



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

**AGENDA**  
**WASHINGTON COUNTY PLANNING COMMISSION**  
100 W Washington Street, Room 2000  
June 1, 2026, 6:00 PM

**CALL TO ORDER AND ROLL CALL**

**REZONING PUBLIC INPUT MEETING**

1. **Washington County Board of County Commissioners [FCO-26-001]** – Travis Allen \* ***Information/Discussion***  
Proposed text amendments to Articles 2, 3, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 20 and 21 of the Washington County Forest Conservation Ordinance

**NEW BUSINESS**

**MINUTES**

1. May 4, 2026 Planning Commission meeting minutes \* ***Discussion/Action***

**PRELIMINARY PLAT**

1. **Home2Suites – South Hagerstown [PSP-25-003]** – Misty Wagner-Grillo \* ***Discussion/Action***  
Preliminary site plan for a 105-room hotel; Location: 18565 Champs Crossing Drive; Zoning: HI (Highway Interchange)

**FOREST CONSERVATION**

1. **Fulton Forest Conservation Plan [TWN-26-010]** – Travis Allen \* ***Discussion/Action***  
Request to remove one specimen tree and to satisfy a portion of the forest mitigation requirement for a gravel tractor trailer parking lot through the payment-in-lieu of planting fee; Location: Conococheage Street, Williamsport

**OLD BUSINESS**

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)

**OTHER BUSINESS**

1. **Annual Report – Jennifer Kinzer** \* ***Discussion/Action***
2. **Update of Projects Initialized – Jennifer Kinzer** \* ***Information/Discussion***

**ADJOURNMENT**

**UPCOMING MEETINGS**

1. July 6, 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.

747 Northern Avenue | Hagerstown, MD 21742 | P: 240.313.2430 | F: 240.313.2431 | TDD: 7-1-1



FOR PLANNING COMMISSION USE ONLY  
 Rezoning No. \_\_\_\_\_  
 Date Filed: \_\_\_\_\_

WASHINGTON COUNTY PLANNING COMMISSION  
 ORDINANCE TEXT AMENDMENT APPLICATION

\_\_\_\_\_  
 Applicant

- Property Owner       Contract Purchaser  
 Attorney             Consultant  
 Other: \_\_\_\_\_

\_\_\_\_\_  
 Address

\_\_\_\_\_  
 Primary Contact

\_\_\_\_\_  
 Phone Number

\_\_\_\_\_  
 Address

\_\_\_\_\_  
 E-mail Address

- Adequate Public Facilities Ordinance  
 Forest Conservation Ordinance  
 Subdivision Ordinance  
 Solid Waste Plan

- Water and Sewer Plan  
 Zoning Ordinance  
 Other \_\_\_\_\_

Section No. \_\_\_\_\_

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].

\_\_\_\_\_  
 Applicant's Signature

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My commission expires on \_\_\_\_\_

\_\_\_\_\_  
 Notary Public

FOR PLANNING COMMISSION USE ONLY	
<input type="checkbox"/> Application Form <input type="checkbox"/> Fee Worksheet <input type="checkbox"/> Application Fee	<input type="checkbox"/> Proposed Text Changes <input type="checkbox"/> 30 copies of complete Application

**WASHINGTON COUNTY, MARYLAND**

**FOREST CONSERVATION ORDINANCE**

Revision 8

Adopted and Effective \_\_\_\_\_, 2026

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**WASHINGTON COUNTY, MARYLAND  
FOREST CONSERVATION ORDINANCE**

**ARTICLE 1 PURPOSE**

1.1 PURPOSE

The Board of County Commissioners for Washington County has determined that in order to meet the requirements of Natural Resources Article, §5-1601, et seq., Annotated Code of Maryland, the provisions of this Ordinance are enacted. This Ordinance provides the requirements and guidance for the preservation or replanting, whichever is applicable, of trees or forests during certain development activities by requiring forest stand delineations, forest conservation plans, maintenance agreements, and sureties.

**ARTICLE 2 DEFINITIONS**

In this Ordinance the following terms have the meanings indicated.

2.1 "Afforestation"

The establishment of a forest, according to the definitions and procedures contained herein, on an area not presently in forest cover.

2.2. "Agricultural activity"

Farming activities, including plowing, tillage, cropping, installation of best management practices, seeding, cultivating, and harvesting for the production of food and fiber products, except commercial logging and timber harvesting operations. This term includes the grazing and raising of livestock, aquaculture, sod production, orchards, nurseries, and other products cultivated as part of a recognized commercial enterprise.

2.3 "Agricultural and resource areas"

Undeveloped areas zoned for densities of less than or equal to one dwelling unit per 5 acres and corresponds to Washington County Zoning Classifications A, EC and P.

2.4 "Applicant"

A person as defined in Section 2.49 who is applying for subdivision, site plan, grading or sediment control permit approval, or who has received approval of a forest stand delineation or forest conservation plan.

## 2.5 "Approved forest management plan"

A document approved by the Department of Natural Resources forester assigned to Washington County which operates as a protective agreement for forest conservation as described in the Natural Resources Article, §5-1607(e)-(f), Annotated Code of Maryland.

## 2.6 "Best Management Practice (BMP)."

Conservation practices or systems of practices and management measures that:

- A. Control soil loss and reduce water quality degradation caused by nutrients, animal waste, toxics, and sediment; and
- B. Minimize adverse impacts to the surface water, groundwater flow and circulation patterns, and to their chemical, physical, and biological characteristics.

## 2.7 "Caliper"

The diameter of a tree measured at 2 inches above the root collar.

## 2.8 "Champion tree"

The largest tree of its species within the United States, the State of Maryland, Washington County, or a municipality.

## 2.9 "C.O.M.A.R."

The Code of Maryland Regulations. Any reference to a specific C.O.M.A.R. section shall include any amendments to that section or any successor sections that may be subsequently adopted.

## 2.10 "Commercial and industrial uses"

Manufacturing operations, office complexes, shopping centers, and other similar uses and their associated storage areas, yarding, and parking areas, and corresponds to the uses enumerated in Washington County Zoning Ordinance classifications BT, BL, BG, HI, ORT, PB, RB, RV, SED, IG, , PI, AP, IM and IR.

## 2.11 "Commercial logging or timber harvesting operations"

The cutting and removing of tree stems from a site for commercial purposes, leaving the root mass intact. The cutting and removal of trees from a site for the purpose of preparing the site for future development is not included in this definition.

## 2.12 "Critical habitat area"

A critical habitat for an endangered species and its surrounding protection area. A critical habitat area shall:

- A. Be likely to contribute to the long-term survival of the species;
- B. Be likely to be occupied by the species for the foreseeable future; and
- C. Constitute habitat of the species which is considered critical under Natural Resources Article, §§4-2A-04 and 10-2A-06, Annotated Code of Maryland.

## 2.13 "Critical habitat for endangered species"

A habitat occupied by an endangered species as determined or listed under Natural Resources Article, §§4-2A-04 and 10-2A-04, Annotated Code of Maryland.

## 2.14 "Declaration of intent"

- A. A signed and notarized statement by a landowner or the landowner's agent certifying that the activity on the landowner's property is exempted under Section 3.2 of this Ordinance.
  1. Is for certain activities exempted under this Ordinance or Natural Resources Article, §§5-103 and 5-1601-5-1612, Annotated Code of Maryland;
  2. Does not circumvent the requirements of this Ordinance or Natural Resources Article, §§5-103 and 5-1601-5-1612, Annotated Code of Maryland; and
  3. Does not conflict with the purposes of any other declaration of intent;
- B. The document required under COMAR 08.19.01.05 or this Ordinance

## 2.15 "Degraded Forest"

A forest ecosystem that has lost its natural structure, function, and/or diversity due to human activity or other disturbances, leading to diminished capacity to regenerate and provide ecosystem services.

## 2.16 "Department"

The Washington County Department of Planning and Zoning.

## 2.17 "Development Project"

The grading, construction, or redevelopment activities occurring on a specific tract of land where the tract of land is 20,000 square feet or greater.

## 2.18 "Development project completion"

For the purposes of afforestation, reforestation, or payment into a fund the term refers to:

- A. The release of the development bond, if required; or
- B. Acceptance of the project's streets, utilities, and public services by the appropriate authority; or
- C. Designation by the Department that a:
  - (1) Development project has been completed, or
  - (2) Particular stage of a staged development project, including a mixed use development, has been completed.

## 2.19 "Disturbance"

Any activity on a development site requiring the cutting of trees, clearing, grading, grubbing, excavating, filling, or otherwise modifying the existing topography or forested features.

## 2.20 "Easement"

A grant or reservation by the owner of land for the use of such land by others for a specific purpose or purposes, and which is included in the conveyance of land.

## 2.21 "Forest"

A biological community dominated by trees and other woody plants covering a land area of at least 10,000 square feet as long as there are at least 100 live trees per acre with at least 50 percent of those trees having a 2-inch or greater diameter at 4.5 feet above the ground. Areas that have been cut but not cleared of stumps or the root mat may also be included. "Forest" does not include orchards.

## 2.22 "Forest Conservancy District Board"

The forestry board created for The Washington County Forestry Conservancy District under Natural Resources Article, §§5-601--5-610, Annotated Code of Maryland.

## 2.23 "Forest conservation"

The retention of existing forest or the creation of new forest at the levels set by this Ordinance.

2.24 "Forest Conservation and Management Agreement"

An agreement as applicable and described in Tax-Property Article, §8-211, Annotated Code of Maryland..

2.25 "Forest conservation plan"

A plan prepared according to the requirements of this Ordinance and the Washington County Forest Conservation Technical Manual for the purpose of guiding the development or subdivision process in a manner that maximizes the preservation of existing trees and forest on the subject site and specifies how, when and where new planting will occur.

2.26 "Forest cover"

The area of a site meeting the definition of forest.

2.27 "Forest management plan"

A plan establishing best conservation and management practices for a landowner in assessment, of the resource values of forested property.

2.28 "Forest Mitigation Bank"

An area of land which has been intentionally afforested or reforested or has existing forest protected by the application of a permanent easement for the express purpose of providing forest mitigation credits.

2.29 "Forest Mitigation Bank Agreement"

An agreement between an individual owning a Forest Mitigation Bank and Washington County which commits the banker to certain procedures and requirements for maintenance and protection when creating and operating the Forest Mitigation Bank.

2.30 "Forest Mitigation Bank Credit Transaction Notice"

Method of tracking acreage deductions resulting from the sale of credits in a legally established forest mitigation bank to meet the forest mitigation requirements for a development project that shall be recorded in land records prior to final forest conservation plan approval.

2.31 "Forest Mitigation Bank Plan"

A plan submitted for approval of a Forest Mitigation Bank to the Washington County Department of Planning and Zoning or Planning Commission by an individual proposing to establish a forest mitigation bank.

2.32 "Forest stand delineation"

An accurate scaled drawing containing all of the information required by Article 5 of this Ordinance as well as the Washington County Forest Conservation Technical Manual prepared for the purpose of evaluating the existing vegetation on a site proposed for development and determining appropriate locations for the development, afforestation and reforestation.

2.33 "Growing season"

The period of consecutive frost-free days as stated in the current soil survey for Washington County published by the National Cooperative Soil Survey Program, 16 U.S.C. §590 (a)--(f).

2.34 "Hardship"

The inability of a person to successfully comply with the provisions of this Ordinance relative to any regulated activity as a result of specific conditions existing on that site that severely restrict opportunities for mitigation while at the same time do not achieve the goals of this Ordinance.

2.35 "High density residential areas"

Areas zoned for densities greater than 1 dwelling unit per acre, including both existing and planned development and their associated infrastructure, such as roads, utilities, and water and sewer service.

2.36 "Impervious surface"

Those surfaces that rainwater cannot infiltrate, including but not limited to building rooftops, pavement, sidewalks, driveways, etc.

2.37 "Immediate family member"

The owner of the property or a child of the owner.

2.38 "Institutional development area"

Schools, colleges and universities, military installations, transportation facilities, utility and sewer projects, government offices and facilities, golf courses, recreation areas, parks, and cemeteries regardless of their Washington County Zoning Ordinance classification. Church buildings and related structures are governed by the Zoning District and corresponding land use category where they are located.

#### 2.39 "Intermittent stream"

A stream in which surface water is absent during a part of the year as shown on the most recent 7.5 minute topographic quadrangle published by the United States Geologic Survey as confirmed by field verification.

#### 2.40 "Landscaping plan"

A plan drawn to scale, showing dimensions and details for reforesting an area at least 35 feet wide and covering 2,500 square feet or greater using native or indigenous plants when appropriate and made part of an approved forest conservation plan.

#### 2.41 "Linear Project"

A regulated activity whose limits are not necessarily confined to a single unit of land but more typically occur on or across multiple parcels. A linear project will usually have an elongated configuration with nearly parallel sides and be for the purpose of constructing utilities and other public services not otherwise contained in an application for subdivision or site plan approval. For the purpose of completing the calculation to determine mitigation requirements, the net tract area of a linear project shall be the land area contained within an easement, right of way, limits of disturbance, limits of construction or other such defined project boundary.

#### 2.42 "Local agency"

Each unit in the executive, legislative or judicial branch of Washington County or municipal government, including an office or department of public works.

#### 2.43 "Lot"

A separate and distinct unity of land described in a deed or identified on an approved subdivision plat. The term may be used interchangeably with "parcel" or "tract."

#### 2.44 "Installation and Maintenance agreement"

The short-term management agreement required under Natural Resources Article, §5-1605, Annotated Code of Maryland and this Ordinance that details how the areas designated for afforestation and reforestation will be maintained to ensure protection, satisfactory establishment and survival.

#### 2.45 "Medium density residential areas"

Areas zoned for densities greater than 1 dwelling unit per 5 acres and less than or equal to 1 dwelling unit per acre, including both existing and planned development and their associated infrastructure, such as roads, utilities, and water and sewer service.

2.46 "Minor Subdivision"

As defined in the subdivision Ordinance, a subdivision of 7 lots or less.

2.47 "Mixed Use Development"

Development permitted in the MXR, MXC and MXE floating zones described in the Washington County Zoning Ordinance and characterized by a combination of different types of residential, commercial and employment-focused uses and arranged on the site according to a comprehensive development plan..

2.48 "Natural regeneration"

The natural establishment of trees and other vegetation with at least 400 woody, free-to-grow seedlings per acre at the end of the 3-year maintenance period, which are capable of reaching a height of at least 20 feet at maturity.

2.49 "Net tract, lot or parcel area"

- A. Except in agriculture and resource areas or as modified by the Express Procedures in Article 6A, the net tract, lot or parcel area is the total area of a site, including both forested and non-forested areas, to the nearest 1/100th acre, reduced by the area found to be within the boundaries of the 100-year floodplain as defined by the adopted Washington County Floodplain Management Ordinance.
- B. In agriculture and resource areas, the part of the total tract for which land use will be changed or will no longer be used for primarily agricultural activities, reduced by the area found to be within the boundaries of the 100-year floodplain as defined by the adopted Washington County Floodplain Management Ordinance.
- C. In a linear project, the net tract, lot or parcel area is the area contained within the easement, right of way, limits of disturbance, limits of construction or other such defined project boundary.
- D. Previously developed areas covered by impervious surface and located in priority funding areas at the time of the application for subdivision plan, grading, or sediment control permit approval are exempt. Previously mitigated areas are also exempt.

2.50 "Nontidal Wetlands"

An area that is:

- (1) Inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under

normal conditions does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation; and

- (2) Considered a nontidal wetland in accordance with the publication known as the "Federal Manual for Identifying and Delineating Jurisdictional Wetlands," published in 1989 and as may be amended and interpreted by the U.S. Environmental Protection Agency.

#### 2.51 "Offsite"

Beyond the boundaries of the tract, lot and remaining lands.

#### 2.52 "Onsite"

Within the boundaries of the tract, lot or parcel being developed, including an area classified as a 100-year floodplain and the remaining lands.

#### 2.53 "Owner"

The individual, firm, association, syndicate, co-partnership, corporation, trust or any other legal entity having sufficient proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide the same under the Subdivision Ordinance and this Ordinance.

#### 2.54 "100-year flood"

A flood which has a 1 percent chance of being equaled or exceeded in any given year. Except for Class III waters (natural trout streams), a body of water with a watershed less than 400 acres is excluded.

#### 2.55 "100-year floodplain"

An area along or adjacent to a stream or body of water, except tidal waters, that is capable of storing or conveying floodwaters during a 100-year frequency storm event, or a 100-year flood, as shown on the Federal Emergency Management Agency's 100 year floodplain delineation maps and as regulated by the Washington County Floodplain Management Ordinance.

#### 2.56 "Parcel"

A separate and distinct unity of land described in a deed or identified on an approved subdivision plat. The term parcel may be used interchangeably with "lot" or "tract."

#### 2.57 "Perennial stream"

A stream containing surface water throughout an average rainfall year, as shown on the most recent 7.5 minute topographic quadrangle published by the United States Geologic Survey, as confirmed by field verification.

2.58 "Person"

The State or County Government, municipal corporation, or other political subdivision of the State, or any of their units, or an individual, receiver, trustee, guardian, executor, administrator, fiduciary, or representative of any kind, or any partnership, firm, association, public or private corporation, or any of their affiliates, or any other entity.

2.59 "Planted Green Infrastructure"

The implementation of natural systems in man-made environments to imitate and/or replicate natural forest processes.

2.60 "Priority Funding Area"

An area defined by the State of Maryland or Washington County according to predetermined guidelines under State Finance and Procurement Article, §5-7b-02, Annotated Code of Maryland for the purpose of targeting growth and economic development through economic incentives.

2.61 "Public utility"

Any electricity transmission line, electric generating station, water, sewer, electric, gas, telephone, and television cable service lines.

2.62 "Qualified Conservation"

The conservation of all or part of an existing forest that:

- A. Has been approved by the appropriate State of local forest conservation program for the purpose of establishing a forest mitigation bank; and
- B. Is encumbered in perpetuity by a restrictive easement, covenant, or another similar mechanism recorded in the county land records to conserve its character as a forest.

2.63 "Reforestation"

Replacement of previously existing forest removed as a result of a regulated activity. The creation of a biological community dominated by trees and other

woody plants containing at least 100 live trees per acre, with at least 50 percent of those trees having the potential of attaining a 2-inch or greater diameter measured at 4.5 feet above the ground, within 7 years, according to procedures set forth in the Washington County Forest Conservation Technical Manual. The term also includes landscaping of areas under an approved landscaping plan establishing a forest at least 35 feet wide and covering 2500 square feet or more of area. Reforestation for a linear project involving overhead transmission lines may consist of a biological community dominated by trees and woody shrubs with no minimum height or diameter criteria.

#### 2.57 "Regulated activity"

Any of the following activities, when that activity occurs on a unit of land which is 20,000 square feet or greater:

- A. Subdivision as defined by the Washington County Subdivision Ordinance;
- B. Grading;
- C. An activity that requires a sediment control permit; or
- D. An activity that requires a site plan as defined and regulated by the Washington County Zoning Ordinance;
- E. Incremental development involving regulated activities occurring at different times on a given tract, parcel or lot cumulatively exceeding 20,000 square feet in accordance with Article 3.1.

#### 2.58 "Retention"

The deliberate protection and maintenance of existing trees, shrubs, or plants on the site according to established standards as provided in the Washington County Forest Conservation Technical Manual.

#### 2.59 "Sediment control permit"

The authorization of an activity regulated under a sediment control plan as provided in the Environment Article, Title 4, Annotated Code of Maryland.

#### 2.60 "Seedling"

An unbranched woody plant, less than 24 inches in height and having a diameter of less than 1/2 inch measured at 2 inches above the root collar.

#### 2.61 "Selective clearing"

The careful and planned removal of trees, shrubs, and plants using specific standards and protection measures according to an approved forest

conservation plan.

#### 2.62 "Site plan"

A graphic representation of existing conditions and proposed improvements on a lot, tract or parcel as required and defined in the Washington County Zoning Ordinance.

#### 2.63 "Special Planning Areas"

Those areas designated as Special Planning Areas on the Land Use Plan Map of Washington County's adopted Comprehensive Plan for the County and as they may be further delineated or interpreted by the Planning Commission regardless of the zoning classification.

#### 2.64 "Steep Slope"

Slopes of 25% or more, or slopes greater than 15% where the soil erodibility coefficient or K factor as determined by the most current soil survey for Washington County, Maryland is 0.35 or greater.

#### 2.65 "Stream"

As defined in the Washington County Subdivision Ordinance a perennial or intermittent stream identified in the most current soil survey for Washington County, Maryland and field verified when necessary.

#### 2.66 "Stream buffer"

An area on one or both sides of a stream that is designated for the purpose of protecting, preserving or improving water quality by providing for filtration and dissipation of the energy of flowing water or the maintenance or stabilization of the stream bank to prevent erosion. Stream buffer distance guidelines are defined in the Washington County Subdivision Ordinance. Buffers must be at least 50 feet from the stream channel along intermittent streams and at least 100 feet from the stream channel from perennial stream, measured from and perpendicular to the top of the stream bank.

#### 2.67 "Stream restoration project"

An activity that:

- A. Is designed to stabilize stream banks or enhance stream function or habitat located within an existing stream, waterway, or floodplain;
- B. Avoids and minimizes impacts to forests and provides for replanting on-site an equivalent number of trees to the number removed by the project;

- C. May be performed under a municipal separate storm sewer system permit, a watershed implementation plan growth offset, or another plan administered by the State or local government to achieve or maintain water quality standards; and
- D. Is not performed to satisfy stormwater management, wetlands mitigation, or any other regulatory requirement associated with proposed development activity.

#### 2.68 "Street Tree"

Trees selected from the approved street tree list that are a minimum of 1.5 inches in diameter at 4.5 feet above the ground and are planted in a linear fashion along a street rather than as a forest as defined in this ordinance.

#### 2.69 "Subdivision"

Any division of a unit of land into 2 or more lots, parcels, tracts or other units for the purpose, whether immediate or future, of transfer of ownership, sale, lease, or development as defined in the Subdivision Ordinance.

#### 2.70 "Timber Harvesting"

A tree cutting operation affecting 1 or more acres of forest or developed woodland within a 1-year interval that disturbs 5,000 square feet or more of forest floor. Grubbing and clearing of root mass are not included in the definition.

#### 2.71 "Town Growth Area"

An area encompassed by a Town Growth Area Boundary recommended by the Comprehensive Plan and further defined by urban zoning categories located proximate and surrounding certain incorporated towns in Washington County where growth and development is encouraged.

#### 2.72 "Transit-Oriented Development"

A deliberately planned type of urban development that creates compact, mixed-use communities near transit where people enjoy easy access to jobs and services. "TOD" typically means development within a half-mile of a transit station or adjacent to a transit corridor which maximizes transit usage, walking, and bicycling.

#### 2.73 "Tract"

A separate and distinct unity of land described in a deed or identified on an approved subdivision plat. The term may be used interchangeably with "lot" or "parcel."

#### 2.74 "Tree"

A large, branched woody plant having one or several self-supporting stems or trunks that reach a height of at least 20 feet at maturity.

2.75 "Urban Growth Area"

An area encompassed by an Urban Growth Area Boundary recommended by the Comprehensive Plan and further defined by urban zoning categories located proximate and surrounding the corporations of Hagerstown, Funkstown and Williamsport growth and development and investment and improvement in public infrastructure is encouraged.

2.76 "Variance"

A relaxation of the requirements or standards of this Ordinance.

2.77 "Washington County Forest Conservation Technical Manual"

The Maryland Department of Natural Resources' *Forest Conservation Technical Manual, Fourth Edition, 2024* incorporated herein by reference, that establishes standards of performance required and provides guidance in preparing forest stand delineations and forest conservation plans and any subsequent revisions.

2.78 "Watershed"

A contiguous area of land, described as a subbasin in water quality regulations adopted by the Department of the Environment under COMAR 26.08.02.08, bounded by surface elevations that cause the water to flow naturally to the lowest elevation within the boundary.

2.79 "Whip"

An unbranched woody plant greater than 24 inches in height and having a diameter of less than 1 inch measured at 2 inches above the root collar.

2.80 "Worksheet"

The official set of forest mitigation data calculated to the nearest one-hundredth acre, defining the size of the net tract area together with the required forest calculations prepared in accordance with this chapter.

**ARTICLE 3 APPLICATION**

3.1 Except as provided in Section 3.2 of this article, this Ordinance applies to:

- A. A person, as defined in Section 2.49 making application for a Preliminary Consultation, Preliminary and/or Final Subdivision, Preliminary and/or Final Site Plan, PUD, grading plan, or sediment

control approval, or any combination thereof, on units of land that are 20,000 square feet or greater in size after the effective date of this Ordinance.

- B. A public utility not exempt under Subsection 3.2 J or K of this article.
- C. A unit of county or municipal government, including a public utility or public works project, making application for a subdivision, project plan, grading, or sediment control approval on areas 20,000 square feet or greater.
- D. Incremental development involving regulated activities occurring at different times on a given tract, parcel or lot cumulatively exceeding 20,000 square feet in accordance may be tracked cumulatively for forest mitigation purposes.

3.2 This Ordinance does not apply to:

- A. A person as defined in Section 2.49 making application for a Preliminary Consultation, Preliminary and/or Final Subdivision, Preliminary and/or Final Site Plan, grading plan, sediment control approval or any combination thereof on a unit of land less than 20,000 square feet, except as per Article 3.1D.
- B. A person as defined in Section 2.49 making application for a simplified subdivision as described in Section 318 of the Washington County Subdivision Ordinance.
- C. A person as defined in Section 2.49 who has made an application as required in the applicable Ordinance for a Preliminary and/or Final Subdivision, Preliminary and/or Final Site Plan, grading plan, sediment control plan or any combination thereof before the effective date of this Ordinance.
  - (1) Application to the appropriate agency for any one of the above plan approvals before the effective date of this Ordinance shall exempt the subsequent plan approvals required by Washington County for the same project from the requirements of this Ordinance.
  - (2) Exemption of one section, phase or portion of a whole project will not exempt remaining future sections, phases or portions of the project.
  - (3) Where there is disagreement about whether an individual submittal is part of an exempt project the Planning Commission shall make the final decision.

- D. An activity, including subdivision, required for the purpose of constructing a dwelling house intended for the use of the owner of the land, or an immediate family member of the owner, if the activity:
- (1) Does not result in the cutting, clearing, or grading of more than 20,000 square feet of forest;
  - (2) Is the subject of a declaration of intent filed with the Department, as provided for in Section 3.3 of this article, which states the name or names of the immediate family member(s) and the relationship to the owner, and that transfer of ownership to a person or persons who are not immediate family members of the owner within 5 years of the date of the declaration may result in a loss of exemption;
  - (3) Does not result in the creation of more than one lot per owner or immediate family member.
- E. A residential construction activity, except subdivision, conducted on a single lot, tract or parcel of land of any size which existed at the time of the adoption of this Ordinance if the activity:
- (1) Does not result in the cumulative cutting, clearing, or grading of more than 20,000 square feet of forest; and
  - (2) Does not result in the cutting, clearing, or grading of a forest that is subject to the requirements of a previous forest conservation plan approved under this Ordinance; and
  - (3) Is the subject of a declaration of intent filed with the Department, as provided for in Section 3.3 of this article, stating that the lot will not be the subject of a regulated activity within 5 years of the date of filing of the declaration of intent.
- F. Agricultural activities that do not result in a change in land use category, including the operation of orchards and tree farms and the construction and use of agricultural support buildings and other related structures built using accepted best management practices. A person engaging in an agricultural activity that causes clearing of 20,000 square feet or more of forest within a 1-year period shall not be exempt under this section unless the person files a declaration of intent as provided for in Section 3.3 of this article. The declaration of intent shall include:

- (1) A statement that the landowner or landowner's agent will practice agriculture on that portion of the property for 5 years from the date of the declaration; and
  - (2) A sketch map of the property which shows the area to be cleared.
- G. A real estate transfer to provide a security, leasehold, or other legal or equitable interest, including a transfer of title, of a portion of a lot, tract or parcel, if:
- (1) The transfer does not involve a change in land use, or new development or redevelopment, with associated land disturbing activities; and
  - (2) Both the grantor and grantee file a declaration of intent, as provided for in Section 3.3 of this article.
- H. Highway construction activities governed under Natural Resources Article, §5-103, Annotated Code of Maryland.
- I. The cutting or clearing of public utility rights-of-way or land for electric generating stations licensed under Public Utility Companies §§7-207 and 7-208 or 7-205, Annotated Code of Maryland, if:
- (1) Required certificates of public convenience and necessity have been issued in accordance with Natural Resources Article, §5-1603(f), Annotated Code of Maryland; and
  - (2) Cutting or clearing of the forest is conducted to minimize the loss of forest.
- J. Any routine maintenance or emergency repairs of public utility rights-of-way licensed under Public Utility Companies, §7-207 and 7-208 or 7-205, Annotated Code of Maryland;.
- K. Commercial logging and timber harvesting operations, including harvesting conducted subject to the forest conservation and management program under Tax-Property Article, §8-211, Annotated Code of Maryland, that are completed before the adoption of this Ordinance.
- L. Commercial logging and timber harvesting operations, as noted in L above, completed after adoption of this Ordinance on property which:
- (1) Has not been the subject of application for a grading permit for development within 5 years after the logging or

harvesting operation, and

- (2) Is the subject of a declaration of intent as provided for in Section 3.3 of this article and approved by the Department.
  - (3) Forest harvests within areas protected under an approved forest conservation plan shall meet the requirements specified in COMAR 08.19.05.02.
- M. Noncoal surface mining regulated under Environment Article, Title 15, Subtitle 8, Annotated Code of Maryland.
- N. Strip or deep mining of coal regulated under Environment Article, Title 15, Subtitle 5 or 6, Annotated Code of Maryland.
- O. The cutting or clearing of trees to comply with the requirements of:
- (1) 14 C.F.R. 77.25 relating to objects affecting navigable airspace, provided that the Federal Aviation Administration has determined that the trees are a hazard to aviation.
  - (2) The exemption does not apply to the cutting or clearing of trees to facilitate the expansion or extension of the boundaries of any airport or runway.
- P. . An activity on a previously developed area covered by impervious surface and located in priority funding areas at the time of the application for subdivision plan, grading, or sediment control permit approval.
- Q. Any stream restoration project, as defined in Article 2, for which the applicant for a grading or sediment control permit has executed a binding maintenance agreement of at least 5 years with the affected property owner or owners.
- R. Maintenance or retrofitting of a stormwater management structure that may include clearing of vegetation or removal and trimming of trees, so long as the maintenance or retrofitting is within the original limits of disturbance for construction of the existing structure, or within any maintenance easement for access to the structure.
- S. The construction of a new federal government facility projected to house the employment of at least 2,500 persons;
- T. Replats or other changes to previously approved lots not requiring subdivision

### 3.3 DECLARATION OF INTENT

- A. The purpose of the declaration of intent is to verify that the proposed activity is exempt under Natural Resources Article, §§5-103 and 5-1601, et. seq., Annotated Code of Maryland and Section 3.2 of this Ordinance.
- B. A person seeking an exemption under Section 3.2 D, E, G, H, and M of this Article shall file a declaration of intent concurrently with other permits required to conduct the exempt activity with the applicable department.
  - (1) Within 10 (ten) days of approval of any permit required to conduct an exempt activity listed in Section 3.2 D,E,G,H and M, the applicant shall provide proof of recordation of the declaration of intent in the Washington County Land Records.
- C. A declaration of intent shall contain the following minimum information:
  - (1) The property owner's name and permanent mailing address at the time of filing of the declaration of intent.
  - (2) The liber and folio location of the deed for the property which is the subject of the declaration of intent.
  - (3) An accurate measured description of the area of the lot, tract or parcel which is to be subject to the declaration of intent.
  - (4) The statements required by Section 3.2 D, E, G, H, or M above, as applicable, that are required to be a part of the declaration of intent.
  - (5) Any other information determined necessary by the Department to implement the intent of this Ordinance.
  - (6) When not provided on a subdivision plat for recordation, a declaration of intent shall be notarized.
- D. The declaration of intent is effective for 5 years.
- E. Exempted activities as specified in Section 3.2 above are not precluded by a declaration of intent as long as they do not conflict with its purpose and comply with applicable requirements.
- F. A regulated activity may be conducted on that area of the property not covered under the declaration of intent if the requirements of this Ordinance are satisfied.

- G. When a regulated activity occurs on an area covered by a declaration of intent within 5 years of the effective date of the declaration of intent,
  - (1) There shall be an immediate loss of exemption, or
  - (2) There may be a noncompliance action taken by the Department, as appropriate, under this Ordinance; or
  - (3) The property owner may be required to meet the requirements of this Ordinance for afforestation and reforestation on the area in noncompliance.
  
- H. The Department may require a person failing to file a declaration of intent at the appropriate time or in the appropriate manner to do so within a specified amount of time or be subject to noncompliance or enforcement actions permitted under this Ordinance.
  
- I. The Department may require a person found in noncompliance with a declaration of intent to:
  - (1) Meet the retention, afforestation and reforestation requirements established in this Ordinance; and/or
  - (2) Pay a noncompliance fee, as periodically established by resolution by the Board of County Commissioners for Washington County, per square foot of forest cut or cleared in violation of the declaration of intent; and/or
  - (3) Be subject to other enforcement actions appropriate under Natural Resources Article, §5-1601, et. seq., Annotated Code of Maryland and this Ordinance
  
- J. In its determination of appropriate enforcement action, the Department may consider whether failure to file a declaration of intent by a person required to file is a knowing violation of this Ordinance.

**ARTICLE 4 GENERAL REQUIREMENTS**

4.1 A person making application after the effective date of this Ordinance for a Preliminary Consultation, Preliminary and/or Final subdivision, Preliminary and/or Final Site plan, grading permit, or sediment control permit approval, or any combination thereof, for an area of land of 20,000 square feet or greater shall:

- A. Submit to the Department a forest stand delineation and a forest conservation plan for the lot, tract or parcel on which the

development is located; and

- B. Use methods approved by the Department, as provided in the Washington County Forest Conservation Technical Manual, to protect retained forests and trees during construction.

4.2 If a local agency or person using state funds makes application to conduct a regulated activity, the following provisions of COMAR 08.19.04.01D–G apply.

- A. The subdivision or project plan or application for grading or sediment control permit or other construction plan shall be submitted to the Department.
- B. The Department shall notify the Maryland Department of Natural Resources within 15 days of receipt of the project plan or application.
- C. Within 15 days of receipt of notice from the Department, The Maryland Department of Natural Resources shall:
  - (1) Determine whether the project has impact on significant forest resources; and
  - (2) Notify the Department whether the project is subject to the State program.
- D. If the Maryland Department of Natural Resources determines that the project is subject to the State program, the:
  - (1) Time limit for approval of the forest stand delineation and preliminary and final forest conservation plans shall begin when the Maryland Department of Natural Resources receives the necessary documents from the local authority; and
  - (2) The Department may not approve a subdivision plan or project plan or issue the grading or sediment control permit until the Department receives notice from the Maryland Department of Natural Resources that the standards and requirements of the State program have been satisfied or that the authority for review and approval has been delegated by the Maryland Department of Natural Resources to the Department.
- E. If the Maryland Department of Natural Resources determines the project need not be reviewed under the State program, the time limit for approval of the forest stand delineation and forest conservation plan shall be governed under the Washington County

Forest Conservation Ordinance and shall begin when the Department receives notice from the Maryland Department of Natural Resources.

4.3 Where applicable according to the standards contained in Article 6A, an applicant may choose to use the standards and guidelines of the Express Procedure as provided in Article 6A.

## **ARTICLE 5 FOREST STAND DELINEATION**

### 5.1 GENERAL

- A. In order to provide the greatest opportunity for the consideration of the forest conservation goals, priorities and techniques contained in this Ordinance in the design of land use proposals, the forest stand delineation should be prepared by the applicant and approved by the Department prior to the design of a subdivision, site plan, grading plan or sediment control plan.
- B. An approved forest stand delineation shall accompany a request for review or approval of a Preliminary Consultation, Preliminary and/or Final subdivision plat, Preliminary and/or Final Site plan, PUD Preliminary Development Plan, grading permit application, sediment control application or any combination thereof, whichever is the first applicable step in the plan review procedures specified by Washington County as necessary for approval of the development proposal.
- C. When an activity is eligible to use the Express Procedures as described in Article 6A the Forest Stand Delineation may be submitted for approval at the same time as the subdivision or site plan.

### 5.2 FOREST STAND DELINEATION CONTENTS

- A. All forest stand delineations shall contain all information required by the Washington County Forest Conservation Technical Manual for a full delineation, except as allowed in 5.3 below.
- B. A forest stand delineation shall be prepared by a licensed forester, licensed landscape architect, or a qualified professional who meets the requirements stated in C.O.M.A.R. 08.19.06.01.
- C. The individual who prepared the delineation shall certify, on the drawing, that he or she meets the professional qualifications stated in C.O.M.A.R. 08.19.06.01 and that the delineation is accurate and complete.

- D. The forest stand delineation shall be used during the preliminary review process to determine the most suitable and practical areas for forest conservation and shall contain the following components:
- (1) A topographic map delineating all streams, and steep slopes over 25 percent;
  - (2) A soils map delineating soils with structural limitations, hydric soils, or soils with a soil K value greater than 0.35 on slopes of 15 percent or more;
  - (3) Forest stand maps indicating total acres of qualified forest, species, location, and size of trees and showing dominant and co-dominant forest types as well as all priority retention areas noted in Article 8;
    - a. Forest stands should be field sampled using the following Washington County Forest Conservation Technical Manual criteria: One plot per four acres of forest stand area; Two plots minimum per stand; and Three plots minimum for the total forested area of the site
  - (4) Narrative analysis including forest stand characteristics listed in 5.2D(3), site description, sampling methodology, sampling data sheets and the identification of priority forests and priority areas noted in Articles 8 and 10.2 of this Ordinance for forest retention, afforestation or reforestation.
  - (5) Location of 100-year floodplains as defined in the Washington County Floodplain Management Ordinance and all environmentally sensitive areas including non-tidal wetlands, intermittent streams and their buffers of at least 50 feet from the stream channel and perennial streams and their buffers of at least 100 feet from the stream channel.;
  - (6) Habitat supporting rare, threatened and endangered species as identified by the Maryland Department of Natural Resources Wildlife and Heritage Service;
  - (7) Other information determined to be necessary by the Department in order to adequately evaluate the areas suitable and practical for forest conservation. The Department's request for additional information shall be made in writing and shall specify the additional information needed.

- E. Intermediate Forest Stand Delineations are not recognized by Washington County.

### 5.3 SIMPLIFIED FOREST STAND DELINEATION

- A. A simplified delineation may be submitted for an area:
  - (1) When no forest cover exists; or
  - (2) When no forest cover is disturbed during a construction activity;
  - (3) When the Forest is designated to be under a long term protective agreement as defined in this Ordinance-
  - (4) The tract does not include any priority forests or priority areas as noted in Article 8.
- B. The Department shall consider a simplified forest stand delineation complete if it includes:
  - (1) All requirements under Section 5.2D(1), (2), (5), (6) and (7) of this Article;
  - (2) A map showing existing forest cover and forest type as verified by field inspection and proposed limits of ground disturbance; and
  - (3) Other information determined necessary by the Department in order to adequately evaluate the areas suitable and practical for forest conservation.

### 5.4 PERIOD OF EFFECTIVENESS

- A. An approved forest stand delineation may remain in effect for a period not longer than 5 years from the date of approval.
- B. The Department may require revision to an approved Forest Stand Delineation within the 5 year effective period if it is determined that a change in site conditions has occurred.

### 5.5 REVIEW PERIOD SPECIFIED

- A. Within 30 calendar days after receipt of the forest stand delineation, the Department shall notify the applicant or other transmitting agency whether the forest stand delineation is complete and correct.

- B. If found incomplete or incorrect the Department shall notify the applicant of the corrective measures needed and that the 30 day review period is suspended until a corrected plan is submitted.
- C. If the Department fails to notify the applicant within 30 days, the delineation shall be treated as complete and correct.
- D. The 30 day review period may be extended in 15 day increments by the Department upon appropriate notification to the applicant.
- E. The 30 day review period may be extended in 15 day increments by the Department upon a request from the applicant.

## **ARTICLE 6 FOREST CONSERVATION PLAN**

### 6.1 GENERAL PROVISIONS

- A. In developing a forest conservation plan, the applicant shall give priority to retention of existing forest on the site.
- B. Except when using the Express Procedure described in Article 6A, if existing forest on the site cannot be retained, the applicant shall demonstrate to the satisfaction of the Department:
  - (1) Why the priority forests and priority areas specified in Article 8 cannot be left in an undisturbed condition;
  - (2) How the sequence of priorities for afforestation or reforestation will be followed in compliance with Article 10; and
  - (3) Where on the site afforestation or reforestation will occur in compliance with Article 10.
- C. Except when using the Express Procedure as described in Article 6A, if the applicant proposes to make a payment into the local forest conservation fund instead of retention, afforestation or reforestation, the applicant shall demonstrate to the satisfaction of the Department that the guidelines for retention or requirements for afforestation or reforestation cannot be reasonably accomplished.
- D. The Department shall have the authority to determine if a payment instead of afforestation or reforestation is permitted and appropriate.
- F. Nontidal Wetlands. A regulated activity under the local program is

subject to the following requirements:

- (1) Nontidal wetlands shall be considered to be priority areas for forest retention and replacement.
  - (2) Forested nontidal wetland identification and delineation should be included at the earliest stage of planning to assist the applicant in avoidance and reduction of impacts to forested nontidal wetlands and to avoid delay in the approval process.
  - (3) For the purposes of delineation, permitting, and mitigation, areas determined to be nontidal wetlands under COMAR 08.05.04 shall be regulated under Environment Article, Title 9, Annotated Code of Maryland or this Ordinance, whichever is more stringent.
  - (4) For the purpose of calculating reforestation mitigation under this Ordinance, a forested nontidal wetland permitted to be cut or cleared and required to be mitigated under Environment Article, Title 9, Annotated Code of Maryland, shall be shown on the forest conservation plan and subtracted on an acre for acre basis from the total amount of forest to be cut or cleared as part of a regulated activity.
- G. All forest conservation plans shall be prepared by a licensed forester, a licensed landscape architect, or a qualified professional who meets the requirements stated in C.O.M.A.R. 08.19.06.01.

## 6.2 PRELIMINARY FOREST CONSERVATION PLAN.

A. A preliminary forest conservation plan shall:

- (1) Be submitted according to the guidance provided in Section 6.1 E;
- (2) Include the approved forest stand delineation for the site as specified in Article 5;
- (3) Include a table that lists the following, in square feet:
  - (a) Net tract area,
  - (b) Area of forest conservation required, and
  - (c) Area of forest conservation that the applicant proposes to provide, including both onsite and offsite areas according to the standards contained in Articles

7, 8 or 9, whichever is applicable;

- (4) Include a clear graphic indication of the forest conservation provided on the site drawn to scale, showing areas where retention of existing forest or afforestation or reforestation is proposed;
- (5) Include an explanation of how the provisions of Section 6.1 A and B of this article have been met;
- (6) In the case of afforestation or reforestation, include a proposed afforestation or reforestation plan;
- (7) Include a proposed construction timetable showing the sequence of forest conservation procedures;
- (8) Show the proposed limits of disturbance;
- (9) Show proposed stockpile areas;
- (10) Incorporate a proposed 2 or 3-year installation and maintenance agreement that shows how areas designated for afforestation or reforestation will be installed and maintained to ensure protection and satisfactory establishment and indicates the responsible parties;
- (11) Include a depiction of all existing and planned utility easements on the site with reference to the beneficiary.
- (12) Information required in the Washington County Forest Conservation Technical Manual; and
- (13) Other information the Department determines is necessary to implement this Ordinance.
- (14) Be drawn at the same scale as the plan it accompanies.

### 6.3 FINAL FOREST CONSERVATION PLAN

A. A final forest conservation plan shall:

- (1) Be submitted according to the guidance provided in Section 6.1 E;
- (2) Show proposed locations and types of protective devices to be used during construction activities to protect trees and forests designated for conservation;

- (3) In the case of afforestation or reforestation, include an afforestation or reforestation plan, with a timetable and description of needed site and soil preparation, species, size, and spacing to be used;
- (4) Incorporate a binding 2 or 3-year installation and maintenance agreement as applicable and described in C.O.M.A.R. 08.19.05.01 that details how the areas designated for afforestation or reforestation will be maintained to ensure protection and satisfactory establishment, including:
  - (a) Watering, fertilizing, control of competing vegetation, protection from diseases, pests, mechanical injury and
  - (b) A reinforcement planting provision if survival rates fall below required standards, as provided in the Washington County Forest Conservation Technical Manual;
  - (c) An indication of the parties responsible for installation and maintenance of the site including a current phone number and address.
  - (d) A statement that the 2 or 3-year maintenance period shall not begin until after it has been determined by Washington County that the afforestation or reforestation have been completed according to the approved Forest Conservation Plan.
  - (e) The binding installation and maintenance agreement and its inclusions noted in 4 a-d above shall be binding for a 3-year period when bare root or container grown whip or seedling stock is installed.
- (5) Show the amount of financial security to be provided before approval of the final forest conservation plan, determined according to the guidelines contained in Article 13;
- (6) Incorporate 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 that are not already protected in perpetuity 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 recreational activities and forest management practices that are used to preserve forest; and

- (c) Must be 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.
  - (d) Contains signatures of any lien holders acknowledging the presence and terms of any easements contained in the plan
- (7) Include the substantive elements required under Section 6.2A(2)–(5), (7)–(9), and (11)–(12) of this article, as finalized elements of the forest conservation plan; and
  - (8) Other information the Department determines is necessary to implement this Ordinance.

#### B. REVIEW TIME SPECIFIED

- (1) At least 20 days before approval of the Forest Conservation Plan, the local authority shall:
  - (a) Provide notice that is consistent with local authority notice requirements to all property owners abutting and adjacent to the boundary of the subject property of any proposed clearing of a priority retention area as described in Natural Resources Article, §5-1607, Annotated Code of Maryland; and
  - b. On a net tract area of at least 5 acres and if at least 75% of the priority retention area is proposed to be cleared, provide an opportunity for written and verbal comment before plan approval; or
  - c. For any other project where priority retention area is proposed for clearing, provide an opportunity for public written comment before plan approval.
- 2) Property separated from the subject property by a public right-of-way shall be considered abutting and adjacent.
- (3) Within 45 calendar days after receipt of the final forest conservation plan, the Department shall notify the applicant whether the forest conservation plan is complete and approved.

- (4) If the Department fails to notify the applicant within 45 calendar days, the plan shall be treated as complete and approved.
- (5) The Department may require further information and extend the deadline in 15 calendar day increments under extenuating circumstances with appropriate notice to the applicant.
- (6) At the request of the applicant, the Department may extend the deadline in 15 calendar day increments under extenuating circumstances.
- (7) A person petitioning for a judicial review of an approved forest conservation plan shall file the petition to the Department not later than 30 days after approval of the forest conservation plan.

Any judicial review of a forest conservation plan shall be:

- a. Conducted in accordance with the Maryland state law; and
  - b. Limited to the record compiled by the local authority.
- C. The Department's review of a final forest conservation plan shall be concurrent with the review of the plan it accompanied.
- D. If a forest conservation plan is required by this subchapter, a person may not cut, clear, or grade until the county has approved the forest conservation plan.
- E. **CORRECTIVE ACTION PERMITTED**
- (1) The Department may revoke an approved forest conservation plan if it finds that:
    - (a) A provision of the plan has been violated;
    - (b) Approval of the plan was obtained through fraud, misrepresentation, a false or misleading statement, or omission of a relevant or material fact;
    - (c) Changes in the development or in the condition of the site necessitate preparation of a new or amended plan;

- (d) The availability of new information that was not known at the time of the original review and approval necessitates preparation of a new or amended plan; or
  - (e) The plan does not accomplish the purpose of this Ordinance.
- (2) The Department or its designate may issue a stop work order against a person who violates a provision of this Ordinance or a regulation, order, approved forest conservation plan, or maintenance agreement.
  - (3) Before revoking approval of a forest conservation plan, the Department shall notify the violator in writing and provide an opportunity for correction.

**ARTICLE 6A EXPRESS PROCEDURES**

**6A.1 PURPOSE AND INTENT**

- A. The purpose of an Express Procedure is to provide an alternate review and approval mechanism which will allow certain development activities to meet the intent of the Forest Conservation Ordinance through a review and approval process that is proportionate to the impact on forest resources.
- B. The Express Procedure allows the combination of the various steps in the review process that are described as separate in this Ordinance. It will not require documentation of a progression through the sequence of priorities for afforestation and reforestation.
- C. Certain development activities, such as those described in the eligibility standards contained in this article, result in small afforested or reforested areas that may not be located in priority areas and provide little or no real benefit to improvements in water quality. The goal of the Express Procedure is to create significant sized forest stands in priority areas where they will provide real benefits to improvements in water quality. This will occur through the aggregation and accumulation of payment in lieu of fees. The funds are expended by Washington County on a schedule and in locations that will more closely meet the intent and purpose of this Ordinance.

**6A.2 ELIGIBILITY TO USE EXPRESS PROCEDURE**

- A. An application must meet the following criteria in order to use the

Express Procedure.

- (1) Subdivisions of 7 lots or less when the afforestation or reforestation requirement as calculated from the worksheet is 2 acres or less or;
- (2) Where no subdivision is proposed, when the afforestation or reforestation requirement as calculated from the worksheet is 2 acres or less; and
- (3) There is no disturbance proposed in those priority areas described in Article 8, Sections 8.2A, C, or D or in Article 10, Sections 10.2A.

### 6A.3 THE EXPRESS PROCEDURE

- A. If the eligibility criteria are met the applicant may choose to use the Express Procedure without prior approval by the Department or Planning Commission.
- B. Nothing in this section shall prevent the applicant from using the procedures described elsewhere in this Ordinance.
- C. The Forest Stand Delineation may be prepared in the simplified format as described in Section 5.3. In addition, the Forest Stand Delineation shall identify those areas described in Section 6A.2A.3.
- D. The Forest Stand Delineation and Forest Conservation Plan may be submitted, reviewed and approved concurrently with the applicable subdivision or site plan.
- E. The net tract area as requested on the worksheet and upon which calculations are based to determine afforestation and reforestation requirements shall be equal to the area of the proposed subdivided lots or the area of the entire parcel to be developed when no subdivision is proposed.
- F. The payment in lieu of fee shall be paid prior to final approval of the subject final forest conservation plan.

### 6A.4 ADDITIONAL GUIDELINES

- A. After an applicant has chosen to use the Express Procedure for an eligible subdivision, the remaining land of the original parcel is not eligible to use the procedure again. It shall be subject to the requirements of this Ordinance as if the Express Procedure did not exist.

- B. Upon a request from the applicant, the Planning Commission or its designee may determine that further use of the Express Procedure for additional subdivision or development on the remaining land is appropriate.
- C. Where the Express Procedures described in this article vary from those described elsewhere in this Ordinance, the Express Procedures may be followed without violation of the Ordinance as long as the subdivision or site development proposal meets the eligibility requirements.
- D. Projects which use the Express Procedure shall submit a simplified forest conservation plan which includes a map showing the project's limit of disturbance, the forest conservation worksheet and note the monetary amount to be paid into the Washington County Forest Conservation Fund. This plan does not need to be recorded in the Land Records of Washington County if a permanent forest conservation easement is not being established onsite or offsite.

**ARTICLE 7 AFFORESTATION**

7.1 Definitions

- A. AFFORESTATION under this section means the planting of trees where no or little forest exists on-site, in order to meet the afforestation thresholds.
- B. AFFORESTATION THRESHOLD means the percentage of a net tract area up to which establishment of forest is required if the existing forest area is less than the threshold, as determined by the land use category.

7.2 A person making application for a regulated activity as defined herein after the effective date of this Ordinance shall:

- A. Conduct afforestation on the lot, tract or parcel in order to produce the minimum amount of forest cover specified below that corresponds to the land use proposed for the site.

**LAND USE PROPOSED**

**MINIMUM FOREST COVER**

AGRICULTURAL AND RESOURCE  
(As defined in Section 2.3 of this Ordinance)

20% OF NET TRACT AREA

SPECIAL PLANNING AREAS (As defined in Section 2.60 of this Ordinance)	20% OF NET TRACT AREA
MEDIUM DENSITY RESIDENTIAL (As defined in Section 2.37 of this Ordinance)	20% OF NET TRACT AREA
HIGH DENSITY RESIDENTIAL (As defined in Section 2.27 of this Ordinance)	15% OF NET TRACT AREA
MXD'S (As defined in Section 2.50 of this Ordinance)	15% OF NET TRACT AREA
COMMERCIAL AND INDUSTRIAL (As defined in Section 2.10 of this Ordinance)	15% OF NET TRACT AREA
INSTITUTIONAL DEVELOPMENT (As defined in Section 2.30 of this Ordinance)	15% OF NET TRACT AREA

- B. Comply with the following when cutting into forest cover that is currently below the afforestation percentages described in Section 7.1(A) of this article:
  - (1) The required afforestation shall be determined by the amount of forest existing before cutting or clearing begins; and
  - (2) Forest cut or cleared from a site which requires afforestation to meet the minimums specified in Section 7.1A above shall be reforested at a 2 to 1 ratio and added to the afforestation determined necessary in B1 above.
- C. Linear projects that involve no change in land use may not be subject to afforestation requirements.
- D. Solar photovoltaic facilities may not be subject to afforestation requirements under this article.
- E. All unforested stream buffers must be afforested or reforested, unless the applicant demonstrates to the Department or the Planning Commission that afforestation in the riparian buffer:
  - (1) Would be in conflict with allowable uses as established for the riparian buffer;
  - (2) Is located on park property and conflicts with the mission and

established stewardship practices of the park; or

- (3) Is not suitable for the establishment and retention of the required planting materials, in which case substitute environmental protection measures must be implemented.

### **ARTICLE 8 PRIORITIES FOR RETENTION**

8.1. The following trees, shrubs, plants, and specific areas are considered priorities for retention and protection and shall be left in an undisturbed condition unless the applicant has demonstrated, to the satisfaction of the Department, that reasonable efforts have been made to protect them and the project or development plan cannot be reasonably altered:

- A. Trees, shrubs, and plants located in sensitive areas including the 100-year floodplain, intermittent streams and their buffers of at least 50 feet from the stream channel perennial streams and their buffers of at least 100 feet from the stream channel, on steeply sloped areas, nontidal wetlands, and critical habitats;
- B. Contiguous forest that connects the largest undeveloped or most vegetated tracts of land within and adjacent to the site;
- C. Forest suitable for forest interior-dwelling species;
- D. Forest located in a Tier II or Tier III high quality watershed as identified by the Maryland Department of the Environment;
- E. Forest located in a water resource protection zone, a reservoir watershed, or a wellhead protection area as identified by a local jurisdiction; and
- F. Forests in urban areas that are most important for providing wildlife habitat or mitigating flooding, high temperatures, or air pollution; as delineated in the priority urban forest map in the State Forest Conservation Technical Manual.
- G. Forested buffers adjacent to areas of differing land use when appropriate, or adjacent to highways or utility rights-of-way.

8.2. The following trees, shrubs, plants, and specific areas are considered priorities for retention and protection and shall be left in an undisturbed condition unless the applicant has demonstrated, to the satisfaction of the Planning Commission that the applicant qualifies for a variance under Article 15 of this Ordinance.

- A. Trees, shrubs, or plants determined to be rare, threatened, or

endangered under:

- (1) The federal Endangered Species Act of 1973 in 16 U.S.C. §§1531--1544 and in 50 CFR Part 17,
- (2) The Maryland Non-game and Endangered Species Conservation Act, Natural Resources Article, §§10-2A-01--10-2A-09, Annotated Code of Maryland, and
- (3) COMAR 08.03.08 governing threatened or endangered species;

B. Trees that:

- (1) Are part of an historic site or associated with a historic structure listed in the Washington County Historic Sites Survey, Maryland Inventory of Historic Properties or in the National Register of Historic Places; or
- (2) Have been designated by the State or the Department as a national, State, or county champion tree; and

C. Any tree having a diameter measured at 4.5 feet above the ground of:

- (1) 30 inches or more; or

75 percent or more of the diameter, measured at 4.5 feet above the ground, of the current State champion tree of that species as designated by the Department of Natural Resources and contained in Appendix N of the Washington County Forest Conservation Technical Manual.

## **ARTICLE 9 REFORESTATION**

### 9.1 DEFINITIONS

- A. REFORESTATION under this section means the planting of trees to replace forest that has been recently or is proposed to be removed by development.

### 9.2 FOREST CONSERVATION

- A. After reasonable efforts to minimize the cutting or clearing of trees and other woody plants have been exhausted, the forest

conservation plan shall provide for reforestation in accordance with Article 10.2.

B. CALCULATIONS

(1) Except as provided in 7.2.A, for all existing forest cover measured to the nearest 1/100th acre cleared on the net tract area, the area of forest removed shall be reforested at a ratio of 1 acre planted for every 1 acre removed; and

a. For all existing forest cover located in a priority funding area designated under section 5-7B-03 of the State Finance and Procurement Article, and not identified as a priority for retention as described in Natural Resources Article §5-1607 Annotated Code of Maryland, measured to the nearest 1/100th acre cleared on the net tract area, the area of forest removed shall be reforested at a ratio of 1/2 acre planted for every 1 acre removed.

(2) Upon meeting the reforestation and afforestation requirements in this section, all unforested riparian buffers on site shall be afforested and reforested, unless the applicant demonstrated to the Local Authority that afforestation in the riparian buffer:

- a. Would be in conflict with allowable uses as established for the riparian buffer;
- b. Is located on park property and conflicts with the mission and established stewardship practices of the park; or

Is not suitable for the establishment and retention of the required planting materials, in which case substitute environmental protection measures must be implemented.

(3) Transit-oriented development, as defined under § 7-101 of the Transportation Article, shall be:

- a. Reforested at a ratio of at least 1/4 acre replanted for each acre removed; or
- b. Mitigated in a manner in which 1/2 acre of forest is permanently protected for each acre removed;

(4) The construction of multifamily housing, consisting of a single structure containing at least 25 dwelling units, shall

be:

- a. Reforested at a ratio of at least 1/4 acre replanted for each acre removed; or
- b. Mitigated in a manner in which 1/2 acre of forest is permanently protected for each acre removed.

## **ARTICLE 10 PREFERRED SEQUENCE OF TECHNIQUES AND AREAS FOR MITIGATION**

The priority sequence for the location of required forest mitigation according to the techniques described in Articles 10.1 and 10.2 shall be as follows:

(1) If the applicant has demonstrated to the satisfaction of the Department that all onsite retention, afforestation or reforestation opportunities have been exhausted, offsite locations for accomplishing required forest mitigation will prioritize providing mitigation in the same watershed as the project.

(2) If the applicant has demonstrated to the satisfaction Department that the required forest mitigation cannot be reasonably accomplished in the same watershed as the project's location, then the offsite retention, reforestation or afforestation shall occur in another watershed within the boundaries of Washington County.

### 10.1 PREFERRED SEQUENCE OF TECHNIQUES FOR MITIGATION

A. After all techniques for retaining existing forest on the site have been exhausted, the preferred sequence of techniques for afforestation and reforestation is as follows:

- (1) Selective clearing and supplemental planting on site;
- (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;
- (3) Onsite afforestation or reforestation, using whip and seedling stock;
- (4) Natural regeneration onsite where the technique can successfully meet the criteria defined in Article 2.
- (5) 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;

- (6) 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;
- (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;
- (7) Offsite afforestation or reforestation, arranged by the applicant on private lands using whip and seedling stock;
- (8) Offsite afforestation or reforestation, arranged by the applicant on public lands using whip and seedling stock;
- (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;
- (10) The use of qualified conservation, as defined in Article 2, completed in an existing forest mitigation bank to meet:
  - a. Up to 50% of the afforestation or reforestation requirement, in which case, the afforestation or reforestation credit granted may not exceed 50% of the forest area encumbered in perpetuity; or
  - b. If, a local jurisdiction proposes, and after public comment, the Maryland Department of Natural Resources approves a written justification for the increase, up to 60% of the afforestation or reforestation requirement, in which case the afforestation or reforestation credit granted may not exceed 50% of the forest area encumbered in perpetuity.
- (11) Offsite 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.
- (13) Payment of fee in lieu instead of afforestation and reforestation according to Article 11.

