+00 101+00 1+00

VIRGINIA AVENUE (US RT. 11)
(PRINCIPAL ARTERIAL, CARTWAY & ROW VARIES)

MATCHLINE: SEE THIS SHEET FOR CONTINUATION

MATCHLINE: SEE THIS SHEET FOR CONTINUATION

93+00 94+00

SEE PLANS BY OTHERS FOR CURB MEDIAN REPLACEMENT WORK

MATCHLINE
SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

P:\SHARED FOLDERS\PROJECTS\1600S\1594.1\ACT_FSA_CIVIL\DRAWINGS\CONSTRUCTION SET\1594.1 SITE.DWG 3/26/2026 10:19

STATE OF MARYLAND
TREVOR M. FREDERICK
21900
PROFESSIONAL ENGINEER
03/19/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND
License #: 21900
Expiration Date: 06/24/2026

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
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15 EAST MAIN STREET
NEW BLOOMFIELD, PA 17068
717-275-7444
555 SOUTH HANOVER STREET
CARLISLE, PA 17013
717-249-9411
11142 WILLIAMSPORT PIKE
GREENCASTLE, PA 17225
717-597-1857
128 SOUTH POTOMAC STREET
HAGERSTOWN, MD 21740
301-739-8866

MARK	DESCRIPTION:	DATE:
	REVISED PER AGENCY COMMENTS	11.17.2025
	REVISED PER AGENCY COMMENTS	03.09.2026

AC&T - WILLIAMSPORT
SITUATED ON THE NORTHEAST CORNER OF
VIRGINIA AVENUE AND BROOKMEAD DRIVE
AT 16504 VIRGINIA AVENUE
WASHINGTON COUNTY, MARYLAND
CLIENT: FAST GAS CORP- BRAD FULTON
PO BOX 4217 HAGERSTOWN MARYLAND 21741
PHONE: 301.582.2700

PROJECT NO.: 1594.1
DWN BY: ABRAM MYERS | DATE: 04.29.2024
PROJECT MANAGER: T. FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL: 0056 - 0004 - 0193
SCALE: 1" = 20'
SHEET TITLE

SITE & DIMENSIONING PLAN

C-104
SHEET 06 OF 21

SP-24-020

STRIPING NOTES:

1. FINAL APPLICATION OF WHITE AND YELLOW WATERBORNE PAVEMENT MARKINGS SHALL BE AFTER COMPLETION OF ALL ASSOCIATED PROJECT ROADWAY CLEAN-UP.
2. REFERENCE PUBLICATION 111M TC-8600 RECOMMENDED JUNE 13, 2013 FOR PAVEMENT MARKING DETAILS.
3. REFERENCE PUBLICATION 111M TC-8604 RECOMMENDED JUNE 13, 2013 FOR DELINEATION DETAILS.
4. REFERENCE PUBLICATION 111M TC-8700 SERIES RECOMMENDED JUNE 13, 2013 AND ANY CHANGES/REVISIONS FOR TRAFFIC CONTROL SIGNING STANDARDS.
5. REFERENCE FEDERAL HIGHWAY ADMINISTRATION M.U.T.C.D. 2009 EDITION CHAPTER 8B SECTION 27 FOR GRADE CROSSING PAVEMENT MARKINGS (FIGURE 8B-7).
6. ALL LONGITUDINAL WATERBORNE PAVEMENT MARKINGS SHALL REQUIRE TWO COATS.

HATCH LEGEND

HATCH	DESCRIPTION	SHEET/DETAIL
	SITE FULL DEPTH PAVEMENT	C-505/01
	TRUCK FULL DEPTH PAVEMENT	C-505/04
	WASHINGTON COUNTY FULL DEPTH PAVEMENT	C-505/05
	MDSHA FULL DEPTH PAVEMENT	C-505/03
	2" MILL AND OVERLAY	C-505/13
	TRUCK CONCRETE	C-505/02
	CONCRETE SIDEWALK	C-505/09
	WHITE GORE HATCHING	N/A

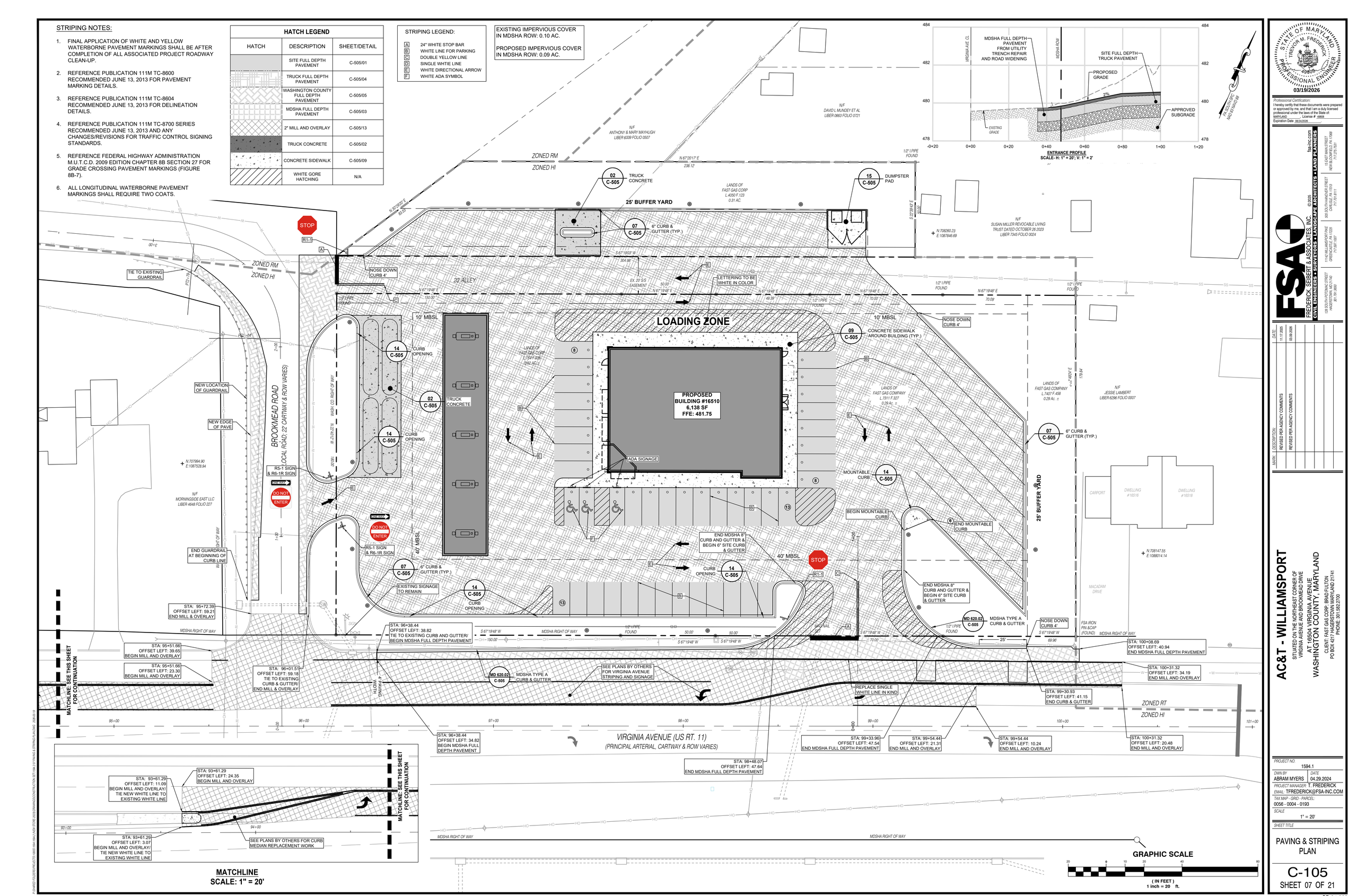
STRIPING LEGEND:

- A 24" WHITE STOP BAR
- B WHITE LINE FOR PARKING
- C DOUBLE YELLOW LINE
- D SINGLE WHTIE LINE
- E WHITE DIRECTIONAL ARROW
- F WHITE ADA SYMBOL

EXISTING IMPERVIOUS COVER IN MDSHA ROW: 0.10 AC.

PROPOSED IMPERVIOUS COVER IN MDSHA ROW: 0.09 AC.

ENTRANCE PROFILE
SCALE- H: 1" = 20'; V: 1" = 2'



MATCHLINE
SCALE: 1" = 20'

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

STATE OF MARYLAND
TREVOR M. FREDERICK
49909
PROFESSIONAL ENGINEER
03/19/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND
License #: 49909
Expiration Date: 06/24/2026

FSA
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555 SOUTH HANOVER STREET CARLISLE, PA 17013 717-249-4411
11142 WILLIAMSPORT PIKE GREENCASTLE, PA 17225 717-597-1647
128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 301-739-8866

MARK	DESCRIPTION	DATE
	REVISED PER AGENCY COMMENTS	11.17.2025
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AC&T - WILLIAMSPORT
SITUATED ON THE NORTHEAST CORNER OF VIRGINIA AVENUE AND BROOKMEAD DRIVE
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TAX MAP - GRID - PARCEL: 0056 - 0004 - 0193
SCALE 1" = 20'
SHEET TITLE

PAVING & STRIPING PLAN

C-105
SHEET 07 OF 21

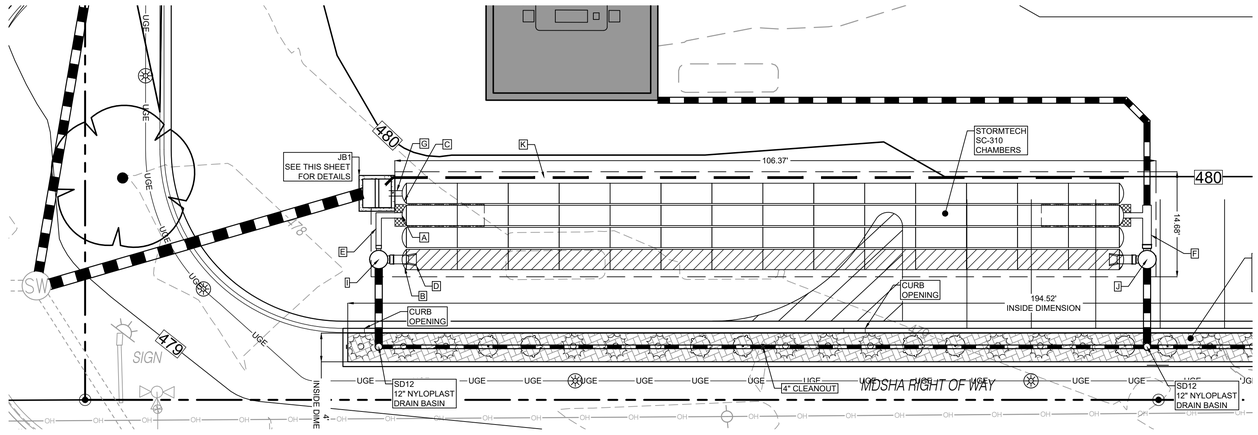
SP-24-020

P:\SHARED FOLDERS\PROJECTS\1500\1594.1 AUTH CONC 2025\DRAWINGS\CONSTRUCTION SET\1594.1 STRIPING & SIGNING PLAN.DWG 2026-03-19

PROPOSED LAYOUT: BED 1		PROPOSED ELEVATIONS: BED 1	
56	STORMTECH SC-310 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	485.33
8	STORMTECH SC-310 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	479.17
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	478.67
6	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	478.67
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	478.67
1972	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	477.83
		TOP OF SC-310 CHAMBER:	477.33
		12" x 8" TOP MANIFOLD INVERT (8" PIPE):	476.29
		12" x 8" TOP MANIFOLD INVERT (8" PIPE):	476.25
1582	SYSTEM AREA (SF)	12" ISOLATOR ROW PLUS INVERT:	476.07
249.2	SYSTEM PERIMETER (ft)	12" ISOLATOR ROW PLUS INVERT:	476.07
		8" BOTTOM CONNECTION INVERT:	476.05
		BOTTOM OF SC-310 CHAMBER:	476.03
		12" x 8" TOP MANIFOLD INVERT (12" PIPE):	475.94
		12" x 8" TOP MANIFOLD INVERT (12" PIPE):	475.94
		UNDERDRAIN INVERT:	475.50
		BOTTOM OF STONE:	475.50

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PRE-CORED END CAP	A	8" TOP PRE-CORED END CAP, PART#: SC310EPE08TPC / TYP OF ALL 8" TOP CONNECTIONS	1.37"	
PREFABRICATED EZ END CAP	B	12" BOTTOM PREFABRICATED EZ END CAP, PART#: SC310ECEZ / TYP OF ALL 12" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	0.90"	
PRE-CORED END CAP	C	8" BOTTOM PRE-CORED END CAP, PART#: SC310EPE08BPC / TYP OF ALL 8" BOTTOM CONNECTIONS	0.60"	
FLAMP	D	INSTALL FLAMP ON 12" ACCESS PIPE / PART#: SC31012RAMP (TYP 2 PLACES)		
MANIFOLD	E	12" x 8" REDUCING CONCENTRIC MOLDED FITTINGS (12" PIPE)	-0.75"	
		12" x 8" REDUCING CONCENTRIC MOLDED FITTINGS (8" PIPE)	3.50"	
MANIFOLD	F	12" x 8" REDUCING CONCENTRIC MOLDED FITTINGS (12" PIPE)	-0.75"	
		12" x 8" REDUCING CONCENTRIC MOLDED FITTINGS (8" PIPE)	3.50"	
PIPE CONNECTION	G	8" BOTTOM CONNECTION	0.60"	
CONCRETE STRUCTURE	H	OCS (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		0.7 CFS OUT
NYLOPLAST (INLET W/ ISO PLUS ROW)	I	30" DIAMETER (24.00" SUMP MIN)		0.9 CFS IN
NYLOPLAST (INLET W/ ISO PLUS ROW)	J	30" DIAMETER (24.00" SUMP MIN)		0.9 CFS IN
UNDERDRAIN	K	4" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		

*INVERT ABOVE BASE OF CHAMBER



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 12.50' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

INSPECTION NOTE:

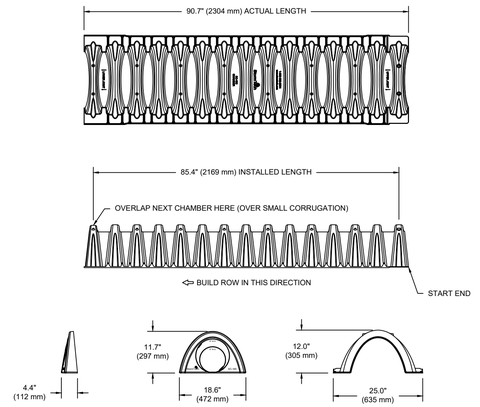
A WRITTEN INSPECTION REPORT INCLUDING PHOTOGRAPHS SHALL BE SUBMITTED TO THE COUNTY BY, OR ON BEHALF OF, THE OWNER A MINIMUM OF EVERY THREE YEARS OR AS DIRECTED BY THE COUNTY.

LINER NOTE:

UNDERGROUND SYSTEM IS TO BE LINED WITH A SYNTHETIC OR CLAY LINER. WRAP UP SIDES OF TRENCH TO ELEV: 477.83. SEE SHEET C-303 FOR DETAILS

SC-160LP TECHNICAL SPECIFICATION

NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	25.0" X 12.0" X 85.4"	(635 mm X 305 mm X 2169 mm)
CHAMBER STORAGE	6.85 CUBIC FEET	(0.19 m³)
MINIMUM INSTALLED STORAGE*	16.0 CUBIC FEET	(0.45 m³)
WEIGHT	24.0 lbs.	(10.9 kg)

*ASSUMES 6" (152 mm) ABOVE, 6" (152 mm) BELOW, AND STONE BETWEEN CHAMBERS WITH 40% STONE POROSITY.

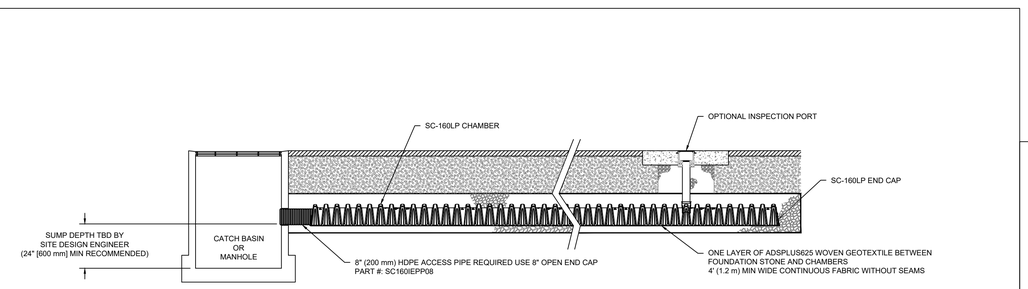
PART #	STUB	A
SC160EPP	6" (150 mm)	0.66" (16 mm)
	8" (200 mm)	0.80" (20 mm)
SC160EPP08	8" (200 mm)	0.96" (24 mm)



ALL STUBS ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

NOTE: ALL DIMENSIONS ARE NOMINAL

2 SC-160LP TECHNICAL SPECIFICATION



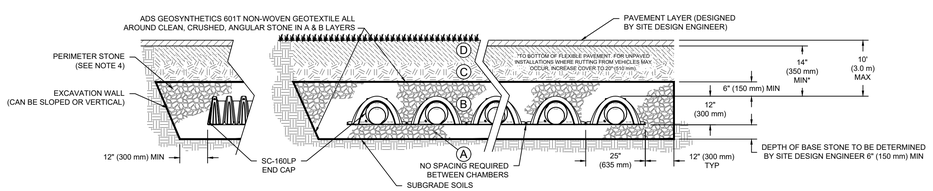
SC-160LP ISOLATOR ROW PLUS DETAIL
NTS

3 SC-160LP ISOLATOR ROW PLUS DETAIL

ACCEPTABLE FILL MATERIALS: STORMTECH SC-160LP CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 14" (355 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[3]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[3]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

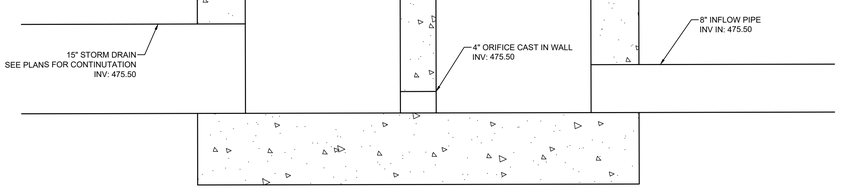
PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 1.5"
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 400 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 SC-160LP CROSS SECTION DETAIL



JB1 CROSS SECTION
(MODIFIED JUNCTION BOX, MDSHA 386.11)
N.T.S.

4640 TRUEMAN BLVD
HILLARD, OH 43026
1-800-733-7473

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888-892-2694 | WWW.STORMTECH.COM

STATE OF MARYLAND
TREVOR M. FREDERICK
49810
PROFESSIONAL ENGINEER
03/19/2026

Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License #: 49810
Expiration Date: 06/24/2026

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MARK	DESCRIPTION	DATE
	REVISED PER AGENCY COMMENTS	11.17.2025
	REVISED PER AGENCY COMMENTS	03.09.2026

AC&T - WILLIAMSPORT
SITUATED ON THE NORTHEAST CORNER OF VIRGINIA AVENUE AND BROOKMEAD DRIVE
AT 16504 VIRGINIA AVENUE
WASHINGTON COUNTY, MARYLAND
CLIENT: FAST GAS CORP; BRAD FULTON
PO BOX 4217 HAGERSTOWN MARYLAND 21741
PHONE: 301.582.2700

PROJECT NO. 1594.1
DWN BY ABRAM MYERS
DATE 05.14.2024
PROJECT MANAGER T. FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL: 0056 - 0004 - 0193
SCALE 1" = 10'
SHEET TITLE

UNDERGROUND SWM CHAMBER #1

C-301
SHEET 08 OF 21

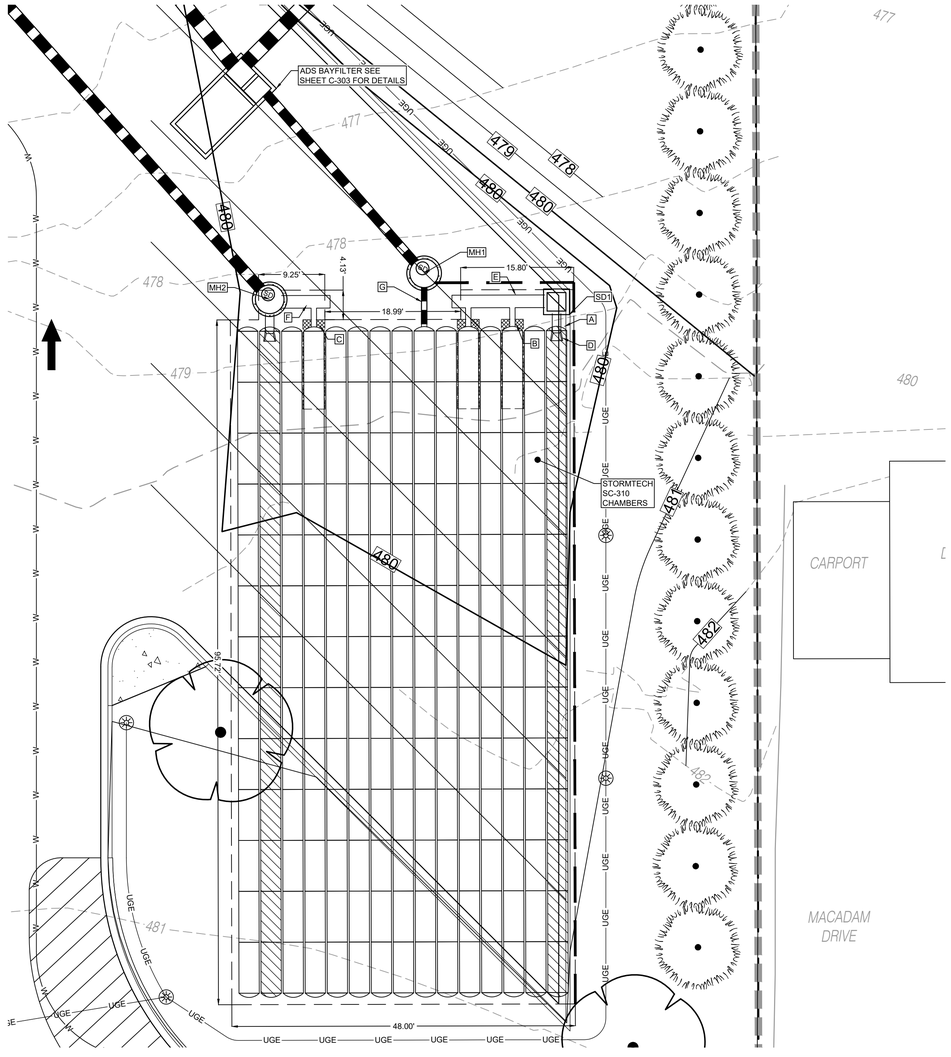
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P:\DRAWED FILES\ENGR\CLIENTS\16003-1594-2 AVEW STONE 2025\DRAWINGS\CONSTRUCTION 2\T-1594-10 STORMWATER MANAGEMENT PLAN.DWG 2026-03-19

PROPOSED LAYOUT		PROPOSED ELEVATIONS	
195	STORMTECH SC-310 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	484.83
30	STORMTECH SC-310 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	478.67
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	478.17
6	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	478.17
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	478.17
6112	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	477.33
		TOP OF SC-310 CHAMBER:	476.83
		18" x 8" TOP MANIFOLD INVERT (8" PIPE):	475.79
		18" x 8" TOP MANIFOLD INVERT (8" PIPE):	475.79
4698	SYSTEM AREA (SF)	12" ISOLATOR ROW PLUS INVERT:	475.57
304.0	SYSTEM PERIMETER (ft)	12" ISOLATOR ROW PLUS INVERT:	475.57
		8" BOTTOM CONNECTION INVERT:	475.55
		BOTTOM OF SC-310 CHAMBER:	475.50
		BOTTOM OF STONE:	475.00
		18" x 8" TOP MANIFOLD INVERT (18" PIPE):	474.94
		18" x 8" TOP MANIFOLD INVERT (18" PIPE):	474.70

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED EZ END CAP	A	12" BOTTOM PREFABRICATED EZ END CAP, PART#: SC310ECEZ / TYP OF ALL 12" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	0.90"	
PRE-CORED END CAP	B	8" TOP PRE-CORED END CAP, PART#: SC310EPE08TPC / TYP OF ALL 8" TOP CONNECTIONS	3.50"	
PRE-CORED END CAP	C	8" BOTTOM PRE-CORED END CAP, PART#: SC310EPE08BPC / TYP OF ALL 8" BOTTOM CONNECTIONS	0.60"	
FLAMP	D	INSTALL FLAMP ON 12" ACCESS PIPE / PART#: SC31012RAMP (TYP 2 PLACES)		
MANIFOLD	E	18" x 8" ADS N-12 (18" PIPE) 18" x 8" ADS N-12 (8" PIPE)	-6.67" 3.50"	
MANIFOLD	F	18" x 8" ADS N-12 (18" PIPE) 18" x 8" ADS N-12 (8" PIPE)	-6.67" 3.50"	
PIPE CONNECTION	G	8" BOTTOM CONNECTION	0.60"	
CONCRETE STRUCTURE	SD1	MDSHA TYPE S SINGLE INLET		1.8 CFS IN
CONCRETE STRUCTURE	MH1	MDSHA 48" MANHOLE		0.7 CFS OUT
CONCRETE STRUCTURE	MH2	MDSHA 48" MANHOLE		0.9 CFS IN

*INVERT ABOVE BASE OF CHAMBER



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 12.50' OF ADSPLUS625 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

ADS

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INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

INSPECTION NOTE:

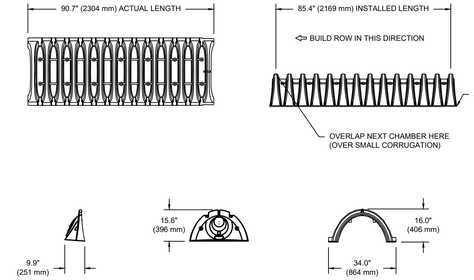
A WRITTEN INSPECTION REPORT INCLUDING PHOTOGRAPHS SHALL BE SUBMITTED TO THE COUNTY BY, OR ON BEHALF OF, THE OWNER A MINIMUM OF EVERY THREE YEARS OR AS DIRECTED BY THE COUNTY.

LINER NOTE:

UNDERGROUND SYSTEM IS TO BE LINED WITH A SYNTHETIC OR CLAY LINER. WRAP UP SIDES OF TRENCH TO ELEV: 477.33. SEE SHEET C-303 FOR DETAILS

SC-310 TECHNICAL SPECIFICATION

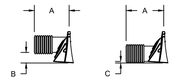
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	34.0" X 16.0" X 85.4"	(864 mm X 406 mm X 2169 mm)
CHAMBER STORAGE	14.7 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	31.0 CUBIC FEET	(0.88 m³)
WEIGHT	35.0 lbs.	(16.8 kg)

*ASSUMES 6" (152 mm) ABOVE, BELOW, AND BETWEEN CHAMBERS



PRE-FAB STUB AT BOTTOM OF END CAP WITH FLAMP END WITH "BR"
PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE CORED END CAPS END WITH "PC"

PART #	STUB	A	B	C
SC310EPE06T / SC310EPE06TPC	6" (150 mm)	9.6" (244 mm)	5.8" (147 mm)	---
SC310EPE06B / SC310EPE06BPC			---	0.5" (13 mm)
SC310EPE08T / SC310EPE08TPC	8" (200 mm)	11.9" (302 mm)	3.5" (89 mm)	---
SC310EPE08B / SC310EPE08BPC			---	0.6" (15 mm)
SC310EPE10T / SC310EPE10TPC	10" (250 mm)	12.7" (323 mm)	1.4" (36 mm)	---
SC310EPE10B / SC310EPE10BPC			---	0.7" (18 mm)
SC310ECEZ*	12" (300 mm)	13.5" (343 mm)	---	0.9" (23 mm)

ALL STUBS, EXCEPT FOR THE SC310ECEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC310ECEZ THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

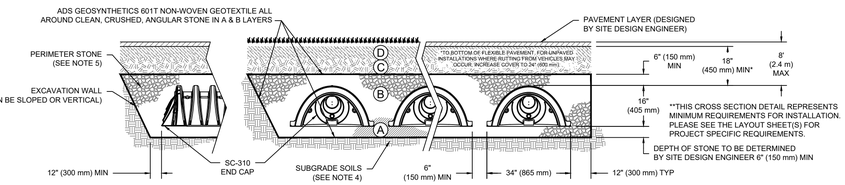
NOTE: ALL DIMENSIONS ARE NOMINAL

2 SC-310 TECHNICAL SPECIFICATION

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

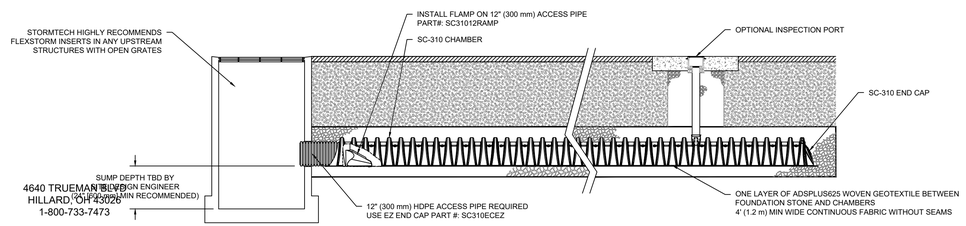
	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[3] A-1, A-2-4, A-3 OR AASHTO M43[3] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE5	AASHTO M43[3] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE5	AASHTO M43[3] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 400 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.



SC-310 ISOLATOR ROW PLUS DETAIL
NTS

3 SC-310 ISOLATOR ROW PLUS DETAIL

1 SC-310 CROSS SECTION DETAIL

STATE OF MARYLAND
TREVOR M. FREDERICK
49900
PROFESSIONAL ENGINEER
03/19/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License #: 49900
Expiration Date: 06/24/2026

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11142 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717-597-3667
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 240-707-8666

MARK	DESCRIPTION	DATE
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AC&T - WILLIAMSPORT
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CLIENT: FAST GAS CORP. BRAD FULTON
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PHONE: 301.582.2700

PROJECT NO.: 1594.1
DWN BY: ABRAM MYERS | DATE: 05.14.2024
PROJECT MANAGER: T. FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL: 0056 - 0004 - 0193
SCALE: 1" = 10'
SHEET TITLE:

UNDERGROUND SWM CHAMBER #2

C-302
SHEET 09 OF 21

SP-24-020

P:\SHARED FOLDERS\PROJECTS\1500\1594\1594.1 ADS_STORE\cad\plans\CONSTRUCTION SET\1594.1 SC-310 STORMWATER MANAGEMENT PLAN.DWG 2026-03-19

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	

Advanced Drainage Systems, Inc.

SiteAssist
FOR STORMTECH
INSTALLATION INSTRUCTIONS
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AC&T

HAGERSTOWN, MD, USA

SC-310 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-310.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE OR POLYETHYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 325 LBS/FT/% . THE ASCI IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2922 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
10. MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
11. ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310 SYSTEM

1. STORMTECH SC-310 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 3" (80 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE; AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 & SC-740 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-800-821-6710 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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Advanced Drainage Systems, Inc.

AC&T

Hagerstown- MD

BAYSAVER BAYFILTER SPECIFICATIONS

PRODUCTS

A. INTERNAL COMPONENTS: ALL COMPONENTS INCLUDING CONCRETE STRUCTURE(S), PVC MANIFOLD PIPING AND FILTER CARTRIDGES, SHALL BE PROVIDED BY BAYSAVER TECHNOLOGIES LLC, 1030 DEER HOLLOW DRIVE, MOUNT AIRY, MD (800.229.7283).

B. PVC MANIFOLD PIPING: ALL INTERNAL PVC PIPE AND FITTINGS SHALL MEET ASTM D1785. MANIFOLD PIPING SHALL BE PROVIDED TO THE CONTRACTOR PARTIALLY PRE-CUT AND PRE-ASSEMBLED.

C. FILTER CARTRIDGES: EXTERNAL SHELL OF THE FILTER CARTRIDGES SHALL BE SUBSTANTIALLY CONSTRUCTED OF POLYETHYLENE OR EQUIVALENT MATERIAL ACCEPTABLE TO THE MANUFACTURER. FILTRATION MEDIA SHALL BE ARRANGED IN A SPIRAL LAYERED FASHION TO MAXIMIZE AVAILABLE FILTRATION AREA. AN ORIFICE PLATE SHALL BE SUPPLIED WITH EACH CARTRIDGE TO RESTRICT THE FLOW RATE TO A MAXIMUM OF 45 GPM.

D. FILTER MEDIA: FILTER MEDIA SHALL BE BY BAYSAVER TECHNOLOGIES LLC AND SHALL CONSIST OF THE FOLLOWING MIX: A BLEND OF ZEOLITE, PERLITE AND ACTIVATED ALUMINA.

E. PRECAST CONCRETE VAULT: CONCRETE STRUCTURES SHALL BE PROVIDED ACCORDING TO ASTM C. THE MATERIALS AND STRUCTURAL DESIGN OF THE DEVICES SHALL BE PER ASTM C478, C857 AND C858. PRECAST CONCRETE SHALL BE PROVIDED BY BAYSAVER TECHNOLOGIES, LLC.

PERFORMANCE

A. THE STORMWATER FILTER SYSTEM SHALL BE AN OFFLINE DESIGN CAPABLE OF TREATING 100% OF THE REQUIRED TREATMENT FLOW AT FULL SEDIMENT LOAD CONDITIONS.
B. THE STORMWATER FILTER SYSTEM'S CARTRIDGES SHALL HAVE NO MOVING PARTS.
C. THE STORMWATER TREATMENT UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 85% OF SUSPENDED SOLIDS, 65% OF TOTAL PHOSPHORUS, 65% OF TURBIDITY, 40% OF TOTAL COPPER, AND 40% OF TOTAL ZINC BASED ON FIELD DATA COLLECTED IN COMPLIANCE WITH THE TECHNOLOGY ACCEPTANCE RECIPROCITY PARTNERSHIP TIER II TEST PROTOCOL.
D. THE STORMWATER FILTRATION SYSTEM SHALL REDUCE INCOMING TURBIDITY (MEASURED AS NTUs) BY 50% OR MORE AND SHALL NOT HAVE ANY COMPONENTS THAT LEACH NITRATES OR PHOSPHATES.
E. THE STORMWATER FILTRATION CARTRIDGE SHALL BE EQUIPPED WITH A HYDRODYNAMIC BACKWASH MECHANISM TO EXTEND THE FILTER'S LIFE AND OPTIMIZE ITS PERFORMANCE.
F. THE STORMWATER FILTRATION SYSTEM SHALL BE DESIGNED TO REMOVE A MINIMUM OF 65% OF THE INCOMING TOTAL PHOSPHORUS (TP) LOAD.
G. THE STORMWATER FILTRATION SYSTEM'S CARTRIDGES SHALL HAVE A TREATED SEDIMENT CAPACITY FOR 80% TSS REMOVAL BETWEEN 150-350 LBS.

BAYFILTER MAINTENANCE

THE BAYFILTER SYSTEM REQUIRES PERIODIC MAINTENANCE TO CONTINUE OPERATING AT ITS PEAK EFFICIENCY DESIGN. THE MAINTENANCE PROCESS COMPRISES THE REMOVAL AND REPLACEMENT OF EACH BAYFILTER CARTRIDGE AND THE CLEANING OF THE VAULT OR MANHOLE WITH A VACUUM TRUCK. FOR BEST RESULTS, BAYFILTER MAINTENANCE SHOULD BE PERFORMED BY A CERTIFIED MAINTENANCE CONTRACTOR. A QUICK CALL TO AN ADS ENGINEER OR CUSTOMER SERVICE REPRESENTATIVE WILL PROVIDE YOU WITH A LIST OF RELIABLE CONTRACTORS IN YOUR AREA.

WHEN BAYFILTER IS INITIALLY INSTALLED, WE RECOMMEND THAT AN INSPECTION BE PERFORMED ON THE SYSTEM IN THE FIRST SIX (6) MONTHS. AFTER THAT, THE INSPECTION CYCLE TYPICALLY FALLS INTO A BIANNUAL PATTERN GIVEN NORMAL STORM OCCURRENCE AND ACTUAL SOLIDS LOADS.

WHEN BAYFILTER EXHIBITS FLOWS BELOW DESIGN LEVELS, THE SYSTEM SHOULD BE INSPECTED AND MAINTAINED AS SOON AS PRACTICAL. REPLACING A BAYFILTER CARTRIDGE SHOULD BE CONSIDERED AT OR ABOVE THE LEVEL OF THE MANIFOLD.

MAINTENANCE PROCEDURES

1. REMOVE THE MANHOLE COVERS AND OPEN ALL ACCESS HATCHES.
2. BEFORE ENTERING THE SYSTEM MAKE SURE THE AIR IS SAFE PER OSHA STANDARDS OR USE A BREATHING APPARATUS. USE LOW O2, HIGH CO, OR OTHER APPLICABLE WARNING DEVICES PER REGULATORY REQUIREMENTS.
3. USING A VACUUM TRUCK, REMOVE ANY LIQUID AND SEDIMENTS THAT CAN BE REMOVED PRIOR TO ENTRY.
4. USING A SMALL LIFT OR THE BOOM OF THE VACUUM TRUCK, REMOVE THE USED CARTRIDGES BY LIFTING THEM OUT.
5. ANY CARTRIDGES THAT CANNOT BE READILY LIFTED CAN BE EASILY SLID ALONG THE FLOOR TO A LOCATION THEY CAN BE LIFTED VIA A BOOM LIFT.
6. WHEN ALL THE CARTRIDGES HAVE BEEN REMOVED, IT IS NOW PRACTICAL TO REMOVE THE BALANCE OF THE SOLIDS AND WATER. LOOSEN THE STAINLESS CLAMPS ON THE FERNCO COUPLINGS FOR THE MANIFOLD AND REMOVE THE DRAINPIPES AS WELL. CAREFULLY CAP THE MANIFOLD AND THE FERNCO'S AND RINSE THE FLOOR, WASHING AWAY THE BALANCE OF ANY REMAINING COLLECTED SOLIDS.
7. CLEAN THE MANIFOLD PIPES, INSPECT, AND REINSTALL.
8. INSTALL THE EXCHANGE CARTRIDGES AND CLOSE ALL COVERS.
9. THE USED CARTRIDGES MUST BE SENT BACK TO ADS FOR EXCHANGE/RECYCLING AND CREDIT ON UNDAMAGED UNITS.

BAYFILTER INSTALLATION NOTES

1. CONTACT UTILITY LOCATOR TO MARK ANY NEARBY UNDERGROUND UTILITIES AND MAKE SURE IT IS SAFE TO EXCAVATE.
2. REFERENCE THE SITE PLAN AND STAKE OUT THE LOCATION OF THE BAYFILTER VAULT.
3. EXCAVATE THE HOLE, PROVIDING ANY SHEETING AND SHORING NECESSARY TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL SAFETY REGULATIONS.
4. LEVEL THE SUB—GRADE TO THE PROPER ELEVATION. VERIFY THE ELEVATION AGAINST THE MANHOLE DIMENSIONS, THE INVERT ELEVATIONS, AND THE SITE PLANS. ADJUST THE BASE AGGREGATE, IF NECESSARY.
5. HAVE THE SOIL BEARING CAPACITY VERIFIED BY A LICENSED/ENGINEER FOR THE REQUIRED LOAD BEARING CAPACITY. ON SOLID SUB—GRADE, SET THE FIRST SECTION OF THE BAYFILTER PRE--CAST VAULT
6. CHECK THE LEVEL AND ELEVATION OF THE FIRST SECTION TO ENSURE IT IS CORRECT BEFORE ADDING ANY RISER SECTIONS.
7. IF ADDITIONAL SECTION(S) ARE REQUIRED, ADD A WATERTIGHT SEAL TO THE FIRST SECTION OF THE BAYFILTER VAULT. SET ADDITIONAL SECTION(S) OF THE VAULT, ADDING A WATERTIGHT SEAL TO EACH JOINT.
8. INSTALL THE PVC OUTLET MANIFOLD.
9. INSTALL THE PVC OUTLET PIPE IN BAYFILTER VAULT.
10. INSTALL THE INLET PIPE TO THE BAYFILTER VAULT.
11. AFTER THE SITE IS STABILIZED, REMOVE ANY ACCUMULATED SEDIMENT OR DEBRIS FROM THE VAULT AND INSTALL THE FLOW DISKS, DRAINDOWN MODULES (IF APPLICABLE), AND THE BAYFILTER CARTRIDGES.
12. PLACE FULL SET OF HOLD DOWN BARS AND BRACKETS INTO PLACE.

2021 ADS, INC.

CATEGORY 300 DRAINAGE PVC LINED PONDS

DESCRIPTION. This work shall consist of furnishing, placing and anchoring of a 30 mil PVC liner within designated pond area as shown in the Contract Documents and as directed by the Engineer.

MATERIALS.

Furnished Topsoil	920
Type B Soil Stabilization Matting	920
Staples	920

PVC LINER MATERIAL. The 30 mil PVC Liner shall conform to the following minimum physical properties.

PROPERTY	TEST METHOD	REQUIREMENT
Thickness	D 1593	+/- 5%
Specific Gravity (min.)	D 792	1.20
100% Modulus (psi, min.) (1 ft. force/in. width, min.)	D 882	100 30
Tensile (psi, min.) (Lb. force/ in. width, min.)	D 882	2300 69
Elongation at Break (%, min.)	D 882	325
Graves Tear (lb./in., min.) (1lb. force/in. width, min.)	D 1004	325 8
Resistance to Soil Burial (% change max.) (a) Breaking Factor (b) Elongation At Break (c) Modulus at 100% Elongation	D 3083 (NSF Modified)	 5 20 20
Impact Cold Crack (F)	D 1790	-20
Dimensional Stability (% change/max.)	D 120 (212F/15 min.)	5
Water Extraction (%, max.)	D 3083	-0.25
Volatile Loss (%, max.)	D 1203	0.70
Hydrostatic Resistance (psi,min.)	D 751	82

PVC LINER CERTIFICATION.

The Contractor shall certify that the PVC liner material conforms to the physical properties. The PVC Liner Certification shall also include:

(a) Polymer and composition of the PVC Liner, including additive composition of any coating materials

(b) Manufacturer's Quality Control plan including properties, test methods, frequency of testing, tolerances and method of resolution for out-of-specification material.

(c) Laboratory test results documenting the physical properties.

STORAGE AND HANDLING.

The PVC liner shall remain stored in its original container in a dry area and protected from puncture, dirt, grease, water, mud, mechanical abrasions, excessive heat, extreme cold or other damage. On-site handling of the PVC liner is the responsibility of the Contractor

Any damage of the PVC liner shall be documented. If the damaged PVC liner cannot be repaired to comply with the specification it shall be removed and replaced at no additional cost to the Administration.

CONSTRUCTION.

Construction shall be in conformance with the details shown on the plans or as directed by the Engineer and the following:

Area Subgrade Preparation.

Surfaces to be lined shall be smooth and free of all rocks, stones, sticks, sharp objects, or debris of any kind. The surface shall provide a firm, unyielding foundation for the liner with no sudden sharp, or abrupt changes or break in grade. No standing water, mud, snow, or frozen subgrade that has become softened by water or overly dried until it has been properly reconditioned and recompacted. Special care shall be taken to maintain the prepared soil surfaces. The soil surface will be observed daily by the Engineer to evaluate the surface condition. Any damage to the surface caused by weather conditions shall be repaired by the contractor.

Anchor Trench.

The anchor trench shall be excavated to the line, grade, and width shown on the construction drawings, prior to liner placement.

If the anchor trench is located in clay susceptible to desiccation; no more than the amount of trench required for the liner to be anchored in one day shall be excavated to minimize desiccation of the anchor trench soils.

Slightly rounded corners shall be provided in the trench where the liner adjoins the trench so as to avoid sharp bends in the liner. No loose soil or rocks shall be allowed to underlie the liner in the anchor trench. Leading edges of the anchor trench shall be smooth and even.

Placement of Liner.

(a) The liner shall be placed down gradient (upstream to downstream) to facilitate over lapping and prevent run off from entering under the placed liner.

(b) The method used to place the liner panels shall minimize wrinkles (especially differential wrinkles between adjacent panels). Minimum wrinkles shall be allowed to insure the liner is installed in a relaxed condition. Excessive wrinkles which overlap themselves shall not be allowed. Stretching of the liner is not allowed.

(c) All panels may be repositioned after deployment to conform to the overlap requirements, however, deployment and repositioning measures may eliminate dragging or elongating the PVC liner panels.

(d) The seam overlap shall be a minimum of 3 ft. and a maximum of 4 ft.

(e) Adequate ballast (e.g., cover soil, or similar measures that will not damage the liner) shall be placed to prevent uplift by wind. In case of high winds, continuous loading is recommended along edges of panels to minimize risk of wind flow under the panels.

(g) Only equipment necessary for installation and testing of the liner shall be permitted to come in contact with the liner. This equipment shall be rubber tired with a ground pressure not exceeding 5 psi, and a total weight not exceeding 750 lb.

Weather conditions.

PVC liner deployment shall proceed when ambient temperature and material sheet temperature is between 60 and 105 F. . Sheet temperature shall be measured on the liner surface by an infrared thermometer or surface contact thermometer.

Liner placement shall not be done during any precipitation, in the presence of excessive moisture, (e.g., snow, fog, rain, dew, mud) or in the presence of excessive winds, as determined by the engineer.

If liner placement is required at ambient temperatures below 60 F, a means of storing the liner in an area that maintains the liner temperature above 60 F shall be provided. This liner temperature shall be maintained until the time of deployment.

Unpacking the panels.

The contractor shall notify the Engineer, before the liner is unpacked. Damaged or suspect areas shall be marked for testing and/or repair. Liner that is damaged during deployment (i.e. that cannot be adequately repaired) shall be replaced at no additional cost to the Administration.

Backfilling of the Anchor Trench.

The anchor trench shall be backfilled and compacted by the contractor to the satisfaction of the Engineer. Trench backfill material shall be placed in 8 in. thick loose lifts and compacted by wheel rolling with light, rubber-tired or other light compaction equipment.

Care shall be taken when backfilling the trenches to prevent any damage to the PVC liner. At no time shall construction equipment come in direct contact with the liner. If damage occurs, it shall be repaired at no additional cost to the Administration.

Backfilling of PVC Liner.

The liner shall be covered with a 2 ft. layer of soil; the first 1.8 ft. shall conform to Common Borrow specifications and the top 4 in. shall be a layer of furnished topsoil. The backfill shall be tamped in place. Permanent type B soil stabilization matting shall be placed over the topsoil.

At no time shall construction equipment come into direct contact with the liner or traverse the backfilled trench. When damage occurs, it shall be repaired by the contractor at no additional cost to the Administration. Compaction shall be to the satisfaction of the Engineer.

Measurement and Payment.

Measurement and payment for the PVC ditch liner will be measured and paid for at the contract unit price per square yard accepted in place. The payment will be full compensation for all excavation, PVC liner, furnished topsoil, backfill, and for all overlap shall not be measured and paid for as separate item. All PVC liner overlap shall be incidental to the cost of PVC liner installation.

Excavation will be measured and paid for at the contract unit price per cubic yard for class 2 excavation for incidental construction.

CLAY LINER NOTES (MAY BE USED IN PLACE OF SYNTHETIC LINER IF APPROVED BY SITE GEOTECHNICAL ENGINEER):

1. **Remove 18 inches of the SWM facilities subgrade.**
2. **Place soil materials that meet the minimum requirements.**
   - **2.1. The materials shall have a maximum dry density of at least 100 PCF as per ASTM D-698**
   - **2.2. Acceptable materials shall be ml, cl, mh, ch with no rock greater than 1-inch in diameter and constituting no more than 15% of the matrix**
   - **2.3. Materials are to be placed in 6-inch lifts and properly compacted to at least 98% of the maximum dry density value as determined by ASTM D-698 (Standard Proctor) at a moisture content in the range of optimum to 3 percent above optimum moisture as determined by the same standard. A sufficient number of in-place density tests should be performed by an experienced engineering technician to verify that the proper degree of compaction is being obtained.**
3. **Any rock encountered within the SWM ponds shall be undercut at least 12 inches and covered and controlled and compacted clay liner soils.**

NOTICE OF REQUIRED STORMWATER MANAGEMENT INSPECTIONS
UNDERGROUND SWM STRUCTURE #1

The following inspections are required to be performed by the Qualified Professional for the construction of any Public Road. Additional inspections may be needed based on professional engineering judgment. Each inspection is required at the start of each stage.

*** MANDATORY NOTIFICATION: Inspection and approval by the parties indicated is required at these points prior to proceeding with construction. The permittee is required to give the required inspection parties twenty-four (24) hours notice. The county inspector may waive an inspection, provided the design engineer and/or geotechnical engineer makes the required inspection per a prior scheduled arrangement which has been confirmed with the county inspector. Work completed without the necessary party's approval may result in the permittee having to remove and reconstruct the unapproved work. The permittee must maintain a "record set" of approved SEC/SWM plans on-site.**

Inspection Item	Certifying Engineer	Date	County Inspector	Date
Sediment control installation				
Excavation for stormwater management structure (GEO)				
Install stormwater management control structure/storage structure and associated storm drainage; a. Footing subgrade, prior to pouring (GEO)				
Forms set and rebar placed for walls/slabs prior to pouring (DE)				
Pipe assembled in place (DE) on acceptable subgrade (GEO)				
Any required storm drain pipe installed to structure and temporarily plugged shut (DE)				
Internal components installed, if any (DE)				
Backfilling of drainage structure (GEO)				
Installation of storm drain inlet protection or blocking on all inlets draining to structure which may receive silt-laden runoff				
Installation of final compacted cover and grade - Lifts, compaction, soil material (GEO) - Location, dimensions (DE)				
Stabilize drainage area to stormwater management structure				
Removal of sediment and construction debris from structure				
Remove temporary blocking (DE) and (GEO)				
Submit record drawing and documentation (DE)				
Final Inspection				

NOTES: 1. Contractor to supply Design/Certifying Engineer with delivery tickets for all materials used in SWM structure construction. 2. See construction specifications for detailed requirements. 3. A copy of this completed checklist must be submitted as part of the stormwater management as-built package. (GEO=Geo-Technical Engineer, DE=Design Engineer)

The Qualified Professional may request the presence of a County Construction Standards Inspector at least 24 hours in advance by calling 240-313-2400.

NOTICE OF REQUIRED STORMWATER MANAGEMENT INSPECTIONS
UNDERGROUND SWM STRUCTURE #2

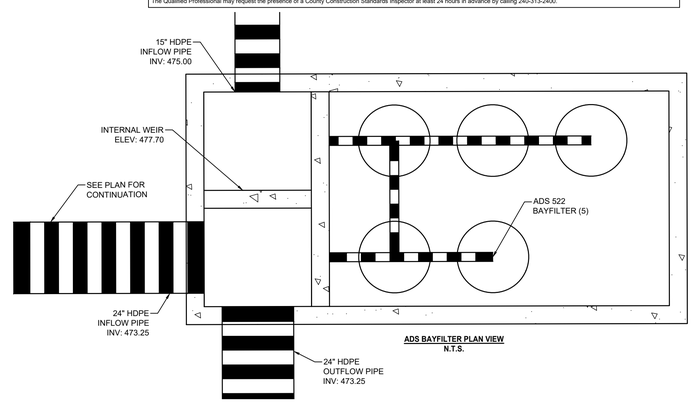
The following inspections are required to be performed by the Qualified Professional for the construction of any Public Road. Additional inspections may be needed based on professional engineering judgment. Each inspection is required at the start of each stage.

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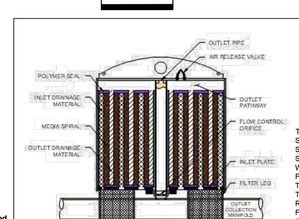
Inspection Item	Certifying Engineer	Date	County Inspector	Date
Sediment control installation				
Excavation for stormwater management structure (GEO)				
Install stormwater management control structure/storage structure and associated storm drainage; a. Footing subgrade, prior to pouring (GEO)				
Forms set and rebar placed for walls/slabs prior to pouring (DE)				
Pipe assembled in place (DE) on acceptable subgrade (GEO)				
Any required storm drain pipe installed to structure and temporarily plugged shut (DE)				
Internal components installed, if any (DE)				
Backfilling of drainage structure (GEO)				
Installation of storm drain inlet protection or blocking on all inlets draining to structure which may receive silt-laden runoff				
Installation of final compacted cover and grade - Lifts, compaction, soil material (GEO) - Location, dimensions (DE)				
Stabilize drainage area to stormwater management structure				
Removal of sediment and construction debris from structure				
Remove temporary blocking (DE) and (GEO)				
Submit record drawing and documentation (DE)				
Final Inspection				

NOTES: 1. Contractor to supply Design/Certifying Engineer with delivery tickets for all materials used in SWM structure construction. 2. See construction specifications for detailed requirements. 3. A copy of this completed checklist must be submitted as part of the stormwater management as-built package. (GEO=Geo-Technical Engineer, DE=Design Engineer)

The Qualified Professional may request the presence of a County Construction Standards Inspector at least 24 hours in advance by calling 240-313-2400.



