



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

AGENDA
WASHINGTON COUNTY PLANNING COMMISSION
100 W Washington Street, Room 2000
July 7, 2025, 6:00 PM

CALL TO ORDER AND ROLL CALL

PUBLIC REZONING INPUT MEETING

1. **Fast Gas Company [RZ-25-006]** – Travis Allen * ***Information/Discussion/Tentative Action***
Proposed map amendment for property located at 16512 and 16524 Virginia Avenue and a parcel located on Brookmeade Circle from RT (Residential Transition) to HI (Highway Interchange)

NEW BUSINESS

MINUTES

1. June 2, 2025 Planning Commission regular meeting * ***Discussion/Action***

ORDINANCE MODIFICATION

1. **Keith & Melissa Corwell [OM-25-006]** – Misty Wagner-Grillo * ***Discussion/Action***
Proposed Ordinance Modification to reduce the 50-foot side yard setback to 15-feet when adjacent to an agricultural use; Location: 11954 Big Spring Road; Zoning: A(R) – Agricultural Rural

SUBDIVISIONS

1. **The Village at Valentia Ridge Lots 1-150 [PP-23-001]** – Scott Stotelmyer * ***Discussion/Action***
Preliminary plat for a 150-lot subdivision; Location: North side of Poffenberger Road, east of MD Route 65; Zoning: RU – Residential Urban

SITE PLANS

1. **Reid [SP-24-034]** - Scott Stotelmyer * ***Discussion/Action***
Proposed 155-foot monopole style wireless telecommunications facility; Location: 20095 Lehman's Mill Road; Zoning: A(R) – Agricultural Rural
2. **Downsville Elementary School [SP-24-019]** - Misty Wagner-Grillo * ***Discussion/Action***
Proposed site plan for the new Downsville Elementary School; Location: 10405 Downsville Pike; Zoning: ORI – Office, Research & Industry
3. **Washington County Tactical Village, Phase 1 Burn Building [SP-25-007]** - Misty Wagner-Grillo * ***Discussion/Action***
Proposed burn building for Phase 1 of the Tactical Village; Location: 18350 Public Safety Place; Zoning: RT – Residential Transition

FOREST CONSERVATION

1. **Downsville Elementary School [SP-24-019]** – Travis Allen * ***Discussion/Action***
Request to remove five specimen trees; Location: 10405 Downsville Pike; Zoning: ORI – Office, Research & Industry
2. **Washington County Tactical Village, Phase 1 Burn Building [SP-25-007]** – Travis Allen * ***Discussion/Action***
Request to remove 13 specimen trees; Location: 18350 Public Safety Place; Zoning: RT – Residential Transition

OTHER BUSINESS

1. **Metro Landscape Contractors [SP-25-024]** – Travis Allen * ***Discussion/Action***
Request to change the permitted land use in an existing Rural Business zoning district from a former automotive repair facility to landscape/hardscape contracting business; Location 9920 Crystal Falls Drive
2. **Harshman – Lot 1 Extension Request [S-23-043]** – Scott Stotemyer * ***Discussion/Action***
Request for a one year extension for the proposed subdivision of a five-acre lot for a family member; Location: 16254 Shinham Road; Zoning: EC – Environmental Conservation
3. **Update of Projects Initialized** – Jennifer Kinzer * ***Information/Discussion***

ADJOURNMENT

UPCOMING MEETINGS

1. August 4, 2025, 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.



FOR PLANNING COMMISSION USE ONLY

Rezoning No. BZ-25-0010

Date Filed: 4-8-25

WASHINGTON COUNTY PLANNING COMMISSION ZONING
ORDINANCE MAP AMENDMENT APPLICATION

Fast Gas Company

Applicant

P.O. Box 4217, Hagerstown, MD 21741

Address

Bradley A. Fulton

Primary Contact

Same as above

Address

☒ Property Owner ☐ Contract Purchaser

☐ Attorney

☐ Consultant

☐ Other: _____

(301) 582-2700

Phone Number

bfulton@acandt.com

E-mail Address

Property Location: **Virginia Avenue & Bookmeade Circle**

Tax Map: **56** Grid: **4** Parcel No.: **766; 309; 314** Acreage: **+/- 0.891**

Tax Account ID: **26-013739; 26-018870; 26-006759**

Current Zoning: **RT (Residential, Transition)** Requested Zoning: **HI (Highway Interchange)**

Reason for the Request: ☒ ~~Change in the character of the neighborhood~~

☒ Mistake in original zoning

PLEASE NOTE: A Justification Statement is required for either reason.


Applicant's Signature

Subscribed and sworn before me this **20th** day of **January**, 20 **25**

My commission expires on **Aug. 26, 2028** **Elizabeth A Loar**

Notary Public

ELIZABETH A. LOAR
Notary Public - State of Maryland
Washington County
My Commission Expires Aug 26, 2028

FOR PLANNING COMMISSION USE ONLY

- ☒ Application Form
- ☒ Fee Worksheet
- ☒ Application Fee
- ☒ Ownership Verification
- ☒ Boundary Plat (Including Metes & Bounds)

- ☒ Names and Addresses of all Adjoining & Confronting Property Owners
- ☒ Vicinity Map
- ☒ Justification Statement
- ☐ 30 copies 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: Fast Gas Company Date: _____

Zoning Ordinance Map Amendment \$ 2,000.00
Number of Acres * 0.891 x \$20.00 [1 acre minimum]
per acre \$ 20

Engineering Review Fee \$ 150.00

Technology Fee \$ 15.00

TOTAL FEES DUE – MAP AMENDMENT \$ 2185.00

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

Text Amendment \$ 2,000.00
Choose One: ☐ Adequate Public Facilities Ordinance
☐ Forest Conservation Ordinance
☐ Solid Waste Plan
☐ Subdivision Ordinance
☐ Zoning Ordinance
☐ Other: _____

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".

Real Property Data Search ()
Search Result for WASHINGTON COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)**Special Tax Recapture: None**

Account Identifier: District - 26 Account Number - 013739

Owner Information

Owner Name: FAST GAS COMPANY Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: PO BOX 4217 Deed Reference: /04050/ 00123
HAGERSTOWN MD 21742-

Location & Structure Information

Premises Address: BROOKMEADE CIR Legal Description: 50X272 .312 A
WILLIAMSPORT 21795-0000 BROOKMEADE CIRCLE
RR HOFFMAN DRIVE

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0056 0004 0766 26010510.22 0000 2023 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
13,576 SF

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
/

Value Information

	Base Value	Value As of 01/01/2023	Phase-In Assessments As of 07/01/2024	As of 07/01/2025
Land:	15,600	15,600		
Improvements	0	0		
Total:	15,600	15,600	15,600	15,600
Preferential Land:	0	0		

Transfer Information

Seller: BOWMAN JOHN ET AL	Date: 03/01/2011	Price: \$15,000
Type: ARMS LENGTH VACANT	Deed1: /04050/ 00123	Deed2:
Seller: WASH CO RETARDED CITIZENS	Date: 08/27/1993	Price: \$2,100
Type: ARMS LENGTH IMPROVED	Deed1: /01109/ 00345	Deed2:
Seller: INVESTORS UNION DEL CORP	Date: 12/31/1984	Price: \$0
Type: ARMS LENGTH MULTIPLE	Deed1: /00777/ 00191	Deed2:

Exemption Information

Partial Exempt Assessments: Class	07/01/2024	07/01/2025
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:

Exhibit C1

Real Property Data Search ()

Search Result for WASHINGTON COUNTY

View Map

View GroundRent Redemption

View GroundRent Registration

Special Tax Recapture: None

Account Identifier: District - 26 Account Number - 018870

Owner Information

Owner Name: FAST GAS COMPANY

Use: RESIDENTIAL

Mailing Address: PO BOX 4217
HAGERSTOWN MD 21741-4217

Principal Residence: NO

Deed Reference: /07311/ 00327

Location & Structure Information

Premises Address: 16512 VIRGINIA AVE
WILLIAMSPORT 21795-0000

Legal Description: LOT 96 PT 95 70X180
16512 VIRGINIA AVE
TAMMANY MANOR

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 263

0056 0004 0309 26010510.22 0000 2023 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use

1950 1,120 SF 12,600 SF

StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements

1 YES STANDARD UNITBRICK/ 3 1 full 1Alt/1Carport

Value Information

Base Value Value Phase-In Assessments

As of As of As of

01/01/2023 07/01/2024 07/01/2025

Land: 46,300 46,300

Improvements 100,300 158,400

Total: 146,600 204,700 185,333 204,700

Preferential Land: 0 0

Transfer Information

Seller: MOORE EDITH J Date: 08/31/2023 Price: \$120,000

Type: NON-ARMS LENGTH OTHER Deed1: /07311/ 00327 Deed2:

Seller: MOORE MAXWELL MELTON & EDITH J Date: 03/19/2010 Price: \$0

Type: NON-ARMS LENGTH OTHER Deed1: /03840/ 00380 Deed2:

Seller: MILLS NOEL L Date: 08/25/1993 Price: \$87,000

Type: ARMS LENGTH IMPROVED Deed1: /01111/ 00185 Deed2:

Exemption Information

Partial Exempt Assessments: Class 07/01/2024 07/01/2025

County: 000 0.00

State: 000 0.00

Municipal: 000 0.000.00 0.000.00

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:

Exhibit C2

Real Property Data Search ()
Search Result for WASHINGTON COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)**Special Tax Recapture: None**

Account Identifier: District - 26 Account Number - 006759

Owner Information

Owner Name: FAST GAS COMPANY Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: PO BOX 4217 Deed Reference: /07407/ 00458
HAGERSTOWN MD 21741-4217

Location & Structure Information

Premises Address: 16514 VIRGINIA AVE Legal Description: PT LOT 94/95 0.29 ACRES
WILLIAMSPORT 21795-0000 16514 VIRGINIA AVE
WILLIAMSPORT PIKE

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 263
0056 0004 0314 26010510.22 0000 2023 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1958 1,788 SF 0.2900 AC

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements
1 YES STANDARD UNITBRICK/ 3 1 full
FRAME

Value Information

	Base Value	Value As of 01/01/2023	Phase-In Assessments As of 07/01/2024 As of 07/01/2025	
Land:	46,300	46,300		
Improvements	135,000	213,000		
Total:	181,300	259,300	233,300	259,300
Preferential Land:	0	0		

Transfer Information

Seller: REEL WILLIAM RICKY & KAY LOUISE Date: 02/22/2024 Price: \$255,000
Type: ARMS LENGTH IMPROVED Deed1: /07407/ 00458 Deed2:
Seller: HAMMOND KAY L Date: 02/16/2000 Price: \$0
Type: NON-ARMS LENGTH OTHER Deed1: /01553/ 01010 Deed2:
Seller: SMITH JEFFREY A & DEBBIE J Date: 11/17/1986 Price: \$72,500
Type: ARMS LENGTH IMPROVED Deed1: /00826/ 00685 Deed2:

Exemption Information

Partial Exempt Assessments:Class		07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00/0.00	0.00/0.00

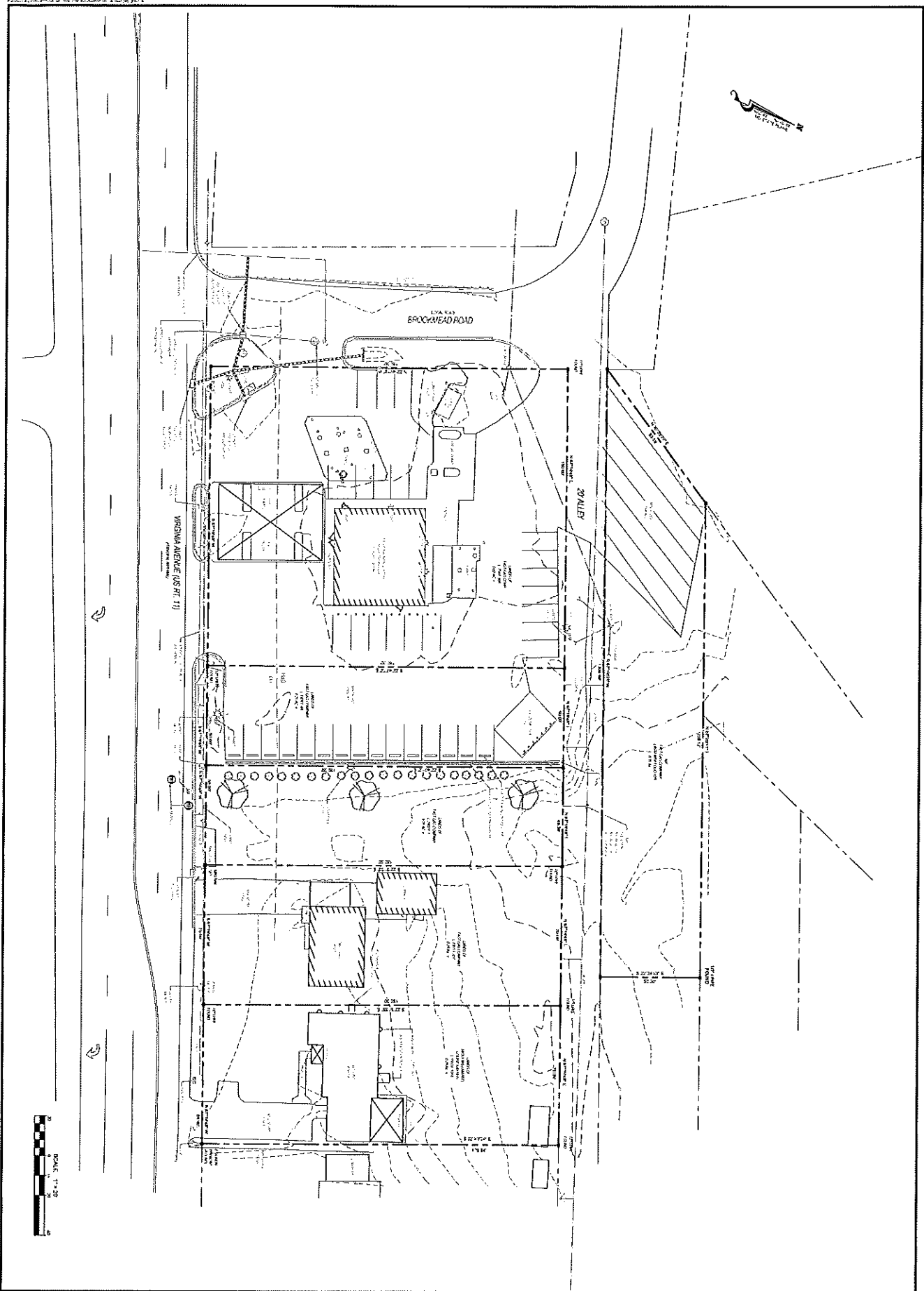
Special Tax Recapture: None**Homestead Application Information**

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

Exhibit C3



4050 0123

CLERK OF CIRCUIT COURT
WASHINGTON COUNTY

Lincoln Title and Settlement Services, LLC
12916 Conamar Drive, Suite 202
Hagerstown, MD 21742
File No. LT11-0402EB
Tax ID No. 26-013739

Parcel 766

This Deed, made this 25th day of February, 2011, by and between **John A. Bowman** and **Audrey Bowman**, his wife, and **Susan Mayhugh**, GRANTORS, and **Fast Gas Company**, a Maryland General Partnership, GRANTEE.

— Witnesseth —

That in consideration of the sum of FIFTEEN THOUSAND DOLLARS 00/100 (\$15,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantee, in fee simple, all that lot of ground situate in the County of Washington, State of Maryland and described as follows, that is to say:

All the following tract or parcel of land situate approximately 200 feet Northwest of Virginia Avenue and 195 feet Southwest from Hoffman Drive in Election District No. 26, Washington County, Maryland, and being more particularly described in accordance with a survey by Fellows, Reed and Associates, Inc., as follows:

BEGINNING at a 5/8 inch rebar, set in the northern margin of a 20 foot wide alley, opposite the northwest corner of Lot 101 in Tammany Heights (Plat 253). Said rebar also in the eastern right-of-way line of Brookmeade Drive (SRC Plat No. 28645); thence leaving Brookmeade, North 30 degrees 29 minutes 31 seconds East 83.53 feet, to a ¾ inch iron pipe, found; thence North 67 degrees 15 minutes 31 seconds East 238.09 feet to a ½ inch iron pipe, found in a line of David L. Munday Lot, of record in Liber 663, folio 721; thence leaving Munday and running with the lot of Fred S. French of record in Liber 644, folio 331, South 22 degrees 44 minutes 29 seconds East 50.00 feet to a 5/8 inch rebar, set in the aforementioned north margin of an alley; thence with said margin, South 67 degrees 15 minutes 31 seconds West 305.00 feet to the place of beginning; CONTAINING 13,576 square feet, more or less, and being more particularly shown on a plat of survey prepared by Fellows, Reed and Associates, Inc., attached to the Deed dated August 27, 1993 and recorded in Liber 1109, folio 345 and incorporated herein by reference.

BEING the same property conveyed unto John A. Bowman, Audrey Bowman and Susan Mayhugh by Deed from Washington County Association for Retarded Citizens, Inc., dated August 27, 1993 and recorded in the Land Records of the County of Washington, Maryland, in Liber 1109, Folio 345.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

Exhibit D-1

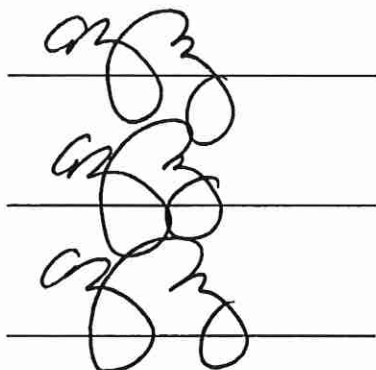
CLERK OF CIRCUIT COURT
WASHINGTON COUNTY

Subject to all of the conditions, restrictions, streets, reservations, easements, covenants and rights-of-way of record.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Fast Gas Company, a Maryland General Partnership, in fee simple.

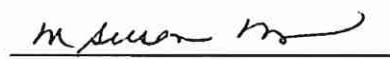
And the Grantors hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

In Witness Whereof, Grantors have caused this Deed to be properly executed and sealed the day and year first above written.



 (SEAL)
John A. Bowman

 (SEAL)
Audrey Bowman

 (SEAL)
M Susan Mayhugh

STATE OF MARYLAND
COUNTY OF WASHINGTON

} ss

I hereby certify that on this 25th day of February, 2011, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared John A. Bowman and Audrey Bowman, his wife, and Susan Mayhugh, the Grantors herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

My Commission Expires: February 16, 2014

4050 0125

CLERK OF CIRCUIT COURT
WASHINGTON COUNTY

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.



Jason M. Divelbiss, Attorney

AFTER RECORDING, PLEASE RETURN TO:
Fast Gas Company
P.O. Box 4217
Hagerstown, MD 21741-4217

IMP FD SURE 2	20.00
RECORDING FEE	20.00
RECORDATION T	114.00
TR TAX STATE	75.00
TOTAL	229.00
Reg# H402	Rcpt # 55005
DJW KB	Blk # 19
Mar 01, 2011	11:27 am

TODD L. HERSHEY, TREASURER
TAXES PAID 3-1-11 pw

Taxes Paid \$0.00
Robert M. Breeding, Treasurer
SC 08-31-2023

Parcel 309

Prepared by:
Lincoln Title & Settlement Services
19638 Leitersburg Pike, Suite 202
Hagerstown, MD 21742
File No.: LT23-1885-MD

Washington Cty	Cir	Crt
IMP FD SURE	\$40.00	
RECORDING FEE	\$20.00	
TR TAX STATE	\$600.00	
CTY TR TAX	\$350.00	
CTY REC TAX	\$912.00	
TOTAL	\$1,922.00	
KRT TR	02:05 pm	
Aug 31, 2023		

Tax ID No.: 26-018870
Title Insurer: Security Title Guarantee Corporation of Baltimore

"1 of 1"

This Deed, made this 31st day of August, 2023 by and between **Edith J. Moore and Susan Wolff**, party of the first part, Grantor; and **Fast Gas Company, a Maryland general partnership**, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of **ONE HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (\$120,000.00)**, the receipt whereof is hereby acknowledged, and other good and valuable consideration, the said Grantor does grant and convey to the said party of the second part, in fee simple, all that lot of ground situate in the County of Washington, State of Maryland and described as follows, that is to say:

All that lot of ground situate in the County of Washington, State of Maryland and described as Lot numbered Ninety Six (96) and the Western twenty (20') feet of Lot Numbered Ninety Five (95), in a Subdivision known as "Revised Plat of Tammany Heights", as per plat thereof recorded in Plat Book 263, among the Land Records of Washington County, Maryland.

SAVING AND EXCEPTING THEREFROM all that that parcel of land described in the Deed dated December 13, 1963 and recorded among the land records of Washington County, Maryland in Liber 404, folio 424.

BEING the same property conveyed unto Edith J. Moore and Susan Wolff, by Deed from Edith J. Moore, dated March 5, 2010 and recorded among the land records of Washington County, Maryland in Liber 3840, folio 380.

Which has an address of 16512 Virginia Avenue, Williamsport, MD 21795

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

Subject to all of the conditions, restrictions, streets, reservations, easements, covenants and rights-of-way of record, including conditions and restrictions as set forth in the Land Records of Washington County, Maryland.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Fast Gas Company, a Maryland general partnership, party of the second part, in fee simple.

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

Exhibit D-2

As Witness the hand and seal of said Grantor, the day and year first above written.

WITNESS:

[Signature]
[Signature]

Edith J. Moore
 Edith J. Moore
Susan Wolff
 Susan Wolff

STATE OF MARYLAND

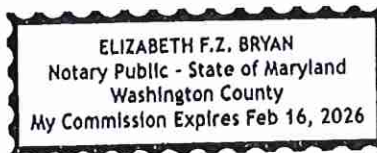
COUNTY OF WASHINGTON

I hereby certify that on this 31st day of August, 2023, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Edith J. Moore and Susan Wolff, the Grantor herein, known to me (or satisfactorily proven) to be the person whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

[Signature]
 Notary Public

My Commission Expires: February 16, 2026

(SEAL)



THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

[Signature]
 Kent N. Oliver, Esquire

AFTER RECORDING, RETURN TO:

Fast Gas Company

P.O. Box 4217

Hagerstown, MD 21741-4217

Taxes Paid \$0.00
Robert M. Breeding, Treasurer
CB 02-22-2024

Prepared by:
Lincoln Title & Settlement Services
19638 Leitersburg Pike, Suite 202
Hagerstown, MD 21742
File No.: LT23-1915-MD

Parcel 314

Washington Cty Cir Crt
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$1,275.00
CTY TR TAX \$1,025.00
CTY REC TAX \$1,938.00
TOTAL \$4,298.00
KRT RZ 12:00 pm
Feb 22, 2024

Tax ID No.: 26-006759
Title Insurer: Security Title Guarantee Corporation of Baltimore

"1 of 1"

This Deed, made this 22nd day of February, 2024 by and between **William Ricky Reel and Kay Louise Reel, his wife**, party of the first part, Grantor; and **Fast Gas Company, a Maryland general partnership**, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of **TWO HUNDRED FIFTY-FIVE THOUSAND AND NO/100 DOLLARS (\$255,000.00)**, the receipt whereof is hereby acknowledged, and other good and valuable consideration, the said Grantor does grant and convey to the said party of the second part, in fee simple, all that lot of ground situate in the County of Washington, State of Maryland and described as follows, that is to say:

All that lot or parcel of land, together with the improvements thereon, and all the rights, alleys, ways, waters, privileges, appurtenances and advantages thereunto belonging or in anywise appertaining, situate in Washington County, Maryland, fronting 70 feet on the North side of the Hagerstown-Williamsport Turnpike and extending back therefrom with uniform width a distance of 180 feet, being the Eastern 30 feet of Lot No. 95 and the Western 40 feet of Lot No. 94 as designated on the plat of lots called "Revised Plat of Tammany Heights", as recorded in the Office of the Clerk of the Circuit Court for Washington County, Maryland, in Plat Record folio 263.

Being same property conveyed unto William R. Reel and Kay L. Reel, his wife, by Deed from Kay L. Reel, f/k/a Kay L. Hammond, dated February 11, 2000 and recorded among the land records of Washington County, Maryland in Liber 1553, folio 1010.

Which has an address of 16514 Virginia Avenue, Williamsport, MD 21795

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

Subject to all of the conditions, restrictions, streets, reservations, easements, covenants and rights-of-way of record, including conditions and restrictions as set forth in the Land Records of Washington County, Maryland.

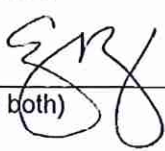
To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Fast Gas Company, a Maryland general partnership, party of the second part, in fee simple.

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

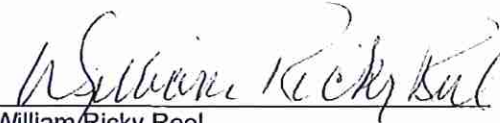
Exhibit D-3

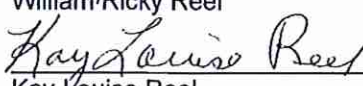
As Witness the hand and seal of said Grantor, the day and year first above written.

WITNESS:



(As to both)



William Ricky Reel


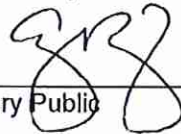
Kay Louise Reel

STATE OF MARYLAND

COUNTY OF WASHINGTON

I, Elizabeth F.Z. Bryan, a Notary Public for the County of Washington and State of Maryland, do hereby certify that William Ricky Reel and Kay Louise Reel, his wife personally appeared before me this day and acknowledged the due execution of the foregoing instrument, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

Witness my hand and official seal, this the 22nd of February, 2024.



Notary Public

My Commission Expires: February 16, 2026

(SEAL)



THIS IS TO CERTIFY that the within Deed was prepared by a party to the instrument or by a person authorized to sign on behalf of such party.



Kent N. Oliver, Esquire

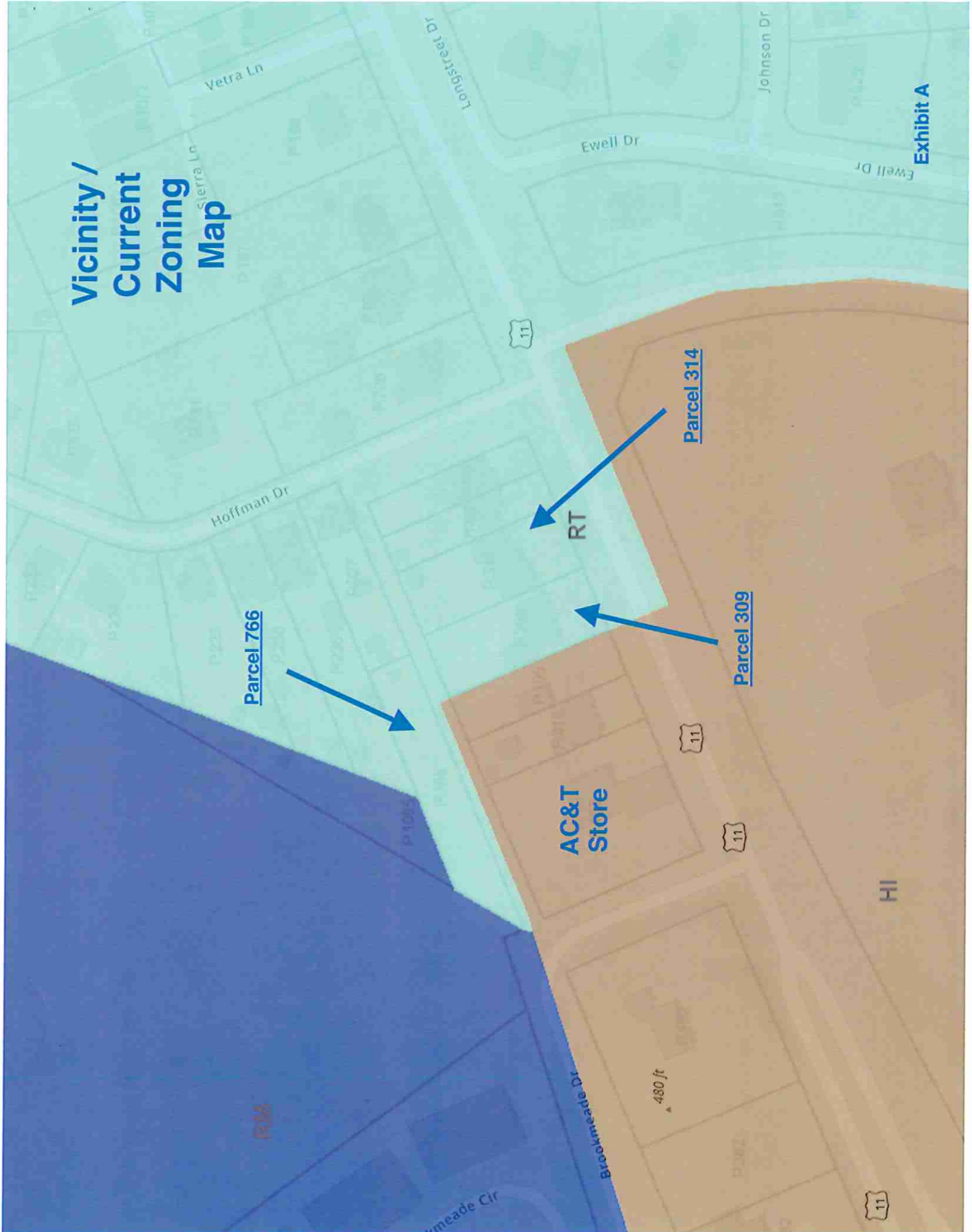
AFTER RECORDING, RETURN TO:

Fast Gas Company
P.O. Box 4217
Hagerstown, MD 21741-4217

ADJOINING & CONFRONTING PROPERTY OWNERS	MAILING ADDRESS	PREMISES ADDRESS	TAX MAP/PARCEL
Morningside East LLC	10228 Governor Lane Blvd., Unit 3002, Williamsport, MD 21795	16432 Virginia Avenue, Williamsport, MD 21795	56/192
Vincent Groh	c/o TCA Trust Corp. America, 18702 Crestwood Drive, Hagerstown, MD	Bookemeade Drive, Williamsport, MD 21795	48/253
Mary & Anthony Mayhugh	16606 Tammany Manor Road, Williamsport, MD 21795	Hoffman Drive, Williamsport, MD 21795	56/1065
David Munday, et al.	10712 Hoffman Drive, Williamsport, MD 21795	10712 Hoffman Drive, Williamsport, MD 21795	56/226
Susan E. Miller Revocable Trust	10710 Hoffman Drive, Williamsport, MD 21795	10710 Hoffman Drive, Williamsport, MD 21795	56/227
Jessie Lambert	16516 Virginia Avenue, Williamsport, MD 21795	16516 Virginia Avenue, Williamsport, MD 21795	56/327
Shelby Powell	16518 Virginia Avenue, Williamsport, MD 21795	16518 Virginia Avenue, Williamsport, MD 21795	56/196
Old Folks Home of the Potomac Synod of the Reformed Church in the United States, Inc.	c/o Homewood Retirement Center, 16107 Elliott Parkway, Williamsport, MD 21795	16505 Virginia Avenue, Williamsport, MD 21795	56/77

Vicinity / Current Zoning Map

Exhibit A



ZONING ORDINANCE MAP AMENDMENT

+/- 0. 891 ac. - VIRGINIA AVENUE & BROOKMEADE CIRCLE

+/- 0.312 ac. (Tax Map 56; Parcel 766)

+/- 0.289 ac. (Tax Map 56; Parcel 309)

+/- 0.290 ac. (Tax Map 56; Parcel 314)

Justification Statement

The following Justification Statement is submitted in further support of the application submitted by FAST GAS COMPANY (the "Applicant") to rezone the above referenced three (3) parcels of real property (collectively, the "Properties") from RT (Residential, Transition) to HI (Highway, Interchange) on the basis that there was a "mistake" made in assigning the current RT (Residential, Transition) zoning.

As shown on the attached 2005 Zoning Map, the Properties, along with the AC&T Store and the entire frontage of Virginia Avenue west of Hoffman Drive, were all previously zoned HI-2 (Highway Interchange). As stated in the now repealed Article 19B of the Zoning Ordinance, the purpose of the HI-2 zoning district was "to serve as a transitional zone between HI-1 and nearby residential areas by providing for those uses of a restricted business or light industrial nature..." (see attached).

However, when the HI-2 (Highway Interchange) zoning district was repealed in 2012, rather than maintain this consistency, these properties received multiple different zoning classifications. The four (4) parcels closest to the Hoffman Drive / Governor Lane Boulevard intersection were zoned RT (Residential, Transition); the AC&T Store and two (2) parcels closest to the store were zoned HI-1; and the large tract to the north closest to the Interstate was zoned RM (Residential, Multi-family). See attached copy of the current zoning map.

This decision in 2012 to not carry the HI-1 zoning classification through to all the properties along Virginia Avenue between the Interstate and Hoffman Drive was a "mistake" which justifies the within piecemeal rezoning request.

In the leading decision on the concept of "mistake" in zoning, the Maryland Court of Special Appeals explained:

"[T]he presumption of validity accorded to a comprehensive zoning is overcome and error or mistake is established when there is probative evidence to show that the assumptions or premises relied upon by the Council at the time of the comprehensive rezoning were invalid. Error can be established by showing that at the time of the comprehensive zoning the Council failed to take into account then existing facts, or

projects or trends which were reasonably foreseeable of fruition in the future, so that the Council's action was premised initially on a misapprehension.... Error or mistake may also be established by showing that events occurring subsequent to the comprehensive zoning have proven that the Council's initial premises were incorrect.... 'On the question of original mistake, this Court has held that when the assumption upon which a particular use is predicated proves, with the passage of time, to be erroneous, this is sufficient to authorize a rezoning.'" *Boyce v. Sembly*, 25 Md.App. 43, 50-51 (1975) (quoting *Rockville v. Stone*, 271 Md. 655, 662 (1974)). (emphasis added)

In 2012 the following facts and trends existed which were not sufficiently taken into account when deciding not to extend the HI-1 zoning classification to all the properties along Virginia Avenue between I-81 and Hoffman Drive:

- The distinct and material difference in the patterns and character of land-use west of the intersection of Virginia Avenue, Hoffman Drive and Governor Lane Boulevard as compared to east of the intersection. Thus, making the intersection the logical point at which the zoning districts should transition.
 - o As can be seen in the attached series of aerial photographs of the area from 2005 to 2023, the area lying between I-81 and Hoffman Drive has a distinctly commercial and higher intensity pattern and character influenced predominantly by the Interstate, Homewood, the AC&T Store and the multi-family apartment complex. Whereas the area to the east of the intersection has a distinctly residential and lower intensity pattern and character influenced predominantly by the Tammany and Van Lear communities.
- Related to the first item above, the segment of Virginia Avenue on which the Properties front and which provides the Properties the only means of ingress and egress is classified as a Principal Arterial roadway by the Maryland State Highway Administration and sees approximately 11,000 - 12,000 trips per day. This level of traffic, combined with the physical proximity of approx. 1,000 feet from the I-81 ramps, clearly indicates an incompatibility with residential zoning and land-use.

The Board of County Commissioners' failure to take the foregoing facts sufficiently into consideration in 2012 led to the misapprehension that the Properties should be zoned RT (Residential Transition) and thus forms the basis of the within request to rezone the property to HI (Highway Interchange) consistent with the AC&T Store and other adjacent properties to the west.

Perhaps in recognition of these factors, the current draft of the 20240 Comprehensive Plan does currently recommend a change in the land-use classification to "Commercial" for two (2) of the three Properties which are the subject of this rezoning request. See attached portion of the 2040 Comp. Plan Land-Use Map. However, as has been demonstrated above, at a minimum the third of the subject Properties should also be classified for "Commercial" use and the more logical place to transition to the "Medium Density Residential" classification would be the intersection of Virginia Avenue with Hoffman Drive and Governor Lane Boulevard.

2005 Zoning Map

(1 of 2)



2005 Zoning:HI-2

Highway Interchange District, 2

[Zoom to](#)



ARTICLE 19B "HI-2" HIGHWAY INTERCHANGE DISTRICT¹⁰⁸

Section 19B.1 Purpose

The HI-2 District is intended to serve as a transitional zone between HI-1 and nearby residential areas by providing for those uses of a restricted business or light industrial nature, less intense than those allowed in the HI-1 District. It is intended to be compatible with both the HI-1 District and other nearby zoning districts. The uses permitted shall be the same as those in the BT, RM, PUD, IT, RR, RS, or RU Districts.

Section 19B.2 Principal Permitted Uses

- (a) All Principal Permitted uses in the BT, RM, PUD, IT, RR, RS, and RU districts.
- (b) Cemeteries, mausoleums, and memorial gardens.

Section 19B.3 Special Exception Uses (Requiring Board of Appeals Authorization after Public Hearing)

- (a) All Special Exception uses allowed in the BT, RM, IT, and RU districts.

Section 19B.4 Accessory Uses

Uses and structures customarily accessory and incidental, to any principal permitted or special exception use.

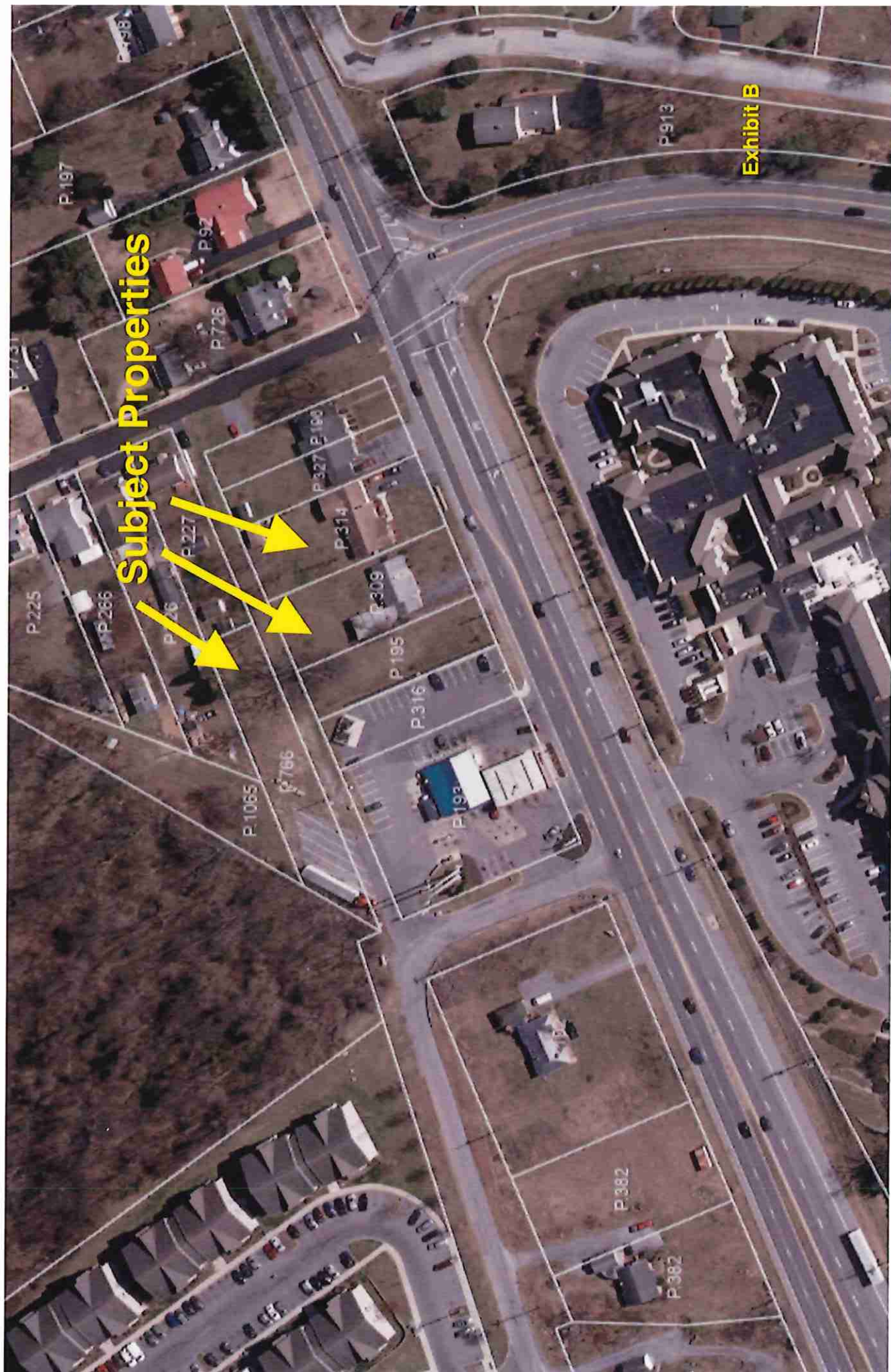
Section 19B.5 Site Plan Review¹⁰⁹

All development in the HI-2 District requires site plan review and approval and an approved Forest Stand Delineation and Forest Conservation Plan in accordance with Section 4.11. The Commission shall apply the following general standards in the HI-2 District:

- (a) Interchange access: First priority shall be given to insuring safe and uncongested access to the interstate highways from all connecting roads. Future as well as present traffic volumes shall be considered by the Commission. In the site plan review, the Planning Commission shall consider the location and spacing of ingress and egress and shall not permit them where they would interfere with traffic movement onto the approach ramps. Frontage roads may be required when deemed appropriate by the Commission.
- (b) Architectural and landscape design: The Planning Commission shall give special attention to the visual appearance of the interchange area as seen by

¹⁰⁸ Revision 6, Section 19B added 4/26/88 (RZ-383)

¹⁰⁹ Revision 7, Section 19B.5 amended 11/16/93 (RZ-93-10)



Subject Properties

Exhibit B

P197

P92

P726

P225

P286

P1227

P1226

P327

P314

P309

P195

P316

P193

P1065

P766

P913

P382

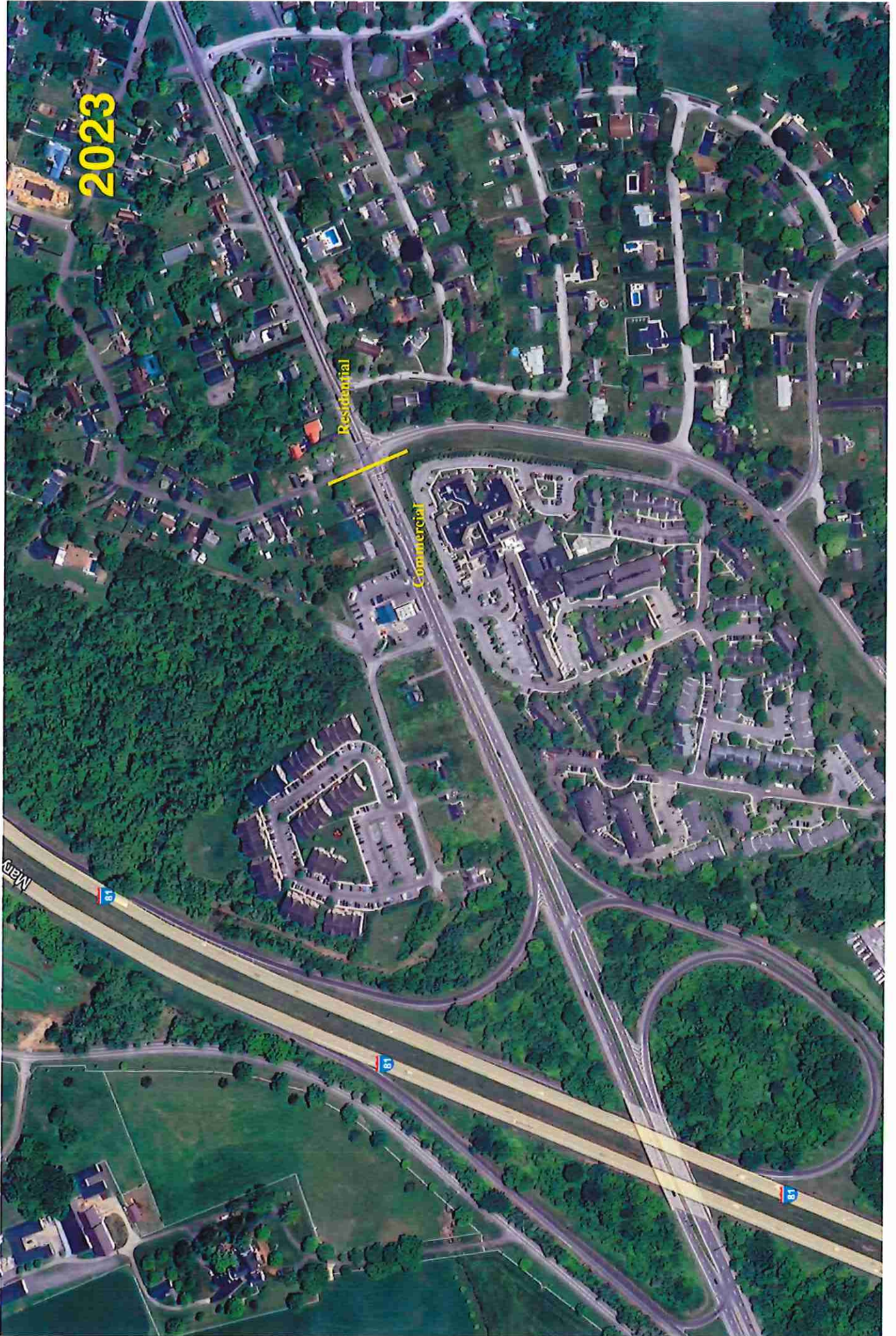
P382

2023

Residential

Commercial

Main



2017

Residential

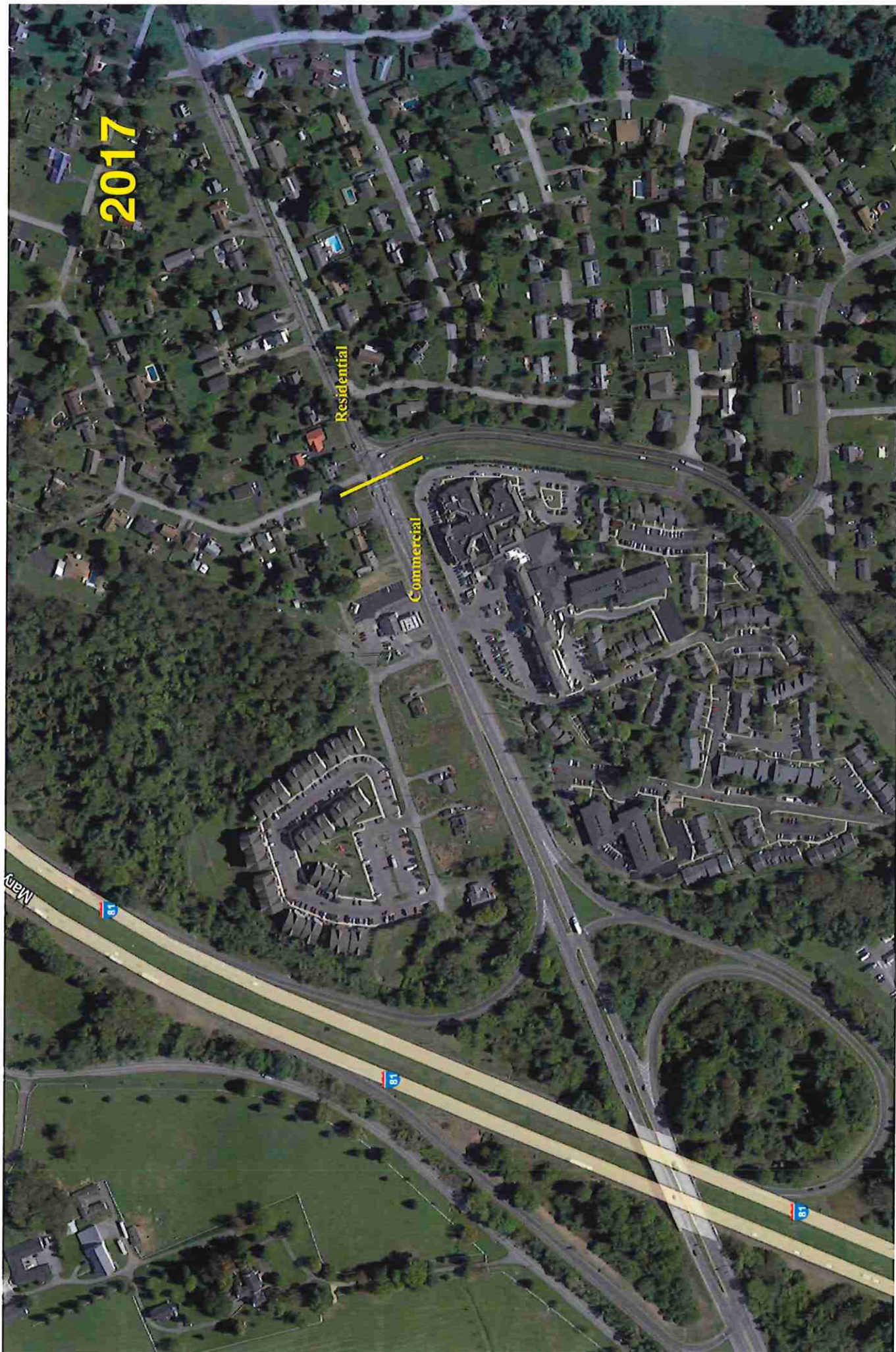
Commercial

Manly

81

81

81



2013

Residential

Commercial

Man



2005

Residential

Commercial

Manly

81

81

81



2040 Comp. Plan Land-Use Map

Parcel 766

HOFFMAN DR

*Medium Density
Residential*



VIRGINIA AVE

Parcel 314

Parcel 309

Commercial

EWELL DR

JOHN

BUFOR

GOVERNOR-LANE BLVD

mercial

Application for Map Amendment Staff Report and Analysis

Property Owner(s)	:	Fast Gas Company
Applicant(s)	:	Fast Gas Company
Location	:	Virginia Avenue and Brookmeade Circle
Election District	:	#26 – Halfway
Comprehensive Plan		
Designation	:	Low Density Residential
Zoning Map	:	56
Parcel(s)	:	P. 309, 314, 766
Acreage	:	.90 acres
Existing Zoning	:	RT – Residential, Transition
Requested Zoning	:	HI – Highway Interchange
Date of Meeting	:	July 7, 2025

I. Background and Findings Analysis:

1. Site Description



Parcels 309 and 314 (16512 and 16514 Virginia Avenue) are improved by single story brick homes. Parcel 766 (Brookmeade Circle) is currently improved by five truck parking spaces at its western end, with the remainder of the property being undeveloped. All properties are owned by the same entity which owns the adjacent AC&T gas station and convenience store at 16504 Virginia Avenue.

No sensitive environmental resources have been identified on any of these properties.

2. Population Analysis

To evaluate the change in population, information was compiled from the US Census Bureau over a thirty-year time frame. A thirty-year horizon was chosen to show long term population trends both in the election district of the proposed rezoning, and the County as a whole.

The properties subject to this rezoning are located within the Halfway Election District (#26). As shown in the table below, the population in this district has grown more slowly than the County has over the thirty-year time frame between 1990 and 2020. District 26 has grown 22.1% over the thirty-year period (.74%) per year while the County as a whole has increased in population by 27.4% (.91% per year) during the same period. The Halfway Election District experienced its greatest population increase during the thirty-year period surveyed between 2000 and 2010 (9.3% over those ten years).

Table 1: Halfway Election District Population Trends

Population Trends 1990 - 2020			
Year	Area	Population	% change from previous decade
1990	District	9,418	
	County	121,393	
2000	District	9,854	4.6%
	County	131,932	8.7%
2010	District	10,774	9.3%
	County	147,430	11.7%
2020	District	11,501	6.7%
	County	154,705	4.9%

Source: US Census Bureau

3. Availability of Public Facilities

A. Water and Sewerage

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

Water:

W1-Existing Service (City of Hagerstown)

The parcels are served by existing (W-1) public water facilities as they are located within the Urban Growth Area. Water service in this area is provided by the City of Hagerstown, which also owns the distribution system. All surrounding properties in the vicinity are also served by the City and designated W-1. The City of Hagerstown Water Division offered no comment on the proposed development 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, had no comments when routed this application.