B. Within the Urban Growth Area or Town Growth Areas after all on site priority areas listed in Article 8.1 have been shown to be protected by forest conservation easements the following sequence for afforestation and reforestation may be used toward meeting forest conservation requirements as part of a final Forest Conservation Plan:

- (1) Forest creation using transplanted or nursery stock,
- (2) Planting of street trees from the list in Appendix P with full credit based on the area of mature canopy coverage. Street trees must be provided with long term protective measures that include replacement for trees that do not survive beyond 5 years after planting.
- (3) Acquisition as a mitigation technique of an off-site protective easement for existing forested areas not currently protected in perpetuity, in which case the afforestation or reforestation credit granted may not exceed 50% of the area of forest cover protected;
- (4) The restoration of on- or off-site degraded forest, including soil enhancement without grading, the removal of invasive species, wildlife control, the improvement of understory, and new tree plantings, as appropriate, in which case the afforestation or reforestation credit granted may not exceed

50% of the area of forest restored; and

(5) The establishment of planted green infrastructure or planted environmental site design practices beyond the amount required under § 4-203 of the Environment Article may grant full credit as a mitigation technique; and

- C. A sequence other than the one described in Subsection A of this article may be used for a specific project, if necessary, to achieve the objectives of this Ordinance or other Washington County land use policies, or to take advantage of opportunities to consolidate forest conservation efforts. An alternate sequence must be approved by the Planning Commission.
- D. Native plant materials shall be used unless otherwise permitted by the Department.
- E. A long term binding protective easement for afforestation or reforestation on private property shall be in the form of an unencumbered perpetual easement granted by the property owner and any lien holder in favor of the County.
- F. Policies on overlapping land preservation easements:
  - (1) A permanent forest conservation easement may be established over an existing land preservation easement provided the following criteria are met:
    - a. The existing land preservation easement does not guarantee the retention of the qualified forest area in perpetuity;
    - b. Assurance that the property is not encumbered by any covenants or other types of restrictions which could impair the property's use as a forest conservation easement or be released by interest holders and;
    - c. Written permission is obtained by the property owner or their designee from the holder of the original land preservation easement indicating that the forest conservation easement does not conflict with the terms of the original easement;
    - d. A long-term binding protective easement for forest retention on private property shall be in the form of an unencumbered perpetual easement granted by the property owner and any lien holder in favor of the County recorded in the Land Records of Washington County.

- e. If located offsite, credit for an overlapping protective easement may not exceed 50% of the area of existing forest cover protected.

## 10.2 PREFERRED SEQUENCE OF PRIORITY AREAS FOR AFFORESTATION OR REFORESTATION

- A. The following is considered the preferred sequence of priority areas for afforestation and reforestation:
  - (1) Establish or enhance forested buffers adjacent to intermittent streams and their buffers of at least 50 feet from the stream channel and perennial streams and their buffers of at least 100 feet from the stream channel;
  - (2) Establish or increase existing forested corridors to connect existing forests within or adjacent to the site. Where practical, forested corridors should be a minimum of 300 feet in width to facilitate wildlife movement;
  - (3) Establish or enhance forest buffers adjacent to critical habitats where appropriate;
  - (4) Establish plantings to stabilize slopes of 25 percent or greater and slopes of 15 percent or greater with a soil K value greater than 0.35 including the slopes of ravines or other natural depressions;
  - (5) Establish buffers adjacent to areas of differing land use when appropriate, or adjacent to highways or utility rights-of-way;
  - (6) Establish forest areas adjacent to existing forests to increase the overall area of contiguous forest cover, when appropriate.
  - (7) Establish or enhance forest buffers in Special Planning Areas identified in the most recently adopted Comprehensive Plan.
- B. On-site forest retention and planting as a form of mitigation is encouraged. However, large scale planting and retention of forest and protective easements on multiple individual lots intended for sale to individual owners in new residential subdivisions is a less preferred mitigation technique.
- C. Forest planting and long-term protective easements shall not be

established on units of land of less than 20,000 square feet unless the area contains priority areas or priority forests as noted in Article 8. All forest conservation easements shall have a minimum width of at least 35'.

### 10.3 TIME PERIOD SPECIFIED

- A. 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 final Forest Conservation Plan approval, and before development project completion. Each phase is considered a separate development project.
- B. The time period may be increased for good cause by the Department.

## **ARTICLE 11 PAYMENT INSTEAD OF AFFORESTATION AND REFORESTATION**

### 11.1 FOREST CONSERVATION FUND.

- A. There is established the Washington County Forest Conservation Fund.
- B. If a person subject to this Ordinance demonstrates to the satisfaction of the Department that requirements for reforestation or afforestation cannot be reasonably accomplished in accordance with Article 10 and appropriate credits generated by a forest mitigation bank in the same watershed or County are not available, the person shall contribute money into the Washington County Forest Conservation Fund. The amount of the contribution shall be determined by application of a square footage rate to the area of required planting as determined in the forest conservation plan or on the forest conservation worksheet. The rate shall be periodically established by the County Commissioners for Washington County, Maryland by resolution.
- C. The Department shall have the authority to determine if a payment instead of afforestation or reforestation is permitted and appropriate.
- D. When an applicant is eligible to use the Express Procedure described in Article 6A, the decision to select the payment in lieu of afforestation or reforestation shall not require prior approval by the Department.
- E. Projects which have been given approval by the Department to pay into the Washington County Forest Conservation Fund shall submit

a modified forest conservation plan which includes a map showing the limit of disturbance, the worksheet and note the monetary amount to be paid into the Forest Conservation Fund. This plan does not need to be recorded in the Land Records of Washington County if a permanent forest conservation easement is not being established onsite or offsite.

- F. Money contributed instead of afforestation or reforestation under this article shall be paid prior to the approval of the final forest conservation plan.
- G. Washington County shall accomplish the reforestation or afforestation for which the money is deposited according to the priorities and standards contained in this Ordinance within 2 years or three growing seasons, whichever is a greater time period, after receipt of the money or after completion of the project, whichever is later.
- H. The time period specified in F above may be extended one time for an additional 1 year or two growing seasons by Washington County with appropriate notification to the person who contributed the money.
- I. Money contributed under this article shall remain in the account and shall not be returned.
- J. Money deposited in the Washington County Forest Conservation Fund:
  - (1) Shall be spent on the costs directly related to afforestation and reforestation, including but not limited to site identification, acquisition, and preparation, the acquisition of planting stock, compensation to persons engaged in the planting activity and maintenance of forest previously planted or protected with payment in lieu funds. The fund may also be used to acquire and establish an easement which permanently retains existing forest, particularly priority forest or priority areas noted in Article 8, or to achieve urban tree canopy goals.
  - (2) Shall be identified as being for afforestation and reforestation so as not to be confused with funds collected as penalties which may be used for other purposes as specified in Section 16.1 B.
  - (3) Shall not revert to the general fund.
  - (4) Shall not be utilized outside the boundaries of Washington

County.

**ARTICLE 12 RECOMMENDED TREE SPECIES**

12.1 RECOMMENDED TREE SPECIES LIST.

- A. Tree species used for afforestation or reforestation should be native to Washington County, when appropriate and possible, and selected from the list of species approved by the Department and contained in the Washington County Forest Conservation Technical Manual Appendix.

**ARTICLE 13 SURETY**

13.1 A person shall be required to furnish a financial security in the form of a bond, an irrevocable letter of credit, or personal check, unless exempt by the Department, to assure that the afforestation, reforestation and maintenance are conducted according to the approved forest conservation plan.

- A. A surety, as required in this Ordinance, is for the purpose of securing financial resources from the applicant to conduct the afforestation, reforestation and required maintenance according to the approved forest conservation plan if the applicant is unable to or fails to do so.

13.2 AMOUNT AND FORM OF SURETY

- A. The surety shall be in an amount equal to the cost, as estimated by the applicant and approved by the Department, of the required afforestation, reforestation, tree protection and maintenance during the 2 or 3- year period covered by the agreement, plus a 15% contingency reserve.
- B. The surety shall be in a form and of a content approved by the Department.
- C. The surety shall be provided prior to approval of the final forest conservation plan.

13.3 RELEASE OF SURETY

- A. The surety may be released partially or completely.
- B. The Department shall have sole authority to determine when a surety shall be released and whether it shall be a partial or complete release.

- C. The surety shall not be completely released until the afforestation and reforestation are completed, the 2 or 3 year installation and maintenance agreement has expired and the establishment of the required forest cover is determined by the Department to meet the intent of the approved forest conservation plan and this Ordinance.
- D. The surety may be partially released upon written request from the applicant and consideration of the remaining afforestation or reforestation to be completed and the success of the maintenance performed to date.

13.4 Forfeiture of Surety

- A. The surety shall be subject to forfeiture if the principal fails to comply with the Forest Conservation Plan or the Maintenance Agreement.
- B. Before forfeiture of the surety, the Department shall notify the principal and the issuer, by certified mail, of the failure of the principal to comply with the Forest Conservation Plan or the Maintenance Agreement, and shall give the principal 30 days to come into compliance.

**If a person fails to come into compliance within the 30-day period, the surety shall be forfeited and the County and its agents shall be allowed access to the property to accomplish the previously bonded planting. ARTICLE 14 TREE PROTECTION DEVICES AND SITE WORK**

14.1 Standards for the protection of trees from construction activity are provided in the Washington County Forest Conservation Manual.

14.2 Before cutting, clearing, grading, or construction begins on a site for which a forest conservation plan is required by this article, the applicant shall demonstrate to the Department, or its designate, that protective devices have been established .

14.3 Signage, and other protective devices shall be installed within 30 days of subdivision plat approval, and the Department shall be notified for inspection. Signs shall remain posted in perpetuity to deter disturbance of the protected area.

14.4 Areas of disturbance identified on an approved forest conservation plan shall be identified, surveyed, and delineated on the plan and clearly marked in the field by a qualified professional. Except in the cases of septic percolation testing, geotechnical analysis, and survey lines, any person who extends the disturbance beyond the preapproved limits, without obtaining prior approval from the county, shall be in violation of this subchapter.

14.5 Critical root zone. No person shall perform any construction activity within

the critical root zone of any tree that is to be retained or within any area designated for retention, unless such activity is identified on the forest conservation plan and approved by the county.

- 14.6 Correcting soil compaction. Any forest conservation easement which is to receive planting that has been affected by grading or construction activities shall have the compacted soil restored to pre-disturbance conditions prior to tree installation so that normal root growth and plant development may occur.
- 14.7 The installation of trees for planted forest easements shall be conducted by a licensed landscaping contractor, forester, or other licensed tree care professional.

## **ARTICLE 15 VARIANCES**

### 15.1 PROCEDURE

- A. A person may request and the Planning Commission may grant a variance where, owing to the special features of the applicant's property or other circumstances, the standards or requirements of this Ordinance would result in unwarranted hardship to the applicant.
- B. An applicant for a variance shall:
- 1) Describe the special conditions peculiar to the property which would cause the unwarranted hardship;
  - 2) Describe how enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas;
  - 3) Verify that the granting of the variance will not confer on the applicant a special privilege that would be denied to other applicants;
  - 4) Verify that the variance request is not based on conditions or circumstances which are the result of actions by the applicant;
  - 5) Verify that the request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; and
  - 6) Verify that the granting of a variance will not adversely affect water quality.
- C. No variance shall be granted by the Planning Commission except upon a finding that the applicant has met the requirements in Subsections A and B of this article .

- D. Upon receiving a request for a variance, the Department shall, within a reasonable time, schedule the matter for consideration and action on the agenda of a Planning Commission meeting. The applicant shall be given due notice. Any party may appear at the meeting.
- E. In granting a variance, the Planning Commission may prescribe appropriate conditions and safeguards in conformity with this Ordinance. Violation of such conditions and safeguards, when expressly made a part of the terms under which a variance is granted, shall be deemed a violation of this Ordinance.
- F. Notice of request for a variance shall be given to the Department of Natural Resources within 15 days of receipt by the Planning Commission.
- G. There is established by this Ordinance the right and authority of the Department of Natural Resources to initiate or intervene in an administrative, judicial, or other original proceeding or appeal in the State concerning an approval of a variance under Natural Resources Article, §5-1601, et. seq., Annotated Code of Maryland, or this Ordinance.
- H. RELOCATION OF FOREST CONSERVATION EASEMENTS.

Forest conservation easements are intended to be permanently established in the original location where they are designated. Easement relocation should only be considered in very limited circumstances where it is no longer possible to maintain the forest conservation easement to meet the minimum definition of a forest, as defined in Article 2, in the original location. If the property owner, or their designee, believes that circumstances have changed since the time that the forest easement was originally established to make meeting minimum standards impossible, the owner or their designee shall file a request with the Department that explains why the relocation is believed to be appropriate. The Department may authorize relocation of the forest conservation easement if the following procedures are followed:

- 1) The applicant must demonstrate to the satisfaction of the Department that the request is not based on conditions or circumstances which are the result of actions by the applicant and;
- 2) Only acreage contained within the easement that can no longer be maintained to meet minimum Ordinance requirements should be considered for relocation, with

any unaffected acreage remaining in the original easement location and;

- 3) All opportunities to reconfigure the affected acreage onsite have been exhausted.
- 4) If requesting to move the affected acreage offsite, the applicant must follow the preferred sequence of mitigation techniques in Article 10.1 in making their request to relocate the affected acreage offsite. Credit for all acreage relocated offsite may not exceed 50% of the area of forest cover protected; and
- 5) An amended record plat and other appropriate documentation, in a form acceptable to the County, are recorded among the land records.
- 6) Under no circumstances may the acreage contained within a permanent forest conservation easement be abandoned without replacement elsewhere in Washington County unless the regulated activity which generated the forest mitigation has been permanently withdrawn.

## **ARTICLE 16 ADMINISTRATION AND ENFORCEMENT**

### 16.1 ADMINISTRATION

#### A. Department of Planning and Zoning ("Department").

- (1) The review of all required plan submissions shall be administered by the Washington County Department of Planning and Zoning ("Department"). The Department shall also administer the forest banking program.
- (2) All applications, maps, and documents relative to plan submissions subject to the provisions of this Ordinance shall be submitted to the Department, which will review all information and present the relevant information and the Department's recommendations to the Washington County Planning Commission.
- (3) The Department may refer the subdivision, site, grading or development plan to any County agency or any other agency it deems appropriate for their review, comments or recommendations pertaining to the forest resources. These recommendations shall be considered by the Planning Commission in making its decision.
- (4) The Department shall collect all required sureties and installation

and maintenance agreements required by this Ordinance. A Department inspector will administer field checks of all required forest improvements and may issue penalties and citations for noncompliance with this chapter.

- (5) Representatives authorized by the Department may enter properties subject to the provisions of this Ordinance at access easements designated on the approved development plan for the purposes of inspection, review, and enforcement in order to implement and administer the requirements of this Ordinance.

B. Washington County Planning Commission.

- (1) Approval of the preliminary and final forest conservation plans shall rest with the Washington County Planning Commission (“WCPC”). The Department may also approve these plans as agents of the WCPC, in the case of minor subdivisions, final plats, site plans, and grading plans.
- (2) The WCPC shall accept county agency and public comments and consider these comments as part of the record and its decision-making process.
- (3) The WCPC shall act upon variance requests as outlined in Article 15.

C. Washington County Treasurer’s Office and the Office of Budget and Finance.

- (1) Any funds collected or held under this chapter shall be deposited with the Washington County Treasurer and accounted for by the Office of Budget and Finance.

D. County Attorney’s office. The County Attorney’s office shall review for legal sufficiency all legal agreements described in Article 20.

E. Washinton County Soil Conservation District Board of Supervisors

- (1) Per Memorandum of Understanding (“MOU”) between the Board of Commissioners of Washington County and Washington County (“BOCC”) and the Soil Conservation District Board of Supervisors (“SCD”), the fee-in-lieu program shall be jointly administered by the BOCC and SCD as specified in the signed MOU.

## 16.2 NONCOMPLIANCE FEES

- A. A person found to have failed to comply with the spirit or intent of this Ordinance, regulations adopted under this Ordinance, the approved forest conservation plan, or the associated 2 or 3-year

installation and maintenance agreement, shall be assessed by the Department a penalty in an amount established by resolution of the Board of County Commissioners for Washington County per square foot of the area found to be in noncompliance with required forest conservation or planting.

- B. Money collected under Section 16.1 of this article shall be deposited in the Forest Conservation Fund as required by Article 11 of this Ordinance, and may be used by the Department for purposes related to implementation and administration of this Ordinance, including but not limited to the acquisition of land or planting stock, personnel salaries and benefits, supplies and training.
- C. Noncompliance fees shall be identified as such in the Forest Conservation Fund and shall not be returned.

### 16.3 VIOLATIONS

- A. Any person found to have violated any provision of this Ordinance, regulations adopted under this Ordinance, the approved forest conservation plan, or the associated 2 or 3-year installation and maintenance agreement shall be liable for a penalty not to exceed \$1,000, which may be recovered in a civil action brought by the Department or the Board of County Commissioners for Washington County. Civil actions arising under this subsection shall be prosecuted pursuant to Section 26.2.1(b) through (n) of the Zoning Ordinance for Washington County, Maryland.
  - (1) In addition to the penalties noted in A above, any Forest Mitigation Bank found to be in violation of this ordinance, regulations adopted under this ordinance, the approved forest conservation plan or the associated 2 or 3 year installation and maintenance agreement shall not be permitted to provide additional mitigation credits until the violation has been remedied.
- B. Each day a violation continues is a separate violation of this Ordinance, regulations adopted under this Ordinance, the approved forest conservation plan, or the associated 2 or 3-year installation and maintenance agreement.
- C. In addition to any other remedies provided for by law, the Board of County Commissioners for Washington County or the Department may institute legal proceedings to compel compliance, including but not limited to restoration and reforestation of an area, with the provisions of this Ordinance, regulations adopted under this Ordinance, the approved forest conservation plan, or the

associated 2 or 3-year installation and maintenance agreement.

- D. The Department or the Board of County Commissioners for Washington County may issue a stop work order against any person who violates any provision of this Ordinance, regulations adopted under this Ordinance, the approved forest conservation plan, or the associated 2 or 3-year installation and maintenance agreement.
- E. The Department or the Board of County Commissioners for Washington County may revoke an approved forest conservation plan for cause, including violation of conditions of the plan, obtaining a plan approval by misrepresentation, failing to disclose a relevant or material fact, or a change in conditions. The Department shall notify, in writing by certified and first class mail, the owner or the person responsible for such violation indicating the nature of the violation and specifying the corrective measures required to be undertaken by a specific date. Upon the written request of the owner or person responsible, the Department shall hold a hearing to reconsider the revocation of the plan.
- F. Penalties paid as a result of a civil action brought by the Department shall be deposited in the Forest Conservation Fund and may be used by the Department for purposes related to the implementation and administration of this Ordinance as set forth in this Article.
- G. The Department of Natural Resources shall be given notice of an enforcement action within 15 days of the start of an enforcement action.
- H. Procedure for Investigation.
  - (1) When a Department inspector determines that a violation of the approved plan has occurred, the inspector shall notify the on-site personnel or the permittee in writing of the violation, describe the required corrective action and the time period in which to have the violation corrected.
  - (2) If the violation persists after the date specified for corrective action in the notice of violation, the Department inspector may issue a stop work order on that site. The Department inspector shall determine the extent to which work is stopped, which may include all work on the site except that work necessary to correct the violation.
  - (3) If reasonable efforts to correct the violation are not undertaken by the permittee, the Department inspector may refer the violation for

legal action.

- (4) The Department inspector may deny the issuance of any permits to an applicant when it determines that the applicant is not in compliance with the provisions of a building or grading permit or approved erosion and sediment control plan.
- (5) Any step in the enforcement process may be taken at any time, depending upon the severity of the violation.
- (6) If a person is working without a permit, the Department inspector shall stop work on the site except activity necessary to provide erosion and sediment control.

### **ARTICLE 17 ANNUAL REPORT**

- 17.1 On or before August 31<sup>st</sup> of each year, the Department shall submit to the Maryland Department of Natural Resources a report on:
- A. The number, location, and type of projects subject to the provisions of this Ordinance;
  - B. The total acreage of forested and unforested floodplain area in all projects reviewed.
  - C. The amount and location of acres cleared, conserved, and planted, including any areas which utilize forest mitigation bank credits or areas located in the 100 year floodplain, in connection with a development project;
  - D. The linear length and acreage of unforested stream buffers within project limits prior to construction;
  - E. The linear length and acreage of stream buffers conserved, afforested or reforested in connection with a development project;
  - F. The amount of reforestation and afforestation fees and noncompliance penalties collected and expended, the number of acres for which the fees were collected, and the number of acres reforested, afforested, or conserved using the fees;
  - G. The costs of implementing the Forest Conservation Program.
  - H. The acreage and location of all local forest mitigation banks approved during the past year with a description of the priority areas afforested or reforested by the bank;
  - I. The number of acres debited from each forest mitigation bank since the last annual report;

- J. The number, location and type of violations and type of enforcement activity conducted in accordance with Article 16.
  - K. To the extent practicable, the size and location of all conserved and planted areas submitted in an electronic GIS format.
- 17.2 The annual report shall be accompanied by a letter of transmittal signed by the Washington County official responsible for administration of the program.

### **ARTICLE 18 AMENDMENTS**

- 18.1 This Ordinance may be amended by the Board of County Commissioners for Washington County.
- A. A person other than the Board of County Commissioners for Washington County may request amendment to this Ordinance by submitting the request to the Department in writing.
  - B. All amendments are subject to approval by the Department of Natural Resources.
  - C. Washington County shall demonstrate to the Department of Natural Resources that an amendment is as or more stringent than the provisions of Natural Resources Article, §5-1601, et seq., Annotated Code of Maryland.
  - D. All amendments to this Ordinance shall be evaluated according to the following procedure:
    - (1) The Board of County Commissioners for Washington County shall hold at least one public hearing at which parties in interest and citizens shall have the opportunity to be heard.
    - (2) Notice of the time and place of the public hearing, together with a summary of the proposed amendment shall be published in at least one (1) newspaper of general circulation in the jurisdiction once each week for two (2) successive weeks, with the first such publication of notice appearing at least 14 days prior to the hearing.
    - (3) The amendment, if approved, may not become effective until at least 10 days after the hearing.
    - (4) The Department shall provide an analysis of the purpose and effects of the proposed amendment and the results of the public hearing to the Board of County Commissioners for

Washington County before action on the amendment.

- (5) The Department shall provide notice to the Department of Natural Resources of the final action on the amendment.

### **ARTICLE 19 FEES**

19.1 When a Forest Stand Delineation or Forest Conservation Plan is determined to be required according to this Ordinance, the Board of County Commissioners for Washington County shall establish, by resolution, fees for services rendered in connection with this Ordinance.

- A. The Forest Conservation Plan Review Fee shall be paid at the same time as the subdivision, site plan, grading plan, or sediment control plan fee, whichever is first applicable.
- B. Forest Conservation Plan Review Fees may be deposited in the Washington County General Fund and may be used for any purpose in the implementation of this Ordinance.

### **ARTICLE 20 FOREST MITIGATION BANKS**

#### 20.1 ESTABLISHING A FOREST MITIGATION BANK

- A. A person may create a Forest Mitigation Bank as defined in this ordinance from which applicants may acquire credits to meet the afforestation or reforestation requirements of this ordinance.
- B. There shall be two (2) types of Forest Mitigation Banks:
  - (1) Forest Mitigation Banks that establish new forest cover and
  - (2) Forest Mitigation Banks that protect existing forest cover.
  - (3) A Forest Mitigation Bank may include a combination of the two (2) types noted above. Each type must be noted on the approved Forest Mitigation Bank Plan.
- C. Definitions
  - (1) Existing Forest Cover (Qualified Conservation)
    - (a) Meets or exceeds the definition of a “forest” as defined in Article 2 of this Ordinance when the forest banking applicant submits a forest conservation plan; or
    - (b) Met or exceeded the definition of a “forest” as defined in

Article 2 of this Ordinance at any time in the 5 years prior to the submission of the forest conservation plan, and that was subject to a commercial forestry declaration of intent in connection with an approved forest management plan, as defined in Article 2.

- (c) Includes priority retention areas noted in Article 8.
- (d) The use of qualified conservation, as defined in Article 2, completed in an existing forest mitigation bank may be used to meet:
  - (1) Up to 50% of the afforestation or reforestation requirement, in which case, the afforestation or reforestation credit granted may not exceed 50% of the forest area encumbered in perpetuity; or
  - (2) If, a local jurisdiction proposes, and after public comment, the Maryland Department of Natural Resources approves a written justification for the increase, up to 60% of the afforestation or reforestation requirement, in which case the afforestation or reforestation credit granted may not exceed 50% of the forest area encumbered in perpetuity.

(2) Establishment of New Forest Cover

- (a) Forest newly created on land that does not meet the definition of a “forest” as defined in Article 2 of this Ordinance at the time the forest banking applicant submits a forest conservation plan, and that was not the subject of forest cutting subject to either an agriculture or commercial forestry declaration of intent within the last 5 years.
- (b) Includes priority afforestation or reforestation areas as identified in Article 10.2.

D. The Forest Mitigation Bank shall:

- (1) Provide for the new planting of forest or protect existing forest in accordance with a forest bank agreement and approved plan.
- (2) Be protected by an easement and deed restrictions which require the land in the bank to remain forested in perpetuity and are enforceable by the Department.
- (3) Limit the use of the land in the bank to those activities which

are consistent with forest conservation, such as recreational activities, forest management under a forest conservation and management program under Tax-Property Article 8-211, Annotated Code of Maryland, or activities specified in a forest management plan prepared by a licensed forester and approved by the Department of Natural Resources.

- (4) Use native plant species unless inappropriate; and
- (5) Cause trees to be planted or retained which:
  - (a) Establish, retain or enhance forested buffers adjacent to intermittent streams of at least 50 feet from the stream channel and perennial streams to widths of at least 100 feet;
  - (b) Establish, retain or increase existing forested corridors which, where practical, should be a minimum of 300 feet wide to facilitate wildlife movement or to connect existing forests within or adjacent to the site;
  - (c) Establish, retain or enhance forest buffers adjacent to critical habitats where appropriate;
  - (d) Establish, retain or enhance forested areas in 100 year floodplains;
  - (e) Stabilize slopes of 25 percent or greater;
  - (f) Stabilize slopes of 15 percent or greater with a soil K factor value greater than 0.35 including the slopes of ravines or other natural depressions;
  - (g) Establish or retain forest buffers adjacent to areas of differing land uses where appropriate, or adjacent to highways or utility rights-of-way; or
  - (h) Establish forest areas adjacent to existing forests to increase the overall area of contiguous forest cover, when appropriate.

Establish, retain or enhance forested areas that serve as water re-charge zones for municipal or county public water supplies as determined by hydrological studies

- (i) Establish, retain or enhance forest buffers in Special Planning Areas identified in the most recently adopted Comprehensive Plan.

- (6) Be planted following the guidelines of the current Technical

Manual as applicable.

E. Prior to approval, a person proposing to create a Forest Mitigation Bank shall submit to the Department a:

- (1) Completed application on the form provided by Washington County which has been signed by all property owners or an agent who is authorized by notarized affidavit delegating such authority from the owners to the agent.
- (2) Forest Mitigation Bank Plan which must be drawn to scale and contain a:
  - (a) Vicinity map of the proposed mitigation bank site;
  - (b) A forest stand delineation which meets the criteria in Section 5.2 of this ordinance if existing forest is to be protected.
  - (c) Copy of a deed to the property;
  - (d) A survey or other legally sufficient description of the bank for inclusion in the deeds of easement, deed restrictions or covenants, verifying and supporting the boundaries shown on the Plan;
  - (e) A title report or other assurances that verifies:
    - (1) The property is not encumbered by any covenants or other types of restrictions which could impair the property's use as a Forest mitigation Bank or a release from interest holders (if there is another encumbrance on the property, a subordination agreement will need to be submitted); and
    - (2) There is legally sufficient access to the Forest Mitigation Bank site which can be used by the County and its assignees to inspect the Forest Mitigation Bank
  - (f) Detailed planting plan, if indicated, which shall include a timetable and description of the site and soil preparation needed, existing site conditions, soil types, contours and areas of steep slope, floodplain, boundary of proposed easements with metes and bounds, species, size and spacing to be utilized, prepared by a licensed Maryland forester, a licensed landscape architect, or a qualified professional who meets the requirements stated in COMAR 08.19.06.01a.

(3) For Mitigation Banks that contain new plantings, a binding two or three-year maintenance agreement as described in Section 6.3 A(1-8) that:

(a) Sets forth how the areas planted will be maintained to ensure protection and satisfactory establishment and survival, and;

(b) Includes watering, fertilization, invasive control measures, and reinforcement planting provisions if survival falls below required standards and;

The method and amount of any surety.

F. The proposed Forest Mitigation Bank shall be presented to the Planning Commission at a meeting open to the public. The Planning Commission will make a recommendation to the Board of County Commissioners of Washington County in favor or against the establishment of the Forest Mitigation Bank. The Board of County Commissioners will then act upon the matter at a meeting open to the public.

G. The owner of an approved Forest Mitigation Bank shall enter into an agreement with Washington County which contains:

(1) The approved afforestation or reforestation plan;

(2) The approved system for marking and tracking the portions of the bank that will be debited and;

An acknowledgement that credits cannot be debited from a Forest Mitigation Bank to meet forest mitigation requirements for a development project under current review until the Board of County Commissioners of Washington County has given their final approval and all required legal documentation has been signed and recorded in the Land Records of Washington County. For planted Forest Mitigation Banks, the bank may not debit any portion of the newly planted forest until two or three years of successful growth has been achieved, the site has been inspected by Washington County and determined to meet a specified survival rate and the security has been released.

(a) Required legal documentation includes an easement plat prepared by a licensed land surveyor with a metes and bounds description and area tabulation of the entire bank acreage; the Forest Mitigation Bank Deed of Easement shall be signed and recorded along with the appropriate exhibits (Description of Easement Property and

Declaration of Maintenance and Inspection Covenants, Conditions, and Restrictions; also any subordination agreements if applicable)

- H. Protective signage shall be installed around the boundaries of the Forest Mitigation Bank within 30 days of final forest bank plat approval in accordance with Article 14, and the Department shall be notified for inspection.

## 20.2 PAYMENT BY CREDITS FROM A FOREST MITIGATION BANK

- A. If a person subject to this ordinance demonstrates to the satisfaction of the Planning Commission that requirements for afforestation or reforestation on-site or off-site cannot be reasonably be accomplished according to the priorities in Article 10 of this ordinance the person may contribute credits from a Forest Mitigation Bank. A credit is required for each tenth of an acre of required mitigation.
- B. Credits from a Forest Mitigation Bank shall be applied to planting requirements according to the Preferred Sequence of Techniques of Mitigation contained in Section 10.1 of this ordinance.
- C. Proof of purchased credits from an approved Forest Mitigation Bank must be provided as follows:
  - (1) For a subdivision, evidence of the intent to use Forest Mitigation Bank credits and availability for purchase must be provided before Planning Commission approval of a subdivision..
  - (2) For a lot of record when a site plan is required, evidence of the intent to use Forest Mitigation Bank credits and availability for purchase must be provided before Planning Commission approval of the site plan.
  - (3) For a subdivision or lot of record, a Notice of Forest Banking Credit Transaction for Forest Mitigation Bank credits must be recorded prior to the approval of a final plat of subdivision or site plan.
  - (4) Any financial agreements between persons regarding approved forest bank transfers shall occur solely as a private transaction. Neither the Department nor the County shall become a party to the financial aspects of any transfers.

## 20.3 RELEASE OF UNCOMMITTED FOREST MITIGATION BANK ACREAGE

- A. Upon application from a Forest Mitigation Bank owner, the Board of County Commissioners may release uncommitted forest bank acreage from the terms of the easement and deed restrictions referenced in Section 20.1.

- B. Uncommitted acreage shall be defined as the total acreage of the mitigation bank covered by the easement and deed restrictions minus the total area in the mitigation bank for which credits have been debited.
- C. If the Board of County Commissioners approves the release of the uncommitted acreage in the Forest Mitigation Bank the applicant must provide a plat prepared by a licensed land surveyor with a metes and bounds description and area tabulation of the entire bank acreage, acreage committed and uncommitted acreage to be released.
- D. If approved, the acreage shall not be considered released and free of easement restrictions until proof of recordation of the release documents is provided to Washington County.
- E. If approved, the applicant shall be responsible for the cost of preparation and recordation of all documents necessary to complete the release.

**ARTICLE 21 BIENNIAL REVIEW BY THE DEPARTMENT OF  
NATURAL RESOURCES**

- A. The Department shall submit the necessary documentation to comply with COMAR 08.19.02.04.

**WASHINGTON COUNTY ZONING ORDINANCE  
STAFF REPORT AND ANALYSIS**

**ARTICLES 2, 3, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 20, 21**

**Proposal:** Application is being made to amend multiple sections of the Forest Conservation Ordinance (FCO) to comply with the requirements of Maryland Senate Bill 256 (SB 256) and to provide clarification of existing regulations currently found in the FCO to meet the intent of Maryland’s Forest Conservation Act (FCA).

**Background:**

The proposed amendments are primarily mandated by SB 526, passed in 2023. Subsequent amendments under HB1511 required that most changes under the original bill be adopted by counties by July 1, 2026. These changes represent the most significant updates to the statewide Forest Conservation Act in 30 years.

The genesis for this legislation was a statewide Technical Study on Changes in Forest Cover and Tree Canopy in Maryland released in 2022, which was mandated by HB 991 in 2021. This study was the most comprehensive look at changes to forest cover in Maryland since the passage of the Forest Conservation Act in 1991, using higher resolution aerial imagery than had previously been available. Among other goals, the purpose of this study was to evaluate the effectiveness of forest protection laws in Maryland over the last 20 years, and to track progress towards the state’s commitment to completing its portion of the Chesapeake Bay Agreement.

To briefly summarize a complex document, what this study revealed is that state laws such as the Forest Conservation Act have been effective in stabilizing forest loss across Maryland overall, particularly in the last ten years, despite a growing population. The positive nature of this overall trajectory is mitigated somewhat, however, by a concurrent trend revealed in the study which notes a replacement in *forest cover* with what the study terms “*tree canopy outside of forests*.” The latter term refers to the trend towards forest fragmentation. Fragmented forests do not offer nearly the same benefits to people and wildlife as contiguous blocks of intact forest cover. The legislation, therefore, seeks to further strengthen forest protection in Maryland to meet the increasingly complex challenges of tomorrow as they relate to land use.

**Analysis:**

Numerous changes to the Ordinance are proposed as part of SB 256 requirements, more than can be quickly summarized in this introductory staff report. The following are some of the major provisions slated to take effect statewide:

**1. Changes to Forest Mitigation Ratios**

- a. Forest cleared for development must now be replaced at 1:1 ratio (1 acre planted for every 1 acre removed) unless in a Priority Funding Area, in which case mitigation will be a 0.5:1 ratio.

**2. New Qualified Exemptions**

- a. Qualified exemptions related to transit-oriented development, multi-family housing and solar photovoltaic facilities mean these types of projects are now responsible only for reforestation requirements (replacement of trees cleared), not afforestation (the planting of trees where no or little forest exists on-site to meet minimum thresholds).

**3. Expanded Priority Areas for Retention**

- a. Existing forests in urban areas and in high value watersheds are among the new areas prioritized for retention during development.

**4. Expanded Opportunities for Public Review and Challenge**

- a. Forest clearing that takes place in the expanded priority retention areas will now sometimes require public notice and/or comment as part of project approval.

**5. Minimum Distances for Stream Buffers**

- a. Intermittent streams must be buffered at least 50 feet from the stream channel while perennial streams must be buffered at least 100 feet from the stream channel. Unforested stream buffers will need to be planted as part of the project's mitigation.

In addition to the state-mandated changes to the FCO, additional changes have been proposed by staff to text in the Ordinance. These changes are necessary to modernize our Ordinance, as it has never been comprehensively amended since its adoption locally in 1993. Many references remain in the Ordinance that are now obsolete, and time has clarified how the Department of Planning and Zoning administers this Ordinance on a day-to-day basis with far greater clarity than was possible thirty years ago. Accordingly, staff changes are needed to bring our Ordinance into compliance with state law as it has evolved over that period of time in total, and not just in response to the latest bill. These changes can be characterized as cleanup and

Staff Report & Analysis  
RZ-25-002 – Accessory Dwelling Units

clarification amendments to existing Ordinance language, more so than adding significant new requirements or restrictions to developing land in Washington County.

**Staff Recommendation:**

The changes proposed to the FCO have been preliminarily reviewed by the Maryland Department of Natural Resources (DNR), the agency responsible for administering the FCA statewide, for their consistency with the requirements of SB 256. The language proposed incorporates all comments received from DNR. Extensive discussions about the proposed language were conducted among Planning and Zoning staff with knowledge of forest conservation regulations prior to arriving at the final changes proposed. Accordingly, staff recommends approval of these amendments to meet the requirements of SB 256 and to provide consistent implementation of our forest conservation policies and regulations.

Respectfully submitted,



Travis Allen  
Senior Planner

The Honorable Commission John F. Barr, President  
Board of County Commissioners for Washington County  
100 W. Washington, St., Suite  
Hagerstown, MD 21740

Re: Proposed amendments to the Washington County Forest Conservation Ordinance per  
SB 526 (2023)

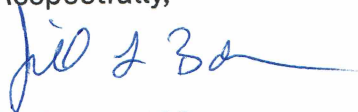
Dear County Commissioners,

I would like to write in support of the amendments proposed by Planning Staff related to the Washington County Forest Conservation Ordinance. The Maryland General Assembly passed legislation in 2023 that includes significant changes to the Forest Conservation Act that, in turn, require local jurisdictions to update our ordinances to comply with these new requirements.

During my tenure with the Washington County Department of Planning and Zoning, I was involved in the drafting of these amendments, and I strongly support what is being presented. While the new state laws add mandated regulation and oversight to the forest conservation ordinance, Staff has made every effort to soften the impacts of the required changes. Planning staff spent many hours on training and discussion over these amendments with DNR to make them as little impactful as possible. Where the state has left some discretion to local jurisdictions to implement the new laws, staff has maintained a conservative position that will create the least impact.

Thank you for the opportunity to communicate my thoughts and opinions.

Respectfully,

A handwritten signature in blue ink, appearing to read "Jill Baker".

Jill Baker, AICP

**WASHINGTON COUNTY PLANNING COMMISSION  
REZONING PUBLIC INPUT AND REGULAR MEETING  
May 4, 2026**

The Washington County Planning Commission held a rezoning public input meeting and its regular monthly meeting on Monday, May 4, 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, BJ Goetz, 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; Kyla Shingleton, Comprehensive Planner; Scott Stotelmyer and Misty Wagner-Grillo, Planners; and Debra Eckard, Office Manager.

Chairman Semler announced that the text amendment recommendation listed under Other Business on this evening's agenda for Danielle Eyer Durning (RZ-26-001) is being postponed until a later date at the request of the applicant.

**REZONING PUBLIC INPUT MEETING**

**Cascade Properties LLC [RZ-26-002]**

**Staff Presentation**

Ms. Shingleton presented a proposed text amendment to the Special Economic Development zoning district, Article 19, Sections 19c.2, 19c.3, 19c.6 and 19c.7 of the Washington County Zoning Ordinance. The SED district was created and applied to lands at the former Fort Ritchie Army Base. The land was converted into a private equity for redevelopment after the Fort's closure. The proposed amendment would expand the uses and allow for more opportunities for redevelopment and revitalization of the site.

**Applicant's Presentation**

Ms. Jill Baker, Site Planning Administrator for Cascade Properties LLC and Ritchie Revival, was present at the meeting representing the applicant. The proposed changes would amend the principally permitted and special exception uses in the SED district, amend the residential setback requirements within the district, and seeks to include design standards within the district.

Ms. Baker stated that the SED district has an extremely focused intent that is related to the redevelopment of Fort Ritchie after its closure in 1998. There are only two properties with this zoning classification that will be affected by the proposed amendments. The proposed changes reflect the need to address the uniqueness of the properties and the related zoning district. As an army base, Fort Ritchie operated as a small town. Significant infrastructure has been installed including water, sewer, storm water and power.

The first part of the proposed amendments focuses on commercial and light industrial uses. The commercial uses are heavily focused on retail sales and service. These uses are taken from the Business Local and Business General zoning districts that are currently found in the Zoning Ordinance. The proposed light industrial uses, which rely on manufacturing, are taken from the Planned Industrial and Industrial Restricted zoning districts. The applicant believes these uses would be compatible with other businesses/services already at the Fort and in the surrounding community. Ms. Baker asked that when considering these amendments, variety stores should be removed from the list of principally permitted uses.

The second part of the proposed amendments are related to lot size and setbacks for residential uses that are permitted within the SED district. She explained that the current setbacks and lot sizes in the Zoning Ordinance mimic the Residential Suburban and Residential Transition districts, which allow for lower density residential uses. The applicant is proposing to amend the setbacks and lot sizes to mimic the Residential Urban and Residential Multi-family districts which allow for higher density residential development. She briefly reviewed the proposed minimum lot sizes and lot widths for two-family and semi-detached units, the rear yard setbacks for single-family and two-family units and the inclusion of new setbacks and lot sizes, lot widths, front yard, side yard and rear yard setbacks for townhomes. The applicant believes this would create a greater diversity in housing types and would provide more affordable housing. The proposed changes would also create a small town setting with a more sustainable and walkable development and would allow residents to have the necessary goods and services they need.

The third part of the amendment is related to design criteria that are intended to support redevelopment that reflects a town-like setting. These amendments include adding requirements that: provide a cohesive pathway system for pedestrians; reinforces the light regulations included within the Ordinance to mitigate and reduce light pollution; and seek regulations that would allow on-street parking to help meet parking requirements. Currently, only off-street parking is permitted. Due to the historic nature of the Fort, it is difficult to find areas for off-street parking that do not conflict with the historic nature of the area and are located within a reasonable distance.

**Discussion and Comments:** Mr. Wright expressed his concern that some of the proposed uses would discharge a noxious odor (specifically electroplating) and asked if alternative uses could be considered that would be more environmentally sensitive. Ms. Baker noted that proposed uses would be required to meet local, State and Federal regulations in terms of environmental standards. These issues would be addressed during the review process of any proposed development. Mr. Wright expressed his opinion that the diversity of residential housing types being proposed would promote higher density development and more affordable housing for the County. He shared his concern that on-street parking limits the space required for emergency equipment access; he encourages the developer to consider alleys to help with parking issues. Ms. Baker stated that the County Engineering Department has the same concerns and recommendations. Mr. Wright noted that retirement homes have been removed from the list of uses. Ms. Baker stated that nursing homes and retirement homes are outdated terms; the County has adopted the term “comprehensive care facilities”. The term “skilled nursing facilities” is being proposed in these amendments.

Mr. Goetz expressed his opinion that the residential types being proposed would help meet the needs for affordable housing.

Mr. Miller asked if the Maryland Historic Trust (MHT) governs or oversees anything that is inside the Fort. Ms. Baker stated there is a MHT easement located on a portion of the Fort that includes the parade grounds, the finger buildings, and the buildings along the lake. All proposed uses must seek approval from MHT as well as approvals for grading, exterior appearance, etc.

Mr. Semler asked if there are emergency services on-site. Ms. Baker stated currently there are no emergency services on-site; however, a security service is provided. The developer is currently researching other jurisdictions to see how emergency services are provided. A helipad is currently being installed on-site for the Maryland State Police.

#### **Public Comment**

There was no public comment.

#### **Michael Godinez/Dominion Realty LLC [RZ-26-003]**

Ms. Shingleton presented a proposed map amendment for properties located at 18128 and 18132 Maugans Avenue. The applicant is proposing to rezone the properties from RM (Residential Multi-family) to HI (Highway Interchange). The combined acreage of these two parcels is .72 acres. Each parcel is currently improved with a single-family dwelling and accessory structures. These parcels are buffered from surrounding properties by vegetation. The applicant is claiming a change in the character of the neighborhood as well as a mistake in the original zoning of the property during the Rural Area Comprehensive Rezoning in 2012. In the case of mistake, the applicant contends that the County erred in rezoning the properties from HI-2 (Highway Interchange 2) to RM because the following factors were not considered: 1) the inconsistent application of the HI-1 zoning classification to properties along Maugans Avenue and 2) residential usage of the properties would continue to be viable despite the geographic separation of the properties from adjacent residential neighborhoods and commercial growth in the vicinity. In the case of substantial change in the character of the neighborhood, the applicant contends there has been an increase in average daily traffic on Maugans Avenue and substantial commercial development in close proximity of the subject parcels.

Staff believe that the reassignment of the HI-2 to RM zoning was likely due to the existing Seneca Ridge development prior to 2012 and that the subject properties were grouped with the development even though they are not directly related. The increase of traffic and neglect of the properties have played a significant role in the viability of a residential use at the site; therefore, it is difficult to characterize the decisions made by the County during the 2012 comprehensive rezoning. Staff does not believe the applicant has met the burden in proving a substantial change has occurred in the neighborhood since the 2012 rezoning. The applicant failed to define what constitutes the neighborhood except for the expected and continued commercial/industrial uses in the vicinity.

#### **Applicant's Presentation**

Mr. Godinez stated that the primary basis for this application is a mistake in the original zoning of the properties in 2012 from HI-2 to RM. He believes this designation was given due to the residential use of the properties at that time. However, the previous HI-2 zoning permitted retail and commercial uses which are consistent with the uses now being proposed for the properties due to frontage along Maugans Avenue and close proximity to the interstate. These properties are buffered by non-developable land and effectively isolated by a substantial natural and man-made buffer from the residential development of Seneca Ridge. To the east is a Forest Conservation easement owned by the Seneca Ridge HOA; to the north and west lies a permanent storm water management facility owned by Washington County, and a natural creek further separates these parcels from Seneca Ridge.

Mr. Godinez began with his contention that there has been a change in the character of the neighborhood. He expressed his opinion that the existing residential structures on these two parcels have fallen into disrepair due to long-term underutilization thereby no longer making this a viable use for the properties. He noted that traffic has significantly increased since the 2012 rezoning. According to the Staff Report, traffic has nearly doubled in this corridor since 2016. This continued increase reflects the continued growth and intensification of the Maugans Avenue corridor.

The applicant is proposing retail, office and general commercial uses on these properties. Mr. Godinez stated that his business across the street requires additional space to support operations and continued growth. He noted that other local businesses have expressed an interest in the proposed office/retail spaces. He believes that the additional spaces would provide improved services for the surrounding neighborhood, provide convenience for local residents and would have a positive impact on the local economy.

The applicant also contends there was a mistake in the rezoning of these two properties in 2012 and presented the following information to support that claim. Mr. Godinez noted that the subject parcels were rezoned in 2012 from HI-2 to RM. He believes the assumption was made that these two properties were part of Seneca Ridge located behind these two parcels. The Staff Report notes there was no detailed site specific parcel justification for this change despite the parcels' distinct separation from Seneca Ridge and their location along a major commercial corridor. Since the comprehensive rezoning, conditions have continued to evolve with increased traffic volumes, intense commercial development, and the strong influence of nearby I-81. Mr. Godinez expressed his opinion that the parcels are no longer suitable for residential use and would be more appropriate for commercial zoning.

**Discussion and Comments:** Mr. Miller expressed concern that the developer will be able to meet all requirements for parking, storm water management, and setbacks on these two parcels which total less than one acre. Mr. Godinez stated the properties are unique in shape and a concept plan has already been developed.

#### **Public Comment**

- Joshua Norris, 18113 Maugans Avenue, Suite 100 – Mr. Norris owns a fish and reptile business located across the street from these two properties. He is in favor of the proposed rezoning because he believes it will bring more people to the area businesses. He also would like to occupy a small office space in the proposed commercial development.
- Alisha Resendiz, 18123 Boxford Lane – Ms. Resendiz stated she recently moved to the area and expressed her opinion that the two existing residences do not match the aesthetics of the Seneca Ridge development; however, the plaza across the street does match. She believes it would be advantageous for the community and she is in favor of the rezoning.
- Preston Greene, 18132 Maugans Avenue – Mr. Greene owns one of the subject parcels and is in favor of the rezoning. The property is surrounded by businesses and a very busy road. He expressed his opinion that this is not a good location for his child.
- Joshua Dull, 18117 Maugans Avenue, Suite 201 – Mr. Dull is in favor of the rezoning and stated there is a vegetative buffer between these two properties and Seneca Ridge. He believes this would be a good addition to the area. Mr. Dull owns his business and stated it is very challenging to find smaller office space such as the ones being proposed.
- Alina Huihai, 18113 Maugans Avenue, Suite 102 – Ms. Huihai is in favor of the rezoning because it is more appropriate for commercial uses than residential. She expressed her opinion that it is not safe for children or pets along the busy street. Ms. Huihai believes this would be a benefit to the community.
- Brittany Compton, 18113 Maugans Avenue, Suite 103 – Ms. Compton is in favor of the rezoning. She believes the community and current residents/commercial businesses would greatly benefit.

The public input meeting was closed at 6:55 p.m.

#### **NEW BUSINESS**

#### **MINUTES**

**Motion and Vote:** Ms. Shank made a motion to approve the minutes of the April 6, 2026 Planning Commission meeting as presented. The motion was seconded by Mr. Wright and unanimously approved with Mr. Goetz abstaining from the vote.

### **ORDINANCE MODIFICATION**

#### **John R. Oliver Co., Inc. Lots 1 and 2 [OM-26-001]**

Mr. Stotemyer presented an ordinance modification to allow for proposed Lot 2 to be developed without 25-feet of usable road frontage. The site is located at 19325 Longmeadow Road and is currently zoned RS (Residential Suburban). The modification is needed to allow both sides of the duplex to utilize the single access provided to the property under separate ownership. If approved, a joint maintenance agreement will be prepared. In addition to the modification, variances would be required from the Board of Zoning Appeals.

**Discussion and Comments:** Mr. Goetz asked if the maintenance agreement would be recorded. Mr. Schreiber of Frederick, Seibert & Associates, the consultant, stated it would be part of the chain of title.

**Motion and Vote:** Mr. Goetz made a motion to approve the ordinance modification request as presented. The motion was seconded by Mr. Miller and unanimously approved.

### **PRELIMINARY PLAT**

#### **Arborview Phase I [PP-25-001]**

Ms. Wagner-Grillo presented a preliminary plat for the proposed development of Arborview located on the north side of Mt. Aetna Road. The total acreage of the parcel is 218.23 acres which is currently zoned RT (Residential Transition). The cluster provision was approved by the Planning Commission on May 4, 2024 and a preliminary consultation was presented to the Commission on August 6, 2024. Phase I consists of 91 single-family dwellings and 100 semi-detached homes. The average lot size will be 8,868 sq. ft. for the single-family lots and 4,186 square feet for semi-detached lots. Parking required and provided will be two spaces per unit with 137 on-street parking spaces to also be provided. Sidewalks, street lighting, tot lots, and open spaces are proposed and will be maintained by the HOA. A photometric plan for street lighting will be required with the final plat submission. A sewer pump station is proposed as well as a water tower to be located at outlet 4. The water tower will be dedicated to the City of Hagerstown. Access to the development is proposed from Mossy Nook Gateway to Mt. Aetna Road and along Pergola Crossing to Sasha Boulevard. Two future road extensions are proposed from Trellis Way and Pergola Crossing. A note has been added to the plat for Phase I which states, "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 126<sup>th</sup> lot, the development 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 Improvements Plan project. Alternately, should the developer wish to record the 126<sup>th</sup> lot prior to 2028, they may obtain approved and bonded plans for correction of the vertical/horizontal curves in addition to widening. Should the 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." Any other conditions for future phases of the Arborview development will be included as part of the review and approval process for those phases. Schools that will serve Phase I are Greenbriar Elementary, Boonsboro Middle, and Boonsboro High. Capacity will be assessed at the final plat stage. Forest Conservation mitigation will be met through a combination of on-site planting, retention of existing forest, and payment-in-lieu of planting. All agency approvals have been received.

**Discussion and Comments:** Mr. Wright asked if there is a maximum number of units that can be built before alternate access points will be required. Ms. Kinzer stated that during Phase II, alternate access points will be required as a condition of approval by the Engineering Department. Mr. Wright expressed his opinion that more traffic circles should be required in Phase I to control traffic. Mr. Poffenberger of Fox & Associates, Inc., the consultant, stated that Phase I has been engineered and approved by all reviewing agencies and traffic circles cannot be added at this time; however, more traffic circles could be worked into Phase II. He also noted that four-way stops are proposed and the streets have been designed as "local" streets. Mr. Wright stated that some of the front yards consist of more than 50% concrete for parking and he believes that alleys should be added for additional parking.

Mr. Miller asked if the water tower will help alleviate water pressure issues in this area. Mr. Poffenberger stated it would help alleviate this issue and has been the topic of discussion for several years.

### **Forest Conservation**

Mr. Allen presented a request to remove one specimen tree in Phase I. Specimen trees are greater than 30-inches in diameter and prioritized for retention under Article 8 of the Forest Conservation Ordinance. The specimen tree is located outside of a qualified forest and is in the direct path of Sassafras Drive. Retention of this tree would be very difficult. Mitigation for Phase I will be on-site retention.

**Motion and Vote:** Mr. Goetz made a motion to approve the removal of the one specimen tree as presented. The motion was seconded by Ms. Lane-Unsworth and unanimously approved.

**Motion and Vote:** Mr. Goetz made a motion to approve the preliminary plat as presented. The motion was seconded by Ms. Lane-Unsworth and approved 6-1 with Mr. Wright in opposition.

## **SITE PLAN**

### **AC&T Williamsport [SP-24-020]**

Ms. Wagner-Grillo presented a site plan for the redevelopment of an existing convenience store located at 16510 Virginia Avenue. The property is 1.94-acres in size and is currently zoned HI (Highway Interchange). A portion of this property was rezoned in October 2025. The proposed convenience store will be 6,138 sq. ft. with two fuel canopies; one canopy will be a diesel fueling station and the second canopy will have five fueling stations. Proposed hours of operation will be 24 hours per day, 7 days per week. Four employees per shift are proposed. No new signage is proposed; new and existing lighting is proposed. A photometric plan was included with the site plan. Buffer yards of 25-feet and vegetative screening are proposed along the property lines adjoining residential uses; a landscape plan was included in the site plan submittal. Parking required is 31 spaces; 43 vehicular parking spaces and 6 truck parking spaces will be provided. There will be one access from Brookmeade Road and one access from Virginia Avenue as well as an existing alley. Water service will be provided by the City of Hagerstown; sewer service will be provided by Washington County. Forest Conservation requirements will be met by a payment-in-lieu of planting of \$2,352.24. Storm water mitigation is on-site through a bio-retention underground system. Approvals are pending from the Washington County Engineering Department, Soil Conservation District, Washington County Planning Department, and the State Highway Administration.

**Discussion and Comments:** Mr. Goetz asked if there will be a full movement access from Virginia Avenue. Mr. Trevor Frederick of Frederick, Seibert & Associates, the consultant, stated it would be a full movement access. Mr. Goetz asked if there is any concern regarding stacking back into the parking spaces on-site. Mr. Frederick stated there is a second access to the site to help alleviate the stacking issue.

Mr. Wright noted that the concrete pad for the dumpster is a lower grade concrete than the pad for the diesel dispenser. He asked if it would be beneficial to use the higher grade concrete for the dumpster pad. Mr. Frederick stated they will review the plan to ensure that the correct grade of concrete is used for both pads. Mr. Wright asked if the 20-foot alley is owned by the applicant. Mr. Frederick stated it is owned by Washington County.

**Motion and Vote:** Mr. Miller made a motion to approve the site plan contingent upon all agency approvals. The motion was seconded by Ms. Shank and unanimously approved.

### **BSE, LLC Building #1 [SP-25-049]**

Ms. Wagner-Grillo presented a site plan for the redevelopment of the former Citicorp Building #1 located at 14704 Citicorp Drive. Total acreage of the site is 59.56-acres and is currently zoned HI (Highway Interchange). The developer is proposing to use Building #1 as a warehouse facility. Parking required for this use is 56 spaces. There are currently 2,146 existing parking spaces on-site. There are two designated parking areas shown on the site plan for this building. Hours of operation will be Monday thru Saturday, 6 am to 6 pm and 40 employees are proposed. No new signage or pole mounted lighting is proposed. Water service is provided by the City of Hagerstown and sewer service is provided by Washington County. Forest Conservation requirements will be met by using the payment-in-lieu of planting in the amount of \$1,306.80. All agency approvals have been received.

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

## **FOREST CONSERVATION**

### **Bowman North LLC [S-23-065]**

Mr. Allen presented a request to provide forest mitigation requirements off-site for a four-lot subdivision located at 17425 Snyders Landing Road. The total planting requirement is 4.50-acres. There is no qualified forest on-site; the property is currently used for agricultural purposes. The applicant owns property ¼ mile

away across the road from the subject site which is the proposed location for the off-site mitigation area. This area is currently in a Maryland Environmental Trust easement; however, the easement does not guarantee retention of the existing forested area. MET will need to approve the request to place a forest easement on the property. The off-site easement would require a 2:1 ratio of retention; therefore, nine acres of forest would be retained within the easement.

**Motion and Vote:** Mr. Miller made a motion to approve the off-site forest retention area contingent upon approval by MET. The motion was seconded by Ms. Shank and unanimously approved.

#### **Fletcher's Grove Phase 3 – Dean North [FP-25-002]**

Mr. Allen presented a request to provide a portion of forest mitigation requirements at an off-site location for a 53-lot subdivision located along Mapleville Road in the Town of Boonsboro. There is a 7.16-acre total planting requirement; 2.8-acres of forest mitigation will be accomplished on-site by establishing a planted easement and planting street trees within the development. The remaining 4.36-acres of mitigation will be accomplished by an off-site easement at 12275 Pleasant Valley Road near Smithsburg.

**Motion and Vote:** Mr. Wright made a motion to approve the forest mitigation request as presented. The motion was seconded by Mr. Miller and unanimously approved.

#### **OLD BUSINESS**

##### **2003 Mason Dixon LLC [WS-25-004]**

Mr. Allen reminded members that during the April 6<sup>th</sup> meeting, a public input meeting was held to consider an amendment to the County's Water and Sewerage Plan for property at 17939 Mason Dixon Road. The applicant is requesting a change in 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. No public comments were received either in favor of or in opposition to this request and staff have no objections.

**Motion and Vote:** Mr. Miller made a motion to approve the request as presented. The motion was seconded by Ms. Shank and unanimously approved with Mr. Goetz and Commissioner Wagner abstaining from the vote.

#### **OTHER BUSINESS**

##### **Update of Projects Initialized**

Ms. Kinzer provided a written report for land development plan review projects initialized during the month of March including six site plans.

**Motion and Vote:** Mr. Miller made a motion to adjourn to Closed Session. The motion was seconded by Ms. Lane-Unsworth, unanimously approved and so ordered by the Chairman.

#### **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.

**Motion and Vote:** Mr. Miller made a motion to adjourn Closed Session and to resume Open Session. The motion was seconded by Mr. Goetz, unanimously approved and so ordered by the Chairman.

#### **RE-APPOINTMENT OF PLANNING COMMISSION MEMBER**

**Motion and Vote:** Mr. Miller made a motion to recommend to the Board of County Commissioners the re-appointment of Ms. Shank to her first five-year term. Ms. Shank was appointed in The motion was seconded by Ms. Lane-Unsworth and unanimously approved with Ms. Shank and Commissioner Wagner abstaining from the vote.

#### **ADJOURNMENT**

Mr. Goetz made a motion to adjourn the meeting at 7:45 p.m. The motion was seconded by Ms. Lane-Unsworth and so ordered by the Chairman.