ADS BAYFILTER PLAN VIEW
N.T.S.



522 BAYFILTER	WQU-1
WATER QUALITY FLOW RATE	6112 CF
DRAINAGE AREA	
CARTRIDGE DESIGN FLOW RATE	22.5 GPM
# BAYFILTER CARTRIDGES	5
TREATED SEDIMENT CAPACITY	875 lbs

THE BAYFILTER STORMWATER MANAGEMENT SYSTEM IS A STORMWATER FILTRATION DEVICE DESIGNED TO REMOVE FINE SEDIMENTS, HEAVY METALS, AND PHOSPORUS. THE BAYFILTER SYSTEM RELIES ON A SPIRAL WOUND MEDIA FILTER CARTRIDGE WITH APPROXIMATELY 45 SQUARE FEET OF FILTRATION AREA. THE FILTER CARTRIDGES ARE HOUSED IN A CONCRETE STRUCTURE THAT EVENLY DISTRIBUTES THE FLOW BETWEEN CARTRIDGES. THE SYSTEM IS OFFLINE WITH AN EXTERNAL BYPASS THAT ROUTES HIGH INTENSITY STORMS AROUND THE SYSTEM. THE FILTER CARTRIDGES REMOVE POLLUTANTS FROM RUNOFF BY FILTRATION (INTERCEPTION/ATTACHMENT) AND ADSORPTION.

STATE OF MARYLAND
TREVOR M. FREDERICK
21900
PROFESSIONAL ENGINEER
03/19/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License #: 21900
Expiration Date: 08/24/2026

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
15 EAST MAIN STREET
NEW BLOOMFIELD, PA 17068
717-582-8744
@ 2025
305 SOUTH HANOVER STREET
CARLISLE, PA 17013
717-249-3411
1114 2 WILLIAMSPORT PIKE
GREENCASTLE, PA 17225
717-597-3467
128 SOUTH POTOMAC STREET
HAGERSTOWN, MD 21740
301-797-8666

MARK	DESCRIPTION	DATE
	REVISED PER AGENCY COMMENTS	11.17.2005
	REVISED PER AGENCY COMMENTS	03.08.2006

AC&T - WILLIAMSPORT
SITUATED ON THE NORTHEAST CORNER OF VIRGINIA AVENUE AND BROOKMEAD DRIVE
AT 16504 VIRGINIA AVENUE
WASHINGTON COUNTY, MARYLAND
CLIENT: FAST GAS CORP; BRAD FULTON
PO BOX 4217 HAGERSTOWN MARYLAND 21741
PHONE: 301.582.2700

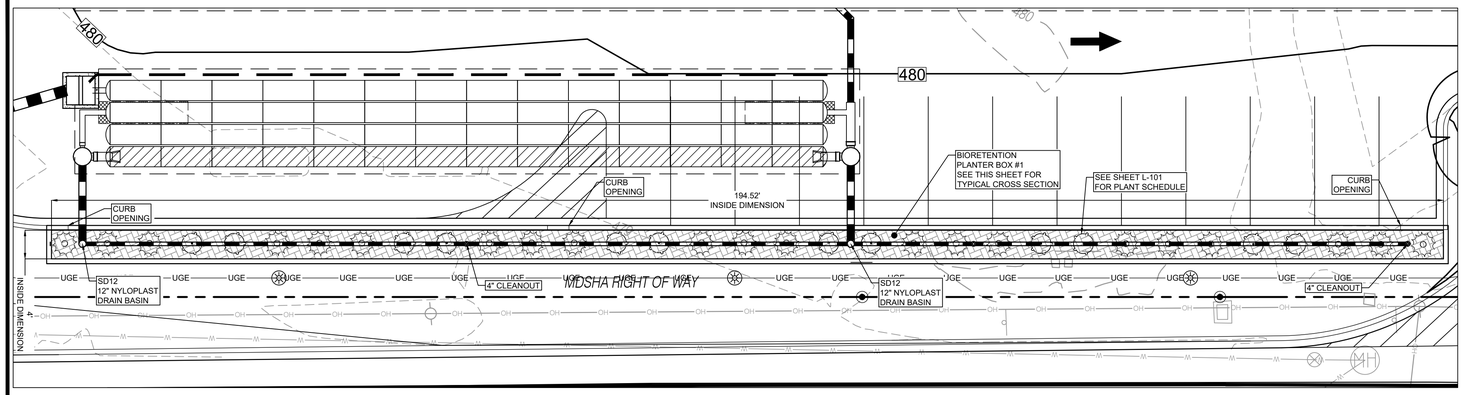
PROJECT NO. 1594.1
DWN BY ABRAM MYERS | DATE 05.14.2024
PROJECT MANAGER: T. FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL: 0056 - 0004 - 0193
SCALE 1" = 10'
SHEET TITLE

STORMWATER MANAGEMENT NOTES

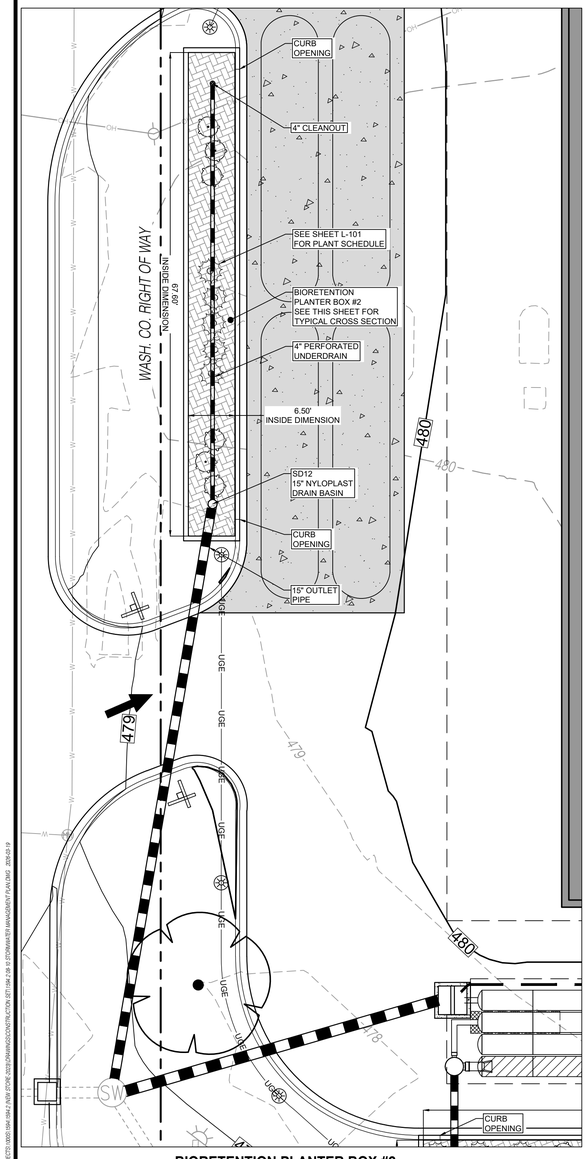
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SP-24-020

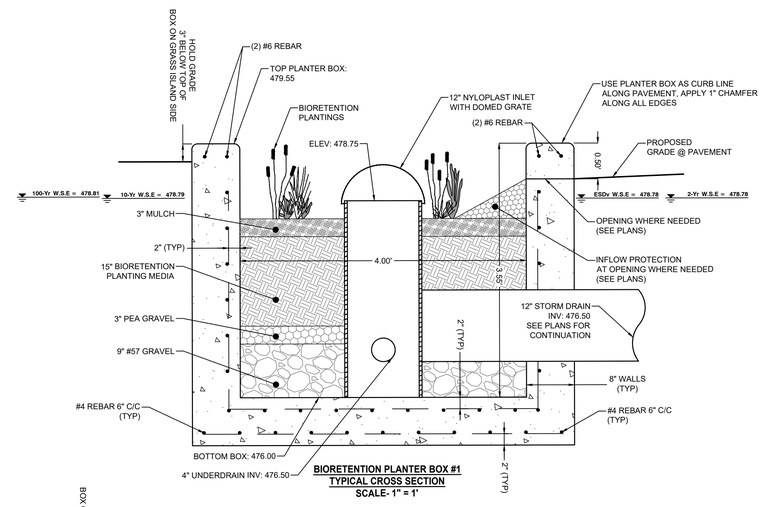
P:\DWGS\7152\ENGR\CAD\TS-300\SS-594-2 (NEW STORE 300)\DRAWINGS\CONSTRUCTION SET\594-2 SS-310 STORMWATER MANAGEMENT PLAN.DWG - 2026-02-19



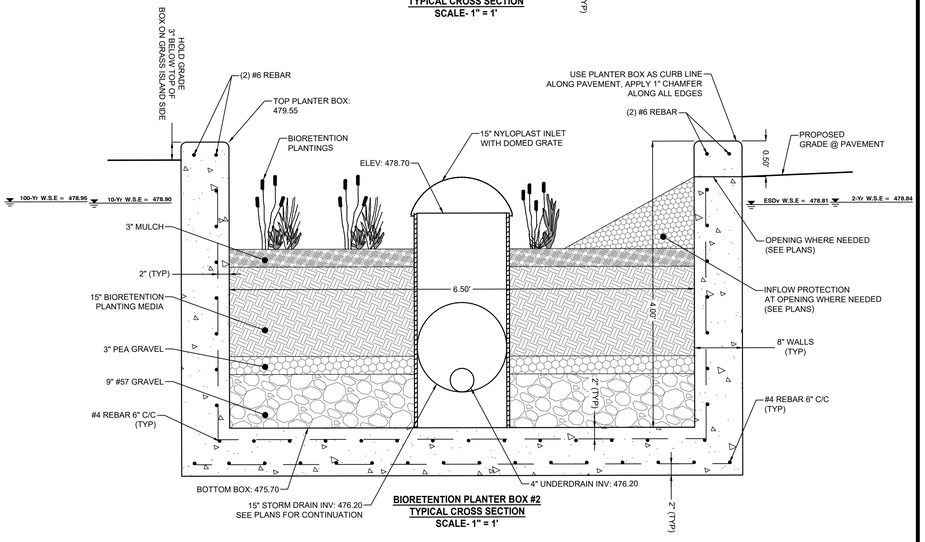
BIORETENTION PLANTER BOX #1



BIORETENTION PLANTER BOX #2



BIORETENTION PLANTER BOX #1
TYPICAL CROSS SECTION
SCALE- 1" = 1'



BIORETENTION PLANTER BOX #2
TYPICAL CROSS SECTION
SCALE- 1" = 1'

NOTICE OF REQUIRED STORMWATER MANAGEMENT INSPECTIONS
SAND FILTERS, BIORETENTION AND RAIN GARDEN FACILITIES

The following inspections are required to be performed by the Qualified Professional for the construction of any Sand Filter, Bioretention or Rain Garden Facility. Additional inspections may be needed based on professional engineering judgment. Each inspection is required at the start of each stage.

	BIORETENTION PLANTER BOX #1				BIORETENTION PLANTER BOX #2			
Inspection Item	**Certifying Engineer**	**Date**	**County Inspector**	**Date**	**Certifying Engineer**	**Date**	**County Inspector**	**Date**
EXCAVATION OF FACILITY - Prior to excavation, verify sediment and erosion control features are in place to prevent sediment inflow. Verify all flagging required in the area for sensitive area protection. Verify grading is accurately staked-out and re-staked as needed. Facility dimensions shall be verified and soils checked for infiltration. Verify contributing area is permanently stabilized. Verify that water is not present. Ensure roughening of side walls if sheared and sealed by heavy equipment. Verify that compaction of facility base is minimized.								
PLACEMENT OF FILTER CLOTH (Trenches) - Ensure filter fabric is overlapping six (6) inches between strips of cloth. Ensure tree roots or other obstacles are removed from facility walls or sides and base to prevent tearing. Verify that uphill fabric roll overlaps two (2) feet over downhill roll.								
PLACEMENT OF UNDERDRAINS AND OBSERVATION WELLS - Location, size and material of under drain and observation wells shall be verified prior to stone placement. Verify pipe ends capped. Verify 3" gravel cover								
PLACEMENT OF FILTERING MEDIA - Verify bottom layer material and thickness. Verify sand and/or filter media layer material and thickness. Verify filter fabric or pea gravel used between sand layers. Verify top filter media layer.								
PLACEMENT OF SAND FILTER LAYER OR GRAVEL DIAPHRAGM - Verify depth and width of sand and/or diaphragm layer. Verify fill material.								
STABILIZATION AND LANDSCAPING - Verify site top soiled, seeded and mulched. Verify embankment top soiled and seeded. Verify location, size, type and number of planted landscape material. Verify no more than 1/8 inch root ball exposed. Verify planting stock kept moist during on-site storage. Verify installation location, size, material type of fencing or other safety barriers.								

The Qualified Professional may request the presence of a County Construction Standards Inspector at least 24 hours in advance by calling 240-313-2400.

OPERATION AND MAINTENANCE PLAN
BIORETENTION

INSPECTION ITEM	INSPECTION REQUIREMENTS	REMEDIAL ACTION
Maintenance Access		
General	**Check for accessibility to facility; excessive vegetation; surface stability**	**Repair erosion and maintain access surface in good condition**
Pretreatment		
Grass filter strip or sand layer	**Check for sediment accumulation**	**Remove sediment as needed**
Optional sand layer	**Check sand for staining and sediment accumulation**	**If contaminated, replace first three inches of sand layer**
Gravel diaphragm	**Check for sediment accumulation and evidence of erosion**	**Remove sediment and replace gravel as needed**
Mulch layer	**Check for a 2-3 inch mulch layer**	**Remove mulch and replace as needed**
Filter Bed		
Dewatering	**Check for dewatering within 48 hours of rainfall; noticeable odors; water stains on the filter surface or at the outlet; presence of algae or aquatic vegetation**	**Remove mulch and the top 3-6 inches of soil/sediment and replace with suitable materials per plan specifications; follow up inspections shall confirm adequate dewatering; contact the plan approval authority if the facility does not function as intended**
Sediment	**Check for sediment accumulation**	**Remove sediment as needed**
Mulch layer	**Check for adequate cover; sediment accumulation; discoloration**	**Remove and replace mulch and excess sediment as needed**
Vegetation		
Plant composition and health	**Check for plant composition according to approved plans;**	**Remove and replace plants as necessary**
Vegetative cover/erosion	**invasive species, weeds, and dead or dying vegetation**	**Repair/grade and stabilize as needed**
Outlets	**Check for erosion, runoff channelizing, or bare spots**	
Underdrain system	**Check outlet end to ensure that discharge is not obstructed;**	**Remove any flow obstructions; grade and stabilize any eroded areas to provide stable conveyance**
Overflow spillway	**check for erosion**	**Repair and replace as needed**
Conveyance Systems	**Check for displacement of rip-rap, stable conveyance, and erosion below the outlet**	
General	**Check for erosion, flow blockages or bypass, and stable**	**Repair/replace and stabilize as needed**
Flow diversion	**conveyance**	**Repair as necessary**
Trash and Debris	**Check flow splitter for proper functioning**	
		Trash and debris shall be disposed of in an acceptable manner
Structural Components	**Check for trash and debris accumulation**	
	Check for structural deterioration, spalling or cracking	**Repair according to specifications on the approved plans**

Field conditions may require a modification to the original approval in order to achieve the intended design function. The plan approval authority should be contacted for review and approval of all proposed modifications. Inspection and maintenance should occur after any major rain event (e.g., meeting or exceeding the design rainfall depth for the facility).

Table B-4.1 Material Specifications for Micro-Bioretention, Rain Gardens & Landscape Infiltration

Material	Specification	Size	Notes
Plantings	**see planting list**	**n/a**	**plantings are site-specific**
Planting Soil [2' to 4' deep]	**loamy sand (60 - 65%) & compost (35 - 40%) or sandy loam (30%), coarse sand (30%) & compost (40%)**	**n/a**	**USDA soil types loamy sand or sandy loam; clay content < 5%**
Organic content	**soil mix, by dry weight (ASTM D 2974)**		
Mulch	**shredded hardwood**	**n/a**	**aged 6 months, minimum; no pine or wood chips**
Pea gravel diaphragm	**pea gravel; ASTM-D-448**	**No. 8 or No. 9 (1/8" to 3/8")**	
Curtain drain	**ornamental stone: washed cobbles**	**stone: 2" to 5"**	
Geotextile		**n/a**	**PE Type 1 nonwoven**
Gravel (underdrains and infiltration berms)	**AASHTO M-43**	**NO. 57 OR NO. 6 AGGREGATE (3/8" to 3/4")**	
Underdrain piping	**F 758, Type PS 28 or AASHTO M-278**	**4"-6" rigid sch. 40 PVC or SDR35**	**Slotted or perforated pipe; 3/8" perf. @ 6" o/c, 4 holes/row; min. 3" of gravel over pipes; not necessary underneath pipes. Perforated pipe shall be wrapped with 1/4 inch galvanized hardware cloth**
Poured in place concrete (if required)	**MSHA Mix No. 3; f'c = 3500 psi @ 28 days, normal weight, air-entrained; reinforcing to meet ASTM-615-60**	**n/a**	**on-site testing of poured-in-place concrete required: 28 day strength and slump test; all concrete design (cast-in-place or pre-cast) not** *using previously approved State or local standards* **requires design drawings sealed and approved by a professional engineer licensed in the State of Maryland - design to include meeting ACI Code 350.R:99; vertical loading [H-10 or H-20]; allowable horizontal loading (based on soil pressures); and analysis of potential cracking**
Sand	**AASHTO M-6 or ASTM C-33**	**0.02" to 0.04"**	**Sand substitution such as Diabase and Graystone (AASHTO) #10 are not acceptable. No calcium carbonated or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.**
Compost	**MSHA Standard Specifications for Construction and Materials, July 2008 900.02.05 Compost**	**Uniform particle size of 0.5" or less**	**Source - Separated Compost (Type B). Type B Compost shall be tree leaf compost or non-tree leaf compost. Type B Compost produced from lawn clippings shall be tested for contaminants in conformance with Maryland law and regulations.**

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

STATE OF MARYLAND
TREVOR M. FREDERICK
49909
PROFESSIONAL ENGINEER
03/19/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License #: 49909
Expiration Date: 06/24/2026

FSA
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15 EAST MAIN STREET NEW BLOOMFIELD, PA 17068 717-582-8474
355 SOUTH HANOVER STREET CARLISLE, PA 17013 717-249-8411
11142 WILLIAMSPORT PIKE GREENCASTLE, PA 17225 717-597-3667
128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 240-313-2400

MARK	DESCRIPTION:	DATE:
1	REVISED PER AGENCY COMMENTS	11.17.2025
2	REVISED PER AGENCY COMMENTS	03.09.2026

AC&T - WILLIAMSPORT
SITUATED ON THE NORTHEAST CORNER OF VIRGINIA AVENUE AND BROOKMEAD DRIVE
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CLIENT: FAST GAS CORP; BRAD FULTON
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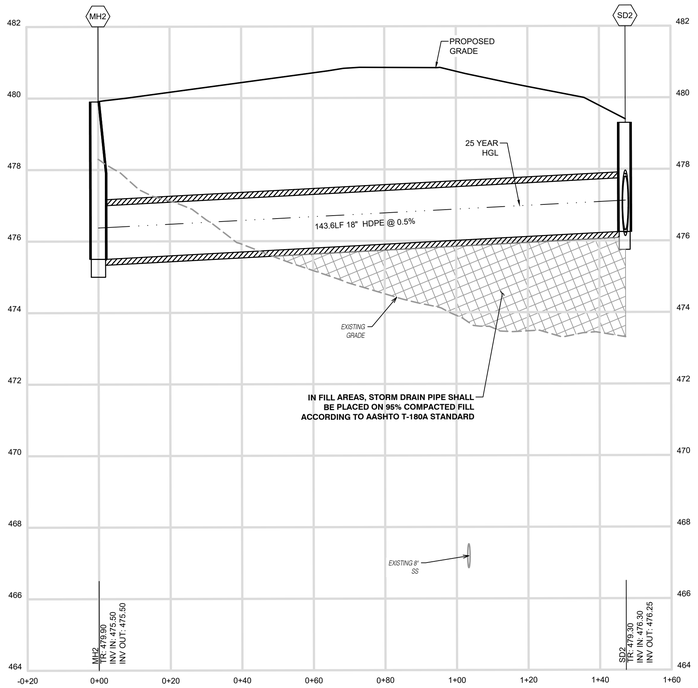
PROJECT NO. 1594.1
DWN BY: ABRAM MYERS
DATE: 05.14.2024
PROJECT MANAGER: T. FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
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STORMWATER MANAGEMENT NOTES

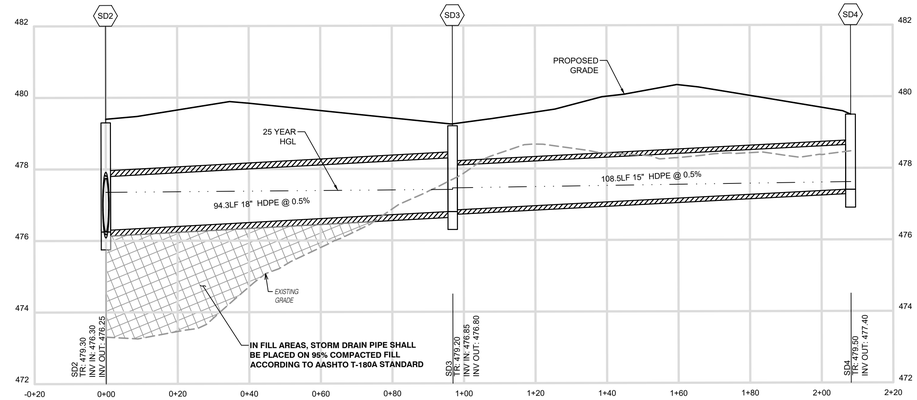
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SP-24-020

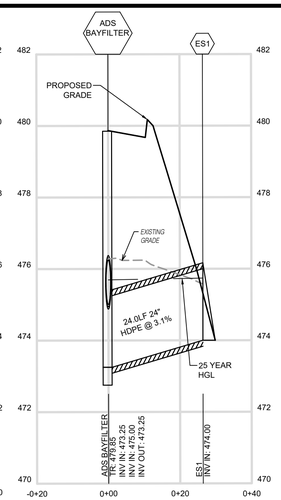
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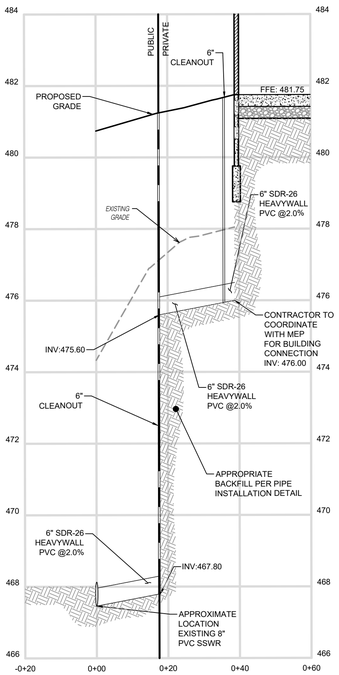
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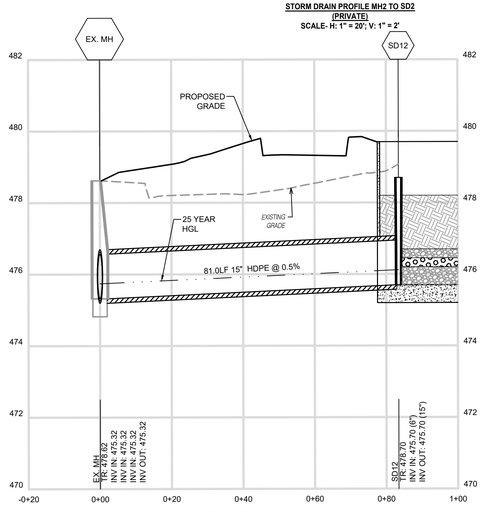
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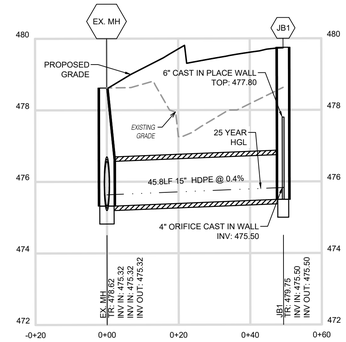
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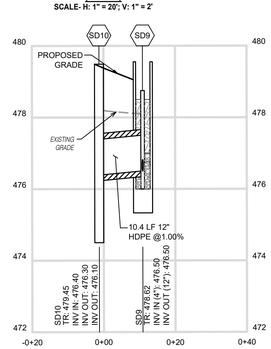
6" SEWER LATERAL PROFILE
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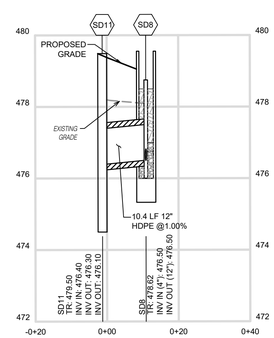
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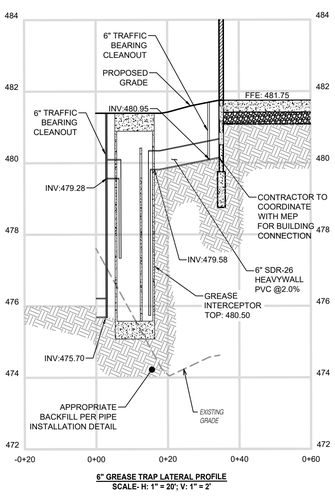
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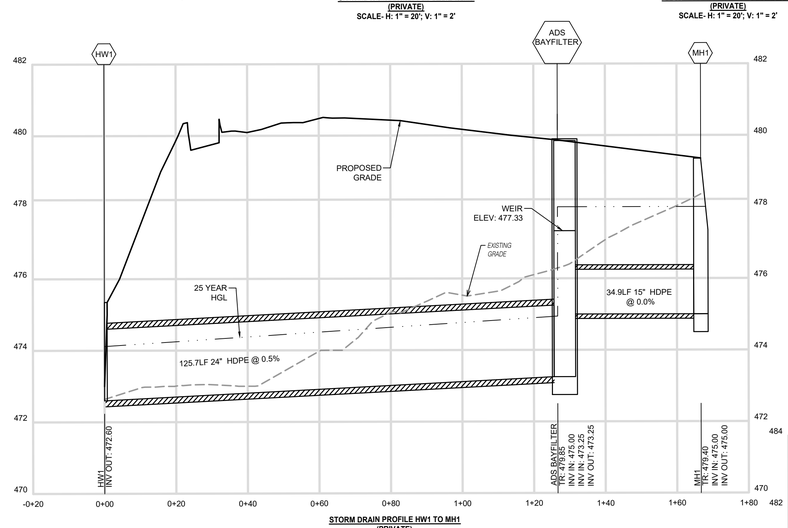
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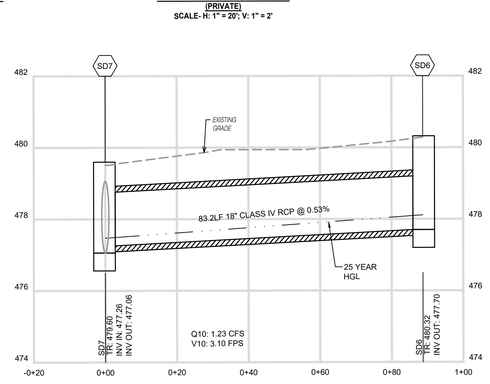
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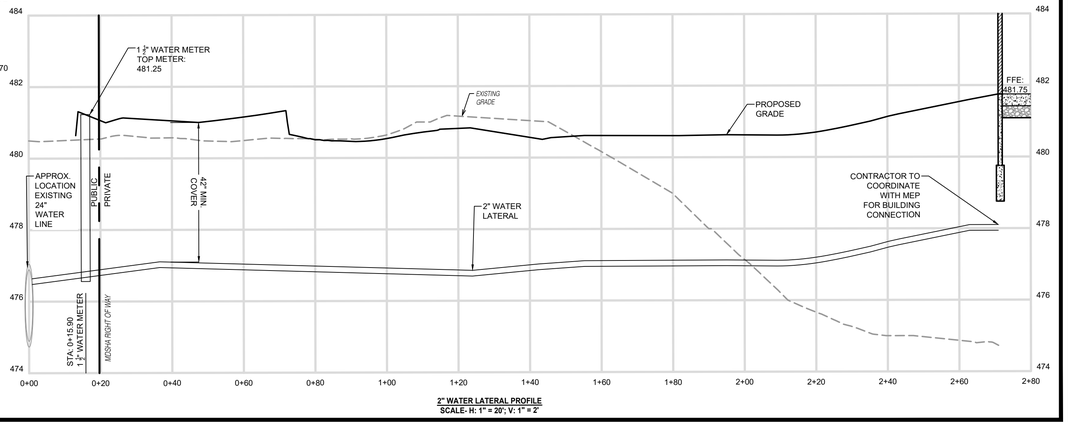
6" GREASE TRAP LATERAL PROFILE
SCALE- H: 1" = 20'; V: 1" = 2'



STORM DRAIN PROFILE HW1 TO MH1
(PRIVATE)
SCALE- H: 1" = 20'; V: 1" = 2'



STORM DRAIN PROFILE SD7 TO SD6
(PUBLIC, MDSHA OWNERSHIP)
SCALE- H: 1" = 20'; V: 1" = 2'



2" WATER LATERAL PROFILE
SCALE- H: 1" = 20'; V: 1" = 2'

STORM DRAIN PIPE SCHEDULE						
DN STRUCTURE	UP STRUCTURE	LENGTH (FT)	SLOPE (%)	MATERIAL	SIZE (IN)	OWNERSHIP
MH2	SD2	143.56	0.522	HDPE	18.0	PRIVATE
SD2	SD3	94.30	0.530	HDPE	18.0	PRIVATE
SD3	SD4	108.53	0.507	HDPE	15.0	PRIVATE
HW1	ADS BAYFILTER	125.65	0.517	HDPE	24.0	PRIVATE
ADS BAYFILTER	MH1	34.91	0.000	HDPE	15.0	PRIVATE
ADS BAYFILTER	ES1	24.03	3.121	HDPE	24.0	PRIVATE
SD7	SD6	83.20	0.529	CLASS IV RCP	18.0	MDSHA
EX. MH	SD12	80.95	1.087	HDPE	15.0	PRIVATE
EX. MH	JB1	45.75	0.393	HDPE	15.0	PRIVATE

STORM DRAIN STRUCTURE SCHEDULE								
NAME	NORTHING	EASTING	RIM ELEV(FT)	INVERT-IN ELEV(FT) (1)	INVERT-IN ELEV(FT) (2)	INVERT-OUT ELEV(FT)	STRUCTURE ID	OWNERSHIP
SD1	708186.09	1087929.04	479.00	N/A	N/A	N/A	MDSHA TYPE S SINGLE	PRIVATE
SD2	708234.71	1087759.11	479.30	476.30	N/A	476.25	MDSHA TYPE S SINGLE	PRIVATE
SD3	708197.36	1087669.68	479.20	476.85	N/A	476.80	MDSHA TYPE S SINGLE	PRIVATE
SD4	708134.94	1087577.51	479.50	N/A	N/A	477.40	MDSHA TYPE S SINGLE	PRIVATE
SD5	708177.35	1087678.03	479.80	N/A	N/A	477.30	MDSHA TYPE S SINGLE	PRIVATE
SD6	708068.78	1087957.00	480.32	N/A	N/A	477.70	MDSHA TYPE S DOUBLE	MDSHA
SD7	708034.68	1087875.08	479.60	477.26	N/A	N/A	MDSHA TYPE S DOUBLE	MDSHA
SD8	708007.07	1087772.63	478.75	N/A	N/A	476.50	12" NYLOPLAST DRAIN BASIN	PRIVATE
SD9	707965.69	1087673.56	478.75	N/A	N/A	476.50	12" NYLOPLAST DRAIN BASIN	PRIVATE
SD10	707976.94	1087668.85	479.45	N/A	N/A	476.50	30" NYLOPLAST DRAIN BASIN	PRIVATE
SD11	708018.32	1087767.92	479.50	N/A	N/A	476.50	30" NYLOPLAST DRAIN BASIN	PRIVATE
SD12	708036.47	1087607.37	478.70	N/A	N/A	476.20	15" NYLOPLAST DRAIN BASIN	PRIVATE
SD13	707951.76	1087617.71	477.87	475.62	N/A	475.32	MDSHA TYPE S SINGLE	PRIVATE
JB1	707985.39	1087685.07	479.75	N/A	N/A	475.50	MDSHA YARD INLET	PRIVATE
HW1	708258.91	1087764.66	473.00	472.60	N/A	N/A	TYPE E HEADWALL- 24" PIPE	PRIVATE
MH1	708182.64	1087910.42	479.40	N/A	N/A	475.00	MDSHA STANDARD 48" MANHOLE	PRIVATE
MH2	708170.96	1087891.91	479.90	475.50	N/A	N/A	MDSHA STANDARD 48" MANHOLE	PRIVATE

NOTE:
SEE SHEET C-502 FOR SEWER MAIN PROFILE

CITY OF HAGERSTOWN UTILITIES DEPARTMENT WATER DIVISION

This approval is for the design and layout of the proposed water system improvements. All water system improvements shall be constructed to the standards in effect at the time of construction. This approval does not guarantee availability of water service. Water service is available subject to conformance with all policies and standards in effect at the time of application for service, payment of fees and approval of the water service application. The Water Division does not guarantee a specific water pressure or flow at any meter or fire hydrant. This approval is valid for a period of one year.

SIGNATURE DATE

WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

This approval is for general conformance with the County's requirements for design and layout of proposed sewer and/or water system improvements or extensions. All sewer and/or water system improvements or extensions shall be constructed in strict accordance with the County's latest addition of the Standard Specifications for Construction of Sanitary Sewers and/or Water Lines. This approval does not guarantee availability of sewer and/or water service. Sewer and/or water service availability is subject to conformance with all rules, policies and regulations established by the County and in effect at the time application for service is made, and/or the availability of allocation remaining in other jurisdictions' facilities that may be granted to the County. This approval shall be valid for a period of TWO years.

SIGNATURE DATE

STATE OF MARYLAND
TREVOR M. FREDERICK
49909
PROFESSIONAL ENGINEER
03/19/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND
License #: 49909
Expiration Date: 06/24/2026

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128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 301-739-8866

MARK	DESCRIPTION:	DATE:
1	REVISED PER AGENCY COMMENTS	11.17.2025
2	REVISED PER AGENCY COMMENTS	03.06.2026

AC&T - WILLIAMSPORT
SITUATED ON THE NORTHEAST CORNER OF VIRGINIA AVENUE AND BROOKMEAD DRIVE
AT 16504 VIRGINIA AVENUE
WASHINGTON COUNTY, MARYLAND
CLIENT: FAST GAS CORP- BRAD FULTON
PO BOX 4217 HAGERSTOWN MARYLAND 21741
PHONE: 301.582.2700

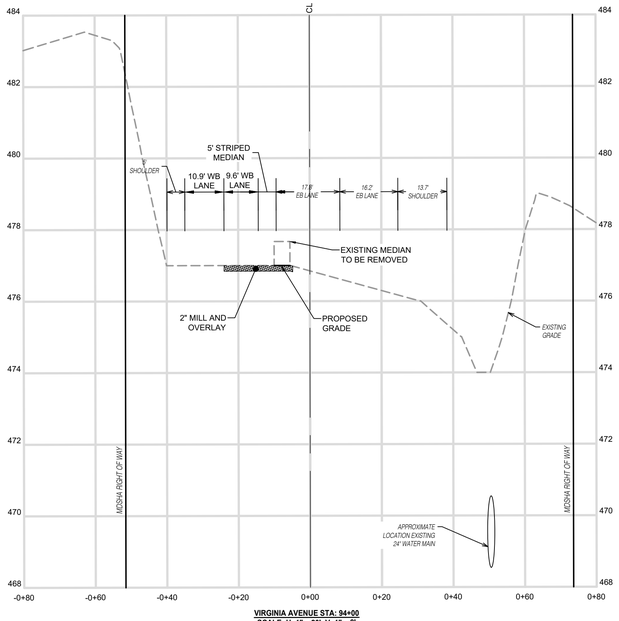
PROJECT NO.: 1594.1
DWN BY: ABRAM MYERS
DATE: 05.14.2024
PROJECT MANAGER: T. FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL: 0056 - 0004 - 0193
SCALE: AS SHOWN
SHEET TITLE:

CONSTRUCTION PROFILES

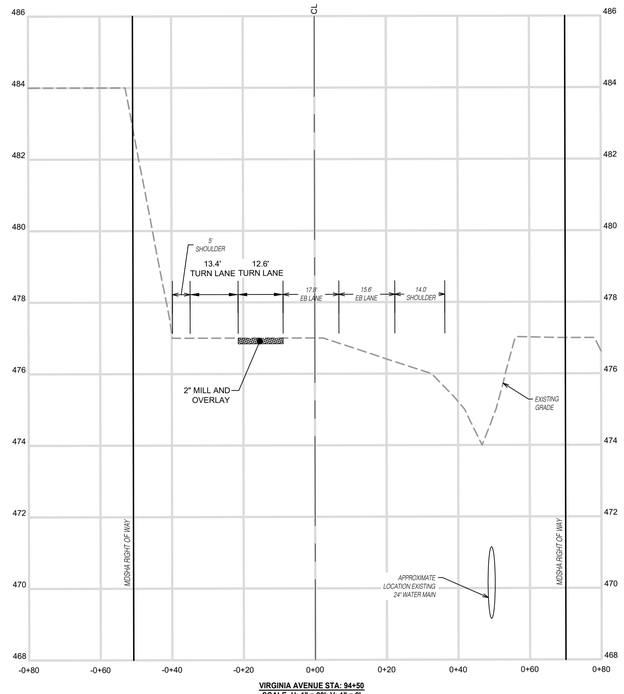
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SP-24-020

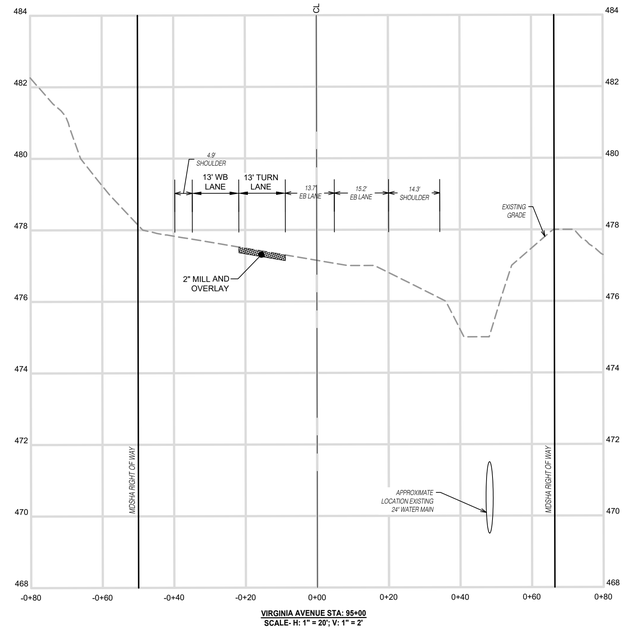
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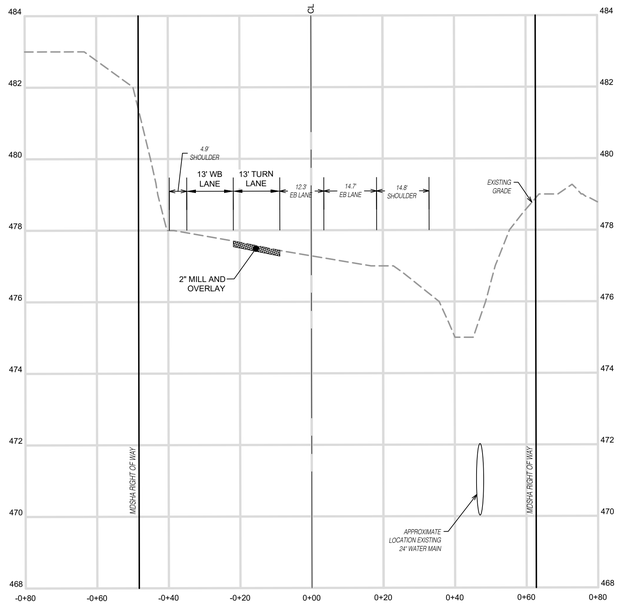
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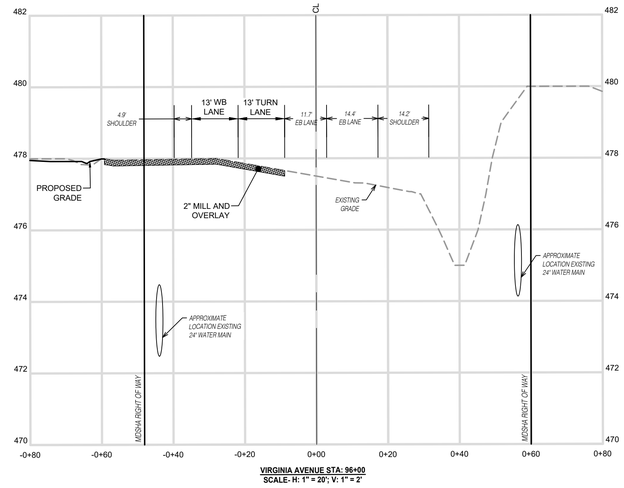
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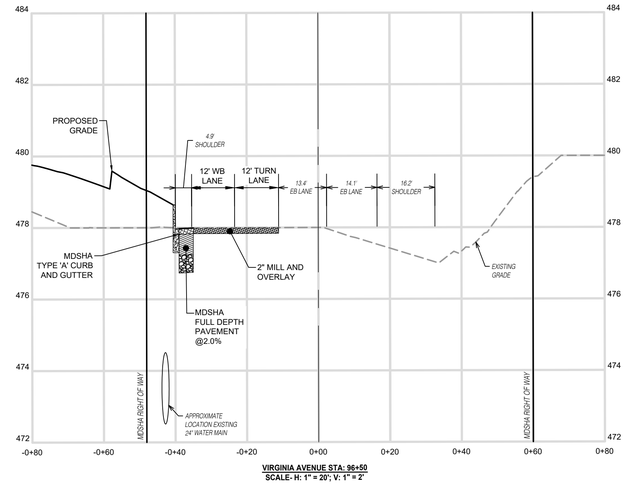
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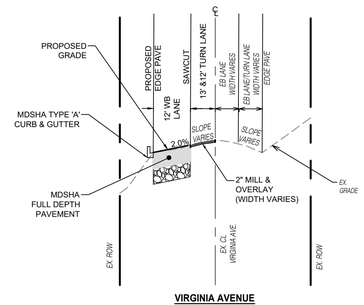
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VIRGINIA AVENUE STA: 96+00
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VIRGINIA AVENUE STA: 96+50
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VIRGINIA AVENUE
TYPICAL SECTION

STATE OF MARYLAND
TREVOR M. FREDERICK
49900
PROFESSIONAL ENGINEER
03/19/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License #: 49900
Expiration Date: 08/24/2026

FSA
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15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717-579-7644
IP 2005
555 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717-249-9411
11142 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717-597-1647
126 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301-739-8866

MARK	DESCRIPTION:	DATE:
	REVISED PER AGENCY COMMENTS	11.17.2025
	REVISED PER AGENCY COMMENTS	03.09.2026

AC&T - WILLIAMSPORT

SITUATED ON THE NORTHEAST CORNER OF VIRGINIA AVENUE AND BROOKMEAD DRIVE
AT 16504 VIRGINIA AVENUE
WASHINGTON COUNTY, MARYLAND

CLIENT: FAST GAS CORP; BRAD FULTON
PO BOX 4217 HAGERSTOWN MARYLAND 21741
PHONE: 301.582.2700

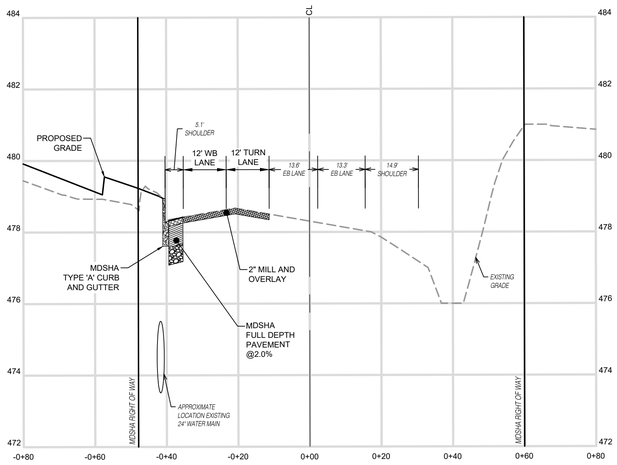
PROJECT NO. 1594.1
DWN BY ABRAM MYERS | DATE 05.14.2024
PROJECT MANAGER T. FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL: 0056 - 0004 - 0193
SCALE AS SHOWN
SHEET TITLE:

MDSHA CROSS SECTIONS

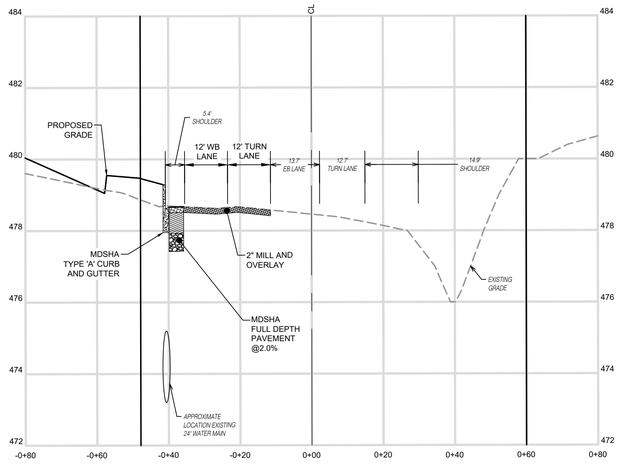
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SP-24-020

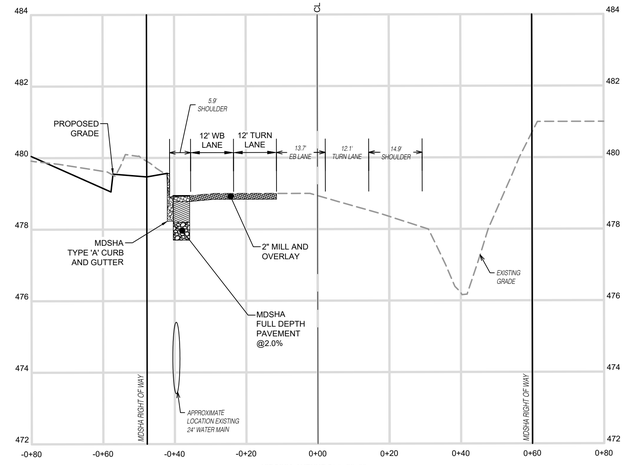
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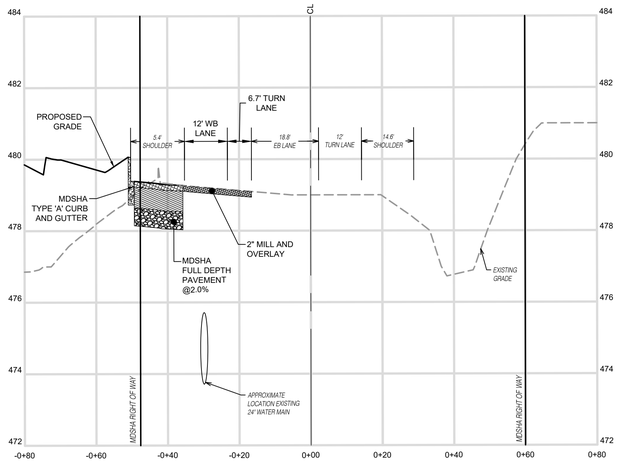
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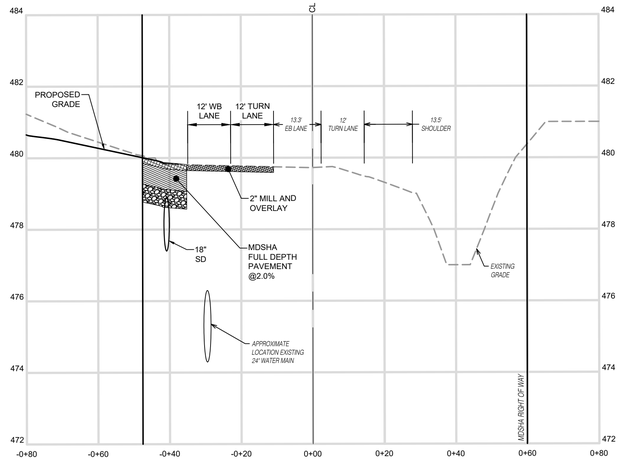
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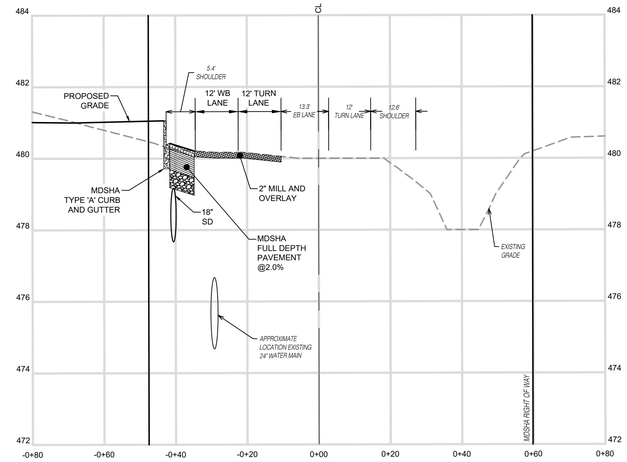
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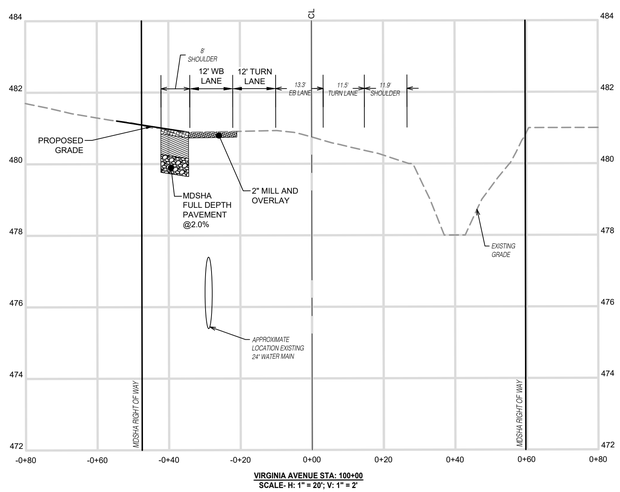
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SCALE- H: 1" = 20'; V: 1" = 2'



VIRGINIA AVENUE STA: 99+00
SCALE- H: 1" = 20'; V: 1" = 2'



VIRGINIA AVENUE STA: 99+50
SCALE- H: 1" = 20'; V: 1" = 2'



VIRGINIA AVENUE STA: 100+00
SCALE- H: 1" = 20'; V: 1" = 2'

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STATE OF MARYLAND
TREVOR M. FREDERICK
49909
PROFESSIONAL ENGINEER
03/19/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND
License #: 49909
Expiration Date: 08/24/2026

FSA
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NEW BLOOMFIELD, PA 17068
717-582-2644
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CARLISLE, PA 17013
717-249-9411
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AC&T - WILLIAMSPORT

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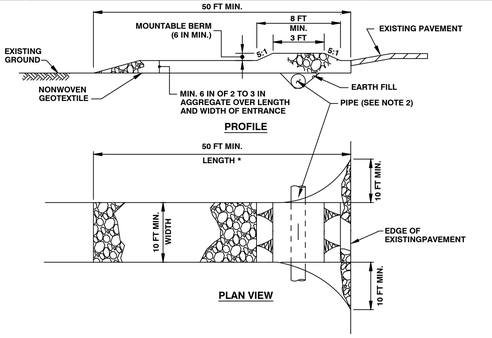
MDSHA
CROSS SECTIONS

C-403
SHEET 14 OF 21

SP-24-020

01 C-501 DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE

STANDARD SYMBOL: SCE



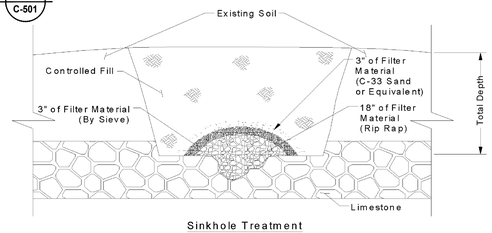
CONSTRUCTION SPECIFICATIONS

1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

02 C-501



Sinkhole Treatment
Inverted Filter 1
Figure 1

Notes:
Inverted Filter 1
Procedure for installing inverted filter to treat sinkholes.

