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

AGENDA
WASHINGTON COUNTY PLANNING COMMISSION
100 W Washington Street, Room 2000
August 31, 2026, 6:00 PM

CALL TO ORDER AND ROLL CALL

REZONING PUBLIC INPUT MEETING

1. **Downsville Pike Land, LLC [RZ-26-004] – Travis Allen * *Information/Discussion***
   Proposed map amendment to rezone property at the northwest corner of Halfway Boulevard/Downsville Pike intersection from RS (Residential Suburban) to HI (Highway Interchange)

NEW BUSINESS

MINUTES

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

PRELIMINARY PLAT/SITE PLAN

1. **Showalter Commercial Park Lots 1-3 [PSP-25-004] – Misty Wagner-Grillo * *Discussion/Action***
   Preliminary plat/site plan for the construction of a county road, gravel overnight truck parking lot and mass-grading for a future convenience store; Location: 18225 Showalter Road; Zoning: HI (Highway Interchange)
   - **Forest Conservation – Travis Allen * *Discussion/Action***
     Request to establish an offsite forest easement to satisfy the 3.15-acre planting requirement and to remove seven specimen trees from the site

SITE PLANS

1. **PSM, LLC [SP-24-030] - Misty Wagner-Grillo * *Discussion/Action***
   Proposed 104,000 sq. ft. warehouse; Location: 16450 Elliott Parkway; Zoning: IG (Industrial, General)
   - **Forest Conservation – Travis Allen * *Discussion/Action***
     Request to use the payment-in-lieu of planting to satisfy a portion of the mitigation requirement and to utilize natural regeneration to satisfy a portion of the mitigation requirement
2. **CCBCC Warehouse Expansion [SP-26-009] - Misty Wagner-Grillo * *Discussion/Action***
   Proposed building addition; Location: 100 Western Maryland Parkway; Zoning: IG (Industrial General)
3. **Sharpsburg Pike Retail [SP-25-048] - Misty Wagner-Grillo * *Discussion/Action***
   Site plan for a proposed restaurant and retail buildings; Location: 10320 Sharpsburg Pike; Zoning: HI (Highway Interchange)

OTHER BUSINESS

1. **Update of Projects Initialized – Jennifer Kinzer * *Information/Discussion***
2. **Director's Report – Alyssa Sabetto and Jennifer Kinzer *Information/Discussion***

ADJOURNMENT

UPCOMING MEETINGS

1. October 5, 2026, 6:00 p.m. – Washington County Planning Commission regular meeting

*attachments

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

The Planning Commission reserves the right to vary the order in which the cases are called. Individuals requiring special accommodations are required to contact the Washington County Planning Department at 240-313-2430 to make arrangements no later than 10 working days prior to the meeting. Notice is given that the Planning Commission agenda may be amended at any time up to and including the Planning Commission meeting.

Washington County
MARYLAND

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

WASHINGTON COUNTY PLANNING COMMISSION ZONING ORDINANCE MAP AMENDMENT APPLICATION

DOWNSVILLE PIKE LAND, LLC
Applicant

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

10306 REMINGTON DRIVE, 2ND FL.
Address

CHRIS SMITH
Primary Contact

301-733-4365x203
Phone Number

SAME AS ABOVE
Address

csmith@manorhousebuilders.com
E-mail Address

Property Location: NW Corner of Halfway Blvd / Downsville Pike Intersection

Tax Map: 57 Grid: 002 Parcel No.: 408; 329; 210 Acreage: +/- 2.09 ac.

Tax Account ID: 26-023114; 26-018862; 26-023173

Current Zoning: RS (Residential, Suburban) Requested Zoning: HI (Highway Interchange)

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

Chris Smith
Applicant's Signature

Subscribed and sworn before me this 4 day of June, 20 26.

My commission expires on 12·13·26

Sandra L. Schulte
Notary Public

SANDRA L SCHULTE
Notary Public - State of Maryland
Washington County
My Commission Expires Dec 13, 2026

FOR PLANNING COMMISSION USE ONLY

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

Washington County
MARYLAND

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

WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING FEE WORKSHEET

PLEASE COMPLETE ONLY THE SECTION THAT APPLIES.

Applicant's Name: DOWNSVILLE PIKE LAND, LLC Date: _____

Zoning Ordinance Map Amendment . . . . . $ 2,000.00
Number of Acres * 2.09 x $20.00 [1 acre minimum]
per acre . . . . . $ 40

Engineering Review Fee . . . . . $ 150.00

Technology Fee . . . . . $ 15.00

TOTAL FEES DUE – MAP AMENDMENT . . . . . $ 2,205

*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

Search Tax Maps **No Ground Rent Redemption on File** **No Ground Rent Registration on File**

Special Tax Recapture: None

Account Number: **District - 26 Account Identifier -** 023114

Owner Information

Owner Name: DOWNSVILLE PIKE LAND LLC
Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 10306 REMINGTON DR 2ND FLR HAGERSTOWN MD 21740-0000
Deed Reference: /05486/ 00190

Location & Structure Information

Premises Address: 10656 DOWNSVILLE PIKE HAGERSTOWN 21740-0000
Legal Description: 0.50 ACRES 10656 DOWNSVILLE PIKE

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0057	0002	0408	26010519.22	0000				2026	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			21,780 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements	Pending Permit
			/					None

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2026	As of 07/01/2025	As of 07/01/2026
Land:	24,500	24,500		
Improvements	0	0		
Total:	24,500	24,500	24,500	24,500
Preferential Land:	0	0		

Transfer Information

Seller: CARBAUGH BONNIE L ET AL	**Date:** 04/24/2017	**Price:** $50,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /05486/ 00190	**Deed2:**
Seller: RICE ANITA V	**Date:** 12/07/2015	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /05119/ 00426	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

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

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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

2 of 2

TM 57/ Parcel 408

Tri-State Signature Settlements, LLC
File No. TE-10107M
Tax ID # 26-023114

This Deed, made this 21st day of April, 2017, by and between Connie Proctor, Bonnie L. Carbaugh, Ronald G. Rice and Donald W. Rice, GRANTORS, and Downsville Pike Land, LLC, a Maryland Limited Liability Company, GRANTEE.

- Witnesseth -

That for and in consideration of the sum of Fifty Thousand And 00/100 Dollars ($50,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said Downsville Pike Land, LLC, 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 described lot of land, together with any improvements thereon situate in Washington County, Maryland, on the Northwest side of the Downsville Hagerstown Turnpike, about two miles South of Hagerstown, and being more particularly described as follows:

Beginning at a stone standing near the west or northwest side of the Hagerstown and Downsville Turnpike and at the end of the 17th or South 79 ¼ degrees East 89 ½ perch line of a deed from Edward A. Shaffer, Executor, to John H. Eldridge, dated July 13, 1892, and running thence reversing said 17th line North 79 ¼ degrees West 181 feet, then leaving the outlines of the aforesaid deed 2 degrees East 185 feet, passing a stone on the North side of the aforesaid turnpike to the middle of said turnpike, then with the turnpike North 63 degrees East 252 feet to the place of beginning; containing approximately 0.50 acres of land, more or less.

Subject to and together with the covenants, restrictions, rights of way and easements of record applicable thereto.

Being the same property described and conveyed in the deed from Bonnie L. Carbaugh, Personal Representative of the Estate of Arthur T. Samuels unto Bonnie L. Carbaugh, Ronald G. Rice, Connie Proctor and Donald W. Rice dated July 17, 2015, and recorded December 7, 2015 in Liber 5119 at folio 0426 among the Land records of Washington County, Maryland.

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.

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 Downsville Pike Land, LLC, 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.

WASHINGTON COUNTY CIRCUIT COURT (Land Records) DJW 5486 p.0190 MSA_CE_18_5438. Date available 4/27/2017. Printed 6/4/2026.

As Witness the hands and seals of said Grantors, the day and year first above written.

WITNESS:

_____ Connie Proctor (Seal)
Connie Proctor

_____ Bonnie L. Carbaugh (Seal)
Bonnie L. Carbaugh

_____ Ronald G. Rice (Seal)
Ronald G. Rice

_____ Donald W. Rice (Seal)
Donald W. Rice
Connie J. Proctor, His Attorney in Fact

STATE OF MARYLAND }
COUNTY OF WASHINGTON } ss

I hereby certify that on this 21st day of April, 2017, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Connie Proctor, Bonnie L. Carbaugh, Ronald G. Rice and Donald W. Rice,* 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.

* By Connie J. Proctor, His Attorney In Fact

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

LESA N. DAVIS
Notary Public
Washington County
Maryland
My Commission Expires April 2, 2018

Notary Public
My commission expires 4/2/18

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.

Terri Ann Lowery, Esquire

AFTER RECORDING, PLEASE RETURN TO:
Tri-State Signature Settlements, LLC
1185 Mount Aetna Road
Hagerstown, MD 21740

TODD L. HERSHEY, TREASURER
TAXES PAID 4-24-17 pd

WASHINGTON COUNTY CIRCUIT COURT (Land Records) DJW 5486 p.0191 MSA_CE_18_5438. Date available 4/27/2017. Printed 6/4/2026.

Real Property Data Search ( )
Search Result for WASHINGTON COUNTY

Search Tax Maps | **No Ground Rent Redemption on File** | **No Ground Rent Registration on File**

Special Tax Recapture: None

Account Number: **District - 26 Account Identifier -** 018862

Owner Information

Owner Name:	DOWNSVILLE PIKE LAND LLC	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	10306 REMINGTON DR HAGERSTOWN MD 21740-	**Deed Reference:**	/07063/ 00436

Location & Structure Information

Premises Address:	10650 DOWNSVILLE PIKE HAGERSTOWN 21740-0000	**Legal Description:**	0.49 ACRES 10650 DOWNSVILLE PIKE

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0057	0002	0329	26010519.22	0000				2026	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			21,078 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements	Pending Permit
			/					None

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2026	As of 07/01/2025	As of 07/01/2026
Land:	50,500	50,500		
Improvements	0	0		
Total:	50,500	50,500	50,500	50,500
Preferential Land:	0	0		

Transfer Information

Seller: WASTLER JOHN D	**Date:** 07/21/2022	**Price:** $65,000
Type: NON-ARMS LENGTH OTHER	**Deed1:** /07063/ 00436	**Deed2:**
Seller: MILLS LEONARD I	**Date:** 06/01/1992	**Price:** $87,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /01043/ 00813	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

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

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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

Taxes Paid $2,443.24
Todd L. Hershey, Treasurer
MB 07-21-2022

BOOK: 7063 PAGE: 436

Washington Cty Cir Crt
IMP FD SURE $40.00
RECORDING FEE $20.00
TR TAX STATE $325.00
CTY TR TAX $75.00
CTY REC TAX $494.00
TOTAL $954.00
KRT RJD 02:06 pm
Jul 21, 2022

Olde Towne Title, Inc.
File No. OT-18310CO
Tax ID # 26-018862

TM 57/
Parcel 329

This Deed, made this 21st day of July, 2022, by and between **John Dean Wastler**, GRANTOR, and **Downsville Pike Land LLC**, GRANTEE.

Witnesseth –

That in consideration of the sum of Sixty-Five Thousand and 00/100 Dollars ($65,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor does 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:

PARCEL 1: Situate along the Northwest side of the original portion of the Downsville Pike approximately 1.6 miles Southwestwardly from the Corporate Boundary of the City of Hagerstown, in District 26, Washington County, Maryland, and more particularly described as follows: Beginning at a point in the Northwest marginal line of said Downsville Pike, said point also being in the margin of the right of way of the State Roads Commission as indicated on Plat No. 13405 of said Commission on file in the Office of the Clerk of the Circuit Court for Washington County, and running thence along the existing fence line along the Northwest side of the original portion of said Downsville Pike South 48 degrees 20 minutes West 143.1 feet to a stake, thence leaving the Pike and running back therefrom North 4 degrees 00 minutes East 288.9 feet to intersect the existing fence line and the lines of the deed from Elizabeth S. Ridenour, widow, to Samuel H. Shank and Ethel Ridenour Shank, his wife, dated February 25, 1949 and recorded in Liber 251, folio 24, one of the Land Records of Washington County, Maryland thence with portions of two lines of said deed South 77 degrees 56 minutes East 101.0 feet to a post, South 4 degrees 00 minutes West 172.4 feet to the place of beginning; containing 0.53 acres of land, more or less.

PARCEL 2: All that lot or parcel of ground situate along the Northwest side of the original portion of the Downsville Pike approximately 1.6 miles Southwestwardly from the Corporate Boundary of the City of Hagerstown, in District 26, Washington County, Maryland and beginning at a point in the Northwest marginal line of said Downsville Pike, said point being at the end of the first line of the deed from Samuel H. Shank and wife to Leonard I. Mills and wife dated August 25, 1959 and recorded in Liber 351, folio 341, one of the Land Records of Washington County, and running thence back from the said Downsville Pike with the second line of said deed North 4 degrees 00 minutes East 288.9 feet to intersect the existing fence lines and the lines of the deed from Elizabeth S. Ridenour, widow, to the said Samuel H. Shank and wife dated February 25, 1949 and recorded in Liber 251, folio 24, another of the Land Records of Washington County, thence with a portion of one of the lines of said deed and running along the existing fence line North 77 degrees 56 minutes West 40.0 feet, more or less, to a marked tree, thence leaving the lines of the last mentioned deed and running South 3 degrees 38 minutes East 299.25 feet to the place of beginning, containing 0.12 acres of land, more or less.

SAVING AND EXCEPTING THEREFROM HOWEVER, all that piece or parcel of land conveyed to the Board of County Commissioners of Washington County, Maryland, a body corporate and politic of the State of Maryland, by Leonard I. Mills and Mary Jane Mills, his wife, by a deed dated 6 June 1983 and which was recorded in Liber 744, folio 1008, one of the Land Records of Washington County, Maryland. The property conveyed in fee simple from Parcel 1, above, contained 356 square feet, more or less, and from Parcel 2, above, 41 square feet, more or less.

For informational purposes only: The improvements thereon being known as 10650 Downsville Pike, Hagerstown, Maryland 21740

Tax ID No.: 26-018862

BEING the same property conveyed to John Dean Wastler by virtue of a Deed from Jack W. Mills, Personal Representative of the Estate of Leonard I. Mills, dated June 1, 1992

WASHINGTON COUNTY CIRCUIT COURT (Land Records) KRT 7063 p.0436 MSA_CE_18_7015. Date available 7/22/2022. Printed 6/4/2026.

and recorded June 1, 1992 among the Land Records of Washington County, Maryland in Liber DJW 1043, folio 813.

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.

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 Downsville Pike Land LLC, in fee simple.

Subject to and together with all restrictions, covenants, conditions, easements and rights of way of record.

And the Grantor hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant Specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.

The undersigned certify that he is resident(s) of the State of Maryland, or that this was their primary residence, and therefore is exempt from the tax withholding requirements of Section 10-912 of the Tax General Article of the Annotated Code of Maryland.

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

_____ _____ (SEAL)
John Dean Wastler

STATE OF MARYLAND }
COUNTY OF WASHINGTON } ss

I hereby certify that on this 11th day of July, 2022, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared John Dean Wastler, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his 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

R.J. WITTHAUS NOTARY PUBLIC FREDERICK CO. MD

R.J. WITTHAUS
Notary Public, State of Maryland
County of Frederick
My Commission Expires Dec. 21, 2023

My Commission Expires: _____

AFTER RECORDING, PLEASE RETURN TO:
Downsville Pike Land LLC
10306 Remington Drive 2nd floor
Hagerstown, MD 21740

WASHINGTON COUNTY CIRCUIT COURT (Land Records) KRT 7063 p.0437 MSA_CE_18_7015. Date available 7/22/2022. Printed 6/4/2026.

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.

Allison Bailey, Attorney

WASHINGTON COUNTY CIRCUIT COURT (Land Records) KRT 7063 p.0438 MSA_CE_18_7015. Date available 7/22/2022. Printed 6/4/2026.

Real Property Data Search ( )
Search Result for WASHINGTON COUNTY

Search Tax Maps | **No Ground Rent Redemption on File** | **No Ground Rent Registration on File**

Special Tax Recapture: None

Account Number: **District - 26 Account Identifier -** 023173

Owner Information

Owner Name: DOWNSVILLE PIKE LAND LLC
Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 10306 REMINGTON DR 2ND FLR HAGERSTOWN MD 21740-0000
Deed Reference: /05488/ 00165

Location & Structure Information

Premises Address: 10662 DOWNSVILLE PIKE HAGERSTOWN 21740-0000
Legal Description: 1.10 ACRES 10662 DOWNSVILLE PIKE

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0057	0002	0210	26010519.22	0000				2026	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			1.1000 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements	Pending Permit
			/					None

Value Information

	Base Value	Value As of 01/01/2026	Phase-in Assessments As of 07/01/2025	As of 07/01/2026
Land:	61,000	61,000		
Improvements	0	0		
Total:	61,000	61,000	61,000	61,000
Preferential Land:	0	0		

Transfer Information

Seller: RICE ANITA VIRGINIA	**Date:** 04/26/2017	**Price:** $175,000
Type: NON-ARMS LENGTH OTHER	**Deed1:** /05488/ 00165	**Deed2:**
Seller:	**Date:**	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /01770/ 00701	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.0010.00	0.0010.00

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:**

Tri-State Signature Settlements, LLC
File No. **TE-10106M**
Tax ID# **26023173**

TM 57 / Parcel 210

This Deed, made this **21st** day of **April, 2017**, by and between **The Estate of Anita Virginia Rice, Estate No. 69124,** Grantor; and **Downsville Pike Land, LLC,** a Maryland Limited Liability Company, party of the second part, GRANTEE.

Whereas, on February 12, 2014, the Orphans' Court of Washington County, State of Maryland (the "Court") granted administration of the Estate of the Decedent to Connie J. Proctor as Personal Representative of the Estate of the Decedent in Estate No. 69124.

Whereas, Grantor in the capacity as Personal Representative in the Estate of the Decedent has complete and full power and authority by law, to grant and convey the entire fee simple interest in the hereinafter described property; and

Whereas, as part of the administration of the Estate of the Decedent, Grantor desires to convey the entire fee simple estate in the hereinafter described property to the Grantee.

- Witnesseth -

That in consideration of the sum of **One Hundred Seventy-Five Thousand And 00/100 Dollars ($175,000.00),** which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said GRANTOR as Personal Representative as the Estate of the Decedent, does hereby grant and convey to **Downsville Pike Land, LLC,** 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 situate along the Northwest side of the Hagerstown Downsville Road approximately one and six tenths (1.6) miles from the Corporate Limits of the City of Hagerstown, in District No. 26, Washington County, Maryland and being more particularly described as follows:

Beginning at a stone planted at the end of the South 78 degrees 30 minutes west 89 and 5/10 perch line of the deed from Mary E. Stockslager, widow, to Albert L. Stockslager and wife, dated August 6, 1927, and recorded in Liber No. 178, folio 94, one of the land records of Washington County, Maryland, said stone being in or near the Northwest margin of the aforesaid Hagerstown-Downsville Road and at the North east corner of the parcel of land conveyed by the Downsville and Hagerstown Turnpike Company of Washington County to Arthur T. Samuels and Edna M. Samuels, his wife, by deed dated May 3, 1919 and recorded in Liber No. 155, folio 185, another of the Land Records of Washington County and running thence with the closing line of the first mentioned deed North 62 degrees 45 minutes East 133 feet to a point in said Road, thence crossing a portion of the Road North 27 degrees 15 minutes West 24 feet to an iron pipe in the Northwest margin thereof, thence leaving the Road and running North 59 degrees 50 minutes West 337 feet to an iron pipe, thence South 22 degrees 36 minutes West 212 feet to an iron pipe in the boundary of the entire tract conveyed to Stockslager as aforesaid, thence with said boundary line South 78 degrees 15 minutes East 88 feet, more or less, to the Northwest corner of the aforesaid parcel of land conveyed to Arthur T. Samuels and wife, thence binding on said parcel South 78 degrees 15 minutes East 181 feet, more or less, to the place of beginning, containing one and one tenth acres of land, more or less.

SAVING AND EXCEPTING all that property located along the northwest side of the Downsville Pike in the Twenty Sixth Election District of Washington County, Maryland, as shown on State Highway Administration Plat No. 54605 (Rev. 7/15/97); together with any and all right of vehicular ingress and egress across those portions of the right of

WASHINGTON COUNTY CIRCUIT COURT (Land Records) DJW 5488 p.0165 MSA_CE_18_5440. Date available 4/28/2017. Printed 6/4/2026.

way lines which are marked "Throughout This Portion of the Right of Way Line All Vehicular Access is Denied", as set forth in the Inquisition filed as Case No. 21-C-98-3906 LA in the Circuit Court for Washington County, Maryland, State Roads Commission of the State Highway Administration vs. Anita V. Rice, et. al., dated February 12, 2002, and recorded among the Land Records of Washington County, Maryland in Liber 1756 at folio 1094.

Subject to and together with all covenants, restrictions, rights of way and easements of record applicable thereto.

BEING A PART OF the property described and conveyed in the Deed from Albert L. Stockslager and Nellie A. Stockslager unto William D. Rice and Anita V. Rice, dated November 20, 1945 and recorded November 23, 1945, in Liber 232 at folio 183 among the Land Records of Washington County, Maryland. The said William D. Rice departed this life on or about March 11, 1986 thereby vesting title in Anita V. Rice, as Surviving Tenant by the Entirety. The said Anita V. Rice having departed this life on or about December 14, 2013.

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.

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 **Downsville Pike Land, LLC**, in fee simple.

And Grantor does hereby covenant to execute such further assurances of the same as may be requisite.

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

By: **Connie J. Proctor, Personal Representative of The Estate of Anita Virginia Rice, Estate No. 69124**

STATE OF MARYLAND
COUNTY OF WASHIGTON, to wit:

I hereby certify that on this **21st** day of **April, 2017** before me, the undersigned officer, a Notary Public in and for the State aforesaid, personally appeared Connie J. Proctor, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged herself or himself to be the Personal Representative of the Estate of The Estate of Anita Virginia Rice, Estate No. 69124 and who, in my presence, signed and sealed the foregoing Deed and acknowledged it to be his/her act and deed as Personal Representative of the foregoing Estate, giving oath under penalties of perjury that the consideration recited herein is correct.

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

LESA N. LEWIS
Notary Public
Washington County
Maryland
My Commission Expires April 2, 2018

Notary Public
My commission expires: 4/2/18

TODD L. HERSHEY, TREASURER
TAXES PAID 4-24-17 pd

WASHINGTON COUNTY CIRCUIT COURT (Land Records) DJW 5488 p.0166 MSA_CE_18_5440. Date available 4/28/2017. Printed 6/4/2026.

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.

Terri Ann Lowery, Esquire

AFTER RECORDING, PLEASE RETURN TO:
Tri-State Signature Settlements, LLC
1185 Mount Aetna Road
Hagerstown, MD 21740

WASHINGTON COUNTY CIRCUIT COURT (Land Records) DJW 5488 p.0167 MSA_CE_18_5440. Date available 4/28/2017. Printed 6/4/2026.

JD Law Co., Inc.
Jason M. Divelbiss - Attorney & Consultant

June 17, 2026

Washington Co. Bd. of County Commissioners
c/o Wash. Co. Planning Commission
747 Northern Avenue
Hagerstown, MD 21742

Re: Zoning Ordinance Map Amendment Request for the +/- 2.09 ac. Property Located at the NW Corner of Halfway Boulevard & Downsville Pike

On behalf of the property owner, Downsville Pike Land, LLC, please accept the within letter in support of the application for Zoning Map Amendment to change the zoning classification for the property located at the NW corner of Halfway Boulevard and Downsville Pike from **RS (Residential, Suburban) to HI (Highway Interchange).**

The subject property consists of three (3) parcels which, in the aggregate, total +/- 2.09 ac. in size (collectively, the "**Property**"):

- +/- 0.49 acres with an address of 10650 Downsville Pike (Tax Map 57; Parcel 329);
- +/- 0.50 acres with an address of 10656 Downsville Pike (Tax Map 57; Parcel 408);
- +/- 1.10 acres with an address of 10662 Downsville Pike (Tax Map 57; Parcel 210).

As shown and depicted on the attached aerial photograph, the Property is bounded to the west by the County owned Marty Snook Memorial Park; to the south by the State-owned Park & Ride; to the east by Halfway Boulevard; and to the north by Downsville Pike. It is directly across the intersection from Sheetz.

In addition to being at the intersection of Halfway Boulevard and Downsville Pike, both classified as "Arterial" roadways (Comp. Plan, Map 7-6), the Property is less than 1,000' from the travel lanes of Interstate 70 and directly at the base of the westbound I-70 ramps.

Despite these factors, the Property is currently zoned RS (Residential, Suburban) (see attached Zoning Map) and designated in the County's Comprehensive Plan for "Medium Density Residential" future Land-Use (see attached Comp. Plan Future Land-Use Map).

The purpose of the RS (Residential, Suburban) district is to "provide appropriate locations … for single and two-family dwellings on moderately sized lots…" (Zoning Ordinance, § 8.0) whereas the purpose of the HI (Highway, Interchange) 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…" (Zoning Ordinance, § 19.1).

Several factors make the HI (Highway, Interchange) zoning classification more suitable than the RS (Residential, Suburban) for this Property:

- The Property is located immediately adjacent to the intersection of Halfway Blvd. and Downsville Pike, less than 1,000' from the travel lanes of Interstate 70 making single-family or two-family residential dwellings completely inappropriate;

- Without the benefit of any internal or secondary roadways, the Property will need to be accessed directly from Halfway Blvd. and/or Downsville Pike which, given the traffic volumes and speed of vehicular traffic on both roadways, presents a clear incompatibility and potential safety concern; and

- Given the need for future road and/or intersection improvements at this location, future residential use is impractical and not of a scale necessary to provide those improvements as part of the Property's development.

"Change or Mistake" Rule in General

Not only must the new, requested zoning classification be appropriate for the Property, but a request to change a property's zoning classification must also be supported by strong evidence of either (i) mistake in the original zoning (or the most recent comprehensive rezoning); or (ii) substantial change in the character of the neighborhood. *See,* Stratakis v. Beauchamp, 268 Md. 643, 652-653 (1973), which also characterizes "strong evidence" as being sufficient to make the issue "fairly debatable."

Change in the Character of the Neighborhood

There are essentially three (3) elements to be established in a case contending there has been a substantial change in the character of the neighborhood:

(a) What area constitutes the "neighborhood" of the subject property;

(b) The changes that have occurred in that "neighborhood" since the original zoning (or last comprehensive rezoning affecting the property); and

(c) That the changes resulted in a change to the character of the "neighborhood" that justify reclassification of the property to the requested zoning.

See, Montgomery v. Board of County Commissioners for Prince George's County, 256 Md. 597, 602 (1970).

Neighborhood

What constitutes the "neighborhood" is not to be precisely or rigidly defined but instead is defined differently in each case as the area within the immediate environs of the subject property and depends upon geographic location property, whether it is an urban, rural or semi-rural area and other such relative characteristics. *See,* Clayman v. Prince George's County, 266 Md. 409, 418 (1972).

In this case, the Property is located within the "neighborhood" bounded by the following, all of which are less than 1,000 ft. from the Property (see attached, marked aerial photo Exhibit):

- Stone Valley Drive to the North;
- I-70 to the South;
- The limits of Marty Snook Park to the West; and
- Venture Drive to the East.

Because all but two (2) of the neighboring properties are oriented *away from* the Property, it is somewhat difficult to define exactly what "neighborhood" the Property is part of (see attached, marked aerial photo exhibit), thus providing additional support that it is a Property more appropriately utilized for commercial rather than residential uses.

Changes in the Neighborhood

When evaluating the effect and sufficiency of changes which have occurred in the neighborhood, (i) they should be considered in the aggregate, not isolation. *See*, Bowman Group v. Moser, 112 Md. App. 694, 700 (1996); and (ii) changes occurring prior to the original zoning (or last comprehensive rezoning) may be considered in conjunction with other changes occurring after said zoning or rezoning. *See*, Buckel v. Board of County Commissioners of Frederick County, 80 Md. App. 305, 311 (1989).

Numerous changes have occurred within the "neighborhood" in which this Property is located, both prior to and following the last comprehensive rezoning affecting the Property in 2012. Those changes include at least the following:

- Intensification of the commercial areas surrounding the Property, including development of the Sheetz convenience store directly opposite the Property in the SE corner of the intersection; and

- Expansion and improvement of the Halfway Boulevard and Downsville Pike intersection and abutting roadways, both of which are classified as "Arterial" roadways and as shown in the attached aerial photo Exhibit consist of four (4) travel lanes in the case of Halfway Boulevard and between 5-7 travel lanes with a solid median in the case of Downsville Pike.

It is indisputable that the cumulative effect of these changes in the "neighborhood" have made the Property more suitable for the commercial uses permitted in the HI (Highway, Interchange) zoning district than the RS (Residential, Suburban) zoning district.

At one point in time the Property may have been suitable for residential use, but that time has passed and rezoning the Property to HI (Highway, Interchange) is justified and appropriate.

Mistake

For there to be a "mistake" at the time of the original zoning (or last comprehensive rezoning) there must be evidence (i) that there were assumptions or premises relied upon that were invalid or incorrect; or (ii) that existing facts, projects or reasonably foreseeable trends were not taken into account, so that essentially the original zoning (or last comprehensive rezoning) was premised on an error or misapprehension and not just an occasion of bad judgment. *See*, Boyce v. Sembly, 25 Md. App. 43, 50-51 (1975).

When the Property was last comprehensively rezoned in 2012, it was based at least in part on the presumption that the Property, whether collectively as a single +/- 2.09 ac. parcel or individually as separate +/- 0.49 ac.; +/- 0.50 ac.; and +/- 1.10 ac. parcels, could be effectively utilized for the single-family, two-family or limited commercial / institutional (churches, schools, community centers, etc.) permitted in the RS (Residential, Suburban) zoning district.

However, the Property's relatively small size, irregular shape and frontage on two (2) arterial roadways (+/- 400' on Downsville Pike; +/- 350' on Halfway Boulevard) present difficult challenges to its development and utilization, specifically gaining safe points of ingress/egress to Halfway Boulevard and/or Downsville Pike, consistent with all design, sight distance and other regulations of the City of Hagerstown, Washington County and the State Highway Administration.

This challenge would likely be insurmountable if the proposed use were, for example, a single-family dwelling on each of the three (3) parcels each of which would be entitled to an individual private driveway onto either Halfway Boulevard or Downsville Pike to gain access.

These existing facts, as well as the reasonably foreseeable trend of intensifying traffic and commercial uses mentioned earlier when discussing the "change in the character of the neighborhood" were not sufficiently taken into account by the County in 2012.

As confirmed by the more than 14 additional years that have elapsed with still no residential development activity proposed for the Property, this decision by the County was premised on the misapprehension that the Property was more appropriate and suitable for residential use.

Conclusion

For the foregoing reasons, the requested rezoning of the Property from RS (Residential, Suburban) to HI (Highway, Interchange) is justified on the grounds of either substantial change in the character of the neighborhood or mistake in the last comprehensive rezoning.

The Property is bounded by Halfway Boulevard and Downsville Pike, both major transportation corridors where commercial development should be located and the relatively recent intersection improvements have the intersection and surrounding road network operating better than at any other time in recent memory.

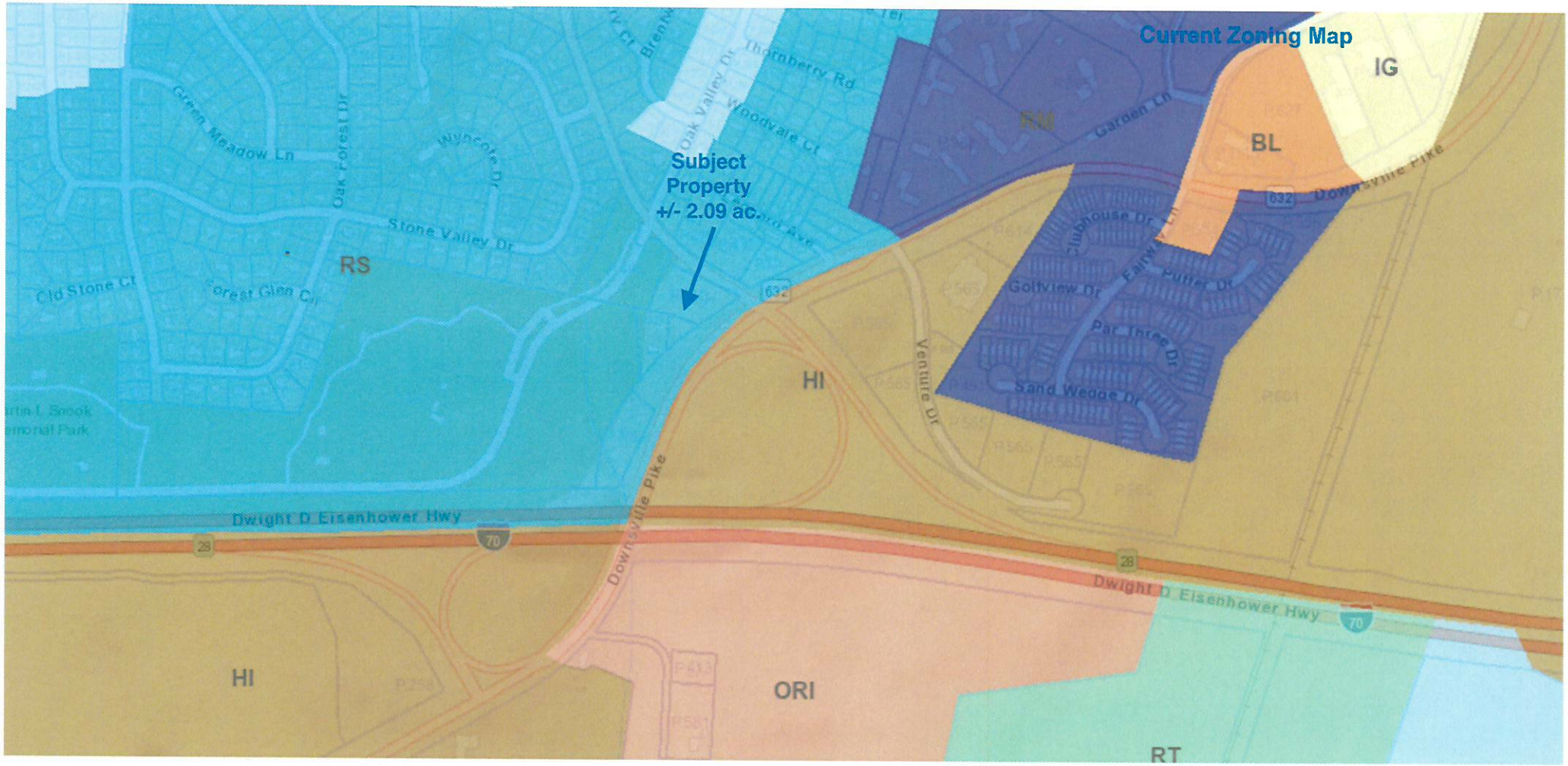
For these reasons, the Applicant / Property Owner respectfully requests that the requested rezoning from RS (Residential, Suburban) to HI (Highway, Interchange) be approved.

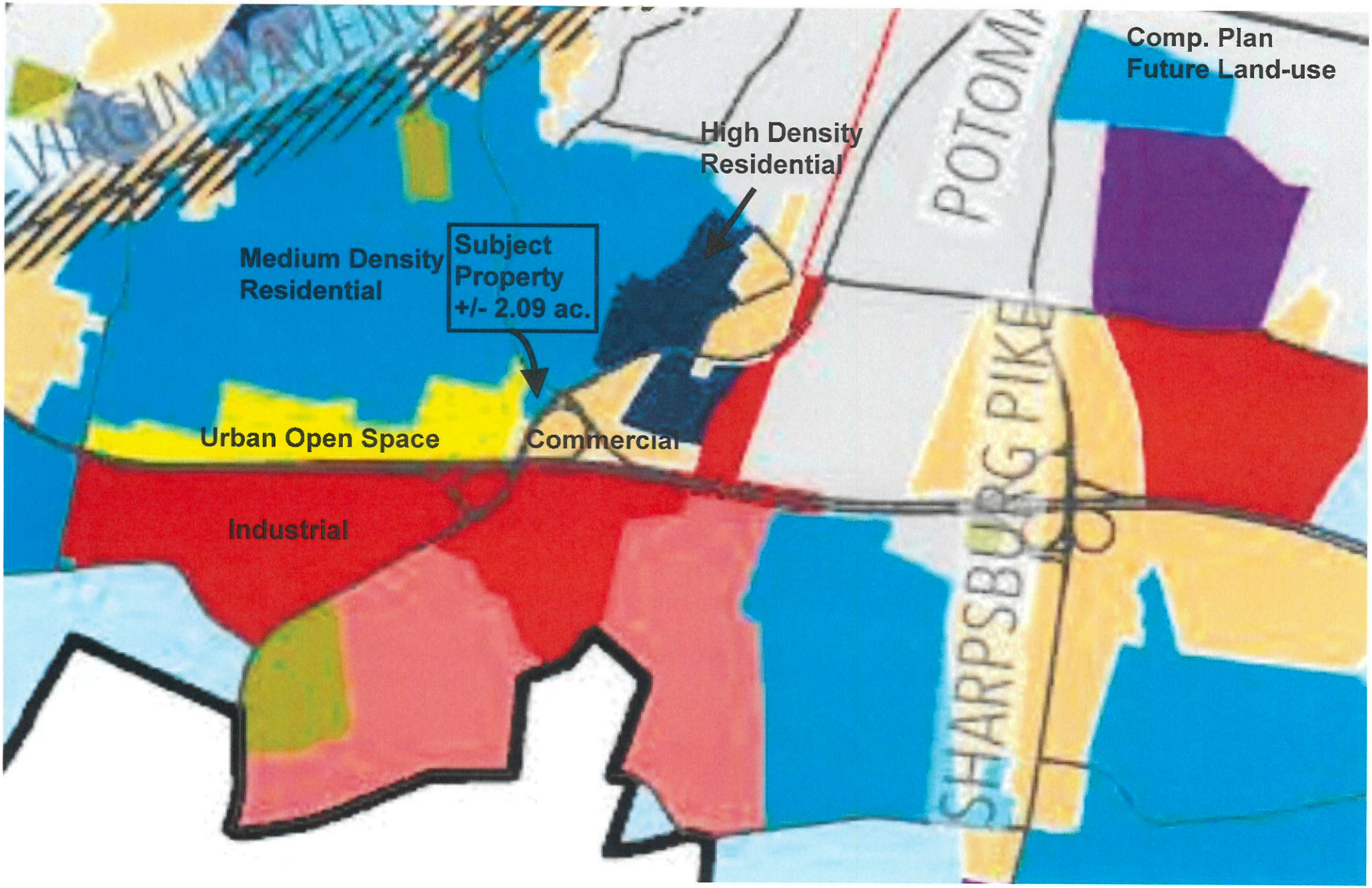
Very truly yours,
JD LAW CO., INC.

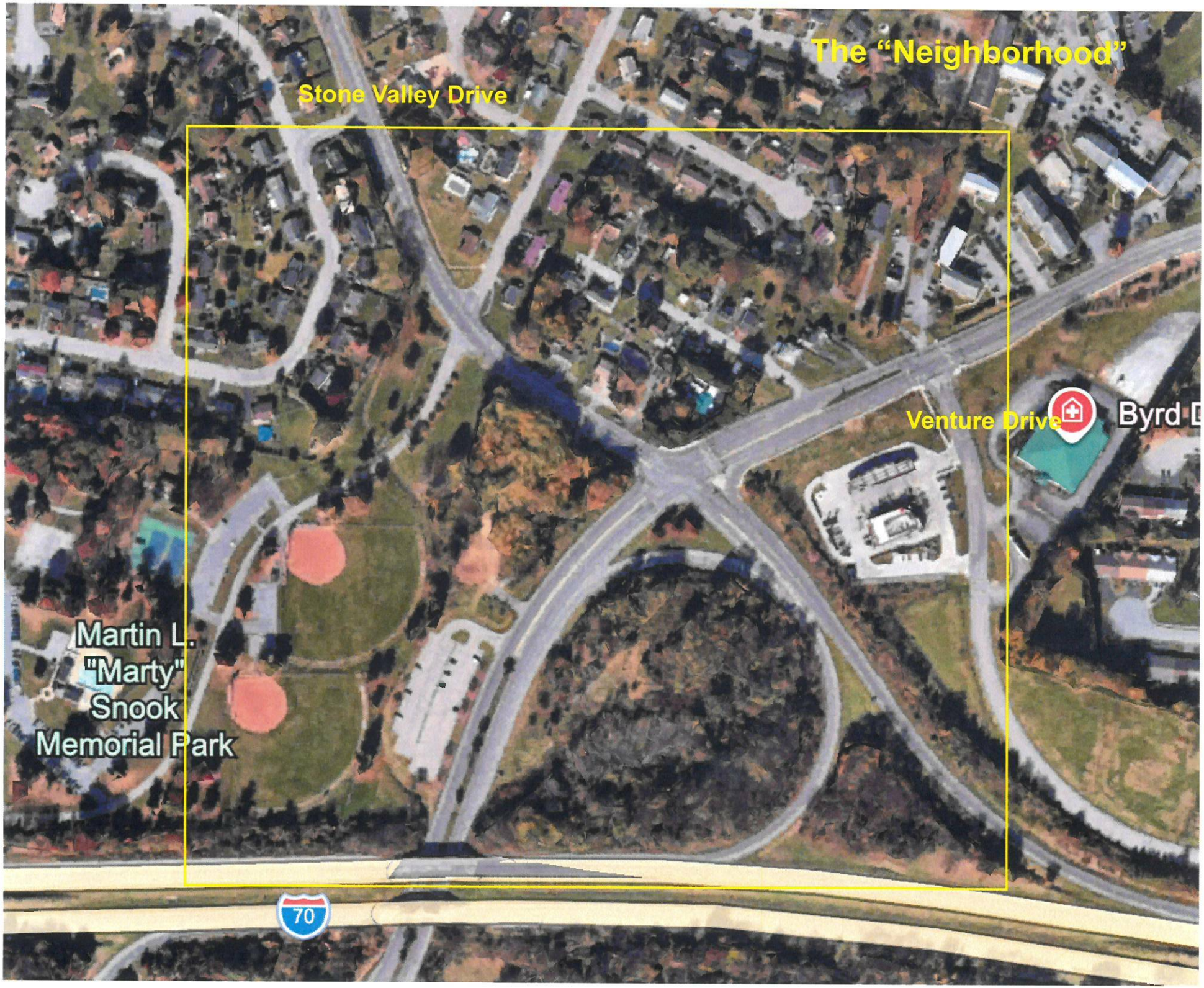
Jason M. Divelbiss
Attorney at Law

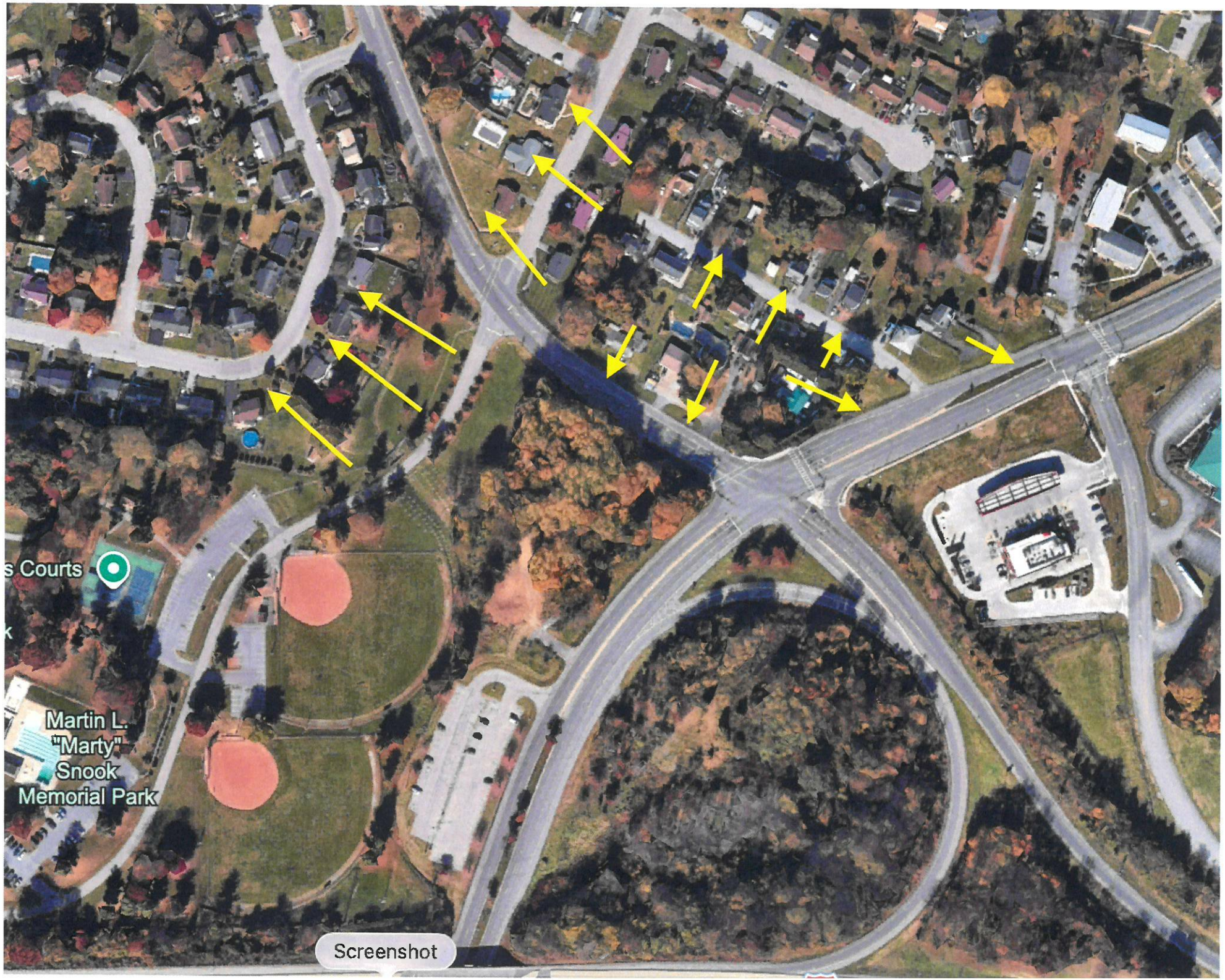
Email: jdivelbiss@divelbisslaw.com

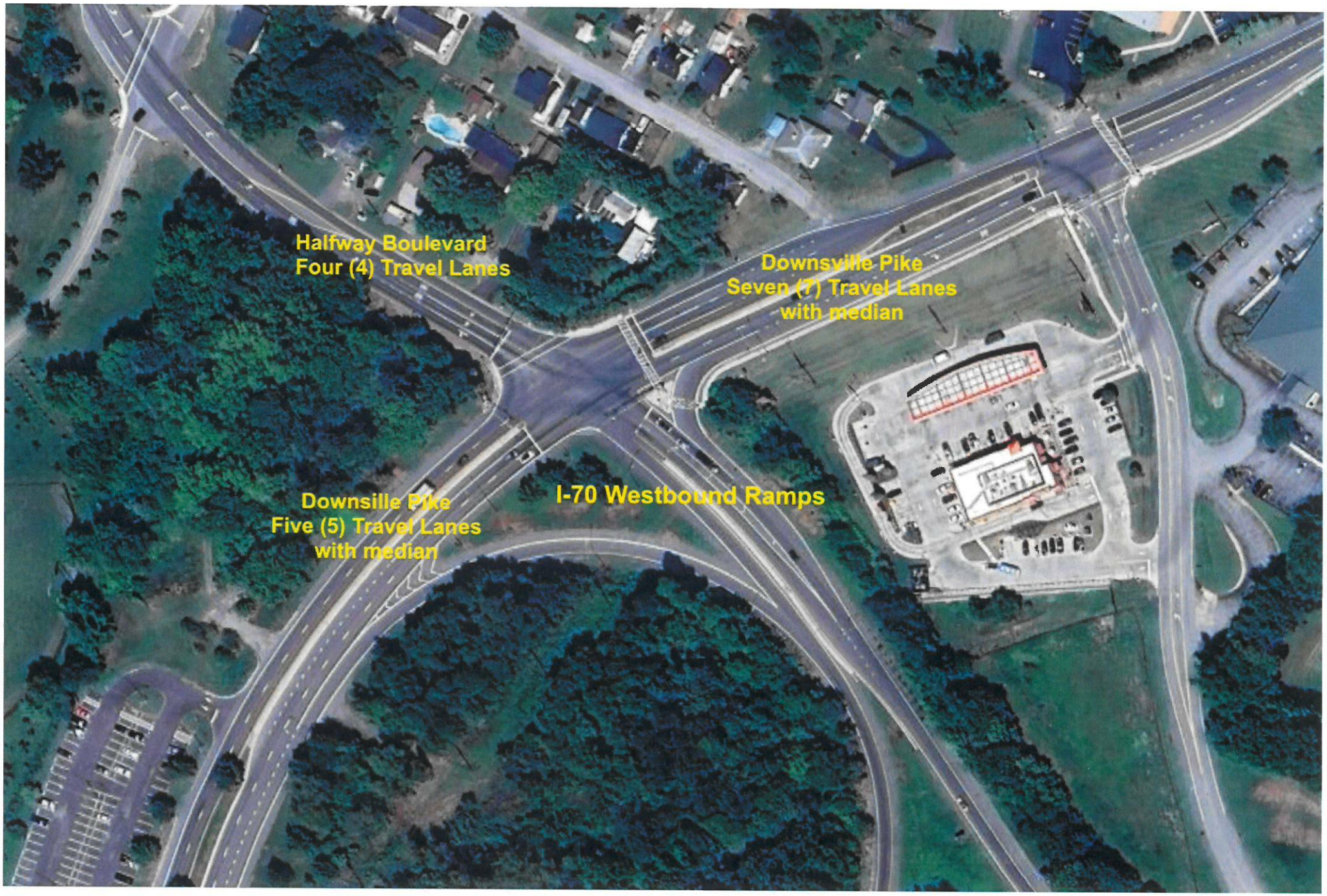
Halfway Boulevard
Subject Property +/- 2.09 ac.
Byrd Dental
Sheetz
Martin L. "Marty" Snook Memorial Park
Downsville Pike
Park & Ride
70
70


Current Zoning Map
Subject Property +/- 2.09 ac.
RS
RM
BL
IG
HI
ORI
RT
Green Meadow Ln
Oak Forest Dr
Wyncote Dr
Stone Valley Dr
Old Stone Ct
Forest Glen Ct
Oak Valley Dr
Thornberry Rd
Windovale Ct
Garden Ln
Clubhouse Dr
Golfview Dr
Fairway Ct
Putter Dr
Par Three Dr
Sand Wedge Dr
Venture Dr
Downsville Pike
Dwight D Eisenhower Hwy
632
28
70


Comp. Plan
Future Land-use
High Density
Residential
Medium Density
Residential
Subject
Property
+/- 2.09 ac.
Urban Open Space
Commercial
Industrial
POTOMAC
SHARPSBURG PIKE


The "Neighborhood"
Stone Valley Drive
Venture Drive
Byrd D
Martin L.
"Marty"
Snook
Memorial Park
70

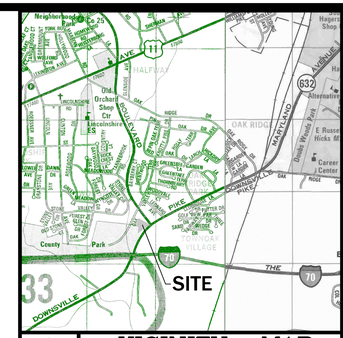

s Courts
Martin L.
"Marty"
Snook
Memorial Park
Screenshot


Halfway Boulevard
Four (4) Travel Lanes
Downsville Pike
Seven (7) Travel Lanes
with median
Downsille Pike
Five (5) Travel Lanes
with median
I-70 Westbound Ramps

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	256.36'	6821.74'	2°09'11.34"	S 53°10'26" W	256.34'	128.19'
C2	97.86'	1125.19'	4°58'58.77"	S 56°02'07" W	97.83'	48.96'

ADJOINER LIST

1.	GLEN S. REA, JR.	L. 737 F. 395	T.M. 49 P. 270	LOT OV-24
2.	TRIXIE B. McPHERSON	L. 1098 F. 148	T.M. 49 P. 270	LOT OV-23



VICINITY MAP
SCALE: 1" = 2000'
TAX MAP 57 PARCEL 210 & 408
COPYRIGHT ADC THE MAP PEOPLE PERMIT USE NUMBER 21004221

ADC MAP 20
GRID J-11

N
W E
S

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

FOX & ASSOCIATES INC.
Est. 1966
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981 MT. AETNA ROAD
HAGERSTOWN, MD. 21740
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82 WORMANS MILL COURT
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FREDERICK, MD. 21701
PHONE: (301)695-0880
FAX: (301)293-6009
www.foxassociatesinc.com
Email: foxassoc@foxassociatesinc.com

DRAWN BY
REVISION
DATE

REZONING EXHIBIT
DOWNSVILLE PIKE LAND LLC
SITUATE NORTH OF DOWNSVILLE PIKE & EAST OF HALFWAY BLVD.
ELECTION DISTRICT 26
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=100'

PROJECT NO. 17-31308
DRAWING NO. D-
DATE: JULY 2017
DRAWN BY: RLB
CHECKED BY: GSP

SHEET 1 OF 1

A17\17308 Downsville Pike Land LLC\REZONING\DEA Exhibit.dwg Jun 30, 2026 - 7:03pm User: rbuhman

Washington County

Maryland

RZ-26-004

Applicant
- DOWNSVILLE PIKE LAND, LLC

Location
- NW Corner of Halfway Blvd/Downsville Pike Intersection

Present Zoning
- RS - Residential, Suburban

Proposed Zoning
- HI - Highway Interchange

Acreage
- 2.09

Map/Parcel
- Map 57, Parcels 210/329/408

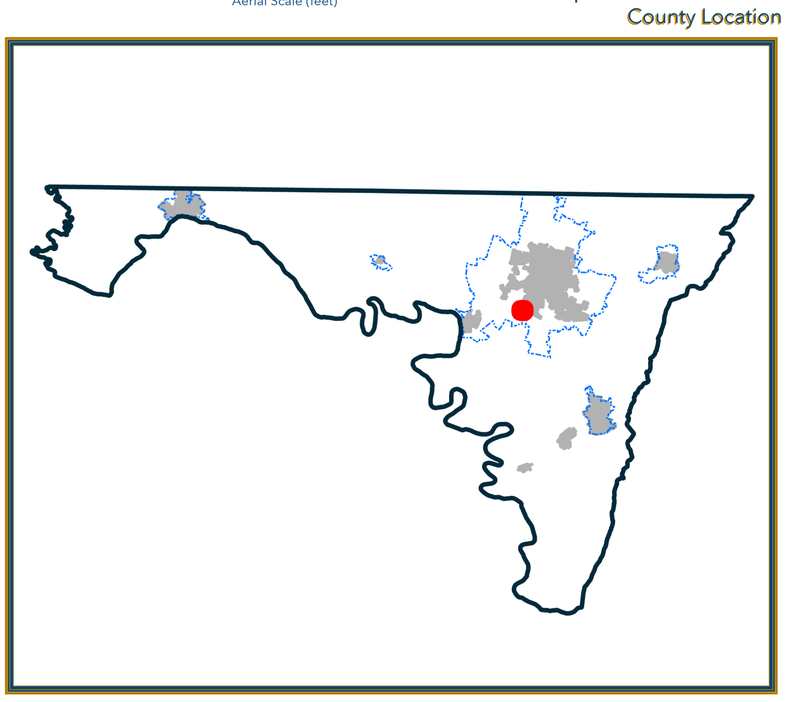
0 5 10 15 20 25
County Location Scale (Miles)

0 0.05 0.1 0.15 0.2 0.25
Current Zoning Scale (Miles)

0 75 150 225 300
Aerial Scale (feet)

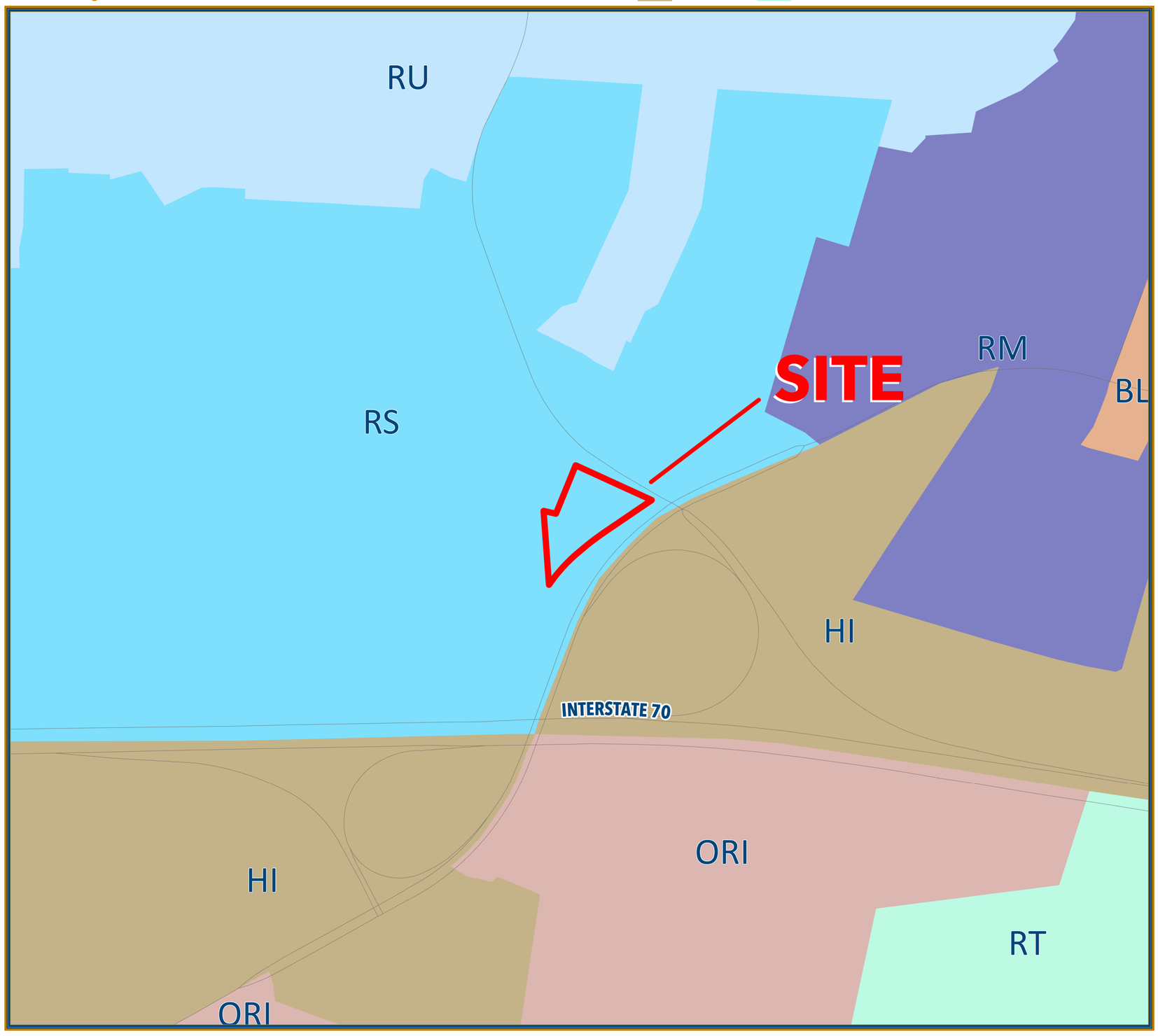
N

County Location



Aerial (2025/MD iMAP)

Current Zoning



Document Path: S:\Policy\Zone\Rezone\Exhibit.aprx

August, 2026 Case #: RZ-26-004

Application for Map Amendment
Staff Report and Analysis

Property Owner(s)	:	Downsville Pike Land, LLC
Applicant(s)	:	Christopher R. Smith (Manor House Builders)
Location	:	NW side of Downsville Pike, ¼ mile North of I-70
Election District	:	#26 – Halfway
Comprehensive Plan Designation	:	Medium Density Residential
Zoning Map	:	57
Parcel(s)	:	P. 210, 329, 408
Acreage	:	2.09 acres (P. 210: 1.10 ac; P. 329: .49 ac; P. 408: .50 ac)
Existing Zoning	:	RS – Residential, Suburban
Requested Zoning	:	HI – Highway Interchange
Date of Meeting	:	August 31, 2026

I. Background and Findings Analysis:

1. Site Description

The site of this request is located at the intersection of Downsville Pike (MD 632) and Halfway Blvd, approximately .25 miles north of Interstate 70 exit #28. Marty Snook County Park is located immediately adjacent to Parcels 210 and 329. The Park and Ride lot lies immediately south of Parcel 329. The total acreage of the three parcels that are the subject of this rezoning case is 2.09 acres. All properties are located within the County designated Urban

Growth Area which surrounds the City of Hagerstown and the Towns of Williamsport and Funkstown.

The subject properties are currently undeveloped and covered with mature trees and brush. Single family homes stood on each of these properties for many years until they were demolished after years of neglect by multiple property owners. The homes were demolished in 2018, 2020 and 2022, respectively. The topography slopes moderately downhill to the southwest towards Marty Snook Park. An intermittent stream, James Run, separates adjacent parcel 329 from the Park at the base of the hill, just offsite.

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 is consistent with the County's adopted Comprehensive Plan. Inherent in this purpose is the realization that the planning and implementation of water and sewer facilities constitute the most physically direct method of guiding development within the County. Extension of service is done according to a priority classification established within the Plan ranging from W-1/S-1 (Existing Service or Under Construction) to W-7/S-7 (No Planned Service).

Water:

W-1: Existing Service (County Line – City Treatment)

All parcels are served by existing public water facilities. Water distribution lines in this area are owned by the County while treatment is provided by the City of Hagerstown. The City of Hagerstown Water Division offered no comment on the proposed development when sent the application for review.

Wastewater:

S-1: Existing Service (County)

The subject parcels are served by existing public sewerage facilities. The County provides wastewater service for this area at the Conococheague Wastewater Treatment Plant.

The Department of Water Quality is the wastewater provider for this area and therefore the application was sent to it for review and comment. The Department had no comments on this application.

B. Emergency Services

Fire and Emergency Services:
Volunteer Fire Company of Halfway (1114 Lincoln Avenue) – 1 mile away

All parcels are 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 1 mile away from the properties subject to the rezoning.

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

Schools

Elementary - Lincolnshire, *Middle* – Springfield, *High School* - Williamsport

The subject site is within the districts of Linconshire Elementary, Springfield Middle and Williamsport High schools. The requested zoning classification, Highway Interchange (HI), does not allow for residential development. Therefore, there would be no school capacity mitigation requirements for pupil generation under the County's Adequate Public Facilities Ordinance.

4. Present and Future Transportation Patterns

Highways – Access and Traffic Volume

The site is located at the intersection of Downsville Pike (MD 632) and Halfway Blvd. Both roads are classified as minor arterials in the Transportation Element of the County's 2040 Comprehensive Plan. This classification accounts for mobility and access characteristics of the roadway in its categorization. Minor Arterial roads are designed to carry between 5,000 – 25,000 Average Daily Traffic in urban areas. The County's road classification system is based upon the Federal Highway Functional Classification System, but modified to reflect local road conditions.

Parcel 210 has approximately 300 feet of road frontage on Halfway Boulevard, extending from the intersection of Halfway Boulevard and Downsville Pike to the northwest. The three parcels combined have approximately 500 feet of road frontage on Downsville Pike, extending south from this same intersection.

The southbound and northbound travel lanes on Downsville Pike are divided by a median. This median extends north of the Halfway Boulevard intersection for approximately 500 feet until ending near Venture Drive. It runs south of this intersection for approximately 1/3 mile until ending at the I-70E off-ramp. The median then extends briefly again for approximately another 600 feet in front of Callas Contractors as Downsville Pike turns southwest.

At present, there is one major new roadway project affecting capacity or traffic flow realignment currently slated to occur in the immediate vicinity of the subject parcels on County, State or Federal roads, according to a review of short and long-term transportation planning documents. Other recent road or intersection improvements in the vicinity of the rezoning site are briefly discussed in the following paragraphs.

The County's current 10-Year Capital Improvement Plan (CIP) budgets for the installation of a roundabout at the intersection of Halfway Boulevard and Oak Valley Drive to improve safety and the level of service. Oak Valley Drive becomes the entrance road into Marty Snook Park as it crosses over Halfway Boulevard heading south. No money is budgeted for this project in the next five years, however, indicating that this intersection improvement is a long-term priority at the moment, not an immediate priority.

Previously, in 2017, a traffic signal was installed at the intersection of Venture Drive and Downsville Pike as a part of the opening of the new Sheetz. This signal was synchronized with the signal at Downsville Pike and Halfway Blvd. Venture Drive was restriped to 3 lanes at that time as well. The store is located directly east of the rezoning site.

Both I-70 bridges over MD-632 are also in the process of being replaced as the existing bridges, built in 1965, are nearing the end of their useful service lives and are rated in poor condition based on deck and substructure.

Image showing road and intersection configuration near the rezoning site including: Downsville Pike medians, Venture Drive traffic signal, Marty Snook Park entrance road, Halfway Boulevard turn lanes

In addition to evaluating public access of a parcel for rezoning purposes, it is also important to evaluate traffic generation and existing traffic volumes. This is commonly accomplished through analysis of historic and existing traffic counts as well as any existing traffic impact studies. The intersection of Halfway Boulevard and Downsville Pike, located immediately adjacent to the two parcels to the northeast, offers a proximate location which has recorded traffic counts from the Maryland State Highway Administration (SHA) throughout the time period shown below. The traffic volume data shown in the chart is expressed in annual average daily traffic volumes (AADT).

Table 2: Traffic Volumes 1990-2024

Year	Downsville Pike @ Halfway Blvd
2024	12,515
2020	10,703
2015	12,361
2010	12,152
2005	13,175
2000	6,900
1995	6,250
1990	14,600

Source: Maryland State Highway Administration

As shown in the table above, traffic volumes near the intersection of Downsville Pike and Halfway Boulevard have remained consistent during the last fifteen years, aside from the notable decrease in traffic during the COVID-19 Pandemic in 2020. Outside of that anomalous period, traffic volumes have remained at roughly 12,000 AADT since 2010. The highest traffic counts at this intersection during the period surveyed were actually achieved nearly 35 years ago, in 1990. Traffic has yet to reach those same levels at the intersection since then.

The significant dip in traffic volumes at this location between 1995 and 2000 is likely explained by I-70 interchange construction during that same period, causing traffic to divert onto other roads. Accordingly, the sharp increase in traffic volume in 2005 at this location coincides with the project's completion.

The State Highway Administration had no comment after receiving a copy of the rezoning application.

The County's Division of Engineering & Construction Management also collected single day traffic counts on roads in the vicinity of this proposed rezoning in 2008, 2016 and 2022. These counts, shown in the table below, give us some indication of traffic volumes occurring in the adjacent residential and commercial areas along Downsville Pike and Halfway Blvd.

The only notable variation in these traffic counts taken at various locations is the Venture Drive count in 2022. Traffic increased dramatically from 369 vehicles in 2016 to 4803 vehicles in 2022. This dramatic increase can be almost solely attributed to the Sheetz opening on Venture Drive in 2017.

Table 3: 2008, 2016 & 2022 County Traffic Volumes

Oak Ridge Drive at MD 632	3459	3440	3622
Fairway Lane at MD 632	1380	1273	995
Venture Drive at MD 632	609	369	4803
Oak Valley Drive at Halfway Blvd	1077	1020	915
Leonard Ave	125	NA	NA

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

The rezoning application was sent to the Washington County Division of Public Works and they have supplied the following comment regarding access and circulation related concerns (emphasis added by staff):

1. *"There are questions and concerns regarding the future ingress/egress locations and the resulting traffic demand associated with Highway Interchange zoning. The existing unsignalized entrance to Marty Snook Park on Halfway Boulevard is located approximately 500 feet from the adjacent intersection. A new commercial access point would be expected to generate substantially more traffic than the current residential zoning, increasing the potential for operational and safety concerns due to the close spacing of access points, particularly if left-turn movements are permitted.*

   Additionally, Marty Snook Park is public property. If the proposed development anticipates sharing or connecting to the existing park entrance, this raises concerns regarding the use of public park property to provide access for a private

commercial development and may be inconsistent with the intended public purpose of the park property."

2. *"Public Works is currently advancing the Marty Snook Park Multimodal Trail and Parking Capital Improvement Project (CIP), which includes planned modifications to the park access road, traffic circulation, pedestrian facilities, and bicycle infrastructure. There are concerns regarding how any proposed commercial entrance(s) would be designed and constructed and the potential impacts on these planned improvements, including the ability of park users to safely access and connect to the surrounding residential neighborhoods.*

   Any proposed access configuration should preserve safe, convenient, and continuous pedestrian and bicycle connections between Marty Snook Park and the adjacent residential areas."[1]

Public Transportation

This area is not directly served by public transportation. Routes 111 and 113 (Valley Mall) of the Washington County Commuter both travel along Downsville Pike and Halfway Boulevard. The route turns off onto Oak Ridge Drive however, roughly ½ mile north of the subject parcels, before reaching Halfway Boulevard. The nearest stops are at either the South End or Old Orchard Shopping Centers (both roughly 1.5 miles away from the site).

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

A. Zoning

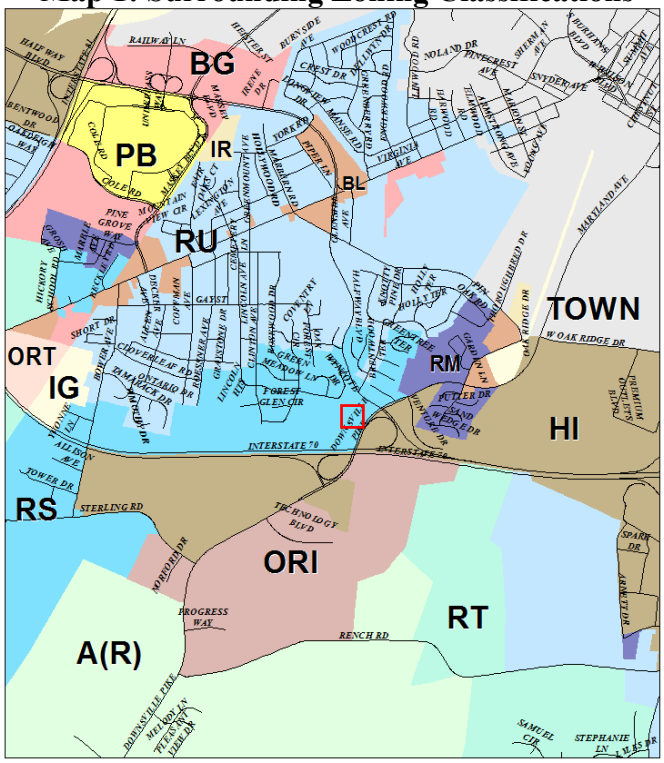
Each of the subject parcels are currently zoned Residential Suburban (RS) and are requesting to change to Highway Interchange (HI). The purpose of the HI zoning district is:

"…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…".[2]

[1] Washington County Division of Public Works Comment Letter dated July17, 2026.
[2] Washington County Zoning Ordinance, Section 19.1, P.170

The HI Zoning District does not establish its own independent list of principal permitted uses aside from agriculture. Instead, it draws permitted uses from the Business Local, Business General, Planned Business and Office Research and Technology Zoning Districts. Accordingly, the range of potential uses permitted by right under the HI zoning classification is vast and wide-ranging.

Map 1: Surrounding Zoning Classifications



The mix of zoning classifications in the immediate vicinity of the three parcels (red box) in question, are shown on Map 1 above. The properties fall within a section of the UGA between I-70, MD-632 and Virginia Avenue that is almost uniformly residential. Zoning classifications within this area to the north and west above Interstate 70 include Residential Suburban (RS), Residential Urban (RU) and Residential Multifamily (RM).

It is only once one crosses I-70 or MD-632 that the zoning becomes predominantly commercial or industrial in the vicinity. To the east, south and southwest one encounters Highway Interchange (HI) and Office, Research and Industry (ORI). There is still a substantial RM area in this quadrant, located immediately east of the subject site near the I-70 interchange.

Lands beyond the direct influence of the I-70 interchange are assigned mostly Residential Transition (RT) and Agricultural Rural (AR) as we reach the boundary of the UGA.

B. Land Use

Land use in the area surrounding the rezoning site follows the assigned zoning classifications just described. Marty Snook Memorial Park borders the subject parcels to the west. Substantial single-family, two-family and multi-family residential development in the Woodmoor, Oak Ridge and Parkview Meadows neighborhoods border the Park to the north and west. Lincolnshire Elementary School lies within this area, north of the subject site, along Halfway Boulevard. A park and ride lot is immediately south of parcel 329.

Across MD-632, one can find the new Sheetz along Venture Drive as well as multiple medical offices at the Downsville Center commercial complex. Immediately northeast of those businesses are the Towne Oak Village townhome community. A small cluster of mostly retail and food service businesses is found in the Oak Ridge Shopping Center, roughly a ½ mile northeast, at the intersection of Downsville Pike and Oak Ridge Drive.

Callas Contractors, a construction firm, is found just after the I-70 underpass on Downsville Pike to the south. The Trammel Crow-Downsville Pike Warehouse (Conair Distribution Center) was constructed at the southwestern corner of the I-70 interchange over the last three to five years.

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 approximately 5 historic sites located within a 0.5-mile radius of the proposed rezoning areas. A 6th historic site, the Anita Rice House (WA-I-692), was formerly located within the boundary of parcel 408 but was demolished in 2018 after many years of neglect. Below is a list of existing historic resources left within a 0.5-mile radius of the subject parcels.

- WA-I-691: “Eldridge Tenant House,” ca. 1900 vernacular, 2-story wood frame dwelling constructed as employee housing for adjoining Shafer Farm (.25 miles away).

- WA-I-264: "Shafer Farm," mid-19th agricultural complex encompassing five buildings including a 2-story brick farmhouse, two barns, smokehouse and stone springhouse associated with prominent early residents of Washington County (1/3 mile away).
- WA-I-388: "David's Friendship," 18th century, 2-story stone farmhouse associated with prominent early residents of Washington County (1/2 mile away).
- WA-I-389: "Thomas-Adams House," late 19th century 2-story brick farmhouse and wash house outbuilding associated with prominent early residents of Hagerstown (1/2 mile).
- WA-I-376: "Stockslager Farm," mid-19th century 2-story brick cased log house now converted to commercial through property adaptive reuse (1/2 mile).

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

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

Each of the properties is located in the sub-policy area Medium Density Residential. The 2040 Comprehensive Plan offers the following definition for this policy area:

> "*Medium Density Residential areas are primarily associated with existing developments that have a slightly higher average density than low density areas. Vacant lands classified as medium density residential are located near or between existing medium and high-density developments and where lands are either currently served or will be served with public water and/or sewer facilities in the near future. Proposed residential densities within these areas are recommended to achieve 6 to 8 units per acre and allow for residential uses that include single-family & two-family residences, triplexes, quadplexes, and townhouses. Zoning districts likely to be associated with these areas are Residential, Suburban and Residential, Urban."*[3]

5. "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

[3] 2040 Washington County, Maryland Comprehensive Plan, Page 14-22.

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 applied to a parcel of land. However, there are instances by which a case can be established to show that the governing body either erred in establishment of the proper zoning of a property or that enough change has occurred within the neighborhood surrounding the property since the governing body's last assessment to require a new evaluation of the established zoning designation.

The applicant of this case has indicated in their justification statement that they believe that there has been both a **substantial change in the character of the neighborhood** since last comprehensive rezoning in 2012 **and** a **mistake in the current zonin**g made at that same time. As noted in the prior section describing the "Change or Mistake" Rule, the Washington County's Zoning Ordinance requires specific criteria to be presented to the local legislative body in order to determine how the area subject to rezoning has evolved since the comprehensive rezoning.

The 2012 Comprehensive Rezoning in Washington County affected the Urban Growth Area that surrounds the City of Hagerstown and the towns of Williamsport and Funkstown. The Rezoning affected approximately 17,000 parcels and 38,000 acres of land.[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.

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

The applicant asserts that there has been a substantial change in the character of the neighborhood since the time of the last comprehensive zoning plan. In order to demonstrate that a substantial change has occurred in the character of the neighborhood since the passage of the last Comprehensive Zoning Plan, the applicant must establish:

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

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

B. Neighborhood Definition

While the concept of a neighborhood is flexible according to its geographical context, as the applicant notes citing *Montgomery v. Board of County Commissioners for Prince George's County (1971)*, subsequent Maryland case law demonstrates that the neighborhood must be reasonable, not "unduly restrictive" and include the "immediate environs of the subject property."[5] The Applicant's Justification Statement presents their interpretation of the boundaries of the "neighborhood." This Exhibit displays an aerial photo utilizing a radius that extends no more than 1,000 feet from the site in any direction, centered around the Downsville Pike/Halfway Boulevard intersection. The area

[4] Washington County Ordinance No. ORD-2012-08
[5] Sedney v. Lloyd, 44 Md. App. 633, 410 A.2d 616 (1980)

encompasses both the residential and commercial uses within the "neighborhood." Geographic reference points offered in their Justification Statement include:

- *Stone Valley Drive to the North*
- *I-70 to the South*
- *The limits of Marty Snook Park to the West; and*
- *Venture Drive to the East*

The Justification Statement also includes the following (paraphrased) assertion:

"Because all but two of the neighboring properties are oriented away from the Property, it is somewhat difficult to define exactly what "neighborhood" the property is part of…, thus providing support that it is a Property more appropriately utilized for commercial rather than residential uses."[6]

The neighborhood defined by the applicant in the aerial photograph meets the test of including the "immediate environs of the subject property," as it appropriately encompasses the influence of the commercial and residential areas that are immediately adjacent.

The applicant's above italicized statement, which is accompanied by another photographic exhibit showing the direction which the nearby residential uses face, is highly subjective. It is unclear why the orientation of nearby houses should play any role in assigning neighborhood boundaries. Proximate residential uses do not need to directly face each other to belong to the same neighborhood, or for nearby residents to foster relations with one another.

C. Changes That Have Occurred in the Neighborhood

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

1. *"Intensification of the commercial areas surrounding the Property, including development of the Sheetz convenience store directly opposite the Property in the SE corner of the intersection; and*

[6] Applicant's Justification Statement (page 16 of the application materials)

2. *Expansion and improvement of the Halfway Boulevard and Downsville Pike intersection and abutting roadways, both of which are classified as "Arterial" Roadways and as shown in the attached aerial photo exhibit consist of four travel lanes in the case of Halfway Boulevard and between 5-7 travel lanes with a solid median in the case of Downsville Pike."*[7]

i. Requirements for Considering the Effect Changes to the Neighborhood Before v. After 2012

A notable point concerning offering proof of "substantial changes in the character of the neighborhood" that is immediately brought up in the Applicant's Justification Statement is the length of time from which said changes should be judged from. The County's Zoning Ordinance clearly identifies the time period from which to judge neighborhood changes as "*subsequent to the most recent comprehensive rezoning*.[8]" As noted previously, the most recent comprehensive rezoning affecting the subject properties occurred in 2012. Therefore, the neighborhood changes which have occurred between 2012 and now is typically the time period that should be considered when evaluating the rezoning request.

The Applicant, however, cites case law which adds more detail to this standard. **Citing Bowman Group v. Moser (1996)**, he notes that changes "*should be considered in the aggregate, not in isolation*" and, citing **Buckel v. Board of County Commissioners of Frederick County (1989)** that "*changes occurring prior to the original zoning (or last comprehensive rezoning) may be considered in conjunction with other changes occurring after said zoning or rezoning."*[9]

The *Buckel* standard cited, however, omits a critical contextual requirement that was part of that court decision. *Buckel* found that "**Changes contemplated prior to the latest comprehensive zoning are usually <u>not</u> relevant in determining whether a substantial change has occurred to support rezoning of property. Changes in the character of the neighborhood prior to the adoption of the comprehensive zoning <u>may be considered only in conjunction with subsequent changes</u>**." ***10***

In essence, <u>the *Buckel* standard demands a clear demonstration that there is a strong linkage between events which happened before the comprehensive rezoning, and the neighborhood changes which resulted afterward</u>. If this direct cause and effect relationship

[7] Ibid
[8] Washington County Zoning Ordinance, Article 27.1, P.310
[9] Applicant's Justification Statement (page 16 of the application materials)
[10] Guide to Maryland Zoning Decisions, 5th Edition, by Stanley Abrams referencing Maryland Court of Appeals Case Buckel v. Board of County Commissioners of Frederick County, 80 Md. App. 305, 562 A.2d 1297 (1989). P.1-27.

is not present, then changes happening to the neighborhood prior to the comprehensive rezoning should not be strongly considered in determining whether or not substantial change to the neighborhood has occurred.