B. Emergency Services

Fire and Emergency Services:

Volunteer Fire Company of Halfway (1114 Lincoln Avenue) – 2 miles away

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

The subject parcel is located within the service area of the Volunteer Fire Company of Halfway. This same entity also provides the nearest emergency rescue services. Their station is located approximately 2 miles away from the properties in question.

A copy of this application was sent to the Washington County Division of Emergency Services. No comments were received.

C. Schools

The requested zoning classification, Highway Interchange (HI), does not permit 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 subject properties are located on Virginia Ave/U.S. 11. The stretch of U.S. 11 that borders the property is functionally classified as Other Principal Arterial in the Transportation Element of the County's 2002 Comprehensive Plan, in terms of mobility and access characteristics. Other Principal Arterial roads are designed to carry greater than 20,000 vehicles in Average Daily Traffic. The County's classification system is based upon the Federal Highway Functional Classification System, but modified to reflect local road conditions.

Some of the subject properties also have road frontage on Brookmeade Circle. Brookmeade Circle is designated as a Local Road. Local Roads are designed to carry less than 2,000 Average Daily Traffic in urban areas.

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. As the proposed rezoning sites are located on County and State roads, traffic counts are shown for locations in the vicinity of both Brookmeade Circle and Virginia Avenue.

The County's Division of Engineering collected single day traffic counts at five locations in the vicinity of the site in 2016. These locations are found at various points along Virginia Avenue within ½ mile or less from the site. Since these were first time collections at these locations, trends cannot be discerned. These counts do however give us an idea of traffic volume occurring in the "neighborhood."

As shown in the table below, the highest traffic volume was recorded at the intersection of Governor Lane Boulevard and U.S. 11, roughly 150' east of the site at 6,599 vehicles. The closest traffic count was at Brookmeade Drive just north of U.S. 11, which abuts the AC&T property. During the one-day traffic survey, 1,293 vehicles were counted at that location.

Table 2: 2016 County Traffic Volumes

Brookmeade Drive North of U.S. 11	1,293
Hoffman Drive North of U.S. 11	301
Governor Lane Blvd South of U.S. 11	6,599
Van Lear Drive South of U.S. 11	417
Donelson Drive South of U.S. 11	765

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

The nearest consistent traffic counter in the immediate vicinity of the subject properties on Virginia Avenue is roughly 1.5 miles away near the intersection of Massey Boulevard. A thirty-year traffic survey at this location offers a glimpse at long-term traffic patterns along the state route in proximity to the rezoning site.

Table 3: Traffic Volumes 1990-2020

Year	U.S. 11 near Massey Blvd
2020	10,211
2015	11,392
2010	12,350
2005	12,650
2000	14,250
1995	10,225
1990	14,575

Source: Maryland State Highway Administration

From an overall perspective, Table 3 shows that traffic has generally decreased at this location between 1990 and 2020. Traffic counts were highest in 1990 and 2000 at over 14,000 AADT. Even accounting for COVID-19 impacts on the 2020 traffic patterns, when the count was at its lowest number during the thirty-year period surveyed, traffic has not recently reached historic levels. The 2023 count, for example, was 11,191 AADT.

Future Road Improvements

According to a review of short- and long-term transportation planning documents, a few notable major roadway projects affecting capacity or traffic flow realignment are currently slated to occur in the immediate vicinity of the subject parcel on County, State or Federal roads.

The widening of U.S. 11 between Wilson Boulevard in Hagerstown and Hoffman Boulevard just 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. The road is to be widened to four lanes, but not before the 2036-2050 time frame, according to the LRTP.

The Maryland Department of Transportation's Consolidated Transportation Plan also notes three bridge replacements on I-70 in the vicinity of the site: 1) over I-81, 2) over U.S. 11 3) over the Norfolk Southern rail line. Some of this work is already ongoing. There is not an exit from I-70 directly onto U.S. 11, so at most the latter road would get secondary traffic diversion at times of heavy traffic or accidents on other connecting routes.

Both the Washington County Engineering Plan Review and State Highway Administration had no comment after receiving a copy of the rezoning application.

Public Transportation

This area is served by Route 441 of the County Commuter. Route 441 travels between the Washington County Transit Center in Hagerstown and the town of Williamsport. The route operates six days per week, between Monday and Saturday.

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

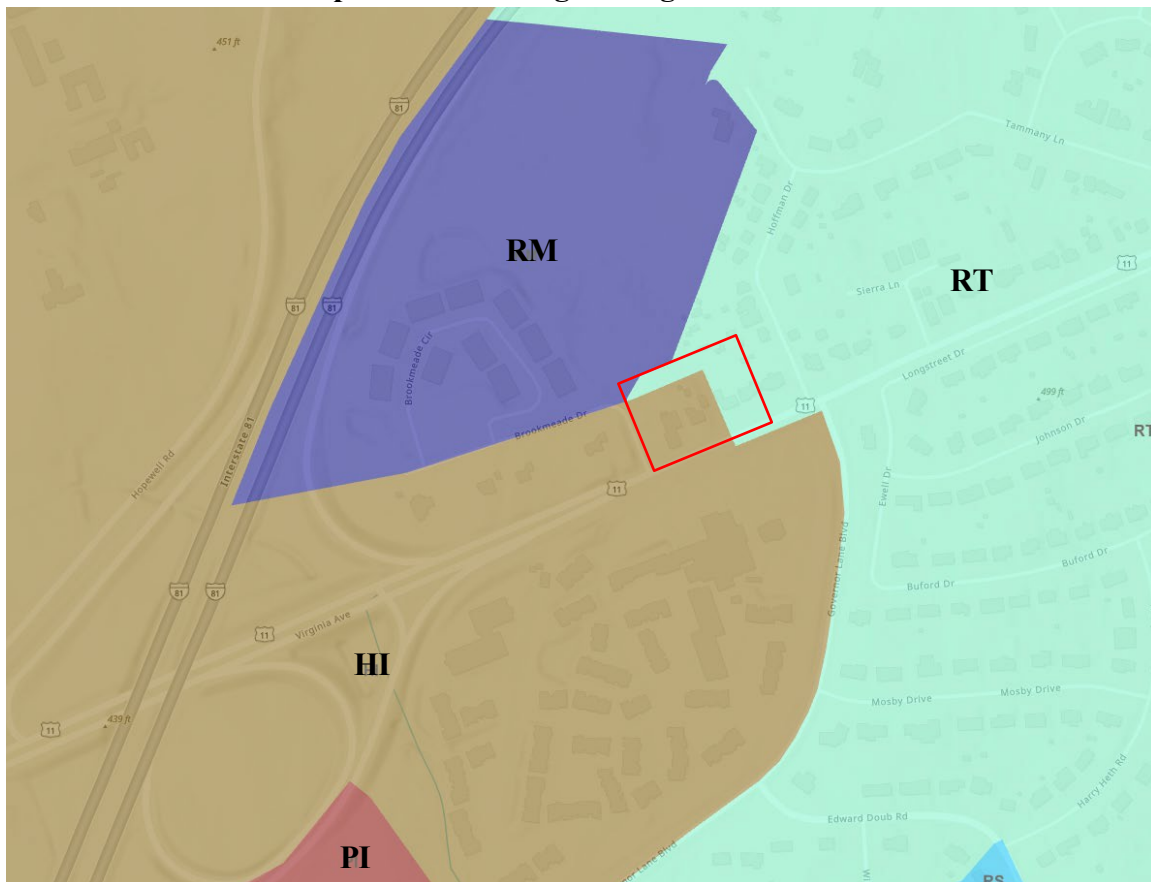
A. Zoning

The subject parcels are currently zoned Residential Transition (RT) 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....”²

The HI Zoning District does not define its own standalone permitted uses. Instead, it pulls all principal permitted uses allowed in the BL, BG, PB, and ORT Districts as well as those in the IR District except heliports and Commercial Communications Towers. Truck stops are among other land uses allowed by special exception in an HI District.

Map 1: Surrounding Zoning Classifications

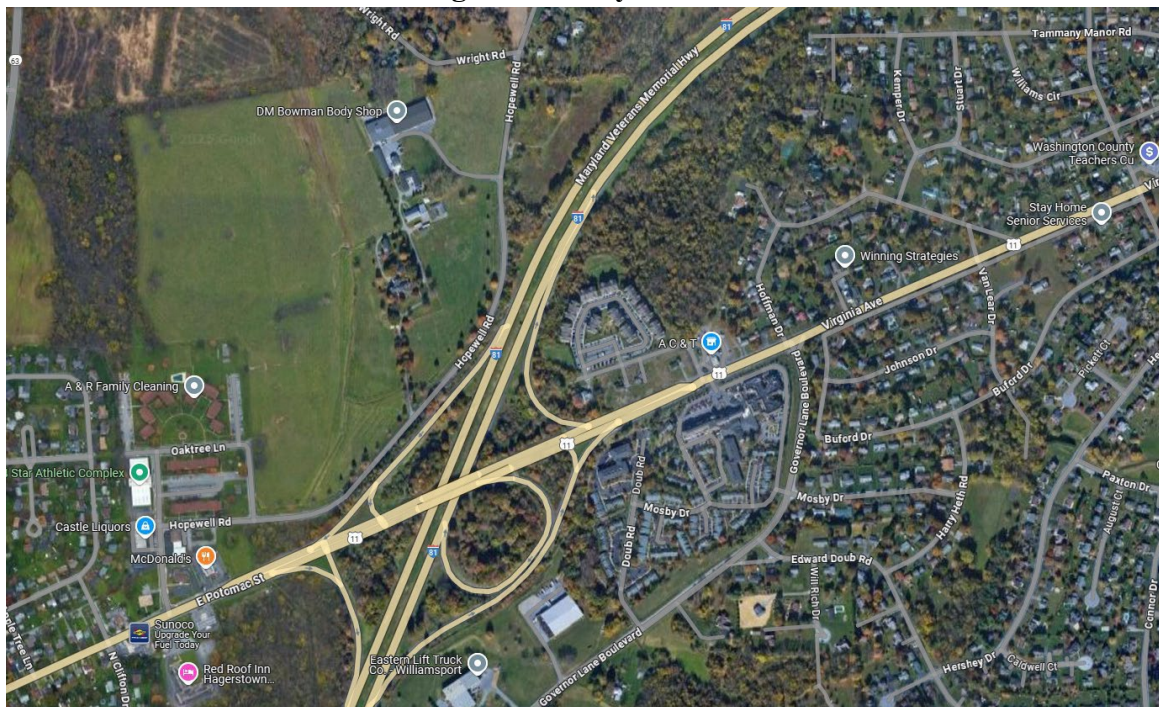


² Washington County Zoning Ordinance, Article 19

Virginia Avenue (U.S. 11) and I-81 are responsible for the separation of land uses according to zoning in this area, as shown on Map 1 above. Located immediately adjacent to I-81 Exit 2, the subject properties (roughly identified by the rectangular extent indicator, but also including the existing AC&T not part of this rezoning) lie at the intersection of three different zoning boundaries. The three subject properties, all zoned RT, are part of the large block of residential land uniformly given this zoning to the east. HI predominates to the west on lands immediately surrounding the interchange. A standalone RM district abuts one of the three subject properties to the north. South of U.S. 11 and the interchange, one can see the beginnings of the PI zoning along Governor Lane Boulevard and the RS (Residential Suburban) zoning beyond the Norfolk Southern Rail line.

B. Land Use

Image 1: Vicinity Land Use



Source: Google Maps

The proximity of the major transportation routes noted above influences the mixed nature of land use in this part of the Urban Growth Area. The stretch of Virginia Avenue that runs in front of the subject properties is still substantially residential, both on the roadway itself and on connecting local roads that run through the Van Lear and Tammany subdivisions. The Brookmeade Apartments are located immediately north. Homewood, a full-service retirement community that includes onsite health care services in addition to housing, is directly south.

There are, however, a number of commercial businesses on U.S. 11, headlined by the AC&T that is the focus of this rezoning. In addition to that business, Washington County Teachers Credit Union and Scoop-A-Liscious are located $\frac{1}{2}$ and $\frac{3}{4}$ of a mile east.

Beyond Homewood to the south, Governor Lane Boulevard is home to many industrial businesses. The lands northwest of the I-81 interchange, zoned HI, are in a transitional state as there is still currently much open land that will soon be developed in a light industrial nature along the lower part of Hopewell and Wright Roads with a pending warehouse development.

The Town limits of Williamsport lie just west of the interchange. Commercial businesses such as McDonald's, Waffle House and 4 Star Athletic Complex soon give way to residential or institutional uses (the school complex) in that direction.

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 2 existing historic sites located within an approximately $\frac{1}{2}$ mile radius of the proposed rezoning areas.

Below is a listing of existing historic resources within a $\frac{1}{2}$ mile radius of the subject parcels:

- WA-I-023: "Mt. Tammany" - Late-18th century 2-story brick dwelling associated with a prominent early resident of Washington County.
- WA-I-022: "Milestone Farm" – Mid-19th century farm complex encompassing 2-story brick house and several outbuildings.

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.

Both properties are located in the **Low Density Residential** sub-policy area. The Comprehensive Plan offers the following definition for this policy area:

"This policy area designation would be primarily associated with single-family and to a lesser degree two-family or duplex development. It is the

largest policy area proposed for the Urban Growth Area and becomes the main transitional classification from the urban to rural areas.”³

In the draft Land Use Plan of the County’s ongoing Comprehensive Plan update, the subject properties are proposed to be changed to a Commercial Land Use Policy Area. This proposal reflects the recent change in ownership of some of the properties (acquired by the applicant in 2023), a request by the property owner, and consideration of the changing nature of this part of Virginia Avenue.

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 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

³ 2002 Washington County, Maryland Comprehensive Plan, Page 243

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 the neighborhood surrounding the property has changed enough 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 a **mistake** was made by the local legislative body to rezone the property 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.

1. 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 that an 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 (UGA) 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.⁴ 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. Landowners were also given the opportunity to appeal the rezoning of their property at that time if they felt aggrieved by the Board's decision.

⁴ Washington County Ordinance No. ORD-2012-08

The applicant contends that the Board of County Commissioners (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 the following were not fully considered by the Board in their 2012 decision:

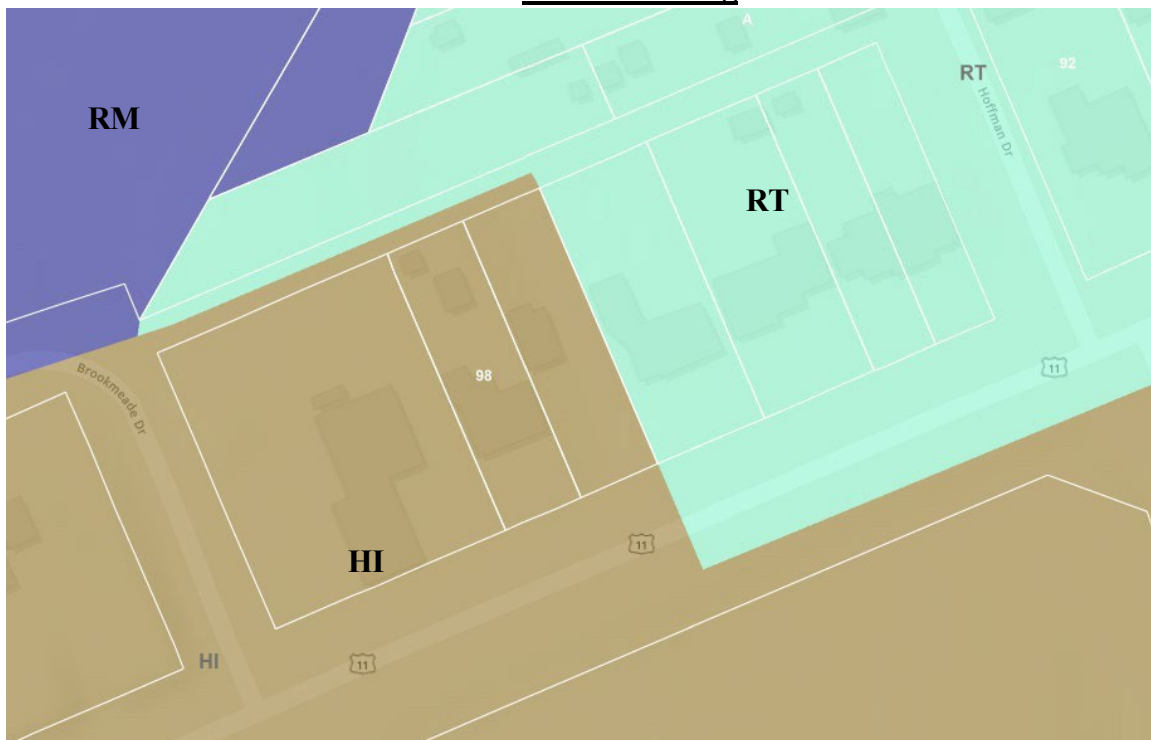
- The inconsistent application of the HI-1 zoning classification to properties located on Virginia Avenue between I-81 Exit 2 and Hoffman Drive with the repeal of the HI-2 zoning classification in 2012.

Elaborating on the above assertion, the applicant contends that Hoffman Drive forms a logical dividing line in land use intensity for properties in this area that should've guided the zoning decisions made in 2012. West of Hoffman Drive, the applicant contends that there is a higher land use intensity, more commercial in nature, influenced by anchor developments such as the AC&T, Homewood and the Brookmeade Apartments. To the east of Hoffman Drive, they assert the pattern is more clearly for lower intensity residential land uses, such as the Van Lear and Tammany subdivisions.

i. Recent Zoning History

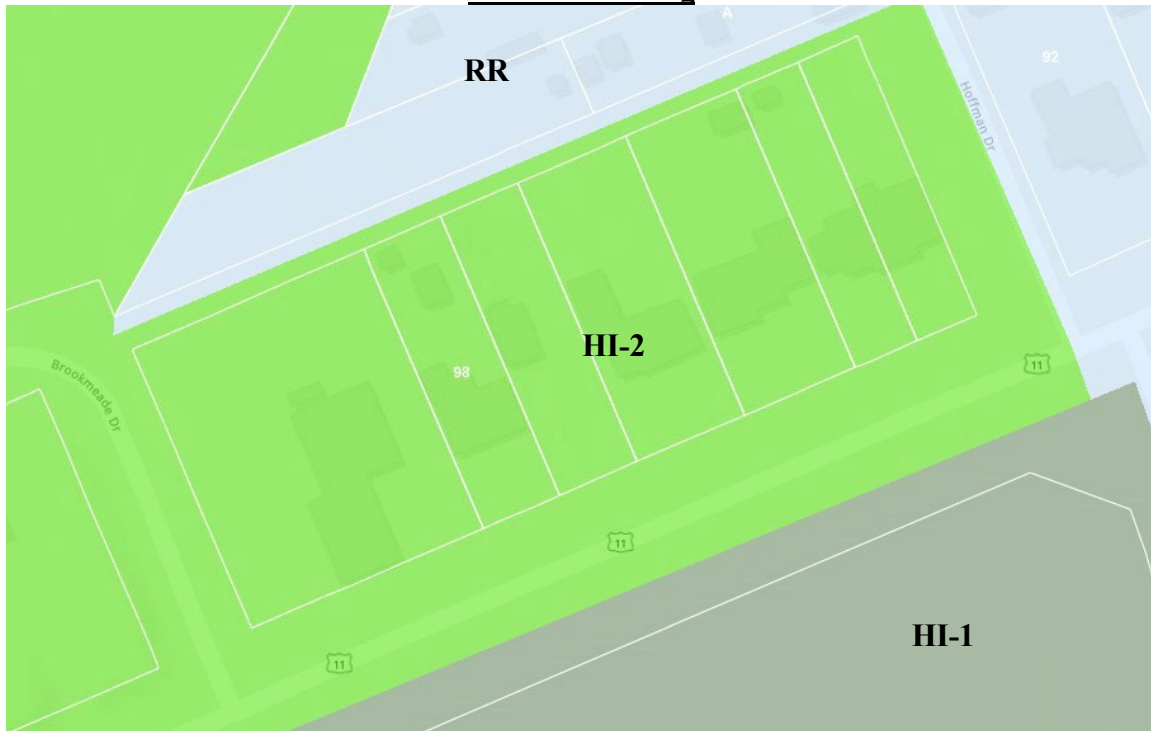
- These properties were rezoned to the present **RT** designation in conjunction with the Comprehensive Rezoning of the Urban Growth Area in 2012 (RZ-10-005).

Current Zoning



- Prior to 2012, they 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 other existing residential zoning classifications such as the RT zoning which is currently applied to the subject properties.

➤ **Discussion**

No documentation exists which definitively illuminates why the subject properties were not also given the HI-1 zoning classification when the HI-2 zoning classification was repealed in 2012. Property records from the State of Maryland Department of Assessments and Taxation, however, indicate that the current dividing line between HI and RT zoned properties likely was largely due to the ownership at that time.

Fast Gas Company owned the two properties east of the AC&T (16508 & 16510 Virginia Avenue) at the time of the UGA Rezoning in 2012. They did not own the other four properties along Virginia Avenue leading to Hoffman Drive (16512, 16514, 16516 & 16518 Virginia Avenue). Fast Gas Company requested the HI-1 Zoning classification for the properties that they owned at the time of the 2012 UGA Rezoning. The properties they did not own were given the RT zoning classification, in the absence of any property owner requests for a different classification. These decisions therefore caused existing residential properties to become legally non-conforming with their new HI zoning classification only in cases where property owners specifically requested that process occur.

The only exception to the above description of events is for parcel 766, located north of the AC&T on Brookmeade Circle. Fast Gas Company did own that property in 2012, but it was rezoned to RT instead of HI, unlike the other Fast Gas Company properties. No records exist indicating a property owner request for HI on that property in 2012.

III. Conclusion:

The applicant has claimed that a mistake was made to rezone these properties from HI-2 to RT in 2012 because of the selective application of the HI-1 to similarly situated adjacent properties. 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, or
5. Ignored facts in evidence at the time of zoning application.

Regarding the charge of mistake, it has been demonstrated that the selective reassignment of properties along this stretch of Virginia Avenue from HI-2 to both the RT and HI-1 zoning classifications in 2012 was likely due to the ownership at that time. In the

absence of property owner requests, most properties leading up to Hoffman Drive were given RT zoning classifications because Virginia Avenue is still almost entirely residential along this particular stretch of roadway until reaching the AC&T station. And while it is certainly true that land use intensity increases as one approaches the interchange, it is only recently that more properties on the north side of Virginia Avenue in this area have transitioned away from stable ownership of single-family homes by individual property owners. Single family homes did exist in 2012, and continue to exist presently, both east and west of Hoffman Drive. This makes it difficult to characterize the decisions made in 2012 to reassign some properties HI/HI-1 and others to RT as being a mistake.

At the same time, current circumstances with property ownership have also changed. The three properties subject to this rezoning are now all owned by the applicant and are no longer being actively used for residential purposes. The draft Land Use Plan Map for the Comprehensive Plan update recommends that these properties become commercial largely because of the change in ownership. These facts, plus their immediate proximity to the I-81 Exit 2 interchange advance a certain logic to now applying the HI zoning classification, given present conditions.

Whether or not extending HI zoning further into the nearby residential neighborhoods could have cascading effects spurring the residential to commercial transition which has already occurred elsewhere on Virginia Avenue over time is unknown. The pre-2012 HI-2 zoning classification for these properties does provide prior precedent for allowing commercial and light industrial uses in these locations. A mixing of commercial and residential land uses is likely the logical future for lands along many of the major radial transportation routes, such as U.S. 11, that bisect the UGA from their point of origin in Hagerstown.

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 for their compatibility with the neighborhood that surrounds this site. The land use desired by the current property owner may not remain the same over time under the flexibility offered by HI zoning.

Respectfully Submitted,



Travis Allen
Senior Planner

**WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING
June 2, 2025**

The Washington County Planning Commission held its regular monthly meeting on Monday, June 2, 2025 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 Vice-Chairman called meeting to order at 6:00 p.m.

Planning Commission members present were: Jeff Semler, Vice-Chairman, Denny Reeder, Jay Miller, Terrie Shank, BJ Goetz, and Ex-officio County Commissioner Randy Wagner. Staff members present were: Washington County Department of Planning & Zoning: Jill Baker, Director; Jennifer Kinzer, Deputy Director; Travis Allen, Senior Planner; Misty Wagner-Grillo and Scott Stotemyer, Planners; and Debra Eckard, Office Manager.

NEW BUSINESS

MINUTES

Motion and Vote: Mr. Miller made a motion to approve the minutes of the May 5, 2025 Planning Commission meeting as presented. The motion was seconded by Mr. Reeder and unanimously approved with Mr. Goetz abstaining from the vote.

Mr. Semler announced that the Black Rock PUD Remand was being removed from the agenda because staff is waiting on legal advice from the County Attorney's office.

PRELIMINARY CONSULTATIONS

Chaberton Solar Hearthstone LLC [PC-25-002]

Ms. Wagner-Grillo presented a preliminary consultation for a proposed 2-megawatt community solar energy generating station (SEGS) on 37.15 acres to be located at 16615 Lappans Road. The property is currently zoned A(R) – Agricultural Rural. A preliminary consultation was held on April 10, 2025 with the reviewing agencies and developer. Currently, the proposed use is a Special Exception use in the AR zoning district which would require a public hearing with the Board of Zoning Appeals. After July 1, 2025, the County will be required to accept SEGS as a permitted use in any location in accordance with State legislation that was recently adopted; a site plan will be required.

Ms. Baker further explained that the Maryland General Assembly passed legislation this year that preempts counties with regard to siting of SEGS. According to the new law, any SEGS that will produce 1-megawatt or greater of electricity must be permitted as a principal permitted use in all zoning districts.

Discussion and Comments: Mr. Semler asked how high the solar panels would be situated off the ground and if farming or grazing could be accommodated under them. A representative from Chaberton stated there is significant bedrock on the site which currently prohibits farming. No farming or grazing is proposed under the solar arrays.

No action required.

ORDINANCE MODIFICATIONS

Carol L. Gregory [OM-25-004]

Mr. Stotemyer presented an ordinance modification to allow the creation of two lots with panhandle entrances more than 400-feet in length. The property is located at 7660 Fairplay Road and is currently zoned A(R) – Agricultural Rural. The property owner wishes to subdivide the property for her two daughters. The two panhandle lots would be created from the second point of access. The panhandles will be 25-feet wide and 426-feet and 825-feet in length respectively.

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

SITE PLANS

St. James School – Turner Athletic Center [SP-23-016]

Mr. Stotelmyer presented a revised site plan for the Turner Athletic Center at St. James School located at 17525 Kellett Drive. The property is currently zoned A(R) – Agricultural Rural. There is one access point to the site from Kellett Drive. Required parking is 81 spaces; 92 spaces will be provided. Water will be provided by an on-site spring; sewer will be provided by Washington County.¹ Hours of operation will be 8 am to 10 pm. Lighting will be building mounted and pole mounted. No new signage is proposed. This project is exempt from Forest Conservation Ordinance requirements. All agency approvals have been received.

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

(¹ Staff stated at the meeting that sewer was provided by Washington County. This is incorrect. The school is served by a private community package treatment plant that is monitored and maintained by Maryland Department of the Environment.)

Fed Ex #219 Hagerstown [SP-24-026]

Mr. Stotelmyer presented a site plan for proposed security upgrades including the installation of an automated overhead trust gate, security fencing, site lighting and new pavement on an existing gravel lot located along Halfway Boulevard. There will be no water or sewer service to the property. Hours of operation will be 24 hours per day, 7 days per week. There will be pole mounted lighting on the site. Forest Conservation requirements were addressed on a previous project. All agency approvals have been received.

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

Cedar Springs Business Park Lots 1 and 2 [PSP-24-001]

Mr. Stotelmyer presented a preliminary plat/site plan for the Cedar Springs Business Park Lots 1 and 2 located at 12000 Greencastle Pike. The property is currently zoned HI – Highway Interchange. The developer is proposing two mixed-use buildings of 27,000 sq. ft. and 45,000 sq. ft. respectively. There will be one access point from Greencastle Pike. Required parking is 136 spaces; 215 parking spaces will be provided. Water will be provided by the City of Hagerstown and sewer will be provided by Washington County. Hours of operation will be 8 am to 5 pm, Monday thru Friday. Lighting will be pole mounted and building mounted. No signage is proposed. Forest Conservation requirements were addressed on a previous project. Approval is pending from the Washington County Health Department, Washington County Dept. of Water Quality, Washington County Engineering Department and Washington County Land Development.

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

Sheetz #184 – Huyetts [SP-25-001]

Ms. Wagner-Grillo presented a site plan for the proposed redevelopment of the Sheetz convenience store located at 12404 Lager Drive. The property is currently zoned BL – Business Local. The developer is proposing to replace the existing Sheetz with a 6,139 sq. ft. convenience store, removing the car wash, adding a drive-thru, and upgrading the signage and canopy. Existing parking is 59 spaces; parking required is 31 spaces; 48 spaces will be provided. Forest conservation requirements were previously addressed through a payment-in-lieu. The existing storm water management area is a bio-retention area. Water will be provided by the City of Hagerstown; sewer will be provided by the County. 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 Ms. Shank and unanimously approved.

Bowman Lightner Phase 4 [SP-25-002]

Ms. Wagner-Grillo presented a site plan for a proposed addition to a gravel trailer storage lot located at 15935 Spielman Road. The property is 63.38 acres in size and is currently zoned HI – Highway Interchange. The developer is proposing a gravel overflow parking lot for box truck trailers only; this is not for overflow truck parking. The hours of operation will be 7 am to 6 pm. There will be no employees on site. No lighting or signage is proposed. Forest conservation requirements will be met

by on-site retention. The existing storm water management area will be expanded. All agency approvals have been received.

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

17165 Black Stallion Lane – Heritage Manor [SP-25-003]

Ms. Wagner-Grillo presented a site plan for a proposed 45 bed assisted living facility located at 17165 Black Stallion Lane. The property is 2.37 acres in size and is currently zoned A(R) – Agricultural Rural with the RB – Rural Business overlay. The previous use of this property was a nursing home. There will be 15 employees, 4 staff members per shift. The hours of operation will be 24 hours per day, 7 days per week. Parking required is 19 spaces; 19 spaces will be provided. The existing structure has a private well and septic system. The existing signage will be updated. Additional building mounted lights are being proposed and a photometric plan has been approved. This project is exempt from Forest Conservation requirements. All agency approvals have been received.

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

Hard Rock Excavation [SP-24-033]

Ms. Wagner-Grillo presented a site plan for a proposed excavating contractor business with office on 3.78 acres located at 17028 Broadfording Road. The property is currently zoned A(R) – Agricultural Rural. The Board of Zoning Appeals granted a waiver for density and setbacks to allow for two homes on the property and a special exception was granted for a contractor's equipment and storage yard with office spaces for the excavation business. Hours of operation will be 7 am to 5 pm. There will be eight employees. There is no proposed lighting; there is existing signage. Water will be provided by the City of Hagerstown and a private septic system for sewage. Storm water management will be provided on-site. The developer is proposing to meet forest conservation requirements using the payment-in-lieu of planting option. All agency approvals have been met with the exception of Forest Conservation.

Motion and Vote: Mr. Miller made a motion to approve the site plan contingent upon approval of the Forest Conservation payment-in-lieu. The motion was seconded by Mr. Reeder and unanimously approved.

Fulton Properties, Inc. [SP-24-023]

Ms. Wagner-Grillo presented a site plan for a proposed gravel tractor trailer storage lot on 43.72 acres located at 14557 Industry Drive. The property is currently zoned PI – Planned Industrial. No additional employees are proposed. There is no additional lighting or signage proposed. Hours of operation will be 8 am to 5 pm. Forest Conservation requirements will be met using on-site plantings and a landscaped buffer along the rear of the property to screen adjacent residential uses. Storm water management will be met on-site using submerged gravel wetland. Approvals are pending from the Soil Conservation District and Land Development.

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

FOREST CONSERVATION

Overdale Estates, Phase 2, Lot 1 [S-25-005]

Mr. Allen presented a request to use the payment-in-lieu of planting option to satisfy all forest mitigation for a one lot subdivision located at 12612 Jefferson Boulevard. The property is currently zoned AR – Agricultural Rural. There is a 2.6 acre planting requirement resulting from the subdivision of 13.01 acres. The applicant wants to retain the remaining lands to use for agricultural purposes. Staff recommends that at least a portion of the planting requirement be accomplished on-site in accordance with the intent of the Forest Conservation Ordinance. There is ample space to accommodate on-site mitigation providing benefits to the site as well as the neighborhood. Mr. Allen suggested that a landscaping strip could be planted to buffer the residential lots adjoining the property as well as the salvage yard. Mr. Allen reminded members there is more than \$400,000 in the PIL account which is becoming increasingly more difficult to spend in the time allotted by the Ordinance. Landowners are not always willing to place forest easements on their properties even though they are being paid for it. By placing at least a portion of the forest on-site, it would reduce the amount of the PIL payment going into the PIL account.

Discussion and Comments: Mr. Gordon Poffenberger of Fox & Associates, Inc. was present to represent the property owner. He reiterated the owner's wish to use the payment-in-lieu of planting option and to keep the remaining lands as pasture.

Mr. Miller expressed his opinion that the Commission should listen to Staff's recommendation and believes that a compromise should be reached with the property owner. Mr. Goetz expressed his opinion that this is not a commercial or warehouse use and it is wrong to take away the farmland to plant trees because we are losing farmland to warehouses and solar array projects. Mr. Allen noted that most of the warehouse projects have accomplished at least part, if not all, mitigation on-site. He also explained that agriculture is given special consideration in the Ordinance in relation to agricultural structures and land uses. This case is different because there will be a residential component on the property which triggers the need for mitigation. Commissioner Wagner expressed his opinion that requiring mitigation on site (2.6 acres) would not be a significant hardship on a property that is 30 acres in size. He agrees that a compromise with the property owner would be beneficial. Mr. Semler reviewed the topography and soils of the property and believes a buffer would be a good compromise.

Motion and Vote: Ms. Shank made a motion to approve the request with afforestation in the form of a 35-foot buffer along the property boundary with the salvage yard and the remainder of the mitigation to be eligible for the payment-in-lieu of planting. The motion was seconded by Mr. Reeder and approved with four votes in favor and one vote opposed.

OTHER BUSINESS

Trinity Nursing Academy

Mr. Allen presented a request to change the permitted land use in an existing Rural Business zoning district from a former HVAC repair shop to a Maryland licensed training school for nursing students. The property is located at 20142 National Pike. Mr. Allen explained that when an RB zone is approved, it is approved for a specific land use. The Planning Commission is charged with determining if the new proposed use constitutes a significant change in the intensity of the use of the property. If the proposed use is deemed a significant change in scale and intensity, a public hearing would be required.

Mr. Talabi of the Trinity Nursing Academy stated that the structure is currently vacant. The Academy is proposing renovations to accommodate the nursing school with approximately 16 students and 8 staff members on-site. An increase of approximately 10-feet is proposed to accommodate 2 classrooms and a few offices; however, there will be no significant increase to the building footprint at this time.

Ms. Baker explained that the use was established for an office-type setting and is now being proposed for an educational use. The Planning Commission must consider if the change would be significant enough in scale and intensity to warrant public input or is the change reasonable and will not change the intensity of the former use of the property.

Mr. Goetz questioned that if the type of educational facility would change in the future, could that change the intensity of the use. Mr. Allen stated that each change in use in the RB zoning district is reviewed on a case-by-case basis by the Zoning Administrator and would be brought back to the Planning Commission for its consideration if there was a question about the intensity of the newly proposed use.

Motion and Vote: Mr. Goetz made a motion to approve the request based on information presented by the applicant and staff that the intensity and scale of the proposed use is not a significant change. The motion was seconded by Mr. Reeder and unanimously approved.

Annual Report

Ms. Kinzer presented the Washington County Annual Report for 2024 which is a requirement from Maryland Dept. of Planning. She highlighted several points of interest contained within the document. There were 182 new permits issued in 2024; 66% development inside the PFAs and 34% outside the PFAs. The Board of County Commissioners approved six rezoning cases: four map amendments and two text amendments. There were three annexations by the City of Hagerstown. Four sewer and water service amendments were approved throughout the County to bring properties into compliance with County Health Department regulations. Through December 31, 2024, the County preserved over 41,000 acres of land. The total acres encumbered in 2024 was 1,975.1 for a total value of over \$8 million. Units approved on existing lots were 10. Total minor subdivisions were 16; five in the PFA areas and 11 in the rural areas. There were 46 major subdivision lots which included one in the rural area and the student housing (apartments) for the new school at Meritus. Total units in major subdivisions were 397 in PFAs and 36 outside the PFAs; which is 92% inside the

PFAs and 8% outside the PFAs. The total number of lots in the PFA was 410 lots and 54 lots in the rural area. This equates to 88% development in the PFAs and 12% in the rural area. There were 23 commercial site plans in 2024: 17 in the PFAs and 6 in the rural area.

Motion and Vote: Mr. Reeder made a motion to approve the 2024 Annual Report as presented and to forward the Report to the Maryland Dept. of Planning. The motion was seconded by Mr. Goetz and unanimously approved.

Update of Projects Initialized

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

Determination of CIP consistency with adopted Comprehensive Plan

Ms. Baker presented the summary of projects included in the County's Capital Improvements Program, which is a 10-year program. The Planning Commission is tasked with determining if proposed projects in FY 2026 are consistent with the goals and objectives of the County's adopted 2002 Comprehensive Plan.

Consensus: The Planning Commission reached a consensus that the approved CIP is consistent with the County's adopted 2002 Comprehensive Plan. (Commissioner Wagner abstained)

ADJOURNMENT

Mr. Reeder made a motion to adjourn the meeting at 7:20 p.m. The motion was seconded by Mr. Miller and so ordered by the Vice-Chairman.

UPCOMING MEETINGS

1. July 7, 2025, 6:00 p.m. – Washington County Planning Commission regular meeting

Respectfully submitted,

Jeff Semler, Vice-Chairman



WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

ORDINANCE MODIFICATION STAFF REPORT

BASE INFORMATION

SITE NAME.....: Corwell Lot 1
NUMBER.....: OM-25-006

OWNER.....: CORWELL KEITH G & CORWELL MELISSA M
LOCATION.....: 11954 BIG SPRING Road
Clear Spring, MD 21722
DESCRIPTION.....: Create a 3.43 acre lot for an Immediate Family Member leaving 13.13 acres in the remaining land.
Modification is to reduce the 50' side yard setback when adjacent to an Ag use to 15'.

ZONING.....: Agricultural, Rural
COMP PLAN LU.....: Agriculture
PARCEL.....: 04013913
PLANNING SECTOR.....: 5
ELECTION DISTRICT.....: 04

TYPE.....:
GROSS ACRES.....: 16.56
DWELLING UNITS.....:
TOTAL LOTS.....: 1
DENSITY.....: N/L Units Per Acre

PLANNER.....: Misty Wagner-Grillo
ENGINEER.....: FREDERICK SEIBERT & ASSOCIATES
RECEIVED.....: June 3, 2025

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

FLOOD ZONE.....: No
WETLANDS.....: No
WATERSHED.....: Potomac River WA Cnty
ENDANGERED SPECIES.....: None
HISTORIC INVENTORY.....: No Resources Present
EASEMENTS PRESENT.....: Exempt

SCHOOL INFORMATION

Staff Comments:	ELEMENTARY	MIDDLE	HIGH
SCHOOL DISTRICT <i>Not Applicable</i>	Clear Spring	Clear Spring	Clear Spring
PUPIL YIELD			
CURRENT ENROLLMENT			
MAXIMUM CAPACITY			

PUBLIC FACILITIES INFORMATION

FIRE DISTRICT.....: Clear Spring
AMBULANCE DISTRICT.....: Clear Spring

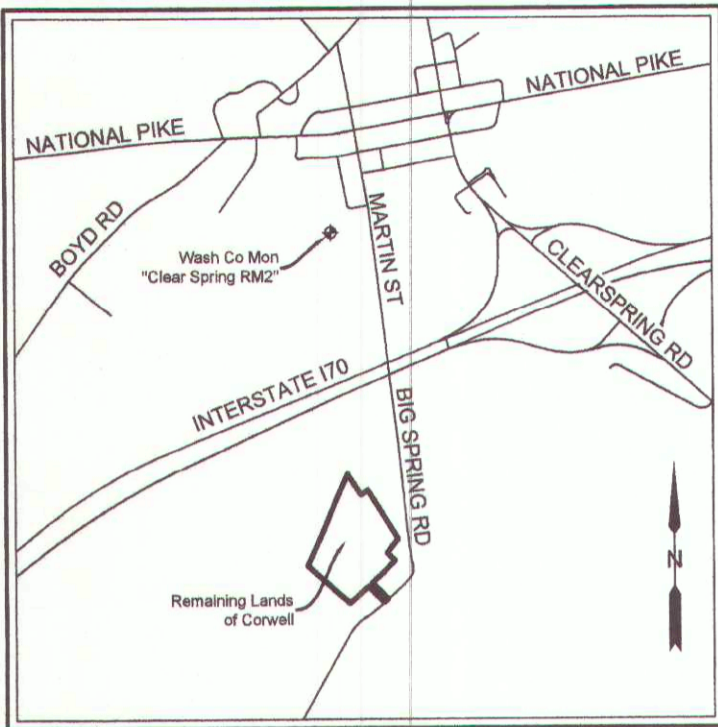


WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

WATER & SEWER INFORMATION

	WATER	SEWER
METHOD.....:	Well/Cistern	Septic Tank
SERVICE AREA.....:	Well	Septic
PRIORITY.....:	7-No Planned Service-Well	7-No Planned Service-Septic
NEW HYDRANTS.....:		
GALLONS PER DAY SEWAGE...:		
PLANT INFO.....:		None



VICINITY MAP
SCALE 1"=2000'

Sensitive Area Notice

The stream buffers shown hereon are established pursuant to the requirements of the Washington County Subdivision Ordinance Article IV, Section 409. In an effort to preserve or improve water quality, the property owner is required to establish and thereafter maintain in perpetuity vegetative ground cover in accordance with urban best management practices recommended by the Washington County Soil Conservation District. No permanent structures or construction are permitted within the stream buffer except those designed to improve water quality or flow as approved by the Washington County Planning Commission in accordance with all applicable regulations, laws, and policies. No septic systems shall be constructed within the buffer nor shall any reserve area be established within the buffer.

Tracking Notes

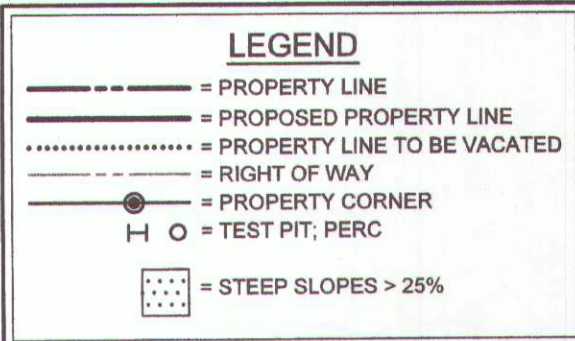
1. This residential subdivision plat is subject to all applicable local, state and federal laws and regulations. Any further potential of subdivision of any lots or remaining lands created by this subdivision is subject to the requirements of the Maryland Annotated Code, Environment Article, Section 9-206 and all applicable local, state and federal laws and regulations.
2. In accordance with the requirements of the Maryland Annotated Code, Environment Article, Section 9-206, upon recordation of this plat, a total of 1 residential lots, plots, building sites, or other division of land have been created from the parent parcel or tract since October 1, 2012. In accordance with Maryland Annotated Code, Environment Article, Section 9-206, and subject to all other applicable local, state and federal laws, there are not more than 6 (remaining) residential lots, plots, building sites, or other divisions of land allowed as a subdivision.
3. This residential minor subdivision may not be resubdivided or further subdivided into an additional building lot(s). Please note, for a simplified plat, notes 1 and 2 will apply. However, any new lot created under a simplified plat and denoted "not for development" will not be counted toward the 7 lot limit until such lot is submitted as a residential subdivision final plat.

Address Assignments

Lot 1 -
Note: Each address is based on the entrance as shown on this plat. If the driveway is constructed at a different location from that shown hereon, the address listed above may VOID and the owner/developer of the lot must reapply to the Planning Commission for a new address assignment.

Sheet Index

Sheet 1: Subdivision Plat
Sheet 2: Subdivision Notes



Soil Table

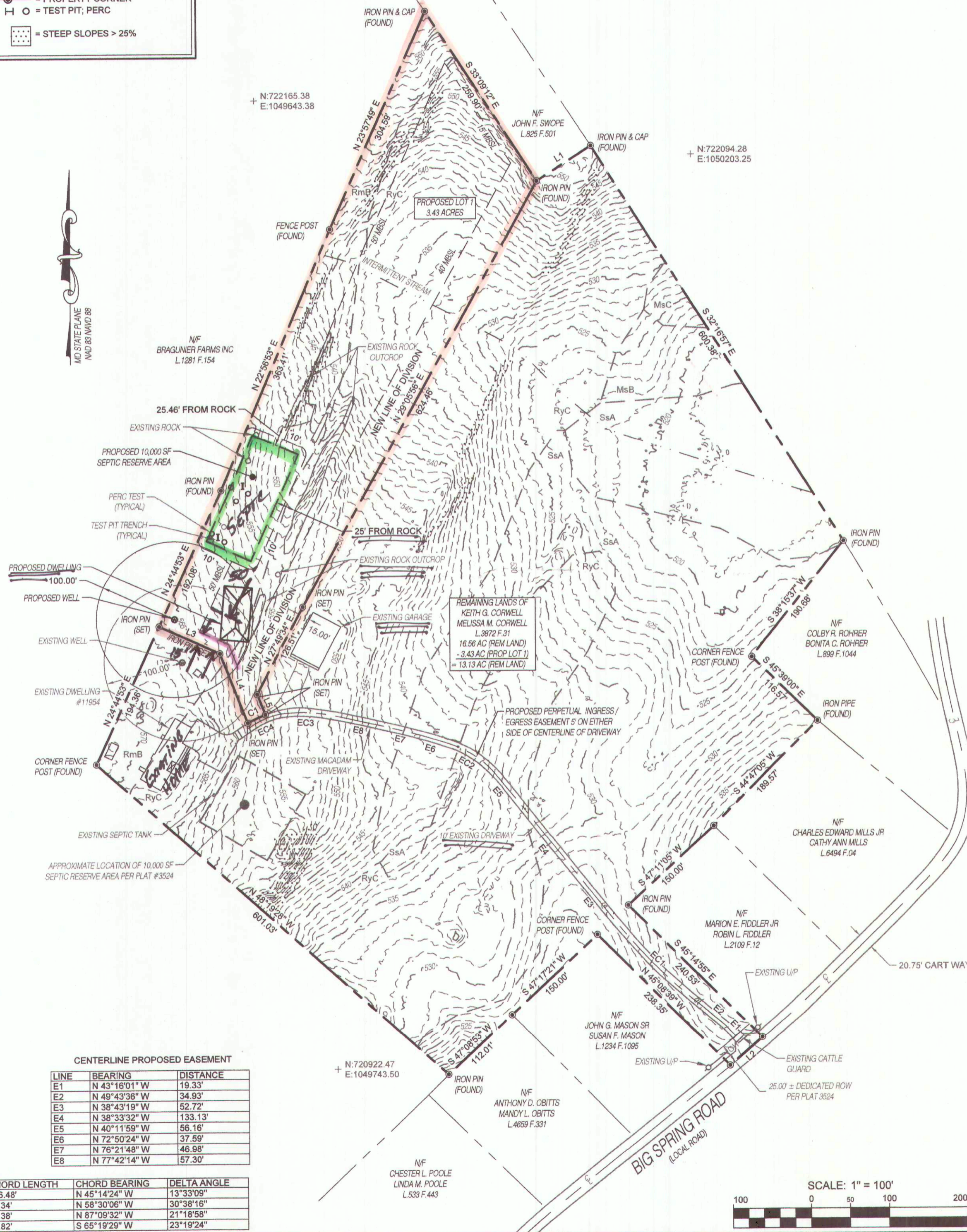
Soil	Area (Ac.)	%
RmB	6.09	36.77
RyC	9.00	54.35
MsC	0.08	0.48
MsB	0.31	1.87
SsA	1.08	6.53

NEW LINE OF DIVISION

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	151.63'	25.07'	25.04'	N 64°57'25" E	9°28'20"

LINE	BEARING	DISTANCE
L1	N 57°20'48" E	82.50'
L2	S 49°10'45" W	55.15'
L3	S 65°15'07" E	85.22'
L4	S 21°51'59" E	95.28'
L5	N 21°51'59" W	27.79'

PROPERTY LINES



CENTERLINE PROPOSED EASEMENT

LINE	BEARING	DISTANCE
E1	N 43°16'01" W	19.33'
E2	N 49°43'38" W	34.93'
E3	N 38°43'19" W	52.72'
E4	N 38°33'32" W	133.13'
E5	N 40°11'59" W	56.16'
E6	N 72°50'24" W	37.59'
E7	N 76°21'48" W	46.98'
E8	N 77°42'14" W	57.30'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
EC1	705.48'	166.87'	166.48'	N 45°14'24" W	13°33'09"
EC2	129.33'	69.16'	68.34'	N 58°30'06" W	30°38'16"
EC3	209.19'	77.83'	77.38'	N 87°09'32" W	21°18'58"
EC4	105.93'	43.12'	42.82'	S 65°19'29" W	23°19'24"

Owner:
Keith G. Corwell
Melissa M. Corwell
11954 Big Spring Road
Clear Spring MD 21722



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

11954 BIG SPRING ROAD,
CLEAR SPRING MD 21722
WASHINGTON COUNTY, MARYLAND
FOR
JACOB & RACHEL BUCKENSTAFF
15534 NATIONAL PIKE, CLEAR SPRING MD 21722
301-500-2001

SUBDIVISION PLAT OF THE LANDS OF CORWELL: LOT 1

PROJECT NO.	2025-0081
DWN BY	MTJ
DATE	04-24-2025
PROJECT MANAGER	FFredrick
EMAIL	FFredrick@fsa-inc.com
PROPERTY INFORMATION / ACCT #	34-21-280 / 04-013913
SCALE	1" = 100'
SHEET TITLE	

SUBDIVISION PLAT

SHEET 01 OF 02

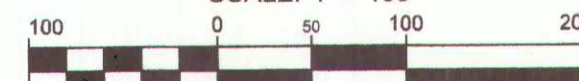
PLAT NO _____
DATE _____
WASHINGTON COUNTY

Certificate of Approval
FINAL APPROVAL GRANTED

Date: _____

By:
Washington County Planning Commission
Final Approval good for one hundred eighty (180)
days from above date

SCALE: 1" = 100'





WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

PRELIMINARY PLAT STAFF REPORT

BASE INFORMATION

SITE NAME.....: The Village at Valentia Ridge Lots 1-150 Preliminary Plat
NUMBER.....: PP-23-001

OWNER.....: ROULETTE RICHARD E TRUSTEE L & E TRUST
LOCATION.....: North side of Poffenberger Rd and east of MD Rt 65
DESCRIPTION.....: Proposed 150 lot subdivision; semi-detached units

ZONING.....: HI; RU Refer to Map
COMP PLAN LU.....: Low Density Residential
PARCEL.....: 10059356
PLANNING SECTOR.....: 1
ELECTION DISTRICT.....: 10

TYPE.....:
GROSS ACRES.....: 46.22
DWELLING UNITS.....:
TOTAL LOTS.....:
DENSITY.....: 0 Units Per Acre

PLANNER.....: Scott A Stotemyer
ENGINEER.....: APEX LAND SOLUTIONS LLC
RECEIVED.....: February 1, 2023

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

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

SITE DESIGN

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

SCHOOL INFORMATION



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

	ELEMENTARY	MIDDLE	HIGH
SCHOOL DISTRICT	Rockland Woods	E Russell Hicks	South Hagerstown
PUPIL YIELD			
CURRENT ENROLLMENT	1404		
MAXIMUM CAPACITY	1240		
PUBLIC FACILITIES INFORMATION			
FIRE DISTRICT.....:	FUNKSTOWN		
AMBULANCE DISTRICT.....:	HAGERSTOWN		
WATER & SEWER INFORMATION			
	WATER	SEWER	
METHOD.....:	City	County	
SERVICE AREA.....:	City	County	
PRIORITY.....:	5-Long Term Planned Service	1-Existing Service	
NEW HYDRANTS.....:			
GALLONS PER DAY SEWAGE...:			
PLANT INFO.....:		Conococheague	

WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

THIS APPROVAL IS FOR GENERAL CONFORMANCE WITH THE COUNTY'S REQUIREMENTS FOR DESIGN AND LAYOUT OF PROPOSED SEWER AND/OR WATER SYSTEM IMPROVEMENTS OR EXTENSIONS. ALL SEWER AND/OR WATER SYSTEM IMPROVEMENTS OR EXTENSIONS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE COUNTY'S LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF SANITARY SEWERS AND/OR WATER LINES. THIS APPROVAL DOES NOT GUARANTEE AVAILABILITY OF SEWER AND/OR WATER SERVICE. SEWER AND/OR WATER SERVICE AVAILABILITY IS SUBJECT TO CONFORMANCE WITH ALL RULES, POLICIES AND REGULATIONS ESTABLISHED BY THE COUNTY AND IN EFFECT AT THE TIME APPLICATION FOR SERVICE IS MADE AND/OR THE AVAILABILITY OF ALLOCATION REMAINING IN OTHER JURISDICTIONS' FACILITIES THAT MAY BE GRANTED TO THE COUNTY. THIS APPROVAL SHALL BE VALID FOR A PERIOD OF TWO (2) YEARS.