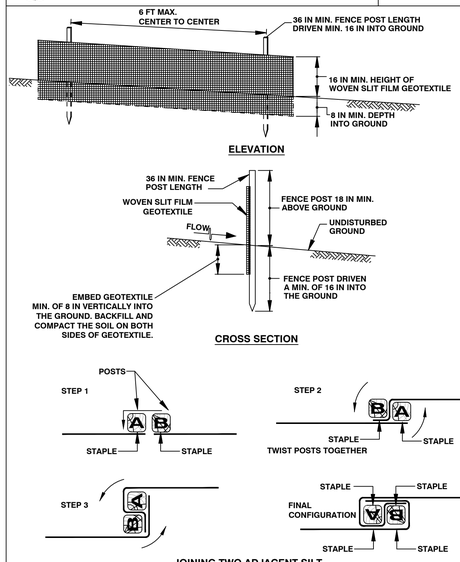
1) Remove and properly dispose of materials dumped in and around the sinkhole.
2) Excavate loose material from sinkhole and try to expose the solution void(s) in the bottom. Enlarge the sinkhole, as necessary, to allow for installation of filter materials (Figure 1).
3) Select a field stone that is about 1.5 times larger than the solution void(s). Place the stone(s) in the void(s) forming a secure "bridge". A geotextile may be needed to "lock" the stone "bridge" in place, as determined by the geotechnical engineer.
4) Place a layer of filter material over the "bridge" at a minimum thickness of 18 inches. About 30 percent of the material should be larger than the openings between the bridge and the void(s). (A well placed "bridge" should not have large openings around it.) In most cases this material could be Rip Rap.
5) Place a layer of smaller size filter material over the previous layer at a minimum thickness of 9 inches. The size should be 1/4 to 1/2 the size of the pervious layer. In most cases this material could be 57 stone.
6) Place a layer of sand size filter material over the previous layer at a minimum thickness of 9 inches. The sand has to be compatible in size with the previous layer to prevent piping. In most cases this material could be C-33 sand or equivalent.
7) (A non-woven filter cloth with a burst strength between 100 to 200 psi can be substituted for the stone and sand filter materials discussed in 5 and 6.)
8) Backfill over the last filter layer (or filter cloth) with soil material to the surface. The reuse of any soil material excavated from sinkhole should be considered. Overfill by about 5 percent to allow for settlement. The material should be soil with at least 50% clay materials and a minimum of 3 feet thick. The fill materials should be compacted to a minimum of 95% of the standard proctor (AASHTO T-99). Any available topsoil should be placed on the surface.
9) Stone used for the "bridge" and the filters should have a rock strength at least equal to moderately hard (i.e. resistant to abrasion or cutting by knife blade but can be easily dent or broken with light blows of hammer). Shale or similar soft and non-durable rock is not acceptable.

SINKHOLE REMEDIATION DETAIL

IF SINKHOLES OCCUR ON SITE DURING CONSTRUCTION A GEOTECHNICAL ENGINEER SHALL BE CONTACTED. REMEDIATION OF ANY SINKHOLES SHALL BE UNDER THE DIRECTION OF THE GEOTECHNICAL ENGINEER.

03 C-501 DETAIL E-1 SILT FENCE

STANDARD SYMBOL: SF



CONSTRUCTION SPECIFICATIONS

1. USE WOOD POSTS 1½ X 1½ ± 1/16 INCH (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD. AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
2. USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.
3. USE WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION.
4. PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
5. EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC.
6. WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
7. EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.
8. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL FENCE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

SOIL EROSION, SEDIMENT CONTROL & SEEDING NOTES

1. All soil erosion/sediment control measures shall comply with the "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control" and the provisions of the approved plan.
2. All grading and stabilization shall comply with the "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control", "Section B - Grading and Stabilization" and the provisions of the approved plan.
3. All soil erosion and sediment control practices (BMP's) are to be constructed and/or installed prior to or at the initiation of grading in accordance with "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control", and the approved plan.
4. A grading unit is the maximum contiguous area allowed to be graded at a given time and is limited to 20 acres. Work may proceed to a subsequent grading unit when at least 50 percent of the disturbed area in the preceding grading unit has been stabilized and approved by the enforcement authority and/or the Washington County Soil Conservation District (approval authority). Unless otherwise specified and approved by the approval authority, no more than 30 acres cumulatively may be disturbed at a given time.
5. For initial soil disturbance or re-disturbance, temporary or permanent stabilization must be completed within:
   a. Three (3) calendar days as to the surface of all perimeter dikes, swales, ditches, perimeter slopes, and all slopes steeper than 3 horizontal to 1 vertical (3:1); and
   b. Seven (7) calendar days as to all other disturbed or graded areas on the project site not under active grading.
6. Stockpiles must be stabilized in accordance within the 7 day stabilization requirement, as well as, Standard B-4-1 Incremental Stabilization and Standard B-4-4 Temporary Stabilization (as applicable).
7. All constructed channels and swales shall have specified treatment installed to the design flow depth completed downstream to upstream as construction progresses. An installation detail shall be shown on the plans.
8. All storm drain and sanitary sewer lines not in paved areas are to be mulched and seeded within 3 days of initial backfill unless otherwise specified on plans.
9. Electric Power, telephone, and gas lines are to be compacted, seeded, and mulched within 3 days after initial backfill unless otherwise specified on plans.
10. No slope shall be greater than 2:1.
11. As required by Section B, of the Maryland Standards and Specifications for Soil Erosion and Sediment Control, "Adequate Vegetative Stabilization", is defined as 95 percent ground cover. The Washington County Soil Conservation District requires the project adhere to this for scheduling of the Final Site Closeout Review, and/or release of the site for soil erosion and sediment control.
12. All material hauled offsite or fill brought into the site shall come from a site with an approved and current soil erosion and control plan.
13. Filter bags are to be used to pump any sediment laden water to a stabilized outfall.

For sites 1.0 acre or more, the following are required:

A. Maryland Department of the Environment, General Permit for Stormwater Associated with a Construction Activity, NPDES Permit Number MDRC, State Discharge Permit Number 20CP, or an Individual Permit.
B. The Maryland Department of the Environment (General/Individual Permit - Notice of Intent- NOI) application and permit shall be posted and/or available on-site at all times.
C. During construction, all soil erosion and sediment control practices (BMP's) shall be inspected and recorded on the "Standard Inspection Form", "General Permit for Stormwater Associated with Construction Activity" per the Maryland Department of the Environment (General/Individual Permit - Notice of Intent - NOI).
D. Following construction and release of the sight for soil erosion and sediment control by the Washington County Soil Conservation District, i.e., all portions of a site have been permanently stabilized, and all stormwater discharges from construction sites that are authorized by the permit are eliminated, the authorized permittee shall submit the Maryland Department of the Environment, General/Individual Permit - Notice of Termination-NOT.

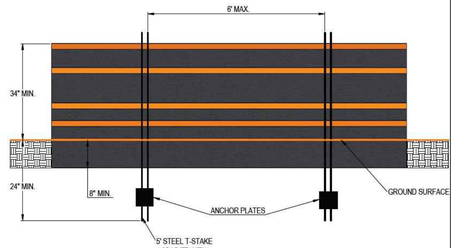
STANDARD UTILITY EROSION AND SEDIMENT CONTROL NOTES:

1. Contractor to only open up length of trench that can be constructed and backfilled in one working day in paved areas.
2. Contractor to place excavated material in a dump truck and hauled to an approved location to waste materials in paved areas.
3. Contractor to backfill trench with approved materials and stabilize disturbed areas the same working day.
4. In areas where the construction takes place outside of the existing roadbed, contractor to install silt fence along the downhill side of the trench before beginning construction and place excavated material from the trench on the uphill side.
5. If dewatering of the trench is required, contractor to pump water to a filter bag to dewater.
6. Contractor to sweep streets of any debris or sediments caused by construction operations and dispose of at an approved location.
7. Contractor to stabilize all disturbed areas with seed & mulch or appropriate street repair.

STANDARD STABILIZATION NOTES:

Following initial soil disturbance or re-disturbance, permanent or temporary stabilization must be completed within:
a. Three (3) calendar days as to the surface of all perimeter dikes, swales, ditches, perimeter slopes, and all slopes steeper than 3 horizontal to 1 vertical (3:1); and
b. Seven (7) calendar days as to all other disturbed or graded areas on the project site not under active grading.

04 C-501 SMARTfence® 42 Detail:



SMARTfence® 42 is NTPEP Compliant
GTX-2018-01-187

SMARTFENCE 42" INSTALLATION INSTRUCTIONS

SEDIMENT & PERIMETER CONTROL

STEP 1: Excavate trench a maximum of 4" wide and 6" deep. The trench shall be hand-cleaned following excavation to remove bulky debris such as rocks, sticks, and soil clods from the trench. Drive studded metal T-posts with anchor plates having a minimum weight of 1.25 lb /ft and a minimum 5 ft length. Drive post into ground a minimum of 18" depth. Post spacing must be no greater than 6 ft maximum.

STEP 2: Layout SMARTfence® 42 along proposed fence line next to anchor trench. Locate one end of the SMARTfence® 42 and position near the initial post. Position SMARTfence® 42 vertically along the initial post.

STEP 3: For the initial post, place the end of SMARTfence® 42 along the post height and rotate the post 360 degrees, maintaining tension on the fence system. Secure the fence to the post at all four (4) orange-colored band locations with steel wire or nylon ties.

STEP 4: For fastening SMARTfence® 42 to studded, metal T-posts using one of following methods:

- Method I (T-Post): 16-gage wire- attach SMARTfence® 42 to metal T-posts using the 16-gage 304 SS wire with mitered ends, securing the fence to the post using safety pliers.
- Method II (T-Post): 8" nylon heavy-duty, UV-stabilized, cable ties (zip-ties) with minimum 120-lb tensile strength. Puncture two 0.25" openings, spaced at a width apart that is roughly equivalent to the post width, and secure the fence to the post.

STEP 5: Drive the initial post with the attached fence into the ground to a 18" depth.

STEP 6: Drive the interior t-posts of the fence system into the ground at least 18".

STEP 7: Move to the next t-post while pulling SMARTfence® 42 tightly. Position the SMARTfence® 42 in front of the adjacent t-post in preparation for fastening the fence to the post. Fasten fence to post at all four (4) orange-colored band locations as instructed in Step 4.

STEP 8: After the interior posts have been fastened to the SMARTfence® 42, secure the fence to the final post by pulling the final section of fencing taut, then rotating the post 360 degrees, maintaining tension on the fence system. Secure the fence to the post at all four (4) orange-colored band locations with the steel wire or nylon ties per Step 4. Drive the final post into the ground to a 18" depth.

STEP 9: Place bottom 8" of fabric into the trench. Backfill trench (overfill) with soil placed around fabric. Compact soil backfill with either manual tamping (or other manual means) or via mechanical equipment such as the front wheel of a tractor, skid steer, roller, or other device (per Note 5 of ASTM D 6462 Standard Practice for Silt Fence Installation). Do not damage the fabric during compaction (damaged fabric shall be replaced).

Please contact our team at 800-448-3636 or info@acfenv.com with any questions regarding the installation process.

LET'S GET IT DONE!™

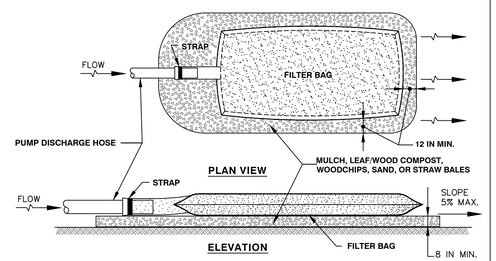
SMARTfence

For more information, contact our Inside Sales team at 800.448.3636 email at info@acfenv.com

ACF ENVIRONMENTAL

05 C-501 DETAIL F-4 FILTER BAG

STANDARD SYMBOL: FB



CONSTRUCTION SPECIFICATIONS

1. TIGHTLY SEAL SLEEVE AROUND THE PUMP DISCHARGE HOSE WITH A STRAP OR SIMILAR DEVICE.
2. PLACE FILTER BAG ON SUITABLE BASE (E.G., MULCH, LEAF/WOOD COMPOST, WOODCHIPS, SAND, OR STRAW BALES) LOCATED ON A LEVEL OR 5% MAXIMUM SLOPING SURFACE. DISCHARGE TO A STABILIZED AREA. EXTEND BASE A MINIMUM OF 12 INCHES FROM EDGES OF BAG.
3. CONTROL PUMPING RATE TO PREVENT EXCESSIVE PRESSURE WITHIN THE FILTER BAG IN ACCORDANCE WITH THE MANUFACTURER RECOMMENDATIONS. AS THE BAG FILLS WITH SEDIMENT, REDUCE PUMPING RATE.
4. REMOVE AND PROPERLY DISPOSE OF FILTER BAG UPON COMPLETION OF PUMPING OPERATIONS OR AFTER BAG HAS REACHED CAPACITY, WHICHEVER OCCURS FIRST. SPREAD THE DEWATERED SEDIMENT FROM THE BAG IN AN APPROVED UPLAND AREA AND STABILIZE WITH SEED AND MULCH BY THE END OF THE WORK DAY. RESTORE THE SURFACE AREA BENEATH THE BAG TO ORIGINAL CONDITION UPON REMOVAL OF THE DEVICE.
5. USE NONWOVEN GEOTEXTILE WITH DOUBLE STITCHED SEAMS USING HIGH STRENGTH THREAD. SLEEVE TO ACCOMMODATE A MAXIMUM 4 INCH DIAMETER PUMP DISCHARGE HOSE. THE BAG MUST BE MANUFACTURED FROM A NONWOVEN GEOTEXTILE THAT MEETS OR EXCEEDS MINIMUM AVERAGE ROLL VALUES (MARV) FOR THE FOLLOWING:

GRAB TENSILE	250 LB	ASTM D-4632
PUNCTURE	160 LB	ASTM D-4833
FLOW RATE	70 GAL/MIN/FT²	ASTM D-4491
PERMITTIVITY (SEC^{-1})	1.2 SEC^{-1}	ASTM D-4491
UV RESISTANCE	70% STRENGTH @ 500 HOURS	ASTM D-4355
APPARENT OPENING SIZE (AOS)	0.15-0.18 MM	ASTM D-4751
SEAM STRENGTH	90%	ASTM D-4632

6. REPLACE FILTER BAG IF BAG CLOGS OR HAS RIPS, TEARS, OR PUNCTURES. DURING OPERATION KEEP CONNECTION BETWEEN PUMP HOSE AND FILTER BAG WATER TIGHT. REPLACE BEDDING IF IT BECOMES DISPLACED.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

TEMPORARY SEEDING SUMMARY

HARDINESS ZONE (FIGURE B.3): 6b
SEED MIXTURE (TABLE B.1)

NO.	SPECIES	APPLICATION RATE (lb/ac)	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (10-20-20)	LIME RATE
1	Barley	96	Zone 6b: Mar 1-May 15/Aug 1-Oct 15	1"	436 lb/ac. (10 lb/1000 s.f.)	2 tons/ac. (90 lb/1000 s.f.)

PERMANENT SEEDING SUMMARY

HARDINESS ZONE (FIGURE B.3): 6b
SEED MIXTURE (TABLE B.1)

NO.	SPECIES	APPLICATION RATE (lb/ac)	SEEDING DATES	SEEDING DEPTH	FERTILIZER RATE (10-20-20) N	P2O5	K2O	LIME RATE
6	Tall Fescue	40	Zone 6b: Mar 1-May 15/Aug 1-Oct 15	1/4"-1/2"	45 lb/ac. (1 lb/1000 s.f.)	90 lb/ac. (2 lb/1000 s.f.)	90 lb/ac. (2 lb/1000 s.f.)	2 tons/ac. (90 lb/1000 s.f.)
	Perennial Ryegrass	25						
	White Clover	5						

STATE OF MARYLAND
TREVOR M. FREDERICK
49909
PROFESSIONAL ENGINEER
03/19/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License #: 49909
Expiration Date: 08/24/2026

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
15 EAST MAIN STREET NEW BLOOMFIELD, PA 17068 717-582-8744
355 SOUTH HANOVER STREET CARLISLE, PA 17013 717-249-8411
11142 WILLIAMSPORT PIKE GREENCASTLE, PA 17225 717-597-3647
128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 301-739-8866

MARK	DESCRIPTION	DATE
1	REVISED PER AGENCY COMMENTS	11.17.2025
2	REVISED PER AGENCY COMMENTS	03.09.2026

AC&T - WILLIAMSPORT
SITUATED ON THE NORTHEAST CORNER OF VIRGINIA AVENUE AND BROOKMEAD DRIVE
AT 16504 VIRGINIA AVENUE
WASHINGTON COUNTY, MARYLAND
CLIENT: FAST GAS CORP. BRAD FULTON
PO BOX 4217 HAGERSTOWN MARYLAND 21741
PHONE: 301.582.2700

PROJECT NO. 1594.1
DWN BY ABRAM MYERS | DATE 05.14.2024
PROJECT MANAGER T. FREDERICK
EMAIL TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL 0056 - 0004 - 0193
SCALE N.T.S.
SHEET TITLE

EROSION & SEDIMENT DETAILS & NOTES

C-501
SHEET 15 OF 21

SP-24-020

P:\SHARED FOLDERS\PROJECTS\1500\1594.1 ACT WP\CIVIL\CONSTRUCTION DETAILS & NOTES.DWG 2026-03-19

01 C-502 DETAIL E-9-2 AT-GRADE INLET PROTECTION

STANDARD SYMBOL: AGIP

MAXIMUM DRAINAGE AREA = 1 ACRE

PLAN / CUT AWAY VIEW

CROSS SECTION

CONSTRUCTION SPECIFICATIONS

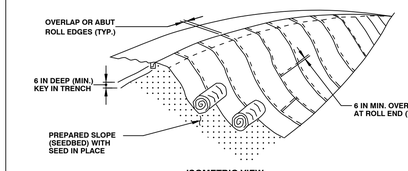
1. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.
2. LIFT GRATE AND WRAP WITH NONWOVEN GEOTEXTILE TO COMPLETELY COVER ALL OPENINGS. SECURE WITH WIRE TIES AND SET GRATE BACK IN PLACE.
3. PLACE CLEAN ¾ TO 1½ INCH STONE OR EQUIVALENT RECYCLED CONCRETE 6 INCHES THICK ON THE GRATE.
4. STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

02 C-502 DETAIL B-4-6-B TEMPORARY SOIL STABILIZATION MATTING SLOPE APPLICATION

STANDARD SYMBOL: TSSMS – * lb/ft² (* INCLUDE SHEAR STRESS)



ISOMETRIC VIEW

CONSTRUCTION SPECIFICATIONS

1. USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.
2. USE TEMPORARY SOIL STABILIZATION MATTING MADE OF DEGRADABLE (LASTS 6 MONTHS MINIMUM) NATURAL OR MAN-MADE FIBERS (MOSTLY ORGANIC). MAT MUST HAVE UNIFORM THICKNESS AND DISTRIBUTION OF FIBERS THROUGHOUT AND BE SMOLDER RESISTANT. CHEMICALS USED IN THE MAT MUST BE NON-LEACHING AND NON-TOXIC TO VEGETATION AND SEED GERMINATION AND NON-INJURIOUS TO THE SKIN. IF PRESENT, NETTING MUST BE EXTRUDED PLASTIC WITH A MAXIMUM MESH OPENING OF 2x2 INCHES AND SUFFICIENTLY BONDED OR SEWN ON 2 INCH CENTERS ALONG LONGITUDINAL AXIS OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE PARENT MATERIAL.
3. SECURE MATTING USING STEEL STAPLES, WOOD STAKES, OR BIODEGRADABLE EQUIVALENT. STAPLES MUST BE "U" OR "T" SHAPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND NO. 8 RESPECTIVELY. "U" SHAPED STAPLES MUST AVERAGE 1 TO 1½ INCHES WIDE AND BE A MINIMUM OF 6 INCHES LONG. "T" SHAPED STAPLES MUST HAVE A MINIMUM 8 INCH MAIN LEG, A MINIMUM 1 INCH SECONDARY LEG, AND A MINIMUM 4 INCH HEAD. WOOD STAKES MUST BE ROUGH-SAWN HARDWOOD, 12 TO 24 INCHES IN LENGTH, 1x3 INCH IN CROSS SECTION, AND WEDGE SHAPED AT THE BOTTOM.
4. PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDBED PREPARATION, AND PERMANENT SEEDING IN ACCORDANCE WITH SPECIFICATIONS. PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS UNLESS END OF WORKDAY STABILIZATION IS SPECIFIED ON THE APPROVED EROSION & SEDIMENT CONTROL PLAN.
5. UNROLL MATTING DOWNSLOPE. LAY MAT SMOOTHLY AND FIRMLY UPON THE SEEDED SURFACE. AVOID STRETCHING THE MATTING.
6. OVERLAP OR ABUT ROLL EDGES PER MANUFACTURER RECOMMENDATIONS. OVERLAP ROLL ENDS BY 6 INCHES (MINIMUM), WITH THE UPSLOPE MAT OVERLAPPING ON TOP OF THE DOWNSLOPE MAT.
7. KEY IN THE UPSLOPE END OF MAT 6 INCHES (MINIMUM) BY DIGGING A TRENCH, PLACING THE MATTING ROLL END IN THE TRENCH, STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND TAMPING TO SECURE THE MAT END IN THE KEY.
8. STAPLE/STAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND 2 FOOT (MAXIMUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL ENDS.
9. ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.

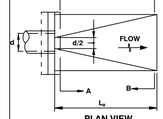
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

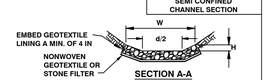
03 C-502 DETAIL D-4-1-A ROCK OUTLET PROTECTION I

STANDARD SYMBOL: ROP1

DISCHARGE TO SEMI CONFINED CHANNEL SECTION



PLAN VIEW



SECTION A-A

SECTION B-B

PROFILE

RIPRAP	
CLASS	THICKNESS (T)
I	19 IN
II	32 IN
III	46 IN

CONSTRUCTION SPECIFICATIONS

1. RIPRAP AND STONE MUST CONFORM TO THE SPECIFIED CLASS.
2. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, AND PROTECT FROM PUNCTURING, CUTTING, OR TEARING. REPAIR ANY DAMAGE OTHER THAN AN OCCASIONAL SMALL HOLE BY PLACING ANOTHER PIECE OF GEOTEXTILE OVER THE DAMAGED PART OR BY COMPLETELY REPLACING THE GEOTEXTILE. PROVIDE A MINIMUM OF ONE FOOT OVERLAP FOR ALL REPAIRS AND FOR JOINING TWO PIECES OF GEOTEXTILE TOGETHER.
3. PREPARE THE SUBGRADE FOR GEOTEXTILE OR STONE FILTER (½ TO 1½ INCH STONE FOR 6 INCH MINIMUM DEPTH) AND RIPRAP TO THE REQUIRED LINES AND GRADES. COMPACT ANY FILL REQUIRED IN THE SUBGRADE TO A DENSITY OF APPROXIMATELY THAT OF THE SURROUNDING UNDISTURBED MATERIAL.
4. EXTEND GEOTEXTILE AT LEAST 6 INCHES BEYOND EDGES OF RIPRAP AND EMBED AT LEAST 4 INCHES AT SIDES OF THE RIPRAP.
5. CONSTRUCT RIPRAP OUTLET TO FULL COURSE THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO AVOID DISPLACEMENT OF UNDERLYING MATERIALS. PLACE STONE FOR RIPRAP OUTLET IN A MANNER THAT WILL ENSURE THAT IT IS REASONABLY HOMOGENEOUS WITH THE SMALLER STONES AND SPALLS FILLING THE VOIDS BETWEEN THE LARGER STONES. PLACE RIPRAP IN A MANNER TO PREVENT DAMAGE TO THE STONE FILTER BLANKET OR GEOTEXTILE. HAND PLACE TO THE EXTENT NECESSARY.
6. WHERE NO ENDWALL IS USED, CONSTRUCT THE UPSTREAM END OF THE APRON SO THAT THE WIDTH IS TWO TIMES THE DIAMETER OF THE OUTLET PIPE, AND EXTEND THE STONE UNDER THE OUTLET BY A MINIMUM OF 18 INCHES.
7. CONSTRUCT APRON WITH 0% SLOPE ALONG ITS LENGTH AND WITHOUT OBSTRUCTIONS. PLACE STONE SO THAT IT BLENDS IN WITH EXISTING GROUND.
8. MAINTAIN LINE, GRADE, AND CROSS SECTION. KEEP OUTLET FREE OF EROSION. REMOVE ACCUMULATED SEDIMENT AND DEBRIS. AFTER HIGH FLOWS INSPECT FOR SCOUR AND DISLODGED RIPRAP. MAKE NECESSARY REPAIRS IMMEDIATELY.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

04 C-502 DETAIL B-4-6-A TEMPORARY SOIL STABILIZATION MATTING CHANNEL APPLICATION

STANDARD SYMBOL: TSSMC - * lb/ft² (* INCLUDE SHEAR STRESS)

ISOMETRIC VIEW

CONSTRUCTION SPECIFICATIONS

1. USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.
2. USE TEMPORARY SOIL STABILIZATION MATTING MADE OF DEGRADABLE (LASTS 6 MONTHS MINIMUM) NATURAL OR MAN-MADE FIBERS (MOSTLY ORGANIC). MAT MUST HAVE UNIFORM THICKNESS AND DISTRIBUTION OF FIBERS THROUGHOUT AND BE SMOLDER RESISTANT. CHEMICALS USED IN THE MAT MUST BE NON-LEACHING AND NON-TOXIC TO VEGETATION AND SEED GERMINATION AND NON-INJURIOUS TO THE SKIN. IF PRESENT, NETTING MUST BE EXTRUDED PLASTIC WITH A MAXIMUM MESH OPENING OF 2x2 INCHES AND SUFFICIENTLY BONDED OR SEWN ON 2 INCH CENTERS ALONG LONGITUDINAL AXIS OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE PARENT MATERIAL.
3. SECURE MATTING USING STEEL STAPLES, WOOD STAKES, OR BIODEGRADABLE EQUIVALENT. STAPLES MUST BE "U" OR "T" SHAPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND NO. 8 RESPECTIVELY. "U" SHAPED STAPLES MUST AVERAGE 1 TO 1½ INCHES WIDE AND BE A MINIMUM OF 6 INCHES LONG. "T" SHAPED STAPLES MUST HAVE A MINIMUM 8 INCH MAIN LEG, A MINIMUM 1 INCH SECONDARY LEG, AND A MINIMUM 4 INCH HEAD. WOOD STAKES MUST BE ROUGH-SAWN HARDWOOD, 12 TO 24 INCHES IN LENGTH, 1x3 INCH IN CROSS SECTION, AND WEDGE SHAPED AT THE BOTTOM.
4. PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDBED PREPARATION, AND PERMANENT SEEDING IN ACCORDANCE WITH SPECIFICATIONS. PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS UNLESS END OF WORKDAY STABILIZATION IS SPECIFIED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
5. UNROLL MATTING IN DIRECTION OF WATER FLOW, CENTERING THE FIRST ROLL ON THE CHANNEL CENTERLINE. WORK FROM CENTER OF CHANNEL OUTWARD WHEN PLACING ROLLS. LAY MAT SMOOTHLY AND FIRMLY ON THE SEEDED SURFACE. AVOID STRETCHING THE MATTING.
6. KEY-IN UPSTREAM END OF EACH MAT ROLL BY DIGGING A 6 INCH (MINIMUM) TRENCH AT THE UPSTREAM END OF THE MATTING, PLACING THE ROLL END IN THE TRENCH, STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND TAMPING TO SECURE THE MAT END.
7. OVERLAP OR ABUT THE ROLL EDGES PER MANUFACTURER RECOMMENDATIONS. OVERLAP ROLL ENDS BY 6 INCHES (MINIMUM), WITH THE UPSTREAM MAT OVERLAPPING ON TOP OF THE NEXT DOWNSTREAM MAT.
8. STAPLE/STAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND 2 FOOT (MAXIMUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL ENDS.
9. ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.

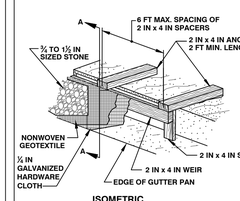
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

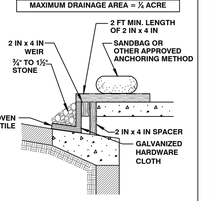
05 C-502 DETAIL E-9-3 CURB INLET PROTECTION

STANDARD SYMBOL: CIP

MAXIMUM DRAINAGE AREA = ½ ACRE



ISOMETRIC



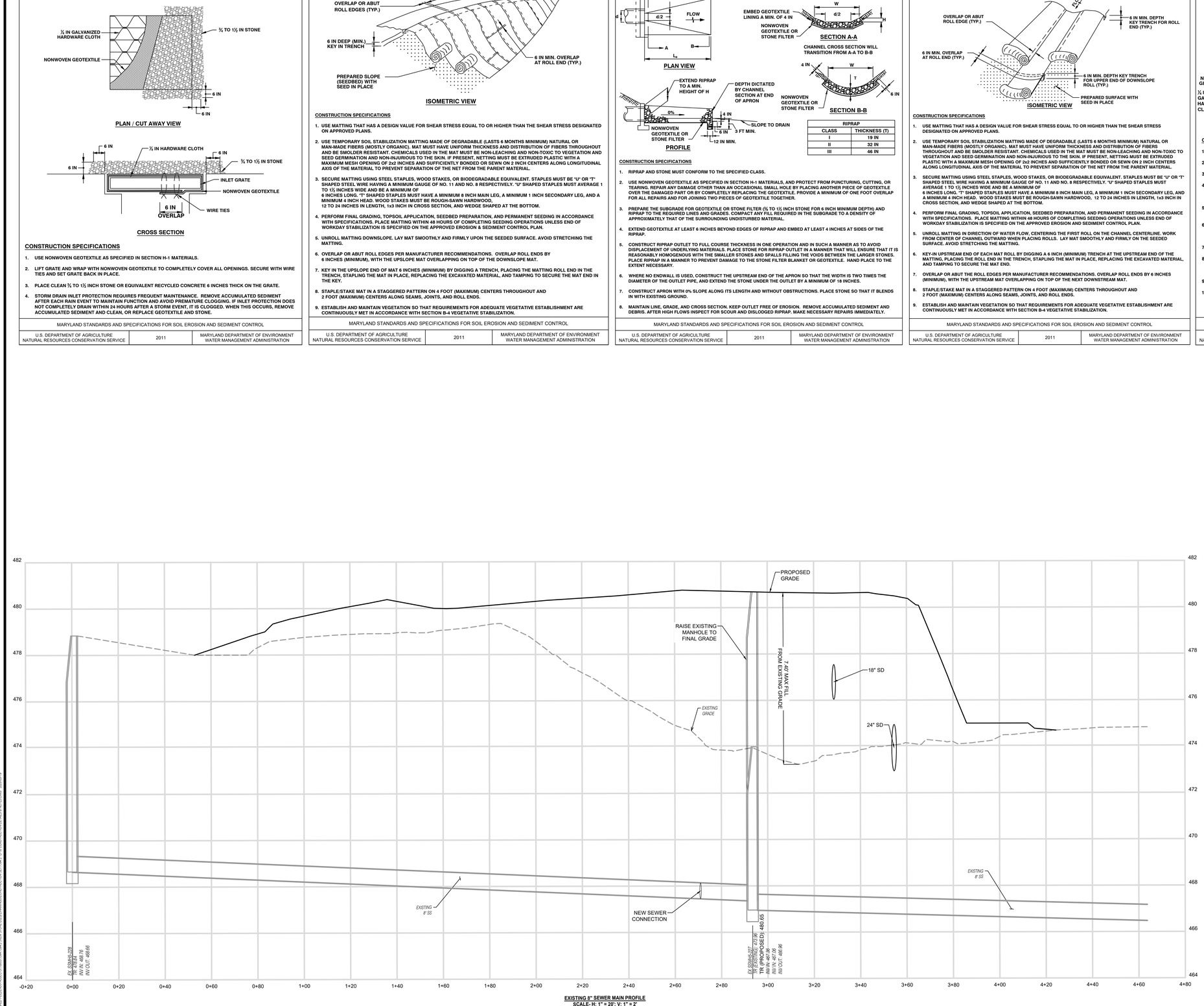
SECTION A-A

CONSTRUCTION SPECIFICATIONS

1. USE NOMINAL 2 INCH x 4 INCH LUMBER
2. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.
3. NAIL THE 2x4 WEIR TO 9 INCH LONG VERTICAL SPACERS (MAXIMUM 6 FEET APART).
4. ATTACH A CONTINUOUS PIECE OF ½ INCH GALVANIZED HARDWARE CLOTH, WITH A MINIMUM WIDTH OF 30 INCHES AND A MINIMUM LENGTH OF 4 FEET LONGER THAN THE THROAT OPENING, TO THE 2x4 WEIR, EXTENDING IT 2 FEET BEYOND THROAT ON EACH SIDE.
5. PLACE A CONTINUOUS PIECE OF NONWOVEN GEOTEXTILE OF THE SAME DIMENSIONS AS THE HARDWARE CLOTH OVER THE HARDWARE CLOTH AND SECURELY ATTACH TO THE 2x4 WEIR.
6. PLACE THE ASSEMBLY AGAINST THE INLET THROAT AND NAIL TO 2x4 ANCHORS (MINIMUM 2 FEET LENGTH). EXTEND THE ANCHORS ACROSS THE INLET TOP AND HOLD IN PLACE BY SANDBAGS OR OTHER APPROVED ANCHORING METHOD.
7. INSTALL END SPACERS A MINIMUM OF 1 FOOT BEYOND THE ENDS OF THE THROAT OPENING.
8. FORM THE HARDWARE CLOTH AND THE GEOTEXTILE TO THE CONCRETE GUTTER AND FACE OF CURB TO SPAN THE INLET OPENING. COVER THE HARDWARE CLOTH AND GEOTEXTILE WITH CLEAN ¾ TO 1½ INCH STONE OR EQUIVALENT RECYCLED CONCRETE.
9. AT NON-SUMP LOCATIONS, INSTALL A TEMPORARY SANDBAG OR ASPHALT BERM TO PREVENT INLET BYPASS.
10. STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



EXISTING 8" SEWER MAIN PROFILE
SCALE- H: 1" = 20'; V: 1" = 2'

WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

This approval is for general conformance with the County's requirements for design and layout of proposed sewer and/or water system improvements or extensions. All sewer and/or water system improvements or extensions shall be constructed in strict accordance with the County's latest addition of the Standard Specifications for Construction of Sanitary Sewers and/or Water Lines. This approval does not guarantee availability of sewer and/or water service. Sewer and/or water service availability is subject to conformance with all rules, policies and regulations established by the County and in effect at the time application for service is made, and/or the availability of allocation remaining in other jurisdictions' facilities that may be granted to the County. This approval shall be valid for a period of TWO years.

SIGNATURE DATE

STATE OF MARYLAND — TREVOR M. FREDERICK — 43910 — PROFESSIONAL ENGINEER

03/19/2026

Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License #: 43910
Expiration Date: 06/24/2026

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsainc.com
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15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717-582-8644
308 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717-249-9411
11142 BELLMORPORT PARK ROAD, GREENCASTLE, PA 17225, 717-597-3647
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301-739-8866

MARK	DESCRIPTION	DATE
	REVISED PER AGENCY COMMENTS	11.17.2025
	REVISED PER AGENCY COMMENTS	03.09.2026

AC&T - WILLIAMSPORT
SITUATED ON THE NORTHEAST CORNER OF VIRGINIA AVENUE AND BROOKMEAD DRIVE
AT 16504 VIRGINIA AVENUE
WASHINGTON COUNTY, MARYLAND
CLIENT: FAST GAS CORP. BRAD FULTON
PO BOX 4217 HAGERSTOWN MARYLAND 21741
PHONE: 301.582.2700

PROJECT NO. 1594.1
DWN BY ABRAM MYERS
DATE 05.14.2024
PROJECT MANAGER T. FREDERICK
EMAIL TFREDERICK@FSAINC.COM
TAX MAP - GRID - PARCEL 0056 - 0004 - 0193
SCALE N.T.S.
SHEET TITLE

EROSION & SEDIMENT DETAILS & NOTES

C-502
SHEET 16 OF 21

SP-24-020

P:\SHARED FILES\PROJECTS\1500-1599\1594.1 FWW STORE LOCS\PERMANENT\CONSTRUCTION\CTRL\1594.1 C-16 CONSTRUCTION DETAILS & NOTES.DWG 2025-03-19

QUANTITIES FOR ESTIMATING PURPOSES ONLY

OPENING		DIMENSIONS						QUANTITIES	
D INCHES	AREA SQ.FT	A	B	C	E	H	L	CONC. C.Y.	STEEL LBS.
12	0.79	9"	6"	6"	1'-9"	1'-9"	3'-6"	0.76	55
15	1.23	9"	6"	6"	1'-9"	2'-0"	4'-3"	0.99	61
18	1.77	9"	6"	6"	1'-9"	2'-3"	5'-0"	1.17	68
21	2.40	9"	6"	6"	1'-9"	2'-6"	5'-9"	1.38	77
24	3.14	9"	14"	6"	2'-5"	2'-9"	6'-6"	1.84	106
27	3.98	9"	14"	6"	2'-5"	3'-0"	7'-3"	2.11	115
30	4.91	9"	14"	6"	2'-5"	3'-6"	8'-0"	2.57	140
33	5.94	9"	14"	6"	2'-5"	3'-9"	8'-9"	2.92	148
36	7.07	12"	16"	10"	3'-2"	4'-0"	9'-6"	4.99	235
42	9.62	12"	16"	10"	3'-2"	4'-6"	11'-0"	6.12	303
48	12.57	12"	16"	10"	3'-2"	5'-0"	12'-6"	7.34	341
54	15.90	12"	20"	12"	3'-8"	5'-6"	14'-0"	9.17	438
60	19.64	12"	20"	12"	3'-8"	6'-0"	15'-6"	10.86	496
72	28.27	12"	20"	12"	3'-8"	7'-0"	17'-0"	12.69	597

PLAN

2 NO.4 STRAIGHT BARS VERTICAL IN FRONT FACE FOR 12" DIA TO 21" DIA PIPE ENDWALLS INCLUSIVE.
2 NO.4 BENT BARS HORIZONTAL 1 EACH FACE FOR 36" DIA. TO 72" DIA. PIPE ENDWALLS INCLUSIVE.
2'-6" 'S'
1½ϕ 21:2(1) OR 4:1 SLOPE
NO.4 BENT BARS @ 1'-0" C/C BOTH ENDWALLS.
NO.4 STRAIGHT BARS VERTICAL @ 1'-6" MIN TO 2'-0" MAX.FRONT FACE FOR 12" DIA. TO 21" DIA. PIPE ENDWALLS INCLUSIVE.
4 NO.4 STRAIGHT BARS HORIZONTAL 2 EACH WINGWALL FOR 36" DIA. TO 72" DIA. PIPE ENDWALL.

SECTION A–A

2 NO.4 STRAIGHT BARS VERTICAL IN FRONT FACE FOR 12" DIA.TO 21" DIA. PIPE ENDWALLS INCLUSIVE.
NO.4 STRAIGHT BARS VERTICAL @ 1'-6" MIN. TO 2'-0" MAX FRONT FACE FOR 24" DIA.TO 72" DIA.PIPE ENDWALLS INCLUSIVE.
1½ϕ 21:2(1) OR 4:1 SLOPE
2'-6" 'S'
D+6"

END VIEW

'S' DISTANCES

4" FOR 12" DIA. TO 21" DIA. PIPES INCLUSIVE.
6" FOR 24" DIA. TO 36" DIA. PIPES INCLUSIVE.
8" FOR 42" DIA. TO 72" DIA. PIPES INCLUSIVE.

GENERAL NOTES

SPECIFICATIONS: LATEST S.H.A
CONCRETE SHALL BE MIX NO.2
REINFORCING: DEFORMED STEEL BARS - NO.4
CHAMFER: ALL EXPOSED EDGES 1"x 1" OR AS DIRECTED.

NO.4 STRAIGHT BARS HORIZONTAL @ 1'-7" MAX C/C BOTH FACES-LAP 1'-3" TOP & BOTTOM BARS @ CORNER- BOTH WINGWALLS-ALL ENDWALLS.
NO.4 STRAIGHT BARS HORIZONTAL @ 1'-0" C/C BOTH SIDES OF OPENING BOTH WINGWALLS FOR 36" DIA.TO 72" DIA.PIPE ENDWALLS INCL.
2 NO.4 STRAIGHT BARS HORIZONTAL 1 EACH WINGWALL- ALL ENDWALLS.
2'-6" 2" 2" 2" 2" 1'-3"

DISPOSITION OF BARS DETAIL

SPECIFICATION	CATEGORY CODE ITEMS
305	

APPROVED: Kirk G. McCall — DIRECTOR – OFFICE OF HIGHWAY DEVELOPMENT

SHA REVISIONS	APPROVAL • SHA	APPROVAL • FEDERAL HIGHWAY ADMINISTRATION
APPROVAL	8-28-86	12-12-86
REVISED	10-1-01	
REVISED		
REVISED		

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
STANDARD TYPE E ENDWALL
METAL OR CONCRETE ROUND PIPE
STANDARD NO. MD 356.01

PLAN

GALVANIZED STEEL
PIPE FAY LENGTH
B
A W A

DIMENSIONS								
PIPE DIA.	GA.	A 1"±	B MAX.	N 1"±	L 1"±	W 2"±	APPROX. SLOPE	UNIT
12"	16	6"	6"	6"	21"	24"	2½	1 PC.
15"	16	7"	8"	6"	26"	30"	2½	1 PC.
18"	16	8"	10"	6"	31"	36"	2½	1 PC.
21"	16	9"	12"	6"	36"	42"	2½	1 PC.
24"	16	10"	13"	6"	41"	48"	2½	1 PC.
30"	14	12"	16"	8"	51"	60"	2½	1 PC.
36"	14	14"	19"	9"	60"	72"	2½	2 PC.

REINFORCED EDGE
DIAMETER
GALVANIZED TOE PLATE (SEE NOTE NO. 2)

END VIEW

FILL SLOPE
SLOPE
SAME GRADE AS PIPE INVERT

SIDE VIEW

* INVERT ELEVATION TO BE AT THE PIPE END OF THE STANDARD END SECTION. ELEVATIONS TO BE NOTED ON THE CONSTRUCTION PLANS.

NOTES

1. METAL END SECTIONS SHALL BE GAGE 16 FOR PIPES RANGING FROM 15" THRU 24", AND GAGE 14 FOR PIPES RANGING FROM 30" THRU 36", MULTIPLE PANEL UNITS TO HAVE LAP SEAMS WHICH ARE TO BE TIGHTLY JOINED BY ⅝" DIAMETER GALVANIZED RIVETS OR BOLTS.
2. TOE PLATES SHALL BE USED WHEN SPECIFIED ON THE PLANS. THICKNESS OF END PLATE TO BE SAME AS END SECTION. COST OF TOE PLATE TO BE INCIDENTAL TO THE BID PRICE PER EACH OF METAL END SECTION.

SPECIFICATION	CATEGORY CODE ITEMS
303	

APPROVED: Kirk G. McCall — DIRECTOR – OFFICE OF HIGHWAY DEVELOPMENT

SHA REVISIONS	APPROVAL • SHA	APPROVAL • FEDERAL HIGHWAY ADMINISTRATION
APPROVAL	8-28-86	12-12-86
REVISED	10-1-01	7-27-09
REVISED	7-1-09	
REVISED		

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
STANDARD METAL END SECTION ROUND METAL PIPE
STANDARD NO. MD 370.01

STANDARD TYPE S INLET FRAME & GRATE SEE STANDARD MD 379.05-01
8" CURB
2"
6'-4½" (O.A. FRAME)
3'-5½" (O.A. FRAME)
3'-1½" (O.A. INLET)
6'-6½" (O.A. INLET)
1"

PLAN

⅝" ϕ ANCHOR BOLT 4 PER FRAME. SEE FRAME ANCHORAGE DETAIL ON STD. MD 374.73
LADDER RUNGS SEE NOTE 7
CURB
VERTICAL WALLS
RISER UNIT KEYED JOINT
5'-6½" BASE UNIT
SEE NOTE 9
SEE NOTE 4
JOINT SEALER AASHTO M 198 TYPE B (APPLIED TO KEYWAY)
SEE NOTE 2
1½" CL.(TYP.)
SEE NOTE 8
LAP SPLICE REINFORCEMENT 1'-0" (TYP.) AROUND OUTSIDE CORNERS AS SHOWN (MONOLITHIC BASE ONLY)
BASE-THE BASE MAY BE CAST MONOLITHIC WITH THE BASE UNIT OR JOINTED PER MANUFACTURER'S DESIGN

SECTION A–A

GRATE SLOPE SAME AS GUTTER PAN
TOP OF GRATE
TYPE A, B OR C CURB PAID FOR SEPARATELY SEE STD. MD 620.02 & MD 620.02-01
PIPE INVERT
BOTTOM OF BASE UNIT
PROVIDE 6" BEDDING OF NO. 57 AGGREGATE ON FIRM SUBGRADE (BY OTHERS)

SECTION B–B

NOTES

1. CONCRETE TO BE MIX NO. 6 (4500 PSI).
2. REINFORCING: WALLS – 2 LAYERS OF 4X4-W6.0 X W6.0 WELDED WIRE FABRIC; BASE – 2 LAYERS OF 4X4 – W7.0 X W7.0 WELDED WIRE FABRIC
3. THREADED PLASTIC INSERTS TO BE PROVIDED FOR HANDLING.
4. GRADE AND SLOPE ADJUSTMENTS MIN. 2", MAX. 9" SHALL BE COMPLETED IN THE FIELD USING CONCRETE MIX NO. 6.
5. PIPE OPENINGS TO BE PROVIDED AS REQUIRED. FOR SIZE, LOCATION AND INVERT ELEVATIONS REFER TO THE CONSTRUCTION PLANS.
6. PLACEMENT OF SUBGRADE DRAINAGE WILL BE AS DIRECTED BY THE ENGINEER OR AS NOTED ON THE CONSTRUCTION PLANS.
7. LADDER RUNGS SHALL BE IN ACCORDANCE WITH STANDARD MD 383.91 OR 383.92. RUNGS ARE INCIDENTAL TO THE COST OF THE INLET.
8. MINIMUM DEPTH PAYMENT PER EACH SHALL BE 3'-6" MEASURED FROM THE PIPE INVERT TO THE TOP OF THE GRATE AT ITS HIGHEST POINT. VERTICAL DEPTH PAYMENT PER LINEAR FOOT SHALL INCLUDE ALL DEPTHS IN EXCESS OF 3'-6" INCLUDING ALL APPURTENANCES.
9. CONCRETE OR BRICK INVERT TO BE PROVIDED IN THE FIELD AND SHALL SLOPE 2 IN./FT TOWARD OUTLET OR AS DIRECTED.
10. BASE WALLS UNIT MAY TAPER PER MANUFACTURER'S DESIGN.
11. FROM CURB LINE, INLET HAS BEEN DESIGNED FOR HS-25 LOADING, ACCORDING TO AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS.

SPECIFICATION	CATEGORY CODE ITEMS
305	

APPROVED: Kirk G. McCall — DIRECTOR – OFFICES OF HIGHWAY DEVELOPMENT

SHA REVISIONS	APPROVAL • SHA	APPROVAL • FEDERAL HIGHWAY ADMINISTRATION
APPROVAL	2-22-91	1-2-91
REVISED	8-3-10	7-26-10
REVISED	10-7-14	9-29-14
REVISED	–	

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
PRECAST STANDARD TYPE S INLET DOUBLE GRATE TANDEM
STANDARD NO. MD 374.70

POSITION OF CURB IF REQUIRED - TO BE PAID FOR PER LINEAR FOOT OF STANDARD CURB.
3'-7"
3'-5½"
GALVANIZED ⅝" ϕ ANCHOR BOLT WITH DOUBLE NUT FOR ADJUSTING FRAME TO GRADE AND SLOPE. 4 BOLTS PER FRAME. LENGTH TO BE DETERMINED IN THE FIELD.
2" TYP.
¼" ± BOLT PROTECTION
1⅛" ϕ HOLES FOR ANCHOR BOLTS. 4 PER FRAME, TO BE DRILLED IN THE FIELD.
6" TYP.
2" TYP.
GRADE
4" TYP.
AND SLOPE ADJUSTMENT VARIES SEE NOTE 4
INLET WALL
STANDARD TYPE S INLET SINGLE FRAME & GRATE. FOR DETAILS SEE STANDARD MD 379.02-01
DRILL SET AND GROUT IN THE FIELD AS DIRECTED BY THE ENGINEER.

PLAN

FRAME ANCHORAGE DETAIL

TOP OF PAVEMENT
SEE NOTE 4
SEE FRAME ANCHORAGE DETAIL
RISER UNIT (VERTICAL WALLS)
KEYED JOINT
LADDER RUNGS (IF REQUIRED) SEE NOTE 7
BASE UNIT
INVERT TO BE CONCRETE OR BRICK. SLOPE 2" PER FOOT TOWARD OUTLET OR AS DIRECTED. (TO BE PROVIDED IN FIELD)
SEE NOTE 2

SECTION A–A

LAP SPLICE TO MAKE REINFORCING CONTINUOUS AROUND OUTSIDE CORNERS
TOP OF PAVEMENT
SEE NOTE 2
JOINT SEALER- AASHTO M 198 TYPE B (APPLIED TO INSIDE EDGE ONLY)
SEE NOTE 2
MIN. DEPTH PAYMENT
PROVIDE 6" MIN. BEDDING OF NO. 57 AGGREGATE ON FIRM SUBGRADE (BY OTHERS)
1½" COVER (TYP.)

SECTION B–B

GENERAL NOTES

1. CONCRETE TO BE MIX NO.6 (4500 PSI).
2. RE-ENFORCING WALLS –2 LAYERS OF 4x4-W4.0x W4.0 WELDED WIRE FABRIC; BASE – 2 LAYERS OF 4X4 – W5.0 X W5.0 WELDED WIRE FABRIC
3. THREADED PLASTIC INSERTS TO BE PROVIDED FOR HANDLING.
4. GRADE AND SLOPE ADJUSTMENTS TO BE COMPLETED IN THE FIELD USING CONCRETE MIX NO.6.
5. PIPE OPENINGS TO BE PROVIDED AS REQUIRED. FOR SIZE, LOCATION AND INVERT ELEVATIONS REFER TO CONSTRUCTION PLANS.
6. PLACEMENT OF SUBGRADE DRAINAGE WILL BE AS DIRECTED BY THE ENGINEER OR AS NOTED ON THE CONSTRUCTION PLANS.
7. LADDER RUNGS SHALL BE IN ACCORDANCE WITH STANDARD MD 383.91 AND MD 383.92 OR AS DIRECTED BY THE ENGINEER.
8. MINIMUM DEPTH PAYMENT PER "EACH" INLET INCLUDES DEPTHS UP TO 3'-6". VERTICAL DEPTH PAYMENT PER LINEAR FOOT FOR DEPTHS IN EXCESS OF 3'-6".
9. FROM CURB LINE, INLET HAS BEEN DESIGNED FOR HS-25 LOADING, ACCORDING TO AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS

SPECIFICATION	CATEGORY CODE ITEMS
305	

APPROVED: Kirk G. McCall — DIRECTOR – OFFICES OF HIGHWAY DEVELOPMENT

SHA REVISIONS	APPROVAL • SHA	APPROVAL • FEDERAL HIGHWAY ADMINISTRATION
APPROVAL	4-15-87	6-23-87
REVISED	8-3-10	7-26-10
REVISED	10-7-14	9-29-14
REVISED	–	

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
PRECAST STANDARD TYPE S INLET SINGLE GRATE
STANDARD NO. MD 374.73

ALTERNATE ECCENTRICAL CONE UNIT

8" 2'-0"DIAM. 8"
4'-10"DIAM.
VARIES
2'-0"DIAM.
5"
4'-0"DIAM.