Both the Bowman and Buckel case law standards are material in evaluating the merits of the Applicant's petition in this case. Indeed, it is critical that we consider both "the changes in aggregate, not isolation" and whether or not events which happened before the 2012 Comprehensive Rezoning of the Urban Growth Area materially affected neighborhood character after 2012. These tests will be expanded upon in the sections that follow.

ii. Intensification of Commercial Development in the Neighborhood

The first piece of evidence offered by the Applicant to demonstrate that a substantial change has occurred in the neighborhood since the 2012 Comprehensive Rezoning is the "*intensification of the commercial areas surrounding the Property, including development of the Sheetz convenience store directly opposite the Property in the SE corner of the intersectio*n…"

First, the contention that commercial uses have intensified in the area surrounding the rezoning site is immediately a debatable assertion. Within the "neighborhood" itself, as defined by the Applicant, the Sheetz opening in 2017 represents the only new commercial business that has opened in the immediate vicinity since 2012. Granted, it is a type of business that does generate enough traffic that it warranted a new traffic signal on Venture Drive. But the opening of a single gas station/convenience store is hardly evidence of strong trend towards more commercial development in the immediate area.

The only other notable development in the immediate vicinity of the site is the opening (in 2023) of the Trammel-Crow Warehouse/Conair Distribution Center on Downsville Pike at the I-70 interchange. This development lies outside of the "neighborhood," as defined by the applicant. So, it is immaterial in the discussion of whether or not there has been substantial change in the character of the neighborhood since 2012. The project does, however, share a common characteristic when it comes to the commercial development which has happened in the immediate vicinity of the rezoning site – it was long anticipated to occur as a result of long-range land use planning for the area.

Both the Sheetz and the Trammel Crow Warehouse parcels were built out under long-established zoning classifications whose origins lie within the Land Use Plan of the adopted Comprehensive Plan for Washington County. Both our Plan, and the assigned zoning classifications for these properties, projected them to support commercial or light industrial development going back at least as far as the 2002 Comprehensive Plan. As a

result, it is a mischaracterization to describe the long-anticipated commercial/light industrial development on either of these two parcels as being a substantial change to the character of the neighborhood these projects did not deviate from our projections in any substantive way.

A strong contrast to an area building-out according to long-established zoning is when piecemeal rezonings occur that invite new development to occur on individual parcels that is not in conformance with long-range land use plans. We can see a concrete example of that process immediately north of the subject properties along the Virginia Avenue corridor between Hagerstown and Williamsport. That corridor has seen many more piecemeal rezonings approved (including multiple since 2012) than has been the case along Downsville Pike in the vicinity of the Halfway Boulevard intersection (where there has been no approved piecemeal rezonings since 2000).

The contrast in neighborhood character of these development approaches (piecemeal v. long-term planning) can easily be seen when traveling down these corridors. Virginia Avenue between Hagerstown and Williamsport is now a patchwork of commercial and residential development throughout the corridor. The loss of a number of homes along the roadway over many years due to commercial development threatens to eventually change this portion of Virginia Avenue corridor into one long commercial strip.

The portion of Downsville Pike near the rezoning site has not seen a similar transition from residential to commercial. Commercial development has not occurred, to this point, in the immediate area to the north or west of the I-70 interchange. That quadrant has remained solidly residential for decades. Rezoning these properties to HI would, in fact, be a substantial change to this portion of the "neighborhood" to a degree that has not happened previously.

iii. Road Improvements in the Neighborhood Before and After 2012

The second piece of evidence offered by the applicant in favor of the argument that a substantial change in the character of the neighborhood has occurred relates to road improvements in and around the Halfway Boulevard/Downsville Pike intersection. As we shall see, these assertions immediately draw in the *Buckel* test which requires demonstration of cause and effect on neighborhood changes.

The aerial images below show the immediate area around the Halfway Boulevard/Downsville Pike intersection in 2005 and in 2023 (the most recent year available). The images demonstrate that the intersection configuration and number of travel lanes have remained the same since the interchange was built in 1999.

A review of the County's CIPs between FY 2012 and FY 2027 does not list any CIP projects that had, or will have, an effect on this intersection. As previously noted, no money is budgeted in the next five years for the installation of a roundabout at the intersection of Halfway Boulevard and Oak Valley Drive noted in the FY 2027 CIP, indicating that this intersection improvement is a long-term priority at the moment, not an immediate priority. Therefore, aside from the 2017 Venture Drive improvements affiliated with the Sheetz store which have modestly impacted the area, it is unclear what roadway improvements the Applicant is referring to which have dramatically affected the character of the neighborhood.

2005

2023

Since the vast majority of the roadway improvements cited as being catalysts to neighborhood change appear to have been completed long before the 2012 Comprehensive Rezoning, the *Buckel* test of showing a clear linkage between these pre-2012 improvements with the neighborhood impacts that resulted after 2012 comes into play.

To that end, we have already looked at traffic counts in the vicinity of the proposed rezoning site (see pages 6-7). Beyond state and local traffic counts, a traffic impact analysis was also conducted in February 2017 as a part of the development review process for the Sheetz gas station and convenience store near the site of this proposed rezoning. The study concluded that traffic volume has remained largely flat at the Downsville Pike/Halfway Blvd intersection in the time since the interchange was constructed in 1999.[11]

Thus, aside from a notable increase in traffic on Venture Drive after the Sheetz opened, no other state or local traffic counter in the vicinity shows a dramatic increase in traffic since 2012 as a result of previous road improvements. Traffic has remained essentially stable at the Downsville Pike/Halfway Boulevard intersection for the past twenty years.

Thus, when we put all the previously established facts together including:

- **Stable traffic counts**
- **No approved piecemeal rezonings in the vicinity since 2000**
- **Limited new commercial or industrial development in the vicinity, and that which has occurred conforms to long established land use planning**
- **Slow population growth in the Halfway Election District**

We are left with a picture of a stable neighborhood that has not changed dramatically since the 2012 Comprehensive Rezoning**.**

D. Evidence for Mistake in the Current Zoning

In addition to the claim that the neighborhood has changed substantially since 2012, the applicant also claims that the Board made a mistake in assigning the RS Zoning Classification at that time. 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;

[11] Traffic Impact Analysis (TIS-17-001) conducted February 13, 2017 by Street Traffic Studies, Ltd.

4. Events that have occurred since the current zoning; or
5. Ignoring facts in evidence at the time of zoning application.

The applicant claims that factors such as following were not fully considered by the Board in their 2012 decision. (Note, the text below is paraphrased while retaining all central elements of the applicant's argument in favor of a mistake):

1. *"When the property was last comprehensively rezoned in 2012, it was based at least in part on the presumption that the property … could be effectively utilized for the single-family, two-family or limited commercial/institutional permitted in the RS Zoning District."*

   However, the property's relatively small size, irregular shape and frontage on two arterial roadways present difficult challenges to its development and utilization, specifically gaining safe points of ingress/egress to Halfway Boulevard and/or Downsville Pike …."

   This challenge likely would be insurmountable if the proposed use were, for example, a single-family dwelling on each of the three parcels each of which would be entitled to an individual private driveway onto either Halfway Boulevard or Downsville Pike to gain access.

   These facts, as well as the reasonably foreseeable trend of intensifying traffic and commercial uses… were not taken into account by the County in 2012."[12]

A similar argument, framed slightly differently, is put forth earlier in the Applicant's Justification Statement:

> 1. *Without the benefit of any internal or secondary roadways, the property will need to be accessed directly from Halfway Boulevard and/or Downsville Pike which, given the traffic volumes and speed of vehicular traffic on both roadways, presents a clear incompatibility and potential safety concern; and*
>
> 2. *Given the need for future road and/or intersection improvements at this location, future residential use is impractical and not of a scale necessary to provide those improvements as part of the property's development*.[13]"

[12] Applicant's Justification Statement (page 17 of the application materials)
[13] Applicant's Justification Statement (page 15 of the application materials)

i. Site Specific Access Barriers to Residential and Commercial Development

A central linchpin of the Applicant's argument in favor of the Board making a mistake in 2012 to not assign a commercial zoning classification to the subject properties rests on their contention that a commercial development would be better able to address site access challenges than a residential development would. The logic of this argument is again, eminently debatable.

There is logic to portions of this argument, as certain types of development offer much greater financial viability to making major infrastructural upgrades than others. In simple terms, development often needs to be of a certain scale or profitability to possess the amount of financial resources needed to make costly upgrades to roads, water and sewer lines, stormwater management facilities, etc. A small-scale development often does not generate the profitability necessary to make such costly upgrades worth a developer's time and money unless they have substantial financial reserves elsewhere to draw from. So, in that sense, contrary to what many may assume, development can sometimes improve the condition of public infrastructure within a given area. Particularly, if developers are required to contribute to such upgrades as part of the project's approval, as is often the case in Maryland and Washington County.

However, while new development can indeed positively contribute to the improvement of public infrastructure at a given location in many cases, there are clearly sites where development of a certain scale or intensity can be inappropriate for the conditions of the site and the neighborhood. Intensive development has myriad effects on the surrounding area, including traffic generation, noise, lighting, additional burden on water and sewer lines, and many more. There are clear cases where development exacerbates these issues instead of solving them. Put simply, in some locations "more, is not always better."

The current conditions of both the site and the neighborhood point to significant downsides that could result from the introduction of an intensive commercial development to this location. Foremost among them is finding a way to safely provide access to the site from Downsville Pike and/or Halfway Boulevard. The challenges to accessing this site were introduced on pages 7 and 8 in comments provided by the Washington County Division of Public Works. To recap, their comments noted the following:

- *"The existing unsignalized entrance to Marty Snook Park on Halfway Boulevard is located approximately 500 feet from the adjacent intersection. A new commercial access point would be expected to generate substantially more traffic than the*

current residential zoning, increasing the potential for operational and safety concerns due to the close spacing of access points, particularly if left-turn movements are permitted.

- *Marty Snook Park is public property. If the proposed development anticipates sharing or connecting to the existing park entrance, this raises concerns regarding the use of public park property to provide access for a private commercial development and may be inconsistent with the intended public purpose of the park property."*

- *Public Works is currently advancing the Marty Snook Park Multimodal Trail and Parking Capital Improvement Project (CIP), which includes planned modifications to the park access road, traffic circulation, pedestrian facilities, and bicycle infrastructure. There are concerns regarding how any proposed commercial entrance(s) would be designed and constructed and the potential impacts on these planned improvements, including the ability of park users to safely access and connect to the surrounding residential neighborhoods."*[14]

The comments from Public Works focus on the potential conflicts and spillover effects of providing access to a new commercial development that might impact the existing access road into Marty Snook Park. That access road is only roughly 500' from the Halfway Boulevard/Downsville Pike intersection. A separate access road onto Halfway Boulevard from a new commercial development could not meet the minimum 500' distance between all new access points on minor arterial roads required by the Highway Standards set forth in the Transportation Element of the County's 2040 Comprehensive Plan.[15] Therefore, it's very possible that a new business would want to connect to the Park road to access the site. Thus, the significant level of concern expressed by Public Works.

If the commercial development instead looked for an entrance onto Downsville Pike, they face a similar dilemma because of both the location of the Park and Ride lot, and the Downsville Pike median. From the northern exit road of the Park and Ride lot to the Downsville Pike/Halfway Boulevard intersection is roughly another 500' linear distance. A new access between those points from the rezoning site would again violate the required access spacing of the County's Highway Standards.

Secondly, there is the barrier of the median on Downsville Pike running all the way from the I-70 interchange to the Downsville Pike/Halfway Boulevard intersection. This barrier prevents left turn movements into the site as it would be a safety hazard to turn into

[14] Washington County Division of Public Works Comment Letter dated July 17, 2026.
[15] Washington County 2040 Comprehensive Plan. Transportation Element. P.7-19.

the property across three lanes of traffic so close to a busy intersection. So, an entrance from the Downsville Pike side of the properties seems unattractive from a site planning standpoint as well.

How exactly a commercial development would solve the circulation dilemma is a good question, given the fact that the three parcels together are only a little over 2 acres in size. That modest acreage doesn't leave a lot of room for the creation of an internal network of roads as part of a project that would solve the issue in some way. Particularly, given all the other site planning requirements commercial developments have to meet besides road access, such as providing stormwater management, accommodating utilities, etc.

A residential development at this location would undoubtedly face similar challenges finding a safe access point onto Downsville Pike or Halfway Boulevard. When houses stood on these lots, however, they did have driveways providing access onto these roadways, making it at least theoretically possible they would be allowed an access onto the County or State roadways.

Even if the access issue was solved for the potential commercial development, there is a vast difference in the amount of traffic that would be generated from that type of land use, versus a single or two-family homes on these lots. It would not be a small number of individual property owners navigating these challenges as they carried out their daily routines. It would be potentially hundreds or thousands of vehicles per day spilling out onto these two busy roadways throughout the day, right at the intersection where traffic is busiest in the neighborhood. So, while the commercial development might offer the economic advantage of being able to pay for necessary road improvements that would be generated by its impacts, it is hard to see how this new type of land use would make the intersection safer, produce fewer impacts to the neighborhood, and not conflict with the function of existing anchor land uses in the immediate vicinity such as the County Park or the Park and Ride lot.

ii. Factors Affecting Continued Residential Usage of the Properties

The continued viability of a residential usage at the site is another point repeatedly brought up in the Applicant's Justification Statement as part of their contention that the Board made a mistake in assigning the RS zoning classification in 2012. They contend that:

1. *"The property is located immediately adjacent to the intersection of Halfway Boulevard and Downsville Pike, less than 1,000' from the travel*

lanes of Interstate 70 making single-family and two-family residential dwellings completely inappropriate;

Before delving into other factors influencing the viability of residential usage of these properties, it is important to be initially reminded that the subject parcels have a long history of residential usage. Residential use on parcel 408 goes back more than 100 years, for example. Residential usage of these properties continued for many years after the I-70 interchange was constructed, only ceasing completely within the last several years after the properties were purchased by the developer.

At the time of the 2012 Comprehensive Rezoning, all residences at the subject site were still occupied. So, absent a request by one of the property owners to change the zoning, there would have been a disincentive by the Board to change to a commercial zoning class. In the years since 2012, the tenants have either passed away and/or sold the property to developers and been left vacant of new owners or tenants. Maintenance of these properties had not been kept up for many years, and the result was their continual deterioration. Service requests for County inspectors responding to junk and weed complaints on all three properties are documented in the County's permitting system.

Accordingly, while the Applicant may contend that this deterioration was due to lack of buyer interest as a result of spillover effects from traffic on the adjacent roads, staff would contend that this is a clear case of demolition by neglect by multiple owners of these properties. By not keeping up with the maintenance of the existing structures, it removed almost any likelihood that the houses would be re-occupied by new owners or tenants. In the end, the inevitable result of this neglect was the demolition of all three of the houses which stood on these parcels, including a property on the Maryland Inventory of Historic Properties (the Anita Rice home on parcel 408 in 2018).

Aside from the neglect of these properties leading to inevitable demolition of the formerly existing homes, there is no evidence offered by the Applicant in the material submitted that they have actively pursued continued use of the properties for residential purposes under the current RS zoning. Indeed, **the current rezoning petition marks the third effort by this same developer to rezone the property from RS to HI since 2017 (see County rezoning files RZ-17-003 & RZ-19-003)**. With that much time, money and effort expended into obtaining a commercial zoning classification for the property, it is hard to imagine that there has been a parallel effort of comparable magnitude to market these properties for residential usage.

Much of the rhetoric in the Applicant's petition turns the request into a zero-sum proposition between either residential or commercial being pursued at the site. In reality, given all the challenges cited throughout this report that lay out what it would take to

successfully develop either residential or commercial at the site, the most reasonable use for the property may be neither. Under different circumstances, the area could be utilized as required forest mitigation for development projects the County undertakes in Marty Snook Park which would retain forest cover onsite in accordance with the County's Forest Conservation Ordinance. Another potential use could be the expansion of the Park and Ride lot. Neither of these uses would require changing the zoning. Obviously, under the current ownership, these alternative uses are unlikely to be pursued. They are offered merely to illustrate that residential and commercial are not the only types of land uses which are suitable for this location, given the notable challenges to its development. There are times when, given site specific constraints, the "highest and best use" of a property is not always the one which produces the largest economic return.

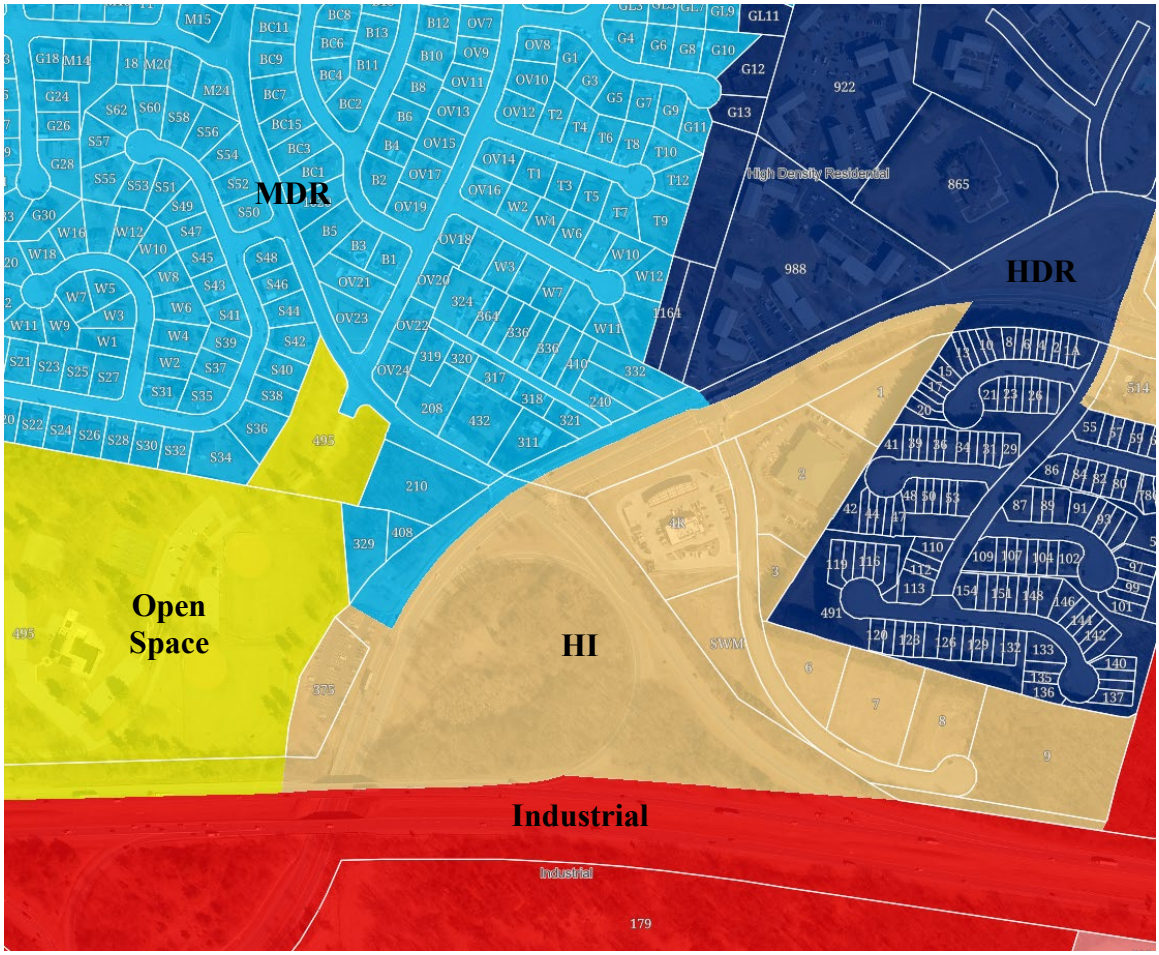
E. Relationship to 2040 Washington County Comprehensive Plan

In 2025 the Washington County Comprehensive Plan was updated, including the Land Use Plan. The Land Use Plan takes all of the policies, strategies and recommendations articulated in the other chapters of the Plan to form a blueprint of sorts for how the community should develop in the future.

To develop this guide for future land uses decisions, information such as population projections, growth trends, transportation and infrastructure data, and environmental factors was considered. The input of property owners, local officials, County staff and the general public was also solicited and considered in the assignment of policy areas to properties on the Land Use Plan.

In considering all of this information, County staff assigned these properties a Medium Density Residential land use policy classification. Many of the factors previously cited throughout this report factored into the decision made by staff to assign this classification. These factors include site access challenges, the close proximity of the property with Marty Snook Park and the Park and Ride lot and the predominance of residential uses on the west side of Downsville Pike above the I-70 interchange, among others. Accordingly, the requested HI zoning classification is not consistent with the recently adopted Land Use Plan. The subject parcels are shown in context with other land use policy classifications in the immediate area in Map 2 below.

Map 2: 2040 Comprehensive Plan Land Use Map



F. Other Staff Comments

Beyond the access and circulation concerns expressed by the Washington County Division of Public Works, they also brought up broader compatibility issues that further call into question how logical and appropriate a commercial land use would be at this location. Their additional comments are below:

1. *"The proposed Highway Interchange (HI) zoning permits a broad range of commercial uses, including businesses that may operate during the evening and nighttime. In contrast, Marty Snook Park is open only from dawn to dusk, and restricting pedestrian access into the park after hours is difficult. The County currently experiences recurring issues with after-hours vandalism, including graffiti, arson, and property damage.*

   Given the wide variety of uses permitted within the HI zoning district, there is significant uncertainty regarding the type of commercial development that may

ultimately occur and its compatibility with the adjacent public park. Public Works is concerned that certain commercial uses or extended hours of operation could increase nighttime activity, attract loitering, or otherwise contribute to undesirable behavior that could spill over into the park after it has closed, creating additional public safety, security, and maintenance concerns.

2. *The west side of Downsville Pike along Halfway Boulevard is characterized by single-family residential development and Marty Snook Park. The subject property is heavily wooded and is consistent with the character of the surrounding area, providing a natural buffer between the residential neighborhood and the existing commercial development located on the east side of the intersection.*

   Development under the proposed Highway Interchange (HI) zoning could substantially alter this transition area. Depending on the eventual commercial use, development may require significant tree clearing, introduce larger building footprints and impervious surfaces, increase noise and nighttime lighting, and result in more intensive activity immediately adjacent to Marty Snook Park. In addition, the property adjoins a tributary located within the park, raising concerns about the potential for increased stormwater runoff, litter and debris, and other environmental impacts associated with more intensive commercial development of which the impacts extend beyond the property boundaries. Such impacts could also result in increased maintenance responsibilities for the Washington County Department of Public Works."[16]

III. Recommendation:

The applicant claims that a mistake occurred in the designation of the existing RS zoning classification in 2012 and that there has been substantial change in the character of the neighborhood since the time of the last comprehensive zoning, thereby warranting their petition to rezone the property from RS to HI.

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

1. Defining the boundaries of the neighborhood,
2. Demonstrating that substantial changes have occurred since the last Comprehensive Zoning Plan, and
3. Showing that those changes resulted in the altered character of the neighborhood.

[16] Washington County Division of Public Works Comment Letter dated July17, 2026.

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

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

The preceding analysis has led staff to conclude that the applicant has not met the burdens in proving that a substantial change has occurred in the neighborhood since the 2012 UGA Rezoning. Limited commercial development has occurred in the immediate vicinity of the subject properties. The commercial development which has occurred conforms with long-established land use plans for the area. The lack of approved piecemeal rezonings in the immediate vicinity demanding new zoning classifications testify to this fact. To this point, no commercial development has taken place in the residential neighborhoods which lie immediately west of Downsville Pike and north of the I-70 interchange.

The traffic improvements cited by the applicant largely happened before 2012, and there has been no consistent increase in traffic volume according to traffic counts performed by the State, County and outside consulting agencies on multiple roads in the vicinity over the past twenty years. The only notable traffic improvement in the area since 2012 is the signal at Venture Drive created in tandem with the opening of the Sheetz in 2017. Aside from increased traffic on Venture Drive, evidence of widespread impacts elsewhere in the neighborhood from the Sheetz are not supported by available data. The population in the Halfway election district has also grown more slowly than the County as a whole.

Regarding the charge of mistake, the evidence offered by the Applicant which contends that a commercial development is necessary to make improvements to the site which would improve access and circulation onto Downsville Pike or Halfway Boulevard for safety purposes is unconvincing. Creating an intensive commercial development at a location which has limited access due to the close proximity of Marty Snook Park and a Park and Ride lot on each side is likely to exacerbate traffic and safety issues on Downsville Pike and Halfway Boulevard rather than solve them.

The request for an HI zoning classification is not consistent with the County's recently adopted Comprehensive Plan. The Land Use Plan within this document assigned these properties a Medium Density Residential land use policy classification. The close proximity of these properties to the neighboring Park and solidly residential areas west of

Downsville Pike and above I-70 were key among many important factors considered by staff when assigning this land use classification, which was adopted by the BOCC in 2025.

Consequently, staff's analysis has concluded that convincing proof has not been offered by the applicant demonstrating either a mistake in the current zoning, or a substantial change in the character of the neighborhood since the 2012 UGA Rezoning in their petition to rezone the property from RS to HI. Overall, the facts outlined in this report have not led to a conclusion that an intensive commercial development would be logical and appropriate for the proposed location.

Finally, please do be reminded that the HI Zoning District permits a very wide range of land uses, by right. Any of the principal permitted uses in the BL, BG, PB and ORT Zoning Districts would, at least theoretically, become legal to pursue under the new zoning at the site. Not all of these uses may be compatible with the surrounding neighborhood.

Respectfully Submitted,

Travis Allen
Senior Planner

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

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

CALL TO ORDER AND ROLL CALL

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

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

NEW BUSINESS

MINUTES

Motion and Vote: Mr. Miller made a motion to approve the minutes of the June 1, 2026 Planning Commission meeting as presented. The motion was seconded by Ms. Lane-Unsworth and unanimously approved, with Mr. Goetz and Commissioner Wagner abstaining from the vote.

ORDINANCE MODIFICATION

Hope Valley Farm [OM-26-002]

Ms. Wagner-Grillo presented an ordinance modification for Hope Valley Farm located at 1055 Valley Road in Knoxville. The property is 29.7 acres in size and is zoned EC (Environmental Conservation). The owners operate their business called "Wild Sprouts" which is a nature based educational facility, as well as a self-pick flower farm and farmstand. On December 18, 2024, the Board of Zoning Appeals held a public hearing for a special exception request for an environmental conservation education and banquet/reception facility and for a variance for off-street parking requirements. Proposed events will be hosted in the farm accessory building. The request was granted by the BZA; however, the Engineering Department at that time sent correspondence regarding road adequacy to the BZA. A minor site plan was submitted to the Department of Planning & Zoning on April 17, 2025 for this permitted use. During the minor site plan review (which is still on-going), the Engineering Department commented that Valley Road was inadequate for additional commercial development without improving it to 18 feet in width. The width is based on the number of trips the business would generate. Valley Road currently ranges from 15.6 feet to 24 feet in width. The Engineering Department, in its comments, is requiring the owners to widen sections of the road that are not 18-feet in width along the property lot frontage to the nearest road that is adequate (State Route 340).

The owners are requesting a modification from Article 4, Section 4.3 of the Adequate Public Facilities Ordinance (APFO) which requires all new development to be served by an adequate network of existing and proposed new roads. The owners are asking the Planning Commission to allow them to proceed with the business without improving Valley Road to 18-feet in width. Ms. Wagner-Grillo stated that if the Planning Commission were to approve the modification, the Engineering Department is requesting that a special condition be placed on the approval that the owners will be required to widen the pavement along the property frontage to a minimum of 18-feet.

Discussion and Comments: Mr. Goetz asked if the banquet/event facility will be tied to the educational facility. Mr. Fred Frederick of Frederick, Seibert & Associates, the consultant, stated that the BZA, in its approval, limited the business to one event per weekend from April 1st to October 30th each year. There is a limit of 99 people that can attend the events, including staff.

There was more discussion regarding the minimum requirement that the Engineering Department is requesting. Mr. Frederick stated that the BZA discussed the width of Valley Road in great detail during its public hearing. The BZA acknowledged that this business will not be detrimental to the area. He believes that the variation in width brings traffic calming to Valley Road. In his estimation, it would cost the owners approximately $250,000 to widen the road to 18-feet. Mr. Frederick noted that traffic counts were performed on Valley Road in front of the property for one week while school was still in session, May 18th to 26th, with an average ADT of 125 at this location.

Motion and Vote: Mr. Wright made a motion to approve the ordinance modification request with no road improvements or exceptions. The motion was seconded by Mr. Goetz and unanimously approved.

SITE PLANS

Bridgestone – Hagerstown [SP-25-047]

Ms. Wagner-Grillo presented a site plan for the proposed construction of a Bridgestone auto repair business on 1.85 acres located at 13324 Pennsylvania Avenue. The property is zoned BG (Business General). The existing 19,749 sq. ft. building will be demolished; the proposed building will be 6,607 sq. ft. Parking required is 26 spaces; 30 spaces will be provided. Ten to twelve employees are proposed. The hours of operation will be 7 am to 7 pm, Monday through Saturday and 9 am to 5 pm on Sunday. One freestanding sign is proposed. Lighting will be building mounted and pole mounted; a photometric plan was included in the site plan submittal. Water service will be provided by the City of Hagerstown; sewer service will be provided by Washington County. Landscaping is proposed along the parking space in front of Pennsylvania Avenue while existing vegetation at the rear of the property will remain. Storm water management requirements will be met by a micro-bioretention facility on site. Forest Conservation requirements will be met by a payment-in-lieu of planting in the amount of $3,659.04.

Discussion and Comments: Mr. Wright asked if the photometric plan included the lighting from the signs. Ms. Wagner-Grillo stated that generally the photometric plan only includes the building mounted and pole mounted lights. Mr. Wright believes that internally lit signs should be included in the photometric plans in the future.

Mr. Wright asked if some of the space behind the building could be used for Forest Conservation. It was noted that a large sanitary sewer easement is located there. Mr. Allen stated that the developer was eligible for the "express procedure" which does not require Planning Commission approval for the mitigation.

Mr. Miller asked about the movement of large trucks within the site. It was noted that movements were run that will allow the trucks full access to the site.

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.

FOREST CONSERVATION

Jamison Door [GP-26-007]

Mr. Allen presented two requests to meet forest conservation requirements on property located at the intersection of Yale Drive and Professional Boulevard. The developer is proposing the construction of a large industrial facility at this location and is requesting the establishment of an offsite easement to meet the majority of the project's planting requirements and to remove four specimen trees from the site. The 7.45-acre total planting requirement is a result of the disturbance of 24.18 acres of land. Mr. Allen noted that all acreage not being used for development has been utilized for onsite retention or planting purposes and the offsite easement being proposed is immediately outside the Urban Growth Area close to the same watershed. The off-site easement will consist of 12.88 acres of forest. Mr. Allen stated that the specimen trees are located where substantial grading will occur. Storm water management features will mitigate water quality impacts from the removal of these trees.

Motion and Vote: Mr. Goetz made a motion to approve the off-site mitigation and the removal of four specimen trees. The motion was seconded by Mr. Miller and unanimously approved.

OLD BUSINESS

Washington County Board of County Commissioners [FCO-26-001]

Mr. Allen reminded members that a public input meeting was held on June 1, 2026 to consider amendments to the Forest Conservation Ordinance. These amendments are primarily mandated by the passage of SB256 (required to be adopted by July 1, 2026 by Maryland counties). In addition to the State-mandated changes, additional changes were recommended by staff to bring the Ordinance in compliance with State regulations that have evolved over the past 30 years. Two letters of support were received prior to the public input meeting, one verbal comment in support was made during the public input meeting, and two letters (neither in support or in opposition) were received following the public input meeting primarily asking for clarification on the Federal facilities exemption (included in the Federally mandated changes) and changes to the mitigation ratio in Priority Funding Areas; staff has responded to these inquiries.

DRAFT

Motion and Vote: Mr. Miller made a motion to recommend to the Board of County Commissioners approval of the proposed amendments as presented. The motion was seconded by Ms. Lane-Unsworth and unanimously approved with Commissioner Wagner abstaining from the vote.

OTHER BUSINESS

Update of Projects Initialized

Ms. Kinzer provided a written report for land development plan review projects initialized during the month of May including 4 site plans.

Ms. Kinzer announced that the Board of County Commissioners approved a 12-month moratorium on data centers so the subject can be further studied and refined in anticipation of changes to the Zoning Ordinance in the future. The Board also discussed extending the moratorium beyond 12 months, if needed. A data center impact analysis and assessment is currently being undertaken in Frederick County. Following a brief discussion, members recommend working closely with the City of Hagerstown to present a united front and would like to be involved throughout the decision-making process.

ELECTION OF OFFICERS

Motion and Vote: Mr. Goetz made a motion to nominate Mr. Semler as the Chairman and Mr. Miller as the Vice-Chairman. The motion was seconded by Ms. Lane-Unsworth and unanimously approved.

ADJOURNMENT

Mr. Miller made a motion to adjourn the meeting at 6:55 p.m. The motion was seconded by Ms. Lane-Unsworth and so ordered by the Chairman.

UPCOMING MEETINGS

1. August 3, 2026, 6:00 p.m. – Washington County Planning Commission regular meeting

Respectfully submitted,

_____

Jeff Semler, Chairman

DRAFT

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 SITE PLAN STAFF REPORT

BASE INFORMATION

SITE NAME.....:	Showalter Commercial Park Lots 1-3
NUMBER.....:	PSP-25-004
OWNER.....:	SHOWALTER FARM LLC
LOCATION.....:	18225 SHOWALTER Road Hagerstown, MD 21742
DESCRIPTION.....:	This preliminary plat/site plan is for the construction of a county road, gravel overnight truck parking lot, and mass-grading for a future convenience store (Preliminary subdivision for lots 1-3.) The proposed site disturbed area is 21.0 acres, and the proposed impervious area is 6.8 acres.
ZONING.....:	Highway Interchange Airport Overlay
COMP PLAN LU.....:	Industrial/Flex
PARCEL.....:	13016593
PLANNING SECTOR.....:	1
ELECTION DISTRICT.....:	13
TYPE.....:	Commercial
GROSS ACRES.....:	89.41
DWELLING UNITS.....:	0
TOTAL LOTS.....:	
DENSITY.....:	0 Units Per Acre
PLANNER.....:	Misty Wagner-Grillo
ENGINEER.....:	FREDERICK SEIBERT & ASSOCIATES
RECEIVED.....:	September 10, 2025

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

FLOOD ZONE.....:	No
WETLANDS.....:	None
WATERSHED.....:	Conococheague Creek
ENDANGERED SPECIES.....:	None
HISTORIC INVENTORY.....:	I471; I866
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
32.4	80	
Open Space Minimum Required	**Residential Amenity Plans**	**Solid Waste Disposal Plans**
		Dumpster
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**	
116		
Parking Spaces - Minimum Required	**Recreational Parking Provided**	
0		

SCHOOL INFORMATION

	ELEMENTARY	MIDDLE	HIGH
SCHOOL DISTRICT	Maugansville	Western Heights	North Hagerstown
PUPIL YIELD			
CURRENT ENROLLMENT	702	883	1447
MAXIMUM CAPACITY	755	998	1423

PUBLIC FACILITIES INFORMATION

FIRE DISTRICT.....:	Maugansville
AMBULANCE DISTRICT.....:	MAUGANSVILLE

WATER & SEWER INFORMATION

	WATER	SEWER
METHOD.....:	City	County Line - City Treatment
SERVICE AREA.....:	City	County Line - City Treatment
PRIORITY.....:	3-Programmed Service	1-Existing Service
NEW HYDRANTS.....:		
GALLONS PER DAY SEWAGE...:		
PLANT INFO.....:		Hagerstown (City)

PRELIMINARY PLAT / SITE PLAN

FOR

SHOWALTER COMMERICAL PARK LOTS 1-3

SITUATED TO THE EAST OF INTERSTATE 81

& TO THE SOUTH OF SHOWALTER ROAD

WASHINGTON COUNTY, MARYLAND

APPROVALS

MD-ENG-6A
1/89

USDA
SCS

UTILITY NOTIFICATION

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

DISTURBED AREA QUANTITY

THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY
21.0 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY
40,450 CU. YDS. OF EXCAVATION AND APPROXIMATELY
50,000 CU. YDS. OF FILL.

ENGINEER'S STORMWATER MANAGEMENT CERTIFICATION

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

SIGNATURE DATE SEAL

WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

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

SIGNATURE DATE

CITY OF HAGERSTOWN UTILITIES DEPARTMENT WATER DIVISION

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

SIGNATURE DATE

OWNER / DEVELOPERS CERTIFICATION

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

Donald Bowman 08/27/2025
PRINTED NAME DATE

SIGNATURE

OWNER / DEVELOPERS CERTIFICATION

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

Donald Bowman 08/27/2025
PRINTED NAME DATE

SIGNATURE

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.

08/11/2026 20945
DATE REG. NO. SIGNATURE

WASHINGTON COUNTY
DIVISION OF ENGINEERING

APPROVED BY: _____

DATE: _____

OWNER/DEVELOPER:
SHOWALTER FARM LLC
10228 GOVERNOR LANE BLVD, SUITE 3002
WILLIAMSPORT, MD 21795

ATTN: JEFF TEDERICK
EMAIL: jtedrick@dmbowman.com
PHONE: 301.582.1555

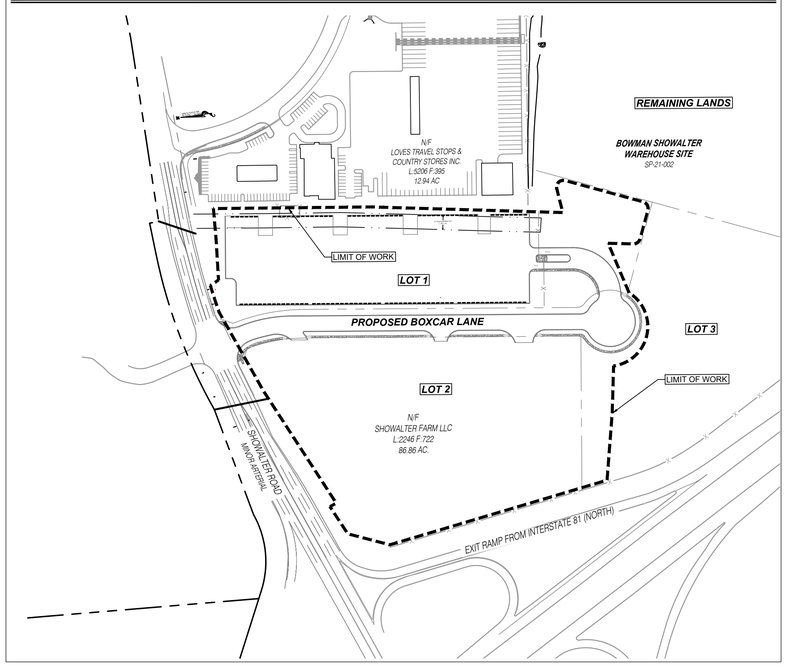
CIVIL ENGINEER / SURVEYOR:
FREDERICK SEIBERT & ASSOCIATES, INC
128 SOUTH POTOMAC STREET
HAGERSTOWN, MD 21740

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

LOCATION PLAN

SCALE: 1" = 200'

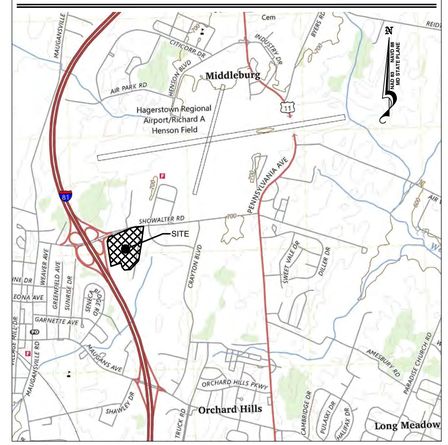
TAX MAP - GRID - PARCEL: 0024 - 0010 - 0503
PROPERTY ACCOUNT #13-016593



VICINITY MAP

SCALE: 1" = 2000'

ADC MAP 10, 7B
USGS MAPS (HAGERSTOWN)



SHEET INDEX

TYPE	NUMBER	TITLE
C-001	SHEET 01	COVER SHEET
C-002	SHEET 02	NOTES & LEGENDS
C-101	SHEET 03	EXISTING CONDITIONS
C-102	SHEET 04	DEMOLITION PLAN
C-103	SHEET 05	PRELIMINARY PLAT (A)
C-104	SHEET 06	PRELIMINARY PLAT (B)
C-105	SHEET 07	EROSION & SEDIMENT CONTROL PLAN - INITIAL
C-106	SHEET 08	EROSION & SEDIMENT CONTROL PLAN - INTERIM
C-107	SHEET 09	GRADING AND DRAINAGE PLAN - INITIAL
C-108	SHEET 10	GRADING AND DRAINAGE PLAN - INTERIM
C-109	SHEET 11	SITE & DIMENSION PLAN
C-110	SHEET 12	UTILITY PLAN
C-201	SHEET 13	BOXCAR LANE PLAN & PROFILE
C-301	SHEET 14	STORMWATER MANAGEMENT PLAN - SAND FILTER #1 & #2
C-302	SHEET 15	STORMWATER MANAGEMENT PLAN - BIORETENTION #1 & #2
C-303	SHEET 16	STORMWATER MANAGEMENT DETAILS & NOTES - ADS
C-304	SHEET 17	STORMWATER MANAGEMENT NOTES
C-401	SHEET 18	CONSTRUCTION PROFILES - STORMDRAIN
C-501	SHEET 19	CONSTRUCTION DETAILS & NOTES - E & S CONTROLS
C-502	SHEET 20	CONSTRUCTION DETAILS & NOTES - E & S CONTROLS
C-503	SHEET 21	CONSTRUCTION DETAILS & NOTES - STORM DRAINAGE
C-504	SHEET 22	CONSTRUCTION DETAILS & NOTES - WATER
C-505	SHEET 23	CONSTRUCTION DETAILS & NOTES - SEWER
C-506	SHEET 24	CONSTRUCTION DETAILS & NOTES - SITE
L-101	SHEET 25	LANDSCAPE PLAN
L-501	SHEET 26	LANDSCAPE DETAILS & NOTES
C-202	SHEET 27	OFFSITE FORCE MAIN PLAN & PROFILE

ESD PRACTICES SUMMARY TABLE

CONSTRUCTION TYPE (NEW, REDEVELOPMENT, RESTORATION): **NEW**

NON-ESD PRACTICES (CHAPTER 3 - STRUCTURAL PRACTICES)

TYPE	DA TO STRUCTURE (AC.)	IMPERVIOUS DA TO STRUCTURE (AC.)	ESDv (CF)	Pe ADDRESSED (IN)
SAND FILTER #1	4.10	1.79	18,552	2.60
SAND FILTER #2	6.25	4.96	31,765	1.83
BIORETENTION #2	2.88	0.00	11,379	2.60
BIORETENTION #3	6.10	0.46	28,570	2.60
UNDERGROUND SWM	5.80	4.96	0	0

SWM NARRATIVE

Introduction
This site plan is for the construction of a county road, gravel overnight truck parking lot, and mass-grading for a future convenience store. The proposed site disturbed area is 21.0 acres, and the proposed impervious area is 6.8 acres. The project is located east of interstate 81 and south of Showalter Road in Hagerstown, Washington County, Maryland. The project will take place on six (6) different parcels that are all zoned Highway Interchange (HI) as determined by Washington County. The largest parcel is 86.86 acres and is identified as Parcel 53 within Tax Map 54 of Washington County, see the "site data" table on sheet 2 of the plan for information of each parcel included in this project. The lot lines of the 5 smaller parcels will be vacated and the property will be re-subdivided as part of this project.

Past and Present Land Use
The site currently consists of 4 houses and detached garages, a barn, the remains of a house, and gravel and asphalt driveways. The current land cover is predominantly meadow and farm field. The Washington County Soil Survey shows 2 intermittent streams on the site that both drain to the MDSHA R/W along Interstate 81. Only one of these streams is within the limit of disturbance of this project, but neither stream requires a stream buffer because the drainage area(s) is less than 40 acres. There are areas of steep slopes/highly erodible soils within the limit of disturbance that will be stabilized during construction. There are no mapped floodplains and related buffers on the property.

Site Drainage Description
The site currently has one (1) main watershed that drains in a westerly direction and ultimately discharges to an existing 42" RCP culvert that passes under the Interstate 81, Exit 10 off-ramp. There are currently 2 culverts within the MDSHA right-of-way that discharge drainage directly onto the site, and this drainage is being bypassed though the site.

Post-Construction Stormwater Management
The post-construction stormwater management requirements were modeled as (1) watershed. The water quality (WQv) and Environmental Site Design (ESD) requirements for the site are shown in the table on page 5 of the SWM report. The Structural BMPs proposed for this site are: Sand Filter, Bioretention, andUnderground SWM (ADS Stormtech). Micro-bioretention #2 per the Entrance & Utility Plan for Showalter Business Park (GP-13-034) currently provides 2,643 CF ESDv but must be removed as part of this plan. Adding this additional ESDv to the requirement for the new development brings **total ESDv required to 48,815 CF**. Two (2) Sand Filters and two (2) Bioretentions **will provide 90,266 cf ESDv for the site, which is more than the required 48,815 cf ESDv.**

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

STATE OF MARYLAND — JOSEPH MARK SEIBERT — 20945 — REGISTERED PROFESSIONAL ENGINEER
08/11/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License # 20945
Expiration Date 06-23-2027

FSA
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355 SOUTH HANOVER STREET CARLISLE, PA 17013 717-249-0411
11142 WILLIAMSPORT PIKE GREENCASTLE, PA 17225 717-597-3667
128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 301-791-3650

MARK	DESCRIPTION:	DATE:
1	REVISED PER AGENCY COMMENTS	02.17.26

SHOWALTER COMMERICAL PARK LOTS 1-3
SITUATE EAST OF INTERSTATE 81
AND SOUTH OF SHOWALTER ROAD
WASHINGTON COUNTY, MARYLAND
BOWMAN DEVELOPMENT CORP.
10228 GOVERNOR LANE BLVD, SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF TEDRICK 301.582.1555

PROJECT NO. 4331.2
DWN BY KODY WARD
DATE 09-05-2025
PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL 0024 - 0010 - 0503
SCALE AS SHOWN
SHEET TITLE

COVER SHEET

C-001
SHEET 01 OF 27

PSP-25-004

P:\SHARED FOLDERS\PROJECTS\4300\4331.2\DWG\SITE PLAN\4331.2 - SHEET 1 - COVER.dwg 2/17/2026 8:51:11 AM EST

GENERAL NOTES

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

Miss Utility	1-800-257-7777
Potomac Edison	1-800-255-3443
Columbia Gas (Hagerstown)	(301) 733-1010
Verizon	(301) 790-7124
Antietam Cable	(240) 420-2082
Washington County Construction Division	(240) 313-2600
Washington County Department of Water Quality	(240) 313-2600
City of Hagerstown Utilities Department	(301) 739-8577 Ext. 681
Washington County Soil Conservation District	(301) 797-6821

8. The contractor shall be responsible for coordination of his construction with the construction of other contractors.
9. Benchmarks to be established by FSA prior to the start of construction.
10. The contractor shall notify the Architect/Engineer, before construction, of any conflicts between the plans and actual field conditions.
11. The contractor shall protect all utilities and culvert pipes during construction by insuring proper cover, increasing cover, or constructing roadway and parking through base course before loading site with heavy vehicles.
12. Job site safety is the sole responsibility of the contractor. The Contractor shall perform all excavation in accordance with O.S.H.A. Regulations for trench safety.
13. The contractor shall perform his own field inspection and surveys (if necessary) to determine the limit of earthwork needed to complete this project. Any earthwork quantities that may be shown hereon are preliminary estimates only, and are intended for Soil Erosion Control plan review, if required. There has been no correction made to the earthwork quantities shown hereon due to the compaction of fill.
14. The contractor shall be aware that in the event of discrepancy between scaled and figured dimensions shown on the plan, the figured dimensions shall govern.
15. Sediment erosion control measures shall be installed per sediment erosion control plans, details and specifications.
16. Please refer to Geotechnical Report completed by Hillis-Carnes Engineering Associates dated 07-01-2025 for load bearing fills, etc.
17. The entire area included within the proposed limits of cut and fill shall be stripped of all root material, trash and other organic and otherwise objectionable, non-complying and unsuitable soils and materials.
18. It shall be distinctly understood that failure to mention specifically any work which would naturally be required to complete the project shall not relieve the contractor of his responsibility to complete such work.
19. The existing site contours shown hereon are a combination LIDAR 1' contours and survey points field checked by FSA in April 2025. (Contour accuracy is to plus or minus one half the contour interval).
20. Limit of disturbed areas are to be the limit of property ownership, unless otherwise noted.
21. The contractor shall provide MOSH safety assistance for City Utilities Department and Washington County Depart of Water Quality..
22. This project has a projected start date of September 2026 and a completion date of April 2027.
23. A complete set of approved plans and a copy of the grading permit must be on site and available for use by the inspector, or other representative of Washington County or City of Hagerstown.
24. Proposed SWM quality control will consist of an on-site sand filters, and quantity control will be provided in an underground SWM system & (2) quantity ponds.
25. This project will require a third party qualified professional to be present at the preconstruction meeting scheduled with Washington County Division of Construction and the Washington County Soil Conservation District. Construction inspection will be required for this project per the "Roadway and Stormwater Management Construction Verification Procedures" dated October 17, 2008.
26. In fill areas, storm drain pipe shall be placed on 95% compacted fill according to AASHTO T-180A standard.
27. Developer/Contractor must contact the certifying engineer and Washington County at least 5 days prior to the start of construction of the stormwater management system to schedule and coordinate inspection time tables.
28. No permanent structures (e.g. fences, sheds, play equipment, retaining wall, etc) shall be permitted within any stormwater or storm drainage easement on the property.
29. A building permit is required for any retaining wall if it is greater than three (3) feet in height and a global stability analysis if it is greater than ten (10) feet in height.
30. A 6" soil layer shall be installed beneath all 30 mil PVC liners to protect liners from punctures.
31. The subject properties contains historic resources documented on the Washington County Historic Sites Inventory (WA-I-471, WA-I-472). The Design Guidelines for Historic Properties should be referenced prior to exterior work or property grading to ensure disturbance to the resources included in the inventory is limited. If demolition of any of the structures is pursued please reference the Guidelines regarding required documentation and procedures.

DIVISION OF PLAN REVIEW & PERMITTING NOTES

1. In conformance with the Stormwater Management Ordinance of Washington County, a performance security and executed maintenance agreement shall be required from the developer prior to issuance of any building or grading permit for construction per these plans."
2. This project will require a third party qualified professional to be present at the preconstruction meeting. Construction inspection will be required for this project per the "Roadway and Stormwater Management Construction Verification Procedures" dated October 17, 2008.
3. A complete set of approved plans and a copy of the grading permit must be on site and available for use by the inspector, or other representative of Washington County Division of Public Works.
4. Developer/Contractor shall contact the certifying engineer and the County at least 5 days prior to the start of construction of the stormwater management system to schedule and coordinate inspection time tables.
5. This development plan must comply with the current Washington County Stormwater Management, Grading, Soil Erosion and Sediment Control, Ordinance.
6. All grading for this project shall be the full responsibility of the property owner.
7. No permanent structures (e.g., fences, sheds, play equipment, retaining walls) shall be permitted within any stormwater or storm drainage easement on this property.

ZONING DATA

ZONING DISTRICT	HI - HIGHWAY INTERCHANGE
MINIMUM YARD SETBACK:	
FRONT	40 FT.
SIDE	10 FT.
REAR	10 FT.

SITE DATA

TAX MAP - GRID - PARCEL	0024-0010-0503
ELECTION DISTRICT	13
ACCOUNT NUMBER	016593
LIBER / FOLIO	02246 / 00722
PARCEL SIZE	86.86 AC.
TAX MAP - GRID - PARCEL	0024-0009-0544
ELECTION DISTRICT	13
ACCOUNT NUMBER	018154
LIBER / FOLIO	05166 / 00185
PARCEL SIZE	0.40 AC.
TAX MAP - GRID - PARCEL	0024-0003-0558
ELECTION DISTRICT	13
ACCOUNT NUMBER	002088
LIBER / FOLIO	03574 / 00445
PARCEL SIZE	0.39 AC.
TAX MAP - GRID - PARCEL	0024-0004-0111
ELECTION DISTRICT	13
ACCOUNT NUMBER	016429
LIBER / FOLIO	02363 / 00443
PARCEL SIZE	0.81 AC.
TAX MAP - GRID - PARCEL	0024-0004-0730
ELECTION DISTRICT	13
ACCOUNT NUMBER	016437
LIBER / FOLIO	02363 / 00439
PARCEL SIZE	0.75 AC.
TAX MAP - GRID - PARCEL	0024-0004-0625
ELECTION DISTRICT	13
ACCOUNT NUMBER	005265
LIBER / FOLIO	02523 / 00040
PARCEL SIZE	0.20 AC.
AREA SUMMARY:	
DISTURBED AREA	21.0 AC
EXISTING IMPERVIOUS	31,798 SF / 0.73 AC (3.6%)
PROPOSED TOTAL IMPERVIOUS	296,208 SF / 6.80 AC (32.4%)
FOREST CONSERVATION	OFFSITE RETENTION (LOTS 1 & 2 ONLY)
WATERSHED:	
NAME	CONOCOCHEAGUE CREEK
NUMBER	02-14-05-04
FEMA PANEL #	24043C0128D
PROPOSED USE	OVERNIGHT TRAILER PARKING
HOURS OF OPERATION	24 HR/DAY (SUN.-SAT.)
NUMBER OF EMPLOYEES	0 (UNMANNED PARKING LOT)
WATER & SEWER USAGE:	
WATER PROVIDED	CITY OF HAGERSTOWN WATER DIVISION
EXISTING ALLOCATION	1 EDU (EXISTING WAREHOUSE ON REMAINING LANDS)
PROPOSED ADDITIONAL ALLOCATION	0 EDU
SEWER PROVIDED	WASHINGTON COUNTY DEPT. OF WATER QUALITY
EXISTING ALLOCATION	1 EDU (EXISTING WAREHOUSE ON REMAINING LANDS)
PROPOSED ADDITIONAL ALLOCATION	0 EDU
WASTE & RECYCLABLES:	
SOLID WASTE REMOVAL	N/A
RECYCLE REMOVAL	N/A
FREIGHT & DELIVERY	N/A
SITE LIGHTING:	
EXISTING	NONE
PROPOSED	NONE
SITE SIGNAGE:	
EXISTING	NONE
PROPOSED	TBD
ADDRESS ASSIGNMENT	TBD
TOTAL PARKING PROVIDED	116 SPACES

WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

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

SIGNATURE DATE

CITY OF HAGERSTOWN UTILITIES DEPARTMENT WATER DIVISION

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

SIGNATURE DATE

LEGEND

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

LEGEND - ABBREVIATIONS

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

STATE OF MARYLAND — JEFFREY TODD MOORE — 22985 — REGISTERED PROFESSIONAL ENGINEER
08/11/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License #: 22987
Expiration Date: 06-23-2027

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128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301-797-4470

MARK	DESCRIPTION:	DATE:
1	REVISED PER AGENCY COMMENTS	02.17.26
2	REVISED PER AGENCY COMMENTS	06.03.26

SHOWALTER COMMERCIAL PARK LOTS 1-3

SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD

WASHINGTON COUNTY, MARYLAND

BOWMAN DEVELOPMENT CORP.
10228 GOVERNOR LANE BLVD, SUITE 300-2, WILLIAMSPORT, MD 21795
ATTN: JEFF TEDRICK 301.582.1555

PROJECT NO. 4331.2
DWN BY KODY WARD | DATE 09-05-2025
PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL 0024 - 0010 - 0503
SCALE NOT TO SCALE

SHEET TITLE

NOTES AND LEGENDS

C-002
SHEET 02 OF 27

PSP-25-004

P:\SHARED FOLDERS\PROJECTS\4300\4331\4331-ZONING\FEB PLANS\SET 2 - 01-02 - COVER SHEET & NOTES & LEGEND\ZONING_SDS.dwg - 22X36 H

BOWMAN SHOWALTER WAREHOUSE SITE
SP-21-002

NAD 83 MD STATE PLANE
NAD 83 MD STATE PLANE

EX. GAS CANOPY
EX. LOVE'S CONVENIENCE STORE
N/F LOVES TRAVEL STOPS & COUNTRY STORES INC. L.5206 F.366 12.94 AC
EX. BUILDING
IRRIGATION CONTROL VALVE
EX. DOG PARK FENCE (ENCROACHES)
N/F SHOWALTER FARM LLC L.2523 F.0040 0.20 AC.
WASHINGTON COUNTY/STATE HIGHWAY ADMIN. R/W
EX. ACCESS DRIVE
UP 28145
UP 28143
40' POWER EASEMENT PER L. 300 F. 240
EX. SHED
EX. DWELLING
EX. ASPHALT DRIVE
EX. DWELLING
N/F SHOWALTER FARM LLC L.2063 F.0439 0.75 AC.
INV IN: 679.54
INV OUT: 679.54
UP 28147
EX. SD INLET TR: 676.64 INV IN: 674.74
INV OUT: 674.64
GAS MARKER
UP 28148
GARAGE
N/F SHOWALTER FARM LLC L.2063 F.0443 0.81 AC.
EX. DWELLING
DECK
EX. SD INLET TR: 680.72 INV OUT: 677.67
EX. GRAVEL DRIVE
(3) EX. WATER VALVES
EX. WATER METER
UP 29894
EX. MDSHA APPROVED ENTRANCE
EX. ASPHALT ENTRANCE
UP 28149
200404
C1413
EX. SWM BMP
UTILITY LINE LOCATION TO BE VERIFIED
EX. BARN
UP 200391
EX. SD INLET TR: 676.53 INV IN: 674.63
INV OUT: 674.53
MDSHA R/W
LIMIT OF GRADING 6.0' R.O.W. CONCRETE BUTTRESS
N/F SHOWALTER FARM LLC L.3574 F.0445 0.39 AC.
INV OUT: 664.49
SHOWALTER ROAD
MINOR ARTERIAL
R/W WIDTH VARIES
EX. MDSHA R/W
PLAT 13091
EX. SD MH TR:669.98 INV OUT: 665.44
INV OUT: 665.07
N/F SHOWALTER FARM LLC L.2246 F.722 86.86 AC.
EX. SWM BMP
EX. SD INLET TR: 666.30 INV IN: 662.40
EX. MDSHA R/W
N/F SHOWALTER FARM LLC L.5166 F.0185 0.40 AC
EX. MDSHA R/W
PLAT 73060
EXIT RAMP FROM INTERSTATE 81 (NORTH)
STREAM 'B': INTERMITTENT STREAM AS SHOWN ON WASHINGTON COUNTY SOIL SURVEY; NO STREAM BUFFER REQUIRED (DRAINAGE AREA = 40 AC.)
STREAM 'A': INTERMITTENT STREAM AS SHOWN ON WASHINGTON COUNTY SOIL SURVEY; NO STREAM BUFFER REQUIRED (DRAINAGE AREA = 40 AC.)

NOTES:
1. THIS PARCEL DOES NOT LIE IN THE 100 YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 24043C0128D DATED 08-15-2017.
2. THERE ARE NO WETLANDS WITHIN THIS PARCEL.
3. THERE ARE STEEP SLOPES AND HIGHLY ERODIBLE SOILS FOUND WITHIN THE PARCELS.

Highly Erodible Soils & Steep Slopes (Slopes≥25% or Slopes >15% and K_W >0.35)

NONE — Qualified Forest

NONE — Wetlands

NONE — Wetlands Buffer

Soils

Existing Stream

SOIL CHART

SOILS	H.S.G.	Ratio (%)	Kw
DsB	B	5.8%	0.37
HaB	B	39.3%	0.37
HbB	B	18.5%	0.37
HcB	B	17.3%	0.37
HdB	B	5.5%	0.37
SpA	D	13.5%	0.49

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

STATE OF MARYLAND — JOSHUA MOORE — 27085 — PROFESSIONAL ENGINEER
08/11/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND
License #: 29387
Expiration Date: 06-23-2027

FSA
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11142 WILLIAMSPORT PIKE GREENCASTLE, PA 17225 717-597-1647
128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 301-739-8866

MARK	DESCRIPTION:	DATE:
1	REVISED PER AGENCY COMMENTS	02.17.26

SHOWALTER COMMERCIAL PARK LOTS 1-3

SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD

WASHINGTON COUNTY, MARYLAND

BOWMAN DEVELOPMENT CORP.
10228 GOVERNOR LANE BLVD, SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF EDRICK 301.582.1555

PROJECT NO.: 4331.2
DWN BY: KODY WARD
DATE: 09-05-2025
PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL: 0024 - 0010 - 0503
SCALE: 1" = 50'

SHEET TITLE
EXISTING CONDITIONS

C-101
SHEET 03 OF 27

PSP-25-004

P:\DRAWING FILES\PROJECTS\4300\4331\1 CONSULTS\4331.2 - SW - EXISTING CONDITIONS.DWG 2025-09-11

EX. GAS CANOPY

EX. LOVES CONVENIENCE STORE

N/F
LOVES TRAVEL STOPS & COUNTRY STORES INC.
L.5206 F.366
12.94 AC

EX. BUILDING

IRRIGATION CONTROL VALVE

NAD 83 MD STATE PLANE

NAD 83 MD STATE PLANE

BOWMAN SHOWALTER WAREHOUSE SITE
SP-21-002

N/F
SHOWALTER FARM LLC
L.2523 F.0040
0.20 AC.

EX. DWELLING, GARAGE, DRIVEWAY, AND ALL ASSOCIATED UTILITIES TO BE REMOVED

EX. GRAVEL ACCESS DRIVE TO BE REMOVED

40' POWER EASEMENT PER L. 330 F. 240

EX. ACCESS DRIVE

EX. SHED

EX. DWELLING

EX. ASPHALT DRIVE

EX. DWELLING, DRIVEWAY, AND ALL ASSOCIATED UTILITIES TO BE REMOVED

EX. OVERHEAD LINE TO BE REMOVED

EX. U/P TO BE REMOVED

N/F
SHOWALTER FARM LLC
L.2363 F.0439
0.75 AC.

INV IN: 679.34

INV OUT: 679.54

EX. DWELLING, GARAGE, DRIVEWAY, AND ALL ASSOCIATED UTILITIES TO BE REMOVED

N/F
SHOWALTER FARM LLC
L.2363 F.0443
0.81 AC.

EX. WATER METER TO BE REMOVED (TYP) 1

EX. OVERHEAD LINE TO BE REMOVED

EX. U/P TO BE REMOVED

EX. MISHA APPROVED ENTRANCE (TO REMAIN)

EX. OVERHEAD LINE TO BE REMOVED

EX. BARN TO BE REMOVED

EX. UTILITY POLE TO REMAIN

EX. WATER METER TO BE REMOVED (TYP) 1

EX. DWELLING, DRIVEWAY, AND ALL ASSOCIATED UTILITIES TO BE REMOVED

EX. OVERHEAD LINE TO REMAIN

N/F
SHOWALTER FARM LLC
L.3574 F.0445
0.39 AC.

EX. OVERHEAD LINE TO BE REMOVED

EX. OVERHEAD LINE TO BE REMOVED

EX. SWM BMP, UNDERDRAIN, AND OUTLET STRUCTURE & PIPE TO REMOVED

EX. UTILITY POLE TO BE REMOVED

N/F
SHOWALTER FARM LLC
L.2246 F.722
86.86 AC.

EX. OVERHEAD LINE TO BE REMOVED

EX. DRIVEWAY TO BE REMOVED

SHOWALTER ROAD
MINOR ARTERIAL
R/W WIDTH VARIES

EX. MDSHA R/W (PLAT 13301)

EX. MDSHA R/W (PLAT 13301)

EX. MDSHA R/W

EXIT RAMP FROM INTERSTATE 81 (NORTH)

EX. MDSHA R/W (PLAT 13306)

EX. FENCE

EX. SD INLET

SPECIMEN TREES

1	30.1" Norway Maple Dead limbs, Fair Condition	(to be Removed)
2	34.3" Norway Maple Dead limbs, Fair Condition	(to be Removed)
3	35.5" White Ash Dead, Poor Condition	(to be Removed)
4	32.9" Northern Red Oak Good Condition	(to be Removed)
5	42" Norway Maple Dead limbs, Poor Condition	(to be Removed)
6	32.4" Norway Maple Dead limbs, Poor Condition	(to be Removed)
7	34.1" Norway Maple Dead limbs, Poor Condition	(to be Removed)

DEMOLITION NOTES:

1. Existing conditions as depicted on these plans are general and illustrative in nature and do not include mechanical, electrical and miscellaneous structures. It is the responsibility of the contractor to examine the site and be familiar with existing conditions prior to bidding on the demolition work for this project. If conditions encountered during examination are significantly different than those shown, the contractor shall notify the engineer immediately.
2. The Contractor is responsible for obtaining and/or verifying all local and state permits required for demolition work have been obtained.
3. The contractor shall indemnify and hold harmless the owner and/or engineer for any and all injuries and/or damages to personnel, equipment and/or existing facilities in the demolition and construction described in the plans and specifications.
4. All existing above and below ground structures within the limits of new construction shall be razed unless noted otherwise within this construction set, architectural plans and/or project specifications. This includes foundation slabs, walls, and footings.
5. All demolition waste and construction debris shall be removed by the contractor and disposed of in a state approved waste site and in accordance with all local and state codes and permit requirements.
6. All utility removal, relocation, cutting, capping and/or abandonment shall be coordinated with the appropriate utility company.
7. The burning of cleared material and debris shall not be allowed unless contractor gets written authorization from the local authorities.
8. Utility contacts are listed on the Sheet 2.
9. Erosion and Sedimentation (E&S) control measures around areas of demolition shall be installed prior to initiation of demolition activities. Refer to the E&S plan for details.
10. Asbestos or hazardous materials, if found on site, shall be removed by a licensed hazardous materials contractor. Contractor shall notify Sheetz immediately if hazardous materials are encountered.
11. Contractor shall protect all corner pins, monuments, property corners, and benchmarks during demolition activities. If disturbed, contractor shall have disturbed items reset by a licensed surveyor at no additional cost to the owner.
12. Contractor shall adhere to all local, state, federal, and OSHA regulations when operating demolition equipment around utilities.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License #: 29347
Expiration Date: 06-23-2027

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355 SOUTH HANOVER STREET
CARLISLE, PA 17013
717-249-0411
11142 WILLIAMSPORT PIKE
GREENCASTLE, PA 17225
717-597-7467
128 SOUTH POTOMAC STREET
HAGERSTOWN, MD 21740
301-797-9666

MARK	DESCRIPTION:	DATE:
1	REVISED PER AGENCY COMMENTS	02.17.26

SHOWALTER COMMERCIAL PARK LOTS 1-3

SITUATE EAST OF INTERSTATE 81
AND SOUTH OF SHOWALTER ROAD

WASHINGTON COUNTY, MARYLAND

BOWMAN DEVELOPMENT CORP.
10228 GOVERNOR LANE BLVD, SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF TEDRICK 301.582.1555

PROJECT NO. 4331.2
DWN BY KODY WARD
DATE 09-05-2025
PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL 0024 - 0010 - 0503
SCALE 1" = 50'

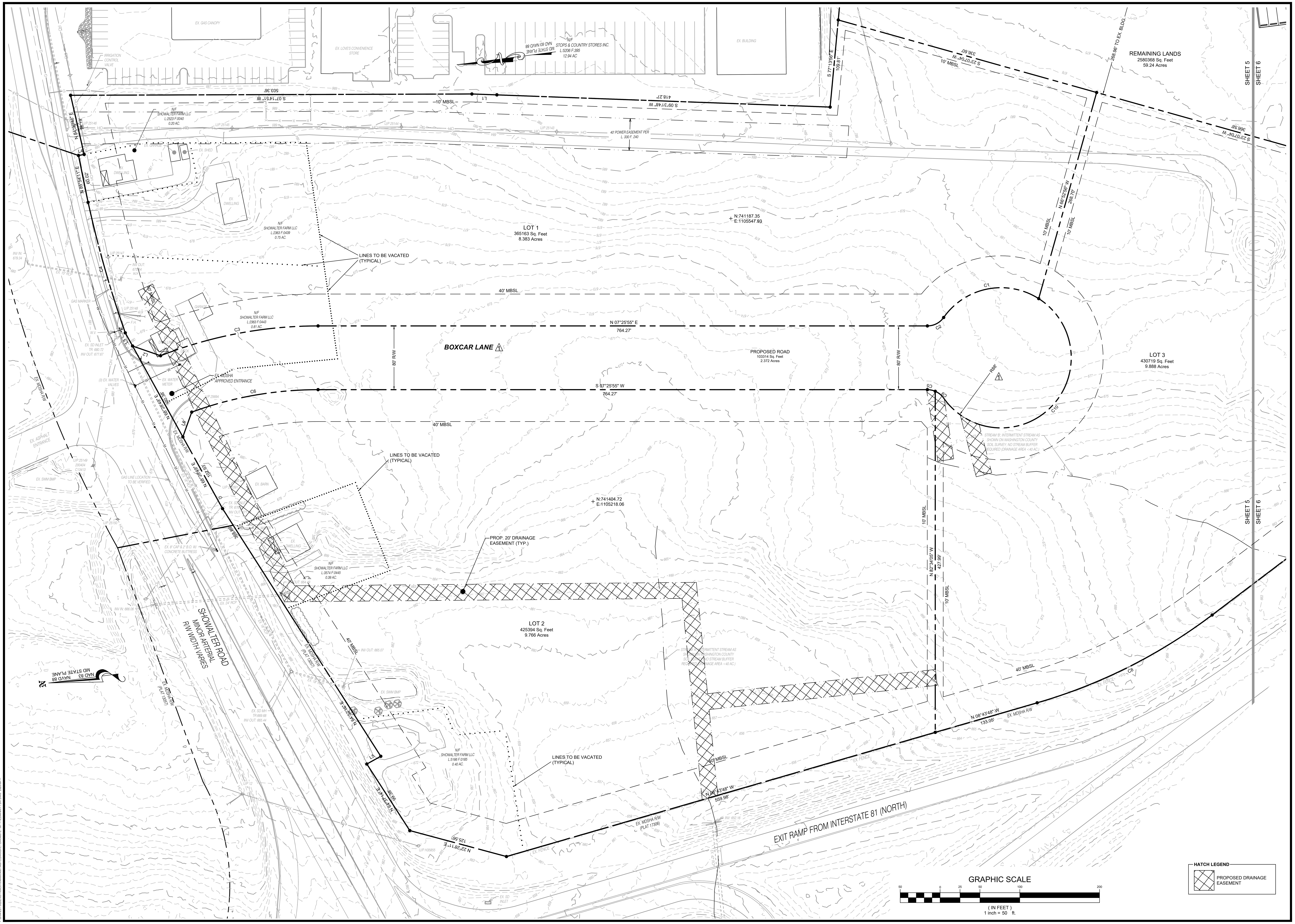
SHEET TITLE

DEMOLITION PLAN

C-102
SHEET 04 OF 27

PSP-25-004

P:\SHARED FOLDER\PROJECTS\4300\4331\CIVIL\SITE PLAN\SP 2- 24- DEMOLITION PLAN.DWG 2026-02-11



Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND, License # 20587, Expiration Date 08-23-2027.

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128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301.791.3650
11142 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717.597.1007
505 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717.701.8111
15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717.275.7531

MARK:	DESCRIPTION:	DATE:
1	REVISED PER AGENCY COMMENTS	02.17.26

SHOWALTER COMMERCIAL PARK LOTS 1-3

SITUATE EAST OF INTERSTATE 81
AND SOUTH OF SHOWALTER ROAD

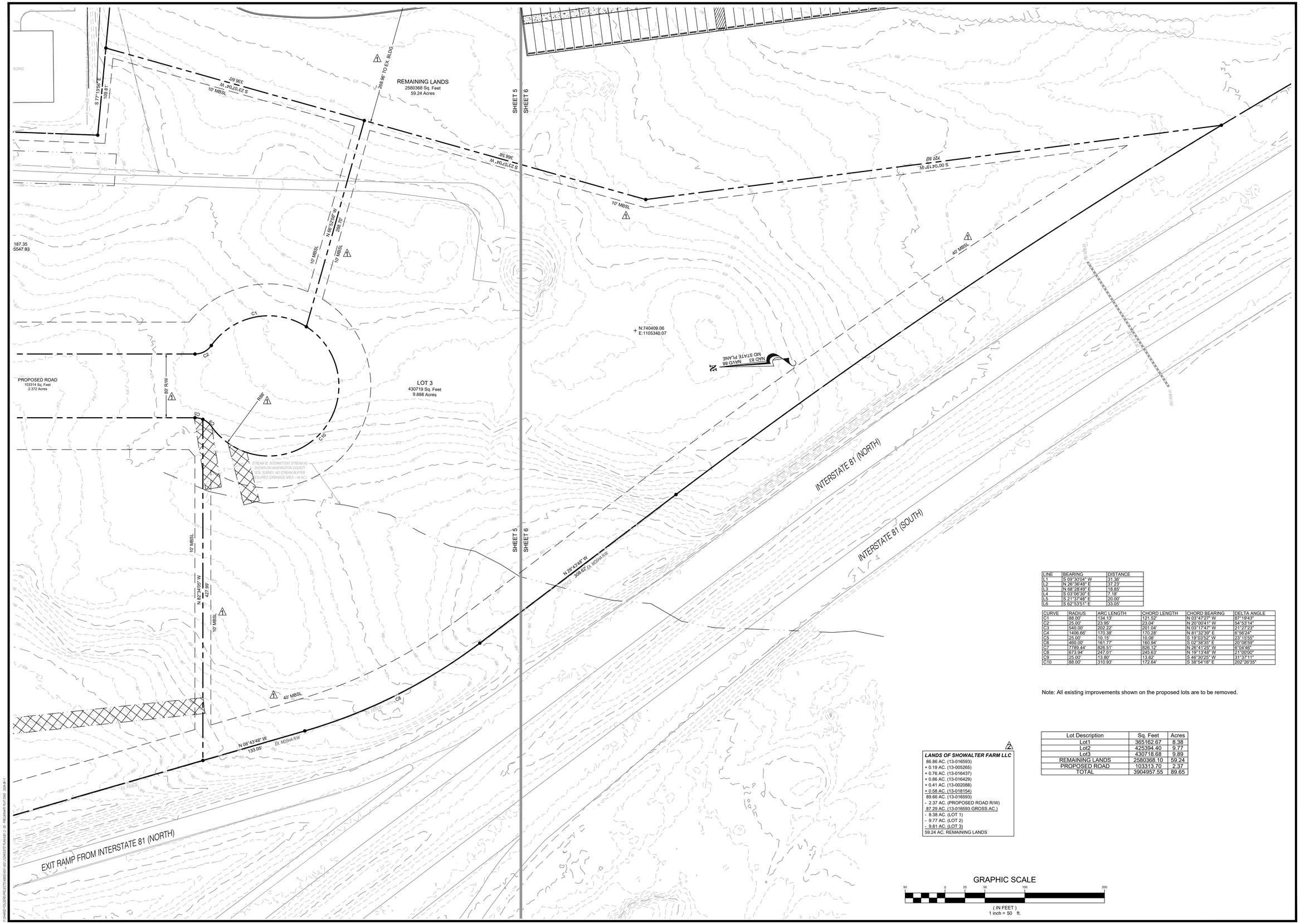
WASHINGTON COUNTY, MARYLAND

BOWMAN DEVELOPMENT CORP.
10228 GOVERNOR LANE BLVD, SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF TEDRICK 301.582.1555

PROJECT NO. 4331.2
DWN BY: KODY WARD — DATE: 09-05-2025
PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL: 0024 - 0010 - 0503
SCALE: 1" = 50'
SHEET TITLE: PRELIMINARY PLAT

C-103
SHEET 05 OF 27

PSP-25-004



LINE	BEARING	DISTANCE
L1	S 09°30'04" W	31.36'
L2	N 26°36'48" E	37.23'
L3	N 68°28'49" E	18.85'
L4	S 03°06'30" E	7.18'
L5	S 21°37'48" E	20.00'
L6	S 62°53'51" E	33.05'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	88.00'	134.13'	121.50'	N 03°47'27" W	87°19'43"
C2	25.00'	23.96'	23.04'	N 20°00'41" W	54°53'14"
C3	540.00'	202.22'	201.04'	N 03°17'47" W	21°27'23"
C4	1406.66'	170.38'	170.28'	N 81°32'39" E	6°56'24"
C5	25.00'	10.15'	10.08'	S 19°03'52" W	23°15'55"
C6	460.00'	161.77'	160.94'	S 02°38'35" E	20°08'59"
C7	7789.44'	826.51'	826.12'	N 26°41'25" W	6°04'46"
C8	673.94'	247.01'	245.63'	N 19°13'48" W	21°00'00"
C9	25.00'	13.80'	13.62'	S 46°30'25" W	31°37'11"
C10	88.00'	310.93'	172.64'	S 38°54'18" E	202°26'35"

Note: All existing improvements shown on the proposed lots are to be removed.

Lot Description	Sq. Feet	Acres
Lot1	365162.67	8.38
Lot2	425394.40	9.77
Lot3	430718.68	9.89
REMAINING LANDS	2580368.10	59.24
PROPOSED ROAD	103313.70	2.37
TOTAL	3904957.55	89.65

LANDS OF SHOWALTER FARM LLC
86.86 AC. (13-016593)
+ 0.19 AC. (13-005265)
+ 0.76 AC. (13-016437)
+ 0.86 AC. (13-016429)
+ 0.41 AC. (13-002088)
+ 0.58 AC. (13-018154)
89.66 AC. (13-016593)
- 2.37 AC. (PROPOSED ROAD R/W)
87.29 AC. (13-016593 GROSS AC.)
- 8.38 AC. (LOT 1)
- 9.77 AC. (LOT 2)
- 9.81 AC. (LOT 3)
59.24 AC. REMAINING LANDS

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License #: 20247
Expiration Date: 08-23-2027

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717-249-4811
1114 2 WILLIAMSPORT PIKE
GREENCASTLE, PA 17225
717-597-3667
128 SOUTH POTOMAC STREET
HAGERSTOWN, MD 21740
240-313-0666

MARK	DESCRIPTION:	DATE:
1	REVISED PER AGENCY COMMENTS	02.17.26
2	REVISED PER AGENCY COMMENTS	09.03.26

SHOWALTER COMMERCIAL PARK LOTS 1-3

SITUATE EAST OF INTERSTATE 81
AND SOUTH OF SHOWALTER ROAD

WASHINGTON COUNTY, MARYLAND

BOWMAN DEVELOPMENT CORP.
10228 GOVERNOR LANE BLVD, SUITE 300Z, WILLIAMSPORT, MD 21795
ATTN: JEFF TEDRICK 301.582.1555

PROJECT NO. 4331.2
DWN BY KODY WARD
DATE 09-05-2025
PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL 0024 - 0010 - 0503
SCALE 1" = 50'
SHEET TITLE

PRELIMINARY PLAT

C-104
SHEET 06 OF 27

PSP-25-004

P:\SHARED FOLDERS\PROJECTS\4300\4331-2\DRAWINGS\FINAL PLAT\4331-2 - PRELIMINARY PLAT.DWG 2025-09-11

SWALE SCHEDULE

ID	Q10 (CFS)	V10 (FPS)	SLOPE (%)	CHANNEL WIDTH (FT)	FLOW DEPTH (FT)	MATTING TYPE	CHECK DAM REQ.
T-1	14.90	3.12	1.06	6.00	0.61	TEMPORARY	NO
T-2	6.94	2.67	1.37	6.00	0.36	TEMPORARY	NO

SILT FENCE TABLE

NUMBER	TYPE	LENGTH (FT)	AVERAGE SLOPE (%)	SLOPE LENGTH (FT)	MAX SLOPE LENGTH (FT)
1	SILT FENCE	610	N/A	N/A	N/A

SMART-FENCE 42 TABLE

NUMBER	TYPE	LENGTH (FT)	AVERAGE SLOPE (%)	SLOPE LENGTH (FT)	MAX SLOPE LENGTH (FT)
1	SMART-FENCE 42	907	6.40	890	N/A
2	SMART-FENCE 42	580	5.10	420	N/A
3	SMART-FENCE 42	1524	4.10	565	N/A
4	SMART-FENCE 42	153	33.33	12	100
5	SMART-FENCE 42	215	33.33	41	100

SEDIMENT TRAP #1 *(TYPE: ST-II)*
DRAINAGE AREA: 6 AC.
TOTAL STORAGE REQ: 21,600 CF
TOTAL STORAGE PROV: 31,630 CF
WET STORAGE REQ: 10,800 CF
WET STORAGE PROV: 14,154 CF
WET STORAGE ELEV: 659.00
DRY STORAGE REQ: 10,800 CF
DRY STORAGE PROV: 17,476 CF
WEIR ELEV: 661.00
WEIR WIDTH: 24' (REQ: 4*6 AC. = 24')
TRAP BOTTOM ELEV: 657.00
TRAP BOTTOM AREA: 6,331 SF
CLEANOUT ELEV: 658.00
TOP BERM ELEV: 662.00
SIDE SLOPE: 3:1
TOP BERM WIDTH: 4 FT

SEDIMENT TRAP #2 *(TYPE: ST-II)*
DRAINAGE AREA: 6 AC.
TOTAL STORAGE REQ: 21,600 CF
TOTAL STORAGE PROV: 28,045 CF
WET STORAGE REQ: 10,800 CF
WET STORAGE PROV: 12,946 CF
WET STORAGE ELEV: 663.00
DRY STORAGE REQ: 10,800 CF
DRY STORAGE PROV: 15,099 CF
WEIR ELEV: 665.00
WEIR WIDTH: 24' (REQ: 4*6 AC. = 24')
TRAP BOTTOM ELEV: 660.00
TRAP BOTTOM AREA: 2,789 SF
CLEANOUT ELEV: 661.50
TOP BERM ELEV: 666.00
SIDE SLOPE: 3:1
TOP BERM WIDTH: 4 FT

SEDIMENT TRAP #3 *(TYPE: ST-II)*
DRAINAGE AREA: 8 AC.
TOTAL STORAGE REQ: 28,800 CF
TOTAL STORAGE PROV: 42,210 CF
WET STORAGE REQ: 14,400 CF
WET STORAGE PROV: 17,835 CF
WET STORAGE ELEV: 663.00
DRY STORAGE REQ: 14,400 CF
DRY STORAGE PROV: 24,375 CF
WEIR ELEV: 665.00
WEIR WIDTH: 32' (REQ: 4*8 AC. = 32')
TRAP BOTTOM ELEV: 660.00
TRAP BOTTOM AREA: 7,651 SF
CLEANOUT ELEV: 661.50
TOP BERM ELEV: 666.00
SIDE SLOPE: 3:1
TOP BERM WIDTH: 4 FT

SEDIMENT TRAP #4 *(TYPE: ST-II)*
DRAINAGE AREA: 2 AC.
TOTAL STORAGE REQ: 7,200 CF
TOTAL STORAGE PROV: 15,795 CF
WET STORAGE REQ: 3,600 CF
WET STORAGE PROV: 5,888 CF
WET STORAGE ELEV: 659.00
DRY STORAGE REQ: 3,600 CF
DRY STORAGE PROV: 9,907 CF
WEIR ELEV: 661.00
WEIR WIDTH: 8' (REQ: 4*2 AC. = 8')
TRAP BOTTOM ELEV: 657.00
TRAP BOTTOM AREA: 2,023 SF
CLEANOUT ELEV: 658.00
TOP BERM ELEV: 662.00
SIDE SLOPE: 3:1
TOP BERM WIDTH: 7 FT

EARTH DIKE CONTROL TABLE

NUMBER	TYPE	SLOPE	DRAINAGE AREA (AC.)
1	A-2	5.0%	1.0
2	A-2	0.75%	4.5
3	A-2	0.75%	4.0

E&S LEGEND
- INLET PROTECTION
- SF42 — SMART FENCE-42
- SF — SILT FENCE
- LOD — LIMIT OF DISTURBANCE
- LOW — LIMIT OF WORK (PHASE 1)
- ORANGE PROTECTIVE FENCE
- A-2 — EARTH DIKE
- MATERIAL STOCKPILE
- TEMPORARY MATTING
- STABILIZED CONSTRUCTION ENTRANCE
- RIPRAP INFLOW/ OUTLET PROTECTION

PHASE 1 SEQUENCE OF CONSTRUCTION (12.4 AC.)