#### **UPCOMING MEETINGS**

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

Respectfully submitted,

---

Jeff Semler, Chairman

DRAFT



**PRELIMINARY PLAT SITE PLAN STAFF REPORT**

**BASE INFORMATION**

<b>SITE NAME.....:</b>	Home2 Suites - South Hagerstown
<b>NUMBER.....:</b>	PSP-25-003
<b>OWNER.....:</b>	BOWMAN 2000 LLC
<b>LOCATION.....:</b>	18565 CHAMPS CROSSING Drive Hagerstown, MD 21740
<b>DESCRIPTION.....:</b>	Site Plan for a proposed 105-room hotel (Lot 4), and associated drive aisles and parking spaces and a Preliminary Subdivision Plat for lots 3, 4, & 5.
<b>ZONING.....:</b>	Highway Interchange
<b>COMP PLAN LU.....:</b>	Commercial
<b>PARCEL.....:</b>	10002842
<b>PLANNING SECTOR.....:</b>	1
<b>ELECTION DISTRICT.....:</b>	10
<b>TYPE.....:</b>	Commercial
<b>GROSS ACRES.....:</b>	8.81
<b>DWELLING UNITS.....:</b>	0
<b>TOTAL LOTS.....:</b>	
<b>DENSITY.....:</b>	0 Units Per Acre
<b>PLANNER.....:</b>	Misty Wagner-Grillo
<b>ENGINEER.....:</b>	FREDERICK SEIBERT & ASSOCIATES
<b>RECEIVED.....:</b>	June 11, 2025

**SITE ENGINEERING**

*HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION*

<b>FLOOD ZONE.....:</b>	Yes
<b>WETLANDS.....:</b>	Yes
<b>WATERSHED.....:</b>	Antietam Creek
<b>ENDANGERED SPECIES.....:</b>	None
<b>STEEP SLOPES.....:</b>	No
<b>STREAM BUFFER.....:</b>	Yes
<b>HISTORIC INVENTORY.....:</b>	No Resources Present
<b>EASEMENTS PRESENT.....:</b>	FS-18-018

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		
<b>Impervious Area Plan</b>	<b>Impervious Maximum Allowed</b>	<b>Open Space Area Planned</b>
47	80	
<b>Open Space Minimum Required</b>	<b>Residential Amenity Plans</b>	<b>Solid Waste Disposal Plans</b>
<b>Materials Stored on Site</b>	<b>Buffer Design Meets Requirements</b>	<b>Landscaping Meets Requirements</b>
Dumpster	Yes	Yes
<b>Lighting Plan Meets Requirements</b>	<b>Pedestrian Access is Adequate</b>	<b>Bus Stop is Within Walking Distance</b>
Yes		
<b>Loading Area Meets Requirements</b>		
		<b>Not Fast Track</b>
<b>Parking Spaces - Total Planned</b>	<b>Parking Spaces - Per Dwelling Unit</b>	
112		
<b>Parking Spaces - Minimum Required</b>	<b>Recreational Parking Provided</b>	
106	No	

**NEW ROAD CONSTRUCTION: Yes**

**ACCESS SPACING VARIANCE NEEDED: No**

	SCHOOL INFORMATION		
	ELEMENTARY	MIDDLE	HIGH
<b>SCHOOL DISTRICT</b>	Rockland Woods	E Russell Hicks	South Hagerstown
<b>PUPIL YIELD</b>			
<b>CURRENT ENROLLMENT</b>	651	838	1504
<b>MAXIMUM CAPACITY</b>	751	841	1240

PUBLIC FACILITIES INFORMATION	
<b>FIRE DISTRICT.....:</b>	
<b>AMBULANCE DISTRICT.....:</b>	

	WATER & SEWER INFORMATION	
	WATER	SEWER
<b>METHOD.....:</b>	City	County
<b>SERVICE AREA.....:</b>	City	County
<b>PRIORITY.....:</b>	1-Existing Service	1-Existing Service
<b>NEW HYDRANTS.....:</b>		
<b>GALLONS PER DAY SEWAGE...:</b>		
<b>PLANT INFO.....:</b>		Conococheague

**APPROVALS**

<p>MD-ENG-6A 1/89</p> <p>USDA SCS</p> <p><b>UTILITY NOTIFICATION</b> 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</p>	<p><b>OWNER / DEVELOPERS CERTIFICATION</b> "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."</p> <p>Donald Bowman      05/28/25 PRINTED NAME      DATE</p> <p>SIGNATURE</p>
<p><b>DISTURBED AREA QUANTITY</b></p> <p>THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 3.9 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 2,319 CU. YDS. OF EXCAVATION AND APPROXIMATELY 5,267 CU. YDS. OF FILL.</p>	<p><b>OWNER / DEVELOPERS CERTIFICATION</b> "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)."</p> <p>Donald Bowman      08/27/25 PRINTED NAME      DATE</p> <p>SIGNATURE</p>
<p><b>WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY</b> 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.</p>	<p><b>ENGINEER / ARCHITECT DESIGN CERTIFICATION</b> I hereby certify this plan for soil erosion and sediment control has been designed in accordance with local ordinance, COMA 26.17.01.07, and Maryland Standards and Specifications for Soil Erosion and Sediment Control.</p> <p>DATE: 05/07/2026    REG. NO. 20945    SIGNATURE</p>
<p>SIGNATURE      DATE</p> <p><b>WASHINGTON COUNTY DIVISION OF ENGINEERING</b></p> <p>APPROVED BY: _____ DATE: _____</p>	<p><b>CITY OF HAGERSTOWN UTILITIES DEPARTMENT WATER DIVISION</b> 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.</p> <p>SIGNATURE      DATE</p>

# COMBINED STORMWATER CONCEPT & PRELIMINARY PLAT/SITE PLAN

## FOR HOME2 SUITES - SOUTH HAGERSTOWN

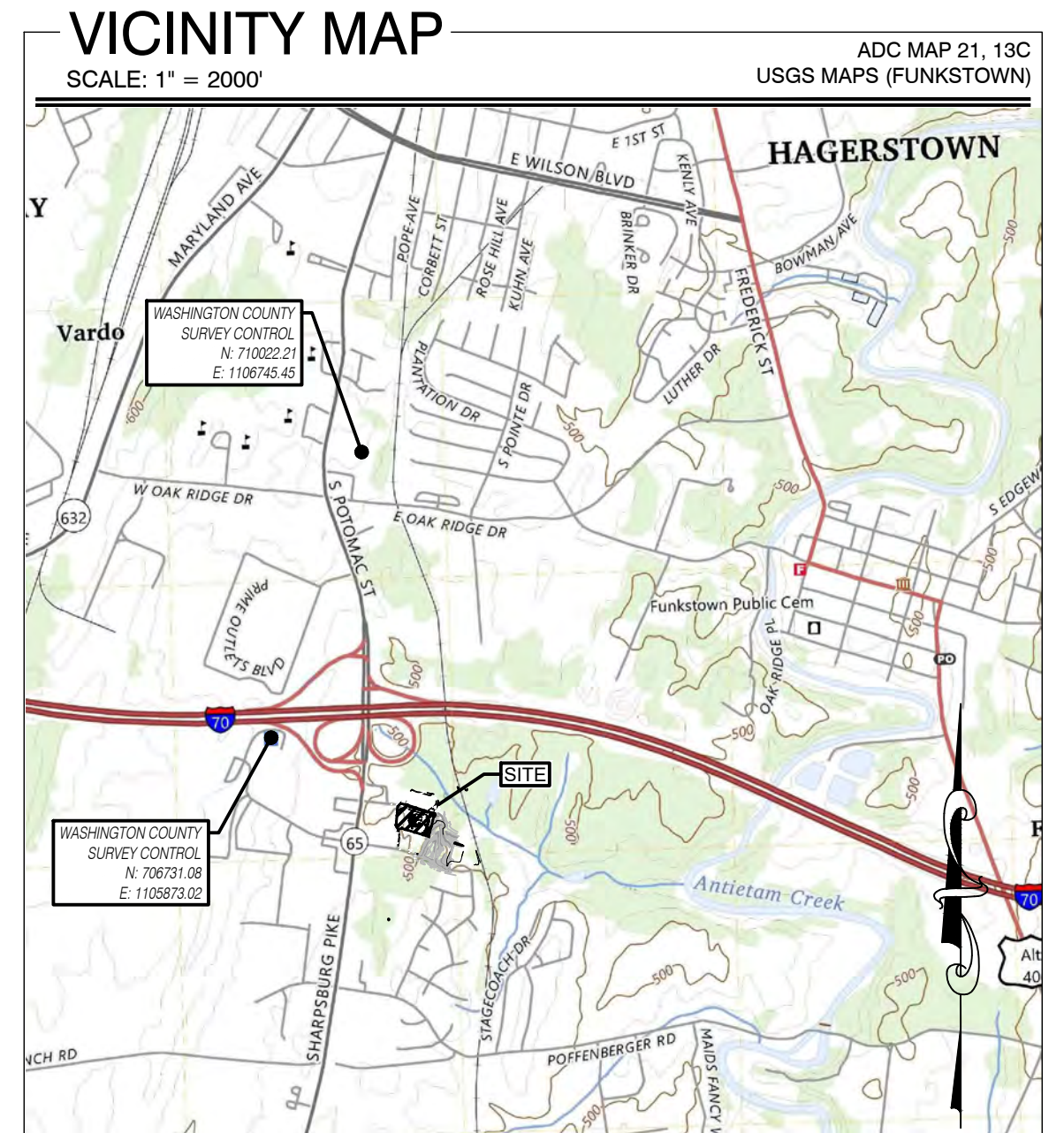
SITUATED EAST OF SHARPSBURG PIKE (MD 65)  
BETWEEN ROSE GLOW AVENUE & COLONEL HENRY K DOUGLAS DRIVE  
WASHINGTON COUNTY, MARYLAND

**OWNER/DEVELOPER:**  
BOWMAN 2000, LLC  
10228 GOVERNOR LANE BOULEVARD - SUITE 3002  
WILLIAMSPORT, MARYLAND 21795

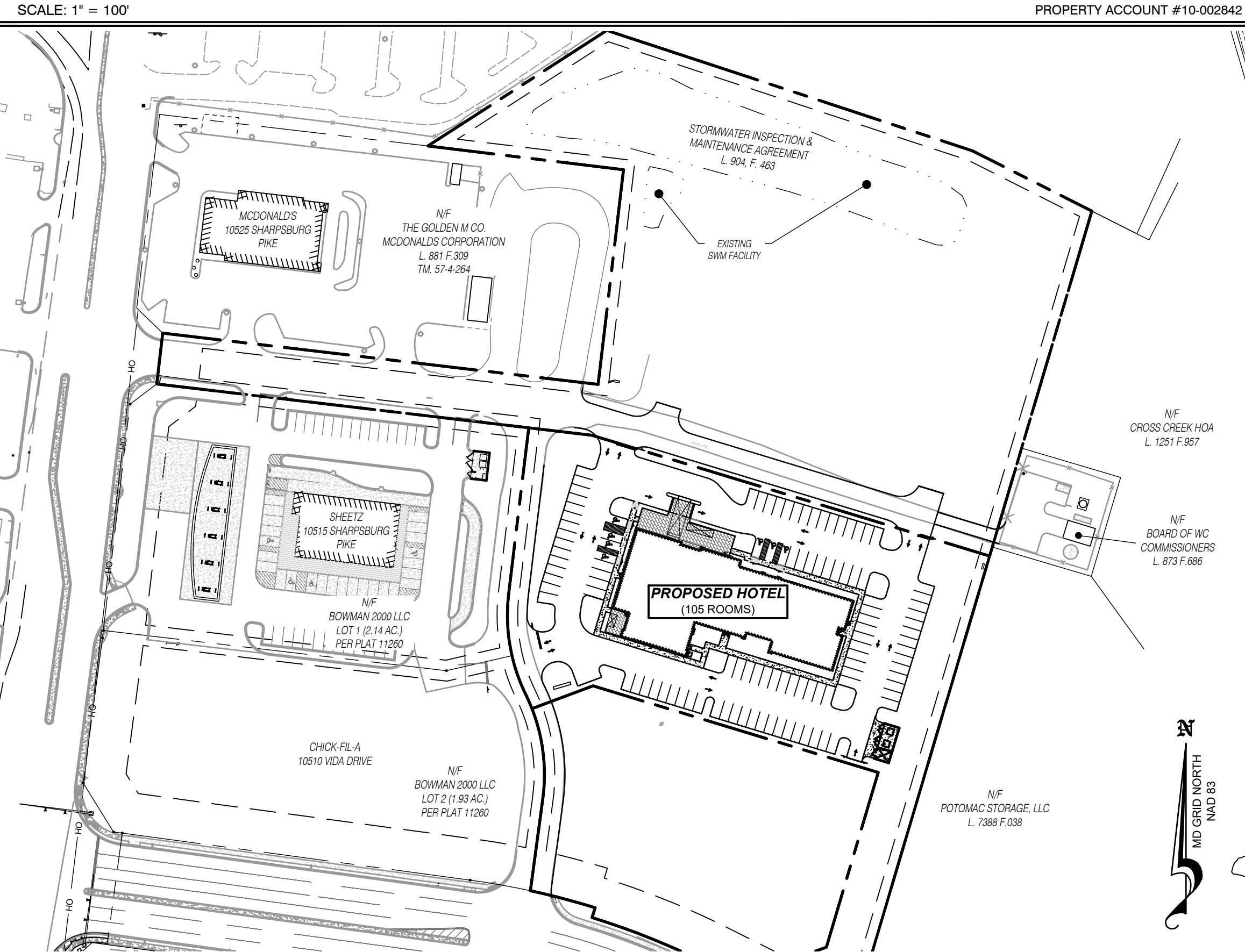
ATTN: JEFF TEDRICK  
EMAIL: JTEDRICK@DMBOWMAN.COM  
PHONE: 301.582.1555

**CIVIL ENGINEER / SURVEYOR:**  
FREDERICK SEIBERT & ASSOCIATES, INC  
128 SOUTH POTOMAC STREET  
HAGERSTOWN, MD 21740

PROJECT MANAGER: DAVID TROSTLE  
EMAIL: dtrostle@fsa-inc.com  
PHONE: 301.791.3650



**LOCATION PLAN**



Parcel Impervious Table			
Development	Impervious Square Footage	Impervious Acres	Impervious Percentage
Existing W.S. Area (15.5 Ac)	0.00	0.00	0.00%
MD 65 Road Improvements (GP-16-014)	1,885	0.04	0.50%
Access Road (GP-18-004)	19,602	0.45	3.00%
Sheetz Convenience Store (SP-20-024)	71,002	1.63	10.50%
Chick-Fil-A (SP-22-025)	61,197	1.40	9.03%
Home2 Suites Hotel	81,047	1.86	12.00%
<b>Total</b>	<b>234,733</b>	<b>5.38</b>	<b>35.03%</b>

**STORMWATER NARRATIVE**

This stormwater management report is for the development of a previously graded building lot into a 105 room hotel, and associated drive aisles and parking spaces. The site is located east of Sharpburg Pike, between Rose Glow Avenue and Colonel Henry K Douglas Drive. The site is located within the review jurisdiction of the Washington County Plan Review Department and Washington County Soil Conservation District. The development of the site will create 3.9 acres of soil disturbance. The stormwater runoff created by the proposed development will be treated and controlled in an existing stormwater pond, located to the east of the existing McDonalds. The existing stormwater facility was designed and constructed to provide WQv, CPv, Qp, and Qf for 75% impervious coverage of the entire 15.5 acre parcel.

**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	PRELIMINARY PLAT
C-103	SHEET 05	SITE & DIMENSION PLAN
C-104	SHEET 06	EROSION & SEDIMENT CONTROL / GRADING PLAN - PHASE 1
C-105	SHEET 07	UTILITY PLAN - PHASE 1
C-106	SHEET 08	EROSION & SEDIMENT CONTROL PLAN - PHASE 2
C-107	SHEET 09	GRADING & DRAINAGE PLAN - PHASE 2
C-108	SHEET 10	DETAILED GRADING & DRAINAGE PLAN - PHASE 2
C-109	SHEET 11	UTILITY PLAN - PHASE 2
C-401	SHEET 12	CONSTRUCTION PROFILES - WATER, SEWER, STORM
C-402	SHEET 13	CONSTRUCTION PROFILE - STORM DRAINAGE
C-501	SHEET 14	CONSTRUCTION DETAILS & NOTES - E & S CONTROLS
C-502	SHEET 15	CONSTRUCTION DETAILS & NOTES - WATER & SEWER
C-503	SHEET 16	CONSTRUCTION DETAILS & NOTES - SEWER
C-504	SHEET 17	CONSTRUCTION DETAILS & NOTES - STORM DRAINAGE / ESC
C-505	SHEET 18	CONSTRUCTION DETAILS & NOTES - SITE
C-506	SHEET 19	CONSTRUCTION DETAILS & NOTES - DUMPSTER
L-101	SHEET 20	LANDSCAPE PLAN
L-501	SHEET 21	LANDSCAPE DETAILS & NOTES
BY OTHERS		
UC102	SHEET 22	SITE LIGHTING PLAN



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 # 20865  
Expiration Date: 05/31/2027

**FSA**  
FREDERICK SEIBERT & ASSOCIATES, INC.  
CIVIL ENGINEER • SURVEYOR • LANDSCAPE ARCHITECTS • LAND PLANNERS

116 SOUTH POTOMAC STREET  
HAGERSTOWN, MD 21740  
301.791.3650

MARK	DESCRIPTION	DATE
REVIEWED PER AGENCY COMMENTS <td>ARCHITECT COORDINATION <td>05/28/25</td> </td>	ARCHITECT COORDINATION <td>05/28/25</td>	05/28/25
REVIEWED PER AGENCY COMMENTS <td>ARCHITECT COORDINATION <td>05/28/25</td> </td>	ARCHITECT COORDINATION <td>05/28/25</td>	05/28/25

**HOME2 SUITES - SOUTH HAGERSTOWN**  
SITUATED EAST OF SHARPSBURG PIKE (MD 65)  
BETWEEN CHAIRS CROSSING DRIVE & COLONEL H.K. DOUGLAS DRIVE  
HAGERSTOWN  
WASHINGTON COUNTY, MD  
BOWMAN 2000, LLC  
10228 GOVERNOR LANE BLVD. SUITE 3002, WILLIAMSPORT, MD 21795  
ATTN: JEFF TEDRICK (301) 582-1555

PROJECT NO: 5004.4  
DWN BY: KODY WARD    DATE: 05.27.2025  
PROJECT MANAGER: DAVID TROSTLE  
EMAIL: DTROSTLE@FSA-INC.COM  
TAX MAP - GRID - PARCEL: 0057-0010-0152  
SCALE: AS SHOWN



Know what's below.  
Call before you dig.

COVER SHEET  
C-001  
SHEET 01 OF 21

**GENERAL NOTES**

- Any damage to adjoining public roads, utilities, etc. during construction will be repaired in kind by the contractor.
- 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. See geotech report for sub-surface findings.
- 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.
- The contractor shall locate existing utilities in advance of construction operations in the vicinity of proposed utilities.
- 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.
- 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.
- 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 (Hagerstown)	(301) 733-1010
Verizon	(301) 790-7124
Antietam Cable	(240) 420-2082
Washington County Plan Review Department	(301) 313-2443
Washington County Construction Division	(301) 313-2480
City of Hagerstown Utilities Department	(301) 739-8577 Ext. 681
Washington County Soil Conservation District	(301) 797-6821

- The contractor shall be responsible for coordination of his construction with the construction of other contractors.
- Benchmarks to be established by FSA prior to the start of construction.
- The contractor shall notify the Architect/Engineer, before construction, of any conflicts between the plans and actual field conditions.
- 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.
- 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.
- 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.
- 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.
- Sediment erosion control measures shall be installed per sediment erosion control plans, details and specifications.
- Please refer to Geotechnical Report for load bearing fills, etc.
- 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.
- 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.
- All handicapped parking spaces shall be designed, ramped and signed to meet the minimum requirements of the Maryland Accessibility Code & ADA Standards for Accessible Design.
- The existing site contours shown hereon are 1' contours and have been field surveyed and checked by FSA in October 2023. (Contour accuracy is to plus or minus one half the contour interval).
- Limit of disturbed areas are to be the limit of property ownership, unless otherwise noted.
- Exterior lighting will consist of building mounted lights and pole mounted lights as shown on the photometrics plans and utility plan.
- The contractor shall provide MOSH safety assistance for Washington County Construction Division, City of Hagerstown Water Department, and Washington County Department of Water Quality Inspectors.
- This project has a projected start date of January 2026 and a completion date of December 2026.
- 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 or City of Hagerstown.
- SWM is provided in an existing SWM facility.
- All existing drainage culverts and drainage easements are to be maintained and unaltered.
- No outdoor storage of materials.
- All grading for this project shall be the full responsibility of the property owner.
- No permanent structures (e.g. fences, sheds, play equipment, retaining walls) shall be permitted within any stormwater or storm drainage easement on this property.
- Retaining walls greater than three (3) feet in height require a building permit.
- Per AASHTO T180A standards, all proposed stormdrain pipes must be placed on 95% compacted fill.
- A Washington County grading permit will be required for this project.

**ADDRESS ASSIGNMENTS**

Lot 3: Assigned at time of permitting.  
 Lot 4: 18565 Champs Crossing Drive  
 Lot 5: Assigned at time of permitting.

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 listed above may VOID and the owner/developer of the lot must reapply to the Planning Commission for a new address assignment.

**FLOODPLAIN NOTE / LEGEND**

- Existing Floodplain - FEMA 100-Year Floodplain per panel 24043C0305D dated August 15, 2017, based on 2012 LIDAR
- Calculated Floodplain - updated to current site existing conditions that was constructed prior to 2017 FEMA map change, FSA is in the process of LOMA approval for this fill.
- Proposed Floodplain - floodplain limits once the work proposed on this project is constructed.

**SITE DATA**

PROPOSED ADDRESS	18565 Champs Crossing Drive
TAX MAP - GRID - PARCEL	0057 - 0010 - 0152
ELECTION DISTRICT	10
ACCOUNT NUMBER	002842
LIBER / FOLIO	06682/00338
PLAT NUMBER	11260
AREA SUMMARY:	
PARCEL	8.81 AC.
DISTURBED AREA	3.9 AC
EXISTING IMPERVIOUS	0.00 AC (0.0%)
PROPOSED IMPERVIOUS	1.86 AC
BUILDING SUMMARY:	
FOOTPRINT	25,500 SF
HEIGHT	40 FT +/-
PROPOSED USE	HOTEL
HOURS OF OPERATION	24 HOURS, 7 DAYS A WEEK
EMPLOYEE SUMMARY	20 TOTAL
FREIGHT & DELIVERIES	1 PER DAY
WATER & SEWER USAGE:	
WATER PROVIDED	CITY OF HAGERSTOWN WATER DIVISION
SEWER PROVIDED	WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY
EXISTING ALLOCATION	0 GPD
PROPOSED WATER ALLOCATION	5,000 GPD*
PROPOSED WASTEWATER ALLOCATION	5,000 GPD*
	*BASED ON HOTEL OF SIMILAR SIZE.
WASTE & RECYCLABLES:	
SOLID WASTE REMOVAL	PRIVATE HAULER - DUMPSTER LOCATED ON SITE
RECYCLE REMOVAL	PRIVATE HAULER - DUMPSTER LOCATED ON SITE
SITE LIGHTING:	
EXISTING	NONE
PROPOSED	POLE & BUILDING MOUNTED
SITE SIGNAGE:	
EXISTING	NONE
PROPOSED	PYLON SIGN & BUILDING MOUNTED
WAIVER AND/OR VARIANCE	NONE
FOREST CONSERVATION	PREVIOUSLY MITIGATED ON PLAT 746
WATERSHED:	
NAME	ANTIETAM CREEK
NUMBER	002-14-05-02
FEMA PANEL #	24043C0305D DATED AUGUST 15, 2017 (REVISED PER LOMA-F CASE NO. 26-03-0045A)
MDE NONTIDAL WETLANDS AND WATERWAY PERMIT	26-NT-3035/202660165

**ZONING DATA**

ZONING DISTRICT	HI - HIGHWAY INTERCHANGE
MAXIMUM BUILDING HEIGHT	75 FT
MINIMUM YARD SETBACK:	
FRONT	40 FT.
*SIDE	10 FT.
*REAR	10 FT.
	*EXCEPT AS REQUIRED IN WASHINGTON COUNTY ZONING ORDINANCE SECTION 19.8.
	*EXCEPT AS REQUIRED IN SECTION 19.3(c) AND 19.3(i).
	*EXCEPT WHEN ADJACENT TO RESIDENTIAL DEVELOPMENT, IT SHALL BE 25 FEET.
BOARD OF ZONING APPEALS' CASE	NONE

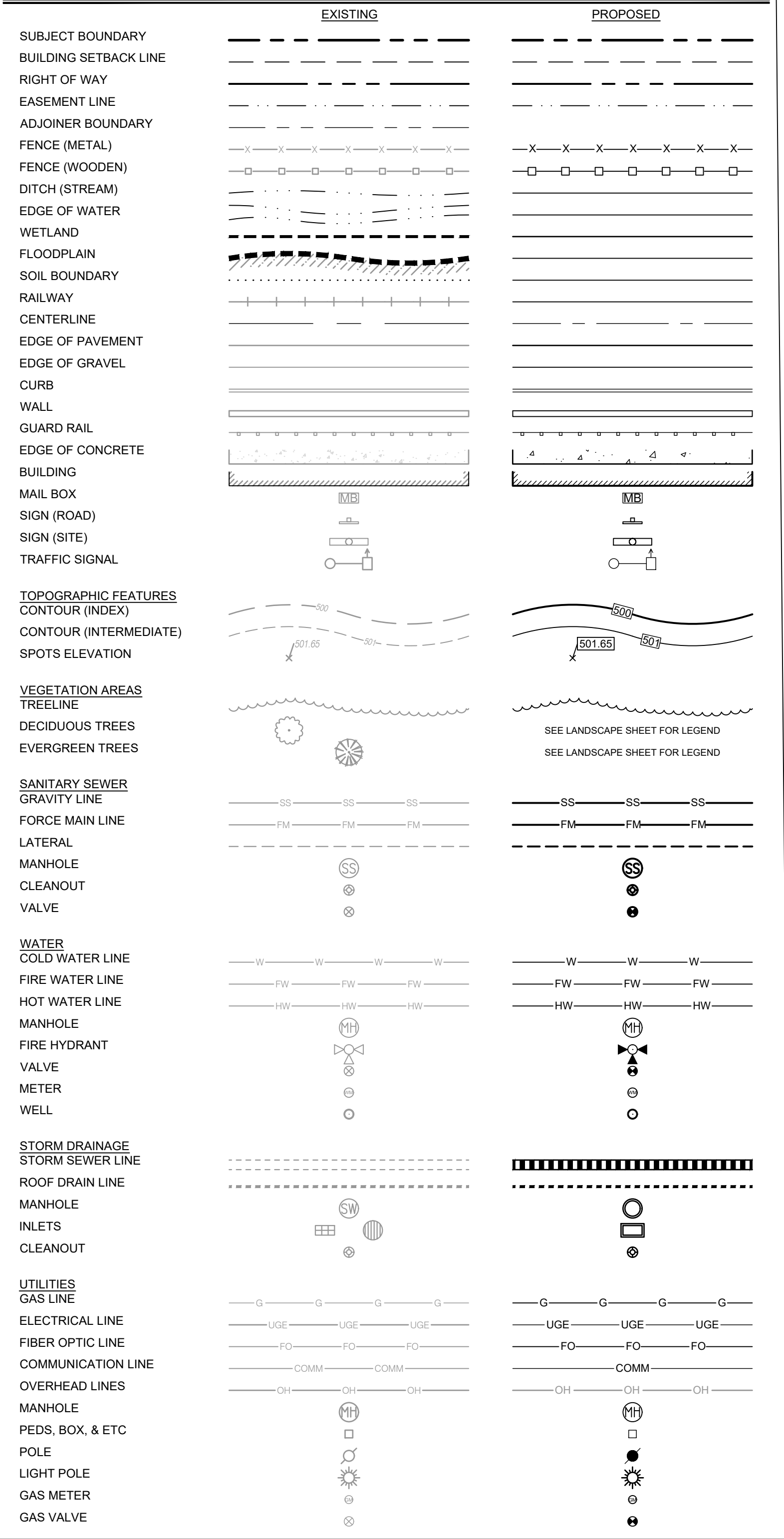
**PARKING, LOADING & BICYCLE DATA**

USE	REQUIREMENT	CALCULATION	REQUIRED
HOTEL	1 SPACE PER GUEST ROOM OR SUITE	105 ROOMS X 1	105 SPACES
<b>TOTAL REQUIRED SPACES</b>			<b>105 SPACES</b>
<b>TOTAL REQUIRED HANDICAP SPACES</b>			<b>5 SPACES</b>
<b>TOTAL PROVIDED PARKING SPACES</b>			<b>112 SPACES (7 HANDICAP)</b>

WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY  
 This plan/plot 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/plot shall be in accordance with the capacity management plan developed for this system based on availability of allocation remaining in the facility.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**LEGEND**



**LEGEND - ABBREVIATIONS**

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



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 # 20865  
 Expiration Date: 05/07/2026

**FSA, INC.**  
 FREDERICK, SEIBERT & ASSOCIATES, INC.  
 CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS

116 MILLBURN PARK DRIVE  
 301.791.8000  
 116 MILLBURN PARK DRIVE  
 301.791.8111  
 800 SOUTH POTOMAC DRIVE  
 703.276.1700  
 1500 EAST MANASSAS STREET  
 703.276.1700

MARK	DESCRIPTION	DATE
△	REVISION PER AGENCY COMMENTS ARCHITECT COORDINATION	08/17/25
△	REVISION PER AGENCY COMMENTS	02/28/26
△	REVISION PER AGENCY COMMENTS	08/27/26

**HOME2 SUITES - SOUTH HAGERSTOWN**  
 BETWEEN CHAMPS CROSSING DRIVE & COLONEL H.L. DOUGLAS DRIVE  
 HAGERSTOWN  
 WASHINGTON COUNTY, MD  
 BOWMAN 2000, LLC  
 10228 GOVERNOR LANE BLVD., SUITE 3002, WILLIAMSPORT, MD 21795  
 ATTN: JEFF TEJROCK (301) 582-1556

PROJECT NO.	5004.4
DWN BY	KODY WARD
DATE	05.27.2025
PROJECT MANAGER	DAVID TROSTLE
EMAIL	DTROSTLE@FSA-INC.COM
TAX MAP - GRID - PARCEL	0057-0010-0152
SCALE	NOT TO SCALE
SHEET TITLE	GENERAL NOTES

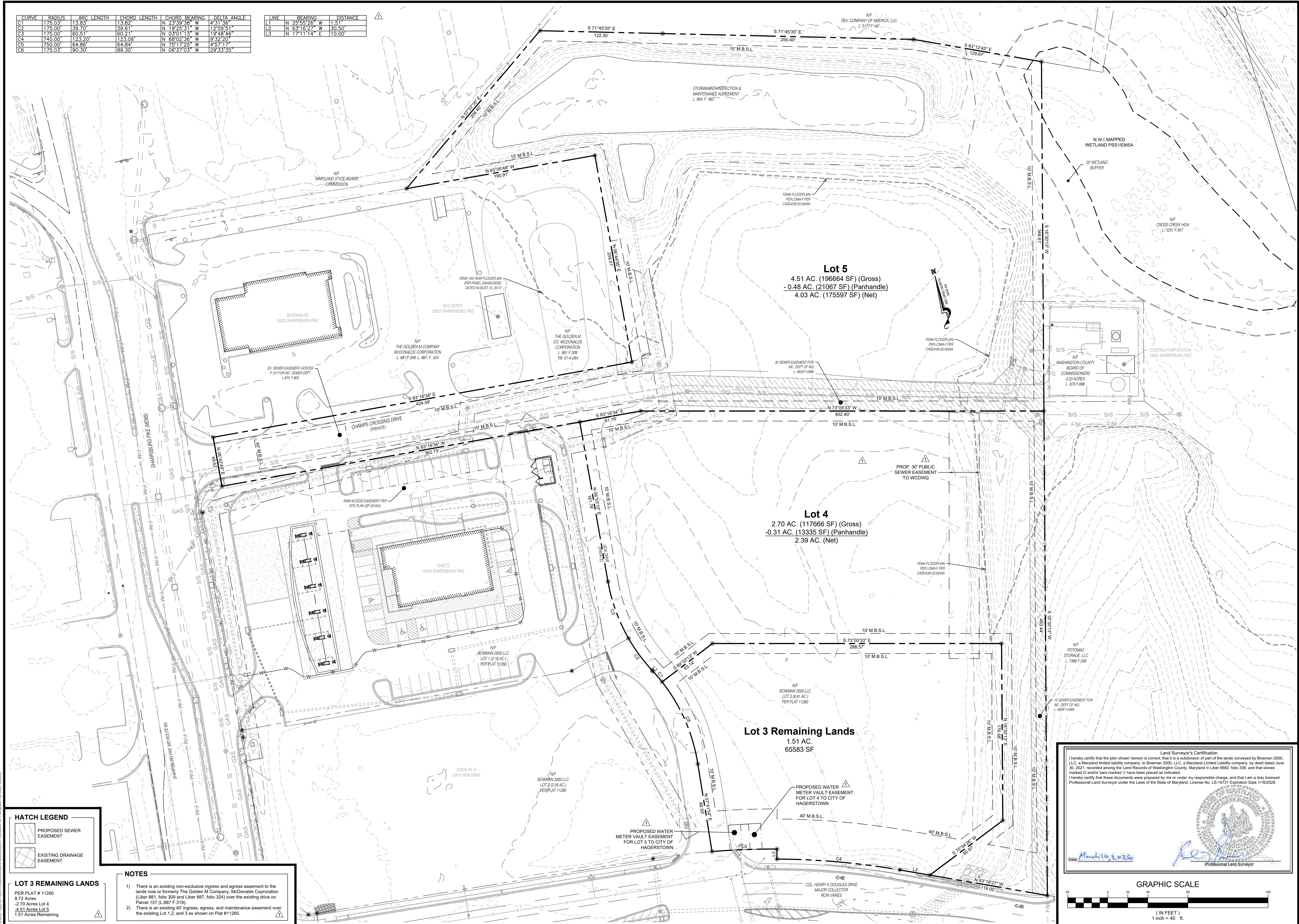
GENERAL NOTES

C-002  
 SHEET 02 OF 21



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.03'	13.83'	13.82'	N 23°39'38" W	4°31'36"
C2	175.00'	39.70'	39.61'	N 19°25'31" W	12°59'51"
C3	175.00'	60.51'	60.21'	N 03°01'13" W	13°49'48"
C4	740.00'	123.20'	123.06'	N 68°02'36" W	9°32'20"
C5	750.00'	64.86'	64.84'	N 75°17'25" W	4°57'17"
C6	175.03'	90.30'	89.30'	N 06°37'03" W	29°33'55"

LINE	BEARING	DISTANCE
L1	N 25°55'26" W	1.51'
L2	N 63°16'27" W	30.50'
L3	N 1°11'14" E	110.00'



**HATCH LEGEND**

	PROPOSED SEWER EASEMENT
	EXISTING DRAINAGE EASEMENT

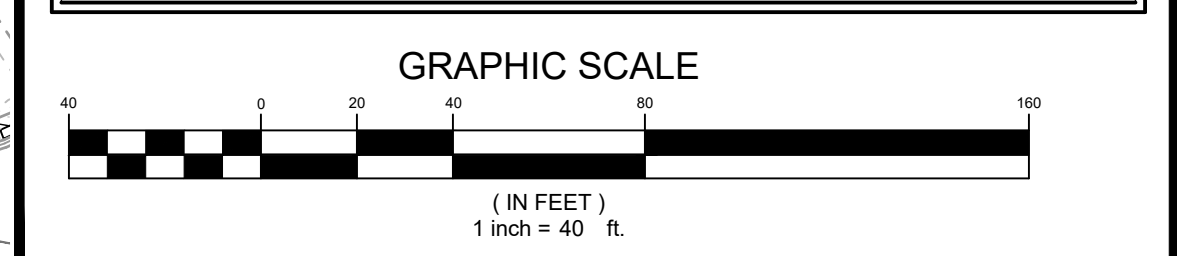
**LOT 3 REMAINING LANDS**  
 PER PLAT # 11260  
 8.72 Acres  
 -2.70 Acres Lot 4  
 -4.51 Acres Lot 5  
 1.51 Acres Remaining

**NOTES**

- There is an existing non-exclusive ingress and egress easement to the lands now or formerly The Golden M Company, McDonalds Corporation (Liber 881, folio 309 and Liber 887, folio 324) over the existing drive on Parcel 157 (L.887 F.319).
- There is an existing 40' ingress, egress, and maintenance easement over the existing Lot 1, 2, and 3 as shown on Plat #11260.

Land Surveyor's Certification  
 I hereby certify that the plan shown hereon is correct, that it is a subdivision of part of the lands conveyed by Bowman 2000, LLC, a Maryland limited liability company, to Bowman 2000, LLC, a Maryland Limited Liability company, by deed dated June 30, 2021, recorded among the Land Records of Washington County, Maryland in Liber 662, folio 338, and that stones marked  $\square$  and/or bars marked  $\square$  have been placed as indicated.  
 I hereby certify that these documents were prepared by me or under my responsible charge, and that I am a duly licensed Professional Land Surveyor under the Laws of the State of Maryland, License No. LS-10731 Expiration Date 1/16/2028.

*David M. Drostle*  
 David M. Drostle  
 Professional Land Surveyor



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 #  
 Expiration Date

**FSA**  
 FREDERICK, SEIBERT & ASSOCIATES, INC.  
 CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS

1160 WILLIAMSBURG STREET  
 PHARMACY BUILDING  
 WASHINGTON, DC 20005  
 202.779.3000

1160 WILLIAMSBURG STREET  
 800 SOUTHMANOR STREET  
 WASHINGTON, DC 20005  
 202.779.3000

DATE	REVISION	DESCRIPTION
08/17/25		

**HOME2 SUITES - SOUTH HAGERSTOWN**  
 BETWEEN CHAMPS CROSSING DRIVE & COLONEL H.K. DOUGLAS DRIVE  
 HAGERSTOWN  
 WASHINGTON COUNTY, MD  
 BOWMAN 2000, LLC  
 10228 GOVERNOR LANE BLDG. SUITE 3002, WILLIAMSPORT, MD 21795  
 ATTN: JEFF TEICROCK (301) 582-1555

PROJECT NO: 5004.4  
 DWN BY: KODY WARD  
 DATE: 05.27.2025  
 PROJECT MANAGER: DAVID TROSTLE  
 EMAIL: DTROSTLE@FSA-INC.COM  
 TAX MAP: GRD - PARCEL  
 0057-0010-0152  
 SCALE: 1" = 40'  
 SHEET TITLE: PRELIMINARY PLAT  
**C-102**  
 SHEET 04 OF 20



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 # 20865. Expiration Date 05/07/2026.

**FSA**  
FREDERICK SEIBERT & ASSOCIATES, INC.  
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS  
1162 MILLAMOUNT PINE DRIVE  
108 SOUTH POTOMAC STREET  
POTOMAC, MARYLAND 20854  
301.791.3000  
301.791.3007  
www.fsa-inc.com

DATE	DESCRIPTION
09/17/25	REVISED PER AGENCY COMMENTS ARCHITECT COORDINATION

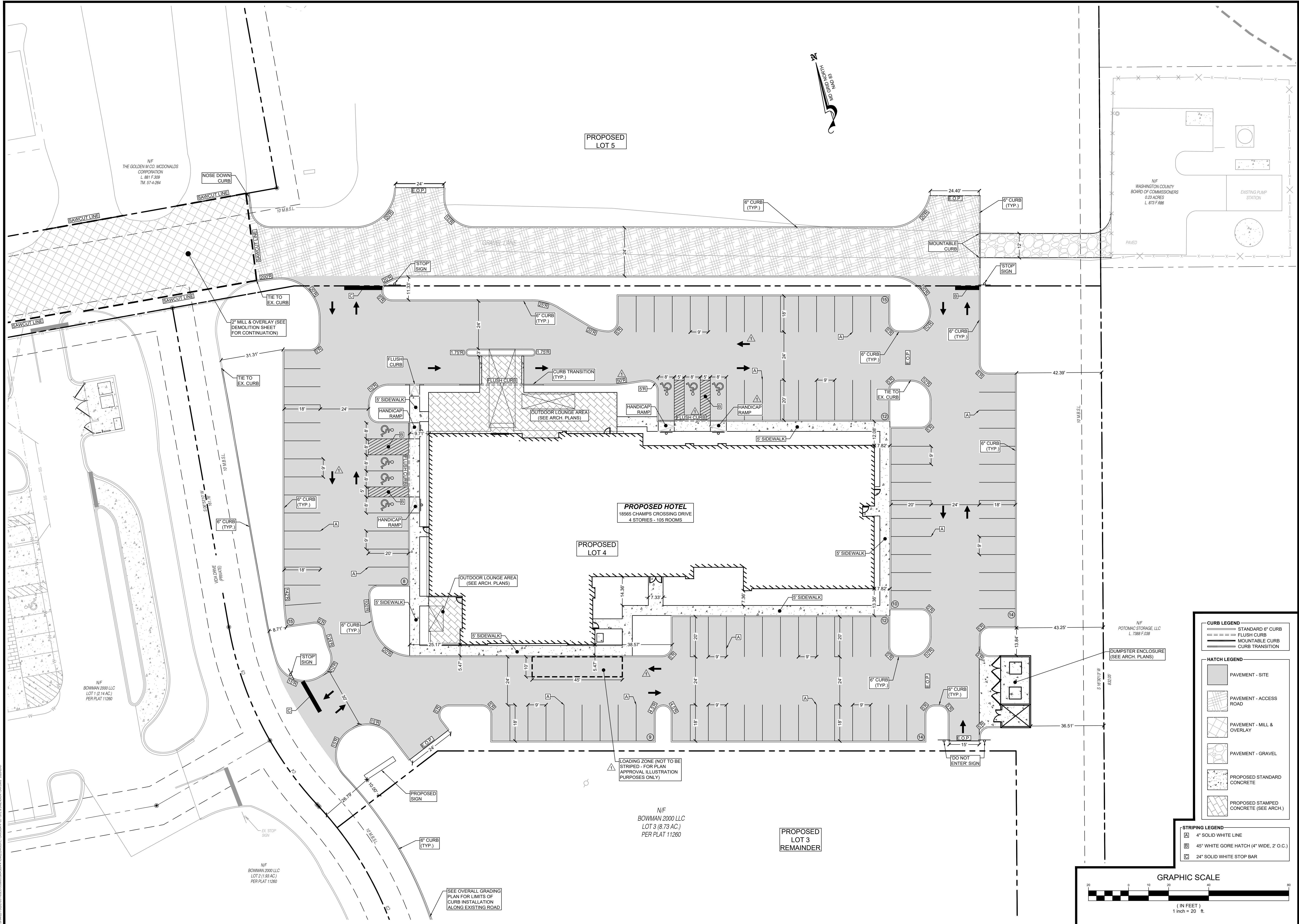
**HOME2 SUITES - SOUTH HAGERSTOWN**  
STUYVE EAST OF SUBURBS DRIVE (MD 95)  
BETWEEN CHAMPS CROSSING DRIVE & COLONEL H.K. DOUGLAS DRIVE  
HAGERSTOWN  
WASHINGTON COUNTY, MD  
BOWMAN 2000 LLC  
10228 GOVERNOR LANE BLVD. SUITE 3002, WILLIAMSPORT, MD 21795  
ATTN: JEFF TEJEDOR (301) 582-1555

PROJECT NO: 5004.4  
DWN BY: KODY WARD DATE: 05.27.2025  
PROJECT MANAGER: DAVID TROSTLE  
EMAIL: DTROSTLE@FSA-INC.COM  
TAX MAP - GRID - PARCEL: 0057-0010-0152  
SCALE: 1" = 20'  
SHEET TITLE:

SITE & DIMENSION PLAN

C-103  
SHEET 05 OF 21

PSP-25-003



**CURB LEGEND**

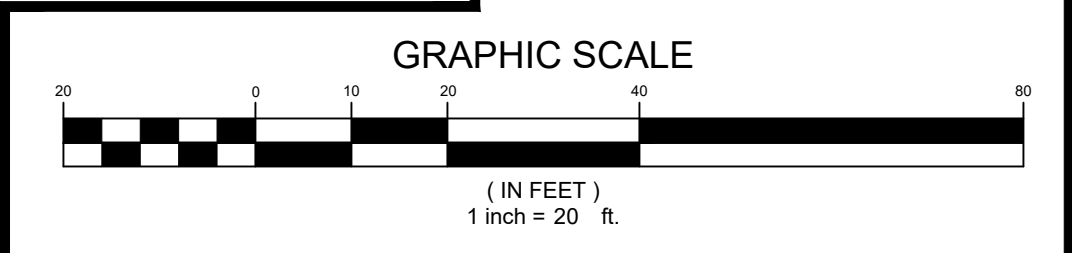
- STANDARD 6" CURB
- FLUSH CURB
- MOUNTABLE CURB
- CURB TRANSITION

**HATCH LEGEND**

- PAVEMENT - SITE
- PAVEMENT - ACCESS ROAD
- PAVEMENT - MILL & OVERLAY
- PAVEMENT - GRAVEL
- PROPOSED STANDARD CONCRETE
- PROPOSED STAMPED CONCRETE (SEE ARCH.)

**STRIPING LEGEND**

- 4" SOLID WHITE LINE
- 45° WHITE GORE HATCH (4" WIDE, 2' O.C.)
- 24" SOLID WHITE STOP BAR



P:\SHAW\COLLUS\PROJECTS\2025\5004\4 HOME2 SOUTH HAGERSTOWN\DWG\_20250507

SWALE SCHEDULE						
ID	Q10 (CFS)	V10 (FPS)	SLOPE (%)	CHANNEL WIDTH (FT)	FLOW DEPTH (FT)	CHECK DAM REQ.
1	0.60	1.95	3.10	2	0.15	NO

SMART-FENCE 42 TABLE					
NUMBER	TYPE	LENGTH (FT)	AVERAGE SLOPE (%)	SLOPE LENGTH (FT)	MAX SLOPE LENGTH (FT)
1	SMART-FENCE 42	113	33.33	45	100
2	SMART-FENCE 42	248	33.33	31	100

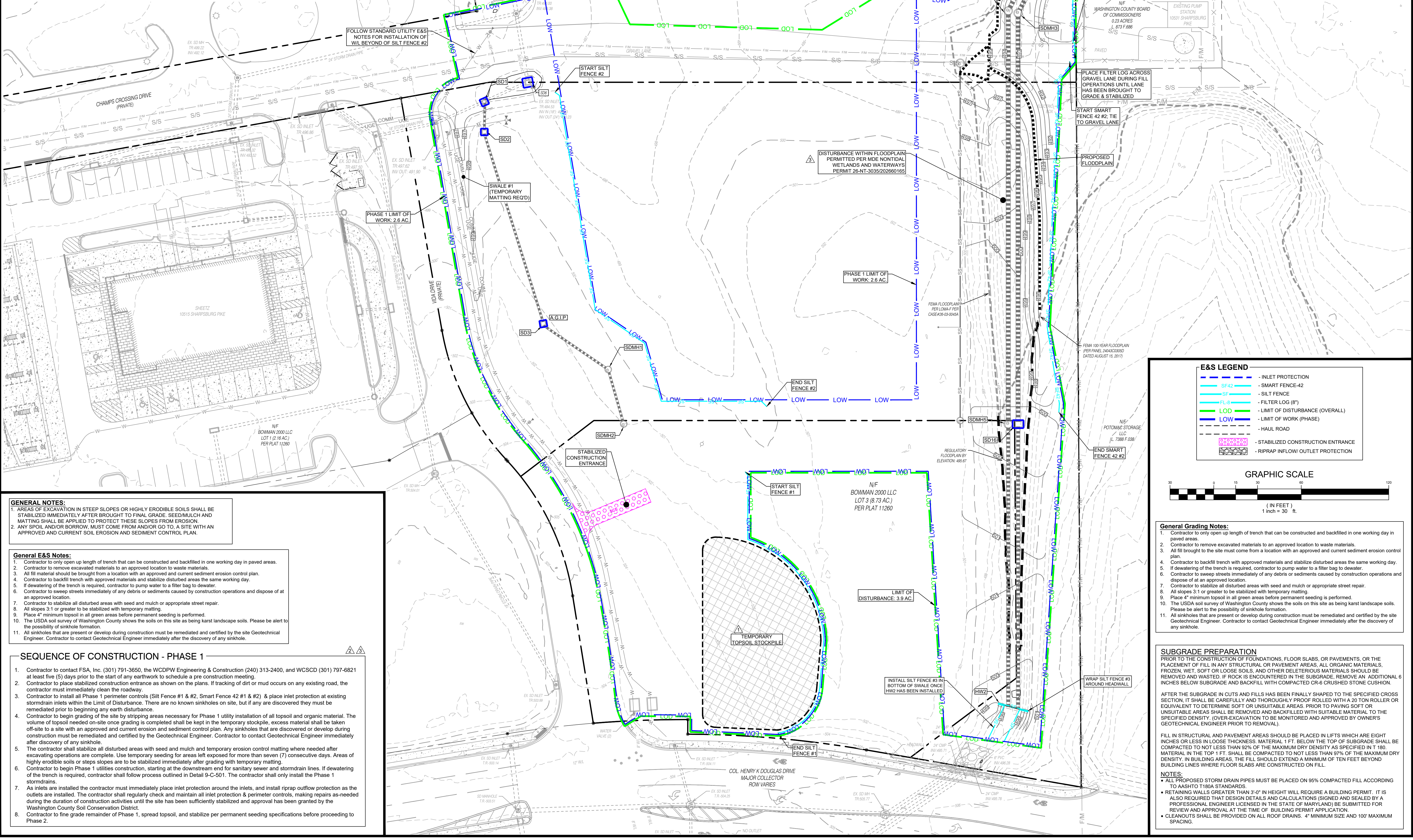
SILT FENCE TABLE					
NUMBER	TYPE	LENGTH (FT)	AVERAGE SLOPE (%)	SLOPE LENGTH (FT)	MAX SLOPE LENGTH (FT)
1	SILT FENCE	217	N/A	N/A	N/A
2	SILT FENCE	309	4.1	85	125

INLET PROTECTION TABLE		
INLET ID	DRAINAGE AREA (FINAL)	PROTECTION TYPE
SD 1	0.11 AC.	AT-GRADE INLET PROTECTION
SD 2	0.26 AC.	AT-GRADE INLET PROTECTION
SD 3	0.22 AC.	AT-GRADE INLET PROTECTION
SD 6	0.09 AC.	AT-GRADE INLET PROTECTION



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 # 20865  
Expiration Date: 05/07/2026

**FSA**  
FEDERICA SEBERT ASSOCIATES, INC.  
LANDSCAPE ARCHITECTS & LAND PLANNERS  
1162 MILLERSVILLE PIKE  
MILLERSVILLE, MD 21108  
TEL: 410.326.1111  
FAX: 410.326.1111



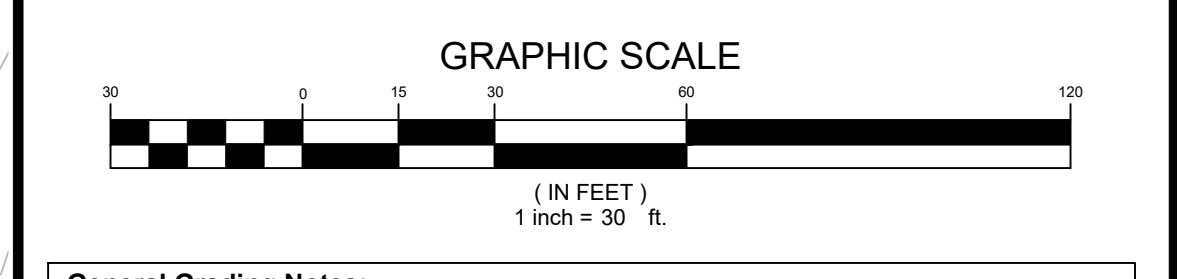
**GENERAL NOTES:**  
1. AREAS OF EXCAVATION IN STEEP SLOPES OR HIGHLY ERODIBLE SOILS SHALL BE STABILIZED IMMEDIATELY AFTER BROUGHT TO FINAL GRADE. SEED/MULCH AND MATTING SHALL BE APPLIED TO PROTECT THESE SLOPES FROM EROSION.  
2. ANY SOIL AND/OR BORROW MUST COME FROM AND/OR GO TO A SITE WITH AN APPROVED AND CURRENT SOIL EROSION AND SEDIMENT CONTROL PLAN.

**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.  
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.

**SEQUENCE OF CONSTRUCTION - PHASE 1**  
1. Contractor to contact FSA, Inc. (301) 791-3650, the WCDPW Engineering & Construction (240) 313-2400, and WSCSD (301) 797-6821 at least five (5) days prior to the start of any earthwork to schedule a pre construction meeting.  
2. Contractor to place stabilized construction entrance as shown on the plans. If tracking of dirt or mud occurs on any existing road, the contractor must immediately clean the roadway.  
3. Contractor to install all Phase 1 perimeter controls (Silt Fence #1 & #2, Smart Fence 42 #1 & #2) & place inlet protection at existing stormdrain inlets within the Limit of Disturbance. There are no known sinkholes on site, but if any are discovered they must be remediated prior to beginning any earth disturbance.  
4. Contractor to begin grading of the site by stripping areas necessary for Phase 1 utility installation of all topsoil and organic material. The volume of topsoil needed on-site once grading is completed shall be kept in the temporary stockpile, excess material shall be taken off-site to a site with an approved and current erosion and sediment control plan. Any sinkholes that are discovered or develop during construction must be remediated and certified by the Geotechnical Engineer. Contractor to contact Geotechnical Engineer immediately after discovery of any sinkhole.  
5. The contractor shall stabilize all disturbed areas with seed and mulch and temporary erosion control matting where needed after excavating operations are complete. Use temporary seeding for areas left exposed for more than seven (7) consecutive days. Areas of highly erodible soils or steep slopes are to be stabilized immediately after grading with temporary matting.  
6. Contractor to begin Phase 1 utilities construction, starting at the downstream end for sanitary sewer and stormdrain lines. If dewatering of the trench is required, contractor shall follow process outlined in Detail 9-C-501. The contractor shall only install the Phase 1 stormdrains.  
7. As inlets are installed the contractor must immediately place inlet protection around the inlets, and install riprap outflow protection as the outlets are installed. The contractor shall regularly check and maintain all inlet protection & perimeter controls, making repairs as-needed during the duration of construction activities until the site has been sufficiently stabilized and approval has been granted by the Washington County Soil Conservation District.  
8. Contractor to fine grade remainder of Phase 1, spread topsoil, and stabilize per permanent seeding specifications before proceeding to Phase 2.

**E&S LEGEND**

- INLET PROTECTION
- SF42 - SMART FENCE-42
- SF - SILT FENCE
- FL-8 - FILTER LOG (8")
- LOD - LIMIT OF DISTURBANCE (OVERALL)
- LOW - LIMIT OF WORK (PHASE)
- HAUL ROAD
- STABILIZED CONSTRUCTION ENTRANCE
- RIPRAP INFLOW OUTLET PROTECTION



**General Grading 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 brought to the site must come 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.  
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.

**SUBGRADE PREPARATION**  
PRIOR TO THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, OR PAVEMENTS, OR THE PLACEMENT OF FILL IN ANY STRUCTURAL OR PAVEMENT AREAS, ALL ORGANIC MATERIALS, FROZEN, WET, SOFT OR LOOSE SOILS, AND OTHER DELETERIOUS MATERIALS SHOULD BE REMOVED AND WASTED. IF ROCK IS ENCOUNTERED IN THE SUBGRADE, REMOVE AN ADDITIONAL 6 INCHES BELOW SUBGRADE AND BACKFILL WITH COMPACTED CR-6 CRUSHED STONE CUSHION.  
AFTER THE SUBGRADE IN CUTS AND FILLS HAS BEEN FINALLY SHAPED TO THE SPECIFIED CROSS SECTION, IT SHALL BE CAREFULLY AND THOROUGHLY PROOF ROLLED WITH A 20 TON ROLLER OR EQUIVALENT TO DETERMINE SOFT OR UNSUITABLE AREAS. PRIOR TO PAVING SOFT OR UNSUITABLE AREAS SHALL BE REMOVED AND BACKFILLED WITH SUITABLE MATERIAL TO THE SPECIFIED DENSITY. (OVER-EXCAVATION TO BE MONITORED AND APPROVED BY OWNER'S GEOTECHNICAL ENGINEER PRIOR TO REMOVAL).  
FILL IN STRUCTURAL AND PAVEMENT AREAS SHOULD BE PLACED IN LIFTS WHICH ARE EIGHT INCHES OR LESS IN LOOSE THICKNESS. MATERIAL 1 FT. BELOW THE TOP OF SUBGRADE SHALL BE COMPACTED TO NOT LESS THAN 92% OF THE MAXIMUM DRY DENSITY AS SPECIFIED IN T-180. MATERIAL IN THE TOP 1 FT. SHALL BE COMPACTED TO NOT LESS THAN 97% OF THE MAXIMUM DRY DENSITY. IN BUILDING AREAS, THE FILL SHOULD EXTEND A MINIMUM OF TEN FEET BEYOND BUILDING LINES WHERE FLOOR SLABS ARE CONSTRUCTED ON FILL.  
**NOTES:**  
• ALL PROPOSED STORM DRAIN PIPES MUST BE PLACED ON 95% COMPACTED FILL ACCORDING TO AASHTO T180A STANDARDS.  
• RETAINING WALLS GREATER THAN 3'-0" IN HEIGHT WILL REQUIRE A BUILDING PERMIT. IT IS ALSO REQUIRED THAT DESIGN DETAILS AND CALCULATIONS (SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MARYLAND) BE SUBMITTED FOR REVIEW AND APPROVAL AT THE TIME OF BUILDING PERMIT APPLICATION.  
• CLEANOUTS SHALL BE PROVIDED ON ALL ROOF DRAINS. 4" MINIMUM SIZE AND 100' MAXIMUM SPACING.