SIGNATURE _____ DATE _____

THIS PLAN/PLAT HAS BEEN REVIEWED BY THE WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY FOR INCLUSION INTO THE COUNTY CAPACITY MANAGEMENT FOR THE SYSTEM THAT SERVES THIS PROJECT. ALLOCATION GRANTED FOR CONSTRUCTION SHOWN ON THIS PLAN/PLAT SHALL BE IN ACCORDANCE WITH THE CAPACITY MANAGEMENT PLAN DEVELOPED FOR THIS SYSTEM BASED ON A AVAILABILITY OF ALLOCATION REMAINING IN THE FACILITY.

WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

GENERAL NOTES

1. ZONING IS "RU" - RESIDENTIAL URBAN DISTRICT MINIMUM BUILDING SETBACK LINES: (M.B.S.L.) FRONT = 25'; SIDE = 10'; REAR = 40' MINIMUM LOT WIDTH AT FRONT M.B.S.L. IS 70'. MINIMUM LOT AREA IS 10,000 SQ. FT.
2. CONTOURS ARE FROM AERIAL PHOTOGRAMMETRY AND FIELD SURVEY BASED ON CITY OF HAGERSTOWN CONTROL POINTS NETWORK HORIZONTAL DATUM NAD 27 AND VERTICAL DATUM NAVD 88. PHOTOGRAMMETRY BY KEDDAL AERIAL MAPPING FLOWN IN NOVEMBER 2002. FIELD SURVEY BY DAVIS, RENN & ASSOC. WAS DONE IN JANUARY 2002.
3. THERE IS A 100 YEAR FLOOD PLAIN ON SUBJECT PROPERTY PER WASHINGTON COUNTY, MARYLAND FLOOD INSURANCE RATE MAP PANEL NO. 24043C0302D, AND 24043C0305D DATED AUGUST 15, 2017 (ZONES A AND AE WITH BASE FLOOD ELEVATIONS.
4. WETLANDS HAVE BEEN IDENTIFIED ON THE SUBJECT PROPERTY PER THE U.S. DEPARTMENT OF THE NATIONAL WETLAND INVENTORY MAPPING, THE FOLLOWING WETLANDS ARE SHOWN ON THE INVENTORY:
R2UBH - RIVERINE OPEN WATER, LOWER PERENNIAL, UNCONSOLIDATED BOTTOM, PERMANENTLY FLOODED.
5. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL THE UTILITIES AND VERIFY EXISTING CONDITIONS BEFORE BEGINNING CONSTRUCTION.
6. JOB SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR SHALL CONTACT 'MISS UTILITY' AND ALL UTILITY COMPANIES ONE (1) WEEK BEFORE START OF CONSTRUCTION -- 'MISS UTILITY' 1-800-257-7777
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OFFICE OF THE ENGINEER, APEX LAND SOLUTIONS, INC. OF ANY DISCREPANCIES IN THE PLANS OR IN THE RELATIONSHIP OF FINISHED GRADES TO EXISTING PRIOR TO BEGINNING WORK.
9. THE CONTRACTOR SHALL NOTE THAT IN CASE OF DISCREPANCY BETWEEN THE SCALED AND FIGURED DIMENSIONS SHOWN ON THE PLANS, THE FIGURED DIMENSIONS SHALL GOVERN.
10. ALL STORM DRAINAGE AND ROADWAY CONSTRUCTION SHALL BE THE LATEST STANDARDS AND SPECIFICATIONS OF WASHINGTON COUNTY, MARYLAND.
11. ALL WATERLINE CONSTRUCTION SHALL CONFORM TO THE CITY OF HAGERSTOWN WATER AND SEWER DEPARTMENT STANDARDS AND SPECIFICATIONS, LATEST EDITION.
12. ALL SANITARY SEWERS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY STANDARD SPECIFICATIONS FOR CONSTRUCTION OF SANITARY SEWERS.
13. THE CITY OF HAGERSTOWN WATER AND SEWER DEPARTMENT IS NOT RESPONSIBLE FOR THE ACCURACY OF INFORMATION FOR EXISTING FACILITIES SHOWN HEREON.
14. ALL CONSTRUCTION SHALL CONFORM TO WASHINGTON COUNTY AND OR STATE OF MARYLAND STANDARDS AND SPECIFICATIONS.
15. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO WASHINGTON COUNTY AND OR STATE OF MARYLAND STANDARDS AND SPECIFICATIONS.
16. THERE ARE NO STREET LIGHTS PLANNED AT THIS TIME.
17. THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE SUBDIVISION BOUNDARIES EXCEPT AS SHOWN.
18. ALL LOTS ADJACENT TO POTTENBERGER ROAD WILL ACCESS FROM INTERNAL STREETS.
19. THERE ARE NO KNOWN SINKHOLES, ROCK OUT-CROPPINGS, WATER COURSES, TREE GROVES, SWAMPS, OTHER NATURAL FEATURES, HISTORIC AREAS OR GRAVEYARDS WITHIN THE DISTURBED AREA OF THIS SITE, EXCEPT AS SHOWN HEREON.
20. UNLESS OTHERWISE STATED, ALL PROPERTY CORNERS ARE 5/8" REBARS WITH CAP (TO BE SET).
21. ANY AND ALL BUILDING IMPROVEMENTS (DECKS, PORCHES, BAY WINDOWS, BUMP-OUTS, FIREPLACES, SUNROOMS, ROOF EAVES, ETC.) MUST BE CONSTRUCTED WITHIN THE MINIMUM BUILDING SETBACK LINES (M.B.S.L.)
22. SUBDIVISION IDENTIFICATION SIGNS SHALL COMPLY WITH SECTION 22.24 (A) OF THE WASHINGTON COUNTY SUBDIVISION ORDINANCE.
23. AN ACCESSORY STRUCTURE SHALL NOT BE PLACED ON ANY LOT UNTIL THE PRINCIPAL PERMITTED STRUCTURE HAS BEEN CONSTRUCTED.
24. NO ON STREET OR PUBLIC PARKING FACILITIES ARE PROVIDED. ALL PARKING FACILITIES SHALL BE LOCATED WITHIN GARAGES AND DRIVEWAYS ON THE PROPOSED LOTS.
25. NOT SHOWN: UTILITY AND DRAINAGE EASEMENTS OF 10' ALONG THE FRONT AND 8' ALONG THE SIDES AND REAR OF EACH LOT ARE HEREBY DEDICATED. AN 15' IS ADDED ALONG THE FRONT OF LOTS 67, 110 AND 111.
26. TOTAL ACREAGE OF THE UPSTREAM WATERSHED WHICH DIRECTLY AFFECTS THIS SUBDIVISION IS 365 ACRES +/-.

AGENCY AND UTILITY CONTACTS

WASHINGTON COUNTY D.P.W. - ENGINEERING AND CONSTRUCTION (240)313-2400
WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY (240) 313-2800
WASHINGTON COUNTY SOIL CONSERVATION DISTRICT (301) 797-5821
ANTETAM CABLE (301) 797-5000
VERIZON (301) 790-7135
POTOMAC EDISON (301) 582-5210
COLUMBIA GAS (800) 440-6111

SITE DEVELOPMENT PLANS AND PRELIMINARY PLAT FOR

POTOMAC CONSTRUCTION, INC. THE VILLAGE AT VALENTIA RIDGE - LOTS 1-150 A RESIDENTIAL SUBDIVISION IN WASHINGTON COUNTY, MARYLAND

DISTURBED AREA QUANTITY

THE TOTAL AREA TO BE DISTURBED AS SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 47.39 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 110,980 CUBIC YARDS OF EXCAVATION AND APPROXIMATELY 110,980 CUBIC YARDS OF FILL.

ENGINEER'S NAME: Jeff Warren LICENSE REG NO. 26556 DATE May 29, 2025

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

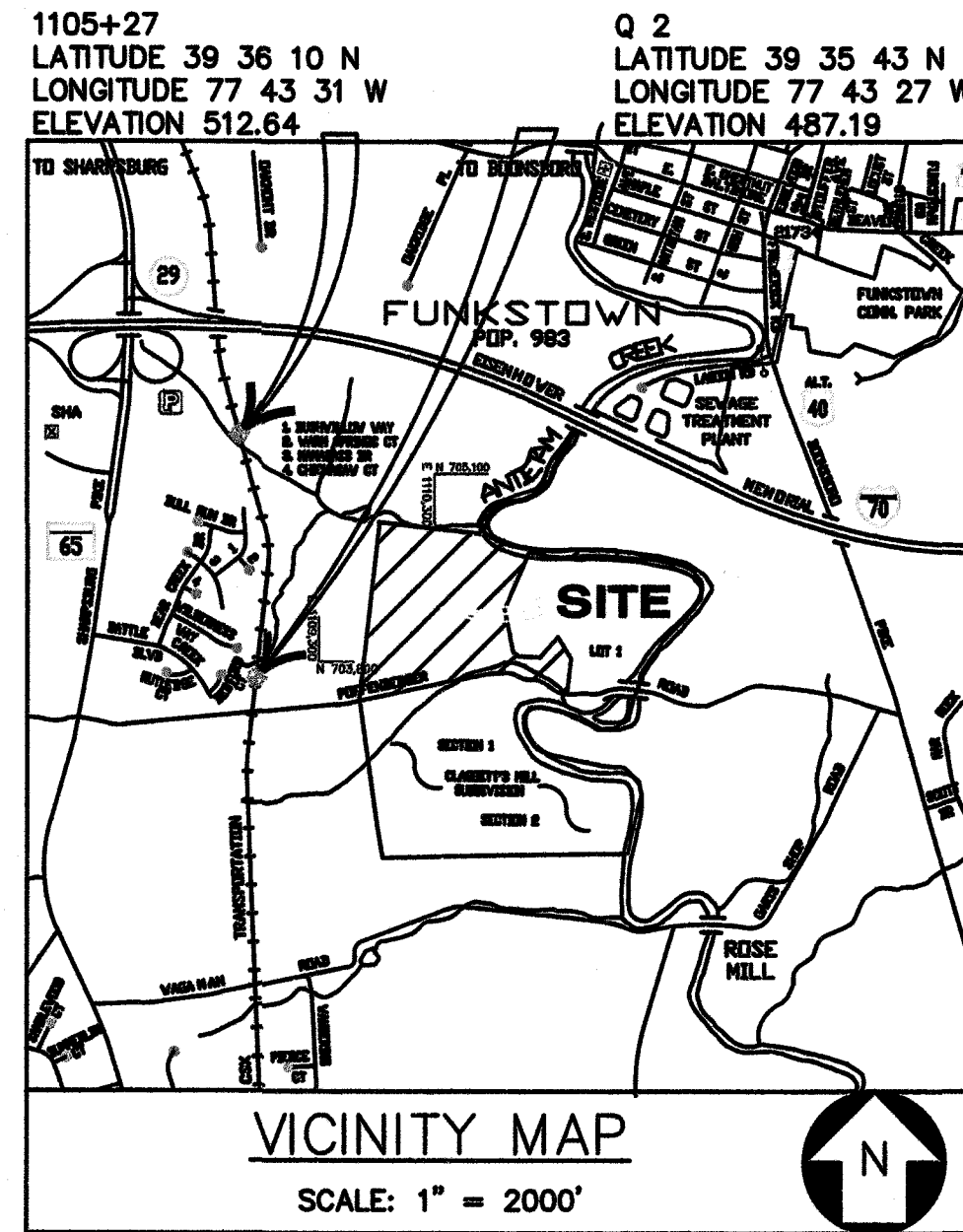
ESD STORMWATER SUMMARY

ESDy REQUIRED.....109,367 FT³
ROOFTOP DISCONNECT ESD, CREDIT.....30,657 FT³
BIORETENTION AREA ESD, CREDIT.....40,313 FT³
GRASS SWALE ESD, CREDIT.....1,625 FT³
TOTAL ESD, PROVIDED.....72,995 FT³

* REMAINING REQUIREMENTS MET BY PROVIDED EXTENDED DETENTION FACILITIES w/ WATER QUALITY FOREBAYS & MICROPOLDS

NOTE:
IN CONFORMANCE WITH THE STORMWATER MANAGEMENT ORDINANCE OF WASHINGTON COUNTY, A PERFORMANCE SECURITY AND EXECUTED MAINTENANCE AGREEMENT SHALL BE REQUIRED FROM THE DEVELOPER PRIOR TO ISSUANCE OF ANY BUILDING OR GRADING PERMIT FOR CONSTRUCTION PER THESE PLANS.

NOTE:
A PUBLIC WORKS AGREEMENT AND PERFORMANCE SECURITY WILL BE REQUIRED FOR ALL IMPROVEMENTS WITHIN THE COUNTY RIGHT-OF-WAY THAT ARE NOT OTHERWISE REGULATED UNDER A UTILITY PERMIT OF ENTRANCE PERMIT.



PREPARED FOR: OWNER/DEVELOPER

POTOMAC CONSTRUCTION, INC.
13126 PENNSYLVANIA AVENUE
HAGERSTOWN, MARYLAND 21742
ATTN: JEFF WARREN
PHONE: 301-791-9311

- NOTES:
1. APPROVAL OF THIS PLAN, PP-23-001, SHALL REPLACE THE PRELIMINARY PLAT FOR THIS PROJECT ORIGINALLY APPROVED UNDER S-04-61.
 2. REFER TO SHEETS 10-12 FOR BENCHMARK LOCATIONS.

UTILITY NOTIFICATION

THE SOIL CONSERVATION DISTRICT MAKES NO REPRESENTATION AS TO THE EXISTENCE OR NON EXISTENCE OF ANY UTILITIES AT THE CONSTRUCTION SITE. SHOWN ON THESE CONSTRUCTION DRAWINGS ARE THOSE UTILITIES WHICH HAVE BEEN IDENTIFIED. IT IS THE RESPONSIBILITY OF THE LAND WORKERS 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 1-800-257-7777.

SENSITIVE AREA NOTICE

THE STREAM BUFFERS SHOWN HEREON ARE ESTABLISHED PURSUANT TO THE REQUIREMENTS OF THE WASHINGTON COUNTY SUBDIVISION ORDINANCE ARTICLE IV, SECTION 409. IN AN EFFORT TO PRESERVE OR IMPROVE WATER QUALITY, THE PROPERTY OWNER IS REQUIRED TO ESTABLISH AND THEREAFTER MAINTAIN IN PERPETUITY VEGETATIVE GRASSLAND COVER IN ACCORDANCE WITH URBAN BEST MANAGEMENT PRACTICES RECOMMENDED BY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT. NO PERMANENT STRUCTURES OR CONSTRUCTION ARE PERMITTED WITHIN THE STREAM BUFFER EXCEPT THOSE DESIGNED TO IMPROVE WATER QUALITY OR FLOW AS APPROVED BY THE WASHINGTON COUNTY PLANNING COMMISSION IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS, LAWS, AND POLICIES. NO SEPTIC SYSTEMS SHALL BE CONSTRUCTED WITHIN THE BUFFER NOR SHALL ANY RESERVE AREA BE ESTABLISHED WITHIN THE BUFFER.

WASHINGTON COUNTY STANDARD NOTES

1. ALL GRADING FOR THIS PROJECT SHALL BE THE FULL RESPONSIBILITY OF THE PROPERTY OWNER.
2. THERE IS A 10' WIDE DRAINAGE AND UTILITIES EASEMENT ALONG ALL FRONT LOT LINES AND AN 8' WIDE DRAINAGE AND UTILITIES EASEMENT ALONG ALL SIDE AND REAR LOT LINES HEREBY RESERVES UNLESS OTHERWISE SHOWN HEREON (LOTS 67, 110 AND 111).
3. A PUBLIC WORKS AGREEMENT AND PERFORMANCE SECURITY WILL BE REQUIRED FOR ALL IMPROVEMENTS WITHIN THE COUNTY RIGHT-OF-WAY THAT ARE NOT OTHERWISE REGULATED UNDER A UTILITY PERMIT OR ENTRANCE PERMIT.
4. A UTILITY PERMIT WILL BE REQUIRED FOR ANY PROPOSED UTILITY WORK LOCATED WITHIN THE COUNTY RIGHT-OF-WAY.
5. A COMPLETE SET OF APPROVED PLANS AND A COPY OF THE GRADING PERMIT MUST BE ONSITE AND AVAILABLE FOR USE BY THE INSPECTOR, OR OTHER REPRESENTATIVE OF WASHINGTON COUNTY.
6. PLEASE BE ADVISED THAT ANY PROJECT WHICH CREATES A DISTURBANCE OF ONE (1) ACRE OR MORE WILL REQUIRE A "NOTICE OF INTENT TO COMPLY WITH THE GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY" (NOI). THE NOI IS REQUIRED UNDER THE CLEAN WATER ACT AS STATED IN 40 CFR 122.26 AND CODE OF MARYLAND REGULATIONS COMAR 26.08.04.09A AND IS REGULATED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT (MDE). THE NOI IS TO BE SUBMITTED WITH THE APPROPRIATE FEES DIRECTLY TO THE MDE PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. NO LAND DISTURBING ACTIVITY THAT REQUIRES A GRADING PERMIT FROM WASHINGTON COUNTY CAN PROCEED UNTIL THE GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (MDR10) HAS BEEN ISSUED BY MDE.
7. NO PERMANENT STRUCTURES (FENCES, SHEDS, PLAY EQUIPMENT, RETAINING WALLS, ETC.) SHALL BE PERMITTED WITHIN ANY STORM DRAINAGE EASEMENT EITHER SHOWN OR DESCRIBED ON THE FINAL PLAT OF SUBDIVISION.
8. DEVELOPER/CONTRACTOR MUST CONTACT THE CERTIFYING ENGINEER AND THE COUNTY AT LEAST 5 DAYS PRIOR TO THE START OF CONSTRUCTION OF THE STORMWATER MANAGEMENT SYSTEM TO SCHEDULE AND COORDINATE INSPECTION TIME TABLES.
9. IN CONFORMANCE WITH THE STORMWATER MANAGEMENT ORDINANCE OF WASHINGTON COUNTY, A PERFORMANCE SECURITY AND EXECUTED MAINTENANCE AND ACCESS AGREEMENT SHALL BE REQUIRED FROM THE DEVELOPER PRIOR TO ISSUANCE OF ANY BUILDING OR GRADING PERMIT FOR CONSTRUCTION PER THESE PLANS.

NOTE:

THE SEWER PORTION OF THIS PROJECT IS ONLY APPROVED FOR PHASE 1 LOTS 117-144 PHASE 2 LOTS 75-102 AND PHASE 3 LOTS 45-73. THE PUMP STATION AND LOTS 1-44, 67-74, 103-110, 111-116 AND 145-150 ARE NOT APPROVED AND SHALL NOT BE CONSTRUCTED. SEWER CONSTRUCTION ON PHASE 3 WHICH WILL INCLUDE THE PUMP STATION AND LOTS 1-44, 67-74, 103-110, 111-116 AND 145-150 MUST BE RESUBMITTED TO THE DEPARTMENT OF WATER QUALITY AT A LATER DATE FOR APPROVAL.

ESD PRACTICES SUMMARY TABLE

CONSTRUCTION TYPE (NEW, REDEVELOPMENT, RESTORATION: NEW)						
ESD PRACTICES (CHAPTER 5 - NON STRUCTURAL & STRUCTURAL)						
TYPE	NO.	DA TO STRUCTURE	IMPERVIOUS DA TO STRUCTURE	WQv	ESDv	PE ADDRESSED
		(AC)	(AC)	(AC-FT)	(AC-FT)	(IN)
BIORETENTION	A	9.17	3.2	N/A	0.22	1.83
BIORETENTION	B	7.46	2.61	N/A	0.71	1.83
NONROOFTOP DISCONNECT	N/A	2.43	0.52	N/A	0.124	0.80
ROOFTOP DISCONNECT	N/A	8.26	8.26	N/A	0.141	0.20

NON-ESD PRACTICES (CHAPTER 3 - STRUCTURAL PRACTICES)						
TYPE	NO.	DA TO STRUCTURE	IMPERVIOUS STRUCTURE	WQv	ESDv	PE ADDRESSED
		(AC)	(AC)	(AC-FT)	(AC-FT)	(IN)
EXTENDED DETENTION	1	21.00	7.95	0.58	N/A	N/A
EXTENDED DETENTION	2	43.00	13.16	1.04	N/A	N/A

UTILITY NOTIFICATION

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

OWNER/DEVELOPERS CERTIFICATION - WASHINGTON COUNTY

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

DATE 5-29-25 JEFF WARREN
PRINTED NAME SIGNATURE

ENGINEER/ARCHITECT DESIGN CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN FOR SOIL EROSION AND SEDIMENT CONTROL HAS BEEN DESIGNED IN ACCORDANCE WITH LOCAL ORDINANCES, COMAR 26.17.01.07, AND MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

SIGNATURE Jeff Warren REG. NO. 26556 DATE May 29, 2025

DISTURBED AREA QUANTITY

THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 47.39 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 110,980 CU. YDS. OF EXCAVATION AND APPROXIMATELY 110,980 CU. YDS. OF FILL (INCLUDING TOPSOIL) (FOR S.C.S. USE ONLY)

OFFER FOR DEDICATION

THE WATER SYSTEM IMPROVEMENTS SHOWN HEREIN FOR THIS PROJECT ARE HEREBY OFFERED TO THE CITY OF HAGERSTOWN WATER & SEWER DEPARTMENT AS A CONTRIBUTION-IN-AID-OF-CONSTRUCTION, UNLESS PREVIOUSLY AGREED UPON IN WRITING. ALL WATER SYSTEM PIPE AND APPURTENANCES ON THE UPSTREAM SIDE OF THE METER DISCHARGE SHALL BECOME THE PROPERTY OF THE CITY OF HAGERSTOWN WATER & SEWER DEPARTMENT UPON SUCCESSFUL TESTING OF THE COMPONENTS IN ACCORDANCE WITH CURRENT POLICIES AND STANDARDS. IT IS UNDERSTOOD THAT ALL MATERIAL AND WORKMANSHIP SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR AFTER SUCCESSFUL TESTING. IT IS FURTHER UNDERSTOOD THAT THE OWNER/DEVELOPER IS RESPONSIBLE FOR ADJUSTING THE HEIGHT OF ANY COMPONENTS SUCH AS METER TILES, INCLUDING THE METER SETTINGS, AND VALVE BOXES AFFECTED BY GRADE CHANGES OR PLACEMENT OF FINAL STREET SURFACING.

DATE 5-29-25 JEFF WARREN
PRINTED NAME SIGNATURE

WASHINGTON COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL

APPROVED BY: _____
DATE: _____
(PLAN IS VALID FOR TWO YEARS FROM DATE OF APPROVAL)

WASHINGTON COUNTY DIVISION OF ENGINEERING

APPROVED BY: _____
DATE: _____

NOTE:
THE AGE RESTRICTION FOR THIS DEVELOPMENT IS 55 YEARS AND OLDER.

BENCHMARKS

BM NO.	NORTHING	EASTING	ELEVATION
1	702957.6208	1109427.0105	495.74
2	703177.1200	1110592.4999	463.93
3	703177.2165	1111093.2287	455.00

PP-23-001

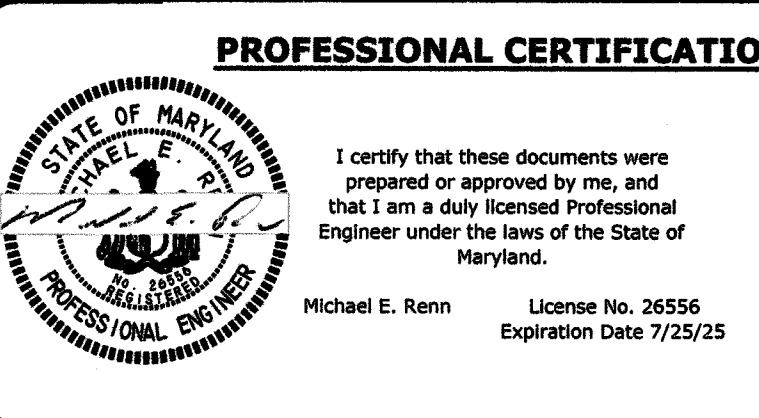
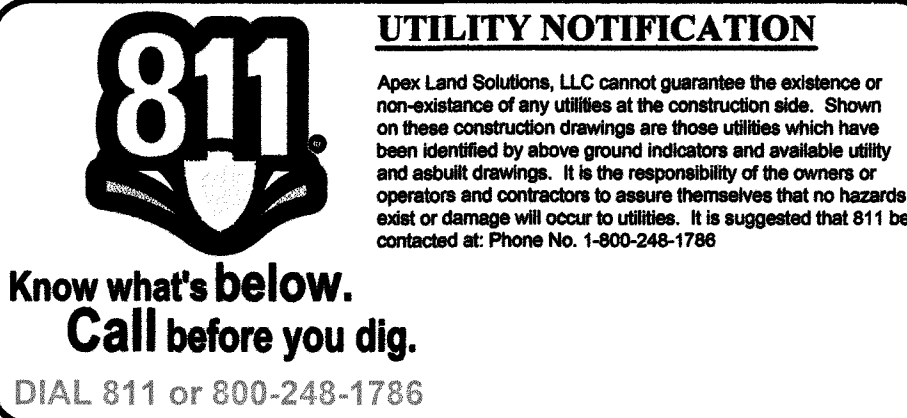
COVER SHEET FOR THE VILLAGE AT VALENTIA RIDGE LOTS 1-150

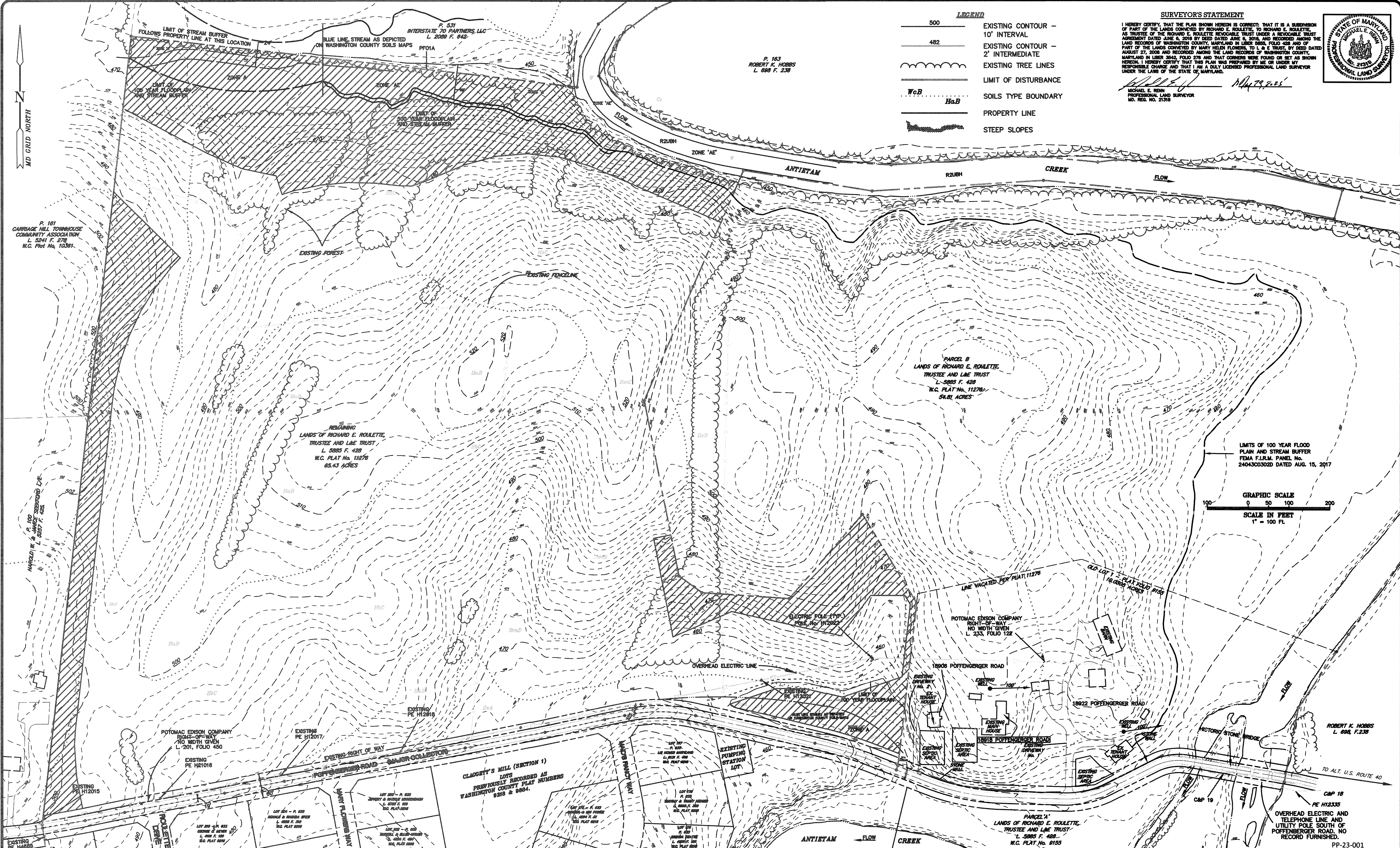
PROPERTY MAP NO. 57 BLOCK No.'s 11, 12, 17 & 18
PARCEL NO. 162 ELECTION DISTRICT NO. 10
TAX ACCOUNT NUMBER 059356
WASHINGTON COUNTY, MARYLAND

Drawn: M. RENN
Checked: M. RENN
Date: MAY 02, 2022
Project No.: 22-007
Scale: 1 inch = 100 feet
Sheet: 1 of 38



REVISIONS			
DESCRIPTION	BY	APPROVED	DATE
REVISED PER PLANNING DEPARTMENT COMMENTS	M.E.R.		03-01-2023



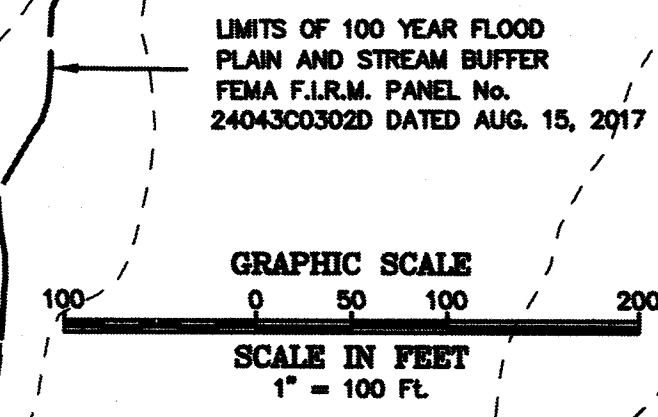
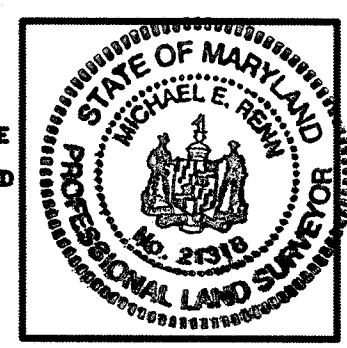


- LEGEND**
- 500
 - 482
 - EXISTING CONTOUR - 10' INTERVAL
 - EXISTING CONTOUR - 2' INTERMEDIATE
 - EXISTING TREE LINES
 - LIMIT OF DISTURBANCE
 - SOILS TYPE BOUNDARY
 - PROPERTY LINE
 - STEEP SLOPES

SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY RICHARD E. ROULETTE, TO RICHARD E. ROULETTE, AS TRUSTEE OF THE RICHARD E. ROULETTE REVOCABLE TRUST UNDER A REVOCABLE TRUST AGREEMENT DATED JUNE 6, 2018 BY DEED DATED JUNE 6, 2018, AND RECORDED AMONG THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND IN LIBER 5855, FOLIO 428 AND OF PART OF THE LANDS CONVEYED BY MARY KATHY FLORES, TO L. & E. TRUST, BY DEED DATED AUGUST 27, 2008 AND RECORDED AMONG THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND IN LIBER 5842, FOLIO 276 AND THAT CORRECTIONS WERE FOUND ON SET AS SHOWN HEREON. I HEREBY CERTIFY THAT THIS PLAN WAS 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.

Michael E. Renn
MICHAEL E. RENN
PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 21319



APEX LAND SOLUTIONS, LLC
Apex Land Solutions, LLC
11800 Greentree Pike
Hagerstown, MD 21740
Tel: (240) 455-5209
Fax: (866) 914-0344
info.apexlandsolutions@gmail.com

REVISIONS			
DESCRIPTION	BY	APPROVED	DATE
REVISED PER PLANNING DEPARTMENT COMMENTS	M.E.R.		03-01-2023

811
Know what's below.
Call before you dig.
DIAL 811 or 800-248-1786

UTILITY NOTIFICATION
Apex Land Solutions, LLC cannot guarantee the existence or non-existence of any utilities at the construction site. Shown on these construction drawings are those utilities which have been identified by above ground indicators and available utility and as-built drawings. It is the responsibility of the owners or operators and contractors to ensure themselves that no hazards exist or damage will occur to utilities. It is suggested that 811 be contacted at Phone No. 1-800-248-1786

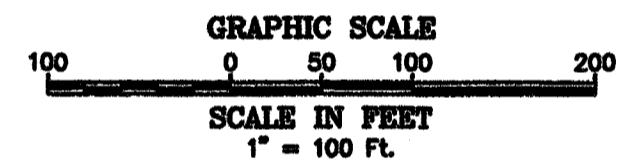
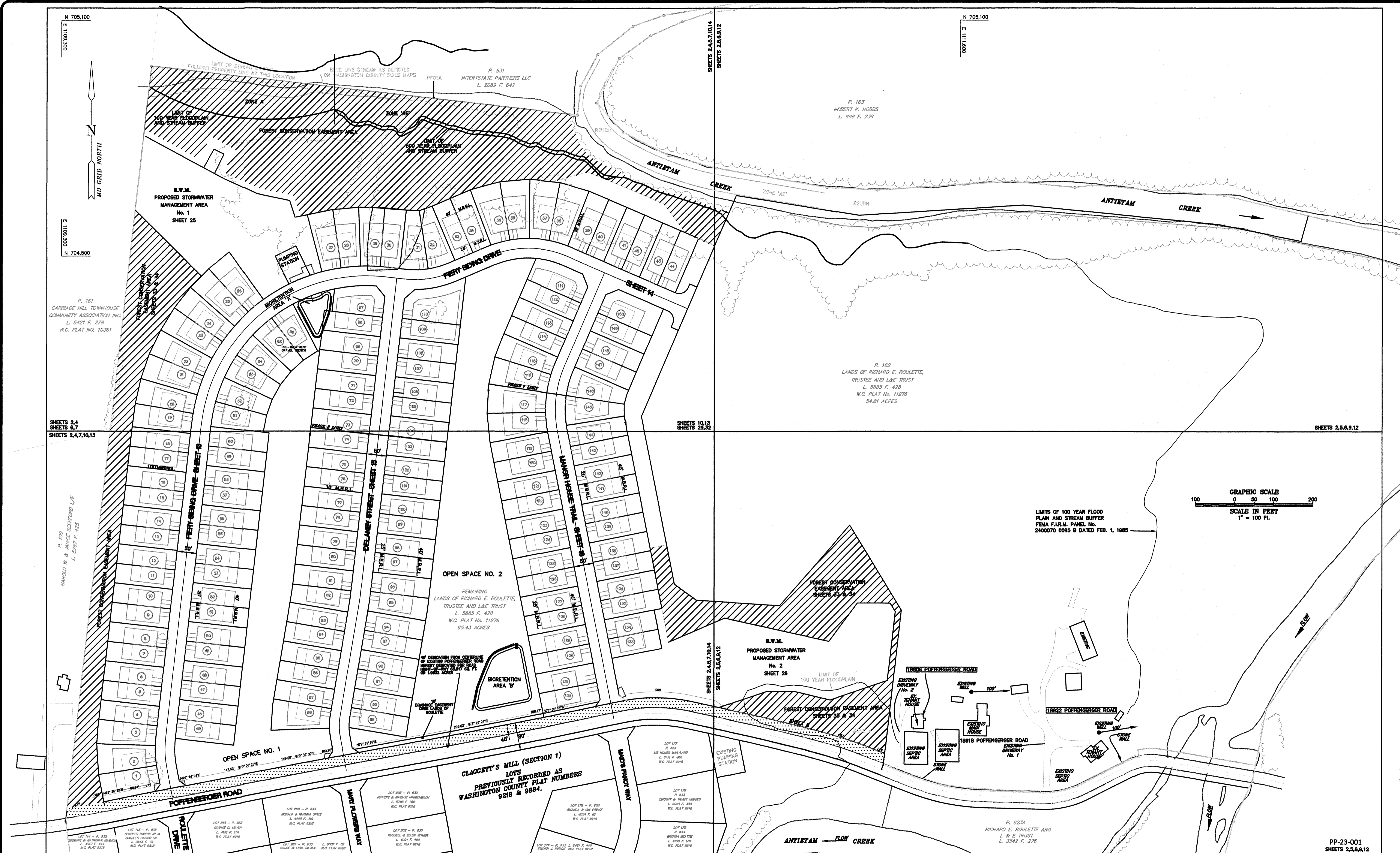
PROFESSIONAL CERTIFICATION

I 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.

Michael E. Renn
License No. 26556
Expiration Date 7/25/25

EXISTING CONDITIONS
FOR
THE VILLAGE AT VALENTIA RIDGE
PROPERTY MAP No. 57 BLOCK No.'s 11, 12, 17 & 18
PARCEL No. 162 ELECTION DISTRICT No. 10
TAX ACCOUNT NUMBER 059356
WASHINGTON COUNTY, MARYLAND

Drawn: M. RENN
Checked: M. RENN
Date: MAY 02, 2022
Project No.: 22-007
Scale: 1 inch = 100 feet
Sheet: 2 of 38



LIMITS OF 100 YEAR FLOOD
PLAIN AND STREAM BUFFER
FEMA F.I.R.M. PANEL No.
2400070 0095 B DATED FEB. 1, 1985

APEX
LAND SOLUTIONS, LLC
Apex Land Solutions, LLC
11800 Greencastle Pike
Hagerstown, MD 21740
Tel: (240) 455-5209
Fax: (888) 914-0344
info.apexlandsolutions@gmail.com

REVISIONS			
DESCRIPTION	BY	APPROVED	DATE
REVISED PER PLANNING DEPARTMENT COMMENTS	M.E.R.		03-01-2023

811
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PROFESSIONAL CERTIFICATION

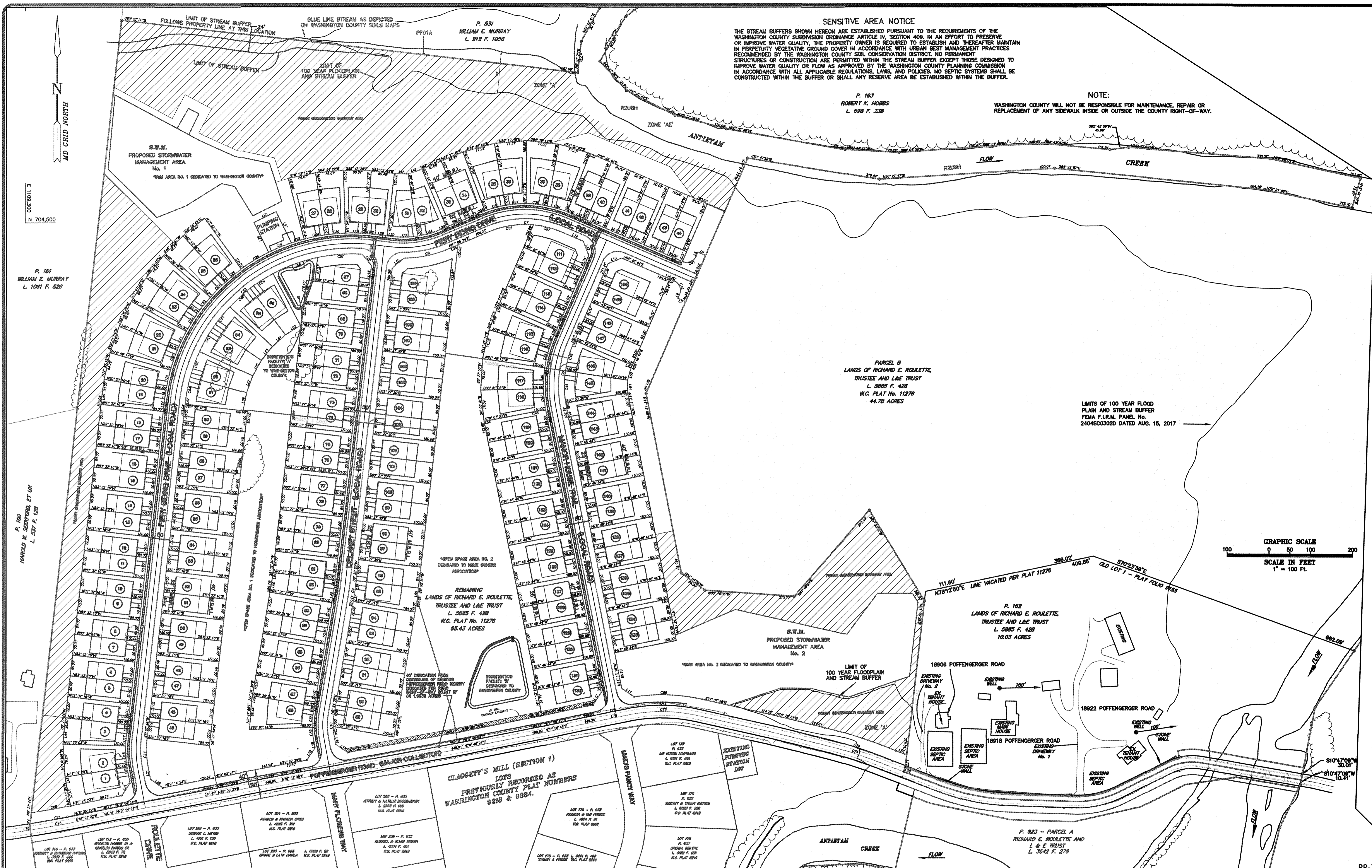
I certify that these documents were prepared or approved by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland.

Michael E. Renn
License No. 26556
Expiration Date 7/25/25

INDEX SHEET
FOR
THE VILLAGE AT VALENTIA RIDGE
PROPERTY MAP No. 57 BLOCK No.'s 11, 12, 17 & 18
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PP-23-001
SHEETS 2,5,6,9,12

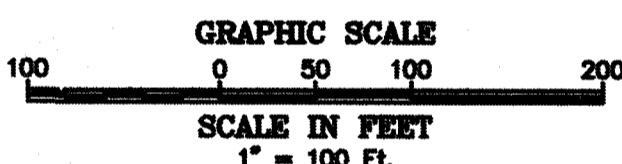


SENSITIVE AREA NOTICE
THE STREAM BUFFERS SHOWN HEREON ARE ESTABLISHED PURSUANT TO THE REQUIREMENTS OF THE WASHINGTON COUNTY SUBDIVISION ORDINANCE ARTICLE IV, SECTION 408, IN AN EFFORT TO PRESERVE OR IMPROVE WATER QUALITY. THE PROPERTY OWNER IS REQUIRED TO ESTABLISH AND THEREAFTER MAINTAIN IN PERPETUITY VEGETATIVE GROUND COVER IN ACCORDANCE WITH URBAN BEST MANAGEMENT PRACTICES RECOMMENDED BY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT. NO PERMANENT STRUCTURES OR CONSTRUCTION ARE PERMITTED WITHIN THE STREAM BUFFER EXCEPT THOSE DESIGNED TO IMPROVE WATER QUALITY OR FLOW AS APPROVED BY THE WASHINGTON COUNTY PLANNING COMMISSION IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS, LAWS, AND POLICIES. NO SEPTIC SYSTEMS SHALL BE CONSTRUCTED WITHIN THE BUFFER OR SHALL ANY RESERVE AREA BE ESTABLISHED WITHIN THE BUFFER.

NOTE:
WASHINGTON COUNTY WILL NOT BE RESPONSIBLE FOR MAINTENANCE, REPAIR OR REPLACEMENT OF ANY SIDEWALK INSIDE OR OUTSIDE THE COUNTY RIGHT-OF-WAY.

PARCEL 9
LANDS OF RICHARD E. ROULETTE,
TRUSTEE AND L&E TRUST
L. 5885 F. 428
W.G. PLAT No. 11276
44.78 ACRES

LIMITS OF 100 YEAR FLOOD
PLAIN AND STREAM BUFFER
FEMA F.I.R.M. PANEL No.
2404SC0302D DATED AUG. 15, 2017



APEX
LAND SOLUTIONS, LLC
Apex Land Solutions, LLC
11800 Greencastle Pike
Hagerstown, MD 21740
Tel: (240) 455-5209
Fax: (866) 914-0344
info.apexlandsolutions@gmail.com

REVISIONS			
DESCRIPTION	BY	APPROVED	DATE

811
Know what's below.
Call before you dig.
DIAL 811 or 800-248-1786

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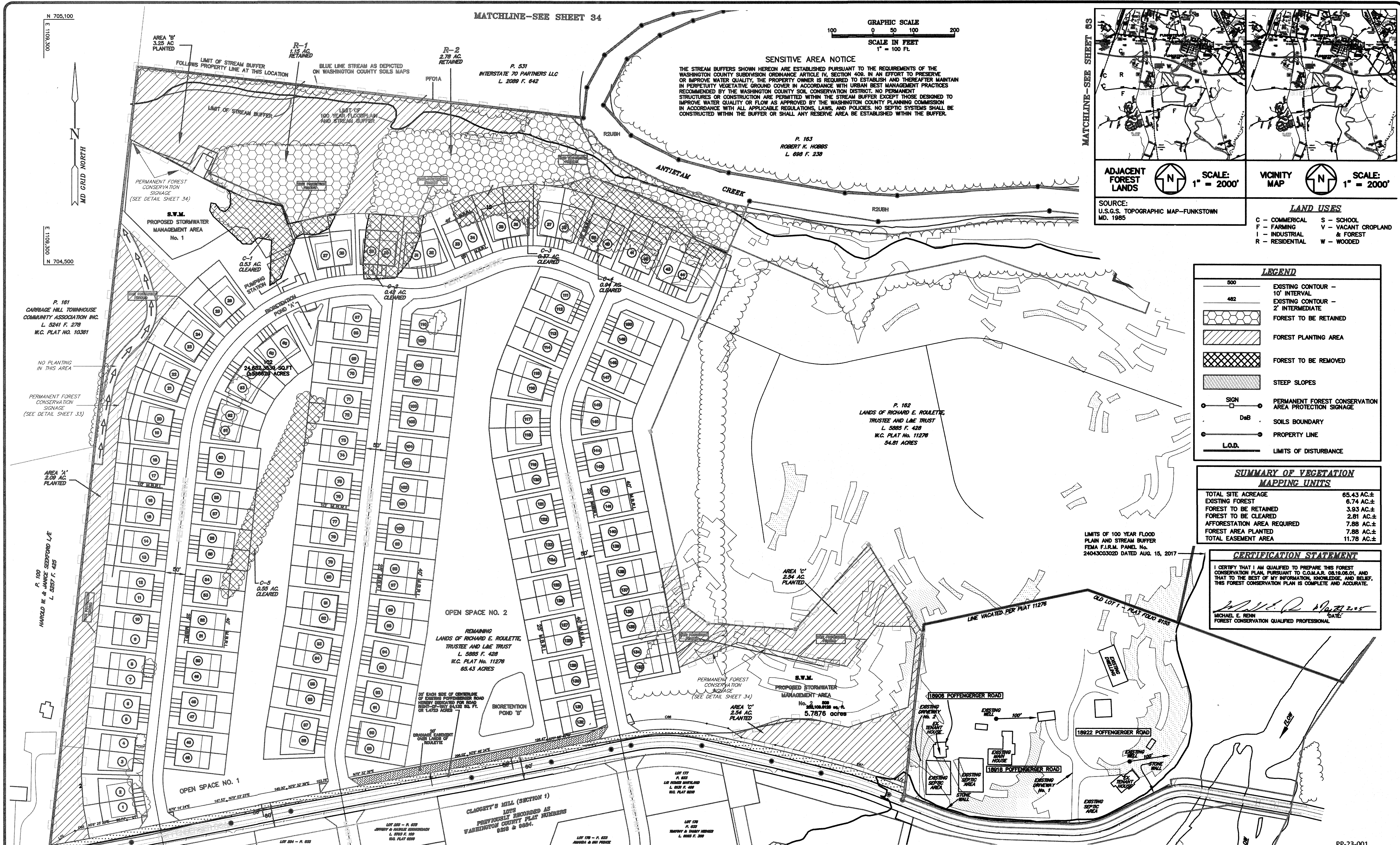
PROFESSIONAL CERTIFICATION

STATE OF MARYLAND
MICHAEL E. RENN
Professional Engineer
License No. 26556
Expiration Date 7/25/25

I 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.

PRELIMINARY PLAT
FOR
THE VILLAGE AT VALENTIA RIDGE
PROPERTY MAP No. 57 BLOCK No.'s 11, 12, 17 & 18
PARCEL No. 162 ELECTION DISTRICT No. 10
TAX ACCOUNT NUMBER 059356
WASHINGTON COUNTY, MARYLAND

Drawn: M. RENN
Checked: M. RENN
Date: MAY 02, 2022
Project No.: 22-007
Scale: 1 inch = 100 feet
Sheet: 4 of 38



FOREST CONSERVATION SPECIFICATIONS

OVERVIEW

THE TOTAL TRACT AREA IS 85.43 ACRES. THE NET TRACT AREA IS 56.00 ACRES. (PLEASE REFER TO THE ATTACHED FOREST CONSERVATION WORKSHEET). THE AFFORESTATION REQUIREMENT IS 7.88 ACRES. 3.63 ACRES WILL BE RETAINED. THE OWNER/DEVELOPER PROMISES TO MEET THIS REQUIREMENT THROUGH PLANTING 7.88 ACRES OF DEDICATED OPEN SPACE (FLOODPLAIN AND WETLANDS).

THE AFFORESTATION REQUIREMENT OF 7.88 ACRES SHALL BE MET ON-SITE BY ESTABLISHING THREE AREAS OF FOREST.

AFFORESTATION AREA 'A' (2.09 ACRES) IS LOCATED ALONG THE WESTERN PORTION OF THE SUBJECT PROPERTY AND TO THE REAR OF LOTS 1 THRU 25.