1. Contractor to contact FSA, Inc. (301) 791-3650, the WCDPW Engineering & Construction (240) 313-2400, and WCSCD (301) 797-6821 at least five (5) days prior to the start of any earthwork to schedule a pre construction meeting.
2. Contractor may temporarily access site from the existing site entrance. If tracking of dirt or mud occurs on any existing road, the contractor must immediately clean the roadway.
3. Contractor to install Smart Fence 42 #1 & #2, only clearing areas necessary for installation of controls. There are no known sinkholes on site, but if any are discovered they must be remediated prior to beginning any earth disturbance.
4. Once perimeter controls have been installed, contractor can begin clearing and grubbing of Phase 1. Contractor may only access the limits of Phase 1.
5. The contractor shall begin grading activities by stripping Swale T-1 area of topsoil and organic material. Additional areas should not be stripped until construction activities begin in that area. The volume of topsoil needed on-site once grading is completed shall be kept in the temporary topsoil stockpile, excess material shall be taken off-site to a site with an approved and current erosion and sediment control plan. All sinkholes that are present or develop during construction must be remediated and certified by the Geotechnical Engineer. Contractor to contact Geotechnical Engineer immediately after discovery of any sinkhole.
6. The contractor shall stabilize all disturbed areas with seed and mulch and temporary erosion control matting where needed after excavating operations are complete. Use temporary seeding for areas left exposed for more than seven (7) consecutive days. Areas of highly erodible soils or steps slopes are to be stabilized immediately after grading with temporary matting.
7. Once topsoil is stripped, contractor to begin grading of Phase 1 by constructing Swale #T-1. The swale is to be constructed as grading progresses, and wrapped in Smart Fence 42 #3 once constructed. Tie Smart Fence 42 #3 to Smart Fence 42 #2 at the outlet location.
8. Once the swale is installed the contractor may begin installing bypass stormdrains (ES3-ES2), starting at the downstream end and working upstream. The contractor must immediately place install riprap outflow protection as the end-sections are installed. Contractor to install Smart Fence 42 #4 as shown on the plans once ES2 is installed.
9. Contractor to install Stabilized Construction Entrance #1 once the bypass pipe is installed underneath its proposed location.
10. Sediment Trap #1 to be stripped of topsoil & constructed, and the excavated material may be placed for fill where needed within the limits of Phase 1. Contractor to install Smart Fence 42 #5 once the trap outlet weir is constructed.
10. Contractor to strip topsoil from the Sediment Trap #4 area, then construct Sediment Trap #4. Earth Dike #1 shall be installed once the trap is installed and operational. Once Earth Dike #1 is installed the contractor shall install the stormdrain run from Temporary ES1-ES5, grading adequate cover over the pipe. Strip topsoil and organic material from Sediment Trap #2 & #3 area, then construct Sediment Traps.
11. Install Earth Dike #2 once Sediment Trap #2 is operational. Once Sediment Trap #3 is operational, begin installation of the drainage system consisting of ES4 - Temporary ES2, Swale T-2, and Earth Dike #3 starting at the downstream end with rirap outflow protection.
12. Contractor to complete and stabilize Phase 1 before proceeding to Phase 2. Once Phase 1 is stabilized, contractor may remove perimeter controls that are not needed for Phase 2.

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

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

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

STATE OF MARYLAND — PROFESSIONAL ENGINEER — 20965 — 08/11/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of MARYLAND License # 20967
Expiration Date 08-23-2027

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11142 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717-597-3467
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, (301) 739-8866

MARK	DESCRIPTION:	DATE:
1	REVISED PER AGENCY COMMENTS	02.17.26
2	REVISED PER AGENCY COMMENTS	06.03.26

SHOWALTER COMMERCIAL PARK LOTS 1-3

SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD

WASHINGTON COUNTY, MARYLAND

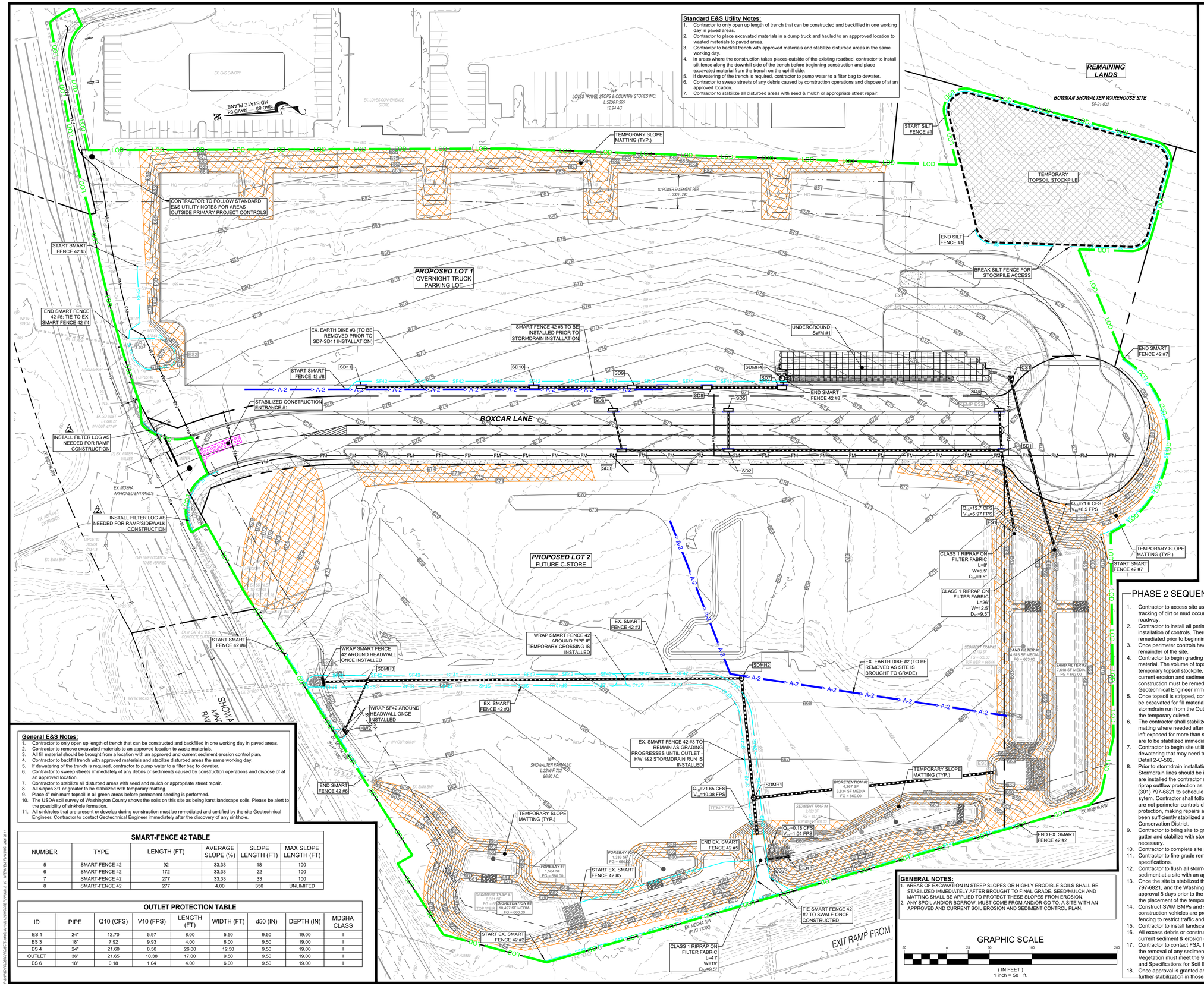
BOWMAN DEVELOPMENT CORP.
10239 GOVERNOR LANE BLVD, SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF TEDRICK 301.582.1555

PROJECT NO. 4331.2
DWN BY KODY WARD
DATE 02-05-2025
PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL 0024 - 0010 - 0503
SCALE 1" = 50'
SHEET TITLE

ESC PLAN - INITIAL

C-105
SHEET 07 OF 27

PSP-25-004



E&S LEGEND

- LOD - LIMIT OF DISTURBANCE
- LOW - LIMIT OF WORK
- SF - SILT FENCE
- SF42 - SMART FENCE-42
- OPF - ORANGE PROTECTIVE FENCE
- A-2 - EARTH DIKE
- MATERIAL STOCKPILE
- TEMPORARY MATTING
- STABILIZED CONSTRUCTION ENTRANCE
- RIPRAP INFLOW/ OUTLET PROTECTION

Standard E&S Utility Notes:

1. Contractor to only open up length of trench that can be constructed and backfilled in one working day in paved areas.
2. Contractor to place excavated materials in a dump truck and hauled to an approved location to wasted materials to paved areas.
3. Contractor to backfill trench with approved materials and stabilize disturbed areas in the same working day.
4. In areas where the construction takes places outside of the existing roadbed, contractor to install silt fence along the downhill side of the trench before beginning construction and place excavated material from the trench on the uphill side.
5. If dewatering of the trench is required, contractor to pump water to a filter bag to dewater.
6. Contractor to sweep streets of any debris caused by construction operations and dispose of at an approved location.
7. Contractor to stabilize all disturbed areas with seed & mulch or appropriate street repair.

INLET PROTECTION TABLE

INLET ID	DRAINAGE AREA (FINAL)	PROTECTION TYPE
SD 1	0.28 AC.	CURB INLET PROTECTION
SD 2	0.44 AC.	CURB INLET PROTECTION
SD 3	0.27 AC.	CURB INLET PROTECTION
SD 4	0.89 AC.	CURB INLET PROTECTION
SD 5	0.89 AC.	CURB INLET PROTECTION
SD 6	0.75 AC.	CURB INLET PROTECTION
SD 7	0.97 AC.	CURB INLET PROTECTION
SD 8	1.16 AC.	CURB INLET PROTECTION
SD 9	0.97 AC.	CURB INLET PROTECTION
SD 10	1.33 AC.	CURB INLET PROTECTION
SD 11	1.42 AC.	CURB INLET PROTECTION
SD 12	N/A - SWM OUTLET	N/A - SWM OUTLET
SD 13	N/A - SWM OUTLET	N/A - SWM OUTLET
ES 2		SMART FENCE 42
HW 1		SMART FENCE 42
HW 2		SMART FENCE 42

General E&S Notes:

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

SMART-FENCE 42 TABLE

NUMBER	TYPE	LENGTH (FT)	AVERAGE SLOPE (%)	SLOPE LENGTH (FT)	MAX SLOPE LENGTH (FT)
5	SMART-FENCE 42	92	33.33	18	100
6	SMART-FENCE 42	172	33.33	22	100
7	SMART-FENCE 42	277	33.33	33	100
8	SMART-FENCE 42	277	4.00	350	UNLIMITED

OUTLET PROTECTION TABLE

ID	PIPE	Q10 (CFS)	V10 (FPS)	LENGTH (FT)	WIDTH (FT)	d50 (IN)	DEPTH (IN)	MDSHA CLASS
ES 1	24"	12.70	5.97	8.00	5.50	9.50	19.00	I
ES 3	18"	7.92	9.93	4.00	6.00	9.50	19.00	I
ES 4	24"	21.60	8.50	26.00	12.50	9.50	19.00	I
OUTLET	36"	21.65	10.38	17.00	9.50	9.50	19.00	I
ES 6	18"	0.18	1.04	4.00	6.00	9.50	19.00	I

PHASE 2 SEQUENCE OF CONSTRUCTION

1. Contractor to access site using stabilized construction entrance that was installed in Phase 1. If tracking of dirt or mud occurs on any existing road, the contractor must immediately clean the roadway.
2. Contractor to install all perimeter controls (i.e. Smart-Fence 42) only clearing areas necessary for installation of controls. There are no known sinkholes on site, but if any are discovered they must be remediated prior to beginning any earth disturbance.
3. Once perimeter controls have been installed, contractor can begin clearing and grubbing of the remainder of the site.
4. Contractor to begin grading of the remainder of the site by stripping the site of all topsoil and organic material. The volume of topsoil needed on-site once grading is completed shall be kept in the temporary topsoil stockpile, excess material shall be taken off-site to a site with an approved and current erosion and sediment control plan. All sinkholes that are present or develop during construction must be remediated and certified by the Geotechnical Engineer. Contractor to contact Geotechnical Engineer immediately after discovery of any sinkhole.
5. Once topsoil is stripped, contractor to begin blasting and mass grading of the site. SWM areas may be excavated for fill material as needed. Smart Fence 42 #3 must remain in place until the stormdrain run from the Outlet - HW1 & 2 is installed. Swale T-1 is to be crossed at the location of the temporary culvert.
6. The contractor shall stabilize all disturbed areas with seed and mulch and temporary erosion control matting where needed after excavating operations are complete. Use temporary seeding for areas left exposed for more than seven (7) consecutive days. Areas of highly erodible soils or steps slopes are to be stabilized immediately after grading with temporary matting.
7. Contractor to begin site utilities and stormdrain construction. A filter bag should be used for any dewatering that may need to occur, and contractor shall follow dewatering procedure as outlined in Detail 2-C-502.
8. Prior to stormdrain installation, contractor shall install excavate the footprint of the SWM system. Stormdrain lines should be installed starting at the downstream end and working upstream. As inlets are installed the contractor must immediately place inlet protection around the inlets, and install riprap outflow protection as the end-sections are installed. The contractor shall contact WCSCD (301) 797-6821 to schedule an interim inspection prior to the construction of the Underground SWM sytem. Contractor shall follow the Standard E&S Utility Notes for installation of all pipes where there are not perimeter controls directly downhill. The contractor shall regularly check and maintain all inlet protection, making repairs as-needed during the duration of construction activities until the site has been sufficiently stabilized and approval has been granted by the Washington County Soil Conservation District.
9. Contractor to bring site to grade. Once road has been brought to grade, contractor to install curb and gutter and stabilize with stone base. The contractor shall install matting and seed & mulch where necessary.
10. Contractor to complete site paving.
11. Contractor to fine grade remainder of site, spread topsoil, and stabilize per permanent seeding specifications.
12. Contractor to flush all stormdrains, clean out the sediment traps of any sediment, and dispose of sediment at a site with an approved and current sediment and erosion control plan.
13. Once the site is stabilized the contractor is to contact FSA, Inc. (301) 791-3650, WCSCD (301) 797-6821, and the Washington Co. DPW - Engineering and Construction (240) 313-2400 for approval 5 days prior to the construction of SWM BMPs, installation of the liner,media, and prior to the placement of the temporary matting and/or riprap, and to schedule the required inspections.
14. Construct SWM BMPs and stabilize with seed, mulch and plantings upon completion. Note that construction vehicles are prohibited from traveling over bio retention area. Install temporary orange fencing to restrict traffic and thereby compaction to area.
15. Contractor to install landscaping per the Landscape Plan L-101.
16. All excess debris or construction material to be taken offsite to approved site with an approved and current sediment & erosion control plan.
17. Contractor to contact FSA, Inc. (301) 791-3650 and WCSCD (301) 797-6821 at least 5 days prior to the removal of any sediment control features to schedule a final site close out review and meeting. Vegetation must meet the 95% overall stabilization requirement per the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control prior to scheduling said meeting.
18. Once approval is granted and temporary sediment and erosion controls are removed, complete further stabilization in those areas.

GENERAL NOTES:

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

STATE OF MARYLAND — JEFFREY MICHAEL TROSTLE — 21045 — REGISTERED PROFESSIONAL ENGINEER
08/11/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND
License #: 21045
Expiration Date: 06-23-2027

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355 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717-245-1611
1114 2 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717-597-1657
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 240-313-2666

MARK	DESCRIPTION	DATE
1	REVISED PER AGENCY COMMENTS	08.03.26

SHOWALTER COMMERCIAL PARK LOTS 1-3

SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD

WASHINGTON COUNTY, MARYLAND

BOWMAN DEVELOPMENT CORP.
10228 GOVERNOR LANE BLVD, SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF TEDRICK 301-582-1555

PROJECT NO.	4331.2
DWN BY	KODY WARD
DATE	09-05-2025
PROJECT MANAGER	DAVID TROSTLE
EMAIL	dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL	0024 - 0010 - 0503
SCALE	1" = 50'

SHEET TITLE

ESC PLAN - INTERIM

C-106

SHEET 08 OF 27

PSP-25-004

P:\SHARED FOLDERS\REVIT\4331.2-WASH-001-R21\4331.2-CPD-SITE PLAN.DWG, 2026-08-11

SUBGRADE PREPARATION

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

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

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

NOTES:

- ALL PROPOSED STORM DRAIN PIPES MUST BE PLACED ON 95% COMPACTED FILL ACCORDING TO AASHTO T180A STANDARDS.
- DUE TO KARST SOILS ON THE SITE, THERE IS INCREASED RISK OF SINKHOLE DEVELOPMENT WITHIN THE SWM FACILITY. IF ENCOUNTERED, CONTACT A GEOTECHNICAL ENGINEER TO PREPARE REMEDIATION PLAN.
- RETAINING WALLS GREATER THAN 3'-0" IN HEIGHT WILL REQUIRE A BUILDING PERMIT. IT IS ALSO REQUIRED THAT DESIGN DETAILS AND CALCULATIONS (SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MARYLAND) BE SUBMITTED FOR REVIEW AND APPROVAL AT THE TIME OF BUILDING PERMIT APPLICATION.
- CLEANOUTS SHALL BE PROVIDED ON ALL ROOF DRAINS. 4" MINIMUM SIZE AND 100' MAXIMUM SPACING.

General Grading Notes:

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

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

STATE OF MARYLAND
DAVID MOORE TROSTLE
21995
REGISTERED
PROFESSIONAL ENGINEER
08/11/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND
License #: 21995
Expiration Date: 06-23-2027

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GREENCASTLE, PA 17225
717-597-1647
128 SOUTH POTOMAC STREET
HAGERSTOWN, MD 21740
240-313-0666

MARK	DESCRIPTION	DATE

SHOWALTER COMMERCIAL PARK LOTS 1-3

SITUATE EAST OF INTERSTATE 81
AND SOUTH OF SHOWALTER ROAD

WASHINGTON COUNTY, MARYLAND

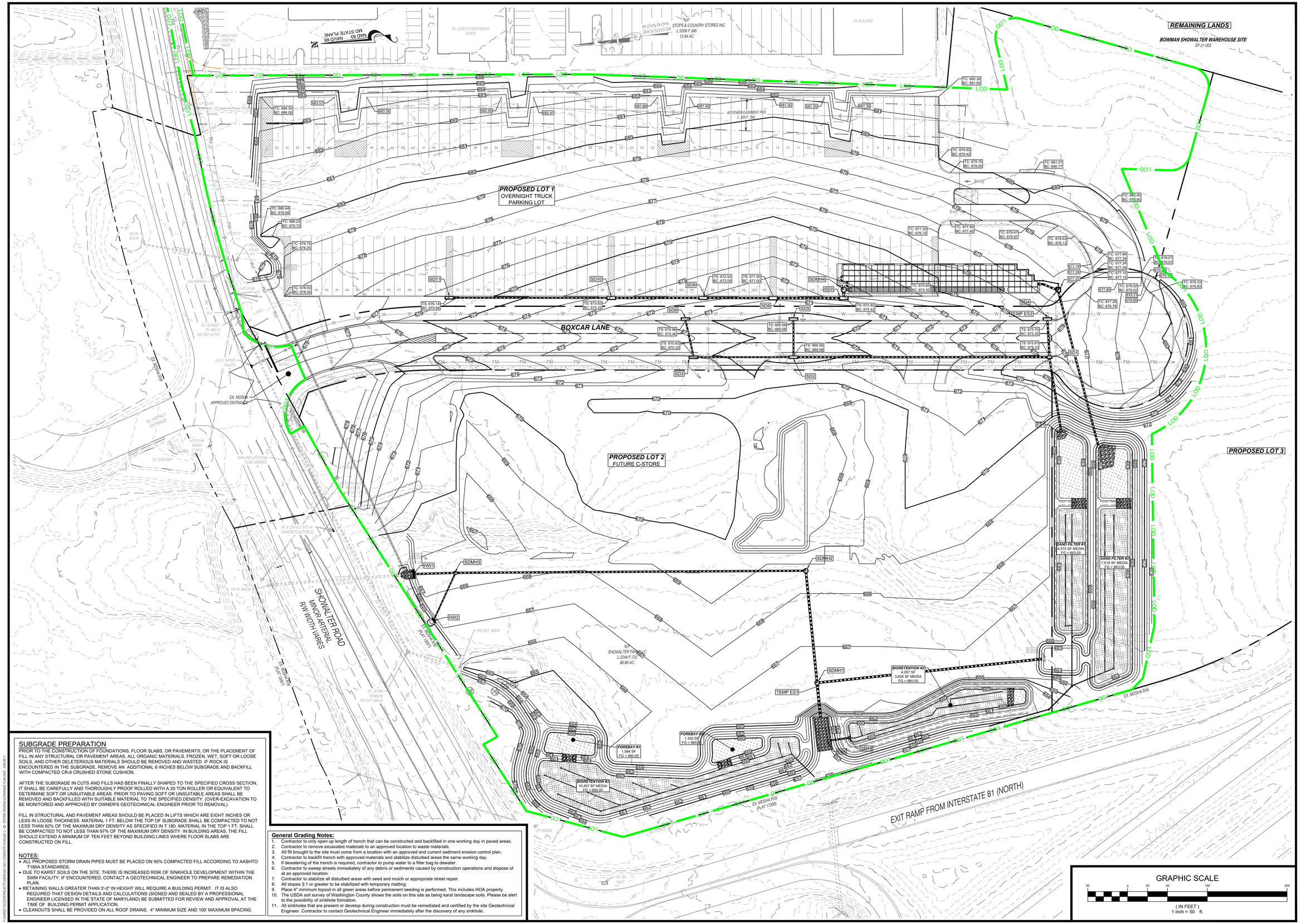
BOWMAN DEVELOPMENT CORP.
10228 GOVERNOR LANE BLVD, SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF TEDRICK 301.582.1555

PROJECT NO.	4331.2
DWN BY	KODY WARD
DATE	09-05-2025
PROJECT MANAGER	DAVID TROSTLE
EMAIL	dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL	0024 - 0010 - 0503
SCALE	1" = 50'
SHEET TITLE	GRADING PLAN - INITIAL

C-107
SHEET 09 OF 27

PSP-25-004

P:\SHARED FOLDERS\PROJECTS\4300-4331\4331.2\CIVIL\SITE PLANS\01 - SB - INITIAL GRADING & DRAINAGE PLAN.DWG - 2026-08-11



SUBGRADE PREPARATION

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8. All slopes 3:1 or greater to be stabilized with temporary matting.
9. Place 4" minimum topsoil in all green areas before permanent seeding is performed. This includes HOA property.
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11. All sinkholes that are present or develop during construction must be remediated and certified by the site Geotechnical Engineer. Contractor to contact Geotechnical Engineer immediately after the discovery of any sinkhole.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

STATE OF MARYLAND
JEFFREY A. MOORE
No. 20945
PROFESSIONAL ENGINEER
08/11/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License #: 20947
Expiration Date: 06-23-2027

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

MARK	DESCRIPTION	DATE

SHOWALTER COMMERCIAL PARK LOTS 1-3

SITUATE EAST OF INTERSTATE 81
AND SOUTH OF SHOWALTER ROAD

WASHINGTON COUNTY, MARYLAND

BOWMAN DEVELOPMENT CORP.
10239 GOVERNOR LANE BLVD, SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF FEDRICK 301.582.1555

PROJECT NO.	4331.2
DWN BY	KODY WARD
DATE	09-05-2025
PROJECT MANAGER	DAVID TROSTLE
EMAIL	dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL	0024 - 0010 - 0503
SCALE	1" = 50'

SHEET TITLE

GRADING PLAN - INTERIM

C-108
SHEET 10 OF 27

PSP-25-004

P:\SHARED FOLDERS\PROJECTS\4300\4331\03\CIVIL\SITE PLAN\4331-2 - SR - INTERIM GRADING & DRAINAGE PLAN.DWG - 7/25/26 11:1

EX. GAS CANOPY

EX. LOVES CONVENIENCE STORE

N/F
LOVES TRAVEL STOPS & COUNTRY STORES INC.
L.5206 F.395
12.94 AC

EX. BUILDING

NAD 83 / NAVD 88
MD STATE PLANE

REMAINING LANDS

BOWMAN SHOWALTER WAREHOUSE SITE
SP-21-002

27.24'
83.73'
51.36'
12.46'
11.94'

PARKING BLOCK (TYP.)

EDGE OF PAVEMENT

40' POWER EASEMENT PER L. 330 F. 240

CHAIN-LINK FENCE

SLIDING GATE

Entry

Exit

STOP SIGN

6" CURB

6" CURB & GUTTER

PROPOSED LOT 1
OVERNIGHT TRUCK PARKING LOT

8.00'
13.00'
75.00'
100.00'
20.00'
69.05'
70.00'

TIE TO EX. CURB & GUTTER

TYPE 'B' CURB

BOXCAR LANE

80.00'
42.00'
5.00'

3'R
98'R
50'R
45'R
25'R
20'R

E.O.P

NOSE DOWN CURB

SEE C-201 FOR COUNTY ROAD PLAN & PROFILE

EX. MDSHA APPROVED ENTRANCE

MD RT. 63 (HAGERSTOWN ROAD)

SHOWALTER ROAD MINOR COLLECTOR R/W VARIES

PROPOSED LOT 2
FUTURE C-STORE

HATCH LEGEND

PROPOSED COMMERCIAL / INDUSTRIAL PAVEMENT (7-C-506)

PROPOSED GRAVEL PAVEMENT (4-C-506)

STRIPING LEGEND

A — 4" SOLID WHITE LINE

B — 45° GORE HATCH (4" WIDE, 2' O.C.)

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

STATE OF MARYLAND
BENJAMIN MOORE
21067
REGISTERED
PROFESSIONAL ENGINEER
08/11/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License #: 21067
Expiration Date: 06-23-2027

FSA
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555 SOUTH HANOVER STREET, CARLISLE, PA 17013, (717) 249-0011
15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, (717) 275-7844
fsa-inc.com

MARK	DESCRIPTION	DATE

SHOWALTER COMMERCIAL PARK LOTS 1-3

SITUATE EAST OF INTERSTATE 81
AND SOUTH OF SHOWALTER ROAD

WASHINGTON COUNTY, MARYLAND

BOWMAN DEVELOPMENT CORP.
10228 GOVERNOR LANE BLVD, SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF TEDRICK 301.582.1555

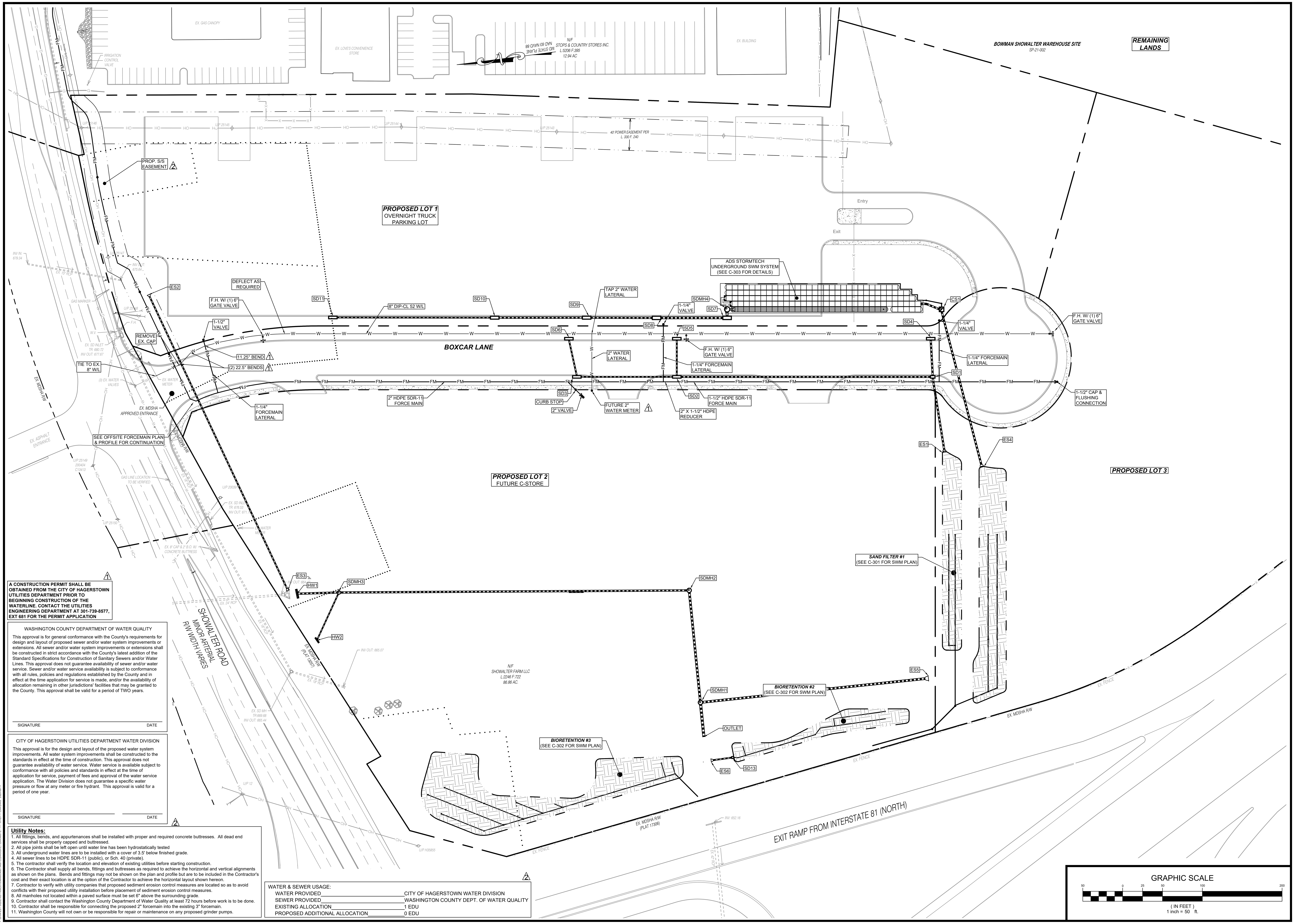
PROJECT NO. 4331.2
DWN BY: KODY WARD
DATE: 09-05-2025
PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL: 0024 - 0010 - 0503
SCALE: 1" = 40'
SHEET TITLE

SITE & DIMENSION PLAN

C-109
SHEET 11 OF 27

PSP-25-004

P:\SHARED FOLDERS\PROJECTS\4300-4331 ZONING\SITE PLANS\4331-2 - SITE & DIMENSION PLAN.DWG 2026-04-11



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

WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

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

SIGNATURE DATE

CITY OF HAGERSTOWN UTILITIES DEPARTMENT WATER DIVISION

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

SIGNATURE DATE

Utility Notes:

1. All fittings, bends, and appurtenances shall be installed with proper and required concrete buttresses. All dead end services shall be properly capped and buttressed.
2. All pipe joints shall be left open until water line has been hydrostatically tested
3. All underground water lines are to be installed with a cover of 3.5' below finished grade.
4. All sewer lines to be HDPE SDR-11 (public), or Sch. 40 (private).
5. The contractor shall verify the location and elevation of existing utilities before starting construction.
6. The Contractor shall supply all bends, fittings and buttresses as required to achieve the horizontal and vertical alignments as shown on the plans. Bends and fittings may not be shown on the plan and profile but are to be included in the Contractor's cost and their exact location is at the option of the Contractor to achieve the horizontal layout shown hereon.
7. Contractor to verify with utility companies that proposed sediment erosion control measures are located so as to avoid conflicts with their proposed utility installation before placement of sediment erosion control measures.
8. All manholes not located within a paved surface must be set 6" above the surrounding grade.
9. Contractor shall contact the Washington County Department of Water Quality at least 72 hours before work is to be done.
10. Contractor shall be responsible for connecting the proposed 2" forcemain into the existing 3" forcemain.
11. Washington County will not own or be responsible for repair or maintenance on any proposed grinder pumps.

WATER & SEWER USAGE:

WATER PROVIDED	CITY OF HAGERSTOWN WATER DIVISION
SEWER PROVIDED	WASHINGTON COUNTY DEPT. OF WATER QUALITY
EXISTING ALLOCATION	1 EDU
PROPOSED ADDITIONAL ALLOCATION	0 EDU

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

P:\SHARED FOLDERS\PROJECTS\4000S\4331\4331.2\DWG\SITE PLAN\4331.2 - 11 - UTILITY PLAN.DWG 2026-08-11

08/11/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND, License # 20587, Expiration Date 08-23-2027.

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505 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717.701.8111
15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717.275.7531

MARK	DESCRIPTION	DATE
1	REVISED PER AGENCY COMMENTS	02.23.26
2	REVISED PER AGENCY COMMENTS	08.03.26

SHOWALTER COMMERCIAL PARK LOTS 1-3

SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD

WASHINGTON COUNTY, MARYLAND

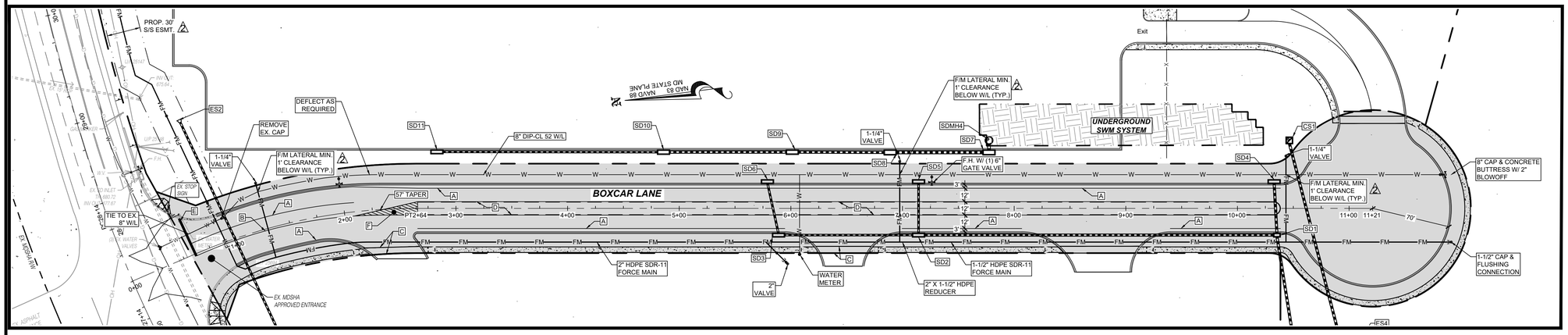
BOWMAN DEVELOPMENT CORP.
10228 GOVERNOR LANE BLVD, SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF TEDRICK 301.582.1555

PROJECT NO. 4331.2
DWN BY KODY WARD
DATE 09-05-2025
PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL 0024 - 0010 - 0503
SCALE 1" = 50'
SHEET TITLE

UTILITY PLAN

C-110
SHEET 12 OF 27

PSP-25-004



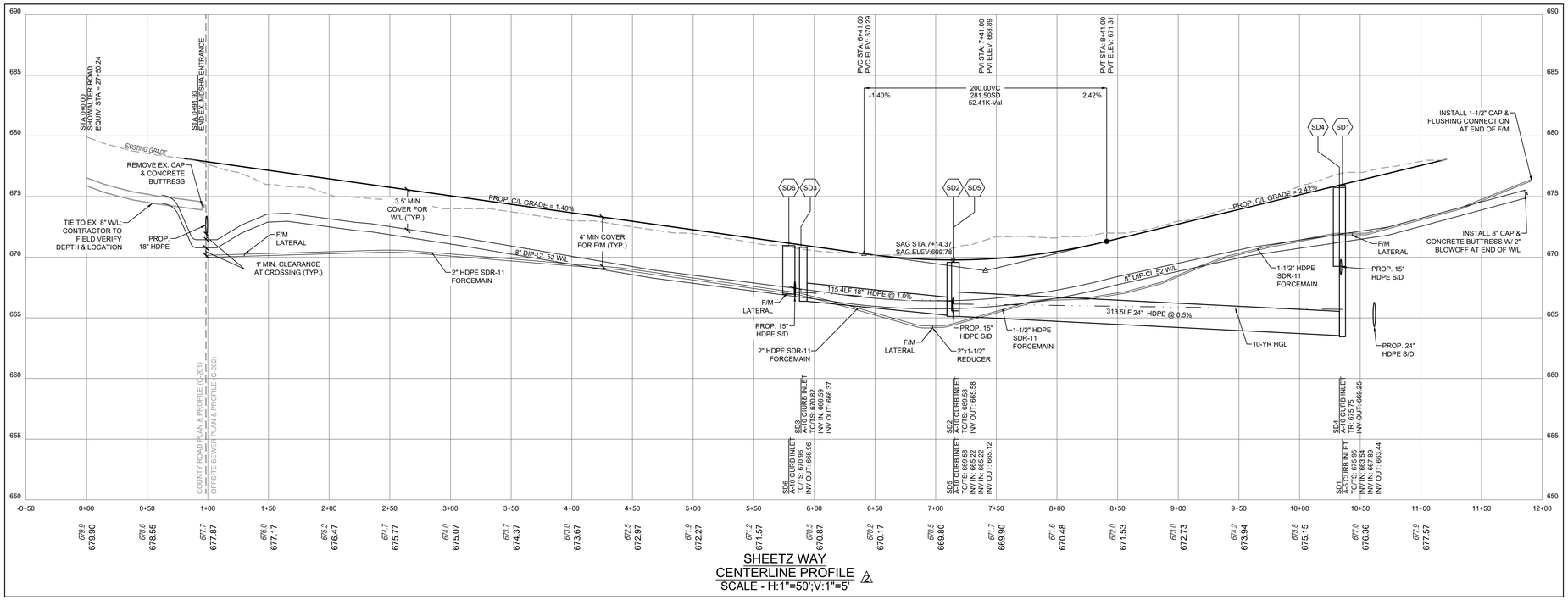
BOXCAR LANE
PLAN VIEW
SCALE - 1"=50'

HATCH LEGEND

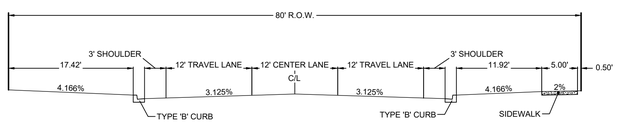
PROPOSED WASHINGTON COUNTY RIGHT-OF-WAY

STRIPING LEGEND

A	4" SOLID WHITE LINE (90-MIL THERMOPLASTIC, HOT APPLIED)
B	5" SOLID DOUBLE YELLOW LINE, 4" SPACING (90 MIL THERMOPLASTIC, HOT APPLIED)
C	12" WIDE WHITE LINE (90 MIL THERMOPLASTIC, HOT APPLIED)
D	5" DOUBLE YELLOW LINE, OUTSIDE SOLID INSIDE DASHED 10' LINE, 30' SPACING (90 MIL THERMOPLASTIC, HOT APPLIED)
E	24" SOLID WHITE STOP BAR (90 MIL THERMOPLASTIC, HOT APPLIED)
F	45° GORE HATCH (YELLOW, 5' WIDE, 2' O.C.) (90 MIL THERMOPLASTIC, HOT APPLIED)



SHEETZ WAY
CENTERLINE PROFILE
SCALE - H:1"=50';V:1"=5'



1 C-201 **BOXCAR LANE TYPICAL SECTION (STA 2+64-END)**
NOT TO SCALE

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

CITY OF HAGERSTOWN UTILITIES DEPARTMENT WATER DIVISION

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

SIGNATURE DATE

WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

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

SIGNATURE DATE

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

STATE OF MARYLAND
BRADLEY T. MOORE
21585
PROFESSIONAL ENGINEER
08/11/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License #: 21585
Expiration Date: 06-23-2027

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
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355 SOUTH HANOVER STREET CARLISLE, PA 17013 717-249-8411
11142 BELLAMAH PORT PIKE GREENCASTLE, PA 17225 717-597-1857
128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 301-739-8866

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MARK	DESCRIPTION:	DATE:
1	REVISED PER AGENCY COMMENTS	02.17.26
2	REVISED PER AGENCY COMMENTS	06.03.26

SHOWALTER COMMERCIAL PARK LOTS 1-3

SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD

WASHINGTON COUNTY, MARYLAND

BOWMAN DEVELOPMENT CORP.
10228 GOVERNOR LANE BLVD, SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF FEDRICK 301.582.1555

PROJECT NO. 4331.2
DWN BY KODY WARD | DATE 09-05-2025
PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL: 0024 - 0010 - 0503
SCALE: AS SHOWN
SHEET TITLE

BOXCAR LANE
PLAN & PROFILE

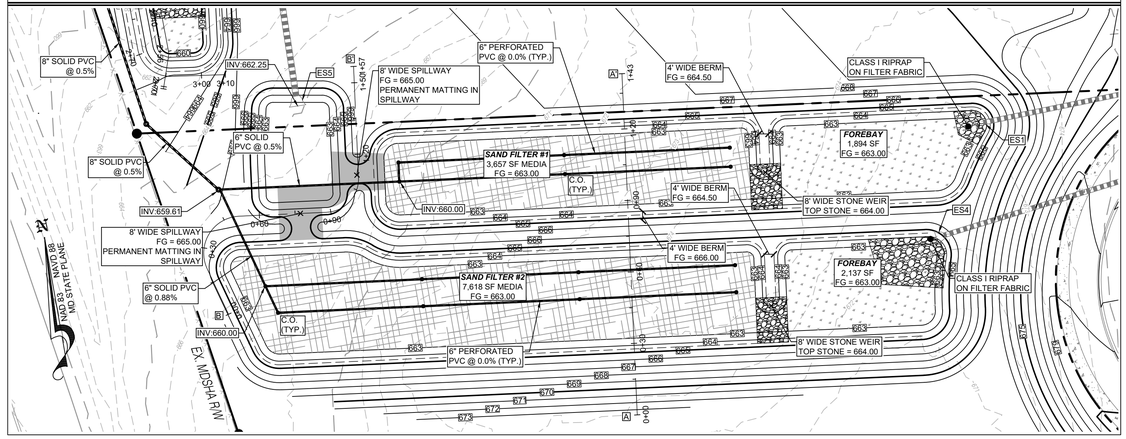
C-201
SHEET 13 OF 27

PSP-25-004

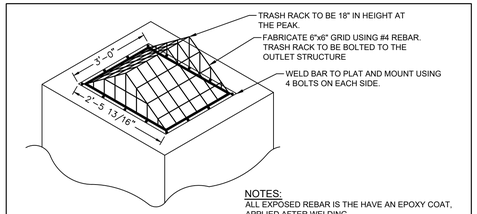
P:\SHARED FOLDERS\PROJECTS\4300\4331\12\INDSITE PLAN\C2-1 - COUNTY ROAD PLAN & PROFILE ENG - 2026-02-11

SAND FILTER #1 & #2

SCALE: 1"=30'



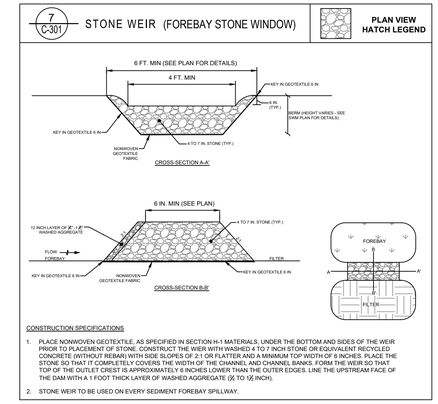
Sand Filter Schedule												
No.	Total Surface Area (SF)	Media Area (sf)	Ponding Depth (FT.)	Finish Grade Elev.	Bot. Stone Elev.	Section Depth	Top Berm	Berm Width	C.O.'s	Liner Required	10-Yr WSEL	100-Yr WSEL
SF #1	5,863	3,657	2.0	663.00	659.75	3.25'	666.00	4'	6	YES	665.25	665.70
SF #2	10,197	7,618	2.0	663.00	659.75	3.25'	666.00	4'	8	YES	665.48	665.90



NOTES:
ALL EXPOSED REBAR IS THE HAVE AN EPOXY COAT, APPLIED AFTER WELDING.

3 C-301 TRASH RACK - SLANTED

NOT TO SCALE

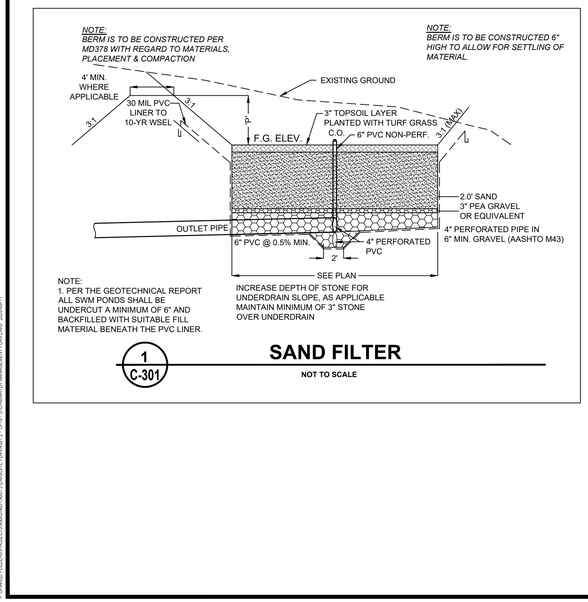


7 C-301 STONE WEIR (FOREBAY STONE WINDOW)

PLAN VIEW HATCH LEGEND

CONSTRUCTION SPECIFICATIONS

1. PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS, UNDER THE BOTTOM AND SIDES OF THE WEIR PRIOR TO PLACEMENT OF STONE. CONSTRUCT THE WEIR WITH WASHED 4 TO 7 INCH STONE OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) WITH SIDE SLOPES OF 2:1 OR FLATTER AND A MINIMUM TOP WIDTH OF 6 INCHES. PLACE THE STONE SO THAT IT COMPLETELY COVERS THE WIDTH OF THE CHANNEL AND CHANNEL BANKS. FORM THE WEIR SO THAT TOP OF THE OUTLET CREST IS APPROXIMATELY 6 INCHES LOWER THAN THE OUTER EDGES. LINE THE UPSTREAM FACE OF THE DAM WITH A 1 FOOT THICK LAYER OF WASHED AGGREGATE (6 TO 1½ INCH).
2. STONE WEIR TO BE USED ON EVERY SEDIMENT FOREBAY SPILLWAY.



SAND FILTER #1 & #2
CROSS-SECTION (A-A')
SCALE - H:1"=30';V:1"=3'

PROFILE HATCH LEGEND

- Topsoil
- Planting Media
- Pea Gravel
- #57 Stone
- Stone Weir
- Sand

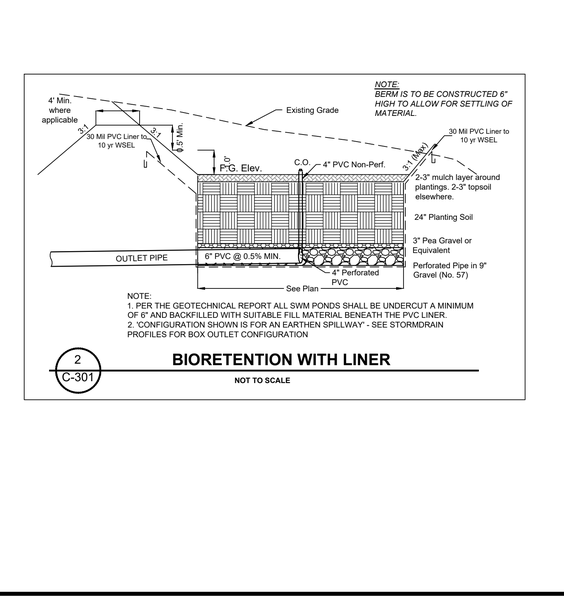
PLAN VIEW HATCH LEGEND

- Grass Forebay
- Filter Media
- Stone Weir / Riprap
- Permanent Erosion Control Matting

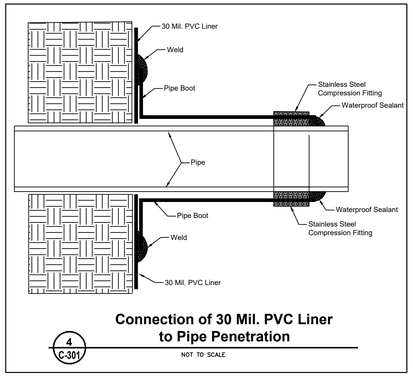
GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

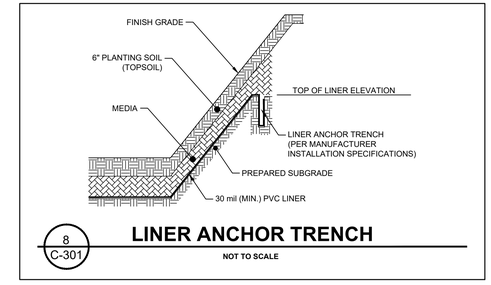


SAND FILTER #1 & #2
BERM PROFILE (B-B')
SCALE - H:1"=30';V:1"=3'



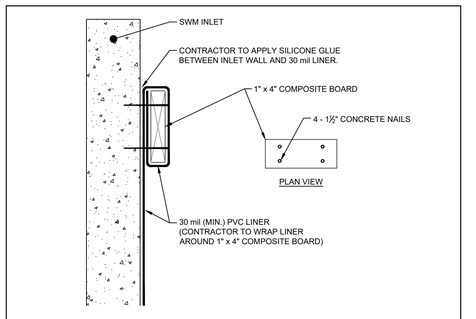
4 C-301 Connection of 30 Mil. PVC Liner to Pipe Penetration

NOT TO SCALE



8 C-301 LINER ANCHOR TRENCH

NOT TO SCALE



5 C-301 LINER ATTACHMENT

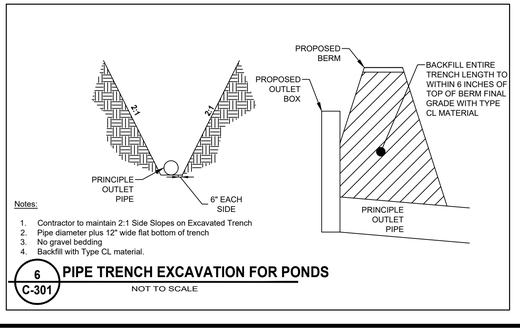
NOT TO SCALE

1 C-301 SAND FILTER

NOT TO SCALE

2 C-301 BIORETENTION WITH LINER

NOT TO SCALE



Notes:

1. Contractor to maintain 2:1 Side Slopes on Excavated Trench
2. Pipe diameter plus 12" wide flat bottom of trench
3. No gravel bedding
4. Backfill with Type CL material.

6 C-301 PIPE TRENCH EXCAVATION FOR PONDS

NOT TO SCALE

STATE OF MARYLAND
CHRISTOPHER J. MOORE
20585
PROFESSIONAL ENGINEER
08/11/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND
License #: 20585
Expiration Date: 06-23-2027

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MARK	DESCRIPTION	DATE

SHOWALTER COMMERCIAL PARK LOTS 1-3

SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD

WASHINGTON COUNTY, MARYLAND

BOWMAN DEVELOPMENT CORP.
10228 GOVERNOR LANE BLVD, SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF TEDRICK 301.582.1555

PROJECT NO.	4331.2
DWN BY	KODY WARD
DATE	09-05-2025
PROJECT MANAGER	DAVID TROSTLE
EMAIL	dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL	0024 - 0010 - 0503
SCALE	AS SHOWN

SHEET TITLE

SWM PLAN - SAND FILTER

C-301

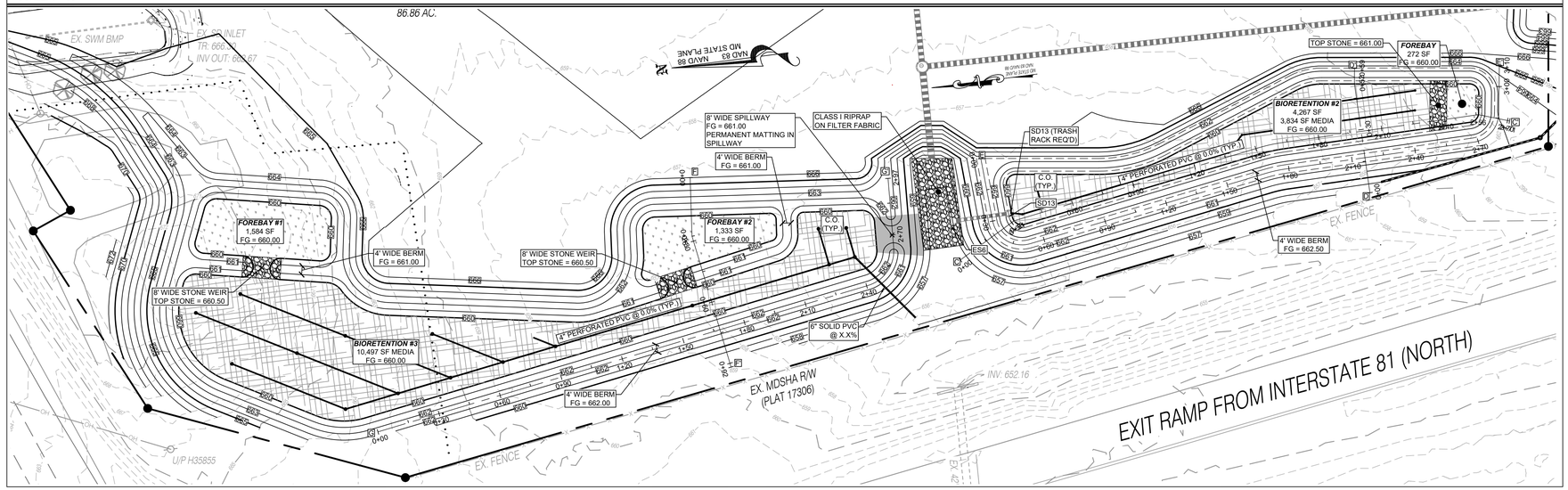
SHEET 14 OF 27

P:\SHARED FOLDERS\REVIT\C3D-ARDEC-ED\1-431\1-2\CIVIL\SHT FILES\431-1-2 - 13-S - STORMWATER MANAGEMENT PLAN.DWG - 2025-08-11

PSP-25-004

BIORETENTION #1 & #2

SCALE: 1"=30'



PLAN VIEW HATCH LEGEND

- Grass Forebay
- Filter Media
- Stone Weir / Riprap
- Permanent Erosion Control Matting

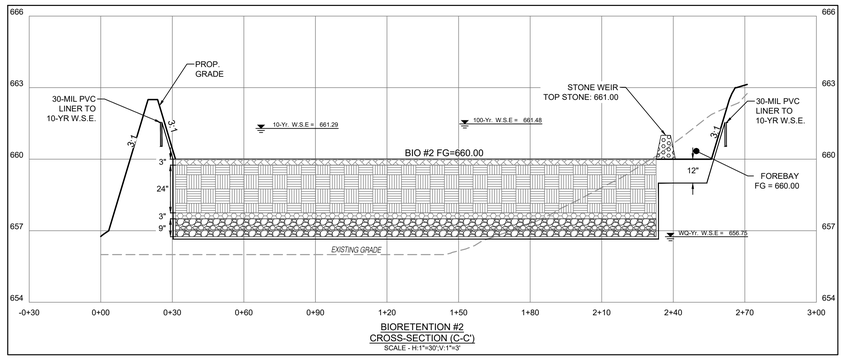
PROFILE HATCH LEGEND

- Topsoil
- Planting Media
- Pea Gravel
- #57 Stone
- Stone Weir
- Sand

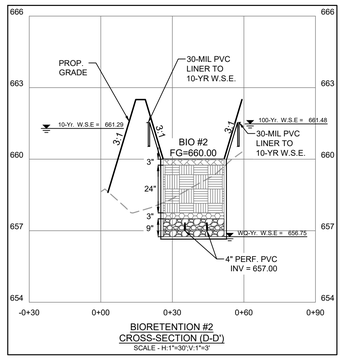
GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



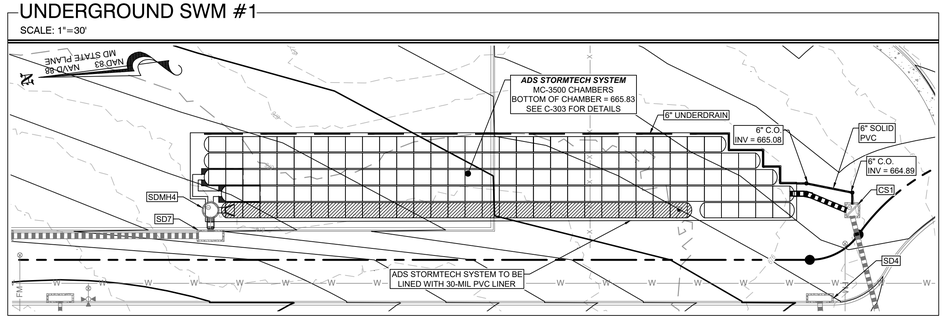
BIORETENTION #2
CROSS-SECTION (C-C')
SCALE - H:1"=30',V:1"=3'

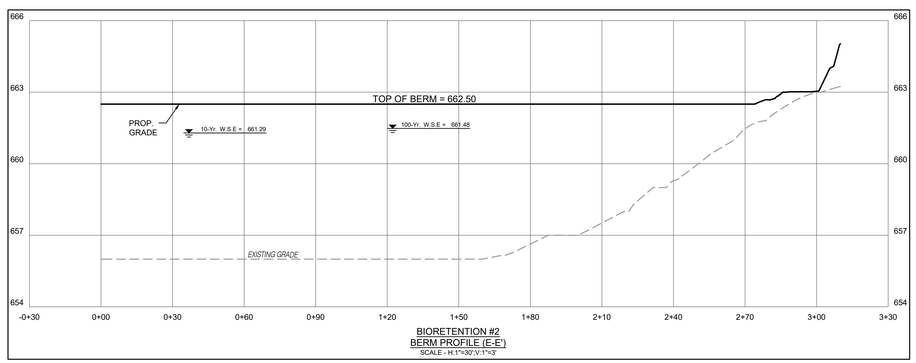


BIORETENTION #2
CROSS-SECTION (D-D')
SCALE - H:1"=30',V:1"=3'

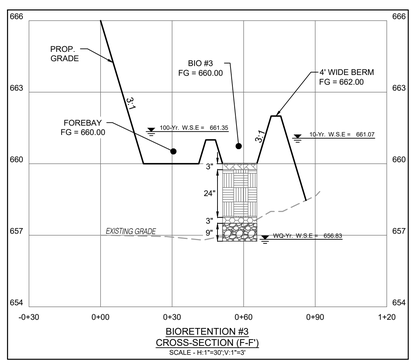
UNDERGROUND SWM #1

SCALE: 1"=30'

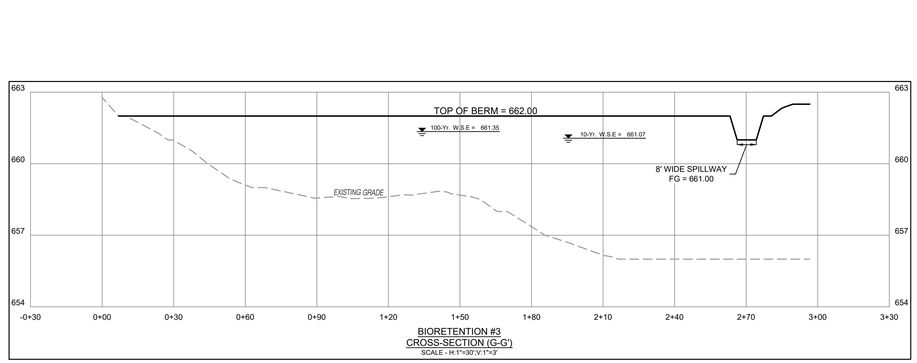




BIORETENTION #2
BERM PROFILE (E-E')
SCALE - H:1"=30',V:1"=3'



BIORETENTION #3
CROSS-SECTION (F-F')
SCALE - H:1"=30',V:1"=3'



BIORETENTION #3
CROSS-SECTION (G-G')
SCALE - H:1"=30',V:1"=3'

Bio-Retention Schedule

No.	Total Surface Area (SF)	Bio Area (sf)	Ponding Depth (FT.)	Finish Grade Elev.	Bot. Stone Elev.	Section Depth	Top Berm	Berm Width	C.O.'s	Liner Required	10-Yr WSEL	100-Yr WSEL
Bio #2	4,267	3,834	1.25'	660.00	656.75	3.25'	662.50	4'	10	YES	661.54	661.81
Bio #3	13,617	10,497	1.00'	660.00	656.75	3.25'	662.00	4'	17	YES	661.07	661.35

08/11/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License #: 20987
Expiration Date: 08-23-2025

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fsa-inc.com
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11142 WILLIAMSPORT PIKE GREENCASTLE, PA 17225 717-597-1647
128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 301-739-8866

MARK	DESCRIPTION:	DATE:
1	REVISED PER AGENCY COMMENTS	02.17.26

SHOWALTER COMMERCIAL PARK LOTS 1-3

SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD

WASHINGTON COUNTY, MARYLAND

BOWMAN DEVELOPMENT CORP.
10228 GOVERNOR LANE BLVD, SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF TEDRICK 301.582.1555

PROJECT NO.: 4331.2
DWN BY: KODY WARD
DATE: 09-05-2025
PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL: 0024 - 0010 - 0503
SCALE: AS SHOWN

SHEET TITLE

SWM PLAN - BIORETENTION

C-302
SHEET 15 OF 27

PSP-25-004

P:\SHARED FILES\PROPOSALS\4331.2 - 1-3 SHOWALTER\SWM\SWM\SWM\PLAN.DWG 2025-08-11

PROJECT INFORMATION

ENGINEERED PRODUCT MANAGER:	DANIEL COOLEY 667-216-0219 DANIEL.COOLEY@ADSPIPE.COM
ADS SALES REP:	MICHAEL GREEN 304-240-0082 MICHAEL.GREEN@ADSPIPE.COM
PROJECT NO:	S500770

Advanced Drainage Systems, Inc.

SiteAssist
FOR STORMTECH INSTALLATION INSTRUCTIONS VISIT OUR WEBSITE

SHOWALTER COMMERCIAL PARK LOTS 1-3

HAGERSTOWN, MD

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-3500.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
10. MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECHNICAL NOTE 6.32 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
11. ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

1. STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH INSTALLATION GUIDE MC-3500 & MC-4500 CHAMBER".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE; AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
10. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
11. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH INSTALLATION GUIDE MC-3500 & MC-4500 CHAMBER".
2. THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH INSTALLATION GUIDE MC-3500 & MC-4500 CHAMBER".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH INSTALLATION GUIDE MC-3500 & MC-4500 CHAMBER".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

ADDITIONAL INSTRUCTIONS OR FOR SITE SPECIFIC DEVIATIONS FROM THESE GUIDELINE CAN BE OBTAINED DIRECTLY FROM YOUR LOCAL ADS REPRESENTATIVE OR BY LOGGING ON TO WWW.ADSPIPE.COM.

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PROPOSED LAYOUT

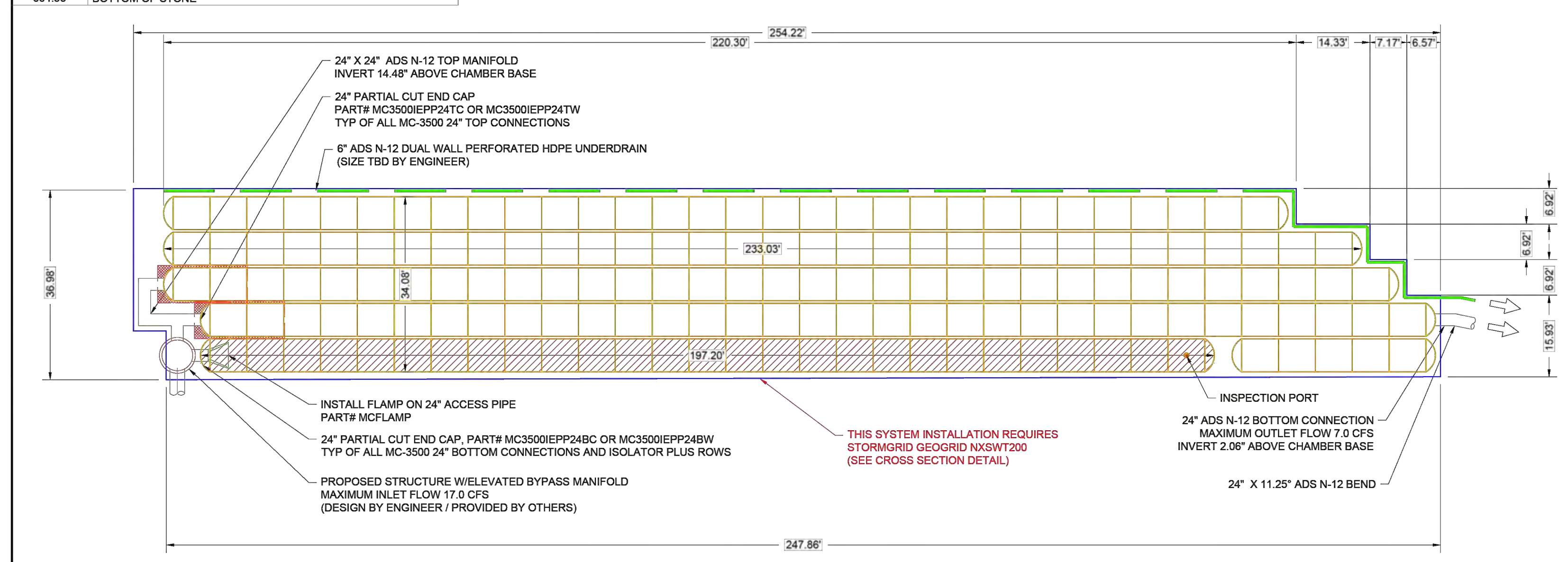
160	STORMTECH MC-3500 CHAMBERS
12	STORMTECH MC-3500 END CAPS
12	STONE ABOVE (in)
15	STONE BELOW (in)
40	% STONE VOID
30,480	INSTALLED SYSTEM VOLUME (CF)(PERIMETER STONE INCLUDED) ABOVE ELEVATION 665.08
9008	SYSTEM AREA (ft²)
582	SYSTEM PERIMETER (ft)

PROPOSED ELEVATIONS

677.58	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)
671.58	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)
671.08	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)
671.08	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)
671.08	MINIMUM ALLOWABLE GRADE (TOP OF RIGID PAVEMENT)
670.58	TOP OF STONE
669.58	TOP OF MC-3500 CHAMBER
667.04	24" TOP MANIFOLD/CONNECTION INVERT
666.00	24" ISOLATOR ROW PLUS CONNECTION INVERT
666.00	24" BOTTOM MANIFOLD/CONNECTION INVERT
665.83	BOTTOM OF MC-3500 CHAMBER
665.08	UNDERDRAIN INVERT
664.58	BOTTOM OF STONE

NOTES

- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 17.5' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

THERMOPLASTIC LINER (SEE TECHNICAL NOTE 6.50 / PROVIDED BY OTHERS / DESIGN BY OTHERS)

SHOWALTER COMMERCIAL PARK LOTS 1-3 — HAGERSTOWN, MD — DATE: 04/02/2026 — DRAWN: NAL — PROJECT #: S500770 — CHECKED: HAK

DATE	DWN	CHK
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StormTech® Chamber System — WWW.ADSPIPE.COM — 0 20 40

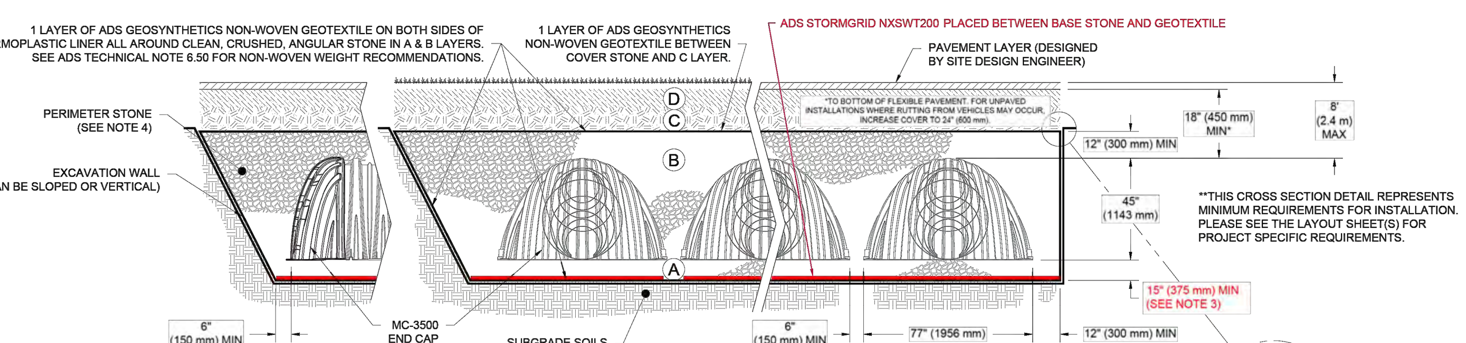
THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS/STORMTECH UNDER THE DIRECTION OF THE PROJECT'S ENGINEER OF RECORD (EOR) OR OTHER PROJECT REPRESENTATIVE. THIS DRAWING IS NOT INTENDED FOR USE IN BIDDING OR CONSTRUCTION WITHOUT THE EOR'S PRIOR APPROVAL. EOR SHALL REVIEW THIS DRAWING PRIOR TO BIDDING AND/OR CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE EOR TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

SHEET 2 OF 5

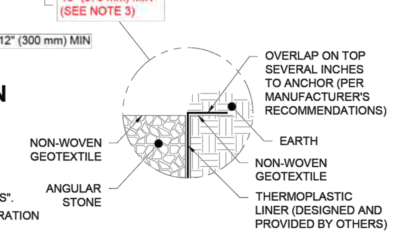
ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 18" (450 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



SHOWALTER COMMERCIAL PARK LOTS 1-3 SPECIFIC CROSS SECTION



THERMOPLASTIC LINER DETAIL

NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3" (75 mm).
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/%. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

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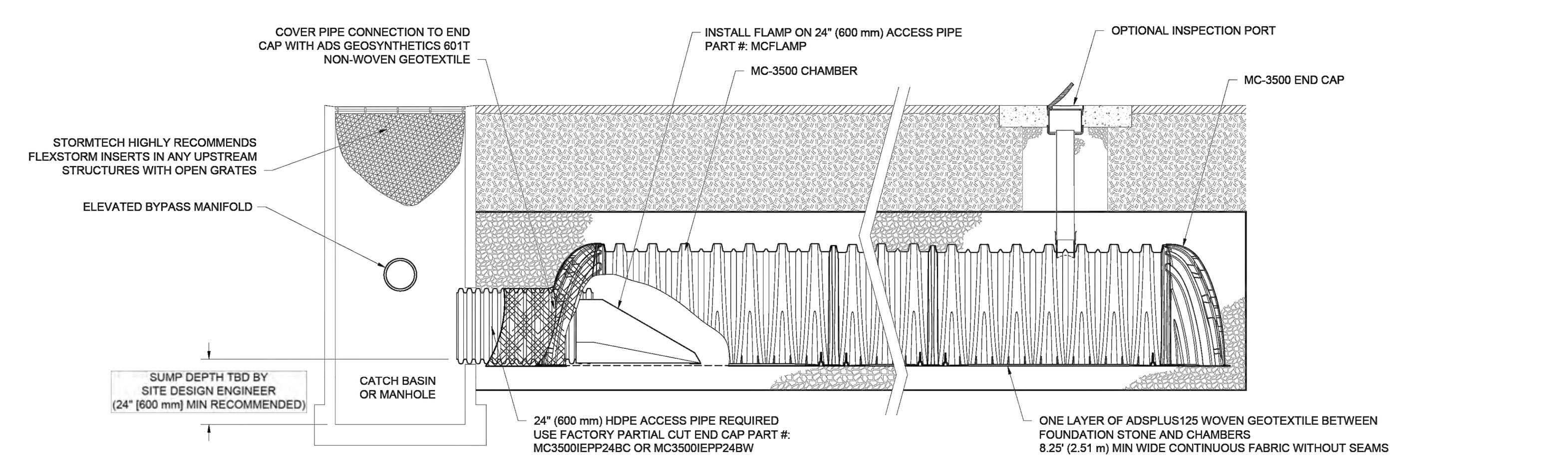


MC-3500 ISOLATOR ROW PLUS DETAIL

NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

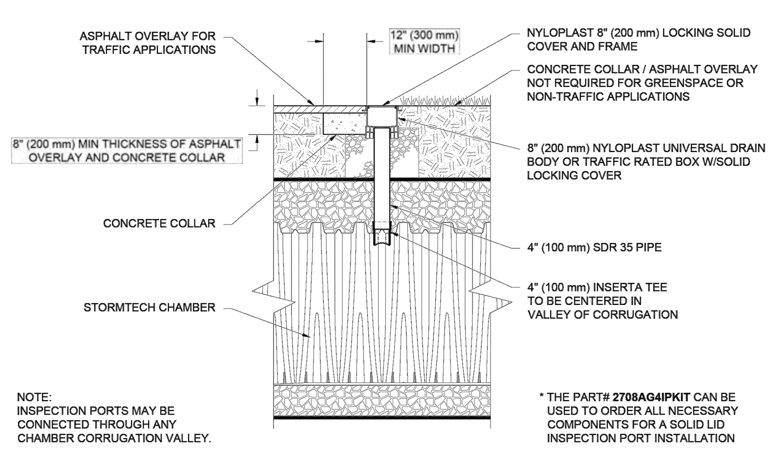
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



NOTE: INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY.

* THE PART# **2708AG4IPKIT** CAN BE USED TO ORDER ALL NECESSARY COMPONENTS FOR A SOLID LID INSPECTION PORT INSTALLATION

4" (100 mm) PVC INSPECTION PORT DETAIL (MC SERIES CHAMBER)

NTS

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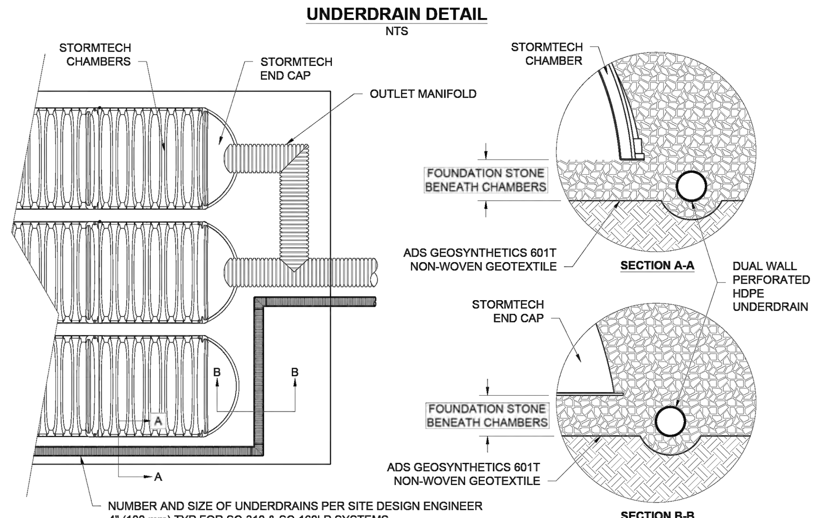
UNDERDRAIN DETAIL

NTS



NUMBER AND SIZE OF UNDERDRAINS PER SITE DESIGN ENGINEER
4" (100 mm) TYP FOR SC-310 & SC-160LP SYSTEMS
6" (150 mm) TYP FOR SC-800, DC-780, MC-3500, MC-4500 & MC-7200 SYSTEMS

MC-3500 TECHNICAL SPECIFICATION

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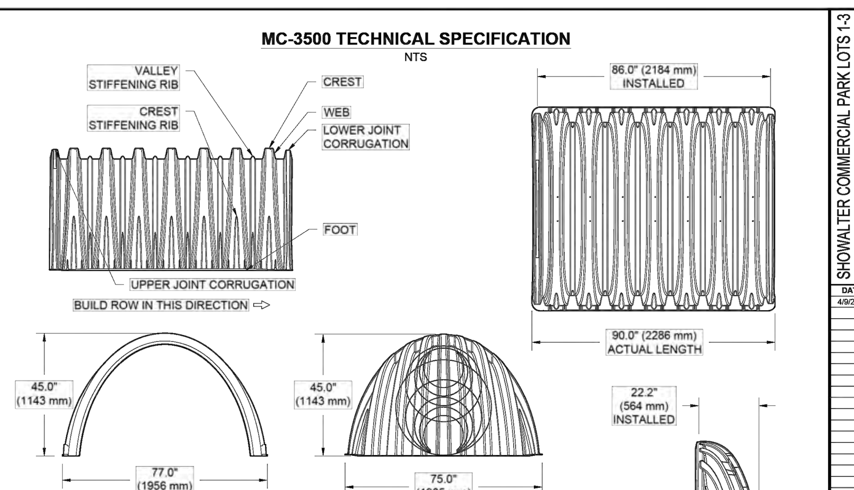


NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m³)
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET	(4.96 m³)
WEIGHT	134 lbs.	(60.8 kg)

NOMINAL END CAP SPECIFICATIONS

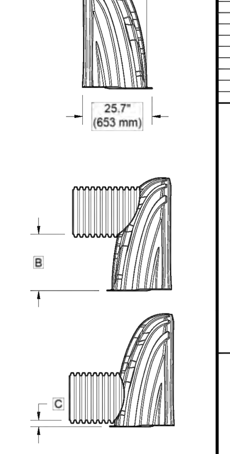
SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET	(1.28 m³)
WEIGHT	49 lbs.	(22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" (152 mm) STONE BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"

PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500IEPP06B		---	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08B		---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500IEPP10B		---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B		---	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B		---	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500IEPP18TW			
MC3500IEPP18BC		---	1.77" (45 mm)
MC3500IEPP18BW			
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500IEPP24TW			
MC3500IEPP24BC		---	2.06" (52 mm)
MC3500IEPP24BW			
MC3500IEPP30BC	30" (750 mm)	---	2.75" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL



CUSTOM PARTIAL CUT INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

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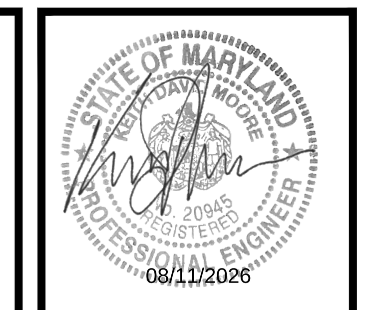

08/11/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND, License # 20587, Expiration Date 08-23-2027.