**HOME2 SUITES - SOUTH HAGERSTOWN**  
SOUTH HAGERSTOWN PIKE (MD 206)  
BETWEEN CHAMPS CROSSING DRIVE & COLONEL H.K. DOUGLAS DRIVE  
HAGERSTOWN  
WASHINGTON COUNTY, MD  
BOWMAN 2000, LLC  
10208 GOVERNOR LANE BLVD., SUITE 3002, WILLIAMSPORT, MD 21795  
ATTN: JEFF TROSTLE (301) 582-1555

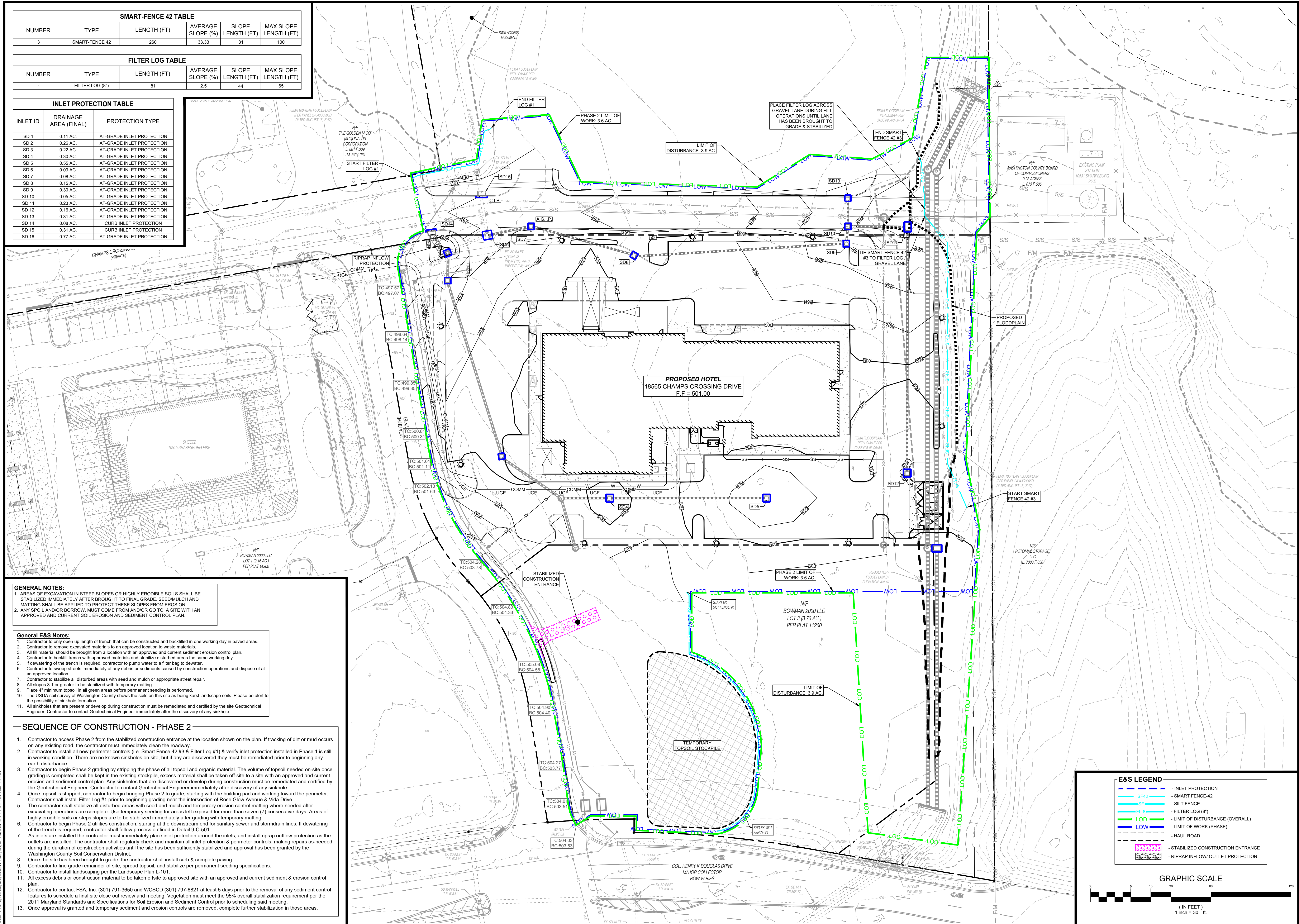
PROJECT NO: 5004.4  
DWN BY: KORY WARD  
DATE: 05.27.2025  
PROJECT MANAGER: DAVID TROSTLE  
EMAIL: DTROSTLE@FSA-INC.COM  
TAX MAP: GIRD - PARCEL  
0057-0010-0152  
SCALE: 1" = 30'  
SHEET TITLE: ESC & GRADING PLAN - PHASE 1  
**C-104**  
SHEET 06 OF 21  
PSP-25-003



SMART-FENCE 42 TABLE					
NUMBER	TYPE	LENGTH (FT)	AVERAGE SLOPE (%)	SLOPE LENGTH (FT)	MAX SLOPE LENGTH (FT)
3	SMART-FENCE 42	260	33.33	31	100

FILTER LOG TABLE					
NUMBER	TYPE	LENGTH (FT)	AVERAGE SLOPE (%)	SLOPE LENGTH (FT)	MAX SLOPE LENGTH (FT)
1	FILTER LOG (8")	81	2.5	44	65

INLET PROTECTION TABLE		
INLET ID	DRAINAGE AREA (FINAL)	PROTECTION TYPE
SD 1	0.11 AC.	AT-GRADE INLET PROTECTION
SD 2	0.26 AC.	AT-GRADE INLET PROTECTION
SD 3	0.22 AC.	AT-GRADE INLET PROTECTION
SD 4	0.30 AC.	AT-GRADE INLET PROTECTION
SD 5	0.55 AC.	AT-GRADE INLET PROTECTION
SD 6	0.09 AC.	AT-GRADE INLET PROTECTION
SD 7	0.08 AC.	AT-GRADE INLET PROTECTION
SD 8	0.15 AC.	AT-GRADE INLET PROTECTION
SD 9	0.30 AC.	AT-GRADE INLET PROTECTION
SD 10	0.05 AC.	AT-GRADE INLET PROTECTION
SD 11	0.23 AC.	AT-GRADE INLET PROTECTION
SD 12	0.16 AC.	AT-GRADE INLET PROTECTION
SD 13	0.31 AC.	AT-GRADE INLET PROTECTION
SD 14	0.08 AC.	CURB INLET PROTECTION
SD 15	0.31 AC.	CURB INLET PROTECTION
SD 16	0.77 AC.	AT-GRADE INLET PROTECTION



**GENERAL NOTES:**

- AREAS OF EXCAVATION IN STEEP SLOPES OR HIGHLY ERODIBLE SOILS SHALL BE STABILIZED IMMEDIATELY AFTER BROUGHT TO FINAL GRADE. SEED/MULCH AND MATTING SHALL BE APPLIED TO PROTECT THESE SLOPES FROM EROSION.
- ANY SPOIL AND/OR BORROW, MUST COME FROM AND/OR GO TO, A SITE WITH AN APPROVED AND CURRENT SOIL EROSION AND SEDIMENT CONTROL PLAN.

**General E&S Notes:**

- Contractor to only open up length of trench that can be constructed and backfilled in one working day in paved areas.
- Contractor to remove excavated materials to an approved location or to waste materials.
- All fill material should be brought from a location with an approved and current sediment erosion control plan.
- Contractor to backfill trench with approved materials and stabilize disturbed areas the same working day.
- If dewatering of the trench is required, contractor to pump water to a filter bag to dewater.
- Contractor to sweep streets immediately of any debris or sediments caused by construction operations and dispose of at an approved location.
- Contractor to stabilize all disturbed areas with seed and mulch or appropriate street repair.
- All slopes 3:1 or greater to be stabilized with temporary matting.
- Place 4" minimum topsoil in all green areas before permanent seeding is performed.
- 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.
- 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.

**SEQUENCE OF CONSTRUCTION - PHASE 2**

- Contractor to access Phase 2 from the stabilized construction entrance at the location shown on the plan. If tracking of dirt or mud occurs on any existing road, the contractor must immediately clean the roadway.
- Contractor to install all new perimeter controls (i.e. Smart Fence 42 #3 & Filter Log #1) & verify inlet protection installed in Phase 1 is still in working condition. There are no known sinkholes on site, but if any are discovered they must be remediated prior to beginning any earth disturbance.
- Contractor to begin Phase 2 grading by stripping the phase of all topsoil and organic material. The volume of topsoil needed on-site once grading is completed shall be kept in the existing stockpile, excess material shall be taken off-site to a site with an approved and current erosion and sediment control plan. Any sinkholes that are discovered or develop during construction must be remediated and certified by the Geotechnical Engineer. Contractor to contact Geotechnical Engineer immediately after discovery of any sinkhole.
- Once topsoil is stripped, contractor to begin bringing Phase 2 to grade, starting with the building pad and working toward the perimeter. Contractor shall install Filter Log #1 prior to beginning grading near the intersection of Rose Glow Avenue & Vista Drive.
- The contractor shall stabilize all disturbed areas with seed and mulch and temporary erosion control matting where needed after excavating operations are complete. Use temporary seeding for areas left exposed for more than seven (7) consecutive days. Areas of highly erodible soils or steep slopes are to be stabilized immediately after grading with temporary matting.
- Contractor to begin Phase 2 utilities construction, starting at the downstream end for sanitary sewer and storm drain lines. If dewatering of the trench is required, contractor shall follow process outlined in Detail S-C-501.
- As inlets are installed the contractor must immediately place inlet protection around the inlets, and install riprap outlet protection as the outlets are installed. The contractor shall regularly check and maintain all inlet protection & perimeter controls, making repairs as-needed during the duration of construction activities until the site has been sufficiently stabilized and approval has been granted by the Washington County Soil Conservation District.
- Once the site has been brought to grade, the contractor shall install curb & complete paving.
- Contractor to fine grade remainder of site, spread topsoil, and stabilize per permanent seeding specifications.
- Contractor to install landscaping per the Landscape Plan L-101.
- All excess debris or construction material to be taken offsite to approved site with an approved and current sediment & erosion control plan.
- Contractor to contact FSA, Inc. (301) 791-3650 and WCSOD (301) 797-6821 at least 5 days prior to the removal of any sediment control features to schedule a final site close out review and meeting. Vegetation must meet the 95% overall stabilization requirement per the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control prior to scheduling said meeting.
- Once approval is granted and temporary sediment and erosion controls are removed, complete further stabilization in those areas.

**E&S LEGEND**

- SF42 - INLET PROTECTION
- SF - SMART FENCE-42
- FL - SILT FENCE
- FL-8 - FILTER LOG (8")
- LOD - LIMIT OF DISTURBANCE (OVERALL)
- LOW - LIMIT OF WORK (PHASE)
- HAUL ROAD - HAUL ROAD
- STABILIZED CONSTRUCTION ENTRANCE
- RRIPRAP INFLOW OUTLET PROTECTION

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 30 ft.



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 # 20865  
Expiration Date: 05/07/2026

**FSA**  
FREDERICK SEIBERT & ASSOCIATES, INC.  
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS

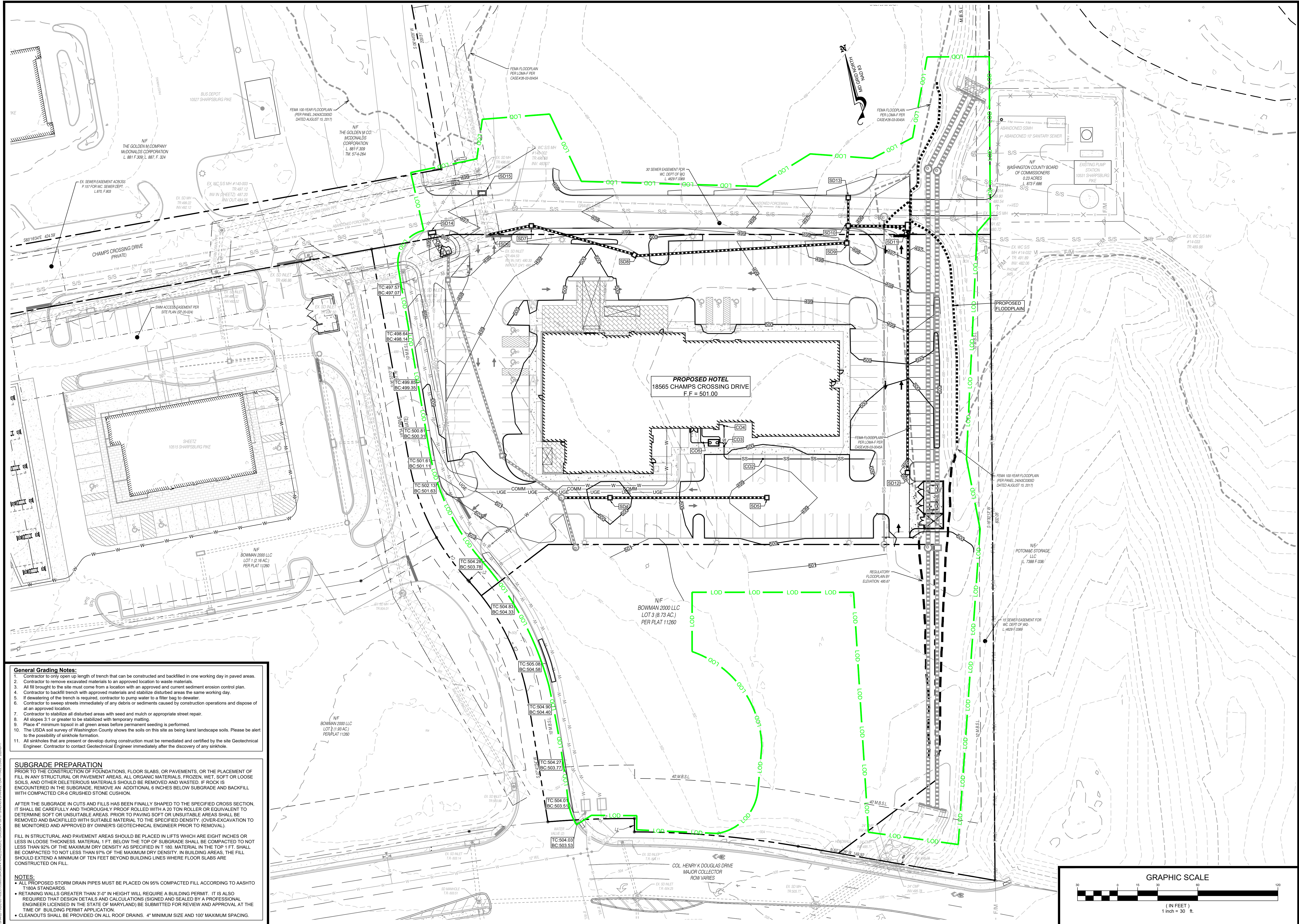
1166 MILLWOOD PARK DRIVE  
108 SOUTH POTOMAC PIKE  
POTOMAC, MD 20854  
TEL: 301.791.3000  
FAX: 301.791.3001  
WWW.FSA-INC.COM

DATE	REVISION	DESCRIPTION
08/17/25	REVISED PER AGENCY COMMENTS	ARCHITECT COORDINATION
02/28/25	REVISED PER AGENCY COMMENTS	REVISED PER AGENCY COMMENTS
08/27/24	REVISED PER AGENCY COMMENTS	REVISED PER AGENCY COMMENTS

**HOME2 SUITES - SOUTH HAGERSTOWN**  
ST. LUISE EAST OF SHARPSBURG PIKE (MD39)  
BETWEEN CHAMPS CROSSING DRIVE & COHNEL LK. DOUGLAS DRIVE  
HAGERSTOWN  
WASHINGTON COUNTY, MD

10228 GOVERNOR LANE BLVD., SUITE 3002, WILLIAMSPORT, MD 21795  
ATTN: JEFF TEORICK (301) 582-1555

PROJECT NO: 5004.4  
DWN BY: KODY WARD  
DATE: 05.27.2025  
PROJECT MANAGER: DAVID TROSTLE  
EMAIL: DTROSTLE@FSA-INC.COM  
TAX MAP: GRID - PARCEL  
0057-0010-0152  
SCALE: 1" = 30'  
SHEET TITLE: ESC PLAN - PHASE 2  
C-106  
SHEET 08 OF 21  
PSP-25-003



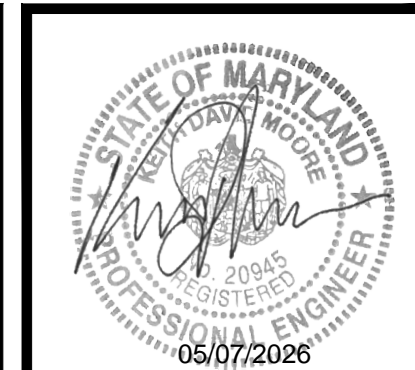
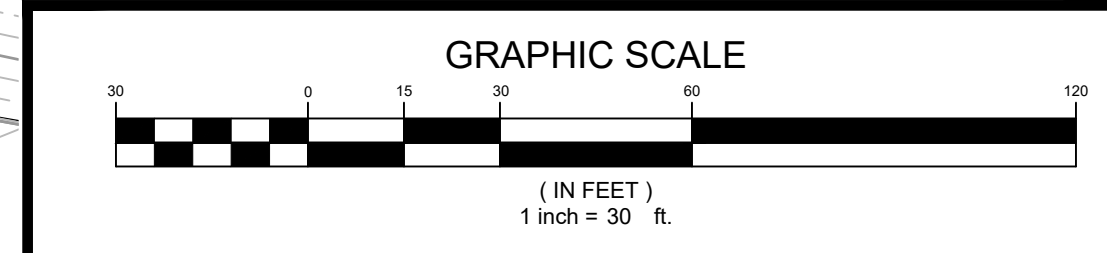
- General Grading Notes:**
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  - Contractor to remove excavated materials to an approved location to waste materials.
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  - Contractor to sweep streets immediately of any debris or sediments caused by construction operations and dispose of at an approved location.
  - Contractor to stabilize all disturbed areas with seed and mulch or appropriate street repair.
  - All slopes 3:1 or greater to be stabilized with temporary matting.
  - Place 4" minimum topsoil in all green areas before permanent seeding is performed.
  - 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.
  - 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.

**SUBGRADE PREPARATION**  
 PRIOR TO THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, OR PAVEMENTS, OR THE PLACEMENT OF FILL IN ANY STRUCTURAL OR PAVEMENT AREAS, ALL ORGANIC MATERIALS, FROZEN MATERIALS, WET, SOFT OR LOOSE SOILS, AND OTHER DELETERIOUS MATERIALS SHOULD BE REMOVED AND WASTED. IF ROCK IS ENCOUNTERED IN THE SUBGRADE, REMOVE AN ADDITIONAL 6 INCHES BELOW SUBGRADE AND BACKFILL WITH COMPACTED CR-6 CRUSHED STONE CUSHION.

AFTER THE SUBGRADE IN CUTS AND FILLS HAS BEEN FINALLY SHAPED TO THE SPECIFIED CROSS SECTION, IT SHALL BE CAREFULLY AND THOROUGHLY PROOF ROLLED WITH A 20 TON ROLLER OR EQUIVALENT TO DETERMINE SOFT OR UNSUITABLE AREAS. PRIOR TO PAVING SOFT OR UNSUITABLE AREAS SHALL BE REMOVED AND BACKFILLED WITH SUITABLE MATERIAL TO THE SPECIFIED DENSITY. (OVER-EXCAVATION TO BE MONITORED AND APPROVED BY OWNER'S GEOTECHNICAL ENGINEER PRIOR TO REMOVAL).

FILL IN STRUCTURAL AND PAVEMENT AREAS SHOULD BE PLACED IN LIFTS WHICH ARE EIGHT INCHES OR LESS IN LOOSE THICKNESS. MATERIAL 1 FT. BELOW THE TOP OF SUBGRADE SHALL BE COMPACTED TO NOT LESS THAN 92% OF THE MAXIMUM DRY DENSITY AS SPECIFIED IN T 180. MATERIAL IN THE TOP 1 FT. SHALL BE COMPACTED TO NOT LESS THAN 97% OF THE MAXIMUM DRY DENSITY. IN BUILDING AREAS, THE FILL SHOULD EXTEND A MINIMUM OF TEN FEET BEYOND BUILDING LINES WHERE FLOOR SLABS ARE CONSTRUCTED ON FILL.

- NOTES:**
- ALL PROPOSED STORM DRAIN PIPES MUST BE PLACED ON 95% COMPACTED FILL ACCORDING TO AASHTO T 180A STANDARDS.
  - RETAINING WALLS GREATER THAN 3'-0" IN HEIGHT WILL REQUIRE A BUILDING PERMIT. IT IS ALSO REQUIRED THAT DESIGN DETAILS AND CALCULATIONS (SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MARYLAND) BE SUBMITTED FOR REVIEW AND APPROVAL AT THE TIME OF BUILDING PERMIT APPLICATION.
  - CLEANOUTS SHALL BE PROVIDED ON ALL ROOF DRAINS. 4" MINIMUM SIZE AND 100' MAXIMUM SPACING.



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 # 20865  
 Expiration Date: 05/07/2026

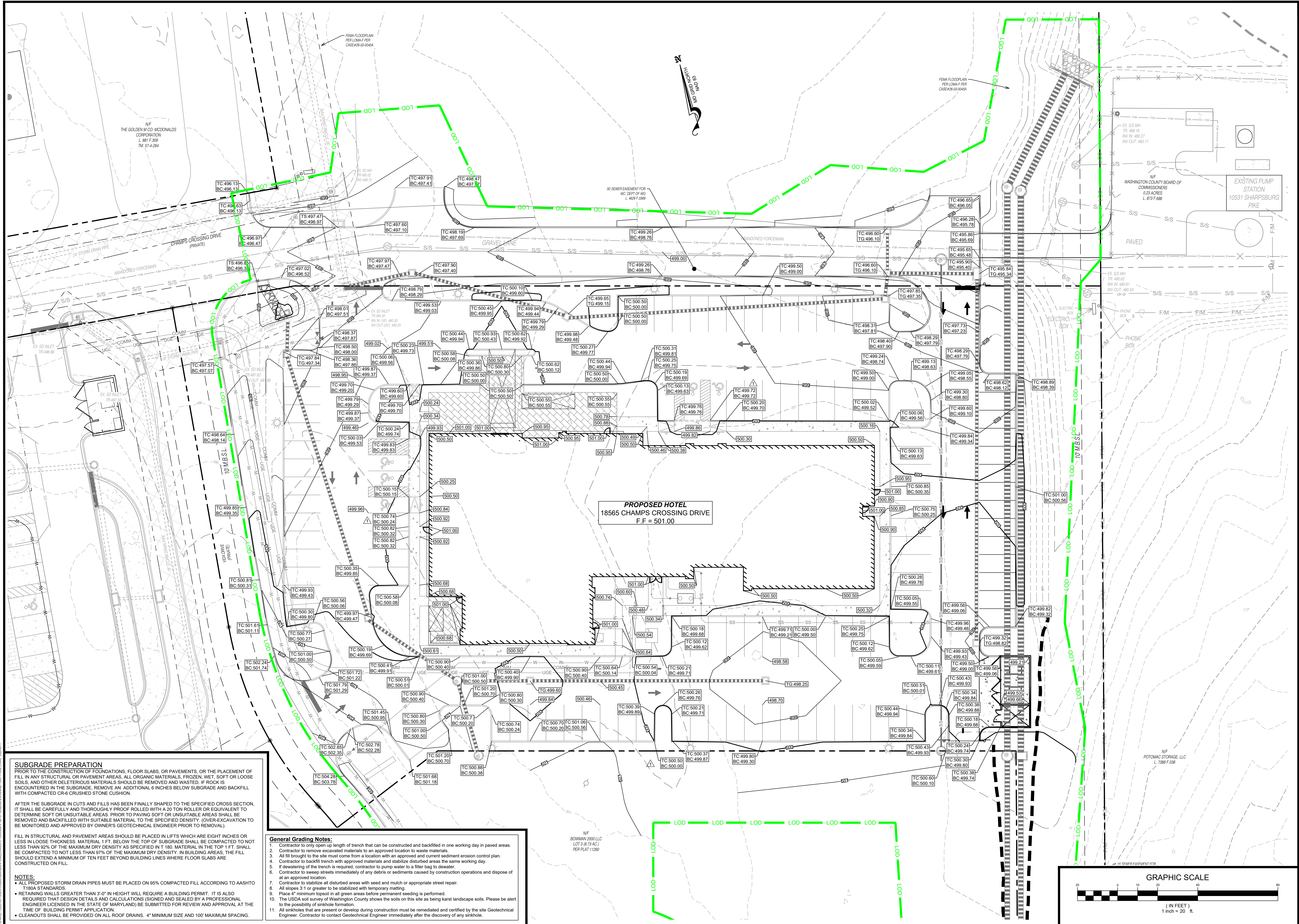
**FSA**  
 FREDERICK SEIBERT & ASSOCIATES, INC.  
 CIVIL ENGINEER • SURVEYOR • LANDSCAPE ARCHITECTS • LAND PLANNERS  
 1166 MILLERSVILLE STREET  
 FREDERICK, MARYLAND 21730  
 301.791.3000  
 WWW.FSA-INC.COM

DATE	REVISION/DESCRIPTION	ARCHITECT COORDINATION
09/17/25		

**HOME2 SUITES - SOUTH HAGERSTOWN**  
 BETWEEN CHAMPS CROSSING DRIVE & COLONEL H.K. DOUGLAS DRIVE  
 HAGERSTOWN  
 WASHINGTON COUNTY, MD  
 10228 GOVERNOR LANE BLVD. SUITE 3002, WILLIAMSPORT, MD 21795  
 ATTN: JEFF TEICHHOOK (301) 582-1555

PROJECT NO.	5004.4
DWN BY	KODY WARD
DATE	05.27.2025
PROJECT MANAGER	DAVID TROSTLE
EMAIL	DTROSTLE@FSA-INC.COM
TAX MAP - GRID - PARCEL	0057-0010-0152
SCALE	1" = 30'
SHEET TITLE	

**OVERALL GRADING & DRAINAGE PLAN - PH. 2**



**SUBGRADE PREPARATION**  
 PRIOR TO THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, OR PAVEMENTS, OR THE PLACEMENT OF FILL IN ANY STRUCTURAL OR PAVEMENT AREAS, ALL ORGANIC MATERIALS, FROZEN, WET, SOFT OR LOOSE SOILS, AND OTHER DELETERIOUS MATERIALS SHOULD BE REMOVED AND WASTED. IF ROCK IS ENCOUNTERED IN THE SUBGRADE, REMOVE AN ADDITIONAL 6 INCHES BELOW SUBGRADE AND BACKFILL WITH COMPACTED CR-6 CRUSHED STONE CUSHION.

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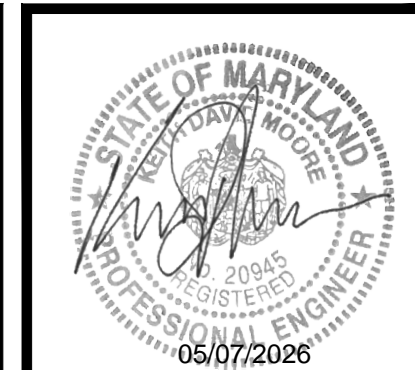
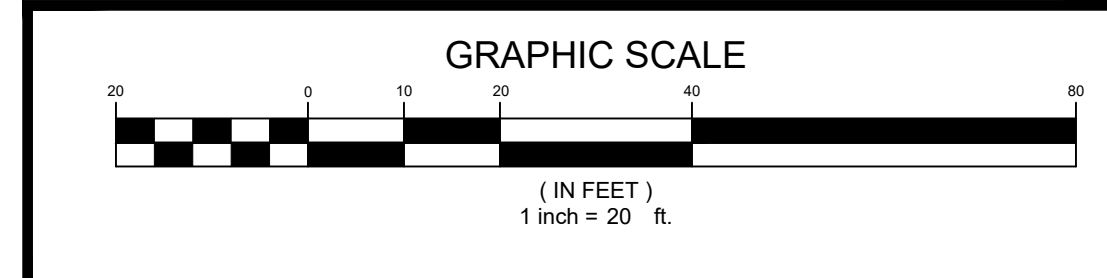
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**NOTES:**

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- RETAINING WALLS GREATER THAN 3'-0" IN HEIGHT WILL REQUIRE A BUILDING PERMIT. IT IS ALSO REQUIRED THAT DESIGN DETAILS AND CALCULATIONS (SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MARYLAND) BE SUBMITTED FOR REVIEW AND APPROVAL AT THE TIME OF BUILDING PERMIT APPLICATION.
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 Expiration Date: 05/07/2026

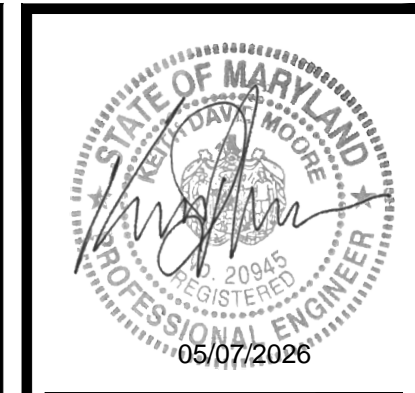
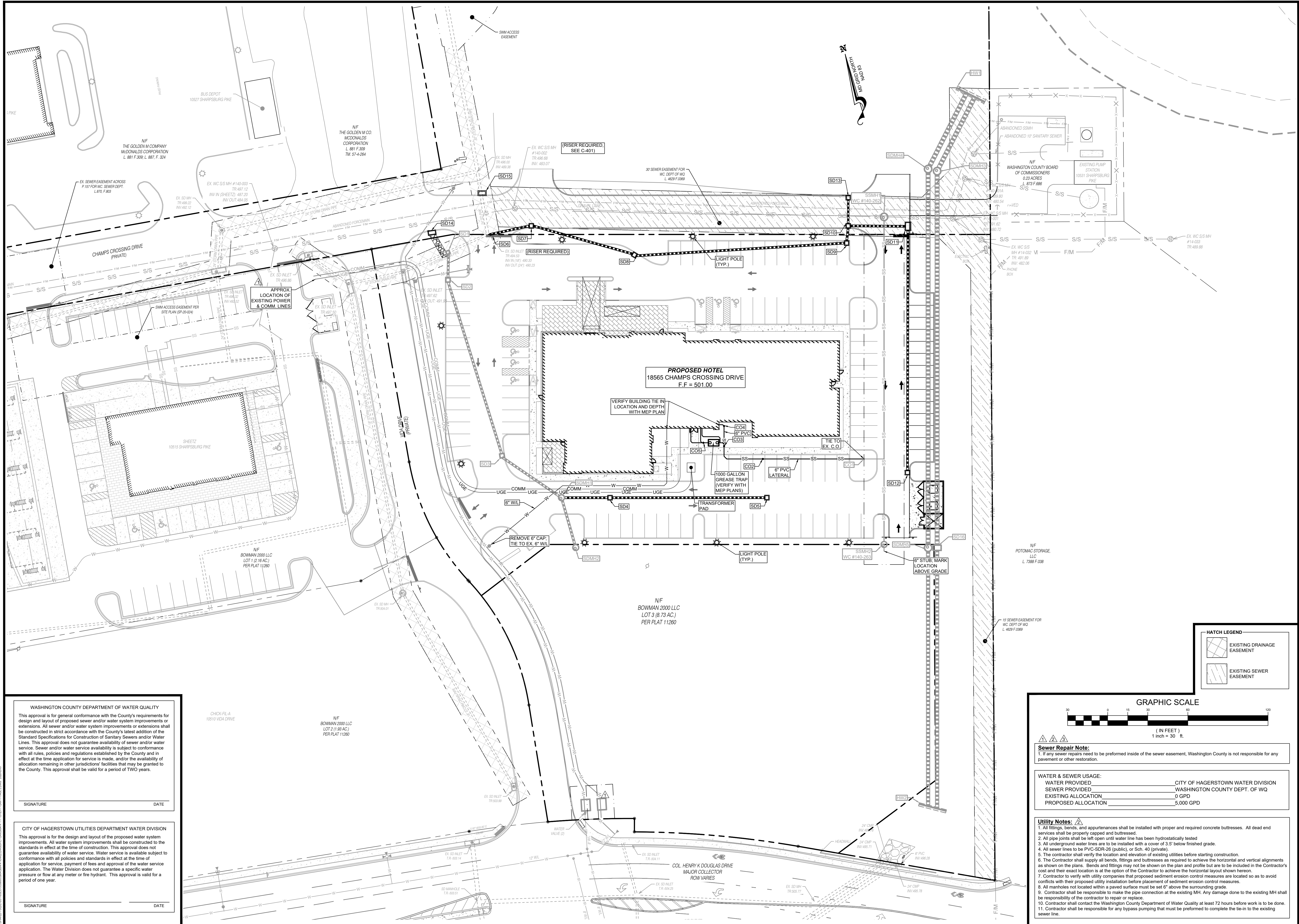
**FSAI**  
 FREDERICK SEBERT & ASSOCIATES, INC.  
 CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS

116 MILLWOOD STREET  
 108 SOUTH POTOMAC PIKE  
 HAGERSTOWN, MD 21750  
 410.391.3000

DATE	REVISION	DESCRIPTION
08/17/25		

**HOME2 SUITES - SOUTH HAGERSTOWN**  
 BETWEEN CHAMPS CROSSING DRIVE & COLONEL H.K. DOUGLAS DRIVE  
 HAGERSTOWN, WASHINGTON COUNTY, MD  
 BOWMAN 2000, LLC  
 10228 GOVERNOR LANE BLVD., SUITE 3002, WILLIAMSPORT, MD 21795  
 ATTN: JEFF TEICOR (301) 582-1555

PROJECT NO: 5004.4  
 DWN BY: KODY WARD DATE: 05.27.2025  
 PROJECT MANAGER: DAVID TROSTLE  
 EMAIL: DTROSTLE@FSA-INC.COM  
 TAX MAP: GRD - PARCEL 0057-0010-0152  
 SCALE: 1" = 20'  
 SHEET TITLE: DETAILED GRADING & DRAINAGE PLAN - PH. 2  
**C-108**  
 SHEET 10 OF 21



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 # 20865  
Expiration Date 05/07/2026

**FSA**  
FEDERICA SEBERT ASSOCIATES, INC.  
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS

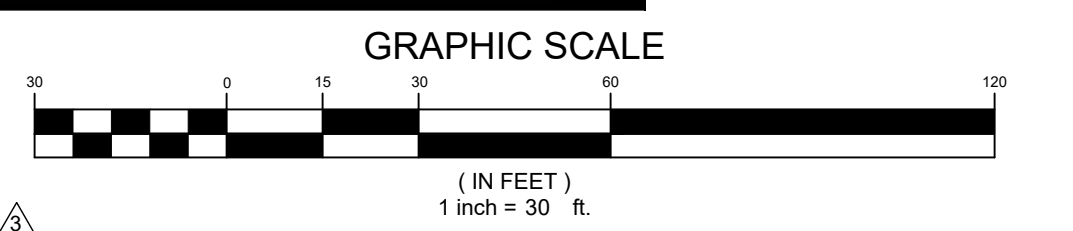
1166 WILLIAMSBURG PIKE  
SOUTH POTOMAC, MD 20787  
TEL: 301.791.3000  
FAX: 301.791.3001

DATE	DESCRIPTION
08/17/25	REVISED PER AGENCY COMMENTS ARCHITECT COORDINATION
02/28/25	REVISED PER AGENCY COMMENTS
08/27/24	REVISED PER AGENCY COMMENTS

**HOME2 SUITES - SOUTH HAGERSTOWN**  
ST. LATE EAST OF SHARPSBURG PIKE (MD 208)  
BETWEEN CHAMPS CROSSING DRIVE & COLONEL H.K. DOUGLAS DRIVE  
HAGERSTOWN  
WASHINGTON COUNTY, MD  
BOWMAN 2000, LLC  
10228 GOVERNOR LANE BLDG. SUITE 3002, WILLIAMSPORT, MD 21795  
ATTN: JEFF TEICHOX (301) 582-1555

**HATCH LEGEND**

	EXISTING DRAINAGE EASEMENT
	EXISTING SEWER EASEMENT



**Sewer Repair Note:**  
1. If any sewer repairs need to be performed inside of the sewer easement, Washington County is not responsible for any pavement or other restoration.

<b>WATER &amp; SEWER USAGE:</b>	
WATER PROVIDED	CITY OF HAGERSTOWN WATER DIVISION
SEWER PROVIDED	WASHINGTON COUNTY DEPT. OF WQ
EXISTING ALLOCATION	0 GPD
PROPOSED ALLOCATION	5,000 GPD

- Utility Notes:**
- All fittings, bends, and appurtenances shall be installed with proper and graded concrete buttresses. All dead end services shall be properly capped and buttressed.
  - All pipe joints shall be left open until water line has been hydrostatically tested.
  - All underground water lines are to be installed with a cover of 3' below finished grade.
  - All sewer lines to be PVC-SDR-26 (public), or Sch. 40 (private).
  - The contractor shall verify the location and elevation of existing utilities before starting construction.
  - The Contractor shall supply all bends, fittings and buttresses 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.
  - The 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.
  - All manholes not located within a paved surface must be set 6" above the surrounding grade.
  - Contractor shall be responsible to make the pipe connection at the existing MH. Any damage done to the existing MH shall be responsibility of the contractor to repair or replace.
  - Contractor shall contact the Washington County Department of Water Quality at least 72 hours before work is to be done.
  - Contractor shall be responsible for any bypass pumping that must be performed to complete the tie-in to the existing sewer line.

**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.

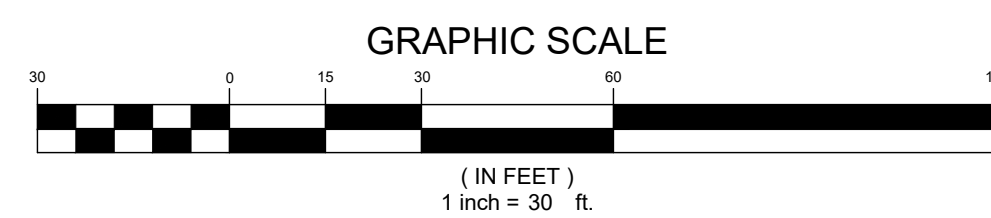
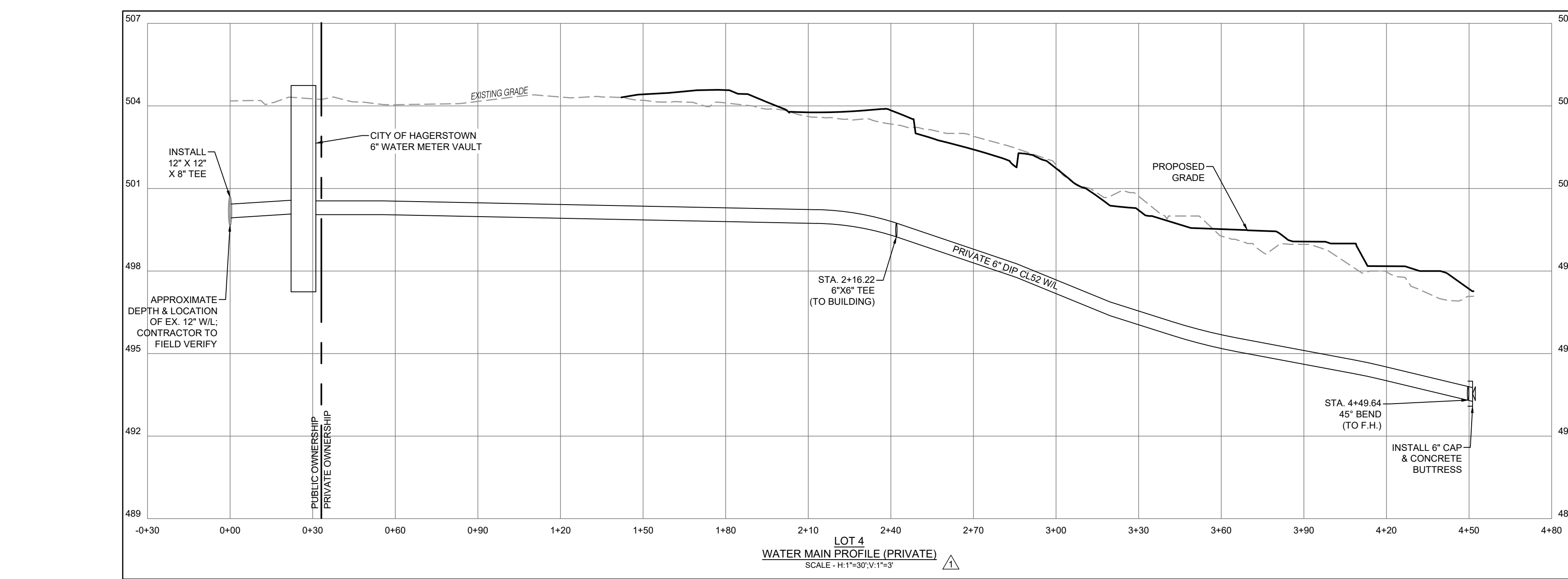
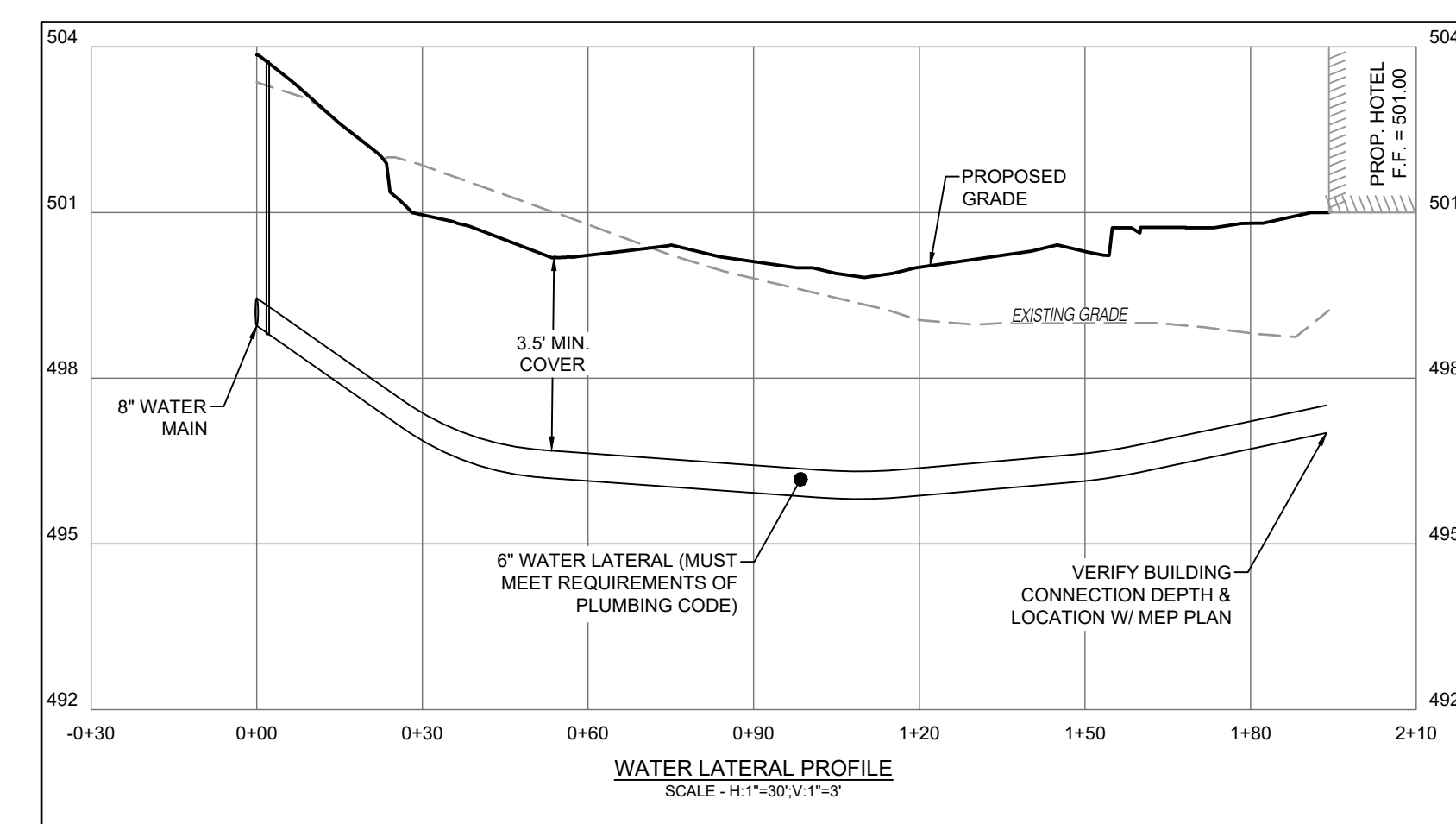
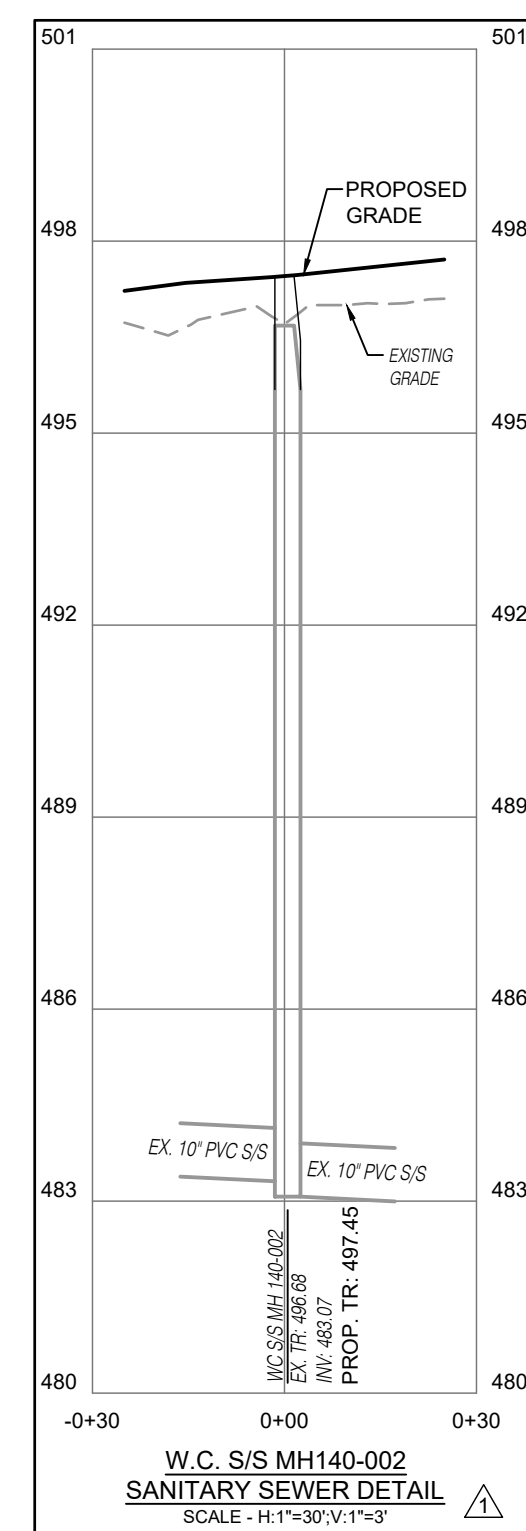
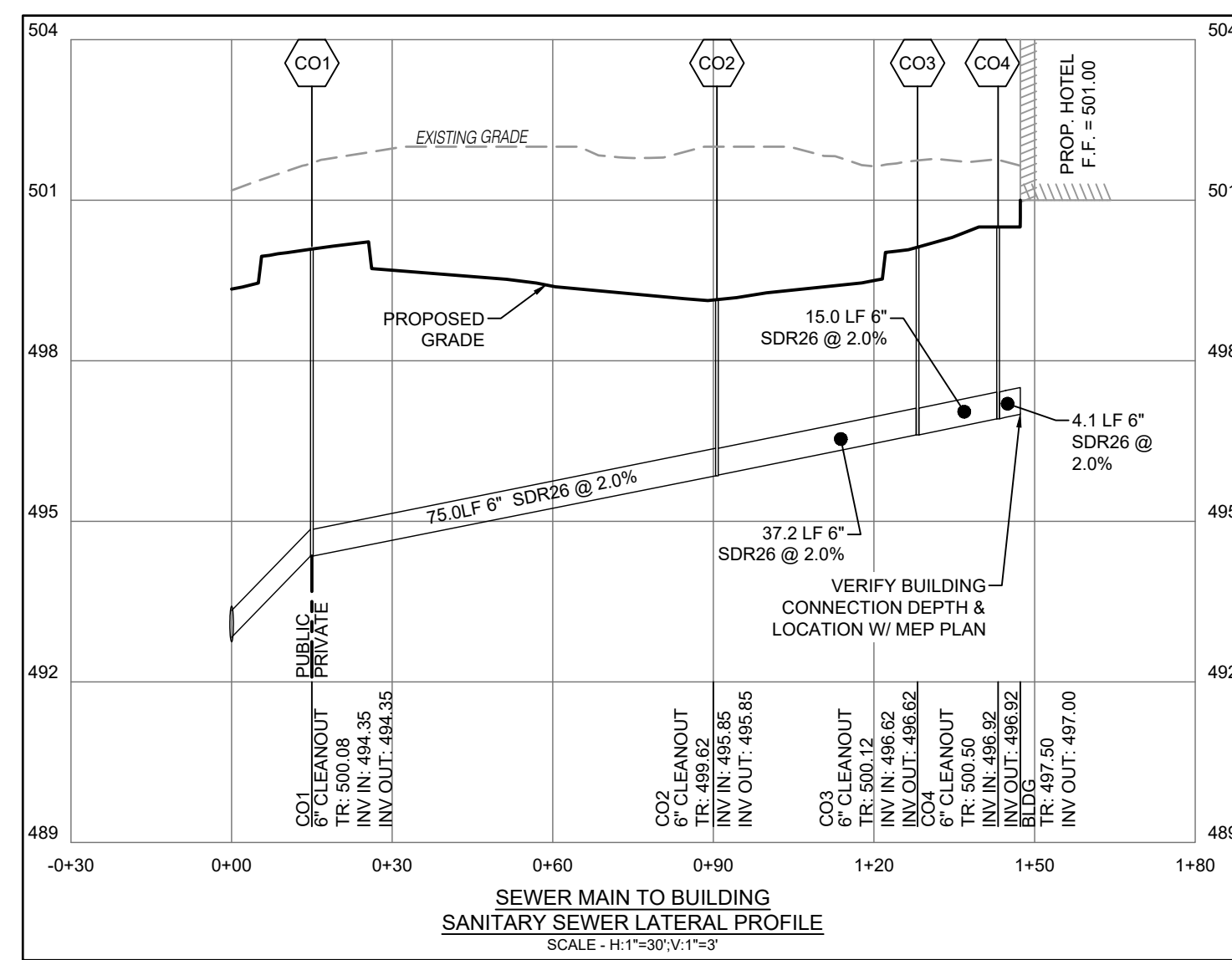
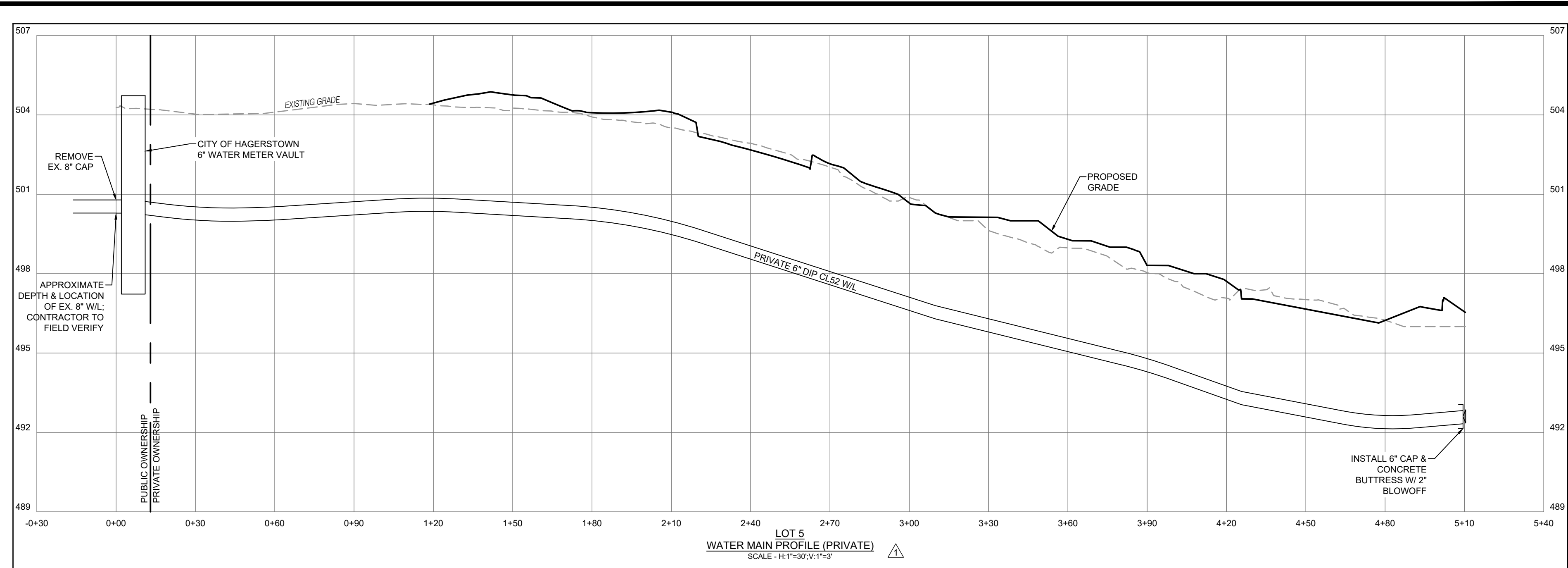
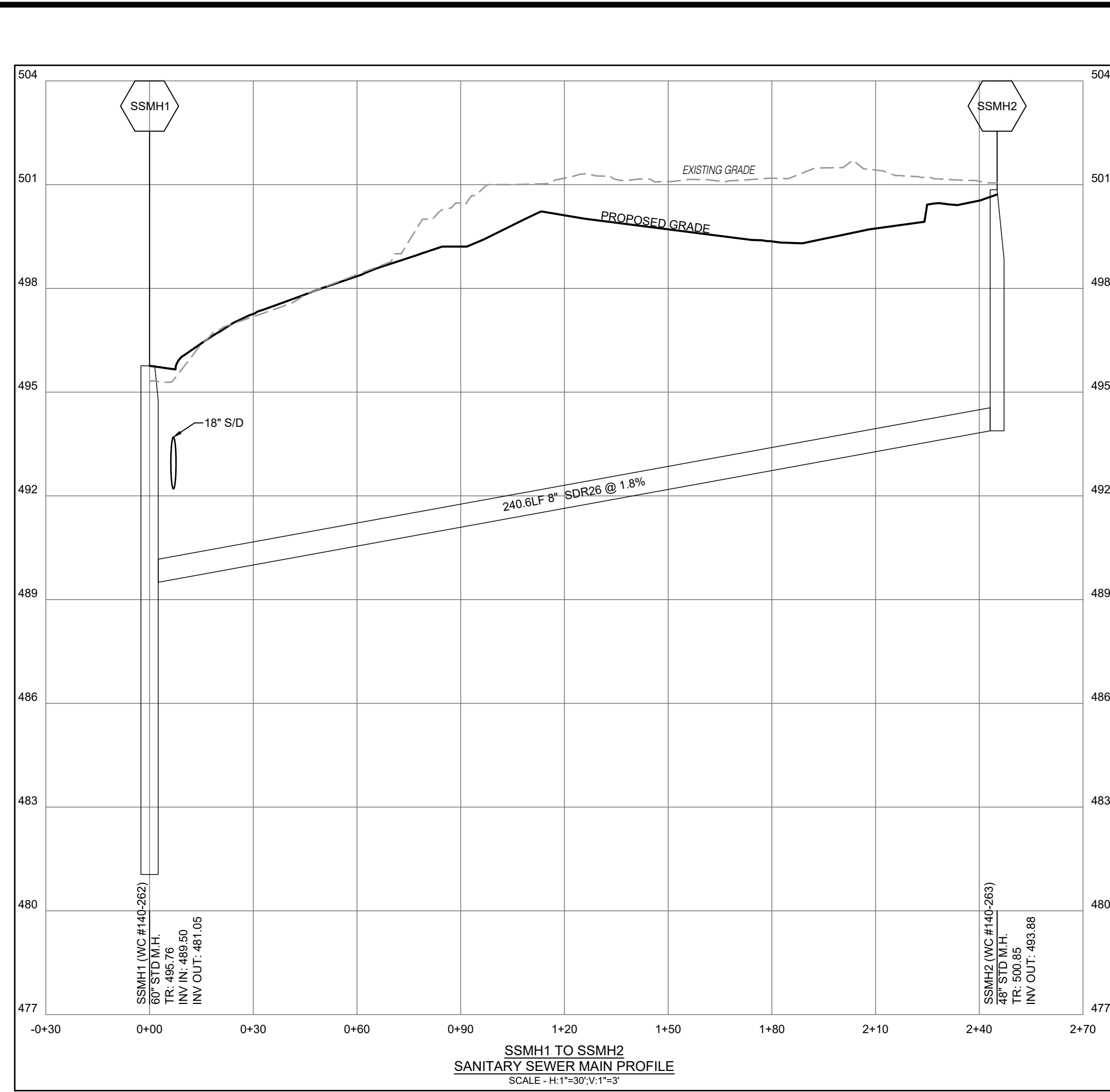
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**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 \_\_\_\_\_

PROJECT NO: 5004.4  
DWN BY: KODY WARD  
DATE: 05.27.2025  
PROJECT MANAGER: DAVID TROSTLE  
EMAIL: DTROSTLE@FSA-INC.COM  
TAX MAP: GRD - PARCEL  
SCALE: 1" = 30'  
SHEET TITLE

UTILITY PLAN  
- PHASE 2  
C-109  
SHEET 11 OF 21

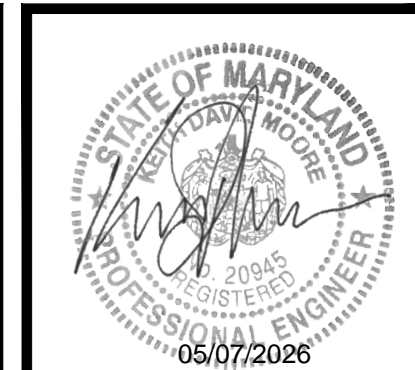
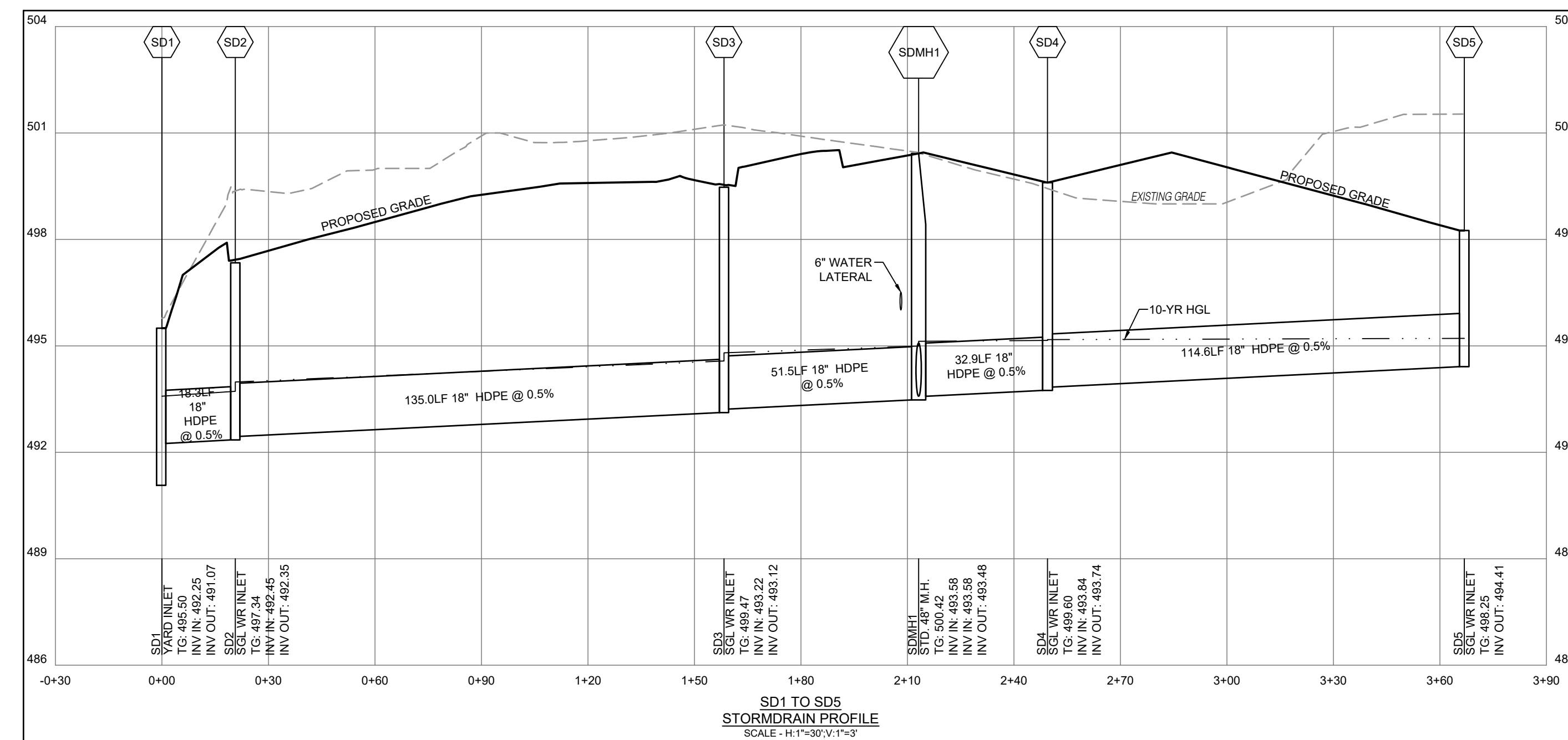