FLAT SLAB TOP
(SHOWN WITHOUT FRAME & COVER)

4'-10"DIAM.
4 ADDITIONAL NO.5 BARS DIAGONALLY AROUND OPENING
NO.5 BARS 12" C/C 2 WAYS

SECTION B–B

4'-10"DIAM.
STANDARD TYPE A MANHOLE FRAME & COVER SEE STD. MD 383.31 & MD 383.32
FRAME ANCHORAGE SEE STD. MD 384.02
1'-8"
TOP OF COVER
2" CL.
BASE UNIT OR RISER UNIT

SECTION VIEW
(SHOWN WITHOUT FRAME & COVER)

8" 2'-0"DIAM. 8"
GRADE ADJUSTMENT RING REINFORCED AS PER AASHTO M 199
WALL REINF. SEE NOTE 3
2"TO 9"
LADDER RUNGS SEE NOTE 6
JOINTS SEE NOTE 5
ECCENTRICAL CONE UNIT
4'-0"DIAM.
RISER UNIT
DRIP STONE LANDING SEE NOTE 10
CHANNEL SEE NOTE 9
BASE UNIT
ADDITIONAL NO.3 BARS SEE NOTE 7
CONCRETE OR BRICK ON EDGE ¼" FALL PER FOOT
FLANGED CONC. BASE (OPTIONAL)
BASE & BASE REINFORCING SEE NOTE 4
PROVIDE 6" MIN. BEDDING OF NO.57 AGGREGATE ON FIRM SUBGRADE
BOTTOM OF BASE UNIT

NOTES

1. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH AASHTO M 199.
2. CONCRETE SHALL BE MIX NO. 6 (4500 PSI).
3. WALL REINFORCEMENT FOR BASE UNITS, RISER UNITS AND ECCENTRICAL CONE UNITS SHALL BE REINFORCEMENT BASE OR WELDED WIRE FABRIC WITH A MINIMUM AREA OF 0.14 IN. 2 FT. FOR THE 48" DIAMETER MANHOLES. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 AND A 82. REINFORCEMENT BARS SHALL MEET ASTM A 615-GRADE 60.
4. BASE REINFORCEMENT SHALL BE REINFORCEMENT BARS OR WELDED WIRE FABRIC WITH A MINIMUM AREA OF 0.14 IN. 2 FT. THE BASE MAY BE CAST MONOLITHIC WITH THE UNIT OR JOINTED PER MANUFACTURER'S DESIGN.
5. THE MANUFACTURER SHALL FORM MALE AND FEMALE ENDS OF JOINTS USING THEIR DESIGN. THE JOINTS SHALL BE SEALED BY THE CONTRACTOR AND MADE WATERTIGHT USING (WHERE APPLICABLE) MORTER, RUBBER O-RING GASKETS MEETING ASTM C 361 & C 443 OR FLEXIBLE PLASTIC GASKETS MEETING AASHTO M 198 TYPE B.
6. LADDER RUNGS SHALL BE INSTALLED IN VERTICAL ALIGNMENT AT 1'-4" MAXIMUM C/C. RUNG TYPES SHALL BE IN ACCORDANCE WITH STANDARDS MD 383.91 OR MD 383.92 LADDER RUNGS SHALL BE INCIDENTAL TO THE COST OF THE MANHOLE.
7. WHEN THE DISTANCE BETWEEN MULTIPLE OPENINGS IN THE BASE UNIT OR ANY RISOR UNIT IS LESS THAN 6" ADDITIONAL NO. 3 BARS ARE REQUIRED AROUND OPENINGS.
8. LIFT HOLES OR LIFT EYES SHALL BE PROVIDED IN EACH SECTION FOR HANDLING.
9. MIN NO. 2 CONCRETE OR BRICK CHANNEL SHALL BE PROVIDED IN THE FIELD AND SHALL SLOPE 2" PER FOOT TOWARD OUTLET OR AS DIRECTED BY THE ENGINEER.
10. THE DRIP STONE LANDING SHALL BE USED ONLY WHEN THERE ARE PIPES CONNECTED TO THE RISER UNITS. SEE STD. NO. 384.13 FOR DETAILS.
11. MINIMUM DEPTH PAYMENT PER EACH SHALL BE 9'-0" MEASURED FROM THE BOTTOM OF THE BASE UNIT TO THE TOP OF THE MANHOLE COVER VERTICAL DEPTH PAYMENT PER LINEAR FOOT SHALL INCLUDE ALL DEPTHS IN EXCESS OF 9'-0". THE COST OF THE DRIP STONE LANDING, NO. 57 AGGREGATE GROUT, SEALANT, AND ALL NECESSARY APPURTENANCES SHALL BE INCIDENTAL TO THE PRICE BID.

SPECIFICATION	CATEGORY CODE ITEMS
305	

APPROVED: Kirk G. McCall — DIRECTOR – OFFICE OF HIGHWAY DEVELOPMENT

SHA REVISIONS	APPROVAL • SHA	APPROVAL • FEDERAL HIGHWAY ADMINISTRATION
APPROVAL	2-22-91	1-2-91
REVISED	10-1-01	
REVISED		
REVISED		

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
48" DIAMETER PRECAST MANHOLE FOR 12" TO 24" PIPES
STANDARD NO. MD 384.01

WWF 4x4-W5.5xW5.5
POLYPROPYLENE STEPS @ 12" C/C
5" 5"
1'-4" MIN. 2'-0" MAX.
5'-0" 5'-0"
8'-0"
PLAN (TOP SLAB NOT SHOWN)

DETAIL-1 (C.I.P. BY OTHERS)
15"
4"
6 1/2"
#4 @ 12" C/C (TOP AND BOTTOM AS SHOWN)(BY CONTRACTOR)
#5 @ 12" C/C (BY CONTRACTOR)
1'-10"

4 ADDITIONAL #4 BARS DIAG.
HORIZONTAL #4 BARS AS SHOWN
15"

PIPE PENETRATION DETAIL

SEE TOP SLAB DETAIL SHEET
SEE DETAIL-1
#5 @ 6" (SHOWN)
3" ϕ
WWF 4x4-W5.5xW5.5
POLYPROPYLENE STEPS @ 12" C/C
8'-0" MAX. HEIGHT
12"-0" MAX. SLAB THICKNESS
6" FOR WALL HEIGHT UP TO 5'-0"
8" FOR WALL HEIGHT OVER 5'-0"
#4 @ 6" C.
#4 @ 6" C.
VARIES
SECTION-A

BRICK & MORTAR GRADE ADJUSTMENT
FIELD BEND DOWELS
PIPE OPENINGS PLACED AS REQUIRED

ISOMETRIC VIEW

NOTE
1. THIS DRAWING IS FOR A-5 INLETS THAT HAVE A PIPE WITH OUTSIDE DIAMETER > 2'-6"AND ≤ 5'-0" ENTERING A SHORT WALL. INLET WIDTH "W" SHALL BE ≥ OUTSIDE DIAMETER OF LARGEST PIPE; AVAILABLE INLET WIDTHS INCLUDE 3'-0", 3'-6", 4'-0", 4'-6" AND 5'-0".

GENERAL NOTES:
1. CONCRETE SHALL BE MIX NO.6 (4,500 PSI)
2. REINFORCED STEEL, CONFORMS TO ASTM A615 GRADE 60, WELDED WIRE FABRIC CONFORMS TO ASTM A185.
3. CONCRETE OR BRICK CHANNEL SHALL BE PROVIDED BY THE FIELD BY CONTRACTOR.
4. LADDER RUNGS SHALL BE PLACED IN VERTICAL ALIGNMENT AT 12" C/C AND RUNG TYPES SHALL BE IN ACCORDANCE WITH STANDARD MD-383.92. STEPS ARE NOT REQUIRED BY STRUCTURES LESS THAN 3 FEET BY DEPTH.

APPROVED
APPROVED AS NOTED
NOT APPROVED
REVISE AND RESUBMIT
6/17/1
HIGHWAY HYDRAULICS DIVISION
STATE HIGHWAY ADMINISTRATION

MD S.H.A. REFERENCE
MD-374.31 STANDARD COG INLETS
MD-374.41 STANDARD COS INLETS

TERRE HILL CONCRETE PRODUCTS
TERRE HILL,PA. (717)445-3100

TYPE A-5 INLET FOR USE AS SHALLOW COG & COS INLET

MARYLAND D.O.T.
BY: DH DATE: 1/17/00 SHT: 2 OF 2
REVISED 4 FOR NEW CONNECTS 5-1-06

INSERTA TEE® DETAIL (HDPE)

FINAL BACKFILL
MIN. COVER TO FLEXIBLE PAVEMENT, H
MIN. COVER TO RIGID PAVEMENT, H
SERVICE LATERAL
INSERTA TEE
HDPE RIPP OR SOLID PIPE
INITIAL BACKFILL
SPRINGLINE
HAUNCH
BEDDING
SUITABLE FOUNDATION
MIN. TRENCH WIDTH (SEE TABLE)
INSERTA TEE ® COMPONENTS INCLUDE: -PVC HUB (SIZED FOR LATERAL & MAIN PIPE) -RUBBER SLEEVE PIPE ADAPTER WITH HOSE CLAMP
4" FOR 12"-24" PIPE
6" FOR 30"-60" PIPE

RECOMMENDED MINIMUM TRENCH WIDTHS	
PIPE DIAM.	MIN. TRENCH WIDTH
4" (100mm)	21" (533mm)
6" (150mm)	23" (584mm)
8" (200mm)	26" (660mm)
10" (250mm)	28" (711mm)
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
54" (1350mm)	88" (2235mm)
60" (1500mm)	96" (2438mm)

NOTES:
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS". LATEST ADDITION
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. THE INSERTA TEE CONNECTION CAN BE INSTALLED UP TO A VERTICAL ORIENTATION, BUT A 45° INSTALL ANGLE IS MOST COMMON. GREATER ANGLES ARE SUBJECT TO DESIGN ENGINEER APPROVAL AND MAY REQUIRE PREMIUM BACKFILL.
4. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
5. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm).
6. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
7. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12"-24" (300mm-600mm) UP TO 48" (1200mm) DIAMETER PIPE AND 24" (600mm) OF COVER FOR 54" (1350mm) DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.
8. FOR ADDITIONAL INFORMATION SEE TECHNICAL NOTE 2.04.

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ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO ASSIST THE ENGINEER IN PREPARING PLANS FOR THE INSTALLATION OF ADS PRODUCTS. ADS DOES NOT PERFORM ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

INSERTA TEE DETAIL (HDPE) | ADS | 4640 TRUEMAN BLVD HILLIARD, OH 43026 | DRAWING NUMBER: STD-1011 | DWN: JAB | DATE: 01/26/09 | SHT: 1 OF 1 | SCALE: NTS

HP STORM TRENCH INSTALLATION DETAIL

MIN. COVER TO RIGID PAVEMENT, H
MIN. COVER TO FLEXIBLE PAVEMENT, H
FINAL BACKFILL
SPRINGLINE
INITIAL BACKFILL
HAUNCH
BEDDING
SUITABLE FOUNDATION
4" FOR 12"-24" PIPE
6" FOR 30"-60" PIPE
MIN TRENCH WIDTH (SEE TABLE)

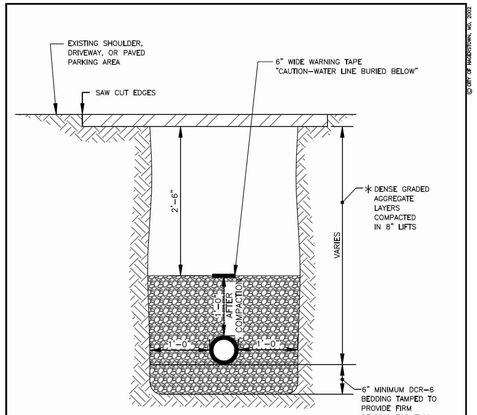
NOTES:
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION, WITH THE EXCEPTION THAT THE INITIAL BACKFILL MAY EXTEND TO THE CROWN OF THE PIPE. SOIL CLASSIFICATIONS ARE PER THE LATEST VERSION OF ASTM D2321. CLASS IVB MATERIALS (MH, CH) AS DEFINED IN PREVIOUS VERSIONS OF ASTM D2321 ARE NOT APPROPRIATE BACKFILL MATERIALS.
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II, III, OR IV. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION. COMPACTION SHALL BE SPECIFIED BY THE ENGINEER IN ACCORDANCE WITH TABLE 3 FOR THE APPLICABLE FILL HEIGHTS LISTED. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 12"-24" (300mm-600mm) DIAMETER PIPE; 6" (150mm) FOR 30"-60" (750mm-1500mm) DIAMETER PIPE. THE MIDDLE 1/3 BENEATH THE PIPE INVERT SHALL BE LOOSELY PLACED. PLEASE NOTE, CLASS IV MATERIAL HAS LIMITED APPLICATION AND CAN BE DIFFICULT TO PLACE AND COMPACT; USE ONLY WITH THE APPROVAL OF A SOIL EXPERT.
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II, III, OR IV IN THE PIPE ZONE EXTENDING TO THE CROWN OF THE PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION. COMPACTION SHALL BE SPECIFIED BY THE ENGINEER IN ACCORDANCE WITH TABLE 3 FOR THE APPLICABLE FILL HEIGHTS LISTED. PLEASE NOTE, CLASS IV MATERIAL HAS LIMITED APPLICATION AND CAN BE DIFFICULT TO PLACE AND COMPACT; USE ONLY WITH THE APPROVAL OF A SOIL EXPERT.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" (300mm) FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, CLASS I OR II MATERIAL COMPACTED TO 90% SPD AND CLASS III COMPACTED TO 95% SPD IS REQUIRED. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12"-24" (300mm-600mm) UP TO 48" (1200mm) DIAMETER PIPE AND 24" (600mm) OF COVER FOR 60" (1500mm) DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.
7. FOR ADDITIONAL INFORMATION SEE TECHNICAL NOTE 2.04.

TABLE 1, RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
60" (1500mm)	96" (2438mm)

TABLE 2, MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS

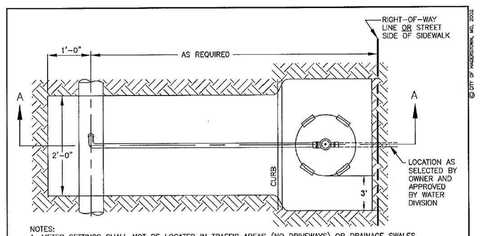
PIPE DIAM.	SURFACE LIVE LOADING CONDITION H-25	HEAVY CONSTRUCTION (75T AXLE LOAD)*
12" - 48" (300mm - 1200mm)	12" (305mm)	48" (1219mm)
60" (1500mm)



NOTES:
1. BACKFILL TO BE COMPACTED IN 8" LAYERS TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE AASHTO-T-99 STANDARD PROCTOR.
2. MAINTAIN MINIMUM OF 3'-6" COVER TO TOP OF PIPE UNLESS NOTED ON PLANS OR DIRECTED BY ENGINEER.
* 3. SEE THE CITY, COUNTY OR STATE STANDARD REQUIREMENTS FOR BACKFILL.

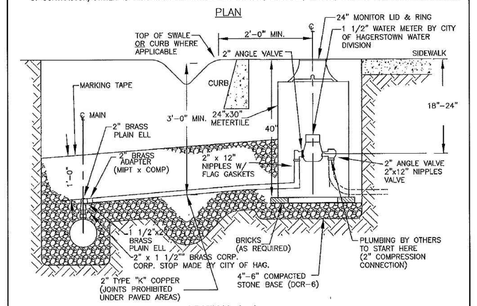
CITY OF HAGERSTOWN UTILITIES DEPARTMENT-WATER DIVISION	ISSUE DATE: MARCH 2009
ROADWAY, SHOULDER AND PAVED PARKING AREA TRENCH, EXCAVATION AND BACKFILL	REVISIONS
	Plate W-001

© CITY OF HAGERSTOWN, MD 2002



NOTES:
1. METER SETTINGS SHALL NOT BE LOCATED IN TRAFFIC AREAS (NO DRIVEWAYS) OR DRAINAGE SWALES.
2. THE SERVICE SHALL HAVE 1'-0" OF COMPACTED DCR-6 STONE WITH MARKING TAPE.
3. CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL EXCAVATION, BACKFILL, PAVING, TRAFFIC CONTROL, RESTORATION

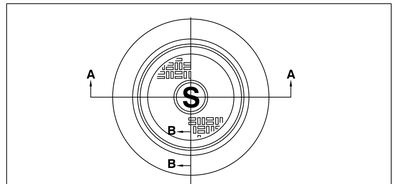
PLAN



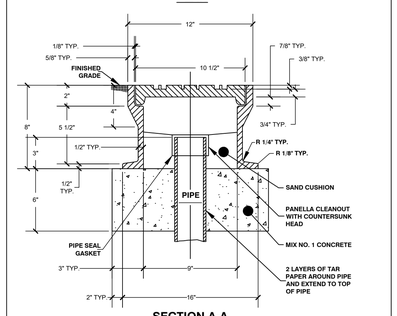
SECTION A-A

CITY OF HAGERSTOWN UTILITIES DEPARTMENT-WATER DIVISION	ISSUE DATE: APRIL2015
2 INCH SINGLE SERVICE WATER CONNECTION	REVISIONS 4/17/15
	Plate W-020

© CITY OF HAGERSTOWN, MD 2002



PLAN



SECTION A-A

07 C-507 **TRAFFIC BEARING CLEANOUT COVER ASSEMBLY**

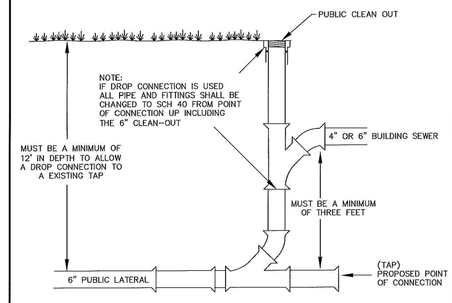
NOT TO SCALE

CONNECTION TO EXISTING PUBLIC SEWER :

1. IN THE EVENT THAT THE BUILDING SEWER LINE IS A MINIMUM OF THREE VERTICAL FEET ABOVE THE TAP AND THE PUBLIC CONNECTION IS A MINIMUM OF TWELVE FEET DEEP AT THE TAP IT SHALL BE ACCEPTABLE TO COMPLETE CONNECTION BY TYING INTO THE PUBLIC SIX INCH CLEAN OUT AS SHOWN BELOW.

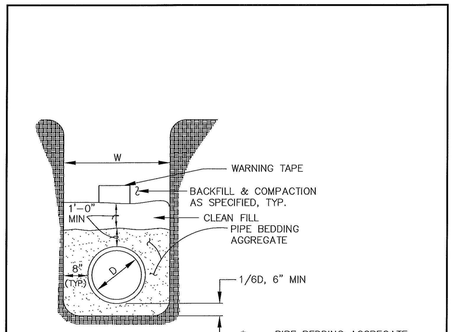
2. IF THIS STYLE CONNECTION IS USED ALL OVER DIG AROUND THE PUBLIC CLEAN OUT AND UNDER THE BUILDING SEWER MUST BE BACK FILLED WITH MD #57 CLEAN GRAVLE 30" ABOVE THE BUILDING SEWER CONNECTION.

3. IF THE CLEAN-OUT LOCATION FALLS IN THE SIDEWALK OR DRIVEWAY AREA A LAMP POST FRAME AND COVER MUST BE INSTALLED OVER THE 6" SCH. 40 CLEAN-OUT



REVISED	Washington County, MD Div.of Environmental Management	ALTERNATIVE GRAVITY SEWER DEEP SERVICE LATERAL	Detail
REVISED	Approved Director of Environmental Management		S-3.2
APPROVED			

Utility Notes:
U.1. All fittings, bends, and appurtenances shall be installed with proper and required concrete buttresses. All dead end services shall be properly capped and buttressed..
U.2. All underground water lines are to be installed with 3' - 6" of cover below finished grade.
Department of the Environment standards and specifications.
1. All sewer lines to be PVC-SDR-26.
2. All bedding and embedment material and compaction shall meet Water specifications.
U.3. The owner/developer or his engineer is required to supply the Water Division with one (1) sets of mylars and three (3) sets of prints approved and signed by the Water & Sewer Department Manager after final approval and prior to the start of construction.
U.4. The owner/developer or his engineer is required to supply the Water & Sewer Department with acceptable, reproducible "as-builts" prior to final acceptance and dedication of the proposed sanitary sewer lines. Prints of "as-builts" are a requirement of the Department of the Environment.
U.5. The contractor shall verify the location and elevation of existing utilities before starting construction.
U.6. The Contractor shall supply all bends, fittings and buttreses as required to achieve the horizontal and vertical alignments as shown on the plans. Bends and fittings may not be shown on the plan and profile but are to be included in the Contractor's cost and their exact location is at the option of the Contractor to achieve the horizontal layout shown hereon.
U.7. Contractor to verify with utility companies that proposed sediment erosion control measures are located so as to avoid conflicts with their proposed utility installation before placement of sediment erosion control measures.
U.8. Tracer wire to be installed with all 3" PVC waterline.
U.9. All sewer to be constructed to current plumbing code.



GRANULAR BEDDING & BACKFILL

* PIPE BEDDING AGGREGATE

D = 4" AND LARGER – SHA GRADED CRUSHER RUN CR-6

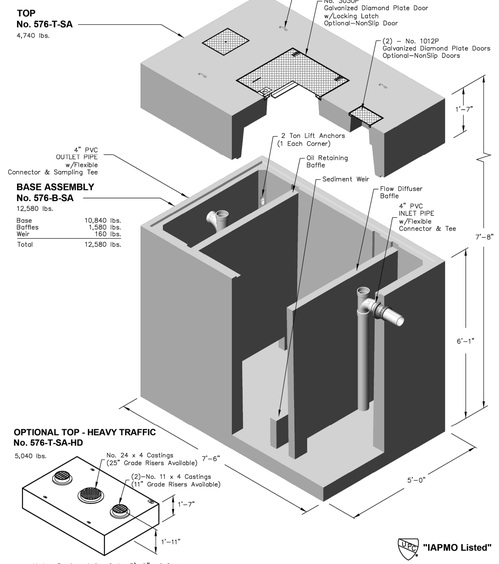
D = 1-1/2" THROUGH <4" – SHA GRADED B-10

D = LESS THAN 1-1/2" – STONE DUST

* = NOMINAL PIPE DIAMETER (INCHES)

REVISED	Washington County, MD Div.of Environmental Management	STANDARD TRENCH WIDTH & STONE BEDDING	Detail
REVISED	Approved Director of Environmental Management		SW-1.1
APPROVED			

576-SA-1000



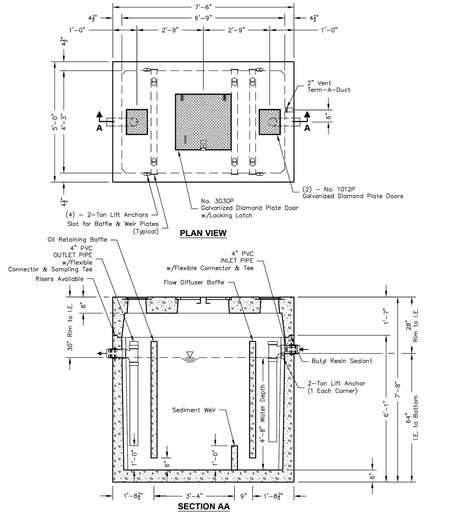
Note: Designed for 0 to 5'-0" of Cover

"IAPMO Listed"

Oldcastle Precast®	576-SA-1000	576-SA-1000 OIL / WATER SEPARATOR 1000 GALLON - API STYLE
PO Box 323, Wilsonville, Oregon 97070-0323 Tel: (503) 682-2844 Fax: (503) 682-2657	File Name: 020-576SA-1000 Issue Date: 2016 oldcastleprecast.com/wilsonville	

15.0

576-SA-1000



SECTION AA

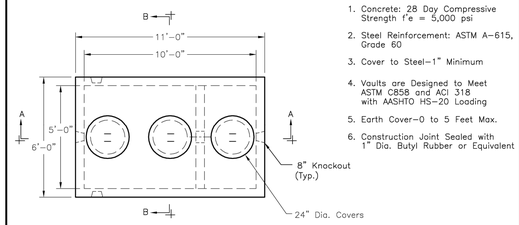
Notes:
– Designed in accordance with ASTM C 890 for AASHTO HS20-44 vehicle loading
– Flow Rate 67 GPM based on 15 min. retention time.
– Manufacturer's recommendations:
1.) Ventilate each end to open atmosphere.
2.) Prior to "Start Up" of System, fill with clean water to bottom of outlet pipe (approx. one foot deep). For best results, fill to flow line.
3.) Follow Regular Inspection, Cleaning, & Maintenance Schedule (See Clean Out & Maintenance).

Oldcastle Precast®	576-SA-1000	576-SA-1000 OIL / WATER SEPARATOR 1000 GALLON - API STYLE
PO Box 323, Wilsonville, Oregon 97070-0323 Tel: (503) 682-2844 Fax: (503) 682-2657	File Name: 020-576SA-1000 Issue Date: 2016 oldcastleprecast.com/wilsonville	

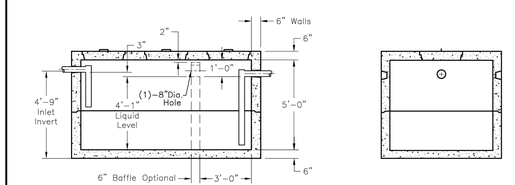
15.1

GENERAL NOTES:

1. Concrete: 28 Day Compressive Strength f'c = 5,000 psi
2. Steel Reinforcement: ASTM A-615, Grade 60
3. Cover to Steel-1" Minimum
4. Vaults are Designed to Meet ASTM C858 and ACI 318 with AASHTO HS-20 Loading
5. Earth Cover-0 to 5 Feet Max.
6. Construction Joint Sealed with 1" Dia. Butyl Rubber or Equivalent



PLAN VIEW



SECTION A-A

SECTION B-B

Oldcastle Precast®	GT-1500	5'-0" x 10'-0" x 5'-0" I.D. Grease Trap 1,500 Gallon Capacity
	FILE NAME: 324ECGGT1500_DET.DWG ISSUE DATE: January, 2008 www.oldcastleprecast.com	Copyright © 2008 Oldcastle Precast

WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

This approval is for general conformance with the County's requirements for design and layout of proposed sewer and/or water system improvements or extensions. All sewer and/or water system improvements or extensions shall be constructed in strict accordance with the County's latest addition of the Standard Specifications for Construction of Sanitary Sewers and/or Water Lines. This approval does not guarantee availability of sewer and/or water service. Sewer and/or water service availability is subject to conformance with all rules, policies and regulations established by the County and in effect at the time application for service is made, and/or the availability of allocation remaining in other jurisdictions' facilities that may be granted to the County. This approval shall be valid for a period of TWO years.

SIGNATURE DATE

CITY OF HAGERSTOWN UTILITIES DEPARTMENT WATER DIVISION

This approval is for the design and layout of the proposed water system improvements. All water system improvements shall be constructed to the standards in effect at the time of construction. This approval does not guarantee availability of water service. Water service is available subject to conformance with all policies and standards in effect at the time of application for service, payment of fees and approval of the water service application. The Water Division does not guarantee a specific water pressure or flow at any meter or fire hydrant. This approval is valid for a period of one year.

SIGNATURE DATE

NOTES:

1. A CONSTRUCTION PERMIT SHALL BE OBTAINED FROM THE CITY OF HAGERSTOWN UTILITIES DEPARTMENT PRIOR TO BEGINNING CONSTRUCTION OF THE WATERLINE. CONTACT THE UTILITIES ENGINEERING DEPARTMENT AT 301-739-8577, EXT 681 FOR THE PERMIT APPLICATION.

2. ALL SEWER PIPE TO BE SDR26HW.

3. CONTRACTOR IS RESPONSIBLE TO PROVIDE ANY BY-PASS SEWER PUMPING REQUIRED FOR CONNECTION TO EXISTING SEWER LINE.

STATE OF MARYLAND
TREVOR M. FREDERICK
49906
PROFESSIONAL ENGINEER
03/19/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License #: 49906
Expiration Date: 08/24/2026

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsainc.com
© 2025
15 EAST MAIN STREET NEW BLOOMFIELD, PA 17068 717-582-8844
355 SOUTH HANOVER STREET CARLISLE, PA 17013 717-249-0411
11142 WILLIAMSPORT PIKE GREENCASTLE, PA 17225 717-597-1647
128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 301-739-8866

MARK	DESCRIPTION:	DATE:
	REVISED PER AGENCY COMMENTS	11.17.2005
	REVISED PER AGENCY COMMENTS	03.08.2006

AC&T - WILLIAMSPORT
SITUATED ON THE NORTHEAST CORNER OF VIRGINIA AVENUE AND BROOKMEAD DRIVE
AT 16504 VIRGINIA AVENUE
WASHINGTON COUNTY, MARYLAND
CLIENT: FAST GAS CORP; BRAD FULTON
PO BOX 4217 HAGERSTOWN MARYLAND 21741
PHONE: 301.582.2700

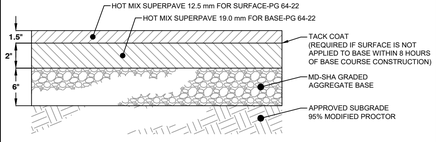
PROJECT NO. 1594.1
DWN BY ABRAM MYERS
DATE 05.14.2024
PROJECT MANAGER: T. FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL: 0056 - 0004 - 0193
SCALE N.T.S.
SHEET TITLE

WATER & SEWER DETAILS & NOTES

C-504
SHEET 18 OF 21

SP-24-020

P:\DrawingsFSA\2024\Projects\1600's\1664-1594.2 AC&T_SITE_SUBDIVISION\CONSTRUCTION SET\1594.2 F-2 SITE CONSTRUCTION DETAILS & NOTES.DWG 2026-03-19

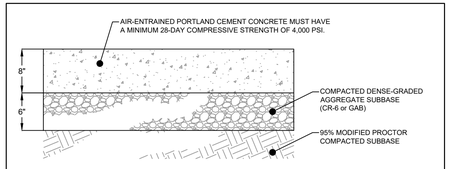


SECTION

NOTES:
The Asphalt Binder shall conform to AASHTO MP1-93 Table 1, Standard Specification for Performance Graded Asphalt Binder. Superpave mix designs shall be in conformance with AASHTO PP28-95, Standard Practice for Superpave Volumetric Design for HMA. The Performance Grading shall be achieved by the use of Neat Asphalt with polymer modification when needed.

01 C-505 **PAVEMENT - SITE**

NOT TO SCALE

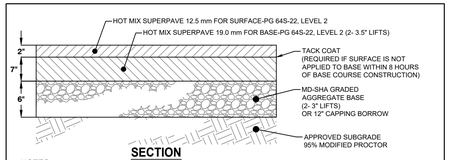


SECTION

NOTES:
Geotechnical Engineer shall specify location of expansion and control joints. Detail of expansion and control joints to be specified by site Geotechnical Engineer.

02 C-505 **PAVEMENT - TRUCK CONCRETE**

NOT TO SCALE

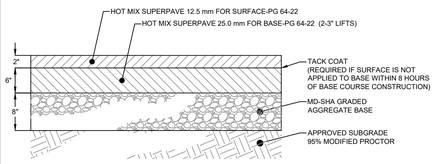


SECTION

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03 C-505 **MD-SHA FULL DEPTH PAVEMENT**

NOT TO SCALE

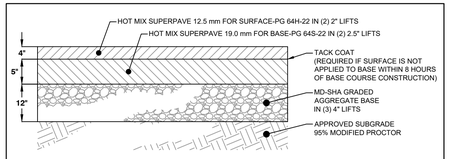


SECTION

NOTES:
The Asphalt Binder shall conform to AASHTO MP1-93 Table 1, Standard Specification for Performance Graded Asphalt Binder. Superpave mix designs shall be in conformance with AASHTO PP28-95, Standard Practice for Superpave Volumetric Design for HMA. The Performance Grading shall be achieved by the use of Neat Asphalt with polymer modification when needed.

04 C-505 **PAVEMENT - TRUCK**

NOT TO SCALE

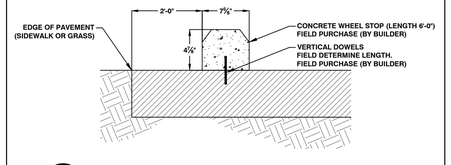


SECTION

NOTES:
The Asphalt Binder shall conform to AASHTO MP1-93 Table 1, Standard Specification for Performance Graded Asphalt Binder. Superpave mix designs shall be in conformance with AASHTO PP28-95, Standard Practice for Superpave Volumetric Design for HMA. The Performance Grading shall be achieved by the use of Neat Asphalt with polymer modification when needed.

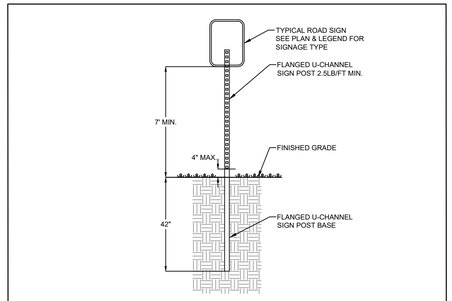
05 C-505 **PAVEMENT - WASHINGTON COUNTY**

NOT TO SCALE



06 C-505 **WHEEL STOP - CONCRETE**

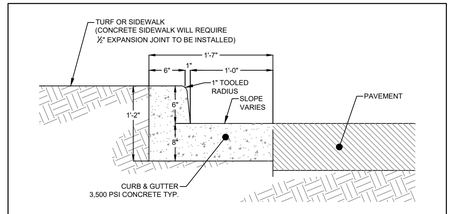
NOT TO SCALE



NOTES:
1. Mount sign at right angle to direction of traffic flow.

06 C-505 **ROADWAY SIGN POST DETAIL**

NOT TO SCALE

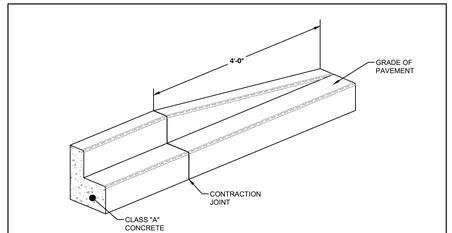


SECTION

NOTES:
1. All concrete for curb & gutter shall have a 28 day compressive strength of 3500 PSI with 5-8% air & 2-5" slump. Do Not add water to surfaces for finishing. Surfaces shall have a broom finish.
2. Saw cut joints @ a minimum of 10' & 1" expansion joints @ 40' maximum intervals. (80' for extruded curb)
3. Expansion joint material to be positioned 1/2" below the concrete surface to allow space for elastomeric polysulfide sealant or equivalent. Saw cut joints to be filled as well to a depth of 3/8".
4. The gutter pan shall have a slope of 1/2" per 1' except in super-elevated sections or where streets have no crown. In shuch cases the gutter pan on the high side of the street shall slope to match the adjacent pavement. Curb and gutter pan to be placed monolithic.
5. Excavated sub-grade shall be undisturbed earth or mechanically compacted aggregate to 95% of the max dry density with an in place moisture content +/-2% of optimum moisture content. Use dry or wet soil to achieve correct percentage.
6. Concrete shall be sprayed with liquid curing compound.
7. Curb subgrade should match the street subgrade.

07 C-505 **CURB & GUTTER - CONCRETE**

NOT TO SCALE

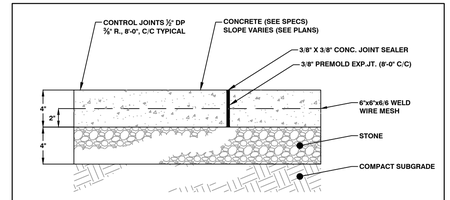


SECTION

NOTES:
1. Contractor to construct all concrete curb and gutter to specified requirements.
2. Place 20 (3/4" or 1/2") thick pre-molded expansion joint filler material at structures and at the end of the work day. Cut material to conform to the area adjacent to curb or to conform to cross sectional area of curb.

08 C-505 **CURB - END TREATMENT**

NOT TO SCALE



SECTION

NOTES:
1. CLASS P-I AIR ENTRAINED CONCRETE
2. SIDEWALK TO HAVE 3/8" CONTRACTION JOINTS SCORED AT 5'-0" INTERVALS.
3. CONSTRUCT 3/8" EXPANSION JOINTS SPACED EVERY 20' AND BETWEEN CURB AND SIDEWALK WHERE ADJACENT.
4. SIDEWALK TO BE BRUSH FINISHED

09 C-505 **SIDEWALK - CONCRETE**

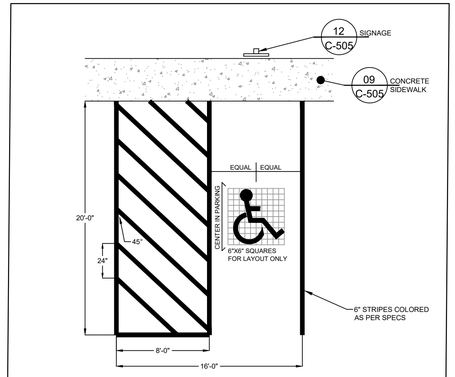
NOT TO SCALE



R1-1
(30"x30")

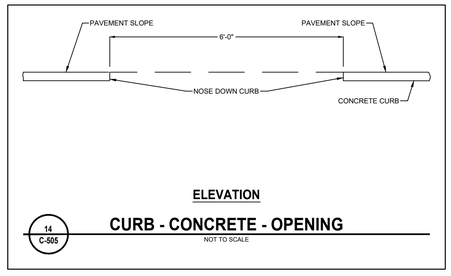
10 C-505 **STOP SIGN DETAIL**

NOT TO SCALE



11 C-505 **PARKING - HANDICAPPED(SIDEWALK RAMP)**

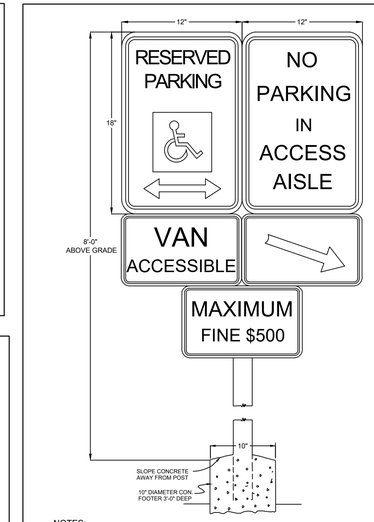
NOT TO SCALE



ELEVATION

14 C-505 **CURB - CONCRETE - OPENING**

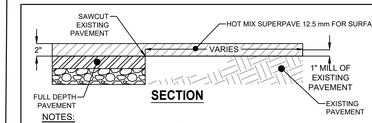
NOT TO SCALE



NOTES:
Use appropriate arrow plate.
Colors: Background (white), Text & Boarder (green), Symbol (white on a blue background).
Reference state of Maryland standard highway sign booklet.
Department of Transportation P.O. Box 717-707 N. Calbert St. Baltimore, Maryland 21203

12 C-505 **HANDICAPPED - SIGNAGE - MD**

NOT TO SCALE

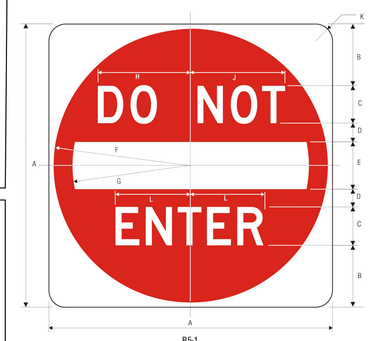


SECTION

NOTES:
The Asphalt Binder shall conform to AASHTO MP1-93 Table 1, Standard Specification for Performance Graded Asphalt Binder. Superpave mix designs shall be in conformance with AASHTO PP28-95, Standard Practice for Superpave Volumetric Design for HMA. The Performance Grading shall be achieved by the use of Neat Asphalt with polymer modification when needed.

13 C-505 **PAVEMENT - OVERLAY**

NOT TO SCALE

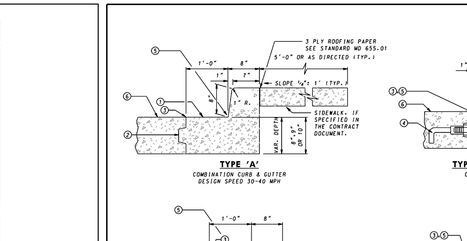


R5-1
DO NOT ENTER

c	A	B	C	D	E	F	G	H	J	K	L
	30	6.5	4 D	2	5	14.5	12.5	9.75	10	1.875	7.875
	36	7.5	5 D	2.5	6	17.5	15	12	12.375	2.25	9.813
	48	11	6 D	3	8	23.5	20	14.5	15	3	11.75

COLORS: SYMBOL — RED (RETROREFLECTIVE)
LEGEND & BACKGROUND — WHITE (RETROREFLECTIVE)

SHA REFERENCES
MdMUTCD SECTION - 2B.10, 2B.34, 2B.35, 5B.04, 10C.12, 2E.50



① SLOPE GUTTER PAN ½" PER FOOT TOWARD FLOW LINE ON ALL ROADWAYS INCLUDING SUPERELEVATED SECTIONS, EXCEPT INTERCHANGE RAMPS.
② PROVIDE KEY AND LONGITUDINAL TIE BAR AS REQUIRED: SEE NOTE A
③ ROADWAY PAVEMENT CONSTRUCTION JOINT
④ LONGITUDINAL TIE DEVICE "J" BAR MODIFIED
⑤ FLOW LINE
⑥ ROADWAY PAVEMENT SLOPE

NOTES

A. RIGID PAVEMENT ROADWAY ADJACENT TO COMBINATION CURB AND GUTTER AND CLOSED SECTION ROADWAY USING RIGID PAVEMENT WITH COMBINATION CURB AND GUTTER SHALL BE KEYED AND TIED AT THE ROADWAY PAVEMENT CONSTRUCTION JOINT. REFER TO STANDARD MD 572.61 FOR METHOD OF KEYWAY AND LONGITUDINAL TIE DEVICES. SPACING OF THE TIE BARS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS. RIGID PAVEMENT AND CURB SHALL BE CONSTRUCTED AS INDICATED. TIE DEVICES AND KEYS ARE NOT REQUIRED WHEN USING FLEXIBLE PAVEMENT FOR ROADWAY.
B. MAXIMUM JOINT SPACING FOR CONCRETE CURB AND COMBINATION CURB & GUTTER IS 10'. SEE SPECIFICATION FOR LOCATIONS AND DESCRIPTION OF TREATMENT FOR THE TYPES OF JOINTS USED.
C. TYPE A OR B COMBINATION CURB AND GUTTER SHALL BE USED FOR ALL APPLICABLE NEW CONSTRUCTION AND IN THOSE AREAS WHERE THE COMBINATION CURB AND GUTTER IS TO BE REPLACED IN KIND.
D. TYPE A OR B CURB SHALL BE USED FOR THE REPLACEMENT OF LIKE KIND OF CURB ONLY. NOT TO BE USED FOR NEW CONSTRUCTION EXCEPT WHERE INDICATED ON APPROPRIATE INLET STANDARDS.

SPECIFICATION 602	CATEGORY CODE ITEMS
APPROVED	

DIRECTOR - OFFICE OF HIGHWAY DEVELOPMENT

APPROVAL + SHA REVISIONS		APPROVAL + FEDERAL HIGHWAY ADMINISTRATION
APPROVAL	4-18-24	APPROVAL 5-31-24
REVISED		REVISED
REVISED		REVISED
REVISED		REVISED

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES

STANDARD TYPES A & B CONCRETE CURB AND COMBINATION CONCRETE CURB & GUTTER

STANDARD NO. MD 620.02

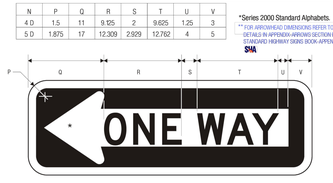


SHA REFERENCES
MdMUTCD SECTION - 2B.34, 2B.37, 2E.50, 5B.04

b	A	B	C	D	E	F	G	H	J	K	L	M
	36	12	.5	3.375	2.625	3	1.25	9.125	2	9.625	9	2
	54	18	1	5.5	3.5	5	4	12.309	2.929	12.762	13	4

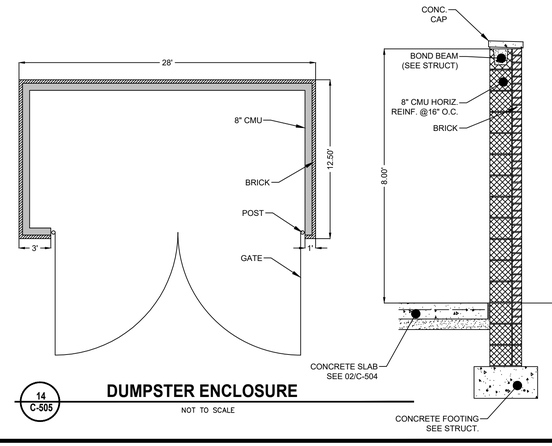
N	P	Q	R	S	T	U	V
4 D	1.5	11	9.125	2	9.625	1.25	3
5 D	1.875	17	12.309	2.929	12.762	4	5

*Series 2000 Standard Alphabets.
** FOR ARROWHEAD DIMENSIONS REFER TO STANDARD ARROW DETAILS IN APPENDIX-ARROWS SECTION FROM FHWA'S STANDARD HIGHWAY SIGNS BOOK APPENDIX SECTION.



SHA REFERENCES
MdMUTCD SECTION - 2B.34, 2B.37, 2E.50, 5B.04

COLORS: LEGEND — BLACK
BACKGROUND — BLACK
ARROW — WHITE (RETRORREFLECTIVE)



14 C-505 **DUMPSTER ENCLOSURE**

NOT TO SCALE

STATE OF MARYLAND
TREVOR M. FREDERICK
49906
PROFESSIONAL ENGINEER
03/19/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License #: 49906
Expiration Date: 06/24/2026

FSA
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11142 WILLIAMSPORT PIKE GREENCASTLE, PA 17225 717-597-2457
128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 240-79-0666

MARK	DESCRIPTION:	DATE:
	REVISED PER AGENCY COMMENTS	11.17.2025
	REVISED PER AGENCY COMMENTS	03.06.2026

AC&T - WILLIAMSPORT
SITUATED ON THE NORTHEAST CORNER OF VIRGINIA AVENUE AND BROOKMEAD DRIVE
AT 16504 VIRGINIA AVENUE
WASHINGTON COUNTY, MARYLAND
CLIENT: FAST GAS CORP; BRAD FULTON
PO BOX 4217 HAGERSTOWN MARYLAND 21741
PHONE: (301)382-2700

PROJECT NO. 1594.1
DWN BY ABRAM MYERS | DATE 05.14.2024
PROJECT MANAGER T. FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL: 0056 - 0004 - 0193
SCALE N.T.S.
SHEET TITLE

SITE DETAILS & NOTES

C-505
SHEET 19 OF 21

SP-24-020

P:\SHARED FOLDERS\PROJECTS\1500\1594 FAST GAS\1594 FAST GAS CONSTRUCTION DETAILS & NOTES.DWG 2025-05-19

N/F
SHADOL BROOKMEADE DEVELOPMENT LLC
LIBER 2586 FOLIO 0329

N/F
VINCENT GROH
LIBER 0820 FOLIO 1031

N/F
ANTHONY & MARY MAYHUGH
LIBER 6339 FOLIO 0507

N/F
DAVID L MUNDEY ET AL
LIBER 0663 FOLIO 0721

ZONED RM
ZONED HI

N 67°20'17" E
238.12'

1/2" I PIPE FOUND

LANDS OF
FAST GAS CORP
L.4050 F.123
0.31 AC. ±

HW1

25' BUFFER YARD

SD2

N 67°20'17" E
6.35'

SD3

WB-67
AASHTO 2018 (US)

S 67°19'01" W
150.00'

SD5

SD4

20' ALLEY

EX. 20' S.S. EASEMENT

50.00'

N 67°19'48" E
150.00'

1/2" I PIPE FOUND

N 67°19'48" E
49.39'

N 67°19'48" E
70.09'

1/2" I PIPE FOUND

S 22°39'41" E
50.00'

N:708260.23
E:1087846.69

N/F
SUSAN MILLER REVOCABLE LIVING
TRUST DATED OCTOBER 26,2023
LIBER 7345 FOLIO 0024

10' MBSL

LOADING ZONE

PROPOSED
BUILDING #16510
6,138 SF
FFE: 481.75

LANDS OF
FAST GAS CORP
L.754 F.928
0.62 AC. ±

ES1

ADS BAYFILTER

MH1

MH2

SD1

LANDS OF
FAST GAS COMPANY
L.7407 F.458
0.29 AC. ±

N/F
JESSE LAMBERT
LIBER 6296 FOLIO 0007

N 22°40'43" W
179.84'

BROOKMEAD ROAD
(LOCAL ROAD, 22' CARTWAY & ROW VARIES)

WASH. CO. RIGHT OF WAY

N 21°42'12" W
100.00'

SD12

SD13

WB-67
AASHTO 2018 (US)

2+00

1+00

0+00

N:707994.90
E:1087528.94

N/F
MORNINGSIDE EAST LLC
LIBER 4648 FOLIO 227

WASH. CO. RIGHT OF WAY

40' MBSL

JB1

SD10

SD9

SD8

SD11

SD13

SD7

SD6

1/2" I PIPE FOUND

S 67°19'48" W
150.00'

S 67°19'48" W
50.00'

S 67°19'48" W
50.00'

S 67°19'48" W
69.96'

FSA IRON PIN &CAP (FOUND)

MDSHA RIGHT OF WAY

CARPORT

DWELLING #16516

DWELLING #16518

N:708147.55
E:1088014.14

25' BUFFER YARD

WB-67
AASHTO 2018 (US)

ZONED RT
ZONED HI

95+00

96+00

97+00

98+00

99+00

100+00

101+00

VIRGINIA AVENUE (US RT. 11)
(PRINCIPAL ARTERIAL, CARTWAY & ROW VARIES)

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

STATE OF MARYLAND
TREVOR M. FREDERICK
43900
PROFESSIONAL ENGINEER
03/19/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND
License #: 43900
Expiration Date: 08/24/2026

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717-275-7444
555 SOUTH HANOVER STREET
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717-249-9411
11142 WILLIAMSPORT PIKE
GREENCASTLE, PA 17225
717-597-1647
128 SOUTH POTOMAC STREET
HAGERSTOWN, MD 21740
301-739-8866

MARK	DESCRIPTION:	DATE
	REVISED PER AGENCY COMMENTS	11.17.2025
	REVISED PER AGENCY COMMENTS	03.09.2026

AC&T - WILLIAMSPORT
SITUATED ON THE NORTHEAST CORNER OF
VIRGINIA AVENUE AND BROOKMEAD DRIVE
AT 16504 VIRGINIA AVENUE
WASHINGTON COUNTY, MARYLAND
CLIENT: FAST GAS CORP - BRAD FULTON
PO BOX 4217 HAGERSTOWN MARYLAND 21741
PHONE: 301.582.2700

PROJECT NO.	1594.1
DWN BY	ABRAM MYERS
DATE	05.14.2024
PROJECT MANAGER	T. FREDERICK
EMAIL	TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL	0056 - 0004 - 0193
SCALE	1" = 20'

SHEET TITLE

AUTOTURN MOVEMENTS

C-506
SHEET 20 OF 21

SP-24-020

P:\SHARED FILES\PROJECTS\1500-1599\1594.1 AC&T WILLIAMSPORT\CONSTRUCTION\CIVIL\SHEETS\1594.1 C-506 AUTOTURN MOVEMENTS.DWG 3/26/2026 8:49:39

GENERAL LANDSCAPE NOTES:

1. Landscape contractor is to call Miss Utility and have all underground utilities marked prior to any digging or planting.
2. Landscape Contractor shall install all plant material in a timely fashion.
3. Landscape Contractor shall be responsible for all watering, weeding, repairs and replacements prior to final acceptance.
4. NO Substitutions of plant material without written permission of FSA. Planting plans have been proposed with plant sizes, types, and locations as important design elements.
5. Plants shall be in accordance with the current issue of American Standards for Nursery Stock published by the American Association of Nurserymen.
6. All plants shall be watered thoroughly during installation and prior to final acceptance.
7. All bark mulched areas shall be first covered with Typar Weed Barrier or approved equal.
8. All planting bed areas on the site shall be mulched with a hardwood bark mulch at a depth of approx. 3", unless noted otherwise.
9. Plant material shall be inspected yearly in order to remove and replace dead, diseased vegetation.
10. Warranted plant material that is 25% dead or more shall be considered dead and shall be replaced at no charge.
11. All plant material shall be warranted for two years.
12. The landscape contractor shall conduct a final inspection with the owner or owner's representative at the end of the warranty period.
13. Fertilizer Packets are to be Nutri-Pak 16-8-8 or approved equal per manufacturer's recommendations.
14. Landscape is recommended to be installed during the two growing seasons. Spring: April 15-June 15, Fall: September 1-November 1.
15. Landscaping shall be maintained by the property owner(s). Maintenance shall include actions necessary to keep materials and plant life healthy, neat and orderly in appearance and free of litter and debris. All landscaped areas must be protected from damage by motor vehicles or pedestrians. Replacement of trees, shrubs, plants or other vegetation that do not survive must be replaced as soon as they show signs of dying with trees, shrubs or plants of a like size and type.
16. Any changes to the approved landscape design shall be reviewed by the engineer to ensure consistency with this section.