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11142 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717.597.1007
505 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717.701.8111
15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717.275.7531

MARK:	DESCRIPTION:	DATE:
1	REVISED PER AGENCY COMMENTS	02.17.26

SHOWALTER COMMERCIAL PARK LOTS 1-3

SITUATE EAST OF INTERSTATE 81
AND SOUTH OF SHOWALTER ROAD

WASHINGTON COUNTY, MARYLAND

BOWMAN DEVELOPMENT CORP.
10228 GOVERNOR LANE BLVD, SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF TEDRICK 301.582.1555

PROJECT NO. 4331.2	
DWN BY: KODY WARD	DATE: 09-05-2025
PROJECT MANAGER: DAVID TROSTLE	
EMAIL: dtrostle@fsa-inc.com	
TAX MAP - GRID - PARCEL: 0024 - 0010 - 0503	
SCALE: NOT TO SCALE	
SHEET TITLE: SWM DETAILS & NOTES - ADS	

C-303
SHEET 16 OF 27

PSP-25-004

Specifications for Bioretention & Sand Filter

(Reference - Maryland Stormwater Design Manual, Volume Two, Appendix B.4)

Material Specifications
The allowable materials to be used in bioretention areas are detailed in Table B.4.1

Planting Soil
The soil shall be a uniform mix, free of stones, stumps, roots or other similar objects larger than two inches. No other materials or substances shall be mixed or dumped within the bioretention area that may be harmful to plant growth, or prove a hindrance to the planting or maintenance operations. The planting soil shall be free of Bermuda grass, Quackgrass, Johnson grass, or other noxious weeds as specified under COMAR 15.08.01.05..

The planting soil shall be tested and shall meet the following criteria:

- Soil Component - Loamy Sand or Sandy Loam (USDA Soil Textural Classification)
- Organic Content - Minimum 10% by dry weight (ASTM D 2974). In general, this can be met with a mixture of loamy sand (60%-65%) and compost (35% to 40%) or sandy loam (30%), coarse sand (30%), and compost (40%).
- Clay Content - Media shall have a clay content of less than 5%.
- pH Range - Should be between 5.5 - 7.0. Amendments (e.g., lime, iron sulfate plus sulfur) may be mixed into the soil to increase or decrease pH.

There shall be at least one soil test per project. Each test shall consist of both the standard soil test for pH, and additional tests of organic matter, and soluble salts. A textural analysis is required from the site stockpiled topsoil. If topsoil is imported, then a texture analysis shall be performed for each location where the topsoil was excavated.

Compaction
It is very important to minimize compaction of both the base of the bioretention area and the required backfill. When possible, use excavation hoes to remove original soil. If bioretention areas area excavated using a loader, the contractor should use wide track or marsh track equipment, or light equipment with turf type tires. Use of equipment with narrow tracks or narrow tires, rubber tires with large lugs, or high pressure tires will cause compaction resulting in reduced infiltration rates and storage volumes and is not acceptable. Compaction will significantly contribute to design failure.

Compaction can be alleviated at the base of the bioretention area facility by using a primary tilling operation such as a chisel plow, ripper, or subsoiler. These tilling operations are to refracture the soil profile through the 12 inch compaction zone. Substitute methods must be approved by the engineer. Rototillers typically do not till deep enough to reduce the effects of compaction from heavy equipment.

Rototill 2 to 3 inches of sand into the base of the bioretention facility before backfilling the required sand layer. Pump any ponded water before preparing (rototilling) base.

When backfilling the topsoil over the sand layer, first place 3 to 4 inches of topsoil over the sand, then rototill the sand / topsoil to create a gradation zone. Backfill the remainder of the topsoil to final grade.

When backfilling the bioretention facility, place soil in lifts of 12 inches or greater. Do not use heavy equipment within the bioretention area. Heavy equipment may be used around the perimeter of the basin to supply soils and sand. Grade bioretention materials with light equipment such as a compact loader or a dozer/loader with marsh tracks.

Plant Material
Recommended plant material for micro-bioretention practices can be found in Appendix A, Section A.2.3.

Plant Installation
Compost is a better organic material source, is less likely to float, and should be placed in the invert and other low areas. Mulch should be placed in surrounding to a uniform thickness of 2" to 3". Shredded or chipped hardwood mulch is the only accepted mulch. Pine mulch and wood chips will float and move to the perimeter of the bioretention area during a storm event and are not acceptable. Shredded mulch must be well aged (6 to 12 months) for acceptance.

Rootstock of the plant material shall be kept moist during transport and on-site storage. The plant root ball should be planted so 1/8th of the ball is above final grade surface. Root stock of the plant material shall be kept moist during transport and on-site storage. Planting pits shall follow LCA planting guidelines. The diameter of the planting pit shall be at least six inches larger than the diameter of the planting ball. Set and maintain the plant straight during the entire planting process. Thoroughly water ground bed cover after installation.

Trees shall be braced using 2" by 2" stakes only as necessary and for the first growing season only. Stakes are to be equally spaced on the outside of the tree ball.

Grasses and legume seed shall be tilled into the soil to a depth of at least one inch. Grass and legume plugs shall be planted following the non-grass ground cover planting specifications.

The topsoil specifications provide enough organic material to adequately supply nutrients from natural cycling. the primary function of the bioretention structure is to improve water quality. Adding fertilizers defeats, or at a minimum, impedes this goal. Only add fertilizer if wood chips or mulch is used to amend the soil. Rototill urea fertilizer at a rate of 2 pounds per 1000 square feet.

Underdrains
Underdrains should meet the following criteria:

- Pipe- Should be 4" to 6" diameter, slotted or perforated rigid plastic pipe (ASTMF 758, Type PS 28, or AASHTO-M-278) in a gravel layer. The preferred material is slotted, 4" rigid pipe (e.g., PVC or HDPE).
- Perforations - If perforated pipe is used, perforations should be ¾" diameter located 6" on center with a minimum of four holes per row. Pipe shall be wrapped with a ¼" (No. 4 or 4x4) galvanized hardware cloth.
- Gravel - The gravel layer (No. 57 stone preferred) shall be at least 3" thick above and below the underdrain.
- The main collector pipe shall be at a minimum 0.5% slope.
- A rigid, non-perforated observation well must be provided (one per every 1,000 square feet) to provide a clean-out port and monitor performance of the filter.
- A 4" layer of pea gravel (⅛" to ⅜" stone) shall be located between the filter media and underdrain to prevent migration of fines into the underdrain. This layer may be considered part of the filter bed when bed thickness exceeds 24".

The main collector pipe for underdrain systems shall be constructed at a minimum slope of 0.5%. Observation wells and/or clean-out pipes must be provided (one minimum per every 1000 square feet of surface area).

Miscellaneous
These practices may not be constructed until all contributing drainage area has been stabilize.

Bio-retention berms are to be constructed per the MD 378 small pond standards with respect to materials, placement, and compactions.

Pond MD-378
NRCS - MARYLAND JANUARY 2000
CONSTRUCTION SPECIFICATIONS

These specifications are appropriate to all ponds within the scope of the Standard for practice MD-378. All references to ASTM and AASHTO specifications apply to the most recent version.

Site Preparation
Areas designated for borrow areas, embankment, and structural works shall be cleared, grubbed and stripped of topsoil. All trees, vegetation, roots and other objectionable material shall be removed. Channel banks and sharp breaks shall be sloped to no steeper than 1:1. All trees shall be cleared and grubbed within 15 feet of the toe of the em-bankment.
Areas to be covered by the reservoir will be cleared of all trees, brush, logs, fences, rubbish and other objectionable material unless otherwise designated on the plans. Trees, brush, and stumps shall be cut approximately level with the ground surface. For dry stormwater management ponds, a minimum of a 25-foot radius around the inlet structure shall be cleared.
All cleared and grubbed material shall be disposed of outside and below the limits of the dam and reservoir as directed by the owner or his representative. When specified, a sufficient quantity of topsoil will be stockpiled in a suitable location for use on the embankment and other designated areas.

Earth Fill
Material - The fill material shall be taken from approved designated borrow areas. It shall be free of roots, stumps, wood, rubbish, stones greater than 6", frozen or other objectionable materials. Fill material for the center of the embankment, and cut off trench shall conform to Unified Soil Classification GC, SC, CH, or CL and must have at least 30% passing the #200 sieve. Consideration may be given to the use of other materials in the embankment if designed by a geotechnical engineer. Such special designs must have construction supervised by a geotechnical engineer. Materials used in the outer shell of the embankment must have the capability to support vegetation of the quality required to prevent erosion of the embankment.

Placement - Areas on which fill is to be placed shall be scarified prior to placement of fill. Fill materials shall be placed in maximum 8 inch thick (before compaction) layers which are to be continuous over the entire length of the fill. The most permeable borrow material shall be placed in the downstream portions of the embankment. The principal spillway must be installed concurrently with fill placement and not excavated into the embankment.

Compaction - The movement of the hauling and spreading equipment over the fill shall be controlled so that the entire surface of each lift shall be traversed by not less than one tread track of heavy equipment or compaction shall be achieved by a minimum of four complete passes of a sheepsfoot, rubber tired or vibratory roller. Fill material shall contain sufficient moisture such that the required degree of compaction will be obtained with the equipment used. The fill material shall contain sufficient moisture so that if formed into a ball it will not crumble, yet not be so wet that water can be squeezed out. When required by the reviewing agency the minimum required density shall not be less than 95% of maximum dry density with a moisture content within ±2% of the optimum. Each layer of fill shall be compacted as necessary to obtain that density, and is to be certified by the Engineer at the time of construction. All compaction is to be determined by AASHTO Method T-99 (Standard Proctor).

Stormwater Management Facilities Construction Inspection Requirements

1. The developer/contractor shall notify the Division of Permits and Inspections at least five (5) days before commencing any work in conjunction with the approved final stormwater management plan and upon completion of the project when a final inspection will be conducted.
2. Regular inspections shall be made and documented for each structural ESD planning technique and practice and structural stormwater measures every 2 weeks and at the required critical inspection stages identified in the attached checklists and the Washington County SWM, Grading, Soil Erosion and Sediment Control Ordinance.
3. All non-structural practices shall be inspected, at a minimum, upon completion of final grading, the establishment of permanent stabilization, and before issuance of use and occupancy permit.
4. Inspections shall be conducted by DPI, the MDE (as applicable), and by the Verifying Professional. Inspections performed by the DPI are not to be considered a substitute for those inspections required by the Verifying Professional. Written inspection reports shall be prepared by the Verifying Professional during construction of ESD planning techniques and practices plans. Copies of all inspection reports shall be provided to DPI by the person performing the inspection and kept on file with DPI.
5. Written inspection reports are required and shall be submitted in a manner consistent with the Public Works Agreement and this Article and in a format approved by DPI, and shall include, at a minimum:
   5.a. The date and location of the inspection;
   5.b. Work observed;
   5.c. Photos;
   5.d. Tests performed;
   5.e. Whether construction was in compliance with the approved stormwater management plan;
   5.f. Any variations from the approved construction specifications;
   5.g. Any violations that exist;
   5.h. Signature and date of Verifying Professional.
6. Failure to comply with these inspection requirements and/or obtain approval from the Verifying Professional or DPI at the required construction stages will result in disapproval of the facility, delays of final acceptance and permit release.
7. The developer, DPI, the MDE, Verifying Professional, and on-site personnel shall be notified in writing when violations are observed. Written notification shall be made by the person discovering the violation and shall describe the nature of the violation and the required corrective action. No further work affected by theviolation shall proceed until the corrective action is inspected and approved in writing by the Verifying Professional, the Division, MDE (as applicable), and the District (as applicable).
8. DPI may require adjustments to address items overlooked or inappropriately addressed by the plans. Such adjustments may be required during construction or at the final inspection.
9. The County may require a revision to the approved construction drawings or site plans be submitted and approved by the DPI, the Division of Planning and Community Development (as applicable), the MDE (as applicable) and the District prior to continuation of construction activity.
10. No work shall proceed beyond the construction stages specified in attached Checklists and the Washington County SWM, Grading, Soil Erosion and Sediment Control Ordinance until DPI and the Verifying Professional inspect and approve the work previously completed and the Verifying Professional furnishes the DPI and developer with the results of the inspection reports as soon as possible after completion of each required inspection.

STORMWATER MANAGEMENT SEED MIX NOTES

SITE PREPARATION
Invasive species, particularly those that will adapt to wet conditions, should be removed or sprayed before they become incorporated into the site. Spot spray or hand pull problem weeds. Perennial weeds not addressed before establishment will be difficult to remove later.

SEEDING AND PLANTING METHODS
Seeding and planting should begin immediately upon completion of the structure while the soil is still friable and before invasive weeds emerge. Plan seeding and planting before the basin is flooded or allow the basin to drain to a few inches before seeding. Broadcast seed evenly over each unit by hand seeding or hydroseeding. The use of native species can provide temporary vegetation to protect the soil in SWM facilities until permanent vegetation can become established. Straw mulch, or straw coconut mats are frequently used to control erosion and protect emerging seedlings from extreme temperatures and drying out. Mulch should be sparse in order to allow sunlight to reach the ground. Irrigating seeded areas is beneficial until seedlings become established.

FIRST GROWING SEASON MAINTENANCE
Whenever canopy (overall vegetation) reaches a height of 18"-24", use a string trimmer to trim the meadow to a height of 8". This will reduce competition by fast-growing weeds for sunlight, water and nutrients needed by slower growing, perennial natives. Mowing should not be done with a lawn mower as the mower height will be too low and native seedlings will be killed. Mowing should cease by mid-September.

SECOND AND SUBSEQUENT GROWING SEASON MAINTENANCE
Prior to new spring growth reaching a height of 2" trim any material standing from the previous year close to the ground (approximately 2"). This will allow the soil to warm more quickly which will stimulate emergence and growth of native seedlings.

SPECIAL CIRCUMSTANCES SECOND GROWING SEASON
If you notice a heavy infestation of ragweed or foxtail in the second growing season, trim the meadow to a height of 8". Trimming should cease after mid-September.

Notice of Required Stormwater Management Inspections
Sand Filters, Bioretention and Rain Garden Facilities

The following inspections are required to be performed by the Qualified Professional for the construction of any Sand Filter, Bioretention or Rain Garden Facility. Additional inspections may be needed based on professional engineering judgment. Each inspection is required at the start of each stage.

Inspection Item		SF #1	SF #2	BIO #2	BIO #3
Excavation of Facility - Prior to excavation, verify sediment and erosion control features are in place to prevent sediment inflow. Verify all flagging required in the area for sensitive area protection. Verify grading is accurately staked-out and re-staked as needed. Facility dimensions shall be verified and soils checked for infiltration. Verify contributing area is permanently stabilized. Verify that water is not present. Ensure roughening of side walls if sheared and sealed by heavy equipment. Verify that compaction of facility base is minimized.	Certifying Engineer				
	Date				
	County Inspector				
	Date				
Placement of Filter Cloth (Trenches) - Ensure filter fabric is overlapping six (6) inches between strips of cloth. Ensure tree roots or other obstacles are removed from facility walls or sides and base to prevent tearing. Verify that uphill fabric roll overlaps two (2) feet over downhill roll.	Certifying Engineer				
	Date				
	County Inspector				
	Date				
Placement of Underdrains and Observation Wells - Location, size and material of under drain and observation wells shall be verified prior to stone placement. Verify pipe ends capped. Verify 3" gravel cover	Certifying Engineer				
	Date				
	County Inspector				
	Date				
Placement of Filtering Media - Verify bottom layer material and thickness. Verify sand and/or filter media layer material and thickness. Verify filter fabric or pea gravel used between sand layers. Verify top filter media layer.	Certifying Engineer				
	Date				
	County Inspector				
	Date				
Placement of Sand Filter Layer or Gravel Diaphragm - Verify depth and width of sand and/or diaphragm layer. Verify fill material.	Certifying Engineer				
	Date				
	County Inspector				
	Date				
Stabilization and Landscaping - Verify site top soiled, seeded and mulched. Verify embankment top soiled and seeded. Verify location, size, type and number of planted landscape material. Verify no more than 1/8 inch root ball exposed. Verify planting stock kept moist during on-site storage. Verify installation location, size, material type of fencing or other safety barriers.	Certifying Engineer				
	Date				
	County Inspector				
	Date				
The Qualified Professional may request the presence of a County Construction Standards Inspector at least 24 hours in advance by calling 240-313-2400.					

Operation and Maintenance Plan
Bioretention & Sand Filters

Inspection Item	Inspection Requirements	Remedial Action
Maintenance Access		
General	Check for accessibility to facility; excessive vegetation; surface stability	Repair erosion and maintain access surface in good condition
Pretreatment		
Grass filter strip or sand layer	Check for sediment accumulation	Remove sediment as needed
Optional sand layer	Check sand for staining and sediment accumulation	If contaminated, replace first three inches of sand layer
Gravel diaphragm	Check for sediment accumulation and evidence of erosion	Remove sediment and replace gravel as needed
Mulch layer	Check for a 2-3 inch mulch layer	Remove mulch and replace as needed
Filter Bed		
Dewatering	Check for dewatering within 48 hours of rainfall; noticeable odors; water stains on the filter surface or at the outlet; presence of algae or aquatic vegetation	Remove mulch and the top 3-6 inches of soil/sediment and replace with suitable materials per plan specifications; follow up inspections shall confirm adequate dewatering; contact the plan approval authority if the facility does not function as intended
Sediment	Check for sediment accumulation	Remove sediment as needed
Mulch layer	Check for adequate cover; sediment accumulation; discoloration	Remove and replace mulch and excess sediment as needed
Vegetation		
Plant composition and health	Check for plant composition according to approved plans; invasive species, weeds, and dead or dying vegetation	Remove and replace plants as necessary
Vegetative cover/erosion	Check for erosion, runoff channelizing, or bare spots	Repair/grade and stabilize as needed
Outlets		
Underdrain system	Check outlet end to ensure that discharge is not obstructed; check for erosion	Remove any flow obstructions; grade and stabilize any eroded areas to provide stable conveyance
Overflow spillway	Check for displacement of rip-rap, stable conveyance, and erosion below the outlet	Repair and replace as needed
Conveyance Systems		
General	Check for erosion, flow blockages or bypass, and stable conveyance	Repair/replace and stabilize as needed
Flow diversion	Check flow splitter for proper functioning	Repair as necessary
Trash and Debris		
	Check for trash and debris accumulation	Trash and debris shall be disposed of in an acceptable manner
Structural Components		
	Check for structural deterioration, spalling or cracking	Repair according to specifications on the approved plans

Field conditions may require a modification to the original approval in order to achieve the intended design function. The plan approval authority should be contacted for review and approval of all proposed modifications. Inspection and maintenance should occur after any major rain event (e.g., meeting or exceeding the design rainfall depth for the facility).

Table B.3.1 Material Specifications for Sand Filters

Material	Specification/Test Method	Size	Notes
sand	clean AASHTO-M=6 of ASTM-C-33 concrete sand	0.02" to 0.04"	Sand substitution such as Diabase and Graystone #10 are not acceptable. No calcium carbonated or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.
peat	ash content: < 15% pH range: 5.2 to 4.9 loose bulk density 0.12 to 0.15 g/cc	n/a	The material must be reed-sedge hemic peat, shredded, uncompacted, uniform, and clean
leaf compost		n/a	
underdrain gravel	AASHTO-M-43	0.375" to 0.75"	
geotextile fabric (if required)	ASTM-D-4833 (puncture strenght - 125 lb.) ASTM-D-4632 (Tensile Stength - 300 lb.)	0.08" thick equivalent opening size of #80 sieve	Must maintain 125 gpm per sq. ft. flow rate. Note: a 4" pea gravel layer may be substituted for geotextiles meant to "separate" sand filter layers.
impermeable liner (if required)	ASTM-D-4833) thickness) ASTM-D-412 (tensile strenght 1100 lb., elongation 200%) ASTM-D-624 (Tear resistance - 150 lb./in) ASTM-D-471 (water adsorption: +8 to -2% mass)	30 mil thickness	Liner to be ultraviolet resistant. A geotextile fabric should be used to protect the liner from puncture.
underdrain piping	F 758, Type PS 28 of AASHTO-M-278	4"-6" HDPE	⅜" perf. @ 6" on center, 4 holes per row; minumum of 3" of gravel oaver pipes; not necessary underneath pipes
concrete (cast-in-place)	MSHA Standards and Specs. Section 902, Mix No. 3, f'c=3500 psi, normal weight, air-entrained; re-inforcing to meet ASTM-615-60	n/a	on-site testing of poured-in-place concrete required: 28 days strength and slump test; all concrete design (cast-in-place or precast) not using previously approved State or local standards requires design drawings sealed and approved by a professional structural engineer licensed in the State of Maryland
concrete (pre-cast)	per pre-cast manufacturer	n/a	SEE ABOVE NOTE
non-rebar steel	ASTM A-36	n/a	structural steel to be hot-dipped galvanized ASTM-A-123

Table B-4.1 Material Specifications for Micro-Bioretention, Rain Gardens & Landscape Infiltration

Material	Specification	Size	Notes
Plantings	see planting list	n/a	plantings are site-specific
Planting Soil [2" to 4' deep]	loamy sand (60 - 65%) & compost (35 - 40%) or sandy loam (30%), coarse sand (30%) & compost (40%)	n/a	USDA soil types loamy sand or sandy loam; clay content < 5%
Organic content	Min. 10% by dry weight (ASTM D 2974)		
Mulch	shredded hardwood	n/a	aged 6 months, minimum; no pine or wood chips
Pea gravel diaphragm	pea gravel: ASTM-D-448	No. 8 or No. 9 (1/8" to 3/8")	
Curtain drain	ornamental stone: washed cobbles	stone: 2" to 5"	
Geotextile		n/a	PE Type 1 nonwoven
Gravel (underdrains and infiltration berms)	AASHTO M-43	NO. 57 OR NO. 6 AGGREGATE (3/8" to 3/4")	
Underdrain piping	F 758, Type PS 28 or AASHTO M-278	4"-6" rigid sch. 40 PVC or SDR35	Slotted or perforated pipe: 3/8" perf. @ 6" o/c, 4 holes/row; min. 3" of gravel over pipes; not necessary underneath pipes.
Poured in place concrete (if required)	MSHA Mix No. 3, f'c = 3500 psi @ 28 days, normal weight, air-entrained; reinforcing to meet ASTM-615-60	n/a	on-site testing of poured-in-place concrete required: 28 day strength and slump test; all concrete design (cast-in-place or pre-cast) *not using previously approved State or local standards* requires design drawings sealed and approved by a professional engineer licensed in the State of Maryland - design to include meeting ACI Code 350.R/89; vertical loading [H-10 or H-20]; allowable horizontal loading (based on soil pressures); and analysis of potential cracking
Sand	AASHTO M-6 or ASTM C-33	0.02" to 0.04"	Sand substitution such as Diabase and Graystone (AASHTO) #10 are not acceptable. No calcium carbonated or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.
Compost	MSHA Standard Specifications for Construction and Materials, July 2008 920.02.05 Compost	Uniform particle size of 0.5" or less	Source - Separated Compost (Type B) - Type B Compost shall be tree leaf compost or non-tree leaf compost. Type B Compost produced from lawn clippings shall be tested for contaminants in conformance with Maryland law and regulations.

NOTICE OF REQUIRED STORMWATER MANAGEMENT INSPECTIONS
UNDERGROUND SWM STRUCTURE

The following inspections are required to be performed by the Qualified Professional for the construction of any Public Road. Additional inspections may be needed based on professional engineering judgment. Each inspection is required at the start of each stage.

*** MANDATORY NOTIFICATION: Inspection and approval by the parties indicated is required at these points prior to proceeding with construction. The permittee is required to give the required inspection parties twenty-four (24) hours notice. The county inspector may waive an inspection, provided the design engineer and/or geotechnical engineer makes the required inspection per a prior scheduled arrangement which has been confirmed with the county inspector. Work completed without the necessary party's approval may result in the permittee having to remove and reconstruct the unapproved work. The permittee must maintain a "record set" of approved SEC/SWM plans on-site.**

Inspection Item	Certifying Engineer	UG1
Sediment control installation		
Excavation for stormwater management structure (GEO)		
Install stormwater management control structure/storage structure and associated storm drainage; a. Footing subgrade, prior to pouring (GEO)		
Forms set and rebar placed for walls/slabs prior to pouring (DE)		
Pipe assembled in place (DE) on acceptable subgrade (GEO)		
Any required storm drain pipe installed to structure and temporarily plugged shut (DE)		
Internal components installed, if any (DE)		
Backfilling of drainage structure (GEO)		
Installation of storm drain inlet protection or blocking on all inlets draining to structure which may receive silt-laden runoff		
Installation of final compacted cover and grade - Lifts, compaction, soil material (GEO) - Location, dimensions (DE)		
Stabilize drainage area to stormwater management structure		
Removal of sediment and construction debris from structure		
Remove temporary blocking (DE) and (GEO)		
Submit record drawing and documentation (DE)		
Final Inspection		

Underground Stormwater Management Facilities Inspection Requirements

1. A written inspection report including photographs shall be submitted to the County by, or on behalf of, the owner a minimum of every three years or as directed by the County.

STATE OF MARYLAND — KATHRYN MOORE — 20585 — REGISTERED PROFESSIONAL ENGINEER — 08/11/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND, License #: 20587
Expiration Date: 06-23-2027

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
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15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717-582-8844
305 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717-249-4411
11142 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717-597-2457
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 240-313-2400

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MARK	DESCRIPTION:	DATE:
1	REVISED PER AGENCY COMMENTS	02.17.26
2	REVISED PER AGENCY COMMENTS	06.03.26

SHOWALTER COMMERCIAL PARK LOTS 1-3

SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD

WASHINGTON COUNTY, MARYLAND

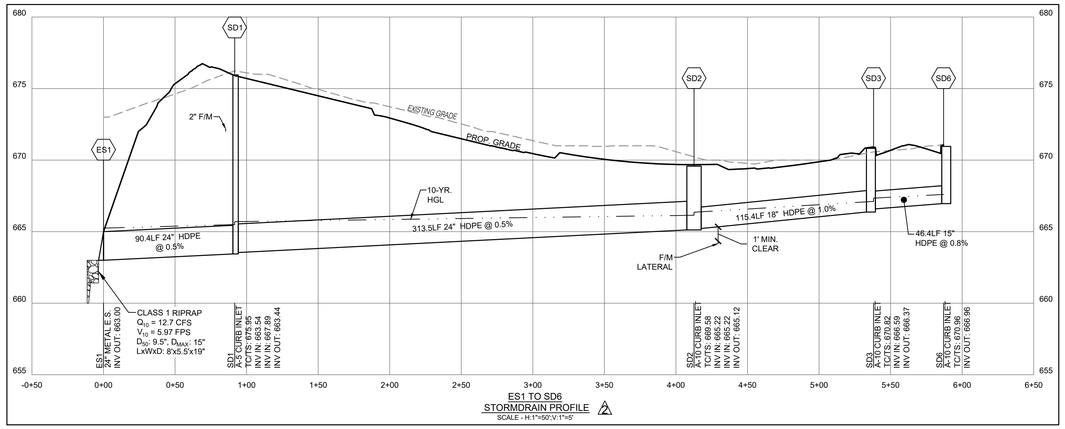
BOWMAN DEVELOPMENT CORP
10228 GOVERNOR LANE BLVD, SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF EDRICK 301.582.1555

PROJECT NO.: 4331.2
DWN BY: KODY WARD | DATE: 09-05-2025
PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL: 0024 - 0010 - 0503
SCALE: NOT TO SCALE
SHEET TITLE: SWM NOTES

C-304
SHEET 17 OF 27

PSP-25-004

P:\SHARED FOLDERS\PROJECTS\4300\4331\CIVIL\SHEETS\LAYOUT 2 - 1.5 HI - STORMWATER MANAGEMENT PLAN.DWG 2026-04-17



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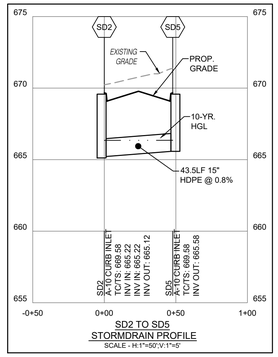

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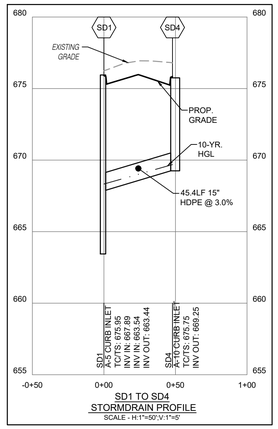

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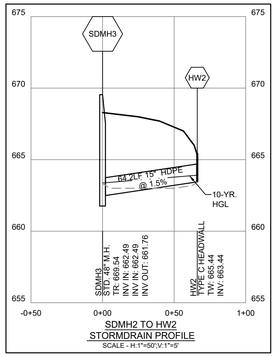

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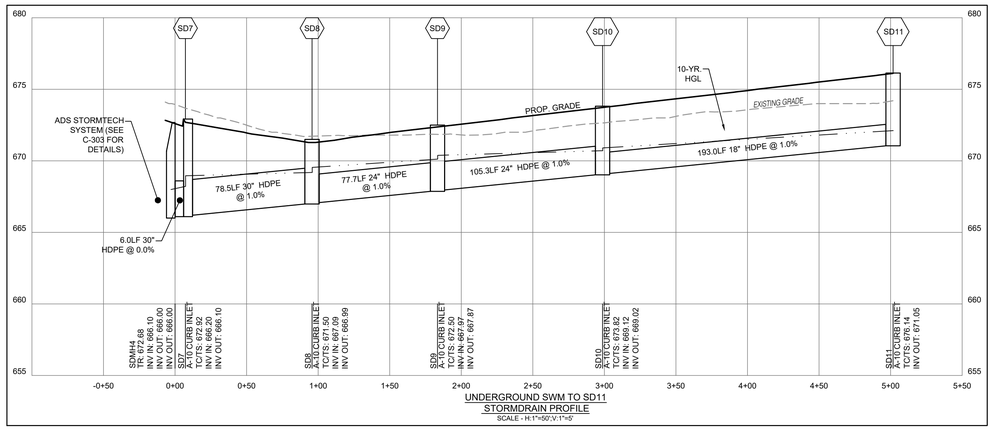

UNDERGROUND SWM TO SD11
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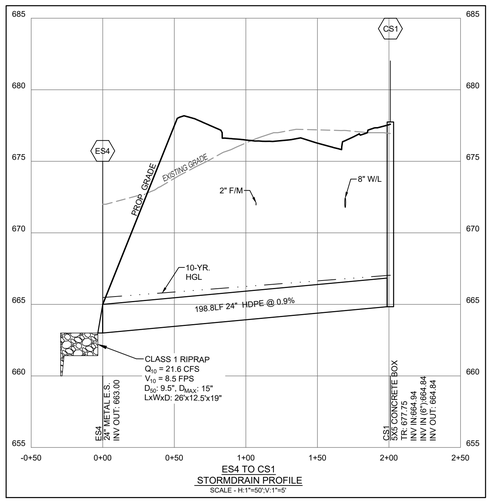

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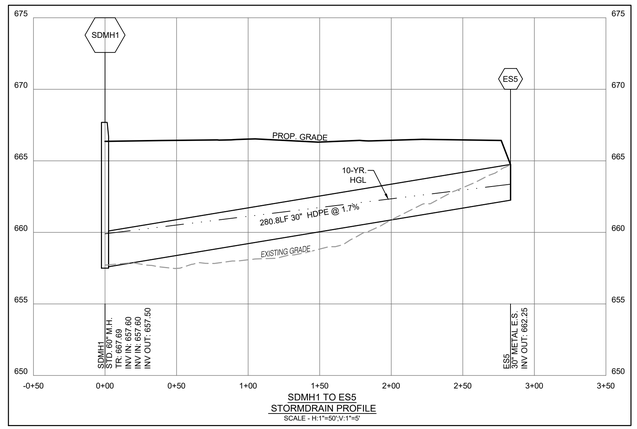

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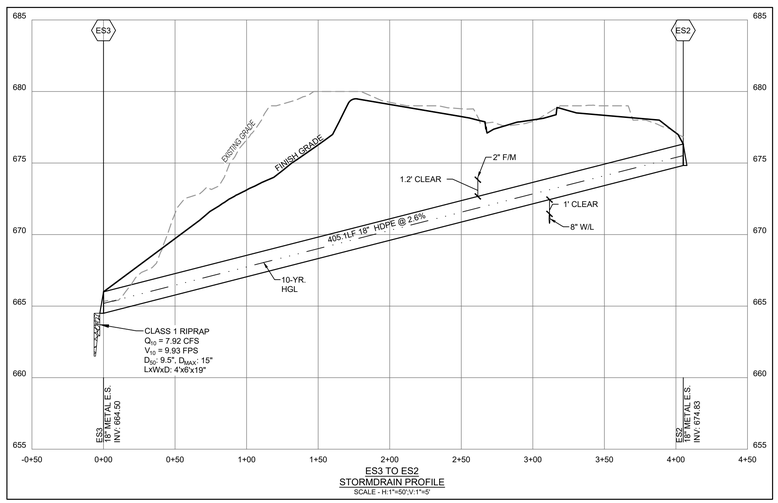

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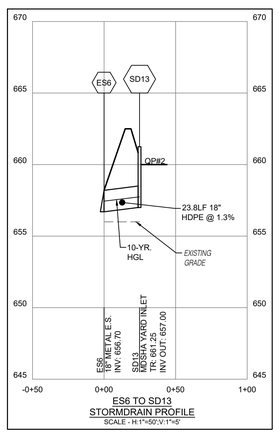

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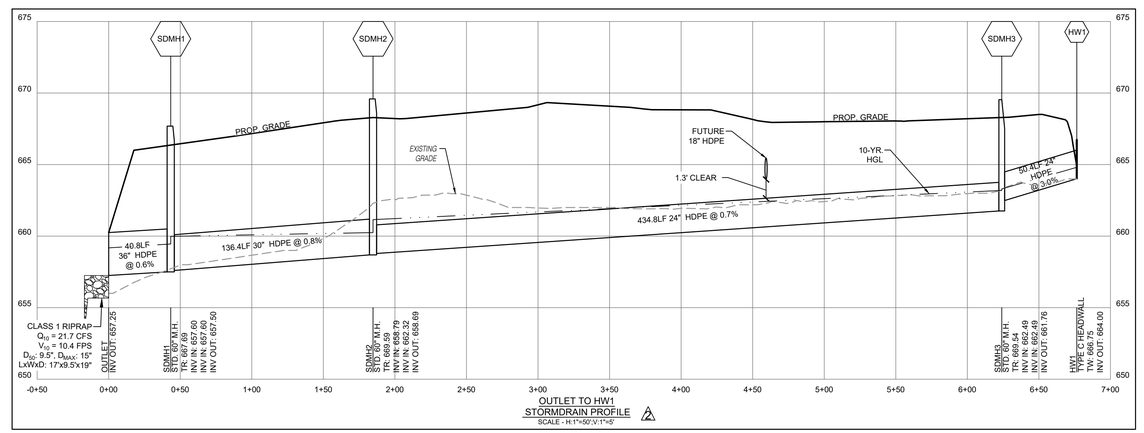

OUTLET TO HW1
STORMDRAIN PROFILE
SCALE - H:1"=50';V:1"=5' ⚠2

NOTE: IN FILL AREAS, STORM DRAIN PIPE SHALL BE PLACED ON 95% COMPACTED FILL ACCORDING TO AASHTO T-180A STANDARD" AND IDENTIFY THESE AREAS ON THE PLANS. ⚠1

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

STATE OF MARYLAND
EDWARD J. MOORE
No. 21585
PROFESSIONAL ENGINEER
08/11/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License #: 21585
Expiration Date: 06-23-2027

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717-582-2644
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355 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717-249-3411
11142 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717-597-3607
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 240-818-8666

MARK	DESCRIPTION	DATE
⚠1	REVISED PER AGENCY COMMENTS	02.17.26
⚠2	REVISED PER AGENCY COMMENTS	06.03.26

SHOWALTER COMMERCIAL PARK LOTS 1-3

SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD

WASHINGTON COUNTY, MARYLAND

BOWMAN DEVELOPMENT CORP.
10229 GOVERNOR LANE BLVD, SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF FEDRICK 301.582.1555

PROJECT NO. 4331.2
DWN BY KODY WARD
DATE 09-05-2025
PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL 0024 - 0010 - 0503
SCALE AS SHOWN
SHEET TITLE

CONSTRUCTION PROFILES - STORM

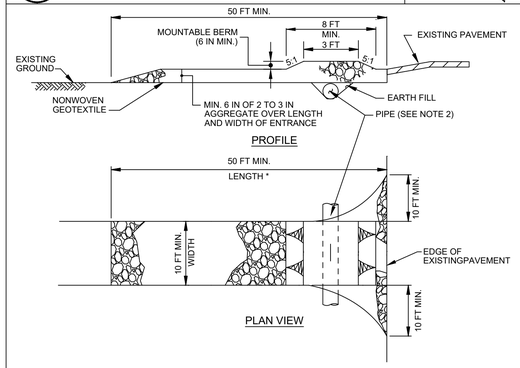
C-401
SHEET 18 OF 27

PSP-25-004

P:\DrawingS FOLDER\PROJECTS\4300\4331-02\1-CONSTRUCTION PROFILES.DWG 2026-08-11

1 C-501 DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE

STANDARD SYMBOL: SCE



CONSTRUCTION SPECIFICATIONS

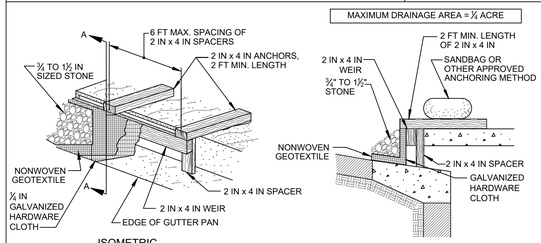
1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

2 C-501 DETAIL E-9-3 CURB INLET PROTECTION

STANDARD SYMBOL: CIP

MAXIMUM DRAINAGE AREA = ¼ ACRE



CONSTRUCTION SPECIFICATIONS

1. USE NOMINAL 2 INCH x 4 INCH LUMBER
2. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.
3. NAIL THE 2x4 WEIR TO 9 INCH LONG VERTICAL SPACERS (MAXIMUM 6 FEET APART).
4. ATTACH A CONTINUOUS PIECE OF ¼ INCH GALVANIZED HARDWARE CLOTH, WITH A MINIMUM WIDTH OF 30 INCHES AND A MINIMUM LENGTH OF 4 FEET LONGER THAN THE THROAT OPENING, TO THE 2x4 WEIR, EXTENDING IT 2 FEET BEYOND THROAT ON EACH SIDE.
5. PLACE A CONTINUOUS PIECE OF NONWOVEN GEOTEXTILE OF THE SAME DIMENSIONS AS THE HARDWARE CLOTH OVER THE HARDWARE CLOTH AND SECURELY ATTACH TO THE 2x4 WEIR.
6. PLACE THE ASSEMBLY AGAINST THE INLET THROAT AND NAIL TO 2x4 ANCHORS (MINIMUM 2 FEET LENGTH). EXTEND THE ANCHORS ACROSS THE INLET TOP AND HOLD IN PLACE BY SANDBAGS OR OTHER APPROVED ANCHORING METHOD.
7. INSTALL END SPACERS A MINIMUM OF 1 FOOT BEYOND THE ENDS OF THE THROAT OPENING.
8. FORM THE HARDWARE CLOTH AND THE GEOTEXTILE TO THE CONCRETE GUTTER AND FACE OF CURB TO SPAN THE INLET OPENING. COVER THE HARDWARE CLOTH AND GEOTEXTILE WITH CLEAN ¾ TO 1½ INCH STONE OR EQUIVALENT RECYCLED CONCRETE.
9. AT NON-SUMP LOCATIONS, INSTALL A TEMPORARY SANDBAG OR ASPHALT BERM TO PREVENT INLET BYPASS.
10. STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

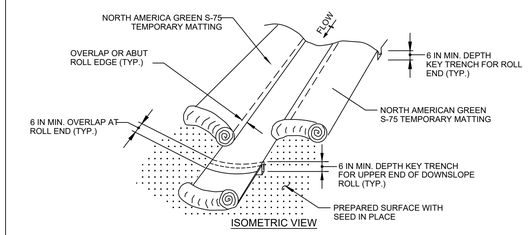
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

TEMPORARY SEEDING SUMMARY						
HARDINESS ZONE (FIGURE B.3): 6b SEED MIXTURE (TABLE B.1)						
NO.	SPECIES	APPLICATION RATE (lb/ac)	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (10-20-20)	LIME RATE
1	Barley	96	Zone 6b: Mar 1-May 15/ Aug 1-Oct 15	1"	436 lb/ac. (10 lb/1000 s.f.)	2 tons/ac. (90 lb/1000 s.f.)

PERMANENT SEEDING SUMMARY								
HARDINESS ZONE (FIGURE B.3): 6b SEED MIXTURE (TABLE B.1)					FERTILIZER RATE (10-20-20)			LIME RATE
NO.	SPECIES	APPLICATION RATE (lb/ac)	SEEDING DATES	SEEDING DEPTH	N	P205	K20	
6	Tall Fescue	40	Zone 6b: Mar 1-May 15/Aug 1-Oct 15	1/4"-1/2"	45 lb/ac. (1 lb/1000 s.f.)	90 lb/ac. (2 lb/1000 s.f.)	90 lb/ac. (2 lb/1000 s.f.)	2 tons/ac. (90 lb/1000 s.f.)
	Perennial Ryegrass	25						
	White Clover	5						

3 C-501 DETAIL B-4-6-A TEMPORARY SOIL STABILIZATION MATTING CHANNEL APPLICATION

STANDARD SYMBOL: TSSMC - * lb/ft² (* INCLUDE SHEAR STRESS)



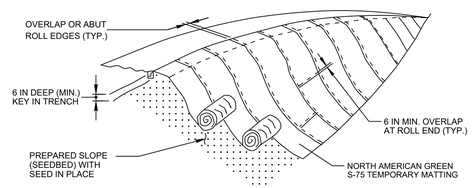
CONSTRUCTION SPECIFICATIONS

1. USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.
2. USE TEMPORARY SOIL STABILIZATION MATTING MADE OF DEGRADABLE (LASTS 6 MONTHS MINIMUM) NATURAL OR MAN-MADE FIBERS (MOSTLY ORGANIC). MAT MUST HAVE UNIFORM THICKNESS AND DISTRIBUTION OF FIBERS THROUGHOUT AND BE SMOLDER RESISTANT. CHEMICALS USED IN THE MAT MUST BE NON-LEACHING AND NON-TOXIC TO VEGETATION AND SEED GERMINATION AND NON-INJURIOUS TO THE SKIN. IF PRESENT, NETTING MUST BE EXTRUDED PLASTIC WITH A MAXIMUM MESH OPENING OF 2x2 INCHES AND SUFFICIENTLY BONDED OR SEWN ON 2 INCH CENTERS ALONG LONGITUDINAL AXIS OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE PARENT MATERIAL.
3. SECURE MATTING USING STEEL STAPLES, WOOD STAKES, OR BIODEGRADABLE EQUIVALENT. STAPLES MUST BE "U" OR "T" SHAPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND NO. 8 RESPECTIVELY. "U" SHAPED STAPLES MUST AVERAGE 1 TO 1½ INCHES WIDE AND BE A MINIMUM OF 6 INCHES LONG. "T" SHAPED STAPLES MUST HAVE A MINIMUM 8 INCH MAIN LEG, A MINIMUM 1 INCH SECONDARY LEG, AND A MINIMUM 4 INCH HEAD. WOOD STAKES MUST BE ROUGH-SAWN HARDWOOD, 12 TO 24 INCHES IN LENGTH, 1x3 INCH IN CROSS SECTION, AND WEDGE SHAPED AT THE BOTTOM.
4. PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDBED PREPARATION, AND PERMANENT SEEDING IN ACCORDANCE WITH SPECIFICATIONS. PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS UNLESS END OF WORKDAY STABILIZATION IS SPECIFIED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
5. UNROLL MATTING IN DIRECTION OF WATER FLOW, CENTERING THE FIRST ROLL ON THE CHANNEL CENTERLINE. WORK FROM CENTER OF CHANNEL OUTWARD WHEN PLACING ROLLS. LAY MAT SMOOTHLY AND FIRMLY ON THE SEEDED SURFACE. AVOID STRETCHING THE MATTING.
6. KEY-IN UPSTREAM END OF EACH MAT ROLL BY DIGGING A 6 INCH (MINIMUM) TRENCH AT THE UPSTREAM END OF THE MATTING, PLACING THE ROLL END IN THE TRENCH, STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND TAMPING TO SECURE THE MAT END.
7. OVERLAP OR ABUT THE ROLL EDGES PER MANUFACTURER RECOMMENDATIONS. OVERLAP ROLL ENDS BY 6 INCHES (MINIMUM), WITH THE UPSTREAM MAT OVERLAPPING ON TOP OF THE NEXT DOWNSTREAM MAT.
8. STAPLE/STAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND 2 FOOT (MAXIMUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL ENDS.
9. ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

4 C-501 DETAIL B-4-6-B TEMPORARY SOIL STABILIZATION MATTING SLOPE APPLICATION

STANDARD SYMBOL: TSSMS – * lb/ft² (* INCLUDE SHEAR STRESS)



CONSTRUCTION SPECIFICATIONS

1. USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.
2. USE TEMPORARY SOIL STABILIZATION MATTING MADE OF DEGRADABLE (LASTS 6 MONTHS MINIMUM) NATURAL OR MAN-MADE FIBERS (MOSTLY ORGANIC). MAT MUST HAVE UNIFORM THICKNESS AND DISTRIBUTION OF FIBERS THROUGHOUT AND BE SMOLDER RESISTANT. CHEMICALS USED IN THE MAT MUST BE NON-LEACHING AND NON-TOXIC TO VEGETATION AND SEED GERMINATION AND NON-INJURIOUS TO THE SKIN. IF PRESENT, NETTING MUST BE EXTRUDED PLASTIC WITH A MAXIMUM MESH OPENING OF 2x2 INCHES AND SUFFICIENTLY BONDED OR SEWN ON 2 INCH CENTERS ALONG LONGITUDINAL AXIS OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE PARENT MATERIAL.
3. SECURE MATTING USING STEEL STAPLES, WOOD STAKES, OR BIODEGRADABLE EQUIVALENT. STAPLES MUST BE "U" OR "T" SHAPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND NO. 8 RESPECTIVELY. "U" SHAPED STAPLES MUST AVERAGE 1 TO 1½ INCHES WIDE AND BE A MINIMUM OF 6 INCHES LONG. "T" SHAPED STAPLES MUST HAVE A MINIMUM 8 INCH MAIN LEG, A MINIMUM 1 INCH SECONDARY LEG, AND A MINIMUM 4 INCH HEAD. WOOD STAKES MUST BE ROUGH-SAWN HARDWOOD, 12 TO 24 INCHES IN LENGTH, 1x3 INCH IN CROSS SECTION, AND WEDGE SHAPED AT THE BOTTOM.
4. PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDBED PREPARATION, AND PERMANENT SEEDING IN ACCORDANCE WITH SPECIFICATIONS. PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS UNLESS END OF WORKDAY STABILIZATION IS SPECIFIED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
5. UNROLL MATTING DOWNSLOPE. LAY MAT SMOOTHLY AND FIRMLY UPON THE SEEDED SURFACE. AVOID STRETCHING THE MATTING.
6. OVERLAP OR ABUT ROLL EDGES PER MANUFACTURER RECOMMENDATIONS. OVERLAP ROLL ENDS BY 6 INCHES (MINIMUM), WITH THE UPSLOPE MAT OVERLAPPING ON TOP OF THE DOWNSLOPE MAT.
7. KEY IN THE UPSLOPE END OF MAT 6 INCHES (MINIMUM) BY DIGGING A TRENCH, PLACING THE MATTING ROLL END IN THE TRENCH, STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND TAMPING TO SECURE THE MAT END IN THE KEY.
8. STAPLE/STAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND 2 FOOT (MAXIMUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL ENDS.
9. ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.

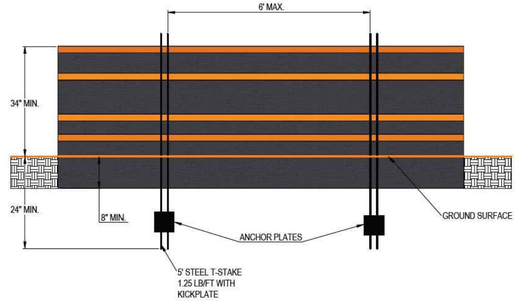
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

5 C-501 SMARTfence 42 Detail

NOT TO SCALE

LET'S GET IT DONE

SMARTfence® 42 Detail:



STANDARD SYMBOL: SF42

SMARTfence® 42 is NTPEP Compliant
GTX-2018-01-187

ACF ENVIRONMENTAL — LET'S GET IT DONE®
800.448.3636
acfenvironmental.com

SMARTFENCE 42" — SEDIMENT & PERIMETER CONTROL
INSTALLATION INSTRUCTIONS

STEP 1: Excavate trench a maximum of 4" wide and 6" deep. The trench shall be hand-cleaned following excavation to remove bulky debris such as rocks, sticks, and soil clods from the trench. Drive studded metal T-posts with anchor plates having a minimum weight of 1.25 lb /ft and a minimum 5 ft length. Drive post into ground a minimum of 18" depth. Post spacing must be no greater than 6 ft maximum.

STEP 2: Layout SMARTfence® 42 along proposed fence line next to anchor trench. Locate one end of the SMARTfence® 42 and position near the initial post. Position SMARTfence® 42 vertically along the initial post.

STEP 3: For the initial post, place the end of SMARTfence® 42 along the post height and rotate the post 360 degrees, maintaining tension on the fence system. Secure the fence to the post at all four (4) orange-colored band locations with steel wire or nylon ties.

STEP 4: For fastening SMARTfence® 42 to studded, metal T-posts using one of following methods:

- Method I (T-Post): 16-gage wire- attach SMARTfence® 42 to metal T-posts using the 16-gage 304 SS wire with mitered ends, securing the fence to the post using safety pliers.
- Method II (T-Post): 8" nylon heavy-duty, UV-stabilized, cable ties (zip-ties) with minimum 120-lb tensile strength. Puncture two 0.25" openings, spaced at a width apart that is roughly equivalent to the post width, and secure the fence to the post.

STEP 5: Drive the initial post with the attached fence into the ground to a 18" depth.

STEP 6: Drive the interior t-posts of the fence system into the ground at least 18".

STEP 7: Move to the next t-post while pulling SMARTfence® 42 tightly. Position the SMARTfence® 42 in front of the adjacent t-post in preparation for fastening the fence to the post. Fasten fence to post at all four (4) orange-colored band locations as instructed in Step 4.

STEP 8: After the interior posts have been fastened to the SMARTfence® 42, secure the fence to the final post by pulling the final section of fencing taut, then rotating the post 360 degrees, maintaining tension on the fence system. Secure the fence to the post at all four (4) orange-colored band locations with the steel wire or nylon ties per Step 4. Drive the final post into the ground to a 18" depth.

STEP 9: Place bottom 8" of fabric into the trench. Backfill trench (overfill) with soil placed around fabric. Compact soil backfill with either manual tamping (or other manual means) or via mechanical equipment such as the front wheel of a tractor, skid steer, roller, or other device (per Note 5 of ASTM D 6462 Standard Practice for Silt Fence Installation). Do not damage the fabric during compaction (damaged fabric shall be replaced).

Please contact our team at 800-448-3636 or info@acfenv.com with any questions regarding the installation process.

LET'S GET IT DONE!™

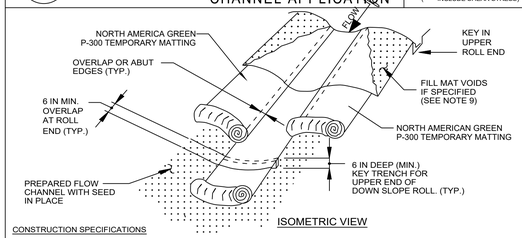
SMARTfence

For more information, contact our Inside Sales team at 800.448.3636 email at info@acfenv.com

ACF ENVIRONMENTAL

6 C-501 DETAIL B-4-6-C PERMANENT SOIL STABILIZATION MATTING CHANNEL APPLICATION

STANDARD SYMBOL: PSSMC - * lb/ft² (* INCLUDE SHEAR STRESS)



CONSTRUCTION SPECIFICATIONS

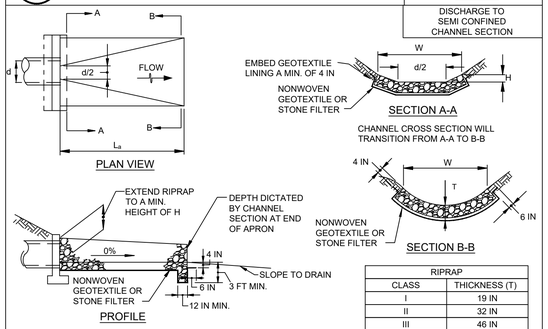
1. USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.
2. USE PERMANENT SOIL STABILIZATION MATTING MADE OF OPEN WEAVE SYNTHETIC, NON-DEGRADABLE FIBERS OR ELEMENTS OF UNIFORM THICKNESS AND DISTRIBUTION THROUGHOUT. CHEMICALS USED IN THE MAT MUST BE NON-LEACHING AND NON-TOXIC TO VEGETATION AND SEED GERMINATION AND NON-INJURIOUS TO THE SKIN. IF PRESENT, NETTING MUST BE EXTRUDED PLASTIC WITH A MAXIMUM MESH OPENING OF 2x2 INCHES AND SUFFICIENTLY BONDED OR SEWN ON 2 INCH CENTERS ALONG LONGITUDINAL AXIS OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE PARENT MATERIAL.
3. SECURE MATTING USING STEEL STAPLES OR WOOD STAKES. STAPLES MUST BE "U" OR "T" SHAPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND NO. 8 RESPECTIVELY. "U" SHAPED STAPLES MUST AVERAGE 1 TO 1½ INCHES WIDE AND BE A MINIMUM OF 6 INCHES IN LENGTH, 1x3 INCH IN CROSS SECTION, AND WEDGE SHAPE AT THE BOTTOM.
4. PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDBED PREPARATION, AND PERMANENT SEEDING IN ACCORDANCE WITH SPECIFICATIONS. PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS, UNLESS END OF WORKDAY STABILIZATION IS SPECIFIED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
5. UNROLL MATTING IN DIRECTION OF WATER FLOW, CENTERING THE FIRST ROLL ON THE CHANNEL CENTER LINE. WORK FROM CENTER OF CHANNEL OUTWARD WHEN PLACING ROLLS. LAY MATTING SMOOTHLY AND FIRMLY UPON THE SEEDED SURFACE. AVOID STRETCHING THE MATTING.
6. OVERLAP OR ABUT EDGES OF MATTING ROLLS PER MANUFACTURER RECOMMENDATIONS. OVERLAP ROLL ENDS BY 6 INCHES (MINIMUM), WITH THE UPSTREAM MAT OVERLAPPING ON TOP OF THE NEXT DOWNSTREAM MAT.
7. KEY IN THE TOP OF SLOPE END OF MAT 6 INCHES (MINIMUM) BY DIGGING A TRENCH, PLACING THE MATTING ROLL END IN THE TRENCH, STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND TAMPING TO SECURE THE MAT END IN THE KEY.
8. STAPLE/STAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND 2 FOOT (MAXIMUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL ENDS.
9. IF SPECIFIED BY THE DESIGNER OR MANUFACTURER AND DEPENDING ON THE TYPE OF MAT BEING INSTALLED, ONCE THE MATTING IS KEYED AND STAPLED IN PLACE, FILL THE MAT VOIDS WITH TOP SOIL OR GRANULAR MATERIAL AND LIGHTLY COMPACT OR ROLL TO MAXIMIZE SOIL/MAT CONTACT WITHOUT CRUSHING MAT.
10. ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

7 C-501 DETAIL D-4-1-A ROCK OUTLET PROTECTION I

STANDARD SYMBOL: ROP1

DISCHARGE TO SEMI CONFINED CHANNEL SECTION



RIPRAP	
CLASS	THICKNESS (T)
I	19 IN
II	32 IN
III	46 IN

CONSTRUCTION SPECIFICATIONS

1. RIPRAP AND STONE MUST CONFORM TO THE SPECIFIED CLASS.
2. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, AND PROTECT FROM PUNCTURING, CUTTING, OR TEARING. REPAIR ANY DAMAGE OTHER THAN AN OCCASIONAL SMALL HOLE BY PLACING ANOTHER PIECE OF GEOTEXTILE OVER THE DAMAGED PART OR BY COMPLETELY REPLACING THE GEOTEXTILE. PROVIDE A MINIMUM OF ONE FOOT OVERLAP FOR ALL REPAIRS AND FOR JOINING TWO PIECES OF GEOTEXTILE TOGETHER.
3. PREPARE THE SUBGRADE FOR GEOTEXTILE OR STONE FILTER (⅔ TO 1½ INCH STONE FOR 6 INCH MINIMUM DEPTH) AND RIPRAP TO THE REQUIRED LINES AND GRADES. COMPACT ANY FILL REQUIRED IN THE SUBGRADE TO A DENSITY OF APPROXIMATELY THAT OF THE SURROUNDING UNDISTURBED MATERIAL.
4. EXTEND GEOTEXTILE AT LEAST 6 INCHES BEYOND EDGES OF RIPRAP AND EMBED AT LEAST 4 INCHES AT SIDES OF THE RIPRAP.
5. CONSTRUCT RIPRAP OUTLET TO FULL COURSE THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO AVOID DISPLACEMENT OF UNDERLYING MATERIALS. PLACE STONE FOR RIPRAP OUTLET IN A MANNER THAT WILL ENSURE THAT IT IS REASONABLY HOMOGENOUS WITH THE SMALLER STONES AND SPALLS FILLING THE VOIDS BETWEEN THE LARGER STONES. PLACE RIPRAP IN A MANNER TO PREVENT DAMAGE TO THE STONE FILTER BLANKET OR GEOTEXTILE. HAND PLACE TO THE EXTENT NECESSARY.
6. WHERE NO ENDWALL IS USED, CONSTRUCT THE UPSTREAM END OF THE APRON SO THAT THE WIDTH IS TWO TIMES THE DIAMETER OF THE OUTLET PIPE, AND EXTEND THE STONE UNDER THE OUTLET BY A MINIMUM OF 18 INCHES.
7. CONSTRUCT APRON WITH 0% SLOPE ALONG ITS LENGTH AND WITHOUT OBSTRUCTIONS. PLACE STONE SO THAT IT BLENDS IN WITH EXISTING GROUND.
8. MAINTAIN LINE, GRADE, AND CROSS SECTION. KEEP OUTLET FREE OF EROSION. REMOVE ACCUMULATED SEDIMENT AND DEBRIS. AFTER HIGH FLOWS INSPECT FOR SCOUR AND DISLODGED RIPRAP. MAKE NECESSARY REPAIRS IMMEDIATELY.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

STATE OF MARYLAND — CHRISTOPHER M. MOORE — No. 21965 — PROFESSIONAL ENGINEER
08/11/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License #: 21965
Expiration Date: 06-23-2027

FSA — FREDERICK, SEIBERT & ASSOCIATES, INC.
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15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717-582-8844
355 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717-249-5811
11142 RICHMOND PARK DRIVE, GREENCASTLE, PA 17225, 717-597-3667
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 240-379-6566

MARK	DESCRIPTION	DATE

SHOWALTER COMMERCIAL PARK LOTS 1-3

SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD

WASHINGTON COUNTY, MARYLAND

BOWMAN DEVELOPMENT CORP.
10228 GOVERNOR LANE BLVD, SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF TEDRICK 301.582.1555

PROJECT NO. 4331.2
DWN BY KODY WARD | DATE 09-05-2025
PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL 0024 - 0010 - 0503
SCALE NOT TO SCALE
SHEET TITLE

CONSTRUCTION DETAILS - E&S

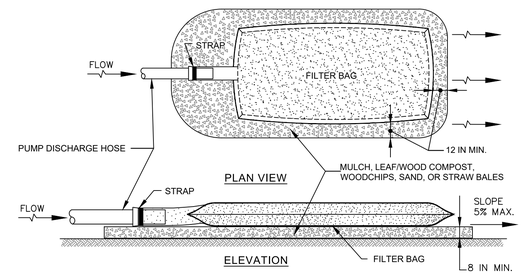
C-501
SHEET 19 OF 27

PSP-25-004

P:\SHARED FILES\PROJFILES\4300-4331 ZONES\SITE PLANS\4331-2 - 19 SHOWALTER\CONSTRUCTION\STAGE 8 NOTES - EXECUTION\C-501 DETAILS - 2025-08-11

1 C-502 DETAIL F-4 FILTER BAG

STANDARD SYMBOL: ⊠FB



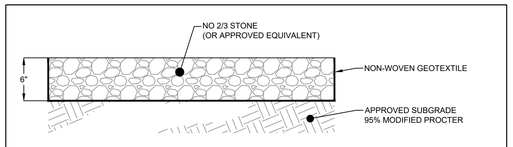
CONSTRUCTION SPECIFICATIONS

1. TIGHTLY SEAL SLEEVE AROUND THE PUMP DISCHARGE HOSE WITH A STRAP OR SIMILAR DEVICE.
2. PLACE FILTER BAG ON SUITABLE BASE (E.G., MULCH, LEAF/WOOD COMPOST, WOODCHIPS, SAND, OR STRAW BALES) LOCATED ON A LEVEL OR 5% MAXIMUM SLOPING SURFACE. DISCHARGE TO A STABILIZED AREA. EXTEND BASE A MINIMUM OF 12 INCHES FROM EDGES OF BAG.
3. CONTROL PUMPING RATE TO PREVENT EXCESSIVE PRESSURE WITHIN THE FILTER BAG IN ACCORDANCE WITH THE MANUFACTURER RECOMMENDATIONS. AS THE BAG FILLS WITH SEDIMENT, REDUCE PUMPING RATE.
4. REMOVE AND PROPERLY DISPOSE OF FILTER BAG UPON COMPLETION OF PUMPING OPERATIONS OR AFTER BAG HAS REACHED CAPACITY, WHICHEVER OCCURS FIRST. SPREAD THE DEWATERED SEDIMENT FROM THE BAG IN AN APPROVED UPLAND AREA AND STABILIZE WITH SEED AND MULCH BY THE END OF THE WORK DAY. RESTORE THE SURFACE AREA BENEATH THE BAG TO ORIGINAL CONDITION UPON REMOVAL OF THE DEVICE.
5. USE NONWOVEN GEOTEXTILE WITH DOUBLE STITCHED SEAMS USING HIGH STRENGTH THREAD. SIZE SLEEVE TO ACCOMMODATE A MAXIMUM 4 INCH DIAMETER PUMP DISCHARGE HOSE. THE BAG MUST BE MANUFACTURED FROM A NONWOVEN GEOTEXTILE THAT MEETS OR EXCEEDS MINIMUM AVERAGE ROLL VALUES (MARV) FOR THE FOLLOWING:

GRAB TENSILE	250 LB	ASTM D-4632
PUNCTURE	150 LB	ASTM D-4833
FLOW RATE	70 GAL/MIN/FT²	ASTM D-4491
PERMITTIVITY (SEC^{-1})	1.2 SEC^{-1}	ASTM D-4491
UV RESISTANCE	70% STRENGTH @ 500 HOURS	ASTM D-4355
APPARENT OPENING SIZE (AOS)	0.15-0.18 MM	ASTM D-4751
SEAM STRENGTH	90%	ASTM D-4632

6. REPLACE FILTER BAG IF BAG CLOGS OR HAS RIPS, TEARS, OR PUNCTURES. DURING OPERATION KEEP CONNECTION BETWEEN PUMP HOSE AND FILTER BAG WATER TIGHT. REPLACE BEDDING IF IT BECOMES DISPLACED.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

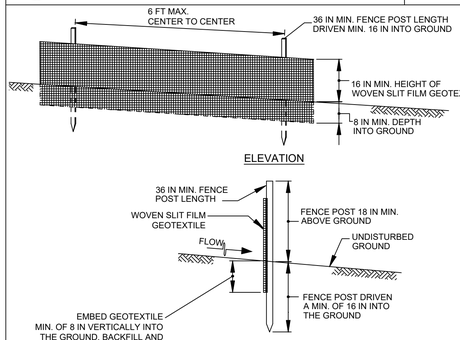


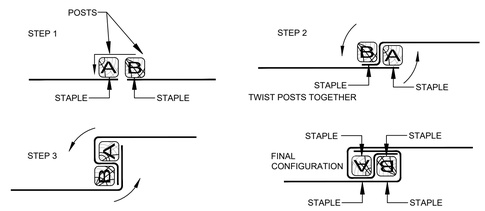
2 C-502 HAUL ROAD

NOT TO SCALE

3 C-502 DETAIL E-1 SILT FENCE

STANDARD SYMBOL: —SF—





JOINING TWO ADJACENT SILT FENCE SECTIONS (TOP VIEW)

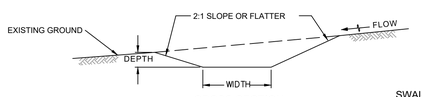
CONSTRUCTION SPECIFICATIONS

1. USE WOOD POSTS 1⅜ X 1⅜ ± 3/16 INCH (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD. AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
2. USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.
3. USE WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION.
4. PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
5. EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC.
6. WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
7. EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.
8. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL FENCE.

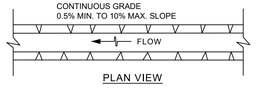
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

4 C-502 DETAIL C-2 TEMPORARY SWALE

STANDARD SYMBOL: A-1



	SWALE TYPE A	SWALE TYPE B
MIN. DEPTH	1 FT MIN.	1 FT MIN.
BOTTOM WIDTH	4 FT MIN.	6 FT MIN.



FLOW CHANNEL STABILIZATION

A-1	SEED WITH STRAW MULCH AND TACK. (NOT ALLOWED FOR CLEAR WATER DIVERSION.)
A-2/B-2	SEED WITH SOIL STABILIZATION MATTING OR LINE WITH SOD.
A-3/B-3	4 TO 7 INCH STONE OR EQUIVALENT RECYCLED CONCRETE PRESSED INTO SOIL A MINIMUM OF 7 INCHES AND FLUSH WITH GROUND.

CONSTRUCTION SPECIFICATIONS

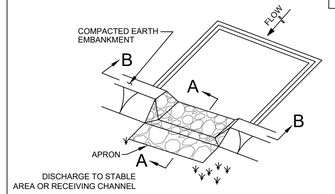
1. REMOVE AND DISPOSE OF ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SO AS NOT TO INTERFERE WITH PROPER FUNCTION OF TEMPORARY SWALE.
2. EXCAVATE OR SHAPE TEMPORARY SWALE TO LINE, GRADE, AND CROSS SECTION AS SPECIFIED. BANK PROJECTIONS OR OTHER IRREGULARITIES ARE NOT ALLOWED.
3. STABILIZE TEMPORARY SWALE WITHIN THREE DAYS OF INSTALLATION. STABILIZE SWALES USED FOR CLEAR WATER DIVERSION WITHIN 24 HOURS OF INSTALLATION.
4. CONSTRUCT FLOW CHANNEL ON AN UNINTERRUPTED, CONTINUOUS GRADE, ADJUSTING THE LOCATION DUE TO FIELD CONDITIONS AS NECESSARY TO MAINTAIN POSITIVE DRAINAGE.
5. PROVIDE OUTLET PROTECTION AS REQUIRED ON APPROVED PLAN.
6. MAINTAIN LINE, GRADE, AND CROSS SECTION. REMOVE ACCUMULATED SEDIMENT AND DEBRIS, AND MAINTAIN POSITIVE DRAINAGE. KEEP TEMPORARY SWALE AND POINT OF DISCHARGE FREE OF EROSION, AND CONTINUOUSLY MEET REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.
7. UPON REMOVAL OF TEMPORARY SWALE, GRADE AREA FLUSH WITH EXISTING GROUND. WITHIN 24 HOURS OF REMOVAL STABILIZE DISTURBED AREA WITH TOPSOIL, SEED, AND MULCH, OR AS SPECIFIED ON APPROVED PLAN.

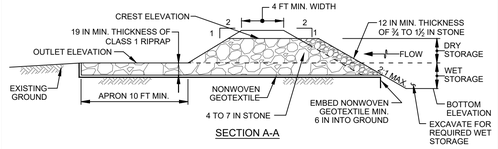
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

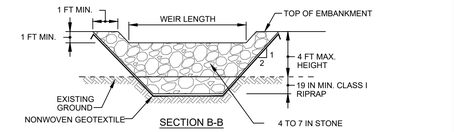
5 C-502 DETAIL G-1-2 STONE/RIPRAP OUTLET SEDIMENT TRAP ST-II

STANDARD SYMBOL: ST-II

MAXIMUM DRAINAGE AREA = 10 ACRES







CONSTRUCTION SPECIFICATIONS

1. CONSTRUCT TRAP IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE AVOIDED.
2. CLEAR, GRUB, AND STRIP ANY VEGETATION AND ROOT MAT FROM THE AREA UNDER THE EMBANKMENT AND TRAP BOTTOM.
3. USE FILL MATERIAL FREE OF ROOTS, WOODY VEGETATION, OVERSIZED STONES, ROCKS, ORGANIC MATERIAL, OR OTHER OBJECTIONABLE MATERIAL FOR THE EMBANKMENT.
4. CONSTRUCT TOP OF EMBANKMENT 1 FOOT MINIMUM ABOVE WEIR CREST. COMPACT THE EMBANKMENT BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
5. MAKE ALL CUT AND FILL SLOPES 2:1 OR FLATTER.
6. PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS, OVER THE BOTTOM AND SIDES OF OUTLET AND APRON PRIOR TO PLACEMENT OF RIPRAP. OVERLAP SECTIONS OF GEOTEXTILE AT LEAST 1 FOOT WITH THE SECTION NEARER TO THE TRAP PLACED ON TOP. EMBED GEOTEXTILE AT LEAST 6 INCHES INTO EXISTING GROUND AT ENTRANCE OF OUTLET CHANNEL.
7. USE CLEAN 4 TO 7 INCH RIPRAP TO CONSTRUCT THE WEIR. USE CLASS I RIPRAP FOR THE APRON. USE OF RECYCLED CONCRETE EQUIVALENT IS ACCEPTABLE.
8. PLACE 1 FOOT OF CLEAN ¾ TO 1½ INCH STONE OR EQUIVALENT RECYCLED CONCRETE ON THE UPSTREAM FACE OF THE WEIR.
9. CONSTRUCT AND MAINTAIN THE OUTLET ACCORDING TO APPROVED PLAN, AND IN SUCH A MANNER THAT EROSION AT OR BELOW THE OUTLET DOES NOT OCCUR.
10. STABILIZE THE EMBANKMENT AND INTERIOR SLOPES WITH SEED AND MULCH. STABILIZE POINTS OF CONCENTRATED INFLOW AS SHOWN ON APPROVED PLAN.
11. REMOVE SEDIMENT AND RESTORE TRAP TO ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO CLEANOUT ELEVATION (50% OF WET STORAGE DEPTH). DEPOSIT REMOVED SEDIMENT IN AN APPROVED AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE. KEEP POINTS OF INFLOW AND OUTFLOW AS WELL AS INTERIOR OF THE TRAP FREE FROM EROSION, AND REMOVE ACCUMULATED DEBRIS. MAINTAIN EMBANKMENTS TO CONTINUOUSLY MEET REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION. REMOVE ANY TREES, BRUSH, OR OTHER WOODY VEGETATION GROWING ON EMBANKMENT OR NEAR PRINCIPAL SPILLWAY. MAINTAIN LINE, GRADE, AND CROSS SECTION.
12. WHEN DEWATERING TRAP, PASS REMOVED WATER THROUGH AN APPROVED SEDIMENT CONTROL PRACTICE.
13. UPON REMOVAL, GRADE AND STABILIZE THE AREA OCCUPIED BY TRAP.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

SOIL EROSION, SEDIMENT CONTROL & SEEDING NOTES

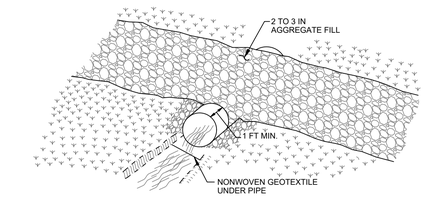
1. All soil erosion/sediment control measures shall comply with the "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control" and the provisions of the approved plan.
2. All grading and stabilization shall comply with the "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control", "Section B - Grading and Stabilization" and the provisions of the approved plan.
3. All soil erosion and sediment control practices (BMP's) are to be constructed and/or installed prior to or at the initiation of grading in accordance with "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control", and the approved plan.
4. A grading unit is the maximum contiguous area allowed to be graded at a given time and is limited to 20 acres. Work may proceed to a subsequent grading unit when at least 50 percent of the disturbed area in the preceding grading unit has been stabilized and approved by the enforcement authority and/or the Washington County Soil Conservation District (approval authority). Unless otherwise specified and approved by the approval authority, no more than 30 acres cumulatively may be disturbed at a given time.
5. For initial soil disturbance or re-disturbance, temporary or permanent stabilization must be completed within:
   a) Three (3) calendar days as to the surface of all perimeter dikes, swales, ditches, perimeter slopes, and all slopes steeper than 3 horizontal to 1 vertical (3:1); and
   b) Seven (7) calendar days as to all other disturbed or graded areas on the project site not under active grading.
6. Stockpiles must be stabilized in accordance within the 7 day stabilization requirement, as well as, Standard B-4-1 Incremental Stabilization and Standard B-4-4 Temporary Stabilization (as applicable).
7. All constructed channels and swales shall have specified treatment installed to the design flow depth completed downstream to upstream as construction progresses. An installation detail shall be shown on the plans.
8. All storm drain and sanitary sewer lines not in paved areas are to be mulched and seeded within 3 days of initial backfill unless otherwise specified on plans.
9. Electric Power, telephone, and gas lines are to be compacted, seeded, and mulched within 3 days after initial backfill unless otherwise specified on plans.
10. No slope shall be greater than 2:1.
11. As required by Section B, of the Maryland Standards and Specifications for Soil Erosion and Sediment Control, "Adequate Vegetative Stabilization", is defined as 95 percent ground cover. The Washington County Soil Conservation District requires the project adhere to this for scheduling of the Final Site Closeout Review, and/or release of the site for soil erosion and sediment control.

For sites 1.0 acre or more, the following are required:

A. Maryland Department of the Environment, General Permit for Stormwater Associated with a Construction Activity, NPDES Permit Number MDRC, State Discharge Permit Number 20CP, or an Individual Permit.
B. The Maryland Department of the Environment (General/Individual Permit - Notice of Intent- NOI) application and permit shall be posted and/or available on-site at all times.
C. During construction, all soil erosion and sediment control practices (BMP's) shall be inspected and recorded on the "Standard Inspection Form", "General Permit for Stormwater Associated with Construction Activity" per the Maryland Department of the Environment (General/Individual Permit - Notice of Intent - NOI).
D. Following construction and release of the site for soil erosion and sediment control by the Washington County Soil Conservation District, i.e., all portions of a site have been permanently stabilized, and all stormwater discharges from construction sites that are authorized by the permit are eliminated, the authorized permittee shall submit the Maryland Department of the Environment, General/Individual Permit - Notice of Termination-NOT.

6 C-502 DETAIL H-4-2 TEMPORARY ACCESS CULVERT

STANDARD SYMBOL: TAC



CONSTRUCTION SPECIFICATIONS

1. CONSTRUCTION OR REMOVAL OF A TEMPORARY ACCESS CULVERT WILL NOT BE PERMITTED DURING THE FOLLOWING PERIODS:

USE I AND IP	MARCH 1 - JUNE 15
USE II	JUNE 1 - SEPTEMBER 30 AND DECEMBER 16 - MARCH 14
USE III AND IIIP	OCTOBER 1 - APRIL 30
USE IV	MARCH 1 - MAY 31
SAV* (ALL FLOWING STREAMS)	APRIL 15 - OCTOBER 15
*SUBMERGED AQUATIC VEGETATION	

2. EXTEND THE CULVERT(S) A MINIMUM OF ONE FOOT BEYOND THE UPSTREAM AND DOWNSTREAM TOE OF THE AGGREGATE PLACED AROUND THE CULVERT.
3. PLACE NONWOVEN GEOTEXTILE ON THE STREAM BED AND STREAM BANKS PRIOR TO PLACEMENT OF THE PIPE CULVERT(S) AND AGGREGATE. COVER THE STREAM BED WITH THE GEOTEXTILE AND EXTEND IT A MINIMUM SIX INCHES AND A MAXIMUM OF ONE FOOT BEYOND THE END OF THE CULVERT AND BEDDING MATERIAL. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS. GEOTEXTILE REDUCES SETTLEMENT AND IMPROVES CROSSING STABILITY.
4. PLACE CULVERT(S) ON THE NATURAL STREAM BED GRADE TO MINIMIZE INTERFERENCE WITH FISH PASSAGE.
5. COVER THE CULVERT WITH A MINIMUM OF ONE FOOT OF WASHED AGGREGATE. FOR MULTIPLE CULVERTS PROVIDE AT LEAST 12 INCHES OF COMPACTED AGGREGATE FILL BETWEEN CULVERTS.
6. STABILIZE ALL AREAS DISTURBED DURING CULVERT INSTALLATION WITHIN 24 HOURS OF THE DISTURBANCE IN ACCORDANCE WITH STANDARDS FOR PERMANENT STABILIZATION, SECTION B-4-5, OR TEMPORARY STABILIZATION, SECTION B-4-4, AS APPLICABLE.
7. STABILIZE APPROACH TO CROSSING AND KEEP FREE OF EROSION. REPLACE DISPLACED STONE, AND MAINTAIN HIGH FLOW AREAS. REMOVE DEBRIS TRAPPED BY CULVERT. REPLACE DAMAGED PIPE(S). MAINTAIN AREAS ADJACENT TO CROSSING TO CONTINUOUSLY MEET REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.
8. AFTER THE TEMPORARY CROSSING IS NO LONGER NEEDED, REMOVE IT WITHIN 14 CALENDAR DAYS. IF SUBJECT TO THE USE DESIGNATION CLOSURE, REMOVE AT THE END OF CLOSURE PERIOD. PROTECT STREAM BANKS DURING CULVERT REMOVAL AND STABILIZE ALL DISTURBED AREAS WITH EROSION CONTROL MATTING. ACCOMPLISH REMOVAL OF THE CULVERT AND CLEAN UP OF THE AREA WITHOUT CONSTRUCTION EQUIPMENT WORKING IN THE WATERWAY CHANNEL. STORE ALL REMOVED MATERIALS IN AN APPROVED STAGING AREA.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

STATE OF MARYLAND — GEORGIA A. MOORE — 21598 — REGISTERED PROFESSIONAL ENGINEER
08/11/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License #: 21598
Expiration Date: 06-23-2027

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305 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717-249-4411
11142 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717-597-3407
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, (MTP) 800-888

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MARK	DESCRIPTION	DATE

SHOWALTER COMMERCIAL PARK LOTS 1-3

SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD

WASHINGTON COUNTY, MARYLAND

BOWMAN DEVELOPMENT CORP.
10228 GOVERNOR LANE BLVD, SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF TEDRICK 301.582.1555

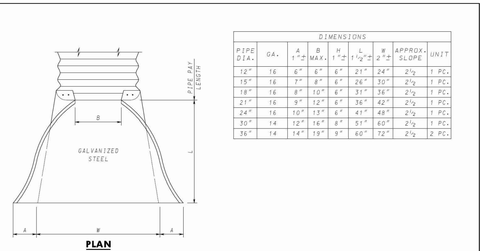
PROJECT NO.: 4331.2
DWN BY: KODY WARD
DATE: 09-05-2025
PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL: 0024 - 0010 - 0503
SCALE: NOT TO SCALE
SHEET TITLE:

CONSTRUCTION DETAILS - E&S

C-502
SHEET 20 OF 27

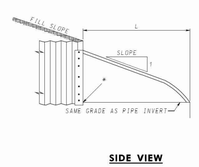
PSP-25-004

P:\SHARED FOLDERS\PROJECTS\4300\4331.2\CONSTR PLANS\SET 2 - 7-18-25 - CONSTRUCTION DETAILS & NOTES - E&S CONTROL\E3.DWG 2026-08-11



PLAN

DIMENSIONS								
PIPE DIA.	GA.	A 1"± MAX.	B 1"±	H 1"±	L 1½"±	W 2"±	APPROX. SLOPE	UNIT
12"	16	6"	6"	6"	21"	24"	2½	1 PC.
15"	16	7"	8"	6"	26"	30"	2½	1 PC.
18"	16	8"	10"	6"	31"	36"	2½	1 PC.
21"	16	9"	12"	6"	36"	42"	2½	1 PC.
24"	16	10"	13"	6"	41"	48"	2½	1 PC.
30"	14	12"	16"	6"	51"	60"	2½	1 PC.
36"	14	14"	19"	9"	60"	72"	2½	2 PC.



END VIEW

SIDE VIEW

* INVERT ELEVATION TO BE AT THE PIPE END OF THE STANDARD END SECTION. ELEVATIONS TO BE NOTED ON THE CONSTRUCTION PLANS.

NOTES

1. METAL END SECTIONS SHALL BE GAGE 16 FOR PIPES RANGING FROM 15" THRU 24", AND GAGE 14 FOR PIPES RANGING FROM 30" THRU 36". MULTIPLE PANEL UNITS TO HAVE LAP SEAMS WHICH ARE TO BE TIGHTLY JOINED BY ⅝" DIAMETER GALVANIZED RIVETS OR BOLTS.
2. TOE PLATES SHALL BE USED WHEN SPECIFIED ON THE PLANS. THICKNESS OF END PLATE TO BE SAME AS END SECTION. COST OF TOE PLATE TO BE INCIDENTAL TO THE BID PRICE PER EACH OF METAL END SECTION.