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SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



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 # 20865  
 Expiration Date 05/07/2026

**FSA**  
**FREDERICK SEIBERT & ASSOCIATES, INC.**  
 CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS

1162 WILLIAMSPORT PIKE  
 GREENBELT, MD 21740  
 410.391.3000

100 SOUTH HANOVER STREET  
 GREENBELT, MD 21740  
 410.391.3000

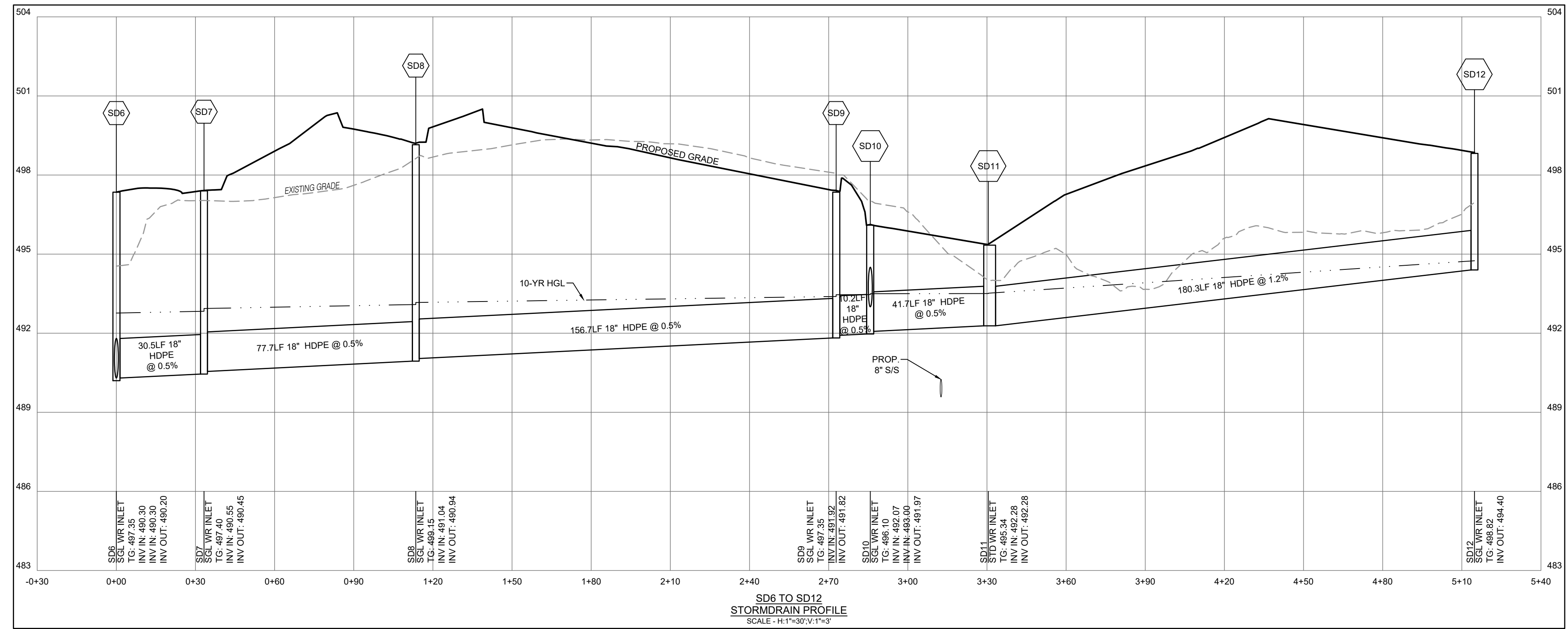
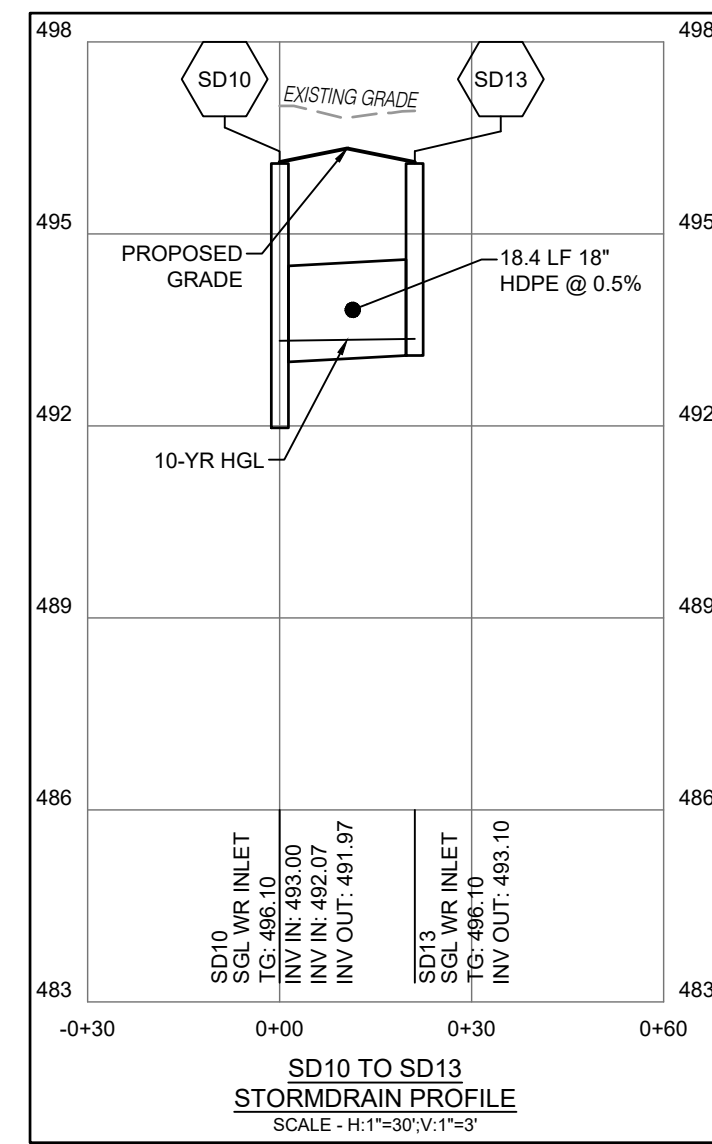
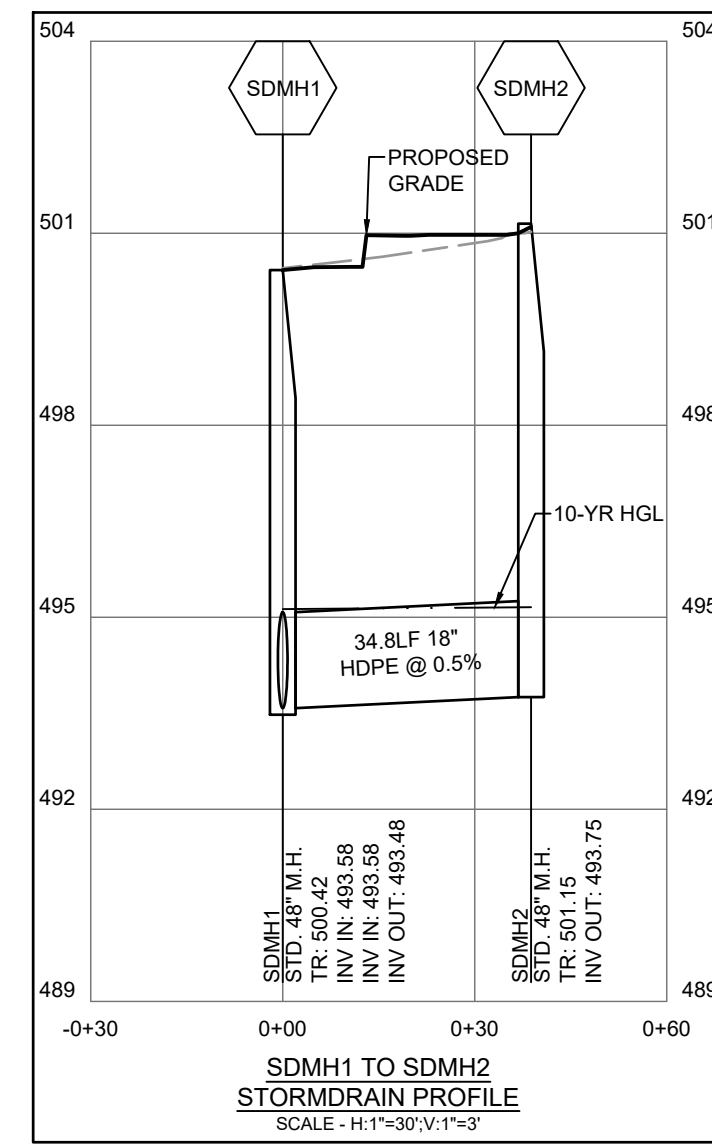
DATE	REVISION/DESCRIPTION	ARCHITECT COORDINATION
08/17/25		

**HOME2 SUITES - SOUTH HAGERSTOWN**  
 BETWEEN CHAMPS CROSSING DRIVE & COLONEL L.H. DOUGLAS DRIVE  
 HAGERSTOWN  
 WASHINGTON COUNTY, MD

10228 GOVERNOR LANE BLVD., SUITE 3002, WILLIAMSPORT, MD 21795  
 BOWMAN 2000, LLC  
 ATTN: JEFF TEICHEROK (301) 582-1555

PROJECT NO.	5004.4
DWN BY	KODY WARD
DATE	05.27.2025
PROJECT MANAGER	DAVID TROSTLE
EMAIL	DTROSTLE@FSA-INC.COM
TAX MAP - GRID - PARCEL	0057-0010-0152
SCALE	AS SHOWN

CONSTRUCTION PROFILES  
 WATER, SEWER, STORM

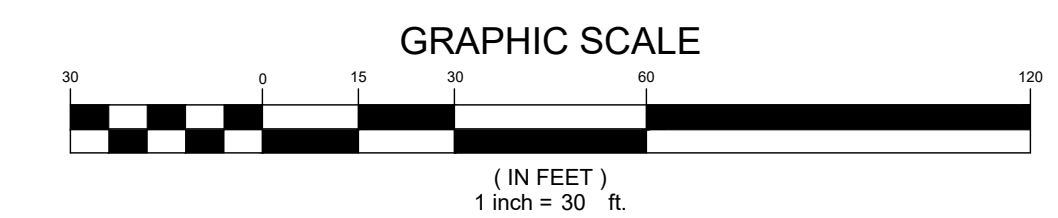
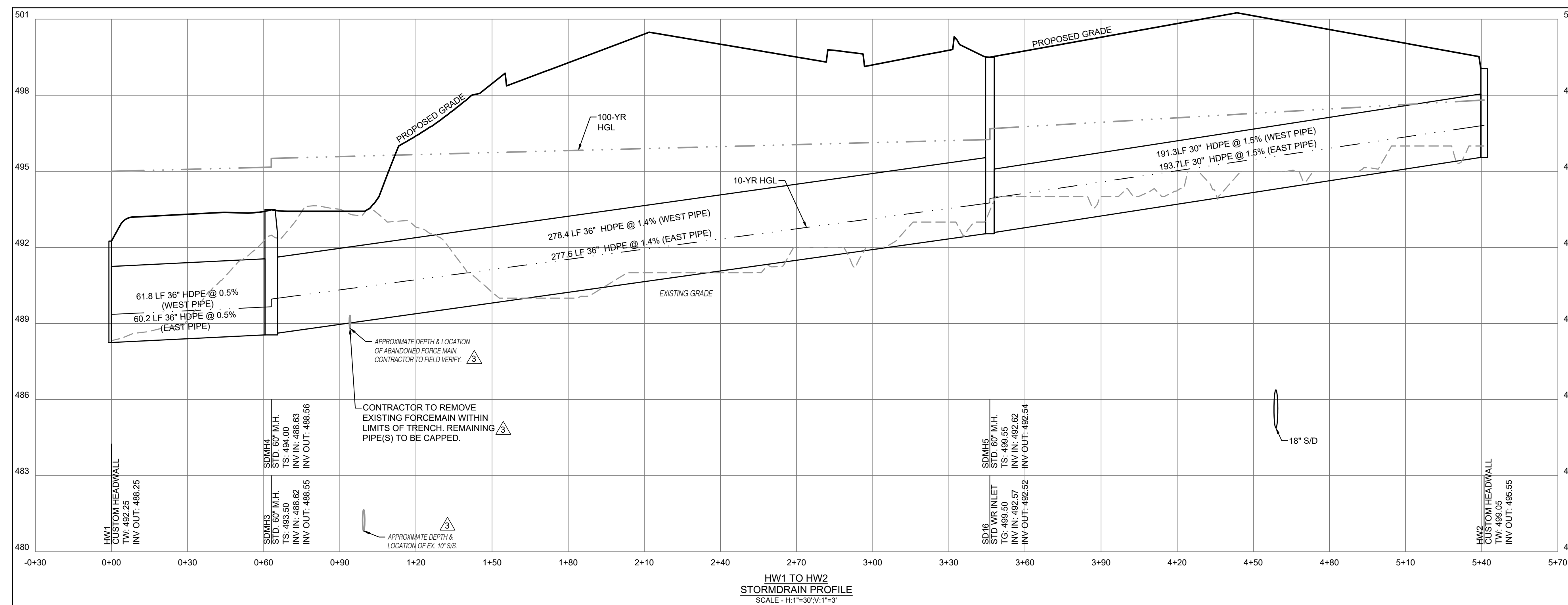


ID	RIM ELEV(FT)	INVERT-IN ELEV(FT) (1)	INVERT-IN ELEV(FT) (2)	INVERT-OUT ELEV(FT)	STRUCTURE ID
SD1	495.50	492.25	-	491.07	MDSHA YARD INLET
SD2	497.34	492.45	-	492.35	PRECAST MDSHA WR INLET (SGL)
SD3	499.47	493.22	-	493.12	PRECAST MDSHA WR INLET (SGL)
SD4	499.60	493.84	-	493.74	PRECAST MDSHA WR INLET (SGL)
SD5	498.25	-	-	494.41	PRECAST MDSHA WR INLET (SGL)
SD6	497.35	490.30	490.30	490.20	PRECAST MDSHA WR INLET (SGL)
SD7	497.40	490.55	-	490.45	PRECAST MDSHA WR INLET (SGL)
SD8	499.15	491.04	-	490.94	PRECAST MDSHA WR INLET (SGL)
SD9	497.35	491.92	-	491.82	PRECAST MDSHA WR INLET (SGL)
SD10	496.10	493.00	492.07	491.97	PRECAST MDSHA WR INLET (SGL)
SD11	495.34	492.28	-	492.28	PRECAST MDSHA WR INLET (STD)
SD12	498.82	-	-	494.40	PRECAST MDSHA WR INLET (SGL)
SD13	496.10	-	-	493.10	PRECAST MDSHA WR INLET (SGL)
SD14	496.85	-	-	-	MDSHA COG/COS PASS THROUGH
SD15	497.47	489.40	-	-	A-5 CITY OF HAGERSTOWN INLET
SD16	499.50	492.59	-	492.54	PRECAST MDSHA WR INLET (STD)
SDMH1	500.42	493.58	493.58	493.48	MDSHA STANDARD 48\"/>

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	LENGTH (FT)	SLOPE (%)	SIZE (IN.)	MATERIAL
SD1	SD2	30.5	2.5	18"	HDPE
SD2	SD3	18.3	0.5	18"	HDPE
SD3	SD4	135.0	0.5	18"	HDPE
SD4	SDMH1	32.9	0.5	18"	HDPE
SD5	SD4	114.8	0.5	18"	HDPE
SD6	SD15	28.8	2.8	24"	HDPE
SD7	SD6	30.5	0.5	18"	HDPE
SD8	SD7	77.7	0.5	18"	HDPE
SD9	SD8	156.7	0.5	18"	HDPE
SD10	SD9	10.2	0.5	18"	HDPE
SD11	SD10	41.7	0.5	18"	HDPE
SD12	SD11	180.3	1.2	18"	HDPE
SD13	SD10	18.4	0.5	18"	HDPE
SDMH1	SD3	51.5	0.5	18"	HDPE
SDMH2	SDMH1	34.8	0.5	18"	HDPE
HW2	SDMH5	191.3	1.5	30"	HDPE
HW2	SD16	193.7	1.5	30"	HDPE
SDMH5	SDMH4	278.4	1.4	36"	HDPE
SD16	SDMH3	277.6	1.4	36"	HDPE
SDMH4	HW1	61.8	0.5	36"	HDPE
SDMH3	HW1	60.2	0.5	36"	HDPE

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	LENGTH (FT)	SLOPE (%)	SIZE (IN.)	MATERIAL
SSMH2	SSMH1	240.6'	1.8	8"	SDR26

ID	RIM ELEV(FT)	INVERT-IN ELEV(FT)	INVERT-OUT ELEV(FT)	STRUCTURE ID
SSMH2	500.85	493.98	493.88	MDSHA STANDARD 48\"/>



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 # 20865  
Expiration Date: 05/07/2026

**FSA**  
FREDERICK SEIBERT & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTS • LAND PLANNERS  
1162 WILLIAMSPORT PIKE  
WILLIAMSPORT, MD 21795  
TEL: 410.338.7100  
FAX: 410.338.7101

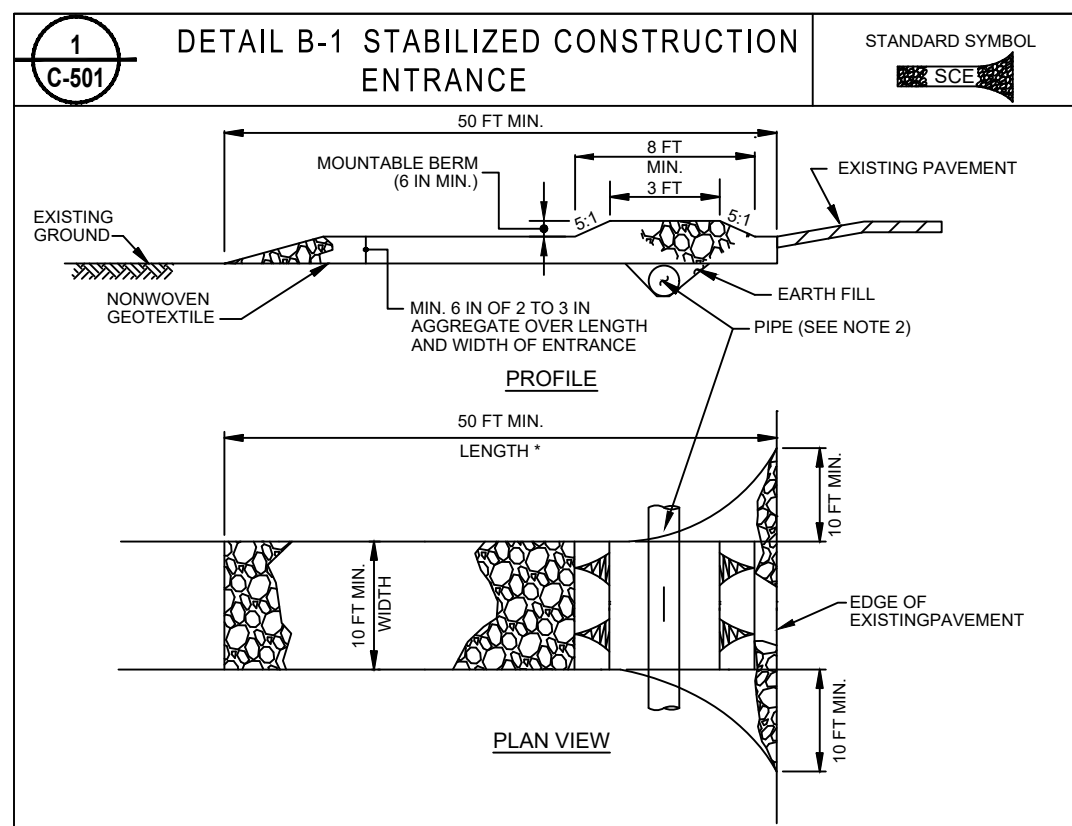
DATE	DESCRIPTION
06/17/25	REVISED PER AGENCY COMMENTS
06/07/25	ARCHITECT COORDINATION

**HOME2 SUITES - SOUTH HAGERSTOWN**  
ST. LATE EAST OF SHARPSBURG PIKE (MD 36)  
BETWEEN CHAMPS CROSSING DRIVE & COLONEL L.H. DOUGLAS DRIVE  
HAGERSTOWN  
WASHINGTON COUNTY, MD  
BOWMAN 2000, LLC  
10228 GOVERNOR LANE BLDG. SUITE 3002, WILLIAMSPORT, MD 21795  
ATTN: JEFF TEJROCK (301) 582-1556

PROJECT NO.	5004.4
DWN BY	KODY WARD
DATE	05.27.2025
PROJECT MANAGER	DAVID TROSTLE
EMAIL	DTROSTLE@FSA-INC.COM
TAX MAP - GRID - PARCEL	0057-0010-0152
SCALE	AS SHOWN
SHEET TITLE	

CONSTRUCTION  
PROFILES - STORM

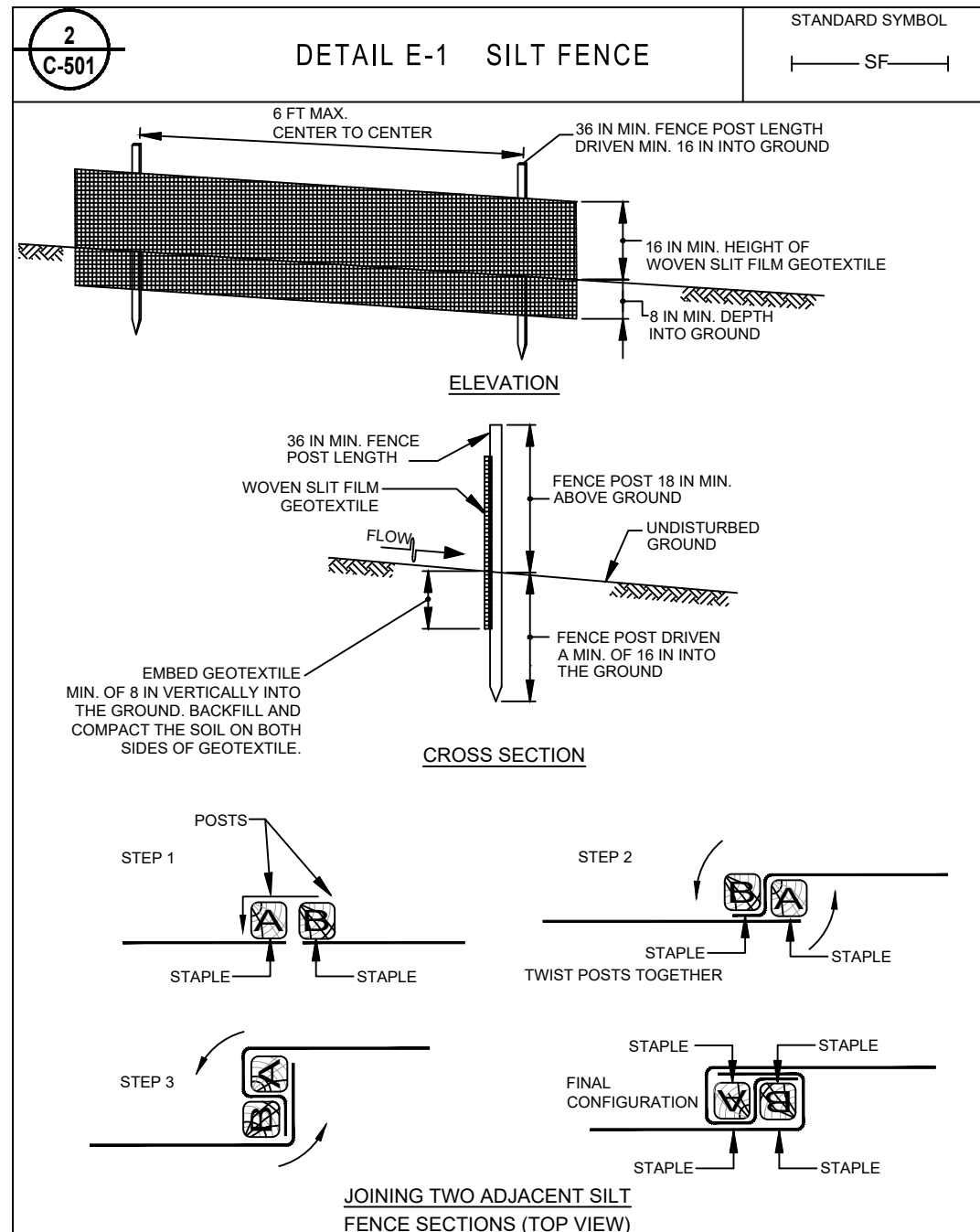
**C-402**  
SHEET 13 OF 21



**CONSTRUCTION SPECIFICATIONS**

- 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 RESIDENT LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE TO 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- 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 10 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.
- PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
- 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.
- MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT, ADJACENT 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 ON ADJACENT ROADWAY BY VACUUMING, SCRAPING, WASHING ROADWAY TO REMOIVE SEDIMENT. WASH WATER DISCHARGE TO SEWER OR TO 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



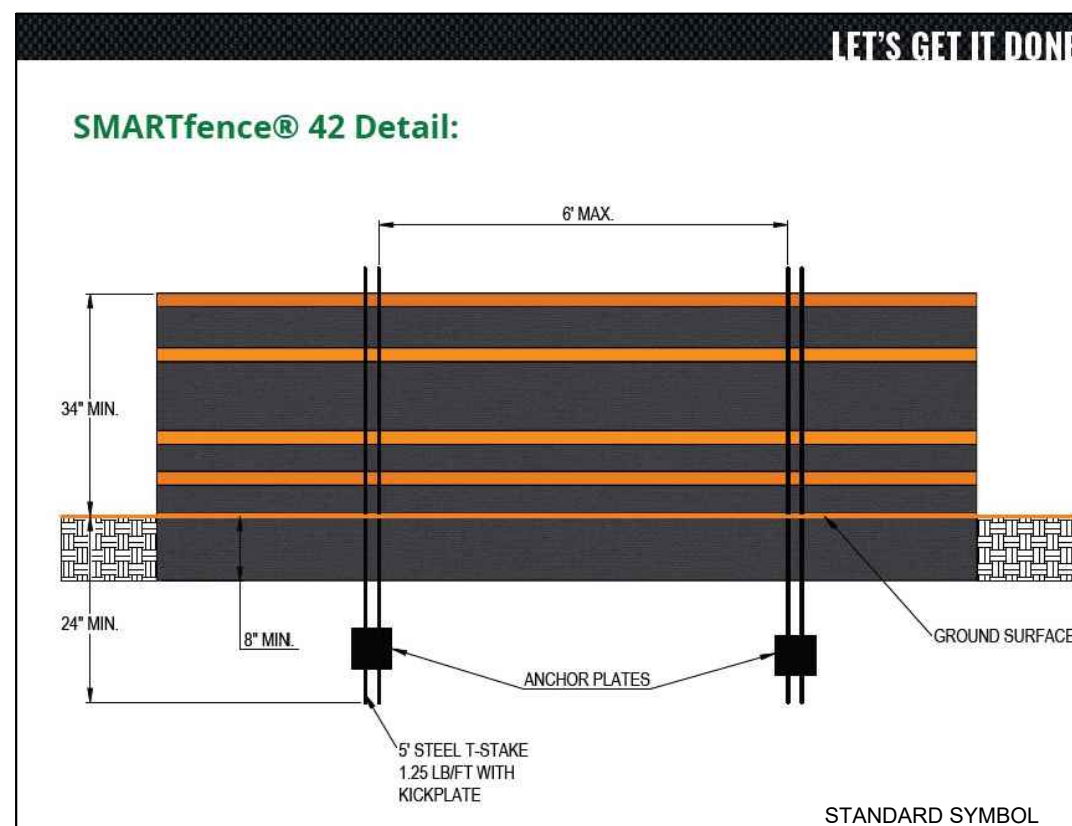
**CONSTRUCTION SPECIFICATIONS**

- USE WOOD POSTS 1/2" X 1/2" X 1/2" (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "T" OR "V" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
- USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.
- USE WOVEN SILT 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.
- PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USE MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
- EMBED GEOTEXTILE A MINIMUM OF 6 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC.
- WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN, OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
- 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.
- REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP ON 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

TEMPORARY SEEDING SUMMARY						
HARDNESS ZONE (FIGURE B.1) & SEED MATURE (TABLE B.1)						
NO.	SPECIES	APPLICATION RATE (lb/ac)	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (10-20-20)	LIME RATE
1	Barely	96	Zone 6b: Mar 1-May 15/Aug 1-Oct 15	1"	436 lb/ac (10 lb/1000 ± 1)	2 tons/ac (90 lb/1000 ± 1)

PERMANENT SEEDING SUMMARY						
HARDNESS ZONE (FIGURE B.1) & SEED MATURE (TABLE B.1)						
NO.	SPECIES	APPLICATION RATE (lb/ac)	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (10-20-20)	LIME RATE
6	Perennial Ryegrass White Clover	40 5	Zone 6b: Mar 1-May 15/Aug 1-Oct 15	1/4"-1/2"	45 lb/ac (1 lb/1000 ± 1) 80 lb/ac (2 lb/1000 ± 1)	90 lb/ac (2 lb/1000 ± 1) 2 tons/ac (90 lb/1000 ± 1)



**CONSTRUCTION SPECIFICATIONS**

- RIPRAP AND STONE MUST CONFORM TO THE SPECIFIED CLASS.
- USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, AND PROTECT FROM PUNCTURING, CUTTING, OR TEARING. REPAIR ANY DAMAGE OTHER THAN OCCASIONAL SMALL HOLES 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.
- PREPARE THE SUBGRADE FOR GEOTEXTILE OR STONE FILTER (6" TO 1/2" 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.
- EXTEND GEOTEXTILE AT LEAST 6 INCHES BEYOND EDGES OF RIPRAP OR EMBED AT LEAST 4 INCHES AT SIDES OF THE RIPRAP.
- 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 SPILLS FILLING THE VOIDS BETWEEN THE LARGER STONES. PLACE RIPRAP IN A MANNER TO PREVENT DAMAGE TO THE STONE FILTER BLOWER OR GEOTEXTILE. HAND PLACE TO THE EXTENT NECESSARY.
- 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.
- CONSTRUCT APRON WITH 0% SLOPE ALONG ITS LENGTH AND WITHOUT OBSTRUCTIONS. PLACE STONE SO THAT IT BLENDS IN WITH EXISTING GROUND.
- MAINTAIN LINE, GRADE, AND CROSS SECTION. KEEP OUTLET FREE OF EROSION. REMOVE ACCUMULATED SEDIMENT AND DEBRIS AFTER HIGH FLOWS IN ORDER TO SCOUR AND DISLOGGED 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



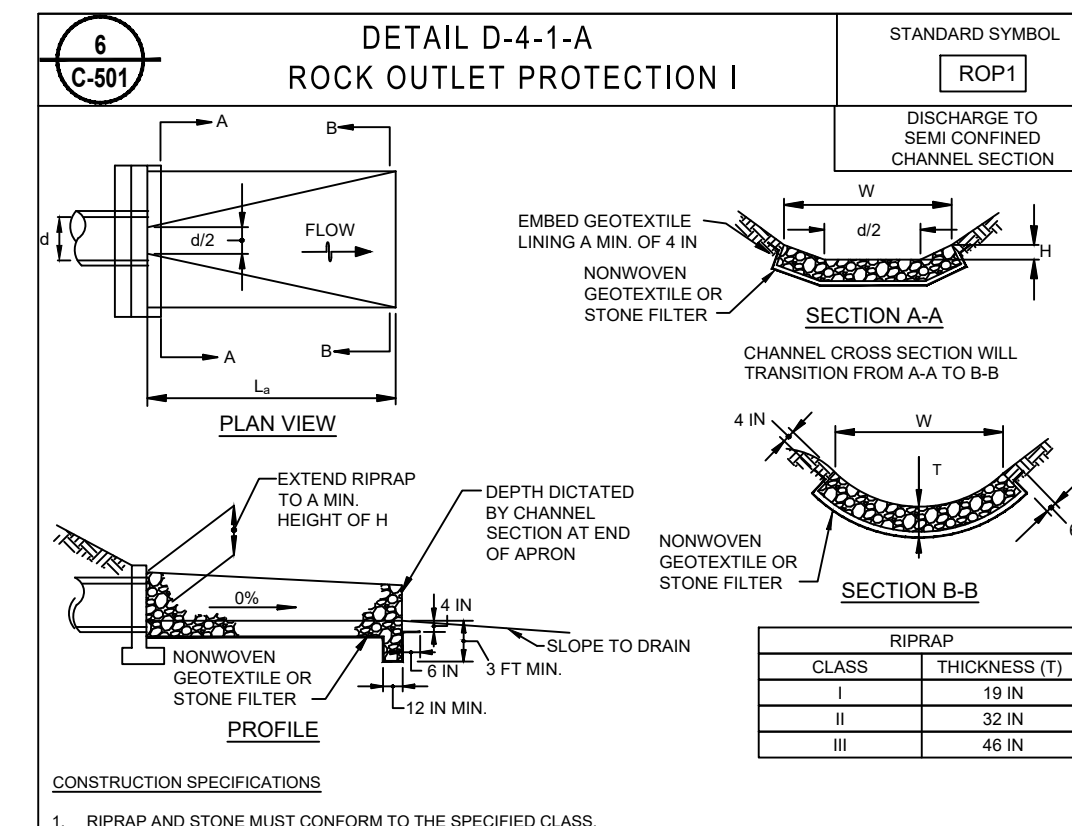
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- TIGHTLY SEAL SLEEVE AROUND THE PUMP DISCHARGE HOSE WITH A STRAP OR SIMILAR DEVICE.
- PLACE FILTER BAG ON SUITABLE BASE (E.G. MULCH, LEAFWOOD COMPOST, WOODCHIPS, SAND, OR STRAW BALES) LOCATED ON A LEVEL OR 5% MAXIMUM SLOPING SURFACE. DISCHARGE TO A STABILIZED AREA. EXTEND BASE A MINIMUM OF 12 INCHES FROM EDGES OF BAG.
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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						
HARDNESS ZONE (FIGURE B.1) & SEED MATURE (TABLE B.1)						
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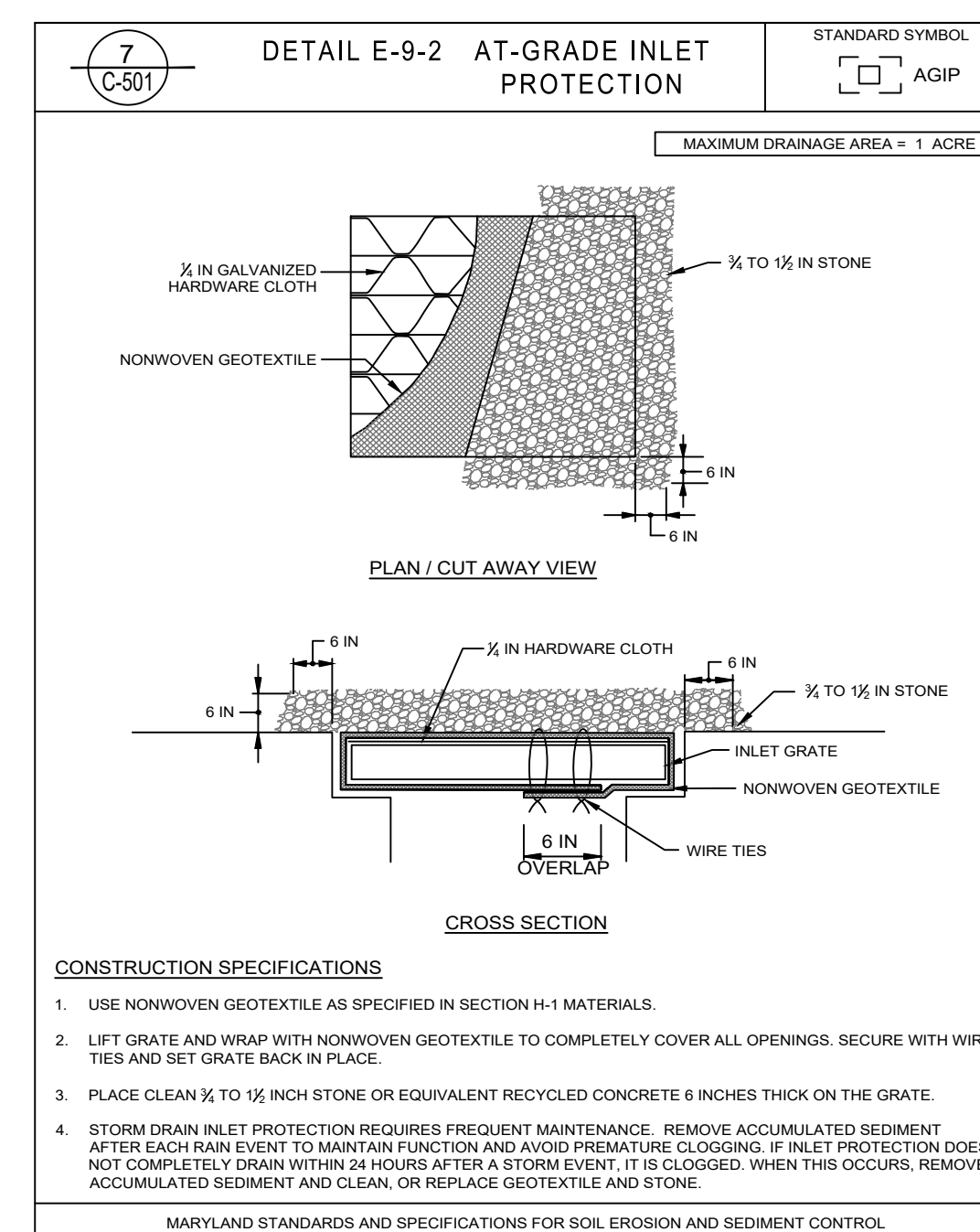
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MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



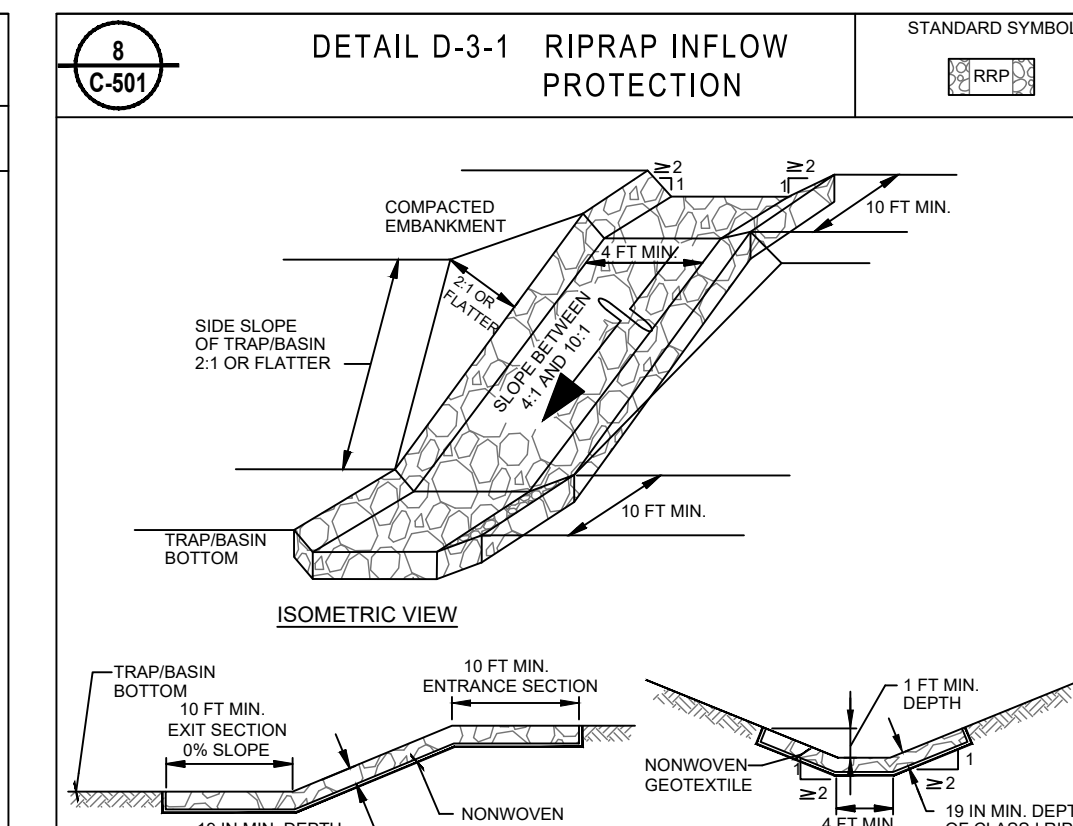
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- USE WOOD POSTS 1/2" X 1/2" X 1/2" (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "T" OR "V" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
- USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.
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- WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN, OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
- 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.
- REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP ON 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

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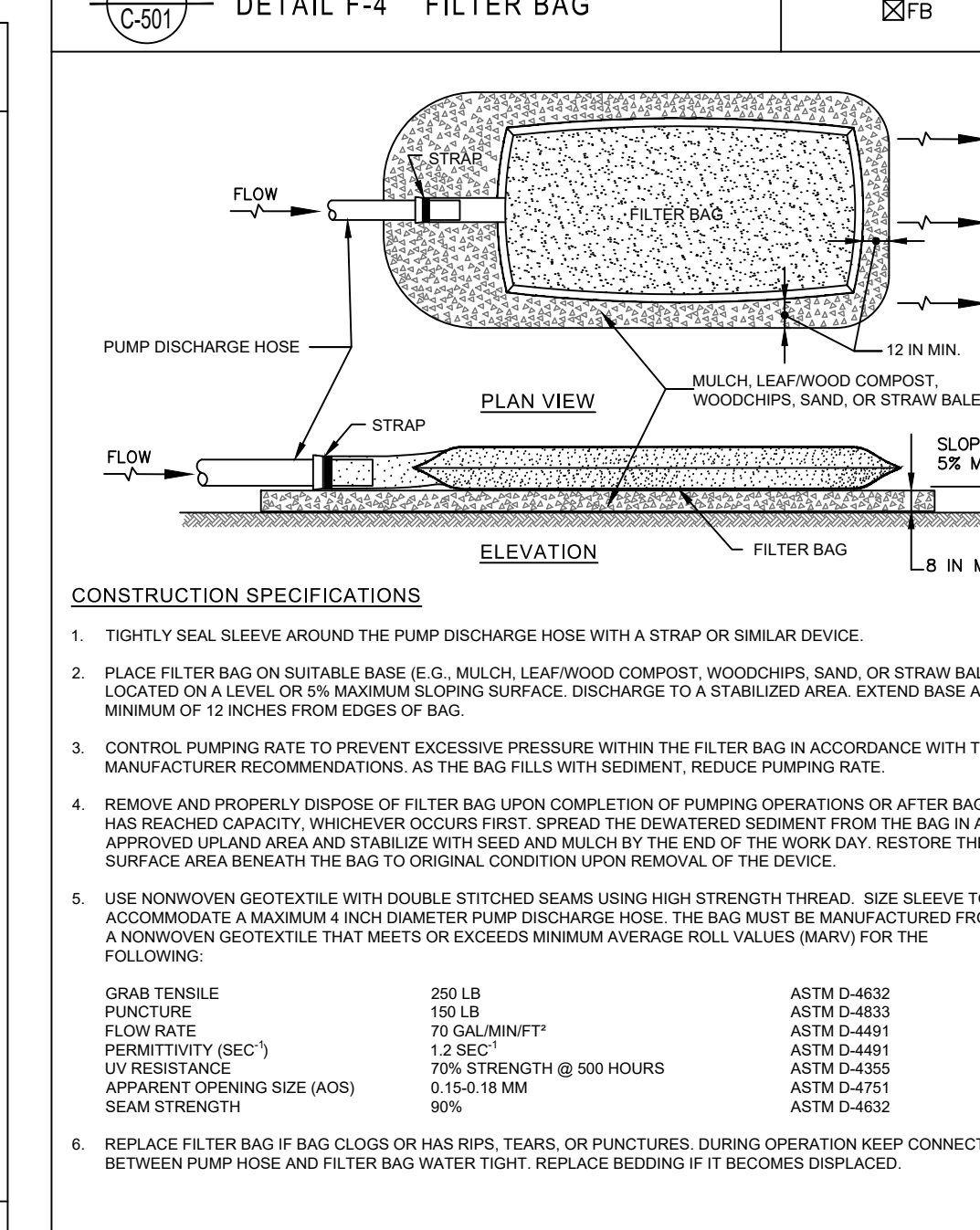
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- PLACE FILTER BAG ON SUITABLE BASE (E.G. MULCH, LEAFWOOD COMPOST, WOODCHIPS, SAND, OR STRAW BALES) LOCATED ON A LEVEL OR 5% MAXIMUM SLOPING SURFACE. DISCHARGE TO A STABILIZED AREA. EXTEND BASE A MINIMUM OF 12 INCHES FROM EDGES OF BAG.
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U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



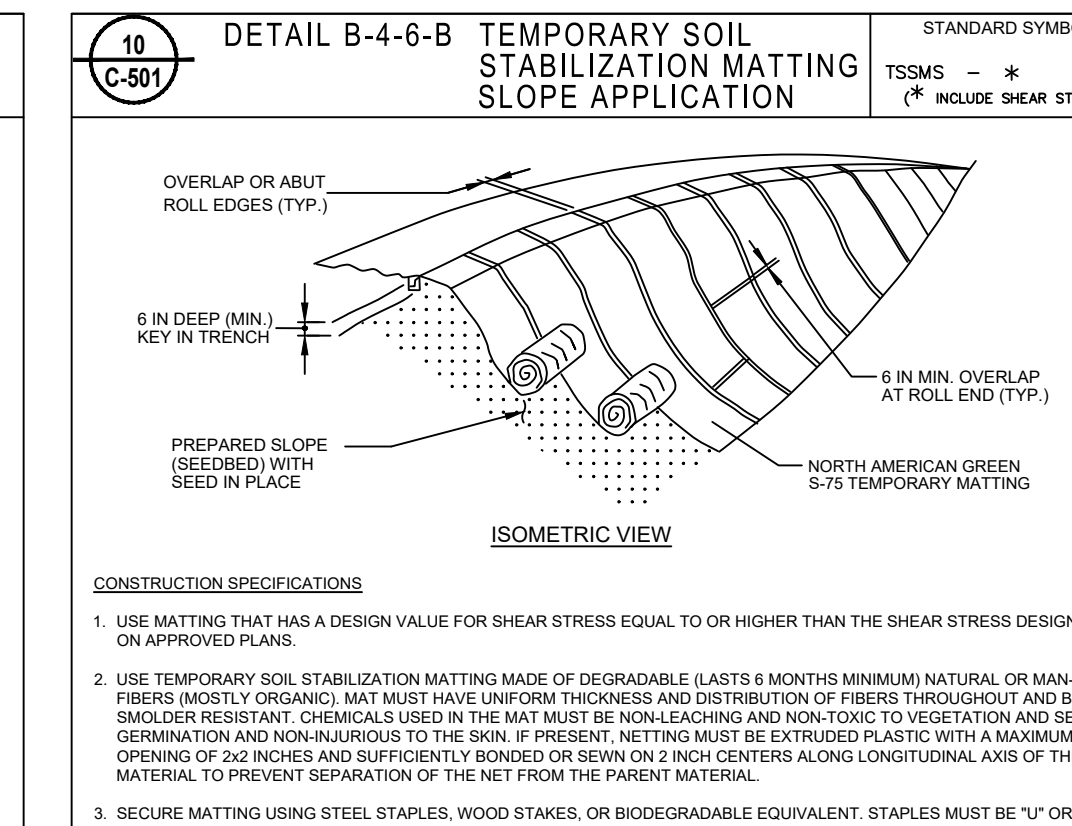
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- CONTROL PUMPING RATE TO PREVENT EXCESSIVE PRESSURE WITHIN THE FILTER BAG IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. AS THE BAG FILLS WITH SEDIMENT, REDUCE PUMPING RATE.
- REMOVE AND PROPERLY DISPOSE OF FILTER BAG UPON COMPLETION OF PUMPING 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.
- USE NONWOVEN GEOTEXTILE WITH DOUBLE STITCHED SEAMS USING HIGH STRENGTH THREAD. SIZE 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 (MAYV) FOR THE FOLLOWING:

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						
HARDNESS ZONE (FIGURE B.1) & SEED MATURE (TABLE B.1)						
NO.	SPECIES	APPLICATION RATE (lb/ac)	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (10-20-20)	LIME RATE
1	Barely	96	Zone 6b: Mar 1-May 15/Aug 1-Oct 15	1"	436 lb/ac (10 lb/1000 ± 1)	2 tons/ac (90 lb/1000 ± 1)

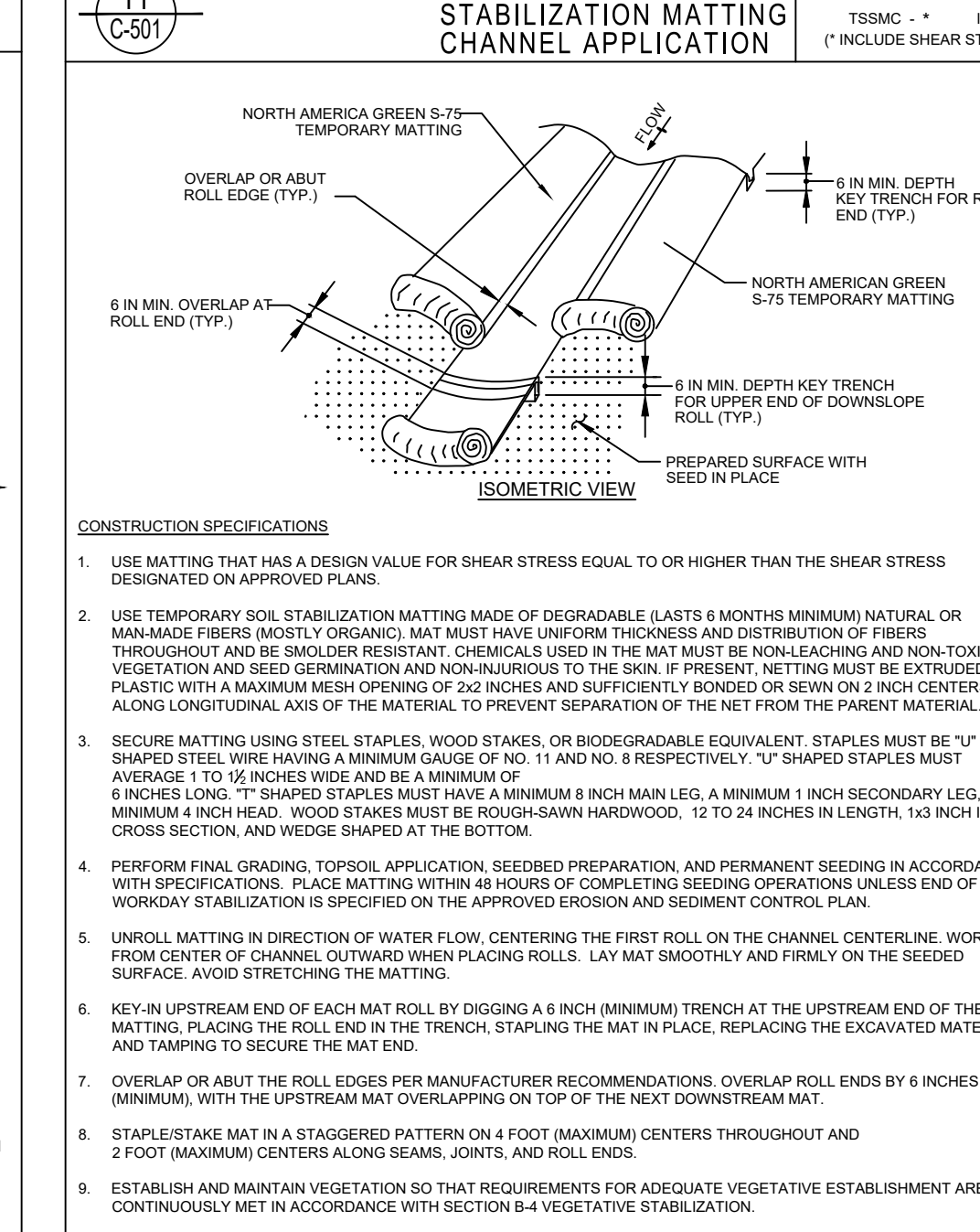
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NO.	SPECIES	APPLICATION RATE (lb/ac)	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (10-20-20)	LIME RATE
6	Perennial Ryegrass White Clover	40 5	Zone 6b: Mar 1-May 15/Aug 1-Oct 15	1/4"-1/2"	45 lb/ac (1 lb/1000 ± 1) 80 lb/ac (2 lb/1000 ± 1)	90 lb/ac (2 lb/1000 ± 1) 2 tons/ac (90 lb/1000 ± 1)



**CONSTRUCTION SPECIFICATIONS**

- TIGHTLY SEAL SLEEVE AROUND THE PUMP DISCHARGE HOSE WITH A STRAP OR SIMILAR DEVICE.
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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



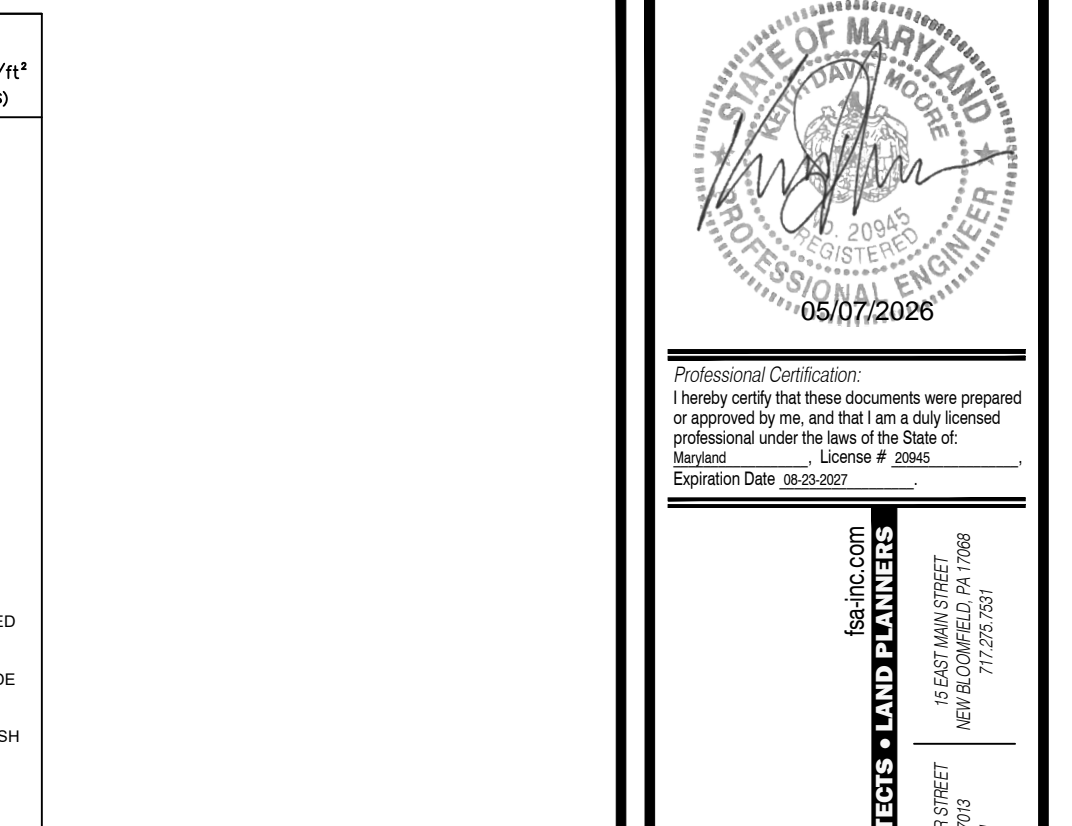
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U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

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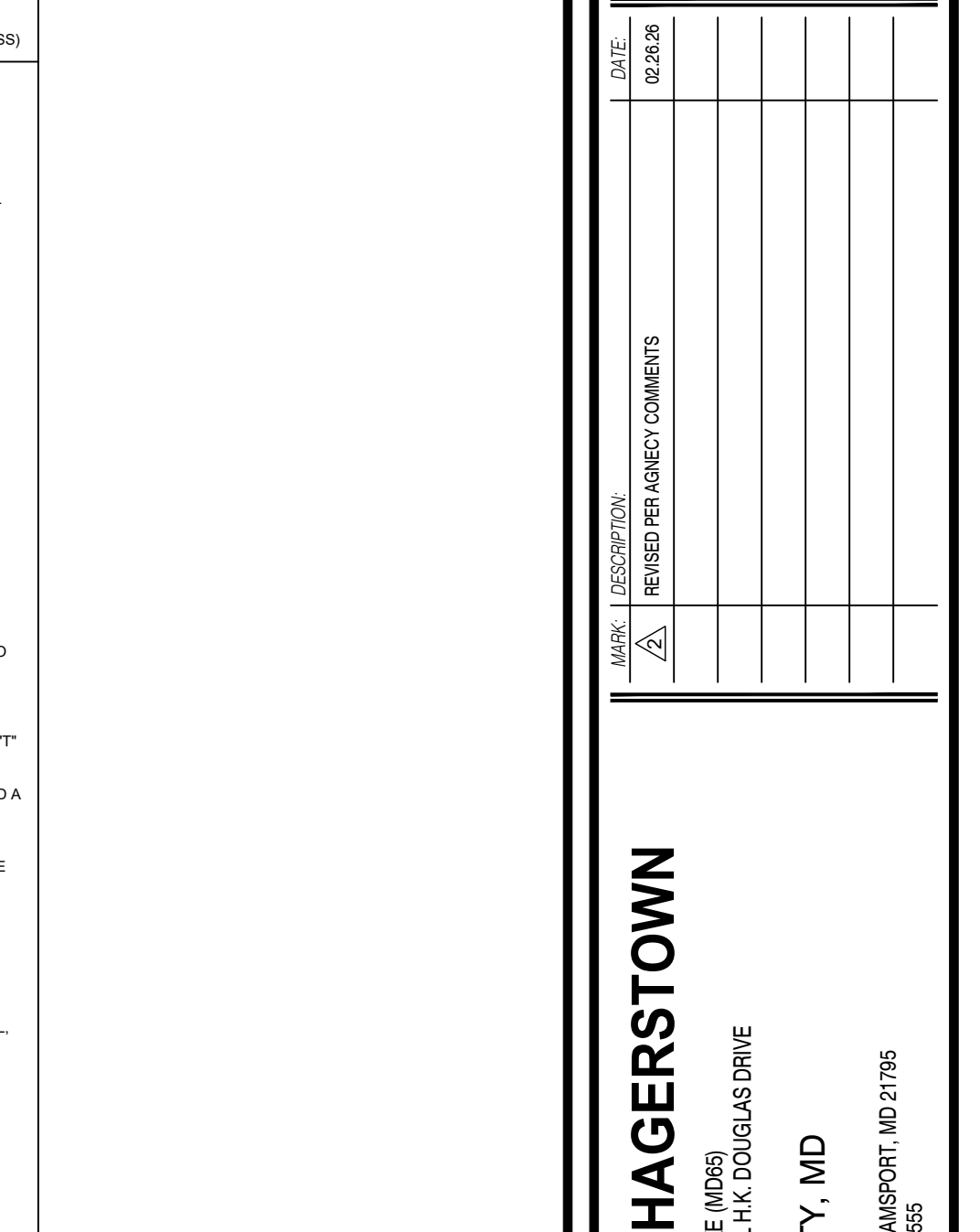
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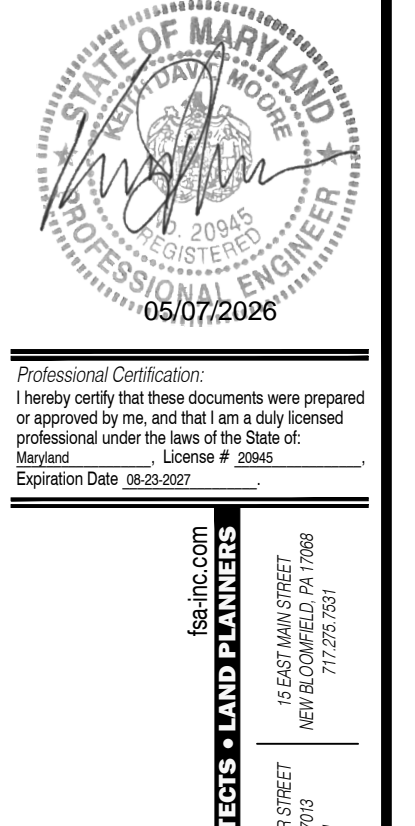
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U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

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- CONTROL PUMPING RATE TO PREVENT EXCESSIVE PRESSURE WITHIN

**HAGERSTOWN HYDRANT**

STEAMER CONNECTION  
HOSE CONNECTION

NOTES:  
1. THREADS TO BE 60° V" THREAD PATTERN WITH .01 INCH CUT OFF TOP OF THREAD & .01 INCH LEFT IN BOTTOM OF VALLEY ON THE 2-1/2, 3, AND 3-1/2 INCH COUPLING AND .02 INCH CUT OFF TOP & .02 INCH LEFT IN BOTTOM OF VALLEY ON 4-1/2 INCH COUPLING. OPEN LEFT  
2. STEAMER (4.5") THREAD IS ALSO NATIONAL STANDARD.