HATCH LEGEND

HATCH	DESCRIPTION
	PERMANENT SEED AND MULCH PER SEED TABLE ON SHEET C-501
	DOUBLE SHREDDED HARDWOOD MULCH

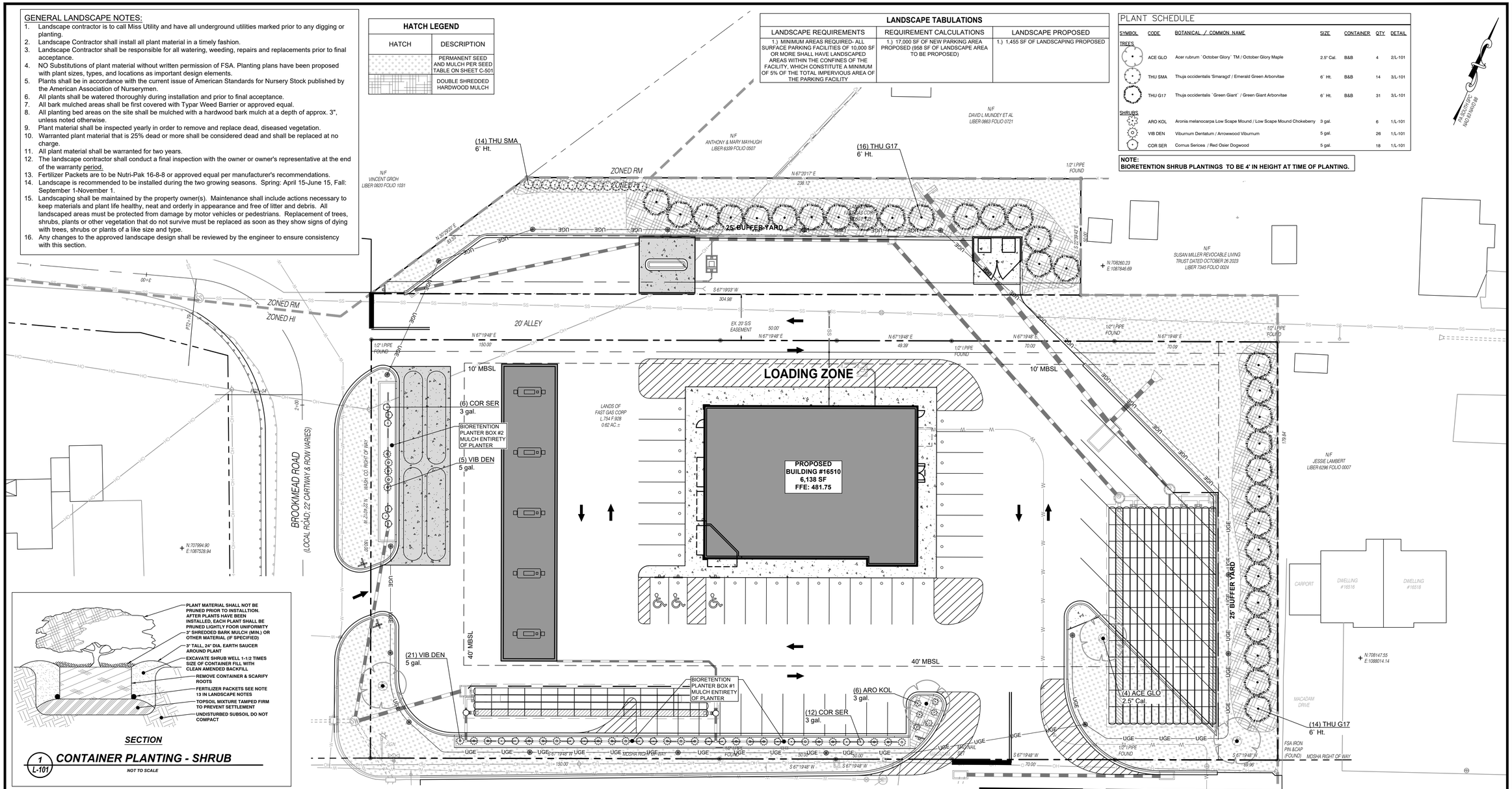
LANDSCAPE TABULATIONS

LANDSCAPE REQUIREMENTS	REQUIREMENT CALCULATIONS	LANDSCAPE PROPOSED
1.) MINIMUM AREAS REQUIRED- ALL SURFACE PARKING FACILITIES OF 10,000 SF OR MORE SHALL HAVE LANDSCAPED AREAS WITHIN THE CONFINES OF THE FACILITY, WHICH CONSTITUTE A MINIMUM OF 5% OF THE TOTAL IMPERVIOUS AREA OF THE PARKING FACILITY	1.) 17,000 SF OF NEW PARKING AREA PROPOSED (958 SF OF LANDSCAPE AREA TO BE PROPOSED)	1.) 1,455 SF OF LANDSCAPING PROPOSED

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL
TREES						
	ACE GLO	Acer rubrum `October Glory` TM / October Glory Maple	2.5" Cal.	B&B	4	2/L-101
	THU SMA	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	6` Ht.	B&B	14	3/L-101
	THU G17	Thuja occidentalis `Green Giant` / Green Giant Arborvitae	6` Ht.	B&B	31	3/L-101
SHRUBS						
	ARO KOL	Aronia melanocarpa Low Scape Mound / Low Scape Mound Chokeberry	3 gal.		6	1/L-101
	VIB DEN	Viburnum Dentatum / Arrowwood Viburnum	5 gal.		26	1/L-101
	COR SER	Cornus Sericea / Red Osier Dogwood	5 gal.		18	1/L-101

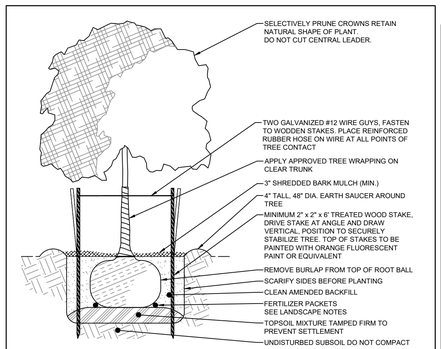
NOTE:
BIORETENTION SHRUB PLANTINGS TO BE 4' IN HEIGHT AT TIME OF PLANTING.



SECTION

1 / L-101 CONTAINER PLANTING - SHRUB

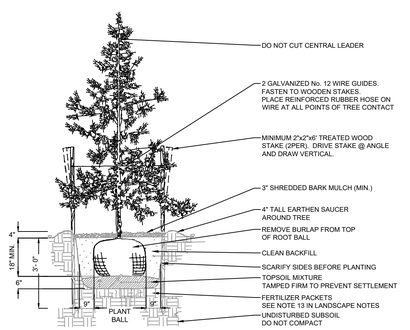
NOT TO SCALE



SECTION

2 / L-101 PLANTING - TREE (Up to 2-1/2" Cal.)

NOT TO SCALE



3 / L-101 EVERGREEN TREE PLANTING

NOT TO SCALE

MDSHA LANDSCAPE NOTES

1. ***SHA LANDSCAPE NOTES -*** Landscape construction within SHA property, including right-of-ways, easement areas and lands to be conveyed to SHA shall conform to these Notes. For guidance regarding design modifications during construction, refer to SHA Landscape Design Guide, SHA Landscape Estimating Manual, and SHA Environmental Guide for District, Access, and Utility Permit Applicants at https://www.roads.maryland.gov/mdotsha/pages/Index.aspx?PageId=25.
2. ***SHA Standard Specifications -*** Landscape construction shall conform to Category 700 - Landscaping, and landscape materials shall conform to Section 920, of the most recent revision of SHA Standard Specifications for Construction and Materials, including all revisions and supplements, and as specified in these Notes. The requirements of SHA Specifications shall supersede all other specifications for work on SHA property or property to be conveyed to SHA except as specifically indicated in the plans. Refer to https://www.roads.maryland.gov/mdotsha/pages/Index.aspx?PageId=595 .
3. ***Erosion and Sediment Control Manager (ESCM) -*** Soil disturbance such as grading, excavation, soil placement or other activities that involve soil disturbance shall be supervised by an ESCM Manager with a valid "SHA Yellow Card" in conformance with SHA Standard Specifications and any applicable Erosion and Sediment Control Permit.
4. ***Temporary Stabilization*** shall be installed in conformance with Section 704 to ensure that areas of soil disturbance are protected from wind, rainfall and flowing water until permanent stabilization is installed.
   a. Temporary Mulch, either as temporary straw mulch or temporary matting mulch, shall be installed at the end of each working day to provide "same day stabilization" unless other approved stabilization is installed.
   b. Temporary straw mulch shall be installed on areas and slopes flatter than 4:1; temporary matting mulch shall be applied on slopes 4:1 and steeper, and to areas within channels.
6. ***Turfgrass Sod Establishment*** shall be performed in all disturbed areas, or within the areas indicated in the plans, in conformance with Section 708 of the SHA Standard Specifications. The required application rate of 20-16-12 fertilizer shall be 200 pounds per acre, or shall be equivalent fertilizer and application rate as specified in Section 708. No fertilizer shall be applied from November 15 to March 1.
7. ***Turfgrass Establishment*** shall be performed in all disturbed areas, or within the areas indicated in the plans, in conformance with Section 705 of the SHA Standard Specifications. The required application rate of 20-16-12 fertilizer shall be 200 pounds per acre, or shall be equivalent fertilizer and application rate as specified in Section 705. No fertilizer shall be applied from November 15 to March 1.
8. ***Soil Stabilization Matting*** shall be installed in conformance with Section 709 of the SHA Standard Specifications, in conjunction with Turfgrass Establishment per Section 705 or Meadow Establishment as follows:
   a. Areas Flatter than 6:1. Type A or Type E matting may be installed in lieu of straw mulch and hydromulch binder in conjunction with Turfgrass Establishment.
   b. Areas Steeper than 6:1 and Flatter than 4:1. Type A or Type E matting shall be installed in lieu of straw mulch and hydromulch binder in conjunction with Turfgrass Establishment, unless delineated and noted otherwise.
   c. Channels, Stormwater Management Facilities, and Slopes 4:1 and Steeper. Type A Soil Stabilization Matting shall be installed in lieu of straw mulch and hydromulch binder in conjunction with Turfgrass Establishment, unless delineated and noted otherwise.

STATE OF MARYLAND
TREVOR M. FREDERICK
49906
PROFESSIONAL ENGINEER
03/19/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License #: 49906
Expiration Date: 10/19/2026

FSA
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11142 BELLAMAH PORT PKWY GREENCASTLE, PA 17225 717-597-1647
128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 301-739-8866

MARK	DESCRIPTION	DATE
	REVISED PER AGENCY COMMENTS	11.17.2025
	REVISED PER AGENCY COMMENTS	03.09.2026

AC&T - WILLIAMSPORT
SITUATED ON THE NORTHEAST CORNER OF VIRGINIA AVENUE AND BROOKMEAD DRIVE AT 16504 VIRGINIA AVENUE WASHINGTON COUNTY, MARYLAND
CLIENT: FAST GAS CORP; BRAD FULTON PO BOX 4217 HAGERSTOWN MARYLAND 21741 PHONE: 301.582.2700

PROJECT NO.	1594.1
DWN BY	ABRAM MYERS
DATE	05.14.2024
PROJECT MANAGER	T. FREDERICK
EMAIL	TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL	0056 - 0004 - 0193
SCALE	1" = 20'

SHEET TITLE

LANDSCAPE PLAN DETAILS & NOTES

L-101
SHEET 21 OF 21

SP-24-020

P:\SHARED FILES\PROJECTS\1500-1599\1594.1 ACT\02 SITE\ENGINEERING\CONSTRUCTION SET\1594.1-17 LANDSCAPE PLAN.DWG 2026-03-19

DRILL HOLES

BORDER REV. DATE: SEPTEMBER 6, 2017

DRILL HOLES

DRILL HOLES

EQUIPMENT LIST

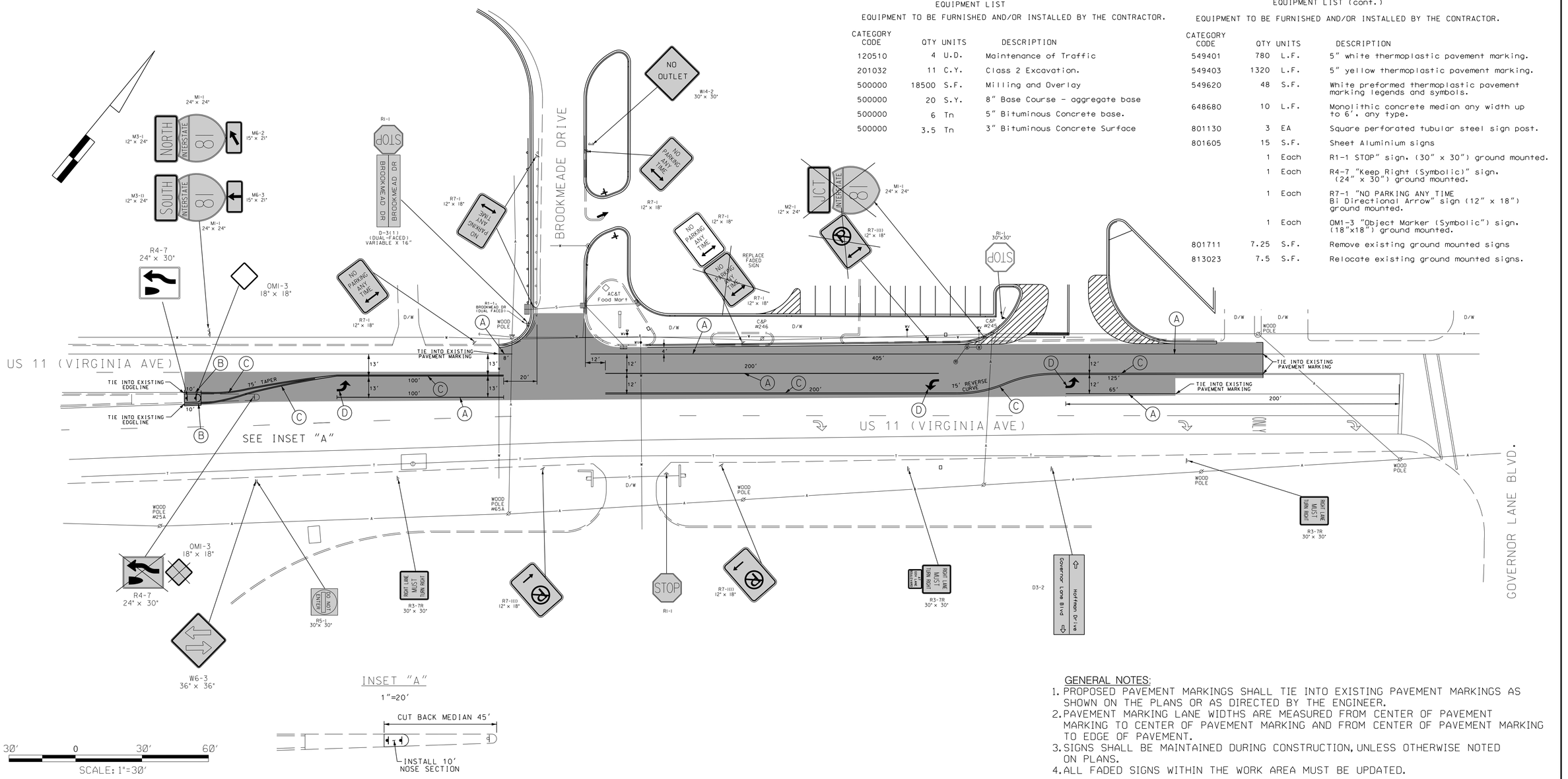
EQUIPMENT TO BE FURNISHED AND/OR INSTALLED BY THE CONTRACTOR.

CATEGORY CODE	QTY	UNITS	DESCRIPTION
120510	4	U.D.	Maintenance of Traffic
201032	11	C.Y.	Class 2 Excavation.
500000	18500	S.F.	Milling and Overlay
500000	20	S.Y.	8" Base Course - aggregate base
500000	6	Tn	5" Bituminous Concrete base.
500000	3.5	Tn	3" Bituminous Concrete Surface

EQUIPMENT LIST (cont.)

EQUIPMENT TO BE FURNISHED AND/OR INSTALLED BY THE CONTRACTOR.

CATEGORY CODE	QTY	UNITS	DESCRIPTION
549401	780	L.F.	5" white thermoplastic pavement marking.
549403	1320	L.F.	5" yellow thermoplastic pavement marking.
549620	48	S.F.	White preformed thermoplastic pavement marking legends and symbols.
648680	10	L.F.	Monolithic concrete median any width up to 6', any type.
801130	3	EA	Square perforated tubular steel sign post.
801605	15	S.F.	Sheet Aluminium signs
	1	Each	R1-1 STOP" sign. (30" x 30") ground mounted.
	1	Each	R4-7 "Keep Right (Symbolic)" sign. (24" x 30") ground mounted.
	1	Each	R7-1 "NO PARKING ANY TIME Bi Directional Arrow" sign (12" x 18") ground mounted.
	1	Each	OM1-3 "Object Marker (Symbolic") sign. (18"x18") ground mounted.
801711	7.25	S.F.	Remove existing ground mounted signs
813023	7.5	S.F.	Relocate existing ground mounted signs.



INSET "A"

1"=20'

30' 0 30' 60'

SCALE: 1"=30'

GENERAL NOTES:

1. PROPOSED PAVEMENT MARKINGS SHALL TIE INTO EXISTING PAVEMENT MARKINGS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
2. PAVEMENT MARKING LANE WIDTHS ARE MEASURED FROM CENTER OF PAVEMENT MARKING TO CENTER OF PAVEMENT MARKING AND FROM CENTER OF PAVEMENT MARKING TO EDGE OF PAVEMENT.
3. SIGNS SHALL BE MAINTAINED DURING CONSTRUCTION, UNLESS OTHERWISE NOTED ON PLANS.
4. ALL FADED SIGNS WITHIN THE WORK AREA MUST BE UPDATED.

GEOMETRIC LEGEND

PROPOSED

EXISTING

LEGEND OF UNDERGROUND AND OVERHEAD UTILITIES

AERIAL CABLE	A	A
ELECTRIC	E	E
TELEPHONE	T	T
GAS	G	G
SEWER	S	S
WATER	W	W
CABLE TV	TV	TV
FIBER OPTIC	F/O	F/O

SIGNING LEGEND

- EXISTING SIGN POST
- PROPOSED SIGN POST
- EXISTING SIGN TO REMAIN
- EXISTING SIGN AND SUPPORT TO BE REMOVED OR TO BE RELOCATED
- PROPOSED SIGN

PAVEMENT MARKING LEGEND

Ⓐ 5 INCH WHITE THERMOPLASTIC PAVEMENT MARKINGS - SOLID
Ⓑ 5 INCH YELLOW THERMOPLASTIC PAVEMENT MARKINGS - SOLID
Ⓒ 5 INCH YELLOW THERMOPLASTIC PAVEMENT MARKINGS - CENTERLINES
Ⓓ PREFORMED WHITE THERMOPLASTIC PAVEMENT MARKING - LEFT ARROW

– SHADED AREA IN ROADWAY DEPICTS AREA WHERE THE PAVEMENT IS TO BE MILLED AND OVERLAYED.

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.
License No. PE14064, Expiration Date: 8/15/26

STREET TRAFFIC STUDIES, LTD.
400 Crain Hwy., N.W.
Glen Burnie, MD 21061
Ph (410) 590-5500
Fax (410) 590-6637

7090SM2.dgn

SHA TRACKING NO. 24APWA001XX

OFFICE OF TRAFFIC & SAFETY
TRAFFIC ENGINEERING DESIGN DIVISION

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

U.S. 11 (VIRGINIA AVENUE) AND BROOKEMEADE DRIVE

WILLIAMSPORT, MARYLAND

REVISIONS

SIGNING AND MARKING PLAN

SCALE 1"=30' DATE 12/1/25 CONTRACT NO. 24APWA001XX

DESIGNED BY A. ZACHERL (FOR STS)
DRAWN BY D. NIES (FOR STS)
CHECKED BY R. ZACHERL (FOR STS)
F.A.P. NO.

COUNTY WASHINGTON
LOGMILE
T.I.M.S. NO.
TOD NO.

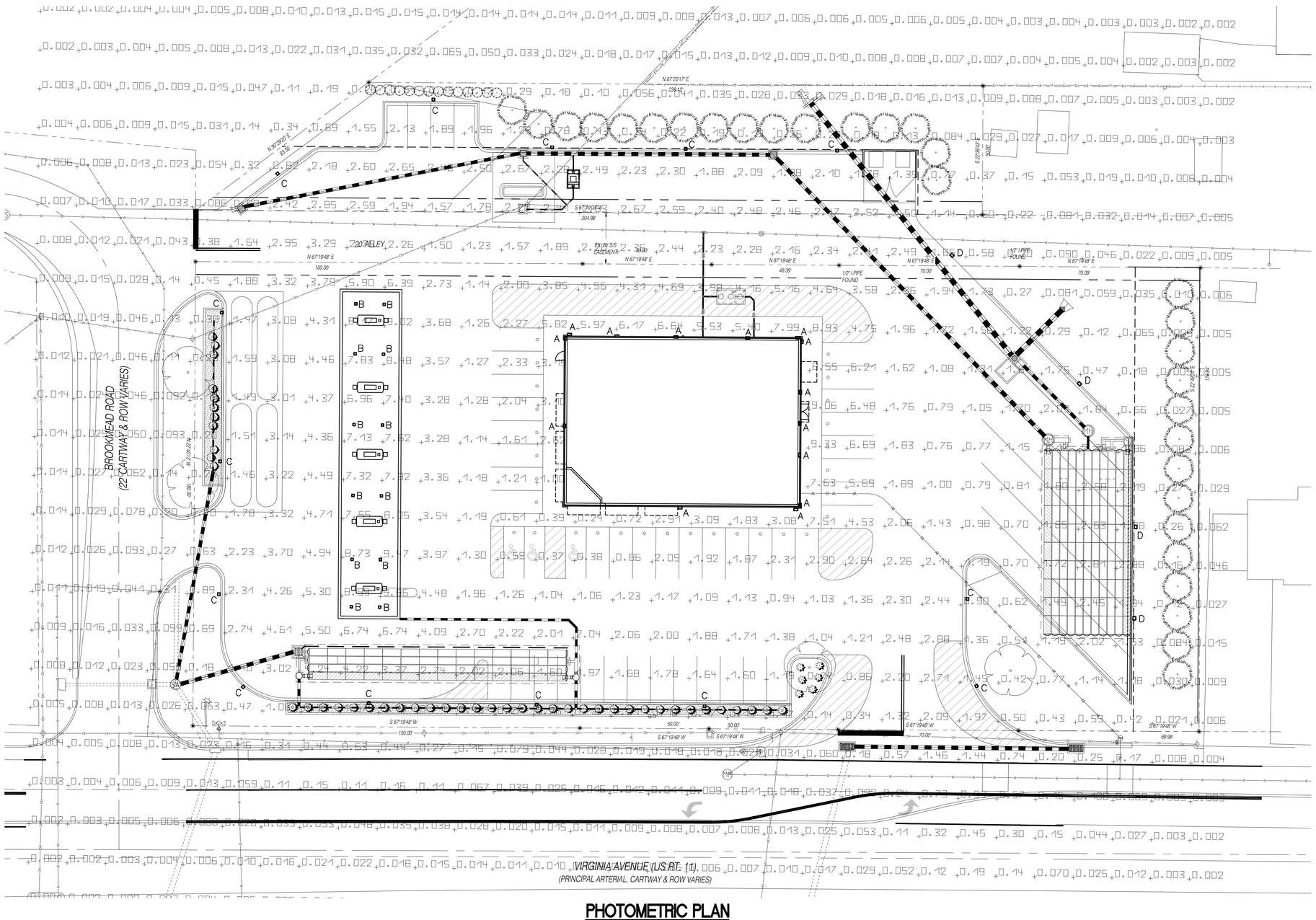
DRAWING OF SHEET NO. 1 OF 1

LUMINAIRE LIST									
INDEX	MANUFACTURER	ARTICLE NAME	ITEM NUMBER	FITTING	LUMINOUS FLUX	MAINTENANCE FACTOR	CONNECTED LOAD	MOUNTING HEIGHT	QUANTITY
A	LSI INDUSTRIES, INC.	LED OUTDOOR WALL SCONCE	XPWS3-FT-LED-48-350-NW-UE	1x	4862 lm	0.80	55 W	15'-0"	14
B	LSI INDUSTRIES, INC.	LED CANOPY LIGHT	CRUS-SC-SLW-40	1x	5727 lm	0.80	38 W	20'-0"	12
C	LSI INDUSTRIES, INC.	OUTDOOR LED AREA LIGHT	SLM-LED-09L-SIL-3-40-70CRI-IL	1x	6412 lm	0.80	63 W	25'-0"	14
D	LSI INDUSTRIES, INC.	OUTDOOR LED AREA LIGHT	SLM-LED-09L-SIL-4-40-IL-70CRI	1x	6255 lm	0.80	63 W	25'-0"	4

#	NAME	PARAMETER	MIN	MAX	AVERAGE	MIN/AVERAGE	MIN/MAX
1	PROPERTY CALCULATION	PERPENDICULAR ILLUMINANCE	0.001 fc	9.86 fc	1.18 fc	0.001	0.000

LIGHTING NOTE:

LIGHTING SHALL BE FULLY SHIELDED AND DIRECTED DOWNWARD TO PREVENT GLARE AND LIGHT TRESPASS ONTO ADJACENT PROPERTIES, ROADWAYS, AND THE NIGHTTIME SKY. THE HOUSE SIDE SHIELD OPTION SHALL BE ADDED TO ALL OUTDOOR AREA LIGHTS.



PHOTOMETRIC PLAN

SCALE: 1" = 20'-0"

SEAL:

24-068

L.S. GRIM, INC.
Consulting Engineers
MAIN OFFICE
19922 JEFFERSON BLVD., HAGERSTOWN, MD 21742-4367
PHONE: 301.797.1702 FAX: 301.797.4931
DC METRO OFFICE
8721 WASHINGTONIAN BLVD., SUITE 550, GAITHERSBURG, MD 20878

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AC+T PHOTOMETRIC PLAN

VIRGINIA AVENUE
WILLIAMSPORT, MD

PHOTOMETRIC PLAN

Professional Certification

I certify that these documents were prepared or approved by me, and that I am a duly licensed engineer under the laws of the State of Maryland

License Number: 14401

Expiration Date: 4/21/2027

LESLIE SCOTT GRIM, P.E.
CO PROF. ENG. NO. PE0050461
DC PROF. ENG. NO. PE901201
DE PROF. ENG. NO. 19513
GA PROF. ENG. NO. PE032582
HI PROF. ENG. NO. PE13943
MD PROF. ENG. NO. 14401
NC PROF. ENG. NO. 033364
NJ PROF. ENG. NO. 38497
NY PROF. ENG. NO. 075414
PA PROF. ENG. NO. PE032636E
VA PROF. ENG. NO. 023240
WV PROF. ENG. NO. 10764

REV.	DATE	COMMENT
	7/17/2024	PLAN REVIEW
	12/09/2025	REVISED PLAN

DRAWN BY: TMH

PP-1.1
1 OF 2 SHEETS
DATE: DEC. 9, 2025

Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

Patriot Wall Sconce (XPWS3)

Outdoor Wall Sconce



IP65

OVERVIEW	
Lumen Package	3,000 - 6,000
Wattage Range	34 - 72
Efficacy Range (LPW)	79 - 95
Weight lbs (kg)	30 (13.6)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- One-piece die-cast aluminum housing is smoothly contoured rectangular shape.
- Mounting hardware is stainless steel or electro-zinc plated.
- Housing and optical unit are sealed with extruded silicone gasket; supply conductors with molded EPDM bushing.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 30 lbs in carton.

Optical System

- Clear tempered optical-grade flat glass lens sealed to the aluminum optic housing creates an IP65 rated optical assembly.
- Pressure stabilizing breather allows super-tight protection while preventing cycling from building up internal pressures and vacuums that can stress optical unit seals.
- Three distribution choices: Wide Throw (WT), Forward Throw (FT) and Wall Wash (WW).
- Zero uplight.
- Available in 5000K and 4000K color temperatures per ANSI C78.377.
- Minimum CRI of 70.

Electrical

- Driver is fully encased in potting material for IP65 moisture and complies with IEC and FCC standards. Driver can be easily accessed.
- Drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature.
- Available with universal voltage power supply 120-277VAC (50/60Hz input) or 347-480VAC.
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C.
- Prewired leads extended out the back of the unit through a rubber grommet eliminating the need to open the fixture to make wiring connections.
- Optional integral emergency battery-backup options are available. BB option operates in 0°C to 60°C ambient temperature and CWBB operates in -20°C to 60°C ambient temperature. When primary AC power failure occurs, both options operate 10 LEDs for minimum of 90 minutes.

Controls

- DIM- 0-10 volt dimming enabled with controls by others.

Installation

- Galvanized-steel universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- EPDM gasket is supplied to be installed between mounting plate and junction box, sealing junction box from entrance of water.
- Universal plate permits fixture to be mounted in uplighting (indoor only) or downlighting position.
- XPMA (for square) or XPMAR (for round) allows mounting to poles in single and D180 configurations. Use LSI B3 drilling pattern.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- Listings
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- Suitable for wet locations (down position only).
- IP65 rated luminaire
- Optional Class 1 Division 2 (groups A, B, C &D) hazardous location rating is available (select HL option)

Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Scottsdale® Legacy (CRUS)

LED Canopy Luminaire



IP66

OVERVIEW	
Lumen Package (lm)	5,000 - 22,000
Wattage Range (W)	38 - 152
Efficacy Range (LPW)	114 -156
Weight lbs (kg)	23 (10.4)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Features a ultra-slim 11/16" profile die-cast housing, with flat clear or diffused tempered glass lens. Unit is water-resistant, sealed and IP66 rated. Integral designed heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.
- Standard color is white and is finished with LSI's DuraGrip® polyester powder coat process. DuraGrip withstands extreme weather changes without cracking or peeling.
- Luminaire assembly incorporates a pressure stabilizing vent breather to prevent seal fatigue and failure.

Optical System

- Features an array of select, mid-power, high brightness, high efficiency LED; 3000K, 4000K, 5000K color temperature, 80 CRI (nominal).
- Choice of Symmetric or Asymmetric distribution, Asymmetric provides a wider distribution pattern. Optional symmetric with diffused lens also available.
- Forward Throw distribution provides an industry leading unique distribution pattern that illuminates the area under the gas canopy and beyond. The forward through optic directs the light to the forecourt from the gas canopy eliminating the need for supplemental floodlights and extensive perimeter lighting.
- Diffuse lens available as an option to soften brightness of the luminaire.
- Six Lumen Packages: 5,000, 9,000, 10,000, 13,000, 18,000 and 22,000 Lumens.

Electrical

- High performance factory programmable driver features over-voltage, under voltage, short-circuit and over temperature protection with integral 6kV surge protection that meets IEEE C62.41.2 and ANSI C82.77-5 Location Category C Low standards. Additional field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/ IEEE C62.41.2). Custom lumen and wattage packages available.
- Driver components are fully encased in potting for moisture resistance. Complies with IEC and FCC standards. 0-10 V dimming supplied standard with all drive currents.
- Die-cast aluminum, wet location rated driver/electrical enclosure is elevated above canopy deck to prevent water entry, provide easy "knock-out" connection of primary wiring and acts as the primary heatsink ensuring cool operation of internal components for longer life. Seals to optical housing via one-piece molded silicone gasket.
- Universal voltage power supply, 120-277 VAC, 50/60 HZ and 347-480 VAC, 50/60 HZ input.
- -40°C to 55°C (-40°F to 131°F) ambient operating temperature. (Varies based on lumen package and mounting style see performance data for specifics.)
- Minimum 60,000 to 100,000 hours depending upon the ambient temperature of the installation location (see performance data for specifics.)

Hazardous Location

- Designed for lighter than air fuel applications. Product is suitable for Class 1 Divisions 2 only when properly installed per LSI installation instructions. See lsicorp.com for specific guidance. Not available on SLW.

Installation

- One-person installation.
- Installs in a 12" or 16" deck pan. Deck penetration consists of a 4" hole, simplifying installation and water sealing. Unit is designed to quickly retrofit into existing Scottsdale (4") hole as well as openings for Encore and Encore Top Access and to reconnect wiring for the SC/ECTA without having to relocate the conduit.
- Retro panels are available for existing Encores as well as kits for recessed and 2x2 installations (see separate spec sheets). Support brackets are provided standard, to prevent sagging of deck.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- UL and ETL listed to UL 1598, UL 8750 and other U.S. and International safety standards. Suitable for wet locations.
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- Meets Buy American Act requirements.
- IDA compliant with 3000K or lower color temperature.

Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Slice Medium (SLM)

Outdoor LED Area Light



IP66 IK08

OVERVIEW	
Lumen Package	9,000 - 55,000
Wattage Range	62 - 436
Efficacy Range (LPW)	114 - 162
Weight lbs(kg)	27 (12.2)
Control Options	IMSBT, ALB, ALS, 7-Pin, PC1

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 33 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3,4, SW, FT, FTA, AM, and LC/RC.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also available in phosphor converted amber with peak intensity at 610nm.
- Minimum CRI of 70
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical

- High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C. 55L lumen package rate to +35°C.
- Power factor: > 90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation

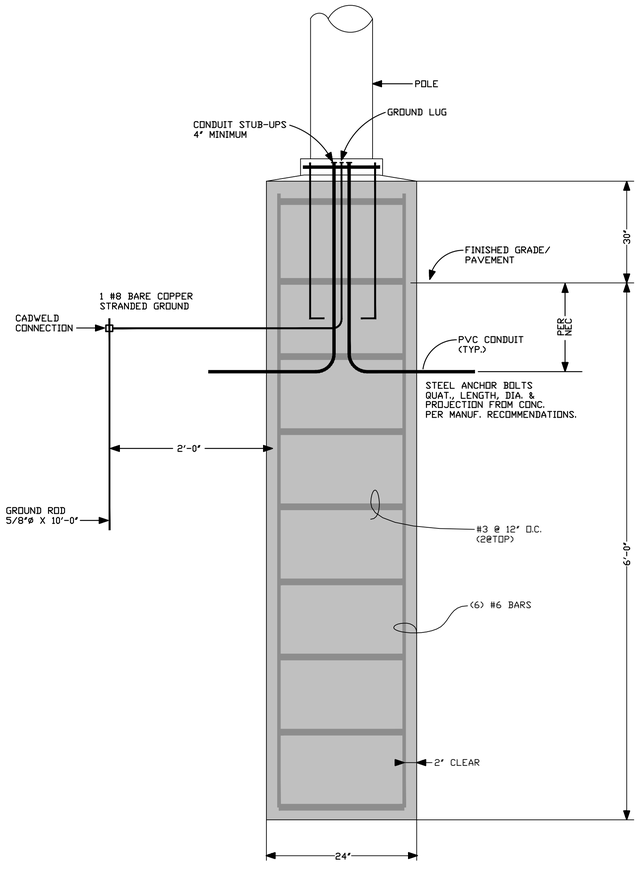
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern. (See drawing in poles section)

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applicationsapplicationsare qualified.
- IK08 rated luminaire per IEC 66262 mechanical impact code.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)



SITE LIGHT POLE BASE

NOT TO SCALE

SEAL:

24-068

L.S. GRIM, INC.
Consulting Engineers
MAIN OFFICE
19922 JEFFERSON BLVD., HAGERSTOWN, MD 21742-4367
PHONE: 301.797.1702 FAX: 301.797.4931
DC METRO OFFICE
8701 WASHINGTONIAN BLVD., SUITE 550, GAITHERSBURG, MD 20878

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AC+T PHOTOMETRIC PLAN
VIRGINIA AVENUE
WILLIAMSPORT, MD
SPEC SHEETS AND POLE BASE DETAIL

Professional Certification

I certify that these documents were prepared or approved by me, and that I am a duly licensed engineer under the laws of the State of Maryland

License Number: 14401

Expiration Date: 4/21/2027

LESLIE SCOTT GRIM, P.E.
CO PROF. ENG. NO. PE0050461
DC PROF. ENG. NO. PE901201
DE PROF. ENG. NO. 19513
GA PROF. ENG. NO. PE0321582
HI PROF. ENG. NO. PE13943
MD PROF. ENG. NO. 14401
NC PROF. ENG. NO. 033364
NJ PROF. ENG. NO. 39497
NY PROF. ENG. NO. 075414
PA PROF. ENG. NO. PE032636E
VA PROF. ENG. NO. 0232240
WV PROF. ENG. NO. 10764

REV.	DATE	COMMENT
	7/17/2024	PLAN REVIEW
	12/09/2025	REVISED PLAN

DRAWN BY: TMH

PP-1.2
2 OF 2 SHEETS
DATE: DEC. 9, 2025

WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING
747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

SITE PLAN STAFF REPORT

BASE INFORMATION

SITE NAME.....:	Combined ESD/Site Plan for BSE,LLC Building #1 (Formerly Citicorp)
NUMBER.....:	SP-25-049
OWNER.....:	BSE STATELINE LLC
LOCATION.....:	14704 CITICORP Drive Hagerstown, MD 21742
DESCRIPTION.....:	ESD Plan and Site Plan for the reuse of former Citicorp Building #1 into a warehouse
ZONING.....:	Highway Interchange Airport Overlay
COMP PLAN LU.....:	Business Commercial Mix
PARCEL.....:	13021937
PLANNING SECTOR.....:	1
ELECTION DISTRICT.....:	13
TYPE.....:	Commercial
GROSS ACRES.....:	61.18
DWELLING UNITS.....:	0
TOTAL LOTS.....:	1
DENSITY.....:	0 Units Per Acre
PLANNER.....:	Misty Wagner-Grillo
ENGINEER.....:	FOX & ASSOCIATES INC
RECEIVED.....:	December 16, 2025

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

FLOOD ZONE.....:	No
WETLANDS.....:	No
WATERSHED.....:	Antietam Creek
ENDANGERED SPECIES.....:	None
STEEP SLOPES.....:	No
STREAM BUFFER.....:	No
HISTORIC INVENTORY.....:	No Resources Present
EASEMENTS PRESENT.....:	None

Staff Comments:

Not Applicable

WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING
747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

SITE DESIGN

Impervious Area Plan	Impervious Maximum Allowed	Open Space Area Planned
56	80	
Open Space Minimum Required	**Residential Amenity Plans**	**Solid Waste Disposal Plans**
		Existing Dumpster
Materials Stored on Site	**Buffer Design Meets Requirements**	**Landscaping Meets Requirements**
	Yes	Yes
Lighting Plan Meets Requirements	**Pedestrian Access is Adequate**	**Bus Stop is Within Walking Distance**
Yes		
Loading Area Meets Requirements		
		Not Fast Track
Parking Spaces - Total Planned	**Parking Spaces - Per Dwelling Unit**	
85		
Parking Spaces - Minimum Required	**Recreational Parking Provided**	
56	No	

ACCESS SPACING VARIANCE NEEDED: No

SCHOOL INFORMATION

	ELEMENTARY	MIDDLE	HIGH
SCHOOL DISTRICT	Maugansville	Western Heights	North Hagerstown
PUPIL YIELD			
CURRENT ENROLLMENT			
MAXIMUM CAPACITY			

PUBLIC FACILITIES INFORMATION

FIRE DISTRICT.....:	Maugansville
AMBULANCE DISTRICT.....:	MAUGANSVILLE

WATER & SEWER INFORMATION

	WATER	SEWER
METHOD.....:	City	County
SERVICE AREA.....:	City	County
PRIORITY.....:	1-Existing Service	1-Existing Service
NEW HYDRANTS.....:		
GALLONS PER DAY SEWAGE...:		
PLANT INFO.....:		Conococheague

COMBINED ESD PLAN & SITE PLAN FOR

BSE STATELINE, LLC

FORMERLY CITICORP SITE

SITE MODIFICATIONS BUILDING #1

14704 CITICORP DRIVE

WASHINGTON COUNTY, MARYLAND

TAX MAP 10 PARCEL 146 ELECTION DISTRICT 13

GENERAL NOTES:

1. NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY FOX & ASSOCIATES, INC. TO DETERMINE THE EXISTENCE OR LOCATION OF GROUND WATER, ROCK OR OTHER NATURAL OR MAN-MADE FEATURES. EXCEPT AS SPECIFICALLY INDICATED. NO ENVIRONMENTAL STUDIES HAVE BEEN CONDUCTED BY OUR FIRM.
2. EXISTING UTILITY INFORMATION SHOWN HEREON IS FROM DRAWINGS AND/OR OTHER SOURCES PROVIDED BY OWNERS OF THE VARIOUS UTILITIES. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BEFORE BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT (1-800-257-7777) A MINIMUM OF 48 HOURS BEFORE BEGINNING ANY WORK SHOWN ON THESE DRAWINGS. ANY DAMAGE TO UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE UTILITY OWNER. HAND PIT EXCAVATION SHALL BE PROVIDED AS NEEDED BY CONTRACTOR TO LOCATE EXISTING UNDERGROUND UTILITIES.
3. THE CONTRACTOR SHALL NOTIFY THE APPLICABLE COUNTY AUTHORITIES AT LEAST 5 DAYS BEFORE BEGINNING ANY WORK WITHIN PUBLIC RIGHT OF WAY.
4. THE CONTRACTOR SHALL VERIFY ALL SURFACE AND SUBSURFACE CONDITIONS (LOCATIONS AND ELEVATIONS) PRIOR TO BIDDING AND START OF CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER AND/OR ENGINEER BEFORE PROCEEDING IF THEY AFFECT THE DESIGN FEASIBILITY OF THIS PROJECT. ANY DAMAGE TO FACILITIES, STRUCTURES, PAVEMENT OR OTHER MAN-MADE ITEMS ON OR ADJACENT TO THE SITE OR NOT SPECIFICALLY INDICATED FOR DEMOLITION SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE LEGAL AND REGULATORY REQUIREMENTS.
6. ANY WORK WITHIN THE COUNTY RIGHT-OF-WAY WILL REQUIRE THE POSTING OF A PERFORMANCE BOND AND EXECUTED PUBLIC WORKS AGREEMENT PRIOR TO THE ISSUANCE OF THE GRADING PERMIT, IN ACCORDANCE WITH THE WASHINGTON COUNTY S-3 POLICY.
7. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT ARE UNFORESEEN DURING THE DESIGN STAGE OR THAT ARE NEEDED TO TEMPORARILY CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PRACTICES.
8. JOB SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. A PRE-CONSTRUCTION MEETING SHALL BE HELD FOR ALL PROJECTS REGARDLESS OF THE AMOUNT OF DISTURBANCE. CONTACT THE WASHINGTON COUNTY PERMITS & INSPECTIONS DEPARTMENT AT 240-313-2400 AND THE WASH. CO. SOIL CONSERVATION DISTRICT AT 301.797.6821 FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION.
10. A COMPLETE SET OF APPROVED PLANS AND THE GRADING PERMIT ISSUED FOR CONSTRUCTION COVERED UNDER THIS PLAN MUST BE KEPT ON SITE BY THE PERMITEE AT ALL TIMES DURING THE CONSTRUCTION.
11. TOPOGRAPHY SHOWN ON THESE PLANS BY FIELD RUN AND AERIAL SURVEY DATED DECEMBER 2023 AND OCTOBER 2025. SURVEYS ARE BASED ON COUNTY HORIZONTAL AND VERTICAL DATUM (NAVD 88 AND NAD 83).
12. THERE ARE NO FLOODPLAINS, WETLANDS, 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 SECTION 314 OF THE SUBDIVISION ORDINANCE AND SECTION 4.21 OF THE ZONING ORDINANCE.
13. THERE IS NO 100 YEAR FLOODPLAIN ON THIS SUBJECT PROJECT AREA AS SHOWN ON FEMA PANEL No. 24043C0130D DATED 08.05.2017.
14. NO ADDITIONAL SITE SIGNAGE IS PROPOSED BY THIS PLAN.
15. NO ADDITIONAL POLE MOUNTED LIGHTING IS PROPOSED. BUILDING MOUNTED LIGHTING PROPOSED ON BUILDING #1.
16. ACCESSIBLE PARKING SHALL BE IN CONFORMANCE WITH THE MARYLAND ACCESSIBILITY CODE, COMAR 05.02.02 AND THE AMERICANS WITH DISABILITIES ACT.
17. ALL GRADING FOR THIS PROJECT SHALL BE THE FULL RESPONSIBILITY OF THE PROPERTY OWNER.
18. A UTILITY PERMIT WILL BE REQUIRED FOR ANY PROPOSED UTILITY WORK LOCATED WITHIN THE COUNTY RIGHT OF WAY.
19. WATERSHED BOUNDARY IMPACTING THIS SITE IS LESS THAN 400 ACRES.
20. ROADS SERVING THE PROJECT AREA ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
21. FOREST CONSERVATION MITIGATION FOR THIS PROJECT WILL BE MET BY THE EXPRESS PROCEDURE PIL OPTION IN THE AMOUNT OF $1,306.80.
22. A REQUEST FOR WATER SERVICE HAS BEEN APPROVED BY THE CITY OF HAGERSTOWN THROUGH THE CITY'S ANNEXATION POLICY. THE APPROVAL FOR WATER SERVICE ASSOCIATED WITH PROPERTY KNOWN AS TAX MAP 10 PARCEL 146, TAX ACCOUNT #13021937 CONTAINING 61.18 AC WAS APPROVED ON MAY 13, 2024 UNDER CITY FILE #WS-2024-04.
23. THERE ARE NO HIGHLY ERODIBLE SOILS AS DEFINED BY THE 2011 MD STANDARDS AND SPECIFICATIONS FOR SESC WITHIN THE PROJECT LOD.

WASHINGTON COUNTY STANDARD NOTES

1. I/WE HEREBY CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT ORDINANCE OF WASHINGTON COUNTY AND THE POLICY ON CONSTRUCTION OF SUBDIVISION INFRASTRUCTURE FOR ACCEPTANCE AND OWNERSHIP BY WASHINGTON COUNTY. (S-3).
2. PLEASE BE ADVISED THAT ANY PROJECT WHICH CREATES A DISTURBANCE OF ONE (1) ACRE OR MORE WILL REQUIRE A "NOTICE OF INTENT TO COMPLY WITH THE GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY" (NOI). THE NOI IS REQUIRED UNDER THE CLEAN WATER ACT AS STATED IN 40 CFR 122.26 AND CODE OF MARYLAND REGULATIONS COMAR 26.08.04.09A AND IS REGULATED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT (MDE). THE NOI IS TO BE SUBMITTED WITH THE APPROPRIATE FEES DIRECTLY TO THE MDE PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. NO LAND DISTURBING ACTIVITY THAT REQUIRES A GRADING PERMIT FROM WASHINGTON COUNTY CAN PROCEED UNTIL THE GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (MDRC) HAS BEEN ISSUED BY MDE.
3. THIS PROJECT WILL REQUIRE A THIRD PARTY QUALIFIED PROFESSIONAL TO BE PRESENT AT THE PRE-CONSTRUCTION MEETING SCHEDULED WITH WASHINGTON COUNTY DIVISION OF CONSTRUCTION AND THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT. CONSTRUCTION INSPECTION WILL BE REQUIRED FOR THIS PROJECT PER THE "ROADWAY AND STORMWATER MANAGEMENT CONSTRUCTION VERIFICATION PROCEDURES" DATED OCTOBER 17, 2008, IF APPLICABLE.
4. A COMPLETE SET OF APPROVED PLANS AND A COPY OF THE GRADING PERMIT MUST BE ON SITE AND AVAILABLE FOR USE BY THE INSPECTOR, OR OTHER REPRESENTATIVES OF WASHINGTON COUNTY DIVISION OF PUBLIC WORKS.
5. ALL GRADING ON LOT, EITHER BEFORE OR AFTER THE CONSTRUCTION OF A BUILDING OR APPURTENANCES, SHALL BE THE FULL RESPONSIBILITY OF THE LOT OWNER.
6. NO PERMANENT STRUCTURES (FENCES, SHEDS, PLAY EQUIPMENT, RETAINING WALLS) SHALL BE PERMITTED WITHIN ANY STORM DRAINAGE EASEMENT EITHER SHOWN OR DESCRIBED ON THE FINAL PLAT OF SUBDIVISION.

SWM/ESD NARRATIVE

THE FORMER CITICORP SITE WAS PURCHASED BY BSE STATELINE, LLC IN JUNE OF 2023. THE CITICORP SITE CONTAINS FOUR (4) BUILDINGS TO INCLUDE THREE (3) OFFICE BUILDINGS AND A FREE-STANDING BUILDING ON THE SOUTHEAST CORNER OF THE SITE THAT HAS BEEN USED AS A DAYCARE. THE DAYCARE SITE HAS BEEN REOPENED AS A DAYCARE AND IS CURRENTLY OPERATING. A SITE PLAN WAS PREPARED UNDER SP-24-012 THAT WAS ASSOCIATED WITH THE REUSE OF BUILDING #3. THE SITE PLAN PREPARED FOR THE REUSE OF BUILDING #3 WAS INTENDED TO BE A LOCATION FOR THE BOWMAN SALES AND EQUIPMENT OPERATION. THE WORK ASSOCIATED WITH THE SITE IMPROVEMENTS TO BUILDING #3 AS SHOWN ON SITE PLAN SP-24-012 HAS BEEN COMPLETED BUT AS OF OCTOBER 2025 BUILDING #3 IS NOT OCCUPIED. THE WORK PROPOSED BY THIS SITE PLAN IS ASSOCIATED WITH THE REUSE OF BUILDING #1 AS A WAREHOUSE. AS OF OCTOBER 2025, A SPECIFIC TENANT IN BUILDING #1 IS NOT YET KNOWN. THE REMAINING BUILDING, BUILDING #2, IS NOT PROPOSED TO BE OCCUPIED AS A PART OF THIS SITE PLAN SUBMITTAL.

THE REUSE OF BUILDING #1 AS A WAREHOUSE WILL RESULT IN THE NEED TO UNDERTAKE RATHER MINIMAL SITE IMPROVEMENTS. THE IMPROVEMENTS PROPOSED WILL INCLUDE THE ADDITION OF DRIVE-IN DOORS INTO BUILDING #1 WHERE PAVEMENT ADDITIONS/IMPROVEMENTS ARE PROPOSED RESULTING IN A HOT MIXED ASPHALT PAVED ACCESS TO THE DRIVE-IN DOORS BEING ADDED. ADDITIONALLY, IN ORDER TO IMPROVE THE TRUCK ACCESSIBILITY TO THE EXISTING LOADING DOCK AREA OF BUILDING #1 OTHER PAVEMENT ADDITIONS ARE PROPOSED TO FACILITATE TRUCK MANEUVERABILITY. GEOTECHNICAL INVESTIGATIONS ASSOCIATED WITH THE EXISTING PAVEMENTS THAT SERVE AS THE ACCESS TO THE TRUCK DOCKS ON BUILDING #1 HAVE DETERMINED THAT THE PAVEMENT SECTION IS LESS THAN IDEAL FOR THE EXPECTED TRUCK USE OF THE DOCK AREA. THEREFORE, EXISTING PAVEMENTS IN THE AREA OF THE TRUCK DOCKS WILL BE REMOVED AND REPLACED WITH A MORE DURABLE PAVEMENT SECTION. THIS REMOVAL AND REPLACEMENT OF EXISTING PAVEMENT IS BEING CONSIDERED AS REPLACEMENT IN KIND AS THE WORK IS EFFECTIVELY CORRECTIVE ACTION TO REMEDIATE FAILING PAVEMENTS.

THE REQUIREMENTS OF THE WASHINGTON COUNTY STORMWATER MANAGEMENT, GRADING, SOIL EROSION AND SEDIMENT CONTROL ORDINANCE SHALL BE MET THROUGH PRACTICES AS PERMITTED UNDER SECTION 3.3 REDEVELOPMENT OF THE CITED ORDINANCE, SPECIFICALLY 3.3.1.A. THIS PRACTICE IS TO REDUCE THE IMPERVIOUS AREA WITHIN THE LIMIT OF DISTURBANCE (LOD) BY AT LEAST 50 PERCENT. THE PROJECT HAS TWO (2) SEPARATE LIMITS OF DISTURBED AREA (LOD), ONE (1) OF THE DISTURBED AREAS IS ASSOCIATED WITH SITE IMPROVEMENTS TO FACILITATE THE INSTALLATION OF THE WAREHOUSE USE WITHIN BUILDING #1. THE REMAINING LOD IS ASSOCIATED WITHIN THE AREA WHERE THE REMOVAL OF EXISTING IMPERVIOUS SURFACES AND RESTORATION OF THE AREA TO A LAWN OR GRASS IS PROPOSED.