AFFORESTATION AREA 'B' (3.25 ACRES) IS LOCATED ADJACENT TO ANTIETAM CREEK ALONG THE NORTHERN PROPERTY LINES OF THE SUBJECT PROPERTY AND ENTIRELY WITHIN THE LIMITS OF THE 100 YEAR FLOODPLAIN.

AFFORESTATION AREA 'C' (2.54 ACRES) IS LOCATED ALONG THE EASTERN PORTION OF THE SUBJECT PROPERTY SURROUNDING STORMWATER MANAGEMENT POND 2 AND LOCATED IN THE FLOODPLAIN.

RESPONSIBILITY FOR IMPLEMENTATION OF FOREST CONSERVATION PLAN

IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION TO IMPLEMENT AND ABIDE BY THE REQUIREMENTS SPECIFIED IN THIS FOREST CONSERVATION PLAN, WHICH IS SUBJECT TO APPROVAL BY THE WASHINGTON COUNTY PLANNING COMMISSION. THE REQUIREMENTS SPECIFIED IN THIS FOREST CONSERVATION PLAN SHALL CONVEY WITH THE PROPERTY, AS NOTED IN THE LONG TERM FOREST PROTECTION PLAN BELOW.

IT SHALL BE SOLELY THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL AND MAINTAIN ALL AFFORESTED AREAS FOR THE DURATION OF THE TWO YEAR MAINTENANCE PERIOD.

TWO YEAR FOREST MANAGEMENT AGREEMENT

THE PROPERTY OWNER SHALL SIGN AND HAVE NOTARIZED AN ADDENDUM TO THIS FOREST CONSERVATION PLAN INDICATING THAT HE/SHE INDICATES HIS/HER FULL UNDERSTANDING OF THIS PLAN AND AGREES TO ABIDE BY ITS REQUIREMENTS.

PAYMENT OF SURETY FOR AFFORESTATION

PRIOR TO FINAL PLAT APPROVAL, THE OWNER SHALL POST A BOND PAYABLE TO THE WASHINGTON COUNTY PLANNING COMMISSION. THE SURETY SHALL BE IN AN AMOUNT EQUAL TO THE COST OF THE REQUIRED AFFORESTATION, REFORESTATION, AND MAINTENANCE DURING THE 2 YEAR PERIOD COVERED BY THE AGREEMENT, PLUS A 15 PERCENT CONTINGENCY RESERVE.

LONG TERM FOREST PROTECTION PLAN

UPON COMPLETION OF ALL CONSTRUCTION BY THE OWNER, THE BOUNDARIES OF THE NON-BUFFER FOREST CONSERVATION AREA WILL BE MARKED WITH CHEMICALLY TREATED FENCE POSTS AND DURABLE SIGNAGE (SEE DETAIL 3.6.9 THIS SHEET) WITH WORKING TO THE EFFECT THAT THE AREA IS A FOREST CONSERVATION AREA AND THAT THE TREES ARE NOT TO BE DISTURBED. THE POSTS AND SIGNS SHALL BE MAINTAINED BY THE PROPERTY OWNER INDEFINITELY.

THERE SHALL BE NO DISTURBANCES OF THE AREAS LABELED "FOREST CONSERVATION AREA" BY ANY REGULATED ACTIVITY AS DEFINED IN THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE. EXCEPTING SUCH ACTIVITIES WHICH HAVE RECEIVED PRIOR APPROVAL OF THE WASHINGTON COUNTY PLANNING DEPARTMENT. PROPERTY OWNERS ARE ADVISED THAT PENALTIES AND FINES ARE ASSOCIATED WITH VIOLATION OF THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE. ACTIVITIES OF A RECREATIONAL OR PASSIVE NATURE ARE PERMITTED IN FOREST CONSERVATION AREAS PROVIDED THAT THERE IS NO FOREST DISTURBANCE OR REMOVAL OF LIVING TREES.

THE LONG TERM FOREST PROTECTION PLAN OR REFERENCE TO ITS EXISTENCE ON THIS PLAT, SHALL BE INCLUDED IN EACH AND EVERY DEED OF CONVEYANCE FOR THIS PROPERTY AND SUBDIVISIONS THEREOF.

THIS FOREST CONSERVATION PLAN SHOWS THAT NO TREES WITHIN THE FOREST CONSERVATION AREAS ARE TO BE DISTURBED. IF, FOR ANY REASON IN THE FUTURE, FOREST COVER IS PROPOSED TO BE DISTURBED, A REVISED FOREST CONSERVATION PLAN MUST BE SUBMITTED TO THE WASHINGTON COUNTY PLANNING COMMISSION AND APPROVED PRIOR TO DISTURBING ANY TREES.

THE FOREST CONSERVATION AREA WILL BE PLACED IN A FOREST CONSERVATION EASEMENT, WHICH SHALL BE RECORDED ON AN 18" X 24" FINAL PLAT OR EASEMENT PLAT FOR THIS PROPERTY.

CONSTRUCTION & PLANTING SCHEDULE

INSTALLATION OF PROTECTIVE FENCING AND SIGNAGE - PRIOR TO ANY SITE GRADING

PRE-CONSTRUCTION/PLANTING MEETING WITH PLANNING DEPARTMENT REPRESENTATIVE - APRIL 2024

SITE GRADING - APRIL-SEPTEMBER 2024

STABILIZE DISTURBED AREAS - OCTOBER 2024

TREE PLANTING - OCTOBER 2024

POST PLANTING INSPECTION BY PLANNING DEPARTMENT REPRESENTATIVE - MAY 2025

SEQUENCE OF CONSTRUCTION

1. THE APPROXIMATE LIMITS OF DISTURBANCE ARE SHOWN ON SHEET 1. PRIOR TO BREAKING GROUND, THE PROPERTY OWNER SHALL ERECT A 4' HIGH ORANGE PLASTIC BARRIER FENCE ALONG THE BOUNDARIES OF THE FOREST CONSERVATION AREAS AND INSTALL AND MAINTAIN TEMPORARY PROTECTIVE SIGNAGE DURING CONSTRUCTION (SEE DETAIL C-4 THIS SHEET).
2. AFTER PLACEMENT OF THE TEMPORARY SIGNAGE AND BEFORE ANY CONSTRUCTION AND PLANTING TAKES PLACE, THE DEVELOPER OF THE SUBDIVISION OR HIS REPRESENTATIVE SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH A WASHINGTON COUNTY PLANNING DEPARTMENT REPRESENTATIVE. A 5 DAY ADVANCE NOTICE IS REQUIRED BY THE WASHINGTON COUNTY PLANNING DEPT. SCHEDULE MEETING BY CALLING 240-313-2430.
3. ANY DISTURBED AREAS WITHIN THE AFFORESTATION AREA SHALL BE CLEARED OF DEBRIS & TRASH, GRADED TO FEATHER INTO THE SURROUNDING LAND, AND FLORED & DISKED PRIOR TO PLANTING. THESE AREAS WILL ALSO BE SEEDED IN ACCORDANCE WITH THE SEDIMENT & EROSION CONTROL PLAN FOR THE SITE PRIOR TO PLANTING TREES. EXISTING STANDING DEAD AND FALLEN DEAD TREES SHALL BE REMOVED.
4. THE WASHINGTON COUNTY PLANNING DEPARTMENT SHALL BE NOTIFIED WITHIN TEN (10) WORKING DAYS AFTER THE AFFORESTATION AREA HAS BEEN PLANTED. A POST CONSTRUCTION/PLANTING INSPECTION BY THE PLANNING DEPARTMENT MUST BE ARRANGED. SCHEDULE INSPECTION BY CALLING 240-313-2430.
5. AFTER THE FINAL INSPECTION AND A DETERMINATION BY THE PLANNING DEPARTMENT THAT THE FOREST HAS BEEN PLANTED ACCORDING TO PLAN, A TWO YEAR MAINTENANCE PERIOD WILL COMMENCE.
6. FOR A PERIOD OF TWO (2) YEARS FOLLOWING COUNTY INSPECTION AND DETERMINATION THAT THE FOREST HAS BEEN INSTALLED ACCORDING TO THE APPROVED FOREST CONSERVATION PLAN, THE OWNER SHALL CONTROL WEEDS AND INSECT PESTS AND WATER, AS NECESSARY, TO ENSURE SUCCESSFUL TREE ESTABLISHMENT. THE USE OF HERBICIDES AND/OR INSECTICIDES SHOULD BE KEPT TO A MINIMUM AND SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS AND GENERALLY ACCEPTED BEST MANAGEMENT PRACTICES.
7. THE PLANTED TREES SHALL BE CARED FOR THROUGH WEEDING AND WATERING, AS NECESSARY. ANY DEAD OR DISEASED SEEDLINGS WILL BE REPLACED TO ENSURE A MINIMUM SURVIVAL RATE OF 70% BY THE END OF THE MAINTENANCE PERIOD.
8. INVASIVE SPECIES SHALL BE REMOVED WITHIN THE FOREST EASEMENT AREA IN EACH YEAR OF THE TWO YEAR MAINTENANCE PROGRAM. INVASIVE SPECIES MAY BE REMOVED THROUGH MANUAL METHODS OR CHEMICAL HERBICIDES (SUBJECT TO LEGAL ENVIRONMENTAL RESTRICTIONS). CARE SHALL BE TAKEN NOT TO DAMAGE NATIVE SPECIES EMERGING GROWTH.
9. THE REQUIRED AFFORESTATION OR REFORESTATION SHALL BE ACCOMPLISHED WITHIN 1 YEAR OR TWO (2) GROWING SEASONS, WHICHEVER IS A GREATER TIME PERIOD, FOLLOWING FINAL FOREST CONSERVATION PLAN APPROVAL FOR EACH PHASE OF THE PROJECT, AND BEFORE THE COMPLETION OF EACH PHASE OF THE OVERALL DEVELOPMENT.
10. THE OWNER SHALL RETAIN A QUALIFIED PROFESSIONAL (QUALIFIED BY THE MARYLAND DEPARTMENT OF NATURAL RESOURCES TO PREPARE FOREST STAND DELINEATIONS AND CONSERVATION PLANS) TO EVALUATE THE FOREST CONSERVATION AFFORESTATION AREAS AT THE END OF THE 1ST AND 2ND YEARS AND TO SUBMIT A REPORT TO THE OWNER (WITH A COPY TO THE WASHINGTON COUNTY PLANNING DEPARTMENT) WHICH DESCRIBES THE CONDITION OF THE TREES AND MAKES ANY PERTINENT RECOMMENDATIONS TO FACILITATE SUCCESSFUL ESTABLISHMENT OF THE FORESTATION AREA. A PLANNING DEPARTMENT REPRESENTATIVE MAY BE PRESENT DURING THE INSPECTION OF THE SITE BY THE QUALIFIED PROFESSIONAL AT THE END OF THE 1ST AND 2ND YEARS. ADDITIONALLY, THE PLANNING DEPT. WILL PERFORM ITS OWN INSPECTION AT 1 AND 2 YEAR INTERVALS.

PLANTING REQUIREMENTS

A. AFFORESTATION AREA A: 2.09 ACRES
SHADE TREES (100% OF REQUIREMENT) = 2.09 AC. X 1.00 = 2.09 AC.
2.09 X 350 (1 1/2) GAL. CONTAINERS/AC. = 732 TREES
732 TREES/4 SPECIES = 183 TREES/SPECIES

PLANTING SCHEDULE - AREA A

PIN OAK (QUERCUS PALustris) - 183 TREES
RED MAPLE (ACER RUBRUM) - 183 TREES
SHAGBARK HICKORY (CARYA OVATA) - 183 TREES
WHITE OAK (QUERCUS ALBA) - 183 TREES

B. AFFORESTATION AREA B: 3.25 ACRES
SHADE TREES (100% OF REQUIREMENT) = 3.25 AC. X 1.00 = 3.25 AC.
3.25 X 350 (1 1/2) GAL. CONTAINERS/AC. = 1136 TREES
1136 TREES/4 SPECIES = 285 TREES/SPECIES

PLANTING SCHEDULE - AREA B

PIN OAK (QUERCUS PALustris) - 285 TREES
RED MAPLE (ACER RUBRUM) - 285 TREES
SHAGBARK HICKORY (CARYA OVATA) - 285 TREES
WHITE OAK (QUERCUS ALBA) - 285 TREES

C. AFFORESTATION AREA C: 2.54 ACRES
SHADE TREES (100% OF REQUIREMENT) = 2.54 AC. X 1.00 = 2.54 AC.
2.54 X 350 (1 1/2) GAL. CONTAINERS/AC. = 889 TREES
889 TREES/4 SPECIES = 222 TREES/SPECIES

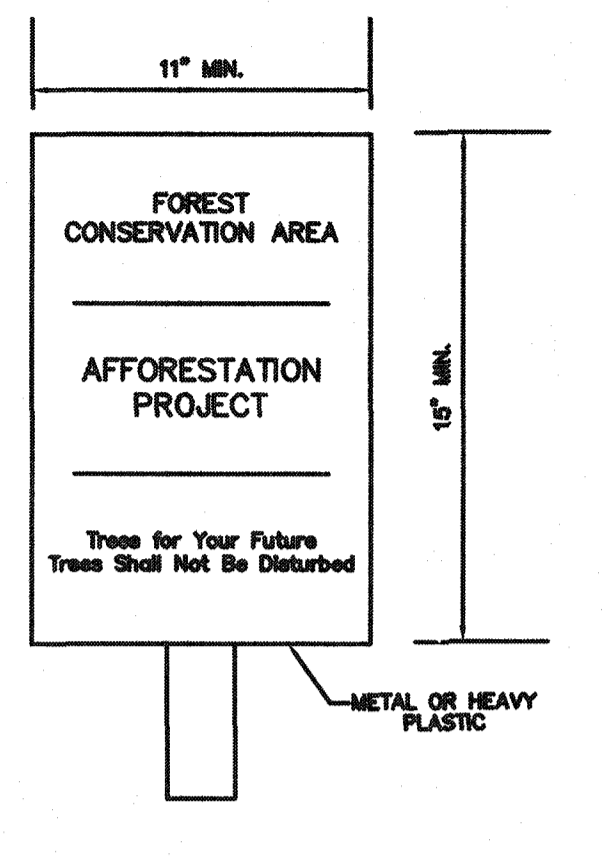
PLANTING SCHEDULE - AREA C

PIN OAK (QUERCUS PALustris) - 222 TREES
RED MAPLE (ACER RUBRUM) - 222 TREES
SHAGBARK HICKORY (CARYA OVATA) - 222 TREES
WHITE OAK (QUERCUS ALBA) - 222 TREES

Q. SUBSTITUTIONS FOR ALL THE ABOVE SPECIES MAY BE MADE PROVIDED THAT THE REPLACEMENT SPECIES ARE SUITED TO SITE CONDITIONS AND APPROVED BY A PROFESSIONAL QUALIFIED TO REVIEW FOREST CONSERVATION PLANS. A SUBSTANTIAL DEGREE OF SPECIES DIVERSITY SHALL BE MAINTAINED.

H. TREES IN GOOD HEALTH AND CONDITION SHALL BE PLANTED ON AN APPROXIMATE SPACING OF 12'X12' AND PER FIGURE D-16 THIS SHEET. HARDWOOD SEEDLINGS SHALL BE 1/4" - 1/2" CALIPER WITH ROOTS 6" OR LONGER. CONIFER SEEDLINGS MUST BE 1/8" - 1/4" CALIPER WITH ROOTS 6" OR LONGER AND TOP GROWTH 6" OR MORE.

Fig. 3.6.9 Afforestation Area Protection Signage For Long-Term Conservation Area Protection



1. NOTES: SIGNS SHALL REMAIN INDEFINITELY.
2. SIGNS SHALL BE LOCATED AS SHOWN ON SHEET 33 OR A MAXIMUM OF 80' O.C.

Fig. C-4 Temporary Conservation Area Signs During Construction

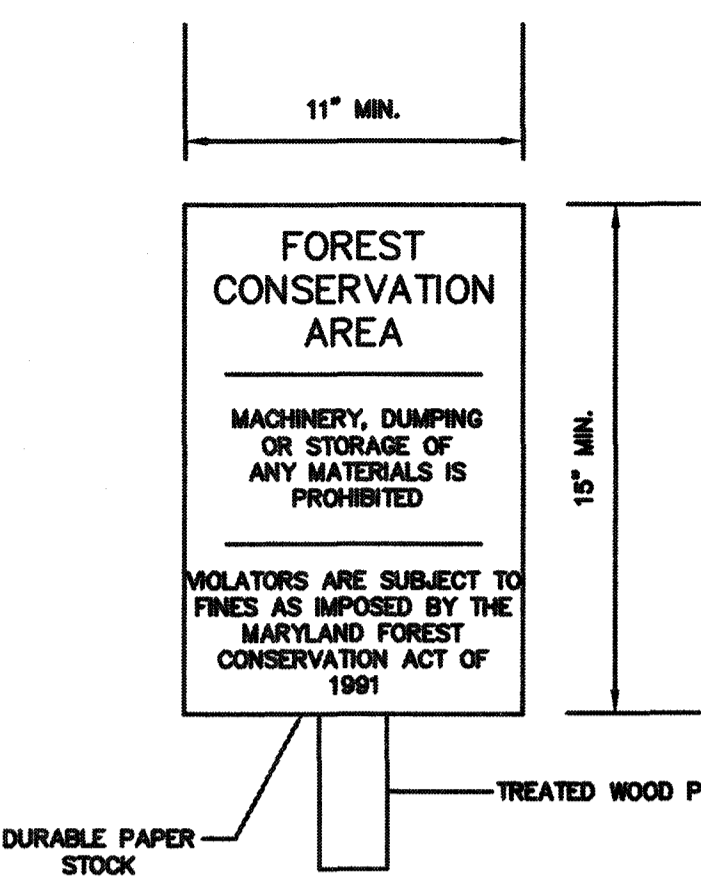
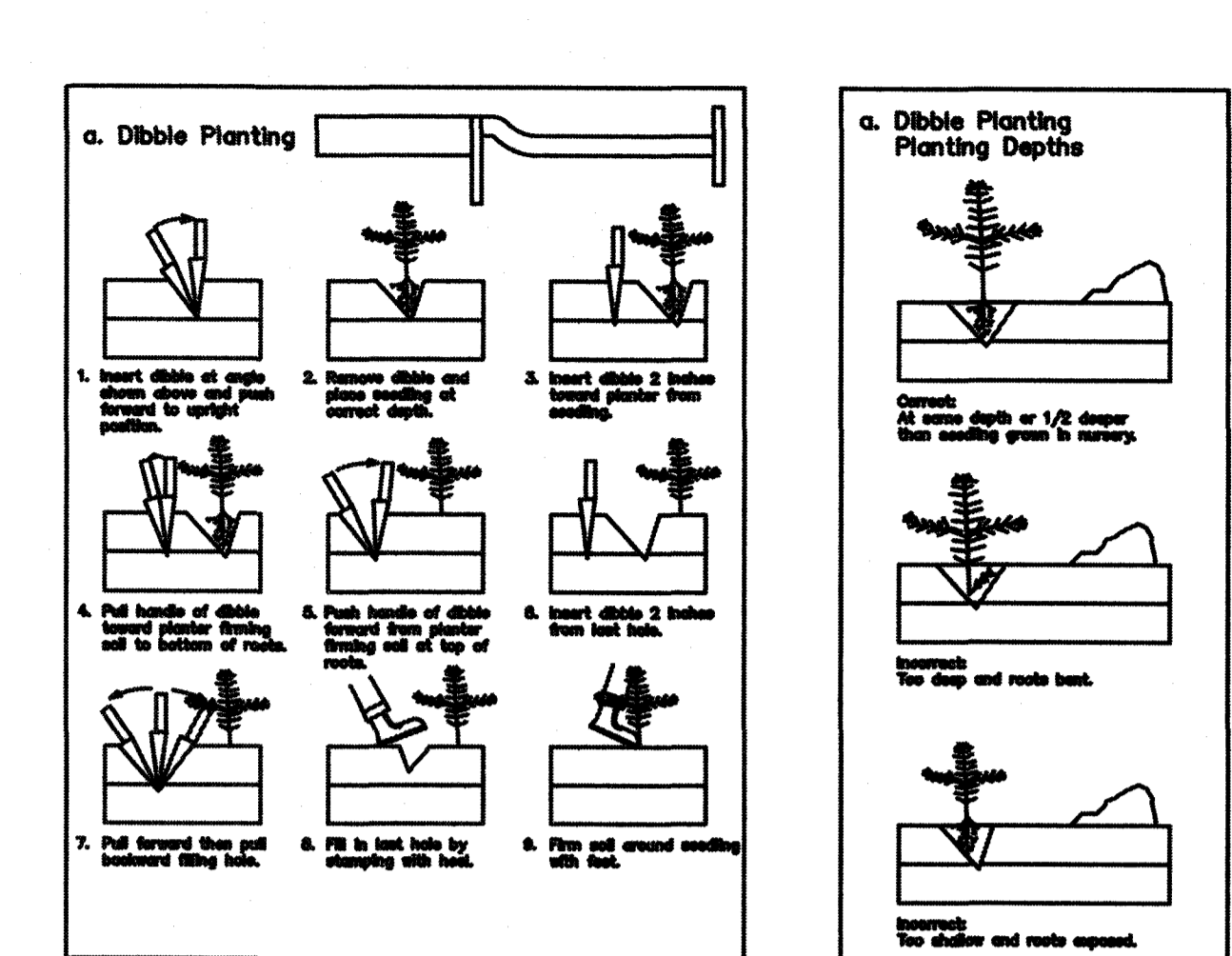


Fig. C-18 Seedling & Whip Planting Techniques



Forest Conservation Worksheet - Version 2.2

Davis, Renn & Associates, Inc.

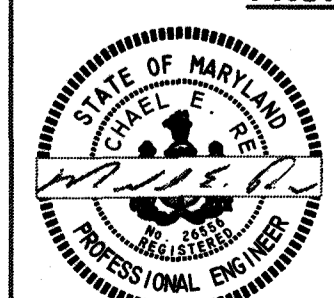
Note: Use 0 for all negative numbers that result from the calculations.

Net Tract Area	A = 65.48
A. Total Tract Area	B = 6.44
B. Deductions (Critical Area, area restricted by local ordinance or program)	C = 59.99
C. Net Tract Area - Net Tract Area = Total Tract (A) - Deductions (B)	D = 9.00
Land Use Category: High Density Residential	E = 12.00
D. Afforestation Threshold (Net Tract Area (C) x .15)	F = 6.74
E. Conservation Threshold (Net Tract Area (C) x .20)	G = 0
F. Existing Forest Cover within the Net Tract Area	H = 6.74
G. Area of Forest Above Conservation Threshold	I = 0
H. Breakeven Point (Amount of forest that must be retained so that no mitigation is required)	J = 2.81
I. If the Area of Forest Above the Conservation Threshold (G) is greater than 0, then H = (0.2 x the Area of Forest Above Conservation Threshold (G)) + the Conservation Threshold (E),	K = 3.93
J. If the Area of Forest Above the Conservation Threshold (G) is equal to 0, then H = Existing Forest Cover (F).	L = 0
K. Forest Clearing Permitted Without Mitigation	M = 5.62
L. Existing Forest Cover (F) - Breakeven point (H)	N = 0
Proposed Forest Clearing	P = 5.62
J. Total Area of Forest to be Cleared	Q = 2.26
K. Total Area of Forest to be Retained	R = 7.88
N. Credit for Retention Above the Conservation Threshold	
O. If the Total Area of Forest to be Retained (K) is at or above the Breakeven Point (H), no planting is required and no further calculations are necessary (L=0, M=0, N=0, P=0, Q=0, R=0).	
Otherwise, calculate the planting requirement(s) as follows:	
L. Reforestation for Clearing Above the Conservation Threshold	
(1) If the Total Area of Forest to be Retained (K) is greater than the Conservation Threshold (E), then L = the Area of Forest to be Cleared (J) x 0.25;	
(2) If the Forest to be Retained (K) is less than or equal to the Conservation Threshold (E), then L = Area of Forest Above Conservation Threshold (G) x 0.25	
M. Reforestation for Clearing Below the Conservation Threshold	
(1) If Existing Forest Cover (F) is greater than the Conservation Threshold (E) and the Forest to be Retained (K) is less than or equal to the Conservation Threshold (E), then M = 2.0 x (Conservation Threshold (E) - Forest to be Retained (K))	
(2) If Existing Forest Cover (F) is less than or equal to the Conservation Threshold (E), then M = 2.0 x Forest to be Cleared (J)	
N. Credit for Retention Above the Conservation Threshold	
If the Area of Forest to be Retained (K) is greater than the Conservation Threshold (E), then N = K - E; Otherwise N=0	
P. Total Reforestation Required	
Q. Total Afforestation Required	
If Existing Forest Cover (F) is less than the Afforestation Threshold (D), then Q = Afforestation Threshold (D) - Existing Forest Cover (F)	
R. Total Planting Requirement	

OWNER - PARCEL 162
RICHARD E. ROULETTE, ET AL
18918 POFFENBERGER ROAD
HAGERSTOWN, MARYLAND 21740
PHONE: (301) 797-5406

OWNER - REMAINING LANDS
POTOMAC CONSTRUCTION
C/O JEFF WARREN
860 PENNSYLVANIA AVENUE
HAGERSTOWN, MARYLAND 21742
PHONE: (301) 791-9311

PROFESSIONAL CERTIFICATION



I 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.
Michael E. Renn License No. 26556
Expiration Date 07/25/2025

PRELIMINARY/FINAL FOREST CONSERVATION PLAN FOR THE VILLAGE AT VALENTIA RIDGE

PROPERTY MAP No. 57 GRID 11 BLOCK No.'s 11, 12, 17 & 18
PARCEL No. 162 ELECTION DISTRICT No. 10
ACCOUNT NUMBER 059356
WASHINGTON COUNTY, MARYLAND

PP-23-001

Drawn: M. RENN

Checked: M. RENN

Date: MAY 02, 2022

Project No.: 22-007

Scale: 1 inch = 100 feet

Sheet: 34 of 38

APEX LAND SOLUTIONS, LLC
Apex Land Solutions, LLC
11800 Greencastle Pike
Hagerstown, MD 21740
Tel: (240) 455-5209
Fax: (866) 914-0344
info.apexlandsolutions@gmail.com

DESCRIPTION	BY	APPROVED	DATE
REVISED PER PLANNING DEPARTMENT COMMENTS	M.E.R.		03-01-2023

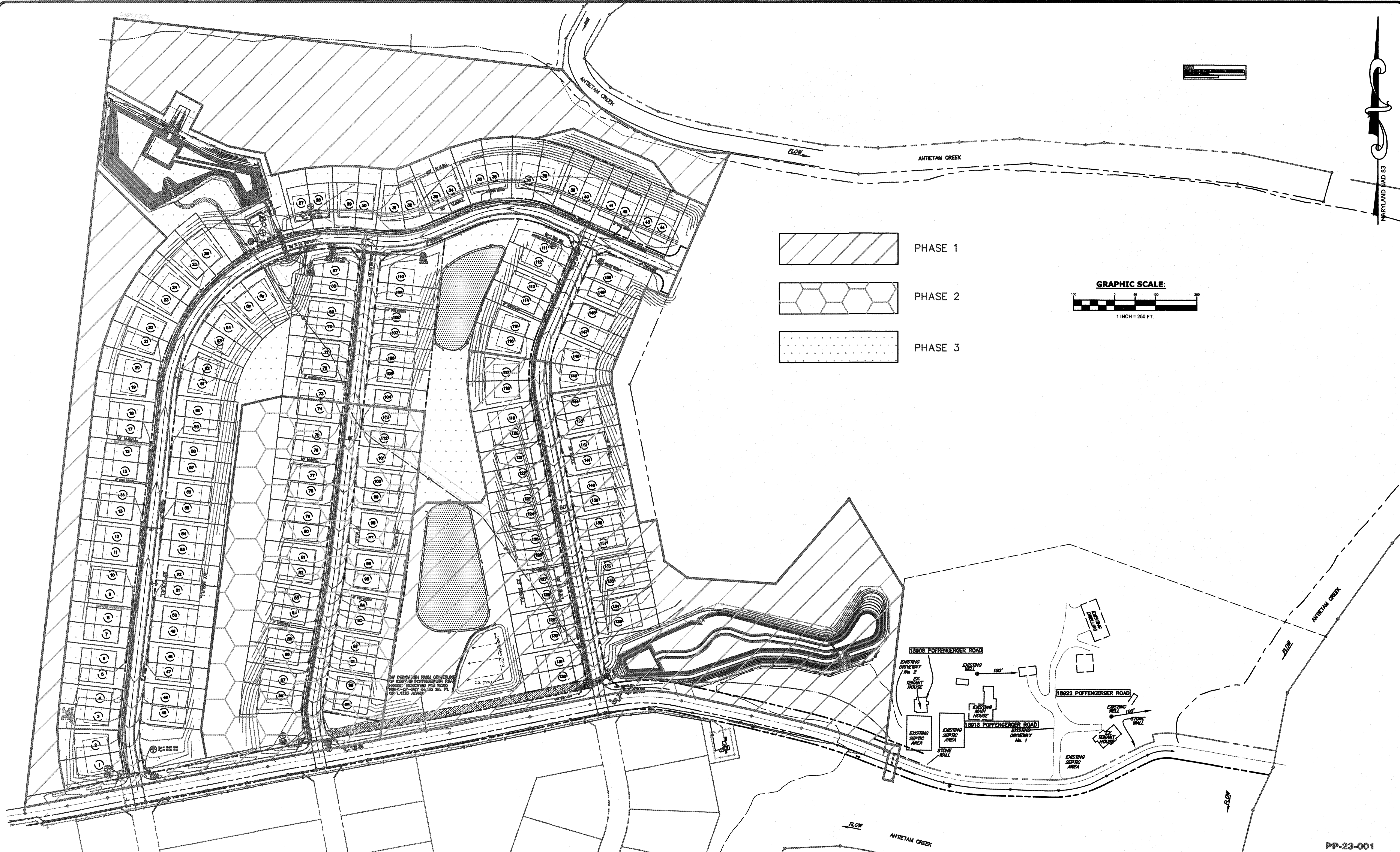
811
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DIAL 811 or 800-248-1786

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APEX
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11800 Greencastle Pike
Hagerstown, MD 21740

Tel: (240) 455-5209
Fax: (866) 914-0344
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REVISIONS			
DESCRIPTION	BY	APPROVED	DATE
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811

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I 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.

Michael E. Renn
License No. 26556
Expiration Date 7/25/25

PHASING PLAN
FOR
THE VILLAGE AT VALENTIA RIDGE

PROPERTY MAP No. 57 BLOCK No.'s 11, 12, 17 & 18
PARCEL No. 162 ELECTION DISTRICT No. 10
TAX ACCOUNT NUMBER 059356
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Sheet: 38 of 38



WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

SITE PLAN STAFF REPORT

BASE INFORMATION

SITE NAME.....: Reid
NUMBER.....: SP-24-034
OWNER.....: COOL BROOK LANDS INC
LOCATION.....: 20095 LEHMANS MILL Road
Hagerstown, MD 21742
DESCRIPTION.....: Proposed 155-foot monopole-style wireless telecommunications facility
ZONING.....: Agricultural, Rural
COMP PLAN LU.....: Agriculture
PARCEL.....: 09001700
PLANNING SECTOR.....: 1
ELECTION DISTRICT.....: 09
TYPE.....: Unspecified Non-Residential
GROSS ACRES.....:
DWELLING UNITS.....:
TOTAL LOTS.....:
DENSITY.....: N/L Units Per Acre
PLANNER.....: Scott A Stotemyer
ENGINEER.....: CAMILLE SHABSHAB
RECEIVED.....: March 27, 2025

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

FLOOD ZONE.....: Yes
WETLANDS.....: None
WATERSHED.....: Antietam Creek
ENDANGERED SPECIES.....: State Listed
HISTORIC INVENTORY.....: I207
EASEMENTS PRESENT.....: None

SITE DESIGN

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



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

SCHOOL INFORMATION

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

PUBLIC FACILITIES INFORMATION

FIRE DISTRICT.....:

AMBULANCE DISTRICT.....:

WATER & SEWER INFORMATION

	WATER	SEWER
METHOD.....:	No Provider	No Provider
SERVICE AREA.....:	No Provider	No Provider
PRIORITY.....:	7-No Planned Service-Well	7-No Planned Service-Septic
NEW HYDRANTS.....:		
GALLONS PER DAY SEWAGE...:		
PLANT INFO.....:		None



Milestone
Towers



SP-24-034
REID

20095 LEHMANS MILL ROAD
HAGERSTOWN, MD 21742

NEW 155' MONOPOLE

GENERAL NOTES:

1. ALL GRADING FOR THIS PROJECT SHALL BE THE FULL RESPONSIBILITY OF THE PROPERTY OWNER.
2. THERE IS A 10' WIDE DRAINAGE AND UTILITIES EASEMENT ALONG ALL FRONT LOT LINES AND AN 8' WIDE DRAINAGE AND UTILITIES EASEMENT ALONG ALL SIDE AND REAR LOT LINES HEREBY RESERVED UNLESS OTHERWISE SHOWN HEREON.
3. A PUBLIC WORKS AGREEMENT AND PERFORMANCE SECURITY WILL BE REQUIRED FOR ALL IMPROVEMENTS WITHIN THE COUNTY RIGHT-OF-WAY THAT ARE NOT OTHERWISE REGULATED UNDER A UTILITY PERMIT OR ENTRANCE PERMIT.
4. A UTILITY PERMIT WILL BE REQUIRED FOR ANY PROPOSED UTILITY WORK LOCATED WITHIN THE COUNTY RIGHT-OF-WAY.
5. A COMPLETE SET OF APPROVED PLANS AND A COPY OF THE GRADING PERMIT MUST BE ON SITE AND AVAILABLE FOR USE BY THE INSPECTOR, OR OTHER REPRESENTATIVE OF WASHINGTON COUNTY DIVISION OF ENGINEERING & CONSTRUCTION.
6. NO PERMANENT STRUCTURES (FENCES, SHEDS, PLAY EQUIPMENT, RETAINING WALLS, ETC.) SHALL BE PERMITTED WITHIN ANY STORM DRAINAGE EASEMENT EITHER SHOWN OR DESCRIBED ON THE FINAL PLAT OF SUBDIVISION.
7. DEVELOPER/CONTRACTOR MUST CONTACT THE CERTIFYING ENGINEER AND THE COUNTY AT LEAST 5 DAYS PRIOR TO THE START OF CONSTRUCTION OF THE STORM WATER MANAGEMENT SYSTEM TO SCHEDULE AND COORDINATE INSPECTION TIME.
8. IN CONFORMANCE WITH THE STORM WATER MANAGEMENT ORDINANCE OF WASHINGTON COUNTY, A PERFORMANCE SECURITY AND EXECUTED MAINTENANCE AND ACCESS AGREEMENT SHALL BE REQUIRED FROM THE DEVELOPER PRIOR TO ISSUANCE OF ANY BUILDING OR GRADING PERMIT FOR CONSTRUCTION PER THESE PLANS.

DISTURBED AREA QUANTITIES:

THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 0.232 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 1,900 CUBIC YARDS OF EXCAVATION AND 1,700 CUBIC YARDS OF FILL.

OWNER/DEVELOPER CERTIFICATION — WASHINGTON COUNTY

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

JUNE 8, 2025
DATE

MATT PENNING
PRINTED NAME

SIGNATURE

OWNER/DEVELOPER CERTIFICATION — WASHINGTON COUNTY

I/WE HEREBY CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION, AND/OR DEVELOPMENT WITHIN THE COUNTY RIGHT OF WAY 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).

MAY 21, 2025
DATE

MATT PENNING
PRINTED NAME

SIGNATURE

ENGINEER DESIGN CERTIFICATION

I HEREBY CERTIFY THIS PLAN FOR SOIL EROSION AND SEDIMENT CONTROL HAS BEEN DESIGNED IN ACCORDANCE WITH LOCAL ORDINANCES, COMAR 26.17.01.07, AND MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. (S-3).

JUNE 8, 2025
DATE

17641
REG. NO.

SIGNATURE

SITE INFORMATION

SCOPE OF WORK:

1. INSTALL EROSION AND SEDIMENT CONTROLS.
2. INSTALL TEMPORARY CONSTRUCTION ENTRANCE.
3. INSTALL TEMPORARY GRAVEL ACCESS ROAD TO COMPOUND.
4. CLEAR AND GRADE SITE TO FINAL SUBGRADE ELEVATION.
5. INSTALL MONOPOLE FOUNDATION AND MONOPOLE.
6. INSTALL GROUNDING, TELCO PULL BOXES, UTILITY WIREWAY.
7. INSTALL VERIZON WIRELESS EQUIPMENT SLAB AND CARRIER EQUIPMENT.
8. INSTALL ELECTRICAL AND TELEPHONE CONDUIT AND HAND HOLES.
9. INSTALL FENCE AND SITE IMPROVEMENTS.
10. INSTALL VERIZON WIRELESS ANTENNAS, CABLES, RRHS AND EQUIPMENT.

JURISDICTION:

WASHINGTON COUNTY

PARCEL:

0011/0022/0013

PARCEL AREA:

225.2500 A.C.

PARCEL OWNER:

COOL BROOK LANDS INC

PREMISES ADDRESS:

20095 LEHMANS MILL ROAD, HAGERSTOWN, MD 21742

MAILING ADDRESS:

20026 LEHMANS MILL ROAD, HAGERSTOWN, MD 21742

TAX ACCOUNT NUMBER:

09-001700

NEIGHBORHOOD:

N/A

ZONING:

A (R)

STRUCTURE TYPE:

RAW LAND — NEW MONOPOLE

GROUND ELEVATION:

623.0' NAVD

LATITUDE:

N 39° 42' 32.782"

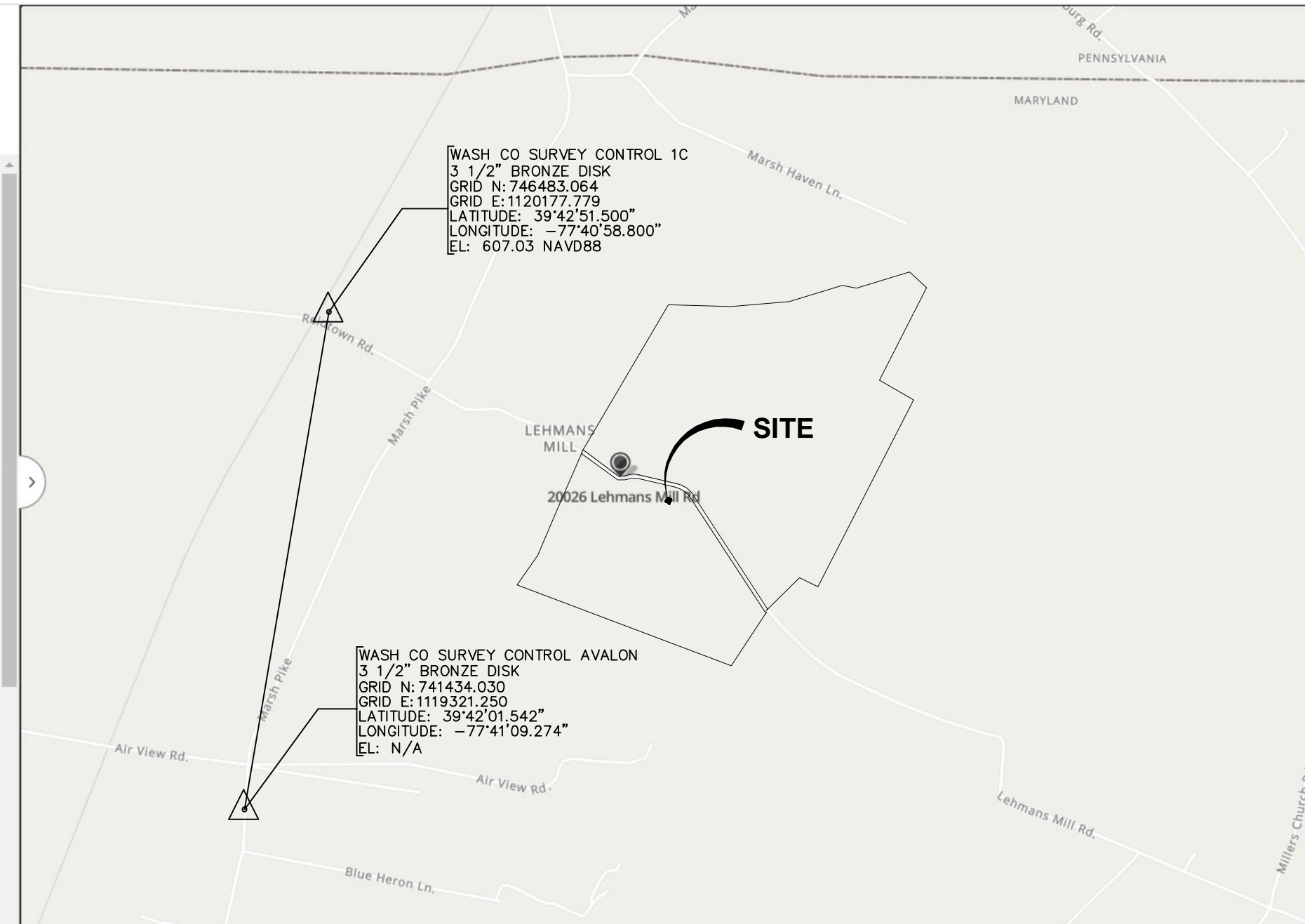
LONGITUDE:

W 77° 40' 14.495"

EXISTING IMPERVIOUS AREA: 0 SF
PROPOSED IMPERVIOUS AREA: 4,204 SF

NOTE: MONOPOLES AND COMMUNICATION TOWERS SHALL BE INSTALLED IN CONFORMANCE WITH ANSI/EIA/TIA-222, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES.

VICINITY MAP



MDOT GRID MAP A88

SCALE: 1" = 2,000'



SHEET INDEX

- T-1 TITLE SHEET
- R-1 ZONING APPROVAL
- C-1 EXISTING CONDITIONS PLAN
- C-1A SITE PLAN
- C-2 ADJOINERS
- C-3 GRADING AND EROSION AND SEDIMENT CONTROL PLAN
- C-3A ROAD ENTRANCE AND ACCESS ROAD PLAN
- C-4 EROSION AND SEDIMENT CONTROL NOTES
- C-5 EROSION AND SEDIMENT CONTROL DETAILS AND SOILS MAP
- C-6 MDE NOTES
- C-7 MDE NOTES
- C-8 MDE NOTES
- C-9 MDE NOTES
- C-10 UTILITY ROUTING PLAN
- SWM-1 COMBINED PRELIMINARY/FINAL STORMWATER MANAGEMENT PLAN
- A-1 COMPOUND PLAN
- A-2 MONOPOLE ELEVATION
- LS-1 LANDSCAPE PLAN
- S-1 SITE DETAILS
- S-1A SITE DETAILS
- S-2 VERIZON ANTENNA LAYOUT PLAN, SCHEDULE AND DETAILS
- S-3 VERIZON ANTENNA, RRH AND OVP UNIT DETAILS
- S-4 VERIZON EQUIPMENT LAYOUT PLAN, ELEVATION
- S-5 VERIZON EQUIPMENT CABINET & PAD DETAILS
- S-6 VERIZON GENERATOR DETAILS
- S-7 SIGNAGE

PROJECT TEAM

APPLICANT:

MILESTONE TOWERS LIMITED PARTNERSHIP V D/B/A MILESTONE TOWERS
12110 SUNSET HILLS RD, SUITE 600, RESTON, VA 20190
MR. LEN FORKAS (703) 620-2555

ARCHITECT/ENGINEER:

ENTREX COMMUNICATION SERVICES, INC.
6100 EXECUTIVE BLVD, SUITE 430, ROCKVILLE, MD 20852
CAMILLE SHABSHAB (202) 408-0960

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

— 2018 INTERNATIONAL BUILDING CODE

— 2018 INTERNATIONAL EXISTING BUILDING CODE

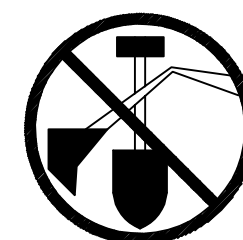
— 2017 NATIONAL ELECTRICAL CODE

— 2018 NFPA 101, LIFE SAFETY CODE

— AMERICAN CONCRETE INSTITUTE

— AMERICAN INSTITUTE OF STEEL CONSTRUCTION

— ANSI/TIA-222-H



CALL
UTILITIES NOTIFICATION
MISS UTILITY
811
3 WORKING DAYS PRIOR TO DIGGING



6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960



Milestone
Towers

MILESTONE TOWERS LIMITED PARTNERSHIP V
D/B/A MILESTONE TOWERS
12110 SUNSET HILLS RD, SUITE 600
RESTON, VA 20190
MR. MATT PENNING
(703) 620-2555

SP-24-034

REID

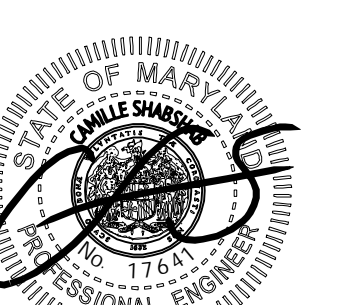
20095 LEHMANS MILL ROAD
HAGERSTOWN, MD 21742
ZONING: AGRICULTURAL (RURAL)
TAX MAP: 0011 GRID: 0022 PARCEL: 0013
ELECTION DISTRICT: 09-000

WASHINGTON COUNTY
DIVISION OF ENGINEERING

APPROVED BY: _____

DATE: _____

SEAL:



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. 17641, Expiration Date: 12/31/2025

SUBMITTALS

DATE	DESCRIPTION	REV.
11-12-2024	SITE PLAN REVIEW	A
03-25-2025	SITE PLAN REVIEW	B
05-21-2025	SITE PLAN REVIEW	C
06-08-2025	WCSD COMMENTS	D
06-19-2025	COUNTY COMMENTS	E

PROJECT NO: 1050.437

DESIGNER: C.S.

ENGINEER: M.A.

THESE DRAWINGS ARE FORMATTED
TO BE FULL-SIZE

1/2 1

GRAPHIC SCALE IN INCHES

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

ZONING HEARING WAS HELD ON OCTOBER 30, 2024.

BEFORE THE BOARD OF APPEALS
FOR WASHINGTON COUNTY, MARYLAND

MILITONE TOWNE LIMITED	:	Appel No. AP2024-09	:
PARTNERSHIP	:		:
Appellant	:		:
* * * * *	:		:
	:	DEFENDANT	:

Milstone Towne Limited Partnership (hereinafter "Appellant") requests a special exception for a proposed multi-story commercial development located at the subject property. The subject property is located at 20205 Interstate Mall Road, Hagerstown, Maryland and is zoned Agricultural. Rural. The Board held a public hearing on this matter on October 30, 2024. Appellant was represented by Jonathan Vail, Esq. at the hearing.

This appeal was heard pursuant to the Ordinance of the Zoning Ordinance for Washington County and upon proper notice to the parties and general public as required.

Findings of fact

Based upon the testimony given, all information and evidence presented, and upon a study of the specific property and the land neighborhood in which it is located, the Board makes the following findings of fact:

1. Cold Brook Lands, Inc. is the owner of the subject property located 20205 Interstate Mall Road, Hagerstown, Maryland. The subject property is zoned Agricultural, Rural.
2. Appellant is the contract lease for a portion of the subject property to be used as a commercial community facility.
3. The subject property currently has approximately 225 acres which has been owned in the same family since 1965.

1

4. Applicant proposes to construct a 155-foot monopole to commercial communications tower with 2 foot lightning rod on top. The facility will consist of the monopole and an accessory building.

5. Applicant expects construction take approximately sixty days. The facility will be erected eight (8) to ten (10) times per year for maintenance and repairs as necessary.

6. The facility will be constructed at a fifteen foot ground clearance extending from Lathrop, MI and properly contained within the subject property.

7. There are no commercial communication towers within two (2) miles of the subject property. There is a significant gap in communications service within the area to be served by the proposed facility. There are no other towers located sufficiently to meet the existing communication needs.

8. The closest residence is approximately 1,603 feet from the proposed location of the commercial communications facility on the subject property.

9. The applicant has acquired all the air navigation light on the monopole as requested by the Hazardous Baggage Airport.

10. Jacob Hoot held in opposition to the appeal and raised concerns. There was opposition presented to the appeal by several witnesses.

Rationale

The Board has authority to grant a special exception pursuant to Section 25.23(b) of the *Zoning Ordinance* for Washington County, Maryland. A special exception is defined as "a grant of a specific use that would be appropriate given, or without consideration, and shall be based upon a finding that the use conforms to the plan and is compatible with the existing neighborhood." Article 26B. In addition, Section 26B sets forth the limitations, goals, and standards in exercise of the board's duty and provides:

2

[illegible]

the proposed use would have any effect on property values or the peace and enjoyment of nearby homes.

The Board finds that the proposed use is an appropriate use of land and/or structures. The Board recognizes there may be other appropriate uses for the property, but the proposed use is permitted by special exception. There is no inherent appropriateness to such use as is deemed by the Board's Zoning Ordinances, subject to meeting the criteria established in the Board's Zoning Ordinances.

Notwithstanding the early opinion issued by the Board's Zoning and related advisory opinions, there are no judicial decisions directly affecting the subject property.

The proposed project is consistent with the safety, growth and economy of the community. There is evidence that it will not cause dangerous traffic or other safety concerns within the surrounding area. Although, there were questions about EIMF and railroads, except, Appellant proposed that the questions were lower and less risk than using a circular phone. The proposed use has adequate benefits from adjacent property owners and does not require any variation for such implementation. Thus, the proposed project can be completed and still maintain all the other requirements of the Ordinance. The Board finds that the proposed use is consistent with the purpose and vision of the Ordinance. The Ordinance is about to be amended to allow for a 100-foot buffer (100 ft) miles away and will not be affected by this project. Although there are a number of churches in the general surrounding area, the proposed facility does not create additional facilities in the area or impact access to gatherings or events that may be held at locations in the surrounding area.

Having considered the testimony and evidence presented and having heard the considered the criticism to the Ordinance, the Board finds that the proposed use at the subject property will have a greater (18) advantage over and beyond those inherently associated with such a special exception use irrespective of its location within the zone. (Smith's v. Pritz, 2011, 2011 MS 188). For these reasons, we conclude that

[This appeal meets the criteria for a special exception, and Appellant's request should be granted.

Accordingly, the request for a special exception for a proposed mono-citywide commercial communications facility at the subject property is hereby GRANTED, by a vote of 5 to 0. The special exception is granted subject to the standard condition that the use is consistent with the testimony and evidence presented during the hearing before the Board.

BOARD OF APPEALS
By: Tracy Feller, Chair

Date Issued: November 27, 2024

Deborah A. Spangher, Mayor

This document is a legal order of the Board of Appeals, which is subject to a different interpretation by the courts. It is not intended to be construed as a statement of opinion by the Board of Appeals. It is subject to the judicial review of state and to the Circuit Court of Washington County, Oregon. (ORS 199.010) (ORS 199.015) (ORS 199.020)



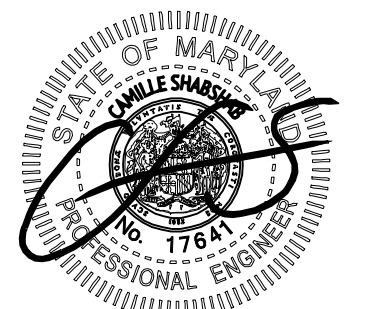
MILESTONE TOWERS LIMITED PARTNERSHIP V
D/B/A MILESTONE TOWERS
12110 SUNSET HILLS RD, SUITE 600
RESTON, VA 20190
MR. MATT PENNING
(703) 620-2555

SP-24-034
REID
20095 LEHMANS MILL ROAD
HAGERSTOWN, MD 21742
ZONING: AGRICULTURAL (RURAL)
TAX MAP: 0011 GRID: 0022 PARCEL: 0013
ELECTION DISTRICT: 09-000

APPROVED BY: _____

DATE: _____

SEAL:



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. 17641, Expiration Date: 12/27/2025

SUBMITTALS		
DATE	DESCRIPTION	REV.
-12-2024	SITE PLAN REVIEW	A
-25-2025	SITE PLAN REVIEW	B
-21-2025	SITE PLAN REVIEW	C
-08-2025	WCSCD COMMENTS	D
-19-2025	COUNTY COMMENTS	E

PROJECT NO:	1050.437
DESIGNER:	M.A.
ENGINEER:	C.S.