1 C-503

SPECIFICATION	CATEGORY CODE ITEMS
303	

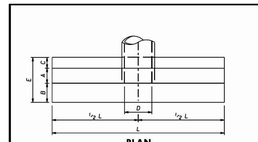
APPROVED Kirk G. McCall, DIRECTOR – OFFICE OF HIGHWAY DEVELOPMENT

SHA REVISIONS	APPROVAL • SHA	APPROVAL • FEDERAL HIGHWAY ADMINISTRATION
	APPROVAL 8-28-86	APPROVAL 12-12-86
	REVISED 10-1-01	REVISED 7-27-09
	REVISED 7-1-09	REVISED
	REVISED	REVISED

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

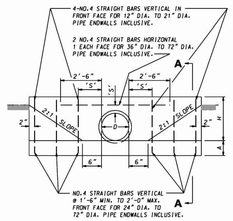
STANDARD METAL END SECTION ROUND METAL PIPE

STANDARD NO. MD 370.01

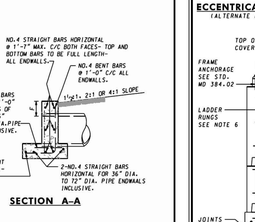


PLAN

DISPOSITION OF BARS DETAIL



ELEVATION



SECTION A–A

QUANTITIES FOR ESTIMATING PURPOSES ONLY

OPENING		DIMENSIONS						QUANTITIES	
D INCHES	AREA SQ.FT.	A	B	C	E	F	H	L	CONC. C.Y.	STEEL LBS.
12	0.79	9"	6"	6"	1'-9"	9"	1'-9"	6'-6"	0.61	41
15	1.23	9"	6"	6"	1'-9"	9"	2'-0"	7'-9"	0.77	47
18	1.77	9"	6"	6"	1'-9"	9"	2'-3"	9'-0"	0.95	54
21	2.40	9"	6"	6"	1'-9"	9"	2'-6"	10'-3"	1.14	70
24	3.14	9"	14"	6"	2'-5"	9"	2'-9"	11'-6"	1.56	80
27	3.98	9"	14"	6"	2'-5"	9"	3'-0"	12'-10"	1.82	88
30	4.91	9"	14"	6"	2'-5"	10"	3'-6"	14'-2"	2.22	98
33	5.94	9"	14"	6"	2'-5"	12"	3'-9"	15'-5"	2.48	105
36	7.07	12"	16"	10"	3'-2"	12"	4'-0"	16'-8"	4.16	182
42	9.62	12"	16"	10"	3'-2"	12"	4'-6"	19'-0"	5.07	206
48	12.57	12"	16"	10"	3'-2"	12"	5'-0"	21'-8"	6.09	244
54	15.90	12"	20"	12"	3'-8"	12"	5'-6"	24'-2"	7.62	275
60	19.64	12"	20"	12"	3'-8"	12"	6'-0"	26'-8"	8.82	304
72	28.27	12"	20"	12"	3'-8"	12"	7'-0"	31'-8"	11.46	377

'S' DISTANCES

4" FOR 12" DIA. TO 21" DIA. PIPES INCLUSIVE.
6" FOR 24" DIA. TO 36" DIA. PIPES INCLUSIVE.
8" FOR 42" DIA. TO 72" DIA. PIPES INCLUSIVE.

GENERAL NOTES

SPECIFICATIONS: LATEST S.H.A.
CONCRETE SHALL BE MIX NO.2
REINFORCING: DEFORMED STEEL BARS-NO.4
CHAMFER: ALL EXPOSED EDGES 1"x1" OR AS DIRECTED

3 C-503

SPECIFICATION	CATEGORY CODE ITEMS
305	

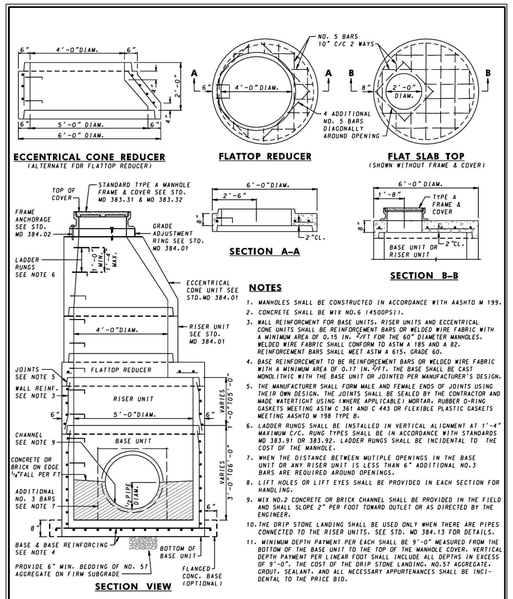
APPROVED Kirk G. McCall, DIRECTOR – OFFICE OF HIGHWAY DEVELOPMENT

SHA REVISIONS	APPROVAL • SHA	APPROVAL • FEDERAL HIGHWAY ADMINISTRATION
	APPROVAL 8-28-86	APPROVAL 12-12-86
	REVISED 10-1-01	REVISED
	REVISED	REVISED
	REVISED	REVISED

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

STANDARD TYPE C ENDWALL METAL OR CONCRETE ROUND PIPE

STANDARD NO. MD 354.01



NOTES

1. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH AASHTO M 199.
2. CONCRETE SHALL BE MIX NO. 6 (4500 PSI).
3. WALL REINFORCEMENT FOR BASE UNITS, RISER UNITS AND ECCENTRICAL CONE UNITS SHALL BE REINFORCEMENT BARS OR WELDED WIRE FABRIC WITH A MINIMUM AREA OF 0.15 IN.²/FT FOR THE 60" DIAMETER MANHOLES. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 AND A 82. REINFORCEMENT BARS SHALL MEET ASTM A 615, GRADE 60.
4. BASE REINFORCEMENT TO BE REINFORCEMENT BARS OR WELDED WIRE FABRIC WITH A MINIMUM AREA OF 0.17 IN.²/FT. THE BASE SHALL BE CAST MONOLITHIC WITH THE BASE UNIT OR JOINTED PER MANUFACTURER'S DESIGN.
5. THE MANUFACTURER SHALL FORM MALE AND FEMALE ENDS OF JOINTS USING THEIR OWN DESIGN. THE JOINTS SHALL BE SEALED BY THE CONTRACTOR AND MADE WATERTIGHT USING (WHERE APPLICABLE) MORTAR, RUBBER O-RING GASKETS MEETING ASTM C 361 & C 443 OR FLEXIBLE PLASTIC GASKETS MEETING AASHTO M 198 TYPE B.
6. LADDER RUNGS SHALL BE INSTALLED IN VERTICAL ALIGNMENT AT 1'-4" MAXIMUM C/C. RUNG TYPES SHALL BE IN ACCORDANCE WITH STANDARDS MD 383.91 OR MD 383.92. LADDER RUNGS SHALL BE INCIDENTAL TO THE COST OF THE MANHOLE.
7. WHEN THE DISTANCE BETWEEN MULTIPLE OPENINGS IN THE BASE UNIT OR ANY RISER UNIT IS LESS THAN 6" ADDITIONAL NO.3 BARS ARE REQUIRED AROUND OPENINGS.
8. LIFT HOLES OR LIFT EYES SHALL BE PROVIDED IN EACH SECTION FOR HANDLING.
9. MIX NO.2 CONCRETE OR BRICK CHANNEL SHALL BE PROVIDED IN THE FIELD AND SHALL SLOPE 2" PER FOOT TOWARD OUTLET OR AS DIRECTED BY THE ENGINEER.
10. THE DRIP STONE LANDING SHALL BE USED ONLY WHEN THERE ARE PIPES CONNECTED TO THE RISER UNITS. SEE STD. MD 384.13 FOR DETAILS.
11. MINIMUM DEPTH PAYMENT PER EACH SHALL BE 9'-0" MEASURED FROM THE BOTTOM OF THE BASE UNIT TO THE TOP OF THE MANHOLE COVER. VERTICAL DEPTH PAYMENT PER LINEAR FOOT SHALL INCLUDE ALL DEPTHS IN EXCESS OF 9'-0". THE COST OF THE DRIP STONE LANDING. NO.57 AGGREGATE GROUT, SEALANT, AND ALL NECESSARY APPURTENANCES SHALL BE INCIDENTAL TO THE PRICE BID.

SPECIFICATION	CATEGORY CODE ITEMS
305	

APPROVED Kirk G. McCall, DIRECTOR – OFFICE OF HIGHWAY DEVELOPMENT

SHA REVISIONS	APPROVAL • SHA	APPROVAL • FEDERAL HIGHWAY ADMINISTRATION
	APPROVAL 2-22-91	APPROVAL 1-3-91
	REVISED 10-1-01	REVISED
	REVISED	REVISED
	REVISED	REVISED

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

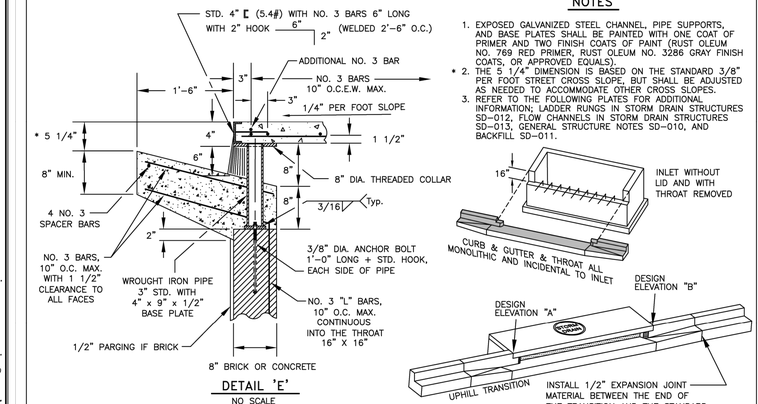
60" DIAMETER PRECAST MANHOLE FOR 27" TO 36" PIPES

5 C-503

STANDARD NO. MD 384.03

NOTES

1. EXPOSED GALVANIZED STEEL CHANNEL, PIPE SUPPORTS, AND BASE PLATES SHALL BE PAINTED WITH ONE COAT OF PRIMER AND TWO FINISH COATS OF PAINT (RUST OLEUM NO. 769 RED PRIMER, RUST OLEUM NO. 3286 GRAY FINISH COATS, OR APPROVED EQUALS).
2. * THE 5 1/4" DIMENSION IS BASED ON THE STANDARD 3/8" PER FOOT STREET CROSS SLOPE, BUT SHALL BE ADJUSTED AS NEEDED TO ACCOMMODATE OTHER CROSS SLOPES.
3. REFER TO THE FOLLOWING PLATES FOR ADDITIONAL INFORMATION; LADDER RUNGS IN STORM DRAIN STRUCTURES SD–012, FLOW CHANNELS IN STORM DRAIN STRUCTURES SD–013, GENERAL STRUCTURE NOTES SD–010, AND BACKFILL SD–011.



DETAIL 'E'
NO SCALE

CITY OF HAGERSTOWN, MARYLAND – ENGINEERING AND INSPECTIONS DEPARTMENT

7 C-503

STORM DRAIN STANDARD DETAIL
TYPE "A" CURB OPENING INLET
THROAT DETAIL

ISSUE DATE: 01–01–03
REVISIONS
01–01–07

Plate SD-021

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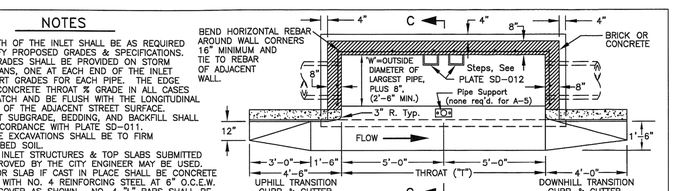
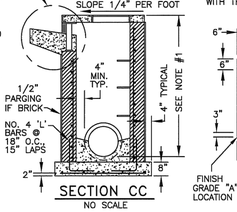
NOTES

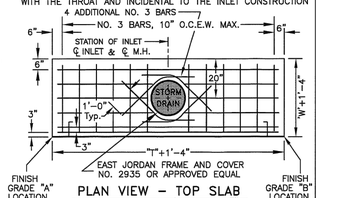
1. THE DEPTH OF THE INLET SHALL BE AS REQUIRED TO SATISFY PROPOSED GRADES & SPECIFICATIONS. FINISH GRADES SHALL BE PROVIDED ON STORM DRAIN PLANS, ONE AT EACH END OF THE INLET AND INVERT GRADES FOR EACH PIPE. THE EDGE OF THE CONCRETE THROAT % GRADE IN ALL CASES SHALL MATCH AND BE FLUSH WITH THE LONGITUDINAL % GRADE OF THE ADJACENT STREET SURFACE.
2. THE INLET SUBGRADE, BEDDING, AND BACKFILL SHALL BE IN ACCORDANCE WITH PLATE SD–011. SUBGRADE EXCAVATIONS SHALL BE TO FIRM UNDISTURBED SOIL.
3. PRECAST INLET STRUCTURES & TOP SLABS SUBMITTED AND APPROVED BY THE CITY ENGINEER MAY BE USED.
4. THE FLOOR SLAB IF CAST IN PLACE SHALL BE CONCRETE 8" THICK WITH NO. 4 REINFORCING STEEL AT 6" O.C.E.W. WITH 2" COVER AS SHOWN. NO. 4 "L" BARS SHALL BE INSTALLED AS SHOWN.
5. THE INLET WALLS SHALL BE DOUBLE BRICK WALL WITH 1/2" PARGING ON EXTERIOR FACES OR 8" CONCRETE WITH NO. 4 REINFORCING STEEL AT 6" O.C.E.W. WITH 2" COVER TO THE INSIDE FACE AS SHOWN. CONSTRUCT 4" TOP SLAB AS SHOWN, ALSO REFER TO PLATE SD–010.
6. WHEN THIS INLET IS IN A SUMP THE UPHILL THROAT & TRANSITION SHALL BE CONSTRUCTED AT BOTH ENDS.
7. WHEN THIS INLET IS IN A SUMP CONSTRUCT THE UNDERDRAIN DEVICE OF PLATE SD–045, INSTALLING THE REQUIRED 8" KNOCKOUTS. IF THE INLET IS ON A GRADE CONSTRUCT THE DRAINAGE DEVICE ONLY IF DIRECTED.
8. ALSO REFER TO PLATE SD–012 FOR LADDER RUNGS, AND PLATE SD–013 FOR FLOW CHANNELS AND BENCHES.



'A–10' INLET PLAN – TOP SLAB REMOVED
NO SCALE



SECTION CC
NO SCALE



PLAN VIEW – TOP SLAB
NO SCALE

CITY OF HAGERSTOWN, MARYLAND – ENGINEERING DIVISION

6 C-503

STORM DRAIN STANDARD DETAIL
TYPE "A" CURB OPENING INLET

ISSUE DATE: 01–01–03
REVISIONS
01–02–25

Plate SD-020

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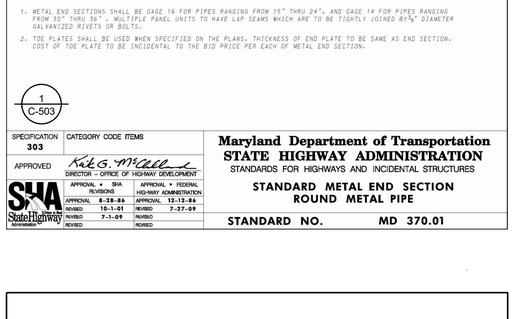


PLAN

SECTION A–A

SECTION B–B

2 C-503

SPECIFICATION	CATEGORY CODE ITEMS
305	

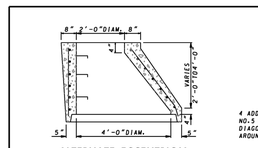
APPROVED Kirk G. McCall, DIRECTOR – OFFICE OF HIGHWAY DEVELOPMENT

SHA REVISIONS	APPROVAL • SHA	APPROVAL • FEDERAL HIGHWAY ADMINISTRATION
	APPROVAL 4-5-87	APPROVAL 6-23-87
	REVISED 10-1-01	REVISED
	REVISED	REVISED
	REVISED	REVISED

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

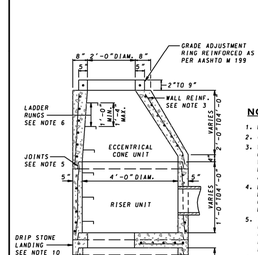
PRECAST YARD INLET

STANDARD NO. MD 381.02

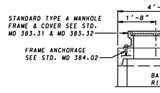


ALTERNATE ECCENTRICAL CONE UNIT

FLAT SLAB TOP
(SHOWN WITHOUT FRAME & COVER)



SECTION VIEW
(SHOWN WITHOUT FRAME & COVER)



SECTION B–B

NOTES

1. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH AASHTO M 199.
2. CONCRETE SHALL BE MIX NO. 6 (4500 PSI).
3. WALL REINFORCEMENT FOR BASE UNITS, RISER UNITS AND ECCENTRICAL CONE UNITS SHALL BE REINFORCEMENT BASE OR WELDED WIRE FABRIC WITH A MINIMUM AREA OF 0.12 IN. 2 FT. FOR THE 48" DIAMETER MANHOLES. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 AND A 82. REINFORCEMENT BARS SHALL MEET ASTM A 615,GRADE 60.
4. BASE REINFORCEMENT SHALL BE REINFORCEMENT BARS OR WELDED WIRE FABRIC WITH A MINIMUM AREA OF 0.14 IN. 2 FT. THE BASE MAY BE CAST MONOLITHIC WITH THE UNIT OR JOINTED PER MANUFACTURER'S DESIGN.
5. THE MANUFACTURER SHALL FORM MALE AND FEMALE ENDS OF JOINTS USING THIER DESIGN. THE JOINTS SHALL BE SEALED BY THE CONTRACTOR AND MADE WATERTIGHT USING (WHERE APPLICABLE) MORTER, RUBBER O-RING GASKETS MEETING ASTM C 361 & C 443 OR FLEXIBLE PLASTIC GASKETS MEETING AASHTO M 198 TYPE B.
6. LADDER RUNGS SHALL BE INSTALLED IN VERTICAL ALIGNMENT AT 1'-4" MAXIMUM C/C. RUNG TYPES SHALL BE IN ACCORDANCE WITH STANDARDS MD 383.91 OR MD 383.92 LADDER RUNGS SHALL BE INCIDENTAL TO THE COST OF THE MANHOLE.
7. WHEN THE DISTANCE BETWEEN MULTIPLE OPENINGS IN THE BASE UNIT OR ANY RISER UNIT IS LESS THAN 6" ADDITIONAL NO. 3 BARS ARE REQUIRED AROUND OPENINGS.
8. LIFT HOLES OR LIFT EYES SHALL BE PROVIDED IN EACH SECTION FOR HANDLING.
9. MIX NO. 2 CONCRETE OR BRICK CHANNEL SHALL BE PROVIDED IN THE FIELD AND SHALL SLOPE 2" PER FOOT TOWARD OUTLET OR AS DIRECTED BY THE ENGINEER.
10. THE DRIP STONE LANDING SHALL BE USED ONLY WHEN THERE ARE PIPES CONNECTED TO THE RISER UNITS. SEE STD. MD 384.13 FOR DETAILS.
11. MINIMUM DEPTH PAYMENT PER EACH SHALL BE 9'-0" MEASURED FROM THE BOTTOM OF THE BASE UNIT TO THE TOP OF THE MANHOLE COVER VERTICAL DEPTH PAYMENT PER LINEAR FOOT SHALL INCLUDE ALL DEPTHS IN EXCESS OF 9'-0". THE COST OF THE DRIP STONE LANDING. NO. 57 AGGREGATE GROUT, SEALANT, AND ALL NECESSARY APPURTENANCES SHALL BE INCIDENTAL TO THE PRICE BID.

SPECIFICATION	CATEGORY CODE ITEMS
305	

APPROVED Kirk G. McCall, DIRECTOR – OFFICE OF HIGHWAY DEVELOPMENT

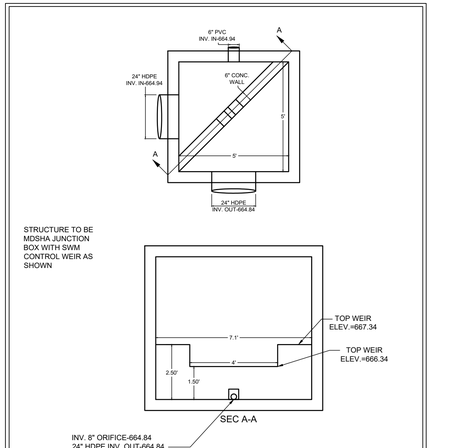
SHA REVISIONS	APPROVAL • SHA	APPROVAL • FEDERAL HIGHWAY ADMINISTRATION
	APPROVAL 2-22-91	APPROVAL 1-3-91
	REVISED 10-1-01	REVISED
	REVISED	REVISED
	REVISED	REVISED

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

48" DIAMETER PRECAST MANHOLE FOR 12" TO 24" PIPES

4 C-503

STANDARD NO. MD 384.01



UNDERGROUND QUANTITY MANAGMENT STRUCTURE
MODIFIED MDSHA JUNCTION BOX (MD 386.11) (SDJB1)
NOT TO SCALE

STATE OF MARYLAND — JOHN MOORE — No. 22585 — PROFESSIONAL ENGINEER
08/11/2026

Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License #: 22585
Expiration Date: 06-23-2027

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
15 EAST MAIN STREET NEW BLOOMFIELD, PA 17068 717-582-8744
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355 SOUTH HANOVER STREET CARLISLE, PA 17013 717-243-4411
11142 BELLAMAH PORT PLACE GREENCASTLE, PA 17225 717-597-2697
128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 301-739-8866

MARK	DESCRIPTION	DATE

SHOWALTER COMMERCIAL PARK LOTS 1-3
SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD
WASHINGTON COUNTY, MARYLAND
BOWMAN DEVELOPMENT CORP.
10228 GOVERNOR LANE BLVD, SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF TEDRICK 301.582.1555

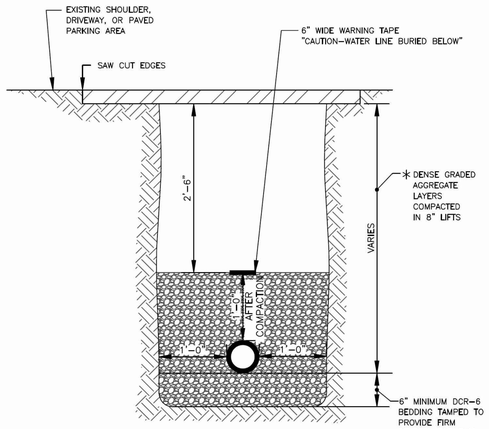
PROJECT NO. 4331.2
DWN BY KODY WARD
DATE 09-05-2025
PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL 0024 - 0010 - 0503
SCALE NOT TO SCALE
SHEET TITLE

CONSTRUCTION DETAILS - STORM

C-503
SHEET 21 OF 27

PSP-25-004

P:\SHARED FOLDERS\PROJECTS\SHOWALTER\1-03\1-03\SDSITE PLANS\SET 2 - 2025 - CONSTRUCTION DETAILS & NOTES - STORM DRAINAGE.DWG - 2025-08-11



NOTES:
1. BACKFILL TO BE COMPACTED IN 8" LAYERS TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE AASHTO–T–99 STANDARD PROCTOR.
2. MAINTAIN MINIMUM OF 3'–6" COVER TO TOP OF PIPE UNLESS NOTED ON PLANS OR DIRECTED BY ENGINEER.
* 3. SEE THE CITY, COUNTY OR STATE STANDARD REQUIREMENTS FOR BACKFILL.

3 / C-504

CITY OF HAGERSTOWN UTILITIES DEPARTMENT–WATER DIVISION

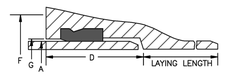
ROADWAY, SHOULDER AND PAVED PARKING AREA TRENCH, EXCAVATION AND BACKFILL

ISSUE DATE: MARCH 2009
REVISIONS

Plate W-001

DUCTILE IRON TYTON PUSH–ON JOINTS PIPE STANDARD DIMENSIONS					
SIZE IN INCHES	LAYING IN LENGTH	"A" OUTSIDE DIAMETER Ø	"D" DEPTH OF SOCKET	"E" BELL OUTSIDE DIAMETER O.D.	"G" BELL INSIDE DIAMETER I.D.
		DIMENSIONS IN INCHES			
4	20'–1"	4.80	3.31	7.00	4.91
6	20'–1"	6.90	3.38	9.13	7.01
8	20'–1"	9.05	3.75	11.50	9.16
10	20'–1"	11.10	3.75	13.63	11.21
12	20'–1"	13.20	3.75	15.75	13.31
14	20'–0 1/2"	15.30	4.50	18.00	15.44
16	20'–0 1/2"	17.40	4.50	20.00	17.54
18	20'–0 1/2"	19.50	4.50	23.94	19.64
20	20'–0"	21.60	4.75	25.88	21.74
24	20'–0"	25.80	4.75	29.94	25.94
30	20'–0"	32.00	6.00	35.75	32.17
36	20'–0"	38.30	6.00	42.25	38.47
42	20'–0 1/2"	44.50	5.25	48.00	44.67
48	20'–0 1/2"	50.80	5.25	54.66	50.97
54	20'–0 1/2"	57.10	5.25	61.44	57.27

DUCTILE IRON TYTON PUSH–ON JOINT PIPE ALLOWABLE JOINT DEFLECTION			
MAXIMUM RECOMMENDED DEFLECTION			
SIZE IN INCHES	NORMAL LAYING LENGTH FEET	"X" OFFSET PER LENGTH IN INCHES	"Y" DEFLECTION ANGLE
4	20	21	0'–5"
6	20	21	0'–5"
8	20	21	0'–5"
10	20	21	0'–5"
12	20	21	0'–5"
14	20	17	0'–4"
16	20	17	0'–4"
18	20	12	0'–3"
20	20	12	0'–3"
24	20	12	0'–3"
30	20	12	0'–3"
36	20	12	0'–3"
42	20	8	0'–2"
48	20	8	0'–2"
54	20	6	0'–1 1/2"



JOINT PIPE DIMENSION DETAIL
NOT TO SCALE

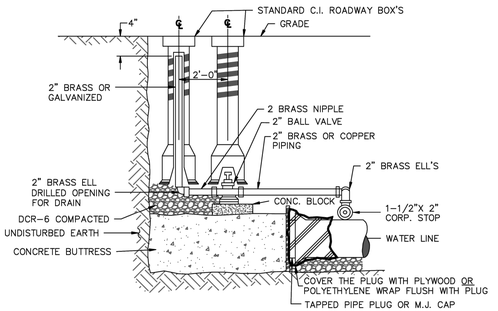
PIPE DEFLECTION DETAIL
NOT TO SCALE

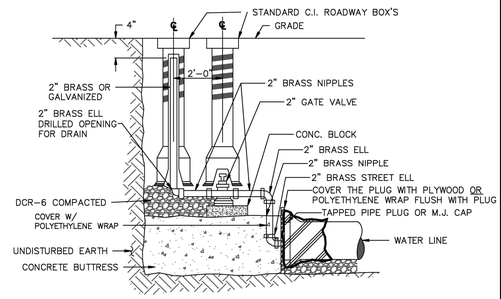
CITY OF HAGERSTOWN UTILITIES DEPARTMENT–WATER DIVISION

DUCTILE IRON TYTON JOINT PIPE AND PIPE DEFLECTION DETAILS

ISSUE DATE: MARCH 2009
REVISIONS

Plate W-003



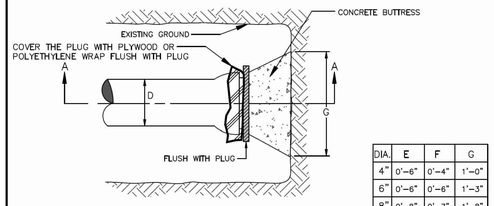


CITY OF HAGERSTOWN UTILITIES DEPARTMENT–WATER DIVISION

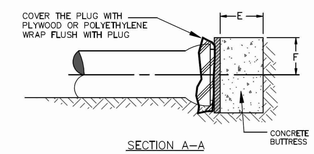
2 INCH BLOW OFF

ISSUE DATE: MARCH 2009
REVISIONS

Plate W-006



PLAN VIEW



SECTION A–A

DIA.	E	F	G
4"	0'–6"	0'–4"	1'–0"
6"	0'–6"	0'–6"	1'–3"
8"	0'–8"	0'–7"	1'–8"
10"	0'–8"	0'–9"	2'–1"
12"	0'–10"	0'–11"	2'–6"
16"	1'–0"	1'–2"	3'–4"
20"	1'–4"	1'–5"	4'–2"
24"	1'–8"	1'–9"	5'–0"
30"	2'–0"	2'–2"	6'–3"
36"	2'–0"	2'–8"	7'–6"

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

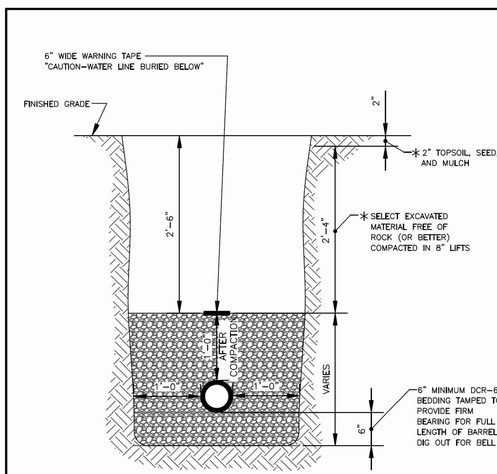
7 / C-504

CITY OF HAGERSTOWN UTILITIES DEPARTMENT–WATER DIVISION

BUTTRESS FOR PUSH–ON PLUG

ISSUE DATE: MARCH 2009
REVISIONS

Plate W-014



NOTES:
1. BACKFILL TO BE COMPACTED IN 8" LAYERS TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE AASHTO–T–99 STANDARD PROCTOR.
2. MAINTAIN MINIMUM OF 3'–6" COVER TO TOP OF PIPE UNLESS NOTED ON PLANS OR DIRECTED BY ENGINEER.
* 3. SEE THE CITY, COUNTY OR STATE STANDARD REQUIREMENTS FOR BACKFILL.

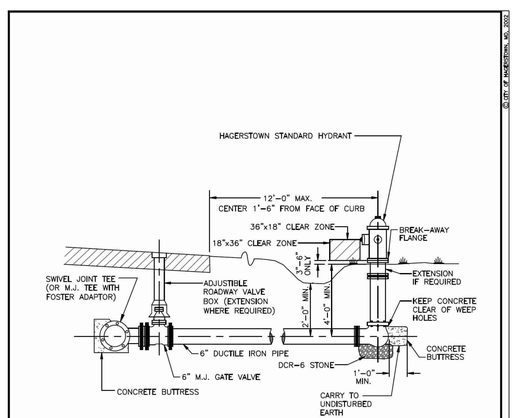
1 / C-504

CITY OF HAGERSTOWN UTILITIES DEPARTMENT–WATER DIVISION

GRASSED AREA REPAIR

ISSUE DATE: MARCH 2009
REVISIONS

Plate W-002



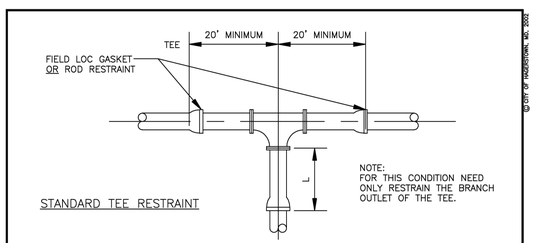
NOTE:
1. ALL PIPE MUST BE RESTRAINED FROM MAIN TO FIRE HYDRANT TO ELIMINATE CONCRETE BUTTRESS.
2. COVER FITTING WITH POLYETHYLENE WRAP 5 MIL. OR GREATER.

CITY OF HAGERSTOWN UTILITIES DEPARTMENT–WATER DIVISION

4 / C-504 FIRE HYDRANT SETTING

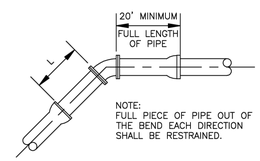
ISSUE DATE: MARCH 2009
REVISIONS

Plate W-005



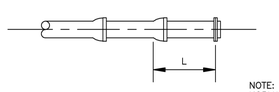
STANDARD TEE RESTRAINT

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



VERTICAL BEND

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



DEAD END/EACH SIDE OF VALVE

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

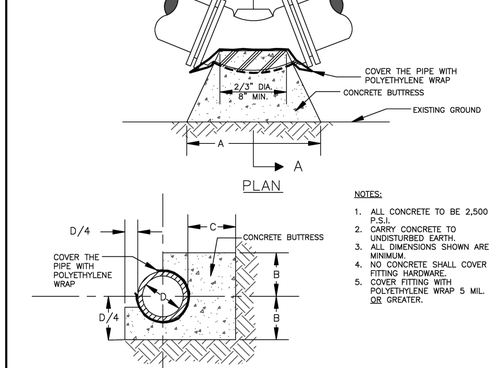
GENERAL NOTE: L=FULL LENGTH OF PIPE (MINIMUM 20 FEET)

CITY OF HAGERSTOWN UTILITIES DEPARTMENT–WATER DIVISION

STANDARD RESTRAINT TEE, DEAD END AND BEND

ISSUE DATE: MARCH 2009
REVISIONS

Plate W-009



PLAN

SECTION A–A

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

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

CITY OF HAGERSTOWN UTILITIES DEPARTMENT–WATER DIVISION

BUTTRESS FOR HORIZONTAL MECHANICAL JOINT BENDS LESS THAN 90°

ISSUE DATE: MARCH 2009
REVISIONS

Plate W-011

CITY OF HAGERSTOWN UTILITIES DEPARTMENT WATER DIVISION

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

SIGNATURE _____ DATE _____

© CITY OF HAGERSTOWN, MD. 2008

STATE OF MARYLAND
BENJAMIN MOORE
2008
PROFESSIONAL ENGINEER
08/11/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND
License #: 25587
Expiration Date: 06-23-2027

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717-275-7444
555 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717-249-0411
1114 2 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717-597-1837
126 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301-739-8866

MARK	DESCRIPTION	DATE

SHOWALTER COMMERCIAL PARK LOTS 1-3

SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD

WASHINGTON COUNTY, MARYLAND

BOWMAN DEVELOPMENT CORP.
10228 GOVERNOR LANE BLVD, SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF FEDRICK 301.582.1555

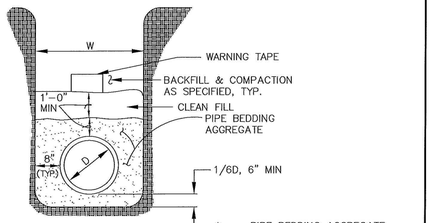
PROJECT NO. 4331.2
DWN BY KODY WARD
DATE 09-05-2025
PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL: 0024 - 0010 - 0503
SCALE: NOT TO SCALE
SHEET TITLE:

CONSTRUCTION DETAILS - WATER

C-504
SHEET 22 OF 27

PSP-25-004

P:\SHARED FOLDERS\PROJECTS\4300\4331\CIVIL\CONSTR PLANS\SET 2 - 21 - CONSTRUCTION PLANS\4331 - WATER.DWG 2025-09-11



GRANULAR BEDDING & BACKFILL

* PIPE BEDDING AGGREGATE

D = 4" AND LARGER – SHA GRADED CRUSHER RUN CR-6

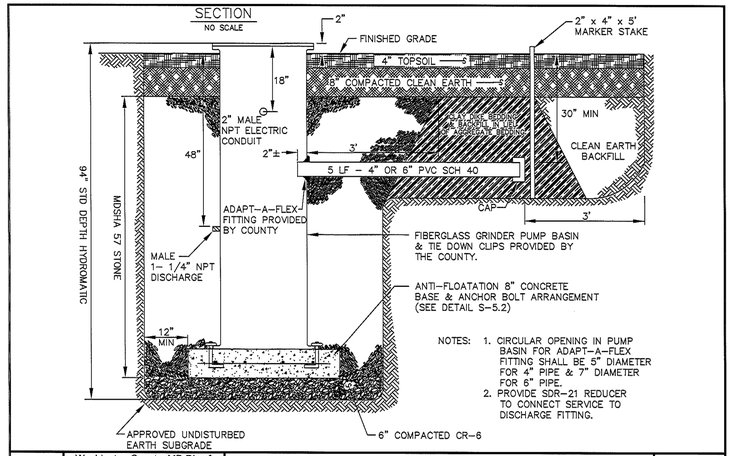
D = 1-1/2" THROUGH <4" – SHA GRADED B-10

D = LESS THAN 1-1/2" – STONE DUST

* = NOMINAL PIPE DIAMETER (INCHES)

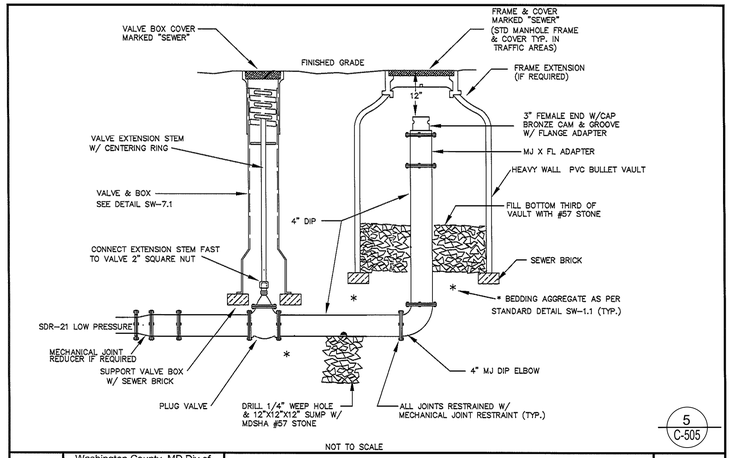
1 C-505

REVISED / REVISED / APPROVED	Washington County, MD Div.of Environmental Management Approved: Julie A. Pippel Director of Environmental Management	STANDARD TRENCH WIDTH & STONE BEDDING	Detail SW-1.1



NOTES:
1. CIRCULAR OPENING IN PUMP BASIN FOR ADAPT-A-FLEX FITTING SHALL BE 5" DIAMETER FOR 4" PIPE & 7" DIAMETER FOR 6" PIPE.
2. PROVIDE SDR-21 REDUCER TO CONNECT SERVICE TO DISCHARGE FITTING.

REVISED / REVISED / APPROVED	Washington County, MD Div.of Environmental Management Approved: Julie A. Pippel Director of Environmental Management	Grinder Pump Basin Installation 3 C-505	Detail S-5.1



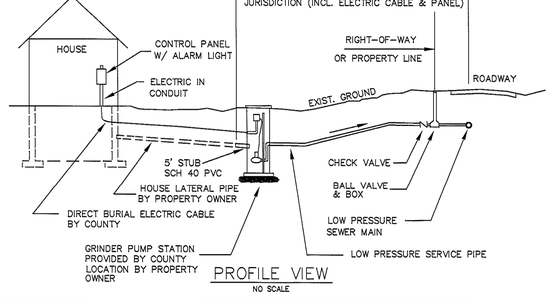
NOT TO SCALE

5 C-505

REVISED / REVISED / APPROVED	Washington County, MD Div.of Environmental Management Approved: Julie A. Pippel Director of Environmental Management	Low Pressure Sewer Flushing Connection	Detail S-7.3

NOTES

1. LOW PRESSURE SERVICE PIPE TO BE PVC SDR-21, GASKET JOINT.
2. CONNECT BALL & CHECK VALVE USING GASKET X MALE THREAD ADAPTORS.
3. DEVELOPER IS TO PERFORM ALL EXCAVATION FOR THE COUNTY

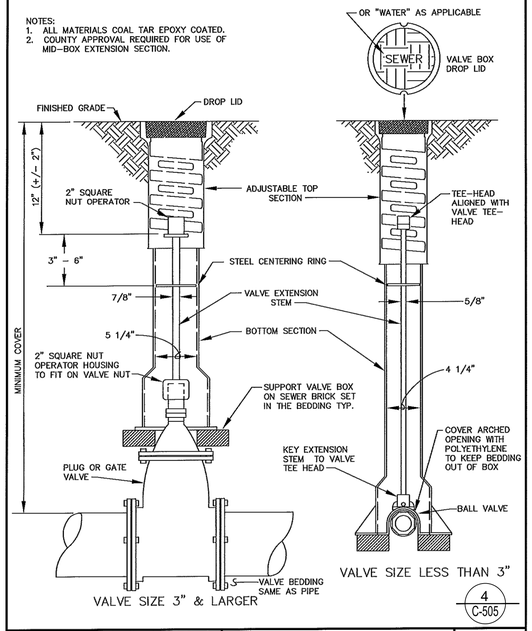


PROFILE VIEW

NO SCALE

REVISED / REVISED / APPROVED	Washington County, MD Div.of Environmental Management Approved: Julie A. Pippel Director of Environmental Management	Typical Grinder Pump Arrangement 2 C-505	Detail S-4.1

NOTES:
1. ALL MATERIALS COAL TAR EPOXY COATED.
2. COUNTY APPROVAL REQUIRED FOR USE OF MID-BOX EXTENSION SECTION.



VALVE SIZE 3" & LARGER

VALVE SIZE LESS THAN 3"

4 C-505

REVISED / REVISED / APPROVED	Washington County, MD Div.of Environmental Management Approved: Julie A. Pippel Director of Environmental Management	Valve & Box Installation	Detail SW-7.1

WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

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

SIGNATURE DATE

STATE OF MARYLAND
DAVID MORRIS TROSTLE
No. 21708
REGISTERED PROFESSIONAL ENGINEER
08/11/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License #: 21708
Expiration Date: 06-23-2027

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
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355 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717-243-9411
11142 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717-597-1857
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 240-313-2666

MARK	DESCRIPTION	DATE

SHOWALTER COMMERCIAL PARK LOTS 1-3

SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD

WASHINGTON COUNTY, MARYLAND

BOWMAN DEVELOPMENT CORP.
10228 GOVERNOR LANE BLVD, SUITE 300/2, WILLIAMSPORT, MD 21795
ATTN: JEFF TEDRICK 301.582.1555

PROJECT NO. 4331.2
DWN BY KODY WARD | DATE 09-05-2025
PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL 0024 - 0010 - 0503
SCALE NOT TO SCALE

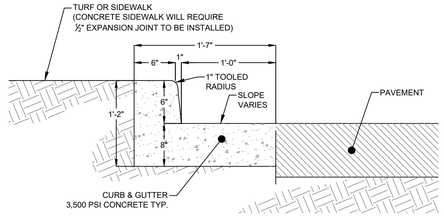
SHEET TITLE

CONSTRUCTION DETAILS - SEWER

C-505
SHEET 23 OF 27

PSP-25-004

P:\SHARED FOLDERS\PROJECTS\4300-4331 LOWDEN\TRUCKS\4331-2 - 21 - CONSTRUCTION DETAILS & NOTES - SEWER.DWG - 2026-08-11



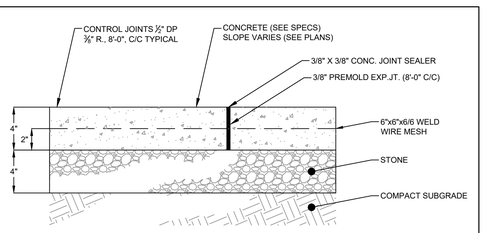
SECTION

NOTES:
1. All concrete for curb & gutter shall have a 28 day compressive strength of 3500 PSI with 5-8% air & 2-5" slump. Do Not add water to surfaces for finishing. Surfaces shall have a broom finish.
2. Saw cut joints @ a minimum of 10' & 1" expansion joints @ 40' maximum intervals. (80' for extruded curb)
3. Expansion joint material to be positioned 1/2" below the concrete surface to allow space for elastomeric polysulfide sealant or equivalent. Saw cut joints to be filled as well to a depth of 3/8".
4. The gutter pan shall have a slope of 1/2" per 1' except in super-elevated sections or where streets have no crown. In shuch cases the gutter pan on the high side of the street shall slope to match the adjacent pavement. Curb and gutter pan to be placed monolithic.
5. Excavated sub-grade shall be undisturbed earth or mechanically compacted aggregate to 95% of the max dry density with an in place moisture content +/-2% of optimum moisture content. Use dry or wet soil to achieve correct percentage.
6. Concrete shall be sprayed with liquid curing compound.
7. Curb subgrade should match the street subgrade.

1 / C-506

CURB & GUTTER - CONCRETE

NOT TO SCALE



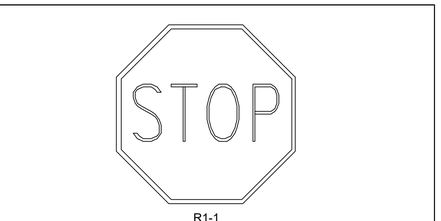
SECTION

NOTES:
1. Class P-I Air Entrained Concrete
2. Sidewalk to have 3/8" contraction joints scored at 5'-0" intervals.
3. Construct 3/8" expansion joints spaced every 20' and between curb and sidewalk where adjacent.
4. Sidewalk to be brush finished.

2 / C-506

SIDEWALK - CONCRETE

NOT TO SCALE

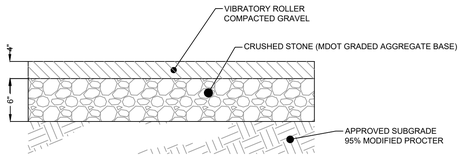


R1-1
(30"x30")

3 / C-506

STOP SIGN DETAIL

NOT TO SCALE

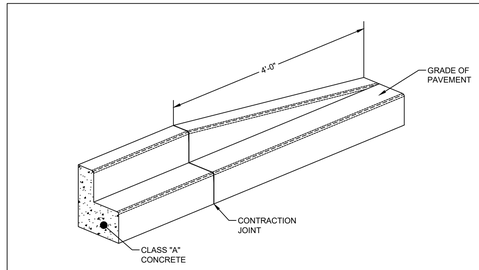


SECTION

4 / C-506

Pavement - Gravel

NOT TO SCALE



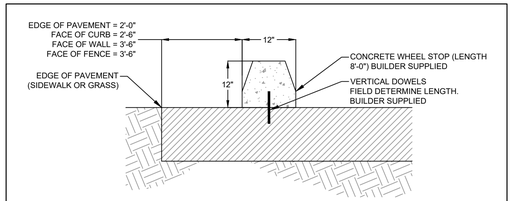
SECTION

NOTES:
1. Contractor to construct all concrete curb and gutter to specified requirements.
2. Place 20 (3/4" or 1/2") thick pre-molded expansion joint filler material at structures and at the end of the work day. Cut material to conform to the area adjacent to curb or to conform to cross sectional area of curb.

5 / C-506

CURB - END TREATMENT

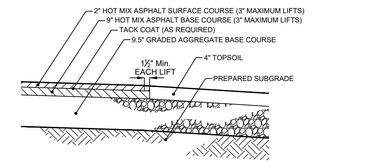
NOT TO SCALE



6 / C-506

WHEEL STOP - CONCRETE(TRUCK)

NOT TO SCALE



Notes:
All construction and materials shall be in accordance with the Maryland Department of Transportation, State Highway Administration- Standard Specifications for Construction and Materials, Oct. 1993, as follows:

Subgrade preparation- Sections 204.01 thru 204.03.08 & 208.01 thru 208.03.05
Graded Aggregate Base Course- Section 501.01 thru 501.03.03
Hot mix Asphalt- Sections 504.01 thru 504.03.13

Subgrade/shoulder drains shall be installed where deemed necessary upon field inspection. Drains shall be in accordance with Sections 306.01 thru 306.03.06.

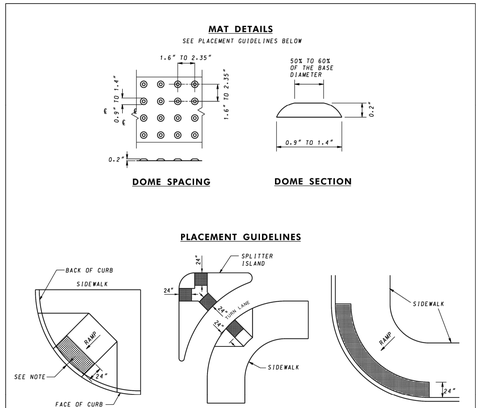
NOT TO SCALE

DIVISION OF PUBLIC WORKS
WASHINGTON COUNTY, MARYLAND
ENGINEERING DEPARTMENT

7 / C-506

MAJOR & COMMERCIAL/INDUSTRIAL STREET
TYPICAL PAVEMENT SECTION

(Plate DPW-E)



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

8 / C-506

SPECIFICATION	CATEGORY CODE ITEMS
611	

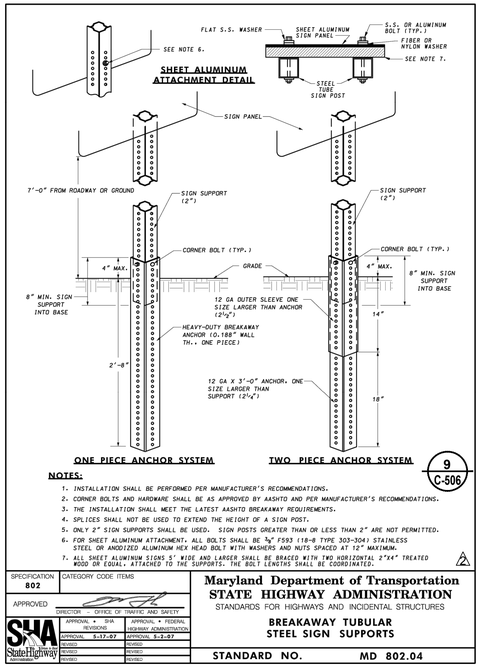
APPROVED
DIRECTOR — OFFICE OF HIGHWAY DEVELOPMENT

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

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

DETECTABLE WARNING SURFACES

STANDARD NO. MD 655.40



NOTES:
1. INSTALLATION SHALL BE PERFORMED PER MANUFACTURER'S RECOMMENDATIONS.
2. CORNER BOLTS AND HARDWARE SHALL BE AS APPROVED BY AASHTO AND PER MANUFACTURER'S RECOMMENDATIONS.
3. THE INSTALLATION SHALL MEET THE LATEST AASHTO BREAKAWAY REQUIREMENTS.
4. SPLICES SHALL NOT BE USED TO EXTEND THE HEIGHT OF A SIGN POST.
5. ONLY 2" SIGN SUPPORTS SHALL BE USED. SIGN POSTS GREATER THAN OR LESS THAN 2" ARE NOT PERMITTED.
6. FOR SHEET ALUMINUM ATTACHMENT, ALL BOLTS SHALL BE ⅜" F593 (18-8 TYPE 303-304) STAINLESS STEEL OR ANODIZED ALUMINUM HEX HEAD BOLT WITH WASHERS AND NUTS SPACED AT 12" MAXIMUM.
7. ALL SHEET ALUMINUM SIGNS 5' WIDE AND LARGER SHALL BE BRACED WITH TWO HORIZONTAL 2"X4" TREATED WOOD OR EQUAL, ATTACHED TO THE SUPPORTS. THE BOLT LENGTHS SHALL BE COORDINATED.

9 / C-506

SPECIFICATION	CATEGORY CODE ITEMS
802	

APPROVED
DIRECTOR — OFFICE OF TRAFFIC AND SAFETY

SHA REVISIONS	APPROVAL • SHA	APPROVAL • FEDERAL HIGHWAY ADMINISTRATION
APPROVAL	5-17-07	5-2-07
REVISED		
REVISED		
REVISED		

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

BREAKAWAY TUBULAR
STEEL SIGN SUPPORTS

STANDARD NO. MD 802.04

FSA
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NEW BLOOMFIELD, PA 17068
717-582-8844
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355 SOUTH HANOVER STREET
CARLISLE, PA 17013
717-249-0411
11142 WILLIAMSPORT PIKE
GREENCASTLE, PA 17225
717-597-3667
128 SOUTH POTOMAC STREET
HAGERSTOWN, MD 21740
240-313-0666

MARK	DESCRIPTION	DATE
1	REVISED PER AGENCY COMMENTS	08.03.26

STATE OF MARYLAND
JEFFREY MOORE
21982
PROFESSIONAL ENGINEER
08/11/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND
License #: 21982
Expiration Date: 06-23-2027

SHOWALTER COMMERCIAL PARK LOTS 1-3

SITUATE EAST OF INTERSTATE 81
AND SOUTH OF SHOWALTER ROAD

WASHINGTON COUNTY, MARYLAND

BOWMAN DEVELOPMENT CORP.
10228 GOVERNOR LANE BLVD, SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF FEDRICK 301.582.1555

PROJECT NO.: 4331.2
DWN BY: KODY WARD
DATE: 09-05-2025
PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL: 0024 - 0010 - 0503
SCALE: NOT TO SCALE
SHEET TITLE:

CONSTRUCTION DETAILS - SITE

C-506
SHEET 24 OF 27

P:\SHARED FOLDER\PROJECTS\4300\4331-1 LOWGATE EXHIBIT 2 - 25 - CONSTRUCTION\TXT\FULL EXHITBIT - SITE.DWG - 2025-08-11

PSP-25-004

EX. GAS CANOPY

EX. LOVE'S CONVENIENCE STORE

N/F
LOVES TRAVEL STOPS & COUNTRY STORES INC.
L.5206 F.395
12.94 AC

EX. BUILDING

BOWMAN SHOWALTER WAREHOUSE SITE
SP-21-002

IRRIGATION CONTROL VALVE

(6) ACE OGL
3" Cal.

(25) THU G17
6` Ht.

(2) NYS SYL
3" Cal.

(2) PIN STR
6` Ht.

Entry

Exit

BOXCAR LANE

(18) THU G17
6` Ht.

(3) EX. WATER VALVES

EX. ASPHALT ENTRANCE

GAS LINE LOCATION TO BE VERIFIED

EX. 8" CAP & 3" B.O. W/ CONCRETE BUTTRESS

SHOWALTER ROAD
MINOR ARTERIAL
R/W WIDTH VARIES

EX. MDSHA R/W
(PLAT 13307)

N/F
SHOWALTER FARM LLC
L.2246 F.722
86.86 AC.

SAND FILTER #1
TO BE PLANTED IN
TURF GRASS

SAND FILTER #2
TO BE PLANTED IN
TURF GRASS

BIORETENTION #2
SEE PLANT
SCHEDULE L-501

BIORETENTION #3
SEE PLANT
SCHEDULE L-501

EX. MDSHA R/W
(PLAT 17306)

EX. FENCE

EXIT RAMP FROM INTERSTATE 81 (NORTH)

NAD 83 NAVD 88
MD STATE PLANE

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

P:\SHARED FILES\PROJECTS\4300-4331\4331.2\DESIGN FILES\4331.2 - LANDSCAPE PLAN.DWG 2025-09-11

STATE OF MARYLAND
Brett Whorton
No. 4163
LANDSCAPE ARCHITECT
11/10/2025

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License #: 4163
Expiration Date: 10-19-2026

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
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11142 BELLMORPORT PKWE
GREENCASTLE, PA 17225
717-597-1647
128 SOUTH POTOMAC STREET
HAGERSTOWN, MD 21740
240-313-0666

MARK	DESCRIPTION	DATE

SHOWALTER COMMERCIAL PARK LOTS 1-3

SITUATE EAST OF INTERSTATE 81
AND SOUTH OF SHOWALTER ROAD

WASHINGTON COUNTY, MARYLAND

BOWMAN DEVELOPMENT CORP.
10228 GOVERNOR LANE BLVD, SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF TEDRICK, 301.582.1555

PROJECT NO.	4331.2
DWN BY	KODY WARD
DATE	09-05-2025
PROJECT MANAGER	DAVID TROSTLE
EMAIL	dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL	0024 - 0010 - 0503
SCALE	1" = 50'

SHEET TITLE

LANDSCAPE PLAN

L-101
SHEET 25 OF 27

PSP-25-004

GENERAL LANDSCAPE NOTES:

1. Landscape contractor is to call Miss Utility and have all underground utilities marked prior to any digging or planting.
2. Landscape Contractor shall install all plant material in a timely fashion.
3. Landscape Contractor shall be responsible for all watering, weeding, repairs and replacements prior to final acceptance.
4. NO Substitutions of plant material without written permission of FSA. Planting plans have been proposed with plant sizes, types, and locations as important design elements.
5. Plants shall be in accordance with the current issue of American Standards for Nursery Stock published by the American Association of Nurserymen.
6. All plants shall be watered thoroughly during installation and prior to final acceptance.
7. All bark mulched areas shall be first covered with Typar Weed Barrier or approved equal.
8. All planting bed areas on the site shall be mulched with a hardwood bark mulch at a depth of approx. 3", unless noted otherwise.
9. Plant material shall be inspected yearly in order to remove and replace dead, diseased vegetation.
10. Warranted plant material that is 25% dead or more shall be considered dead and shall be replaced at no charge.
11. All plant material shall be warranted for two years. 60 days prior to the end of the warranted period, the Engineering Department shall perform an inspection. Of which there should be an 90% survival rate of all plant material. All surviving plant material shall be found in a healthy condition. The warranty shall commune on the date of initial acceptance by the owner.
12. The landscape contractor shall conduct a final inspection with the owner or owner's representative at the end of the warranty period.
13. Fertilizer Packets are to be Nutri-Pak 16-8-8 or approved equal per manufacturer's recommendations.
14. Landscape is recommended to be installed during the two growing seasons. Spring: April 15-June 15, Fall: September 1-November 1.

MAINTENANCE:

1. Owner to remove silt/sediment if the accumulation of sediment exceeds one inch over the bioretention area.
2. All trash and debris should be removed from the top of the bioretention area as necessary.
3. Areas devoid of mulch shall be re-mulched on an annual basis.

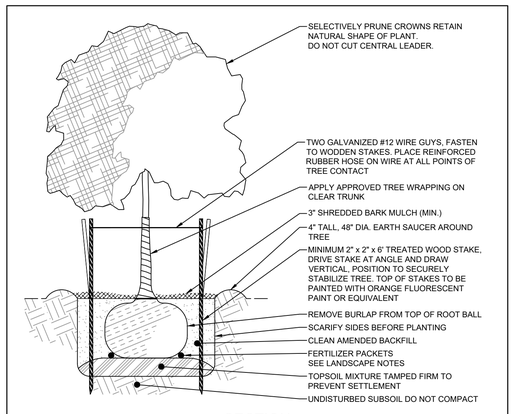
LANDSCAPE TABULATIONS		
TRUCK PARKING AREA	LANDSCAPE REQUIRED	LANDSCAPE PROPOSED
205,223 SF	NOT APPLICABLE DUE TO TRUCK PARKING	53 SCREEN TREES

PLANT SCHEDULE- SITE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL
TREES						
	ACE OGL	Acer rubrum `October Glory` / October Glory Red Maple	3" Cal.	B&B	6	1/L-501
	NYS SYL	Nyssa sylvatica / Sour Gum	3" Cal.	B&B	2	1/L-501
	PIN STR	Pinus strobus / White Pine	6` Ht.	B&B	2	2/L-501
	THU G17	Thuja occidentalis `Green Giant` / Green Giant Arborvitae	6` Ht.	B&B	43	2/L-501

PLANT SCHEDULE- SWM

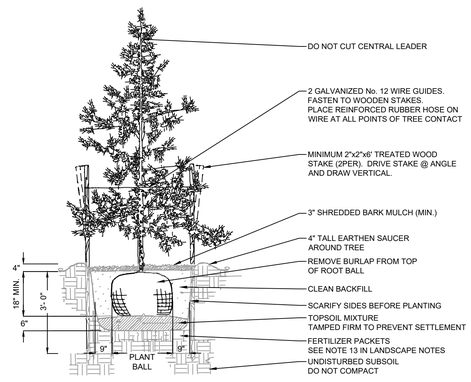
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL
TREES						
	BET RIV	Betula nigra / River Birch	2" Cal.	B&B	12	5/L-501
SHRUBS						
	ITE VI3	Itea virginica `Virginia` / Virginia Sweetspire	3 gal.		21	3/L-501
	LIN BEN	Lindera benzoin / Spicebush	3 gal.		23	3/L-501
	VIB ARR	Viburnum dentatum / Viburnum	3 gal.		27	3/L-501



SECTION

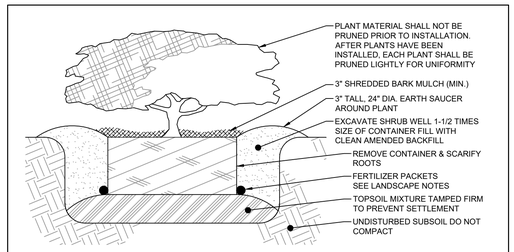
1 L-501 **PLANTING - TREE (Up to 2-1/2" Cal.)**

NOT TO SCALE



2 L-501 **EVERGREEN TREE PLANTING**

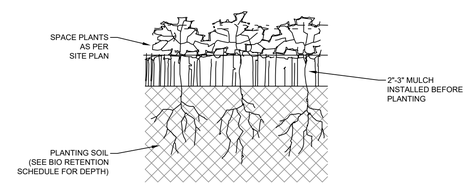
NOT TO SCALE



SECTION

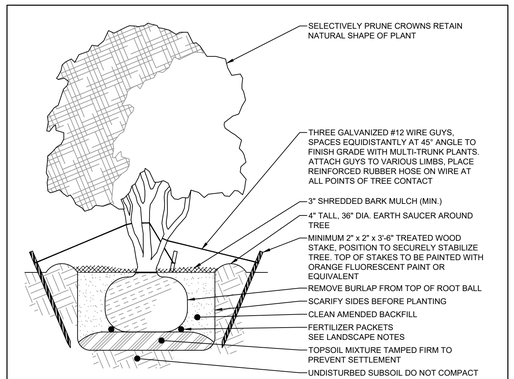
3 L-501 **CONTAINER PLANTING - SHRUB**

NOT TO SCALE



4 L-501 **BIO RETENTION PLUG PLANTING DETAIL**

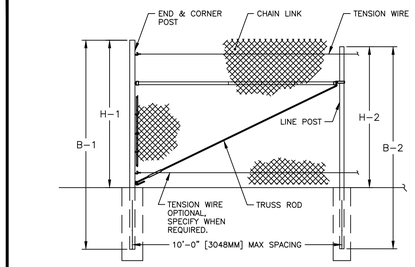
NOT TO SCALE



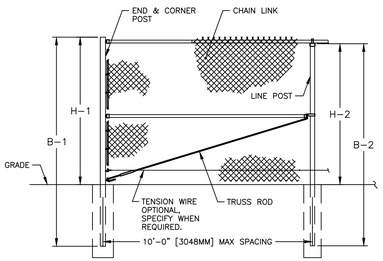
SECTION

5 L-501 **PLANTING - MULTI-TRUCK TREE**

NOT TO SCALE



FENCE SECTION ELEVATION
WITHOUT TOP RAIL & WITHOUT BARBED WIRE



FENCE SECTION ELEVATION
WITH TOP RAIL & WITHOUT BARBED WIRE

FENCE HEIGHT	END & CORNER POSTS		LINE POSTS	
NOMINAL HEIGHT	B-1 BAR LENGTH	H-1 HEIGHT ABOVE GRADE	B-2 BAR LENGTH	H-2 HEIGHT ABOVE GRADE
5'-0" [1524MM]	8'-0" [2438MM]	5'-0 5/8" [1540MM]	7'-8" [2337MM]	4'-8 7/8" [1445MM]
6'-0" [1829MM]	9'-0" [2743MM]	6'-0 5/8" [1845MM]	8'-8" [2642MM]	5'-8 7/8" [1749MM]
7'-0" [2134MM]	10'-0" [3048MM]	7'-0 5/8" [2150MM]	9'-8" [2946MM]	6'-8 7/8" [2054MM]
8'-0" [2438MM]	11'-0" [3353MM]	8'-0 5/8" [2454MM]	10'-8" [3251MM]	7'-8 7/8" [2359MM]
9'-0" [2743MM]	12'-0" [3658MM]	9'-0 5/8" [2759MM]	11'-8" [3556MM]	8'-8 7/8" [2664MM]
10'-0" [3048MM]	13'-0" [3962MM]	10'-0 5/8" [3064MM]	12'-8" [3861MM]	9'-8 7/8" [2969MM]
11'-0" [3353MM]	14'-0" [4267MM]	11'-0 5/8" [3369MM]	13'-8" [4166MM]	10'-8 7/8" [3273MM]
12'-0" [3658MM]	15'-0" [4572MM]	12'-0 5/8" [3674MM]	14'-8" [4470MM]	11'-8 7/8" [3578MM]

NOTES:
1. THIS DWG CORRESPONDS WITH DWGS 1-1110 & 1-1130.
2. SPECIFICATIONS SHOWN CAN BE CHANGED BY MASTER HALCO ONLY.

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ANCHOR FENCE PRODUCTS by Master Halco
Orange, CA
Phone No.: 800-229-5615
www.FenceOnline.com

TYPICAL HIGH FENCE WITHOUT BARBED WIRE

DIMENSIONS & SPECIFICATIONS

BY: JRR | DWG: 1-1000
DATE: 09-27-95
REV: C | LAYER: 1
REV DATE: 08-04-06 | SCALE: 1/4" = 1'-0"

STATE OF MARYLAND — Daniel Whorton — 4163 — REGISTERED LANDSCAPE ARCHITECT — EXPIRATION DATE 10/19/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License #: 4163
Expiration Date: 10-19-2026

FSA
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CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
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11142 BELLAMY DRIVE GREENCASTLE, PA 17225 717-597-1647
128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 240-313-2666

© 2025

MARK	DESCRIPTION	DATE

SHOWALTER COMMERCIAL PARK LOTS 1-3

SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD

WASHINGTON COUNTY, MARYLAND

BOWMAN DEVELOPMENT CORP.
10239 GOVERNOR LANE BLVD, SUITE 9302, WILLIAMSPORT, MD 21795
ATTN: JEFF FEDRICK 301.582.1555

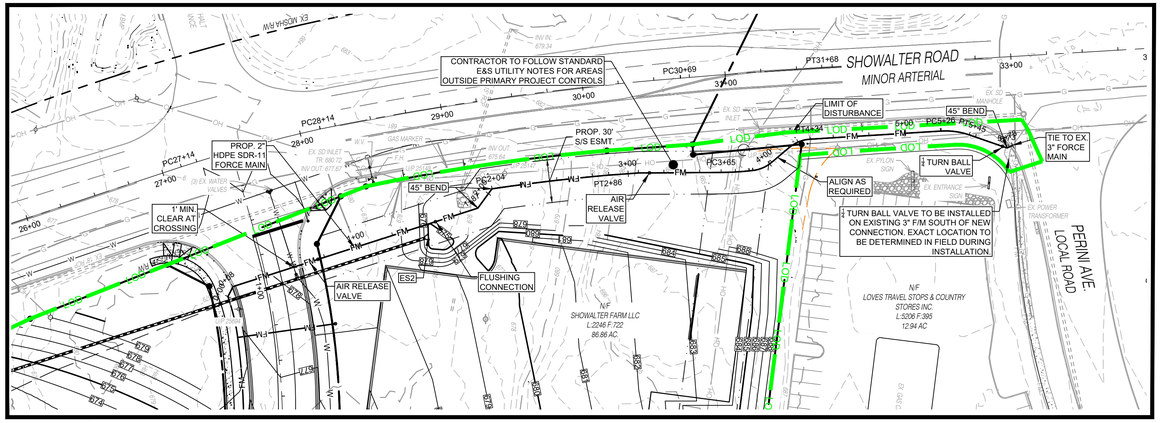
PROJECT NO: 4331.2
DWN BY: KODY WARD | DATE: 09-05-2025
PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL: 0024 - 0010 - 0503
SCALE: NOT TO SCALE
SHEET TITLE

LANDSCAPE DETAILS & NOTES

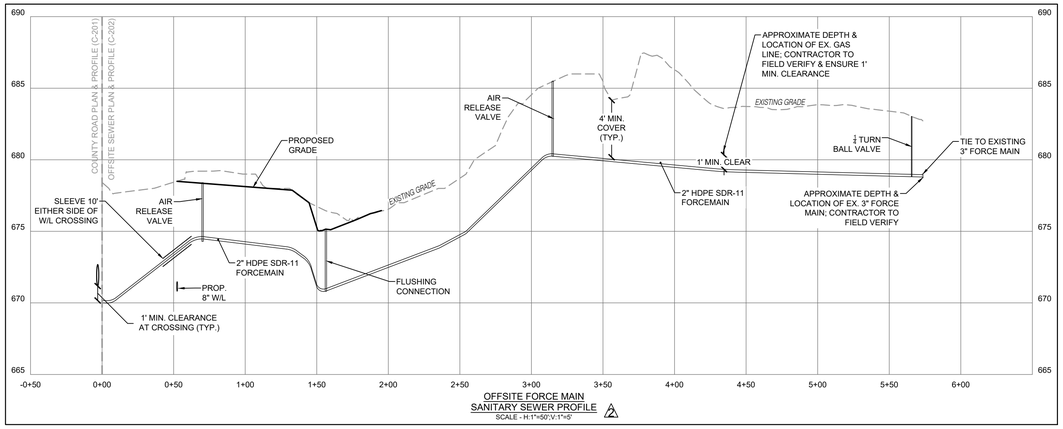
L-501
SHEET 26 OF 27

PSP-25-004

P:\DWGS FOLDER\PROJECTS\4300\4331 LOWIGSITE PLAN\4331-2 - 24-25 - LANDSCAPE PLANTING - 2026-09-11



OFFSITE FORCE MAIN
PLAN VIEW
SCALE - 1"=50'



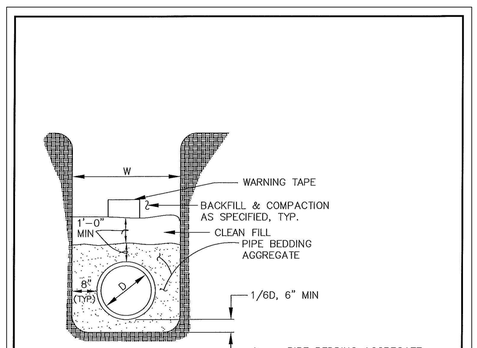
OFFSITE FORCE MAIN
SANITARY SEWER PROFILE
SCALE - H:1"=50';V:1"=5'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NOTE:
1. Contractor to field verify location and depth of all above and below ground utilities prior to construction.
2. The contractor shall take all necessary precautions to protect the existing utilities and to maintain uninterrupted service. Any damage incurred due to the contractor's operation shall be repaired immediately at the contractor's expense. Contractor to use caution in areas where low hanging wires exist.
3. The contractor will be responsible for any bypass pumping necessary.



GRANULAR BEDDING & BACKFILL

* PIPE BEDDING AGGREGATE

D = 4" AND LARGER – SHA GRADED CRUSHER RUN CR-6

D = 1-1/2" THROUGH <4" – SHA GRADED B-10

D = LESS THAN 1-1/2" – STONE DUST

* = NOMINAL PIPE DIAMETER (INCHES)

2
C-202

REVISED / REVISED / APPROVED	Washington County, MD Div.of Environmental Management Approved: Director of Environmental Management	STANDARD TRENCH WIDTH & STONE BEDDING	Detail SW-1.1

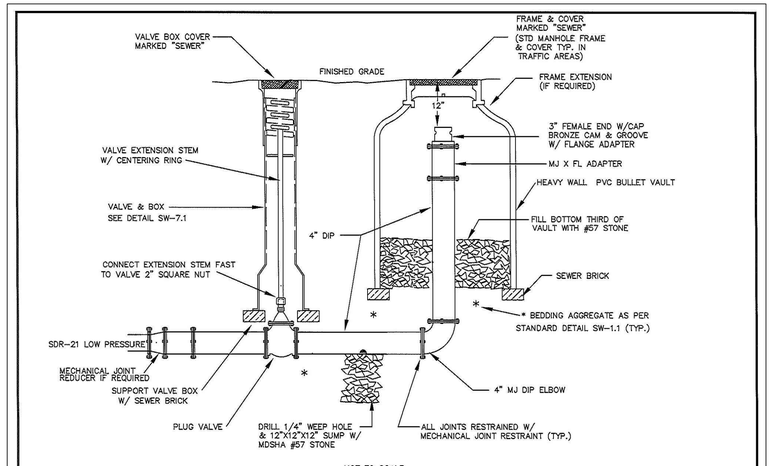
Standard E&S Utility Notes:

1. Contractor to only open up length of trench that can be constructed and backfilled in one working day in paved areas.
2. Contractor to place excavated materials in a dump truck and hauled to an approved location to wasted materials to paved areas.
3. Contractor to backfill trench with approved materials and stabilize disturbed areas in the same working day.
4. In areas where the construction takes places outside of the perimeter controls (i.e Smart Fence 42), contractor to install silt fence along the downhill side of the trench before beginning construction and place excavated material from the trench on the uphill side.
5. If dewatering of the trench is required, contractor to pump water to a filter bag to dewater.
6. Contractor to sweep streets of any debris caused by construction operations and dispose of at an approved location.
7. Contractor to stabilize all disturbed areas with seed & mulch or appropriate street repair.

WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

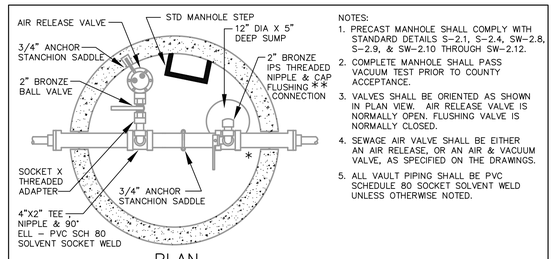
This approval is for general conformance with the County's requirements for design and layout of proposed sewer and/or water system improvements or extensions. All sewer and/or water system improvements or extensions shall be constructed in strict accordance with the County's latest addition of the Standard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

SIGNATURE DATE

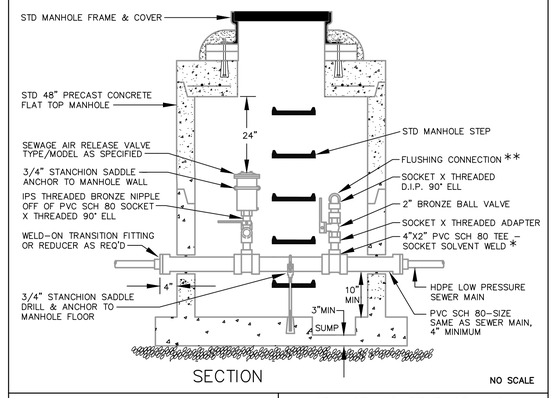


NOT TO SCALE

REVISED / REVISED / APPROVED	Washington County, MD Div.of Environmental Management Approved: Director of Environmental Management	Low Pressure Sewer Flushing Connection 1 C-202	Detail S-7.3



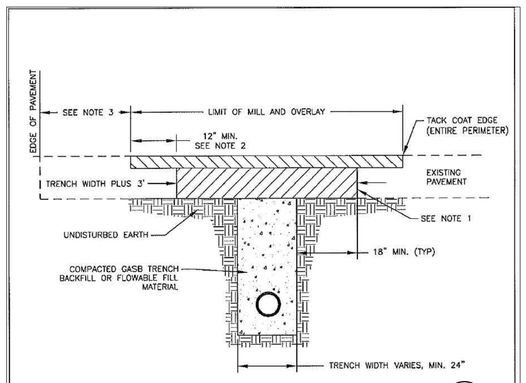
NOTES:
1. PRECAST MANHOLE SHALL COMPLY WITH STANDARD DETAILS S-2.1, S-2.4, SW-2.8, S-2.9, & SW-2.10 THROUGH SW-2.12.
2. COMPLETE MANHOLE SHALL PASS VACUUM TEST PRIOR TO COUNTY ACCEPTANCE.
3. VALVES SHALL BE ORIENTED AS SHOWN IN PLAN VIEW. AIR RELEASE VALVE IS NORMALLY OPEN. FLUSHING VALVE IS NORMALLY CLOSED.
4. SEWAGE AIR VALVE SHALL BE EITHER AN AIR RELEASE, OR AN AIR & VACUUM VALVE, AS SPECIFIED ON THE DRAWINGS.
5. ALL VAULT PIPING SHALL BE PVC SCHEDULE 80 SOCKET SOLVENT WELD UNLESS OTHERWISE NOTED.



NO SCALE

3
C-202

SEWAGE AIR RELEASE AND FLUSHING CONNECTION MANHOLE FOR LOW PRESSURE SEWER



4
C-202

1. Existing pavement shall be milled or saw cut full depth where the limits of mill and overlay meet existing pavement.
2. For longitudinal and transverse cuts, the limits of the perimeter mill and overlay shall extend a minimum of 12" beyond the full depth patch boundary.
3. When the distance the edge of existing pavement to the edge of new asphalt base is 3 feet or less, the existing pavement shall be removed and replaced to the edge of existing pavement.
4. For longitudinal trenches, when the width of the limit of mill and overlay exceeds 50% of the total roadway width, the limit of mill and overlay shall be widened to the full width of the road, edge of pavement to edge of pavement.
5. All milling shall be a minimum of 2" in depth.
6. Hot mix asphalt (HMA) surface shall be placed to a depth equal to the depth of existing surface or 2" minimum, whichever is greater. HMA base shall be a depth equal to the depth of existing base or 6", whichever is greater. All HMA shall be compacted to an in-place density of 92 to 97 percent of the maximum specific gravity.
7. Trench backfill beneath the pavement layer shall be compacted graded aggregate subbase (GASB) to 95 percent of the maximum dry density per AASHTO T-99. Prior and during compaction, moisture of fill material shall be maintained within 2% of optimum. The fill shall be placed and compacted in horizontal layers not to exceed 8" in thickness (loose). GASB shall conform to the requirements of the latest edition of MD SHA Standards and Specifications for Construction and Materials. Flowable fill material may also be used when the depth of fill is < 5feet and advanced approval is obtained by the Division of Public Works.
8. All compaction work shall be performed using equipment such as sheepsfoot rollers or pneumatic and/or vibratory plate type compaction equipment. Backfill material shall be placed evenly structures and shall be free of boulders, frozen lumps or foreign/organic matter that could cause hard spots or decompose creating voids.
9. Where cave-ins under existing asphalt pavement occur, the existing pavement shall be saw-cut 18" beyond the limit of the cave-in. The requirements of note 3 shall be enforced as the trench boundary expands.
10. The Division of Public Works may require an independent testing lab to confirm compaction performance.

Revised / Revised / Approved	Washington County, MD Division of Public Works Approved: Director of Public Works	UTILITY PATCH IN FLEXIBLE ASPHALT PAVEMENT	Detail UP-1.01

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355 SOUTH HANOVER STREET CARLISLE, PA 17013 717-249-0411
11142 WILLIAMSPORT PIKE GREENCASTLE, PA 17225 717-597-1907
128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 301-739-8866

STATE OF MARYLAND
JOSHUA MOORE
20985
REGISTERED
PROFESSIONAL ENGINEER
08/11/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of MARYLAND License # 20987
Expiration Date 08-23-2027

MARK	DESCRIPTION:	DATE:
2	REVISED PER AGENCY COMMENTS	08.03.26

SHOWALTER COMMERCIAL PARK LOTS 1-3

SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD

WASHINGTON COUNTY, MARYLAND

BOWMAN DEVELOPMENT CORP.
10228 GOVERNOR LANE BLVD, SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF TEDRICK 301.582.1555

PROJECT NO. 4331.2
DWN BY KODY WARD | DATE 09-05-2025
PROJECT MANAGER DAVID TROSTLE
EMAIL dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL 0024 - 0010 - 0503
SCALE AS SHOWN
SHEET TITLE

OFFSITE SEWER PLAN & PROFILE

C-202
SHEET 27 OF 27

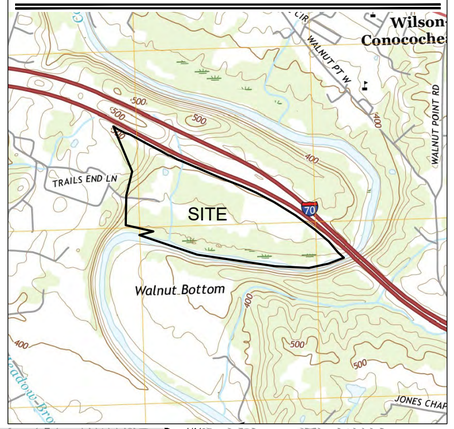
PSP-25-004

P:\SHARED FILES\PROJECTS\4300-4331.2\CIVIL\SITE PLANS\[4331.2 - 27 - OFFSITE FORCE MAIN PLAN & PROFILE.DWG - 2025-08-11]

VICINITY MAP

SCALE: 1" = 2,000'

ADC MAP 19, G5
MASON DIXON, PENNSYLVANIA



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
FC1	5629.58'	47.41'	47.41'	S 68°12'29" E	0°28'57"
FC2	5629.58'	140.06'	140.06'	S 51°27'03" E	1°25'32"

LINE	BEARING	DISTANCE
FL1	N 07°18'03" E	101.32'
FL2	N 23°16'10" E	277.99'
FL3	S 66°43'50" E	132.48'
FL4	S 68°26'57" E	422.89'
FL5	S 68°26'57" E	15.32'
FL6	S 53°50'14" W	104.78'
FL7	S 18°04'46" W	60.78'
FL8	S 65°05'43" E	122.76'
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FL10	S 20°04'45" W	73.26'
FL11	N 74°18'19" W	744.85'
FL12	N 85°27'20" W	58.60'
FL13	N 04°55'53" E	71.89'
FL14	N 72°26'24" E	147.50'
FL15	N 10°32'31" E	148.41'
FL16	N 21°37'41" E	125.62'
FL17	S 00°17'21" E	48.23'
FL18	S 49°46'14" E	202.14'
FL19	S 46°57'13" E	49.92'
FL20	S 79°47'13" W	469.86'

FORESTATION TABLE

FOREST REQUIRED:	
PSP-25-004	**3.15 AC.±**
OFFSITE RATIO 2:1	**6.30 AC.±**
FOREST PROVIDED:	
EASEMENT #1	**5.16 AC.±**
EASEMENT #2	**1.14 AC.±**
TOTAL PROVIDED	**6.30 AC.±**

MISC PLAT NO _____
DATE
WASHINGTON COUNTY

NOTE: This Forest Conservation Plan is for the purpose of addressing the forestation requirements for the Preliminary Plat / site plan PSP-25-004. As this is being addressed offsite, a 2:1 ratio is required. The Washington County Planning Commission has granted the variance of off-site forest easements to satisfy forest mitigation requirements as well as the removal of seven specimen trees onsite for the Preliminary Plat / Site Plan, PSP-25-004 at the meeting on _____.