THE DISTURBED AREA ASSOCIATED WITH THE SITE IMPROVEMENTS ON THE SOUTH SIDE OF BUILDING #1 IS 1.39 ACRES OR 60,624 SF. THIS LOD PROPOSES THE ADDITION OF 10,540 SF OF IMPERVIOUS SURFACE ADDITIONS ASSOCIATED WITH IMPROVED INGRESS/EGRESS TO THE EXISTING BUILDING AND OTHER IMPROVEMENTS FOR THE BETTERMENT OF TRUCK MANEUVERABILITY AT THE EXISTING DOCK DOORS. WORK IN THIS UNDER LOD AREA ALSO INCLUDES THE REMOVAL OF EXISTING PAVEMENT DUE TO FAILING SUBGRADE CONDITIONS AND REPLACEMENT WITH A MORE DURABLE PAVEMENT SECTION. THIS REMOVAL AND REPLACEMENT OF EXISTING PAVEMENT IS BEING CONSIDERED AS REPLACEMENT IN KIND AS THE WORK IS EFFECTIVELY CORRECTIVE ACTION TO REMEDIATE FAILING PAVEMENTS.

THE FORMER CITICORP SITE IS CURRENTLY 56.5% IMPERVIOUS, WHICH INCLUDES THE BUILDINGS, ROADWAYS, DRIVE AISLES, PARKING FIELDS, AND SIDEWALKS. THIS PERCENTAGE OF IMPERVIOUS SURFACE COVERAGE INCLUDES THE PAVEMENT REMOVALS AND ADDITIONS THAT WERE APPROVED UNDER SITE PLAN SP-24-012, WHERE THESE IMPROVEMENTS HAVE BEEN COMPLETED. ALL THE IMPERVIOUS SURFACES FROM THE FORMER CITICORP SITE FLOWS TO A COUNTY-OWNED SWM FACILITY LOCATED TO THE SOUTHWEST OF THE BSE STATELINE, LLC PROPERTY. THE MEANS BY WHICH THE STORMWATER MANAGEMENT FOR THIS PROPOSED BUILDING #1 REUSE WILL BE ADDRESSED IS BY A REDUCTION OF EXISTING ON-SITE IMPERVIOUS SURFACES. THE IMPERVIOUS SURFACE PROPOSED BY THE IMPROVEMENTS TO OCCUR IN THE TWO (2) AREAS DISCUSSED ABOVE TOTALS 10,540 SF OF NEW IMPERVIOUS SURFACE. THE SOUTHWEST CORNER OF THE FORMER CITICORP SITE INCLUDES A LARGE PARKING FIELD ADJACENT TO THE EXISTING COUNTY OWNED/MAINTAINED STORMWATER MANAGEMENT FACILITY. THE CURRENT PROJECT PROPOSES THE REMOVAL OF A PORTION OF THE EXISTING PARKING FIELD AND RESTORATION OF THE AREA BEING A LAWN OR GRASSED AREA. THE IMPERVIOUS SURFACE TO BE REMOVED IN THIS AREA IS 31,589 SF. THIS PROPOSED WORK MORE THAN FULFILLS THE REQUIREMENTS SECTION 3.3.1.A OF THE WASHINGTON COUNTY STORMWATER MANAGEMENT, GRADING, SOIL EROSION AND SEDIMENT CONTROL ORDINANCE WHEREAS THE IMPERVIOUS SURFACE PROPOSED BY THE SITE IMPROVEMENTS IS 10,540 SF AND THE IMPERVIOUS SURFACE BEING REMOVED FROM THE SITE AND RESTORED TO A PERVIOUS SURFACE IS 31,589 SF. THE REQUIRED REMOVAL OF IMPERVIOUS SURFACE PER THE REDEVELOPMENT REQUIREMENTS CITED IN THE WASHINGTON COUNTY STORMWATER MANAGEMENT, GRADING, SOIL EROSION AND SEDIMENT CONTROL ORDINANCE REQUIRES THAT 21,080 SF OF EXISTING IMPERVIOUS SURFACE BE REMOVED TO MITIGATE FOR THE 10,540 SF OF NEW IMPERVIOUS SURFACE BEING PLACED. THE REMOVAL OF 31,589 SF OF EXISTING IMPERVIOUS SURFACE RESULTS IN A REMOVAL OVERAGE OF 10,509 SF THAT COULD BE USED AS FUTURE MITIGATION SHOULD FURTHER REDEVELOPMENT OF THE SITE OCCUR.



GOOGLE IMAGE JANUARY 2024 **SCALE: 1"=250'**

AGENCY & UTILITY CONTACTS

WASHINGTON COUNTY DIVISION OF ENGINEERING	----------	240.313.2400
POTOMAC EDISON	MILLER IRWIN	301.582.5266
WASH. CO. SOIL CONSERVATION DISTRICT	DENISE PRICE	301.797.6821
ANTIETAM BROADBAND	LESLIE CURRY	240.420.2084
VERIZON	JULIE LUDWIG	301.790.7135
COLUMBIA GAS	LAUREN FAHORITE	717.815.0019
WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY	MARK BRADSHAW	240.313.2600
CITY OF HAGERSTOWN WATER DEPARTMENT	ALERIK HOEH	301.739.8577 x681

SENSITIVE AREA NOTE

THERE ARE NO FLOODPLAINS IMPACTING THIS SITE AS SHOWN ON COMMUNITY PANEL NUMBER 24043 C 0330 D WITH AN EFFECTIVE DATE OF AUGUST 15, 2017, NO STEEP SLOPES, STREAMS AND RELATED BUFFERS, OR HABITAT OF THREATENED OR ENDANGERED SPECIES WITHIN THE DISTURBED AREA IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE PER 50 CFR 17 AS REQUIRED TO BE SHOWN BY SECTION 307 OF THE SUBDIVISION ORDINANCE AND SECTION 4.21 OF THE ZONING ORDINANCE.

UTILITY NOTIFICATION

"THE SOIL CONSERVATION DISTRICT MAKES NO REPRESENTATION AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY UTILITIES AT THE CONSTRUCTION SITE. SHOWN ON THESE CONSTRUCTION DRAWINGS ARE THOSE UTILITIES WHICH HAVE BEEN IDENTIFIED. IT IS THE RESPONSIBILITY OF THE LANDOWNERS OR OPERATORS AND CONTRACTORS TO ASSURE THEMSELVES THAT NO HAZARD EXISTS OR DAMAGE WILL OCCUR TO UTILITIES. IT IS SUGGESTED THAT MISS UTILITY BE CONTACTED AT: PHONE NO. 1-800-257-7777.

INDEX OF SHEETS

01 COVER SHEET
02 EXISTING CONDITIONS PLAN
03 OVERALL SITE PLAN
04 ENLARGED PLAN VIEW/SESC PLAN
05 ENLARGED PLAN VIEW/SESC PLAN
06 SITE NOTES & DETAILS
07 SITE NOTES & DETAILS
08 SESC NOTES & DETAILS

03.09.26 REVISED PER AGENCY COMMENTS

PROJECT PURPOSE

THE FORMER CITICORP SITE WAS PURCHASED BY BSE STATELINE, LLC IN JUNE OF 2023. THE CITICORP SITE CONTAINS FOUR (4) BUILDINGS TO INCLUDE THREE (3) OFFICE BUILDINGS AND A FREE-STANDING BUILDING ON THE SOUTHEAST CORNER OF THE SITE THAT HAS BEEN USED AS A DAYCARE. THE DAYCARE SITE HAS BEEN REOPENED AS A DAYCARE AND IS CURRENTLY OPERATING. A SITE PLAN WAS PREPARED UNDER SP-24-012 THAT WAS ASSOCIATED WITH THE REUSE OF BUILDING #3. THE SITE PLAN PREPARED FOR THE REUSE OF BUILDING #3 WAS INTENDED TO BE A LOCATION FOR THE BOWMAN SALES AND EQUIPMENT OPERATION. THE WORK ASSOCIATED WITH THE SITE IMPROVEMENTS TO BUILDING #3 AS SHOWN ON SITE PLAN SP-24-012 HAS BEEN COMPLETED BUT AS OF OCTOBER 2025 BUILDING #3 IS NOT OCCUPIED. THE WORK PROPOSED BY THIS SITE PLAN IS ASSOCIATED WITH THE REUSE OF BUILDING #1 AS A WAREHOUSE. AS OF OCTOBER 2025, A SPECIFIC TENANT IN BUILDING #1 IS NOT YET KNOWN. THE REMAINING BUILDING, BUILDING #2, IS NOT PROPOSED TO BE OCCUPIED AS A PART OF THIS SITE PLAN SUBMITTAL. THE REUSE OF BUILDING #1 AS A WAREHOUSE WILL RESULT IN THE NEED TO UNDERTAKE RATHER MINIMAL SITE IMPROVEMENTS. THE IMPROVEMENTS PROPOSED WILL INCLUDE THE ADDITION OF DRIVE-IN DOORS INTO BUILDING #1 WHERE PAVEMENT ADDITIONS/IMPROVEMENTS ARE PROPOSED RESULTING IN A HOT MIXED ASPHALT PAVED ACCESS TO THE DRIVE-IN DOORS BEING ADDED. ADDITIONALLY, IN ORDER TO IMPROVE THE TRUCK ACCESSIBILITY TO THE EXISTING LOADING DOCK AREA OF BUILDING #1 OTHER PAVEMENT ADDITIONS ARE PROPOSED TO FACILITATE TRUCK MANEUVERABILITY. GEOTECHNICAL INVESTIGATIONS ASSOCIATED WITH THE EXISTING PAVEMENTS THAT SERVE AS THE ACCESS TO THE TRUCK DOCKS ON BUILDING #1 HAVE DETERMINED THAT THE PAVEMENT SECTION IS LESS THAN IDEAL FOR THE EXPECTED TRUCK USE OF THE DOCK AREA. THEREFORE, EXISTING PAVEMENTS IN THE AREA OF THE TRUCK DOCKS WILL BE REMOVED AND REPLACED WITH A MORE DURABLE PAVEMENT SECTION. THIS REMOVAL AND REPLACEMENT OF EXISTING PAVEMENT IS BEING CONSIDERED AS REPLACEMENT IN KIND AS THE WORK IS EFFECTIVELY CORRECTIVE ACTION TO REMEDIATE FAILING PAVEMENTS.

EMPLOYEE ACCESS TO BUILDING #1 WILL BE VIA THE EXISTING ENTRANCE DOORS LOCATED ON THE NORTHWEST SIDE OF EXISTING BUILDING #1. EMPLOYEE PARKING FOR WORKERS ASSOCIATED WITH BUILDING #1 IS PROVIDED WITHIN THE EXISTING PARKING FIELDS ON THE EAST SIDE OF BUILDING #1. HANDICAPPED PARKING SPACES FOR USE BY BUILDING #1 EMPLOYEES AND VISITORS IS LOCATED ON THE NORTHWEST SIDE OF BUILDING #1. THESE HANDICAPPED PARKING SPACES ARE EXISTING HANDICAPPED PARKING SPACES. THE STORMWATER MANAGEMENT ASSOCIATED WITH THE WORK PROPOSED BY THIS SITE PLAN IS TO CONSIST OF REMOVAL OF EXISTING PAVEMENT ON THE SITE TO OFFSET THE NEW PAVEMENT PROPOSED TO IMPROVE TRUCK ACCESS TO THE EXISTING DOCK DOORS AND PROVIDE FOR ACCESS TO THE PROPOSED DRIVE-IN DOORS INTO BUILDING #1. THE REMOVAL OF EXISTING PAVEMENT IS TO BE CARRIED OUT AT A RATIO OF 2 TO 1 MEANING FOR EACH SQUARE FOOT OF NEW PAVEMENT PROPOSED BY THIS PLAN TWO (2) SQUARE FEET OF EXISTING PAVEMENT WILL BE REMOVED ELSEWHERE ON THE SITE AND THE AREA RESTORED TO A GRASS AREA.

CITY OF HAGERSTOWN UTILITIES DEPARTMENT - WATER DIVISION

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

(SIGNATURE) (DATE)

WASHINGTON COUNTY DIVISION OF ENGINEERING

APPROVED BY: _____

DATE: _____

WASHINGTON COUNTY SOIL CONSERVATION DISTRICT

DISTURBED AREA QUANTITIES

THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 2.4 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 900 C.Y. OF EXCAVATION AND 300 C.Y. OF FILL.

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

OWNER/DEVELOPER

BSE STATELINE, LLC
10228 GOVERNOR LANE BLVD
SUITE 3004
WILLIAMSPORT, MD 21795
301.582.1555
ATTN: JEFF TEDRICK

ADC MAP #22



VICINITY MAP
SCALE: 1" = 2000'
TAX MAP 10 GRID 12 PARCEL 146
COPYRIGHT ADC THE MAP PEOPLE PERMIT USE NUMBER 21004221

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 Poffenberger LICENSE No. 27053 EXPIRATION DATE 01/25/2028
NAME

ENGINEER/ARCHITECT DESIGN CERTIFICATION

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

Mar 09, 2026 27053
DATE REG. NO. SIGNATURE

OWNER/DEVELOPER CERTIFICATION - WASHINGTON COUNTY

I/WE HEREBY CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION, AND/OR DEVELOPMENT ON THIS SITE WILL BE DONE PURSUANT TO THIS PLAN AND IN ACCORDANCE WITH THE STORM WATER MANAGEMENT ORDINANCE OF WASHINGTON COUNTY.

3/10/26 TODD A. BOWMAN
DATE PRINTED NAME SIGNATURE

OWNER/DEVELOPER CERTIFICATION - SCD

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

3/10/26 TODD A. BOWMAN
DATE PRINTED NAME SIGNATURE

WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

THIS APPROVAL IS FOR GENERAL CONFORMANCE WITH THE COUNTY'S REQUIREMENTS FOR DESIGN AND LAYOUT OF PROPOSED SEWER AND/OR WATER SYSTEM IMPROVEMENTS OR EXTENSIONS. ALL SEWER AND/OR WATER SYSTEM IMPROVEMENTS OR EXTENSIONS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE COUNTY'S LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF SANITARY SEWERS AND/OR WATER LINES. THIS APPROVAL DOES NOT GUARANTEE AVAILABILITY OF SEWER AND/OR WATER SERVICE. SEWER AND/OR WATER SERVICE AVAILABILITY IS SUBJECT TO CONFORMANCE WITH ALL RULES, POLICIES, AND REGULATIONS ESTABLISHED BY THE COUNTY AND IN EFFECT AT THE TIME APPLICATION FOR SERVICE IS MADE, AND/OR THE AVAILABILITY OF ALLOCATION REMAINING IN OTHER JURISDICTIONS' FACILITIES THAT MAY BE GRANTED TO THE COUNTY. THIS APPROVAL SHALL BE VALID FOR A PERIOD OF TWO YEARS.

BY: _____ DATE: _____

ENGINEER'S STORMWATER MANAGEMENT CERTIFICATION

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

SIGNATURE DATE SEAL

SP-25-049 PROJECT NO. 25-32254 D-9683 SHEET 1 OF 8

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.foxassociatesinc.com Email: foxassoc@foxassociatesinc.com
FOX & ASSOCIATES INC. Est. 1966

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P:\21\32000 BSE Stateline LLC\Engineering\Drawings - Bldg1\01-Cover.dwg Apr 09, 2026 - 12:50pm User: WAdkins

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	460.00'	69.55'	69.48'	S 05°47'09" W	8°39'45"

ORTHOPHOTO COLLECTION DATE: DECEMBER 7, 2023

SOILS

DsB	DUFFIELD SILT LOAM	3%-8% SLOPES	5.27% OF SITE
Ft	FUNKSTOWN SILT LOAM		0.93% OF SITE
HaA	HAGERSTOWN SILT LOAM	0%-3% SLOPES	23.33% OF SITE
HaB	HAGERSTOWN SILT LOAM	3%-8% SLOPES	25.90% OF SITE
HaC	HAGERSTOWN SILT LOAM	8%-15% SLOPES	7.71% OF SITE
HcB	HAGERSTOWN-ROCK OUTCROP COMPLEX	3%-8% SLOPES	14.79% OF SITE
UrB	URBAN LAND	0%-8% SLOPES	22.07% OF SITE

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

SP-25-049

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PHONE: (301)733-8503
or (301)745-7260
FAX: (301)733-1653
www.foxassociatesinc.com
82 WORMANS MILL COURT
SUITE 'G'
FREDERICK, MD. 21701
PHONE: (301)695-4080
FAX: (301)293-6009
Email: foxassoc@foxassociatesinc.com

DATE	REVISION	DRAWN BY
03.09.26	REVISED PER AGENCY COMMENTS	WMH

EXISTING CONDITIONS
BSE STATELINE, LLC
SITE MODIFICATIONS BUILDING #1

SITUATE AT 14704 CITICORP DRIVE
HAGERSTOWN, MD 21742
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=100'

STATE OF MARYLAND
SCOTT CHRISTOPHER POFFENBERGER
PROFESSIONAL ENGINEER
27053
Mar 05, 2026

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.
LICENSE No.: 27053 EXP. DATE: 1/25/28

PROJECT NO.: 25-32254
DRAWING NO.: D-9683
DATE: OCTOBER 2025
DRAWN BY: WMH
CHECKED BY: SCC

SHEET 2 OF 8

R:\25\32502 BSE State Line LLC\Engineering\Drawings - dwgs\32-25 COVER.dwg Mon, 09, 2026 - 9:47am User: WHacker

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	460.00'	69.55'	69.48'	S 05°47'09" W	8°39'45"

ORTHOPHOTO COLLECTION DATE: DECEMEBER 7, 2023

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HcB	HAGERSTOWN–ROCK OUTCROP COMPLEX	3%–8% SLOPES	14.79% OF SITE
UrB	URBAN LAND	0%–8% SLOPES	22.07% OF SITE

NOTE:
TOTAL DESIGNATED VISITOR & EMPLOYEE PARKING =85 SPACES

STATELINE ROAD
N 89°09'38" W 744.08'
INTERSTATE 81
S 45°15'49" W 1115.96'
10' MBSL
40' MBSL
N 746900 E 1106900
CITICORP DRIVE (LOCAL PUBLIC ROAD)
S 00°01'22" W 35.00'
N 21°40'09" E 511.93'
BREEZE HILL DRIVE
S 68°38'41" E 115.94'
N 19°05'05" E 441.32'
NO SCALE
BLDG #2
14708 CITICORP DRIVE
BLDG #1
14704 CITICORP DRIVE
BLDG #3
14700 CITICORP DRIVE
BLDG #1 MAIN ENTRANCE
EXIST BUILDING #3 EGRESS SP-24-012
DESIGNATED EMPLOYEE & VISITOR PARKING AREA FOR BUILDING #1: 42 PARKING SPACES INCLUDING 23 HANDICAPPED PARKING SPACES
DESIGNATED EMPLOYEE PARKING AREA FOR BUILDING #1: 43 PARKING SPACES
EXIST WATERLINE ESMT L 224 F 943
EXIST LOADING DOCK AND DUMPSTER AREA TO REMAIN IN USE
EXIST PAVEMENT PER SITE PLAN SP-24-012
SEE SHEET 4 FOR ENLARGED PLAN
LIMIT OF DISTURBED AREA
DESIGNATED EMPLOYEE PARKING AREA FOR BUILDING #3: 63 PARKING SPACES PER SP-24-012
EXIST SITE LIGHTING TO REMAIN (TYP)
N 147200 E 1106900
SEE SHEET 5 FOR ENLARGED PLAN
WASH CO COMMISSIONERS L.969 F.236 TM.10 PAR.156
N 16°51'19" W 749.31'
BSE STATELINE LLC L.7259 F.5 TM.10 PAR.146
CITICORP DRIVE (PRIVATE ROAD)
PATTON HAGERSTOWN LLC L.7214 F.258 TM.10 PAR.57
N 65°20'56" W 1145.12'
BENCHMARK #5841 & CAP ELEV=700.24
PAVEMENT REMOVED AND RESTORED TO GRASS UNDER SP-24-012
DAYCARE MAIN COMPLEX 14629 CITICORP DRIVE
14625 CITICORP DRIVE
N 32°23'29" E 185.03'
N 30°23'35" E 384.46'
EXIST WATERLINE ESMT L 224 F 943
CITICORP DRIVE (PRIVATE ROAD)
TO HENSON BLVD
PHOENIX REALTY LLC L.1523 F.273 TM.10 PAR.58
N 66°02'35" W 1438.16'
S 75°31'15" E 433.02'

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

SP-25-049

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www.foxassociatesinc.com
Email: foxassoc@foxassociatesinc.com

DATE	REVISION	DRAWN BY
03.09.26	REVISED PER AGENCY COMMENTS	WMH

OVERALL IMPROVEMENTS PLAN
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SITE MODIFICATIONS BUILDING #1
SITUATE AT 14704 CITICORP DRIVE
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WASHINGTON COUNTY, MARYLAND

SCALE: 1"=100'

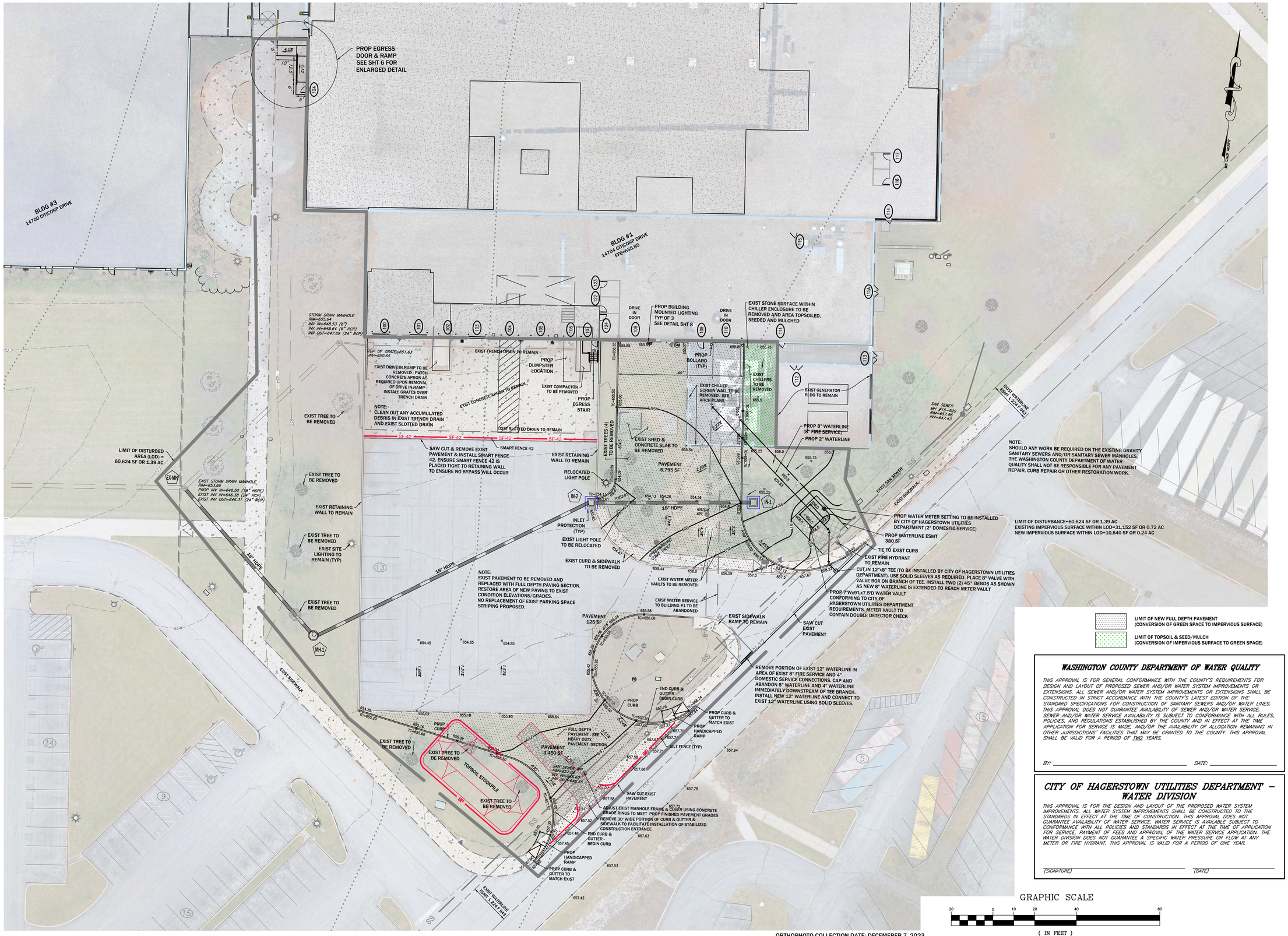
STATE OF MARYLAND
SCOTT CHRISTOPHER CROSS
No. 27053
PROFESSIONAL ENGINEER
Mar 09, 2026

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DRAWING NO. D-9683
DATE: OCTOBER 2025
DRAWN BY: WMH
CHECKED BY: SCC

SHEET 3 OF 8

M:\2025\25032 BSE Stone Jane LLC\Engineering\Drawings - Bldg 1\03-Overall.dwg Mar 09, 2026 12:12pm User: WHackett



ORTHOPHOTO COLLECTION DATE: DECEMBER 7, 2023

WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

THIS APPROVAL IS FOR GENERAL CONFORMANCE WITH THE COUNTY'S REQUIREMENTS FOR DESIGN AND LAYOUT OF PROPOSED SEWER AND/OR WATER SYSTEM IMPROVEMENTS OR EXTENSIONS. ALL SEWER AND/OR WATER SYSTEM IMPROVEMENTS OR EXTENSIONS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE COUNTY'S LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF SANITARY SEWERS AND/OR WATER LINES. THIS APPROVAL DOES NOT GUARANTEE AVAILABILITY OF SEWER AND/OR WATER SERVICE. SEWER AND/OR WATER SERVICE AVAILABILITY IS SUBJECT TO CONFORMANCE WITH ALL RULES, POLICIES, AND REGULATIONS ESTABLISHED BY THE COUNTY AND IN EFFECT AT THE TIME APPLICATION FOR SERVICE IS MADE, AND/OR THE AVAILABILITY OF ALLOCATION REMAINING IN OTHER JURISDICTIONS' FACILITIES THAT MAY BE GRANTED TO THE COUNTY. THIS APPROVAL SHALL BE VALID FOR A PERIOD OF TWO YEARS.

BY: _____ DATE: _____

CITY OF HAGERSTOWN UTILITIES DEPARTMENT – WATER DIVISION

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

(SIGNATURE) (DATE)

SP-25-049

FOX & ASSOCIATES INC.
Est. 1966

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FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
981 MT. AETNA ROAD
HAGERSTOWN, MD. 21740
PHONE: (301)733-8503
or (301)745-7620
FAX: (301)733-1653
82 WORMANS MILL COURT
SUITE 'G'
FREDERICK, MD. 21701
PHONE: (301)695-4080
FAX: (301)293-6009
www.foxassociatesinc.com Email: foxassoc@foxassociatesinc.com

DRAWN BY	REVISION	DATE
WMH	REVISED PER AGENCY COMMENTS	04.07.26
WMH	REVISED PER AGENCY COMMENTS	03.09.26

ENLARGED PLAN VIEW/SESC PLAN
BSE STATELINE, LLC
SITE MODIFICATIONS BUILDING #1

SITUATE AT 14704 CITICORP DRIVE
HAGERSTOWN, MD 21742
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=20'

STATE OF MARYLAND
SCOTT POFFENBERGER
27053
REGISTERED
PROFESSIONAL ENGINEER
Apr 07, 2026

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.
LICENSE No.: 27053 EXP. DATE: 1/25/28

PROJECT NO. 25-32254
DRAWING NO. D-9683
DATE: OCTOBER 2025
DRAWN BY: WMH
CHECKED BY: SCC

SHEET 4 OF 8

LIMIT OF DISTURBANCE=42,627 SF OR 0.98 AC
EXISTING IMPERVIOUS SURFACE WITHIN LOD=33,146 SF OR 0.76 AC
NEW IMPERVIOUS SURFACE WITHIN LOD=0 SF OR 0 AC
PAVEMENT TO BE REMOVED AND RESTORED TO A GRASS (LAWN) CONDITION=31,589 SF OR 0.73 AC

LIMIT OF DISTURBED AREA (LOD) = 42,627 SF
SAW CUT PAVEMENT
EXIST CURBED ISLAND TO REMAIN
EXIST SITE LIGHTING TO REMAIN (TYP)
AT-GRADE INLET PROTECTION
REMOVE SURFACE, BASE PAVEMENT AND STONE BASE. PLACE 6" TOPSOIL AND SEED AND MULCH AREA.
EXIST CURB TO BE REMOVED (TYP)
EXIST LIGHT POLE TO BE REMOVED
EXIST RIPRAP TO BE REMOVED
EXIST STORMDRAIN TO REMAIN
STABILIZED CONSTRUCTION ENTRANCE
EXIST STORM DRAIN TO REMAIN
EXIST RIPRAP TO BE REMAIN
SMART FENCE 42
SF-42
EXIST TREE TO BE REMOVED
TOPSOIL STOCKPILE
PAVEMENT 3,450 SF
EXIST WATERLINE
EXIST SANDWALK
MH-1
HaA
UrB
HcB

LIMIT OF NEW FULL DEPTH PAVEMENT (CONVERSION OF GREEN SPACE TO IMPERVIOUS SURFACE)
LIMIT OF TOPSOIL & SEED/MULCH (CONVERSION OF IMPERVIOUS SURFACE TO GREEN SPACE)

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

ORTHOPHOTO COLLECTION DATE: DECEMEBER 7, 2023

SP-25-049

R:\25\32554 BSE Shiloh, LLC\Engineering\Drawings - Bldg 1 (4-25 Enlargement).dwg, Mar 09, 2026 - 12:26pm, steve.michaud

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Est. 1966

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981 MT. AETNA ROAD
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FREDERICK, MD. 21701
PHONE: (301)695-4080
FAX: (301)293-6009
www.foxassociatesinc.com
Email: foxassoc@foxassociatesinc.com

DATE	REVISION	DRAWN BY
02.09.26	REVISED PER AGENCY COMMENTS	WMH

ENLARGED PLAN VIEW/SESC PLAN
BSE STATELINE, LLC
SITE MODIFICATIONS BUILDING #1
SITUATE AT 14704 CITICORP DRIVE
HAGERSTOWN, MD 21742
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=20'

STATE OF MARYLAND
SCOTT POFFENBERGER
PROFESSIONAL ENGINEER
Mar 09, 2026

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.
LICENSE No.: 27053 EXP. DATE: 1/25/28

PROJECT NO. 25-32254
DRAWING NO. D-9683
DATE: OCTOBER 2025
DRAWN BY: WMH
CHECKED BY: SCC

SHEET 5 OF 8

Washington County
MARYLAND
DEPARTMENT OF PLANNING & ZONING
COMPREHENSIVE PLANNING | LAND PRESERVATION | FOREST CONSERVATION | GIS

MEMORANDUM

TO: Washington County Planning Commission

FROM: Travis Allen, Senior Planner

DATE: May 4, 2026

RE: Specimen Tree Variance for Arborview Phase 1 (PP-25-001)

Attached you will find supporting documentation for a request to meet forest conservation requirements for this project. The request is to remove 1 specimen tree from the site on Sasha Boulevard as a part of grading associated with the preliminary plat.

Enclosed for your review are two documents in support of the applicant's request. These include the preliminary forest conservation plan; which shows the location of the specimen tree proposed for removal within the project limits of disturbance, and the justification letter from Qualified Professional Clint Rock that make their case for the tree removal request.

The removal of specimen trees requires that approval of a variance under Article 15 of the FCO. The applicant must demonstrate the conditions of hardship that exist to warrant the removal of the specimen trees and show that their removal would not adversely affect water quality.

If you have questions or comments regarding this request, please contact me using the information provided below.

Travis Allen
Senior Planner
(240) 313-2432
tallen@washco-md.net

FOX & ASSOCIATES INC.
Est. 1966
ENGINEERS
SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS

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

August 1, 2025

Washington County Maryland Planning & Zoning Department
747 Northern Avenue
Hagerstown, Maryland 21742

Attention: Travis M. Allen, Senior Planner

Re: Arborview, Phase I (PP-25-001) –Specimen Tree Removal

Mr. Allen,

We have prepared and submitted a Preliminary Subdivision Plat/Construction Plan (PP-25-001) for Phase I of the Arborview residential development on the north side of Mt. Aetna Road and the Black Rock subdivision.

The approved Forest Stand Delineation (FS-24-022) identifies multiple specimen trees on the subject property. One of the identified specimen trees is a 30" Hackberry (Celtis occidentalis) which is located within the limit of disturbance (LOD) associated with the proposed improvements in Phase 1 of the Arborview Cluster Development. This tree is not located within an identified qualified forest stand and is the minimum size to be considered a Specimen Tree per the Maryland State Forest Conservation Technical Manual (trees having a diameter measured at 4.5 feet above the ground 0f 30 inches or more).

The earth disturbance resulting from the construction of Sassafras Drive as well as the grading required for the preparation of proposed lots SF27 and SF28, including the closed storm drain system, would require the removal of this specimen tree or would have fatal impacts on the health of the tree.

Preserving this tree would result in the loss of proposed building lots and prevent the property owner from developing the property for the proposed use in an economically efficient manner and providing a means for efficient drainage of stormwater in this area.

For these reasons, we ask that the Planning Commission approve this request to remove this 30" Hackberry observed on the property.

Thank you for your consideration. Please feel free to contact me with any questions.

Sincerely,

FOX & ASSOCIATES, INC.

Clint Rock, RLA
Landscape Architect

LANDSCAPE ARCHITECT 4059 CLINT ROCK STATE OF MARYLAND

8-1-25

C:\Users\crock\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\93Y8SEV8\specimen tree letter (002).doc

Forest Conservation Worksheet 2.2

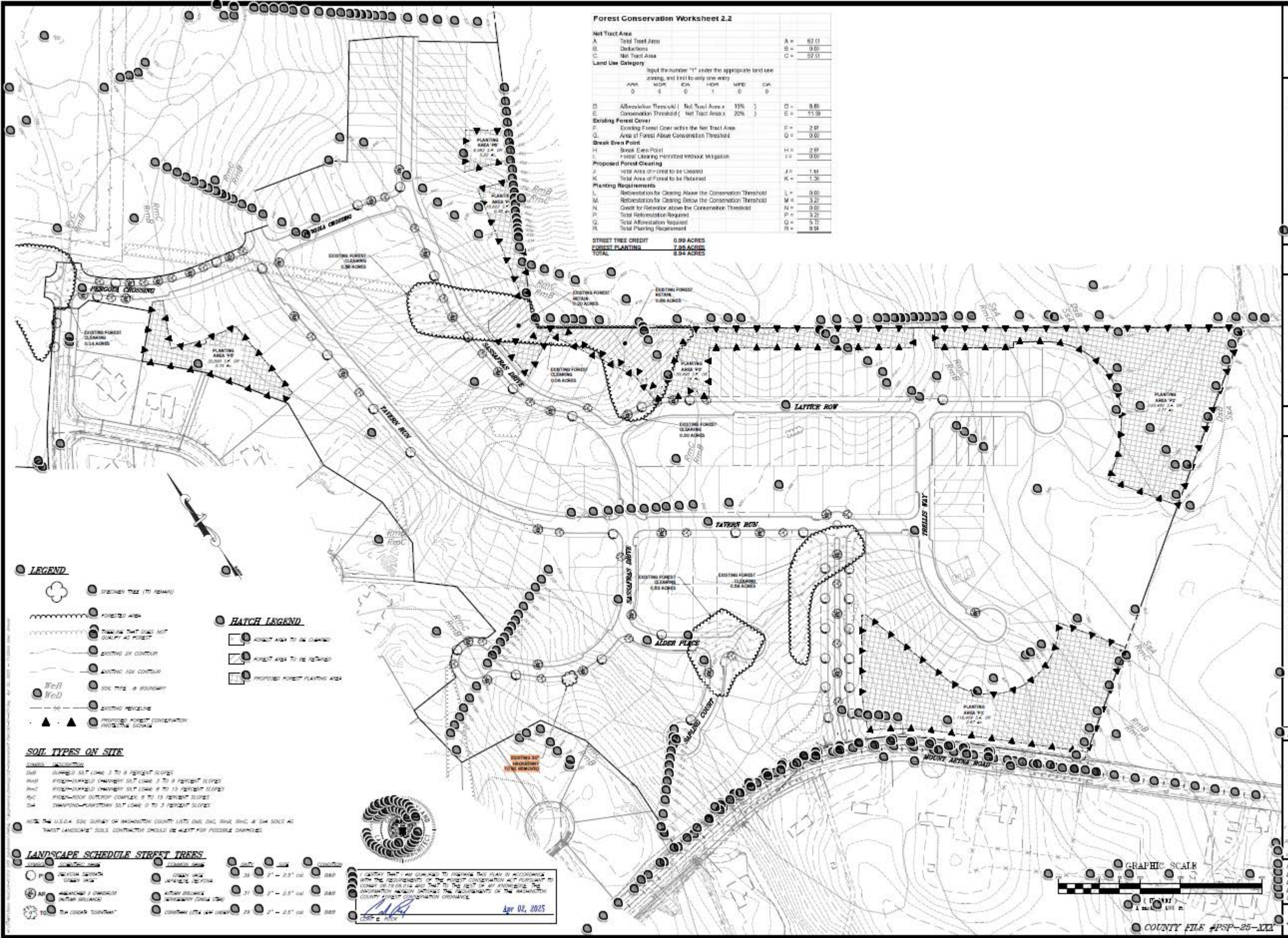
Net Tract Area				
A.	Total Tract Area		A =	62.01
B.	Deductions		B =	0.00
C.	Net Tract Area		C =	57.51
Land Use Category				

Input the number "1" under the appropriate land use zoning, and limit to only one entry.

ARA	MDR	IDA	HDR	MPD	CIA
0	0	0	1	0	0

D.	Afforestation Threshold (	Net Tract Area x	15%	)	D = 8.63
E.	Conservation Threshold (	Net Tract Area x	20%	)	E = 11.50
Existing Forest Cover					
F.	Existing Forest Cover within the Net Tract Area				F = 2.87
G.	Area of Forest Above Conservation Threshold				G = 0.00
Break Even Point					
H.	Break Even Point				H = 2.87
I.	Forest Clearing Permitted Without Mitigation				I = 0.00
Proposed Forest Clearing					
J.	Total Area of Forest to be Cleared				J = 1.84
K.	Total Area of Forest to be Retained				K = 1.36
Planting Requirements					
L.	Reforestation for Clearing Above the Conservation Threshold				L = 0.00
M.	Reforestation for Clearing Below the Conservation Threshold				M = 3.22
N.	Credit for Retention above the Conservation Threshold				N = 0.00
P.	Total Reforestation Required				P = 3.22
Q.	Total Afforestation Required				Q = 5.72
R.	Total Planting Requirement				R = 8.94

STREET TREE CREDIT	0.99 ACRES
FOREST PLANTING	7.95 ACRES
TOTAL	8.94 ACRES



LEGEND

- SPECIMEN TREE (TO REMAIN)
- FORESTED AREA
- TREELINE THAT DOES NOT QUALIFY AS FOREST
- EXISTING 2X CONTOUR
- EXISTING 10X CONTOUR
- SOIL TYPE & BOUNDARY
- EXISTING PERIMETER
- PROPOSED FOREST CONSERVATION PROTECTIVE SIGNAGE

HATCH LEGEND

- FOREST AREA TO BE CLEARED
- FOREST AREA TO BE RETAINED
- PROPOSED FOREST PLANTING AREA

SOIL TYPES ON SITE

SYMBOL	DESCRIPTION
DaB	DUMFIELD SILT LOAM, 3 TO 8 PERCENT SLOPES
RmB	RYDER-DUMFIELD CHANNERY SILT LOAM, 3 TO 8 PERCENT SLOPES
RmC	RYDER-DUMFIELD CHANNERY SILT LOAM, 8 TO 15 PERCENT SLOPES
RyC	RYDER-ROCK OUTCROP COMPLEX, 8 TO 15 PERCENT SLOPES
SsA	SHARPSBURG-POINTSTOWN SILT LOAM, 0 TO 3 PERCENT SLOPES

NOTE: THE U.S.D.A. SOIL SURVEY OF WASHINGTON COUNTY LISTS DaB, DaC, RmB, RmC, & SsA SOILS AS "FOREST LANDSCAPE" SOILS. CONTRACTOR SHOULD BE ALERT FOR POSSIBLE SINKHOLES.

LANDSCAPE SCHEDULE STREET TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	CONDITION
PC	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	39	2" – 2.5" cal.	B&B
AR	ARBUTACHEE X CANDICANS 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY (SINGLE STEM)	31	2" – 2.5" cal.	B&B
TO	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLE LEAF LINDEN	29	2" – 2.5" cal.	B&B

I CERTIFY THAT I AM QUALIFIED TO PREPARE THIS PLAN IN ACCORDANCE WITH THE REQUIREMENTS OF THE FOREST CONSERVATION ACT PURSUANT TO COMAR 08.19.04.01 AND THAT TO THE BEST OF MY KNOWLEDGE, THE INFORMATION HEREON SATISFIES THE REQUIREMENTS OF THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE.

Curtis E. Fox — Apr 02, 2025

COUNTY FILE #PSP-25-XXX

FOX & ASSOCIATES INC.

FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
NORMANDY HILL COURT
SUITE 'E'
HUNT VALLEY ROAD
NEW WINDSOR, MD. 21776
(410)635-8553
(410)876-7250
(301)733-8503
(301)663-1853
(301)695-6850
(301)695-6209

FOREST CONSERVATION PLAN
ARBORVIEW – PHASE 1
91 SINGLE FAMILY AND 100 SEMI-DETACHED LOTS

SITUATE ALONG THE NORTH SIDE OF MT. AETNA ROAD
ELECTION DISTRICT 16
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=100'

Apr 02, 2025

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, LICENSE NO. 11/25/26

PROJECT NO: 24-51312
DRAWING NO: D-9454
DATE: OCTOBER, 2024
DRAWN BY: DCM
CHECKED BY: CEF

SHEET 90 OF 102

Washington County
MARYLAND
DEPARTMENT OF PLANNING & ZONING
COMPREHENSIVE PLANNING | LAND PRESERVATION | FOREST CONSERVATION | GIS

MEMORANDUM

TO: Washington County Planning Commission

FROM: Travis Allen, Senior Planner

DATE: May 4, 2026

RE: Forest Conservation Mitigation for Bowman North LLC (S-23-065)

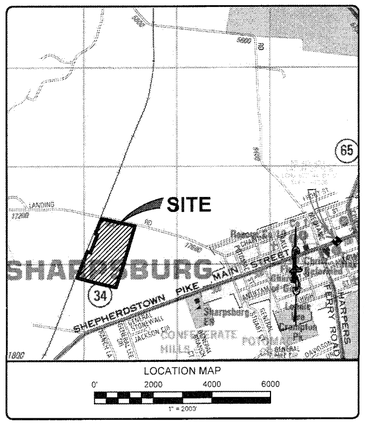
Attached you will find supporting documentation for a request to meet forest conservation requirements for this project. The applicant is requesting to establish an offsite easement to satisfy the forest mitigation requirement for a 4-lot residential subdivision on Snyder's Landing Rd.

Enclosed for your review are two documents in support of the applicant's request. These include the easement plat; which shows the intended offsite easement location; and the justification letter from Qualified Professional Mike Renn that make their case for this request.

Article 10.1 of the Washington County Forest Conservation Ordinance (FCO) describes the Preferred Sequence of Techniques for Mitigation for forest conservation plans. This list describes a hierarchy of mitigation techniques ranging from those most preferred (onsite retention or planting) to those least preferred (the payment of fee in lieu). The overall intent of the FCO is to preserve or create as much forest onsite as is feasible within the constraints of each development project before meeting mitigation obligations offsite.

If you have questions or comments regarding this request, please contact me using the information provided below.

Travis Allen
Senior Planner
(240) 313-2432
tallen@washco-md.net



ADC MAP COORDINATES
MAP 30 GRID H–12

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE LANDS DESCRIBED IN WASHINGTON COUNTY LAND RECORDS IN LIBER 6312, FOLIO 388.
2. ZONING: "P"–PRESERVATION DISTRICT
   MINIMUM BUILDING SETBACK LINES: (M.B.S.L.)
   FRONT = 40', SIDE = 15', REAR = 50'
   MINIMUM LOT WIDTH IS 100'.
   MINIMUM LOT AREA IS 40,000 SQUARE FEET.
3. AN EIGHT FOOT (8') WIDE EASEMENT FOR UTILITIES AND DRAINAGE TO BE RESERVED ON THE INTERIOR OF EACH SIDE AND REAR LOT LINES. A TEN FOOT (10') WIDE EASEMENT FOR UTILITIES AND DRAINAGE TO BE RESERVED ALONG THE FRONT LOT LINE, BUT NOT SHOWN.
4. WATER WELLS ARE UTILIZED.
5. EXISTING 10,000 SQ. FT. SEPTIC AREAS ARE THE CURRENT MEANS OF SEWAGE DISPOSAL FOR LOTS 1, 2, 3 AND 4. NO PERMANENT PHYSICAL OBJECTS PERMITTED IN THIS AREA.
6. THE TOTAL DRAINAGE AREA IMPACTING LOTS 1–4 IS LESS THAN 400 ACRES.
7. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED SURVEY PERFORMED BY APEX LAND SOLUTIONS UNDER THE DIRECT SUPERVISION OF MICHAEL E. RENN IN NOVEMBER 2023 AND CONTOURS ARE BASED ON MD NAD 83/91.
8. ACCESSORY STRUCTURES ARE PERMITTED IN ACCORDANCE WITH SECTIONS 4.10 AND 23.5 B OF THE ZONING ORDINANCE. ACCESSORY STRUCTURES ARE NOT PERMITTED WITHOUT A PRINCIPAL PERMITTED STRUCTURE.
9. THERE ARE NO WELLS OR SEPTIC SYSYTEMS WITHIN 100' OF THE SUBDIVISION BOUNDARIES EXCEPT AS SHOWN HEREON.
10. 25' FROM THE CENTERLINE OF SNYDER'S LANDING ROAD IS DEDICATED TO WASHINGTON COUNTY FOR ROAD WIDENING.
11. NO TITLE REPORT WAS PERFORMED BY OR PROVIDED TO APEX LAND SOLUTIONS LLC REGARDING THE PROPERTY SHOWN HEREON. THIS PLAT MAKES NO ATTEMPT TO LOCATE ANY EASEMENTS OR RIGHTS–OF–WAY, IF ANY EXIST.
12. ANY DEVELOPMENT MUST COMPLY WITH THE WASHINGTON COUNTY STORMWATER MANAGEMENT, GRADING, SOIL EROSION, AND SEDIMENT CONTROL ORDINANCE.
13. ALL GRADING ON EACH LOT, DONE EITHER BEFORE OR AFTER CONSTRUCTION OF A DWELLING OR THEIR APPURTENANCES, SHALL BE THE FULL RESPONSIBILITY OF THE LOT OWNER.
14. ALL DRIVEWAY ENTRANCES FOR THE SUBDIVIDED LOTS ON SNYDER'S LANDING ROAD WILL REQUIRE A WASHINGTON COUNTY ENTRANCE PERMIT AND MUST BE CONSTRUCTED TO COUNTY STANDARDS.

N 653150
E 1096000

"ENVIRONMENTALLY SENSITIVE AREA" NOTES

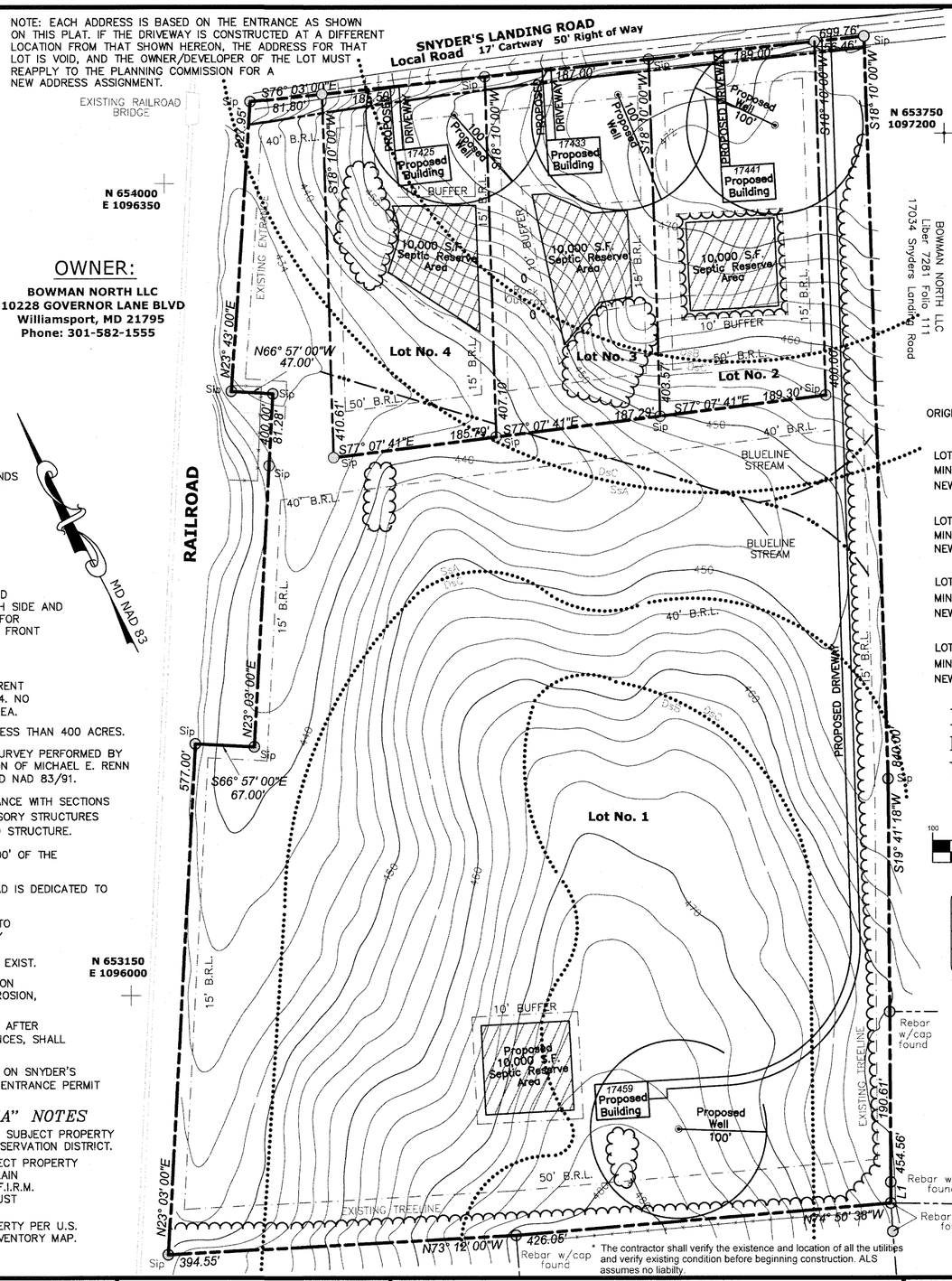
1. THERE ARE TWO BLUE LINE STREAMS CROSSING THE SUBJECT PROPERTY AS DEFINED BY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT.
2. THERE IS NO 100 YEAR FLOOD PLAIN ON THE SUBJECT PROPERTY AS DEFINED IN THE WASHINGTON COUNTY FLOOD PLAIN MANAGEMENT ORDINANCE OR AS SHOWN ON FEMA F.I.R.M. PANEL No. 24043C0360D, EFFECTIVE DATE OF AUGUST 15, 2017.
3. THERE ARE NO WETLANDS ON THE PROPOSED PROPERTY PER U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAP.
4. WATERSHED NAME – POTOMAC RIVER WA CNTY
   WATERSHED NUMBER–: 02140501

NOTE: EACH ADDRESS IS BASED ON THE ENTRANCE AS SHOWN ON THIS PLAT. IF THE DRIVEWAY IS CONSTRUCTED AT A DIFFERENT LOCATION FROM THAT SHOWN HEREON, THE ADDRESS FOR THAT LOT IS VOID, AND THE OWNER/DEVELOPER OF THE LOT MUST REAPPLY TO THE PLANNING COMMISSION FOR A NEW ADDRESS ASSIGNMENT.