NOZZLE SCREWED IN TYPE

DIMENSION IN INCHES		CONNECTION	
		STEAMER	HOSE
A	INSIDE DIAMETER OF HOSE COUPLING	4.500	2.531
B	OUTSIDE DIAMETER OF THREAD	5.750	3.156
C	DIAMETER OF ROOT OF THREAD	5.397	2.910
D	TOTAL LENGTH OF MALE PART	1.375	1.125
E	LENGTH OF BLANK END OF MALE PART	0.250	0.250
F	LENGTH OF FEMALE THREAD	1.250	0.625
G	DIAMETER OF TOP OF FEMALE THREAD	5.800	3.186
-	NUMBER OF THREAD PER INCH	4.000	7.000

**1**  
C-502

CITY OF HAGERSTOWN UTILITIES DEPARTMENT-WATER DIVISION  
HAGERSTOWN STANDARD HYDRANT THREAD  
ISSUE DATE: MARCH 2009  
REVISIONS  
Plate W-004

STANDARD HYDRANT

12'-0" MAX. CENTER 1'-6" FROM FACE OF CURB  
36"x18" CLEAR ZONE  
18"x36" CLEAR ZONE

BREAK-AWAY FLANGE  
EXTENSION IF REQUIRED  
KEEP CONCRETE CLEAR OF WEEP HOLES  
CONCRETE BUTTRESS  
CARRY TO UNDISTURBED EARTH

SWIVEL JOINT TEE (OR M.J. TEE WITH FOSTER ADAPTOR)  
ADJUSTABLE ROADWAY VALVE BOX (EXTENSION WHERE REQUIRED)  
6" DUCTILE IRON PIPE  
DCR-6 STONE  
1'-0" MIN.

NOTE:  
1. ALL PIPE MUST BE RESTRAINED FROM MAIN TO FIRE HYDRANT TO ELIMINATE CONCRETE BUTTRESS.  
2. COVER FITTING WITH POLYETHYLENE WRAP 5 MIL OR GREATER.  
3. FIRE HYDRANT (PRIVATE) IS TO BE PAINTED RED.

**3**  
C-502

CITY OF HAGERSTOWN UTILITIES DEPARTMENT-WATER DIVISION  
PRIVATE FIRE HYDRANT SETTING  
ISSUE DATE: MARCH 2009  
REVISIONS  
Plate W-013

FIELD LOC GASKET OR ROD RESTRAINT

20' MINIMUM

20' MINIMUM

NOTE: FOR THIS CONDITION NEED ONLY RESTRAIN THE BRANCH OUTLET OF THE TEE.

STANDARD TEE RESTRAINT

20' MINIMUM FULL LENGTH OF PIPE

NOTE: FULL PIECE OF PIPE OUT OF THE BEND EACH DIRECTION SHALL BE RESTRAINED.

VERTICAL BEND

20' MINIMUM FULL LENGTH OF PIPE

NOTE: NORMAL PRACTICE IS A CONCRETE BUTTRESS AT THE END OF THE MAIN WITH 2" BLOWOFF.

DEAD END/EACH SIDE OF VALVE

NOTE: L=FULL LENGTH OF PIPE (MINIMUM 20 FEET)

**5**  
C-502

CITY OF HAGERSTOWN UTILITIES DEPARTMENT-WATER DIVISION  
STANDARD RESTRAINT TEE, DEAD END AND BEND  
ISSUE DATE: MARCH 2009  
REVISIONS  
Plate W-009

CONCRETE BUTTRESS

COVER THE PIPE WITH POLYETHYLENE WRAP

D	H	I	J	K
4"	0'-9"	0'-6"	0'-9"	0'-5"
6"	0'-9"	0'-8"	0'-9"	0'-6"
8"	0'-9"	0'-10"	1'-0"	0'-8"
10"	0'-10"	1'-0"	1'-3"	0'-8"
12"	1'-0"	1'-3"	1'-5"	0'-8"
16"	1'-2"	1'-8"	1'-10"	0'-10"
20"	1'-4"	2'-1"	2'-3"	1'-2"
24"	1'-6"	2'-6"	2'-8"	1'-4"
30"	1'-9"	3'-1"	3'-4"	1'-6"
36"	2'-0"	3'-9"	3'-11"	1'-10"

NOTE:  
1. ALL CONCRETE TO BE 2,500 P.S.I.  
2. CARRY CONCRETE TO UNDISTURBED EARTH.  
3. ALL DIMENSIONS SHOWN ARE MINIMUM.  
4. NO CONCRETE SHALL COVER FITTING HARDWARE.  
5. COVER FITTING WITH POLYETHYLENE WRAP 5 MIL OR GREATER.

**7**  
C-502

CITY OF HAGERSTOWN UTILITIES DEPARTMENT-WATER DIVISION  
BUTTRESS FOR MECHANICAL JOINT TEES  
ISSUE DATE: MARCH 2009  
REVISIONS  
Plate W-010

COVER THE PIPE WITH POLYETHYLENE WRAP  
CONCRETE BUTTRESS

EXISTING GROUND

PLAN

SECTION A-A

DIA	45°			22-1/2°			11-1/4°		
	A	B	C	A	B	C	A	B	C
4"	1'-0"	0'-6"	0'-9"	0'-8"	0'-6"	0'-9"	0'-8"	0'-6"	0'-9"
6"	1'-3"	0'-7"	0'-9"	0'-9"	0'-7"	0'-9"	0'-8"	0'-7"	0'-9"
8"	2'-0"	0'-8"	0'-9"	1'-0"	0'-8"	0'-9"	0'-8"	0'-8"	0'-9"
10"	2'-6"	0'-9"	0'-11"	1'-6"	0'-9"	0'-10"	0'-10"	0'-9"	0'-9"
12"	2'-11"	0'-11"	1'-2"	1'-9"	0'-10"	0'-11"	1'-0"	0'-10"	0'-9"
16"	3'-8"	1'-3"	1'-5"	2'-4"	1'-0"	1'-2"	1'-4"	1'-2"	0'-9"
20"	4'-9"	1'-6"	1'-10"	3'-2"	1'-2"	1'-4"	1'-8"	1'-2"	0'-10"
24"	6'-1"	1'-8"	1'-11"	4'-0"	1'-4"	1'-6"	2'-0"	1'-4"	1'-10"
30"	7'-9"	2'-0"	3'-1"	5'-0"	1'-7"	1'-9"	2'-6"	1'-7"	1'-1"
36"	8'-11"	2'-6"	3'-4"	5'-9"	2'-0"	2'-0"	3'-0"	1'-11"	1'-2"

NOTE:  
1. ALL CONCRETE TO BE 2,500 P.S.I.  
2. CARRY CONCRETE TO UNDISTURBED EARTH.  
3. ALL DIMENSIONS SHOWN ARE MINIMUM.  
4. NO CONCRETE SHALL COVER FITTING HARDWARE.  
5. COVER FITTING WITH POLYETHYLENE WRAP 5 MIL OR GREATER.

**2**  
C-502

CITY OF HAGERSTOWN UTILITIES DEPARTMENT-WATER DIVISION  
BUTTRESS FOR HORIZONTAL MECHANICAL JOINT BENDS LESS THAN 90°  
ISSUE DATE: MARCH 2009  
REVISIONS  
Plate W-011

EXISTING GROUND

CONCRETE BUTTRESS

PLAN

SECTION A-A

DIA	O	P
4"	1'-5"	1"
6"	1'-7"	1"
8"	1'-10"	2"
10"	2'-11"	3"
12"	2'-5"	3"
16"	2'-11"	4"
20"	3'-9"	5"
24"	4'-3"	6"
30"	5'-4"	7"
36"	6'-7"	9"

NOTE:  
1. ALL CONCRETE TO BE 2,500 P.S.I.  
2. CARRY CONCRETE TO UNDISTURBED EARTH.  
3. ALL DIMENSIONS SHOWN ARE MINIMUM.  
4. NO CONCRETE SHALL COVER FITTING HARDWARE.  
5. USE OF 90° BENDS AS DIRECTED BY ENGINEERING DIVISION.  
6. 3" MINIMUM-6" MAXIMUM

**4**  
C-502

CITY OF HAGERSTOWN UTILITIES DEPARTMENT-WATER DIVISION  
BUTTRESS FOR HORIZONTAL MECHANICAL JOINT BENDS  
ISSUE DATE: MARCH 2009  
REVISIONS  
Plate W-013

MATERIALS BY CITY OF HAGERSTOWN  
SETTING VAULT & ALL EXCAVATION BY CONTRACTOR

RESTRAINED JOINTS 20' MIN.

8" x 6" M.J. REDUCERS W/ FOSTER ADAPTERS (LOT 5 W/L ONLY)

6" W/L (LOT 4)

6" W/L

7" x 6" M.J. REDUCERS W/ FOSTER ADAPTERS

6" W/L

30" x 30" ALUM. ACCESS DOOR ABOVE

GALV. STEEL LADDER

7'W x 9'L x 7'-6"H PRECAST VAULT, ON LEVEL, COMPACTED 6" STONE BASE. TOP SLAB NEEDS TO BE REMOVABLE & SET 6" ABOVE FINISHED GRADE (NO MASKED TO BE USED).

NOTE:  
1. VAULT, LADDER AND DOOR TO BE ACQUIRED BY OWNER/DEVELOPER AND DELIVERED TO SITE AND SET THE VAULT. (USE A.C. MILLER "HAGERSTOWN STANDARD" ONLY), THE TOP OF THE VAULT NEEDS TO BE REMOVABLE.  
2. CONTRACTOR TO INSTALL ALL VALVE BOXES, PIPE TO VAULT AND PRECAST VAULT.  
3. CONTRACTOR TO BACKFILL AROUND VAULT UP TO BOTTOM OF PIPE IMMEDIATELY AFTER VAULT IS SET.  
4. NO BENDS PERMITTED BETWEEN THE MAIN VALVE AND VAULT.  
5. ENTIRE ASSEMBLY TO BE PRESSURE TESTED FROM THE MAIN TO UPSTREAM O.S.&Y. VALVE TO CITY OF HAGERSTOWN WATER DIVISION STANDARDS.  
6. ALL JOINTS BETWEEN THE MAIN AND METER ASSEMBLY TO BE RESTRAINED.  
7. TOP OF VAULT EXCLUDING THE TOP SLAB TO BE LEVEL IN ALL DIRECTIONS 1"-5. PIPING AND VAULT TO BE PERPENDICULAR TO WATER MAIN. MAXIMUM ALLOWABLE HORIZONTAL OR VERTICAL DEFLECTION IS 1" PER 10'-0".  
8. FOR INSTALLATION REQUIRING A "MET TAP" ON EXISTING MAINS, THE MATERIALS AND INSTALLATION TO BE MADE BY CITY OF HAGERSTOWN WATER DIVISION.  
9. CONTRACTOR SHALL CORE DRILL THE PIPE INTO AND OUT OF THE VAULT FOR THE METER INSTALLATION. THE METER SHALL SET 1'-6" OFF OF THE FLOOR OF THE VAULT.  
10. VAULT SHALL BE SEALED WATER TIGHT.

6" x 6" EXTERNAL PIPE COUPLER WITH ALL STAINLESS STEEL HARDWARE

INLET SANITARY LINE

STAINLESS STEEL STRAPS SECURED TO STRUCTURE WALL WITH ALL STAINLESS FASTENERS AT 4' INTERVALS (MIN. OF 2)

6" PVC DROP PIPE LENGTH VARIES

RELINER PLASTIC COMPOSITE MANHOLE INVERT REPLACEMENTS CAST INTO BASE (WHEN SPECIFIED)

RELINER DROP END

2500 PSI CONCRETE BENCH TYPE II PORTLAND CEMENT

**6**  
C-502

CITY OF HAGERSTOWN UTILITIES DEPARTMENT  
WATER DIVISION  
6" UL/FM METER VAULT  
SCALE: NONE  
DATE: MARCH 2006

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

NOTE:  
1. CORED IN PLACE DROP CONNECTION SHALL UTILIZE KOR-N-SEAL 1-WEDGE S-105 SERIES KOR-BAND FLEXIBLE PIPE TO MANHOLE CONNECTOR OR APPROVED EQUAL WITH ALL S.S. HARDWARE.  
2. INFLUENT LINE SHALL BE CUT & FLOW LINE & SMOOTH EDGED TO CONCENTRATE FLOW TO DROP BOWL / DROP PIPE.

STANDARD MANHOLE STEP

V-NOTCH IN PIPE SEE NOTE 2

FORCE LINE HOOD WITH ALL STAINLESS STEEL HARDWARE (WHEN SPECIFIED)

RELINER INSIDE DROP BOWL SECURED WITH ALL STAINLESS STEEL FASTENERS

6" x 6" EXTERNAL PIPE COUPLER WITH ALL STAINLESS STEEL HARDWARE

INLET SANITARY LINE

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RELINER PLASTIC COMPOSITE MANHOLE INVERT REPLACEMENTS CAST INTO BASE (WHEN SPECIFIED)

RELINER DROP END

2500 PSI CONCRETE BENCH TYPE II PORTLAND CEMENT

NO SCALE

**8**  
C-502

Washington County, MD Div of Environmental Management  
Approved: *David A. Pope*  
Director of Environmental Management

Reliner Inside Drop Installation With Manhole Details  
Detail S-2.12

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 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.

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.

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 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 \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF MARYLAND  
PROFESSIONAL ENGINEER  
05/07/2026

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 # 20865  
Expiration Date 05/07/2026

FSA  
FEDERICK SEIBERT & ASSOCIATES, INC.  
CIVIL ENGINEER • SURVEYOR • LANDSCAPE ARCHITECT • LAND PLANNERS

1166 MILLWOOD STREET  
COLUMBIA, MD 21046  
410-727-2200  
410-727-2201

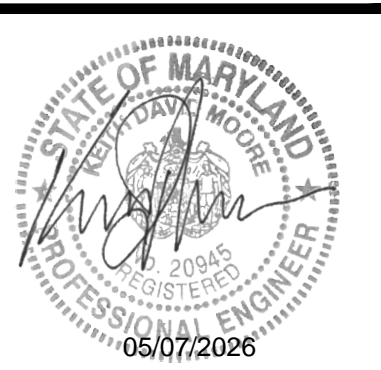
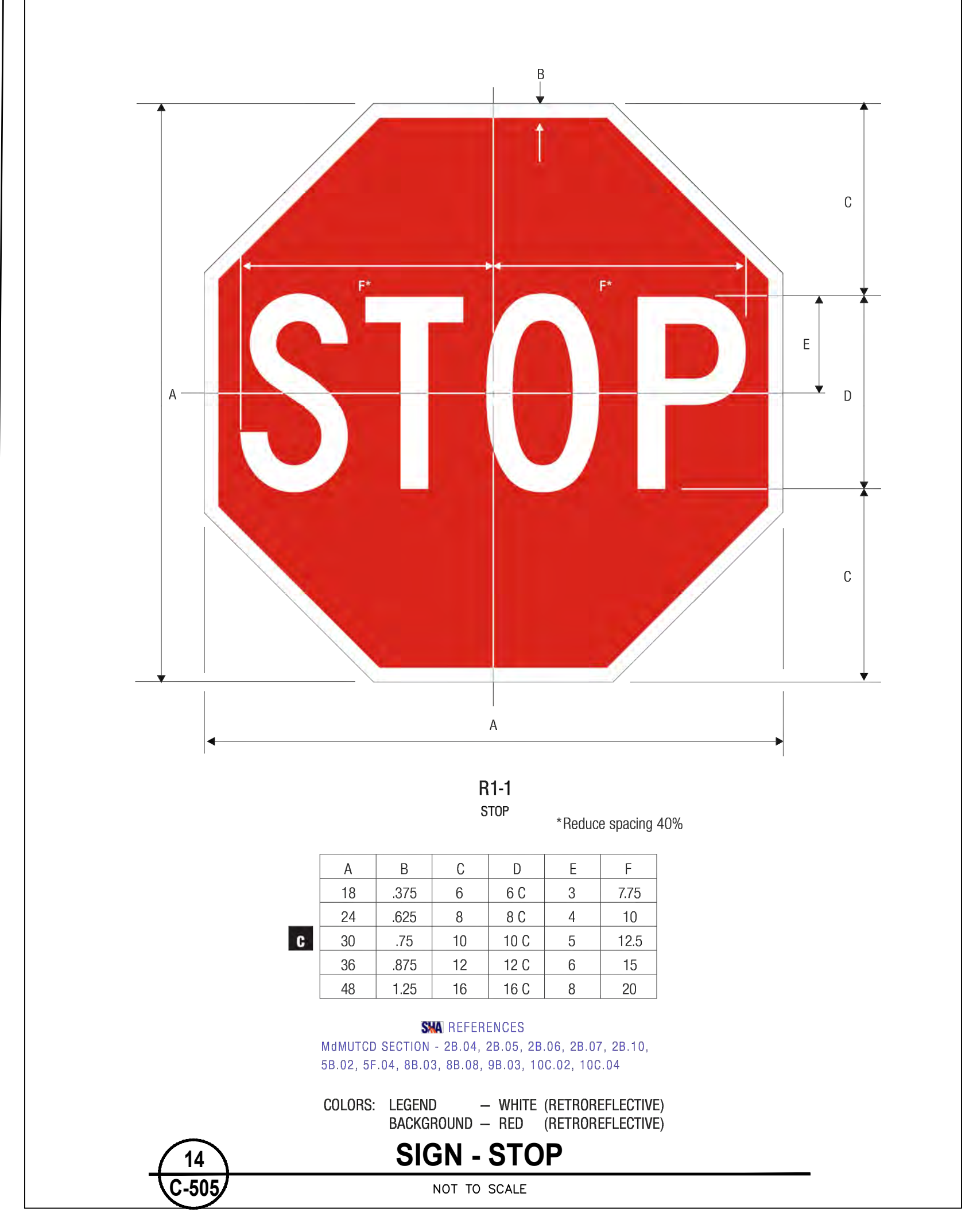
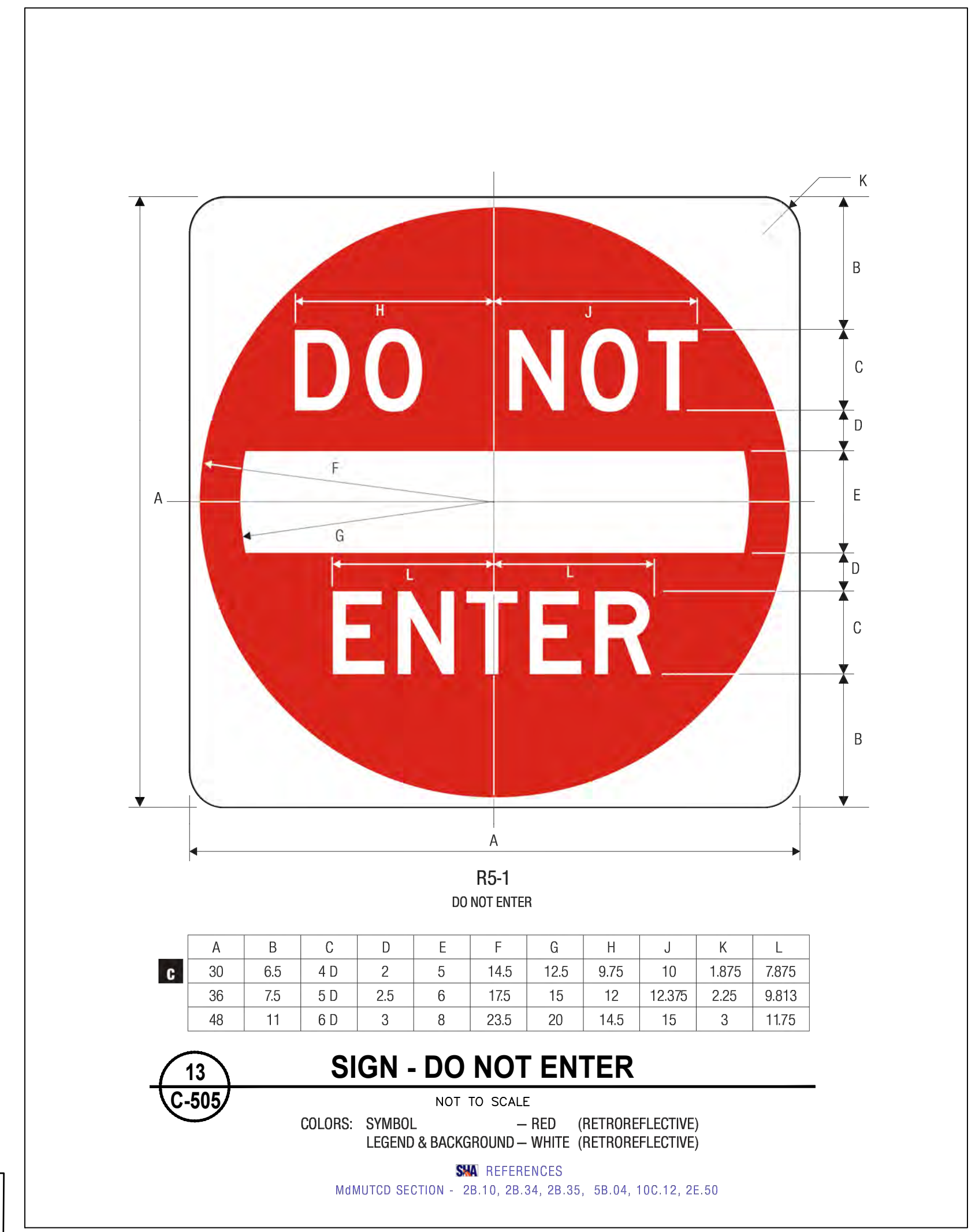
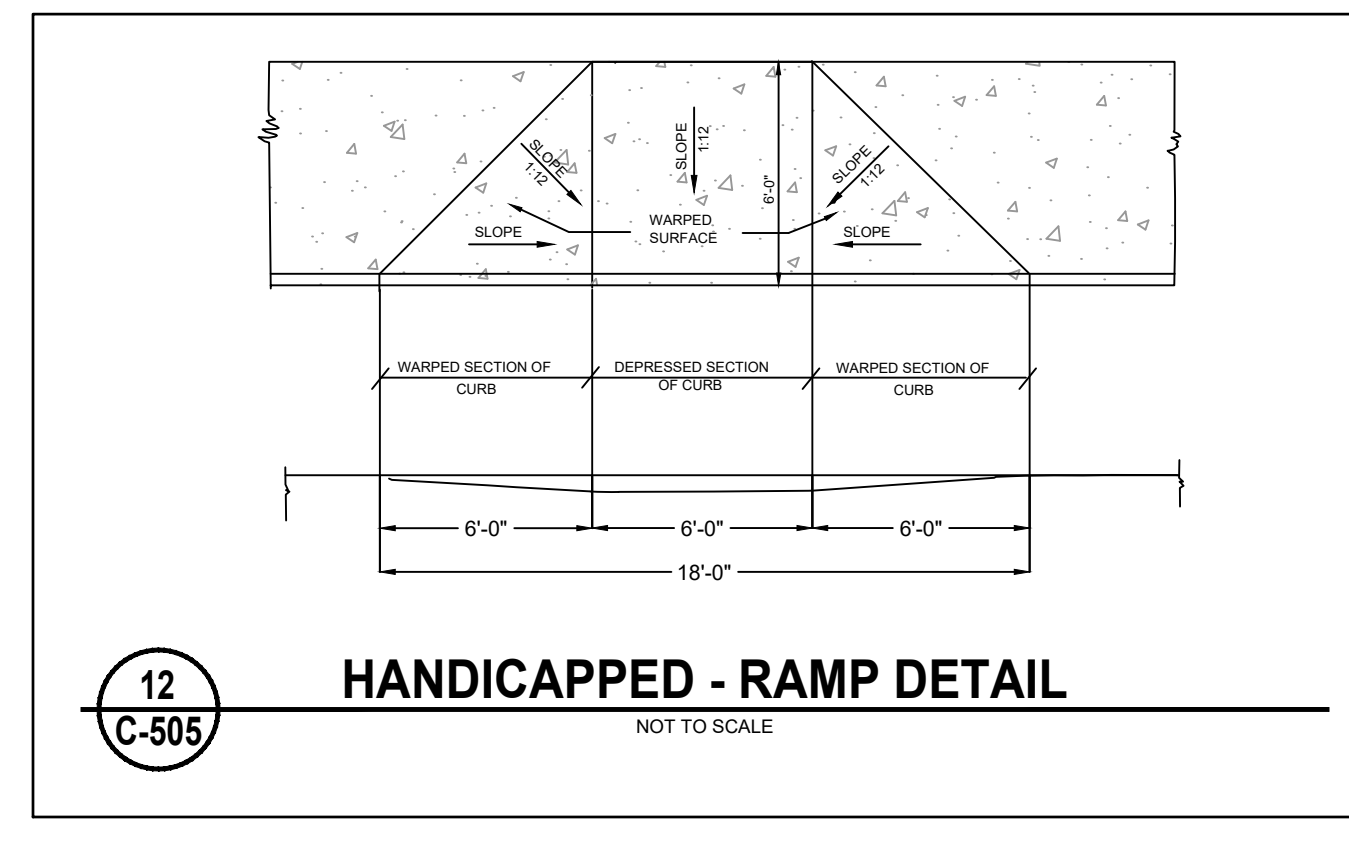
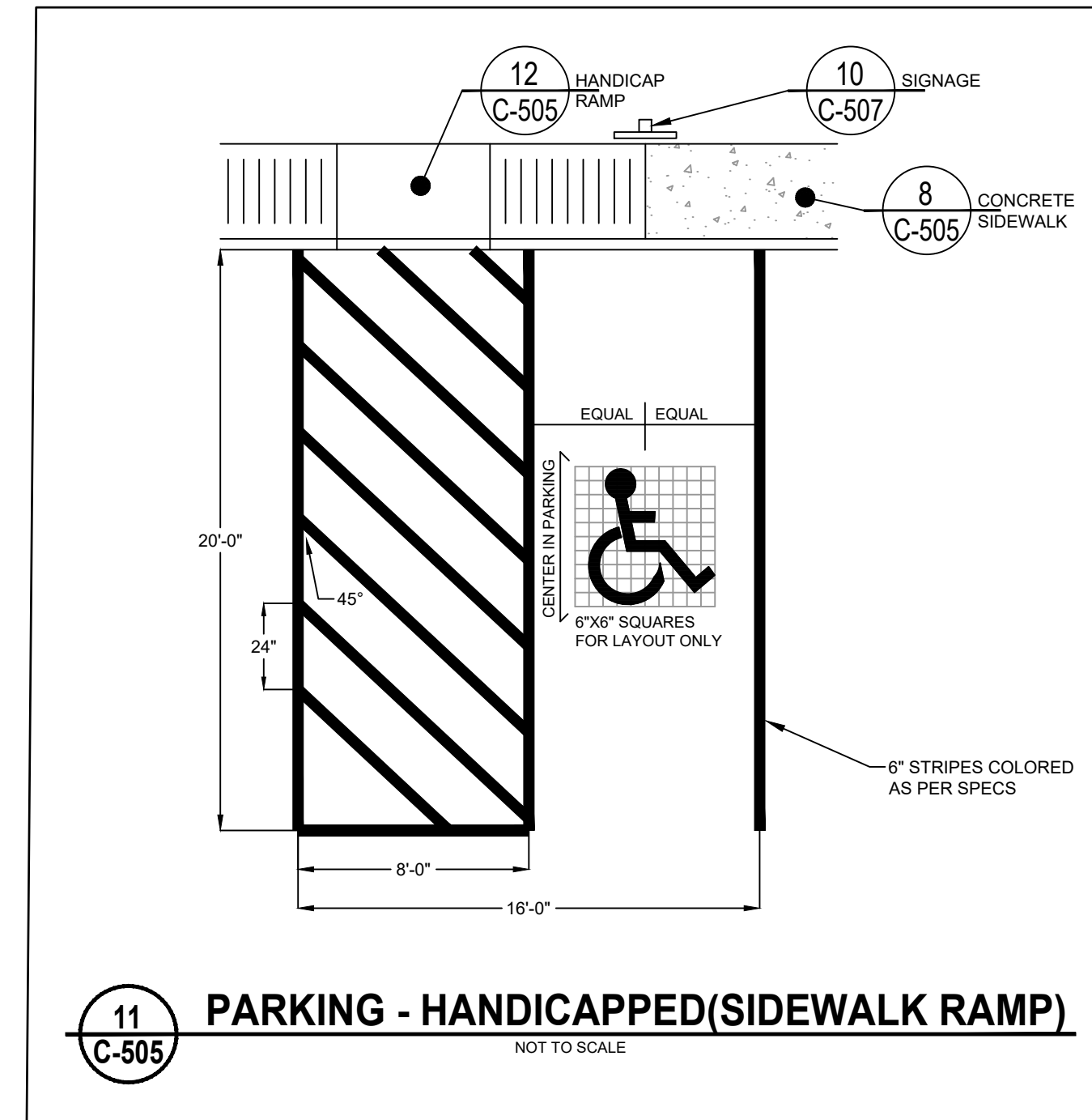
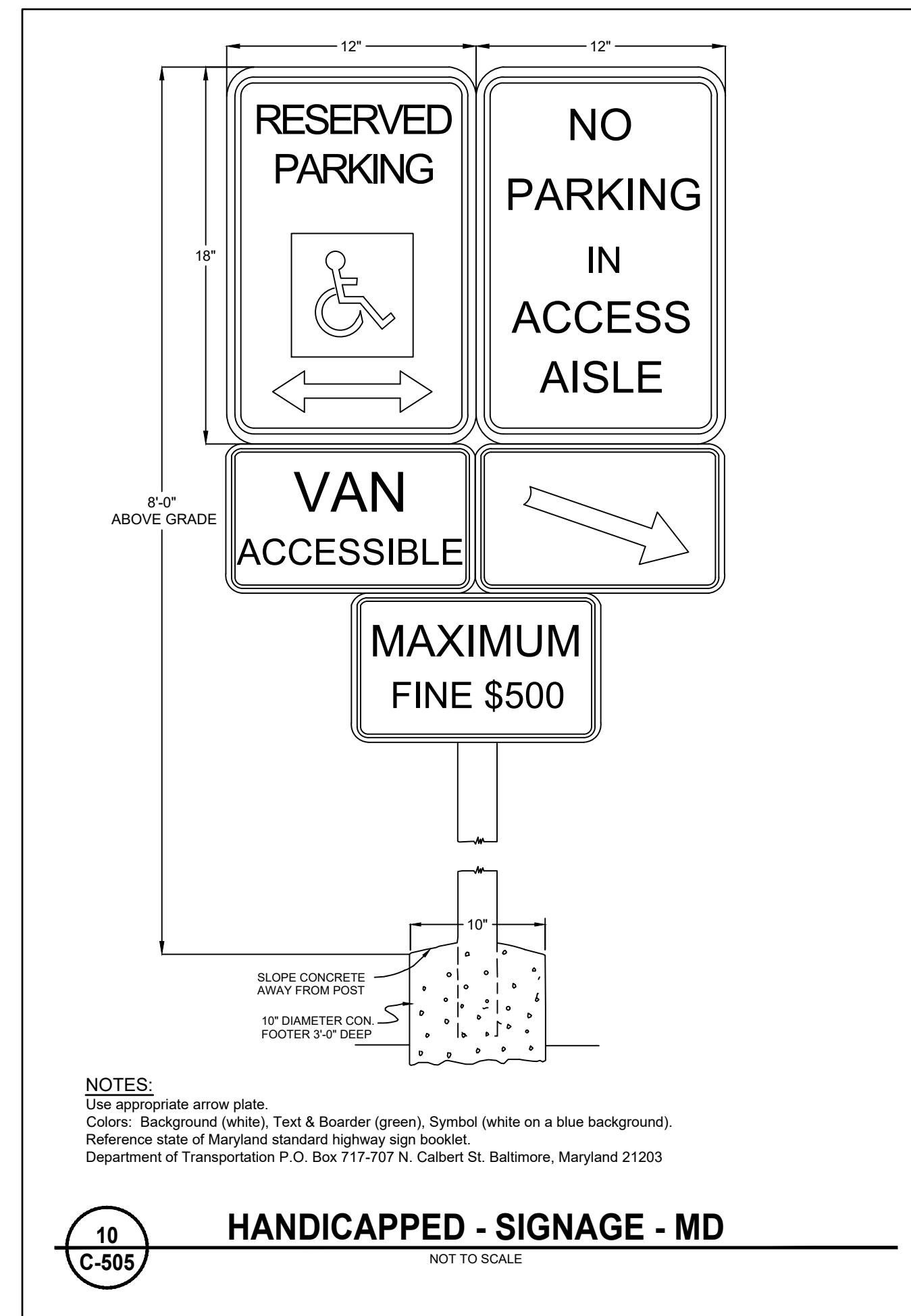
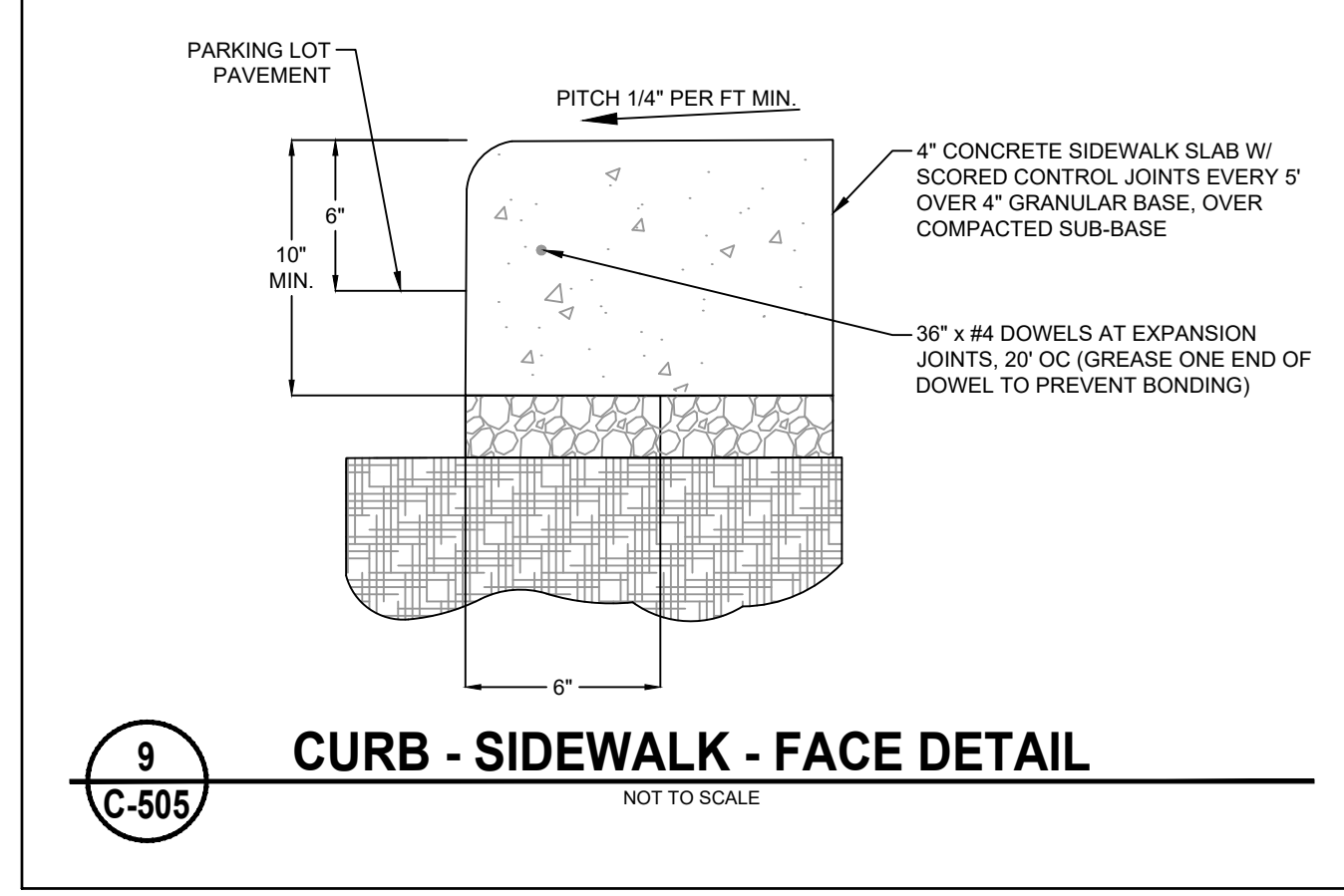
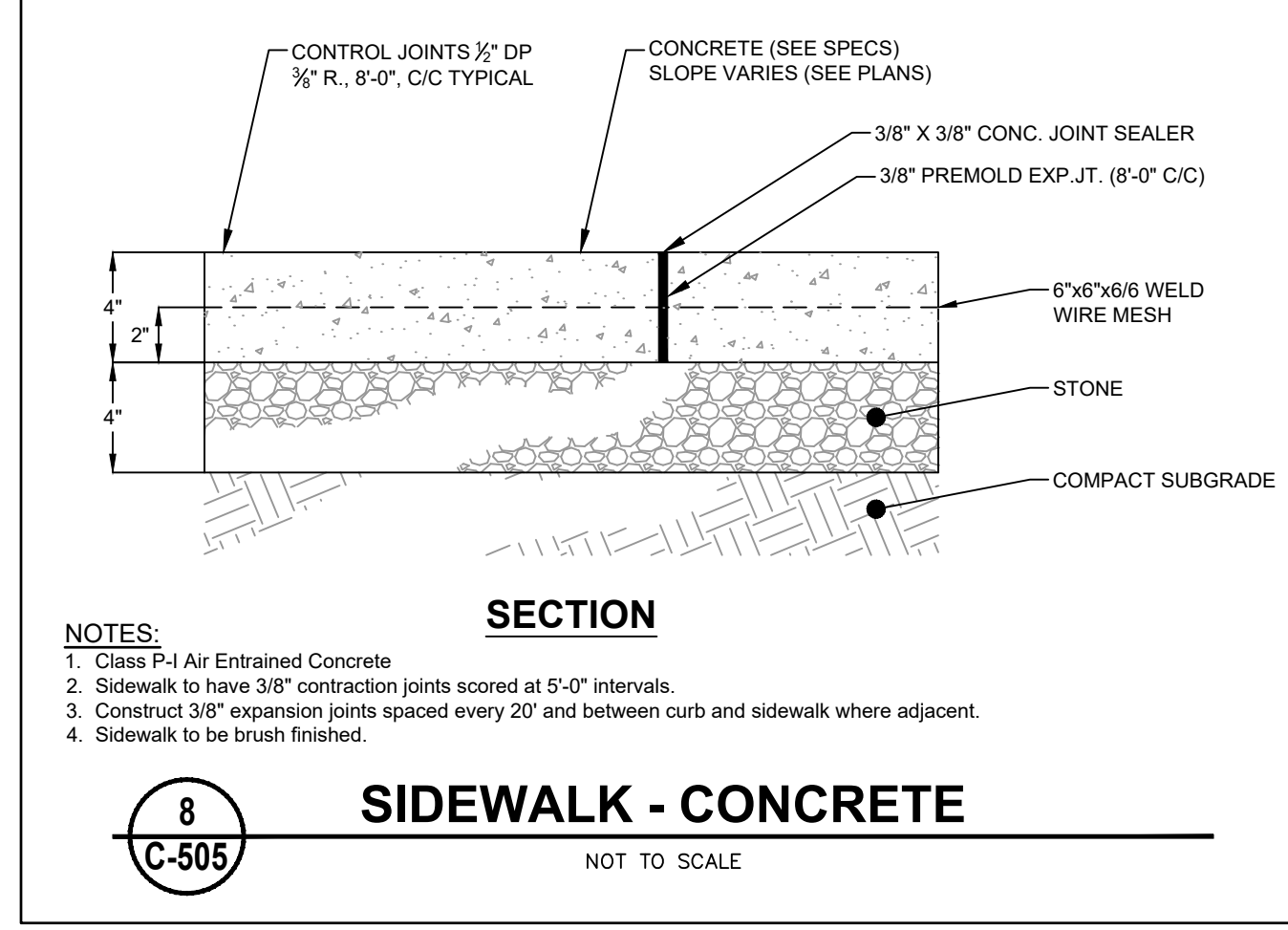
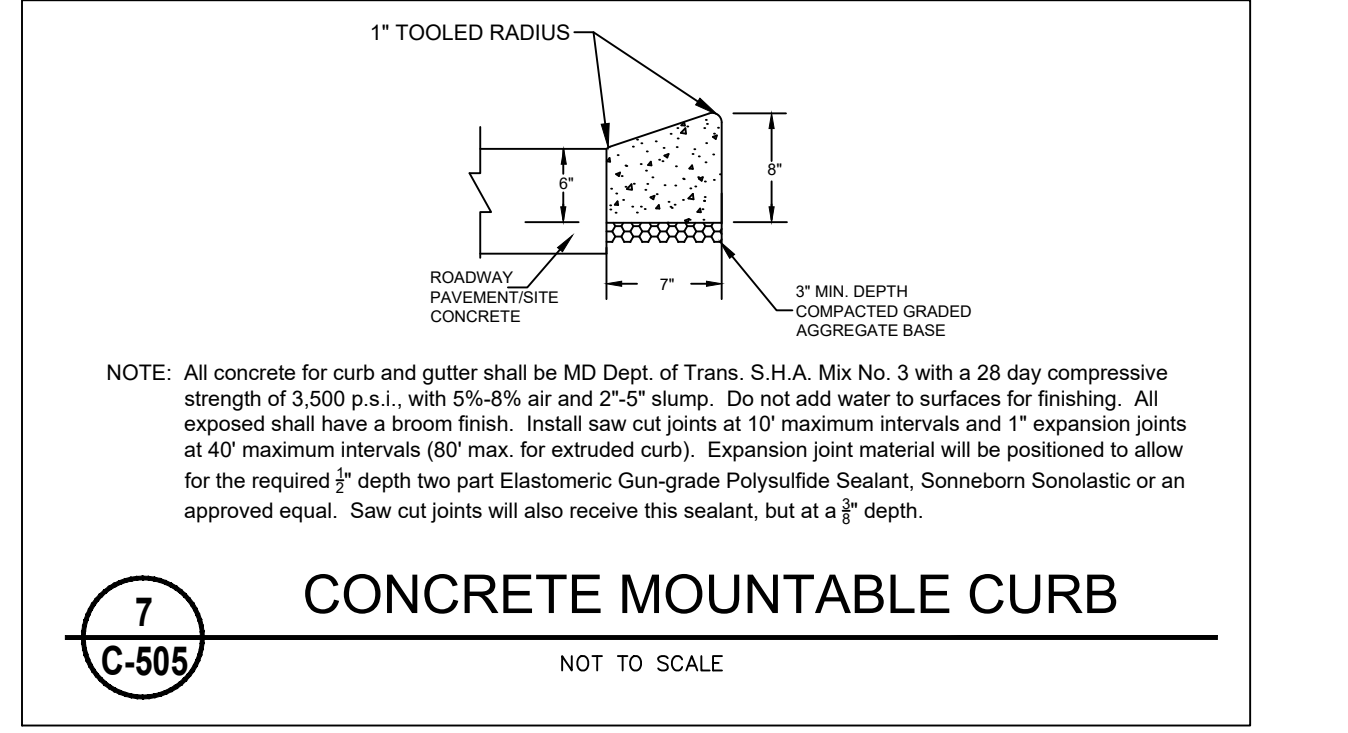
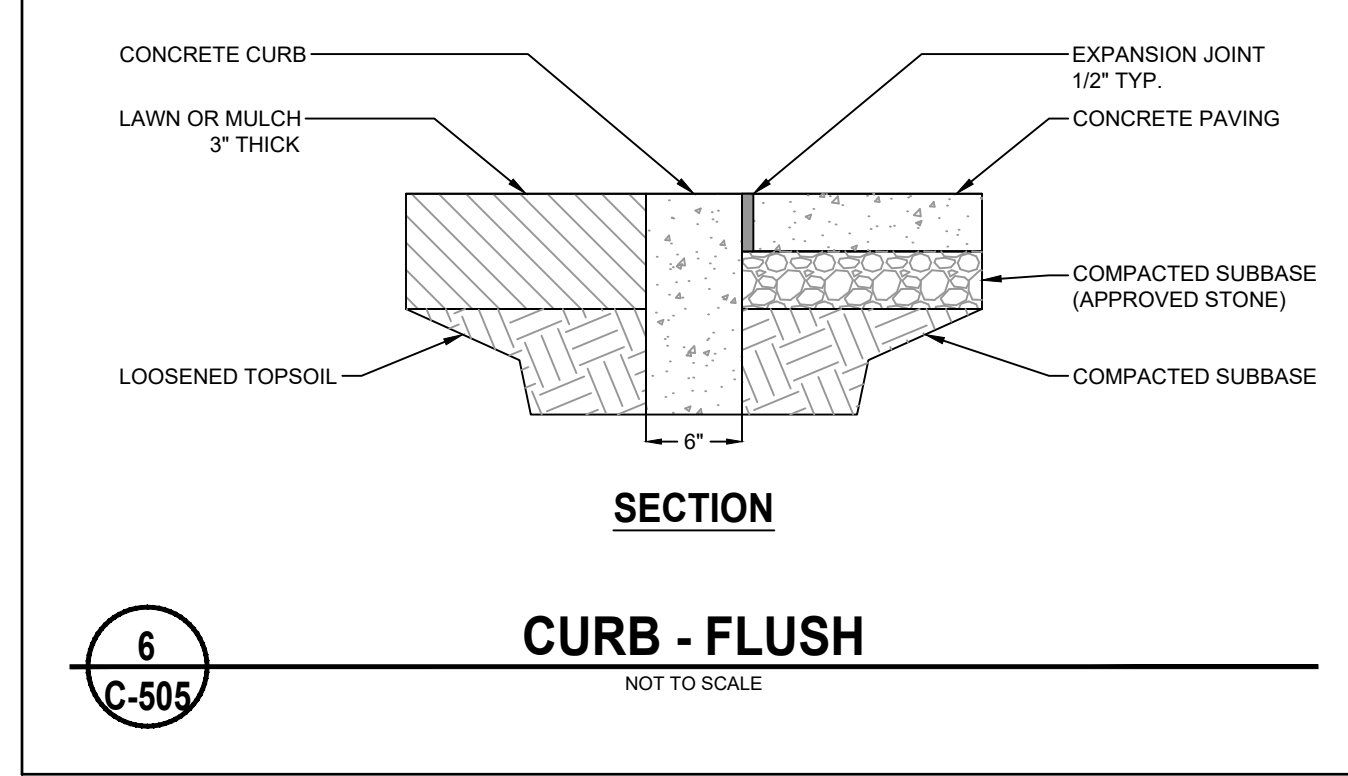
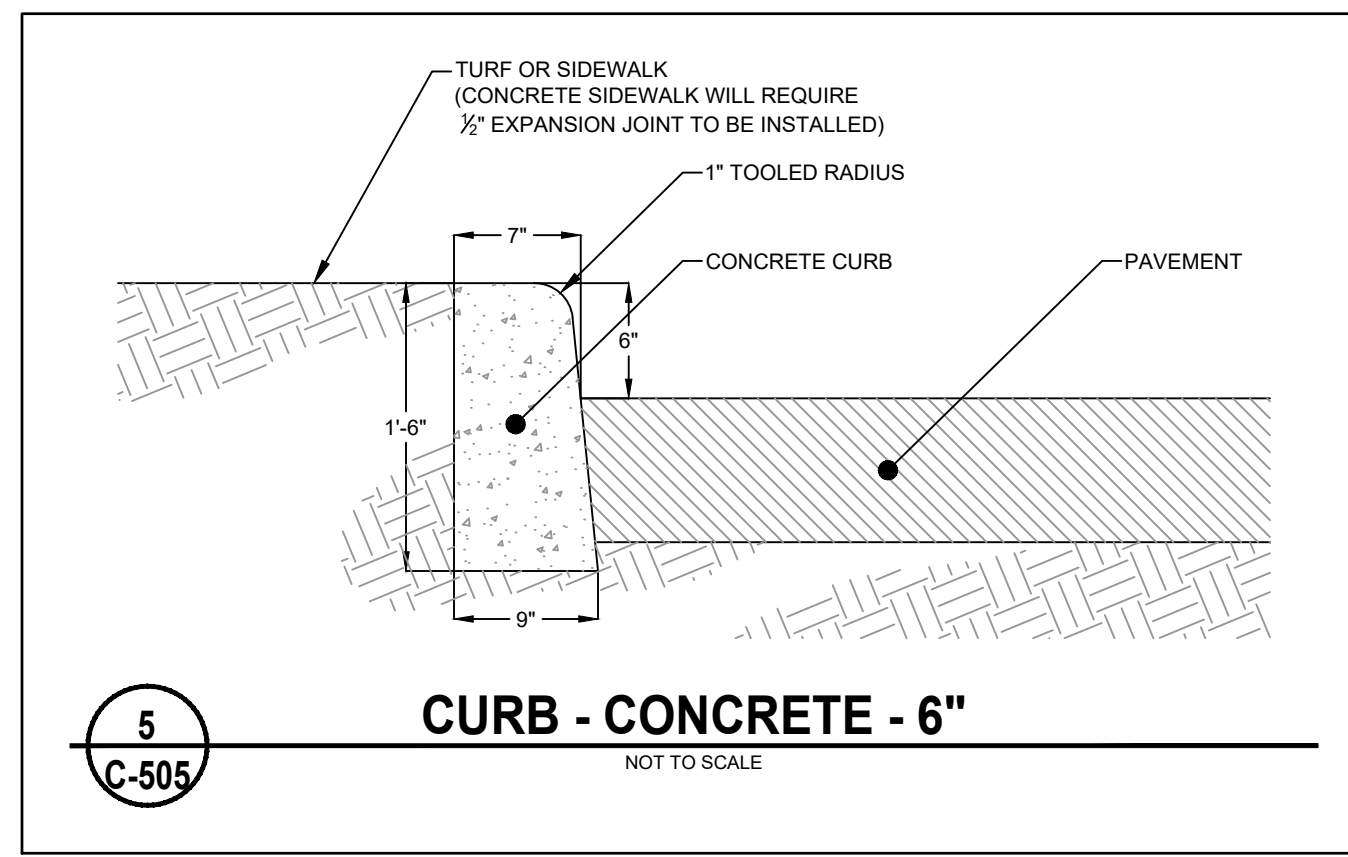
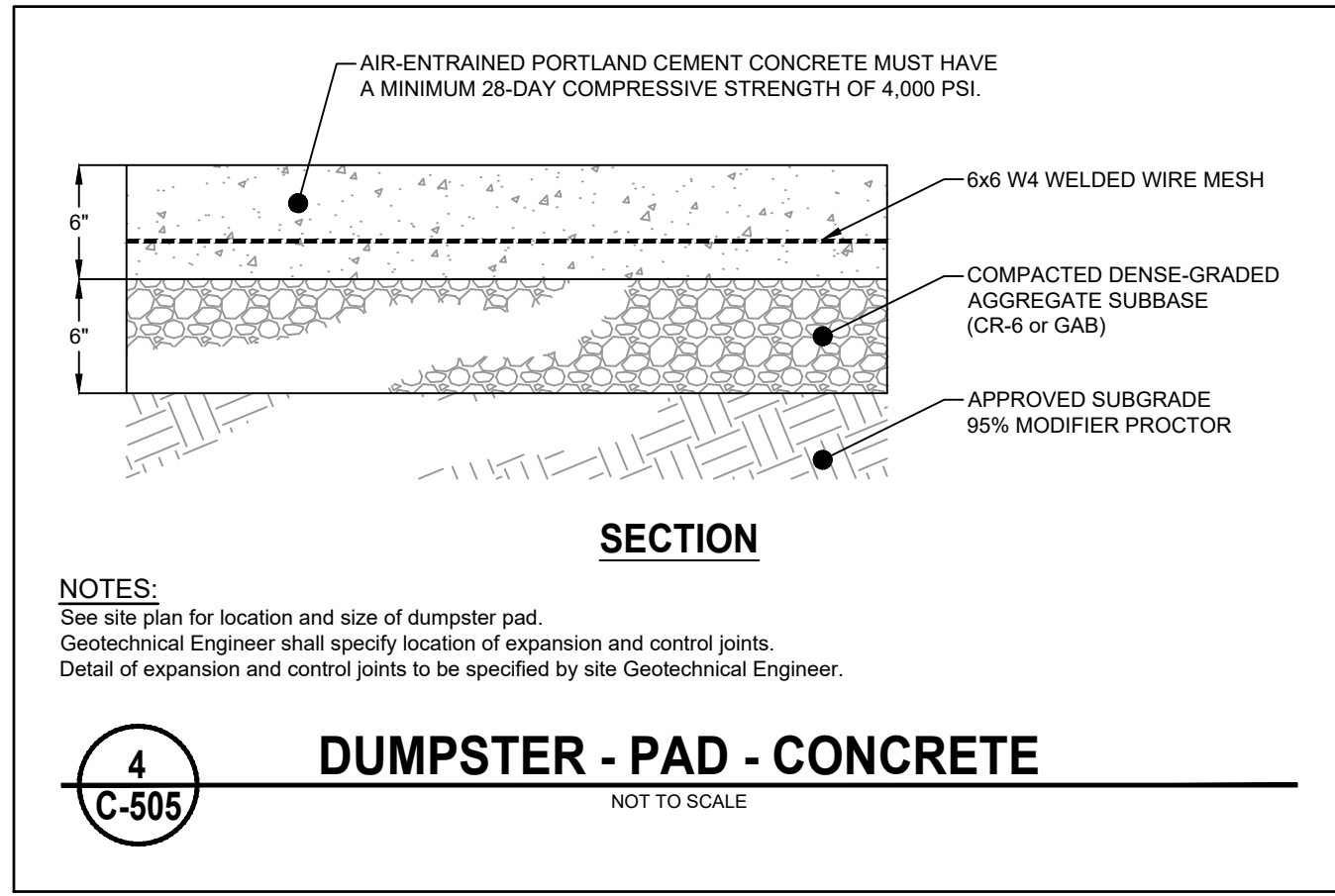
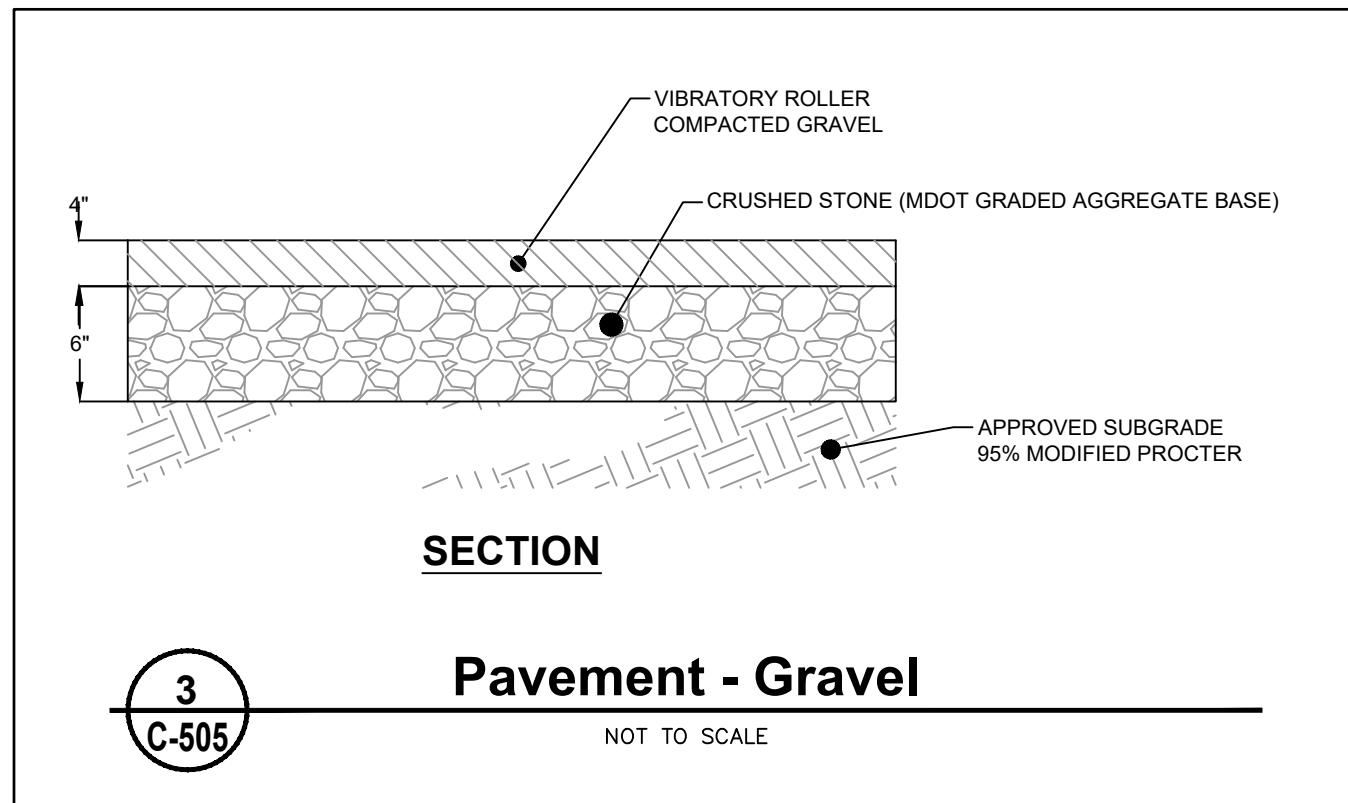
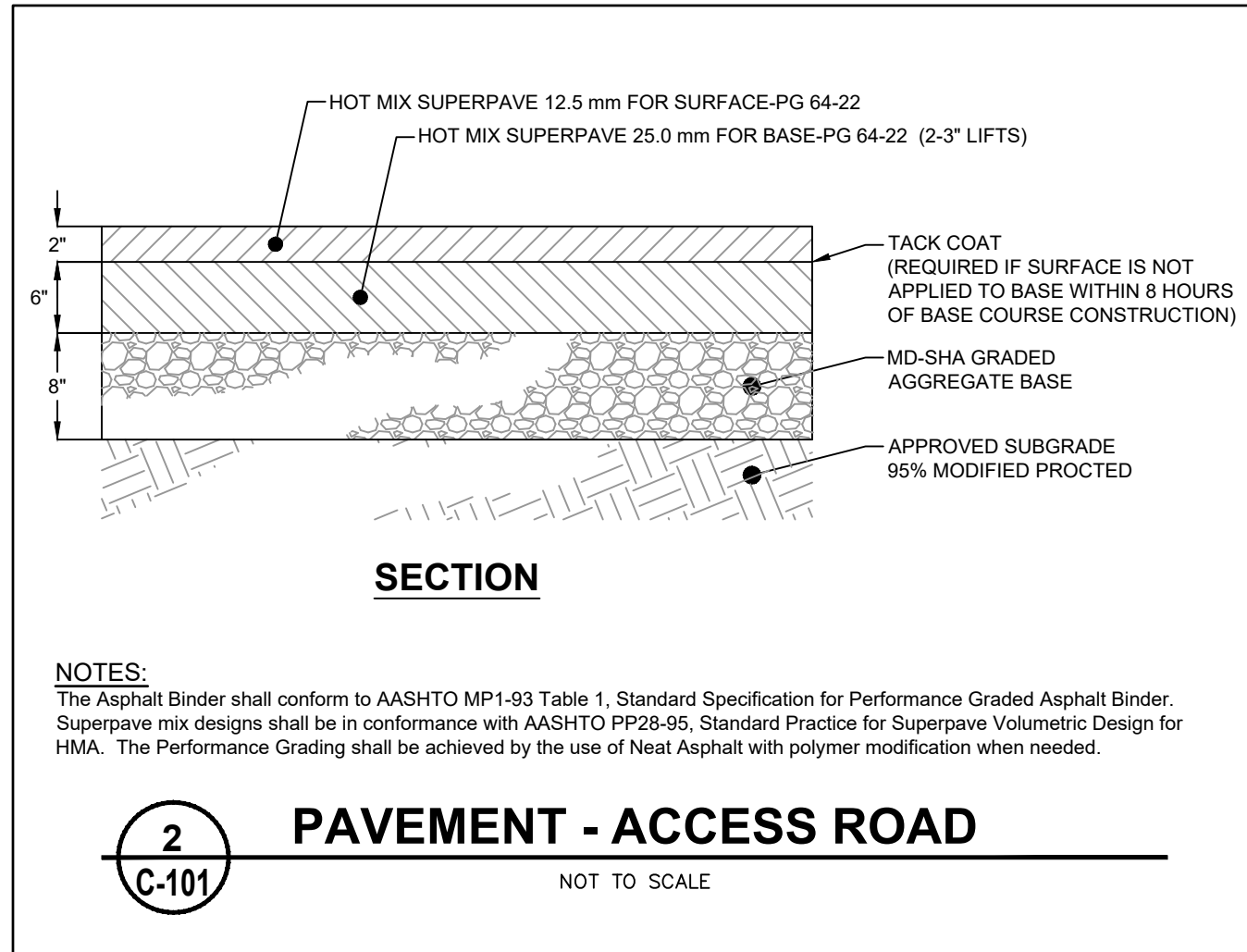
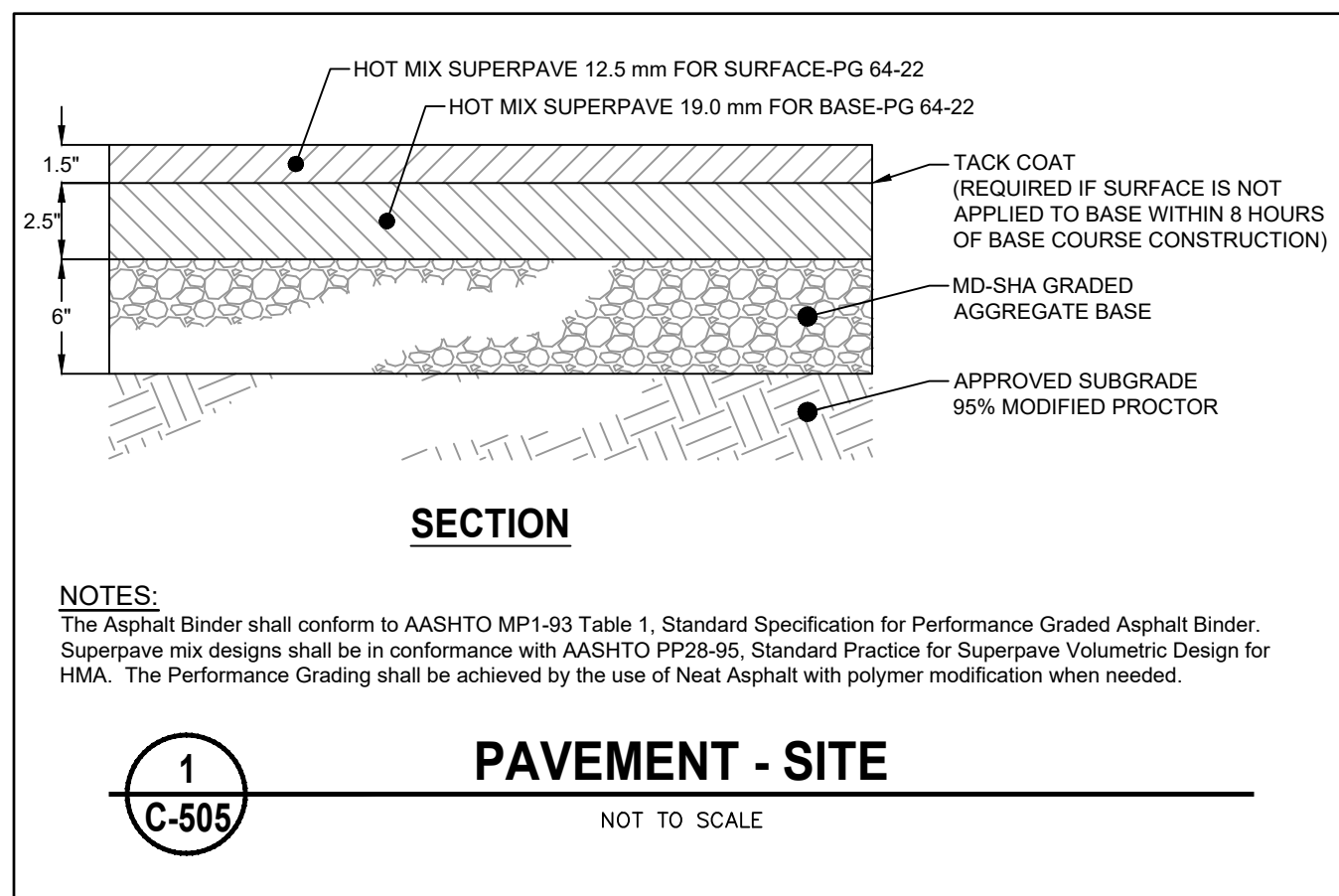
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DWN BY KODY WARD DATE 05.27.2025  
PROJECT MANAGER DAVID TROSTLE  
EMAIL DTROSTLE@FSA-INC.COM  
TAX MAP: GRID - PARCEL 0057-0010-0152  
SCALE NOT TO SCALE  
SHEET TITLE