EXISTING FOREST RETENTION EASEMENT AREA = 11.59 AC.± PER MICS. PLAT 923

INTERSTATE 70 (EAST BOUND)

SRC PLAT 20963

L6 L7 L8 L9 L10 L11

683.39' S 66°43'50" E

SRC PLAT 20963

POND

MD STATE PLANE NAD 83 NAVD 88

FOREST RETENTION EASEMENT AREA = 5.16 AC.±

FL1 FL2 FL3 FL4 FL5 FC1 FL6 FL7 FL8 FL9 FL10 FL11

S 07°18'03" W 1041.75'

MATCHLINE

PART OF THE LANDS OF BOWMAN GROUP, LLC
SOUTHERN PORTION OF I-70
LIBER 6082 FOLIO 379
51.18 AC.±

FOREST RETENTION EASEMENT AREA = 1.53 AC.± PER PLAT 11752

EXISTING FOREST RETENTION EASEMENT AREA = 6.67 AC.± PER MICS. PLAT 923

EXISTING FOREST RETENTION EASEMENT AREA = 3.77 AC.±, PER PLAT 11752

N 75°23'19" E 271.65'

N 71°21'26" W 1140.73'

EXISTING FOREST RETENTION EASEMENT AREA = 1.84 AC.±, PER MISC. PLAT 1086

EXISTING FOREST RETENTION EASEMENT AREA = 7.18 AC.± PER MICS. PLAT 1060

EXISTING FOREST RETENTION EASEMENT AREA = 5.04 AC.± PER MICS. PLAT 1060

EXISTING DIRT LANE

EXISTING DWELLING

PART OF THE LANDS OF BOWMAN GROUP, LLC
SOUTHERN PORTION OF I-70
LIBER 6082 FOLIO 379
68.25 AC.±

FOREST RETENTION EASEMENT1.14 AC.± (UNDER REVIEW)

C-4

FL12 FL13 FL14 FL15 FL16 FC2 FL17 FL18 FL19 FL20

FOREST RETENTION EASEMENT AREA = 1.14 AC.±

EXISTING FOREST RETENTION EASEMENT AREA = 5.77 AC.± PER MICS. PLAT 1088

EXISTING FOREST RETENTION EASEMENT AREA = 2.93 AC.± PER MICS. PLAT 1088

SRC PLAT 20967

SRC PLAT 20958

100 YEAR FLOODPLAIN PER F.I.R.M. PANEL #24043C0114D

S 40°05'28" E 236.30'

CONOCOCHEAGUE CREEK

N 81°32'12" W 1463.82'

N 87°06'30" W 635.40'

S 77°41'54" W 367.12'

S 69°14'38" W 310.40'

N/F MD ROADS COMMISSION LIBER 427 FOLIO 676

N/F KEMPS MILL ACRES, INC. LIBER 1307 FOLIO 193

N/F WAYNE SHUE LIBER 4252 FOLIO 433

TRAILS END LANE (A PRIVATE ROAD) 12' WIDE PER PLAT FOLIO 5170

N 13°54'07" E 461.99'

N 00°57'12" E 551.10'

EX. DIRT LANE

MATCHLINE

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

OWNER:
BOWMAN GROUP, LLC
10228 GOVERNOR LANE BLVD. SUITE 3002
WILLIAMSPORT, MD 21795

P:\SHARED FOLDERS\PROJECTS\6200S\6207\DWG\6207 FCP SHOWALTER COMMERCIAL PARK.DWG 2026-06-04

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717.701.8111

20 WEST BALTIMORE STREET
GREENCASTLE, PA 17225
717.597.1007

128 SOUTH POTOMAC STREET
HAGERSTOWN, MD 21740
301.791.3650

SHOWEALTER COMMERCIAL PARK

SITUATE AT THE END OF TRAILS END LANE
SOUTH OF INTERSTATE 70, NORTH OF CONOCOCHEAGUE CREEK

WASHINGTON COUNTY, MARYLAND

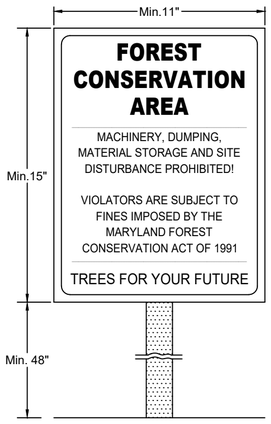
THE BOWMAN GROUP, LLC
10228 GOVERNOR LN. BLVD. SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF TEDRICK (301)-582-1555

PROJECT NO.	6207
DWN BY	DWH
DATE	08-29-2025
PROJECT MANAGER:	DAVE TROSTLE
EMAIL:	DTROSTLE@FSA-INC.COM
TAX MAP-GRID-PARCEL	0035-0024-0034
SCALE	1" = 200'

SHEET TITLE

OFFSITE FOREST CONSERVATION PLAN

C-101
SHEET 01 OF 02



Notes:
1. Bottom of signs to be higher than top of tree protection fence.
2. Signs to be placed approximately 100 feet apart. Conditions on site affecting visibility may warrant placing signs closer or farther apart.
3. Attachment of signs to trees is prohibited.

◊ RETENTION AREA PROTECTIVE MEASURES SHALL BE INSTALLED WITHIN 30 DAYS OF SUBDIVISION PLAT APPROVAL
◊ AFTER INSTALLED NOTIFY PLANNING DEPARTMENT (240-313-2430) FOR AN INSPECTION

Source: Adapted from Forest Conservation Manual, 1991

Construction Signs and Permanent Signs | Figure C-4

FOREST CONSERVATION WORKSHEET 2.2

NET TRACT AREA
A. Total Tract Area..... =21.00 Ac.
B. Deductions..... = 0.00 Ac.
C. Net Tract Area..... =21.00 Ac.

LAND USE CATEGORY CIA
D. Afforestation Threshold (Net Tract Area x 15%)..... = 3.15 Ac.
E. Conservation Threshold (Net Tract Area x 15%)..... = 3.15 Ac.

EXISTING FOREST COVER
F. Existing Forest Cover within the Net Tract Area..... = 0.00 Ac.
G. Area of Forest Above Conservation Threshold..... = 0.00 Ac.

BREAK EVEN POINT
H. Break Even Point..... = 0.00 Ac.
I. Forest Clearing Permitted Without Mitigation..... = 0.00 Ac.

PROPOSED FOREST CLEARING
J. Total Area of Forest to be Cleared..... = 0.00 Ac.
K. Total Area of Forest to be Retained..... = 0.00 Ac.

PLANTING REQUIREMENTS
L. Reforestation for Clearing Above the Conservation Threshold..... = 0.00 Ac.
M. Reforestation for Clearing Below the Conservation Threshold..... = 0.00 Ac.
N. Credit for Retention above the Conservation Threshold..... = 0.00 Ac.
P. Total Reforestation Required..... = 0.00 Ac.
Q. Total Afforestation Required..... = 3.15 Ac.
R. Total Planting Requirement..... = 3.15 Ac.
or 137,214.0 S.F.

NOTE: Forest mitigation is provided for Lots 1 & 2 only. Mitigation will be provided for Lot 3 in conjunction with the submission of a final plat of subdivision or final development plan, whichever comes first.

FOREST CONSERVATION SEQUENCE OF CONSTRUCTION

1. All temporary protection devices and/or permanent devices shall be put into place.
   - Permanent signage will be place as shown on the plan around the perimeter of the entire Forest Area within 30 days of subdivision plat approval and/or completion of construction.
   - During any building or site construction, the forest retention area(s) shall be protected by highly visible, well anchored temporary fencing.
   - All temporary fencing shall be in place prior to any grading or land clearing.
   - All temporary fencing shall be maintained throughout construction and until all graded areas have been stabilized.
   - Attachment of signs or any other objects to trees is prohibited.
   - No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas.

2. A pre-construction meeting will be required after the boundaries of the limits of disturbance have been staked and flagged, the forest protection devices have been installed, and before any disturbance has taken place on the site. It is the owner and/or developer's responsibility to arrange for the pre-construction meeting. The owner and/or developer shall contact the Washington County Planning and Zoning Department (240-313-2430) for inspection of the installed devices prior to the start of construction with at least five (5) days notice. If the inspection reveals improperly installed protection devices, corrections will have to be made and re-inspected prior to the start of construction.

3. Once approval has been granted by the Washington County Plan Review & Permitting Department, clearing and/or grading of the site for construction of street, utility, and building areas may commence.

4. A post-construction meeting will be required after all construction has ceased and graded areas have been stabilized, all temporary protective devices shall be removed and replaced with the appropriate permanent signage. It is the owner and/or developer's responsibility to arrange for the post-construction meeting. The owner and/or developer shall contact the Washington County Department of Plan Review and Permitting (240-313-2430) for inspection of the final installed devices with at least five (5) days notice. If the inspection reveals improperly installed permanent protection devices, corrections will have to be made and re-inspected prior to the completion of site stabilization.

LONG TERM PROTECTION NOTES

Long term protection for land shown hereon as Existing Forest or Afforestation Areas shall be provided by way of a perpetual conservation easement. This deed restriction, recorded with the land records of this property, limits the use of the existing forest and afforestation areas to those activities which are consistent with the conservation of forest such as recreational activities, forest management, and wildlife management. Activities of a recreational or passive nature, as long as there is no forest disturbance, removal of forest, or inhibition of its natural growth are permitted in the forest areas. The County or its agents are authorized to inspect the Forest Conservation and Afforestation Easement Areas. A Proposed 15 foot Right-of-way to serve as access for the purpose of ingress and egress of the Existing Forest and Afforestation Areas.

QUALIFIED PROFESSIONAL

I certify that I am a qualified professional per requirements of COMAR 08.19.06.01 for qualified professional status and, therefore, am qualified to prepare the attached Forest Conservation Plan. I further certify that this plan was prepared by me or under my supervision using the methods provided by the Washington County Forest Conservation Ordinance and Forest Conservation Manual. I certify that this Forest Retention Easement Plat is accurate and complete.

Dustin Horst 08-05-2026
Dustin Horst Date

FORESTATION NOTES

1. Forest areas shown hereon [ ] have be reviewed and approved by the Washington County Planning Commission and are in compliance with the requirements of the Washington County Forest Conservation Ordinance. Clearing of forested areas have not been approved. Those areas noted as "Forest Retention Areas" are not to be disturbed by a regulated activity as defined in the Forest Conservation Ordinance until that regulated activity and its associated forest disturbance is reviewed and approved by the Washington County Planning Commission according to the requirements and standards of the Forest Conservation Ordinance in effect at the time.

2. Property owners are advised that there are penalties and fines associated with violation of these restrictions. Activities of a recreational or passive mature, as long as there is no forest disturbance, removal of the existing forest, or inhibition of its natural growth processes are permitted in these forest areas.

3. This note or reference to its existence on this plat shall be included in each and every deed of conveyance for any lot shown on this plat.

4. The Retention Area shown [ ] on this plat is to be retained by the respective property owners in a natural forested condition, pursuant to the Washington County Forest Conservation Ordinance of 1993. Furthermore, the use of the Retention and Planting Area shall be limited to forest conservation practices activities which are consistent with the preservation of the Retention Area as natural forest land, as stipulated by the same Ordinance.

MISC 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

FSA
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301.791.3650

SHOWEALTER COMMERCIAL PARK

SITUATE AT THE END OF TRAILS END LANE
SOUTH OF INTERSTATE 70, NORTH OF CONOCOCHEAGUE CREEK

WASHINGTON COUNTY, MARYLAND

THE BOWMAN GROUP, LLC
10228 GOVERNOR LN. BLVD. SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF TEDRICK (301)-582-1555

PROJECT NO. 6207
DWN BY DWH | DATE 08-29-2025
PROJECT MANAGER: DAVE TROSTLE
EMAIL: DTROSTLE@FSA-INC.COM
TAX MAP-GRID-PARCEL 0035-0024-0034
SCALE NTS
SHEET TITLE

OFFSITE FOREST CONSERVATION PLAN

C-102
SHEET 02 OF 02

P:\SHARED FOLDERS\PROJECTS\6200S\6207\DWG\6207 FCP SHOWALTER COMMERCIAL PARK.DWG 2026-08-04

Washington County
MARYLAND

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

MEMORANDUM

TO: Washington County Planning Commission

FROM: Travis Allen, Senior Planner

DATE: August 31, 2026

RE: Forest Mitigation Review for Showalter Commercial Park (PSP-25-004)

Attached you will find supporting documentation for two requests to meet forest conservation requirements for this project. The first request is to establish an offsite forest easement to satisfy the 3.15-acre planting requirement for the commercial development to be located at 18225 Showalter Road. The second request is to remove 7 specimen trees from the site as a part of its development.

Enclosed for your review is a justification letter from Qualified Professional Dustin Horst that makes their case for these requests; a page from the site plan showing the specimen trees proposed for removal and the offsite forest easement plat.

Article 10.1 of the Washington County Forest Conservation Ordinance (FCO) describes the Preferred Sequence of Techniques for Mitigation for forest conservation plans. This list describes a hierarchy of of techniques ranging from onsite retention and planting to payment of fee in lieu. The overall intent of the FCO is to preserve or create as much forest onsite as is feasible within the constraints of each development project before meeting mitigation obligations offsite.

The removal of specimen trees requires the approval of a variance under Article 15 of the FCO. The applicant must demonstrate the conditions of hardship that exist to warrant the removal of the specimen trees and show that their removal would not adversely affect water quality.

If you have questions or comments regarding this request, please contact me using the information provided below.

Travis Allen
Senior Planner
(240) 313-2432
tallen@washco-md.net

FREDERICK, SEIBERT & ASSOCIATES, INC.
128 South Potomac Street, Hagerstown, MD 21740
301-791-3650 fsa-md.com
CIVIL ENGINEERING | SURVEYING | LANDSCAPE ARCHITECTURE

MEMO —Offsite Mitigation & Specimen Tree Removal Request

SUBJECT — Preliminary Plat / Site Plan for Showalter Commercial Park
PSP-25-004

TO — Washington County Planning Commission

DATE — February 17, 2026

FROM — Dustin Horst

REMARKS:

The total development on this parcel 21.0 acres. The existing site consists of agricultural crop fields with an old farmstead that was removed several years ago. There are several large specimen trees on site, however all but one are in fair or poor condition. The proposed development is for a gravel parking area for tractor trailers, grading a pad level site for a future convenience store, and a county road. The required forest conservation for this project is 3.15 acres.

There is a total of seven (7) specimen trees within the proposed development. All are congregated at the northwest corner of the property by the I-81 exit ramp and Showalter Road. All seven must be removed to allow the proposed development to occur. Water Quality will not be negatively affected by the removal of the specimen tress due to the site being developed and treated by ways of environmental site design practices and stormwater management facilities.

The entirety of the 21.0 acres is being developed with impervious area or being treated with stormwater management facilities (sand filter, ponds, stormdrains). There is no existing forest to retain or areas to plant forest. Undue hardship would fall upon the owner if unable to develop said property due to the need for the tractor trailer parking and the size needed for the future convenience store. The proposed offsite retention easement total is 6.30 acres and is based on the forest mitigation requirement at a ratio of 2:1.

On behalf of the property owner, I request the approval of a variance for removal of 7 specimen trees and for offsite forest mitigation to meet the forest requirements for the development of Showalter Commercial Park.

Sincerely,

Dustin Horst

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
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FL20	S 79°47'13" W	469.86'

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FOREST REQUIRED:	
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FOREST PROVIDED:	
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EASEMENT #2	1.14 AC.±
TOTAL PROVIDED	6.30 AC.±

MISC PLAT NO _____
DATE
WASHINGTON COUNTY

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EXISTING FOREST RETENTION EASEMENT AREA = 11.59 AC.± PER MICS. PLAT 923
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FL1 FL2 FL3 FL4 FL5 FL6 FL7 FL8 FL9 FL10 FL11 FC1
POND
MD STATE PLANE NAD 83 NAVD 88
MATCHLINE
PART OF THE LANDS OF BOWMAN GROUP, LLC
SOUTHERN PORTION OF I-70
LIBER 6082 FOLIO 379
51.16 AC.±
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EXISTING DWELLING
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LIBER 6082 FOLIO 379
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FOREST RETENTION EASEMENT 1.14 AC.± (UNDER REVIEW)
C-4
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MD ROADS COMMISSION LIBER 457 FOLIO 672
KEMPS MILL ACRES, INC. LIBER 1307 FOLIO 193
WAYNE SHUE LIBER 4252 FOLIO 433
TRAILS END LANE (A PRIVATE ROAD) 12' WIDE PER PLAT FOLIO 678
EX. DIRT LANE
MATCHLINE

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

OWNER:
BOWMAN GROUP, LLC
10228 GOVERNOR LANE BLVD. SUITE 3002
WILLIAMSPORT, MD 21795

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsainc.com
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MARTINSBURG, WV 25401 (304) 263-8115
CHARLESTOWN, WV 25414 (304) 728-3330
HAGERSTOWN, MD 21740 (301) 797-4470
GAITHERSBURG, MD 20878 (301) 670-0485
HERNDON, VA 20170 (703) 787-9595
CHARLESTON, WV 25311 (304) 344-0100

SHOWEALTER COMMERCIAL PARK

SITUATE AT THE END OF TRAILS END LANE
SOUTH OF INTERSTATE 70, NORTH OF CONOCOCHEAGUE CREEK
WASHINGTON COUNTY, MARYLAND

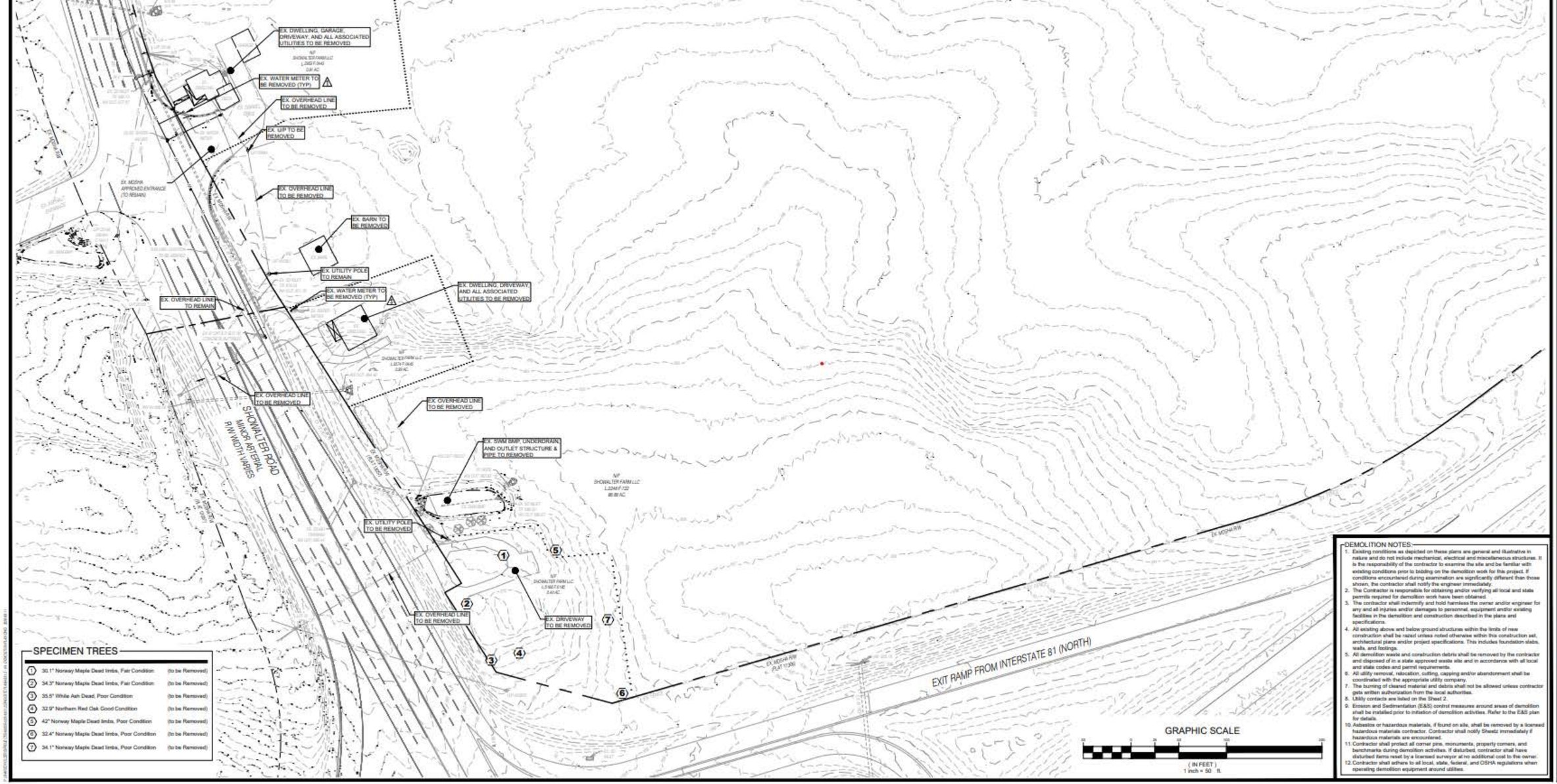
THE BOWMAN GROUP, LLC
10228 GOVERNOR LANE BLVD. SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF TEDNICK (301)-582-1555

PROJECT NO.	6207
DWN BY	DWH
DATE	08-29-2025
PROJECT MANAGER	DAVE TROSTLE
EMAIL	DTROSTLE@FSA-INC.COM
TAX MAP-GRID-PARCEL	0035-0024-0034
SCALE	1" = 200

SHEET TITLE

OFFSITE FOREST CONSERVATION PLAN

C-101
SHEET 01 OF 02



SPECIMEN TREES

1	30.1" Norway Maple Dead limbs, Fair Condition	(to be Removed)
2	34.3" Norway Maple Dead limbs, Fair Condition	(to be Removed)
3	35.5" White Ash Dead, Poor Condition	(to be Removed)
4	32.9" Northern Red Oak Good Condition	(to be Removed)
5	42" Norway Maple Dead limbs, Poor Condition	(to be Removed)
6	32.4" Norway Maple Dead limbs, Poor Condition	(to be Removed)
7	34.1" Norway Maple Dead limbs, Poor Condition	(to be Removed)

DEMOLITION NOTES

1. Existing conditions as depicted on these plans are general and illustrative in nature and do not include mechanical, electrical and miscellaneous structures. It is the responsibility of the contractor to examine the site and be familiar with existing conditions prior to bidding on the demolition work for this project. If conditions encountered during examination are significantly different than those shown, the contractor shall notify the engineer immediately.
2. The Contractor is responsible for obtaining and/or verifying all local and state permits required for demolition work have been obtained.
3. The contractor shall indemnify and hold harmless the owner and/or engineer for any and all injuries and/or damages to personnel, equipment and/or existing facilities in the demolition and construction described in the plans and specifications.
4. All existing above and below ground structures within the limits of new construction shall be razed unless noted otherwise within this construction set, architectural plans and/or project specifications. This includes foundation slabs, walls, and footings.
5. All demolition waste and construction debris shall be removed by the contractor and disposed of in a state approved waste site and in accordance with all local and state codes and permit requirements.
6. All utility removal, relocation, cutting, capping and/or abandonment shall be coordinated with the appropriate utility company.
7. The burning of cleared material and debris shall not be allowed unless contractor gets written authorization from the local authorities.
8. Utility contacts are listed on the Sheet 2.
9. Erosion and Sedimentation (E&S) control measures around areas of demolition shall be installed prior to initiation of demolition activities. Refer to the E&S plan for details.
10. Asbestos or hazardous materials, if found on site, shall be removed by a licensed hazardous materials contractor. Contractor shall notify Shwetz immediately if hazardous materials are encountered.
11. Contractor shall protect all corner pins, monuments, property corners, and benchmarks during demolition activities. If disturbed, contractor shall have disturbed items reset by a licensed surveyor at no additional cost to the owner.
12. Contractor shall adhere to all local, state, federal, and OSHA regulations when operating demolition equipment around utilities.

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

FSW
FREDERICK, SEIBERT & WARE, LLC
CIVIL ENGINEERS & SURVEYORS
104 SOUTH MARKET STREET
FREDERICK, MARYLAND 21701
(301) 695-1811

MARK	DESCRIPTION	DATE
1	REVISED PER AGENCY COMMENTS	03.17.26

SHOWALTER COMMERCIAL PARK LOTS 1-3

SITUATE EAST OF INTERSTATE 81
AND SOUTH OF SHOWALTER ROAD

WASHINGTON COUNTY, MARYLAND

BOWMAN DEVELOPMENT CORP.
10208 GOVERNOR LANE BLVD, SUITE 210/22, WILLIAMSPORT, MD 21795
ATTN: JEFF TEDROCK 301.992.1555

PROJECT NO.: 4331.2
DRAWN BY: KODY WARD
DATE: 09-05-2025
PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsw-inc.com
TAX MAP - GRID - PARCEL: 0024 - 0010 - 0503
SCALE: 1" = 50'

SHEET TITLE

DEMOLITION PLAN

C-102
SHEET 04 OF 27

PSP-25-004

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.....:	Site Plan for PSM, LLC
NUMBER.....:	SP-24-030
OWNER.....:	P S M LLC
LOCATION.....:	16450 ELLIOTT Parkwa Williamsport, MD 21795
DESCRIPTION.....:	Site Plan for 104,000 SF warehouse on lands owned by PSM.LLC. Preliminary-Final Forest Conservation Plan associated by work proposed by this Site Plan was filed as FP-24-005
ZONING.....:	Industrial, General
COMP PLAN LU.....:	Industrial
PARCEL.....:	02006022
PLANNING SECTOR.....:	1
ELECTION DISTRICT.....:	02
TYPE.....:	Industrial
GROSS ACRES.....:	9.304
DWELLING UNITS.....:	
TOTAL LOTS.....:	1
DENSITY.....:	0 Units Per Acre
PLANNER.....:	Misty Wagner-Grillo
ENGINEER.....:	FOX & ASSOCIATES INC
RECEIVED.....:	October 10, 2024

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

FLOOD ZONE.....:	Yes
WETLANDS.....:	None
WATERSHED.....:	Conococheague Creek
ENDANGERED SPECIES.....:	None
STEEP SLOPES.....:	No
STREAM BUFFER.....:	No
HISTORIC INVENTORY.....:	No Resources Present
EASEMENTS PRESENT.....:	FP-99-003

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
45.6	80	
Open Space Minimum Required	**Residential Amenity Plans**	**Solid Waste Disposal Plans**
		Dumpster
Materials Stored on Site	**Buffer Design Meets Requirements**	**Landscaping Meets Requirements**
	Yes	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**	
111		
Parking Spaces - Minimum Required	**Recreational Parking Provided**	
58		

ACCESS SPACING VARIANCE NEEDED: No
NUMBER OF ACCESS POINTS: 1

SCHOOL INFORMATION

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

PUBLIC FACILITIES INFORMATION

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

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

SITE PLAN
PSM, LLC
WAREHOUSE
LOCATED AT 16450 ELLIOTT PARKWAY
WASHINGTON COUNTY
HAGERSTOWN, MD 21795

GENERAL NOTES

1. A SUBSURFACE INVESTIGATION WAS PERFORMED ON THE SITE. REFER TO GEOTECHNICAL ENGINEERING REPORT PREPARED BY ECS MID-ATLANTIC DATED JANUARY 25, 2024.
2. EXISTING UTILITY INFORMATION SHOWN HEREON IS FROM DRAWINGS AND/OR OTHER SOURCES PROVIDED BY OWNERS OF THE VARIOUS UTILITIES. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BEFORE BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT (1-800-257-7777) A MINIMUM OF 48 HOURS BEFORE BEGINNING ANY WORK SHOWN ON THESE DRAWINGS. ANY DAMAGE TO UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE UTILITY OWNER. HAND TEST PIT EXCAVATION SHALL BE PROVIDED AS NEEDED BY THE CONTRACTOR TO LOCATE EXISTING UNDERGROUND UTILITIES.
3. THE CONTRACTOR SHALL NOTIFY THE APPLICABLE MUNICIPAL, COUNTY AND/OR STATE AUTHORITIES AT LEAST 48 HOURS BEFORE BEGINNING ANY WORK WITHIN PUBLIC RIGHT (S) OF WAY.
4. THE CONTRACTOR SHALL VERIFY ALL SURFACE AND SUBSURFACE CONDITIONS (LOCATIONS AND ELEVATIONS) PRIOR TO BIDDING AND START OF CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER AND/OR ENGINEER BEFORE PROCEEDING IF THEY AFFECT THE DESIGN FEASIBILITY OF THIS PROJECT. ANY DAMAGE TO FACILITIES, STRUCTURES, PAVEMENT OR OTHER MAN-MADE ITEMS ON OR ADJACENT TO THE SITE OR NOT SPECIFICALLY INDICATED FOR THE DEMOLITION SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE LEGAL AND REGULATORY REQUIREMENTS. CONTRACTOR SHALL OBTAIN ANY BONDS REQUIRED BY COUNTY/STATE FOR WORK WITHIN COUNTY/STATE RIGHT-OF-WAYS.
6. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE WASHINGTON COUNTY DIVISION OF ENGINEERING STANDARDS AND SPECIFICATIONS, THE LATEST EDITION OF WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY STANDARDS AND SPECIFICATIONS, THE WASHINGTON COUNTY PLUMBING CODE, THE CITY OF HAGERSTOWN WATER & SEWER DEPARTMENT PROCEDURES AND REGULATIONS, AND THE STATE OF MARYLAND DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ADMINISTRATION BOOK OF STANDARDS.
7. ANY WORK WITHIN THE COUNTY RIGHT-OF-WAY WILL REQUIRE THE POSTING OF A PERFORMANCE BOND AND EXECUTED PUBLIC WORKS AGREEMENT PRIOR TO THE ISSUANCE OF THE GRADING PERMIT, IN ACCORDANCE WITH THE WASHINGTON COUNTY S-3 POLICY.
8. JOB SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. CONTACT THE WASHINGTON COUNTY DIVISION OF PERMITS AND INSPECTIONS AT 240-313-2460; FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION.
10. A PRE-CONSTRUCTION MEETING, INTERIM (WATER QUALITY) INSPECTION, AND A FINAL SITE CLOSE OUT REVIEW ARE REQUIRED FOR ALL PROJECTS WITH SOIL DISTURBANCES GREATER THAN 15,000 SQUARE FEET OR 500 CUBIC YARDS OF CUT OR FILL. CONTACT THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT AT 301-797-6821 TO SCHEDULE THE REQUIRED MEETING OR INSPECTION.
11. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT ARE UNFORESEEN DURING THE DESIGN STAGE OR THAT ARE NEEDED TO TEMPORARILY CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PRACTICES.
12. A COMPLETE SET OF APPROVED PLANS AND A COPY OF THE GRADING PERMIT MUST BE ON SITE AND AVAILABLE FOR USE BY THE INSPECTOR, OR OTHER REPRESENTATIVES OF WASHINGTON COUNTY AND/OR OTHER APPROVING AUTHORITIES.
13. NO PERMANENT STRUCTURES (E.G. FENCES, SHEDS, PLAY EQUIPMENT, RETAINING WALLS) SHALL BE PERMITTED WITHIN ANY STORMWATER OR STORM DRAINAGE EASEMENT ON THIS PROPERTY.
14. IN CONFORMANCE WITH THE STORM WATER MANAGEMENT ORDINANCE OF WASHINGTON COUNTY, A PERFORMANCE SECURITY AND EXECUTED MAINTENANCE AND ACCESS AGREEMENT SHALL BE REQUIRED FROM THE DEVELOPER PRIOR TO ISSUANCE OF ANY BUILDING OR GRADING PERMIT FOR CONSTRUCTION PER THESE PLANS.
15. A UTILITY PERMIT WILL BE REQUIRED FOR ANY PROPOSED UTILITY WORK LOCATED WITHIN THE COUNTY RIGHT-OF-WAY.
16. PLEASE BE ADVISED THAT ANY PROJECT WHICH CREATES A DISTURBANCE OF ONE (1) ACRE OR MORE WILL REQUIRE A "NOTICE OF INTENT TO COMPLY WITH THE GENERAL PERMIT STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY" (NOI). THE NOI IS REQUIRED UNDER THE CLEAN WATER ACT AS STATED IN 40 CFR 122.26 AND THE CODE OF MARYLAND REGULATIONS COMAR 26.08.04.09A AND IS REGULATED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT (MDE). THE NOI IS TO BE SUBMITTED WITH THE APPROPRIATE FEES DIRECTLY TO THE MDE PRIOR TO THE 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.
17. ALL GRADING FOR THIS PROJECT SHALL BE THE FULL RESPONSIBILITY OF THE LOT/PARCEL OWNER.
18. THIS PROJECT WILL REQUIRE A THIRD-PARTY QUALIFIED PROFESSIONAL TO BE PRESENT AT THE PRECONSTRUCTION MEETING SCHEDULED WITH WASHINGTON COUNTY DIVISION OF PERMITS AND INSPECTIONS AND THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT. CONSTRUCTION INSPECTION WILL BE REQUIRED FOR THIS PROJECT PER THE "ROADWAY AND STORMWATER MANAGEMENT CONSTRUCTION VERIFICATION PROCEDURES" DATED OCTOBER 17, 2008.
19. THE FULLY APPROVED SITE PLAN MUST BE ON SITE AT ALL TIMES.
20. THE FOREST CONSERVATION OBLIGATIONS FOR PARCELS 762 AND 807 HAVE BEEN MITIGATED AS PART OF FP-99-003. THIS PLAN PROPOSES VACATING A PORTION OF THE FOREST EASEMENTS ESTABLISHED AS PART OF FP-99-003. THIS PLAN PROPOSES CREATING ADDITIONAL FOREST EASEMENTS OVER THE EXISTING FOREST TO BE RETAINED AS WELL AS FOREST AREAS TO BE REFORESTED THROUGH NATURAL REGENERATION. THERE IS A SHORTFALL IN FOREST TO BE RETAINED/PLANTED OF 0.27 ACRES WHICH IS INTENDED TO BE MITIGATED VIA THE PAYMENT IN LIEU OF PLANTING PROCEDURE. THE PAYMENT IN LIEU TOTAL IS $3,528.36. REFER TO PRELIMINARY/FINAL FOREST CONSERVATION PLAN FP-24-005 AND WC PLAT 11951-11953.
21. THE FULLY APPROVED SITE PLAN MUST BE ON SITE AT ALL TIMES.
22. THE BEARINGS SHOWN HEREON ARE BASED ON MARYLAND STATE PLANE COORDINATE SYSTEM NAD 83 (2011)
23. THERE ARE NO HOUSES, WELL, OR SEPTICS WITHIN 100 FEET OF THE SUBDIVISION BOUNDARY UNLESS SHOWN.
24. ZONING IS "IG" INDUSTRIAL, GENERAL DISTRICT
25. AN EIGHT (8) FOOT EASEMENT FOR ALL UTILITIES AND DRAINAGE IS DEDICATED ALONG THE INTERIOR OF ALL SIDE AND REAR LOT LINES. A TEN (10) FOOT WIDE EASEMENT FOR UTILITIES AND DRAINAGE IS DEDICATED ALONG THE INTERIOR OF ALL FRONT LOT LINES.
26. PORTIONS OF THE SITE ARE WITHIN THE 100-YEAR FLOODPLAIN ON THIS SUBJECT PROJECT AREA AS SHOWN ON FEMA PANEL NO. 24043C0281D DATED AUGUST 15, 2017. NO WORK IN PROPOSED IN OR NEAR THE FLOOD PLAIN.
27. BEARINGS AND DISTANCES IN AGREEMENT WITH A SURVEY BY FOX & ASSOCIATES, INC.
28. SETBACKS: FRONT . . . . . 50'
    SIDE . . . . . 25'
    REAR . . . . . 25'
29. THERE ARE NO WETLANDS, STEEP SLOPES, STREAMS AND RELATED BUFFERS, OR HABITAT OF THREATENED OR ENDANGERED SPECIES IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE PER 50 CFR 17 AS REQUIRED TO BE SHOWN BY SECTION 314 OF THE SUBDIVISION ORDINANCE AND SECTION 4.21 OF THE ZONING ORDINANCE. A PORTION OF THE SITE IS IMPACTED BY THE 100-YEAR FLOODPLAIN.
30. EXTENT OF WATERSHED DIRECTLY AFFECTING THIS SITE IS LESS THAN 400 ACRES. SITE LIES WITHIN THE CONOCOCHEAGUE CREEK WATERSHED, 8-DIGIT WATERSHED CODE 02140504.
31. TOPOGRAPHY SHOWN ON THESE PLANS BY FIELD RUN SURVEY DATED DECEMBER, 2022. SURVEYS ARE BASED ON COUNTY HORIZONTAL AND VERTICAL DATUM (NAVD 88 AND NAD 83). TOPOGRAPHY OUTSIDE OF THE PROJECT'S DISTURBED AREA TAKEN FROM COUNTY AERIAL TOPOGRAPHY.
32. PUBLIC SANITARY SEWER AND PUBLIC WATER IS AVAILABLE TO THIS SITE. WATER SERVICE IS PROVIDED BY THE CITY OF HAGERSTOWN AND SANITARY SEWER SERVICE IS PROVIDED BY THE WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY.
33. THE PROJECT SITE IS LOCATED IN ELECTION DISTRICT 02.
34. STREET ADDRESS 16450 ELLIOTT PARKWAY HAS BEEN ASSIGNED TO THE SUBJECT PARCEL.

SITE ANALYSIS

TAX MAP: 48
GRID: 15
PARCEL: 762
DEED/PAGE: 1537/509
ZONING: IG (INDUSTRIAL, GENERAL DISTRICT)
PARCEL AREA: 545,153 SF OR 12.51 AC (WC PLAT 11951-11953)

BUILDING RESTRICTION LINES:
FRONT: 50'
SIDE: 25'
REAR: 25'

FUNCTIONAL DESCRIPTION (PROPOSED USE): WAREHOUSE

EXCISE TAX USE DESIGNATION: INDUSTRIAL

SIZE OF PROPOSED BUILDING: 104,000 SF

SQUARE FOOTAGE OF NEW CONSTRUCTION SUBJECT TO EXCISE TAX: 104,000 SF

PURPOSE OF PLAN: WAREHOUSE

TOTAL NEW BUILDING AREA: 104,000 SF

BUILDING HEIGHT: 35'+/-

MAX BUILDING HEIGHT PERMITTED IN IG DISTRICT: 100'

SITE SIGNAGE: 10' WIDE x 4' HIGH GROUND MOUNT BUSINESS SIGN. SIGN SHALL BE ILLUMINATED BY GROUND MOUNT LIGHTING. SEE SHT 3 FOR SIGN LOCATION

EXISTING IMPERVIOUS SURFACE WITHIN PARCEL AREA: 0 SF OR 0 ± ACRES

EXISTING IMPERVIOUS SURFACE COVERAGE AS A PERCENT OF PARCEL AREA: 0.0%

PROPOSED IMPERVIOUS SURFACE WITHIN PARCEL AREA: 248,499 SF OR 5.7 ± ACRES

PROPOSED IMPERVIOUS SURFACE COVERAGE AS A PERCENT OF PARCEL AREA: 45.6%

PARKING REQUIRED - WAREHOUSE: 1 SPACE PER 1.5 EMPLOYEES ON THE MAIN SHIFT OR 1 SPACE PER 1,500 SF GFA, WHICHEVER IS GREATER; PLUS 1 SPACE PER 350 SF GFA OF SALES AND/OR OFFICE SPACE

TOTAL PARKING REQUIRED: 1,900 SF OFFICE/350 SF = 6 SPACES + 102,100 SF/1,500 SF = 68 SPACES. TOTAL SPACES REQUIRED = 74 SPACES

TOTAL PARKING PROVIDED: 94 SPACES INCLUDING 5 VAN ACCESSIBLE HANDICAPPED SPACES (94 TOTAL SPACES)

AREA OF PARKING: 46,405 SF
AREA OF PARKING LANDSCAPING: 3,652 SF
PARKING LANDSCAPING AREA AS A PERCENTAGE OF TOTAL PARKING AREA: 7.86%

SOLID WASTE DISPOSAL - DUMPSTER: PRIVATE CONTRACTOR DUMPSTER LOCATED ON SUBJECT SITE

WATER: PUBLIC PROVIDED BY THE CITY OF HAGERSTOWN

SEWER: PUBLIC PROVIDED BY THE WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

WATER USAGE: (ANTICIPATED WATER USAGE FROM PROPOSED USE = 200 GPD

SEWER USAGE: (ANTICIPATED SEWER USAGE FROM PROPOSED USE = 200 GPD

FREIGHT AND DELIVERY REQUIREMENTS: 5 PER DAY

AUTOMOBILE USE: 30 PER DAY BASED ON TWO TRIPS PER DAY FROM EMPLOYEES PLUS 25% FOR VISITORS.

WATER ALLOCATION INFORMATION

CURRENT SITE WATER ALLOCATION - 0 GPD

PROPOSED USAGE ANTICIPATED AFTER WAREHOUSE CONSTRUCTION - 200 GPD

ALLOCATION REQUESTED - 200 GPD

SEWER ALLOCATION INFORMATION

CURRENT SITE SEWER ALLOCATION - 0 GPD

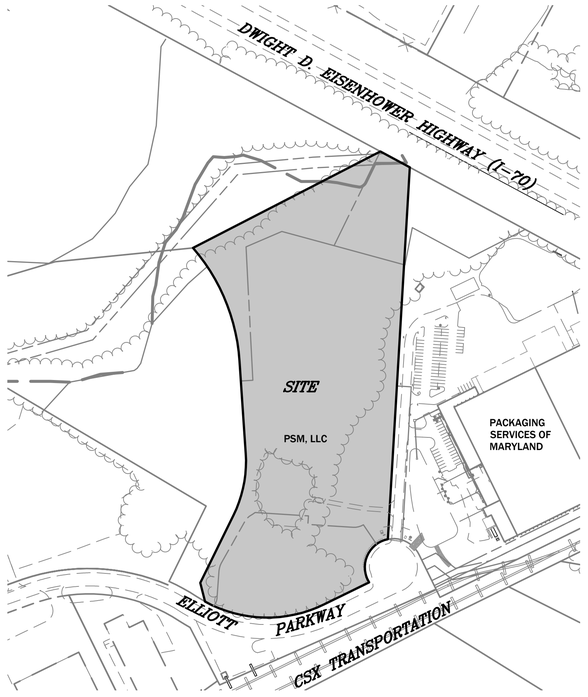
PROPOSED USAGE FOR ANTICIPATED AFTER WAREHOUSE CONSTRUCTION - 200 GPD

ADDITIONAL ALLOCATION REQUESTED - 1 EDU OR 200 GPD

NUMBER OF EMPLOYEES PROPOSED - 15

HOURS OF OPERATION: 7:00 AM TO 5:00 PM MONDAY THRU FRIDAY

ANTICIPATED PROJECT START DATE: SPRING 2026
ANTICIPATED PROJECT FINISH DATE: SPRING 2027



LOCATION MAP

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

07.20.26 REVISED PER AGENCY COMMENTS
05.19.26 REVISED PER AGENCY COMMENTS
11.17.25 REVISED PER AGENCY COMMENTS
09.01.25 REVISED PER AGENCY COMMENTS
07.31.25 REVISED PER COUNTY COMMENTS
06.23.25 REVISED PER COUNTY COMMENTS

ESD PRACTICES SUMMARY TABLE

Construction Type (New, Redevelopment, Restoration): .....(NEW) SP-24-030						
ESD Practices (Chapter 5 – Non-Structural & Structural)						
Type	**No.**	**DA to Structure (AC)**	**Impervious DA to Structure (AC)**	**WQv (AC-FT)**	**ESDv (AC-FT)**	**PE Addressed (IN)**
Micro-Bioretention	**M-6**	**0.34**	**0.09**	**.0073497**	**0.0212324**	**2.6**
NON-ESD Practices (Chapter 3 – Structural Practices)						
Type	**No.**	**DA to Structure (AC)**	**Impervious DA to Structure (AC)**	**WQv (AC-FT)**	**ESDv (AC-FT)**	**PE Addressed (IN)**
Extend Detention Shallow Wetland	**W-2**	**8.12**	**6.14**	**0.4449232**	**1.2853337**	**2.6**

Note: Drainage computations determined higher Pe achieved than the 2.6" maximum. Reported values in ESDv column are based on a PE achieved of 2.6".

STORMWATER MANAGEMENT AND ESD NARRATIVE

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

DUE TO THE NATURE OF THE PROPOSED DEVELOPMENT AND ALLOWABLE SPACE, CHAPTER 5 NON-STRUCTURAL AND MICRO-SCALE STORMWATER MANAGEMENT PRACTICES ARE NOT FEASIBLE. INSTEAD, A CHAPTER 3 EXTENDED DETENTION SHALLOW WETLAND FACILITY CONSISTENT WITH SECTION 3.2 IS PROPOSED TO MEET PROJECT SITE ESD REQUIREMENTS.

THE PROPOSED FACILITY WILL PROVIDE 100% OF THE REQUIRED ESDv (QUALITY CONTROL) FOR THE PROJECT DEVELOPMENT THROUGH WETLAND TREATMENT CRITERIA. STORMWATER QUANTITY CONTROL WILL BE PROVIDED AS WELL BY THE PROPOSED FACILITY AND ASSOCIATED OUTLET STRUCTURE FOR THE 2- & 10-YEAR, 24-HOUR STORM EVENTS PER COUNTY REQUIREMENTS. ADDITIONALLY, SAFE CONVEYANCE AND ADEQUATE FREEBOARD WILL BE PROVIDED FOR THE 100-YEAR, 24-HOUR STORM EVENT.

SENSITIVE AREA NOTE

A PORTION OF THIS SITE IS IMPACTED BY A 100-YEAR FLOODPLAIN AS SHOWN ON COMMUNITY PANEL NUMBER 24043C0281D WITH AN EFFECTIVE DATE OF AUGUST 15, 2017. NO STEEP SLOPES, STREAMS AND RELATED BUFFERS, OR HABITAT OF THREATENED OR ENDANGERED SPECIES WITHIN THE DISTURBED AREA IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE PER 50 CFR 17 AS REQUIRED TO BE SHOWN BY SECTION 307 OF THE SUBDIVISION ORDINANCE AND SECTION 4.21 OF THE ZONING ORDINANCE.

UTILITY NOTIFICATION

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

SUMMARY OF IG ZONE LANDSCAPING REQUIREMENTS

PER DIVISION XI SECTION 22.11.1(C) 1.IV HEAVY INDUSTRIAL DISTRICTS (IG DISTRICT) THE LANDSCAPING REQUIREMENT IS AS FOLLOWS: FIVE PERCENT (5%) OF THE SITE UP TO TWENTY (20) ACRES, UNLESS A GREATER MINIMUM IS SPECIFIED IN THE DISTRICT. ONE PERCENT (1%) OF ALL ACREAGE THEREAFTER.

PARCEL AREA: 545,153 SF OR 12.51 ACRES (PER W.C. PLAT 11951-11953)
IG ZONE LANDSCAPE REQUIREMENT 12.51 ACRES X 5%=0.6255 ACRES.

THE PROJECT INCLUDES SWM AREAS AND FOREST CONSERVATION MITIGATION. THE SWM AREA CONSISTS OF 2.25 ACRES AND THE FOREST CONSERVATION AREAS ON THE SUBJECT SITE INCLUDE 2.27 ACRES OF ENCUMBERED ACREAGE; THEREFORE, CITING DIVISION XI SECTION 22.11.1(C) 2 THE SWM AND FOREST AREAS ACCOUNT FOR 60% OF THE 0.6255-ACRE REQUIREMENT OR 0.3753 ACRES. THE REMAINING LANDSCAPING REQUIRED BALANCE IS 0.2502 AREA OR 10,899 SF. THIS REQUIREMENT IS ACHIEVED BY PROPOSED LANDSCAPE PLANTINGS IN FIVE (5) AREAS WHERE 10,962 SF OF LANDSCAPING IS PROPOSED.

AGENCY & UTILITY CONTACTS

COUNTY D.P.W. - ENGINEERING AND CONSTRUCTION	--------	240.313.2400
POTOMAC EDISON	--------	301.582.5271
WASH. CO. SOIL CONSERVATION DISTRICT	DENISE PRICE	301.797.6821
ANTIETAM BROADBAND	LESLIE CURRY	240.420.2084
VERIZON	JULIE LUDWIG	301.790.7135
COLUMBIA GAS	VONDA GRIFFIN	800.440.6111
WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY	MARK BRADSHAW	240.313.2600
CITY OF HAGERSTOWN WATER DEPARTMENT	--------	301.739.8577

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

WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY — DATE

SHEET INDEX

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EXISTING CONDITION PLAN....2
SITE/UTILITY/LANDSCAPING PLAN....3
SITE NOTES AND DETAILS....4
GRADING PLAN....5
STORM DRAIN PROFILES....6
STORM DRAIN DETAILS....7
WATERLINE PROFILES AND DETAILS....8
SANITARY SEWER PROFILE....9
SANITARY SEWER NOTES AND DETAILS....10
STORMWATER MANAGEMENT NOTES....11
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SESC NOTES AND DETAILS....16
SESC NOTES AND DETAILS....17
SITE LIGHTING PLAN....18
PHOTOMETRIC PLAN....PP-1.1
LIGHTING SPEC SHEET....PP-1.2

OWNER/DEVELOPER

PSM, LLC
16461 ELLIOTT PARKWAY
WILLIAMSPORT, MD 21795
PHONE: 301.223.6200
ATTN: VERNON LITZINGER, PRESIDENT

ENGINEER/ARCHITECT DESIGN CERTIFICATION

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

Jul 20, 2026 — DATE
27053 — REG. NO.
SIGNATURE

ENGINEER'S STORMWATER MANAGEMENT CERTIFICATION

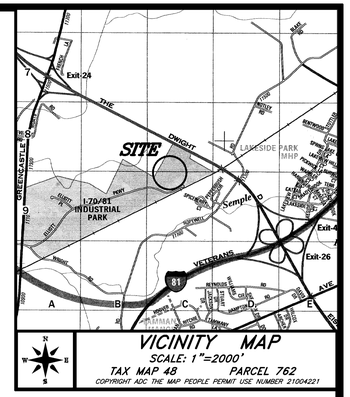
I VERIFY AND AFFIRM THAT THE CONSTRUCTION FOR THE STORMWATER MANAGEMENT FACILITIES AS PERFORMED EITHER MEETS OR EXCEEDS THE REQUIREMENTS AND DESIGN INTENT OF THIS PLAN, INCLUDING ALL SPECIFICATIONS AND REFERENCED STANDARDS, AND HAS BEEN COMPLETED IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICES. I ALSO VERIFY AND AFFIRM THAT I HAVE REVIEWED THE CONSTRUCTION INSPECTION DOCUMENTATION AND THE AS-BUILT INFORMATION; THAT IT HAS BEEN DONE IN ACCORDANCE WITH WASHINGTON COUNTY REQUIREMENTS AND AT A LEVEL DEEMED NECESSARY TO ASSURE THE VERIFICATION MADE HEREIN; AND ALL DISCREPANCIES BETWEEN THE AS-BUILT INFORMATION AND APPROVED PLANS HAVE BEEN NOTED AND ARE CONSIDERED ACCEPTABLE BY THE CONSULTANT.

GORDON S. POFFENBERGER

PROFESSIONAL CERTIFICATION

GORDON SCOTT POFFENBERGER — STATE OF MARYLAND — 27053 — PROFESSIONAL ENGINEER — Jul 20, 2026

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE No.: 27053 EXP. DATE: 01/25/26



VICINITY MAP
SCALE: 1"=2000'
TAX MAP 48 PARCEL 762
COPYRIGHT ADC THE MAP PEOPLE PERMIT USE NUMBER 21004221

ADC MAP 20
GRID C 8/9

WASHINGTON COUNTY
DIVISION OF ENGINEERING

APPROVED BY: _____

DATE: _____

WASHINGTON COUNTY SOIL CONSERVATION DISTRICT

WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

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

BY: _____ DATE: _____

OWNER/DEVELOPER CERTIFICATION - DPW

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

Jul 20, 2026 — DATE
VERNON LITZINGER — PRINTED NAME
SIGNATURE

OWNER/DEVELOPER CERTIFICATION - SCD

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

Jul 20, 2026 — DATE
VERNON LITZINGER — PRINTED NAME
SIGNATURE

DISTURBED AREA QUANTITIES

THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 10.2 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 67,064 C.Y. OF EXCAVATION AND 38,549 C.Y. OF FILL.

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

22-31838 D-9395 SHEET 1 OF 18 SP-24-030

FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
981 MT. AETNA ROAD
HAGERSTOWN, MD. 21740
PHONE: (301)733-8503
or (301)416-7250
FAX: (301)733-1853
82 WORMANS MILL COURT
SUITE 'G'
FREDERICK, MD. 21701
PHONE: (301)695-0880
FAX: (301)293-6009
www.foxassociatesinc.com Email: foxassoc@foxassociatesinc.com

FOX & ASSOCIATES INC. Est. 1966

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CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	80.00'	138.13'	121.60'	N 29°25'33" E	98°55'42"
C2	80.00'	16.48'	16.45'	N 25°56'16" W	11°48'09"
C3	360.36'	345.69'	332.59'	S 88°37'06" E	54°57'48"
C4	340.00'	178.02'	175.99'	S 11°09'38" W	29°59'56"
C5	540.00'	348.31'	342.30'	S 22°19'05" E	36°57'23"

SOILS

Fa	FAIRPLAY (mort) SILT LOAM	4.7%
HaC	HAGERSTOWN SILT LOAM 8%-15% SLOPES	22.0%
HbB	HAGERSTOWN SILTY CLAY LOAM 3%-8% SLOPES VERY ROCKY	30.7%
HcC	HAGERSTOWN-ROCK OUTCROP COMPLEX 8%-15% SLOPES	32.2%
SpA	SWANPOND SILT LOAM 0%-3% SLOPES	10.4%

NORTH
MD SPC (NAD 83)

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

SP-24-030

R:\22\31838 PSM, LLC - PSF Williamsport\Engineering\Drawings\Plan Prep - 31838\D-9395.dwg Jul 20, 2026 - 8:56am Ellen Whitehill

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981 MT. AETNA ROAD 82 WORMANS MILL COURT
HAGERSTOWN, MD. 21740 SUITE 'G'
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or (301)733-7260 PHONE: (301)695-0880
FAX: (301)733-1853 FAX: (301)293-6009
www.foxassociatesinc.com Email: foxassoc@foxassociatesinc.com

DATE	REVISION	DRAWN BY
07.20.26	REVISED PER AGENCY COMMENTS	WMH
05.15.26	REVISED PER AGENCY COMMENTS	WMH
11.17.25	REVISED PER AGENCY COMMENTS	WMH
09.01.25	REVISED PER AGENCY COMMENTS	WMH
07.31.25	REVISED PER AGENCY COMMENTS	WMH
06.23.25	REVISED PER AGENCY COMMENTS	WMH

EXISTING CONDITIONS PLAN

PSM LLC WAREHOUSE

LOCATED AT 16450 ELLIOTT PARKWAY
WILLIAMSPORT, MD 21795
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=50'

STATE OF MARYLAND
SCOTT CHRISTOPHER CLEVELAND
27053
PROFESSIONAL ENGINEER
Jul 20, 2026

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

PROJECT NO. 22-31838
DRAWING NO. D-9395
DATE: JUNE 2024
DRAWN BY: WMH
CHECKED BY: SCC

SHEET 2 OF 18

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	80.00'	138.13'	121.60'	N 29°25'33" E	98°55'42"
C2	80.00'	16.48'	16.45'	N 25°56'16" W	11°48'09"
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HcC	HAGERSTOWN–ROCK OUTCROP COMPLEX 8%–15% SLOPES	32.2%
SpA	SWANPOND SILT LOAM 0%–3% SLOPES	10.4%

LANDSCAPE SCHEDULE

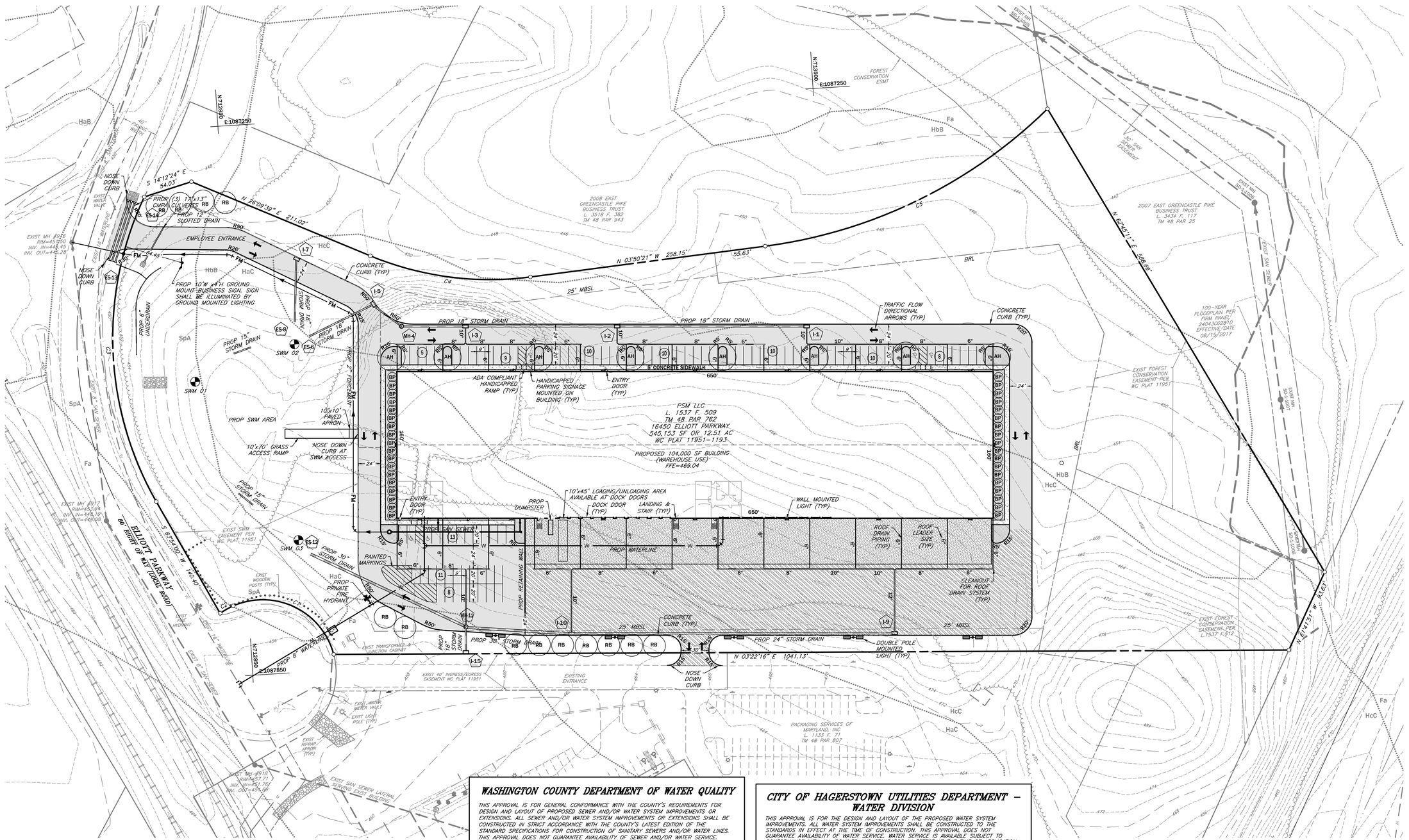
KEY	COUNT	COMMON/BOTANICAL NAME	SIZE	COND
AH	8	AMERICAN HORNBEAM Carpinus caroliniana	1.5" CAL MIN	B&B
RB	13	EASTERN REDBUD Cercis canadensis	1.5" CAL MIN	B&B
BP	36	BLUE POINT JUNIPER Juniperus chinensis 'Blue Point'	6' MIN	B&B

HATCH LEGEND

- SIDEWALK
- GRASS ISLAND
- LIGHT DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- RIGID PAVEMENT (PORTLAND CEMENT)

GRINDER PUMP AND FORCEMAIN OWNERSHIP AND MAINTENANCE NOTE
THE PROPOSED GRINDER PUMP AND FORCEMAIN IS PRIVATELY OWNED AND NOT MAINTAINED BY THE WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE ASSOCIATED WITH THE GRINDER PUMP AND FORCEMAIN.

NORTH
MD SPC (NAD 83)



WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

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BY: _____ DATE: _____

CITY OF HAGERSTOWN UTILITIES DEPARTMENT – WATER DIVISION

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

(SIGNATURE) (DATE)

WATER ALLOCATION INFORMATION
EXISTING WATER ALLOCATION - 0 GPD (0 EDU)
PROPOSED WATER ALLOCATION - 200 GPD (1 EDU)

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

SP-24-030

N:\2022\31838 PSM, LLC – PSI #1\Permit\Engineering\Drawings\Improvement Plans\P-31838(02-SP-Rev 1).dwg, Jul 20, 2026 - 8:49am, User: WMiller

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www.foxassociatesinc.com Email: foxassoc@foxassociatesinc.com

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07.31.25	REVISED PER AGENCY COMMENTS	WMH
06.23.25	REVISED PER AGENCY COMMENTS	WMH

SITE / UTILITY / LANDSCAPE PLAN
PSM LLC WAREHOUSE
LOCATED AT 16450 ELLIOTT PARKWAY
WILLIAMSPORT, MD 21795
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=50'

STATE OF MARYLAND
SCOTT CHRISTOPHER CONNER
PROFESSIONAL ENGINEER
27053
PROFESSIONAL ENGINEER
Jul 20, 2026

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

PROJECT NO. 22-31838
DRAWING NO. D-9395
DATE: JUNE 2024
DRAWN BY: WMH
CHECKED BY: SCC

SHEET 3 OF 18

HATCH LEGEND

- SIDEWALK
- GRASS ISLAND
- LIGHT DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- RIGID PAVEMENT (PORTLAND CEMENT)

GRINDER PUMP AND FORCEMAIN OWNERSHIP AND MAINTENANCE NOTE
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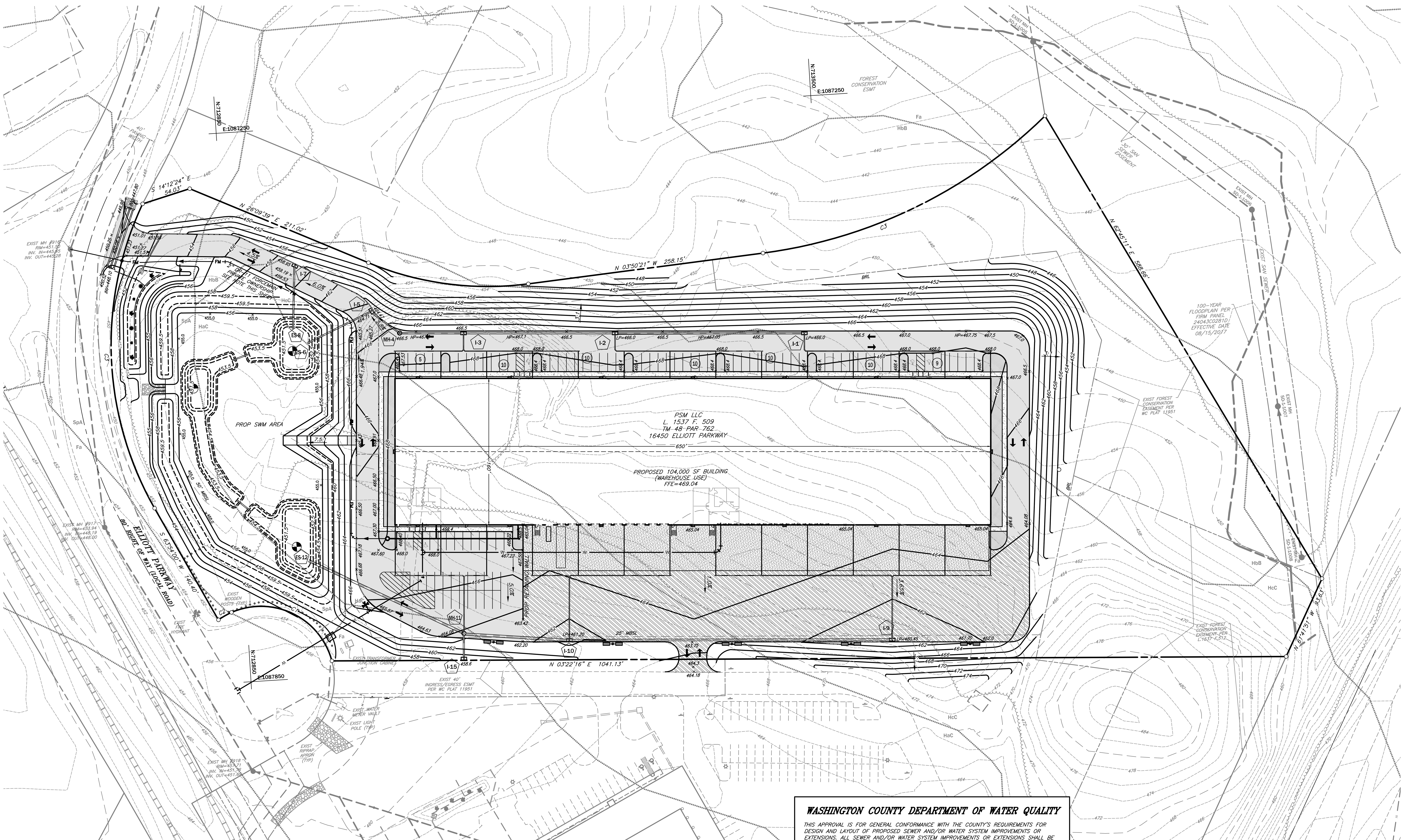
NORTH
MD SPC (NAD 83)



WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

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BY: ______________ DATE: ______________

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

SP-24-030

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HAGERSTOWN, MD. 21740
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or (301)416-7250
FAX: (301)733-1853
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www.foxassociatesinc.com
Email: foxassoc@foxassociatesinc.com

DATE	REVISION	DRAWN BY
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06.23.25	REVISED PER AGENCY COMMENTS	WMH

GRADING PLAN
PSM LLC WAREHOUSE

LOCATED AT 16450 ELLIOTT PARKWAY
WILLIAMSPORT, MD 21795
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=50'

STATE OF MARYLAND
GORDON SCOTT POFFENBERGER
27053
PROFESSIONAL ENGINEER
Jul 20, 2026

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

PROJECT NO. 22-31838
DRAWING NO. D-9395
DATE: JUNE 2024
DRAWN BY: WMH
CHECKED BY: SCC

SHEET 5 OF 18

H:\22\31838 PSM, LLC - PSI Williamsport\Engineering\Drawings\Improvement Plan D-9395\05-GP.dwg Jul 20, 2026 - 8:20am User: WHubbell

LUMINAIRE LIST									
INDEX	MANUFACTURER	ARTICLE NAME	ITEM NUMBER	FITTING	LUMINOUS FLUX	MAINTENANCE FACTOR	CONNECTED LOAD	MOUNTING HEIGHT	QUANTITY
A	LINMORE LED INC.	LED LUMINAIRE	LL-SL1-MD-200WD-50K-T4-[UNV,HV]-G2-XXX-XX-[SN,PC]	1X	30679 lm	0.80	200 W	26'-0"	10
B	LINMORE LED INC.	LED LUMINAIRE	LL-SL1-LG-300WD-50K-T4-[UNV,HV]-G2-XXX-XX-[SN,PC]	1X	46478 lm	0.80	300 W	26'-0"	16

#	NAME	PARAMETER	MIN	MAX	AVERAGE	MIN/AVERAGE	MIN/MAX
1	WAREHOUSE CALCULATION	PERPENDICULAR ILLUMINANCE	0.003 fc	12.0 fc	1.92 fc	0.002	0.000

PHOTOMETRIC PLAN
NOT TO SCALE

GRAPHIC SCALE
(IN FEET)
1 INCH = 30 FOOT
30' 0 7.5' 15' 30' 60'

SEAL:

NOT FOR CONSTRUCTION

24-084

L.S. GRIM, INC.
Consulting Engineers
19922 JEFFERSON BLVD. • HAGERSTOWN, MD 21742-4567
PHONE: 301.797.1702 • FAX: 301.797.4931

©2025 L.S. GRIM, INC. & LESLIE S. GRIM, P.E.

PACKAGING SERVICES INDUSTRIES
WAREHOUSE
16461 ELLIOT PARKWAY
WILLIAMSPORT, MD 21795

PHOTOMETRIC PLAN

Professional Certification

I certify that these documents were prepared or approved by me, and that I am a duly licensed engineer under the laws of the State of Maryland
License Number: 14401
Expiration Date: 4/21/2027

LESLIE SCOTT GRIM, P.E.
CO PROF. ENG. NO. PE0050461
DC PROF. ENG. NO. PE901201
DE PROF. ENG. NO. 19513
HI PROF. ENG. NO. PE13943
MD PROF. ENG. NO. 14401
NC PROF. ENG. NO. 033364
NJ PROF. ENG. NO. 39497
NY PROF. ENG. NO. 075414
PA PROF. ENG. NO. PE032636E
VA PROF. ENG. NO. 023240
WV PROF. ENG. NO. 10764

REV	DATE	COMMENT
	04/29/2025	PLAN REVIEW

DRAWN BY: TMH

PP-1.1
1 OF 2 SHEETS
DATE: APRIL 29, 2025

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

MEMORANDUM

TO: Washington County Planning Commission

FROM: Travis Allen, Senior Planner

DATE: August 31, 2026

RE: Forest Mitigation Review for PSM LLC Warehouse (FP-24-005)

Attached you will find supporting documentation for two requests to meet forest conservation requirements for this project. The first request is to satisfy a portion of the mitigation requirement for a warehouse development at 16450 Elliott Parkway through the payment of fee in lieu of planting (PIL). The second request is to utilize natural regeneration to satisfy a portion of the mitigation requirement.

Enclosed for your review are two documents in support of the applicant's request. These include the forest easement plat; which shows the reconfigured onsite easement, intended natural regeneration area and PIL calculations; and the justification letter from Qualified Professional Clint Rock that make their case for these requests.

Article 10.1 of the Washington County Forest Conservation Ordinance (FCO) describes the Preferred Sequence of Techniques for Mitigation for forest conservation plans. This list describes a hierarchy of mitigation techniques ranging from those most preferred (onsite retention or planting) to those least preferred (PIL). The overall intent of the FCO is to preserve or create as much forest onsite as is feasible within the constraints of each development project before meeting mitigation obligations offsite.

If you have questions or comments regarding this request, please contact me using the information provided below.

Travis Allen
Senior Planner
(240) 313-2432
tallen@washco-md.net

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

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

October 7, 2024

Washington County Maryland Planning & Zoning Department
747 Northern Avenue
Hagerstown, Maryland 21742

Attention: Travis M. Allen, Senior Planner

Re: PSM LLC Warehouse, Preliminary/Final Forest Conservation Plan– Proposed Mitigation

Mr. Allen,

A Preliminary/Final Forest Conservation Plan has been submitted for the improvements proposed by the Site Plan for PSM, LLC Warehouse (SP-24-XXX). The subject properties are currently encumbered by Forest Conservation Easement FCP-99-003 (Plat #392). The Preliminary/Final Forest Conservation Plan proposes the abandonment of 1.87 acres of the recorded forest easement which will be impacted by the limit of disturbance (LOD) associated with the development of Tax Map 48, Parcel 762. 1.6 acres of new Forest Conservation Easement are proposed on parcel 762, leaving a slight deficit of 0.27 acres which is proposed to be met by payment in lieu (PIL). 1.33 acres of the proposed easement will be retention of existing qualified forest and 0.28 acres of the easement are proposed to be mitigated by Natural Regeneration.

While the 0.28 acre area proposed for Natural Regeneration was not identified as qualified forest on the approved Forest Stand Delineation, it is in the early stages of forest succession. Given that this area will be protected by the proposed easement as well as Forest Conservation Easement #S-08-047 (Plat #9479) on the adjoining property. I strongly feel that this area will grow to meet the definition forest within the next several years.

The final disposition of the areas within the proposed LOD will be a 104,000 SF warehouse building, asphalt parking areas/drive aisles, stormwater management, and 3:1 slopes. All other areas outside of the project LOD are proposed to be encumbered with Forest Conservation Easement or are too small to provide on-site mitigation. As such, the remaining 0.27 areas of required mitigation are proposed to be met by PIL.

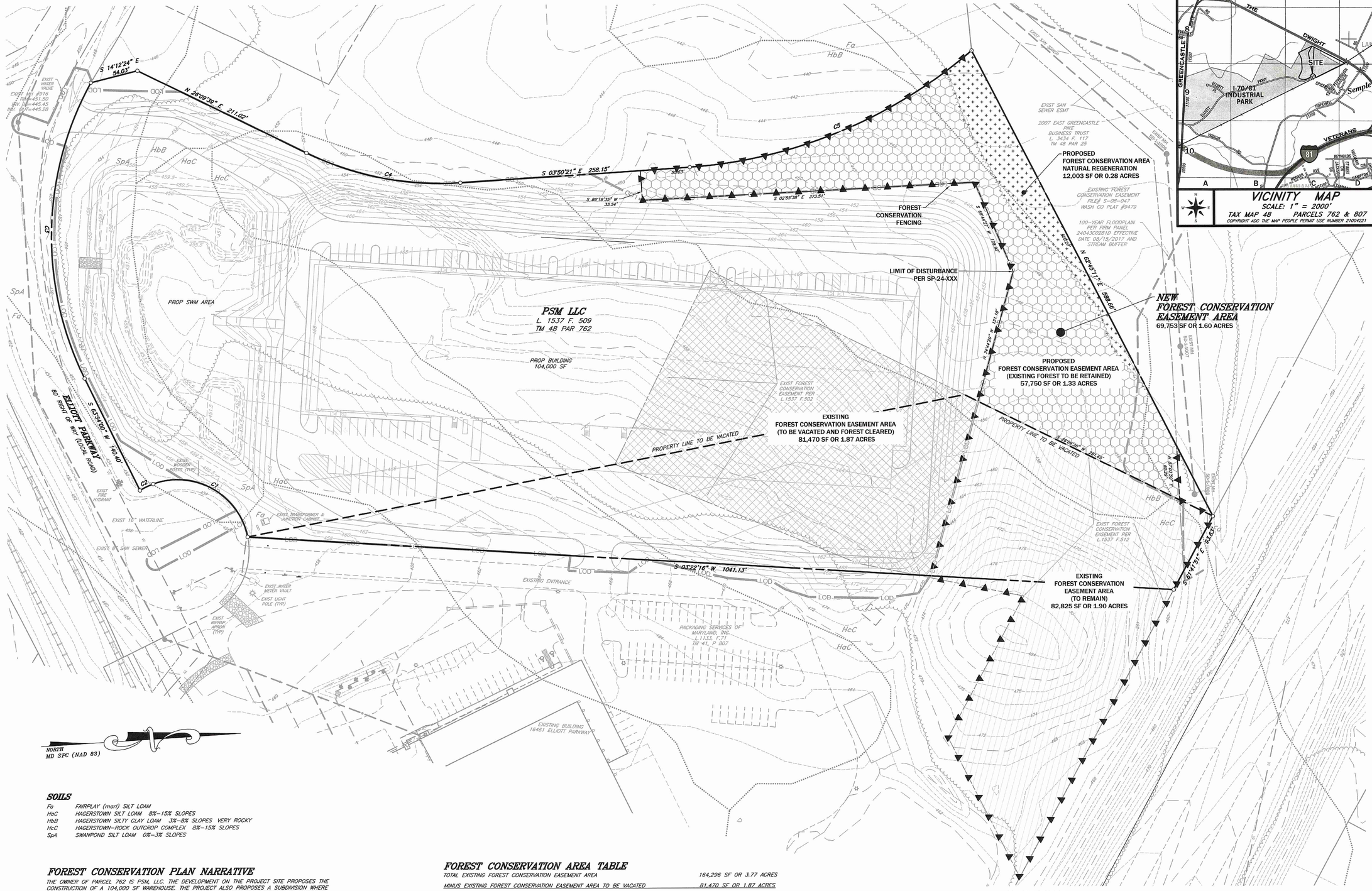
We ask that the Planning Commission approve the proposed use of Natural Regeneration for 0.28 acres and PIL for 0.27 acres of the required mitigation.

Thank you for your consideration. Please feel free to contact me with any questions

Sincerely,

FOX & ASSOCIATES, INC.

Clint Rock, RLA
Landscape Architect



SOILS

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HaC	HAGERSTOWN SILT LOAM 8%–15% SLOPES
HbB	HAGERSTOWN SILTY CLAY LOAM 3%–8% SLOPES VERY ROCKY
HcC	HAGERSTOWN–ROCK OUTCROP COMPLEX 8%–15% SLOPES
SpA	SWANPOND SILT LOAM 0%–3% SLOPES

FOREST CONSERVATION PLAN NARRATIVE

THE OWNER OF PARCEL 762 IS PSM, LLC. THE DEVELOPMENT ON THE PROJECT SITE PROPOSES THE CONSTRUCTION OF A 104,000 SF WAREHOUSE. THE PROJECT ALSO PROPOSES A SUBDIVISION WHERE A PORTION OF LANDS FROM THE ADJACENT PARCEL OWNED BY PACKAGING SERVICES OF MARYLAND, LLC WILL BE ADDED TO THE PARCEL OWNED BY PSM, LLC. BOTH THE PSM, LLC PARCEL AND THE ADJACENT PACKAGING SERVICES OF MARYLAND, INC. PARCEL HAVE BEEN ENCUMBERED PREVIOUSLY WITH FOREST CONSERVATION EASEMENTS. THE PROJECT PROPOSES THAT A PORTION OF THE FOREST CONSERVATION EASEMENTS CREATED PREVIOUSLY WILL BE VACATED AND NEW FOREST CONSERVATION EASEMENTS CREATED CONTIGUOUS TO THE EXISTING FOREST CONSERVATION EASEMENTS CREATED PREVIOUSLY THAT ARE TO REMAIN. THE EXISTING FOREST CONSERVATION AREA EASEMENTS ENCUMBERING THE PROJECT'S WORK AREA ARE EASEMENTS RECORDED AS L. 1537 F. 502 (0.89 ACRES) AND L. 1573 F. 512 (2.89 ACRES). THIS FOREST CONSERVATION PLAN PROPOSES VACATING 1.87 ACRES OF THESE EXISTING EASEMENTS AND CREATING A NEW FOREST CONSERVATION EASEMENT TOTALING 1.60 ACRES. THIS 1.60–ACRE EASEMENT WILL CONSIST OF 1.33 ACRES OF RETAINED EXISTING QUALIFIED FOREST, AND 0.28 ACRES THAT IS TO BE REFORESTED THROUGH NATURAL REGENERATION. THE CREATION OF THIS NEW FOREST CONSERVATION EASEMENT WILL RESULT IN A DEFICIT OF 0.27 ACRES OF FOREST CONSERVATION AREA COMPARED TO THE AREA OF EXISTING FOREST CONSERVATION EASEMENTS BEING VACATED AND THIS SHORTFALL IS INTENDED TO BE MITIGATED THROUGH PAYMENT IN LIEU OF PLANTING. THE PAYMENT IN LIEU TOTAL IS $3,515.10.