THESE DRAWINGS ARE FORMATTED
TO BE FULL-SIZE

0 1/2 1

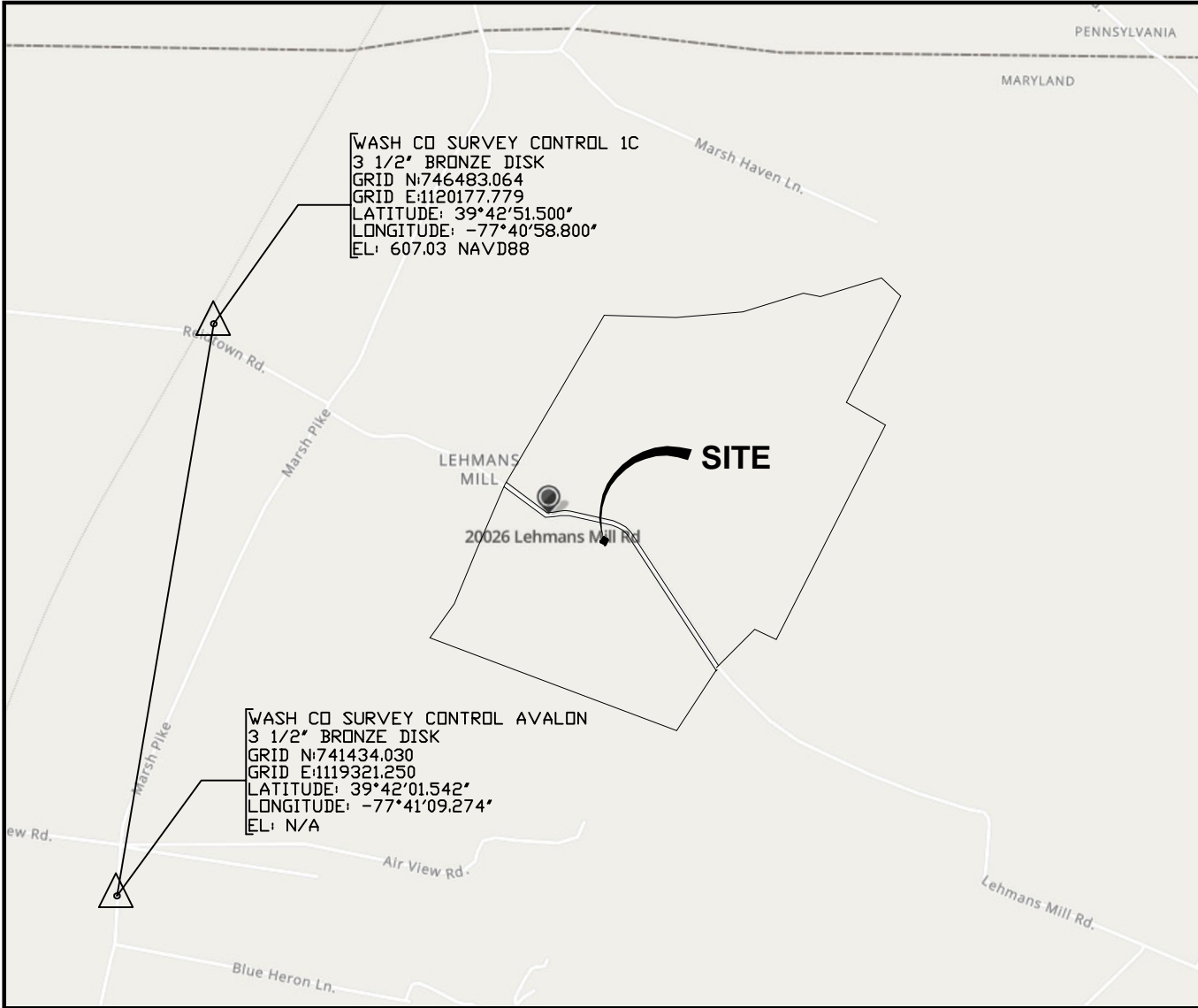
GRAPHIC SCALE IN INCHES

SHEET TITLE:

ZONING APPROVAL

SHEET NUMBER:

R-1



VICINITY MAP
SCALE: 1" = 1,500'



SITE INFORMATION & NOTES

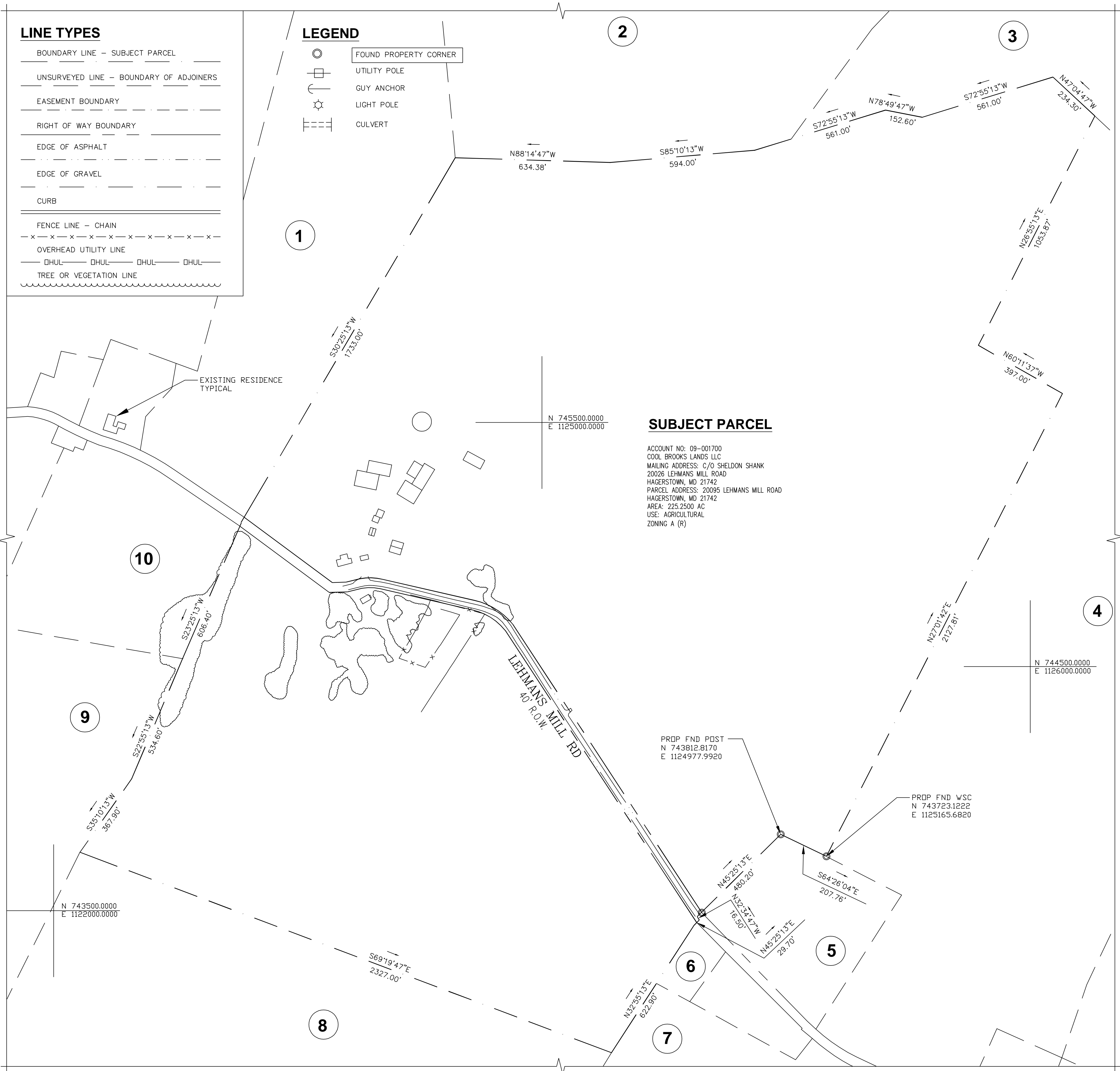
1. SITE NAME: REID
2. THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.
3. THE SUBJECT PARCEL INFORMATION;
OWNER: COOL BROOKS LANDS LLC
PREMISES ADDRESS: 20095 LEHMANS MILL RD
HAGERSTOWN, MD 21742
MAILING ADDRESS: 20026 LEHMANS MILL RD
HAGERSTOWN, MD 21742
COUNTY: WASHINGTON COUNTY, MD
TAX MAP: 0011 GRID: 0022 PARCEL: 0013
DISTRICT NUMBER: 09 ACCOUNT NUMBER: 001700
ZONING: A (R) USE: AGRICULTURAL
4. THE RECORDED REFERENCES FOR THE SUBJECT PARCEL ARE AS FOLLOWS:
DEED BOOK 03476, PAGE 00734
PLAT: 9418
AREA: 225.2500 ACRES
5. THE DATUM'S ARE NAD 83 AND NAVD 88, AND THE BEARING BASE IS STATE GRID.

LINE TYPES

- BOUNDARY LINE — SUBJECT PARCEL
UNSURVEYED LINE — BOUNDARY OF ADJOINERS
EASEMENT BOUNDARY
RIGHT OF WAY BOUNDARY
EDGE OF ASPHALT
EDGE OF GRAVEL
CURB
FENCE LINE — CHAIN
OVERHEAD UTILITY LINE
TREE OR VEGETATION LINE

LEGEND

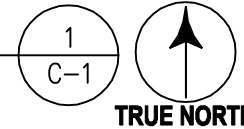
- FOUND PROPERTY CORNER
UTILITY POLE
GUY ANCHOR
LIGHT POLE
CULVERT



SUBJECT PARCEL

ACCOUNT NO: 09-001700
COOL BROOKS LANDS LLC
MAILING ADDRESS: C/O SHELDON SHANK
20026 LEHMANS MILL ROAD
HAGERSTOWN, MD 21742
PARCEL ADDRESS: 20095 LEHMANS MILL ROAD
HAGERSTOWN, MD 21742
AREA: 225.2500 AC
USE: AGRICULTURAL
ZONING A (R)

EXISTING CONDITIONS PLAN
SCALE: 1" = 200'



6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960



**Milestone
Towers**

MILESTONE TOWERS LIMITED PARTNERSHIP V
D/B/A MILESTONE TOWERS
12110 SUNSET HILLS RD, SUITE 600
RESTON, VA 20190
MR. MATT PENNING
(703) 620-2555

SP-24-034

REID

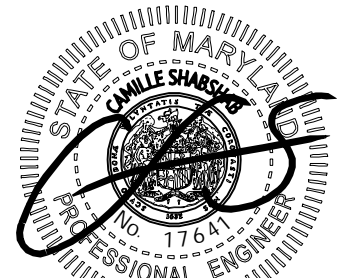
20095 LEHMANS MILL ROAD
HAGERSTOWN, MD 21742
ZONING: AGRICULTURAL (RURAL)
TAX MAP: 0011 GRID: 0022 PARCEL: 0013
ELECTION DISTRICT: 09-000

WASHINGTON COUNTY
DIVISION OF ENGINEERING

APPROVED BY: _____

DATE: _____

SEAL:



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. 17641, Expiration Date: 12/31/2025

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05-21-2025	SITE PLAN REVIEW	C
06-08-2025	WCSD COMMENTS	D
06-19-2025	COUNTY COMMENTS	E

PROJECT NO: 1050.437

DESIGNER: R.S.

ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE

0 1/2 1

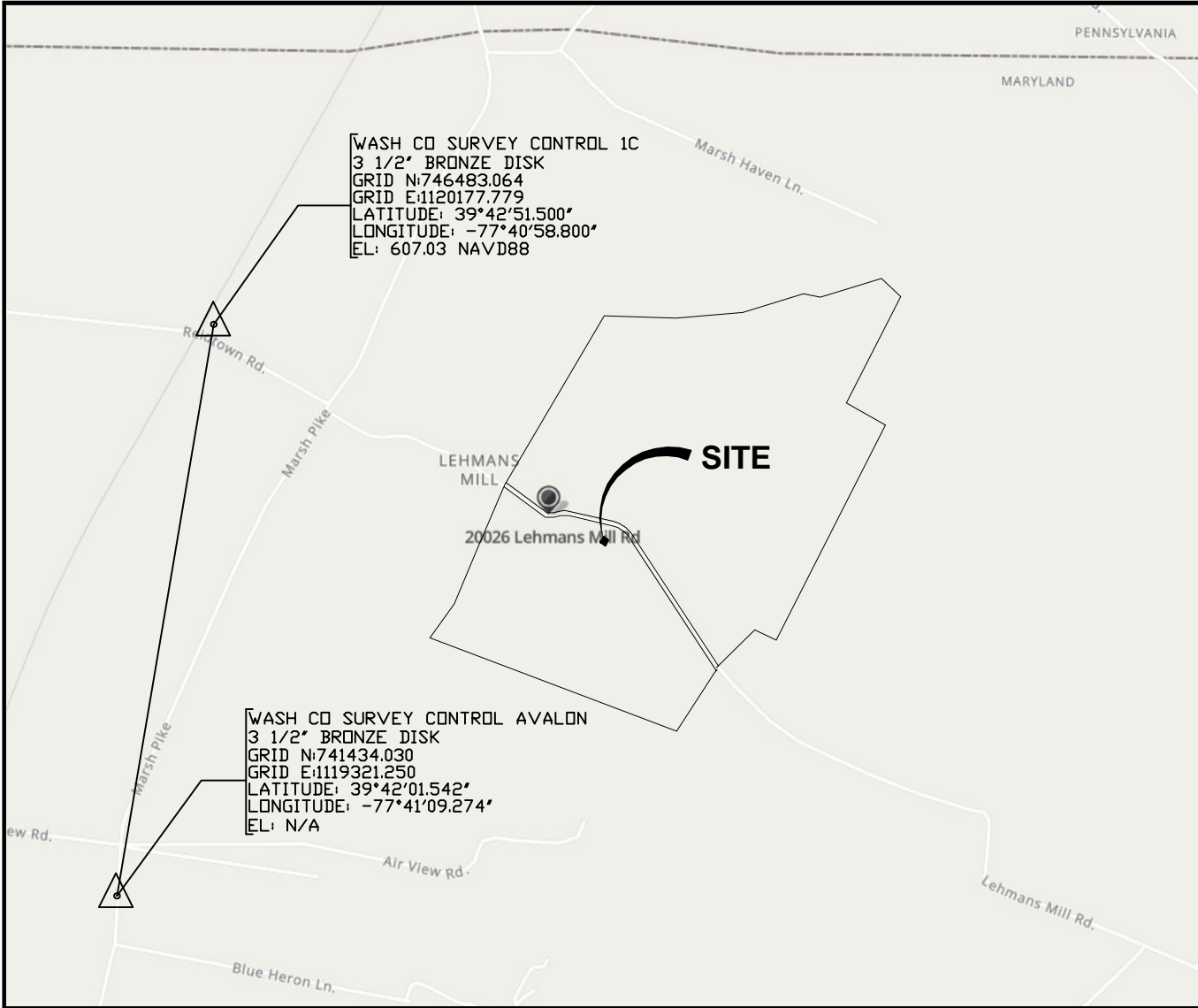
GRAPHIC SCALE IN INCHES

SHEET TITLE:

**EXISTING
CONDITIONS
PLAN**

SHEET NUMBER:

C-1



VICINITY MAP
SCALE: 1" = 1,500'



SITE INFORMATION & NOTES

1. SITE NAME: REID
2. THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.
3. THE SUBJECT PARCEL INFORMATION;
OWNER: COOL BROOKS LANDS LLC
PREMISES ADDRESS: 20095 LEHMANS MILL RD
HAGERSTOWN, MD 21742
MAILING ADDRESS: 20026 LEHMANS MILL RD
HAGERSTOWN, MD 21742
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DISTRICT NUMBER: 09 ACCOUNT NUMBER: 001700
ZONING: A (R) USE: AGRICULTURAL
- 4.) THE RECORDED REFERENCES FOR THE SUBJECT PARCEL ARE AS FOLLOWS:
DEED BOOK 03476, PAGE 00734
PLAT: 9418
AREA: 225.2500 ACRES
5. THE DATUM'S ARE NAD 83 AND NAVD 88, AND THE BEARING BASE IS STATE GRID.
6. NO UNDERGROUND UTILITIES HAVE BEEN LOCATED, THE PRESENCE OF ANY SUCH UTILITIES MUST BE CONFIRMED BY THE CONTRACTOR BEFORE CONSTRUCTION.
7. NO WETLANDS HAVE BEEN DEFINED AND ANY AREAS SHOWN AS MARSH, PONDS OR DITCHES ARE DONE SO FROM VISIBLE SURFACE FEATURES AND IN NO WAY CONSTITUTE A DEFINED WETLAND.
8. THE FLOOD ZONE OF THE PROPOSED TOWER IS AS FOLLOWS;
FLOOD ZONE X, AREA OF MINIMUM FLOODING. SOURCE, FEMA FLOOD MAP FOR WASHINGTON COUNTY, MD. COMMUNITY PANEL NUMBER 24043C 0133D. REVISED, AUGUST 15, 2017.
9. NO TITLE REPORT WAS FURNISHED FOR THIS SURVEY.
10. THE DATA COLLECTED AND SHOWN ON THIS DRAWING ARE FOR THE PURPOSES OF CONSTRUCTION OF A CELLULAR TOWER, ANY NECESSARY ANCILLARY EQUIPMENT AND ALL APPROPRIATE EASEMENTS.
11. NO UNRECORDED EASEMENTS ARE SHOWN ON THIS SURVEY AND IT IS POSSIBLE THAT SUCH EASEMENTS IMPACT THE SITE.
12. THIS PROPERTY IS SUBJECT TO ALL MATTERS OF PUBLIC RECORD.
13. THE LOCATION OF THE PROPOSED TOWER IS AS FOLLOWS; THE VALUES LISTED BELOW ARE WITHIN ±50' HORIZONTAL AND ±20' VERTICAL.
LATITUDE: N 39° 42' 32.782"
LONGITUDE: W 77° 40' 14.495"
ELEVATION: 623.0' NAVD88

ESD SUMMARY TABLE

Drainage Area	Practice Number	Practice Type	Contributing Drainage Area (sf)	Impervious Drainage Area (sf)	WQv (ac-ft)	ESDv (ac-ft)	Pe Addressed (in)
DA1	DA1-ESD Practice #1	non-rooftop disconnect	5,822	1,081	150	107	1.2
	DA1-ESD Practice #2	pervious pavement	698	0	43	44	1.2
DA2	DA2-ESD Practice #2	pervious pavement	37,162	0	372	373	1.0

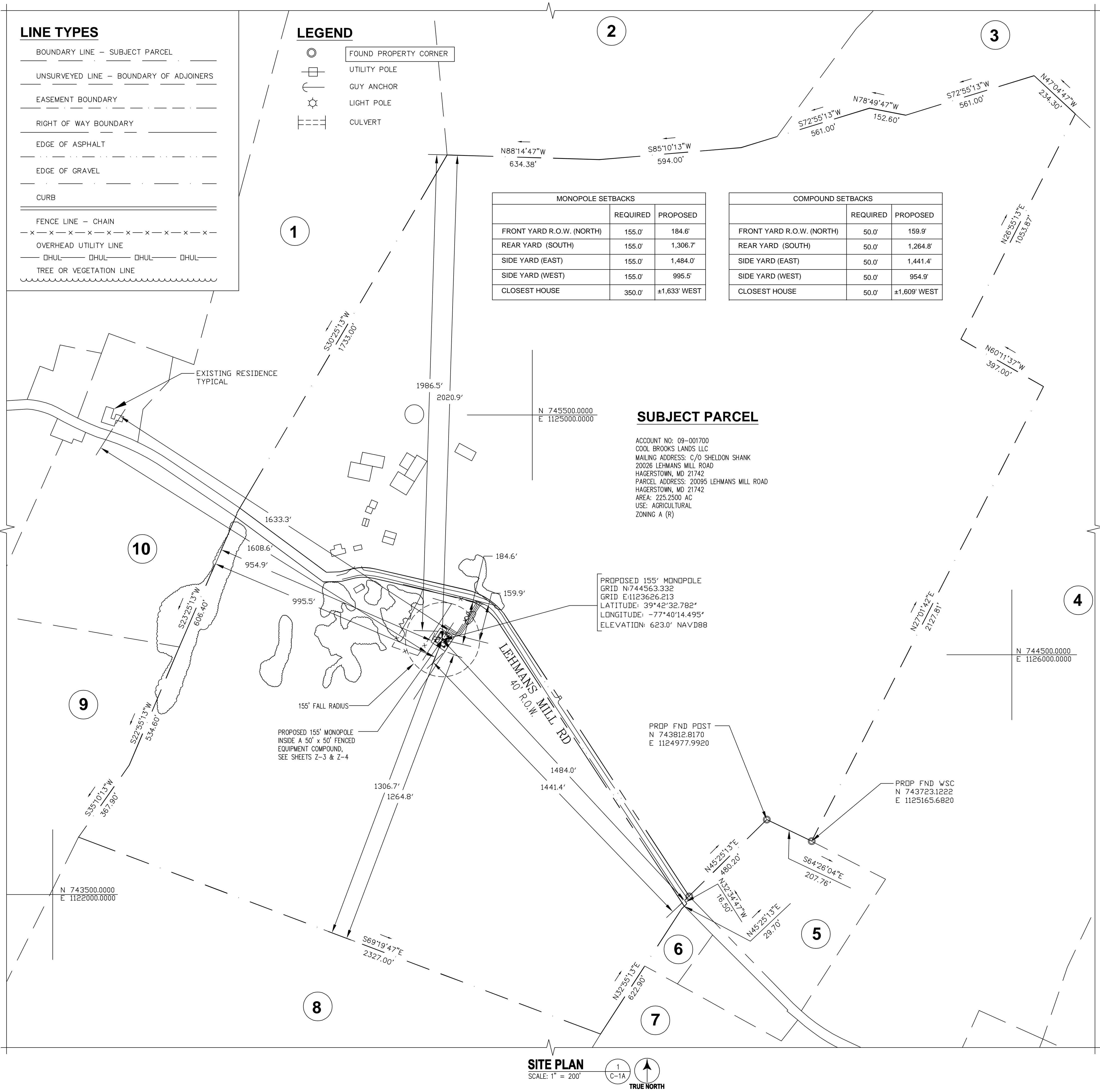
1. THIS SITE IS NOT LOCATED WITHIN THE APPALACHIAN TRAIL BUFFER, BEAVER CREEK WATERSHED OR EDEMONT RESERVOIR WATERSHED SPECIAL PLANNING AREAS, THE ANTIETAM OVERLAY ZONING DISTRICT OR THE HISTORIC PRESERVATION ZONING DISTRICT
2. THE SITE IS LOCATED MORE THAN 350' FROM ANY EXISTING DWELLING, SCHOOL, CHURCH, OR INSTITUTION FOR HUMAN CARE.
3. THE CLOSEST EXISTING TOWER IS A 199' US CELLULAR MONOPOLE, LOCATED APPROXIMATELY 2.54 MI SOUTH-SOUTHWEST (COORDINATES: 39.66494, -77.66750)
4. NO WETLANDS HAVE BEEN DEFINED AND ANY AREAS SHOWN AS MARSH, PONDS OR DITCHES ARE DONE SO FROM VISIBLE SURFACE FEATURES AND IN NO WAY CONSTITUTE A DEFINED WETLAND.
5. THERE IS NO FLOODPLAIN ON THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION. THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) OF WASHINGTON COUNTY, MD, COMMUNITY PANEL NUMBER FOR THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION IS 24043C0133D, EFFECTIVE AUGUST 15, 2017.

LINE TYPES

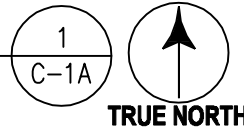
BOUNDARY LINE - SUBJECT PARCEL
UNSURVEYED LINE - BOUNDARY OF ADJOINERS
EASEMENT BOUNDARY
RIGHT OF WAY BOUNDARY
EDGE OF ASPHALT
EDGE OF GRAVEL
CURB
FENCE LINE - CHAIN
OVERHEAD UTILITY LINE
OHUL OHUL OHUL OHUL
TREE OR VEGETATION LINE

LEGEND

	FOUND PROPERTY CORNER
	UTILITY POLE
	GUY ANCHOR
	LIGHT POLE
	CULVERT



SITE PLAN
SCALE: 1" = 200'



entrex
communication services, inc.
6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960

Milestone Towers

MILESTONE TOWERS LIMITED PARTNERSHIP V
D/B/A MILESTONE TOWERS
12110 SUNSET HILLS RD, SUITE 600
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MR. MATT PENNING
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WASHINGTON COUNTY
DIVISION OF ENGINEERING
APPROVED BY: _____
DATE: _____

SEAL:

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. 17641, Expiration Date: 12/31/2025

SUBMITTALS		
DATE	DESCRIPTION	REV.
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03-25-2025	SITE PLAN REVIEW	B
05-21-2025	SITE PLAN REVIEW	C
06-08-2025	WCSD COMMENTS	D
06-19-2025	COUNTY COMMENTS	E

PROJECT NO: 1050.437
DESIGNER: R.S.
ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE
0 1/2 1
GRAPHIC SCALE IN INCHES
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-1A

SUBJECT PARCEL

ACCOUNT NO: 09-001700
N/F
COOL BROOK LANDS INC
MAILING ADDRESS: C/O SHELDON SHANK
20026 LEHMANS MILL ROAD
HAGERSTOWN, MD 21742
PARCEL ADDRESS: 20095 LEHMANS MILL ROAD
HAGERSTOWN, MD 21742
AREA: 225.2500 AC
PRESENT USE: AGRICULTURAL
ZONING A (R)

ADJOINERS

1

ACCOUNT NO: 09-014446
N/F
HORST LLOYD E. & BETTY JANE
MAILING ADDRESS: 4442 SHEELY RD
WAYNESBORO, PA 17268
PARCEL ADDRESS: LEHMANS MILL RD
HAGERSTOWN, MD 21742
AREA: 40.6900 AC
PRESENT USE: AGRICULTURAL
ZONING A(R)

2

ACCOUNT NO: 09-007938
N/F
PRIEST GERALD L. & HEIDI M
MAILING ADDRESS: 20207 MARSH HAVEN LN
HAGERSTOWN, MD 21742
PARCEL ADDRESS: 20207 MARSH HAVEN LN
HAGERSTOWN, MD 21742
AREA: 107.0000 AC
PRESENT USE: AGRICULTURAL
ZONING A(R)

3

ACCOUNT NO: 09-006338
N/F
HORST HAROLD L. & JUDITH A
MAILING ADDRESS: 20612 LEITERS MILL ROAD
HAGERSTOWN, MD 21742
PARCEL ADDRESS: 20322 MARSH HAVEN LANE
HAGERSTOWN, MD 21742
AREA: 81.2700 AC
PRESENT USE: AGRICULTURAL
ZONING: A(R)

4

ACCOUNT NO: 09-004432
N/F
HORST JACOB E. & MAY A
MAILING ADDRESS: 20807 LEITERS MILL ROAD
HAGERSTOWN, MD 21742
PARCEL ADDRESS: 20224 LEHMANS MILL ROAD
HAGERSTOWN, MD 21742
AREA: 94.0000 AC
PRESENT USE: AGRICULTURAL
ZONING: A(R)

5

ACCOUNT NO: 09-009027
N/F
REEVES MARCO O. MONNETT EVELYN R
MAILING ADDRESS: 13063 HAWKINS CIRCLE
HAGERSTOWN, MD 21742
PARCEL ADDRESS: LEHMAN MILL ROAD
HAGERSTOWN, MD 21742
AREA: 8.0500 AC
PRESENT USE: RESIDENTIAL
ZONING: A(R)

6

ACCOUNT NO: 09-000968
N/F
FILUCCI JULIE K. YEATES STEPHEN J
MAILING ADDRESS: 20205 LEHMANS MILL ROAD
HAGERSTOWN, MD 21742
PARCEL ADDRESS: 20205 LEHMANS MILL ROAD
HAGERSTOWN, MD 21742
AREA: 41,120 SF
PRESENT USE: RESIDENTIAL
ZONING A(R)

7

ACCOUNT NO: 09-001719
NF
SHANKI I. DAVID L/E
MAILING ADDRESS: 20225 LEHMANS MILL ROAD
HAGERSTOWN, MD 21742
PARCEL ADDRESS: 20225 LEHMANS MILL ROAD
HAGERSTOWN, MD 21742
AREA: 77.3800 AC
PRESENT USE: AGRICULTURAL
ZONING A(R)

8

ACCOUNT NO: 09-006257
N/F
H. LYNN MARTIN IRREVOCABLE TRUST ETAL CLIFFORD E. MARTIN IRREVOCABLE TRUST
MAILING ADDRESS: 15625 PENNSYLVANIA AVE
GREENCASTLE, PA 17225
PARCEL ADDRESS: 14035 MARSH PIKE
HAGERSTOWN, MD 21742
AREA: 100.0000 AC
PRESENT USE: AGRICULTURAL
ZONING A(R)

9

ACCOUNT NO: 09-006176
N/F
KENNETH MARTIN FARMS
MAILING ADDRESS: 4847 IRON BRIDGE ROAD
WAYNESBORO, PA 17268
PARCEL ADDRESS: 14249 MARSH PIKE
HAGERSTOWN, MD 21742
AREA: 115.2700 AC
PRESENT USE: AGRICULTURAL
ZONING: A(R)

10

ACCOUNT NO: 09-006249
N/F
MARTIN GARY R. & ESTHER M
MAILING ADDRESS: 19717 REIDTOWN ROAD
HAGERSTOWN, MD 21742
PARCEL ADDRESS: LEHMANS MILL ROAD
HAGERSTOWN, MD 21742
AREA: 13.8200 AC
PRESENT USE: AGRICULTURAL
ZONING: A(R)



6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960



Milestone
Towers

MILESTONE TOWERS LIMITED PARTNERSHIP V
D/B/A MILESTONE TOWERS
12110 SUNSET HILLS RD, SUITE 600
RESTON, VA 20190
MR. MATT PENNING
(703) 620-2555

SP-24-034

REID

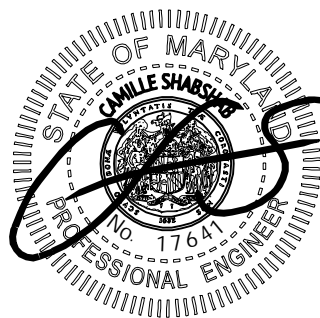
20095 LEHMANS MILL ROAD
HAGERSTOWN, MD 21742
ZONING: AGRICULTURAL (RURAL)
TAX MAP: 0011 GRID: 0022 PARCEL: 0013
ELECTION DISTRICT: 09-000

WASHINGTON COUNTY
DIVISION OF ENGINEERING

APPROVED BY: _____

DATE: _____

SEAL:



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. 17641, Expiration Date: 12/31/2025

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PROJECT NO: 1050.437

DESIGNER: R.S.

ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED
TO BE FULL-SIZE



GRAPHIC SCALE IN INCHES

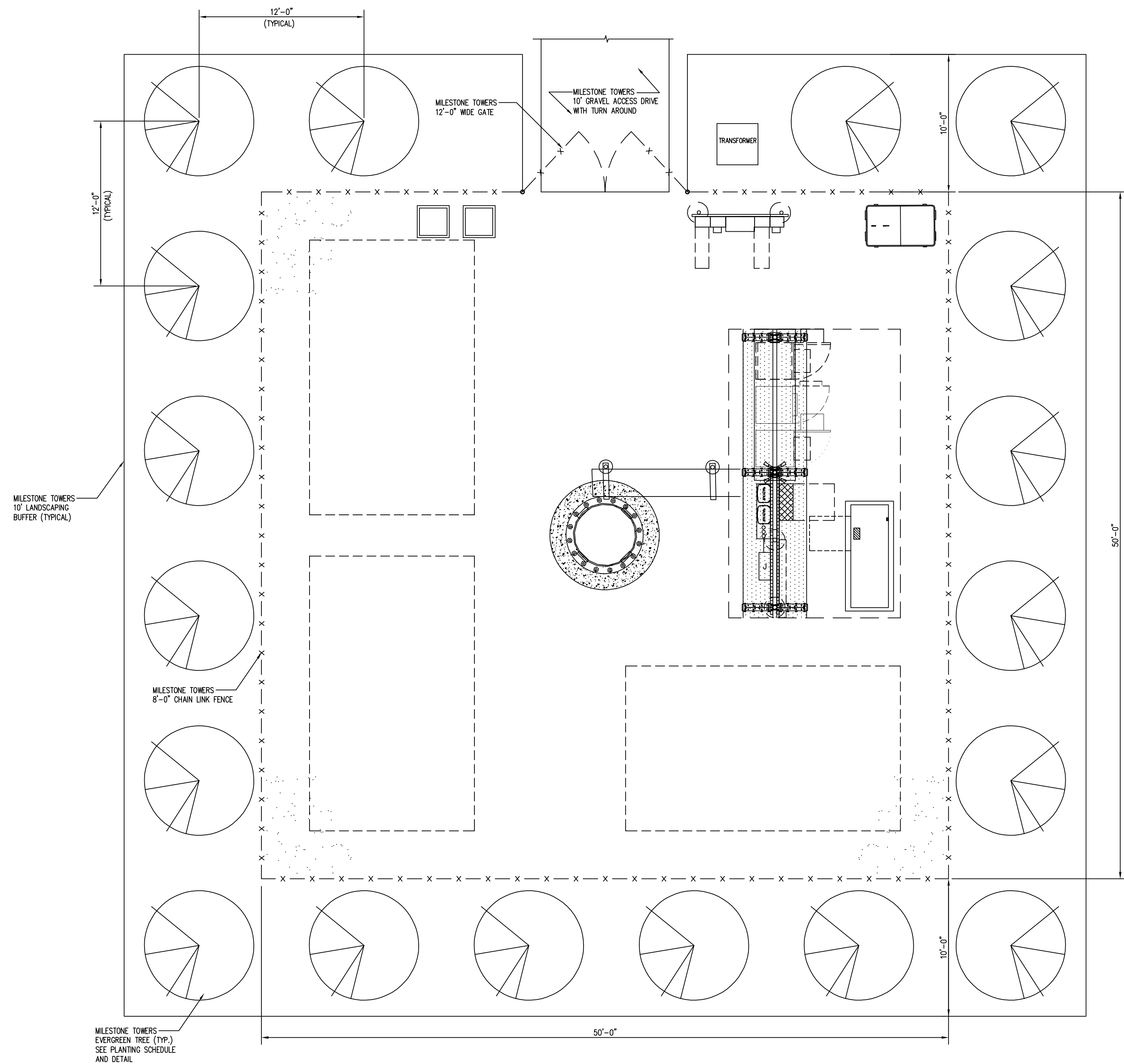
SHEET TITLE:

PROPERTY
ADJOINERS

SHEET NUMBER:

C-2

LANDSCAPE SCHEDULE								
SYMBOL	BOTANICAL NAME	COMMON NAME	TYPE	BUFFER YARD QTY.	SIZE	TYPE	SPACING CENTER TO CENTER	HEIGHT AT MATURITY
	ILEX OPACA	AMERICAN HOLLY	EVERGREEN TREE	18	6'	CONT.	12'	40'

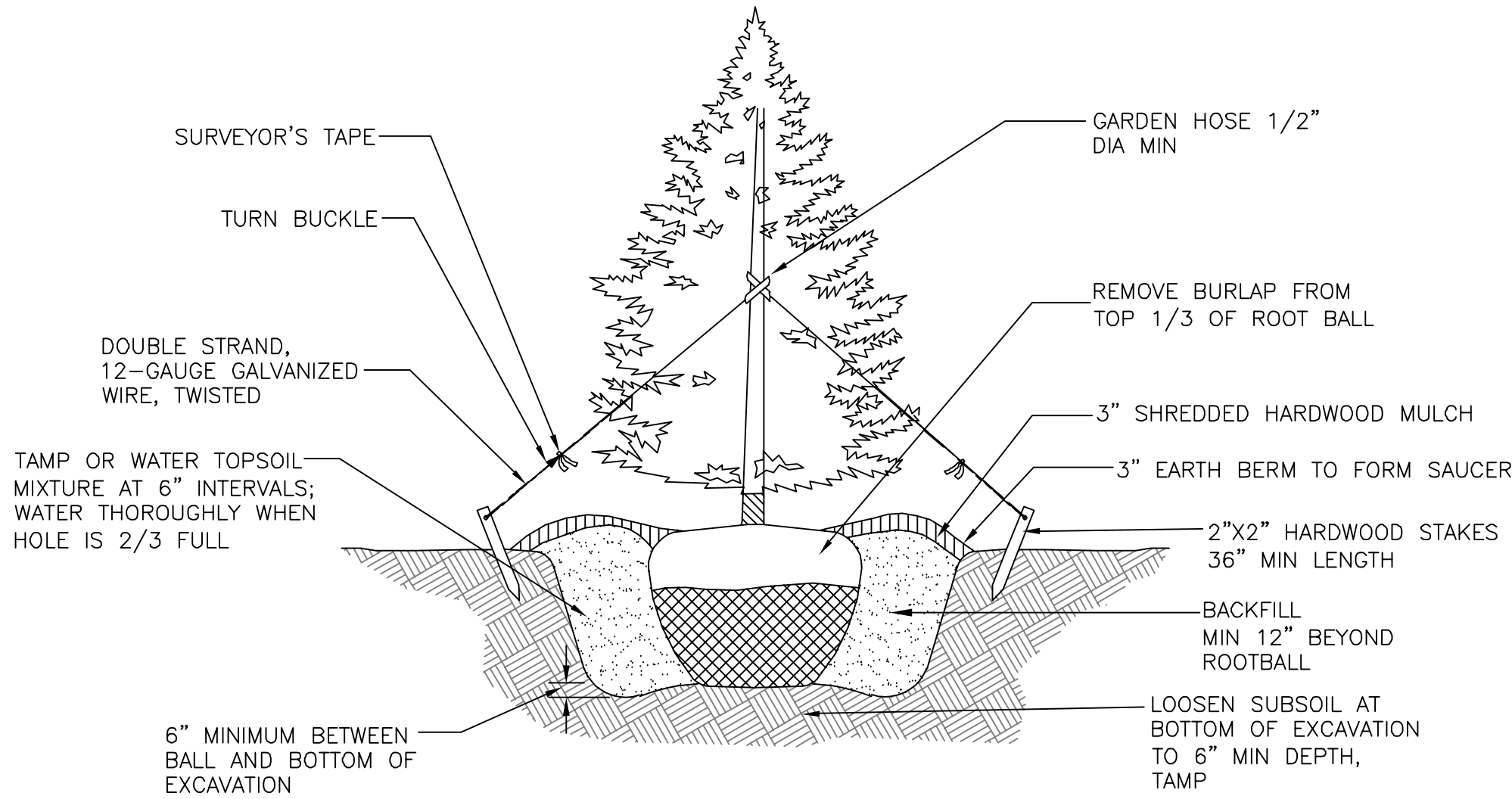


LANDSCAPE PLAN
SCALE: 1/4" = 1'-0"

1

L-1

TRUE NORTH



TREE PLANTING DETAIL
SCALE: NOT TO SCALE

2

L-1



6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960



**Milestone
Towers**

MILESTONE TOWERS LIMITED PARTNERSHIP V
D/B/A MILESTONE TOWERS
12110 SUNSET HILLS RD, SUITE 600
RESTON, VA 20190
MR. MATT PENNING
(703) 620-2555

SP-24-034

REID

20095 LEHMANS MILL ROAD

HAGERSTOWN, MD 21742

ZONING: AGRICULTURAL (RURAL)

TAX MAP: 0011 GRID: 0022 PARCEL: 0013

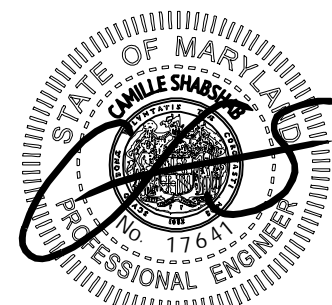
ELECTION DISTRICT: 09-000

WASHINGTON COUNTY
DIVISION OF ENGINEERING

APPROVED BY: _____

DATE: _____

SEAL:



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SUBMITTALS

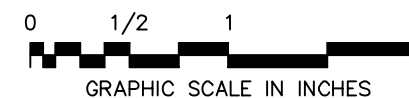
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PROJECT NO: 1050.437

DESIGNER: R.S.

ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED
TO BE FULL-SIZE



GRAPHIC SCALE IN INCHES

SHEET TITLE:

**LANDSCAPE PLAN
& DETAILS**

SHEET NUMBER:

L-1



SITE PLAN STAFF REPORT

BASE INFORMATION

SITE NAME.....: Downsville Elementary School
NUMBER.....: SP-24-019

OWNER.....: BOARD OF EDUCATION OF WASH CO
LOCATION.....: 10405 DOWNSVILLE Pike
Hagerstown, MD 21740

DESCRIPTION.....: Institutional site plan for the Downsville Elementary School. The scope of the project involves building a new school in an undeveloped (grass) area of a developed site.

ZONING.....: Office, Research and Industrial
COMP PLAN LU.....: Industrial/Flex
PARCEL.....: 10015804
PLANNING SECTOR.....: 1
ELECTION DISTRICT.....: 10

TYPE.....: Institutional
GROSS ACRES.....: 44.88
DWELLING UNITS.....: 0
TOTAL LOTS.....: 1
DENSITY.....: 0 Units Per Acre

PLANNER.....: Misty Wagner-Grillo
ENGINEER.....: ADTEK ENGINEERS, INC.
RECEIVED.....: September 20, 2024

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

FLOOD ZONE.....: No
WETLANDS.....: No
WATERSHED.....: Marsh Run
ENDANGERED SPECIES.....: None
STEEP SLOPES.....: No
STREAM BUFFER.....: No
HISTORIC INVENTORY.....: No Resources Present
EASEMENTS PRESENT.....: None
Staff Comments:
Not Applicable



WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

SITE DESIGN

Impervious Area Plan 26.3	Impervious Maximum Allowed 80	Open Space Area Planned
Open Space Minimum Required	Residential Amenity Plans	Solid Waste Disposal Plans Dumpster
Materials Stored on Site	Buffer Design Meets Requirements Yes	Landscaping Meets Requirements Yes
Lighting Plan Meets Requirements Yes	Pedestrian Access is Adequate	Bus Stop is Within Walking Distance
Loading Area Meets Requirements		
Parking Spaces - Total Planned 137	Parking Spaces - Per Dwelling Unit	Not Fast Track
Parking Spaces - Minimum Required 137	Recreational Parking Provided No	

ACCESS SPACING VARIANCE NEEDED: No

NUMBER OF ACCESS POINTS: 1

SCHOOL INFORMATION

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

PUBLIC FACILITIES INFORMATION

FIRE DISTRICT.....:	Halfway
AMBULANCE DISTRICT.....:	Halfway

WATER & SEWER INFORMATION

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

Downsville Pke Elementary School Site Plan

10405 Downsville Pike
Hagerstown, Maryland 21740

Existing Legend

THH	COMMUNICATIONS HAND HOLE
INV	CENTERLINE INVERT
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
T##	TREE NUMBER (TREE TABLE)
EP	EDGE OF ASPHALT
FL	FLOW LINE
TC	TOP OF CURB
■	STORM SEWER GRATE
⊙	BOLLARD
⊕	ELECTRIC HAND HOLE
↖	FIRE HYDRANT
⊥	FIBER OPTIC MARKER POST
⬅	GROUND LIGHT
^	GUY WIRE
Ⓣ	COMMUNICATIONS PEDESTAL
Ⓢ	SANITARY SEWER MANHOLE
□	CLEAN OUT
○	HAND HOLE
Ⓣ	COMMUNICATIONS MANHOLE
Ⓢ	VAULT
Ⓢ	WATER MANHOLE
Ⓢ	WATER VALVE
Ⓢ	SIGN
Ⓢ	ELECTRIC POLE
Ⓢ	TREE
Ⓢ	HANDICAP MARKING
Ⓢ	LIGHT POLE

Sequence of Construction

- CONTRACTOR SHALL CONTACT WASHINGTON COUNTY SOIL CONSERVATION DISTRICT AT (301) 797-9821. THE OWNER'S REPRESENTATIVE, SITE DESIGN ENGINEER, AND WASHINGTON COUNTY AT LEAST (5) FIVE DAYS PRIOR TO STARTING ANY WORK TO SCHEDULE A PRE-CONSTRUCTION MEETING. INTERIM WATER QUALITY INSPECTION, AND FINAL SITE INSPECTION. THE SITE CONTRACTOR SHALL PROVIDE A FULL SIZED SET OF PLANS FOR THE MEETING.
- THE LIMIT OF DISTURBANCE MUST BE FIELD MARKED PRIOR TO CLEARING OF TREES, INSTALLATION OF SEDIMENT CONTROL MEASURES, CONSTRUCTION, OR OTHER LAND DISTURBING ACTIVITIES.
- THE SITE CONTRACTOR SHALL NOTIFY MISS UTILITY AT (800) 257-7777 A MINIMUM OF 3 WORKING DAYS PRIOR TO START OF ANY CONSTRUCTION.
- THE SITE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF ALL SEDIMENT CONTROL MEASURES THROUGHOUT THE ENTIRE DURATION OF CONSTRUCTION.
- INSTALL PERIMETER SAFETY FENCE.
- BEGIN CLEARING AND GRUBBING AS NECESSARY TO INSTALL PERIMETER SEDIMENT CONTROLS ONLY.
- INSTALL STABILIZED CONSTRUCTION ENTRANCES AND ASSOCIATED CONTROLS, PERIMETER SUPER SILT FENCE, AND INLET PROTECTION ON EXISTING INLETS AS CALLED FOR. INSTALL OUTFALL STRUCTURE EW-1, STONE OUTLET PROTECTION, BARREL, CONCRETE CRADLE, AND ANTI-SLEEP COLLAR WHILE SIMULTANEOUSLY GRADING THE SEDIMENT BASIN AND INSTALLING CUTOFF TRENCH AND CLAY CORE. INSTALL THE RISER, TRASH RACK, ANTI-VORTEX DEVICE, AND BAFFLE BOARDS. ONCE BASIN GRADING IS COMPLETE, INSTALL CONVEYANCE MEASURES TO DIRECT THE SITE AREA TO THE BASIN. INSTALL SAFETY FENCE AROUND PERIMETER OF BASIN.
- ONCE SEDIMENT CONTROLS HAVE BEEN INSTALLED, BEGIN ROUGH GRADING SITE. ANY STOCKPILES SHALL BE SURROUNDED BY SUPER SILT FENCE ON THE DOWNHILL SIDE AND TEMPORARILY STABILIZED WHEN NOT ACTIVELY BEING USED (3 DAYS MAX). ANY SPILL AND/OR BORROW MUST COME FROM OR GO TO A SITE THAT HAS A CURRENT AND APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.
- INSTALL STORMDRAIN TRUNKLINES ON THE EAST AND WEST SIDE OF THE BUILDING FROM THE BASIN TO MH-2, MH-3, MH-4, MH-5 TO I-7 AND ALL STORMDRAIN PIPES BETWEEN, AND FROM THE BASIN TO MH-6, MH-8, MH-9, MH-10, MH-11, I-12, I-13, I-14, AND ALL STORMDRAIN PIPES BETWEEN. FUTURE STORMWATER MANAGEMENT AREAS MAY BE USED FOR CONVEYANCE, BUT DO NOT INSTALL ANY STORMWATER MANAGEMENT MEDIA AT THIS TIME. INLET PROTECTION SHOULD BE ALLOCATED ON EVERY INLET BEING PROPOSED ON PLAN. ADDITIONALLY, ENSURE TO PROCURE FLUSHING OF THE STORM DRAIN LINES PRIOR TO THE CONVEYANCE OF THE SEDIMENT BASIN. INSTALL TEMPORARY BYPASS PIPES AT I-6 & I-7 ASH SHOWN ON SITE PLANS.
- ONCE THE BUILDING AREA HAS BEEN BROUGHT TO GRADE, BEGIN CONSTRUCTION OF THE BUILDING AND REMAINING UTILITIES.
- FINE GRADE AND CONSTRUCT BUILDING AND CURB/GUTTER/SIDEWALKS/BASE PAVING ONCE ALL UNDERGROUND UTILITIES ARE INSTALLED IN THESE AREAS.
- CONTRACTOR SHALL CONTACT WASHINGTON COUNTY SOIL CONSERVATION DISTRICT AT (301) 797-9821. THE OWNER'S REPRESENTATIVE, TO SCHEDULE AN INTERIM INSPECTION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THE WATER QUALITY PRACTICES ON SITE. THIS INSPECTION IS CRUCIAL TO ENSURE THAT ALL PREPARATORY MEASURES ARE IN PLACE AND MEET THE REQUIRED STANDARDS.
- ONCE UPSTREAM AREAS ARE STABILIZED INTERIM INSPECTION MUST BE CONDUCTED BY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT INSPECTOR FOR ALL THE STORMWATER RETENTION PONDS BEING INSTALLED ON SITE. REMOVE PERIMETER EARTH ONES THEN BEGIN REMOVAL OF THE SEDIMENT BASIN, FLUSH ALL STORMDRAIN TO THE BASIN AND Dewater IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, UNDERCUT BASIN BOTTOM BY 2". ALL MUVED OUT MATERIAL SHALL BE DISPOSED OF OFF-SITE AT AN AIDE APPROVED SITE (PROVIDE DOCUMENTATION OF DISPOSAL SITE TO INSPECTOR). IMMEDIATELY STABILIZE ALL AREAS DISTURBED DURING BASIN REMOVAL.
- CONVERT BASIN TO DETENTION POND, STABILIZE ALL AREAS DISTURBED DURING CONVERSION.
- INSTALL STORMWATER MANAGEMENT FACILITIES SWM-1 THROUGH SWM-5 IN NO PARTICULAR ORDER. INTERIM INSPECTION MUST BE CONDUCTED BY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT INSPECTOR FOR ALL THE STORMWATER MANAGEMENT FACILITIES PRIOR TO THE INSTALLATION OF ANY FILTER MEDIA. IMMEDIATELY STABILIZE SLOPES AND REMAINING DISTURBED AREA WITH SOD UPON FINAL PLACEMENT OF PLANTING MEDIA. DURING INSTALLATION, SUBGRADE, AND ALL MEDIA LAYERS MUST BE ADEQUATELY PROTECTED FROM RUN-ON, ANY FACILITIES CONTAMINATED WITH SEDIMENT WILL BE REJECTED, FULLY EXCAVATED, AND RECONSTRUCTED. KEEP A RECORD OF ALL STORMWATER MANAGEMENT RELATED MATERIAL TICKETS AND INSPECTIONS AS THESE ITEMS WILL BE NEEDED FOR AS-BUILTS/CLOSEOUT OF THE PERMIT.
- INSTALL FINAL SURFACE ASPHALT, SIGNS, AND STRIPING.
- OBTAIN A WCPS APPROVED RECORD DRAWING OF ALL STORMWATER MANAGEMENT FACILITIES.
- THE CONTRACTOR IS RESPONSIBLE OF MAINTENANCE OF ALL STORMWATER MANAGEMENT UNTIL AS-BUILT APPROVAL IS RECEIVED.

"MISS UTILITY"

CONTRACTOR TO NOTIFY "MISS UTILITY" AT (800) 257-7777 AND THE WASHINGTON COUNTY DEPARTMENT OF ENGINEERING AT (240)-313-2460 AT LEAST 72 HOURS PRIOR TO START OF CONSTRUCTION. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. BEFORE EXCAVATION THE CONTRACTOR IS RESPONSIBLE FOR CALLING TICKET CHECK AT 1-866-821-4226 TO VERIFY THAT ALL UTILITIES HAVE BEEN MARKED, 72 HOURS AFTER CALLING "MISS UTILITY".