N 654000
E 1096350

OWNER:

BOWMAN NORTH LLC
10228 GOVERNOR LANE BLVD
Williamsport, MD 21795
Phone: 301-582-1555



* The contractor shall verify the existence and location of all the utilities and verify existing condition before beginning construction. ALS assumes no liability.

Certificate of Approval

FINAL APPROVAL GRANTED

DATE:_____

BY:_____
Washington County Planning Commission
Final Approval good for one hundred eighty (180) days from above date

Legend
- Property Line
- Sip-Set Iron Pin
- (W) Proposed Well
- (S) Proposed Septic Tank
- Proposed Septic Reserve Area
- Existing Tree Lines

ACREAGE SUMMARY

ORIGINAL PARCEL 93

ORIGINAL Parcel 93 (L. 4010, F. 107) 22.48 ACRES

PROPOSED LOT 1

LOT 1 (	SNYDERS LANDING ROAD)	17.26 ACRES
MINUS ROAD	DEDICATION	0.06 ACRES
NEW LOT 1		17.20 ACRES

PROPOSED LOT 2

LOT 2 (	SNYDERS LANDING ROAD)	1.74 ACRES
MINUS ROAD	DEDICATION	0.06 ACRES
NEW LOT 2		1.68 ACRES

PROPOSED LOT 3

LOT 3 (	SNYDERS LANDING ROAD)	1.74 ACRES
MINUS ROAD	DEDICATION	0.06 ACRES
NEW LOT 3		1.68 ACRES

PROPOSED LOT 4

LOT 4 (	SNYDERS LANDING ROAD)	1.74 ACRES
MINUS ROAD	DEDICATION	0.07 ACRES
NEW LOT 4		1.67 ACRES

PLAT NO. _____
DATE:
WASHINGTON COUNTY

GRAPHIC SCALE:
100 0 50 100 200
1 INCH = 100 FT.

SOIL TABLE
DsB-Duffield silt loam~5.7 ac/26.1%
DsC-Duffield silt loam~10.3 ac/47.0%
SsA-Swanpond-Funkstown silt loam ~5.9 ac/26.9%

LINE TABLE		
#	BEARING	DISTANCE
L1	S19° 55' 22"W	23.44'

PARCEL 93

DEDICATION FOR INDIVIDUALS

I/WE, _____ DO HEREBY CERTIFY, FOR OURSELVES AND OUR PERSONAL REPRESENTATIVES, HEIRS AND ASSIGNS, THAT WE ARE THE LEGAL AND TRUE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT AND THAT WE HEREBY ADOPT THE PLAN OF SUBDIVISION SHOWN HEREON, HEREBY ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES SHOWN HEREON, HEREBY DEDICATE TO PUBLIC USE ALL UTILITY AND DRAINAGE EASEMENT AREAS AND ALL ALLEY, STREET AND ROAD RIGHTS OF WAY DESIGNATED ON THIS PLAT, HEREBY AGREE TO KEEP OPEN ALL SPACES AND RECREATION AREAS SHOWN HEREON AND HEREBY AGREE THAT SAID DEDICATIONS 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 WE HEREBY RESERVE A FEE SIMPLE TITLE TO THE LAND UNDERLYING SAID EASEMENTS, RIGHTS OF WAY, OPEN SPACES AND RECREATION AREAS AND, WITH REGARD TO THE 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/OR RIGHTS OF WAY BY SAID BOARD.

THIS DEED AND AGREEMENT OF DEDICATION SHALL BE BINDING UPON OUR GRANTEES, ASSIGNS, SUCCESSORS, HEIRS AND PERSONAL REPRESENTATIVES.

WITNESS OUR HANDS AND SEAL THIS 16TH DAY OF April, 2026.

DON BOWMAN

WITNESS

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS OR RIGHTS OF WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION EXCEPT THE FOLLOWING:

_____

AND ALL PARTIES HAVING AN INTEREST HEREIN HAVE HEREUNTO AFFIXED THEIR SIGNATURES, INDICATING THEIR ASSENT TO THIS PLAN OF SUBDIVISION.

WE DO HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

WITNESS OUR HANDS AND SEAL THIS 16TH DAY OF April, 2026.

DON BOWMAN

WITNESS

NOTE: LOTS 2, 3 AND 4 AS SHOWN ON THIS SUBDIVISION PLAT ARE ZONED P AND HAVE BEEN DETERMINED TO BE EXEMPTION LOTS PER SECTION 5C.4 OF THE WASHINGTON COUNTY ZONING ORDINANCE. LOTS 1, 2, 3 AND 4 DO NOT MEET THE DENSITY REQUIREMENTS PER SECTION 5C.3 OF THE ORDINANCE AND THUS CANNOT BE FURTHER SUBDIVIDED.

**This subdivision plat is subject to all applicable local, state and federal laws and regulations. Any further potential of subdivision of any lots or parcels created by this subdivision are subject to the requirements of The Maryland Annotated Code Environment Article, Section 9–206 and all applicable/local, state and federal laws and regulations.

CERTIFICATE OF APPROVAL OF INDIVIDUAL WATER SUPPLY AND INDIVIDUAL SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE MINIMUM OWNERSHIP AREA COMPLIES WITH THE MINIMUM WIDTH AND MINIMUM AREA REQUIREMENTS SPECIFIED IN COMAR 26.04.03.03. SUCH MINIMUM OWNERSHIP SHALL REMAIN EQUAL TO THE MINIMUM WIDTH AND MINIMUM AREA SET FORTH IN COMAR 26.04.03.A(2) UNTIL COMMUNITY SEWERAGE AND WATER HAVE BEEN MADE AVAILABLE. NOT MORE THAN ONE PRINCIPAL BUILDING MAY BE ERECTED OR CONSTRUCTED ON A LOT, OR LOTS, CONTAINED IN MINIMUM OWNERSHIP AREA AS ESTABLISHED BY COMAR 26.04.03.A(2) UNTIL COMMUNITY SEWERAGE

_____ _____
COUNTY HEALTH OFFICER DATE

INTERIM FACILITIES PROVISION CERTIFICATION

IN COMPLIANCE WITH COMAR 26.03.01.05.B(1) AND (2), THE INDIVIDUAL WATER SUPPLY AND/OR SEWER SYSTEM IS HEREBY PERMITTED ON A TEMPORARY INTERIM BASIS. FUTURE LOT OWNERS ARE ADVISED THAT THE INDIVIDUAL SYSTEMS SERVING THE LOT INDICATED ON THIS PLAT ARE OF A TEMPORARY INTERIM NATURE AND THAT CONNECTION TO A FUTURE COMMUNITY SYSTEM SHALL BE MADE WITHIN ONE (1) YEAR OR LESS AFTER THE SYSTEM BECOMES AVAILABLE.

S-23-065

APEX LAND SOLUTIONS LLC
223 N. Prospect Street - Suite 304 - Hagerstown, MD 21740
Voice: 240-455-5209 Fax: 866-914-0344
www.apexlandsolutions.net

STATE OF MARYLAND
MICHAEL E. RENN
No. 21318
REGISTERED
PROFESSIONAL LAND SURVEYOR

REVISIONS

NO.	DESCRIPTION	BY	DATE

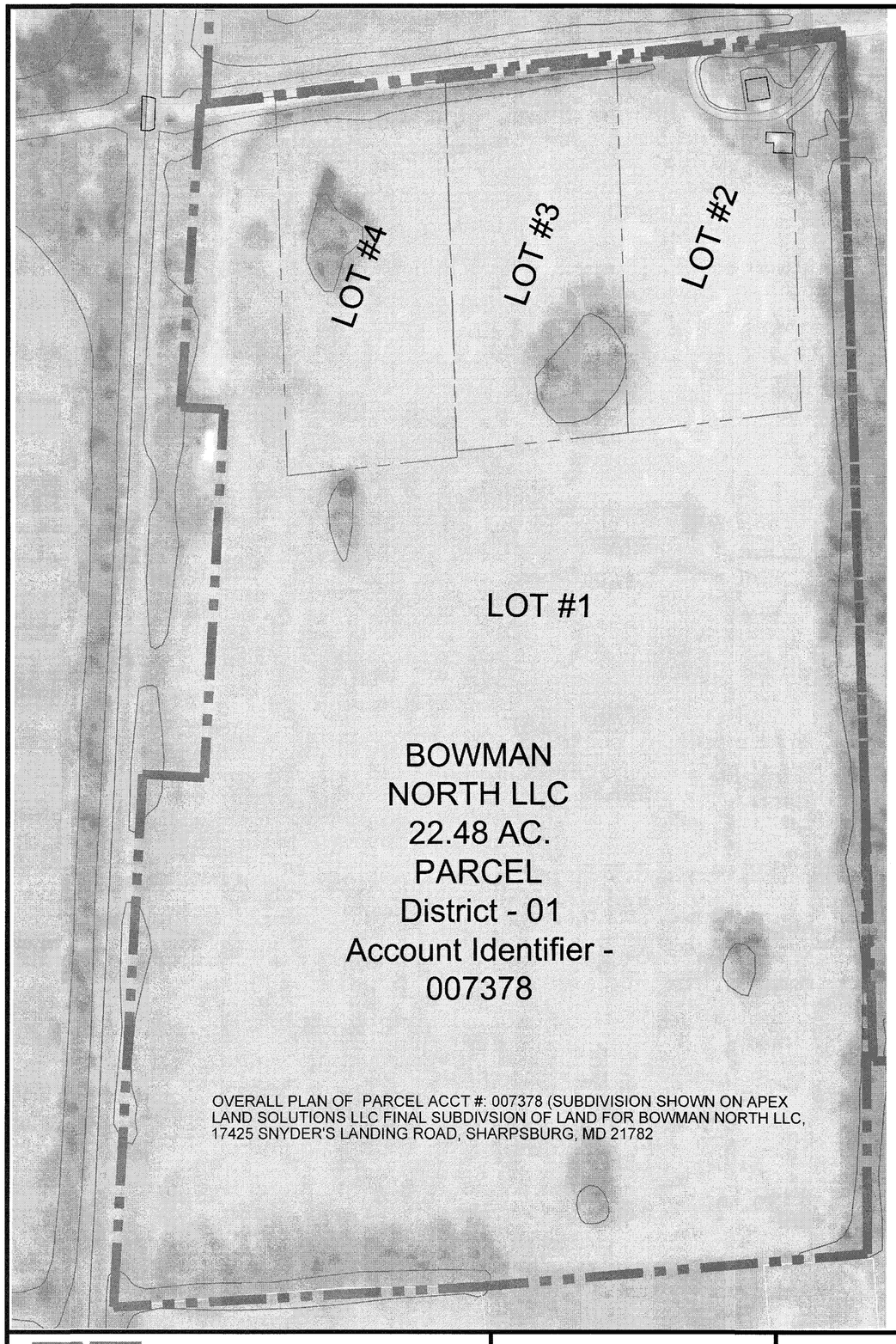
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I hereby certify that these documents were prepared by me or under my responsible charge, and that I am a licensed Professional Land Surveyor under the laws of the State of Maryland, License No. 21318 Exp. 1-11-27.

Final Subdivision of Land for:
Bowman North LLC

17421 Snyder's Landing Road, Sharpsburg, MD 21782
Liber 7587 Folio 84
Tax Map 76 Grid 13 Parcel 93 E.D. 01
Account Number 007378

Drawn:	M. RENN
Checked:	M. MELLOTT
Date:	August 6, 2025
Project No:	25-048
Scale:	1 inch = 100 feet
Sheet:	1 of 4



OVERALL PLAN OF PARCEL ACCT #: 007378 (SUBDIVISION SHOWN ON APEX LAND SOLUTIONS LLC FINAL SUBDIVSION OF LAND FOR BOWMAN NORTH LLC, 17425 SNYDER'S LANDING ROAD, SHARPSBURG, MD 21782

GRAPHIC SCALE:

100 0 50 100 200

1 INCH = 100 FT.

Certificate of Approval

FINAL APPROVAL GRANTED

DATE:_____

BY:_____

Washington County Planning Commission
Final Approval good for one hundred eighty (180) days from above date

OVERVIEW

THE TOTAL TRACT AREA IS 22.48 ACRES. THE NET TRACT AREA IS THE SAME. THE AFFORESTATION REQUIREMENT IS 4.50 ACRES TIMES 2 FOR OFF-SITE MITIGATION WHICH EQUALS 9.00 ACRES.

LEGEND

460	EXISTING CONTOUR – 10' INTERVAL
458	EXISTING CONTOUR – 2' INTERMEDIATE
	EXISTING TREES
DsC / DsB	SOILS BOUNDARY
	PROPERTY LINE
LOD	LIMITS OF DISTURBANCE

PREPARER'S CERTIFICATE

I CERTIFY THAT I AM QUALIFIED TO PREPARE THIS FOREST CONSERVATION PLAN PURSUANT TO C.O.M.A,R. 08.19.06.01 AND THAT TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF, THIS FOREST CONSERVATION PLAN REPRESENTS A REASONABLE CHARACTERIZATION OF FOREST RESOURCES ON THE SUBJECT PROPERTY OF BOWMAN NORTH LLC.

Aug. 13, 2026

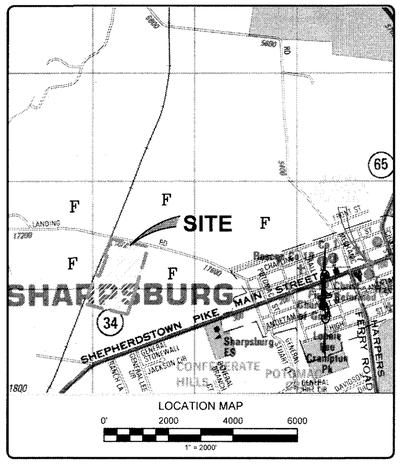
MICHAEL E. RENN
FOREST CONSERVATION QUALIFIED PROFESSIONAL

SUMMARY OF VEGETATION MAPPING UNITS

TOTAL SITE ACREAGE	22.48 AC.±
EXISTING FOREST	0.00 AC.±
MEADOW	22.48 AC.±
FOREST TO BE CLEARED	0.00 AC.±
AFFORESTATION AREA REQUIRED	4.50 AC.±
AT 2:1 OFF-SITE	9.00 AC.±

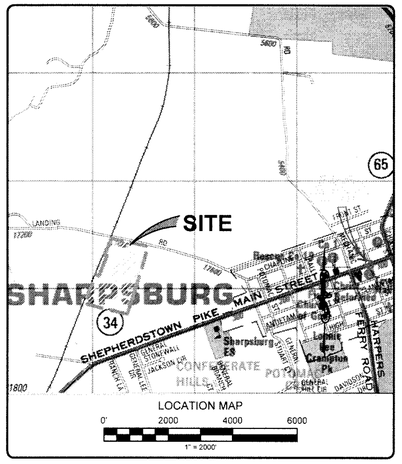
THE AFFORESTATION REQUIREMENT WILL ME UTILIZED USING OFF-SITE MITIGATION AT 17504 SNYDER'S LANDING ROAD.

OWNER:
BOWMAN NORTH LLC
10228 GOVERNOR LANE BLVD
WILLIAMSPORT MD 21795
PHONE: 301-582-1555



LAND USES

C – COMMERICAL
F – FARMING
I – INDUSTRIAL
S – SCHOOL



ADC MAP COORDINATES
MAP 30 GRID H-12

PLAT NO. _____
DATE:
WASHINGTON COUNTY

MD NAD 83

Forest Conservation Worksheet - Version 2.2

Davis, Renn & Associates, Inc.

Note: Use 0 for all negative numbers that result from the calculations.

A.Total Tract Area	A = 22.48
B. Deductions (Critical Area, area restricted by local ordinance or program)	B = 0.00
C. Net Tract Area Net Tract Area = Total Tract (A) - Deductions (B)	C = 22.48
Land Use Category: AGRICULTURAL AND RESOURCE .	
D.Afforestation Threshold (Net Tract Area [C] x 20%	D = 4.50
E.Conservation Threshold (Net Tract Area [C] x 50%	E = 11.24
Existing Forest Cover	
F.Existing Forest Cover within the Net Tract Area	F = 0.00
G.Area of Forest Above Conservation Threshold	
If the Existing Forest Cover (F) is greater than the Conservation Threshold (E), then G = F - E; Otherwise G = 0.	G = 0.00
Breakeven Point	
H.Breakeven Point (Amount of forest that must be retained so that no mitigation is required)	
(1)If the Area of Forest Above the Conservation Threshold (G) is greater than 0, then H = (0.2 x the Area of Forest Above Conservation Threshold (G)) + the Conservation Threshold (E),	H = 0.00
(2)If the Area of Forest Above the Conservation Threshold (G) is equal to 0, then H = Existing Forest Cover (F).	
I.Forest Clearing Permitted Without Mitigation	
I = Existing Forest Cover (F) - Breakeven point (H)	I = 0.00
Proposed Forest Clearing	
J. Total Area of Forest to be Cleared	J = 0.00
K. Total Area of Forest to be Retained	
K = Existing Forest Cover (F) - Forest to be Cleared (J)	K = 0.00
Planting Requirements	
If the Total Area of Forest to be Retained (K) is at or above the Breakeven Point (H), no planting is required and no further calculations are necessary (L=0, M=0, N=0, P=0, Q=0 R=0).	
Otherwise, calculate the planting requirement(s) as follows:	
L. Reforestation for Clearing Above the Conservation Threshold	
(1) If the Total Area of Forest to be Retained (K) is greater than the Conservation Threshold (E), then L = the Area of Forest to be Cleared (J) x 0.25;	L = 0.00
(2) If the Forest to be Retained (K) is less than or equal to the Conservation Threshold(E), then L = Area of Forest Above Conservation Threshold (G) x 0.25	
M. Reforestation for Clearing Below the Conservation Threshold	
(1) If Existing Forest Cover (F) is greater than the Conservation Threshold (E) and the Forest to be Retained (K) is less than or equal to the Conservation Threshold (E), then M = 2.0 x (Conservation Threshold (E) - Forest to be Retained (K))	M = 0.00
(2) If Existing Forest Cover (F) is less than or equal to the Conservation Threshold (E), then M = 2.0 x Forest to be Cleared (J)	
N. Credit for Retention Above the Conservation Threshold	
If the area of Forest to be Retained (K) is greater than the Conservation Threshold (E), then N = K - E; Otherwise N=0	N = 0.00
P. Total Reforestation Required P = L + M - N	P = 0.00
Q. Total Afforestation Required	
If Existing Forest Cover (F) is less than the Afforestation Threshold (D), then Q = Afforestation Threshold (D) - Existing Forest Cover (F)	Q = 4.50
R. Total Planting Requirement R = P + Q	R = 4.50

S-23-065

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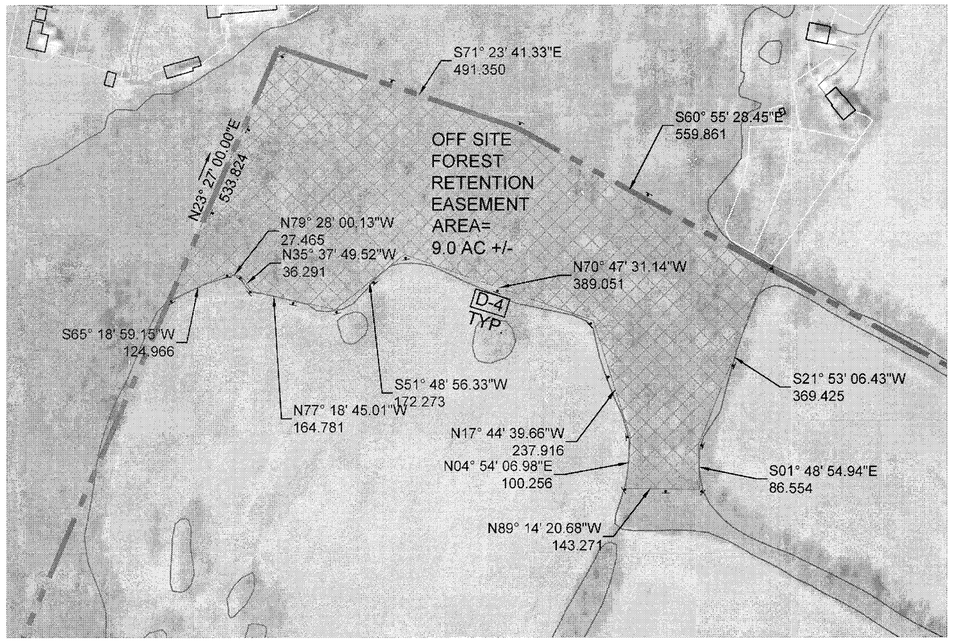
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Final Subdivision of Land for: Bowman North LLC

17421 Snyder's Landing Road, Sharpsburg, MD 21782
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Account Number 007378

Drawn:	M. RENN
Checked:	M. MELLOTT
Date:	August 6, 2025
Project No:	23-031
Scale:	1 inch = 100 feet
Sheet:	2 of 4



OVERALL PLAN OF FOREST RETENTION EASEMENT(OFF SITE FOREST EASEMENT FOR SUBDIVISION ON PARCEL ACCT# 007378)

FORESTATION NOTES

1. Forest areas shown hereon ▨ have be reviewed and approved by the Washington County Planning Commission and are In compliance with the requirements of the Washington County Forest Conservation Ordinance. Clearing of forested areas have not been approved. Those areas noted as "Forest Retention Areas" are not to be disturbed by a regulated activity as defined in the Forest Conservation Ordinance until that regulated activity and its associated forest disturbance Is reviewed and approved by the WashIngton County Planning Commission according to the requirements and standards of the Forest Conservation Ordinance in effect at the time.
2. Property owners are advised that there are penalties and fines associated with violation of these restrictions. Activities of a recreational or passive nature, as long as there is no forest disturbance, removal of the existing forest or inhibition of Its natural growth processes are permitted In these forest areas.
3. This note or reference to its existence on this plat shall be included in each and every deed of conveyance for any lot shown on this plat.
4. The Retention Area shown ▨ on this plat is to be retained by the respective property owners in a natural forested condition, pursuant to the Washington County Forest Conservation Ordinance of 1993. Furthermore, the use of the Retention and Planting Area shall be limited to forest conservation practices activities which are consistent with the preservation of the Retention Area as natural forest land, as stipulated by the same Ordinance.

LONG TERM PROTECTION NOTES:

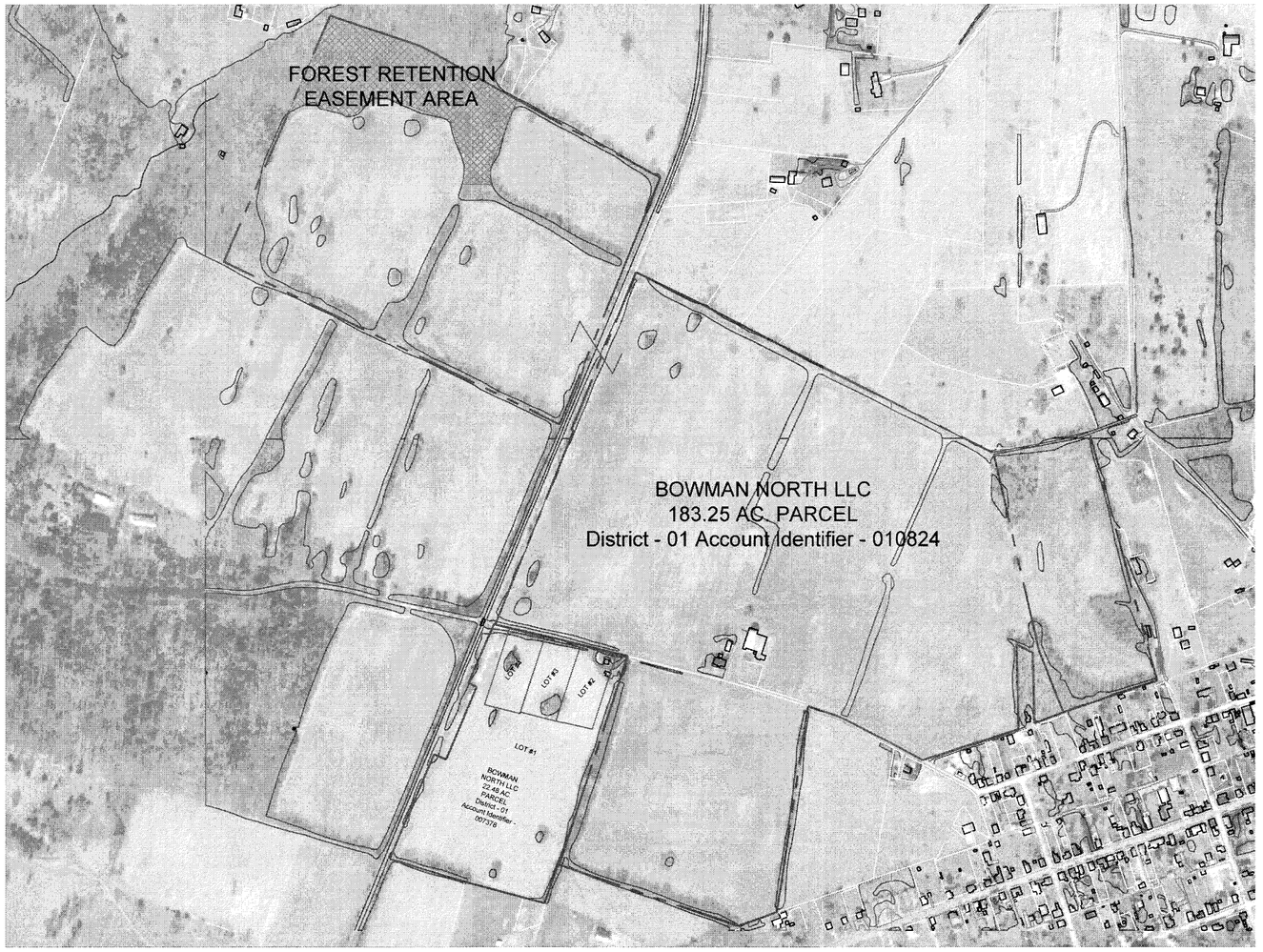
Long term protection for land shown hereon as Existing Forest or Afforestation Areas shall be provided by way of perpetual conservation easement. This deed restriction, recorded with the land records of this property, limits the use of the existing forest and afforestation areas to those activities which are consistent with the conservation of frest such as recreational activities, forest management, and wildlife management. Activites of a recreational or passive nature, as long as there is no forest disturbance, removal of forest, or inhibition of its natural growth are permitted in the forest areas. The County or its agents are authorized to inspect the Forest Conservation and Afforestation Easement Areas. A Proposed 15 foot Right-of-way to serve as access for the purpose of ingress and egress of the Existing Forest and Afforesation Areas.

MD MAD 83

GRAPHIC SCALE:

100 0 50 100 200

1 INCH = 100 FT.



OVERALL PLAN OF PARCELS ACCT #: 007378 AND 010824

PLAT NO. _____
DATE:
WASHINGTON COUNTY

FORESTATION CONSERVATION SEQUENCE OF CONSTRUCTION

1. All temporary protection devices and/or permanent devices shall be put into place.
   - Permanent signage will be place as shown on the plan around the perimeter of the entire Forest Area within 30 days of subdivision plat approval and/or completion of construction .
   - Attachment of signs or any other objects to trees is prohibited.
   - No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas .

OWNER:
BOWMAN NORTH LLC
10228 GOVERNOR LANE BLVD
WILLIAMSPORT MD 21795
PHONE: 301-582-1555

S-23-065

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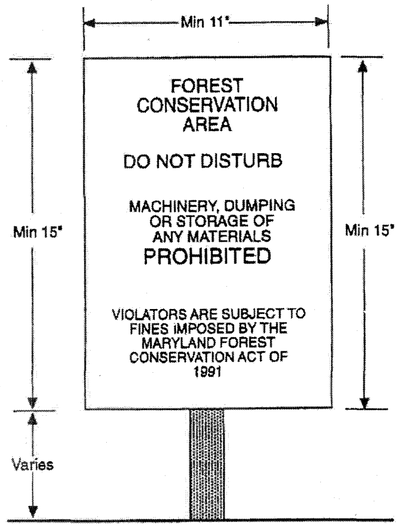
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Final Subdivision of Land for: Bowman North LLC

17421 Snyder's Landing Road, Sharpsburg, MD 21782
Liber 7587 Folio 84
Tax Map 76 Grid 13 Parcel 93 E.D. 01
Account Number 007378

Drawn:	M. RENN
Checked:	M. MELLOTT
Date:	August 6, 2025
Project No:	23-031
Scale:	1 inch = 100 feet
Sheet:	3 of 4



Notes:
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 placing signs closer or farther apart.
3. Attachment of signs to trees is prohibited.
4. Retention area protective measures shall be installed within 30 days of subdivision plat approval.
5. After installed Notify Planning Department (240-313-2430) for an inspection.

Source: Adapted from Forest Conservation Manual, 1991

CONSTRUCTION SIGNS AND PERMANENT SIGNS | **Figure D-4**

OVERVIEW

THE TOTAL TRACT AREA IS 22.48 ACRES. THE NET TRACT AREA IS THE SAME. THE AFFORESTATION REQUIREMENT IS 9.00 ACRES.

LONG TERM FOREST PROTECTION PLAN

UPON COMPLETION OF ALL CONSTRUCTION BY THE OWNER, THE BOUNDARIES OF THE NON-BUFFER FOREST CONSERVATION AREA WILL BE MARKED WITH CHEMICALLY TREATED FENCE POSTS AND DURABLE SIGNAGE (SEE DETAIL THIS SHEET) WITH WORDING TO THE EFFECT THAT THE AREA IS A FOREST CONSERVATION AREA AND THAT THE TREES ARE NOT TO BE DISTURBED. THE POSTS AND SIGNS SHALL BE MAINTAINED BY THE PROPERTY OWNER INDEFINITELY.

THERE SHALL BE NO DISTURBANCES OF THE AREAS LABELED "FOREST CONSERVATION AREA" BY ANY REGULATED ACTIVITY AS DEFINED IN THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE, EXCEPTING SUCH ACTIVITIES WHICH HAVE RECEIVED PRIOR APPROVAL OF THE WASHINGTON COUNTY PLANNING DEPARTMENT. PROPERTY OWNERS ARE ADVISED THAT PENALTIES AND FINES ARE ASSOCIATED WITH VIOLATION OF THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE. ACTIVITIES OF A RECREATIONAL OR PASSIVE NATURE ARE PERMITTED IN FOREST CONSERVATION AREAS PROVIDED THAT THERE IS NO FOREST DISTURBANCE OR REMOVAL OF LIVING TREES.

THE LONG TERM FOREST PROTECTION PLAN OR REFERENCE TO ITS EXISTENCE ON THIS PLAT, SHALL BE INCLUDED IN EACH AND EVERY DEED OF CONVEYANCE FOR THIS PROPERTY AND SUBDIVISIONS THEREOF.

THIS FOREST CONSERVATION PLAN SHOWS THAT NO TREES WITHIN THE FOREST CONSERVATION AREAS ARE TO BE DISTURBED. IF, FOR ANY REASON IN THE FUTURE, FOREST COVER IS PROPOSED TO BE DISTURBED, A REVISED FOREST CONSERVATION PLAN MUST BE SUBMITTED TO THE WASHINGTON COUNTY PLANNING COMMISSION AND APPROVED PRIOR TO DISTURBING ANY TREES.

THE FOREST CONSERVATION AREA WILL BE PLACED IN A FOREST CONSERVATION EASEMENT, WHICH SHALL BE RECORDED ON AN 18" X 24" FINAL PLAT OR EASEMENT PLAT FOR THIS PROPERTY.

FOREST CONSERVATION SEQUENCE OF CONSTRUCTION

1. ALL TEMPORARY PROTECTION DEVICES AND/OR PERMANENT DEVICES SHALL BE PUT INTO PLACE.
   - PERMANENT SIGNAGE WILL BE PLACED AS SHOWN ON THE PLAN AROUNG THE PERIMETER OF THE ENTIRE FOREST AREA WITHIN 30 DAYS OF SUBDIVISION PLAT APPROVAL AND/OR COMPLETION OF CONSTRUCTION.
   - ATTACHMENT OF SIGNS OR ANY OTHER OBJECTS TO TREES IS PROHIBITED.
   - NO EQUIPMENT, MACHINERY, VEHICLES, MATERIALS OR EXCESSIVE PEDESTRIAN TRAFFIC SHALL BE ALLOWED WITHIN PROTECTED AREAS.
2. A PRE-CONSTRUCTION MEETING WILL BE REQUIRED AFTER THE BOUNDARIES OF THE LIMIT OD DISTURBANCE HAVE BEEN STAKED AND FLAGGED, THE FOREST PROTECTION DEVICES HAVE BEEN INSTALLED AND BEFORE ANY DISTURBANCE HAS TAKE PLACE ON THE SITE. IT IS THE OWNER AND/OR DEVELOPER'S RESPONSIBILITY TO ARRANGE FOR THE PRE-CONSTRUCTION MEETING. THE OWNER AND/OR DEVELOPER SHALL CONTACT THE WASHINGTON COUNTY PLANNING AND ZONING DEPARTMENT (240-313-2430) FOR INSPECTION OF THE INSTALLED DEVICES PRIOR TO THE START OF CONSTRUCTION WITH AT LEAST FIVE (5) DAYS NOTICE. IF THE INSPECTION REVELAS IMPROPERLY INSTALLED PROTECTION DEVICES, CORRECTIONS WILL HAVE TO BE MADE AND RE-INSPECTED PRIOR TO THE START OF CONSTRUCTION.
3. ONCE APPROVAL HAS BEEN GRANTED BY THE WASHINGTON COUNTY PLAN REVIEW AND PERMITTING DEPARTMENT, CLEARING AND/OR GRADING OF THE SITE FOR CONSTRUCTION OF STREET, UTILITY, AND BUILDING AREAS MAY COMMENCE.
4. A POST CONSTRUCTION MEETING WILL BE REQUIRED AFTER ALL CONSTRUCTION HAS CEASED AND GRADED AREAS HAVE BEEN STABILIZED, ALL TEMPORARY PROTECTIVE DEVICES SHALL BE REMOVED AND REPLACED WITH THE APPROPRIATE PERMANENT SIGNAGE. IT IS THE OWNER AND/OR DEVELOPER'S RESPONSIBILITY TO ARRANGE FOR THE POST CONSTRUCTION MEETING. THE OWNER AND/OR DEVELOPER SHALL CONTACT THE WASHINGTON COUNTY DEPARTMENT OF PLAN REVIEW AND PERMITTING (240-313-2430) FOR INSPECTION OF THE FINAL INSTALLED DEVICES WITH AT LEAST FIVE (5) DAYS NOTICE. IF THE INSPECTION REVELAS IMPROPERLY INSTALLED PERMANENT PROTECTION DEVICES, CORRECTIONS WILL HAVE TO BE MADE AND RE-INSPECTED PRIOR TO THE COMPLETION OF SITE STABILIZATION.

PLAT NO. _____
DATE:
WASHINGTON COUNTY

OWNER:
BOWMAN NORTH LLC
10228 GOVERNOR LANE BLVD
WILLIAMSPORT MD 21795
PHONE: 301-582-1555

S-23-065

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April 10, 2026

Justification Letter to Planning Commission
Bowman North LLC – S-23-065

Rationale for providing 2:1 retention (9 acres) of forest on the Synder;s Landing Farm property vs. 4.5 acres of forest planting on the William Ball parcel (property that is currently being subdivided into 4 residential lots is as follows:

Retention of productive farmland – Planting 4.5 acres of forest on the William Ball property would end up removing 4.5 acres of hay crop land from farming. The ground has highly productive soils for hay (alfalfa) production, which is the current crop in rotation. The retention of forest to the adjacent north keeps from having a loss in actively producing the hay cropland.

Carbon Storage – 9 acres of existing forest provides high and immediate carbon storage. A new planting of 4.5 acres of saplings/whips would provide low and delayed carbon storage. This carbon storage is important for mitigating greenhouse effects by capturing and storing atmospheric carbon dioxide.

Biodiversity – The 9-acre existing forest will provide a complex habitat with multi-layered canopies, and diverse undergrowth. A newly planted area will tend to have more uniformly in plant age and potentially have a more-sparse understory until maturity at 60 plus years.

Water and Soil Impacts – The existing 9-acre forest will have superior infiltration and erosion resistance, with porous undisturbed soils. A newly created forest will have some lesser level of infiltration and erosion resistance.

Therefore, due to the above reasons, it is much more feasible and beneficial to conserve 9 acres of existing forest to the north of the adjacent Snyder's Landing Farm property. Comparing 9 acres of existing forest to 4.5 acres of newly planted woodland reveals that the establishment forest provided immediate, high-value ecosystem services, while a new planting would represent a long-term investment that may take decades to reach similar benefits. Additionally, resources such as tree tubes (which require some early term maintenance), tree installation labor and fuel for installation will be eliminated by utilizing the retention of existing forest.

We respectively request that the Planning Commission allow Bowman North LLC to meet the forestation requirement for their subdivision utilizing the 2:1 off-site retention/conservation easement.

Respectfully submitted,



Michael E. Renn P.E., PS
Forest Conservation Qualified Professional

223 N. Prospect Street, Suite 304, Hagerstown, MD 21740

Washington County MARYLAND
DEPARTMENT OF PLANNING & ZONING
COMPREHENSIVE PLANNING | LAND PRESERVATION | FOREST CONSERVATION | GIS

MEMORANDUM

TO: Washington County Planning Commission

FROM: Travis Allen, Senior Planner

DATE: May 4, 2026

RE: Forest Conservation Mitigation for Fletcher's Grove - Phase 3 - Dean North (FP-25-002)

Attached you will find supporting documentation for a request to meet forest conservation requirements for this project. The applicant is requesting to establish an offsite easement to satisfy a portion of the forest mitigation requirement for a 53-lot residential subdivision in the Town of Boonsboro.

Enclosed for your review are two documents in support of the applicant's request. These include the easement plat; which shows the intended onsite and offsite easement locations; and the justification letter from Qualified Professional Lydia Landau that make their case for this request.

Article 10.1 of the Washington County Forest Conservation Ordinance (FCO) describes the Preferred Sequence of Techniques for Mitigation for forest conservation plans. This list describes a hierarchy of mitigation techniques ranging from those most preferred (onsite retention or planting) to those least preferred (the payment of fee in lieu). The overall intent of the FCO is to preserve or create as much forest onsite as is feasible within the constraints of each development project before meeting mitigation obligations offsite.

If you have questions or comments regarding this request, please contact me using the information provided below.

Travis Allen
Senior Planner
(240) 313-2432
tallen@washco-md.net

CBM Consulting
Creative design solutions +
knowledgeable engineering

300 W. Patrick Street | Frederick, MD 21701 | cbm-consulting.com | office 240-578-4010

March 6, 2026

Washington County Planning and Zoning
747 North Avenue
Hagerstown, MD 21742

Attn: Mr. Travis Allen
Senior Planner

Re: Fletchers Grove – Phase 3 – Dean North
Request for approval of off-site forest mitigation

Dear Mr. Allen,

To meet the necessary requirements of forestation for the Preliminary/Final Forest Conservation Plan for Fletchers Grove – Phase 3 – Dean North, the owner is requesting to provide forest mitigation off-site on the Buhrman property. The area of Dean North that is not being developed is already being designated for proposed onsite planting credits via the 2.80 acres of onsite forest mitigation, 1.72 acres of which is being met through 172 street tree plantings, and 1.08 acres of which is being met through 1.5" diameter nursery stock landscape plantings in a landscape buffer area. We are formally requesting approval to satisfy the remaining required 4.36 acres of mitigation through 8.72 acres of offsite retention at a 2:1 ratio on the Buhrman property.

For this site, the existing forest area was primarily located in the interior of the site where the proposed development, including mass grading, is taking place. This prohibited the retention of existing forest which is the preferred technique in forest mitigation. Below is a list of the remaining preferred techniques and how they were incorporated into the forest requirements or were not feasible:

(1) Selective clearing and supplemental planting on site;

Selective clearing was not possible due to the location of the existing forest being primarily in the center of the development;

(2) Onsite afforestation or reforestation using transplanted or nursery stock that is greater than 1.5 inches diameter measured at 4.5 feet above the ground;

Onsite afforestation through using nursery stock 1.5 inches diameter or greater as a landscape buffer has been provided in the Preliminary/Final Forest Conservation Plan.

(3) Onsite afforestation or reforestation, using whip and seedling stock;

Onsite afforestation using whip and seedling stock was not used in order to provide nursery stock 1.5 inches diameter or greater for the proposed Forest Conservation planting requirements.

(4) Credit from an approved Forest Mitigation Bank that created new forest cover. The credit applied to the mitigation requirement is equal to 100% of the credit secured from the Forest Mitigation Bank;

Currently, there appears to be limited or no banks available within Washington County in which to purchase the credits.

(5) Offsite afforestation or reforestation, arranged by the applicant on private lands using transplanted or nursery stock that is greater than 1.5 inches diameter measured at 4.5 feet above the ground;

Identifying, locating, purchasing, planting, and maintaining off-site forest establishment is time and cost prohibitive even if potential off-site areas are found. This may result in the project being delayed and would depend on the off-site property owner's requirements as to whether the off-site arrangement is economically feasible. The availability of private lands whose Owners are receptive to allowing the creation of afforestation or re-forestation is not compiled for aiding in this endeavor.

(6) Offsite afforestation or reforestation arranged by the applicant on public lands using transplanted or nursery stock that is greater than 1.5 Inches diameter measured at 4.5 feet above the ground;

Any public lands that may at one time have been available for creation of off-site planting areas to serve as afforestation for private projects have been removed from the list due to the fact that Counties and municipalities are earmarking these areas for doing their own afforestation projects to meet their MS4 obligations.

(7) Offsite afforestation or reforestation, arranged by the applicant on private lands using whip and seedling stock;

Identifying, locating, purchasing, planting, and maintaining off-site forest establishment is time and cost prohibitive even if potential off-site areas are found. This may result in the project being delayed and would depend on the off-site property owner's requirements as to whether the off-site arrangement is economically feasible. The availability of private lands whose Owners are receptive to allowing the creation of afforestation or re-forestation is not compiled for aiding in this endeavor.

(8) Offsite afforestation or reforestation, arranged by the applicant on public lands using whip and seedling stock;

Any public lands that may at one time have been available for creation of off-site planting areas to serve as afforestation for private projects have been removed from the list due to the fact that Counties and municipalities are earmarking these areas for doing their own afforestation projects to meet their MS4 obligations.

(9) Landscaping of areas under an approved landscaping plan which establishes a forest that is at least 35 feet wide and covering 2,500 square feet or more of area;

This technique has been employed on this project to the extent possible, and provides 2.80 acres of onsite forest mitigation, 1.72 acres of which is being met through 172 street tree plantings, and 1.08 acres of which is being met through 1.5" diameter nursery stock landscape plantings in a landscape buffer area.

(10) Credit from an approved Forest Mitigation Bank that protected existing forest. The credit shall not exceed 50% of the area of existing forest protected;

Currently, there appear to be limited or no banks available within Washington County in which to purchase the credits

(11) Natural regeneration on site.

There are no remaining areas of the site that could allow the regeneration of natural forest for the purpose of meeting the forest resource requirements for the project.

(12) Off site protective easements on existing forested areas not currently protected in perpetuity as identified on an approved Forest Stand Delineation that incorporates a long-term binding protective agreement, as applicable and described in C.O.M.A.R. 08.19.05.02 that:

(a) Provides protection for areas of forest conservation, including areas of afforestation, reforestation, and retention;

(b) Limits uses in areas of forest conservation to those uses that are designated and consistent with forest conservation, including passive recreational activities and forest management practices that are used to preserve forest;

(c) Is recorded in the Land Records of Washington County with or on the final plat of subdivision or, in cases where no subdivision occurs, as a covenant or other form of deed restriction, and, if applicable includes the signature of both parties to the agreement; and

(d) Is located on a single lot of record.

(e) Credit for an off site protective easement may not exceed 50% of the area of existing forest cover protected.

This technique is proposed for this project in order to provide 8.72 acres of forest protected easement meeting the requirements (a) through (e) above.

(11) Payment of fee in lieu instead of afforestation and reforestation according to Article 11. B. Within the Urban Growth Area or Town Growth Areas

This technique is not proposed for this project because higher order preferred techniques listed above have been used.

Respectfully submitted,



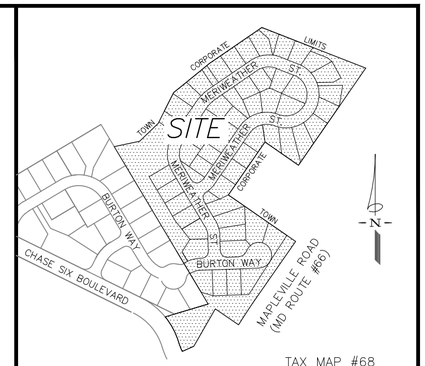
Lydia Landau

Forest Conservation Worksheet 2.2								
Net Tract Area								
A.	Total Tract Area						A =	17.24
B.	Deductions						B =	0.00
C.	Net Tract Area						C =	17.24
Land Use Category								
		Input the number "1" under the appropriate land use						
		zoning, and limit to only one entry						
	ARA	MDR	IDA	HDR	MPD	CIA		
	0	0	0	1	0	0		
D.	Afforestation Threshold (Net Tract Area x				15%	)	D =	2.59
E.	Conservation Threshold (Net Tract Area x				20%	)	E =	3.45
Existing Forest Cover								
F.	Existing Forest Cover within the Net Tract Area						F =	4.49
G.	Area of Forest Above Conservation Threshold						G =	1.04
Break Even Point								
H.	Break Even Point						H =	3.66
I.	Forest Clearing Permitted Without Mitigation						I =	0.83
Proposed Forest Clearing								
J.	Total Area of Forest to be Cleared						J =	4.49
K.	Total Area of Forest to be Retained						K =	0.00
Planting Requirements								
L.	Reforestation for Clearing Above the Conservation Threshold						L =	0.26
M.	Reforestation for Clearing Below the Conservation Threshold						M =	6.90
N.	Credit for Retention above the Conservation Threshold						N =	0.00
P.	Total Reforestation Required						P =	7.16
Q.	Total Afforestation Required						Q =	0.00
R.	Total Planting Requirement						R =	7.16

FOREST CONSERVATION PLAN NARRATIVE:

The proposed land use for the property is a high density residential subdivision consisting of single family homes and townhomes. There are three forest stands on the site totaling 4.49 acres. The Forest Conservation Plan proposes 4.49 acres of forest clearing to facilitate the proposed residential lots and stormwater management. The zoning on the property is Multi-Family Residential which is the highest density of all four residential zoning districts and has a 15% afforestation threshold and a 20% conservation threshold. Since the existing forest is above the afforestation threshold but there is 4.49 acres of proposed clearing, there will be a reforestation obligation. The reforestation requirement is 7.16 acres and will consist if 2.80 acres of on-site plantings, and the remainder will be provided off-site at a ratio of 2:1 for a total of 8.72 acres of FRO easement within existing forest.

The 7.16 acre reforestation requirement will be partially met on the subject property by way of street tree planting and landscape buffer planting. The street tree and landscape buffer planting on the project parcel will be in the form of 1.5" caliper trees that are native to the mid-atlantic region. There will be 108 trees planted along the southern property boundary while 172 street trees will be planted throughout the neighborhood. The total of 280 trees will generate 2.80 acres of planting credit. The remainder of the requirement will be achieved by creating a forest conservation easement within existing forest located on property owned by Tim Buhrman at 12275 Pleasant Valley Rd, Smithsburg, MD 21783, and will amount to 8.72 acres of forest. The planting plan, plant schedule, details, notes, and specification are included in a separate plan sheet included within the Forest Conservation Plan. A surety totaling $36,590.40 ($0.30 per s.f.) will be posted to ensure the completion of reforestation plantings.



TAX MAP #68
P/O PARCEL #58

VICINITY MAP
SCALE: 1" = 500'±

SURVEYOR'S CERTIFICATION

I hereby certify to the best of my professional knowledge and belief that the Forest Conservation Ordinance plat set shown hereon is correct.

I hereby certify that I personally prepared, or was in responsible charge, over the preparation of this plat and the survey work reflected in it and it is in compliance with COMAR, Section 09.13.06.12 of the Minimum Standards of Practice as adopted by the Maryland Board of Professional Land Surveyors.

Date

For B&R Design Group
Carl F. Thomas
Property Line Surveyor
MD Reg. #411
License Expires: 11/16/2026

QUALIFIED PROFESSIONAL

I CERTIFY THAT I AM A QUALIFIED PROFESSIONAL PER REQUIREMENTS OF COMAR.08.19.06.01 FOR QUALIFIED PROFESSIONAL STATUS AND, THEREFORE, AM QUALIFIED TO PREPARE THE ATTACHED FOREST CONSERVATION PLAN. I FURTHER CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY SUPERVISION USING THE METHODS PROVIDED BY THE WASHINGTON COUNTY FOREST CONVERSATION ORDINANCE AND FOREST CONSERVATION MANUAL. I CERTIFY THAT THIS FOREST RETENTION EASEMENT PLAT IS ACCURATE AND COMPLETE.

SEAN McDONOUGH DATE

OWNERS:

Richmond American Homes of Maryland
6210 Old Dobbin Lane, Suite 190
Columbia, Maryland 21045
410-739-5700

AND

Timothy S. Buhrman
12275 Pleasant Valley Road
Smithsburg, Maryland 21783

SHEET 1 OF 5

PARCEL ID#: 06-002927 (L.2886 F.477)
PARCEL ID#: 07-001304 (L.3150 F.140)

Certificate of Approval
FINAL APPROVAL GRANTED

BY: _____

DATE: _____

Washington County Planning Commission
Final Approval good for one hundred eighty (180) days from above date.

03/18/2026	REVISED PER WASHINGTON COUNTY COMMENTS.