FOREST CONSERVATION AREA TABLE

TOTAL EXISTING FOREST CONSERVATION EASEMENT AREA	164,296 SF OR 3.77 ACRES
MINUS EXISTING FOREST CONSERVATION EASEMENT AREA TO BE VACATED	81,470 SF OR 1.87 ACRES
EXISTING FOREST CONSERVATION EASEMENT AREA TO REMAIN	82,826 SF OR 1.90 ACRES
PROPOSED FOREST CONSERVATION AREA (RETAINED FOREST)	57,750 SF OR 1.33 ACRES
PLUS PROPOSED FOREST CONSERVATION AREA (NATURAL REGENERATION)	12,003 SF OR 0.28 ACRES
NEW FOREST CONSERVATION AREA PER THIS PLAN	69,753 SF OR 1.60 ACRES
EXISTING FOREST CONSERVATION EASEMENT AREA TO BE VACATED	81,470 SF OR 1.87 ACRES
MINUS NEW FOREST CONSERVATION EASEMENT AREA PER THIS PLAN	69,753 SF OR 1.60 ACRES
FOREST CONSERVATION AREA TO BE MITIGATED THROUGH PAYMENT IN LIEU OR PLANTING	11,717 SF OR 0.27 ACRES

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	80.00'	138.13'	121.60'	N 29°25'33" E	98°55'42"
C2	80.00'	16.48'	16.45'	N 23°56'16" W	11°48'09"
C3	360.36'	345.69'	332.59'	S 88°37'06" E	54°57'48"
C4	340.00'	178.02'	175.99'	S 11°09'38" W	29°59'56"
C5	540.00'	348.31'	342.30'	S 22°19'05" E	36°57'23"

OWNER

PSM, LLC.
16461 ELLIOTT PARKWAY
WILLIAMSPORT, MD 21795
PHONE: (301) 223–6200
ATTN: VERNON LITZINGER, PRESIDENT

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

FOX & ASSOCIATES INC.
Est. 1966

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FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
981 MT. AETNA ROAD
HAGERSTOWN, MD. 21740
PHONE: (301)733–8503
or (301)416–7250
FAX: (301)733–1653
82 WORMANS MILL COURT
SUITE "G"
FREDERICK, MD. 21701
PHONE: (301)695–0880
FAX: (301)293–6009
www.foxassociatesinc.com Email: foxassoc@foxassociatesinc.com

DRAWN BY | REVISION | DATE

PRELIMINARY/FINAL FOREST CONSERVATION PLAN

PSM LLC WAREHOUSE

SITUATE ALONG ELLIOTT PARKWAY
WILLIAMSPORT, MD 21795
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=50'

PROJECT NO. 22–31838
DRAWING NO. D–9453
DATE: OCTOBER, 2024
DRAWN BY: ANW / DCM
CHECKED BY: SCC

SHEET 1 OF 2

P:\22\31838 PSM, LLC - PSE Warehouse\Engineering\Drawings\Forest Conservation P-9453\P-FOREST CONSERVATION PLAN.dwg, Oct 28, 2024 - 8:37pm, kate.wheeler

FOREST RETENTION GENERAL NOTES:

1. THIS FOREST CONSERVATION PLAN HAS BEEN PREPARED PURSUANT TO THE REQUIREMENTS OF THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE (FCO). ANY DEVIATION FROM THIS APPROVED PLAN MAY MAKE THE OWNER/DEVELOPER SUBJECT TO FINES AND PENALTIES PURSUANT TO ENFORCEMENT ACTION TAKEN BY THE APPROVING AUTHORITY.
2. FOX & ASSOCIATES, INC. SHALL NOT BE RESPONSIBLE FOR THE SURVIVABILITY OF THE EXISTING FOREST DUE TO CIRCUMSTANCES BEYOND OUR CONTROL; (I.E. ACTS OF NATURE, IMPROPER TREE PROTECTION, OR THE LACK OF FOREST MAINTENANCE.)
3. NO DISTURBANCE TO THE EXISTING FOREST AREAS SHALL BE PERMITTED EXCEPT AS SHOWN ON THIS PLAN.
4. PROTECTIVE DEVICES:
   - 4.A. THE FOREST RETENTION AREAS SHALL BE PROTECTED BY HIGHLY VISIBLE, WELL ANCHORED, SHORT TERM OR TEMPORARY PROTECTIVE DEVICES.
   - 4.B. ALL REQUIRED TEMPORARY PROTECTIVE DEVICES SHALL BE IN PLACE PRIOR TO ANY GRADING OR LAND CLEARING.
   - 4.C. ALL TEMPORARY PROTECTIVE DEVICES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND ALL GRADED AREAS HAVE BEEN STABILIZED SIGNAGE SHALL REMAIN INDEFINITELY.
   - 4.D. AVOID INJURING ROOTS WHEN INSTALLING PROTECTIVE DEVICES.
   - 4.E. SIGNAGE SHALL BE AS DETAILED.
   - 4.F. FENCING SHALL BE AS DETAILED.
   - 4.G. ATTACHMENT OF SIGNS, OR ANY OTHER OBJECTS, TO TREES IS PROHIBITED.
   - 4.H. NO EQUIPMENT, MACHINERY, VEHICLES, MATERIALS OR EXCESSIVE PEDESTRIAN TRAFFIC SHALL BE PERMITTED WITHIN PROTECTED AREAS.
5. AFTER ALL BOUNDARIES AND THE LIMITS OF DISTURBANCE HAVE BEEN STAKED AND FLAGGED AND THE FOREST PROTECTIVE DEVICES INSTALLED WHERE APPLICABLE, AND BEFORE ANY DISTURBANCE HAS TAKEN PLACE ON SITE, A PRE- CONSTRUCTION MEETING AT THE SITE SHALL TAKE PLACE. THE DEVELOPER, HIS CONTRACTOR OR PROJECT MANAGER, AND APPROPRIATE LOCAL INSPECTORS SHOULD ATTEND. IT IS THE DEVELOPERS RESPONSIBILITY TO NOTIFY THE WASHINGTON COUNTY PLANNING DEPARTMENT AT LEAST FIVE (5) DAYS N ADVANCE OF THE INSPECTIONS.
6. ANY CHANGES MADE TO THE FOREST CONSERVATION PLAN DUE TO ON-SITE CONDITIONS SHALL BE MADE IN CONSULTATION WITH A QUALIFIED PROFESSIONAL AND APPROVED BY THE COUNTY APPROVING AUTHORITY.
7. FOLLOWING CONSTRUCTION, THE FOLLOWING MEASURES SHALL BE TAKEN WHEN APPROPRIATE:
   - 7.A. CORRECTIVE MEASURES IF DAMAGES WERE INCURRED DUE TO NEGLIGENCE:
     - 7.A.1. STRESS REDUCTION: FOLLOW PROCEDURE OUTLINED IN SECTION 3.2.2(1) OF THE FOREST CONSERVATION TECHNICAL MANUAL, THIRD EDITION.
     - 7.A.2. REMOVAL OF DEAD OR DYING TREES: THIS MAY BE DONE ONLY IF TREES POSE AN IMMEDIATE SAFETY HAZARD.
   - 7.B. TEMPORARY STRUCTURES: THE FOLLOWING MINIMUM STANDARDS SHALL BE OBSERVED DURING THE REMOVAL OF TEMPORARY STRUCTURES:
     - 7.B.1. NO BURIAL OF DISCARDED MATERIALS WILL OCCUR ON-SITE.
     - 7.B.2. NO OPEN BURNING WITHIN 100 FEET OF A WOODED AREA.
     - 7.B.3. ALL TEMPORARY FOREST PROTECTION DEVICES WILL BE REMOVED AFTER
8. FOLLOWING THE COMPLETION OF CONSTRUCTION, PRIOR TO USE, THE PROJECT INSPECTOR SHALL INSPECT THE ENTIRE SITE.
9. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777, A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
10. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH WASHINGTON COUNTY STANDARDS AND SPECIFICATIONS.
11. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS BEFORE BEGINNING CONSTRUCTION.
12. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE UTILIZATION OF MEN, MATERIALS, EQUIPMENT OR SAFETY MEASURES IN THE PERFORMANCE OF ANY WORK ON THIS PROJECT. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY AND LIABILITY FOR PERFORMING THE WORK CORRECTLY AND IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
13. FOX & ASSOCIATES, INC. HAS PERFORMED NO SUBSURFACE INVESTIGATION TO DETERMINE LOCATIONS OF ROCK, SOIL CHARACTERISTICS, WATERTABLES, UTILITIES, ETC.

LONG TERM FOREST PROTECTION PLAN

THE BOUNDARIES OF THE FOREST CONSERVATION AREA SHALL BE MARKED WITH DURABLE SIGNAGE WITH WORDING TO THE EFFECT THAT THE AREA IS A FOREST CONSERVATION AREA AND THAT THE TREES ARE NOT TO BE DISTURBED. THE POSTS AND SIGNS SHALL BE MAINTAINED BY THE PROPERTY OWNER AND INDEFINITELY.

THERE SHALL BE NO DISTURBANCES OF THE AREA LABELED "FOREST CONSERVATION AREA" BY ANY REGULATED ACTIVITY AS DEFINED IN WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE, EXCEPTING SUCH ACTIVITIES WHICH HAVE RECEIVED PRIOR APPROVAL OF THE WASHINGTON COUNTY PLANNING COMMISSION.

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 THE FOREST CONSERVATION AREAS PROVIDED 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.

THE FOREST CONSERVATION PLAN SHOWS THAT NO EXISTING 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.

LONG TERM PROTECTION AGREEMENT

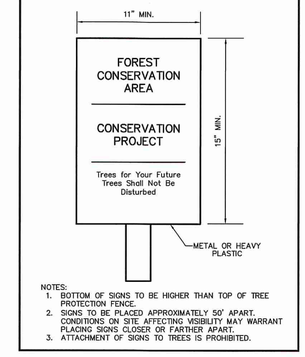
THE FOREST CONSERVATION EASEMENT SHOWN HEREON IS DESIGNATED FOR RETAINED FOREST ACCORDING TO MULTIPLE PROJECTS AS SUMMARIZED IN THE RE-PLAT PURPOSE NOTE AND THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE. ACCORDINGLY, THE PRACTICES AND SCHEDULES CONTAINED IN THE MAINTENANCE AGREEMENT SHALL BE FOLLOWED AS OUTLINED IN THE APPROVED FOREST CONSERVATION PLAN.

THE AREAS NOTED AS "FOREST CONSERVATION EASEMENT" ARE NOT TO BE DISTURBED BY ANY REGULATED ACTIVITY AS DEFINED IN THE FOREST CONSERVATION ORDINANCE UNTIL THAT REGULATED ACTIVITY AND ITS ASSOCIATED FOREST DISTURBANCE IS REVIEWED AND APPROVED BY THE WASHINGTON COUNTY PLANNING COMISSION ACCORDING TO THE REQUIREMENTS AND STANDARDS OF THE FOREST CONSERVATION ORDINANCE IN EFFECT AT THAT TIME.

PROPERTY OWNERS ARE ADVISED THAT THERE ARE PENALTIES AND FINES ASSOCIATED WITH VIOLATION OF THESE RESTRICTIONS. OWNERS OF LOTS AFFECTED BY THE FOREST CONSERVATION EASEMENT(S) SHALL TAKE PRECAUTIONS TO PROTECT FOREST IN EASEMENT AREAS FROM UNAUTHORIZED DISTURBANCE PURSUANT TO THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE. ACTIVITIES OF A RECREATIONAL OR PASSIVE NATURE, AS LONG AS THERE IS NO FOREST DISTURBANCE, REMOVAL OF EXISTING FOREST, OR INHIBITION OF ITS NATURAL GROWTH PROCESSES ARE PERMITTED IN THE FOREST RETENTION AREAS. ACCESS TO EASEMENT AREAS AND OVER ACCESS RIGHTS OF WAY SHOWN ON THIS PLAT ARE NECESSARY AND PERMITTED TO WASHINGTON COUNTY AT REASONABLE TIMES FOR PERIODIC INSPECTION OF THE EASEMENT AREAS.

THIS NOTE OR REFERENCE TO ITS EXISTENCE ON THIS PLAT SHALL BE INCLUDED IN ANY FUTURE DEED OF CONVEYANCE OF THIS PARCEL OF LAND.

FIG. 3.6.9 CONSERVATION AREA PROTECTION SIGNAGE FOR LONG - TERM CONSERVATION AREA PROTECTION



NOTES:
1. BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
2. SIGNS TO BE PLACED APPROXIMATELY 50' APART. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
3. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

NOTE:
1. THE PERMANENT SIGNS ARE REQUIRED TO BE POSTED WITHIN 30 DAYS OF SUBDIVISION APPROVAL AND ARE TO BE MAINTAINED FOR A MINIMUM OF THREE (3) YEARS.
2. SIGNS REQUIRED TO BE:
   - A) PLASTIC HDPE 0.05 GAUGE, OR
   - B) METAL
3. SIGNS TO BE PLACED EVERY 50'.
4. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

LANDSCAPE ARCHITECT 2059 CLINT ROCK STATE OF MARYLAND

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

CLINT ROCK, RLA — 10-8-24 DATE

OWNER/DEVELOPER

PSM, LLC
16461 ELLIOT PARKWAY
WILLIAMSPORT, MD 2195
PHONE: 301.223.6200
ATTN: VERNON LITZINGER, PRESIDENT

FOX & ASSOCIATES INC.
Est. 1966

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ENGINEERS • SURVEYORS • PLANNERS
981 MT. AETNA ROAD
HAGERSTOWN, MD. 21740
PHONE: (301)733-8503
or (301)416-7260
FAX: (301)733-1853
82 WORMANS MILL COURT
SUITE F
FREDERICK, MD. 21701
PHONE: (301)695-0880
FAX: (301)283-6009
www.foxassociatesinc.com Email: foxassoc@foxassociatesinc.com

DATE	REVISION	DRAWN BY

FOREST CONSERVATION NOTES & DETAILS

PSM LLC WAREHOUSE

SITUATE ALONG ELLIOTT PARKWAY
WILLIAMSPORT, MD 21795
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=50'

PROJECT NO. 22-31838
DRAWING NO. D-9453
DATE: JUNE 2024
DRAWN BY: ANW / DCM
CHECKED BY: SCC

SHEET 2 OF 2

M:\22\31838 PSM, LLC - 82 Williamsport\Engineering\Drawings\Forest Conservation D-9453\07-FOREST CONSERVATION PLAN.dwg Oct 08, 2024 - 8:27am dawn.amador

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.....:	CCBCC WAREHOUSE EXPANSION
NUMBER.....:	SP-26-009
OWNER.....:	CCBCC OPERATIONS LLC
LOCATION.....:	100 WESTERN MARYLAND Parkwa Hagerstown, MD 21740
DESCRIPTION.....:	Building Addition of 14,590 sqft
ZONING.....:	Industrial, General
COMP PLAN LU.....:	Industrial
PARCEL.....:	24004368
PLANNING SECTOR.....:	1
ELECTION DISTRICT.....:	24
TYPE.....:	Commercial
GROSS ACRES.....:	10.83
DWELLING UNITS.....:	0
TOTAL LOTS.....:	1
DENSITY.....:	0 Units Per Acre
PLANNER.....:	Misty Wagner-Grillo
ENGINEER.....:	FREDERICK SEIBERT & ASSOCIATES
RECEIVED.....:	April 7, 2026

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

FLOOD ZONE.....:	No
WETLANDS.....:	No
WATERSHED.....:	Conococheague Creek
ENDANGERED SPECIES.....:	None
STEEP SLOPES.....:	No
STREAM BUFFER.....:	No
HISTORIC INVENTORY.....:	No Resources Present
EASEMENTS PRESENT.....:	SP-07-060

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
26.9	80	
Open Space Minimum Required	**Residential Amenity Plans**	**Solid Waste Disposal Plans**
		Dumpster
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**
Yes		
Loading Area Meets Requirements		
		Not Fast Track
Parking Spaces - Total Planned	**Parking Spaces - Per Dwelling Unit**	
111		
Parking Spaces - Minimum Required	**Recreational Parking Provided**	
58	No	

ACCESS SPACING VARIANCE NEEDED: No
NUMBER OF ACCESS POINTS: 1

SCHOOL INFORMATION

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

PUBLIC FACILITIES INFORMATION

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

WATER & SEWER INFORMATION

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

APPROVALS

MD-ENG-6A 1/89 — **USDA SCS**

UTILITY NOTIFICATION

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

DISTURBED AREA QUANTITY

THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY **1.49** ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY **2** CU. YDS. OF EXCAVATION AND APPROXIMATELY **93** CU. YDS. OF FILL.

OWNER / DEVELOPERS CERTIFICATION

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

03.24.2026 — DATE
Thomas Fitts Jr. — PRINTED NAME
SIGNATURE

OWNER / DEVELOPERS 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).

03.24.2026 — DATE
Thomas Fitts Jr. — PRINTED NAME
SIGNATURE

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.

08/07/2026 — DATE
20945 — REG. NO.
SIGNATURE

ENGINEER'S STORMWATER MANAGEMENT CERTIFICATION

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

SIGNATURE — DATE — SEAL

WASHINGTON COUNTY
DIVISION OF ENGINEERING

APPROVED BY: _____

DATE: _____

COMBINED STORMWATER CONCEPT & SITE PLAN

FOR

CCBCC WAREHOUSE EXPANSION

SITUATED AT 100 WESTERN MARYLAND PARKWAY
HAGERSTOWN
WASHINGTON COUNTY, MARYLAND

CLIENT:
STRATEGIS, INC.
PO BOX 515
COLUMBIA, SOUTH CAROLINA 29202

ATTN: ETHAN HART
EMAIL: EHART@STRATEGISSE.COM
PHONE: 803.331.2991

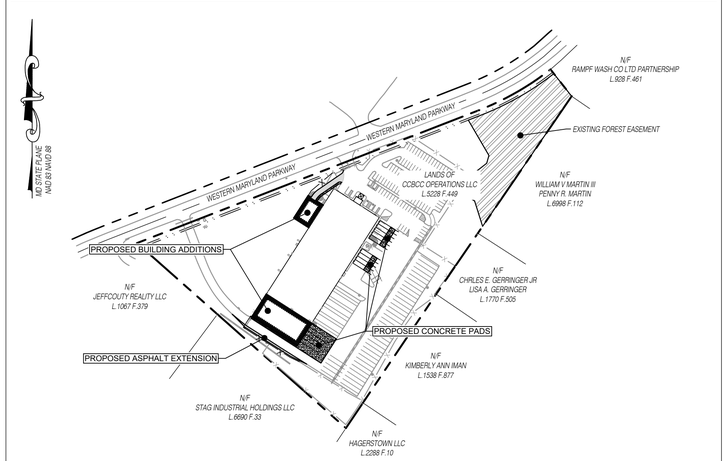
CIVIL ENGINEER / SURVEYOR:
FREDERICK SEIBERT & ASSOCIATES, INC
128 SOUTH POTOMAC STREET
HAGERSTOWN, MD 21740

PROJECT MANAGER: FRED FREDERICK
EMAIL: FFREDERICK@FSA-INC.COM
PHONE: 301.791.3650

LOCATION PLAN

SCALE: 1" = 200'

TAX MAP - GRID - PARCEL: 37-20-847
PROPERTY ACCOUNT #24004368

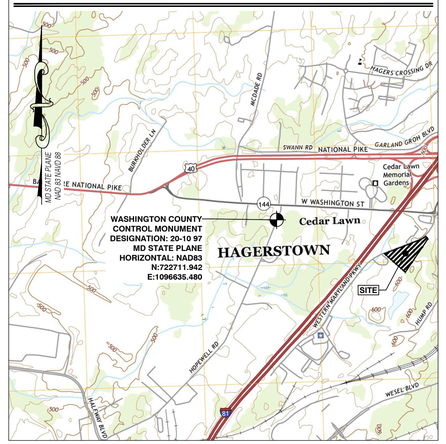


The purpose of this combined ESD / site plan is for the expansion of CCBCC's existing warehouse. Two additions are being proposed, one being 11,270 sq ft, and the other being 3,543 sq ft. Associated with these expansions are areas of new asphalt to provide adequate truck driving aisles. Other parts of existing asphalt will be transitioned to concrete for dolly pads and additional truck docks. Plans have been prepared in accordance with the Washington County Stormwater Management, Grading, Soil Erosion and Sediment Control Ordinance dated May 4th, 2010 and Maryland Stormwater Design Manual, Volumes I and II (October 2000, Revised 2009). The project is considered Redevelopment and must provide 483 CF of WQv. On-site stormwater management will consist of two (2) infiltration berms providing 503 CF of WQv.

VICINITY MAP

SCALE: 1" = 2000'

USGS MAPS (MASON & DIXON, PENNSYLVANIA)



SHEET INDEX

TYPE	NUMBER	TITLE
C-001	SHEET 01	COVER SHEET
C-002	SHEET 02	NOTES & LEGENDS
C-101	SHEET 03	EXISTING CONDITIONS & DEMO PLAN
C-102	SHEET 04	ESC PLAN
C-103	SHEET 05	SITE & GRADING PLAN
C-104	SHEET 06	PAVING & DIMENSION PLAN
C-301	SHEET 07	STORMWATER MANAGEMENT PLAN
C-501	SHEET 08	CONSTRUCTION DETAILS & NOTES

ESD Practices (Chapter 5 - Non-Structural & Micro-Scale Practices)

TYPE	NO.	DA (ACRES) (To Structure)	IMPERVIOUS DA (ACRES) (To Structure)	RCN	WQv (Cu.-Ft.)	ESDv (Cu.-Ft)	PE Addressed (In)
Infiltration Berm	1	**0.27 Ac**	0.15 Ac	81	**185 CF**	N/A	1
Infiltration Berm	2	**0.30 Ac**	0.24 Ac	91	**318 CF**	N/A	1

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

STATE OF MARYLAND — FREDERICK SEIBERT — 20945 — PROFESSIONAL ENGINEER
08/07/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License #: 20945
Expiration Date 08-23-2027

FSA — FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717-275-7644
355 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717-249-5811
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301-791-3650
1114 2 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717-263-2907

STRATEGIS
STRATEGIS, INC.
P.O. Box 515
P.P. Columbia, SC 29202
(803) 331-2991
eharf@strategisse.com

MARK	DESCRIPTION	DATE
1	REVISED PER AGENCY COMMENTS	8-2-2026

CCBCC WAREHOUSE EXPANSION
100 WESTERN MARYLAND PARKWAY
HAGERSTOWN MD, 21740
WASHINGTON COUNTY MARYLAND
FOR
STRATEGIS, INC. C/O ETHAN HART
PO BOX 515, COLUMBIA SOUTH CAROLINA, 29202

PROJECT NO. 2025-0356
DWN BY TCH
DATE 03-02-2026
PROJECT MANAGER: FFrederick
EMAIL: FFrederick@fsa-inc.com
PROPERTY INFORMATION 37-20-847
SCALE AS SHOWN
SHEET TITLE

COVER SHEET

C-001
SHEET 01 OF 08

SP-26-009

P:\SHARED FOLDERS\PROJECTS\2025\2025-0356\ENGR\2025-0356 - 01 & 01 COVER SHEET & NOTES.DWG 2026-08-07

GENERAL NOTES

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

Miss Utility	1-800-257-7777
Potomac Edison	1-800-255-3443
Columbia Gas (New Business)	1-800-440-6111
Columbia Gas (Conflicts)	(301) 964-1065
Verizon	(301) 790-7124
Antietam Cable	(240) 420-2082
Washington County Division of Engineering	(240) 313-2460
City of Hagerstown Water Division	(301) 739-8577 Ext. 690
City of Hagerstown Wastewater Division	(301) 739-8577 Ext. 650
Washington County Soil Conservation District	(301) 797-6821

8. The contractor shall be responsible for coordination of his construction with the construction of other contractors.
9. Benchmarks to be established by FSA prior to the start of construction.
10. The contractor shall notify the Architect/Engineer, before construction, of any conflicts between the plans and actual field conditions.
11. The contractor shall protect all utilities and culvert pipes during construction by insuring proper cover, increasing cover, or constructing roadway and parking through base course before loading site with heavy vehicles.
12. Job site safety is the sole responsibility of the contractor. The Contractor shall perform all excavation in accordance with O.S.H.A. Regulations for trench safety.
13. The contractor shall perform his own field inspection and surveys (if necessary) to determine the limit of earthwork needed to complete this project. Any earthwork quantities that may be shown hereon are preliminary estimates only, and are intended for Soil Erosion Control plan review, if required. There has been no correction made to the earthwork quantities shown hereon due to the compaction of fill.
14. The contractor shall be aware that in the event of discrepancy between scaled and figured dimensions shown on the plan, the figured dimensions shall govern.
15. Sediment erosion control measures shall be installed per sediment erosion control plans, details and specifications.
16. The entire area included within the proposed limits of cut and fill shall be stripped of all root material, trash and other organic and otherwise objectionable, non-complying and unsuitable soils and materials.
17. It shall be distinctly understood that failure to mention specifically any work which would naturally be required to complete the project shall not relieve the contractor of his responsibility to complete such work.
18. All handicapped parking spaces shall be designed, ramped and signed to meet the minimum requirements of the Maryland Accessibility Code and ADA Standards for Accessible Design.
19. The existing site contours shown hereon are LIDAR 1' contours and field checked by FSA in 2026. (Contour accuracy is to plus or minus one half the contour interval).
20. Limit of disturbed areas are to be the limit of property ownership, unless otherwise noted.
21. The contractor shall provide MOSH safety assistance for City Utilities Department, Water and Wastewater Division Inspectors.
22. Applicant to provide as built mylars at the completion of the project.
23. This project has a projected start date of Summer 2026 and a completion date of Winter 2026.
24. A complete set of approved plans and a copy of the grading permit must be on site and available for use by the inspector, or other representative of Washington County.
25. There are no Board of Zoning Appeals Cases for this property.
26. Proposed SWM will consist of on-site infiltration berms.
27. There are no parks, open space within or adjoining the tract.
28. All existing drainage culverts and drainage easements are to be maintained and unaltered.
29. There are no existing or proposed pumping stations in this development.

DIVISION OF ENGINEERING NOTES

1. In conformance with the Stormwater Management Ordinance of Washington County, a performance security and executed maintenance agreement shall be required from the developer prior to issuance of any building or grading permit for construction per these plans."
2. This project will require a third party qualified professional to be present at the preconstruction meeting. Construction inspection will be required for this project per the "Roadway and Stormwater Management Construction Verification Procedures" dated October 17, 2008.
3. A complete set of approved plans and a copy of the grading permit must be on site and available for use by the inspector, or other representative of Washington County Division of Public Works.
4. Developer/Contractor shall contact the certifying engineer and the County at least 5 days prior to the start of construction of the stormwater management system to schedule and coordinate inspection time tables.
5. This development plan must comply with the current Washington County Stormwater Management, Grading, Soil Erosion and Sediment Control. Ordinance.
6. All grading for this project shall be the full responsibility of the property owner.
7. No permanent structures (e.g., fences, sheds, play equipment, retaining walls) shall be permitted within any stormwater or storm drainage easement on this property.
8. 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.
9. 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.
10. A utility permit will be required for any proposed utility work located within the county right-of-way.
11. 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.

SENSITIVE AREA NOTICE

There are no floodplains, steep slopes, wetands, streams, stream buffers and other related buffers, or habitat of threatened or endangered species identified by the U.S. Fish and Wildlife Service per 50 CFR 17 as required to be shown by Section 4.21 of the Washington County Zoning Ordinance. 19 This site does not lie within the limits of the 100 year floodplain per F.I.R.M. Community Panel.

ZONING DATA

ZONING DISTRICT: IG - INDUSTRIAL, GENERAL DISTRICT
BUILDING HEIGHT: 100 FT
MINIMUM YARD SETBACK:
FRONT: 50 FT.
*SIDE: 25 FT.
*REAR: 25 FT.

*EXCEPT WHERE LOT AND PROPOSED USES ABUT AND REQUIRE ACCESS TO A RAILROAD OR RAILROAD SIDING, THE SIDE OR REAR YARD SETBACK ABUTTING THE RAILROAD OR RAILROAD SIDING SHALL NOT BE REQUIRED

*EXCEPT WHERE THE PROPOSED USES OR BUILDING ABUT A LOT IN A RR, RT, RS, RU OR RM DISTRICT, OR ANY LOT OCCUPIED BY A DWELLING, THE SIDE AND REAR SETBACKS SHALL BE 100'

BOARD OF ZONING APPEALS' CASE: NONE

SITE DATA

TAX MAP - GRID - PARCEL	0037-0020-0847
ELECTION DISTRICT	24
ACCOUNT NUMBER	004368
LIBER / FOLIO	05228 / 00449
PLAT NUMBER	4997
AREA SUMMARY:	
PARCEL (GROSS)	10.83 Ac
REMAINING LANDS (NET)	10.83 Ac
DISTURBED AREA	1.49 Ac
EXISTING IMPERVIOUS	0.60 AC (40.3%)
PROPOSED TOTAL IMPERVIOUS	0.43 AC (28.9%)
BUILDING SUMMARY:	
EXISTING FOOTPRINT	52,805 SF
PROPOSED ADDITIONS	14,950 SF
PROPOSED USE	WAREHOUSE (PERMITTED USE)
EMPLOYEE SUMMARY:	
EXISTING EMPLOYEES	65
ADDITIONAL PROPOSED EMPLOYEES	0
WATER & SEWER USAGE:	
WATER PROVIDED	CITY OF HAGERSTOWN WATER DIVISION
SEWER PROVIDED	CITY OF HAGERSTOWN WASTEWATER DIVISION
PROPOSED WATER ALLOCATION	0 GPD
PROPOSED SEWER ALLOCATION	0 GPD
WASTE & RECYCLABLES:	
SOLID WASTE REMOVAL	PRIVATE HAULER/DUMPSTER
SITE LIGHTING:	
EXISTING	POLE & BUILDING MOUNTED
PROPOSED	NONE
SITE SIGNAGE:	
EXISTING	GROUND MOUNTED
PROPOSED	NONE
ADDRESS ASSIGNMENT	100 WESTERN MARYLAND PARKWAY HAGERSTOWN, MD 21740
ROAD CLASSIFICATION:	
LOCAL	WESTERN MARYLAND PARKWAY
FOREST CONSERVATION	PREVIOUSLY SATISFIED ON PLAT 432 AND THROUGH PIL IN THE AMOUNT OF $8,775.56

PARKING, LOADING & BICYCLE DATA

USE	REQUIREMENT	CALCULATION	REQUIRED
WAREHOUSE	1 SPACE PER 1,500 SF GFA PLUS 1 SPACE PER 350 GFA OF SALES AND/OR OFFICE SPACE	62,255 SF / 1,500 SF 5,500 SF / 350 SF	42 SPACES 16 SPACES
TOTAL REQUIRED SPACES			**58 SPACES**
TOTAL EXISTING (PROVIDED) PARKING SPACES			**111 SPACES**

LANDSCAPE TABULATIONS

TOTAL SITE AREA	LANDSCAPE REQUIRED	EXISTING LANDSCAPING	PROPOSED LANDSCAPING
10.83 Ac	10.83 * 0.05 = **0.54 Ac REQUIRED**	FOREST CONSERVATION AREA (35% OF REQUIREMENT) = 0.19 Ac ON-SITE LANDSCAPING = 0.39 Ac **TOTAL EXISTING LANDSCAPING = 0.58 Ac**	NO PROPOSED LANDSCAPING. EXISTING CONDITIONS MEET REQUIREMENT.

PARCEL SOIL DATA

Soil Type Symbol	Soil Type Name	Acres in Parcel	Percent of Parcel
HcC	Hagerstown-Rock outcrop complex, 8 to 15 percent slopes	0.3	2.9%
HdB	Hagerstown-Duffield-Urban land complex, 0 to 8 percent slopes	10.4	95.6%
Qa	Quarry, limestone	0.2	1.5%
Totals for Parcel		10.8	100.0%

LEGEND

	EXISTING	PROPOSED
SUBJECT BOUNDARY		
BUILDING SETBACK LINE		
RIGHT OF WAY		
EASEMENT LINE		
ADJOINER BOUNDARY		
FENCE (METAL)		
FENCE (WOODEN)		
DITCH (STREAM)		
EDGE OF WATER		
WETLAND		
FLOODPLAIN		
SOIL BOUNDARY		
RAILWAY		
CENTERLINE		
EDGE OF PAVEMENT		
EDGE OF GRAVEL		
CURB		
WALL		
GUARD RAIL		
EDGE OF CONCRETE		
BUILDING	MB	MB
MAIL BOX		
SIGN (ROAD)		
SIGN (SITE)		
TRAFFIC SIGNAL		
TOPOGRAPHIC FEATURES		
CONTOUR (INDEX)	500	500
CONTOUR (INTERMEDIATE)	501.65	501.65 501
SPOTS ELEVATION		
VEGETATION AREAS		
TREELINE		
DECIDUOUS TREES		SEE LANDSCAPE SHEET FOR LEGEND
EVERGREEN TREES		SEE LANDSCAPE SHEET FOR LEGEND
SANITARY SEWER		
GRAVITY LINE	SS	SS
FORCE MAIN LINE	FM	FM
LATERAL		
MANHOLE	SS	SS
CLEANOUT		
VALVE		
WATER		
COLD WATER LINE	W	W
HOT WATER LINE	HW	HW
MANHOLE	MH	MH
FIRE HYDRANT		
VALVE		
METER		
WELL		
STORM DRAINAGE		
STORM SEWER LINE		
ROOF DRAIN LINE		
MANHOLE	SW	
INLETS		
CLEANOUT		
UTILITIES		
GAS LINE	G	G
ELECTRICAL LINE	UGE	UGE
FIBER OPTIC LINE		
COMMUNICATION LINE	COMM	COMM
OVERHEAD LINES	OH	OH
MANHOLE	MH	MH
PEDS, BOX, & ETC		
POLE		
LIGHT POLE		
GAS METER		
GAS VALVE		

LEGEND - ABBREVIATIONS

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

STATE OF MARYLAND — TIMOTHY C. HART — No. 20945 — PROFESSIONAL ENGINEER
08/07/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of MARYLAND, License #: 20945, Expiration Date: 08-23-2027

FSA — FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsainc.com
15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717-582-8744
355 SOUTHHANOVER STREET, CARLISLE, PA 17013, 717-249-3611
11142 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717-597-3697
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, (301) 739-8577
STRATEGIS, INC.
P.O. Box 515
P.P. Columbia, SC 29202
(803) 331-2991
ehart@strategise.com

DATE	MARK	DESCRIPTION
6-2-2026	1	REVISED PER AGENCY COMMENTS
8-4-2026	2	REVISED PER AGENCY COMMENTS

CCBCC WAREHOUSE EXPANSION

100 WESTERN MARYLAND PARKWAY
HAGERSTOWN, MD. 21740

WASHINGTON COUNTY MARYLAND
FOR

STRATEGIS, INC. C/O ETHAN HART
PO BOX 515, COLUMBIA SOUTH CAROLINA, 29202

PROJECT NO. 2025-0356
DWN BY: TCH
DATE: 03-02-2026
PROJECT MANAGER: FFrederick
EMAIL: FFrederick@fsa-inc.com
PROPERTY INFORMATION: 37-20-847
SCALE: AS SHOWN
SHEET TITLE

NOTES & LEGENDS

C-002
SHEET 02 OF 08

SP-26-009

P:\SHARED FOLDERS\PROJECTS\2025\2025-0356\DWG\01-SITE\01 PLAN COMPOSITE\2025-0356 - 01 SITE COVER SHEET & NOTES.DWG 2026-08-07

WESTERN MARYLAND PARKWAY
(CARTWAY: VARIES; R.O.W.: 80')

MD STATE PLANE
NAD 83 NAVD 88

FENCELINE TO BE REMOVED BEYOND THIS POINT

TREES TO BE REMOVED

CLEAR AND GRUB FOR EQS EXPANSION

EXISTING CONCRETE TO BE REMOVED

EXISTING WOODEN GRATE TO BE REMOVED, S/S MANHOLE TO BE RAISED TO ELEV: 598.55

A/C UNITS ON WOOD PAD TO BE REMOVED

RELOCATE EXISTING ROOF DRAINS

ERADICATE OR BLACK-OUT EXISTING STRIPING

ERADICATE OR BLACK-OUT EXISTING STRIPING (6 SPACES)

SAW CUT AND REMOVE EXISTING PAVEMENT

ERADICATE OR BLACK-OUT EXISTING STRIPING (2 SPACES)

REMOVE EXISTING CONCRETE

EX. FDC TO BE RELOCATED

REMOVE EXISTING GUARD RAIL, BOLLARDS, AND STAIRS

REMOVE EXISTING CANOPY

SAW CUT AND REMOVE EXISTING PAVEMENT

RELOCATE EXISTING FENCE, GATE, AND GATE CONTROLLER

LIGHT POLE TO REMAIN (PROTECT IN PLACE)

CLEAR AND GRUB FOR LANE WIDENING

ERADICATE OR BLACK-OUT EXISTING STRIPING (4 SPACES)

N/F
WMD PARKWAY LLC
L.7827 F.92

N/F
RAMFF WASH CO LTD PARTNERSHIP
L.928 F.481

N/F
WILLIAM V MARTIN III
PENNY R. MARTIN
L.6998 F.112

N/F
CHARLES E. GERRINGER JR
LISA A. GERRINGER
L.1770 F.505

N/F
KIMBERLY ANN IMAN
L.1538 F.877

N/F
HAGERSTOWN LLC
L.2288 F.10

N/F
STAG INDUSTRIAL HOLDINGS LLC
L.6690 F.33

LANDS OF
CCBCC OPERATIONS LLC
L.5228 F.449

EXISTING BUILDING
COCA-COLA VENDING
#100 WESTERN MD PARK WAY

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	788.96'	231.77'	230.94'	N 60°20'46" E	16°49'54"

LEGEND

- HIGHLY ERODIBLE SOILS & STEEP SLOPES (SLOPES > 15% OR SLOPES > 5% AND K_W > 0.35)
- HIGHLY ERODIBLE SOILS WITH SLOPES > 25%
- DEMOLITION AREAS

SCALE: 1" = 50'

50 0 25 50 100

SP-26-009

STATE OF MARYLAND
ETHAN C. HART
21985
PROFESSIONAL ENGINEER
08/07/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License #: 20985
Expiration Date 08-23-2027

FSA
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@ 2026
355 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717-249-3411
1114 2 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717-597-3457
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 240-313-2666

STRATEGIS
STRATEGIS, INC.
P.O. Box 515
P.P. Columbia, SC 29202
(803) 331-2991
ehart@strategise.com

MARK	DESCRIPTION:	DATE
1	REVISED PER AGENCY COMMENTS	6-2-2026

CCBCC WAREHOUSE EXPANSION

100 WESTERN MARYLAND PARKWAY
HAGERSTOWN, MD, 21740
FOR
WASHINGTON COUNTY, MARYLAND

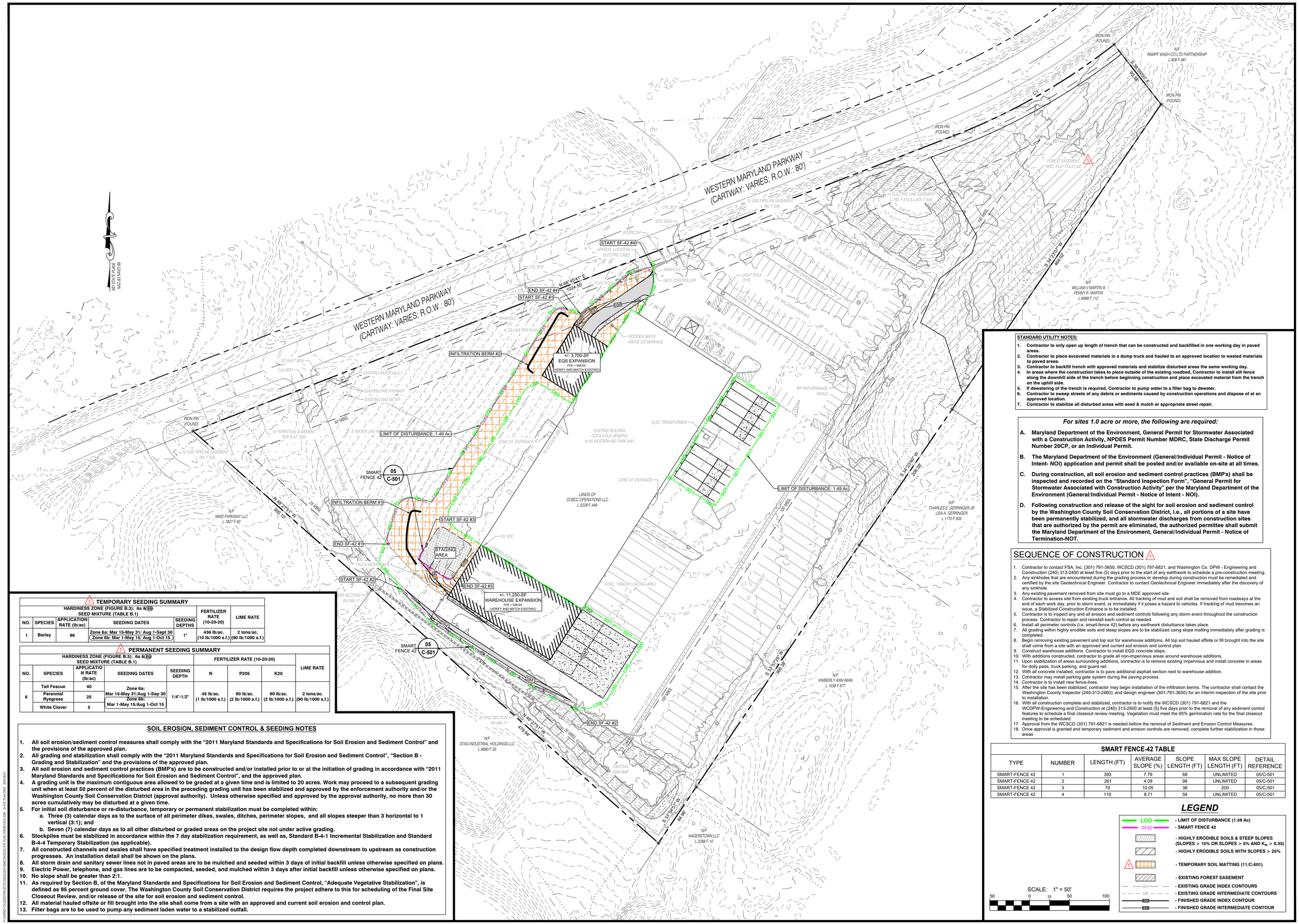
STRATEGIS, INC. C/O ETHAN HART
PO BOX 515, COLUMBIA SOUTH CAROLINA, 29202

PROJECT NO. 2025-0356
DWN BY TCH
DATE 03-02-2026
PROJECT MANAGER: FFrederick
EMAIL: FFrederick@fsa-inc.com
PROPERTY INFORMATION 37-20-847
SCALE AS SHOWN
SHEET TITLE

EXISTING CONDITIONS & DEMO PLAN

C-101
SHEET 03 OF 08

P:\SHARED FOLDERS\PROJECTS\2025\2025-0356\CIVIL\02 SITE\TCH\DWG\02-01 SITE PLAN COMBO\2025-0356 -02 EXISTING CONDITIONS AND DEMO PLAN.DWG - 2026-08-07



STANDARD UTILITY NOTES:

1. Contractor to only open up length of trench that can be constructed and backfilled in one working day in paved areas.
2. Contractor to place excavated materials in a dump truck and hauled to an approved location to wasted materials to paved areas.
3. Contractor to backfill trench with approved materials and stabilize disturbed areas the same working day.
4. In areas where the construction takes to place outside of the existing roadbed, Contractor to install silt fence along the downhill side of the trench before beginning construction and place excavated material from the trench on the uphill side.
5. If dewatering of the trench is required, Contractor to pump water to a filter bag to dewater.
6. Contractor to sweep streets of any debris or sediments caused by construction operations and dispose of at an approved location.
7. Contractor to stabilize all disturbed areas with seed & mulch or appropriate street repair.

For sites 1.0 acre or more, the following are required:

A. Maryland Department of the Environment, General Permit for Stormwater Associated with a Construction Activity, NPDES Permit Number MDRC, State Discharge Permit Number 20CP, or an Individual Permit.

B. The Maryland Department of the Environment (General/Individual Permit - Notice of Intent- NOI) application and permit shall be posted and/or available on-site at all times.

C. During construction, all soil erosion and sediment control practices (BMP's) shall be inspected and recorded on the "Standard Inspection Form", "General Permit for Stormwater Associated with Construction Activity" per the Maryland Department of the Environment (General/Individual Permit - Notice of Intent - NOI).

D. Following construction and release of the sight for soil erosion and sediment control by the Washington County Soil Conservation District, i.e., all portions of a site have been permanently stabilized, and all stormwater discharges from construction sites that are authorized by the permit are eliminated, the authorized permittee shall submit the Maryland Department of the Environment, General/Individual Permit - Notice of Termination-NOT.

SEQUENCE OF CONSTRUCTION

1. Contractor to contact FSA, Inc. (301) 791-3650, WCSCD (301) 797-6821, and Washington Co. DPW - Engineering and Construction (240) 313-2400 at least five (5) days prior to the start of any earthwork to schedule a pre-construction meeting.
2. Any sinkholes that are encountered during the grading process or develop during construction must be remediated and certified by the site Geotechnical Engineer. Contractor to contact Geotechnical Engineer immediately after the discovery of any sinkhole.
3. Any existing pavement removed from site must go to a MDE approved site.
4. Contractor to access site from existing truck entrance. All tracking of mud and soil shall be removed from roadways at the end of each work day, prior to storm event, or immediately if it poses a hazard to vehicles. If tracking of mud becomes an issue, a Stabilized Construction Entrance is to be installed.
5. Contractor is to inspect any and all erosion and sediment controls following any storm event throughout the construction process. Contractor to repair and reinstall each control as needed.
6. Install all perimeter controls (i.e. smart-fence 42) before any earthwork disturbance takes place.
7. All grading within highly erodible soils and steep slopes are to be stabilized using slope matting immediately after grading is completed.
8. Begin removing existing pavement and top soil for warehouse additions. All top soil hauled offsite or fill brought into the site shall come from a site with an approved and current soil erosion and control plan.
9. Construct warehouse additions. Contractor to install EQS concrete steps.
10. With additions constructed, contractor to grade all non-impervious areas around warehouse additions.
11. Upon stabilization of areas surrounding additions, contractor is to remove existing impervious and install concrete in areas for dolly pads, truck parking, and guard rail.
12. With all concrete installed, contractor is to pave additional asphalt section next to warehouse addition.
13. Contractor may install parking gate system during the paving process.
14. Contractor is to install new fence-lines.
15. After the site has been stabilized, contractor may begin installation of the infiltration berms. The contractor shall contact the Washington County Inspector (240-313-2460), and design engineer (301-791-3650) for an interim inspection of the site prior to installation.
16. With all construction complete and stabilized, contractor is to notify the WCSCD (301) 791-6821 and the WCDPW-Engineering and Construction at (240) 313-2400 at least (5) five days prior to the removal of any sediment control features to schedule a final closeout review meeting. Vegetation must meet the 95% germination rate for the final closeout meeting to be scheduled.
17. Approval from the WCSCD (301) 791-6821 is needed before the removal of Sediment and Erosion Control Measures.
18. Once approval is granted and temporary sediment and erosion controls are removed, complete further stabilization in those areas

SMART FENCE-42 TABLE

TYPE	NUMBER	LENGTH (FT)	AVERAGE SLOPE (%)	SLOPE LENGTH (FT)	MAX SLOPE LENGTH (FT)	DETAIL REFERENCE
SMART-FENCE 42	1	393	7.79	68	UNLIMITED	05/C-501
SMART-FENCE 42	2	261	4.09	98	UNLIMITED	05/C-501
SMART-FENCE 42	3	70	10.05	36	200	05/C-501
SMART-FENCE 42	4	110	8.71	58	UNLIMITED	05/C-501

TEMPORARY SEEDING SUMMARY

HARDINESS ZONE (FIGURE B.3): 6a &6b SEED MIXTURE (TABLE B.1)						
NO.	SPECIES	APPLICATION RATE (lb/ac)	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (10-20-20)	LIME RATE
1	Barley	96	Zone 6a: Mar 15-May 31/ Aug 1-Sept 30 Zone 6b: Mar 1-May 15/ Aug 1-Oct 15	1"	436 lb/ac. (10 lb/1000 s.f.)	2 tons/ac. (90 lb/1000 s.f.)

PERMANENT SEEDING SUMMARY

HARDINESS ZONE (FIGURE B.3): 6a &6b SEED MIXTURE (TABLE B.1)					FERTILIZER RATE (10-20-20)			LIME RATE
NO.	SPECIES	APPLICATION RATE (lb/ac)	SEEDING DATES	SEEDING DEPTH	N	P205	K20	
6	Tall Fescue	40	Zone 6a: Mar 15-May 31/Aug 1-Sep 30 Zone 6b: Mar 1-May 15/Aug 1-Oct 15	1/4"-1/2"	45 lb/ac. (1 lb/1000 s.f.)	90 lb/ac. (2 lb/1000 s.f.)	90 lb/ac. (2 lb/1000 s.f.)	2 tons/ac. (90 lb/1000 s.f.)
	Perennial Ryegrass	25						
	White Clover	5						

SOIL EROSION, SEDIMENT CONTROL & SEEDING NOTES

1. All soil erosion/sediment control measures shall comply with the "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control" and the provisions of the approved plan.
2. All grading and stabilization shall comply with the "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control", "Section B - Grading and Stabilization" and the provisions of the approved plan.
3. All soil erosion and sediment control practices (BMP's) are to be constructed and/or installed prior to or at the initiation of grading in accordance with "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control", and the approved plan.
4. A grading unit is the maximum contiguous area allowed to be graded at a given time and is limited to 20 acres. Work may proceed to a subsequent grading unit when at least 50 percent of the disturbed area in the preceding grading unit has been stabilized and approved by the enforcement authority and/or the Washington County Soil Conservation District (approval authority). Unless otherwise specified and approved by the approval authority, no more than 30 acres cumulatively may be disturbed at a given time.
5. For initial soil disturbance or re-disturbance, temporary or permanent stabilization must be completed within:
   a. Three (3) calendar days as to the surface of all perimeter dikes, swales, ditches, perimeter slopes, and all slopes steeper than 3 horizontal to 1 vertical (3:1); and
   b. Seven (7) calendar days as to all other disturbed or graded areas on the project site not under active grading.
6. Stockpiles must be stabilized in accordance within the 7 day stabilization requirement, as well as, Standard B-4-1 Incremental Stabilization and Standard B-4-4 Temporary Stabilization (as applicable).
7. All constructed channels and swales shall have specified treatment installed to the design flow depth completed downstream to upstream as construction progresses. An installation detail shall be shown on the plans.
8. All storm drain and sanitary sewer lines not in paved areas are to be mulched and seeded within 3 days of initial backfill unless otherwise specified on plans.
9. Electric Power, telephone, and gas lines are to be compacted, seeded, and mulched within 3 days after initial backfill unless otherwise specified on plans.
10. No slope shall be greater than 2:1.
11. As required by Section B, of the Maryland Standards and Specifications for Soil Erosion and Sediment Control, "Adequate Vegetative Stabilization", is defined as 95 percent ground cover. The Washington County Soil Conservation District requires the project adhere to this for scheduling of the Final Site Closeout Review, and/or release of the site for soil erosion and sediment control.
12. All material hauled offsite or fill brought into the site shall come from a site with an approved and current soil erosion and control plan.
13. Filter bags are to be used to pump any sediment laden water to a stabilized outfall.

LEGEND

- LOD — LIMIT OF DISTURBANCE (1.49 Ac)
- SF42 — SMART FENCE 42
- HIGHLY ERODIBLE SOILS & STEEP SLOPES (SLOPES > 15% OR SLOPES > 5% AND K_w > 0.35)
- HIGHLY ERODIBLE SOILS WITH SLOPES > 25%
- TEMPORARY SOIL MATTING (11/C-501)
- EXISTING FOREST EASEMENT
- 600 — EXISTING GRADE INDEX CONTOURS
- 598 — EXISTING GRADE INTERMEDIATE CONTOURS
- 600 — FINISHED GRADE INDEX CONTOUR
- 598 — FINISHED GRADE INTERMEDIATE CONTOUR

SCALE: 1" = 50'

50 0 25 50 100

STATE OF MARYLAND
TIMOTHY J. MOORE
20945
PROFESSIONAL ENGINEER
08/07/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of MARYLAND, License #: 20945, Expiration Date: 08-23-2027

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11142 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717-597-3467
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STRATEGIS
STRATEGIS, INC.
P.O. Box 515
P.P.Columbia, SC 29202
(803) 331-2991
eharf@strategise.com

MARK	DESCRIPTION	DATE
1	REVISED PER AGENCY COMMENTS	6-2-2026

CCBCC WAREHOUSE EXPANSION

100 WESTERN MARYLAND PARKWAY
HAGERSTOWN, MD. 21740
FOR
WASHINGTON COUNTY MARYLAND

STRATEGIS, INC. C/O ETHAN HART
PO BOX 515, COLUMBIA SOUTH CAROLINA, 29202

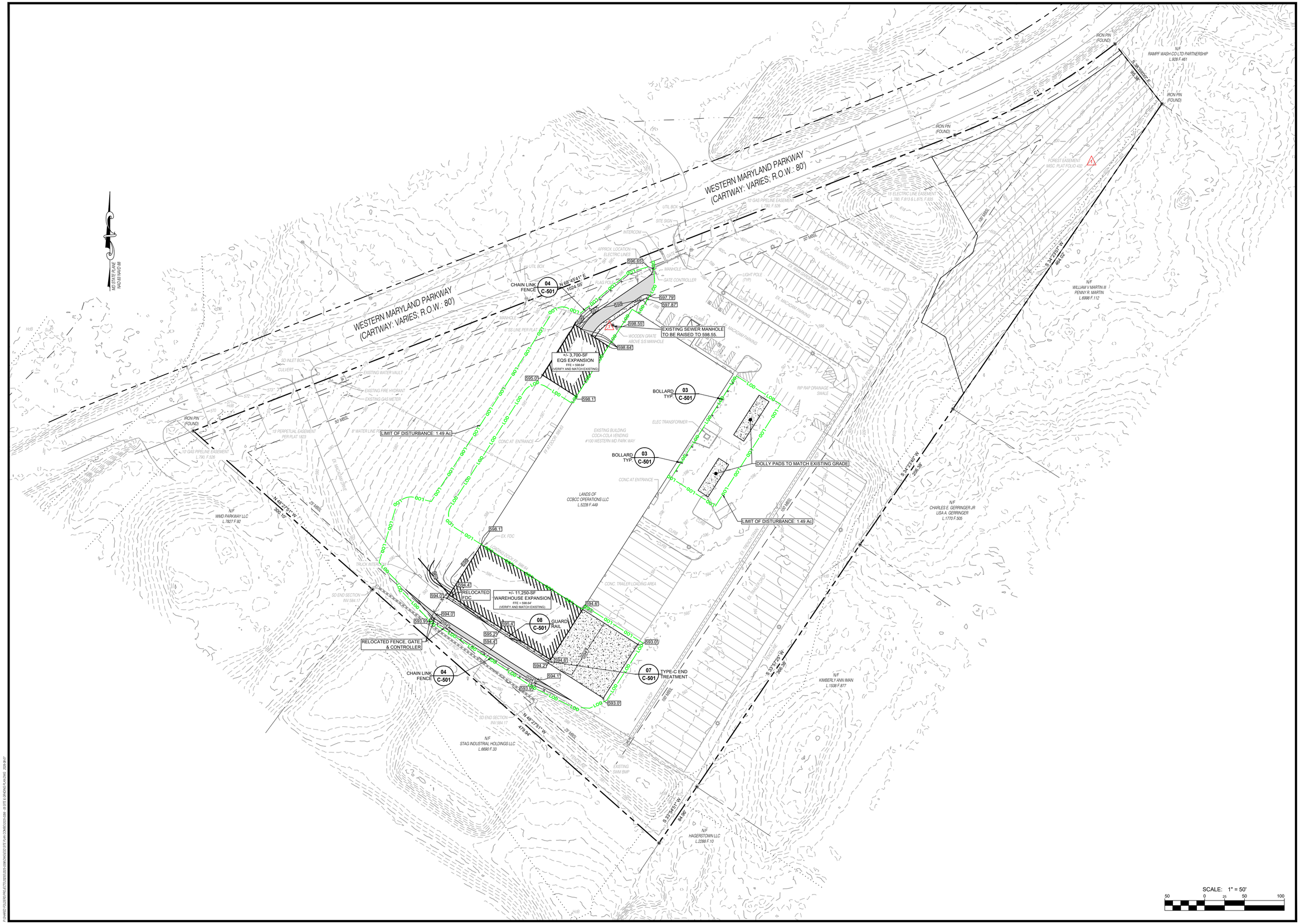
PROJECT NO. 2025-0356
DWN BY TCH
DATE 03-02-2026
PROJECT MANAGER: FFrederick
EMAIL: FFrederick@fsa-inc.com
PROPERTY INFORMATION 37-20-847
SCALE 1" = 50'
SHEET TITLE

ESC PLAN

C-102
SHEET 04 OF 08

SP-26-009

P:\SHARED FILES\PROJECTS\2025\2025-0356\ENGR\ESC\ESP PLAN COMPOSITE-1656 - 2-6-2026 PLAN.DWG - 2026-06-07



STATE OF MARYLAND
THOMAS MOORE HARTMAN
20945
PROFESSIONAL ENGINEER
08/07/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License #: 20945
Expiration Date 08-23-2027

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355 SOUTHHANOVER STREET CARLISLE, PA 17013 717-243-4411
11142 WILLIAMSPORT PIKE GREENCASTLE, PA 17225 717-597-3647
128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 240-79-8666

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eharf@strategise.com

MARK	DESCRIPTION	DATE
1	REVISED PER AGENCY COMMENTS	6-2-2026

CCBCC WAREHOUSE EXPANSION

100 WESTERN MARYLAND PARKWAY
HAGERSTOWN, MD. 21740

FOR

WASHINGTON COUNTY, MARYLAND

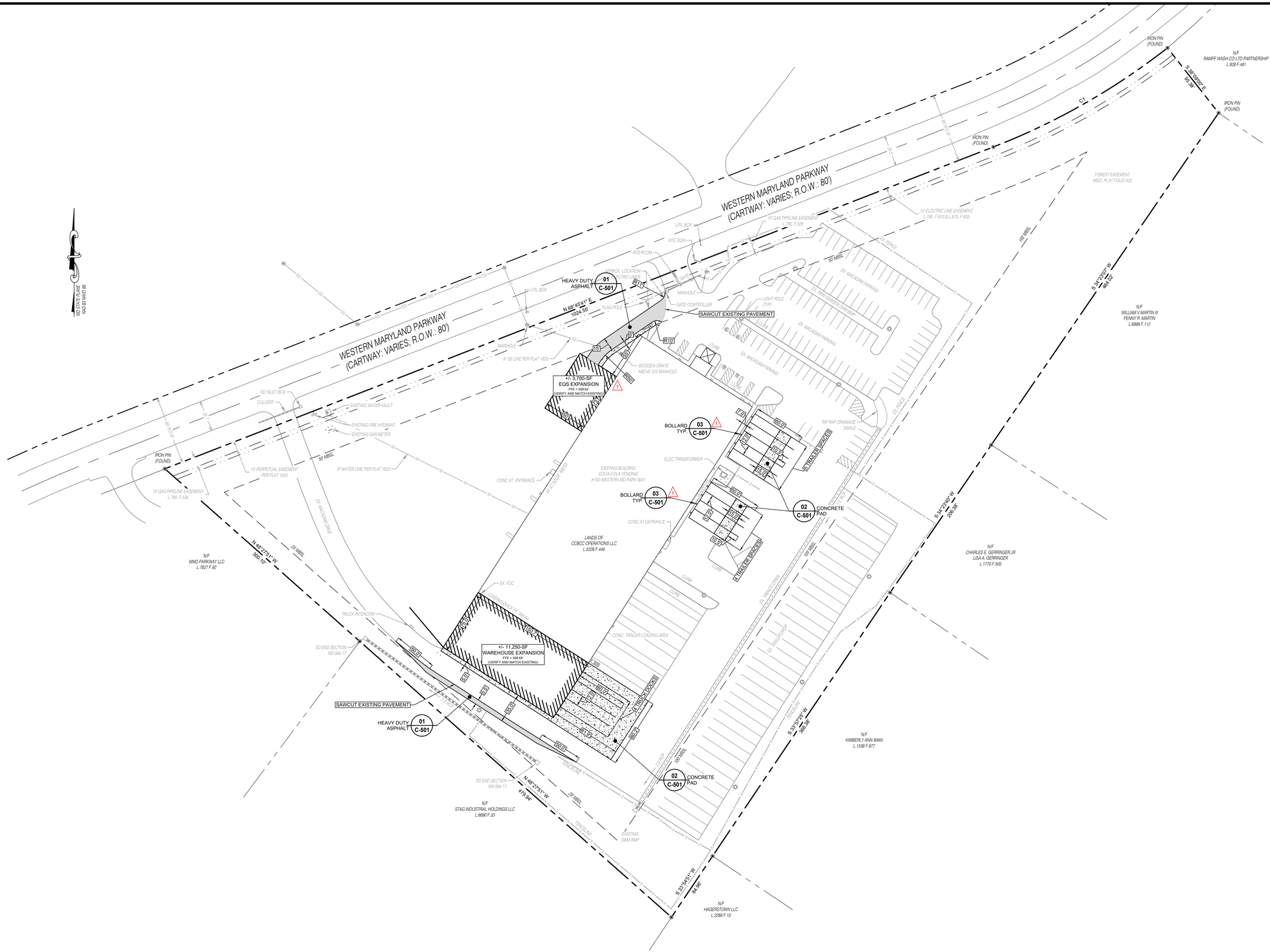
STRATEGIS, INC. C/O ETHAN HART
PO BOX 515, COLUMBIA SOUTH CAROLINA 29202

PROJECT NO. 2025-0356
DWN BY TCH
DATE 03-02-2026
PROJECT MANAGER: FFrederick
EMAIL: FFrederick@fsa-inc.com
PROPERTY INFORMATION 37-20-847
SCALE 1" = 50'
SHEET TITLE

SITE & GRADING PLAN

C-103
SHEET 05 OF 08

SP-26-009



STATE OF MARYLAND
BENJAMIN MOORE
20945
REGISTERED
PROFESSIONAL ENGINEER
08/07/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License #: 20945 Expiration Date: 08-23-2027

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11142 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717-597-3647
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 240-79-8666

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P.O. Box 515
P.P. Columbia, SC 29202
(803) 331-2991
eharf@strategise.com

MARK	DESCRIPTION	DATE
1	REVISED PER AGENCY COMMENTS	6-2-2026

CCBCC WAREHOUSE EXPANSION

100 WESTERN MARYLAND PARKWAY
HAGERSTOWN, MD. 21740

WASHINGTON COUNTY MARYLAND
FOR

STRATEGIS, INC. C/O ETHAN HART
PO BOX 515, COLUMBIA SOUTH CAROLINA, 29202

PROJECT NO.: 2025-0356
DWN BY: TCH
DATE: 03-02-2026
PROJECT MANAGER: FFrederick
EMAIL: FFrederick@fsa-inc.com
PROPERTY INFORMATION: 37-20-847
SCALE: 1" = 50'

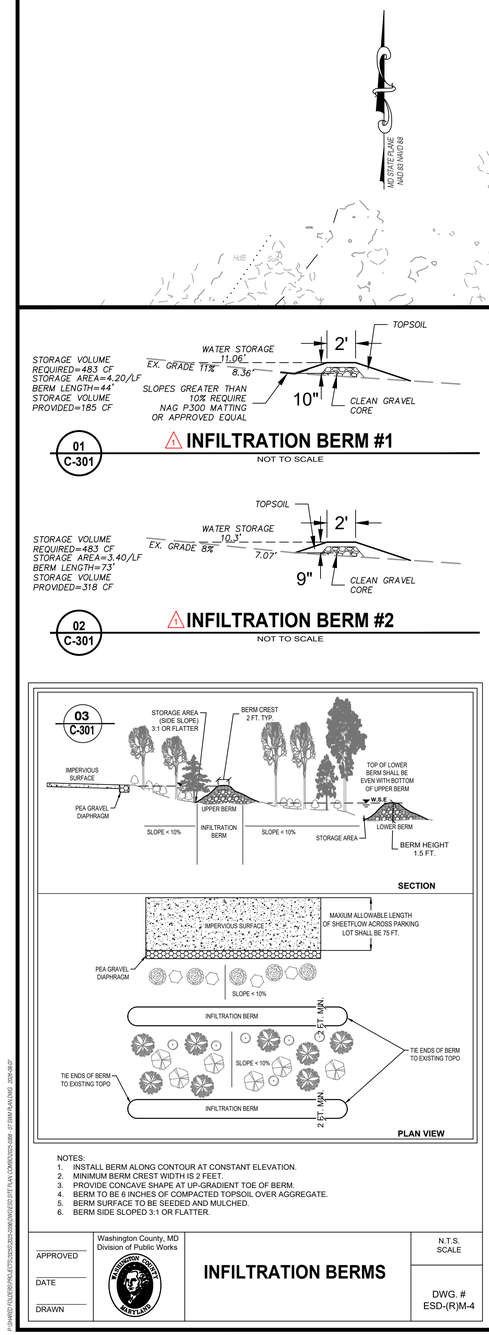
SHEET TITLE:

PAVING & DIMENSION PLAN

C-104
SHEET 06 OF 08

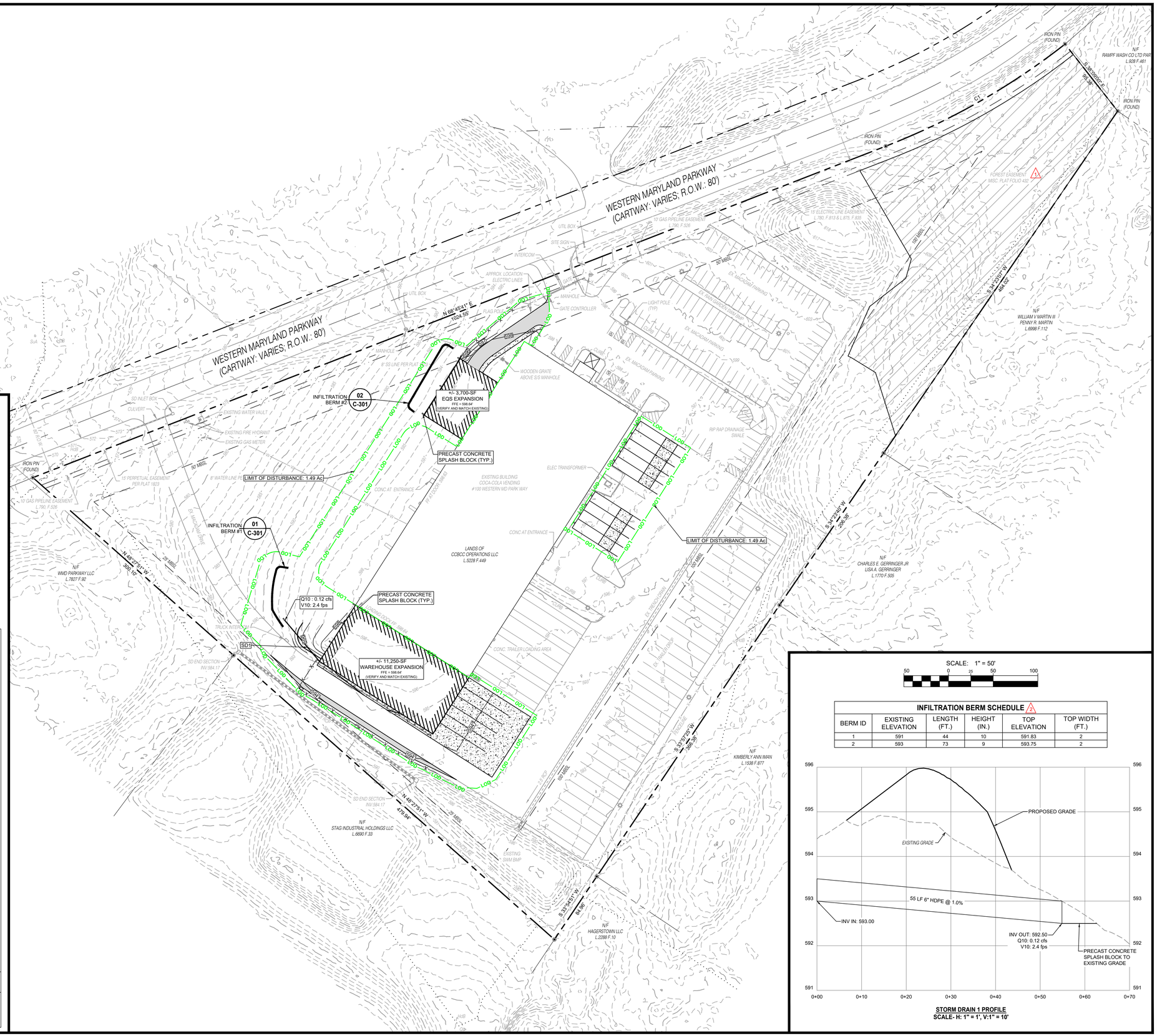
SP-26-009

P:\SHARED FOLDERS\PROJECTS\2025\2025-0356\CIVIL\DWG\2025-0356 PAVING & DIMENSION PLAN.DWG 2025-08-07



NOTES:
1. INSTALL BERM ALONG CONTOUR AT CONSTANT ELEVATION.
2. MINIMUM BERM CREST WIDTH IS 2 FEET.
3. PROVIDE CONCAVE SHAPE AT UP-GRADIENT TOE OF BERM.
4. BERM TO BE 6 INCHES OF COMPACTED TOPSOIL OVER AGGREGATE.
5. BERM SURFACE TO BE SEEDED AND MULCHED.
6. BERM SIDE SLOPED 3:1 OR FLATTER.

APPROVED	Washington County, MD Division of Public Works	**INFILTRATION BERMS**	N.T.S. SCALE
DATE			DWG. # ESD-(R)MI-4
DRAWN			



INFILTRATION BERM SCHEDULE ⚠2

BERM ID	EXISTING ELEVATION	LENGTH (FT.)	HEIGHT (IN.)	TOP ELEVATION	TOP WIDTH (FT.)
1	591	44	10	591.83	2
2	593	73	9	593.75	2

STORM DRAIN 1 PROFILE
SCALE: H: 1" = 1', V:1" = 10'

STATE OF MARYLAND — FREDERICK MOORE — 20945 — PROFESSIONAL ENGINEER
08/07/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of MARYLAND, License #: 20945, Expiration Date: 08-23-2027

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11142 RUSSELLBROOKPKWY, GREENCASTLE, PA 17225, 717-597-3647
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ehart@strategise.com

MARK	DESCRIPTION:	DATE
1	REVISED PER AGENCY COMMENTS	6-2-2026
2	REVISED PER AGENCY COMMENTS	8-4-2026

CCBCC WAREHOUSE EXPANSION
100 WESTERN MARYLAND PARKWAY
HAGERSTOWN MD, 21740
FOR
WASHINGTON COUNTY MARYLAND
STRATEGIS, INC. C/O ETHAN HART
PO BOX 515, COLUMBIA SOUTH CAROLINA, 29202

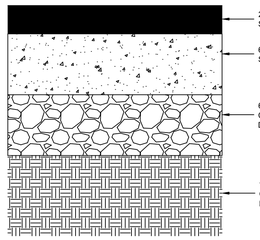
PROJECT NO.	2025-0356
DWN BY	TCH
DATE	03-02-2026
PROJECT MANAGER	FFrederick
EMAIL	FFrederick@fsa-inc.com
PROPERTY INFORMATION	37-20-847
SCALE	1" = 50'

SHEET TITLE
STORMWATER PLAN

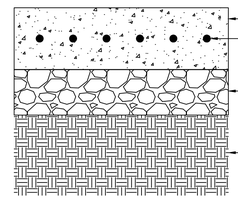
C-301
SHEET 07 OF 08

⚠1 SP-26-009

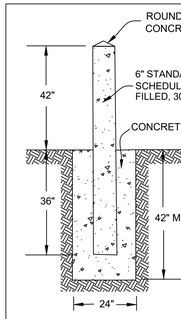
P:\SHARED FOLDER\PROJECTS\2025\2025-0356\CIVIL\2025-0356 - SITEMAP PLAN VIEW.DWG 2026-08-07



01 C-501 HEAVY-DUTY ASPHALT PAVEMENT SECTION
(NOT TO SCALE)



02 C-501 CONCRETE PAVEMENT &DOLLY PAD SECTION
(NOT TO SCALE)



FIXED PIPE BOLLARD CONSTRUCTED OF 6.5' x 6" STANDARD WEIGHT SCHEDULE 40 STEEL PIPE

BURIAL: 3FT EMBEDMENT, 24" ENCASEMENT

CONCRETE FILL: 3000 PSI

CONCRETE FOUNDATION: 3000 PSI

FINISH: FINISH PAINT WITH ACRYLIC YELLOW PAINT

ROUNDED CONCRETE CAP

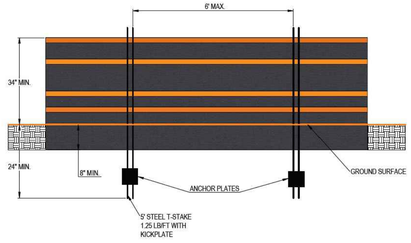
CONCRETE AT POST BOTTOM TAPERED TO PROVIDE WATER RUN-OFF

03 C-501 BOLLARD DETAIL
(NOT TO SCALE)

Note:
1. **Details 1 through 4 shown on this sheet were provided by the project developer for informational purposes. Frederick, Seibert & Associates, Inc. has not conducted any review or evaluation of the details for site-specific conditions and is not liable for their content. It is recommended that the details be reviewed by a structural or geotechnical engineer for site-specific conditions. The contractor shall contact the project developer for site-specific requirements.**

LETS GET IT DONE

SMARTfence® 42 Detail:



SMARTfence® 42 is NTPEP Compliant
GTX-2018-01-187

05 C-501

ACF ENVIRONMENTAL
LET'S GET IT DONE®
800.448.3636
acfenvironmental.com

SMARTFENCE 42"
INSTALLATION INSTRUCTIONS

SEDIMENT & PERIMETER CONTROL

STEP 1: Excavate trench a maximum of 4" wide and 6" deep. The trench shall be hand-cleaned following excavation to remove bulky debris such as rocks, sticks, and soil clods from the trench. Drive studded metal T-posts with anchor plates having a minimum weight of 1.25 lb /ft and a minimum 5 ft length. Drive post into ground a minimum of 18" depth. Post spacing must be no greater than 6 ft maximum.

STEP 2: Layout SMARTfence® 42 along proposed fence line next to anchor trench. Locate one end of the SMARTfence® 42 and position near the initial post. Position SMARTfence® 42 vertically along the initial post.

STEP 3: For the initial post, place the end of SMARTfence® 42 along the post height and rotate the post 360 degrees, maintaining tension on the fence system. Secure the fence to the post at all four (4) orange-colored band locations with steel wire or nylon ties.

STEP 4: For fastening SMARTfence® 42 to studded, metal T-posts using one of following methods:

- Method I (T-Post): 16-gage wire- attach SMARTfence® 42 to metal T-posts using the 16-gage 304 SS wire with mitered ends, securing the fence to the post using safety pliers.

- Method II (T-Post): 8" nylon heavy-duty, UV-stabilized, cable ties (zip-ties) with minimum 120-lb tensile strength. Puncture two 0.25" openings, spaced at a width apart that is roughly equivalent to the post width, and secure the fence to the post.

STEP 5: Drive the initial post with the attached fence into the ground to a 18" depth.

STEP 6: Drive the interior t-posts of the fence system into the ground at least 18".

STEP 7: Move to the next t-post while pulling SMARTfence® 42 tightly. Position the SMARTfence® 42 in front of the adjacent t-post in preparation for fastening the fence to the post. Fasten fence to post at all four (4) orange-colored band locations as instructed in Step 4.

STEP 8: After the interior posts have been fastened to the SMARTfence® 42, secure the fence to the final post by pulling the final section of fencing taut, then rotating the post 360 degrees, maintaining tension on the fence system. Secure the fence to the post at all four (4) orange-colored band locations with the steel wire or nylon ties per Step 4. Drive the final post into the ground to a 18" depth.

STEP 9: Place bottom 8" of fabric into the trench. Backfill trench (overfill) with soil placed around fabric. Compact soil backfill with either manual tamping (or other manual means) or via mechanical equipment such as the front wheel of a tractor, skid steer, roller, or other device (per Note 5 of ASTM D 6462 Standard Practice for Silt Fence Installation). Do not damage the fabric during compaction (damaged fabric shall be replaced).

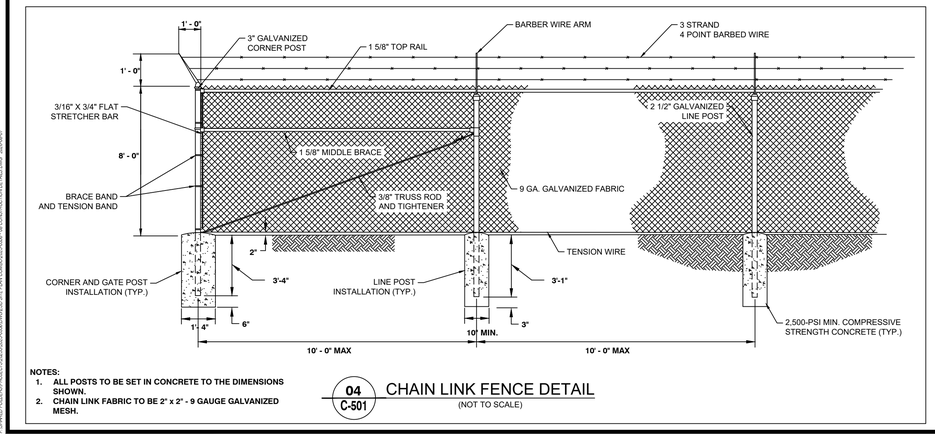
Please contact our team at 800-448-3636 or info@acfenv.com with any questions regarding the installation process.

LET'S GET IT DONE!™

SMARTfence

For more information, contact our Inside Sales team at 800.448.3636 email at info@acfenv.com

ACF ENVIRONMENTAL

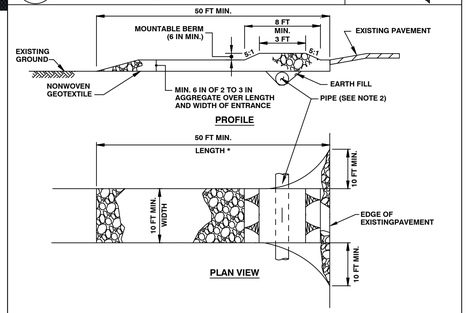


NOTES:
1. **ALL POSTS TO BE SET IN CONCRETE TO THE DIMENSIONS SHOWN.**
2. **CHAIN LINK FABRIC TO BE 2" x 2" - 9 GAUGE GALVANIZED MESH.**

04 C-501 CHAIN LINK FENCE DETAIL
(NOT TO SCALE)

06 C-501 DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE

STANDARD SYMBOL: SCE



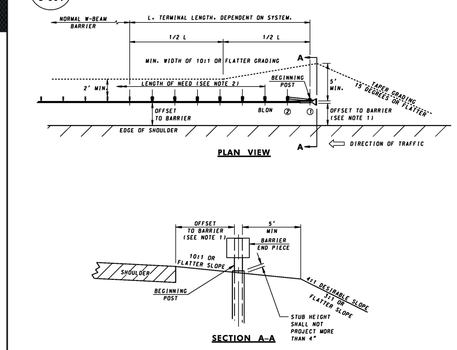
CONSTRUCTION SPECIFICATIONS

1. **PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.**
2. **PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.**
3. **PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.**
4. **PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.**
5. **MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE. MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.**

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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

07 C-501



SPECIFICATION 606	CATEGORY CODE ITEMS
APPROVED	DIRECTOR - OFFICE OF HIGHWAY DEVELOPMENT

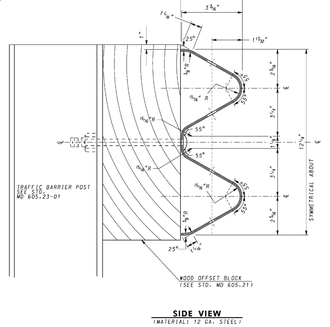
APPROVAL OR REVISIONS	SHA	APPROVAL OR REVISIONS	FEDERAL HIGHWAY ADMINISTRATION
APPROVAL	11-15-99	APPROVAL	7-3-99
REVISED	1-10-17	REVISED	12-1-16
REVISED	9-20-19	REVISED	8-15-19
REVISED	3-16-22	REVISED	2-24-22

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
TRAFFIC BARRIER W-BEAM END TREATMENT (TYPE C)

STANDARD NO. MD 605.03

08 C-501



NOTES
1. W-BEAM RAIL IS FURNISHED SHOP CURVED, CONCAVE OR CONVEX TO RADII BETWEEN 20-150'.
2. W-BEAM RAIL SECTIONS SHALL BE 12'-6" OR 25'-0" LENGTHS UNLESS SPECIFIED OTHERWISE.

SPECIFICATION 605	CATEGORY CODE ITEMS
APPROVED	DIRECTOR - OFFICE OF HIGHWAY DEVELOPMENT

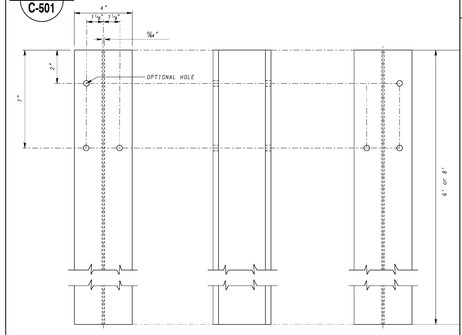
APPROVAL OR REVISIONS	SHA	APPROVAL OR REVISIONS	FEDERAL HIGHWAY ADMINISTRATION
APPROVAL	3-24-69	APPROVAL	3-4-69
REVISED	4-17-86	REVISED	4-3-96
REVISED	1-9-20	REVISED	12-23-19
REVISED		REVISED	4-24-23

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
TRAFFIC BARRIER W-BEAM SINGLE FACE

STANDARD NO. MD 605.22

09 C-501



NOTES
1. 8" POST SHALL BE USED ONLY WHEN SPECIFIED.
2. W6X9 POSTS ARE OPTIONAL SUBSTITUTE FOR W6X8.5 POST.