ESD PRACTICES SUMMARY TABLE						
Construction Type: New Development						
ESD Practices (Chapter 5 - Non-Structural and Structural)						
Type	Name	DA to Structure (ac)	Impervious DA to Structure (ac)	WQv (cu-ft)	ESDr (cu-ft)	PE Added (in)
Micro-bioretenention (M-6)	SWM-1	1,820	1,135	N/A	9,246	2.29
Micro-bioretenention (M-6)	SWM-2	1,623	1,050	N/A	9,280	2.50
Micro-bioretenention (M-6)	SWM-3	0.447	0.229	N/A	2,070	2.50
Micro-bioretenention (M-9)	SWM-4	1,688	1,168	N/A	10,263	2.50
Micro-bioretenention (M-6)	SWM-5	0.778	0.505	N/A	4,449	2.50
Dry Pond (detention)	Pond-1	8.591	4.094	0	0	0

SITE DATA

SITE ADDRESS: 10435 DOWNSVILLE PIKE
HAGERSTOWN, MD 21740

OWNER: BOARD OF EDUCATION WASHINGTON COUNTY
10435 DOWNSVILLE PIKE
HAGERSTOWN, MD 21740
PHONE: 301-766-2800

TAX MAP: 0057

PARCEL NO: 0403

ZONING: ORI - OFFICE, RESEARCH, & INDUSTRY

SETBACKS: FRONT 50' REAR 25' SIDE 25'

BUILDING HEIGHT: 46' (NO KNOWN OBSTRUCTION TO EXISTING SATELLITE SKY OR RECEPTION VIEWSHEDS OF ANY EXISTING TELEPORT AND ASSOCIATED TELECOMMUNICATION FACILITIES OR EQUIPMENT)

ACRAGE: 44.88 AC. ±

ELECTION DISTRICT: 10

EXISTING USE: OFFICE BUILDING

PROPOSED USE: ELEMENTARY SCHOOL

PARKING REQUIRED: REQUIRED PARKING SHALL BE BASED UPON A DETAILED PARKING ANALYSIS AND STUDY THAT SHALL ADDRESS: NUMBER OF FACILITY AND STAFF, PROJECTED ENROLLMENT, REQUIREMENTS FOR SPECIAL EVENTS, AND CAPACITY OF SPECIAL ASSEMBLY AREAS. THE FINAL DETERMINATION OF ADEQUACY SHALL BE MADE BY THE PLANNING COMMISSION.

PARKING PROPOSED: REGULAR - 137 SPACES
ADA - 11 SPACES (INCLUDING 3 VAN SPACES)

PROPOSED SITE LIGHTING: BEACON RATIO SERIES POLE AND WALL MOUNTED FIXTURES (CATALOG NO'S: RAR2-320L-140-AK7-3, RAR2-320L-140-AK7-2, AND RML2-160L-65-AK7-3-UNV)

LOW-EMISSION VEHICLE PARKING: 5% OF THE TOTAL VEHICLE PARKING CAPACITY OF THE SITE.

SOLID WASTE COLLECTION (2): 8.5 CUBIC YARD DUMPSTERS, ONE FOR GENERAL REFUSE AND ONE FOR MIXED RECYCLING, WEEKLY PICKUP.

FREIGHT AND DELIVERY REQUIREMENTS - DAILY FOOD DELIVERY, DAILY PARCEL DELIVERY, DAILY MAIL DELIVERY, MAINTENANCE AND EMERGENCY VEHICLES AS REQUIRED.

PROPOSED BUS TRAFFIC - 15 BUSES WITH DAILY DROP OFF AND PICK UP.

BUILDING SCHEDULE/PROJECTED DAILY USE AND NUMBER OF EMPLOYEES - DAILY USE DURING REGULAR SCHOOL YEAR FROM 7:30 AM TO 3:00 PM FOR 800 PROJECTED STUDENTS AND 75 PROJECTED STAFF. OCCASIONAL EVENING EVENTS AVERAGING 2 EVENTS/WEEK WHICH MAY INCLUDE SPORTING EVENTS, COMMUNITY EVENTS, AND AFTER SCHOOL RELATED ACTIVITIES.

WATER USAGE - 3,000 GALLONS/DAY

SEWER USAGE - 3,000 GALLONS/DAY

STORMWATER MANAGEMENT NARRATIVE

THE PROJECT INVOLVES CONSTRUCTION OF A NEW ELEMENTARY SCHOOL AND ASSOCIATED PARKING, SIDEWALKS, DRIVE AISLES, AND ATHLETIC AREAS. THE PROPOSED PROJECT IS CONSIDERED NEW DEVELOPMENT. QUALITY CONTROL (ESD TO THE MEP) IS PROVIDED IN 5 BIORETENTION FACILITIES.

QUANTITY CONTROL IS PROVIDED IN A DRY STORAGE DETENTION POND NEAR THE OUTFALL OF THE SITE STORMWATER. THE EXISTING DRAINAGE PATTERN IS MIMICKED AS CLOSELY AS POSSIBLE WITH THE PROPOSED DEVELOPMENT. THE STUDY AREA FOR THIS ANALYSIS IS THE LIMIT OF DISTURBANCE.

ENGINEER/ARCHITECT DESIGN CERTIFICATION

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

06/12/25 26524
Date: Reg. No. Signature

CERTIFICATION OF THE DISTURBED AREA QUANTITY

AS THE DEVELOPER/OWNER OF THIS PROJECT, THE UNDERSIGNED AGREES TO INSTALL ALL LANDSCAPING IN ACCORDANCE WITH THIS APPROVED PLAN (OR ANY SUBSEQUENT APPROVED REVISION THEREOF) AND THE TOTAL AMOUNT OF EXCAVATION AND FILL SHOWN IN THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 43,941 CUBIC YARDS OF EXCAVATION AND 23,603 CUBIC YARDS OF FILL.

OWNER/DEVELOPER CERTIFICATION

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

OWNER/DEVELOPER (NAME & TITLE PRINTED) DATE

SIGNATURE

CITY OF HAGERSTOWN UTILITIES DEPARTMENT- WATER AND WASTEWATER DIVISIONS

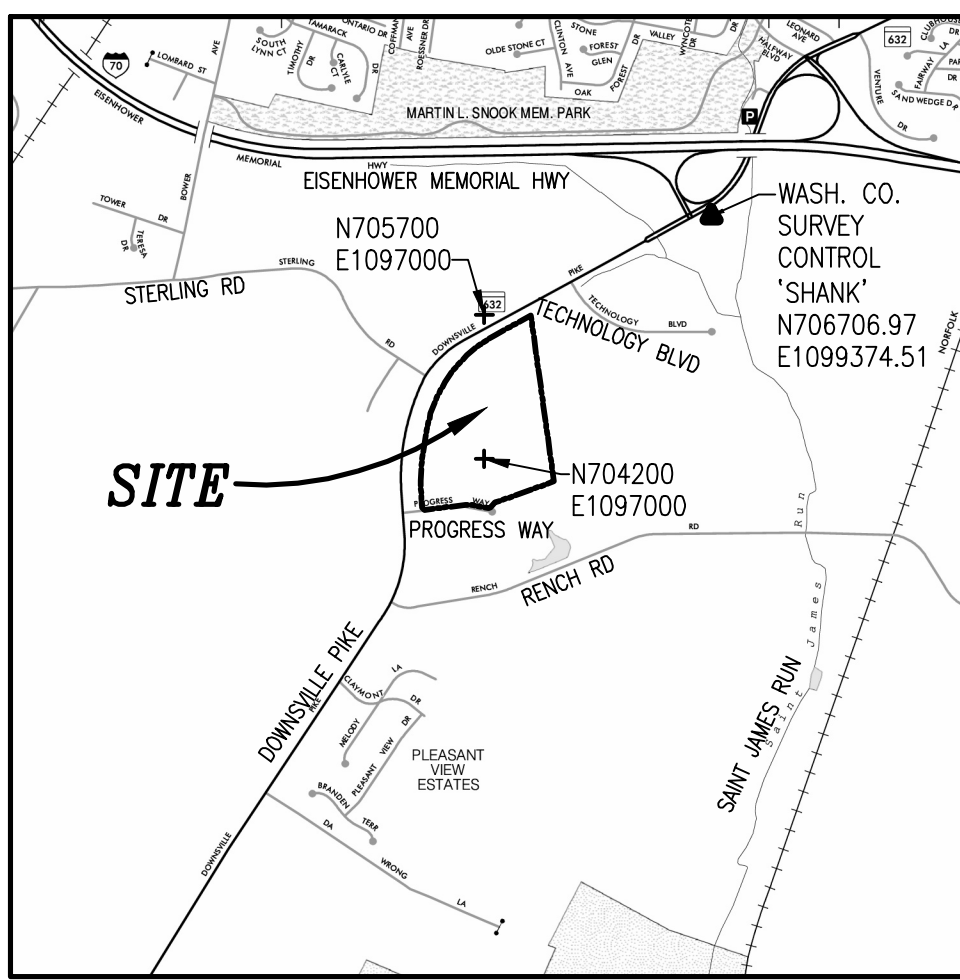
THIS APPROVAL IS FOR THE DESIGN LAYOUT OF THE PROPOSED WATER AND WASTEWATER SYSTEM IMPROVEMENTS, ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS SHALL BE CONSTRUCTED TO THE STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION. THIS APPROVAL DOES NOT GUARANTEE ADEQUACY OF WATER OR WASTEWATER SERVICE. WATER AND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

(SIGNATURE) (DATE)

WASHINGTON COUNTY DEPARTMENT OF ENGINEERING

APPROVED BY:

DATE:



VICINITY MAP

SCALE: 1" = 2,000' ±

ADC MAP: 20

ADC GRID: H13

TAX MAP: 0092, PARCEL: 0089

PROPERTY ACCOUNT # 12-289170

GRID MAP C-80

GENERAL NOTES

- ALL GRADING FOR THIS PROJECT SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR.
- THERE IS A 10-FT. WIDE DRAINAGE AND UTILITIES EASEMENT ALONG ALL FRONT LOT LINES AND AN 8-FT. WIDE DRAINAGE AND UTILITIES EASEMENT ALONG ALL SIDE AND REAR LOT LINES HEREBY RESERVED UNLESS OTHERWISE SHOWN HEREON.
- A PUBLIC WORKS AGREEMENT AND PERFORMANCE SECURITY WILL BE REQUIRED FOR ALL IMPROVEMENTS WITHIN THE COUNTY RIGHT-OF-WAY THAT ARE NOT OTHERWISE REGULATED UNDER A UTILITY PERMIT OR ENTRANCE PERMIT.
- A UTILITY PERMIT WILL BE REQUIRED FOR ANY PROPOSED UTILITY WORK LOCATED WITHIN THE COUNTY RIGHT-OF-WAY.
- A COMPLETE SET OF APPROVED PLANS AND A COPY OF THE GRADING PERMIT MUST BE ON SITE AND AVAILABLE FOR USE BY THE INSPECTOR, OR OTHER REPRESENTATIVE OF WASHINGTON COUNTY DIVISION OF ENGINEERING & CONSTRUCTION.
- PLEASE BE ADVISED THAT ANY PROJECT WHICH CREATES A DISTURBANCE OF ONE (1) ACRE OR MORE WILL REQUIRE A NOTICE OF INTENT TO COMPLY WITH THE GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (NOI). THE NOI IS REQUIRED UNDER THE CLEAN WATER ACT AS STATED IN 40 CFR 122.26 AND CODE OF MARYLAND REGULATIONS COMAR 26.08.04.09A AND IS REGULATED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT (MDE). THE NOI IS TO BE SUBMITTED WITH THE APPROPRIATE FEES DIRECTLY TO THE MDE PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. NO LAND DISTURBING ACTIVITY THAT REQUIRES A GRADING PERMIT FROM WASHINGTON COUNTY SHOULD PROCEED UNTIL THE GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (MDR10) HAS BEEN ISSUED BY MDE.
- NO PERMANENT STRUCTURES (FENCES, SHEDS, PLAY EQUIPMENT, RETAINING WALLS, ETC.) SHALL BE PERMITTED WITHIN ANY STORM DRAINAGE EASEMENT EITHER SHOWN OR DESCRIBED ON THE FINAL PLAT OF SUBDIVISION.
- CONTRACTOR MUST CONTACT THE CERTIFYING ENGINEER AND THE COUNTY AT LEAST 5 DAYS PRIOR TO THE START OF CONSTRUCTION OF THE STORM WATER MANAGEMENT SYSTEM TO SCHEDULE AND COORDINATE INSPECTION TIME TABLES.
- IN CONFORMANCE WITH THE STORM WATER MANAGEMENT ORDINANCE OF WASHINGTON COUNTY, A PERFORMANCE SECURITY AND EXECUTED MAINTENANCE AND ACCESS AGREEMENT SHALL BE REQUIRED FROM THE DEVELOPER PRIOR TO ISSUANCE OF ANY BUILDING OR GRADING PERMIT FOR CONSTRUCTION PER THESE PLANS.
- PROJECT IS KNOWN AS "DOWNSVILLE PIKE ELEMENTARY SCHOOL" AND IS SHOWN ON WASHINGTON COUNTY INDEX TILES NO. V40W AND U40W. PARCEL, PHOS, TAX ID NO. 015004, DEED REFERENCE 04521/00347. THE SITE IS ZONED OR OFFICE, RESEARCH, AND INDUSTRY). THE SITE AREA IS 44.88 AC.
- THIS PLAN WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- THIS PLAN WAS PREPARED WITH A TOPOGRAPHIC AND BOUNDARY SURVEY COMPLETED BY DEWBERRY ENGINEERS ON NOVEMBER 15, 2023. DATUM: N.S.P. NAD83/2011 NAVD 83.
- UTILITY LOCATIONS SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED BEFORE COMMENCEMENT OF ANY CONSTRUCTION.
- THERE IS NO FLOODPLAIN ON THIS PROPERTY. THE SITE IS IN ZONE "X" (OUTSIDE THE 100-YEAR FLOODPLAIN) AS PER FEMA FLOOD INSURANCE RATE MAP NO. 24043C-0282D, DATED AUGUST 15, 2017.
- THE SITE IS LOCATED WITHIN THE MARSH CREEK WATERSHED (02140503) WHICH IS A TRIBUTARY TO THE POTOMAC RIVER.
- PARKING CATCH IS CONSISTENT WITH OTHER SCHOOLS OF SIMILAR SIZE IN THE COUNTY. IT SHOULD BE NOTED THAT OVERFLOW PARKING AT THE WASHINGTON COUNTY PUBLIC SCHOOLS LOT ON-SITE IS AVAILABLE.
TOTAL PARKING SPACES PROVIDED = 124 SPACES (NON-BUS).
- SOILS INFORMATION TAKEN FROM "SOILS SURVEY OF WASHINGTON COUNTY", 2010 EDITION.
Rdb - RYDER-DUFFIELD CHANNERY SILT LOAMS, 3 TO 8 PERCENT SLOPES
Dmb - DUFFIELD SILT LOAM, 3 TO 8 PERCENT SLOPES
Hdb - HAGERSTOWN SILTY CLAY LOAM, 3 TO 8 PERCENT, VERY ROCKY
- THERE ARE NO NON-TIDAL WETLANDS LOCATED IN THE LIMITS OF THIS PROJECT SITE.
- ALL ACCESSIBILITY DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATE OF MARYLAND ACCESSIBILITY CODE (COMAR 05.02.02) AND THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITIONS.
- TOTAL AREA 1,955,177 SQ.FT. OR 44.88 AC.
EXISTING SITE IMPERVIOUS AREA 305,280 SQ.FT. OR 7.01 AC.
PROPOSED SITE IMPERVIOUS AREA 514,335 SQ.FT. OR 11.81 AC.
TOTAL IMPERVIOUS PERCENT = 26.3%
LIMITS OF DISTURBANCE 593,991 SQ.FT. OR 13.32 AC.
- THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A NEW ELEMENTARY SCHOOL AND ASSOCIATED PLAY AREAS, PARKING, AND SIDEWALKS.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST CITY OF HAGERSTOWN STANDARD SPECIFICATIONS AND DETAILS AND WHERE APPLICABLE THE MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS AND DETAILS.
- CONTRACTOR TO NOTIFY "MISS UTILITY" AT (800) 257-7777 AT LEAST 72 HOURS PRIOR TO START

WASHINGTON COUNTY PUBLIC SCHOOLS,
ATTN: ROB ROLLINS

10435 DOWNSVILLE PIKE, HAGERSTOWN MD 21740, TELE: (301) 766-8601

MOSELEY ARCHITECTS

1414 KEY HIGHWAY, SECOND FLOOR, BALTIMORE MD 21230, TELE: (410) 539-4300

ADTEK ENGINEERS, INC

150 SOUTH EAST STREET, SUITE 201 FREDERICK, MD 21701, TELE: (301) 662-4408

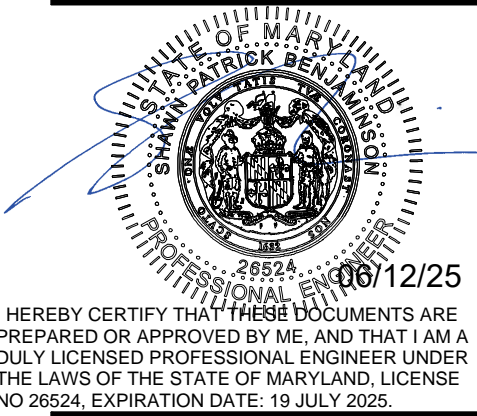
OWNER/
DEVELOPER

ARCHITECT

CIVIL ENGINEER

MOSELEYARCHITECTS

ADTEK
CIVIL STRUCTURAL
SPECIALTY ENGINEERING
150 South East Street
Suite 201
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www.adtekengineers.com



I HEREBY CERTIFY THAT THE PLANS AND SPECIFICATIONS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 00812/25 EXPIRATION DATE: 06-12-2025.

DOWNSVILLE PIKE ELEMENTARY SCHOOL

TAX MAP: 0057

PARCEL: 0403

ELECTION DISTRICT: 10

WASHINGTON COUNTY PUBLIC SCHOOLS
10405 DOWNSVILLE PIKE
HAGERSTOWN, MARYLAND 21740

PSC#21.059

PROJECT NO: 632082
DATE: 06/16/2024
REVISIONS
DATE DESCRIPTION

SP-24-019
OWNER/APPLICANT
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ATTENTION: ROB ROLLINS
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rollrob@wcps.k12.md.us

C-0

COVER SHEET

HH	COMMUNICATIONS HAND HOLE
INV	CENTERLINE INVERT
CMC	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
TF#	TREE NUMBER (TREE TABLE)
EP	EDGE OF ASPHALT
FL	FLOW LINE
TC	TOP OF CURB
	STORM SEWER GRATE
	BOLLARD
	ELECTRIC HAND HOLE
	FIRE HYDRANT
	FIBER OPTIC MARKER POST
	GROUND LIGHT
	GUY WIRE
	COMMUNICATIONS PEDESTAL
	SANITARY SEWER MANHOLE
	CLEAN OUT
	HAND HOLE
	COMMUNICATIONS MANHOLE
	VAULT
	WATER MANHOLE
	WATER VALVE
	SIGN
	ELECTRIC POLE
	TREE
	HANDICAP MARKING
	LIGHT POLE



100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

OWNER/APPLICANT
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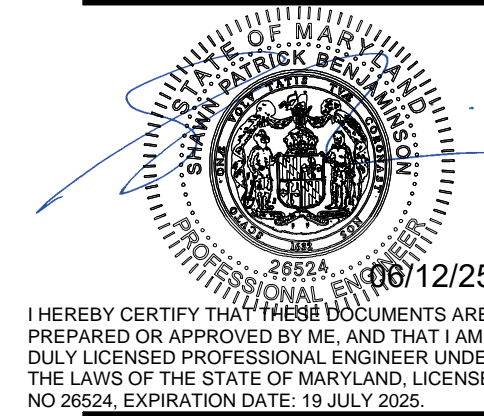
OVERALL
EXISTING
CONDITIONS
PLAN

C-1A

Downsville Pike Elementary School

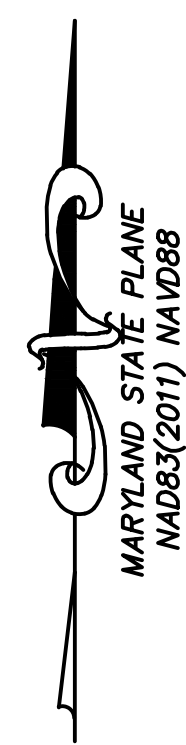
PSC#21.059
WASHINGTON COUNTY PUBLIC SCHOOLS
10405 DOWNSVILLE PIKE
TAX MAP: 0057
PARCEL: 0403

ELECTION DISTRICT: 10



I HEREBY CERTIFY THAT THESE DOCUMENTS ARE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO 26524, EXPIRATION DATE: 19 JULY 2025.

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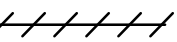


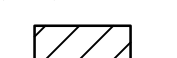





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EXISTING LEGEND

THH COMMUNICATIONS HAND HOLE
INV CENTERLINE INVERT
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
T## TREE NUMBER (TREE TABLE)
EP EDGE OF ASPHALT
FL FLOW LINE
TC TOP OF CURB
SWM STORM SEWER GRATE
BOLLARD
ELECTRIC HAND HOLE
FIRE HYDRANT
FIBER OPTIC MARKER POST
GROUND LIGHT
GUY WIRE
COMMUNICATIONS PEDESTAL
SANITARY SEWER MANHOLE
CLEAN OUT
HAND HOLE
COMMUNICATIONS MANHOLE
VAULT
WATER MANHOLE
WATER VALVE
SIGN
ELECTRIC POLE
TREE
HANDICAP MARKING
LIGHT POLE

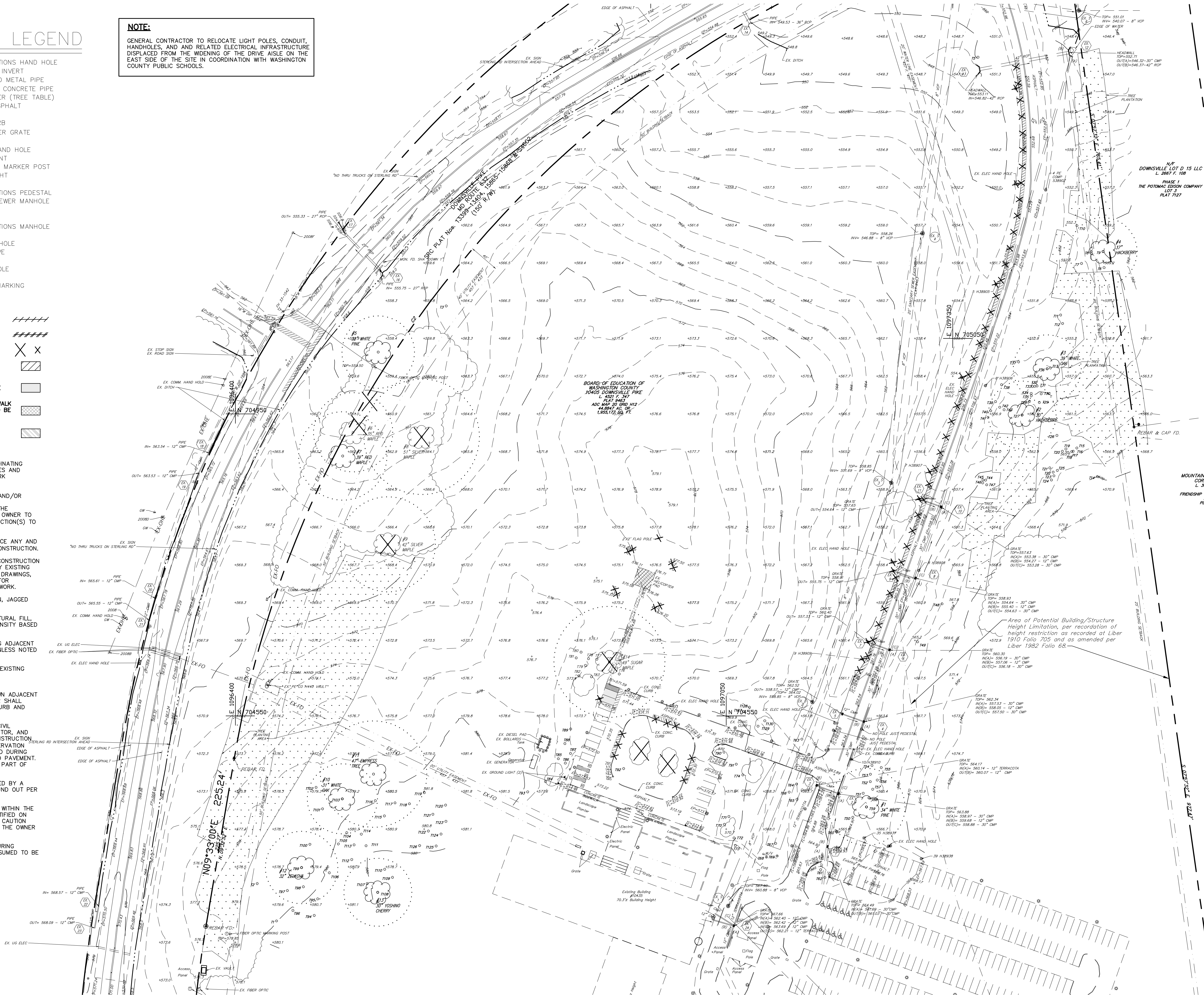
EXISTING UTILITY (TBA)
(TO BE ABANDONED) 
EXISTING UTILITY (TBR)
(TO BE REMOVED) 
FEATURE TO BE REMOVED 
EXISTING BUILDING
TO BE REMOVED 
EXISTING ASPHALT DRIVE
W/CURB & GUTTER TO BE
REMOVED 
EXISTING CONCRETE SIDEWALK
& ASPHALT PAVEMENT TO BE
REMOVED 
EXISTING ASPHALT TO BE
MILLED (2" DEPTH) 

GENERAL DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WORK WITH REPRESENTATIVE UTILITY COMPANIES AND IMPLEMENTING REQUIRED UTILITY-RELATED WORK ACCORDINGLY.
2. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR OWNERS REPRESENTATIVE IMMEDIATELY UPON ENCOUNTERING ANY HAZARDOUS MATERIALS. THE CONTRACTOR SHALL DOCUMENT SAME TO THE OWNER TO OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
3. CONTRACTOR'S SHALL SHEET/SHORE AND BRACE ANY AND ALL STRUCTURES EXPOSED BY EXCAVATION/CONSTRUCTION.
4. IN THE EVENT THAT, DURING DEMOLITION OR CONSTRUCTION ACTIVITIES THE CONTRACTOR ENCOUNTERS ANY EXISTING UTILITIES/STRUCTURES NOT SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER FOR DIRECTIONS PRIOR TO PROCEEDING WITH ANY WORK.
5. ALL SAWCUTS ARE TO BE STRAIGHT AND EVEN, JAGGED EDGES WILL NOT BE ACCEPTED.
6. REPLACE DEMOLISHED MATERIALS WITH STRUCTURAL FILL, COMPACTED TO MINIMUM 95% OF MAX DRY DENSITY BASED UPON ASTM D698.
7. EXISTING CURB AND GUTTER ALONG ADJACENT STREETS AND ENTRANCE WAYS TO REMAIN, UNLESS NOTED OTHERWISE.
8. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING FEATURES THAT ARE NOT SHOWN FOR DEMOLITION/REMOVAL.
9. WHERE CONCRETE TO BE DEMOLISHED IS SHOWN ADJACENT TO CURB OR GUTTER AND GUTTER, CONTRACTOR SHALL SAWCUT ALONG BACK OF CURB IF EXISTING CURB AND CONCRETE ARE MONOLITHIC.
10. A MEETING WITH A LICENSED ARBORIST, THE CIVIL ENGINEER OF RECORD, THE GENERAL CONTRACTOR, AND OWNER SHALL OCCUR PRIOR TO THE PRE-CONSTRUCTION MEETING TO DISCUSS TREE PROTECTION/PRESERVATION TECHNIQUES AND STRATEGIES TO BE EMPLOYED DURING DEMOLITION OF THE BUILDING AND ASSOCIATED PAVEMENT. THE AGREED UPON MEASURES SHALL BECOME PART OF THE DEMOLITION PERMIT.
11. ALL TREES TO BE REMOVED SHALL BE REMOVED BY A LICENSED ARBORIST. ALL STUMPS TO BE GROUND OUT PER SPECIFICATIONS.
12. THERE MAY BE ADDITIONAL EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION THAT ARE NOT IDENTIFIED ON THESE PLANS. CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION AND IMMEDIATELY NOTIFY THE OWNER OF ANY ENCOUNTERED UTILITIES.
13. ALL UNDERGROUND UTILITIES ENCOUNTERED DURING DEMOLITION AND CONSTRUCTION SHALL BE ASSUMED TO BE LIVE UNTIL DETERMINED OTHERWISE.

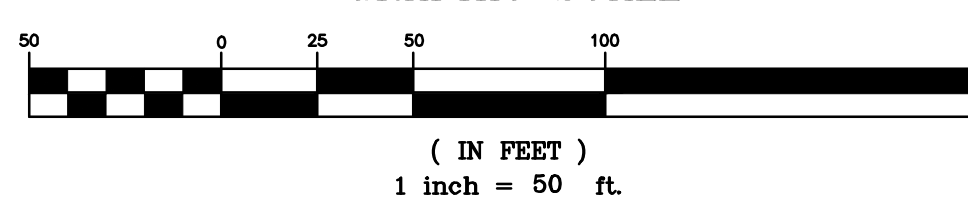
NOTE:

GENERAL CONTRACTOR TO RELOCATE LIGHT POLES, CONDUIT, HANDHOLES, AND AND RELATED ELECTRICAL INFRASTRUCTURE DISPLACED FROM THE WIDENING OF THE DRIVE AISLE ON THE EAST SIDE OF THE SITE IN COORDINATION WITH WASHINGTON COUNTY PUBLIC SCHOOLS.



CAUTION: IF THIS DRAWING IS A REDUCTION,
GRAPHIC SCALE MUST BE USED
(ORIGINAL SIZE = 30" x 42")

GRAPHIC SCALE



OWNER/APPLICANT
ATTENTION: ROB ROLLS
10435 DOWNSVILLE PIKE
HAGERSTOWN, MD 21740
(301) 766-8601
rollrob@wps.k12.md.us

DEMOLITION
PLAN

C-1B

DOWNSVILLE PIKE ELEMENTARY SCHOOL

TAX MAP: 0057

PARCEL: 0403

ELECTION DISTRICT: 10

WASHINGTON COUNTY PUBLIC SCHOOLS

10435 DOWNSVILLE PIKE

HAGERSTOWN, MARYLAND 21740

PROJECT NO: 632082
DATE: 08/16/2024

REVISIONS

DATE DESCRIPTION

DEMOLITION
PLAN

C-1B

MOSELEYARCHITECTS

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www.adtekengineers.com



DOWNSVILLE PIKE ELEMENTARY SCHOOL

TAX MAP: 0057

PARCEL: 0403

ELECTION DISTRICT: 10

WASHINGTON COUNTY PUBLIC SCHOOLS

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DEMOLITION
PLAN

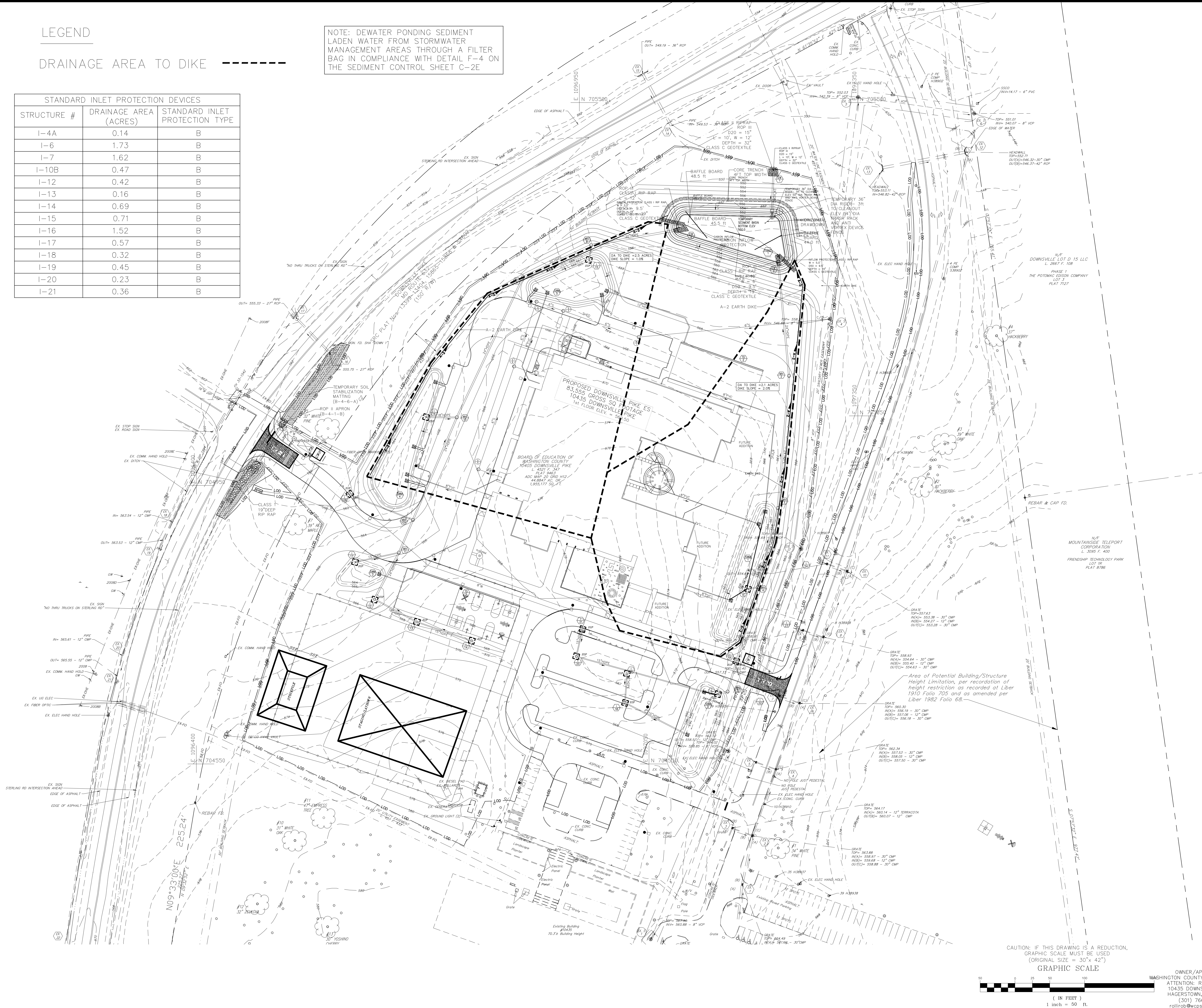
C-1B

LEGEND

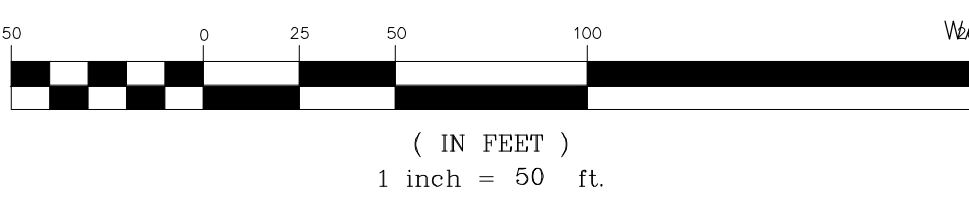
DRAINAGE AREA TO DIKE

NOTE: DEWATER PONDING SEDIMENT LADEN WATER FROM STORMWATER MANAGEMENT AREAS THROUGH A FILTER BAG IN COMPLIANCE WITH DETAIL F-4 ON THE SEDIMENT CONTROL SHEET C-2E

STANDARD INLET PROTECTION DEVICES		
STRUCTURE #	DRAINAGE AREA (ACRES)	STANDARD INLET PROTECTION TYPE
I-4A	0.14	B
I-6	1.73	B
I-7	1.62	B
I-10B	0.47	B
I-12	0.42	B
I-13	0.16	B
I-14	0.69	B
I-15	0.71	B
I-16	1.52	B
I-17	0.57	B
I-18	0.32	B
I-19	0.45	B
I-20	0.23	B
I-21	0.36	B



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OVERALL ESC PLAN

C-2

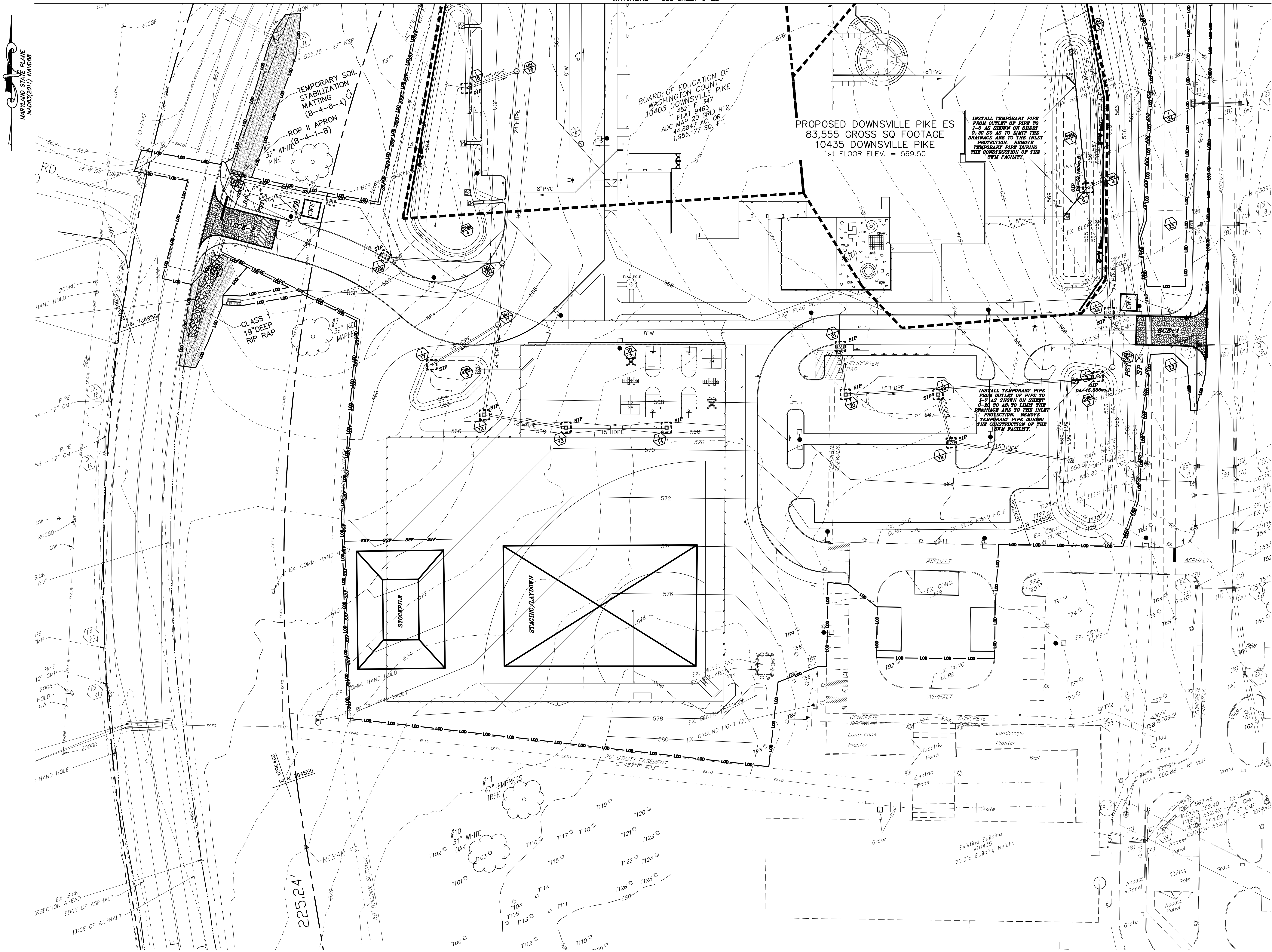
DOWNSVILLE PIKE ELEMENTARY SCHOOL
PSC#21.059
WASHINGTON COUNTY PUBLIC SCHOOLS
10405 DOWNSVILLE PIKE
HAGERSTOWN, MARYLAND 21740

TAX MAP: 0057
PARCEL: 0403
ELECTION DISTRICT: 10

PROJECT NO: 632082
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REVISIONS
DATE DESCRIPTION

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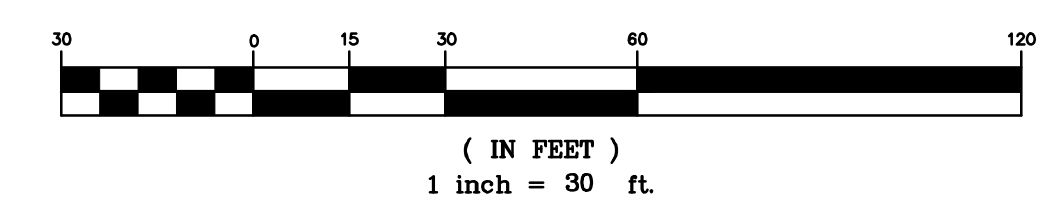
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LEGEND

DRAINAGE AREA TO DIKE - - - - -

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GRAPHIC SCALE



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ESC PLAN

C-2A

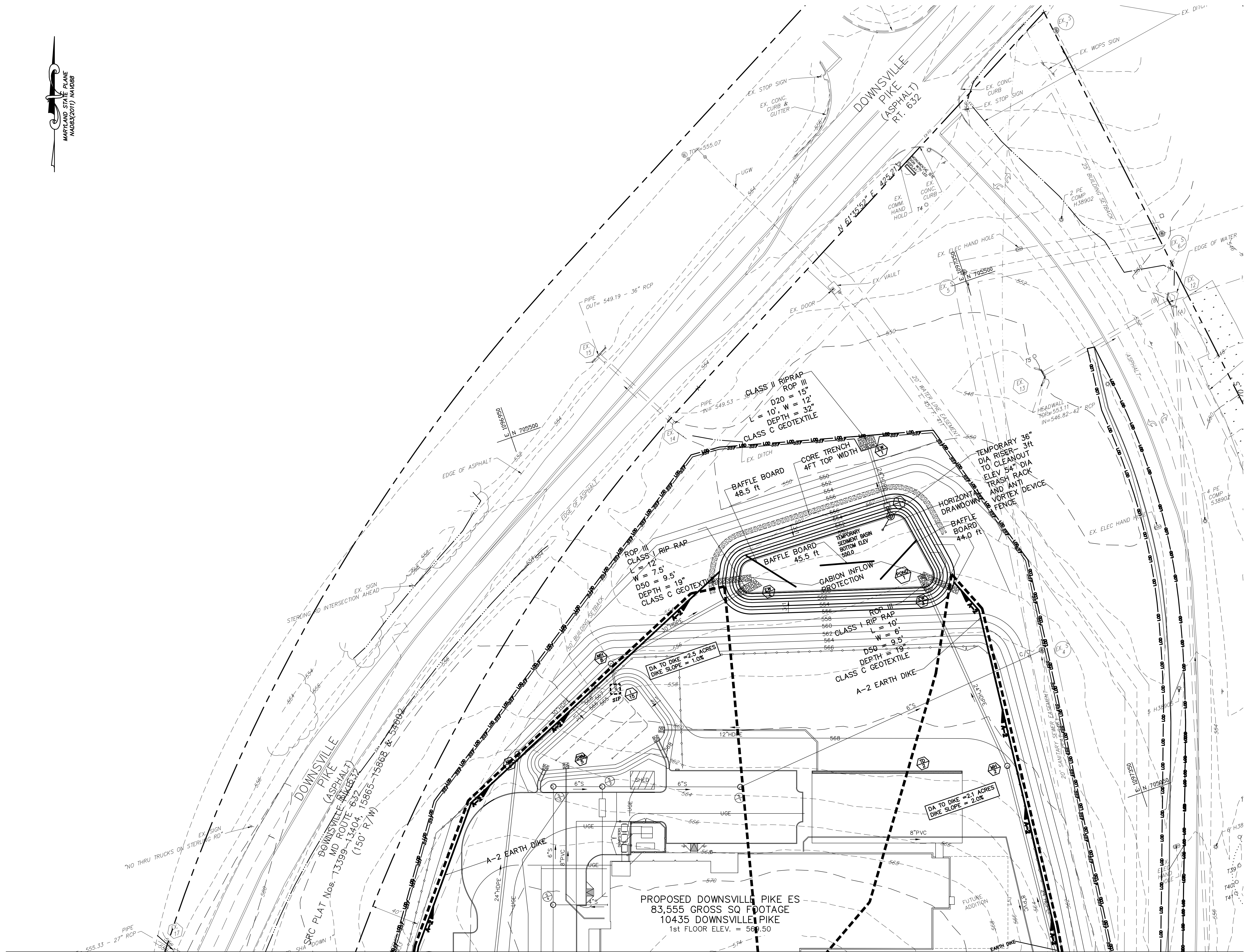
DOWNSVILLE PIKE ELEMENTARY SCHOOL
PSC#21.059
WASHINGTON COUNTY PUBLIC SCHOOLS
10405 DOWNSVILLE PIKE
HAGERSTOWN, MARYLAND 21740
TAX MAP: 0057
PARCEL: 0403
ELECTION DISTRICT: 10

1812/25
I HEREBY CERTIFY THAT THESE DOCUMENTS ARE
PREPARED OR APPROVED BY ME, AND THAT I AM A
FULLY LICENSED PROFESSIONAL ENGINEER UNDER
THE LAWS OF THE STATE OF MARYLAND, LICENSE
NO. 2654, EXPIRATION DATE: 10-14-2026.

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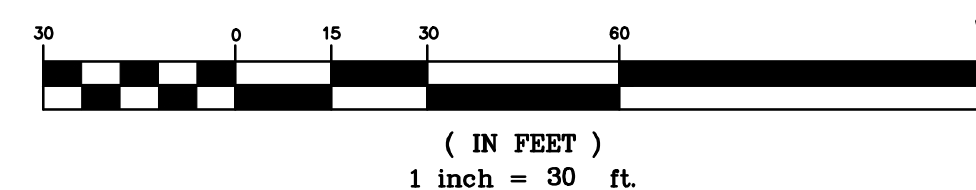


LEGEND

DRAINAGE AREA TO DIKE - - - - -

MATCHLINE - SEE SHEET C-2A

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GRAPHIC SCALE



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ESC PLAN

C-2B

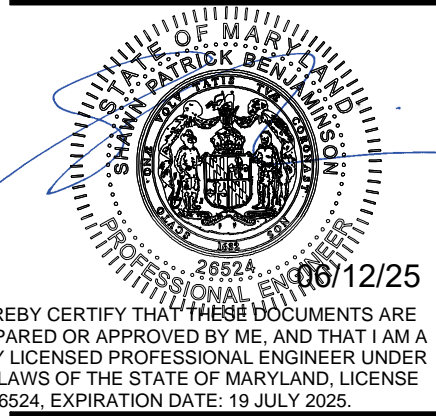
DOWNSVILLE PIKE ELEMENTARY SCHOOL

TAX MAP: 0057

PARCEL: 0403

ELECTION DISTRICT: 10

PSC#21.059
WASHINGTON COUNTY PUBLIC SCHOOLS
10405 DOWNSVILLE PIKE
HAGERSTOWN, MARYLAND 21740



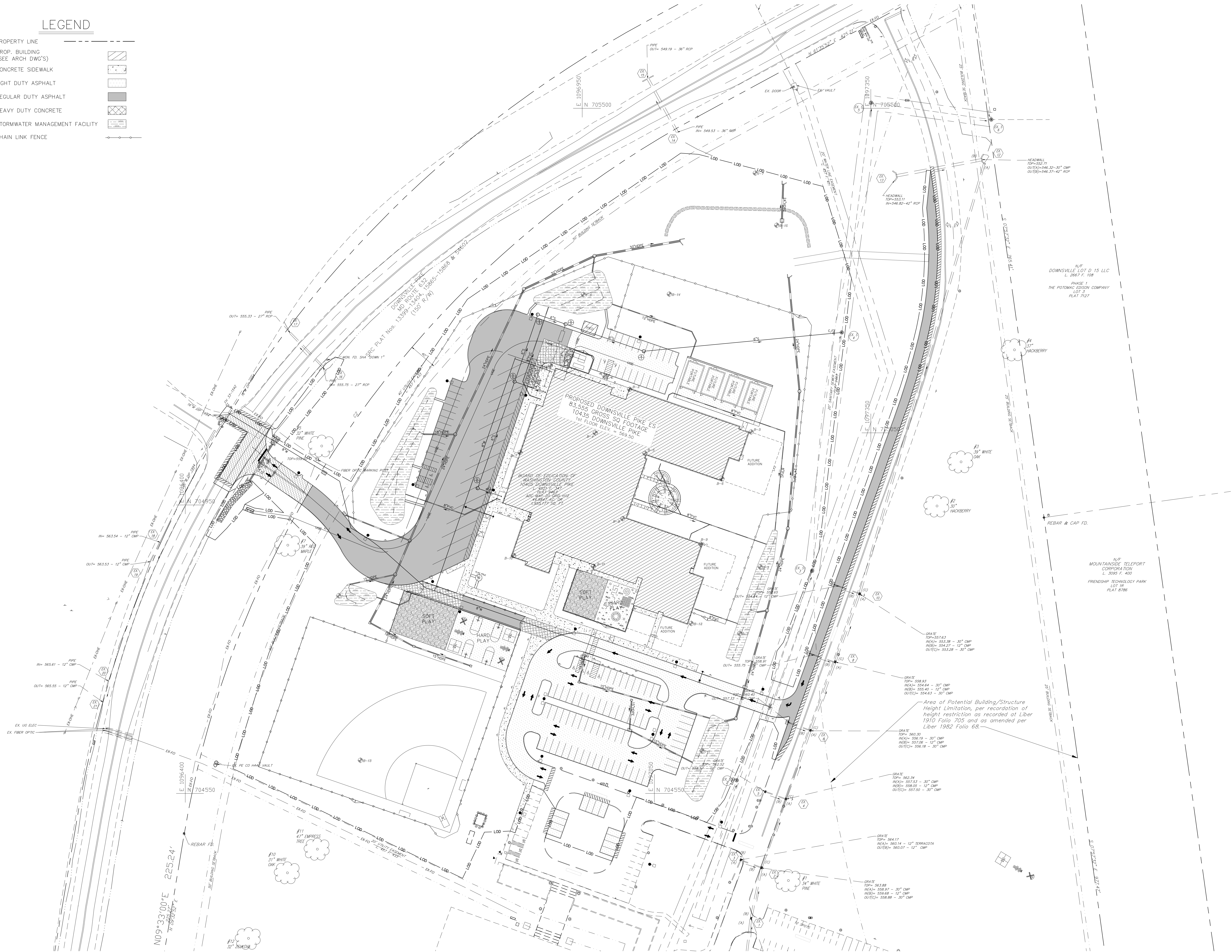
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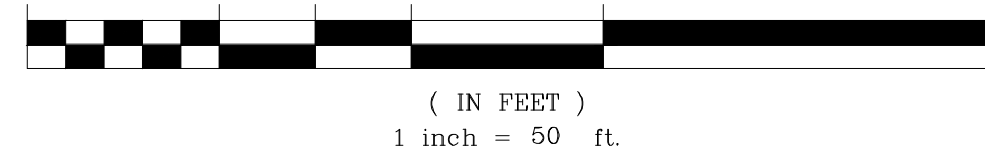
LEGEND

PROPERTY LINE	
PROP. BUILDING (SEE ARCH DWG'S)	
CONCRETE SIDEWALK	
LIGHT DUTY ASPHALT	
REGULAR DUTY ASPHALT	
HEAVY DUTY CONCRETE	
STORMWATER MANAGEMENT FACILITY	
CHAIN LINK FENCE	



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(ORIGINAL SIZE = 30"x 42")

GRAPHIC SCALE



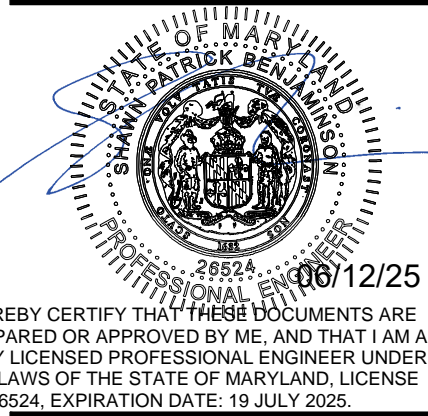
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OVERALL SITE
PLAN

C-3

DOWNSVILLE PIKE ELEMENTARY SCHOOL
PROJECT #21-059
WASHINGTON COUNTY PUBLIC SCHOOLS
10405 DOWNSVILLE PIKE
HAGERSTOWN, MARYLAND 21740

TAX MAP: 0057
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MOSELEYARCHITECTS

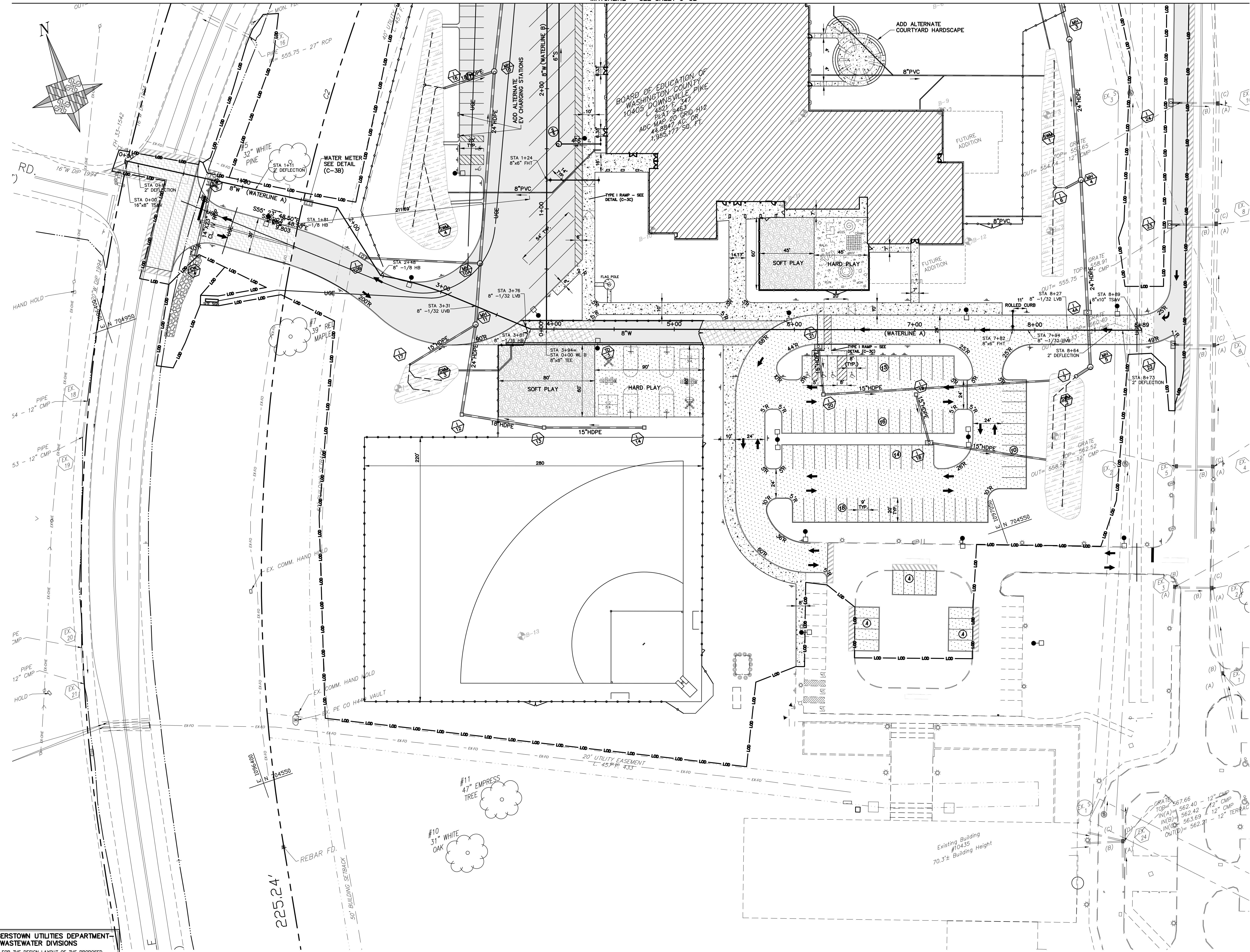
1414 KEY HIGHWAY, SECOND FLOOR, BALTIMORE, MD 21230
PHONE (410) 538-4300 FAX (410) 538-0600
MOSELEYARCHITECTS.COM

CITY OF HAGERSTOWN UTILITIES DEPARTMENT - WATER AND WASTEWATER DIVISIONS

THIS APPROVAL IS FOR THE DESIGN LAYOUT OF THE PROPOSED WATER AND WASTEWATER SYSTEM IMPROVEMENTS. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS SHALL BE CONSTRUCTED TO THE STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION. THIS APPROVAL DOES NOT GUARANTEE AVAILABILITY OF WATER OR WASTEWATER SERVICE. WATER AND WASTEWATER SERVICE IS AVAILABLE SUBJECT TO CONFORMANCE WITH ALL POLICIES AND STANDARDS IN EFFECT AT THE TIME OF APPLICATION FOR SERVICE. PAYMENT OF FEES AND APPROVAL OF THE WATER AND/OR 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.