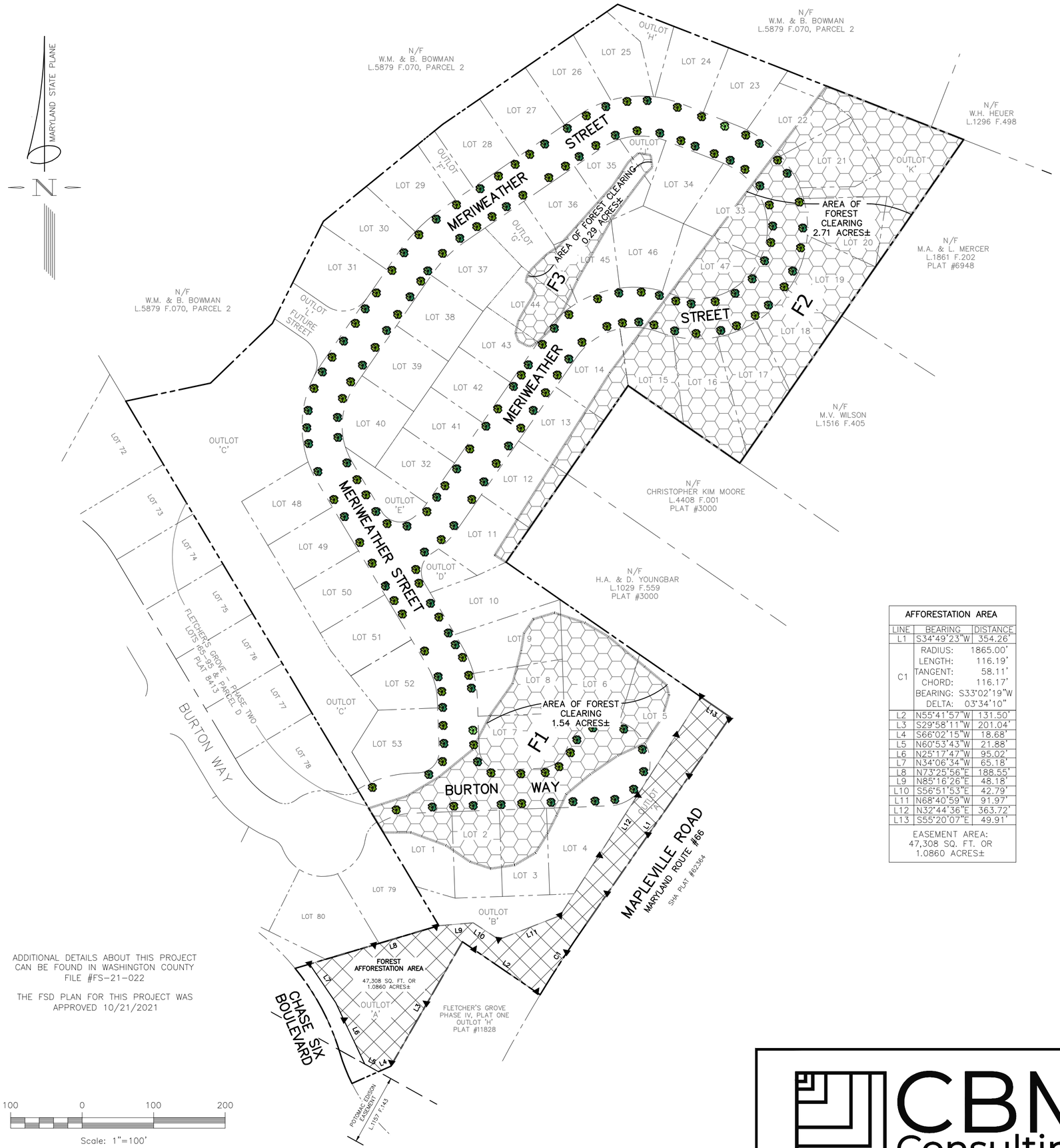
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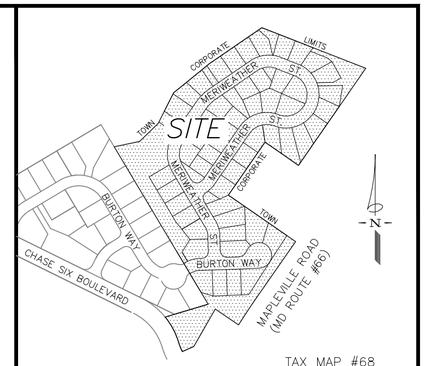
FOREST RESOURCE ORDINANCE EASEMENT PLATS FOR

FLETCHER'S GROVE
PHASE III

SITUATED ON CHASE SIX BLVD., MAPLEVILLE ROAD (MD ROUTE #66)
BURTON WAY & MERIWEATHER STREET
TOWN OF BOONSBORO
BOONSBORO ELECTION DISTRICT #6
WASHINGTON COUNTY, MARYLAND

	FEBRUARY 2025	JOB No. 00-081





TAX MAP #68
P/O PARCEL #58

VICINITY MAP
SCALE: 1" = 500'±

LEGEND

- STREET TREE LOCATION (TYP)
- PROPOSED FOREST REMOVAL AREA
- FOREST AFFORESTATION SIGN
- AFFORESTATION EASEMENT

NOTE:
SEE SIGN DETAILS ON SHEET 4

AFFORESTATION AREA		
LINE	BEARING	DISTANCE
L1	S34°49'23"W	354.26'
C1	RADIUS: 1865.00'	
	LENGTH: 116.19'	
	TANGENT: 58.11'	
	CHORD: 116.17'	
	BEARING: S33°02'19"W	
	DELTA: 03°34'10"	
L2	N55°41'57"W	131.50'
L3	S29°58'11"W	201.04'
L4	S66°02'15"W	18.68'
L5	N60°53'43"W	21.88'
L6	N25°17'47"W	95.02'
L7	N34°06'34"W	65.18'
L8	N73°25'56"E	188.55'
L9	N85°16'26"E	48.18'
L10	S56°51'53"E	42.79'
L11	N68°40'59"W	91.97'
L12	N32°44'36"E	363.72'
L13	S55°20'07"E	49.91'

EASEMENT AREA:
47,308 SQ. FT. OR
1.0860 ACRES±

FRO EASEMENTS SUMMARY	
SITE	F.R.O. EASEMENTS
BUHRMAN PROPERTY	379,843 SQ. FT. OR 8.7200 ACRES±
DEAN NORTH PROPERTY	47,308 SQ. FT. OR 1.0860 ACRES±
TOTAL FOREST CONSERVATION EASEMENTS PROVIDED:	427,151 SQ. FT. OR 9.8060 ACRES±
STREET TREE MITIGATION	172 TREES OR 1.72 ACRES

ADDITIONAL DETAILS ABOUT THIS PROJECT CAN BE FOUND IN WASHINGTON COUNTY FILE #FS-21-022

THE FSD PLAN FOR THIS PROJECT WAS APPROVED 10/21/2021

PARCEL ID#: 06-002927 (L.2886 F.477)
PARCEL ID#: 07-001304 (L.3150 F.140)

FOREST RESOURCE ORDINANCE EASEMENT PLATS FOR

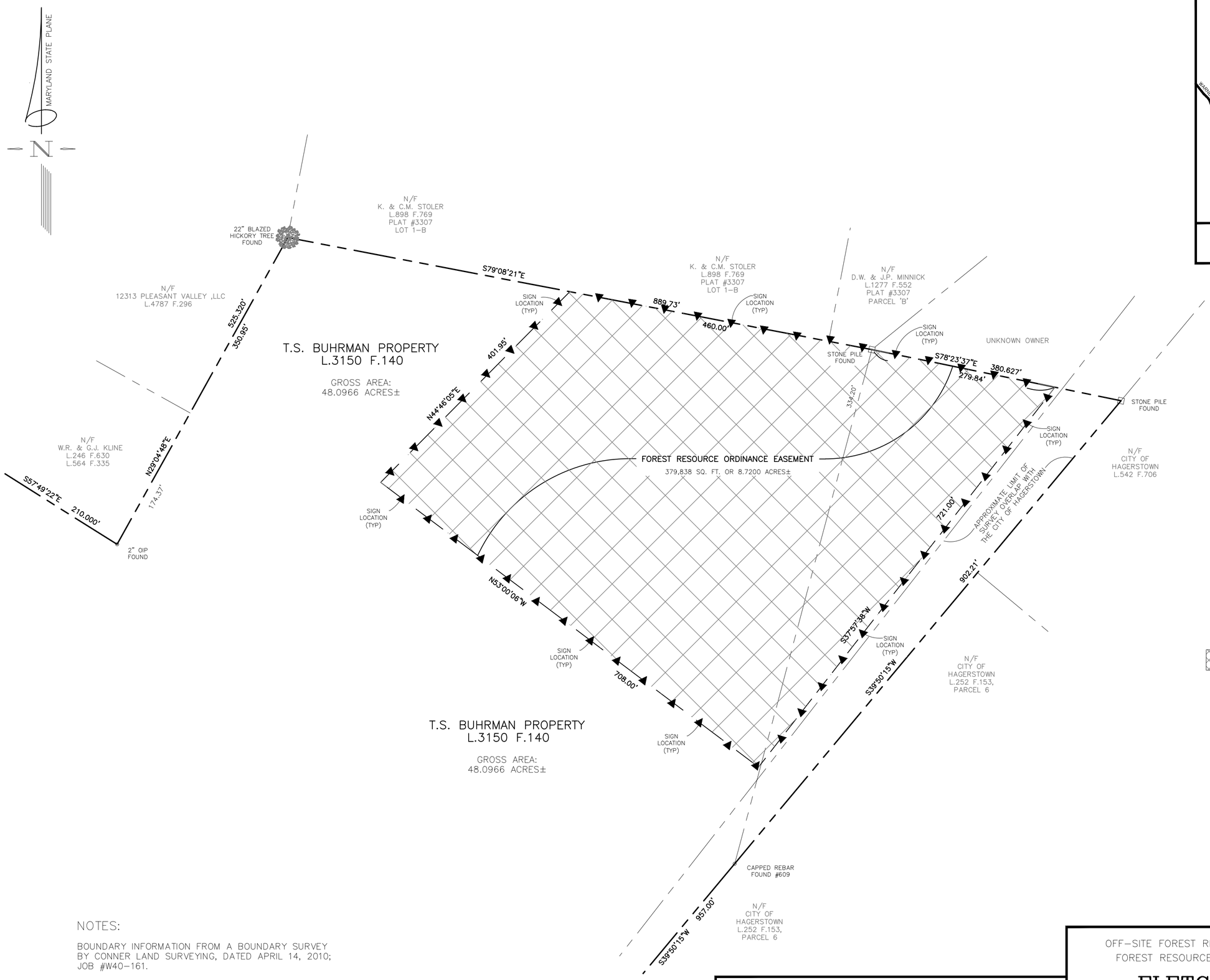
FLETCHER'S GROVE
PHASE III

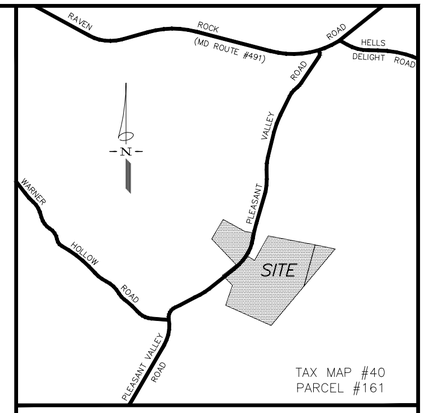
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03/18/2026	REVISED PER WASHINGTON COUNTY COMMENTS.

CBM Consulting
300 West Patrick Street | Frederick, MD 21701 | Office: 240-578-4010 | cbm-consulting.com

SCALE: 1" = 100'	FEBRUARY 2025	JOB No. 00-081





VICINITY MAP
SCALE: 1" = 2000'±

LEGEND

▼ TREE PROTECTION SIGNAGE

FOREST EASEMENT

NOTE:
SEE SIGN DETAILS ON SHEET 4

NOTES:

BOUNDARY INFORMATION FROM A BOUNDARY SURVEY BY CONNER LAND SURVEYING, DATED APRIL 14, 2010; JOB #W40-161.

100 0 100 200
Scale: 1"=100'

SHEET 3 OF 5

PARCEL ID#: 06-002927 (L.2886 F.477)
PARCEL ID#: 07-001304 (L.3150 F.140)

CBM Consulting
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OFF-SITE FOREST RESOURCE ORDINANCE EASEMENT PLAT
FOREST RESOURCE ORDINANCE EASEMENT PLATS FOR

FLETCHER'S GROVE
PHASE III

SITUATED AT #12275 PLEASANT VALLEY ROAD
SMITHSBURG ELECTION DISTRICT #7
WASHINGTON COUNTY, MARYLAND

03/18/2026	REVISED PER WASHINGTON COUNTY COMMENTS.

SCALE: 1" = 100'	FEBRUARY 2025	JOB No. 00-081

PLANTING SPECIFICATIONS

GENERAL

1. The Contractor shall notify Washington County Department of Planning and Zoning (P&Z) at least two (2) weeks prior to start of planting.
2. The Contractor is responsible for the location of all underground utilities prior to the start of construction. Any damages to utilities as a result of planting or other activities will be the sole responsibility of the Contractor and shall be repaired at the Contractors expense.
3. The Contractor shall contact Washington County P&Z for a planting inspection upon completion of plant installation.

STANDARDS

1. Planting material will conform to the current issue of the "American Standards for Nursery Stock", published by the American Association of Nurseryman.
2. Planting material installed must be species native to Maryland, as shown on the Native Plants for Wildlife Habitat and Conservation Landscaping, Chesapeake Bay Watershed (U.S. Fish and Wildlife Service).
3. The root system of container–grown plant material shall be white, well–developed, and well–distributed throughout the growing media, with the roots extending to the inside face of the container, and the container size must conform to the size specified. Plants not meeting these criteria will be rejected.
4. Foliage of non–dormant plants shall appear healthy, with no leaf spots, damage, discoloration, or wilting, and no evidence of insects on the plant. Plants not meeting these criteria will be rejected.
5. Trees meeting the requirements for replacement shall be replaced with a native canopy tree species of at least 1.5" caliper.
6. Planting materials may be substituted upon written approval from Washington County P&Z.

STORAGE AND DELIVERY

1. Seed shall be delivered in containers having labels reporting the origin, purity, and germination percentage of the seed, and the date of germination testing of the seed.
2. All container–grown plants shall be clearly and correctly labeled to allow confirmation of species and quantities. At least 25% of each species in every shipment shall have legible labels securely attached prior to delivery to the site.
3. All plants delivered to the project site must have thoroughly moist soil/root masses. Dry or light–weight plants shall be rejected.
4. All rejected material shall be immediately removed from the project site.
5. All plants delivered to the project site shall be stored in a cool, shaded location, and watered regularly so that roots are kept moist until time of planting.

PRODUCTS

1. Straw shall be from small grain species such as wheat or barley, and shall be free of rot, mildew, and noxious weed seeds.

PLANTING PROCEDURES

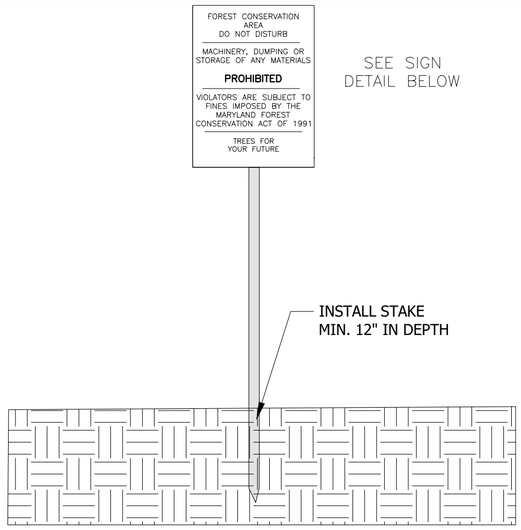
1. Planting shall be performed in accordance with the current edition of the Landscape Contractors Association "Landscape Specification Guidelines" and as specified below.
2. Plants shall be as shown on Sheet 1 using the plant spacing specified in the plant schedule as a guide.
3. Container–grown stock shall be planted during the periods of September 1 – November 15 or April 1 – June 15. Planting outside of these specified dates is not permissible without approval from Washington County P&Z.
4. Planting shall not occur during periods of sub–freezing temperatures, when the ground is frozen or excessively wet or dry, or when other conditions not generally accepted as suitable for planting persist.
5. For each plant to be installed, excavate a planting hole at least twice the width of the root ball and to a depth which leaves approximately 1/8 of the root ball above existing grade.
6. Remove the plant by cutting or inverting the container.
7. Using a knife or sharp blade, make 4 to 5 one–inch deep vertical cuts along the root ball.
8. Install plant in the center of the hole, with approximately 1/8 of the root ball above surrounding grade.
9. Backfill planting hole with native soil. Any surplus soil remaining after planting shall be evenly scattered around plants.
10. Water each plant thoroughly after backfilling until the backfilled soil is saturated.
11. All woody material must be planted erect. Plants leaning greater than 10 degrees from perpendicular must be straightened or replanted by the Contractor.

SEEDING SPECIFICATIONS

1. Seeding may be required in areas of minor disturbance. Prior to seeding, remove any mounds or surface irregularities.
2. Loosen soil by scarifying.
3. Prior to seeding, remove all trash, debris and large objects such as stones that might interfere with the seeding operation.
4. Seeding for this project must all consist of species native to Maryland. Sow seed by hand or with a spreader, or other similar equipment. Seed should be applied in two different directions to ensure even coverage.

MAINTENANCE AND GUARANTEE

1. Plant material shall be maintained by the Contractor for a period of one growing season from the date of final inspection and acceptance by Washington County P&Z. Maintenance shall include the removal and of all dead or diseased woody vegetation.
2. Plants which are 25% dead or more shall be considered dead.
3. The The developer is responsible for maintaining plantings for the entirety of the two–year maintenance period. This period can be extended if minimum survival rates are not met. After the bond has been fully released, the property owner becomes responsible for the planting areas in perpetuity.
4. Replacement plants shall be of the same type, size, and variety as the plants specified herein, or substitutions approved by Washington County P&Z. Replacement plants shall be provided and installed subject to the requirements of these plans and specifications.

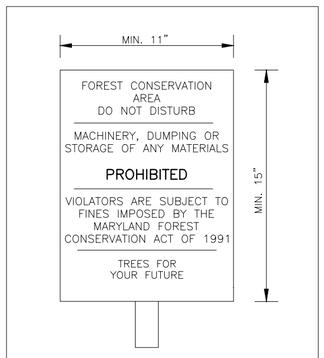


SPECIFICATIONS

TREE SIGN:	STAKE:
HEIGHT - 15"	HEIGHT - 48" ABOVE GROUND
WIDTH - 11"	12" BELOW GROUND
MATERIAL - HPDE	MIN. DIA. - 1" X 1"

NOTE:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. SIGNS SHOULD BE AFFIXED TO STAKES WITH SCREWS OR BOLTS.
4. STAKE MUST BE A MINIMUM OF 48" ABOVE GROUND AND DRIVEN A MINIMUM OF 12".
5. RETENTION AREA PROTECTIVE MEASURES SHALL BE INSTALLED WITHIN 30 DAYS OF SUBDIVISION APPROVAL.
6. AFTER INSTALLATION, NOTIFY PLANNING DEPARTMENT (240-313-2430) FOR AN INSPECTION.

TREE PROTECTION SIGN INSTALLATION DETAIL



CONSTRUCTION SIGNS & PERMANENT SIGNS

NO SCALE

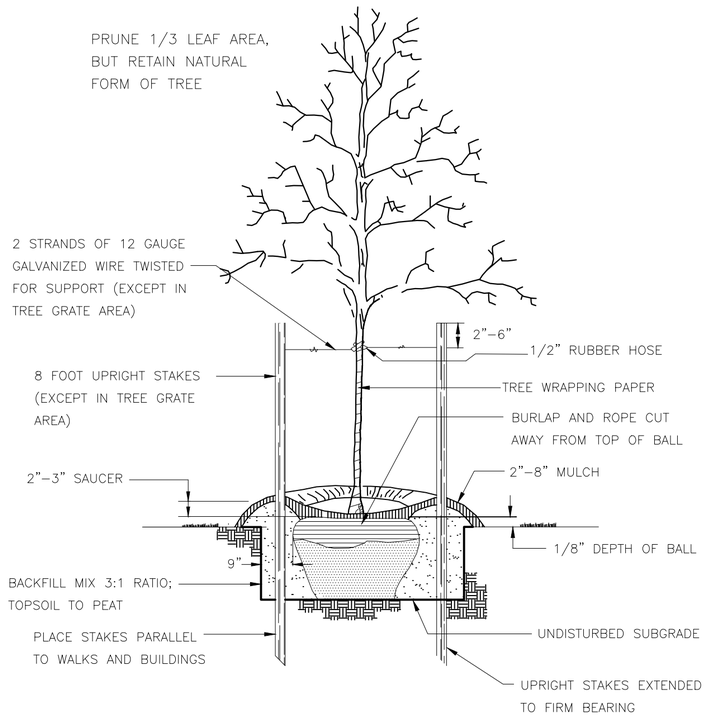
FIGURE C–4

LONG TERM PROTECTION:

The areas shown heron as Afforestation/Reforestation planting areas shall be protected by a perpetual conservation easement. This easement shall be recorded among the Land Records of Washington County, Maryland, to place restrictions to run with the land and be in perpetuity and prohibit any clearing of such areas. It further prohibits any use, which is inconsistent with retaining such areas as natural forest. Furthermore, the use of Forest Conservation Easement areas are limited to those activities which are consistent with Forest Conservation such as recreational activities, forest management, and wildlife management. Property owners are advised that there are penalties and fines associated with violations of there restrictions.

Those areas noted heron as Afforestation/Reforestation Planting Areas are not to be disturbed by a regulated activity as defined in the Forest Conservation Ordinance, until that regulated activity and it's associated disturbances are reviewed and approved by the Washington County Planning Department according to the requirements and standards of the Forest Conservation Ordinance in effect at that time.

The County, or it's agents, are authorized to inspect the Afforestation/Reforestation Planting areas and may therefore enter into the subject property for the purpose of ingress to and egress from the Afforestation/Reforestation areas to verify compliance with the terms and conditions of the plan.



TREE PLANTING DETAIL

NO SCALE

PARTY RESPONSIBLE FOR INSTALLATION/MAINTENANCE OF PLANTINGS:

Richmond American Homes of Maryland
6210 Old Dobbin Lane, Suite 190
Columbia, Maryland 21045
410–739–5700

PARCEL ID#: 06–002927 (L.2886 F.477)
PARCEL ID#: 07–001304 (L.3150 F.140)

CBM Consulting
300 West Patrick Street | Frederick, MD 21701 | Office: 240-578-4010 | cbm-consulting.com

FOREST RESOURCE ORDINANCE EASEMENT PLATS FOR

FLETCHER'S GROVE

PHASE III

SITUATED ON CHASE SIX BLVD., MAPLEVILLE ROAD (MD ROUTE #66)
BURTON WAY & MERIWEATHER STREET
TOWN OF BOONSBORO
BOONSBORO ELECTION DISTRICT #6
WASHINGTON COUNTY, MARYLAND

03/18/2026	REVISED PER WASHINGTON COUNTY COMMENTS.

	FEBRUARY 2025	JOB No. 00–081

SEQUENCE OF CONSTRUCTION:

1. Contact the Washington County Department of Planning and Zoning to schedule the pre-construction meeting.
2. Stakeout the limits of disturbance and conduct the pre-construction meeting.
3. Install any necessary tree protection measures and contact Washington County Department of Planning and Zoning prior to start of on-site grading.
4. Prepare any planting areas prior to delivery of plant material.
5. Install plant material per on-site planting specification and details.
6. Contact Washington County Department of Planning and Zoning to schedule an inspection of plantings and initiate the maintenance and monitoring period.
7. After one growing season contact Washington County Department of Planning and Zoning to schedule a year 1 planting inspection to identify if survivability requirements are being met.
8. If any replanting is required, installation of planting material should be completed.
9. After the second growing season contact Washington County Department of Planning and Zoning to schedule a final inspection to verify survival and receive authorization for the release of the posted surety. Partial or full release of the posted surety is at the sole discretion of the Washington County Department of Planning and Zoning. Release of the posted surety is contingent upon all requirements of the approved forest conservation plan being met by the end of the required maintenance period."

AFFORESTATION PLANTING SCHEDULE (1.09 acres±)

	Quantity	Scientific Name	Common Name	Size	Condition	Spacing
Trees:	15	*Prunus serotina*	Black Cherry	1.5" Caliper	B&B or Container	11' Random Spacing
	15	*Acer saccharum*	Sugar Maple	1.5" Caliper	B&B or Container	11' Random Spacing
	16	*Liriodendron tulipifera*	Tulip Poplar	1.5" Caliper	B&B or Container	11' Random Spacing
	16	*Quercus alba*	White Oak	1.5" Caliper	B&B or Container	11' Random Spacing
	16	*Cercis canadensis*	Eastern Redbud	1.5" Caliper	B&B or Container	11' Random Spacing
	15	*Prunus americana*	American Plum	1.5" Caliper	B&B or Container	11' Random Spacing
	15	*Platanus occidentalis*	Am. Sycamore	1.5" Caliper	B&B or Container	11' Random Spacing
Total:	108					

STREET TREE PLANTING SCHEDULE

Quantity	Botanical Name	Common Name	Size	Condition	Spacing
43	*Platanus occidentalis*	American Sycamore	1.5" Caliper	B&B or Container	as shown
43	*Quercus rubra*	Northern Red Oak	1.5" Caliper	B&B or Container	as shown
43	*Cercis canadensis*	Eastern Redbud	1.5" Caliper	B&B or Container	as shown
43	*Quercus phellos*	Willow Oak	1.5" Caliper	B&B or Container	as shown

NOTES:

1. A person required to conduct afforestation or reforestation under this article shall accomplish it within 1 year or two growing seasons, whichever is a greater time period, following Forest Conservation Plan approval, and before development project completion.
2. Street trees must be provided with long term protective measures that include replacement for trees that do not survive beyond 5 years after planting. Maintenance and replacement of street trees shall be the responsibility of the developer within the first five years after installation. After 5 years, these responsibilities shall belong to the property owner.

THE COST ESTIMATE FOR BONDING PURPOSES IS $36,590.40, BASED ON 30 CENTS PER SQUARE FOOT OF THE PROPOSED AFFORESTATION AREAS. (2.80 ACRES X 43,560 SQ. FT./ACRE X $0.30/SQ. FT.)

PARCEL ID#: 06-002927 (L.2886 F.477)
PARCEL ID#: 07-001304 (L.3150 F.140)

03/18/2026	REVISED PER WASHINGTON COUNTY COMMENTS.

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BURTON WAY & MERIWEATHER STREET
TOWN OF BOONSBORO
BOONSBORO ELECTION DISTRICT #6
WASHINGTON COUNTY, MARYLAND

	FEBRUARY 2025	JOB No. 00-081

Plan Review Projects Initialized - March 01, 2026 - March 31, 2026

Land Development Reviews								
Record #	**Type**	**Status**	**Opened Date**	**Accepted Date**	**Title**	**Location**	**Consultant**	**Owner**
DP-26-001	Development Plan	In Review	03/30/2026	4/7/2026	ROSEWOOD PUD REVISED FDP (REVISED LOT 19)		FOX & ASSOCIATES INC	ROSEWOOD VILLAGE PHASE II C LLC
SR2026-0043	Floodplain Service Requests	On Notice	03/10/2026		16716, 16718, 16720 NATIONAL PIKE	16716 NATIONAL PIKE HAGERSTOWN, MD 21740		GWC TRUCKING INC
FS-26-004	Forest Stand Delineation	In Review	03/06/2026	3/9/2026	FOREST STAND DELINEATION PLAN - LANDS OF PAUL PERINI	13725 MARSH PIKE HAGERSTOWN, MD 21742	FOX & ASSOCIATES INC	PERINI PAUL A
FS-26-007	Forest Stand Delineation	Approved	03/19/2026	3/19/2026	FOREST STAND DELINEATION FOR EASTERDAY PRESERVE AT FOX GAP LLC		FREDERICK SEIBERT & ASSOCIATES	PRESERVE AT FOX GAP LLC
FS-26-006	Forest Stand Delineation	In Review	03/16/2026	3/17/2026	HANCOCK WASTEWATER TREATMENT PROJECT	6502 HESS ROAD HANCOCK, MD 21750	NATHANIEL GREENE	HANCOCK MAYOR & COUNCIL
FS-26-005	Forest Stand Delineation	Revisions Required	03/09/2026	3/9/2026	MT. BRIAR - 4220 CHESTNUT GROVE ROAD	4220 CHESTNUT GROVE ROAD KEEDYSVILLE, MD 21756	MORRIS & RITCHIE ASSOCIATES, INC.	MOELLER DANIEL W
SIM26-011	IMA	Active	03/31/2026		TAYLOR PARK MULTI-SPORT COURT INSTALLATION - KEEDYSVILLE	22 TAYLOR DRIVE KEEDYSVILLE, MD 21756	FOX & ASSOCIATES INC	KEEDYSVILLE TOWN OF
SIM26-010	IMA	Requested	03/16/2026		9834 PEMBROKE DRIVE HN	9834 PEMBROKE DRIVE HAGERSTOWN, MD 21740	EBY WILLIAM	VOOTLA TEJASWI VOOTLA VAMSHIDHAR
OM-26-001	Ordinance Modification	In Review	03/23/2026	3/26/2026	JOHN R OLIVER CO INC LOTS 1&2	19325 D LONGMEADOW ROAD D HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	OLIVER JOHN R CO INC
PSP-26-001	Preliminary Plat Site Plan	In Review	03/23/2026	3/27/2026	BOWMAN HALFWAY - LOT 6		FREDERICK SEIBERT & ASSOCIATES	BOWMAN 2000 LLC
SP-23-011.R01	Redline Revision	Approved	03/04/2026	3/4/2026	REDLINE REVISION TO UPDATE EQUIPMENT PAD LOCATION	17137 BLACK STALLION LANE HAGERSTOWN, MD 21740	KIMLEY-HORN & ASSOCIATES INC	VATERS MICHAEL D SR
SP-02-031.R01	Redline Revision	Approved	03/11/2026	3/11/2026	REDLINE REVISION FOR ADDITION TO EXISTING OFFICE BUILDING	81 N EDGEWOOD DRIVE HAGERSTOWN, MD	TRIAD ENGINEERING	TOOTHMAN RONALD G & COLLEEN M 81 NORTH EDGEWOOD DRIVE
SP-24-034.R01	Redline Revision	Approved	03/26/2026	3/26/2026	REDLINE REVISIONS FOR PLANT SUBSTITUTION	20095 LEHMANS MILL ROAD HAGERSTOWN, MD 21742	CAMILLE SHABSHAB	COOL BROOK LANDS INC
SP-25-026.R01	Redline Revision	Approved	03/05/2026	3/5/2026	REDLINE REVISION TO INCREASE THE SIZE OF DRIVING RANGE CANOPY AND TO REORIENT THE OPEN DRIVING RANGE.	20025 MOUNT AETNA ROAD HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	
SI-26-006	Simplified Plat	In Review	03/13/2026	3/17/2026	MISTI WINDERS AND RANDY WINDERS		FREDERICK SEIBERT & ASSOCIATES	WINDERS RANDY M WINDERS MISTI D

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SI-26-005	Simplified Plat	In Review	03/11/2026	3/13/2026	SIMPLIFIED PLAT, WASHINGTON LAND COMPANY AND LOT 1 STONEMONT		TRIAD ENGINEERING	WASHINGTON LAND COMPANY
SP-26-004	Site Plan	In Review	03/02/2026	3/2/2026	MINOR SITE PLAN FOR JIMMY JOHNS VALLEY MALL RD	17416 VALLEY MALL ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	
SP-26-009	Site Plan	In Review	03/30/2026	4/7/2026	CCBCC WAREHOUSE EXPANSION	100 WESTERN MARYLAND PARKWA HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	CCBCC OPERATIONS LLC
SP-26-008	Site Plan	In Review	03/20/2026	3/23/2026	MINOR SITE PLAN FOR SAINT JAMES SCHOOL - DORMITORY POND REVISION	17632 COLLEGE ROAD HAGERSTOWN, MD 21740	TRIAD ENGINEERING	ST JAMES SCHOOL TRUSTEES OF
SP-26-005	Site Plan	In Review	03/03/2026	3/4/2026	TRINITY NURSING ACADEMY	20142 NATIONAL PIKE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	TRINITY NURSING ACADEMY INC
SP-26-007	Site Plan	Pending	03/06/2026		MT. BRIAR - 4220 CHESTNUT GROVE ROAD	4220 CHESTNUT GROVE ROAD KEEDYSVILLE, MD 21756	MORRIS & RITCHIE ASSOCIATES, INC.	MOELLER DANIEL W
SP-26-006	Site Plan	In Review	03/04/2026	3/5/2026	POTOMAC EXCAVATING - HK DOUGLAS DRIVE	14880 COLONEL HENRY K DOUGLAS DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	CROSS CREEK BUILDERS LLC
GP-26-002	Site Specific Grading Plan	Revisions Required	03/05/2026	3/6/2026	MARTY SNOOK PLAYGROUND			WASH CO COMMISSIONERS
GP-26-006	Site Specific Grading Plan	In Review	03/31/2026	4/1/2026	EMERALD POINTE ONYX DR LOTS 173-175	13222 ONYX DRIVE HAGERSTOWN, MD 21742		EMERALD POINTE INC
GP-26-003	Site Specific Grading Plan	In Review	03/09/2026	3/9/2026	12630 EARTH CARE ROAD	12630 EARTH CARE ROAD HAGERSTOWN, MD 21740	WASH CO. DEPT OF WATER QUALITY	WASH CO COMMISSIONERS
GP-26-005	Site Specific Grading Plan	In Review	03/12/2026	3/12/2026	COURIE DOON FARM LOT 2			COURIE DOON FARM LLC
SGP-26-014	Standard Grading Plan	In Review	03/05/2026	3/12/2026	FAITH M. AND JESS L. LEISINGER	MT BRIAR ROAD		LEISINGER FAITH MARIE LEISINGER JESSE LEE
SGP-26-024	Standard Grading Plan	In Review	03/24/2026	3/30/2026	MIKE SHANANBERGER	5213 AMOS REEDER ROAD BOONSBORO, MD 21713		ME AND MY HOUSE LLC
SGP-26-025	Standard Grading Plan	In Review	03/31/2026	4/7/2026	MILESTONE TOWERS - SMITHSBURG HS	66 NO MAIN STREET SMITHSBURG, MD 21783	CAMILLE SHABSHAB	BOARD OF EDUCATION
SGP-26-017	Standard Grading Plan	In Review	03/10/2026	3/17/2026	DRAWBAUGH	9785 MEADOW ROCK DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	DRAWBAUGH DAVID J DRAWBAUGH JENNIFER A
SGP-26-018	Standard Grading Plan	In Review	03/13/2026	3/17/2026	BROCK TWIGG	9841 PEMBROKE DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	TWIGG BROCK
SGP-26-016	Standard Grading Plan	Approved	03/10/2026	3/12/2026	EMERALD POINTE PUD LOT 173 - 13218 ONYX DRIVE	13218 ONYX DRIVE HAGERSTOWN, MD 21742		EMERALD POINTE INC
SGP-26-015	Standard Grading Plan	Final Approvals	03/09/2026	3/12/2026	VALENTINE PROPERTIES LLC	16956 FAIRVIEW ROAD HAGERSTOWN, MD 21740	R LEE ROYER & ASSOCIATES	MERRBAUGH JOEL
SGP-26-020	Standard Grading Plan	Approved	03/18/2026	3/20/2026	HARRY GOUFF	108 WE WATER STREET SMITHSBURG, MD 21783		GOUFF HARRY E III GLINES REBECCA L

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SGP-26-012	Standard Grading Plan	In Review	03/04/2026	4/8/2026	KEN HILL		FREDERICK SEIBERT & ASSOCIATES	Kenneth Hill ODONNELL COLIN
SGP-26-019	Standard Grading Plan	Revisions Required	03/17/2026	3/23/2026	TY UNGER	19447 GARRETTS MILL ROAD KNOXVILLE, MD 21758		Tobias Unger
SGP-26-023	Standard Grading Plan	In Review	03/23/2026	4/7/2026	PEMBERTON LOT D-5	9837 PEMBROKE DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	GHATTAS HOLDINGS LLC
SWCP26-005	Stormwater Concept Plan	Revisions Required	03/04/2026	3/4/2026	GARIS SHOP SOLAR	10026 GARIS SHOP ROAD HAGERSTOWN, MD 21740	KIMLEY-HORN & ASSOCIATES INC	BAER KENDRA
SWCP26-007	Stormwater Concept Plan	In Review	03/09/2026	3/9/2026	MT. BRIAR - 4220 CHESTNUT GROVE ROAD	4220 CHESTNUT GROVE ROAD KEEDYSVILLE, MD 21756	MORRIS & RITCHIE ASSOCIATES, INC.	MOELLER DANIEL W
SWCP26-004	Stormwater Concept Plan	In Review	03/02/2026	3/3/2026	FREEDOM TRAILERS	20521 LEITERSBURG PIKE HAGERSTOWN, MD 21742		TESTA DAVID P JOHNSON JESSICA N
SWCP26-006	Stormwater Concept Plan	In Review	03/05/2026	3/9/2026	FIX AND GO HANCOCK			AKHMEDOV IZMIR
SWCP26-009	Stormwater Concept Plan	In Review	03/24/2026	4/7/2026	FORTY WEST LANDFILL BRIDGE DRAINAGE ISSUES	12630 EARTH CARE ROAD HAGERSTOWN, MD 21740	WASH CO. DEPT OF WATER QUALITY	WASH CO COMMISSIONERS
SSWP26-011	Stormwater Standard Plan	In Review	03/09/2026	3/12/2026	FAITH M. AND JESS L. LEISINGER	MT BRIAR ROAD	TRIAD ENGINEERING	LEISINGER FAITH MARIE LEISINGER JESSE LEE
SSWP26-017	Stormwater Standard Plan	In Review	03/24/2026	3/30/2026	MIKE SHANANBERGER	5213 AMOS REEDER ROAD BOONSBORO, MD 21713		ME AND MY HOUSE LLC
SSWP26-014	Stormwater Standard Plan	In Review	03/17/2026	3/23/2026	TY UNGER	19447 GARRETTS MILL ROAD KNOXVILLE, MD 21758		Tobias Unger
SSWP26-016	Stormwater Standard Plan	In Review	03/23/2026	4/7/2026	PEMBERTON LOT D-5	9837 PEMBROKE DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	GHATTAS HOLDINGS LLC
SSWP26-010	Stormwater Standard Plan	In Review	03/05/2026	3/12/2026	VALENTINE PROPERTIES LLC	16956 FAIRVIEW ROAD HAGERSTOWN, MD	R LEE ROYER & ASSOCIATES	MERRBAUGH JOEL
SSWP26-013	Stormwater Standard Plan	In Review	03/13/2026	3/17/2026	BROCK TWIGG	9841 PEMBROKE DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	TWIGG BROCK
SSWP26-009	Stormwater Standard Plan	In Review	03/05/2026	4/8/2026	KEN HILL		FREDERICK SEIBERT & ASSOCIATES	REED TORI EVELYN ODONNELL COLIN
SSWP26-012	Stormwater Standard Plan	In Review	03/10/2026	3/17/2026	DRAWBAUGH	9785 MEADOW ROCK DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	DRAWBAUGH DAVID J DRAWBAUGH JENNIFER A
S-26-013	Subdivision Replat	Received	03/03/2026	3/4/2026	SWOPE REPLAT LOT 2		FREDERICK SEIBERT & ASSOCIATES	SWOPE ALLEN E SWOPE CHERYL M
S-26-014	Subdivision Replat	In Review	03/30/2026	4/1/2026	COURIE DOON LOT 2	4683 WOODSTOCK LANE ROHRERSVILLE, MD 21779	FOX & ASSOCIATES INC	COURIE DOON FARM LLC
TIS-26-001	Traffic Impact Study	In Review	03/13/2026	3/13/2026	SHARPSBURG PIKE RETAIL	10320 SHARPSBURG PIKE HAGERSTOWN, MD 21740	TRAFFIC SOLUTIONS INC.	SHARPSBURG PIKE REAL ESTATE LLC
TYU-26-004	Two Year Update	In Review	03/04/2026	3/25/2026	AMRIZE QUARRY (FORMERLY HOLCIM QUARRY)	1260 SECURITY ROAD	FOX & ASSOCIATES INC	HOLCIM US INC
TYU-26-005	Two Year Update	In Review	03/20/2026	4/1/2026	SHOPS AT SHARPSBURG PIKE	10319 SHARPSBURG PIKE HAGERSTOWN MD 21740	FREDERICK SEIBERT & ASSOCIATES	SHARPSBURG PIKE HOLDING LLC

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GPT-26-016	Type 2 Grading Plan	In Review	03/23/2026	3/30/2026	REGENT PARK LOT 23	20159 REGENT CIRCLE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	LAH CARRIAGE FORD LLC
GPT-26-013	Type 2 Grading Plan	Approved	03/06/2026	3/10/2026	ROSEHILL MANOR LOTS 65 & 66	13300 SNAPDRAGON WAY HAGERSTOWN, MD 21742	FOX & ASSOCIATES INC	DAN RYAN BUILDERS MID ATLANTIC INC
GPT-26-015	Type 2 Grading Plan	Approved	03/17/2026	3/19/2026	ROSEHILL MANOR LOTS 67 & 68	13308 SNAPDRAGON WAY HAGERSTOWN, MD 21742		DAN RYAN BUILDERS MID ATLANTIC INC
GPT-26-014	Type 2 Grading Plan	In Review	03/06/2026	3/23/2026	REGENT PARK LOT 5	20150 REGENT CIRCLE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	LAH CARRIAGE FORD LLC

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2026-00989	Entrance Permit	In Progress	03/13/2026	STICK BUILT HOME	S-24-031 9841 PEMBROKE DRIVE, LOT D6		TWIGG BROCK
2026-00965	Entrance Permit	In Progress	03/12/2026	STICK BUILT HOME	S-24-025 9785 MEADOW ROCK DRIVE	S.A.E. CONSTRUCTION LLC	DRAWBAUGH DAVID J DRAWBAUGH JENNIFER A
2026-01237	Entrance Permit	In Progress	03/27/2026	STICK BUILT HOME	S-18-004 13222 ONYX DRIVE, LOT 174		EMERALD POINTE INC
2026-00873	Entrance Permit	Approved	03/06/2026	SEMI-DETACHED HOME	S-24-034 13300 SNAPDRAGON WAY, LOT 65		DAN RYAN BUILDERS MID ATLANTIC INC
2026-00850	Entrance Permit	In Progress	03/04/2026	STICK BUILT HOME	S-08-022 20150 REGENT CIRCLE, LOT 5		LAH CARRIAGE FORD LLC
2026-01009	Entrance Permit	In Progress	03/16/2026	STICK BUILT HOME	S-22-031 4683 WOODSTOCK LANE, LOT 2		COURIE DOON FARM LLC
2026-01053	Entrance Permit	Approved	03/17/2026	STICK BUILT HOME	S-24-034 13306 SNAPDRAGON WAY, LOT 67		DAN RYAN BUILDERS MID ATLANTIC INC
2026-01220	Entrance Permit	In Progress	03/27/2026	COMMERCIAL	SP-26-006 14880 COLONEL HENRY K DOUGLAS DRIVE		Potomac Storage, LLC
2026-00944	Entrance Permit	Approved	03/11/2026	STICK BUILT HOME	S-18-004 13218 ONYX DRIVE, LOT 173	PAUL CRAMPTON CONTRACTORS INC	EMERALD POINTE INC
2026-00996	Entrance Permit	In Progress	03/13/2026	STICK BUILT HOME	S-24-013 9834 PEMBROKE DRIVE, LOT D9		VOOTLA TEJASWI VOOTLA VAMSHIDHAR
2026-00822	Entrance Permit	In Progress	03/03/2026	STICK BUILT HOME	S-02-100 10903 SASSAN LANE, LOT 35	TRUSTECH PRO INC	HAMID ZABI KHALEEQ MALALI
2026-01207	Entrance Permit	In Progress	03/26/2026	STICK BUILT HOME	S-03-049 9837 PEMBROKE DRIVE, LOT D5	KENNY GARDNER	GHATTAS HOLDINGS LLC
2026-01056	Entrance Permit	Approved	03/17/2026	SEMI-DETACHED HOME	S-24-034 13308 SNAPDRAGON WAY, LOT 68		DAN RYAN BUILDERS MID ATLANTIC INC
2026-00935	Entrance Permit	In Progress	03/10/2026	STICK BUILT HOME	S-90-084 11024 SANI LANE, LOT 10	MT. TABOR BUILDERS	ALI MOHAMMED M
2026-01105	Entrance Permit	In Progress	03/19/2026	STICK BUILT HOME	S-08-022 20159 REGENT CIRCLE, LOT 23		LAH CARRIAGE FORD LLC
2026-00933	Entrance Permit	In Progress	03/10/2026	MODULAR HOME	SHINHAM ROAD, LOT 7	COREY'S CONSTRUCTION	FATH TYLER FATH KATHLEEN
2026-00879	Entrance Permit	Approved	03/06/2026	SEMI-DETACHED HOME	S-24-034 13302 SNAPDRAGON WAY, LOT 66		DAN RYAN BUILDERS MID ATLANTIC INC
2026-00802	Entrance Permit	Approved	03/02/2026	STICK BUILT HOME	S-90-33 19740 TOMS ROAD	SL KOONTZ CONTRACTORS, LLC	ROBERTSON JANET ELLIS
2026-01214	Entrance Permit	Review	03/27/2026	STICK BUILT HOME	S-89-202 19447 GARRETTS MILL ROAD, LOT 2		Tobias J Unger
2026-00947	Entrance Permit	Review	03/11/2026	CHURCH	LOR 11402 TEDRICK DRIVE		ALTAR OF THE LORD INTERNATIONAL MINISTRIES CORPORATION THE
2026-01278	Entrance Permit	Review	03/31/2026	FOREST HARVEST	13830 LEISHAER COURT		EBY WILLIAM D EBY LORINE K
2026-01034	Floodplain Permit	Review	03/17/2026	SWIMMING POOL	LOR 2901 HARPERS FERRY ROAD		ZELLO TAMMY L EDQUIST HEATH L
2026-00931	Grading Permit	In Progress	03/10/2026	MODULAR HOME	SHINHAM ROAD, LOT 7	COREY'S CONSTRUCTION	FATH TYLER FATH KATHLEEN
2026-01017	Grading Permit	In Progress	03/16/2026	STICK BUILT HOME	LOR 14815 DALEY ROAD		NGWANE COLLINS
2026-01238	Grading Permit	In Progress	03/27/2026	STICK BUILT HOME	S-18-004 13222 ONYX DRIVE, LOT 174		EMERALD POINTE INC
2026-00936	Grading Permit	In Progress	03/10/2026	STICK BUILT HOME	S-90-084 11024 SANI LANE, LOT 10	MT. TABOR BUILDERS	ALI MOHAMMED M
2026-00823	Grading Permit	In Progress	03/03/2026	STICK BUILT HOME	S-02-100 10903 SASSAN LANE, LOT 35	TRUSTECH PRO INC	HAMID ZABI KHALEEQ MALALI
2026-00955	Grading Permit	In Progress	03/12/2026	COMMERCIAL	TWN-25-006 7619 OLD NATIONAL PIKE		AMBULANCE & RESCUE SERVICE INC BOONSBORO
2026-01121	Grading Permit	In Progress	03/20/2026	STICK BUILT HOME	S-08-022 20159 REGENT CIRCLE, LOT 23	MARONDA HOMES OF MARYLAND, LLC	LAH CARRIAGE FORD LLC
2026-00966	Grading Permit	Pending	03/12/2026	STICK BUILT HOME	S-24-025 9785 MEADOW ROCK DRIVE	S.A.E. CONSTRUCTION LLC	DRAWBAUGH DAVID J DRAWBAUGH JENNIFER A

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2026-00997	Grading Permit	In Progress	03/13/2026	STICK BUILT HOME	S-24-013 9834 PEMBROKE DRIVE, LOT D9		VOOTLA TEJASWI VOOTLA VAMSHIDHAR
2026-00945	Grading Permit	Approved	03/11/2026	STICK BUILT HOME	S-18-004 13218 ONYX DRIVE, LOT 173	PAUL CRAMPTON CONTRACTORS INC	EMERALD POINTE INC
2026-00874	Grading Permit	Approved	03/06/2026	ROSEHILL MANOR LOTS 65 & 66	S-24-034 13300 SNAPDRAGON WAY, LOT 65 & 13302 SNAPDRAGON WAY, LOT 66		DAN RYAN BUILDERS MID ATLANTIC INC
2026-00803	Grading Permit	Approved	03/02/2026	STICK BUILT HOME	S-90-33 19740 TOMS ROAD	SL KOONTZ CONTRACTORS, LLC	ROBERTSON JANET ELLIS
2026-00992	Grading Permit	In Progress	03/13/2026	BROCK TWIGG	S-24-031 9841 PEMBROKE DRIVE, LOT D6		TWIGG BROCK
2026-01208	Grading Permit	In Progress	03/26/2026	STICK BUILT HOME	S-03-049 9837 PEMBROKE DRIVE, LOT D5	KENNY GARDNER	GHATTAS HOLDINGS LLC
2026-01162	Grading Permit	In Progress	03/24/2026	STICK BUILT HOME	LOR 108 WEST WATER STREET		GOUFF HARRY E III GLINES REBECCA L
2026-00819	Grading Permit	In Progress	03/03/2026	SOLAR PANELS	SP-25-040 1355 YALE DRIVE		MERITUS MEDICAL CENTER INC
2026-01111	Grading Permit	In Progress	03/20/2026	BROOKE'S HOUSE	S-25-018 19984 BEAVER CREEK ROAD, LOT 1		BROOKES HOUSE INC
2026-01136	Grading Permit	In Progress	03/23/2026	STICK BUILT HOME	LOR 14100 NISWANDER ROAD		MERRBAUGH JOEL
2026-01054	Grading Permit	Approved	03/17/2026	S-24-034 13306 SNAPDRAGON WAY, LOT 67 & 13308 SNAPDRAGON WAY, LOT 68	S-24-034 13306 SNAPDRAGON WAY, LOT 67 & 13308 SNAPDRAGON WAY, LOT 68		DAN RYAN BUILDERS MID ATLANTIC INC
2026-00990	Grading Permit	Pending Information	03/13/2026	TOWN OF HANCOCK WWTP ENR UPGRADE	6503 HESS ROAD HANCOCK, MD 21750		HANCOCK MAYOR & COUNCIL
2026-01212	Grading Permit	In Progress	03/26/2026	COMMERCIAL	SP-25-095 10418 SHARPSBURG PIKE	STUARJ J REESE	BEAVER CREEK SELF STORAGE LLC
2026-01010	Grading Permit	In Progress	03/16/2026	STICK BUILT HOME	S-22-031 4683 WOODSTOCK LANE, LOT 2		COURIE DOON FARM LLC
2026-00921	Grading Permit	In Progress	03/10/2026	STICK BUILT HOME	LOR MOUNT BRIAR ROAD	OLIVER HOMES INC	LEISINGER FAITH MARIE LEISINGER JESSE LEE
2026-00863	Grading Permit	In Progress	03/05/2026	STICK BUILT HOME	S-08-022 20150 REGENT CIRCLE, LOT 5		LAH CARRIAGE FORD LLC
2026-01198	Grading Permit	In Progress	03/26/2026	TAKE 5 OIL CHANGE - HAGERSTOWN	SP-25-095 10418 SHARPSBURG PIKE		BEAVER CREEK SELF STORAGE LLC
2026-01098	Grading Permit	Review	03/19/2026	VALENTIA ESTATES	PP-23-001 THE VILLAGE AT VALENTIA RIDGE LOTS 1-150		VALENTIA LAND DEVELOPMENT LLC
2026-01213	Grading Permit	Approved	03/27/2026	KEEDYSVILLE MULTI-SPORT COURT	TWN-25-009 22 TAYLOR DRIVE		KEEDYSVILLE TOWN OF
2026-00937	Grading Permit	Approved	03/10/2026	BLACK ROCK GOLF COURSE TRAINING CENTER	SP-25-026.R01		BOARD OF COUNTY COMMISSIONERS OF W
2026-01143	Non-Residential Ag Certificate	Approved	03/23/2026	FARM BUILDING	LOR 12335 WILD CHERRY LANE		TOOTHMAN JEFFREY C TOOTHMAN CATHLEEN V
2026-01190	Utility Permit	Review	03/26/2026		EMMERT ROAD	HUNTZBERRY BRADLEY	DAVID C LYLES DEVELOPERS LLC
2026-01282	Utility Permit	Review	03/31/2026	COMCAST	11005 LARCH AVENUE		POOLE CHRISTINA E
2026-01283	Utility Permit	Review	03/31/2026	CITY OF HAGERSTOWN UTILITIES	10750 VAN LEAR DRIVE		HAGERTY DOUGLAS J HAGERTY MONIKA
2026-01161	Utility Permit	Review	03/24/2026	POTOMAC EDISON	17504 SNYDERS LANDING ROAD		BOWMAN NORTH LLC
2026-01117	Utility Permit	Review	03/20/2026	SHENTEL	2519 RISER ROAD		MD NATURAL RESOURCES C/O LAND & PROP MGMT E-3

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Record #	**Type**	**Status**	**Opened Date**	**Title**	**Location**	**Consultant**	**Owner**
2026-01023	Utility Permit	Review	03/16/2026	CITY OF HAGERSTOWN UTILITIES	16537 TAMMANY LANE		SMITH MICHAEL W
2026-01026	Utility Permit	Review	03/16/2026	COLUMBIA GAS	19117 LONGMEADOW ROAD		CHANEY BURRIS ELIZABETH
2026-00839	Utility Permit	Approved	03/04/2026	POTOMAC EDISON	14100 NISWANDER ROAD		MERRBAUGH JOEL
2026-01285	Utility Permit	Approved	03/31/2026	COMCAST	133333 MAGANSVILLE ROAD		MOATS CYNTHIA
2026-01079	Utility Permit	Approved	03/18/2026	COMCAST	3 SHIFFLETT PLACE		SCHOEN DENISE C
2026-01244	Utility Permit	Review	03/28/2026	SHENTEL	12024 WOLFSVILLE ROAD		COPE TANNER W COPE DUSTIE R
2026-01092	Utility Permit	Review	03/19/2026	POTOMAC EDISON	21400 LEITER STREET		NORVELL JOHN NORVELL BARBARA
2026-01021	Utility Permit	Review	03/16/2026	CITY OF HAGERSTOWN UTILITIES	19710 LONGMEADOW ROAD		BEATY JACK H BEATY ELIZABETH A
2026-01284	Utility Permit	Approved	03/31/2026	COMCAST	1301 MAUGANSVILLE ROAD		WASH CO HUMANE SOCIETY INC
2026-01104	Utility Permit	Review	03/19/2026	POTOMAC EDISON	8602 JORDAN ROAD		CHURCHEY BRIAN K

Plan Review Projects Initialized - March 01, 2026 - March 31, 2026

	Type	Total
LandDev Total by Group: 59	**Development Plan**	1
	Floodplain Service Requests	1
	Forest Stand Delineation	4
	IMA	2
	Ordinance Modification	1
	Preliminary Plat Site Plan	1
	Redline Revision	4
	Simplified Plat	2
	Site Plan	6
	Site Specific Grading Plan	4
	Standard Grading Plan	11
	Stormwater Concept Plan	5
	Stormwater Standard Plan	8
	Subdivision Replat	2
	Traffic Impact Study	1
	Two Year Update	2
	Type 2 Grading Plan	4
Permits Total by Group: 66	**Entrance Permit**	21
	Floodplain Permit	1
	Grading Permit	28
	Non-Residential Ag Certificate	1
	Utility Permit	15
Total		**125**