HOME2 SUITES - SOUTH HAGERSTOWN  
STATE EAST OF SHARPSBURG PIKE (MD 302)  
BETWEEN CHAMPS CROSSING DRIVE & COLONEL L.H. DOUGLAS DRIVE  
HAGERSTOWN  
WASHINGTON COUNTY, MD  
BOWMAN 2000, LLC  
10228 GOVERNOR LANE BLDV. SUITE 3002, WILLIAMSSPORT, MD 21795  
ATTN: JEFF TEICOR (301) 582-1555

CONSTRUCTION DETAILS & NOTES - WTR & SWR  
C-502  
SHEET 15 OF 21  
PSP-25-003







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 # 20865  
Expiration Date 05/07/2026

Jeffrey Teichroek  
1162 WILLIAMSPORT PIKE  
108 SOUTH POTOMAC STREET  
POTOMAC, MD 20854  
717.297.3000  
717.297.1811

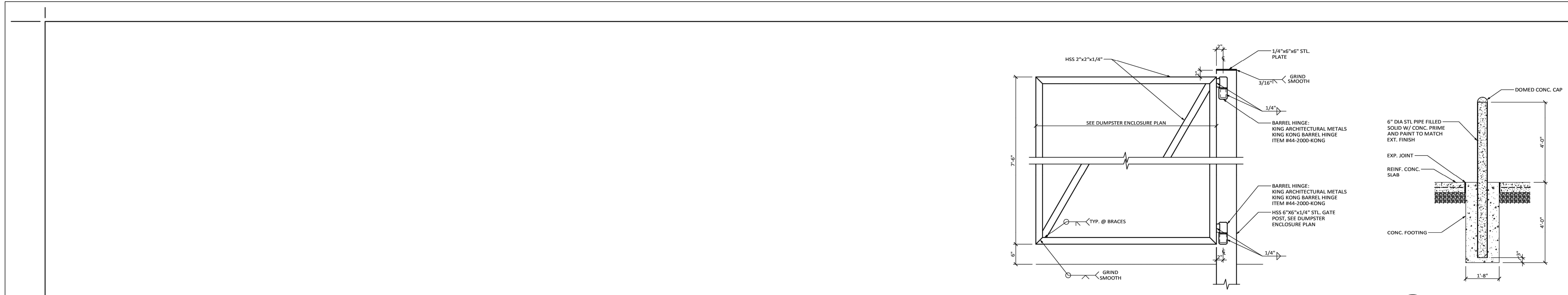
DATE

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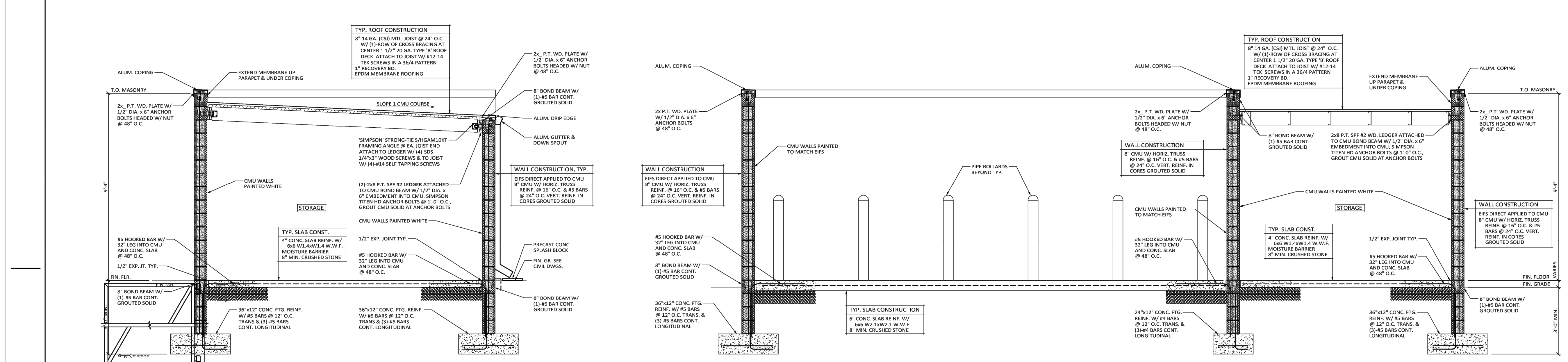
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STATUTE EAST OF SHARPSBURG PIKE (MD 95)  
BETWEEN CHAMPS CROSSING DRIVE & COLONEL L.H. DOUGLAS DRIVE  
HAGERSTOWN  
WASHINGTON COUNTY, MD  
BOWMAN 2000, LLC  
10228 GOVERNOR LANE BLVD., SUITE 3002, WILLIAMSPORT, MD 21795  
ATTN: JEFF TEICHEROCK (301) 582-1556

PROJECT NO. 5004.4  
DWN BY KODY WARD DATE 05.27.2025  
PROJECT MANAGER DAVID TROSTLE  
EMAIL DTROSTLE@FSA-INC.COM  
TAX MAP - GRID - PARCEL 0057-0010-0152  
SCALE NOT TO SCALE  
SHEET TITLE

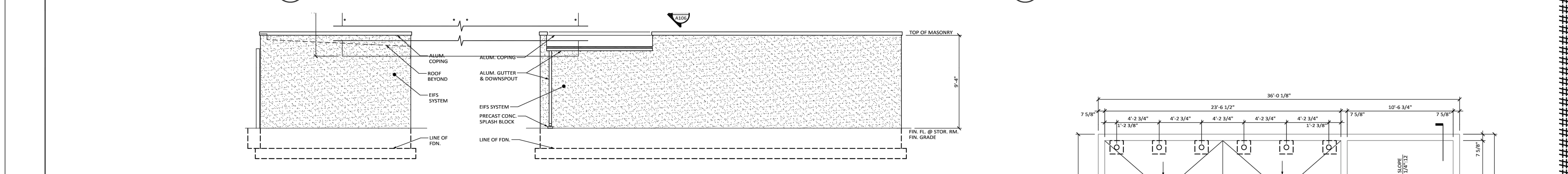
CONSTRUCTION DETAILS & NOTES - SITE  
**C-505**  
SHEET 18 OF 21



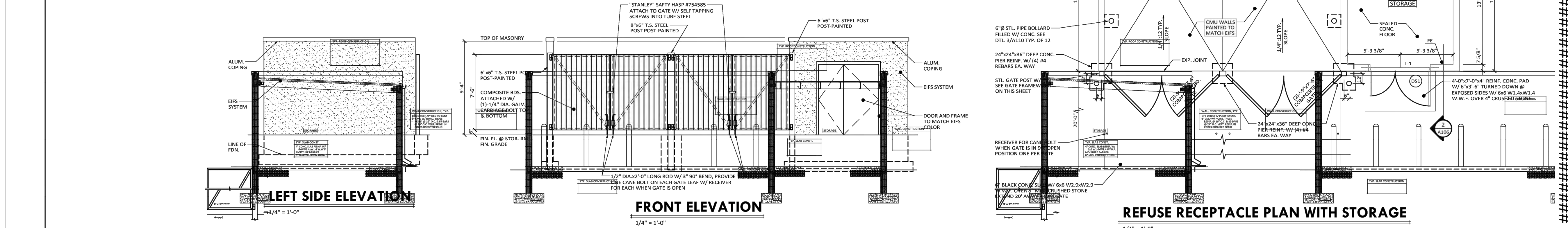
**REFUSE RECEPTACLE GATE FRAMEWORK**  
1" = 1'-0"  
**3 BOLLARD DETAIL**  
1/2" = 1'-0" AT REFUSE RECEPTACLE



**2 CROSS SECTION**  
1/2" = 1'-0"  
**1 CROSS SECTION**  
1/2" = 1'-0"



**RIGHT SIDE ELEVATION**  
1/4" = 1'-0"  
**REAR ELEVATION**  
1/4" = 1'-0"



**LEFT SIDE ELEVATION**  
1/4" = 1'-0"  
**FRONT ELEVATION**  
1/4" = 1'-0"  
**REFUSE RECEPTACLE PLAN WITH STORAGE**  
1/4" = 1'-0"

Job No: #####  
Drawn: K.Estep  
Checked:

Revisions:

No:	Date:
No:	Date:
No:	Date:
No:	Date:
No:	Date:
No:	Date:
No:	Date:
No:	Date:

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. 24069  
EXPIRATION DATE 02/21/2022

**NEWCOMER ASSOCIATES**  
architecture + engineering

1105 Shafter Avenue, Chambersburg, PA 17201, Tel: 717.263.1386, www.newcomerassociates.com

1028 GOVERNOR LANE BLVD., SUITE 3002, WILLIAMSPORT, MD 21795  
ATTN: JEFF TEICROCK (301) 582-1556

**HOME2 SUITES - SOUTH HAGERSTOWN**  
STUVE EAST OF SHARPSBURG PIKE (MD36)  
BETWEEN CHAMPS CROSSING DRIVE & COLONEL L.L. DOUGLAS DRIVE  
HAGERSTOWN  
WASHINGTON COUNTY, MD

PROJECT NO. 5004.4  
DWN BY: KODY WARD DATE: 05.27.2025  
PROJECT MANAGER: DAVID TROSTLE  
EMAIL: DTROSTLE@FSA-INC.COM  
TAX MAP - GRID - PARCEL: 0057-0010-0152  
SCALE: NOT TO SCALE  
SHEET TITLE: CONSTRUCTION DETAILS & NOTES - DUMPSTER

PROJECT NO. 5004.4  
DWN BY: KODY WARD DATE: 05.27.2025  
PROJECT MANAGER: DAVID TROSTLE  
EMAIL: DTROSTLE@FSA-INC.COM  
TAX MAP - GRID - PARCEL: 0057-0010-0152  
SCALE: NOT TO SCALE  
SHEET TITLE: CONSTRUCTION DETAILS & NOTES - DUMPSTER





### SITE LUMINAIRE SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	MODEL NUMBER	LAMP DATA				BALLAST TYPE	VOLTAGE	MOUNTING		NOTES
				QTY	LAMP TYPE	COLOR TEMP.	WATTAGE			TYPE	HEIGHT	
FL1	MEDIUM FLOOD LIGHT WITH DARK BRONZE FINISH AND TENON BASE MOUNT	LITHONIA	DSXF2LED-P3-40K-MSP-MVOLT-IS-DOBXD	1	LED	4000	102.0	ELECTRONIC	120	GROUND	6'-0"	-
G3	EXTERIOR LED COVE LUMINAIRE	PURE EDGE	FN-LRT7-7W-40K-W	1	LED	4000	7.0	DIMMING	120	WALL	0"	-
PL1	SINGLE POLE MOUNTED AREA LIGHT WITH MEDIUM TYPE 4 AND BACKLIGHT CONTROL WITH DARK BRONZE FINISH	LITHONIA	DSX1-LED-P6-40K-80CRI-BLC4-MVOLT-SPA	1	LED	4000	165.0	ELECTRONIC	120	POLE (SINGLE)	25'-0"	-
PL2	SINGLE POLE MOUNTED AREA LIGHT WITH MEDIUM TYPE 4 AND BACKLIGHT CONTROL WITH DARK BRONZE FINISH	LITHONIA	DSX1-LED-P8-40K-80CRI-BLC4-MVOLT-SPA	1	LED	4000	216.0	ELECTRONIC	120	POLE (SINGLE)	25'-0"	-
R1	EXTERIOR WALL SCONCE WITH A DARK BRONZE FINISH	LITHONIA	WDGE1-LED-P0-40K-80CRI-VF-MVOLT	1	LED	4000	7.0	ELECTRONIC	120	WALL	7'-6"	-
R2	6" OPEN DOWNLIGHT WITH SEMI-SPECULAR FINISH	GOTHAM	EV06-40/05-AR-LSS-MWD-MVOLT	1	LED	4000	6.2	ELECTRONIC	120	RECESSED	12'-0"	-
R3	LED ROPE LIGHT WITH REPLACEABLE LAMPS	NOVELTY LIGHTS	G50-LED	1	LED	4000	1.0	ELECTRONIC	120	SURFACE	12'-0"	-
R4	EXTERIOR LED COVE LUMINAIRE	PURE EDGE	FN-LRT7-7W-40K-W	1	LED	4000	7.0	DIMMING	120	WALL	12'-0"	-

### SHEET KEYED NOTES

- ROUTE NOTED CIRCUIT THROUGH SITE LIGHTING RELAY PANEL. REFER TO ADDITIONAL PLANS.
- PROPOSED FLAG POLE.
- MAKE FINAL CONNECTION TO SITE SIGN. COORDINATE WORK WITH PROVIDED EQUIPMENT.

Job No: 2411  
 Drawn: LMR  
 Checked: SCP

#### Revisions:

No: Date:

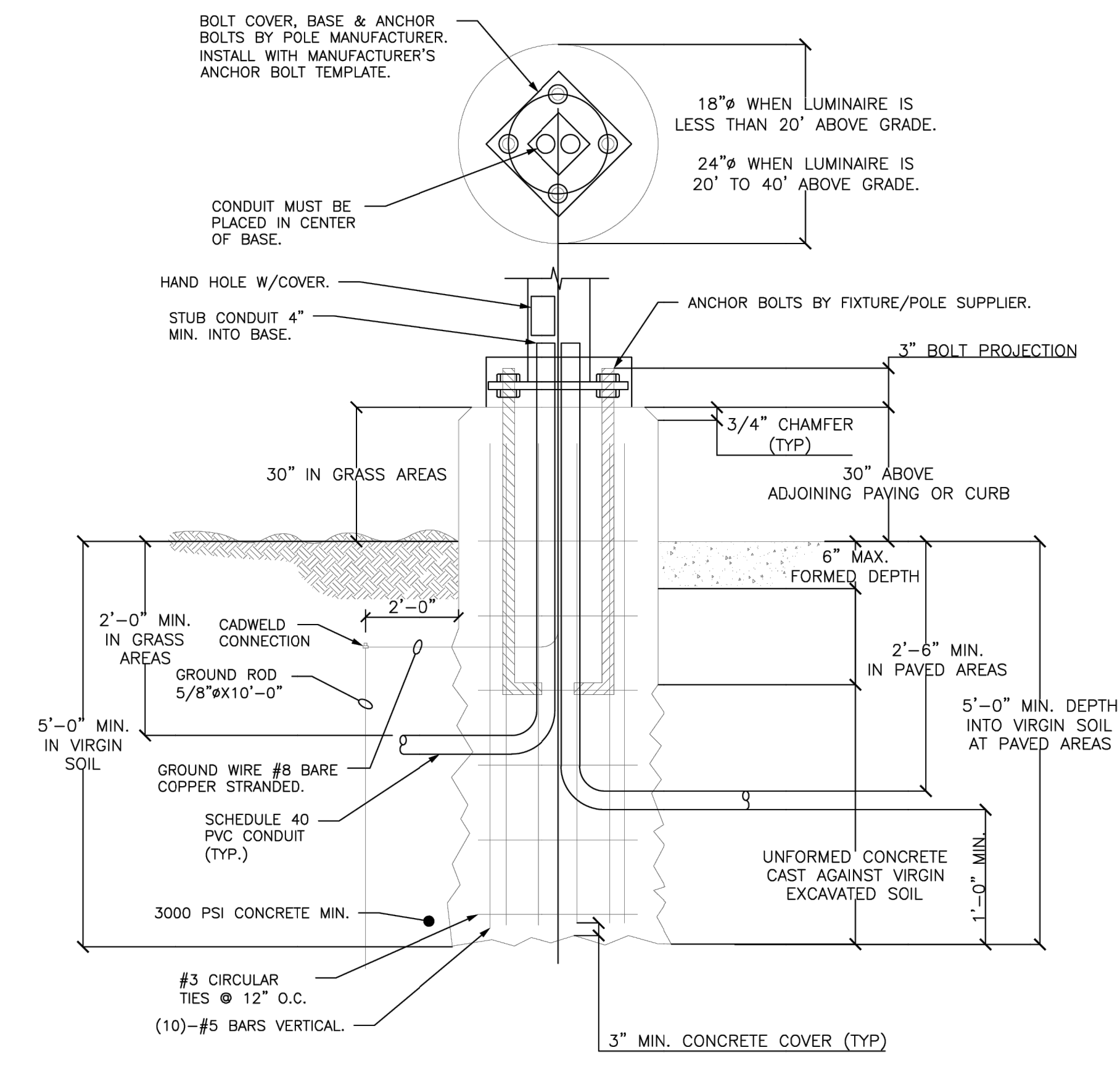
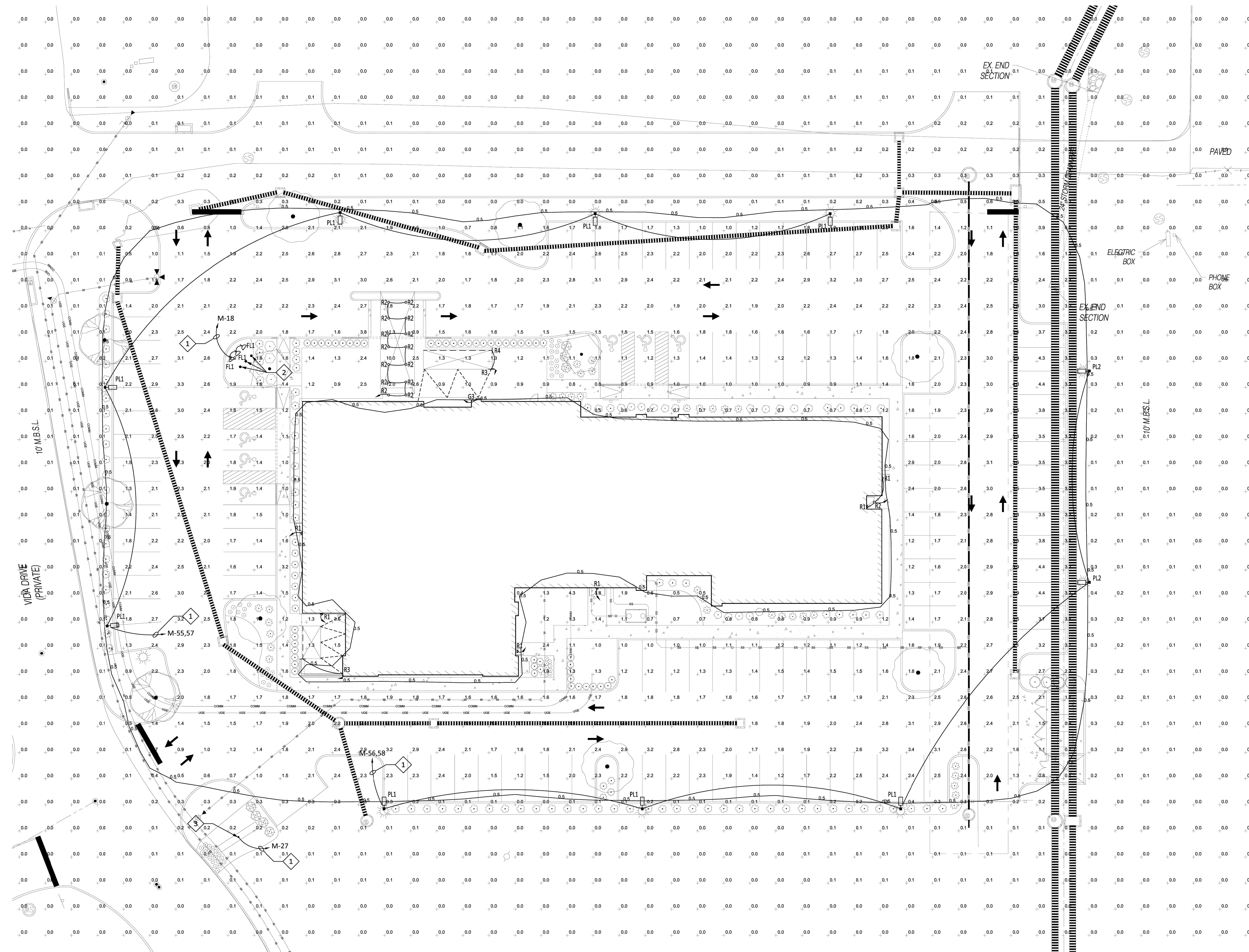
No: Date:

No: Date:

No: Date:

No: Date:

No: Date:



**POLE BASE DETAIL WITH REINFORCING STEEL**

NOT TO SCALE

**NEWCOMER ASSOCIATES**  
 architecture + engineering  
 1105 Shiller Avenue, Chambersburg, PA 17001 | Tel: 717.263.1001 | Fax: 717.263.7360 | www.newcomerassociates.com

Home 2 Suites South  
 Hagerstown, Maryland

© 2016 Newcomer Associates, Inc.

Drawing Title:  
 CIVIL SITE LIGHTING PLAN

Sheet No.

**SL101**

Date: 3/4/26



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

## MEMORANDUM

---

TO: Washington County Planning Commission  
FROM: Travis Allen, Senior Planner  
DATE: June 1, 2026  
RE: Forest Conservation Plan for Fulton-Williamsport (TWN-25-010)

---

Attached you will find supporting documentation for two requests to meet forest conservation requirements for this project. The first request is to satisfy a portion of the forest mitigation requirement for a gravel tractor trailer parking lot on Conococheague Street in the Town of Williamsport through the payment of fee in lieu of planting (PIL). The second request is to remove one specimen tree from the site.

Enclosed for your review are two documents in support of the applicant's request. These include the easement plat; which shows the intended onsite easement, specimen tree location and PIL calculations; and the justification letter from Qualified Professional Dustin Horst that make their case for these requests.

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 (PIL). 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.

The removal of specimen trees requires the 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](mailto:tallen@washco-md.net)

747 Northern Avenue | Hagerstown, MD 21742 | P: 240.313.2430 | F: 240.313.2431 | TDD: 7-1-1

**MEMO — Specimen Tree Removal & PIL Request**

**SUBJECT — Site Plan for Fulton - Williamsport  
TWN-25-010**

**TO — Washington County Planning Commission**

**DATE — March 3, 2026**

**FROM — Dustin Horst**

**REMARKS:**

The total tract area of parcel 909 consists of 3.77 acres with nearly the entire site covered in forest. The proposed development for this site eliminates the majority of the existing forested areas. The remaining forest to be left undisturbed is located within the 100 year floodplain and is being locked up into a retention easement area. All remaining areas not for development have been exhausted for forest mitigation as there are existing utility easements preventing any more forest planting or retention. Additional mitigation is still required for the development of this parcel.

There are two specimen trees on site with the one located in the middle of the parcel proposed for removal. If said tree remains, development on this property would be severely limited due to the proposed grade changes and its proximity to the future development. Water Quality will not be negatively affected by the removal of the specimen tree due to the site being developed and treated by ways of environmental site design practices and stormwater management facilities.

On behalf of the property owner, I request the approval of a variance for the removal of a specimen tree and for the remaining mitigation to be addressed by payment-in-lieu.

Sincerely,

Dustin Horst

LINE	BEARING	DISTANCE
FL1	S 87°52'45" E	36.93'
FL2	S 85°35'19" E	60.04'
FL3	S 78°47'20" E	47.31'
FL4	N 13°07'36" W	87.93'
FL5	N 14°20'47" W	20.98'
FL6	S 62°50'00" W	29.77'
FL7	S 71°58'52" W	21.52'
FL8	N 62°54'32" W	42.30'
FL9	N 85°01'21" W	65.09'
FL10	S 89°22'31" W	19.14'
FL11	S 78°11'07" W	18.82'
FL12	S 39°13'28" E	68.13'
FL13	S 40°16'38" E	46.89'

**NOTE:** Removal of the remaining specimen tree requires the prior approval of a variance by the Washington County Planning Commission.

**SPECIMEN TREES**

- ① 58' HACKBERRY (REMOVE)
- ② 41' ELM (SAVE)

**FORESTATION TABLE**

<b>FOREST REQUIRED</b>	<b>1.47 AC.±</b>
<b>FOREST PROVIDED:</b>	
<b>EASEMENT #1</b>	<b>0.31 AC.±</b>
<b>TOTAL PROVIDED</b>	<b>0.31 AC.±</b>
<b>TOTAL REQUIRED</b>	<b>1.16 AC.± OR</b>
<b>REMAINING REQUIRED</b>	<b>50,529.6 S.F.</b>
<b>PAY-IN-LIEU</b>	<b>\$15,158.88</b>

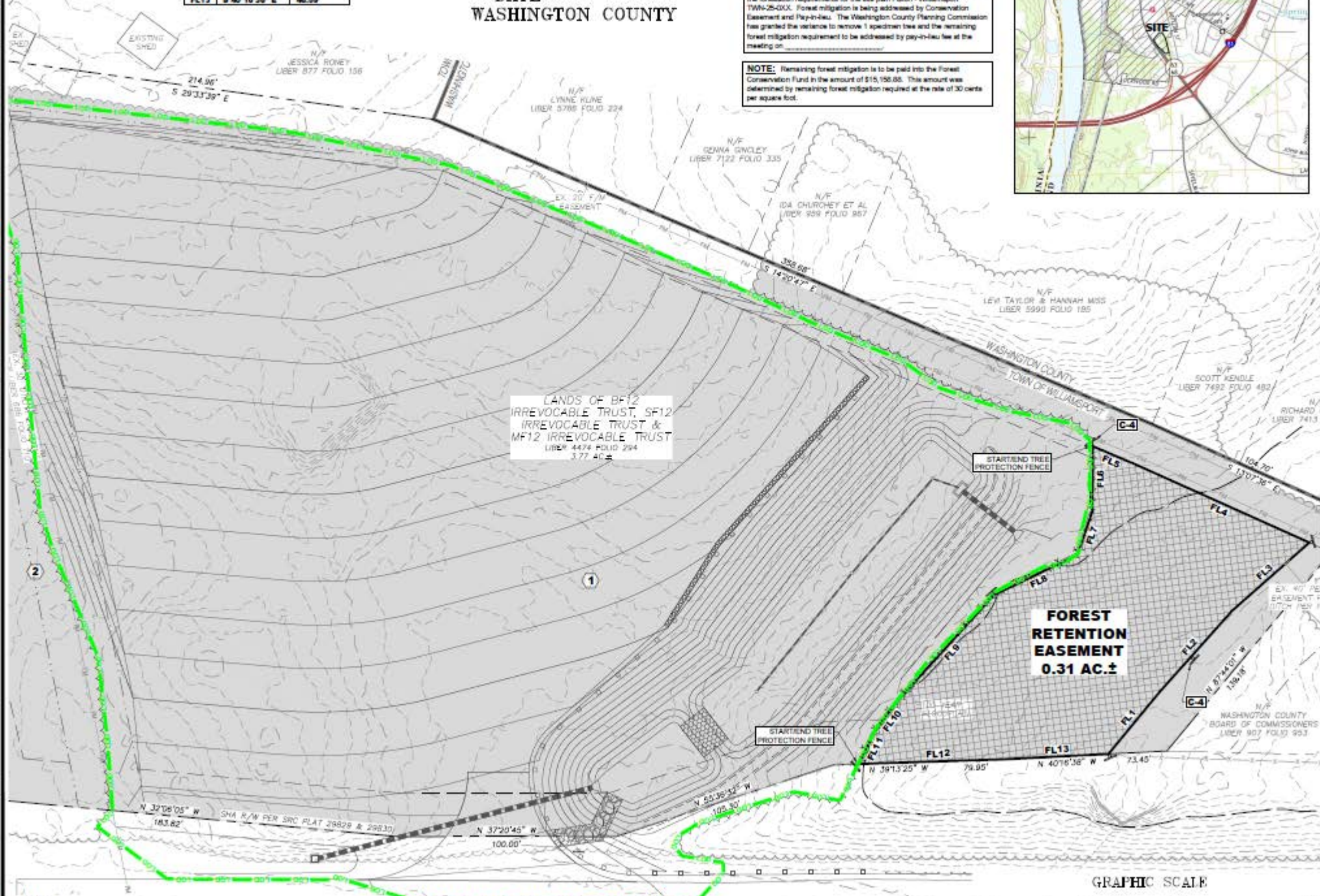
**NOTE:** This Forest Conservation Plan is for the purpose of addressing the forestation requirements for the site plan Fulton - Williamsport TOWN-25-00X. Forest mitigation is being addressed by Conservation Easement and Pay-in-lieu. The Washington County Planning Commission has granted the variance to remove 1 specimen tree and the remaining forest mitigation requirement to be addressed by pay-in-lieu fee at the meeting on \_\_\_\_\_.

**NOTE:** Remaining forest mitigation is to be paid into the Forest Conservation Fund in the amount of \$15,158.88. This amount was determined by remaining forest mitigation required at the rate of 30 cents per square foot.

**VICINITY MAP**



MISC PLAT NO \_\_\_\_\_  
DATE \_\_\_\_\_  
WASHINGTON COUNTY



LANDS OF BF12  
IRREVOCABLE TRUST, SF12  
IRREVOCABLE TRUST &  
MF12 IRREVOCABLE TRUST  
LIBER 4474 FOLIO 294  
3.77 AC.±

**FOREST  
RETENTION  
EASEMENT  
0.31 AC.±**

**OWNER:**  
BF12, SF12, MF12  
IRREVOCABLE TRUST  
PO BOX 4217  
HAGERSTOWN, MD 21741

**SOUTH CONOCOCHEAQUE STREET (MD RTE. 63/68)**  
R/W VARIES PER SRC PLAT #29829 & 29830



**FSA**  
FREDERICK SEBERT & ASSOCIATES, INC.  
1000 WASHINGTON STREET  
HAGERSTOWN, MD 21741  
(301) 794-6650

**FULTON - WILLIAMSPORT**  
SITUATE ALONG THE NORTHERN SIDE OF CONOCOCHEAQUE STREET MD ROUTE 68/68  
TOWN OF WILLIAMSPORT  
WASHINGTON COUNTY, MARYLAND  
BRAD FULTON  
PO BOX 417 HAGERSTOWN, MD 21741  
(301) 794-6650

PROJECT NO.	2149.2
DRAWN BY	DWH
DATE	05-29-2008
PROJECT MANAGER	ADAM HAGER
EMAIL	AHAGER@FSA-INC.COM
TITLE	MD-PA-INC
SCALE	1" = 80'
SHEET TITLE	

**FOREST  
CONSERVATION PLAT**

**C-101**  
SHEET 01 OF 02



**FOR PLANNING COMMISSION USE ONLY**  
 Rezoning No. \_\_\_\_\_  
 Date Filed: \_\_\_\_\_

WASHINGTON COUNTY PLANNING COMMISSION  
 ZONING ORDINANCE TEXT AMENDMENT APPLICATION

Cascade Properties, LLC

Applicant

25009 Lake Wastler Dr.

Address

Jill Baker

Primary Contact

same

Address

- Property Owner     Contract Purchaser  
 Attorney             Consultant  
 Other: \_\_\_\_\_

301-241-2231

Phone Number

jbaker@ritchirevival.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**

*[Handwritten Signature]*

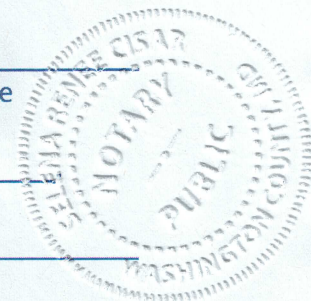
Applicant's Signature

Subscribed and sworn before me this 18 day of February, 2020

My commission expires on May 17, 2029

*[Handwritten Signature: Selena Cesar]*

Notary Public



**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 DEPARTMENT OF  
PLANNING & ZONING FEE WORKSHEET

FOR PLANNING COMMISSION USE ONLY  
 Rezoning No. \_\_\_\_\_  
 Date Filed: \_\_\_\_\_

PLEASE COMPLETE ONLY THE  
SECTION THAT APPLIES.

Applicant's Name: \_\_\_\_\_ 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](mailto:askplanning@washco-md.net) of complete application package

- 1. **Application Form:** A completed and signed application form. A copy of the proposed changes to the existing language must accompany the application.
- 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.
- 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.
- 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.	<del>6,250</del> 5,000 sq. ft.	<del>75</del> 60 ft.	25 ft.	8 ft.	40 25 ft.
Dwelling, Semi-Detached	10,000 sq. ft.	<del>6,250</del> 5,000 sq. ft.	<del>75</del> 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.	<del>3,600</del> 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.

#### Justification for Amendments to Principally Permitted and Special Exception Uses

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 multiplier

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.

**Net Lot Area (28,000 sq.ft.)**

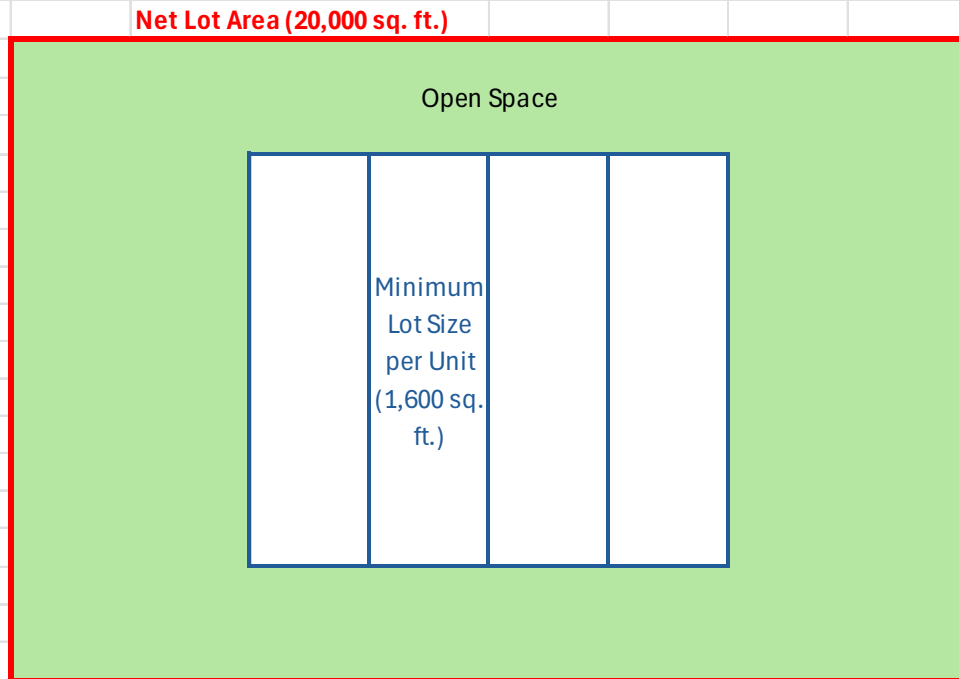
Open Space

Minimum  
Lot Size  
per Unit  
(1,600 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 greater 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.



## DEPARTMENT OF PLANNING & ZONING

PLANNING | ZONING | LAND PRESERVATION | FOREST CONSERVATION | GIS

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 was created 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.

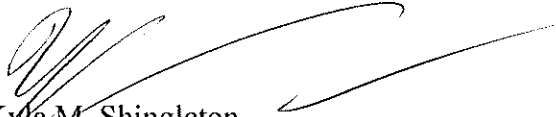
In addition to commercial and manufacturing uses, new retail sales and services are being proposed to foster a town-like environment on the property. These uses fit with the retail sales and services already permitted in the district.

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

18113 Maugans Ave Suite 101 Hagerstown, MD 21740

Address

Michael Godinez

Primary Contact

18113 Maugans Ave Suite 101 Hagerstown, MD 21740

Address

- Property Owner
- Contract Purchaser
- Attorney
- Consultant
- Other: \_\_\_\_\_

240-457-0288

Phone Number

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 Fog Assocs)

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

*[Handwritten Signature]*

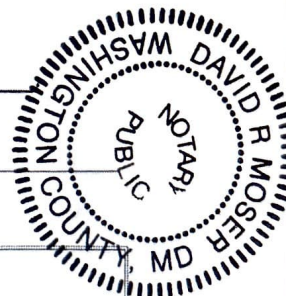
Applicant's Signature

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

My commission expires on 10-15-28

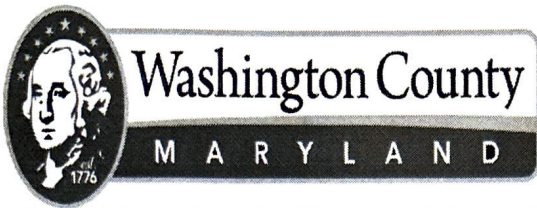
*[Handwritten Signature]*

Notary Public



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 DEPARTMENT OF  
PLANNING & ZONING FEE WORKSHEET

FOR PLANNING COMMISSION USE ONLY  
Rezoning No. \_\_\_\_\_  
Date Filed: \_\_\_\_\_

PLEASE COMPLETE ONLY THE  
SECTION THAT APPLIES.

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

<b>Zoning Ordinance Map Amendment</b> .....	\$ 2,000.00
Number of Acres * <u>1 (min)</u> x \$20.00 [1 acre minimum]	
per acre .....	\$ <u>20.00</u>
Engineering Review Fee .....	\$ 150.00
Technology Fee .....	\$ <u>15.00</u>
<b>TOTAL FEES DUE – MAP AMENDMENT</b> .....	<b>\$ <u>2,185.00</u></b>

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

<b>Text Amendment</b> .....	\$ 2,000.00
Choose One: <input type="checkbox"/> Adequate Public Facilities Ordinance	
<input type="checkbox"/> Forest Conservation Ordinance	
<input type="checkbox"/> Solid Waste Plan	
<input type="checkbox"/> Subdivision Ordinance	
<input type="checkbox"/> Zoning Ordinance	
<input type="checkbox"/> Other: _____	
Technology Fee .....	\$ <u>15.00</u>
<b>TOTAL FEES DUE – TEXT AMENDMENT</b> .....	<b>\$ 2,015.00</b>

N/A

<b>Water and Sewer Plan Amendment</b> .....	\$ 2,000.00
Technology Fee .....	\$ <u>15.00</u>
<b>TOTAL FEES DUE – WATER AND SEWER PLAN AMENDMENT</b> ....	<b>\$ 2,015.00</b>

N/A

<b>Forest Conservation Exemption</b> .....	\$ 25.00
Technology Fee .....	\$ <u>15.00</u>
<b>TOTAL FEES DUE – FOREST EXEMPTION</b> ....	<b>\$ 40.00</b>

N/A

Please make checks payable to "Washington County Treasurer".



# Washington County

M A R Y L A N D

## 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

- ✓  1. **Application Form:** A completed and signed application form. The application must be notarized if submitted by anyone other than the property owner(s).
- ✓  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.
- ✓  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.
- ✓  4. **Boundary Plat:** A boundary description, including metes and bounds, prepared and sealed by a land surveyor registered in the State of Maryland.
- ✓  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.

7.  
N/A

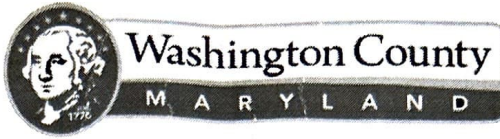
7. Floating Zone and Overlay Zone Map Amendments:

- 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.



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 located 18132 Mangans Ave Hagerstown MD 21740. The said work is authorized by Tracy Lynn Greene the property owner in fee.

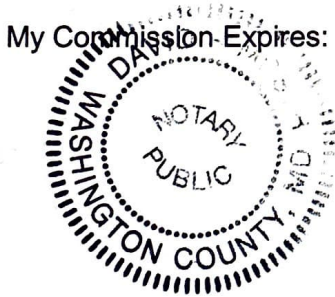
PROPERTY OWNER

Tracy Lynn Greene
Name
15596 Conden Drive
Address
Greencastle, PA, 17225
City, State, Zip Code
T. L. Greene
Owner's Signature

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

Notary Public

My Commission Expires:



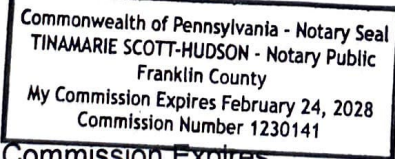
AUTHORIZED REPRESENTATIVE

Michael Godinez / Dominion Realty LLC
Name
18113 Mangans Ave Suite 101
Address
Hagerstown, MD 21740
City, State, Zip Code
Michael Godinez
Authorized Representative's Signature

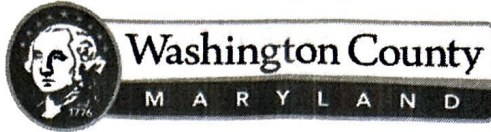
Sworn and subscribed before me this 18th day of February, 2026.

Tinamarie Scott-Hudson
Notary Public

My Commission Expires:



Feb. 24, 2028



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 located 18128 Mawgans Ave Hagerstown, MD 21740 on property 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, 2020.

[Signature]
Notary Public

My Commission Expires: 5/25/2028

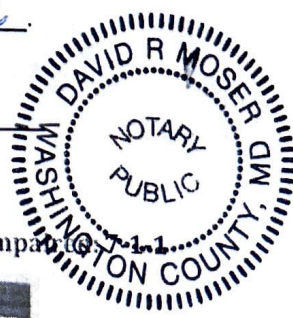
AUTHORIZED REPRESENTATIVE

Michael Godinez / Dominion Realty LLC
Name
18113 Mawgans Ave Suite 101
Address
Hagerstown, MD 21740
City, State, Zip Code
[Signature]
Authorized Representative's Signature

Sworn and subscribed before me this 19 day of February, 2020.

[Signature]
Notary Public

My Commission Expires: 10-15-28



**B. Type of Loan**

1.  FHA      2.  RHS      3.  Conv. Unins.      4. 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:**  
FB Real Estate, LLC  
11420 Woodview Drive  
Hagerstown, MD 21742

**E. Name & Address of Seller:**  
John Lynch  
11947 Azalea Drive  
Hagerstown, MD 21740

**F. Name & Address of Lender:**  
Commercial Lender LLC  
PO BOX 3803  
VERNON, CT 06066

**G. Property Location:**  
18128 Mangans Avenue  
Hagerstown, MD 21740

**M. Settlement Agent:**  
Premier Settlements & Title Services, LLC

**I. Settlement Date:**  
02/06/2026  
**Pending Date:**  
02/06/2026  
**Disbursement Date:**  
02/06/2026

**Place of Settlement:**  
223 North Prospect Street Suite 208  
Hagerstown, MD 21740

**J. Summary of Borrower's Transaction**

**K. Summary of Seller's Transaction**

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.

200. Cash	\$220,000.00
201. Cash	\$39,747.13
202. Cash	\$772.23
203. Cash	\$260,519.36
204. Cash	\$1,000.00
205. Cash	\$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
208. Cash at Settlement from/to Borrower	
201. Gross amount due from borrower (line 120)	\$260,519.36
202. Less amounts paid by/for borrower (line 200)	\$224,151.33
203. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$34,368.03

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 SP56743	\$148.31
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 <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	\$218,291.59

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 the 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.

Division of Real Estate		
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	\$393.00	
810. Lender Holdback to Commercial Lender LLC	\$25,000.00	
900. Items Requested 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 \$221,000.00		
1105. Owner's title policy limit \$220,000.00		
1106. Title - Buyer Settlement Fee to Premier Settlements & Title Services, LLC	\$573.00	
1107. Title - Seller Settlement Fee to Premier Settlements & Title Services, LLC		\$350.00
1108. Title - Title Abstract to American Title Services, Inc.	\$300.00	
1109. Title - Electronic Document Storage to Premier Settlements & Title Services, LLC	\$60.00	
1110. Title - Dead 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 Fee: Deed \$60.00 Mortgage \$115.00 Release \$ to Clerk of the Circuit Court	\$175.00	
1202. City/County tax/stamp Deed \$850.00 Mortgage \$0.00 to Clerk of the Circuit Court	\$425.00	\$425.00
1203. State tax/stamp Deed \$1,100.00 Mortgage \$0.00 to Clerk of the Circuit Court	\$550.00	\$550.00
1204. Reconciliation Tax - County (Deed) to Clerk of the Circuit Court	\$836.00	\$836.00
1205. Reconciliation 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 N)	\$39,747.13	\$2,161.00

See signature addendum

FB Real Estate, LLC, a Maryland Limited Liability Company

By: *Jahma Burt*  
Facility Director, Sole Member

*2/10/20*  
Date

*John Lynch*  
John Lynch

*2/6/20*  
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

Settlement Agent

*[Signature]*

*2/6/20*  
Date

[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 Deed Reference: /07342/ 00381  
 HAGERSTOWN MD 21740-

**Location & Structure Information**

Premises Address: 18132 MAUGANS AVE Legal Description: LOT 75X251 0.39 ACRES  
 HAGERSTOWN 21740-0000 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 Type: NON-ARMS LENGTH OTHER	Date: 10/23/2023 Deed1: /07342/ 00381	Price: \$80,000 Deed2:
Seller: M & T BANK Type: NON-ARMS LENGTH OTHER	Date: 06/26/2018 Deed1: /05780/ 00255	Price: \$80,000 Deed2:
Seller: DAVIS EDWARD G Type: NON-ARMS LENGTH OTHER	Date: 03/29/2018 Deed1: /05717/ 00268	Price: \$105,525 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:

[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 Deed Reference: /05140/ 00472  
 HAGERSTOWN MD 21740-0000

**Location & Structure Information**

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

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

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 Type: NON-ARMS LENGTH OTHER	Date: 01/07/2016 Deed1: /05140/ 00472	Price: \$72,800 Deed2:
Seller: POE STEPHEN S Type: NON-ARMS LENGTH OTHER	Date: 04/22/2015 Deed1: /04950/ 00028	Price: \$136,000 Deed2:
Seller: BRICKER GARY L & CARLA F Type: ARMS LENGTH IMPROVED	Date: 05/05/2008 Deed1: /03491/ 00626	Price: \$184,000 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 properties. 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 property 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 supported, 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 properties across from it and nearby, further supporting 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—particularly 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.

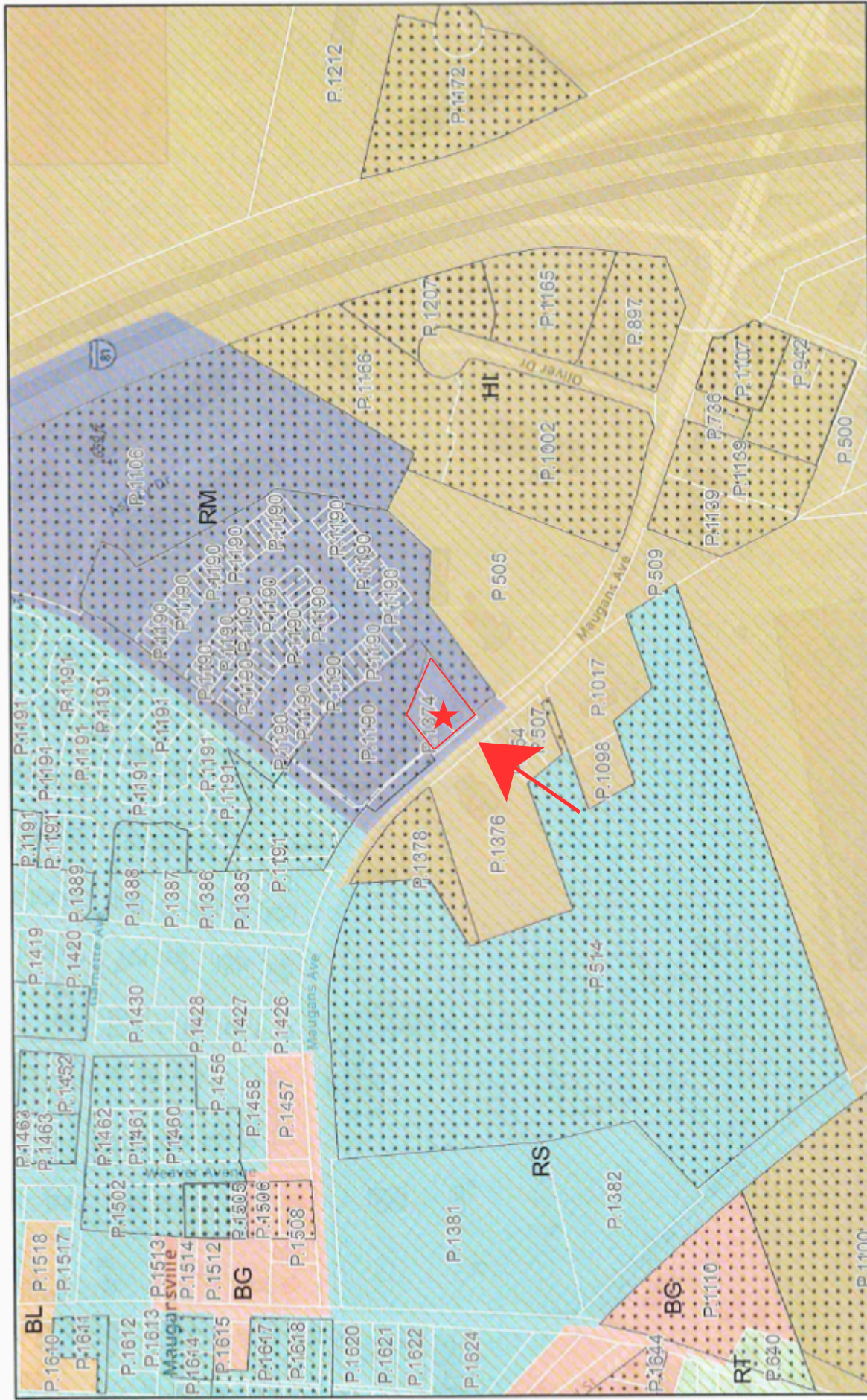
In conclusion, we respectfully submit that reclassifying the subject properties located at 18128 and 18132 Maugans Avenue, Hagerstown, Maryland 21740, from “RM – Residential Multifamily” to “HI – Highway Interchange” is a logical and well-supported action based on the evidence and analysis presented 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

BL HI RM

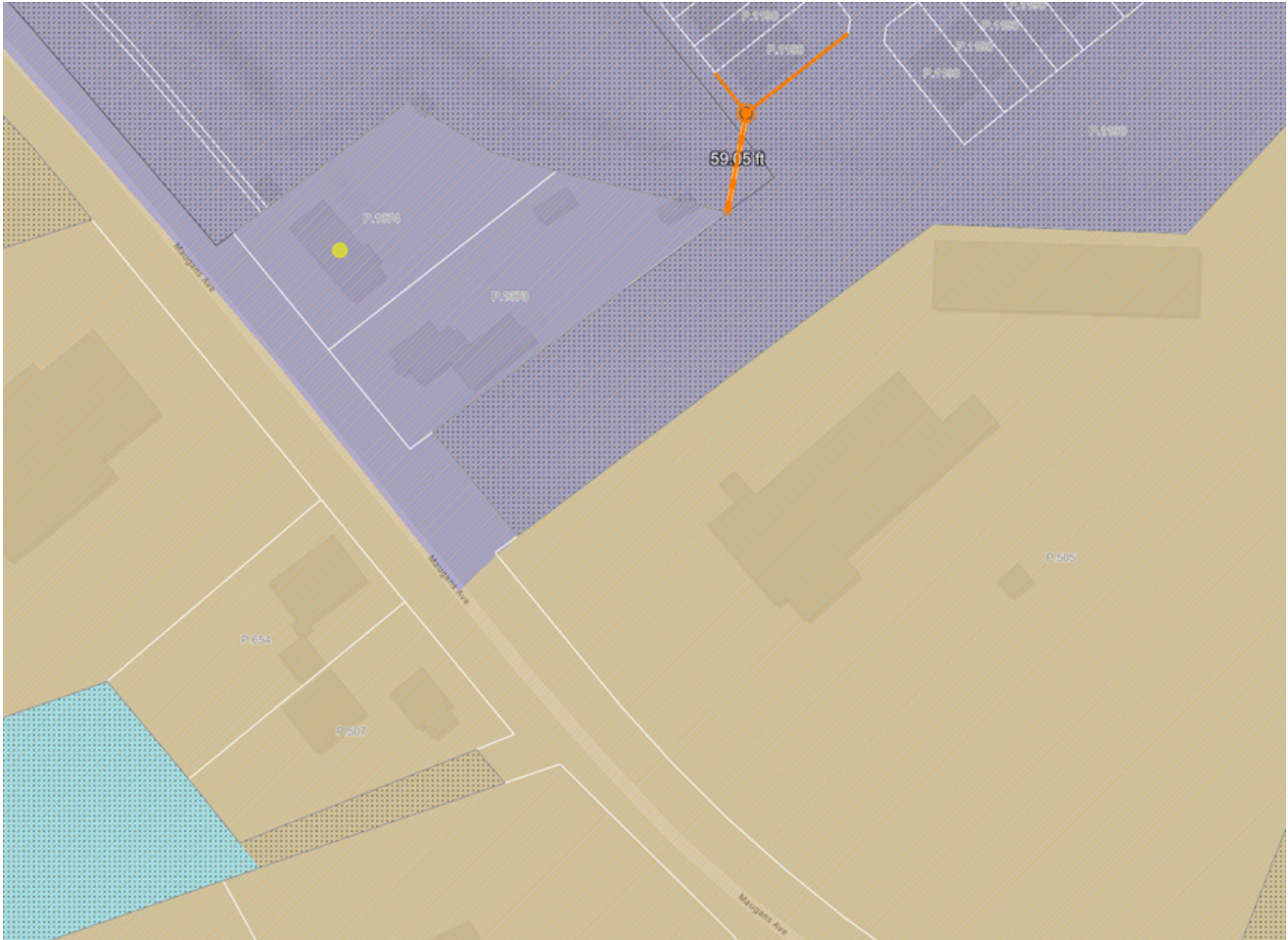
RS

RT

World\_Hillshade

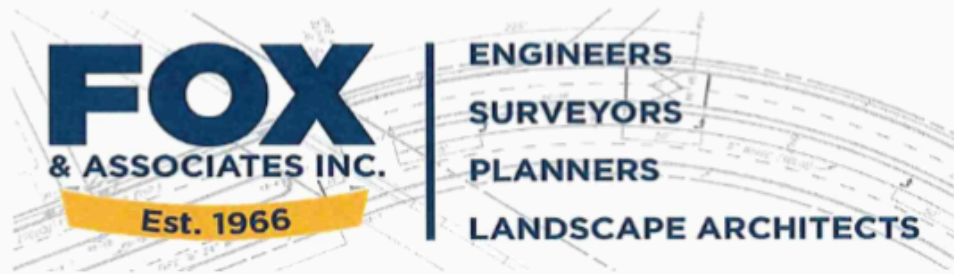
Sources: Esri, Vantor, Airbus DS, USGS, NOAA, NASA, CGAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasyrisen, Rijkswaterstaat, GSA, Geoland,

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)





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

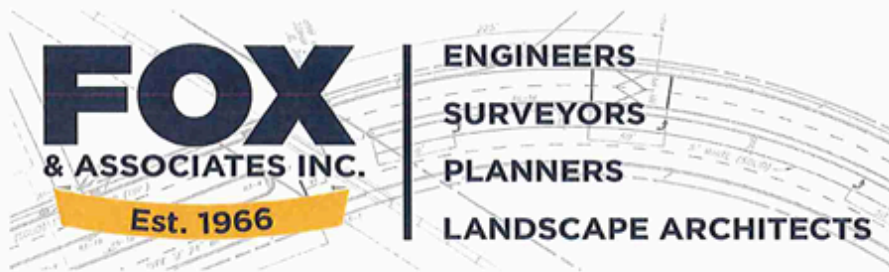
RE: 18128 Maugans Ave, Hagerstown, MD (Tax Map 0243, Parcel 1374)  
18132 Maugans Ave, Hagerstown, MD (Tax Map 0243, Parcel 1373)

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



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





981 Mt. Aetna Road  
Hagerstown, MD 21740  
Phone: 301-733-8503  
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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)

**AADT: 7,840 (MAUGANS AVE)**   

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 Zoom to

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MARYLAND DEPARTMENT OF TRANSPORTATION

Road: MAUGANS AVE (CO-146)

Road Section:  
ROAD END TO IS 81 (2 Lanes)

Peak Hour Direction: West

Functional Class:  
URBAN Minor Arterial

Ann. Vehicle Miles Traveled: 2.29 mil.