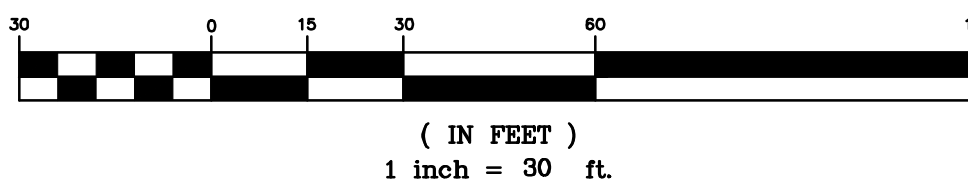
(SIGNATURE) (DATE)

MATCHLINE - SEE SHEET C-3B



CAUTION: IF THIS DRAWING IS A REDUCTION,
GRAPHIC SCALE MUST BE USED
(ORIGINAL SIZE = 30" x 42")

GRAPHIC SCALE



OWNER/APPLICANT
ATTENTION: ROB ROLLINS
10435 DOWNSVILLE PIKE
HAGERSTOWN, MD 21740
(301) 766-8601
rollrob@wps.k12.md.us

SITE PLAN

C-3A

DOWNSVILLE PIKE ELEMENTARY SCHOOL
PSC#21.059
WASHINGTON COUNTY PUBLIC SCHOOLS
10405 DOWNSVILLE PIKE
HAGERSTOWN, MARYLAND 21740

TAX MAP: 0057
PARCEL: 0403
ELECTION DISTRICT: 10

PROFESSIONAL SEAL
I HEREBY CERTIFY THAT THESE DOCUMENTS ARE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 2654, EXPIRATION DATE: 10-01-2025

ADTEK
CIVIL STRUCTURAL
SPECIALTY ENGINEERING
1435 South East Street
Suite 201
Frederick, Maryland 21701
Phone: 301.662.4408
Fax: 301.662.7484
www.adtekengineers.com

MOSELEYARCHITECTS

1414 KEY HIGHWAY, SECOND FLOOR, BALTIMORE, MD 21230
PHONE (410) 538-4300 FAX (410) 538-0660
MOSELEYARCHITECTS.COM

CITY OF HAGERSTOWN UTILITIES DEPARTMENT-
WATER AND WASTEWATER DIVISIONS

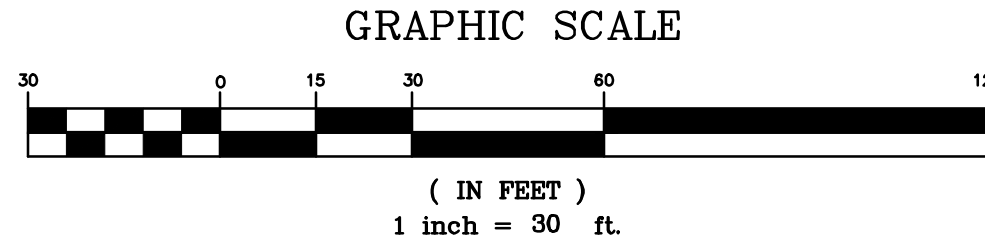
THIS APPROVAL IS FOR THE DESIGN LAYOUT OF THE PROPOSED WATER AND WASTEWATER SYSTEM IMPROVEMENTS. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS SHALL BE CONSTRUCTED TO THE STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION. THIS APPROVAL DOES NOT GUARANTEE AVAILABILITY OF WATER OR WASTEWATER SERVICE. WATER AND WASTEWATER SERVICE IS AVAILABLE SUBJECT TO CONFORMANCE WITH ALL POLICIES AND STANDARDS IN EFFECT AT THE TIME OF APPLICATION FOR SERVICE. PAYMENT OF FEES AND APPROVAL OF THE WATER AND/OR 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)

MATCHLINE - SEE SHEET C-3A

- NOTES:
1. CONTRACTOR SHALL BE RESPONSIBLE FOR CORING INTO EXISTING MANHOLE. IF ANY DAMAGE IS DONE TO THE MANHOLE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIR OR REPLACEMENT.
 2. CONTRACTOR SHALL CONTACT DEPT OF WATER QUALITY 5 DAYS PRIOR TO START OF WORK.

CAUTION: IF THIS DRAWING IS A REDUCTION,
GRAPHIC SCALE MUST BE USED
(ORIGINAL SIZE = 30" x 42")



OWNER/APPLICANT
WASHINGTON COUNTY PUBLIC SCHOOLS
ATTENTION: ROB ROLLINS
10435 DOWNSVILLE PIKE
HAGERSTOWN, MD 21740
(301) 766-8601
rollrob@wcpss.k12.md.us

SITE PLAN

C-3B

PROJECT NO: 632082
DATE: 06/16/2024

REVISIONS	
DATE	DESCRIPTION

DOWNSVILLE PIKE ELEMENTARY SCHOOL
PSC#21.059
WASHINGTON COUNTY PUBLIC SCHOOLS
10405 DOWNSVILLE PIKE
HAGERSTOWN, MARYLAND 21740

TAX MAP: 0057
PARCEL: 0403
ELECTION DISTRICT: 10

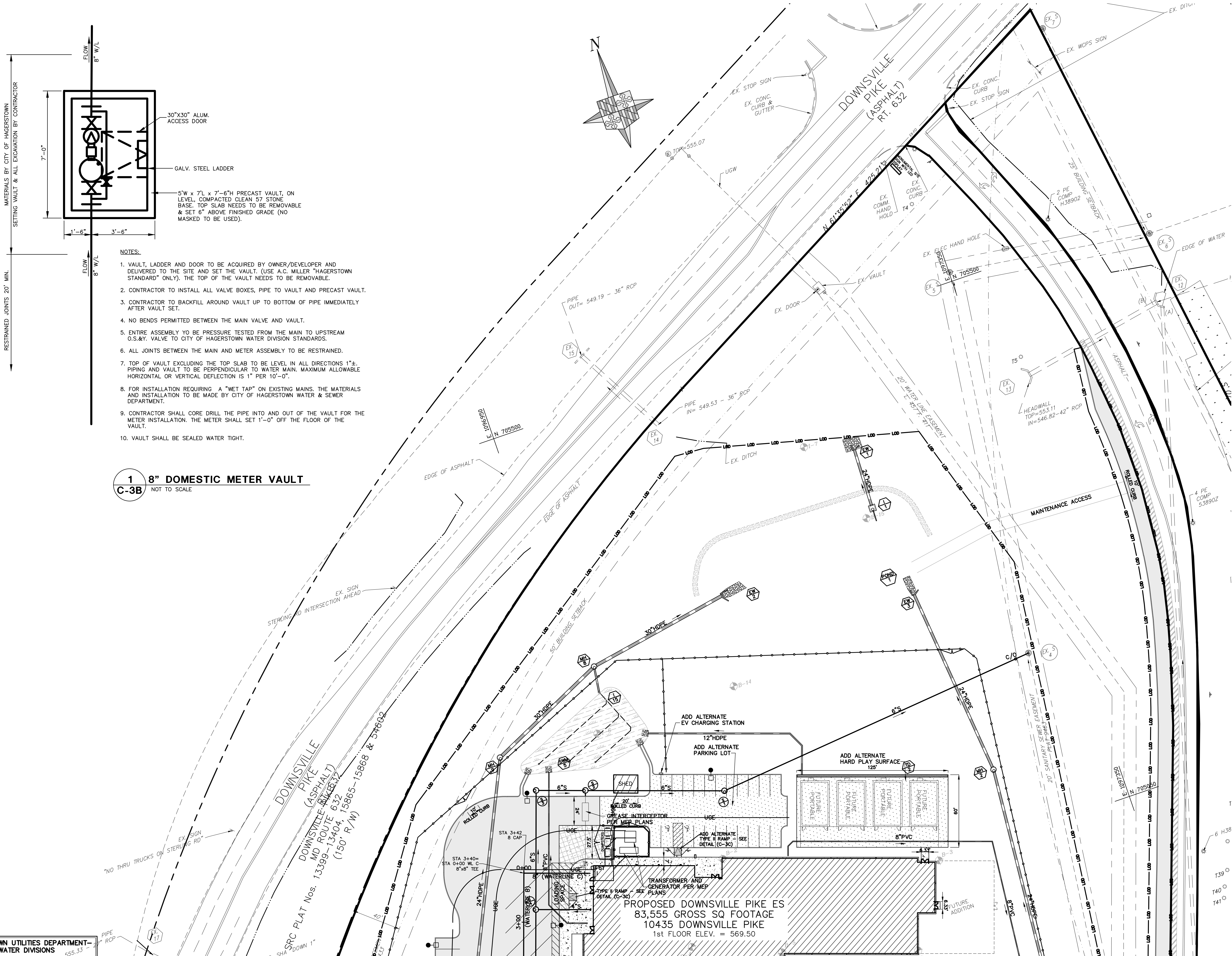
WASHINGTON COUNTY
PUBLIC SCHOOLS
10405 DOWNSVILLE PIKE
HAGERSTOWN, MARYLAND 21740
10/12/25

I HEREBY CERTIFY THAT THESE DOCUMENTS ARE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 2654, EXPIRATION DATE: 10-10-2026.

ADTEK
CIVIL STRUCTURAL
SPECIALTY ENGINEERING
145 South East Street
Suite 201
Frederick, Maryland 21701
Phone: 301.662.4408
Fax: 301.662.7484
www.adtekengineers.com

MOSELEYARCHITECTS

1414 KEY HIGHWAY, SECOND FLOOR, BALTIMORE, MD 21230
PHONE (410) 539-4300 FAX (410) 539-0600
MOSELEYARCHITECTS.COM





WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

SITE PLAN STAFF REPORT

BASE INFORMATION

SITE NAME.....: Washington County Tactical Village Phase 1 Burn Building/Grading
NUMBER.....: SP-25-007

OWNER.....: WASH CO COMMISSIONERS BOARD OF
LOCATION.....: 18350 PUBLIC SAFETY Place
Hagerstown, MD 21740

DESCRIPTION.....: Proposed Burn Building and Grading for Phase I of the Tactical Village -Work includes relocating the southern portion of an existing 22' swale. Mass grading the site and stabilizing areas as the proposed grade is reached. Constructing utilities, drainage structures and inlet protection. Grading the forebay and SWM pond. Installing subbase and paving porous or standard asphalt where noted.

ZONING.....: Residential, Transition
COMP PLAN LU.....: Low Density Residential
PARCEL.....: 10018579
PLANNING SECTOR.....: 1
ELECTION DISTRICT.....: 10

TYPE.....: Institutional
GROSS ACRES.....: 49.29
DWELLING UNITS.....:
TOTAL LOTS.....: 1
DENSITY.....: 0 Units Per Acre

PLANNER.....: Misty Wagner-Grillo
ENGINEER.....: WASHINGTON CO ENGINEERING
RECEIVED.....: February 24, 2025

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

FLOOD ZONE.....: No
WETLANDS.....: No
WATERSHED.....: Marsh Run
ENDANGERED SPECIES.....: None
STEEP SLOPES.....: No
HISTORIC INVENTORY.....: I456
EASEMENTS PRESENT.....: None

Staff Comments:

Not Applicable



WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

SITE DESIGN		
Impervious Area Plan	Impervious Maximum Allowed	Open Space Area Planned
14	80	
Open Space Minimum Required	Residential Amenity Plans	Solid Waste Disposal Plans
		Onsite Dumpster
Materials Stored on Site	Buffer Design Meets Requirements	Landscaping Meets Requirements
	Yes	Yes
Lighting Plan Meets Requirements	Pedestrian Access is Adequate	Bus Stop is Within Walking Distance
Yes		
Loading Area Meets Requirements		
		Not Fast Track
Parking Spaces - Total Planned	Parking Spaces - Per Dwelling Unit	
0		
Parking Spaces - Minimum Required	Recreational Parking Provided	
0	No	

ACCESS SPACING VARIANCE NEEDED: No

NUMBER OF ACCESS POINTS: 1

	SCHOOL INFORMATION		
	ELEMENTARY	MIDDLE	HIGH
SCHOOL DISTRICT	Rockland Woods	E Russell Hicks	South Hagerstown
PUPIL YIELD			
CURRENT ENROLLMENT			
MAXIMUM CAPACITY			

	PUBLIC FACILITIES INFORMATION
FIRE DISTRICT.....:	Fairplay
AMBULANCE DISTRICT.....:	Halfway

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

WASHINGTON COUNTY, MARYLAND

DIVISION OF ENGINEERING

TACTICAL VILLAGE PHASE 1

BURN BUILDING/GRADING

18350 PUBLIC SAFETY PL



PROJECT NO. 28-266
CONTRACT NO. BD-BB-266-28

ENGINEER / ARCHITECT DESIGN CERTIFICATION
I HEREBY CERTIFY THIS PLAN FOR SOIL EROSION AND SEDIMENT CONTROL HAS BEEN
DESIGNED IN ACCORDANCE WITH LOCAL ORDINANCES, COMAR 28.17.01.07, AND MARYLAND
STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
Paula Jean Mohr 39252 5.9.2025
SIGNATURE REGISTRATION NUMBER DATE

SEAL:

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. 39252 EXPIRATION DATE: 6.21.2026

APPROVED FOR CONSTRUCTION
Scott Hobbs 5/9/25
SCOTT HOBBS, P.E.
DIRECTOR OF ENGINEERING
FOR WASHINGTON COUNTY, MD
DATE

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

APPROVED FOR CONSTRUCTION
Scott Hobbs 5/9/25
SCOTT HOBBS, P.E.
DIRECTOR OF ENGINEERING
FOR WASHINGTON COUNTY, MD
DATE

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

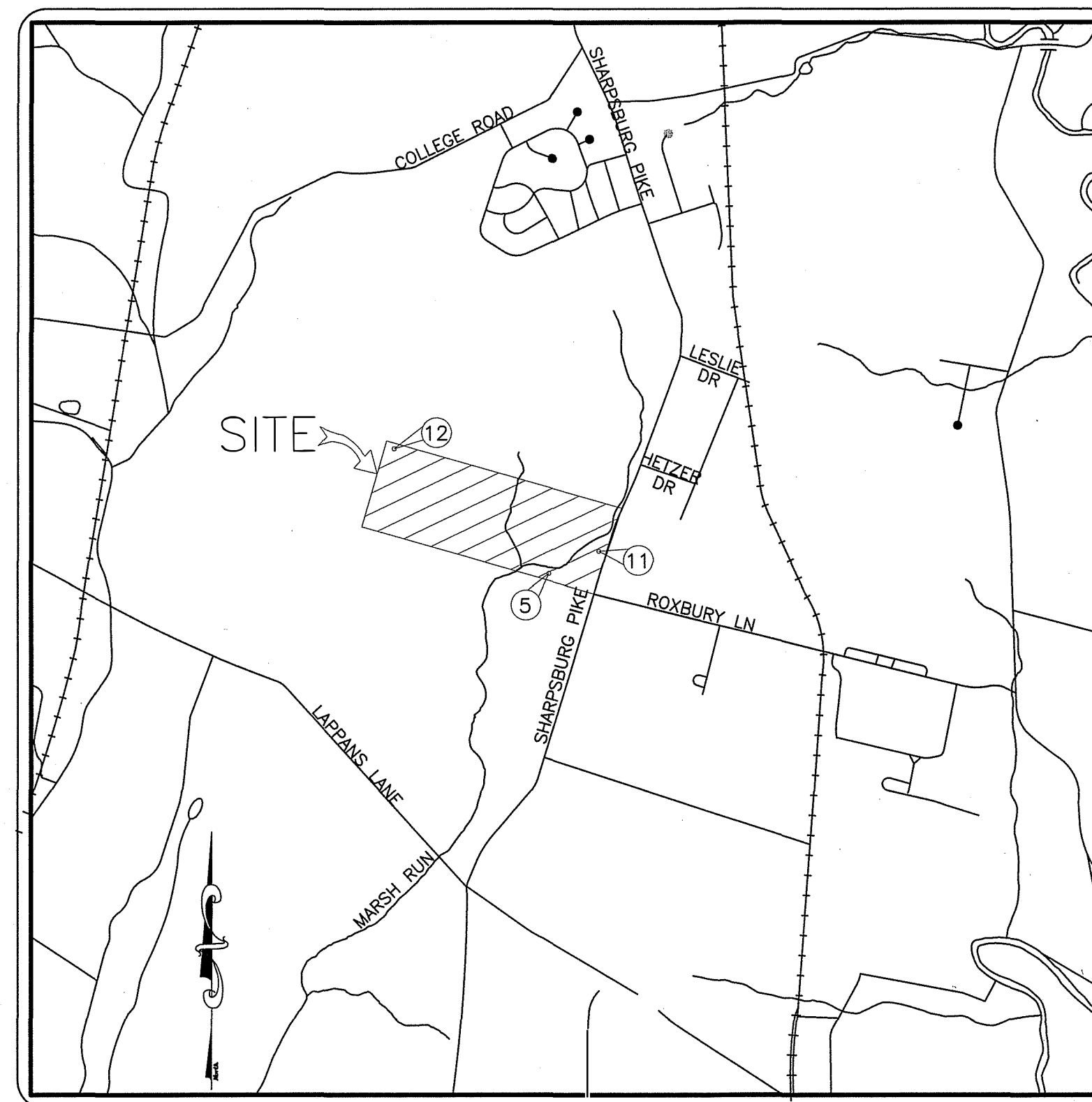
OWNER/DEVELOPER:
BOARD OF COUNTY COMMISSIONERS FOR
WASHINGTON COUNTY,
MD AGENT: SCOTT HOBBS, P.E. LICENSE No. 31179
DIRECTOR OF ENGINEERING
747 NORTHERN AVE.
HAGERSTOWN, MARYLAND 21742
PHONE: 240-313-2460
FAX: 240-313-2401

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

TYPE	No.	DA (ACRES) (To Structures)	IMPERVIOUS DA (ACRES) (To Structures)	RCN	ESDv (ac-ft)
A-2	1	0.57	0.05	55	0.0342
A-2	2	1.69	0.84	59	0.0857
A-2	3	0.46	0.29	55	0.0357
A-2	4	0.67	0.47	58	0.0342
A-2	5	2.51	0.47	62	0.4616
A-2	6	1.70	0.47	60	0.0781
A-2	7	1.00	0.47	58	0.1036
A-2	8	0.92	0.47	59	0.1701
N-1	1	0.06	0.06	70	0.0051
N-1	2	0.02	0.02	55	0.0020
N-1	3	0.03	0.03	55	0.0027
N-2	1	0.12	0.12	55	0.0096
N-2	2	0.46	0.46	55	0.0037
N-2	3	0.03	0.03	55	0.0027
TOTAL:					1.029

NON-ESD PRACTICES (CHAPTER 3 - STRUCTURAL PRACTICES)

TYPE	No.	DA (ACRES) (To Structures)	IMPERVIOUS DA (ACRES) (To Structures)	RCN	STORAGE @ DHW (ac-ft)	PRINCIPLE SPILLWAY TYPE	PRINCIPLE SPILLWAY SIZE (Inches)	CPv (cfs) (Discharge)	Qp10 (cfs)	Qf100 (cfs)
Detention Pond	1	10.12	4.67	60	1.8169	HDPE	24	1.4	2.2	5.8
TOTAL DA (SITE) 29.05 ACRES										
CONSTRUCTION TYPE (CIRCLE ONE) <input checked="" type="radio"/> NEW <input type="radio"/> REDEVELOPMENT <input type="radio"/> RESTORATION										



VICINITY MAP
SCALE: 1"=2000'

ADC MAP: 26 GRID: C-6 PARCEL: 0059			
POINT	NORTHING	EASTING	ELEVATION
#11	693147.85	1106438.79	492.68
#12	693777.99	1104456.26	491.79
#5	692636.73	1105640.07	482.60

INDEX OF SHEETS:

SHEET 1	GN 01	COVER SHEET
SHEET 2	GN 02	GENERAL NOTES AND LEGEND
SHEET 3	GN 03	EXISTING CONDITIONS W/ SITE NOTES
SHEET 4-11	SP 01-08	SITE PLANS AND GRADING PLANS
SHEET 12-14	DE 01-03	CONSTRUCTION DETAILS
SHEET 15-20	PR 01-06	ROADWAY PROFILE & DETAILS
SHEET 21-26	SD 01-06	STORM DRAINS
SHEET 27-29	S 01-03	RETAINING WALL PLAN
SHEET 30-32	SWM 01-03	STORMWATER MANAGEMENT PLAN
SHEET 33-44	UTL 01-12	UTILITY PLAN
SHEET 45-50	SM 01-06	SITE MECHANICAL PLAN
SHEET 51-58	SE 01-08	SITE ELECTRICAL PLAN
SHEET 59-64	PMS 01-06	PAVEMENT MARKINGS & SIGNAGE PLAN
SHEET 65-66	LS 01-02	LANDSCAPE PLAN
SHEET 67-73	ESC 01-07	EROSION AND SEDIMENT CONTROL PLAN
SHEET 74-77	SB 01-04	SOIL BORING LOGS

SITE ANALYSIS DATA CHART

- A. TOTAL SITE AREA: 49.29 AC. OR 2,147,072 SQ.FT
B. AREA OF PLAN SUBMISSION: 49.29 AC. OR 2,147,072 SQ.FT
C. LIMIT OF DISTURBED AREA: 27.16 AC OR 1,183,066 SQ.FT
D. EXISTING IMPERVIOUS AREA: 4.30 AC
E. PROPOSED IMPERVIOUS AREA: 7.34 AC OR 319,730 SQ.FT
F. PRESENT ZONING DESIGNATION: R-T
G. PROPOSED USES FOR SITE AND STRUCTURES: EMERGENCY SERVICES TRAINING
H. OPEN SPACE ON SITE: 16.18 ACRES AND 59.6% OF DISTURBED AREA.
I. BASE BID BUILDING AREA: X SF
J. POTENTIAL BUILDING AREA: X SF
K. HOURS OF OPERATION: 7AM TO 10PM M-F, 830M TO 330PM SAT/SUN.
L. BUILDING ADDRESS: 18350 PUBLIC SAFETY PLACE

DISTURBED AREA QUANTITY

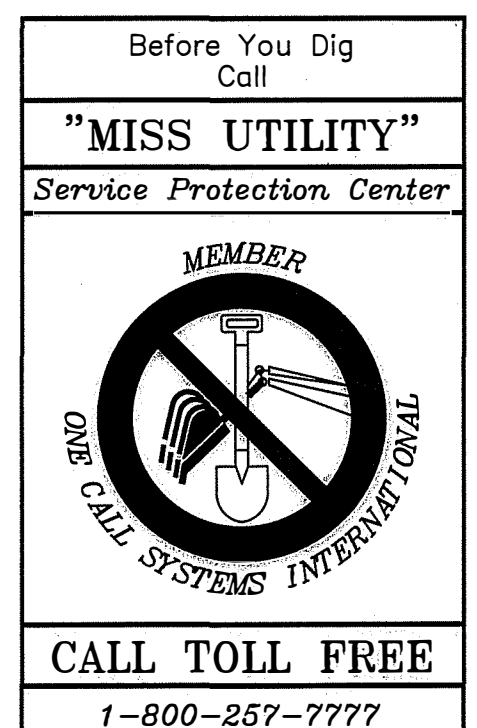
THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED
TO BE APPROXIMATELY 27.16 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL
SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 48,025 CU.
YDS. OF EXCAVATION AND APPROXIMATELY 60,879 CU. YDS. OF FILL.

BOARD OF COUNTY COMMISSIONERS:

JOHN F. BARR, PRESIDENT
JEFFREY A. CLINE, VICE PRESIDENT
RANDY LEATHERMAN
RANDALL E. WAGNER
DEREK HARVEY

MICHELLE GORDON, COUNTY ADMINISTRATOR

SCOTT HOBBS, P.E., DIRECTOR OF ENGINEERING



28-266-01
SP-25-007

GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIAL PROVISIONS, THE LATEST EDITION OF THE MD-SHA STANDARD SPECIFICATIONS, AND SUPPLEMENTAL SPECIFICATIONS.

2. WHERE REFERENCE IS MADE TO STANDARDS, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE IN HIS POSSESSION THE MARYLAND SHA BOOK OF STANDARDS FOR HIGHWAY AND INCIDENTAL STRUCTURES WITH THE LATEST UP TO DATE MSHA STANDARDS AS OF THE DATE OF ADVERTISEMENT OF THIS PROJECT.

3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE THE LATEST APPROVED SET OF PLANS, SPECIFICATIONS, SPECIAL PROVISIONS, AND ANY REFERENCED MD-SHA OR CITY OF HAGERSTOWN STANDARDS AS OF NOTICE TO PROCEED.

4. HORIZONTAL CONTROL:
THE COORDINATES FOR THIS PROJECT HAVE BEEN ESTABLISHED BY GPS VALUES BASED ON SURROUNDING NGS, WASHINGTON COUNTY AND CITY OF HAGERSTOWN CONTROL MONUMENTS ADJUSTED TO THE MARYLAND GRID SYSTEM, NAD 83(91).

5. VERTICAL CONTROL:
THE LOCATIONS AND ELEVATIONS BENCHMARKS ARE SHOWN ON GEOMETRIC LAYOUT PLAN. PROJECT ELEVATIONS SHOWN ARE IN U.S. SURVEY FEET AND AGREE WITH THE MARYLAND GRID SYSTEM, NAVD 88.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING PROPERTY MARKERS, CONTROL POINTS AND BENCHMARKS FOR THE DURATION OF THE CONTRACT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE ANY OF THESE POINTS THAT ARE DISTURBED OR DAMAGED DURING THE CONSTRUCTION PROCESS. WHERE NECESSARY, POINTS SHALL BE REPLACED UNDER THE DIRECT SUPERVISION OF A REGISTERED SURVEYOR TO THE STANDARD WITH WHICH THEY WERE ESTABLISHED.

7. ALL INVERT ELEVATIONS ARE APPROXIMATE. INVERT ELEVATIONS OF PIPES MAY BE MODIFIED, AS DIRECTED BY THE ENGINEER, TO MEET CONDITIONS ENCOUNTERED DURING INSTALLATION OF DRAINAGE STRUCTURES. ALL PIPES SHALL BE CONSTRUCTED ON UNIFORM GRADE BETWEEN INVERT ELEVATIONS AS NOTED ON THE PLANS, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

8. THE LOCATIONS AND LENGTHS OF PIPES TO BE INSTALLED SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING.

9. THE CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS TO STORM DRAIN STRUCTURES AS NECESSARY IN ORDER TO MEET FIELD CONDITIONS AS APPROVED THE ENGINEER.

10. THE CONTRACTOR SHALL MAKE, CHECK, AND BE RESPONSIBLE FOR ALL MEASUREMENTS AND DIMENSIONS NECESSARY FOR THE PROPER CONSTRUCTION OF ALL WORK.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ACTUAL CONDITIONS AND PLANNING ALL CONSTRUCTION ACCORDINGLY. ALL DIMENSIONS SHOWN SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE ANY WORK COMMENCES.

12. ANY DAMAGE TO ADJACENT ROADS, YARDS, STRUCTURES, FENCES, SHRUBBERY, ETC., DURING CONSTRUCTION SHALL BE REPLACED IN KIND BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE COUNTY OR THE PROPERTY OWNERS BEFORE ANY WORK COMMENCES.

13. THE CONTRACTOR SHALL GRADE FOR POSITIVE DRAINAGE AT ALL ROADWAY INTERSECTIONS, ENTRANCES, PARKING LOTS, AND YARDS IN CONFORMANCE WITH THE PROPOSED DRAINAGE PATTERNS SHOWN ON THE PLANS.

14. MATERIALS SALVAGED FROM CONSTRUCTION SHALL BECOME THE CONTRACTOR'S PROPERTY UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIFICATIONS.

15. WORK SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

16. THE CONTRACTOR SHALL MAINTAIN ACCESS TO PRIVATE PROPERTY AT ALL TIMES. IF ACCESS MUST BE INTERRUPTED FOR SHORT PERIODS OF TIME, THE INTERRUPTION SHALL BE COORDINATED WITH THE ENGINEER AND THE PROPERTY OWNER.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TRAFFIC THROUGHOUT THE ENTIRE PERIOD OF CONSTRUCTION BY PROVIDING A REASONABLY SMOOTH AND EVEN SURFACE SATISFACTORY FOR THE USE OF PUBLIC TRAFFIC, AND BY PROVIDING ACCESS TO ALL PUBLIC ROADS AND RESIDENTIAL AND COMMERCIAL ENTRANCES AT ALL TIMES. THE CONTRACTOR TO FOLLOW MD- SHA STANDARDS.

18. THE CONTRACTOR SHALL ADJUST TO PROPOSED GRADE ALL EXISTING MANHOLES, VALVE BOXES, OR OTHER UTILITIES LOCATED WITHIN THE ASPHALT OVERLAY AND FULL DEPTH ASPHALT PAVING AREAS. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE ASPHALT PAY ITEMS NECESSARY TO COMPLETE THE WORK.

19. ALL ASPHALT PAVEMENT UTILITY CUTS SHALL BE PERFORMED AND REPAIRED IN ACCORDANCE WITH CITY OF HAGERSTOWN STANDARDS.

20. IN ANY AREA WHERE ASPHALT THAT IS TO BE REMOVED ADJOINS ASPHALT THAT IS TO REMAIN, THE ASPHALT PAVING SHALL BE SAW CUT IN ORDER TO PROVIDE A CLEAN JOINT BETWEEN THAT WHICH IS TO BE REMOVED AND THAT WHICH IS TO REMAIN.

21. CLEARING AND GRUBBING SHALL OCCUR INSIDE THE PLATTED RIGHT OF WAY UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

22. UTILITIES: THE LOCATIONS OF UNDERGROUND AND AERIAL UTILITIES SHOWN ON THE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED COMPLETE OR ACCURATE. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES AT LEAST FIVE (5) DAYS PRIOR TO STATING ANY WORK SHOWN ON THESE DRAWINGS. THE CONTRACTOR MUST PROTECT, IN PLACE, ALL ACTIVE UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED ON THE PLANS.

23. IF DURING CONSTRUCTION THE CONTRACTOR FINDS THAT CLEARANCES BETWEEN EXISTING UTILITIES AND PROPOSED WORK IS LESS THAN THAT NOTED OR IS LESS THAN SIX INCHES, HE SHALL CONTACT THE ENGINEER FOR INSTRUCTIONS ON HOW TO PROCEED.

24. THE CONTRACTOR MUST PROTECT IN PLACE ANY ACTIVE ABOVE GROUND AND OR UNDERGROUND UTILITIES FOUND UNLESS OTHER TREATMENT IS CALLED FOR. REPAIRS TO UTILITIES OR PROPERTY DAMAGE AS A RESULT OF THE CONTRACTOR'S NEGLIGENCE MUST BE MADE AT THE CONTRACTOR'S EXPENSE BEFORE PROCEEDING WITH CONSTRUCTION. THE COUNTY OR THE PROPERTY OWNER SHALL NOT BEAR ANY COST OR RESPONSIBILITY FOR DAMAGE TO UTILITIES OR PROPERTY AS THE RESULT OF THE CONTRACTOR'S NEGLIGENCE.

25. THE CONTRACTOR SHALL PROTECT AND NOT INTERRUPT EXISTING UTILITY SERVICES DURING CONSTRUCTION, UNLESS AUTHORIZED BY THE ENGINEER. THE CONTRACTOR SHALL SUPPORT EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION AND THIS SUPPORT SHALL BE INCIDENTAL TO PERTINENT PAY ITEMS. THE LOCATION OF THE UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR.

26. A GEOTECHNICAL EXPLORATION REPORT WAS COMPLETED FOR THIS PROJECT BY TRIAD ENGINEERING, INC. DATE OF REPORT IS JUNE 19, 2024. ANY QUESTIONS REGARDING THE REPORT SHOULD BE DIRECTED TO STEPHEN GYURISIN, P.E. AT 1075-D SHERMAN AVENUE, HAGERSTOWN, MARYLAND; OR PHONE (301)-797-6400. TRIAD PROJECT #03-24-0288.

27. DEVELOPER/CONTRACTOR MUST CONTACT THE CERTIFYING ENGINEER AND THE COUNTY AT LEAST 5 DAYS PRIOR TO THE START OF CONSTRUCTION OF THE STORM WATER MANAGEMENT SYSTEM TO SCHEDULE AND COORDINATE INSPECTION TIME TABLES.

28. PLEASE BE ADVISED THAT ANY PROJECT WHICH CREATES A DISTURBANCE OF ONE (1) ACRE OR MORE WILL REQUIRE A "NOTICE OF INTENT TO COMPLY WITH THE GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY" (NOI). THE NOI IS REQUIRED UNDER THE CLEAN WATER ACT AS STATED IN 40 CFR 122.26 AND CODE OF MARYLAND REGULATIONS COMAR 26.08.04.09A AND IS REGULATED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT (MDE). THE NOI IS TO BE SUBMITTED WITH THE APPROPRIATE FEES DIRECTLY TO MDE PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. NO LAND DISTURBING ACTIVITY THAT REQUIRES A GRADING PERMIT FROM WASHINGTON COUNTY SHOULD PROCEED UNTIL THE GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (MDR10) HAS BEEN ISSUED BY MDE.

29. 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 DIVISIONS OF ENGINEERING, PERMITS, AND INSPECTIONS.

30. A UTILITY PERMIT WILL BE REQUIRED FOR ANY PROPOSED UTILITY WORK LOCATED WITHIN THE COUNTY RIGHT-OF-WAY.

31. THERE IS A 10' WIDE DRAINAGE AND UTILITIES EASEMENT ALONG ALL FRONT LOT LINES AND AN 8' WIDE DRAINAGE AND UTILITIES EASEMENT ALONG ALL SIDE AND REAR LOT LINES HERBY RESERVED UNLESS OTHERWISE SHOWN HEREON.

32. ALL GRADING FOR THIS PROJECT SHALL BE THE FULL RESPONSIBILITY OF THE PROPERTY OWNER.

Miss Utility
Washington County Division of Engineering
Washington County Dept. of Water Quality
Washington County Soil Conservation District
Potomac Edison (Allegheny Power)
Columbia Gas (Hagerstown)
Verizon
Antietam Cable
City of Hagerstown Utilities Dept. - Water & Wastewater Division
City Of Hagerstown Light Dept.

1-800-257-7777
240-313-2460
240-313-2625
301-797-6821
301-582-5266
240-420-2026
301-790-7135
240-420-2082
301-739-8577 (Ext. 650)
301-790-2600
- ABBREVIATIONS
- | | | | | | |
|------------|---|--------|-------------------------------------|--------|----------------------------------|
| AASHTO | -AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS | G2 | -GRADE 2 | PVI | -POINT OF VERTICAL INTERSECTION |
| ADT | -AVERAGE DAILY TRAFFIC | H.S.D | -HEADLIGHT SIGHT DISTANCE | PVT | -POINT OF VERTICAL TANGENCY |
| B.C. | -BOTTOM OF CURB | HWALL | -HEADWALL | R. | -RADIUS |
| B.F.C. | -BOTTOM FACE OF CURB | INV. | -INVERT | RCP | -REINFORCED CONCRETE PIPE |
| B/L | -BASE LINE | K | -RATE OF CHANGE OF GRADE | R.G.E. | -REVERTIBLE GRADING EASEMENT |
| -C- | -CUT | L | -LENGTH | R.O.W. | -RIGHT OF WAY |
| C..B. | -CATCH BASIN | LOD | -LIMIT OF DISTURBANCE | S.B. | -SOUTH BOUND |
| CL | -CENTERLINE | LP | -LIGHTPOLE | S.D. | -STORM DRAIN |
| C/O | -CLEANOUT | LVC | -LENGTH OF VERTICAL CURVE | SHLD | -SHOULDER |
| CONC. | -CONCRETE | MPH | -MILES PER HOUR | S.S.D. | -STOPPING SIGHT DISTANCE |
| CORR. | -CORRECTION | MSHA | -MARYLAND STATE HIGHWAY ASSOCIATION | STA. | -STATION |
| CULV . | -CULVERT | N.P. | -NORTH BOUND | S/W | -SIDEWALK |
| Dc | -DEGREE OF CURVATURE | N.T.S. | -NOT TO SCALE | T | -TANGET |
| DS.. | -DESIGN SPEED | PC | -POINT OF CURVATURE | T.C. | -TOP OF CURB |
| E | -EXTERNAL | P.D.E. | -PERPETUAL DRAINAGE EASEMENT | T.C.E. | -TEMPORARY CONSTRUCTION EASEMENT |
| E.B. | -EAST BOUND | P.G.E. | -PROFILE GRADE ELEVATION | T.P. | -TEST PIT |
| EL., ELEV. | -ELEVATION | P.G.L. | -PROFILE GRADE LINE | TYP. | -TYPICAL |
| ESMT. | -EASEMENT | P.I. | -POINT OF INTERSECTION | U/BOX | -UTILITY BOX |
| EX. | -EXISTING | P/R | -POINT OF ROTATION | V.C. | -VERTICAL CURVE |
| -F- | -FILL | PROP. | -PROPOSED | W.B. | -WEST BOUND |
| G1 | -GRADE 1 | PT. | -POINT OF TANGENCY | | |
| | | PVC | -POINT OF VERTICAL CURVATURE | | |
- SYMBOL LEGEND
- | EXISTING | PROPOSED | |
|----------|----------|--------------------------------------|
| | | PROPERTY LINE, CORNER |
| | | RIGHT-OF-WAY LINE |
| | | UTILITIES EASEMENT |
| | | TEMP. CONSTRUCTION EASEMENT (T.C.E.) |
| | | REVERTIBLE GRADING EASEMENT (R.G.E.) |
| | | DRAINAGE EASEMENT |
| | | FOREST EASEMENT |
| | | STREAM EASEMENT |
| | | CENTERLINE |
| | | CONTOURS |
| | | PROFILE GRADE LINE |
| | | TREE LINE |
| | | EDGE OF PAVEMENT |
| | | CONCRETE CURB |
| | | CONCRETE CURB & GUTTER |
| | | FENCE LINE |
| | | ORNAMENTAL FENCE LINE |
| | | STREAM OR DITCH |
| | | FLOW LINE |
| | | WATER LINE |
| | | SANITARY SEWER LINE, STUB |
| | | GAS LINE |
| | | FORCE MAIN |
| | | STORM DRAIN, END SECTION |
| | | WATER VALVE |
| | | WATER CAP, REDUCER, BEND |
| | | FIRE HYDRANT, METER |
| | | OVERHEAD ELECTRIC LINE |
| | | TRAFFIC BARRIER |
| | | FLOODPLAIN |
| | | BUILDINGS.HOUSES, GARAGES |
| | | SANITARY SEWER MANHOLE |
| | | STORM DRAIN INLET |
| | | UTILITY POLE |
| | | HANDICAP PARKING |
| | | POLE LIGHT |
| | | ROAD SIGN |
| | | SPOT ELEVATION |
| | | INLET NUMBERING |
| | | FIRE HYDRANT |
| | | FIRE HYDRANT |
| | | POWER POLE WITH GUY AND ANCHOR |
| | | WATER METER |
| | | WATER METER |
| | | DIRECTIONAL FLOW ARROW |
| | | TREE |
| | | SINGLE LED LIGHT AND POST |
| | | DOUBLE LED LIGHT AND POST |
- WASHINGTON COUNTY, MARYLAND
DIVISION OF ENGINEERING

Washington County Administrative Annex Building
747 Northern Ave., Hagerstown, MD 21742
Phone: 240-313-2460 Fax: 240-313-2401

TACTICAL VILLAGE PHASE 1
18350 PUBLIC SAFETY PL

GENERAL NOTES AND LEGEND

SCALE
NONE

SHEET NO.
GEN-02

PROJECT NO.
28-266

DWG. NO. 2

DESIGNED BY:
LRB

DRAWN BY:
LRB

CHECKED BY:
PJM

DATE:
MAY 2025

NO.

REVISION DESCRIPTION

BY

DATE

ZONING REQUIREMENTS:

1. ZONING: "RT" – RESIDENTIAL TRANSITION DISTRICT

2. SETBACK REQUIREMENTS:

	FRONT YARD DEPTH	SIDE YARD (WITH EACH SIDE YARD)	REAR YARD DEPTH
OTHER PRINCIPAL PERMITTED OR CONDITIONAL USES	40 ft.	25 ft.	50 ft.

3. BUFFER REQUIREMENTS:

NOT PERMITTED: IMPERVIOUS SURFACES, DUMPSTERS, PARKING OR LOADING AREAS, STORMWATER MANAGEMENT AREAS, OUTDOOR STORAGE AREAS, STRUCTURES, OR OTHER IMPERVIOUS SURFACES.

4. PARKING REQUIREMENTS (FUTURE VEHICLE INSTRUCTIONAL BUILDING):

DESIGN STANDARDS: 90 DEGREE PARKING

REGULAR: W = 9', L = 20', AISLE WIDTH = 24' TWO WAY

ADA: W = 8', L = 20' (1 VAN AISLE = 8' WIDE, REGULAR AISLE = 5' WIDE)

PARKING FACILITY SETBACKS:

10' BUFFER FROM ROW, STREET, OR PROPERTY LINE.

5. LANDSCAPING:

MINIMUM PERCENTAGE: 10% OF THE SITE

ENVIRONMENTAL NOTES:

1. MDE PERFORMED A SITE REVIEW ON AUGUST 14, 2017 AND CONCURRED THAT NO JURISDICTIONAL WETLAND OR WATERWAY RESOURCES EXIST ONSITE. NO AUTHORIZATION IS NEEDED FROM MDE'S WATERWAY CONSTRUCTION DIVISION FOR ANY WORK AT THE SITE.

2. THE 100 YEAR FLOODPLAIN IS SOUTH OF LAPPANS ROAD, WHICH IS APPROXIMATELY 4,200' SOUTH OF THE SITE. FEMA PANEL NUMBER 24043C0305D WITH THE PROJECT LOCATED IN ZONE X.

3. 20 SPECIMEN TREES HAVE BEEN LOCATED THROUGHOUT THE SITE.

4. A FOREST CONSERVATION PLAN IS REQUIRED FOR SITE DEVELOPMENT.

5. THE WILDLIFE AND HERITAGE SERVICE HAS DETERMINED THAT THERE ARE NO OFFICIAL STATE OR FEDERAL RECORDS FOR LISTED PLANT OR ANIMAL SPECIES WITHIN THE PLAN AREA

6. THE MARYLAND HISTORICAL TRUST HAS DETERMINED THAT THERE ARE NO HISTORIC PROPERTIES AFFECTED BY THIS DEVELOPMENT.

WATERSHED NOTES:

MDE6DIGIT: 021405

MDE6NAME: UPPER POTOMAC RIVER

MDE8DIGIT: 02140503

MDE8NAME: MARSH RUN

SITE NOTES

1. APPLICANT/OWNER: WASHINGTON COUNTY BOARD OF COMMISSIONERS

100 W. WASHINGTON ST.
SUITE 1101
HAGERSTOWN, MD 21740

2. SITE DATA:

TAX IDENTIFICATION No.: 018579

TAX MAP / GRID: 0062/0010

LIBER / FOLIO: 05374/00077

PLAT: M683

ELECTION DISTRICT: 10

SITE ADDRESS: 18350 PUBLIC SAFETY PLACE

HAGERSTOWN, MD 21740

3. EXISTING USE: VACANT

4. PROPOSED USE: PUBLIC SAFETY TRAINING CENTER TACTICAL VILLAGE

5. ZONING OF SITE IS RT (RESIDENTIAL TRANSITION)

6. LIMIT OF DISTURBANCE = 1,274,150 sq.ft or 29.25 Ac.

7. EXISTING IMPERVIOUS AREA = 187308 sq.ft or 4.30 Ac.

8. PROPOSED IMPERVIOUS AREA = 3.04 Ac.

9. TOPOGRAPHY SHOWN HEREON IS BASED ON LAND SURVEY DATED ON MARCH 2023.

10. NOTIFY "MISS UTILITY" AT 1-800-257-7777 48 HOURS PRIOR TO DOING ANY EXCAVATION IN THIS AREA. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATED AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

SOILS TABLE

SOIL SYMBOL	SOIL DESCRIPTION	PERCENT SLOPE (%)	Kf VALUE	HYDRAULIC SOILS GROUP	HYDRIC (Y/N)
Ft	FUNKSTOWN SILT LOAM	-	0.37	C	NO
HqB	HAGERSTOWN SILT LOAM	3-8	0.37	B	NO
HqC	HAGERSTOWN SILT LOAM	8-15	0.37	B	NO
HqB	HAGERSTOWN SILTY CLAY LOAM	3-8	0.37	B	NO
HqC	HAGERSTOWN SILTY CLAY LOAM	8-15	0.37	B	NO
HcB	HAGERSTOWN-ROCK OUTCROP COMPLEX	3-8	0.37	B	NO
HcC	HAGERSTOWN-ROCK OUTCROP COMPLEX	8-15	0.37	B	NO
SpA	SWANPOND SILT LOAM	0-3	0.43	D	NO
SsA	SWANPOND-FUNKSTOWN SILT LOAMS	0-3	0.43	D	NO



NOTE: REFER TO SHEET 30 FOR DRAINAGE FOOTPRINT.

FUTURE ADDRESSES:

18350 PUBLIC SAFETY PL	PUBLIC SAFETY TRAINING CENTER
18320 PUBLIC SAFETY PL	FUTURE INDOOR FIRING RANGE
18210 PUBLIC SAFETY PL	FUTURE VEHICLE INSTRUCTIONAL BUILDING
9218 TACTICAL VILLAGE	FUTURE CANINE BUILDING
9206 TACTICAL VILLAGE	FUTURE HIGH BAY STORAGE BUILDING
9212 TACTICAL VILLAGE	FUTURE INSTRUCTIONAL PAVILION
9280 TACTICAL VILLAGE	FUTURE APPARATUS STORAGE BUILDING

DESIGNED BY:
LRB

DRAWN BY:
LRB

CHECKED BY:
PJM

DATE:
MAY 2025

NO.

REVISION DESCRIPTION

BY

DATE

WASHINGTON COUNTY, MARYLAND
DIVISION OF ENGINEERING

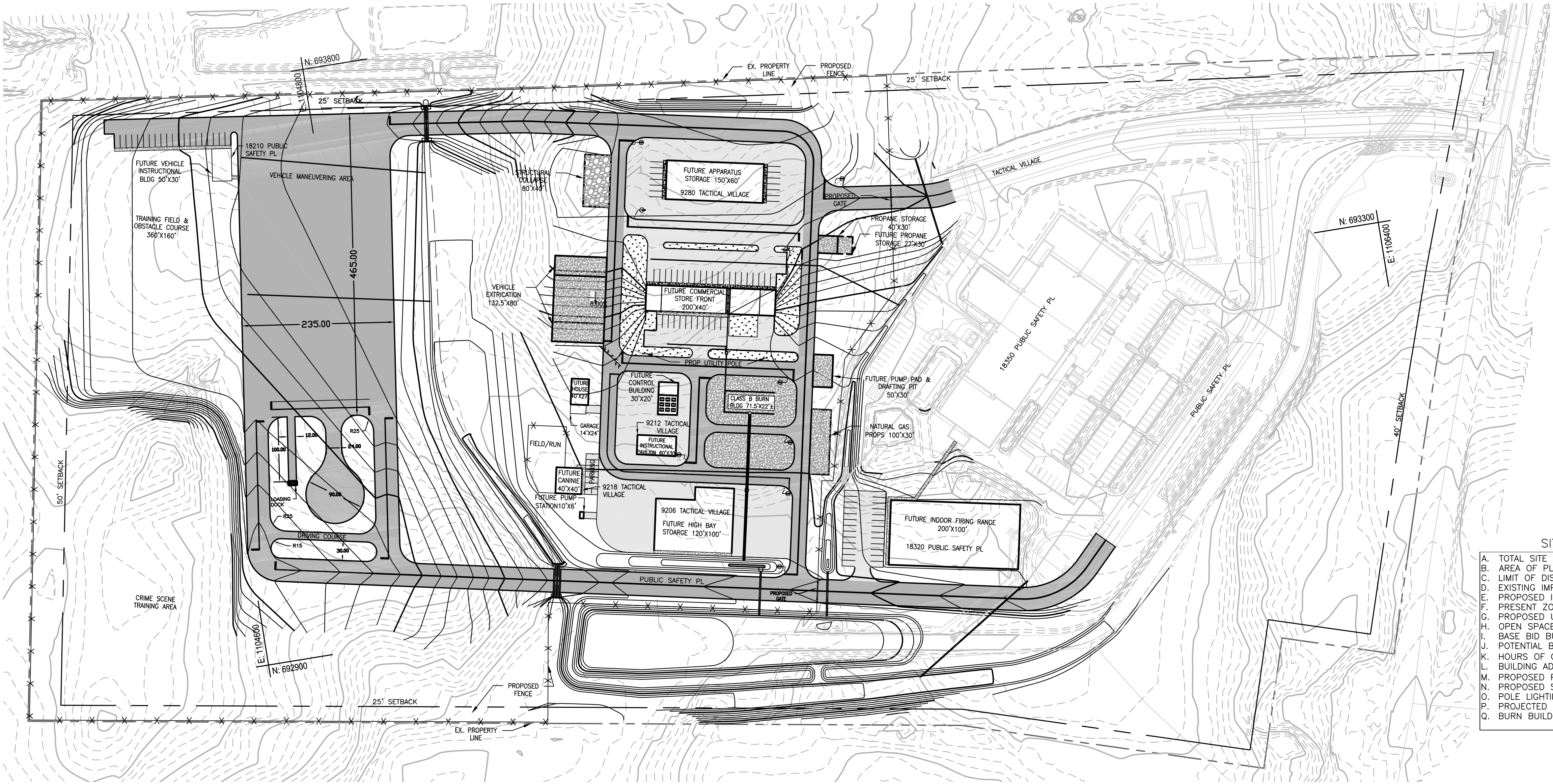
Washington County Administrative Annex Building
747 Northern Ave., Hagerstown, MD 21742
Phone: 240-313-2460 Fax: 240-313-2401

WASHINGTON COUNTY

SEAL

TACTICAL VILLAGE PHASE 1
18350 PUBLIC SAFETY PL
PROPOSED OVERALL
SITE PLAN

SCALE
1:100
SHEET NO.
SP-01
PROJECT NO.
28-266
DWG. NO. 4

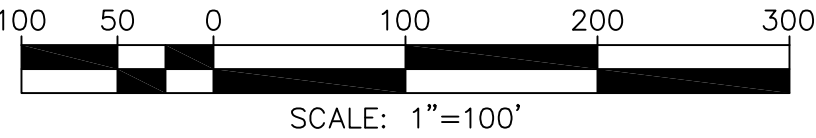


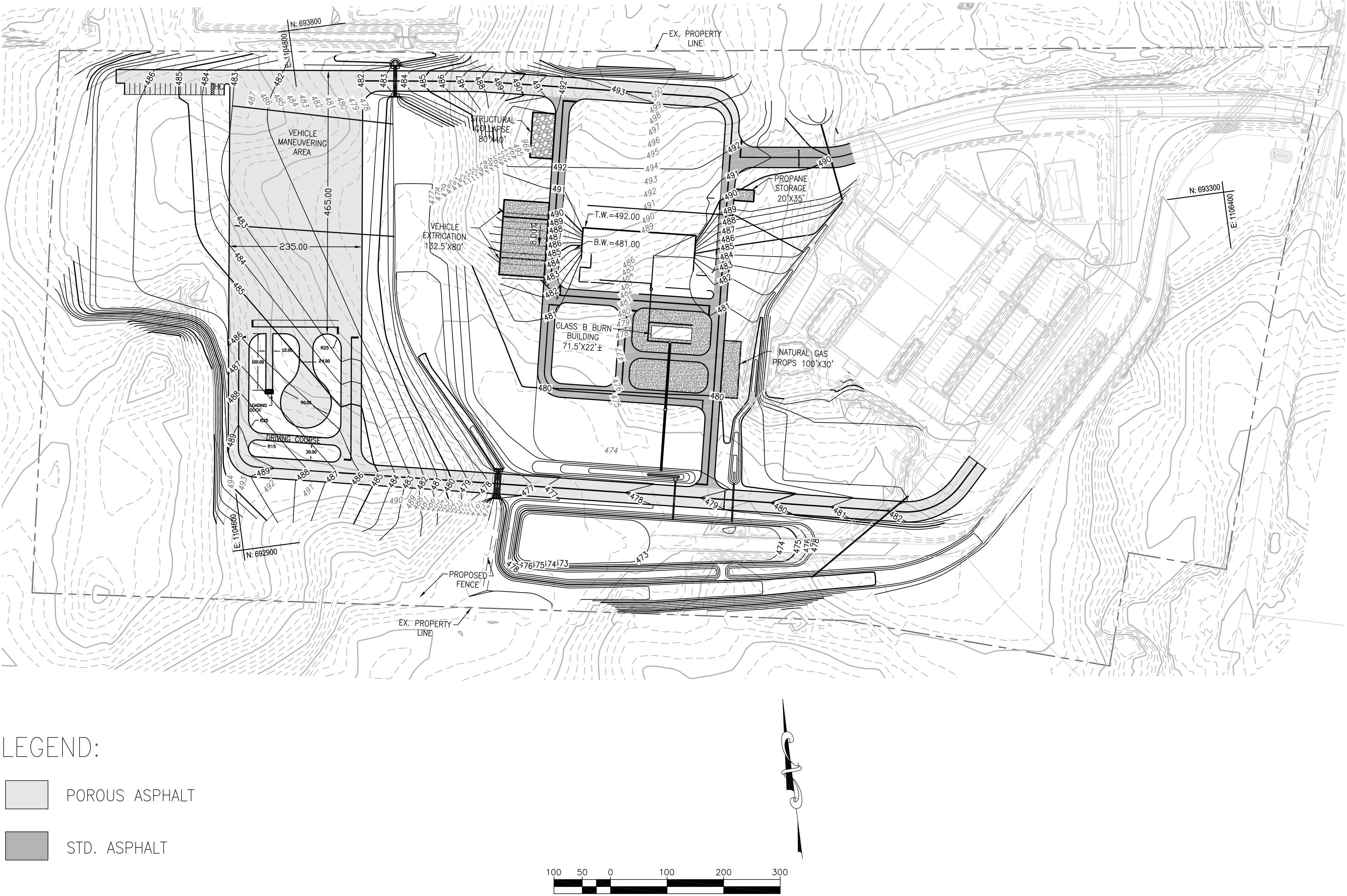
LEGEND:

- FUTURE CONSTRUCTION
- PHASE 1 CONSTRUCTION

SITE ANALYSIS DATA CHART

- A. TOTAL SITE AREA: 49.29 AC. OR 2,147,072 SQ.FT
- B. AREA OF PLAN SUBMISSION: 49.29 AC. OR 2,147,072 SQ.FT
- C. LIMIT OF DISTURBED AREA: 27.16 AC OR 1,183,066 SQ.FT
- D. EXISTING IMPERVIOUS AREA: 4.30 AC
- E. PROPOSED IMPERVIOUS AREA: 7.34 AC OR 219,804 SQ.FT
- F. PRESENT ZONING DESIGNATION: R-1
- G. PROPOSED USES FOR SITE AND STRUCTURES: EMERGENCY SERVICES TRAINING
- H. OPEN SPACE ON SITE: 16.18 ACRES AND 59.6% OF DISTURBED AREA.
- I. BASE BID BUILDING AREA: X SF
- J. POTENTIAL BUILDING AREA: X SF
- K. HOURS OF OPERATION: 7AM TO 10PM M-F, 8AM TO 4PM SAT/SUN.
- L. BUILDING ADDRESS: 18350 PUBLIC SAFETY PLACE
- M. PROPOSED PARKING SPACES: 19 TOTAL (2 HANDICAP)
- N. PROPOSED SIGNAGE: 2 HANDICAP PARKING, 10 STOP SIGNS
- O. POLE LIGHTING: 18
- P. PROJECTED DAILY USE: 70 PEOPLE
- Q. BURN BUILDING: 1575 SQ FT






LEGEND:

POROUS ASPHALT

STD. ASPHALT

<div>TACTICAL VILLAGE PHASE 1 18350 PUBLIC SAFETY PL</div> <div>TACTICAL VILLAGE PROPOSED PHASE 1</div>	<div>WASHINGTON COUNTY, MARYLAND DIVISION OF ENGINEERING</div> <div> Washington County Administrative Annex Building 747 Northern Ave., Hagerstown, MD 21742 Phone: 240-313-2460 Fax: 240-313-2401</div>	DESIGNED BY: LRB	NO.	REVISION DESCRIPTION	BY	DATE
		DRAWN BY: LRB				
		CHECKED BY: PJM				
		DATE: MAY 2025				
SCALE 1:100	SHEET NO. SP-02					
PROJECT NO. 28-266						



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

MEMORANDUM

TO: Washington County Planning Commission

FROM: Travis Allen, Senior Planner

DATE: July 7, 2025

RE: Specimen Tree Variance Request for Downsville Elementary School (SP-24-019)

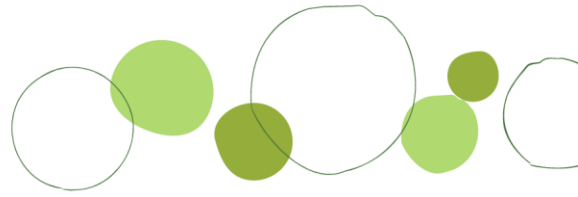
Attached you will find supporting documentation for a request to meet forest conservation requirements for this Washington County Public Schools project located on Downsville Pike. The applicant is requesting to remove 5 specimen trees from the site as a part of its development.

Enclosed for your review is the justification letter from Qualified Professional Michael Norton that makes their case for the tree removal request. Please note that the forest conservation plan is contained on pages 38-42 and page 44 of the site plan for this project also included in your agenda packet. These pages identify the specimen tree proposed for removal.

The removal of specimen trees requires 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



April 9, 2025

Washington County Department of Planning and Zoning
747 Northern Avenue
Hagerstown, MD 21742

Re: Downsville Elementary School
Request for Specimen Tree Variance
NLD #23-077

On behalf of the Washington County Public Schools and pursuant to Article 15 of the Forest Conservation Ordinance, we are writing to request a Specimen Tree Variance(s) to allow impacts to or the removal of the following trees identified on the Forest Stand Delineation for the above-named County construction project:

Project Description:

The existing property is located along frontage of Mussetter Pike, Hagerstown, Maryland. This site consists of a parcel owned by the Washington County Public Schools. The site currently has buildings, open lawn, forest areas along with tree planting for MS4 credits.. Proposed construction consists of a new elementary school, ball fields, vehicle parking and circulation along with necessary improvements to meet school requirements.

Requirements for Variance:

- (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 landowner of rights commonly enjoyed by others in similar areas;
- (3) Verify that the granting of the variance will not confer on the landowner a special privilege that would be denied to other applicants
- (4) Verify that the variance request is not based on conditions or circumstances that 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.

Specimen Tree Variance:



- (1) Describe the special conditions peculiar to the property which would cause the unwarranted hardship;

Response: As part of the program, the task is to provide the County with a new community elementary school facility.

The site has been designed to reduce impacts to existing trees while accommodating schools on the existing site. The limits of disturbance has been pulled in to the extent possible while fitting areas of ballfields, parking and circulation.

There are five (5) specimen trees for removal. The removal of specimen trees is due to the overall proposed site layout requiring circulation separating bus and parent drop-off, site grading ballfield construction

If the County is not allowed to remove the trees, the school will not be able to be constructed due to the close proximity of specimen trees to grading and utility locations. As such, this would cause an *unwarranted hardship* to the community that it serves.

- (2) Describe how enforcement of these rules will deprive the landowner of rights commonly enjoyed by others in similar areas;

Response: If the County were required to keep all improvements outside the root zones of the specimen trees, the building, safe access drive aisles, parking and utilities would fail to be built due to the close proximity of specimen trees.

- (3) Verify that the granting of the variance will not confer on the landowner a special privilege that would be denied to other applicants;

Response: The school modernization is in conformance with the County's General plan. As such, this is not a *special privilege* to be conferred on the applicant.

- (4) Verify that the variance request is not based on conditions or circumstances that are the result of actions by the applicant;

Response: Washington County Public Schools has taken no *actions leading to the conditions or circumstances* that are the subject of this variance request.

- (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

Response: The surrounding land uses do not have any inherent characteristics or conditions that have created or contributed to this particular need for a variance.

- (6) Verify that the granting of a variance will not adversely affect water quality.

Response: Tree removals have been minimized by compact design of the layout ensuring the preservation of as many specimen trees as possible. In addition, this property will be developed in accordance with the latest Maryland Department of the Environment criteria for stormwater management. This includes Environmental Site Design to provide for protecting the natural resources to the Maximum Extent Practicable. This includes limiting the impervious areas and providing on-site stormwater management systems. A Stormwater Management Concept is currently under review by the Washington County to ensure that this criterion is enforced. Therefore, the proposed activity will not degrade the water quality of the downstream areas and will not result in *measurable degradation in water quality*.

As further basis for its variance request, the applicant can demonstrate that it meets the *Minimum criteria*, which states that a variance must not be granted if granting the request:

Specimen Tree Summary						
Tree #	Species (Scientific Name)	Species (Common Name)	D.B.H (inches)	CRZ	Tree Condition	Comments
6	ACER SACCHARINUM	SILVER MAPLE	35	8655	GOOD	REMOVE FOR ENTRANCE
8	ACER SACCHARINUM	SILVER MAPLE	51	18376	GOOD	REMOVE FOR ENTRANCE AND STORMWATER MANAGEMENT
9	ACER SACCHARINUM	SILVER MAPLE	42	12463	GOOD	REMOVE FOR STORMWATER MANAGEMENT, UTILITIES
14	ACER SACCHARUM	SUGAR MAPLE	49	16963	DEAD	REMOVE DUE TO HAZARD CONDITION
17	ACER RUBRUM	RED MAPLE	49	16963	GOOD	REMOVE FOR PARKING LOT

Conclusion:

For the above reasons, the applicant respectfully requests that the Planning Commission approve its request for tree variance and thereby, GRANTS permission to remove the specimen trees in order to allow the construction of this vital project.

The recommendations in this report are based on tree conditions noted at the time the FSD field work was conducted. Tree condition can be influenced by many environmental factors, such as wind, ice and heavy snow, drought conditions, heavy rainfall, rapid or prolonged freezing temperatures, and insect/disease infestation. Therefore, tree conditions are subject to change without notice.

The site plans and plotting of tree locations were furnished for the purpose of creating a detailed Tree Protection Plan. All information is true and accurate to the best of my knowledge and experience. All conclusions are based on professional opinion and were not influenced by any other party.

Sincerely,



Michael Norton



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

MEMORANDUM

TO: Washington County Planning Commission

FROM: Travis Allen, Senior Planner

DATE: July 7, 2025

RE: Specimen Tree Variance Request for Tactical Village Burn Building (SP-25-007/FP-25-003)

Attached you will find supporting documentation for a request to meet forest conservation requirements for this County project located on Sharpsburg Pike. The County is requesting to remove 13 specimen trees from the site as a part of its Phase 2 development.

Enclosed for your review are two documents in support of the applicant's request. These include the forest conservation plan; which shows the location of the specimen trees proposed for removal within the project limits of disturbance, and the justification letter from Qualified Professional Dustin Horst that makes their case for the tree removal request.

The removal of specimen trees requires 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

MEMO — Specimen Tree Removal & PIL Request

**SUBJECT — Site Plan for Public Safety Training Center
SP-25-007**

TO — Washington County Planning Commission

DATE — May 7, 2025

FROM — Dustin Horst

REMARKS:

This site consists of approximately 49 acres with 14 acres of forest. The property is a mix of agricultural fields with several pockets of forest. The proposed development for this site is approximately 37 acres. All undeveloped areas remaining are to be locked up in a forest retention easement. Due to the amount of forest clearing, an additional 16.28 acres of forest mitigation is required. All onsite reforestation, retention and afforestation has been exhausted.

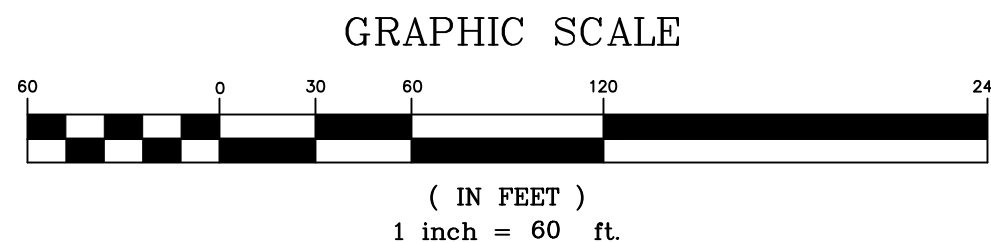
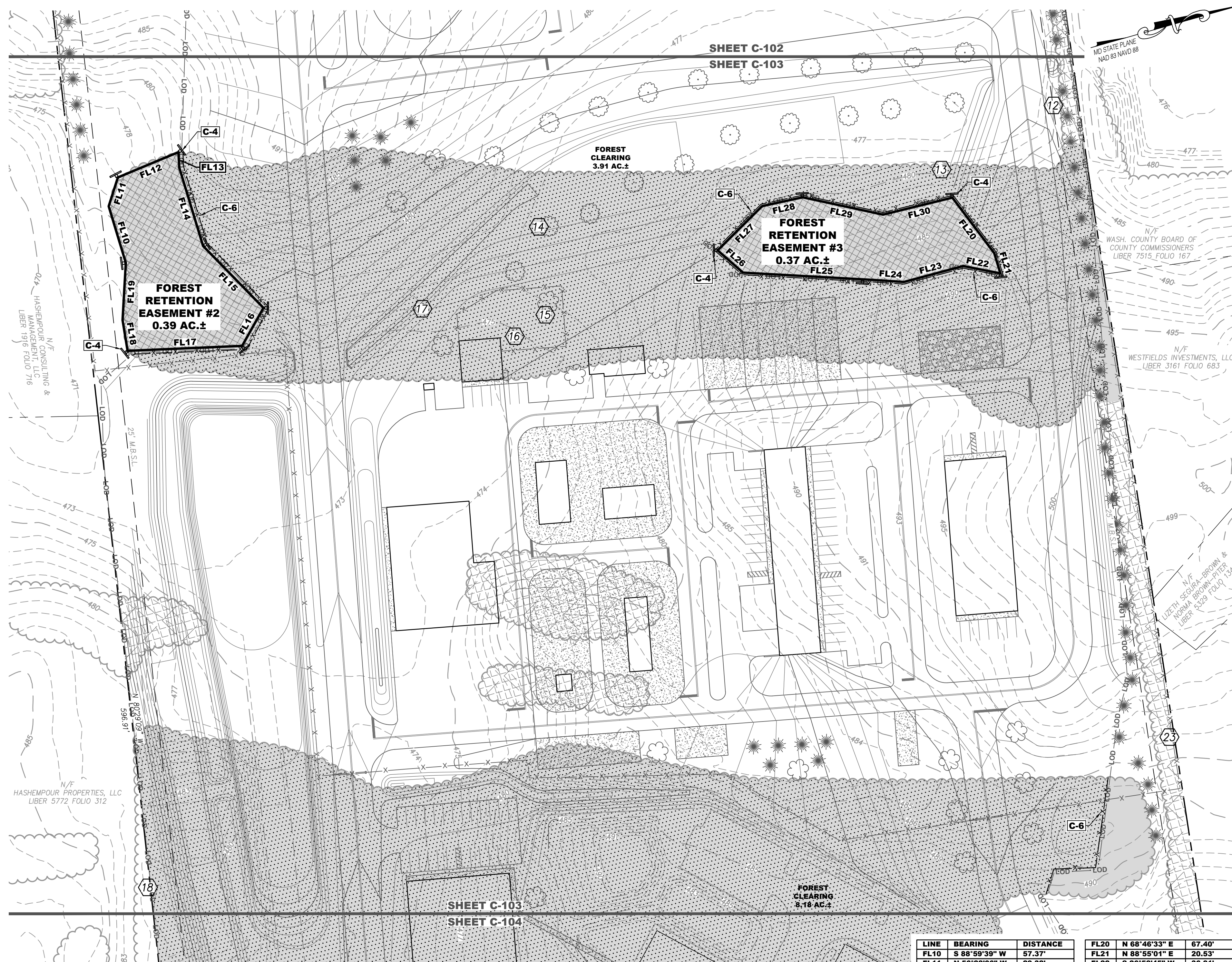
There is a total of twenty five (25) specimen trees scattered throughout the site and thirteen (13) are proposed for removal. If said trees remain, development on this property would be severely limited and could not occur. Water Quality will not be negatively affected by the removal of specimen trees 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 remaining forest mitigation be addressed by payment-in-lieu and a variance for the removal of ten (13) specimen trees due to the hardship as stated above.

Sincerely,



Dustin Horst

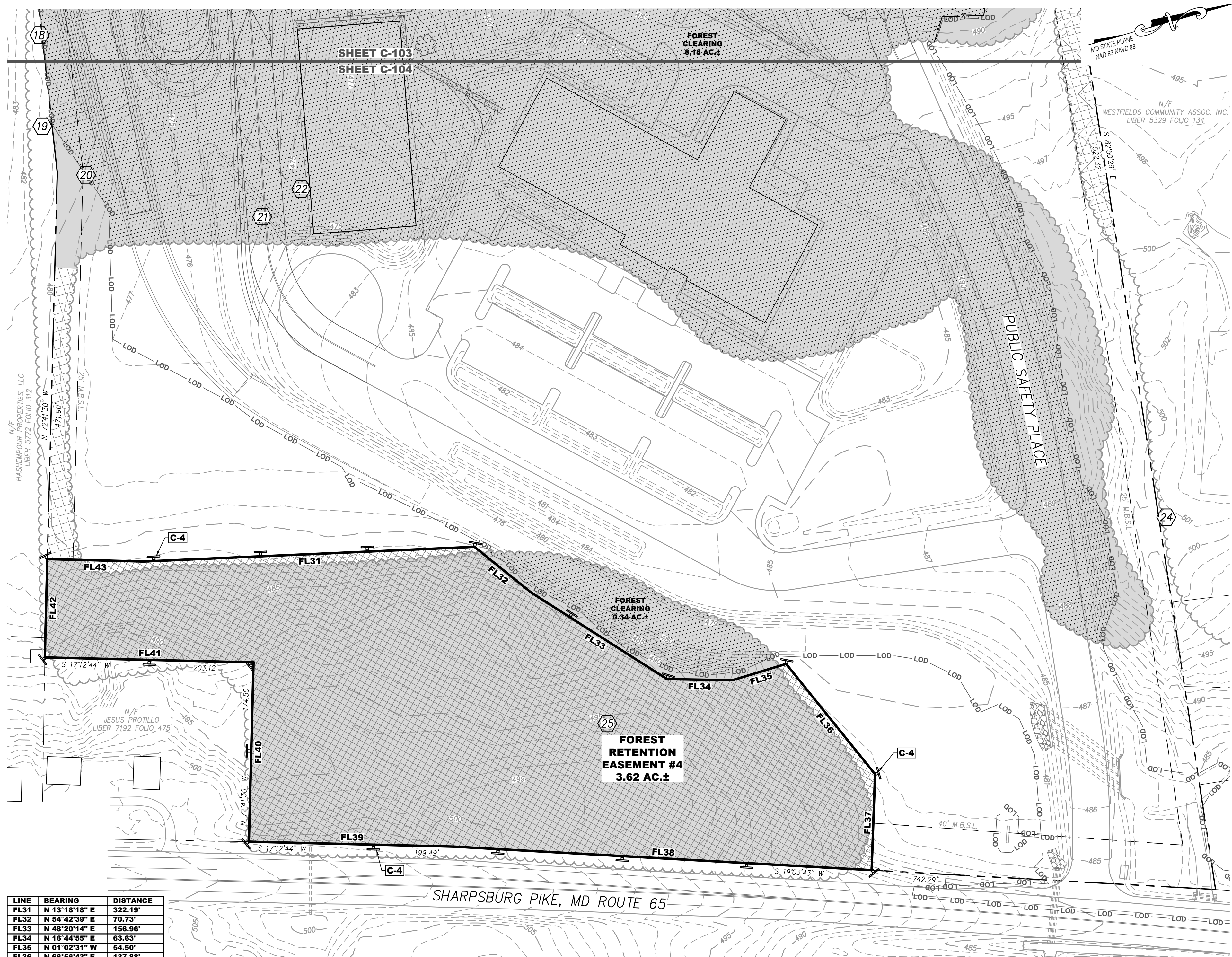


LINE	BEARING	DISTANCE
FL10	S 88°59'39" W	57.37'
FL11	N 56°28'06" W	29.32'
FL12	N 06°50'39" W	63.70'
FL13	S 76°55'57" E	14.95'
FL14	N 88°55'59" E	79.53'
FL15	N 61°31'37" E	83.80'
FL16	S 44°48'57" E	42.27'
FL17	S 13°21'11" W	111.15'
FL18	N 83°19'40" W	30.25'
FL19	N 70°55'39" W	55.48'

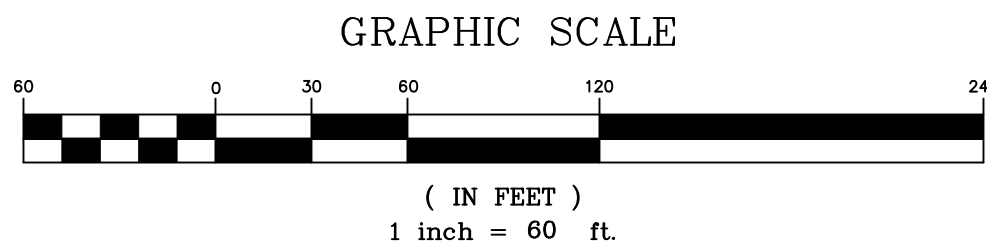
PUBLIC SAFETY TRAINING CENTER

WASHINGTON COUNTY, MARYLAND
WASHINGTON COUNTY DIVISION OF ENGINEERING
747 NORTHERN AVENUE, HAGERSTOWN, MD 21742
ATTN: PAMELA MOHN (240)-313-2449

P:\9445D\FORESTS\PROJECTS\8003\803\606\DWG\2025\2025-04-06



LINE	BEARING	DISTANCE
FL31	N 13°18'18" E	322.19'
FL32	N 54°42'39" E	70.73'
FL33	N 48°20'14" E	156.96'
FL34	N 16°44'55" E	63.63'
FL35	N 01°02'31" W	54.50'
FL36	N 66°56'43" E	137.88'
FL37	S 72°07'26" E	93.41'
FL38	S 19°03'43" W	407.14'
FL39	S 17°12'23" W	199.49'
FL40	N 72°41'30" W	174.50'
FL41	S 17°12'44" W	203.12'
FL42	N 72°41'30" W	95.72'
FL43	N 17°15'56" E	93.75'



MISC PLAT NO _____
DATE _____
WASHINGTON COUNTY

PUBLIC SAFETY TRAINING CENTER

SITUATE ALONG THE WESTERN SIDE OF SHARPSBURG PIKE, MD ROUTE 65
NORTH OF ROXBURY ROAD, SOUTH OF WESTFIELDS DEVELOPMENT

WASHINGTON COUNTY, MARYLAND
WASHINGTON COUNTY DIVISION OF ENGINEERING
747 NORTHERN AVENUE, HAGERSTOWN, MD 21742
ATTN: PAMELA MOHN (240) 313-2449

PROJECT NO.	8206.1
DWN BY	DWH
DATE	04-04-2025
PROJECT MANAGER	Trevor Frederick
EMAIL	tfrederick@fisa-inc.com
TAX MAP GRID/PARCEL	0062-0010-0059
SCALE	1" = 60'
SHEET TITLE	

FOREST
CONSERVATION PLAN

C-104
SHEET 04 OF 04



FREDERICK, SEIBERT & ASSOCIATES, INC. © 2025
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
128 SOUTH POTOMAC STREET
FARGO, ND 58103
701.791.3550
20 WEST BALTIMORE STREET
GREENSBORO, NC 27403
771.297.1007
305 SOUTH HANOVER STREET
NEW BLANCKENHURST, NJ 07003
771.701.8111
16 EAST MAIN STREET
NEW BLANCKENHURST, NJ 07003
771.275.7501
fisa-inc.com

MEMO — Justification Statement

SUBJECT — Adkins Automotive SP-15-024

FROM — Adam Hager

REMARKS:

To whom it may concern:

This statement provides a comparison between the previous use of the property by Adkins Automotive and the proposed use by Metro Landscape Contractors.

Previous Use — Adkins Automotive

The property was previously occupied by Adkins Automotive, an automotive repair facility that primarily serviced firetrucks, along with cars, trucks, and other specialty vehicles. The site featured a large gravel parking lot for truck parking, storage, and repair. The operation had two employees and two service bays, requiring six parking spaces (including one handicapped space). Additionally, there was an on-site residence where employees lived. The average daily trips generated by this use were estimated at 25.

Proposed Use — Metro Landscape Contractors

The proposed use is for Metro Landscape Contractors, a landscape-hardscape contracting business. This business will have 8 direct report on-site employees and 8 off-site employees who report directly to job sites and will not visit the property daily. The 8 direct report on-site employees will include foremen who pickup trucks and leave for the day, as well as staff such as a mechanic, office personnel, and estimator who will remain on-site. The existing service bays will be used for storing and maintaining equipment. The gravel lot will be utilized for parking and storing equipment and materials, including trucks, trailers, skid loaders, mulch, pavers, etc. The residence will continue to serve as an employee residence or may be rented. This site will not be open to the public, and no customers will visit the property. The estimated average daily trips generated by this use are 24.

Comparison

The proposed use by Metro Landscape Contractors will be of similar or slightly lower intensity compared to the previous automotive use, primarily because it will not generate customer visits. The information provided is based on the previous site plan, noting that Adkins Automotive had grown beyond the original two employees before relocating to a larger facility. For this analysis, conservative estimates reflecting minimum employee and customer traffic have been used, and the proposed use remains comparable or less intense than the previous use.

Sincerely,
Adam Hager
Adam Hager
Project Manager

June 23, 2025

Washington County Planning Department
747 Northern Avenue
Hagerstown, MD 21742

Attention: Jennifer Kinzer

RE: Extension Request
Activity No.: S-23-043
Project Name: Harshman – Lot 1
Expiration: 6/24/2025
FSA #2022-0315

Dear Jennifer,

Please place this extension request on the next Planning Commission Agenda.

Last summer this property was transferred from one family member to another family member and they have been discussing if they want to continue with the subdivision or do something different and at this time, they still haven't decided. We will work with them closer to see what they want to do.

The plan was submitted as a one lot subdivision. A new perc test was done and approved. The plan was submitted but sometime after submittal, the family had second thoughts about the subdivision. Then the son conveyed the land to his father Rick Harshman. I would estimate that the plan is 75% to 80% complete and depending on the new owners decision, the plan should be able to be approved within a one year extension.

Thank you,
FREDERICK, SEIBERT AND ASSOCIATES, INC.


Frederic M. Frederick, RLS, PE
President

FMF/vab.2022-0035 extension letter

Plan Review Projects Initialized - May 01, 2025 - May 31, 2025

Land Development Reviews								
Record #	Type	Status	Opened Date	Accepted Date	Title	Location	Consultant	Owner
FP-25-002	Forest Conservation Plan	Received	05/23/2025	5/27/2025	FLETCHER'S GROVE - PHASE 3 - DEAN NORTH	109 KINNA PLACE BOONSBORO, MD 21713	B&R DESIGN GROUP	DEAN 8486 LLC
FS-25-011	Forest Stand Delineation	Approved	05/14/2025	5/14/2025	FOREST STAND DELINEATION FOR BROOKES HOUSE, INC.	19986 BEAVER CREEK ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	BROOKES HOUSE INC
FS-25-012	Forest Stand Delineation	Approved	05/15/2025	5/19/2025	CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS	1253 MOUNT AETNA ROAD HAGERSTOWN, MD 21742	CLSI	CHURCH JESUS CHRIST OF LATTER DAY SAINTS
FS-25-013	Forest Stand Delineation	Approved	05/20/2025	5/20/2025	FOREST STAND DELINEATION STANG PROPERTY	5615 AMOS REEDER ROAD BOONSBORO, MD 21713	FOX & ASSOCIATES INC	Richard & Maureen Stang
SIM25-033	IMA	Active	05/07/2025		17326 BAKERSVILLE ROAD BO	17326 BAKERSVILLE ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	
SIM25-034	IMA	Active	05/08/2025		20509 MOUNT AETNA ROAD HN	20509 MOUNT AETNA ROAD HAGERSTOWN, MD 21742	OLIVER HOMES INC	YANG DINGWU LI HONG
SIM25-035	IMA	Active	05/09/2025		19529 GARRETTS MILL ROAD KN	19529 GARRETTS MILL ROAD KNOXVILLE, MD 21758	UNGER SURVEYING & CONSTRUCTION	DIAZ LUIS CONCEPCION RAMOS CORTEZ CLAUDIA FLORICELDA CHAVEZ
SIM25-036	IMA	Requested	05/14/2025		13329 EDMONT ROAD SM	13329 EDMONT ROAD SMITHSBURG, MD 21783	FREDERICK SEIBERT & ASSOCIATES	THOMPSON FRANKLIN E THOMPSON PAM A
TWN-25-003	Improvement Plan	In Review	05/06/2025	5/7/2025	CRESTVIEW BYPASS WATER MAIN (TOWN OF BOONSBORO)	6819 MONROE ROAD BOONSBORO, MD 21713		BOONSBORO MAYOR & COUNCIL
TWN-25-004	Improvement Plan	Pending	05/19/2025		ACE HARDWARE	WEST SIDE OF OLD NATIONAL PIKE BOONSBORO MD 21713	FREDERICK SEIBERT & ASSOCIATES	ANDERSON ENTERPRISES LLC
TWN-25-005	Improvement Plan	In Review	05/27/2025	5/27/2025	LITTLE ANTIETAM CREEK (SOUTH) ECOLOGICAL RESTORATION (TOWN OF KEEDYSVILLE)	19 SO MAIN STREET KEEDYSVILLE, MD 21756	ECOTONE	KEEDYSVILLE TOWN OF
S-25-016	Preliminary-Final Plat	Revisions Required	05/14/2025	5/20/2025	CORWELL LOT 1	11954 BIG SPRING ROAD CLEAR SPRING, MD 21722	FREDERICK SEIBERT & ASSOCIATES	CORWELL KEITH G & CORWELL MELISSA M
SI-25-007	Simplified Plat	Revisions Required	05/16/2025	5/20/2025	FORD-VACATING LOTS 2-5 PLAT 11201-11203	20241 LLOYD ASHTON WAY BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	FORD DALE MILTON FORD DONNA LARUE
SI-25-009	Simplified Plat	In Review	05/22/2025	5/27/2025	ELIZABETH EHRHARDT PARCEL A	1032 HOFFMASTER ROAD KNOXVILLE, MD 21758	FREDERICK SEIBERT & ASSOCIATES	Elizabeth Ehrhardt
SI-25-010	Simplified Plat	In Review	05/23/2025	6/13/2025	SWOPE PARCELS A-D	14683 FALLING WATERS ROAD WILLIAMSPORT, MD 21795	FREDERICK SEIBERT & ASSOCIATES	Estate of Allen & Cheryl Swope
SP-25-015	Site Plan	Revisions Required	05/01/2025	5/5/2025	SITE PLAN	1938 DUAL HIGHWA HAGERSTOWN, MD 21740	MAHMUT AGBA, LLC	ALI MOHAMMED
SP-25-016	Site Plan	Pending	05/05/2025		MINOR SITE PLAN FOR RALPH MARTIN	19815 REIDTOWN ROAD HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	MARTIN RALPH E MARTIN LEAH A
SP-25-017	Site Plan	In Review	05/09/2025	5/12/2025	COMBINED STORMWATER CONCEPT & SITE PLAN FOR BROOK LANE GYMNASIUM	13121 BROOK LANE HAGERSTOWN, MD 21742		BROOK LANE PSYCHIATRIC CTR

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					Land Development Reviews			
Record #	Type	Status	Opened Date	Accepted Date	Title	Location	Consultant	Owner
SP-25-018	Site Plan	In Review	05/19/2025	5/20/2025	ONELIFE FITNESS PICKLEBALL COURTS	17301 VALLEY MALL ROAD, UNIT# 750 HAGERSTOWN, MD 21740	KIMLEY-HORN & ASSOCIATES INC	PR VALLEY LIMITED PARTNERSHIP
SP-25-019	Site Plan	In Review	05/20/2025	5/20/2025	STRATOSPHERE SOCIAL	10313 ARNETT DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	WASHCO ARNETT FARM LLC
SP-25-020	Site Plan	In Review	05/29/2025	6/6/2025	VERIZON FAIRVIEW	15318 FAIRVIEW ROAD CLEAR SPRING, MD 21722	MORRIS & RITCHIE ASSOCIATES, INC.	SHANK OLIVIA V
GP-25-010	Site Specific Grading Plan	In Review	05/09/2025	5/12/2025	9738 DOWNSVILLE PIKE	9738 DOWNSVILLE PIKE HAGERSTOWN, MD 21740		9738 DOWNSVILLE PIKE LLC
GP-25-011	Site Specific Grading Plan	In Review	05/21/2025	5/23/2025	LOT 4 ELDRIDGE FRAZIER, JR	24111 RAVEN ROCK ROAD SMITHSBURG, MD 21783	R LEE ROYER & ASSOCIATES	FRAZIER ELDRIDGE LAVADA JR
SGP-25-039	Standard Grading Plan	Approved	05/05/2025	5/19/2025	LOT1, BLOOMING MEADOWS	9649 BLOOMING MEADOWS COURT HAGERSTOWN, MD 21740		BROWN RACHEL M BROWN DYLAN W
SGP-25-040	Standard Grading Plan	Revisions Required	05/13/2025	5/19/2025	THOMAS E RODKEY			RODKEY THOMAS E BURTNER CASSIE B
SGP-25-041	Standard Grading Plan	In Review	05/16/2025	5/19/2025	HAMMETT-SOCKS	20517 MOUNT AETNA ROAD HAGERSTOWN, MD 21742	COREY'S CONSTRUCTION	Robin Ann Hammet
SGP-25-042	Standard Grading Plan	Approved	05/16/2025	5/19/2025	ADVANCED ANGLES - WOODSIDE DR		FREDERICK SEIBERT & ASSOCIATES	HARTLEY DOMENIC G HARTLEY LINDA A
SWCP25-008	Stormwater Concept Plan	In Review	05/13/2025	5/13/2025	POTOMAC STORAGE	COL HENRY K DOUGLAS DRIVE		Potomac Storage LLC
SSWP25-035	Stormwater Standard Plan	Approved	05/07/2025	5/19/2025	LOT1, BLOOMING MEADOWS	9649 BLOOMING MEADOWS COURT HAGERSTOWN, MD 21740	TRIAD ENGINEERING	BROWN RACHEL M BROWN DYLAN W
SSWP25-036	Stormwater Standard Plan	Revisions Required	05/09/2025	5/23/2025	FREE STALL BARN	12104 LITTLE ANTIETAM ROAD SMITHSBURG, MD 21783		MARTIN PHILIP M MARTIN DELPHINE S
SSWP25-037	Stormwater Standard Plan	Approved	05/12/2025	5/12/2025	STUDENT TRADES FOUNDATION - 1510 SHERMAN AVENUE	1510 SHERMAN AVENUE HAGERSTOWN, MD 21740	FOX & ASSOCIATES INC	WARREN MELISSA D
SSWP25-038	Stormwater Standard Plan	In Review	05/13/2025	5/19/2025	THOMAS E RODKEY			RODKEY THOMAS E BURTNER CASSIE B
SSWP25-039	Stormwater Standard Plan	In Review	05/16/2025	5/19/2025	HAMMETT-SOCKS	20517 MOUNT AETNA ROAD HAGERSTOWN, MD 21742	COREY'S CONSTRUCTION	Robin Ann Hammet
SSWP25-040	Stormwater Standard Plan	Approved	05/16/2025	5/19/2025	ADVANCED ANGLES - WOODSIDE DR		FREDERICK SEIBERT & ASSOCIATES	HARTLEY DOMENIC G HARTLEY LINDA A
S-25-015	Subdivision Replat	Revisions Required	05/02/2025	5/6/2025	DONALD R. COOPER, JR AND JULIE E. MILLER-COOPER	12753 PECKTONVILLE ROAD BIG POOL, MD 21711	FOX & ASSOCIATES INC	COOPER DONALD R JR & JULIE E M
TYU-25-011	Two Year Update	In Review	05/20/2025	6/10/2025	ACE HARDWARE	WEST SIDE OF OLD NATIONAL PIKE BOONSBORO MD 21713	FREDERICK SEIBERT & ASSOCIATES	ANDERSON ENTERPRISES LLC
TYU-25-012	Two Year Update	In Review	05/20/2025	6/10/2025	21-23 E MAPLE ST, FUNKSTOWN		FOX & ASSOCIATES INC	CRAMPTON PAUL N JR
TYU-25-013	Two Year Update	In Review	05/22/2025	6/10/2025	MT AETNA CONFERENCE CENTER	CAMPUS OF HIGHLAND VIEW ACADEMY EAST OF ACADEMY DR & SOUTH OF ACADEMY LN	FOX & ASSOCIATES INC	HIGHLAND VIEW ACADEMY INC
GPT-25-024	Type 2 Grading Plan	Approved	05/07/2025	6/3/2025	PARADISE HEIGHTS LOT 69 13819 PULASKI DR	13819 PULASKI DRIVE HAGERSTOWN, MD 21742	RICHMOND AMERICAN HOMES OF MARYLAND, INC	PARADISE HEIGHTS LAND INC

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Permits Reviews							
Record #	Type	Status	Opened Date	Title	Location	Consultant	Owner
2025-02016	Entrance Permit	Approved	05/04/2025	STICK BUILT HOME	S-25-007 HOFFMASTER ROAD		EHRHARDT ELIZABETH A
2025-02028	Entrance Permit	In Progress	05/05/2025	STICK BUILT HOME	S-22-012 13819 PULASKI DRIVE, LOT 69		PARADISE HEIGHTS LAND
2025-02070	Entrance Permit	Approved	05/06/2025	STICK BUILT HOME	S-11-033 9649 BLOOMING MEADOWS COURT, LOT 1	DILLARD DUANE B JR T/A HIGHLAND HOMES	BROWN RACHEL M BROWN DYLAN W
2025-02211	Entrance Permit	Pending Information	05/14/2025	HAMMETT-SOCKS DRIVEWAY	20517 MOUNT AETNA ROAD HAGERSTOWN, MD 21742		AKMAL YASMIN
2025-02221	Entrance Permit	Review	05/14/2025	STICK BUILT HOME	S-98-114 234 STANFORD ROAD, LOT S68		TREJO BARAJAS JORGE LUIS TREJO GABRIELA
2025-02455	Entrance Permit	In Progress	05/29/2025	STICK BUILT HOME	S-80-6 WOODSIDE DRIVE, LOT 8		ADVANCED ANGLES CONSTRUCTION AND HOME IMPROVEMENTS LLC
2025-02158	Floodplain Permit	Review	05/12/2025	FLOODPLAIN	14241 FALLING WATERS ROAD, LOT 346		POTOMAC FISH & GAME CLUB
2025-01985	Grading Permit	In Progress	05/01/2025	STICK BUILT HOME	LOR 4930 CHURCHEY ROAD	RYLEA HOMES, INC.	DOYLE BRADY A RYAN MOLLY K
2025-02030	Grading Permit	In Progress	05/05/2025	PARADISE HEIGHTS LOT 69 13819 PULASKI DR	S-22-012 13819 PULASKI DRIVE, LOT 69		PARADISE HEIGHTS LAND
2025-02052	Grading Permit	Approved	05/06/2025	STICK BUILT HOME	LOR 19529 GARRETTS MILL ROAD	FINE HOMES CONSTRUCTION, LLC.	DIAZ LUIS CONCEPCION RAMOS CORTEZ CLAUDIA FLORICELDA CHAVEZ
2025-02069	Grading Permit	Approved	05/06/2025	STICK BUILT HOME	S-11-033 9649 BLOOMING MEADOWS COURT, LOT 1	DILLARD DUANE B JR T/A HIGHLAND HOMES	BROWN RACHEL M BROWN DYLAN W
2025-02454	Grading Permit	In Progress	05/29/2025	STICK BUILT HOME	S-80-6 WOODSIDE DRIVE, LOT 8		ADVANCED ANGLES CONSTRUCTION AND HOME IMPROVEMENTS LLC
2025-02144	Non-Residential Ag Certificate	Review	05/09/2025	FARM BUILDING	LOR 12104 LITTLE ANTIETAM ROAD		MARTIN PHILIP M MARTIN DELPHINE S
2025-02276	Non-Residential Signs Permit	Review	05/19/2025	BUILDING MOUNTED	SP-16-023 19813 LEITERSBURG PIKE		LEITERSBURG PIKE ONE LLC
2025-02321	Utility Permit	Approved	05/21/2025	POTOMAC EDISON	20027 ROSEBANK WAY	POTOMAC EDISON	GHATTAS HOLDINGS LLC
2025-02356	Utility Permit	Approved	05/23/2025	POTOMAC EDISON	15143 HIGH GERMANY ROAD	POTOMAC EDISON	HOOPENGARDNER ALTON B ET AL BERNSTEIN LINDA J TRUSTEE
2025-02067	Utility Permit	Approved	05/06/2025	ANTIETAM BROADBAND	KNEPPER ROAD, COHILL ROAD, ASHTON ROAD, AND RHODES COURT.	ANTIETAM CABLE TELEVISION INC	KNEPPER GARY A L/E
2025-02076	Utility Permit	Approved	05/07/2025	ANTIETAM BROADBAND	FAIRPLAY ROAD, MONDELL ROAD, REICHARD ROAD, JORDAN ROAD, AND TAYLORS LANDING ROAD.	ANTIETAM CABLE TELEVISION INC	STAEBLEIN THOMAS E STAEBLEIN JAN L
2025-02077	Utility Permit	Approved	05/07/2025	ANTIETAM BROADBAND	9802 WOODSIDE COURT, WOODSIDE DRIVE, SANDLEWOOD COURT, SUMMERLIN COURT, AND OLIVEWOOD DRIVE.	ANTIETAM CABLE TELEVISION INC	WISHARD WAYNE WISHARD FRANCES
2025-02103	Utility Permit	Approved	05/08/2025	COMCAST	10707 BOWER AVENUE	COMCAST	SNYDER ROGER L SR & SNYDER TERESA
2025-02120	Utility Permit	Approved	05/08/2025	ANTIETAM BROADBAND	9418 EARLEY DRIVE, LESLIE DRIVE AND HETZER DRIVE.	ANTIETAM CABLE TELEVISION INC	SHARPSBURG PIKE LLC
2025-02121	Utility Permit	Approved	05/08/2025	ANTIETAM BROADBAND	18824 DILLER DRIVE, MESA TERRACE, SWEET VALE DRIVE, WAVY HILL AVENUE, AND MARILEW COURT.	ANTIETAM CABLE TELEVISION INC	DISTEFANO AMANDA DISTEFANO LOUIS

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Permits Reviews							
Record #	Type	Status	Opened Date	Title	Location	Consultant	Owner
2025-02136	Utility Permit	Review	05/09/2025	COMCAST	11007 DECKER AVENUE AND DIANE DRIVE	COMCAST	STRANGE JERRELL D
2025-02139	Utility Permit	Approved	05/09/2025	COMCAST	17303 EVERGREEN DRIVE	COMCAST	ARRIAGA HERRERA OSCAR RENEE
2025-02145	Utility Permit	Approved	05/09/2025	COMCAST	17525 GAY STREET	COMCAST	TERENZIO ALICE GALE
2025-02146	Utility Permit	Approved	05/09/2025	COMCAST	10927 GRAYSTONE DRIVE	COMCAST	COLE RUSSELL D COLE REBA D
2025-02172	Utility Permit	Approved	05/12/2025	ANTIETAM BROADBAND	7918 PENDLETON COURT, FAIRPLAY ROAD, MEADE COURT, WALKER CIRCLE, MCCLELLAN AVENUE, AND ABBOTT DRIVE.	ANTIETAM CABLE TELEVISION INC	HOSE WAYNE L & TINA L
2025-02173	Utility Permit	Approved	05/12/2025	ANTIETAM BROADBAND	18000 NORMAN DRIVE, NORMAN COURT, KNOLL LANE AND KNOLL DRIVE.	ANTIETAM CABLE TELEVISION INC	CARTWRIGHT CRAIG ALAN & TINA MARIE
2025-02174	Utility Permit	Approved	05/12/2025	ANTIETAM BROADBAND	18424 BREAETHESVILLE ROAD AND COUNTY HOME LANE.	ANTIETAM CABLE TELEVISION INC	REMSBURG DONALD D & LISA A
2025-02175	Utility Permit	Approved	05/12/2025	ANTIETAM BROADBAND	21510 KELSO DRIVE, LEITERSBURG SMITHSBURG ROAD, KELSO DRIVE, RIGGOLD STREET, UNGER ROAD AND LEITERS MILL ROAD.	ANTIETAM CABLE TELEVISION INC	SMITH SANFORD P
2025-02206	Utility Permit	Review	05/14/2025	COMCAST	13502 MARSH PIKE, LONGMEADOW ROAD, DONNYBROOK DRIVE, SPRING VALLEY DRIVE AND GRANADA LANE.	COMCAST	WARE CATHERINE C
2025-02368	Utility Permit	Approved	05/23/2025	ANTIETAM BROADBAND	21712 OTOOLE DRIVE	ANTIETAM CABLE TELEVISION INC	THE JUDITH A KLINE LIVING TRUST KLINE JUDITH A TRUSTEE
2025-02466	Utility Permit	Review	05/30/2025	COMCAST	19523 SPRING VALLEY DRIVE AND SPRING VALLEY COURT	COMCAST	SNOWBERGER BRENDA

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	Type	Total
LandDev Total by Group: 39	Forest Conservation Plan	1
	Forest Stand Delineation	3
	IMA	4
	Improvement Plan	3
	Preliminary-Final Plat	1
	Simplified Plat	3
	Site Plan	6
	Site Specific Grading Plan	2
	Standard Grading Plan	4
	Stormwater Concept Plan	1
	Stormwater Standard Plan	6
	Subdivision Replat	1
	Two Year Update	3
	Type 2 Grading Plan	1
Permits Total by Group: 33	Entrance Permit	6
	Floodplain Permit	1
	Grading Permit	5
	Non-Residential Ag Certificate	1
	Non-Residential Signs Permit	1
	Utility Permit	19
Total		72