AADT by Vehicle Type:

- Car: 6,492
- Pickup Truck: 1,221
- Motorcycle: 89
- Bus: 0
- Truck (Single Unit): 38
- Truck (Combination Unit): 0

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



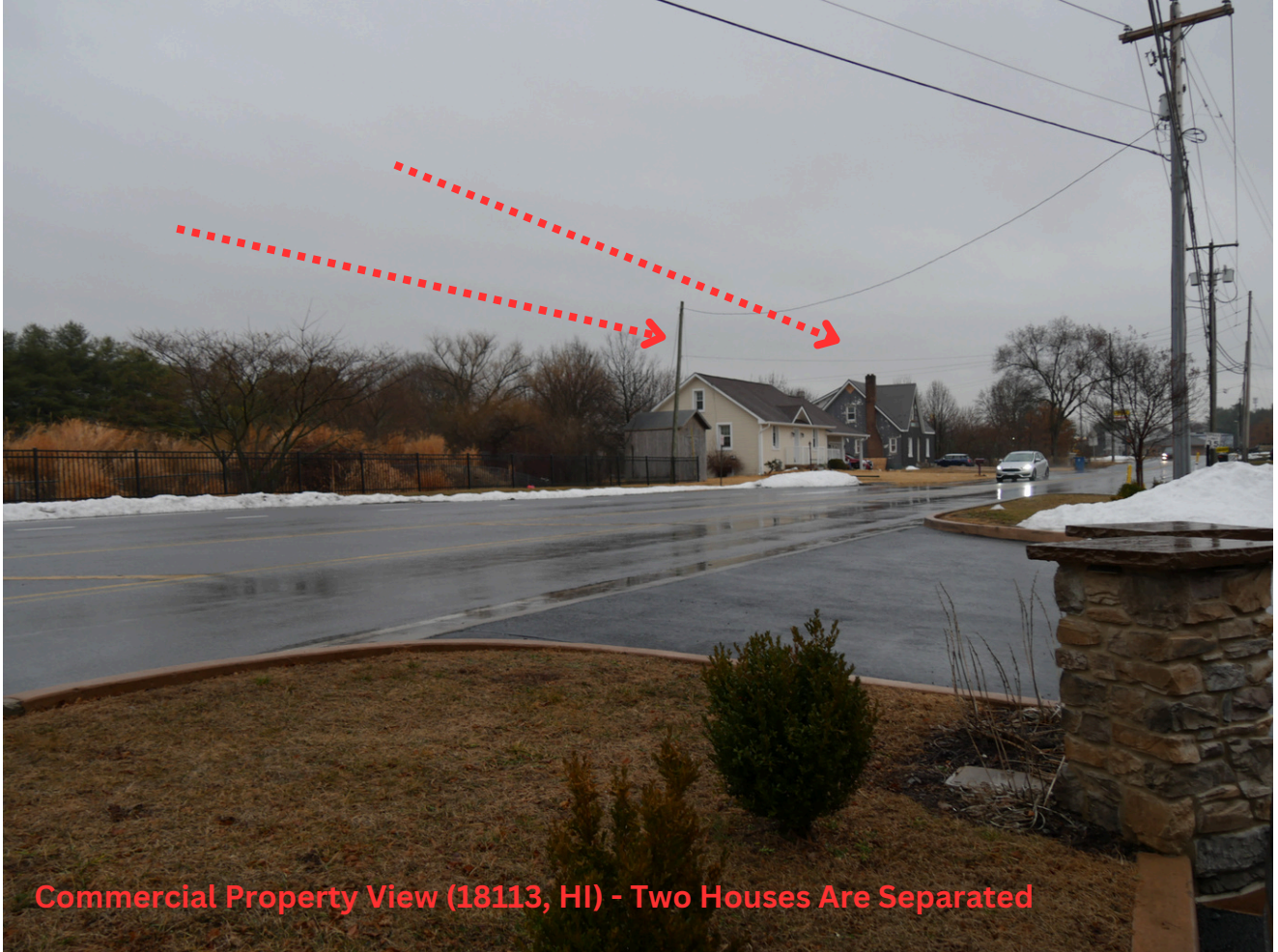
Side View - Alleghany Ag (HI), Martins Garage (HI)



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 Murgans Ave Commercial Properties**



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



Entrance To "RM" Zone, Secluded Entrance



**Application for Map Amendment  
Staff Report and Analysis**

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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

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**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**

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

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..."<sup>1</sup> This is achieved through implementing recommendations within the County Comprehensive Plan and the Water and Sewerage Plan to provide for services in a

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<sup>1</sup> 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

	<u>2016</u>	<u>2022</u>
<u>Maugans Ave West of Oliver Drive</u>	4,910	9,847
<u>Seneca Ridge Drive North of Maugans Ave</u>	1,471	1,914
<u>Shawley Drive South of Maugans Ave</u>	2,228	2,532
<u>Sunrise Ave North Of Maugans Ave</u>	531	453
<u>Oliver Dr North Of Maugans Ave</u>	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:**

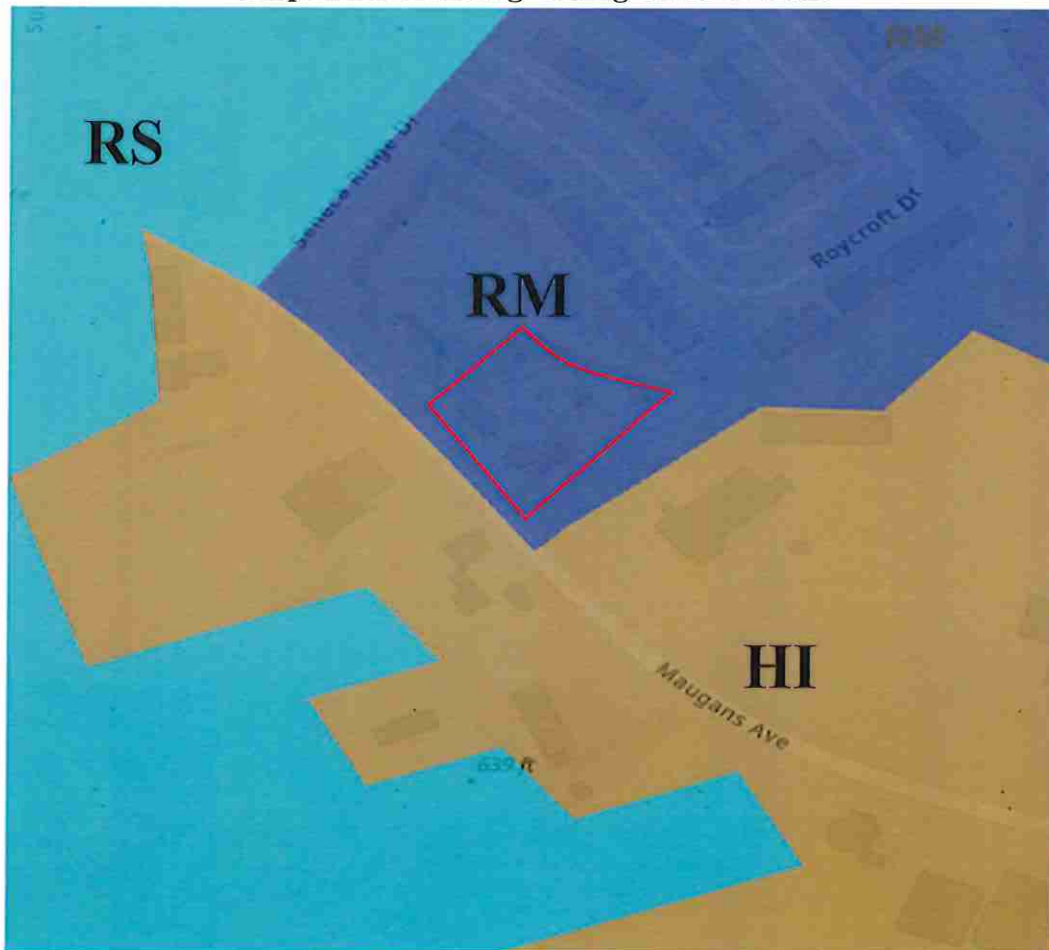
### **A. Zoning**

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.”<sup>2</sup>*

#### **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*

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<sup>2</sup> 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:

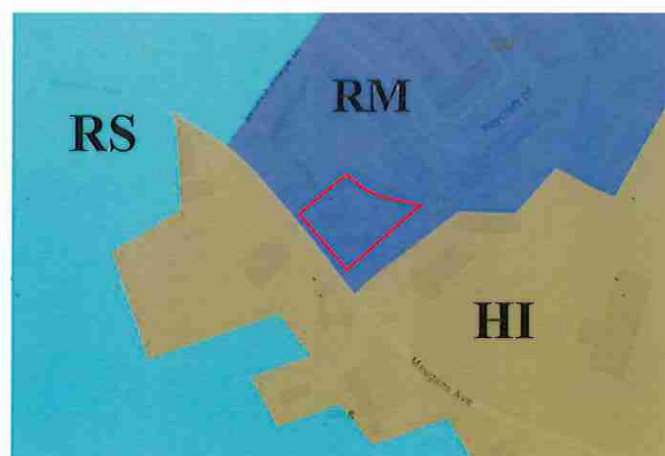
1. A failure to take into account projects or trends probable of fruition;
2. Decisions based on erroneous information;
3. Facts that later prove to be incorrect;
4. Events that have occurred since the current zoning; or
5. Ignoring facts in evidence at the time of zoning application.

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.<sup>3</sup> 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**

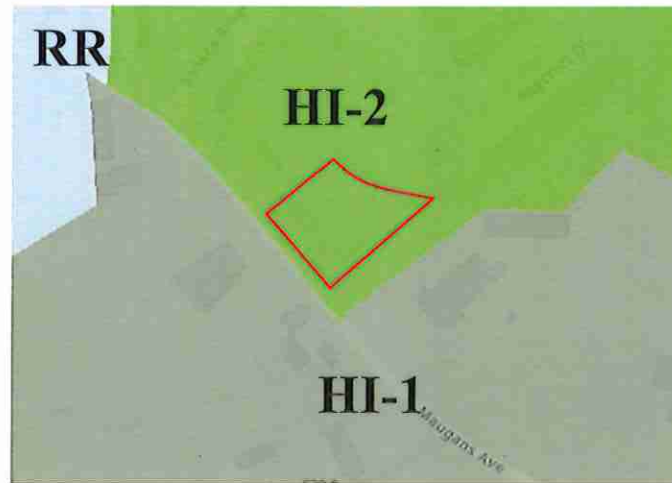


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<sup>3</sup> Washington County Ordinance No. ORD-2012-08

- 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.<sup>5</sup> While this number may be inflated by external factors,<sup>6</sup> 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

**Annual Report Worksheet**  
**Reporting Calendar Year (CY2025)**  
**For counties issuing 50 or more residential permits**

**Section I: New Residential Permits Issued (Inside and Outside the PFA)**  
**(§1-208(c)(1)(i) and (c)(3)(ii))**

**(A)** In Table 1, *New Residential Permits Issued (Inside and Outside the PFA)* below, enter the number of new residential building permits issued in CY2025. Enter 0 if no new residential building permits were issued in 2025.

**Table 1: New Residential Permits Issued  
 Inside and Outside the Priority Funding Area (PFA)**

Residential – Calendar Year 2025	PFA	Non - PFA	Total
New Residential Permits Issued	98	57	155

**Note:** *If new residential permit data is not available or tracked, jurisdictions are encouraged to begin a process to track the number of new residential permits approved. MDP will accept new residential occupancy permits as a substitute for new residential permits, provided that the jurisdiction represents the data as new occupancy permits, rather than new residential permits, in this template or other reporting form submitted to MDP. Similarly, if permitting data that specifies within and without of the PFA is not available, and the jurisdiction submits data related to a locally defined growth area, instead of PFAs, then the jurisdiction should consider a future process to track permits within the PFA. MDP will accept permit or occupancy data specific to a locally defined growth area, provided that the jurisdiction represents the data as such in this template or another reporting form submitted to MDP, rather than as PFA.*

**Annual Report Worksheet**  
**Reporting Calendar Year (CY2025)**  
**For counties issuing 50 or more residential permits**

**Section II: Amendments and Growth Related Changes In Development Patterns**  
**(§1-207(c)(1) through (c)(4))**

*Note: Growth related changes in development patterns are changes in land use, zoning, transportation capacity improvements, new subdivisions, new schools or school additions, or changes to water and sewer service areas.*

**(A)** Were any new comprehensive plan or plan elements adopted? If yes, briefly summarize what was adopted. Y  N

Washington County adopted the 2040 Comprehensive Plan, the County’s update to its 2002 Comprehensive Plan, on August 26, 2025. The Plan became effective October 1, 2025. Following adoption, the County began the related functional plan update for the Water and Sewerage Plan to incorporate water and wastewater information from the 2040 Comprehensive Plan. Anticipated completion of the Water and Sewerage Plan is 2027. County staff have analyzed and developed a revised septic tiers map as recommended by the Growth Management and Land Use chapter of the Plan. The County also anticipates beginning the comprehensive rezoning associated with implementation of the 2040 Comprehensive Plan in 2027. <https://www.washco-md.net/planning-zoning/comp-plan-2040/>

**(B)** Were there any amendments to zoning regulations or the zoning map? If yes, briefly summarize each amendment, include an updated zoning map, and/or GIS shapefile, if available. Y  N

Case Number	Name	Location	Total Acres	From Zone	To Zone	Decision Date
RZ-25-001	Horst	6821 Sharpsburg Pike	1.68	P	RB	6/30/2025
DP-20-001	Black Rock PUD Expiration	10954 Sasha Boulevard	220	RT PUD	RT	11/3/2025
RZ-25-005	Washington County Planning Commission (Text)	Accessory Dwelling Units Articles, 3, 4, 7A, 8, 9, 10, 11, 12, 19, 19C, 22 and 28A	n/a	n/a	n/a	10/14/2025
RZ-25-006	Fast Gas Company	Virginia Avenue at Brookmeade Circle	0.891	RT	HI	11/4/2025

**RZ-25-001**

- Piecemeal application – Zoning Ordinance map amendment to create a Rural Business floating zone over 1.68 acres, located on the east side of Sharpsburg Pike. The property, located at 6821 Sharpsburg Pike, will be used for a tire repair shop. The underlying zoning is Preservation with Antietam Overlay 2.

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**DP-20-001**

- A Planned Unit Development was approved in November 2002 in the area of 10954 Sasha Boulevard for approximately 220 acres and a subsequent plan was approved in 2008. Because construction did not commence within one year of approval and no requests for extensions were applied for, this PUD was deemed invalid as of November 3, 2025. Reference: The Mt. Aetna Advocacy Group, et. al. Petition for Judicial Review of BZA Decision (AP2022-021) and Circuit Court Case No. C-21-CV-22-00424.

**RZ-25-005**

- Text application – Zoning ordinance text amendment to create a new housing type of Accessory Dwelling Units Articles, 3, 4, 7A, 8, 9, 10, 11, 12, 19, 19C, 22 and 28A

**RZ-25-006**

- Piecemeal application – Zoning Ordinance map amendment to rezone three parcels located on the north side of Virginia Avenue, near Brookmeade Circle from Residential Transition to Highway Interchange. The properties, located at 16512 Virginia Avenue, 16514 Virginia Avenue and Brookmeade circle, are .29 acres, .29 acres and .31 acres, respectively, and will be used for commercial purposes.

**(C)** Were there growth-related changes, including land use, annexations, zoning ordinance changes, new schools, changes in water or sewer service areas, municipal annexations that changed municipal or unincorporated area boundaries? If yes, describe or attach a map of the changes and/or GIS shapefile, and describe how they are consistent with internal, state, or adjoining jurisdiction plans.

Y  N

**Hagerstown Annexation: A-2024-02**

- The 'I-70 ROW/MVA/SHA/Col Henry K Douglas Drive ROW' annexation is located along the south side of Interstate 70 and the north side of Colonel Henry K Douglas Drive. It consists of 40.27 acres, and was effective January 31, 2025. County Zoning was Highway Interchange, new City Zoning will be Industrial-Mixed Use.

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Funkstown Annexation: 2025-01

- The 'Lyles Emmert' annexation is located on the east side of Emmert Road in the 300 block. It consists of .58 acres and was effective June 26, 2025. County Zoning was Residential Transition and new Town zoning will be Town Residential.

WS-25-001

- Property owner requests to change both water and sewer designations of 45 acres located in the area of 10313 Arnett Drive. A site plan for commercial development is planned for this area with a designation of W-5/S-3. The request is to change the designation to W-1/S-1. Administrative Amendment due to mapping error effective August 11, 2025.

WS-25-002

- Town of Boonsboro request to change both water and sewer designations for 1.84 acres at the northeast corner of Main Street (US40Alt) and Ostertag Pass. A commercial development is planned with a designation of W-5/S-5. The request is to change the designation to W-1/S-1. Administrative Amendment due to mapping error effective September 16, 2025.

WS-25-005

- Property owner request to change sewer designation for 3.46 acres at 11844 Mapleville Road. Commercial development is planned with a designation of S-5. The request is to change the designation to S-1. Administrative Amendment due to mapping error effective November 13, 2025.

WS-25-006

- Property owner request through consultant to change both water and sewer designations for 5.9 acres on the east side of Eastern Boulevard, approximately 700' south of the intersection with Antietam Drive. Use of the property is determined by the City of Hagerstown with a designation of W-5/S-5. The request is to change the designation to W-1/S-1. Administrative Amendment due to mapping error effective December 10, 2025.

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**(D)** Did your jurisdiction identify and/or implement recommendations related to the following general planning topics, to improve the local planning and/or development process? Please select all that apply. Y  N

<input type="checkbox"/> Green Infrastructure	<input type="checkbox"/> Revitalization and Infill
<input type="checkbox"/> Zoning Reform	<input type="checkbox"/> Bike/Ped Planning
<input type="checkbox"/> Climate Change	<input type="checkbox"/> Commercial
<input type="checkbox"/> Affordable/Workforce Housing	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> Equity	<input type="checkbox"/> Sustainable Growth
<input type="checkbox"/> Resilience	<input type="checkbox"/> Placemaking
<input type="checkbox"/> Water/Air Quality	<input type="checkbox"/> Aging Population
<input type="checkbox"/> Water/Sewer Capacity	<input type="checkbox"/> Sensitive Area Preservation
<input type="checkbox"/> Brownfield Remediation	<input type="checkbox"/> Expedited Review for Preferred Projects

Please describe any other planning improvements identified or implemented in CY2025.

n/a

**(B)** Have all Planning (Commission/Board) and Board of Appeals members completed [the Maryland Planning Commissioners Association \(MPCA\) training course](#)?

Y  N

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**Section III: Development Capacity Analysis (DCA)(§1-208(c)(1)(iii))**

*Note: MDP provides technical assistance to local governments in completing development capacity analyses. Please contact your MDP regional planner for more information.*

**(A)** Has an updated DCA been submitted with your annual report or to MDP within the last three years? Y  N

1. If no, explain why not, such as, no substantial growth changes.

No DCA was submitted within the past three years because the County wanted to wait until the approval and adoption of the 2040 Comprehensive Plan (which became effective October 1, 2025) before reporting what staff believes to be accurate development capacity numbers to MDP. As the Comprehensive Plan went through the public review process, citizen requests altered land use assignments which had a direct impact on development capacity calculations. The DCA reported in Section III (B) below are reflective of the land use changes that were approved with the adoption of the 2040 Comprehensive Plan.

2. If yes, when was the last DCA submitted? Identify month and year:

*Note: A DCA is not due if a comprehensive plan was updated in the past three years (CY2023-2025). MDP recommends that jurisdictions share DCAs with local school boards and facilities planners.*

3. Was the DCA shared with the local school board facilities planner? Y  N

**(B)** Using the most current DCA available, provide the following data on capacity inside and outside the PFA in *Table 2, Residential Development Capacity (Inside and Outside the PFA)*:

**Table 2: Residential Development Capacity (Inside and Outside the PFA)**

Parcels & Lots w/ Residential Capacity	PFA	Non – PFA	Total
<b>Residentially Zoned Acres w/ Capacity</b>	7,299	118,836	126,135
<b>Residential Parcel &amp; Lots w/Capacity</b>	2,193	4,145	6,338
<b>Residential Capacity (Units)</b>	31,203	21,063	52,266

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**Section IV: (Locally) Funded Agricultural Land Preservation & Local Land Use Goal (Counties Only) ([§1-208\(C\)\(1\)\(iv and v\)](#))**

(A) How many acres were preserved using **local** agricultural land preservation funding? Enter 0 if no land was preserved using **local** funds. Enter the value of local program funds, if available.

**Table 3: Locally Funded Agricultural Land Preservation\***

<u>Local</u> Preservation Program Type	Acres	Value (\$)
<b>MALPF Easements (10)</b>	1,132.47	\$6,181,447.59
<b>Rural Legacy Easements (3)</b>	308.93	\$1,068,203.90
<b>MARBIDCO (1)</b>	15.22	\$52,880.00
<b>Total</b>	1456.62	\$7,302,531.49

*\*State funded agricultural land preservation acres and values are not required to be reported as state funding is documented. If including state funded land preservation, please separate the locally funded contributions and data, accordingly.*

(B) What is the county’s established local land use percentage goal? This percentage should include land uses within PFAs, not including PFA comment areas

Washington County does not have a percentage goal for land preservation efforts. The County has had a long-established acreage goal of 50,000 acres.

(C) What is the timeframe for achieving the local land use percentage goal? **20-30** Years.

(D) Has there been any progress in achieving the local land use percentage goal?

Yes, more than 43,500 acres of land has been permanently preserved across all programs since the start of the County’s participation in agricultural land preservation over 40 years ago.

(E) What are the resources necessary (e.g. legislative actions (programs incentives), functional planning, and capital funding) for infrastructure inside the PFAs?

Additional growth-related funding for water and sewer infrastructure projects, transportation facilities, workforce housing, business development and neighborhood revitalization would advance local needs within the community. Streamlining regulations that have similar goals but require dedicated infrastructure to accomplish required mandates (i.e., programs that address water quality) would also be beneficial.

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**(F)** What are the resources necessary (e.g. legislative actions (program incentives and zoning changes), preservation planning, and easement funding) for land preservation outside the PFAs?

- a. Promote the Agricultural Preservation program(s) as a method to incentivize farmers to preserve their land until funds become available for permanent easements.
- b. Seek out permanent funding sources that can sustain agricultural easements and development rights acquisition.
- c. Place an emphasis on preserving large contiguous blocks of permanent farmland in excess of 1,000 acres by factoring this variable more heavily in the priority ranking system.
- d. Implement strategies that deter land uses that would remove large blocks of prime agricultural land from active farm production.
- e. Promote start up assistance and provide educational awareness to inspire a new generation of young farmers.
- f. Provide and highlight additional agritourism opportunities for farmers to expand operations with value added products and agricultural industry type uses.

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**Section V: Measures and Indicators ([§1-208\(c\)\(1\)](#))**

*Note: Measures and Indicators, Section V, is only required for jurisdictions issuing more than 50 new residential building permits in the reporting year, as reported in Table 1.*

**Table 4A: Amount of Residential Growth (Inside and Outside the PFA)**

Residential – Calendar Year 2025	PFA	Non - PFA	Total
<b>1.Total Units Approved on an Existing Lot</b>	4	10	14
<b>2.Gross Acres of Existing Lots in Row 1</b>	1.82	90.88	92.7
<b>3.Net Acres of Existing Lots in Row 1</b>	1.82	90.88	92.7
<b>4.Total Minor Subdivisions Approved</b>	5	16	21
<b>5.Total Minor Subdivision Lots Approved</b>	6	16	22
<b>6.Total Residential Units Approved in Minor Subdivisions*</b>	6	16	22
<b>7.Gross Acres of All Approved Minor Subdivisions</b>	10.98	181.6	192.58
<b>8.Net Lot Area** in Acres of All Approved Minor Subdivisions</b>	6.94	116.35	123.29
<b>9.Total Major Subdivisions Approved</b>	4	0	4
<b>10.Total Major Subdivision Lots Approved</b>	82	0	82
<b>11.Total Residential Units Approved in Major Subdivisions</b>	82	0	82
<b>12.Gross Acres of All Approved Major Subdivisions</b>	39.72	0	39.72
<b>13.Net Lot Area** in Acres of All Approved Major Subdivisions</b>	33.24	0	33.24
<b>14.Total Residential Units Approved (Minor + Major Subdivisions + Existing Lots)</b>	92	26	118
<b>15.Total Residential Units Constructed (CofO)</b>	104	53	157
<b>16.Total Residential Units Demolished***</b>	2	1	3
<b>17.Total Residential Units Reconstructed/Replaced***</b>	2	5	7

\* The number of residential units may be greater than the number of lots if they include duplexes, triplexes. or multifamily

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*\*\*Net lot area is the sum of all developed lots, minus open spaces and right-of-way, other publicly dedicated land.*

*\*\*\*Not required.*

**Table 4B: Net Density of Residential Growth (Inside and Outside PFAs)**

Residential – Calendar Year 2025	PFA	Non – PFA	Total
<b>1.Total Units Approved in Development Plans</b>	88	16	104
<b>2.Total Net Acres of Development Parcels in Row 1</b>	40.18	116.35	156.53
<b>3.Total Net Acres of Existing Lots in Row 1</b>	0	0	0

*\*Net lot area is the sum of all developed lots, minus open spaces and right-of-way, other publicly dedicated land.*

**Table 4C: Share of Residential Growth (Inside and Outside the PFA)**

Residential – Calendar Year 2025	PFA	Non – PFA	Total
<b>1.Total Units Approved on Existing Lots</b>	4	10	14
<b>2.Gross Acres of Existing Lots in Row 1</b>	1.82	90.88	92.7
<b>3.Net Acres of Existing Lots in Row 1</b>	1.82	90.88	92.7
<b>4.Total Units Approved (Major + Minor Subdivisions + Existing Lots + Units in Commercial Site Plans)</b>	92	26	118
<b>5. % of Total Units (Approved Residential Units)</b>	78	22	100%

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Table 4D: Amount of Commercial Growth (Inside and Outside the PFA)

Commercial – Calendar Year 2025	PFA	Non - PFA	Total
<b>Site Plans</b>			
<b>1.Total # of Commercial Site Plans Approved</b>	14	13	27
<b>2.Gross Acres of All Approved Commercial Site Plans</b>	98.85	96.73	195.58
<b>3.Gross Building Area Approved in Square Feet for Commercial Site Plans</b>	213,530	371,551	585,081
<b>Building Permits</b>			
<b>5.Total Commercial Building Permits Issued</b>	29	7	36
<b>6.Gross Building Area Constructed in Square Feet for issued Building Permits</b>	1,547,112	26,682	1,573,794
<b>7.Number of residential units approved as part of a commercial site plan (mixed-use), if any. *Only applies to jurisdictions with at least 150,000 residents</b>	0	0	0

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**Section VI: Adequate Public Facility Ordinance (APFO) Restrictions ([§7-104](#))**  
**(Section VI is only required by jurisdictions with adopted APFOs)**

*Note: Jurisdictions with adopted APFOs must submit a biennial APFO report. The APFO report is due by July 1 of each even year and covers the reporting period for the previous two calendar years. APFO reports for CY2024 and CY2025 are due July 1, 2026. However, jurisdictions are encouraged to submit an APFO report on an annual basis. See MDP's new [APFO website](#) and [2025 NCSG APFO Report](#).*

(A) Does your jurisdiction have an adopted APFO? Y  N

If No, skip this Section.

If Yes, continue to (B).

(B) What type of infrastructure is monitored and may trigger development approval restrictions or require a developer to address deficiencies? (List each for schools, roads, water, sewer, stormwater, health care, fire, police or solid waste.)

The Washington County APFO applies to infrastructure including: Roads, Schools, Sewage Disposal Systems, Water Supply and Distribution Systems and Fire Protection.

(C) Has APFO impacted development approvals within the PFA? Y  N

The County's current APFO has impacted one (1) residential subdivision approval during the 2025 reporting period.

(D) If APFO has delayed, limited, or denied development, defined here as a "restriction":

1. Are there infrastructure or service facility deficiencies that have triggered denials of development requests, or held up development approvals? Y  N

The state rated capacity of the elementary school serving this residential development exceeds 120%

*Note: This does not include APFO required developer-funded projects, or phased development approvals due to APFO limitations, or APFO required study areas for approval.*

2. Can the impact area of facility deficiencies/ development restrictions, which temporarily delay development approvals, be mapped? Y  N

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(E) If yes for (C), where is each restriction located? (Identify on a map, including PFA boundary.) **Hickory Elementary School Attendance District**

1. Describe what is causing each restriction.

The current enrollment in the Hickory Elementary School Attendance District exceeds 120% of State Rated Capacity, therefore a 59-unit Townhouse development cannot be approved.

2. If applicable, what is the proposed resolution of each restriction?

The New Downsville Elementary School is under construction and is due to open for the 2027-2028 school year. When Downsville Elementary opens, Hickory Elementary will close its doors. This will cause a redistricting of the school attendance districts in this portion of the County. The development that is currently being held up due to APFO School issues will be reassigned to Lincolnshire Elementary School and new attendance zones, enrollment and capacity have yet to be determined.

3. If applicable, what is the estimated date to resolve each restriction?

This issue will be resolved prior to the start of the 2027-2028 school year.

(E) If a development restriction has been addressed, what was the resolution that lifted each restriction?

New School Construction and attendance zone redistricting, currently in progress.

(F) If a development restriction has been addressed, when was each restriction lifted?

New School Construction and attendance zone redistricting, currently in progress.

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**Section VII: Planning Survey Questions (Optional)**

*This information can help MDP and MDOT staff to identify potential pedestrian/bicycle projects and their funding.*

**(A)** Does your jurisdiction have a bicycle and pedestrian plan? Y  N

1. Plan name
2. Date Completed (MM/DD/YR)
3. Has the plan been adopted? Y  N
4. Is the plan available online? Y  N
5. How often do you intend to update it? (Every \_\_\_\_ years)
6. Are existing and planned bicycle and pedestrian facilities mapped? Y  N

**(B)** Does your jurisdiction have a transportation functional plan in addition to a comprehensive plan? Y  N

1. Plan name
2. Date completed (MM/DD/YY)
3. Has the plan been adopted? Y  N
4. Is the plan available online? Y  N
5. How often do you intend to update it? (Every \_\_\_\_ years)

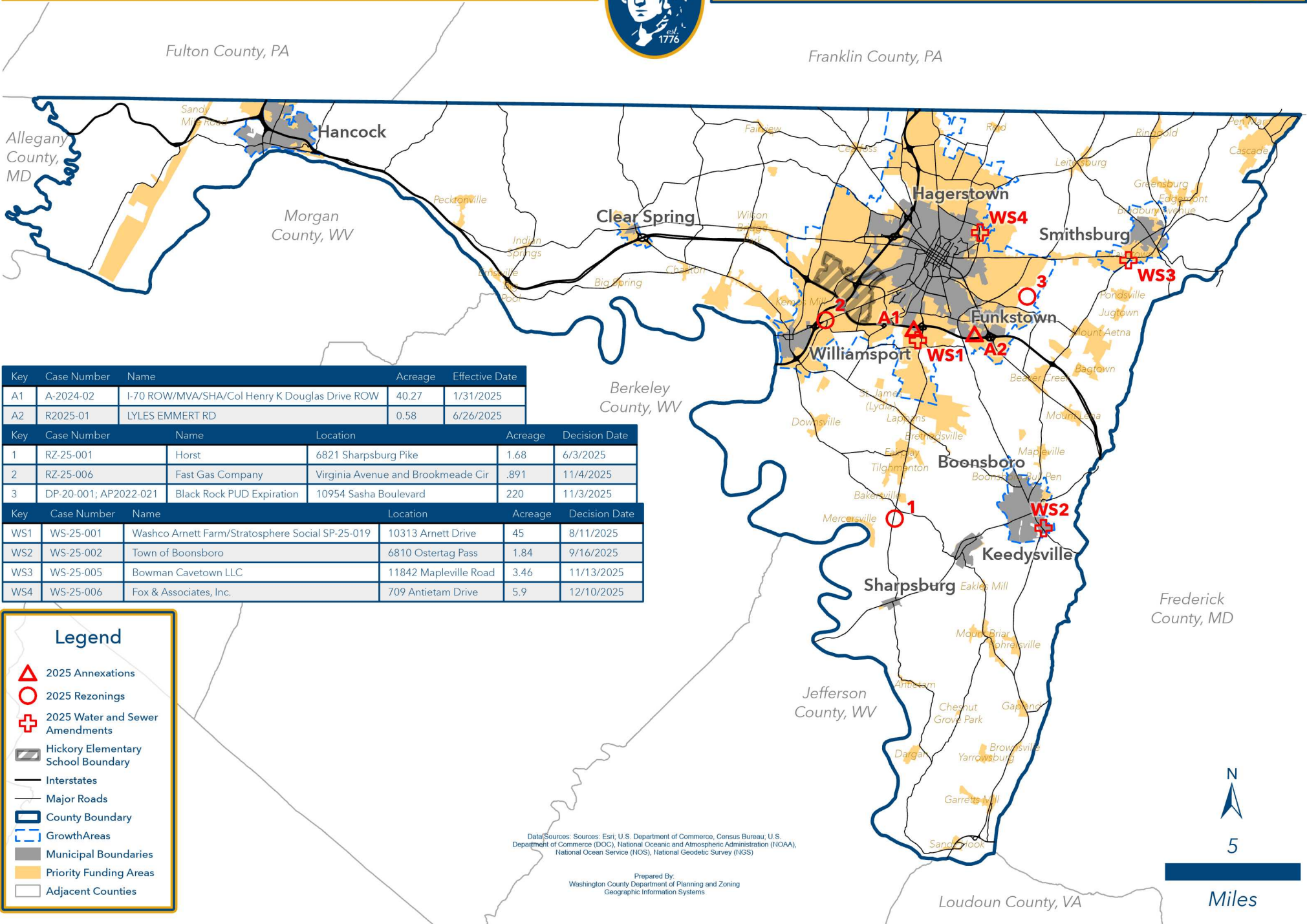
**(C)** Has your jurisdiction completed and submitted a five-year mid-cycle comprehensive plan implementation review report this year? Y  N

If yes, please include the 5-Year Report as an attachment.

*Note: To find out if your jurisdiction is scheduled to submit this report, consult the Transition Schedule (Counties/Municipalities) section located at:*  
<https://planning.maryland.gov/pages/OurWork/compPlans/ten-year.aspx>

**END**

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Key	Case Number	Name	Acreage	Effective Date
A1	A-2024-02	I-70 ROW/MVA/SHA/Col Henry K Douglas Drive ROW	40.27	1/31/2025
A2	RZ2025-01	LYLES EMMERT RD	0.58	6/26/2025

Key	Case Number	Name	Location	Acreage	Decision Date
1	RZ-25-001	Horst	6821 Sharpsburg Pike	1.68	6/3/2025
2	RZ-25-006	Fast Gas Company	Virginia Avenue and Brookmeade Cir	.891	11/4/2025
3	DP-20-001; AP2022-021	Black Rock PUD Expiration	10954 Sasha Boulevard	220	11/3/2025

Key	Case Number	Name	Location	Acreage	Decision Date
WS1	WS-25-001	Washco Arnett Farm/Stratosphere Social SP-25-019	10313 Arnett Drive	45	8/11/2025
WS2	WS-25-002	Town of Boonsboro	6810 Ostertag Pass	1.84	9/16/2025
WS3	WS-25-005	Bowman Cavetown LLC	11842 Mapleville Road	3.46	11/13/2025
WS4	WS-25-006	Fox & Associates, Inc.	709 Antietam Drive	5.9	12/10/2025

**Legend**

- 2025 Annexations
- 2025 Rezonings
- 2025 Water and Sewer Amendments
- Hickory Elementary School Boundary
- Interstates
- Major Roads
- County Boundary
- Growth Areas
- Priority Funding Areas
- Adjacent Counties

Data/Sources: Sources: Esri, U.S. Department of Commerce, Census Bureau, U.S. Department of Commerce (DOC), National Oceanic and Atmospheric Administration (NOAA), National Ocean Service (NOS), National Geodetic Survey (NGS)

Prepared By:  
Washington County Department of Planning and Zoning  
Geographic Information Systems



5



Miles



**Plan Review Projects Initialized - April 01, 2026 - April 30, 2026**

Land Development Reviews								
Record #	Type	Status	Opened Date	Accepted Date	Title	Location	Consultant	Owner
S-26-016	Final Plat	In Review	04/07/2026	4/13/2026	FINAL PLAT FOR THE VILLAGE AT VALENTIA RIDGE - PHASE 1	10300 MANOR HOUSE TRAIL HAGERSTOWN, MD 21740	APEX LAND SOLUTIONS LLC	VALENTIA LAND DEVELOPMENT LLC
S-26-017	Final Plat	In Review	04/16/2026	4/23/2026	BOWMAN CEDAR SPRINGS - PLAT	16300 WORKFORCE WAY HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	BOWMAN 2000 LLC
FS-26-010	Forest Stand Delineation	Approved	04/13/2026	4/13/2026	FOREST STAND DELINEATION FOR KEN HILL		FREDERICK SEIBERT & ASSOCIATES	HILL KENNETH RICHTER MONICA LENA
FS-26-009	Forest Stand Delineation	In Review	04/08/2026	4/9/2026	FOREST STAND DELINEATION FOR GREGORY STRITE	12807 PECKTONVILLE ROAD BIG POOL, MD 21711	APEX LAND SOLUTIONS LLC	STRITE GREGORY A SR
FS-26-008	Forest Stand Delineation	Approved	04/02/2026	4/7/2026	CRCH SOLAR - FOREST STAND DELINEATION REVIEW		KYLE CARPENTER	CEDAR RIDGE CHILDREN'S HOME AND SCHOOL INC
SIM26-014	IMA	Active	04/30/2026		4931 MOUNT BRIAR ROAD KE	4931 MOUNT BRIAR ROAD KEEDYSVILLE, MD 21756	TRIAD ENGINEERING	LEISINGER FAITH MARIE LEISINGER JESSE LEE
SIM26-013	IMA	Active	04/21/2026		CONSERVIT INC NORTH YARD	18604 LESLIE DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	CONSERVIT INC
SIM26-012	IMA	Active	04/13/2026		BOONSBORO AMBULANCE & RESCUE	7619 OLD NATIONAL PIKE BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	AMBULANCE & RESCUE SERVICE INC BOO
TWN-26-001	Improvement Plan	Revisions Required	04/10/2026	4/13/2026	MCDONALDS - BOONSBORO		MATTHEW SENENMAN	BOONSBORO WEST 8486 LLC
TWN-26-002	Improvement Plan	In Review	04/30/2026	5/1/2026	TOWN OF HANCOCK WWTP ENR UPGRADE	6502 HESS ROAD HANCOCK, MD 21750	RK&K	HANCOCK MAYOR & COUNCIL
S-26-015	Preliminary-Final Plat	Pending	04/07/2026		PRELIMINARY-FINAL SUBDIVISION PLAT FOR GREGORY STRITE	12807 PECKTONVILLE ROAD BIG POOL, MD 21711		STRITE GREGORY A SR
S-26-018	Preliminary-Final Plat	In Review	04/30/2026	5/1/2026	BLACK ROCK GOLF COURSE LOT 1	20245 MOUNT AETNA ROAD HAGERSTOWN, MD 21742	WASHINGTON CO ENGINEERING	BOARD OF COUNTY COMMISSIONERS OF W
SP-13-034.R01	Redline Revision	Approved	04/27/2026	4/28/2026	PROPOSED OUTDOOR FARMERS MARKET (SATURDAYS ONLY)	16110 EVERLY ROAD HAGERSTOWN, MD 21740		LNA PROPERTIES LLC 16110 EVERLY ROAD
SI-26-008	Simplified Plat	In Review	04/24/2026	4/28/2026	RODRIGUEZ & MORRISON TAYLOR, PARCEL B	15428 CARDINAL HAVEN LANE CLEAR SPRING, MD 21722	FREDERICK SEIBERT & ASSOCIATES	MORRISON-TAYLOR MAUREEN R
SI-26-007	Simplified Plat	Revisions Required	04/15/2026	4/16/2026	COLBY BACHTELL PARCEL A	12779 AILANTHUS DRIVE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	2017 LEITERSBURG PIKE LLC
SP-26-021	Site Plan	In Review	04/29/2026	4/30/2026	TOW MASTER LLC		FREDERICK SEIBERT & ASSOCIATES	16503 HUNTERS GREEN LLC
SP-26-013	Site Plan	Revisions Required	04/09/2026	4/13/2026	MINOR SITE PLAN FOR FT. RITCHIE BUILDING 120	25009 LAKE WASTLER DRIVE CASCADE, MD 21719	FREDERICK SEIBERT & ASSOCIATES	CASCADE PROPERTIES LLC
SP-26-012	Site Plan	In Review	04/07/2026	4/13/2026	LEGACY RESIDENTIAL ELEVATORS	15236 FAIRVIEW ROAD CLEAR SPRING, MD 21722	FREDERICK SEIBERT & ASSOCIATES	LEGACY RESIDENTIAL ELEVATORS LLC
SP-26-010	Site Plan	In Review	04/02/2026	4/8/2026	RED ROOF 5	22637 CAVETOWN CHURCH ROAD SMITHSBURG, MD 21783	R LEE ROYER & ASSOCIATES	MARTIN RONALD B

**Plan Review Projects Initialized - April 01, 2026 - April 30, 2026**

Land Development Reviews								
Record #	Type	Status	Opened Date	Accepted Date	Title	Location	Consultant	Owner
SP-26-017	Site Plan	In Review	04/23/2026	4/28/2026	VALLEY WINE & SPIRITS / BARREL BODEGA	17618 VALLEY MALL ROAD HAGERSTOWN, MD 21740	TRIAD ENGINEERING	ROUNDSTONE RE INVESTMENT LLC
SP-26-014	Site Plan	Revisions Required	04/09/2026	4/13/2026	MINOR SITE PLAN FOR FT. RITCHIE BUILDING 306	14366 RECKORD AVENUE CASCADE, MD 21719	FREDERICK SEIBERT & ASSOCIATES	CASCADE PROPERTIES LLC
SP-26-015	Site Plan	In Review	04/14/2026	4/22/2026	PEARL EVENT CENTER	20659 NATIONAL PIKE BOONSBORO, MD 21713	FOX & ASSOCIATES INC	BMLS LLC
SP-26-018	Site Plan	In Review	04/24/2026	4/28/2026	WASHINGTON COUNTY REGIONAL PARK TRAILS SITE PLAN	20017 MOUNT AETNA ROAD HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	BOARD OF COUNTY COMMISSIONERS OF W
SP-26-011	Site Plan	In Review	04/02/2026	5/12/2026	CRCH SOLAR - FINAL SITE PLAN SUBMISSION		KYLE CARPENTER	CEDAR RIDGE CHILDREN'S HOME AND SCHOOL INC
SP-26-016	Site Plan	Received	04/20/2026	5/1/2026	WESTERN HIGHWAY FUEL CENTER	9659 NATIONAL PIKE PIKE	WASHINGTON CO ENGINEERING	WASH CO COMMISSIONERS
SP-26-019	Site Plan	In Review	04/27/2026	4/28/2026	9738 DOWNSVILLE PIKE LLC	9738 DOWNSVILLE PIKE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	9738 DOWNSVILLE PIKE LLC
SP-26-020	Site Plan	In Review	04/29/2026	4/30/2026	ELMWOOD FARM PROPANE FACILITY	16301 KENDLE ROAD WILLIAMSPORT, MD 21795	FOX & ASSOCIATES INC	FELIXS FOLLY LLC
GP-26-007	Site Specific Grading Plan	In Review	04/16/2026	4/20/2026	JAMSION DOOR			HAGERSTOWN WASHINGTON CO INDUSTRIA
SGP-26-028	Standard Grading Plan	Approved	04/08/2026	4/23/2026	ABBAY ARTZ	17030 BAKERSVILLE ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	
SGP-26-032	Standard Grading Plan	Approved	04/20/2026	4/23/2026	PARADISE HEIGHTS SECTION C MODEL HOME (LOTS 134 & 135)			PARADISE HEIGHTS LAND
SGP-26-026	Standard Grading Plan	In Review	04/06/2026	4/14/2026	PEMBERTON LOT D-1	9821 PEMBROKE DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	GHTTAS HOLDINGS LLC
SGP-26-031	Standard Grading Plan	In Review	04/15/2026	4/23/2026	JOHN CAPPUCILLI	7359 MOUNTAIN LAUREL ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	CAPPUCILLI JOHN CAPPUCILLI VICTORIA
SGP-26-033	Standard Grading Plan	In Review	04/20/2026	4/23/2026	J MILLER	11719 ASHTON ROAD CLEAR SPRING, MD 21722	COREY'S CONSTRUCTION	MILLER JOSEPH RAYMOND ETAL MILLER V
SGP-26-030	Standard Grading Plan	Approved	04/13/2026	4/23/2026	REMINGTON	17038 BROADFORDING ROAD HAGERSTOWN, MD 21740		OLIVER HOMES INC
SGP-26-027	Standard Grading Plan	Approved	04/07/2026	4/13/2026	CASEY NIKIRK	2815 LIMEKILN ROAD SHARPSBURG, MD 21782		2815 LIMEKILN RD LLC
SWCP26-010	Stormwater Concept Plan	In Review	04/30/2026	5/1/2026	GWC TRUCKING	16716 NATIONAL PIKE HAGERSTOWN, MD 21740		CAC INVESTMENTS LLC
SSWP26-020	Stormwater Standard Plan	Approved	04/07/2026	4/13/2026	CASEY NIKIRK	2815 LIMEKILN ROAD SHARPSBURG, MD 21782		2815 LIMEKILN RD LLC
SSWP26-023	Stormwater Standard Plan	Approved	04/13/2026	4/23/2026	REMINGTON	17038 BROADFORDING ROAD HAGERSTOWN, MD 21740		OLIVER HOMES INC
SSWP26-022	Stormwater Standard Plan	In Review	04/10/2026	4/23/2026	J MILLER	11719 ASHTON ROAD CLEAR SPRING, MD 21722	COREY'S CONSTRUCTION	MILLER JOSEPH RAYMOND ETAL MILLER V
SSWP26-024	Stormwater Standard Plan	In Review	04/15/2026	4/23/2026	JOHN CAPPUCILLI	7359 MOUNTAIN LAUREL ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	CAPPUCILLI JOHN CAPPUCILLI VICTORIA

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Land Development Reviews								
Record #	Type	Status	Opened Date	Accepted Date	Title	Location	Consultant	Owner
SSWP26-018	Stormwater Standard Plan	In Review	04/06/2026	4/14/2026	PEMBERTON LOT D-1	9821 PEMBROKE DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	GHATTAS HOLDINGS LLC
SSWP26-025	Stormwater Standard Plan	In Review	04/28/2026	5/5/2026	BOWMAN NORTH LLC	17459 SNYDERS LANDING ROAD SHARPSBURG, MD 21782		BOWMAN NORTH LLC
SSWP26-021	Stormwater Standard Plan	Approved	04/08/2026	4/23/2026	ABBEY ARTZ	17030 BAKERSVILLE ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	
TIS-26-002	Traffic Impact Study	Scoping Letter Sent	04/23/2026		FORT RITCHIE - ELECTRIC AVENUE	25021 LAKE WASTLER DRIVE CASCADE, MD 21719	STREET TRAFFIC STUDIES, LTD	CASCADE PROPERTIES LLC
TYU-26-007	Two Year Update	In Review	04/23/2026	4/23/2026	BOWMAN BYERS WAREHOUSE	12150 GREENCASTLE PIKE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	HUYETT EXTENDED LLC
TYU-26-006	Two Year Update	In Review	04/22/2026	4/23/2026	HARPER PARK	WEST SIDE OF PARADISE CHURCH ROAD	FOX & ASSOCIATES INC	HARPER PARK LLC
GPT-26-021	Type 2 Grading Plan	Approved	04/24/2026	4/28/2026	FLETCHERS GROVE. 29 EVERETT DR. LOT 31	29 EVERETT DRIVE BOONSBORO, MD 21713	RICHMOND AMERICAN HOMES OF MARYLAND, INC	RICHMOND AMERICAN HOMES OF MARYLAN
GPT-26-020	Type 2 Grading Plan	In Review	04/22/2026	4/23/2026	HARPER PARK LOT 13	19127 GRAINARY DRIVE HAGERSTOWN, MD 21742		HARPER PARK LLC
GPT-26-018	Type 2 Grading Plan	Approved	04/10/2026	4/23/2026	FLETCHERS GROVE. 21 EVERETT DR. LOT 29	21 EVERETT DRIVE BOONSBORO, MD 21713	RICHMOND AMERICAN HOMES OF MARYLAND, INC	RICHMOND AMERICAN HOMES OF MARYLAN
GPT-26-019	Type 2 Grading Plan	Approved	04/15/2026	4/23/2026	FLETCHERS GROVE. 9 EVERETT DR. LOT 26	9 EVERETT DRIVE	RICHMOND AMERICAN HOMES OF MARYLAND, INC	RICHMOND AMERICAN HOMES OF MARYLAN
GPT-26-017	Type 2 Grading Plan	Approved	04/09/2026	4/24/2026	ROSEHILL MANOR LOTS 77 & 78	13336 SNAPDRAGON WAY HAGERSTOWN, MD 21742		DAN RYAN BUILDERS MID ATLANTIC INC
GPT-26-022	Type 2 Grading Plan	Approved	04/24/2026	4/28/2026	FLETCHERS GROVE. 25 EVERETT DR. LOT 30	25 EVERETT DRIVE BOONSBORO, MD 21713	RICHMOND AMERICAN HOMES OF MARYLAND, INC	RICHMOND AMERICAN HOMES OF MARYLAN

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Permits Reviews							
Record #	Type	Status	Opened Date	Title	Location	Consultant	Owner
2026-01753	Entrance Permit	In Progress	04/29/2026	STICK BUILT HOME	S-21-031 19645 LAVENDER LANE, LOT 114		DAN RYAN BUILDERS MID ATLANTIC INC
2026-01730	Entrance Permit	In Progress	04/28/2026	SEMI-DETACHED HOME	S-21-031 19645 LAVENDER LANE, LOT 113		DAN RYAN BUILDERS MID ATLANTIC INC
2026-01710	Entrance Permit	Approved	04/27/2026	STICK BUILT HOME	LOR MOUNT BRIAR ROAD		LEISINGER FAITH MARIE LEISINGER JESSE LEE
2026-01476	Entrance Permit	In Progress	04/14/2026	STICK BUILT HOME	S-24-031 9821 PEMBROKE DRIVE	KENNY GARDNER	GHATTAS HOLDINGS LLC
2026-01660	Entrance Permit	In Progress	04/23/2026	STICK BUILT HOME	S-24-042 19050 AMESBURY ROAD, LOT 127		
2026-01735	Entrance Permit	In Progress	04/28/2026	STICK BUILT HOME	S-22-054 20122 REGENT CIRCLE, LOT 12		LAH CARRIAGE FORD LLC
2026-01551	Entrance Permit	In Progress	04/17/2026	STICK BUILT HOME	S-20-030 19127 GRAINARY DRIVE, LOT 13	PAUL CRAMPTON CONTRACTORS INC	HARPER PARK LLC
2026-01414	Entrance Permit	Approved	04/09/2026	SEMI-DETACHED HOME	S-24-034 13336 SNAPDRAGON WAY, LOT 77		DAN RYAN BUILDERS MID ATLANTIC INC
2026-01416	Entrance Permit	Approved	04/09/2026	SEMI-DETACHED HOME	S-24-034 13338 SNAPDRAGON WAY, LOT 78		DAN RYAN BUILDERS MID ATLANTIC INC
2026-01406	Floodplain Permit	Review	04/09/2026	RESIDENTIAL ADDITION	LOR 19614 OLD FORGE ROAD		SHANK CHRISTOPHER SHANK ANGELA
2026-01552	Grading Permit	In Progress	04/17/2026	STICK BUILT HOME	S-20-030 19127 GRAINARY DRIVE, LOT 13	PAUL CRAMPTON CONTRACTORS INC	HARPER PARK LLC
2026-01470	Grading Permit	In Progress	04/13/2026	STICK BUILT HOME	S-24-031 9821 PEMBROKE DRIVE	KENNY GARDNER	GHATTAS HOLDINGS LLC
2026-01731	Grading Permit	In Progress	04/28/2026	SEMI-DETACHED HOME	S-21-031 19645 LAVENDER LANE, LOT 113		DAN RYAN BUILDERS MID ATLANTIC INC
2026-01762	Grading Permit	In Progress	04/29/2026	STICK BUILT HOME	S-22-054 20122 REGENT CIRCLE, LOT 12		LAH CARRIAGE FORD LLC
2026-01599	Grading Permit	In Progress	04/21/2026	ADDITION/ALTERATION S	LOR 28515 LIMEKILN ROAD		EICHELBERGER LOU ANN
2026-01394	Grading Permit	In Progress	04/08/2026	J MILLER GRADING	S-10-040 11719 ASHTON ROAD, LOT 7	COREY'S CONSTRUCTION	MILLER JOSEPH RAYMOND ETAL MILLER V
2026-01413	Grading Permit	Approved	04/09/2026	ROSEHILL MANOR LOTS 77-78	S-24-034 13336 SNAPDRAGON WAY, LOT 77 & 13338 SNAPDRAGON WAY, LOT 78		DAN RYAN BUILDERS MID ATLANTIC INC
2026-01661	Grading Permit	In Progress	04/23/2026	PARADISE HEIGHTS LOT 135 GRADING	S-24-042 19050 AMESBURY ROAD, LOT 127		
2026-01505	Grading Permit	Approved	04/15/2026	FLETCHERS GROVE. 9 EVERETT DR. LOT 26	9 EVERETT DRIVE, LOT 26		RICHMOND AMERICAN HOMES OF MARYLAN
2026-01474	Grading Permit	In Progress	04/14/2026		S-89-202 19447 GARRETTS MILL ROAD		OHEARN EDWARD J
2026-01675	Grading Permit	In Progress	04/24/2026	FLETCHERS GROVE. 29 EVERETT DR. LOT 31	29 EVERETT DRIVE, LOT 31		RICHMOND AMERICAN HOMES OF MARYLAN
2026-01679	Grading Permit	In Progress	04/24/2026	FLETCHERS GROVE. 25 EVERETT DR. LOT 30	25 EVERETT DRIVE, LOT 30		RICHMOND AMERICAN HOMES OF MARYLAN
2026-01442	Grading Permit	Approved	04/10/2026	FLETCHERS GROVE. 21 EVERETT DR. LOT 29	21 EVERETT DRIVE, LOT 29		RICHMOND AMERICAN HOMES OF MARYLAN
2023-02722.R01	Revision	Review	04/28/2026		S-09-037 21324 MOUNT LENA ROAD		PAZOS ROSA ELVIRA CABRERA
2026-01741	Utility Permit	Approved	04/28/2026	COMCAST	11215 MARBERN ROAD	COMCAST	EVREEVA YELIZAVETA

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Permits Reviews							
Record #	Type	Status	Opened Date	Title	Location	Consultant	Owner
2026-01681	Utility Permit	Review	04/24/2026	CITY OF HAGERSTOWN UTILITIES	11727 MOCKINGBIRD LANE	CITY OF HAGERSTOWN (WATER DEPT)	BROWN KEVIN D BROWN SARAH R
2026-01719	Utility Permit	Approved	04/27/2026	COMCAST	22326 CAVE HILL ROAD	COMCAST	POLLOCK EDWARD OLIVER III
2026-01678	Utility Permit	Review	04/24/2026	CITY OF HAGERSTOWN UTILITIES	17216 GAY STREET	CITY OF HAGERSTOWN (WATER DEPT)	BARRETT CYNTHIA A
2026-01426	Utility Permit	Approved	04/09/2026	COMCAST	18125 GARNETTE AVENUE		TRAN JOHN H
2026-01427	Utility Permit	Review	04/09/2026	COMCAST	18418 MAUGANS AVENUE		GHATTAS ENTERPRISES MAUGANS AVE LI

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	Type	Total
<b>LandDev</b> <b>Total by Group:</b> <b>52</b>	Final Plat	2
	Forest Stand Delineation	3
	IMA	3
	Improvement Plan	2
	Preliminary-Final Plat	2
	Redline Revision	1
	Simplified Plat	2
	Site Plan	12
	Site Specific Grading Plan	1
	Standard Grading Plan	7
	Stormwater Concept Plan	1
	Stormwater Standard Plan	7
	Traffic Impact Study	1
	Two Year Update	2
	Type 2 Grading Plan	6
<b>Permits</b> <b>Total by Group:</b> <b>30</b>	Entrance Permit	9
	Floodplain Permit	1
	Grading Permit	13
	Revision	1
	Utility Permit	6
<b>Total</b>		<b>82</b>