WELDED W6x8.5 STEEL POST

SPECIFICATION 605	CATEGORY CODE ITEMS
APPROVED	DIRECTOR - OFFICE OF HIGHWAY DEVELOPMENT

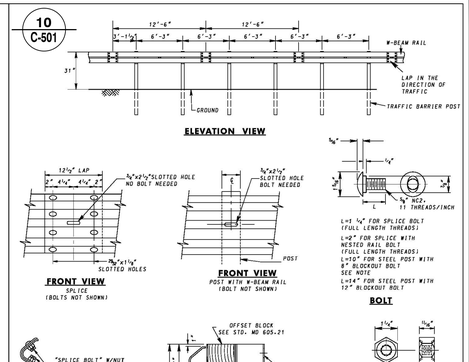
APPROVAL OR REVISIONS	SHA	APPROVAL OR REVISIONS	FEDERAL HIGHWAY ADMINISTRATION
APPROVAL	11-10-99	APPROVAL	7-3-99
REVISED	10-1-01	REVISED	
REVISED	1-9-20	REVISED	12-23-19
REVISED		REVISED	

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
TRAFFIC BARRIER W-BEAM METAL POST

STANDARD NO. MD 605.23-01

10 C-501



NOTES
1. **FOR COMPOSITE OFFSET BLOCKS SEE NOTE 3 ON STD. NO 605.21.**
2. **THE CONTRACTOR HAS THE OPTION TO USE SHORTER BOLTS WITH A MINIMUM OF ½" PROTRUSION BEYOND NUT.**
3. **WITH ENGINEER'S APPROVAL, ONE POST CAN BE OMITTED WITHOUT OTHER CHANGES. A MINIMUM OF EIGHT POSTS MUST BE INSTALLED BETWEEN OMITTED POSTS.**
4. **EMBEDMENT DEPTH OF 6'-9" TRAFFIC BARRIER POST IS 40". EMBEDMENT DEPTH OF 8'-0" TRAFFIC BARRIER POST IS 64".**

SPECIFICATION 605	CATEGORY CODE ITEMS
APPROVED	DIRECTOR - OFFICE OF HIGHWAY DEVELOPMENT

APPROVAL OR REVISIONS	SHA	APPROVAL OR REVISIONS	FEDERAL HIGHWAY ADMINISTRATION
APPROVAL	8-4-76	APPROVAL	9-30-76
REVISED	3-28-90	REVISED	4-3-96
REVISED	3-16-22	REVISED	3-24-99
REVISED	4-5-23	REVISED	4-24-23

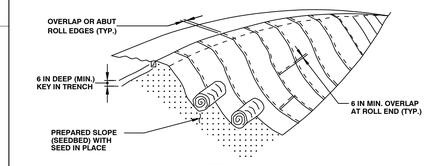
MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
TRAFFIC BARRIER W-BEAM, W-BEAM SPLICES AND OFFSET BLOCK

STANDARD NO. MD 605.23

11 C-501 DETAIL B-4-6-B TEMPORARY SOIL STABILIZATION MATTING SLOPE APPLICATION

STANDARD SYMBOL: TSSMS – * lb/ft² (* INCLUDE SHEAR STRESS)



CONSTRUCTION SPECIFICATIONS

1. **USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.**
2. **USE TEMPORARY SOIL STABILIZATION MATTING MADE OF DEGRADABLE (LASTS 6 MONTHS MINIMUM) NATURAL OR MAN-MADE FIBERS (MOSTLY ORGANIC). MAT MUST HAVE UNIFORM THICKNESS AND DISTRIBUTION OF FIBERS THROUGHOUT AND BE SMOLDER RESISTANT. CHEMICALS USED IN THE MAT MUST BE NON-LEACHING AND NON-TOXIC TO VEGETATION AND SEED GERMINATION AND NON-INJURIOUS TO THE SKIN. IF PRESENT, NETTING MUST BE EXTRUDED PLASTIC WITH A MAXIMUM MESH OPENING OF 2x2 INCHES AND SUFFICIENTLY BONDED OR SEWN ON 2 INCH CENTERS ALONG LONGITUDINAL AXIS OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE PARENT MATERIAL.**
3. **SECURE MATTING USING STEEL STAPLES, WOOD STAKES, OR BIODEGRADABLE EQUIVALENT. STAPLES MUST BE 'U' OR 'T' SHAPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND NO. 8 RESPECTIVELY. 'U' SHAPED STAPLES MUST AVERAGE 1 TO 1½ INCHES WIDE AND BE A MINIMUM OF 6 INCHES LONG. 'T' SHAPED STAPLES MUST HAVE A MINIMUM 8 INCH MAIN LEG, A MINIMUM 1 INCH SECONDARY LEG, AND A MINIMUM 4 INCH HEAD. WOOD STAKES MUST BE ROUGH-SAWN HARDWOOD, 12 TO 24 INCHES IN LENGTH, 1x3 INCH IN CROSS SECTION, AND WEDGE SHAPED AT THE BOTTOM.**
4. **PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDBED PREPARATION, AND PERMANENT SEEDING IN ACCORDANCE WITH SPECIFICATIONS. PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS UNLESS END OF WORKDAY STABILIZATION IS SPECIFIED ON THE APPROVED EROSION & SEDIMENT CONTROL PLAN.**
5. **UNROLL MATTING DOWNSLOPE. LAY MAT SMOOTHLY AND FIRMLY UPON THE SEEDED SURFACE. AVOID STRETCHING THE MATTING.**
6. **OVERLAP OR ABUT ROLL EDGES PER MANUFACTURER RECOMMENDATIONS. OVERLAP ROLL ENDS BY 6 INCHES (MINIMUM), WITH THE UPSLOPE MAT OVERLAPPING ON TOP OF THE DOWNSLOPE MAT.**
7. **KEY IN THE UPSLOPE END OF MAT 6 INCHES (MINIMUM) BY DIGGING A TRENCH, PLACING THE MATTING ROLL END IN THE TRENCH, STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND TAMPING TO SECURE THE MAT END IN THE KEY.**
8. **STAPLE/STAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND 2 FOOT (MAXIMUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL ENDS.**
9. **ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.**

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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

STATE OF MARYLAND
CHRISTOPHER MOORE
21 2085
PROFESSIONAL ENGINEER
08/07/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License #: 20985
Expiration Date 08-23-2027

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsainc.com
15 EAST MAIN STREET NEW BLOOMFIELD, PA 17068 717-582-8844
©2025
305 SOUTH HANOVER STREET CARLISLE, PA 17013 717-249-0411
11142 WILLIAMSPORT PIKE GREENCASTLE, PA 17225 717-597-2697
128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 301-739-8866

STRATEGIS
STRATEGIS, INC.
P.O. Box 515
P.P. Columbia, SC 29202
(803) 331-2991
ehart@strategise.com

MARK	DESCRIPTION:	DATE
1	REVISED PER AGENCY COMMENTS	6-2-2026

CCBCC WAREHOUSE EXPANSION
100 WESTERN MARYLAND PARKWAY
HAGERSTOWN MD, 21740
WASHINGTON COUNTY MARYLAND
FOR
STRATEGIS, INC. C/O ETHAN HART
PO BOX 515, COLUMBIA SOUTH CAROLINA, 29202

PROJECT NO. 2025-0356
DWN BY TCH
DATE 03-02-2026
PROJECT MANAGER FFrederick
EMAIL FFrederick@fsa-inc.com
PROPERTY INFORMATION 37-20-847
SCALE N.T.S.

SHEET TITLE
CONSTRUCTION DETAILS

C-501
SHEET 08 OF 08

SP-26-009

P:\SHARED FOLDERS\PROJECTS\2025\2025-0356\DWG\02 SITE PLAN CIVIL\2025-0356 - SM CONSTRUCTION DETAILS.DWG - 2026-06-01

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.....:	Site Plan for Sharpsburg Pike Retail
NUMBER.....:	SP-25-048
OWNER.....:	SHARPSBURG PIKE REAL ESTATE LLC
LOCATION.....:	10320 SHARPSBURG Pike Hagerstown, MD 21740
DESCRIPTION.....:	Site plan for proposed restaurant This Site Plan is intended to replace SP-19-029. Must go to PC FCO & Sensitive Area Review Fees appear to have been paid under SP-19-029
ZONING.....:	Highway Interchange
COMP PLAN LU.....:	Commercial
PARCEL.....:	10013364
PLANNING SECTOR.....:	1
ELECTION DISTRICT.....:	10
TYPE.....:	Commercial
GROSS ACRES.....:	1.48
DWELLING UNITS.....:	
TOTAL LOTS.....:	
DENSITY.....:	0 Units Per Acre
PLANNER.....:	Misty Wagner-Grillo
ENGINEER.....:	
RECEIVED.....:	December 8, 2025

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

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

Staff Comments:

Not Applicable

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

SITE DESIGN

Impervious Area Plan	Impervious Maximum Allowed	Open Space Area Planned
74	80	
Open Space Minimum Required	**Residential Amenity Plans**	**Solid Waste Disposal Plans**
		Dumpster
Materials Stored on Site	**Buffer Design Meets Requirements**	**Landscaping Meets Requirements**
	No	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**	
44		
Parking Spaces - Minimum Required	**Recreational Parking Provided**	
31	No	

ACCESS SPACING VARIANCE NEEDED: No

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.....:	Funkstown
AMBULANCE DISTRICT.....:	HAGERSTOWN

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

SITE PLAN

FOR

SHARPSBURG PIKE RETAIL

SITUATED ALONG THE WESTERN SIDE OF SHARPSBURG PIKE (MD 65)

BETWEEN COL HENRY DOUGLAS BLVD & ARNETT DRIVE

WASHINGTON COUNTY, MARYLAND

APPROVALS

MD-ENG-6A
1/89

USDA
SCS

UTILITY NOTIFICATION

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

DISTURBED AREA QUANTITY

THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 2.20 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 1,365 CU. YDS. OF EXCAVATION AND APPROXIMATELY 3,861 CU. YDS. OF FILL.

ENGINEER'S STORMWATER MANAGEMENT CERTIFICATION

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

SIGNATURE DATE SEAL

WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

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

SIGNATURE DATE

WASHINGTON COUNTY
DIVISION OF ENGINEERING

APPROVED BY: _____

DATE: _____

AS-BUILT CERTIFICATION

I hereby certify that the stormwater management facilities (both BMPs and ESD practices) shown on the plans have been constructed in accordance with the plans included under the State Highway Administration Plan Review Division Approvalm nnumber - PR - except as noted in green on the "AS-BUILT" drawings. Furthermore, the green-noted exceptions do not adversely affect the design and/or the intended performance of the facilities.

Facilites being certifies (list each individually using facility ID number and/or description):

_____ _____ _____
_____ _____ _____
_____ _____ _____

_____ _____
Name **Signature**
_____ _____
Maryland Registration Number (PE or LS) **Date**

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

License No. _____ **Expiration Date:** _____

"Certify" means to state or declare a professional opinion based on sufficient and appropriate onsite inspections and material tests conducted during construction.

Note: As-Built checklists contained in the contract drawings shall be completed by the as-built inspector and submitted to the SHA along with this certification.

OWNER / DEVELOPERS CERTIFICATION

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

5/8/26
Date

EDWARD D SCOTT MANAGER
Printed Name

Signature

OWNER / DEVELOPERS CERTIFICATION

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

5/8/26
Date

EDWARD D SCOTT MANAGER
Printed Name

Signature

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.

August 19, 2026 49808
DATE REG. NO. SIGNATURE

WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

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

SIGNATURE DATE

CLIENT/OWNER/DEVELOPER:
SHARPSBURG PIKE REAL ESTATE LLC
117 WEST PATRICK STREET, SUITE 200
FREDERICK, MARYLAND 21701

ATTN: ED SCOTT
EMAIL: ED@ATLASREALESTATE.COM
PHONE: 301.676.8444

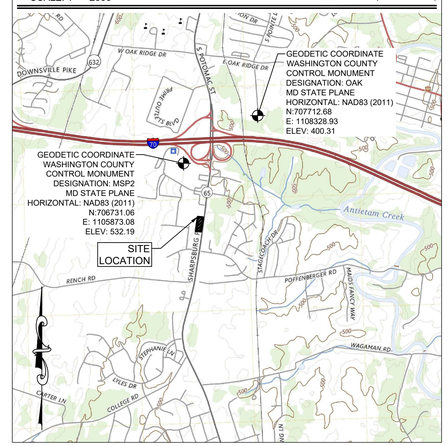
CIVIL ENGINEER / SURVEYOR:
FSA INC.
128 SOUTH POTOMAC STREET
HAGERSTOWN, MARYLAND 21740

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

VICINITY MAP

SCALE: 1" = 2000'

ADC MAP 21, 13C
USGS MAPS (FUNKSTOWN)



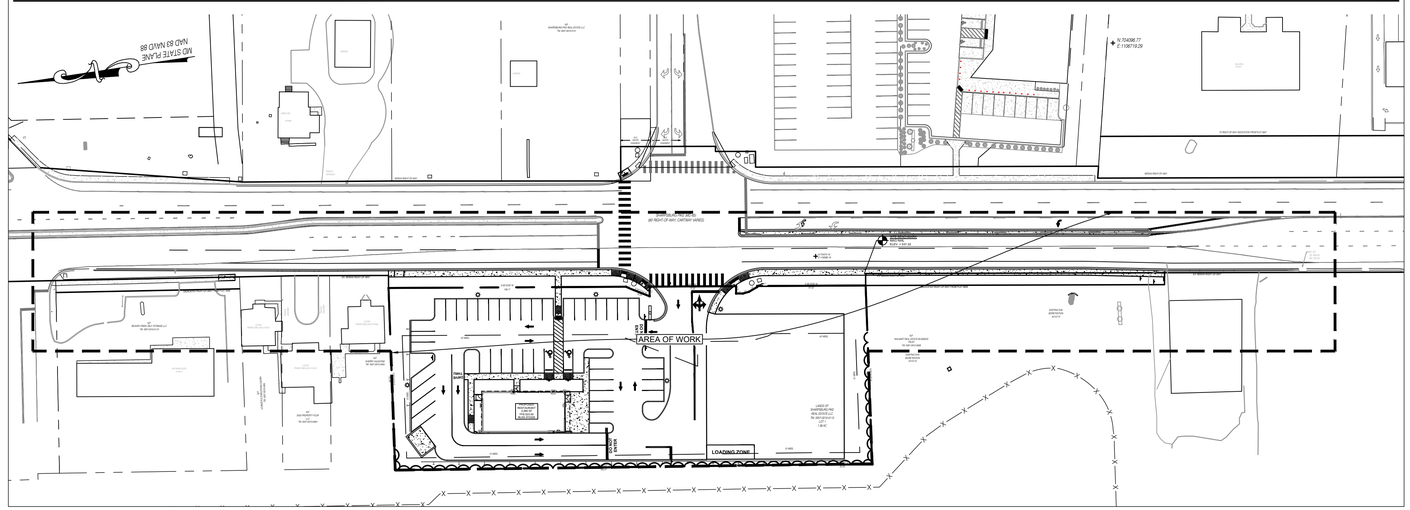
SHEET INDEX

TYPE	NUMBER	TITLE
C-001	SHEET 01	COVER SHEET
C-002	SHEET 02	GENERAL NOTES
C-101	SHEET 03	EXISTING CONDITIONS
C-102	SHEET 04	EROSION & SEDIMENT CONTROL PLAN
C-103	SHEET 05	GRADING & DRAINAGE PLAN
C-104	SHEET 06	UTILITY PLAN
C-105	SHEET 07	SITE & DIMENSIONING PLAN
C-106	SHEET 08	MDSHA PAVING PLAN
C-301	SHEET 09	STORMWATER MANGEMENT PLAN
C-302	SHEET 10	STORMWATER MANGEMENT PLAN
C-401	SHEET 11	STORM DRAIN PROFILES
C-402	SHEET 12	WATER & SEWER PROFILES
C-403	SHEET 13	MDSHA CROSS SECTIONS
C-403	SHEET 14	MDSHA CROSS SECTIONS
C-403	SHEET 15	MDSHA CROSS SECTIONS
C-501	SHEET 16	EROSION & SEDIMENT CONTROL DETAILS
C-502	SHEET 17	WATER & SEWER DETAILS
C-503	SHEET 18	STORM DRAIN DETAILS
C-504	SHEET 19	SITE DETAILS
C-504	SHEET 20	SITE DETAILS
L-101	SHEET 21	LANDSCAPE PLAN
PLANS BY OTHERS		
	SHEET 22	PHOTOMETRIC PLAN
	SHEET 23	MAINTENANCE OF TRAFFIC PLAN
	SHEET 24	MAINTENANCE OF TRAFFIC PLAN
	SHEET 25	PAVEMENT MARKING AND SIGNAGE PLAN
	SHEET 26	ULTIMATE SIGNALIZATION PLAN
	SHEET 27	GENERAL INFORMATION SHEET

LOCATION PLAN

SCALE: 1" = 60'

TAX MAP - GRID - PARCEL: 0057 - 0010 - 0113
PROPERTY ACCOUNT #013364



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

a. **MD-104.00-01 - MD-104.00-18 - General Notes**
b. **MD-374.71 - Precast Standard Type S Combination Inlet Double Grate Tandem**
c. **MD-384.01 - 48" Diameter Precast Manhole for 12" To 24" Pipes**
d. **MD-620.02 - Standard Types A & B Concrete Curb and Combination Concrete Curb & Gutter**
e. **MD-655.12 - Sidewalk Ramps Parallel**

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

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

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

ESD PRACTICES SUMMARY TABLE					
CONSTRUCTION TYPE (NEW, REDEVELOPMENT, RESTORATION): **NEW**					
ESD PRACTICES (CHAPTER 5 - NON-STRUCTURAL & STRUCTURAL)					
TYPE	DA TO STRUCTURE (AC.)	IMPERVIOUS DA TO STRUCTURE (DA)	WQv (CF)	ESDv (CF)	Pe ADDRESSED (IN)
UNDERGROUND STORMWATER SYSTEM	1.67	1.49	22354	22354	2.60 (MAX)

EXISTING IMPERVIOUS AREA WITHIN MDOT SHA RIGHT-OF-WAY: 0.38 AC. (16,553 SF)

PROPOSED IMPERVIOUS AREA WITHIN MDOT SHA RIGHT-OF-WAY: 0.64 AC. (27,878 SF)

INCREASE IN IMPERVIOUS AREA WITHIN MDOT SHA RIGHT-OF-WAY: 0.26 AC. (11,326 SF)

MDSHA ACCESS PERMIT #: 19APWA006XX

Know what's below. Call before you dig.

STATE OF MARYLAND
TREVOR M. FREDERICK
49808
PROFESSIONAL ENGINEER
08/19/2026

Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of MARYLAND, License # 49808
Expiration Date: 06-24-2026

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717.215.7300
308 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717.701.9111
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301.791.3650
1142 WILLIAMSPORT PIKE, GREENCASTLE PA 17225, 717.597.1697

©3

MARK	DESCRIPTION	DATE
	REVISED PER AGENCY COMMENTS	06.06.2025
	REVISED PER AGENCY COMMENTS	07.09.2025
	REVISED PER AGENCY COMMENTS	07.27.2025

SHARPSBURG PIKE RETAIL
SITUATE ALONG THE WESTERN SIDE OF SHARPSBURG PIKE
BETWEEN COL HENRY DOUGLAS BLVD & ARNETT DRIVE
WASHINGTON COUNTY, MARYLAND
SHARPSBURG PIKE REAL ESTATE LLC
117 W. PATRICK ST. SUITE 200, FREDERICK, MD 21701
ATTN: ED SCOTT, PHONE: 301-676-8444

PROJECT NO. 2023-0183
DWN BY ABRAM MYERS
DATE 03.27.2025
PROJECT MANAGER: T. FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL: 0057 - 0010 - 0113
SCALE: AS SHOWN
SHEET TITLE:

COVER SHEET

C-001
SHEET 01 OF 27

SP-25-048

P:\PROJECTS\2023\2023-0183\CONSTRUCTION SET\2023-0183 - 01 COVER SHEET & GENERAL NOTES.DWG 2026-08-19

GENERAL NOTES

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

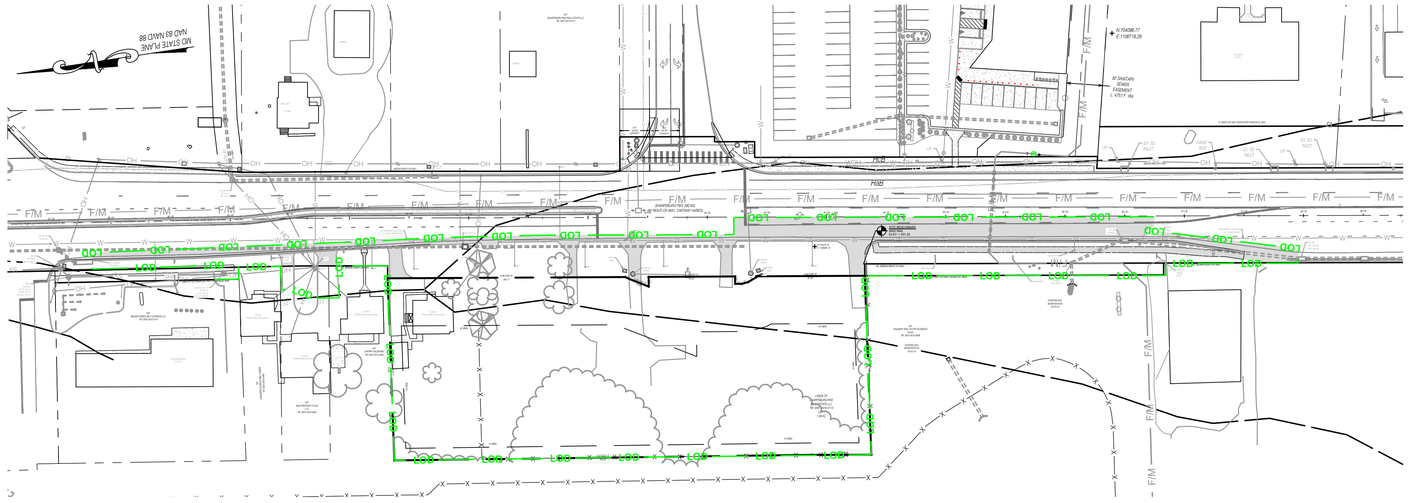
Miss Utility	1-800-257-7777
Potomac Edison	1-800-255-3443
Columbia Gas (New Business)	1-800-440-6111
Columbia Gas (Conflicts)	(301) 964-1065
Verizon	(301) 790-7124
Antietam Cable	(240) 420-2082
City of hagerstown Utilities Department	(301) 739-8577 Ext. 681
Washington County Department of Water Quality	(240) 313-2600
Washington County Soil Conservation District	(301) 797-6821
Washington County Division of Engineering	(240) 313-2430

8. The contractor shall be responsible for coordination of his construction with the construction of other contractors.
9. Benchmark is a mag nail in pavement as shown on sheet C-101
10. The contractor shall notify the Architect/Engineer, before construction, of any conflicts between the plans and actual field conditions.
11. The contractor shall protect all utilities and culvert pipes during construction by insuring proper cover, increasing cover, or constructing roadway and parking through base course before loading site with heavy vehicles.
12. Job site safety is the sole responsibility of the contractor. The Contractor shall perform all excavation in accordance with O.S.H.A. Regulations for trench safety.
13. The contractor shall perform his own field inspection and surveys (if necessary) to determine the limit of earthwork needed to complete this project. Any earthwork quantities that may be shown hereon are preliminary estimates only, and are intended for Soil Erosion Control plan review, if required. There has been no correction made to the earthwork quantities shown hereon due to the compaction of fill.
14. The contractor shall be aware that in the event of discrepancy between scaled and figured dimensions shown on the plan, the figured dimensions shall govern.
15. Sediment erosion control measures shall be installed per sediment erosion control plans, details and specifications.
16. The entire area included within the proposed limits of cut and fill shall be stripped of all root material, trash and other organic and otherwise objectionable, non-complying and unsuitable soils and materials.
17. It shall be distinctly understood that failure to mention specifically any work which would naturally be required to complete the project shall not relieve the contractor of his responsibility to complete such work.
18. All handicapped parking spaces shall be designed, ramped and signed to meet the minimum requirements of the Maryland Accessibility Code and ADA Standards for Accessible Design.
19. The existing site contours shown hereon are LIDAR 1' contours and field checked by FSA in June 2023. (Contour accuracy is to plus or minus one half the contour interval).
20. Limit of disturbed areas are to be the limit of property ownership, unless otherwise noted.
21. Exterior lighting will consist of building mounted lights and pole mounted lights as shown on the photometrics plans and utility plan.
22. The contractor shall provide MOSH safety assistance for City Utilities Department, Water and Wastewater Division Inspectors.
23. Applicant to provide as built mylars at the completion of the project.
24. This project has a projected start date of August 2025 and a completion date of August 2026.
25. 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.
26. Board of Zoning Appeal Case #AP2025-026 was approved and granted to reduce the parking facility buffer area to 3.47 feet from the required 10ft from the right of way line and a reduction to the freestanding signage requirement to 10ft from the required 25ft from the street right of way line.
27. Proposed SWM will consist of one ADS StormTech underground storage system and one ADS Bayfilter for quality treatment.
28. There are no parks, open space within or adjoining the tract.
29. All existing drainage culverts and drainage easements are to be maintained and unaltered.

DIVISION OF PLAN REVIEW & PERMITTING NOTES

1. In conformance with the Stormwater Management Ordinance of Washington County, a performance security and executed maintenance agreement shall be required from the developer prior to issuance of any building or grading permit for construction per these plans."
2. This project will require a third party qualified professional to be present at the preconstruction meeting. Construction inspection will be required for this project per the "Roadway and Stormwater Management Construction Verification Procedures" dated October 17, 2008.
3. A complete set of approved plans and a copy of the grading permit must be on site and available for use by the inspector, or other representative of Washington County Division of Public Works.
4. Developer/Contractor shall contact the certifying engineer and the County at least 5 days prior to the start of construction of the stormwater management system to schedule and coordinate inspection time tables.
5. This development plan must comply with the current Washington County Stormwater Management, Grading, Soil Erosion and Sediment Control. Ordinance.
6. All grading for this project shall be the full responsibility of the property owner.
7. No permanent structures (e.g., fences, sheds, play equipment, retaining walls) shall be permitted within any stormwater or storm drainage easement on this property.
8. 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.

HATCH LEGEND	
HATCH	DESCRIPTION
	EXISTING IMPERVIOUS COVER WITHIN ROW (11,326 SF)



EXISTING IMPERVIOUS AREA WITHIN MDSHA ROW MAP
SCALE: 1" = 60'

ZONING DATA

ZONING DISTRICT: HI - HIGHWAY INTERCHANGE DISTRICT
MAX. BUILDING HEIGHT: 75 FT.
MINIMUM YARD SETBACK:
FRONT: 40 FT.
*SIDE: 25 FT.
*REAR: 25 FT.

*When adjacent to residential development, it shall be 50 feet.

BOARD OF ZONING APPEALS' CASE: AP2025-026; SIGN VARIANCE AND PARKING SETBACK VARIANCE
PROPOSED USE: RESTAURANT & RETAIL STORES (PERMITTED USE)

SITE DATA

TAX MAP - GRID - PARCEL	0057-0010-0113
ELECTION DISTRICT	10
ACCOUNT NUMBER	013364
LIBER / FOLIO	05583 / 00118
PLAT NUMBER	11649-11650
AREA SUMMARY:	
PARCEL	1.48 Ac
DISTURBED AREA	95,832 SF / 2.20 Ac
EXISTING IMPERVIOUS	4,427 SF / 0.10 AC
PROPOSED TOTAL IMPERVIOUS	48,045 SF / 1.10 AC
BUILDING SUMMARY RESTAURANT:	
FOOTPRINT	2,385 SF
HEIGHT	20 FT
PROPOSED USE	RESTAURANT (PERMITTED USE)
HOURS OF OPERATION	11 AM TO 11 PM / 7 DAYS A WEEK
FREIGHT & DELIVERY	WB-65 TRACTOR TRAILER, ONCE PER WEEK
EMPLOYEE SUMMARY:	
RESTAURANT	10
WATER & SEWER USAGE:	
WATER PROVIDED	CITY OF HAGERSTOWN WATER DIVISION
SEWER PROVIDED	WASHINGTON COUNTY DEPT. OF WATER QUALITY
EXISTING WATER ALLOCATION	1,200 GPD
PROPOSED WATER ALLOCATION	1,200 GPD (0 GPD ADDITIONAL)
PROPOSED WASTEWATER ALLOCATION	1,200 GPD
WASTE & RECYCLABLES:	
SOLID WASTE REMOVAL	ON SITE DUMPSTER
RECYCLE REMOVAL	ON SITE DUMPSTER
SITE LIGHTING:	
EXISTING	NONE
PROPOSED	POLE & BUILDING MOUNTED
SITE SIGNAGE:	
EXISTING	NONE
PROPOSED	POLE & BUILDING MOUNTED
WAIVER AND/OR VARIANCE	NONE
FOREST CONSERVATION	ADDRESSED PER PLAT 11649 - 11650; EXEMPT FROM NEW DEVELOPMENT WITHIN ROW (LESS THAN 20,000 SF)
WATERSHED:	
NAME	ANTIETAM CREEK
NUMBER	02-14-05-02
FEMA PANEL #	24043C0305D - EFFECTIVE AUGUST 14, 2017

PARKING, LOADING & BICYCLE DATA

USE	REQUIREMENT	CALCULATION	REQUIRED
RESTAURANT	1 SPACE PER 75 SF GFA	2,325 SF / 75 SF	31 SPACES
TOTAL REQUIRED SPACES			**31 SPACES**
TOTAL PROVIDED PARKING SPACES			**44 SPACES**
TOTAL ADA SPACES PROVIDED			**2 SPACES**

LEGEND

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

LEGEND - ABBREVIATIONS

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

STATE OF MARYLAND
TREVOR M. FREDERICK
PROFESSIONAL ENGINEER
No. 40806
08/19/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND, License # 40806, Expiration Date: 06-24-2026

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1114 2 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717-597-1697
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301-790-9500

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MARK	DESCRIPTION	DATE
	RE/ISED PER AGENCY COMMENTS	06.06.2026
	RE/ISED PER AGENCY COMMENTS	07.09.2026
	RE/ISED PER AGENCY COMMENTS	07.27.2026

SHARPSBURG PIKE RETAIL

SITUATE ALONG THE WESTERN SIDE OF SHARPSBURG PIKE BETWEEN COL. HENRY DOUGLAS BLVD & ARNETT DRIVE

WASHINGTON COUNTY, MARYLAND

SHARPSBURG PIKE REAL ESTATE LLC
117 W. PATRICK ST. SUITE 200, FREDERICK, MD 21701
ATTN: ED SCOTT, PHONE: 301-676-8444

PROJECT NO. 2023-0183
DWN BY ABRAM MYERS | DATE 03.27.2025
PROJECT MANAGER: T. FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL: 0057 - 0010 - 0113
SCALE: N.T.S.
SHEET TITLE

GENERAL NOTES

C-002
SHEET 02 OF 27

SP-25-048

P:\SHARED FOLDERS\PROJECTS\2023\2023-0183\DWGS\COMMERCIAL PAD CONSTRUCTION SET\2023-0183 01 - 02 COVER SHEET & GENERAL NOTES.DWG - 2026-08-19

STA: 87+84.10
OFFSET RIGHT 31.63'
BEGIN CURB & GUTTER REMOVAL

SAWCUT SIDEWALK AT JOINT AND REMOVE FOR SEWER INSTALLATION. SIDEWALK TO BE REPLACED IN KIND

SAWCUT PAVEMENT 1' INSIDE WHITE LINE

"BEGIN CENTER LANE" SIGN TO BE REMOVED

MAILBOX TO BE RELOCATED

CONRETE SIDEWALK TO BE REMOVED BACK TO ROW LINE

STA: 90+66.24
OFFSET RIGHT 23.46'
END CURB & GUTTER REMOVAL

STA: 92+35.98
OFFSET LEFT 45.03'
SAWCUT CURB & GUTTER/ END CURB & GUTTER REMOVAL

STA: 92+19.22
OFFSET LEFT 37.57'
SAWCUT CURB & GUTTER/ BEGIN CURB & GUTTER REMOVAL

STA: 90+95.25
OFFSET RIGHT 23.55'
BEGIN 15" STORM DRAIN REMOVAL

STA: 90+97.12
OFFSET RIGHT 22.61'
REMOVE STORM DRAIN/END 15" STORM DRAIN REMOVAL

STA: 93+30.67
OFFSET RIGHT 23.90'
BEGIN 15" STORM DRAIN REMOVAL

WATER METER TO BE REMOVED AND WATERLINE REMOVED BACK TO CORP STOP

WATER METER TO BE REMOVED AND WATERLINE REMOVED BACK TO CORP STOP

WATER METER TO BE REMOVED AND WATERLINE REMOVED BACK TO CORP STOP

WATER METER TO BE REMOVED AND WATERLINE REMOVED BACK TO CORP STOP

MATCHLINE STA: 94+50
SEE THIS SHEET FOR CONTINUATION

SAWCUT CURB AT RIGHT-OF-WAY

STA: 87+55.49
OFFSET RIGHT 22.59'
PARGE 15" RCP FOR INFILL WITH FLOWABLE FILL

STA: 90+08.23
OFFSET RIGHT 24.06'
END 15" STORM DRAIN REMOVAL/ BEGIN FILLING 15" PIPE WITH FLOWABLE FILL

UTILITY POLE & WIRES TO BE REMOVED

DWELLING TO BE REMOVED

GARAGE TO BE REMOVED

TREES TO BE REMOVED

TREE TO BE REMOVED

FENCE TO BE REMOVED

FENCE TO BE REMOVED

FENCE TO BE REMOVED

CLEAR TREES BACK TO PROPERTY LINE

SAWCUT PAVEMENT 1' BEHIND WHITE LINE

SAWCUT PAVEMENT

18" STORM DRAIN TO BE REMOVED

STA: 94+33.32
OFFSET RIGHT 29.95'
BEGIN CURB, GUTTER & SIDEWALK REMOVAL

ROAD SIGN TO BE RELOCATED

ROAD SIGN TO BE RELOCATED

ROAD SIGNS TO BE RELOCATED

ROAD SIGNS TO BE RELOCATED

STA: 97+95.34
OFFSET RIGHT 36.42'
END CURB & GUTTER REMOVAL

LANDS OF SHARPSBURG PIKE REAL ESTATE LLC
TM: 0057-0010-0113
LOT 1
1.38 AC

NF SHARPSBURG PIKE REAL ESTATE LLC TM: 0057-0010-0113

NF BEAVER CREEK SELF STORAGE LLC TM: 0057-0010-0110

NF SHERRY VALENTINE TM: 0057-0010-0484

NF LAURIE L. & JEFF MALCHOWSKY TM: 0057-0010-0440

NF SAD PROPERTY FOUR LLC TM: 0057-0010-0464

NF WALMART REAL ESTATE BUSINESS TRUST TM: 0057-0010-0608

EXISTING SHA BIORETENTION #210173

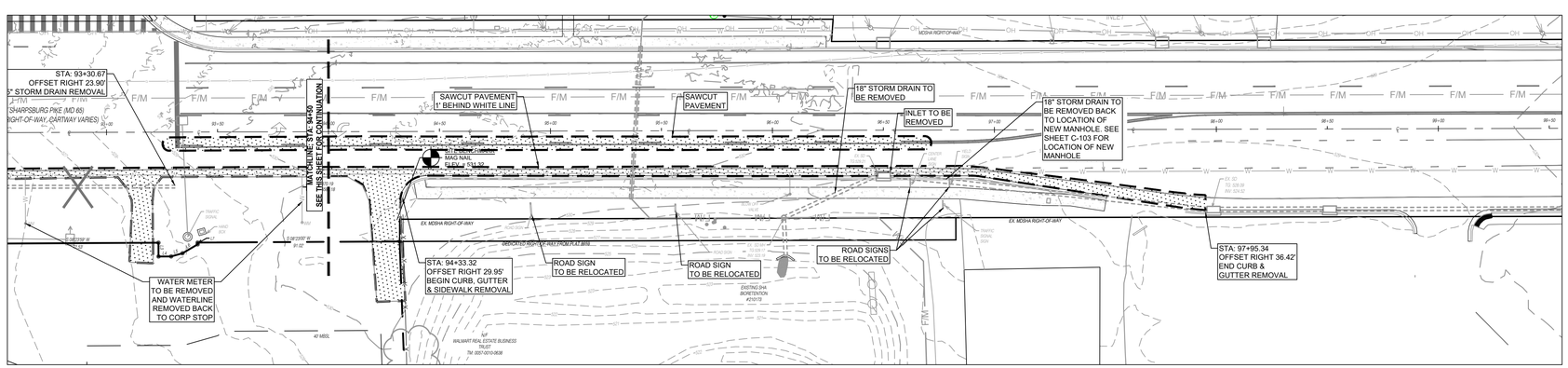
EX. MDSHA RIGHT-OF-WAY

DEDICATED RIGHT-OF-WAY FROM PLAT 8356

30' SANITARY SEWER EASEMENT L 4757 F 1

NO STATE PLANE NAD 83 NAVD 88

MATCHLINE; STA: 94+50



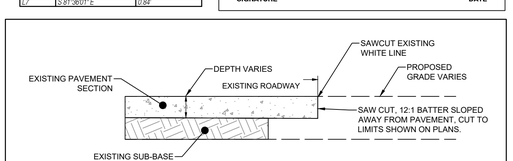
LINE	BEARING	DISTANCE
L1	S.33°23'49" W	4.70'
L2	S.81°36'01" E	8.10'
L3	N.81°36'01" W	6.20'
L4	S.08°23'00" W	5.67'
L5	S.06°55'52" E	5.34'
L6	S.21°36'34" E	7.90'
L7	S.81°36'01" E	0.84'

SOIL CHART			
SOILS	H.S.G.	Ratio (%)	Kw
HaB	B	20%	0.37
HaC	B	79%	0.37
HcB	B	1%	0.32

CITY OF HAGERSTOWN UTILITIES DEPARTMENT WATER DIVISION

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

SIGNATURE _____ DATE _____



01 C-101

SAW CUT DETAIL

NOT TO SCALE

HATCH LEGEND	
HATCH	DESCRIPTION
	EXISTING PAVEMENT TO BE REMOVED

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

STATE OF MARYLAND
TRENTON M. FREDERICK
45808
PROFESSIONAL ENGINEER
08/19/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of MARYLAND, License # 45808, Expiration Date: 06-24-2026.

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MARK	DESCRIPTION	DATE
1	REVISED PER AGENCY COMMENTS	06.06.2025
2	REVISED PER AGENCY COMMENTS	07.09.2025
3	REVISED PER AGENCY COMMENTS	07.27.2025

SHARPSBURG PIKE RETAIL

SITUATE ALONG THE WESTERN SIDE OF SHARPSBURG PIKE BETWEEN COL HENRY DOUGLAS BLVD & ARNETT DRIVE

WASHINGTON COUNTY, MARYLAND

SHARPSBURG PIKE REAL ESTATE LLC
117 W. PATRICK ST., SUITE 200, FREDERICK, MD 21701
ATTN: ED SCOTT; PHONE: 301-676-8444

PROJECT NO. 2023-0183
DWN BY ABRAM MYERS
DATE 03.27.2025
PROJECT MANAGER: T. FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL: 0057 - 0010 - 0113
SCALE 1" = 30'
SHEET TITLE

EXISTING CONDITIONS & DEMOLITION PLAN

C-101
SHEET 03 OF 27

SP-25-048

P:\SHARED\TOJOBS\PHILLIPS\2023\2023-0183\RDS\COMMERCIAL PADS CONSTRUCTION SET\2023-0183 EXISTING CONDITIONS.DWG 2026-08-19

LEGEND

- SF — SILT FENCE
- SF42 — SMART FENCE-42
- LOD — LIMIT OF DISTURBANCE (2.20 AC)
- TEMPORARY STRAW AND NET MATTING
- RIPRAP OUTLET PROTECTION
- AT GRADE INLET PROTECTION
- CURB INLET PROTECTION
- EXISTING CONTOURS
- 606.0 — EXISTING TEXT
- +589.1 — FINISHED GRADE SPOT ELEVATION
- 600 — FINISHED GRADE INDEX CONTOUR
- 598 — FINISHED GRADE INTERMEDIATE CONTOUR
- SOIL BOUNDARY

INLET PROTECTION TABLE

INLET ID	DRAINAGE AREA (FINAL)	PROTECTION TYPE
SD1	0.12	AT GRADE INLET PROTECTION
SD2	0.27	CURB INLET PROTECTION
SD3	0.26	CURB INLET PROTECTION
SD4	0.28	AT GRADE INLET PROTECTION
SD5	0.36	AT GRADE INLET PROTECTION
SD6	0.03	AT GRADE INLET PROTECTION
SD7	0.16	CURB INLET PROTECTION
SD8	0.16	AT GRADE INLET PROTECTION
SD9	0.02	AT GRADE INLET PROTECTION
EX. INLET STA: 87+75	0.39	CURB INLET PROTECTION
EX. INLET STA: 91+00	0.22	AT GRADE INLET PROTECTION
EX. INLET STA: 96+50	0.08	CURB INLET PROTECTION
EX. INLET STA: 98+00	0.18	CURB INLET PROTECTION

SILT FENCE TABLE

TYPE	NUMBER	LENGTH (FT)	AVERAGE SLOPE (%)	SLOPE LENGTH (FT)	MAX SLOPE LENGTH (FT)	DETAIL REFERENCE
SILT FENCE	1	142	N/A	N/A	N/A	06/C-501

SMART FENCE-42 TABLE

TYPE	NUMBER	LENGTH (FT)	AVERAGE SLOPE (%)	SLOPE LENGTH (FT)	MAX SLOPE LENGTH (FT)	DETAIL REFERENCE
SMART-FENCE 42	1	635	33.33	6	100	06/C-501
SMART-FENCE-42	2	252	33.33	18	33	06/C-501

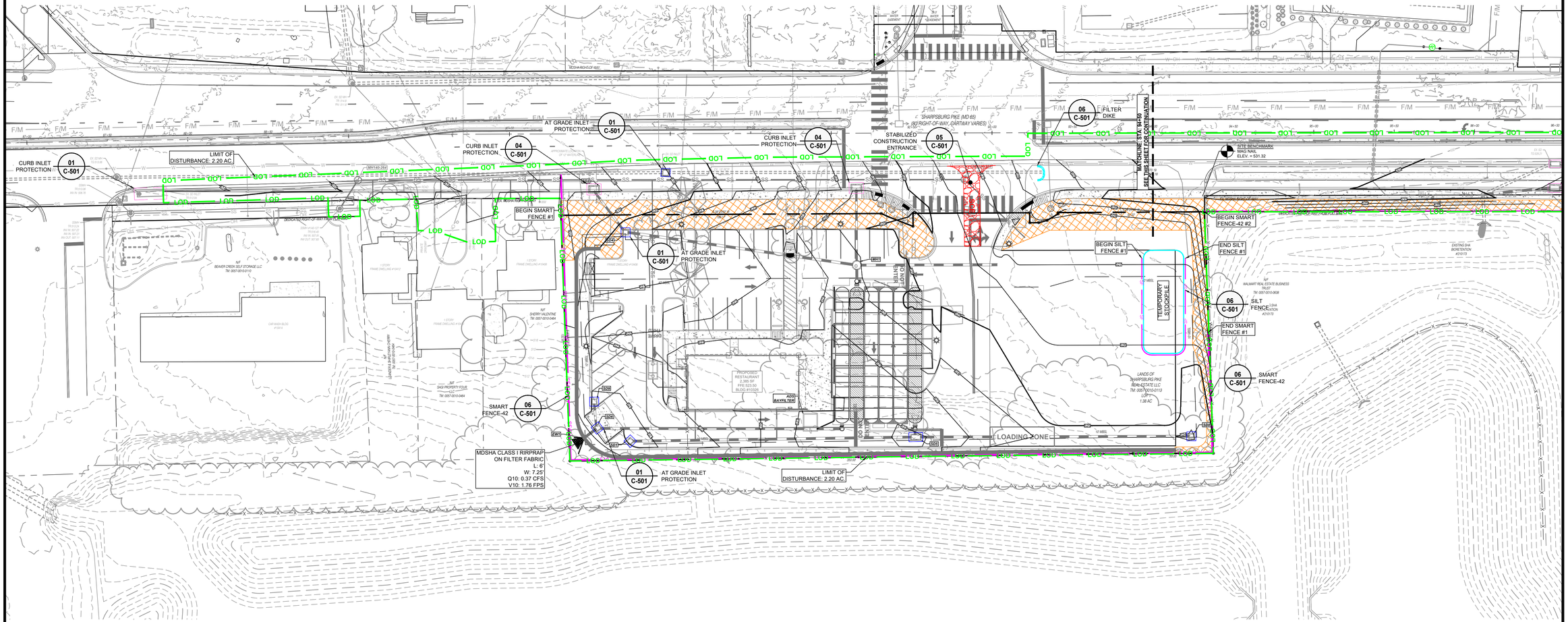
OUTLET PROTECTION TABLE

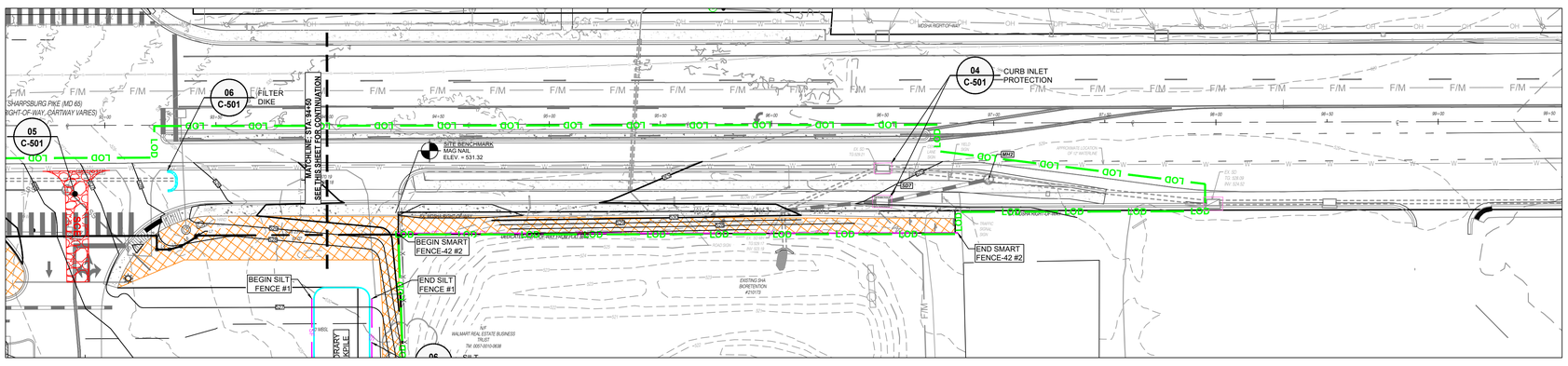
ID	PIPE	Q10 (CFS)	V10 (FPS)	LENGTH (FT)	WIDTH (FT)	d50 (IN)	Dmax (IN)	DEPTH (IN)	MDSHA CLASS
ES1	18"	0.37	1.76	6.00	7.25	9.50	15"	19"	I

General E&S Notes:

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

NO STATE PLANE NAD 83 NAVD 88





MATCHLINE; STA: 94+50

SEQUENCE OF CONSTRUCTION

Pre-Construction Notification - The contractor shall notify the Washington County Soil Conservation District (301-797-6821), Washington County Division of Construction (240-313-2600), and Frederick Seibert & Associates (301-791-3650) at least 5 days prior to start of any work shown on these plans to schedule a pre-construction meeting.

All spoil and/or borrow material must come from and/or go to a site with a current and approved Sediment and Erosion Control Plan and any demolition material must go to an approved MED site.

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

Prior to beginning construction limit of disturbance to be staked.

1. Contractor to install stabilized construction entrance as shown on plans off Sharpsburg Pike. If tracking of mud occurs, contractor shall stop work immediately and clean roadway.
2. Contractor to install perimeter controls and filter dike as shown on plans. Install inlet protection on existing inlets as shown on plans.
3. With perimeter controls in place, contractor to begin demolition of existing structures and begin clearing.
4. Contractor to strip topsoil and place in designated stockpile location as shown on plans. Silt Fence to be placed on the downhill side of stockpile.
5. With topsoil stripped, contractor to begin rough grading site. As site is brought to grade, contractor to install utilities as shown on plans.
6. Contractor to prepare for building pads.
7. Contractor to install storm drain systems, working from downstream to upstream, inlet protection to be installed immediately upon completion of installation.
8. Contractor to excavate for underground stormwater system. The contractor shall contact the Washington County Engineering (240-313-2400) and Frederick Seibert & Associates (301-791-3650) for an interim inspection of the underground system. Contractor to ensure all stormwater inspections are completed during underground installation.
9. Contractor to begin curb & gutter, sidewalk, and paving.
10. Contact the Washington County Soil Conservation District (301-797-6821) to verify site is 95% vegetated before removing perimeter controls.
11. Remove all sediment control devices and stabilize any disturbed area.

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

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

STATE OF MARYLAND
TRENTON M. FREDERICK
45805
PROFESSIONAL ENGINEER
08/19/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of MARYLAND, License # 45805
Expiration Date: 06-24-2026

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SHARPSBURG PIKE RETAIL

SITUATE ALONG THE WESTERN SIDE OF SHARPSBURG PIKE BETWEEN COL HENRY DOUGLAS BLVD & ARNETT DRIVE

WASHINGTON COUNTY, MARYLAND

SHARPSBURG PIKE REAL ESTATE LLC
117 W. PATRICK ST., SUITE 200, FREDERICK, MD 21701
ATTN: ED SCOTT; PHONE: 301-676-8444

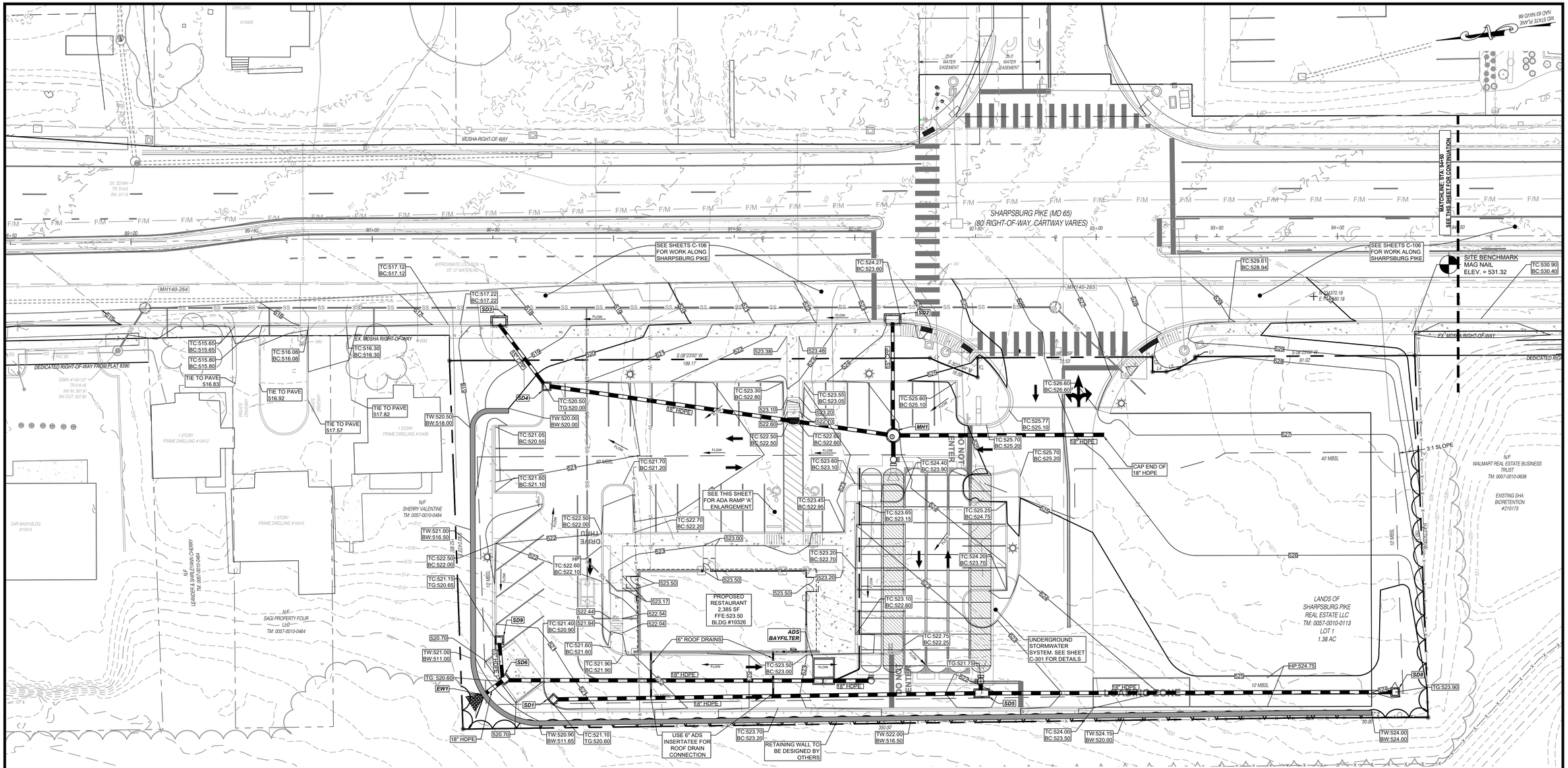
PROJECT NO.: 2023-0183
DWN BY: ABRAM MYERS
DATE: 03.27.2025
PROJECT MANAGER: T. FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL: 0057 - 0010 - 0113
SCALE: 1" = 30'
SHEET TITLE:

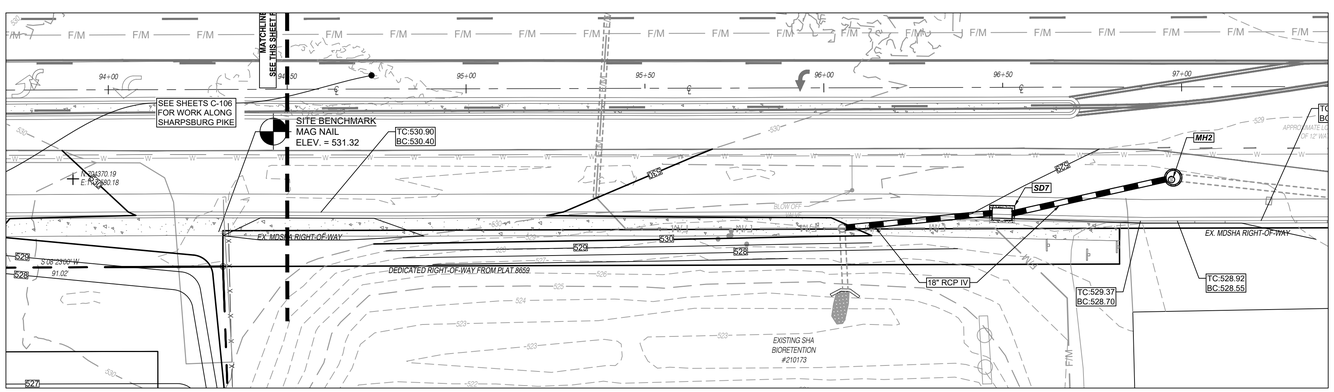
EROSION & SEDIMENT CONTROL PLAN

C-102
SHEET 04 OF 27

SP-25-048

P:\SHARED FOLDERS\PROJECTS\2023\2023-0183\ENGR\SCD\MATERIAL PAGS CONSTRUCTION JET\2023-0183 EA REVISION 4, SEDIMENT CONTROL PLAN.DWG 2025-08-19





GRAPHIC SCALE

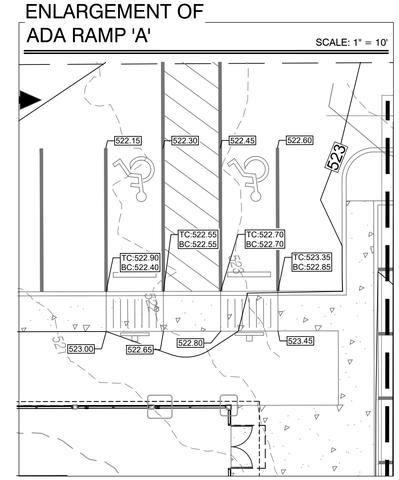
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

MATCHLINE; STA: 94+50

ENLARGEMENT OF ADA RAMP 'A'

SCALE: 1" = 10'



STATE OF MARYLAND
TREVOR M. FREDERICK
49808
PROFESSIONAL ENGINEER
08/19/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of MARYLAND, License # 49808
Expiration Date 06-24-2026

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305 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717-701-9111
1114Z WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717-597-1697
318 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301-791-0600

MARK	DESCRIPTION	DATE
1	REVISED PER AGENCY COMMENTS	06.06.2025
2	REVISED PER AGENCY COMMENTS	07.28.2025
3	REVISED PER AGENCY COMMENTS	01.27.2026

SHARPSBURG PIKE RETAIL
SITUATE ALONG THE WESTERN SIDE OF SHARPSBURG PIKE BETWEEN COL HENRY DOUGLAS BLVD & ARNETT DRIVE
WASHINGTON COUNTY, MARYLAND
SHARPSBURG PIKE REAL ESTATE LLC
117 W. PATRICK ST, SUITE 200, FREDERICK, MD 21701
ATTN: ED SCOTT; PHONE: 301-676-8444

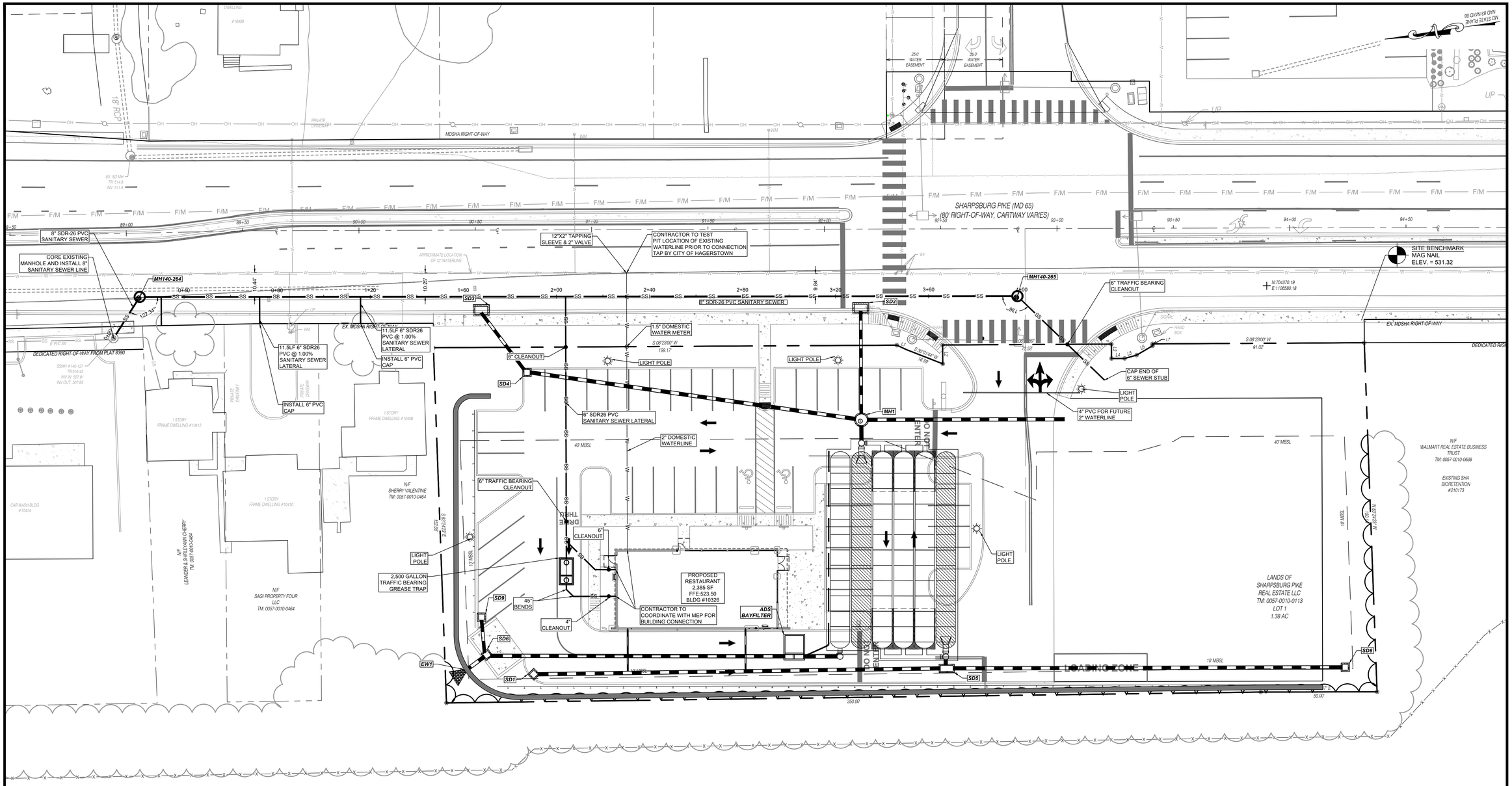
PROJECT NO. 2023-0183
DWN BY ABRAM MYERS | DATE 03.27.2025
PROJECT MANAGER: T. FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL: 0057 - 0010 - 0113
SCALE 1" = 20'

SHEET TITLE
GRADING & DRAINAGE PLAN

C-103
SHEET 05 OF 27

SP-25-048

P:\SHARED FOLDERS\PROJECTS\2023\2023-0183\DWGS\COMMERCIAL PADS CONSTRUCTION SET\2023-0183 GRADING & DRAINAGE PLAN.DWG 2026-08-19



EXISTING WATER ALLOCATION: 1,200 GPD
PROPOSED WATER ALLOCATION: 0 GPD ADDITIONAL
PROPOSED WASTEWATER ALLOCATION: 1,200 GPD

CITY OF HAGERSTOWN UTILITIES DEPARTMENT WATER DIVISION

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

SIGNATURE _____ DATE _____

WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

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

SIGNATURE _____ DATE _____

NOTES:
1. THE ALLOCATION, BASED ON ANNUAL AVERAGE DAILY USAGE, IS RESTRICTED TO THE ALLOCATION SHOWN ON THIS PLAN. ANY ALLOCATION THAT MAY BE NEEDED IN THE FUTURE THAT EXCEEDS THE RESTRICTED ALLOCATION WILL REQUIRE A REQUEST TO AN APPROVAL FROM THE UTILITIES DEPARTMENT FOR THE ADDITIONAL ALLOCATION.
2. CLEANOUTS SHALL BE INSTALLED AT ALL ROOF DRAIN LOCATIONS FOR MAINTENANCE PURPOSES.
3. A CONSTRUCTION PERMIT SHALL BE OBTAINED FROM THE CITY OF HAGERSTOWN UTILITIES DEPARTMENT PRIOR TO BEGINNING CONSTRUCTION OF THE WATERLINE. CONTACT THE UTILITIES ENGINEERING DEPARTMENT AT 301-739-8577, EXT 653 FOR THE PERMIT APPLICATION.
4. CONTRACTOR IS RESPONSIBLE FOR CORING EXISTING MANHOLE FOR CONNECTION OF SEWER MAIN. ANY DAMAGE DONE TO MANHOLE SHALL BE REPAIRED/REPLACED BY CONTRACTOR AT NO COST TO WASHINGTON COUNTY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY BY-PASS PUMPING THAT MAY BE REQUIRED.
6. THE PROPOSED LATERALS FOR HOUSE #10410 AND #10408 ARE FOR FUTURE CONNECTIONS. AT THE TIME OF CONNECTIONS, ALL CONNECTION FEES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

STATE OF MARYLAND
TREVOR M. FREDERICK
45805
PROFESSIONAL ENGINEER
08/19/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of MARYLAND License # 45805
Expiration Date 06.24.2026

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1114 LITHIA SPRINGS BLVD, GREENCASTLE PA 17225, 717.597.1697
318 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301.791.9500

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MARK	DESCRIPTION	DATE
	REVISED PER AGENCY COMMENTS	06.06.2025
	REVISED PER AGENCY COMMENTS	07.08.2025
	REVISED PER AGENCY COMMENTS	07.27.2025

SHARPSBURG PIKE RETAIL

SITUATE ALONG THE WESTERN SIDE OF SHARPSBURG PIKE BETWEEN COL. HENRY DOUGLAS BLVD & ARNETT DRIVE

WASHINGTON COUNTY, MARYLAND

SHARPSBURG PIKE REAL ESTATE LLC
117 W. PATRICK ST, SUITE 200, FREDERICK, MD 21701
ATTN: ED SCOTT; PHONE: 301-676-8444

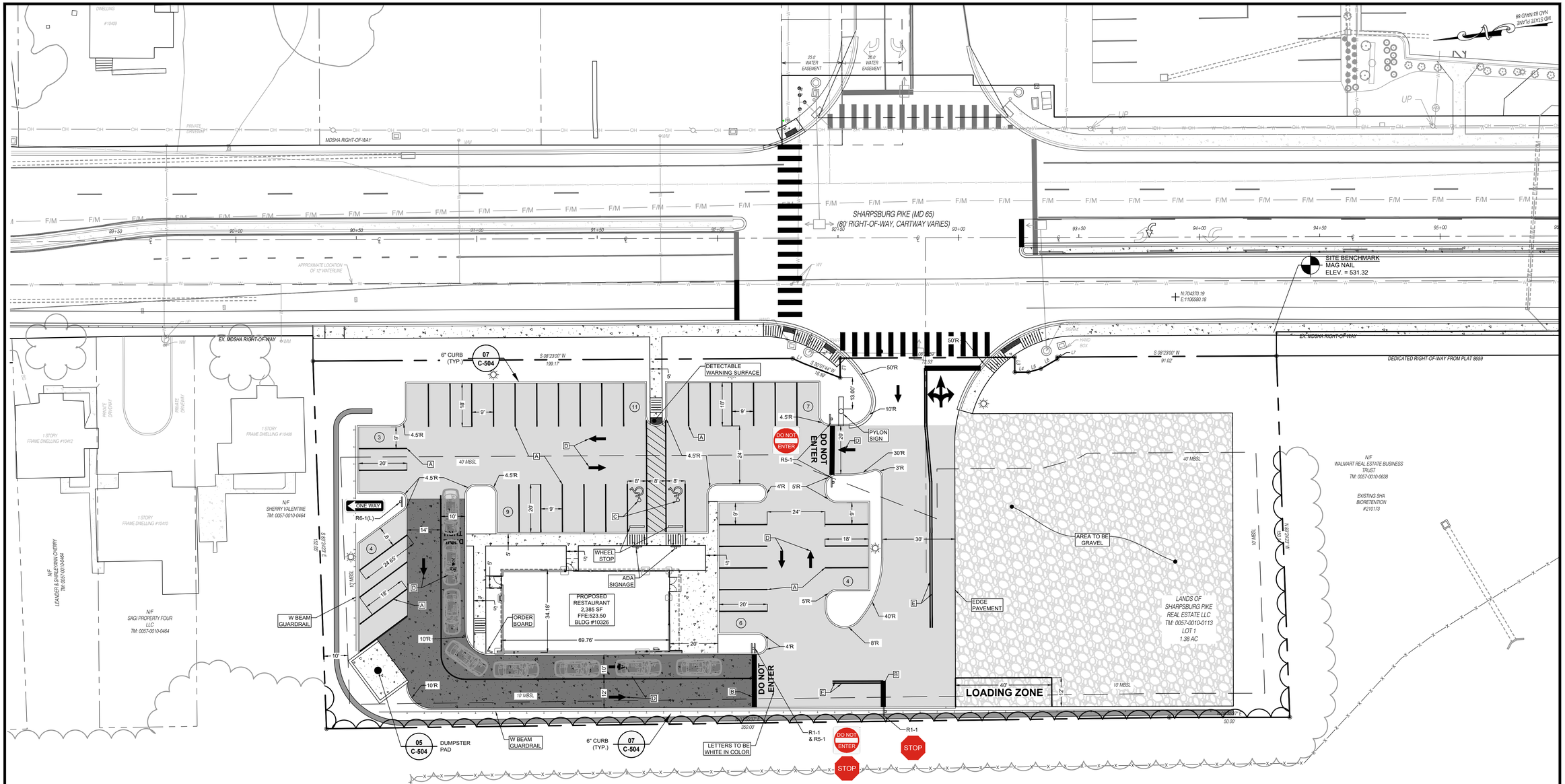
PROJECT NO. 2023-0183
DWN BY ABRAM MYERS | DATE 03.27.2025
PROJECT MANAGER: T. FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL: 0057 - 0010 - 0113
SCALE 1" = 20'
SHEET TITLE

UTILITY PLAN

C-104
SHEET 06 OF 27

SP-25-048

P:\SHARED FOLDERS\PROJECTS\2023\2023-0183\ENGR\DGN\MARKUPS_PA2 CONSTRUCTION SET\2023-0183 UTILITY PLAN.DWG 2025-08-19



STRIPING NOTES:

1. FINAL APPLICATION OF WHITE AND YELLOW WATERBORNE PAVEMENT MARKINGS SHALL BE AFTER COMPLETION OF ALL ASSOCIATED PROJECT ROADWAY CLEAN-UP.
2. REFERENCE PUBLICATION 111M TC-8600 RECOMMENDED JUNE 13, 2013 FOR PAVEMENT MARKING DETAILS.
3. REFERENCE PUBLICATION 111M TC-8604 RECOMMENDED JUNE 13, 2013 FOR DELINEATION DETAILS.
4. REFERENCE PUBLICATION 111M TC-8700 SERIES RECOMMENDED JUNE 13, 2013 AND ANY CHANGES/REVISIONS FOR TRAFFIC CONTROL SIGNING STANDARDS.
5. REFERENCE FEDERAL HIGHWAY ADMINISTRATION M.U.T.C.D. 2009 EDITION CHAPTER 8B SECTION 27 FOR GRADE CROSSING PAVEMENT MARKINGS (FIGURE 8B-7).
6. ALL LONGITUDINAL WATERBORNE PAVEMENT MARKINGS SHALL REQUIRE TWO COATS.
7. ALL STRIPING/MARKINGS WITHIN THE RIGHT OF WAY TO BE 40 MIL HOT APPLIED THERMOPLASTIC.

STRIPING LEGEND:

A	5" WHITE LINE
B	24" WHITE STOP BAR
C	WHITE ADA SYMBOL
D	WHITE DIRECTIONAL ARROW
E	5" DOUBLE YELLOW LINE

PAVEMENT LEGEND

HATCH	DESCRIPTION	DETAIL/SHEET
	SITE PAVEMENT	01/C-504
	CONCRETE PAVEMENT	04/C-504
	CONCRETE SIDEWALK	06/C-504
	GRAVEL	13/C-504

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

P:\SHARED FOLDERS\PROJECTS\2023\2023-0183\ENGR\DWG\COMMERCIAL PADS\CONSTRUCTION SET\2023-0183 07 SITE & DIMENSIONING PLAN.DWG 3/28/26 9:19

STATE OF MARYLAND
TRENTON M. FREDERICK
45806
PROFESSIONAL ENGINEER
08/19/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License # 45806
Expiration Date: 06.24.2026

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MARK	DESCRIPTION	DATE
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	REVISED PER AGENCY COMMENTS	07.08.2025
	REVISED PER AGENCY COMMENTS	01.27.2026

SHARPSBURG PIKE RETAIL

SITUATE ALONG THE WESTERN SIDE OF SHARPSBURG PIKE BETWEEN COL. HENRY DOUGLAS BLVD & ARNETTDRIVE

WASHINGTON COUNTY, MARYLAND

SHARPSBURG PIKE REAL ESTATE LLC
117 W. PATRICK ST. SUITE 200, FREDERICK, MD 21701
ATTN: ED SCOTT, PHONE: 301-676-8444

PROJECT NO. 2023-0183
DWN BY ABRAM MYERS | DATE 03.27.2025
PROJECT MANAGER T. FREDERICK
EMAIL TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL 0057 - 0010 - 0113
SCALE 1" = 20'

SHEET TITLE

SITE & DIMENSIONING PLAN

C-105
SHEET 07 OF 27

SP-25-048

General Notes

1. The Contractor shall be responsible for all coordination with all utility companies.
2. All line striping and sign modification will be done by the Developer/Contractor's expense.
3. Posted performance security will not be released until all work is completed to the satisfaction of the State Highway Administration.
4. HMA shall be milled into all adjoining existing paved sections a minimum 2" depth. Feathering of HMA will not be allowed.
5. All material incorporated into the work (ie, HMA, aggregate, seed, etc.) shall meet all applicable SHA specifications.
6. Contractor shall contact SHA at least 5 business days before starting work.
7. Contractor must get SHA approval before making any changes to approved plans.
8. Before beginning work, the Contractor must obtain a State Highway Access Permit.
9. The Contractor shall contact Miss Utility a minimum of 72 hours before starting work.
10. Contractor shall notify all adjoining property owners at least 2 business days before starting work.
11. Any damage to adjoining roads, utilities, private property, etc, caused by the Contractor will be repaired or replaced in kind by the Contractor to the satisfaction of the State Highway Administration.
12. Anything that needs to be removed or relocated to complete the work as shown will be the Contractor's responsibility.
13. Traffic control shall be the responsibility of the Contractor and shall be done in accordance with the approved plans and the latest MdMUTCD. Use MD -104.02-01 AND MD 104.02-03 for traffic control.
14. All saw cuts shall be painted in the field by the Contractor and approved by SHA before any cutting is permitted.
15. At the end of each work shift, contractor to place safety wedge (MD 104.01-28).
16. All pavement markings shall be spotted by the permittee and approved by A.D.E. Traffic for district 6 S.H.A. engineer prior to actual placement of markings. SHA shall be notified 3 work days in advance of the permanent striping to review spotting.
17. All proposed signs are to be no less than the 'standard' size according to the S.H.A. sign book. No signs are to be placed using the minimum size. The permittee or contracting representative shall meet with the S.H.A. inspector prior to ordering and placing signs to ensure the proper size is used for the permit.
18. The S.H.A. permit inspector needs to be notified 3 work days in advance of the line striping to be placed.
19. Signs are to be ground mounted in 4"x4" posts at a minimum height of 7 feet measured from the bottom of the sign.
20. Proposed slope grading and traffic barriers will need to be completed prior to removing existing guardrail.

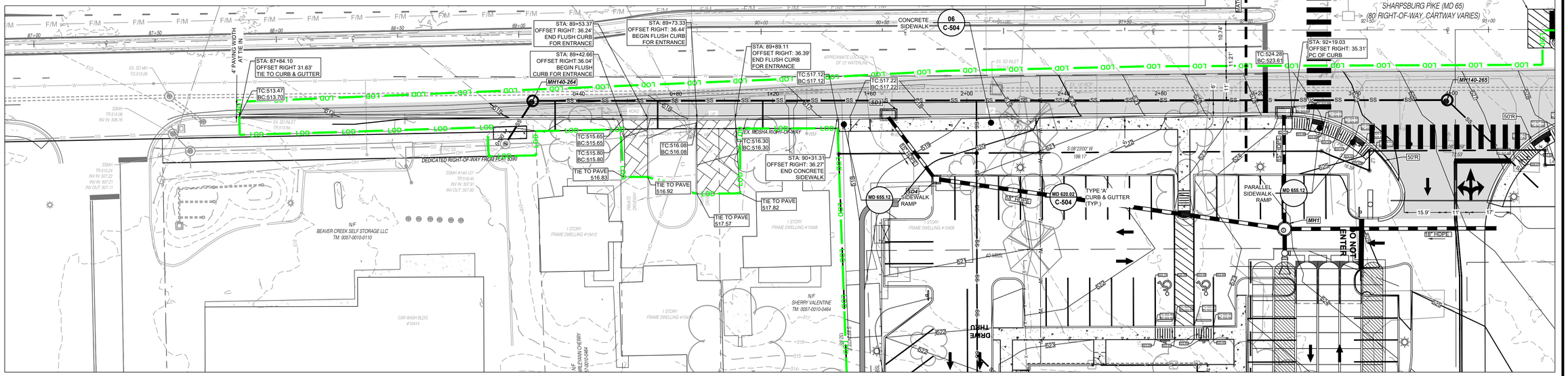
NOTES:

1. CONTRACTOR IS TO MAINTAIN ACCESS TO ADJACENT BUILDINGS THROUGHOUT ROADWAY CONSTRUCTION.
2. SEE PLANS BY OTHERS FOR ROADWAY STRIPING AND SIGNAGE PLACEMENT.
3. ALL SIDEWALKS CONSTRUCTED ALONG STATE HIGHWAY ARE TO BE 5' WIDE WITH A MAX CROSS SLOPE OF 2%. SEE SHEET C-403 FOR ADA GRADING ENLARGEMENTS

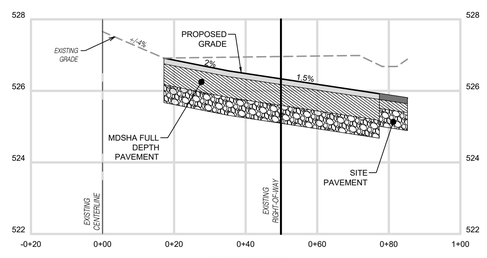
EXISTING IMPERVIOUS AREA WITHIN MDOT SHA RIGHT-OF-WAY: 0.38 AC. (16,553 SF)

PROPOSED IMPERVIOUS AREA WITHIN MDOT SHA RIGHT-OF-WAY: 0.64 AC. (27,878 SF)

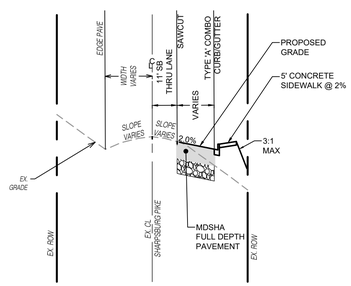
INCREASE IN IMPERVIOUS AREA WITHIN MDOT SHA RIGHT-OF-WAY: 0.26 AC. (11,326 SF)



HATCH LEGEND		
HATCH	DESCRIPTION	SHEET/DETAIL
	MDSHA FULL DEPTH PAVEMENT	C-504/03
	2" MILL AND OVERLAY	N/A
	DRIVEWAY PAVEMENT	C-504/02



ENTRANCE PROFILE
SCALE- H: 1" = 20'; V: 1" = 2'



SHARPSBURG PIKE TYPICAL ROAD WIDENING SECTION

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

STATE OF MARYLAND
TRENTON M. FREDERICK
49808
PROFESSIONAL ENGINEER
08/19/2026

Professional Certification:
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Expiration Date: 06-24-2026

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318 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301-791-9000

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MARK	DESCRIPTION	DATE
1	REVISED PER AGENCY COMMENTS	06.06.2025
2	REVISED PER AGENCY COMMENTS	07.09.2025
3	REVISED PER AGENCY COMMENTS	07.27.2025

SHARPSBURG PIKE RETAIL

SITUATE ALONG THE WESTERN SIDE OF SHARPSBURG PIKE
BETWEEN COL. HENRY DOUGLAS BLVD & ARNETT DRIVE

WASHINGTON COUNTY, MARYLAND

SHARPSBURG PIKE REAL ESTATE LLC
117 W. PATRICK ST. SUITE 200, FREDERICK, MD 21701
ATTN: ED SCOTT, PHONE: 301-676-8444

PROJECT NO. 2023-0183
DWN BY ABRAM MYERS
DATE 03.27.2025
PROJECT MANAGER: T. FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL: 0057 - 0010 - 0113
SCALE 1" = 20'
SHEET TITLE

MDSHA PAVING PLAN

C-106
SHEET 08 OF 27

SP-25-048

P:\PROJECTS\2023\2023-0183\DESIGN\COMMERCIAL PAD CONSTRUCTION (ET)\2023-0183 MDSHA PAVING PLAN.DWG 3/26/26 9

PROPOSED LAYOUT		PROPOSED ELEVATIONS	
72	STORMTECH MC-7200 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	525.45
12	STORMTECH MC-7200 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	520.95
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	520.45
12	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	520.45
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	520.45
22354	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	519.45
		TOP OF MC-7200 CHAMBER:	518.45
		18" x 18" TOP MANIFOLD INVERT:	515.90
		24" ISOLATOR ROW PLUS INVERT:	513.64
5168	SYSTEM AREA (SF)	18" BOTTOM CONNECTION INVERT:	513.61
303.0	SYSTEM PERIMETER (ft)	BOTTOM OF MC-7200 CHAMBER:	513.45
972	THERMOPLASTIC LINER (SY) (20% OVERAGE)	UNDERDRAIN INVERT:	512.45
		BOTTOM OF STONE:	512.45

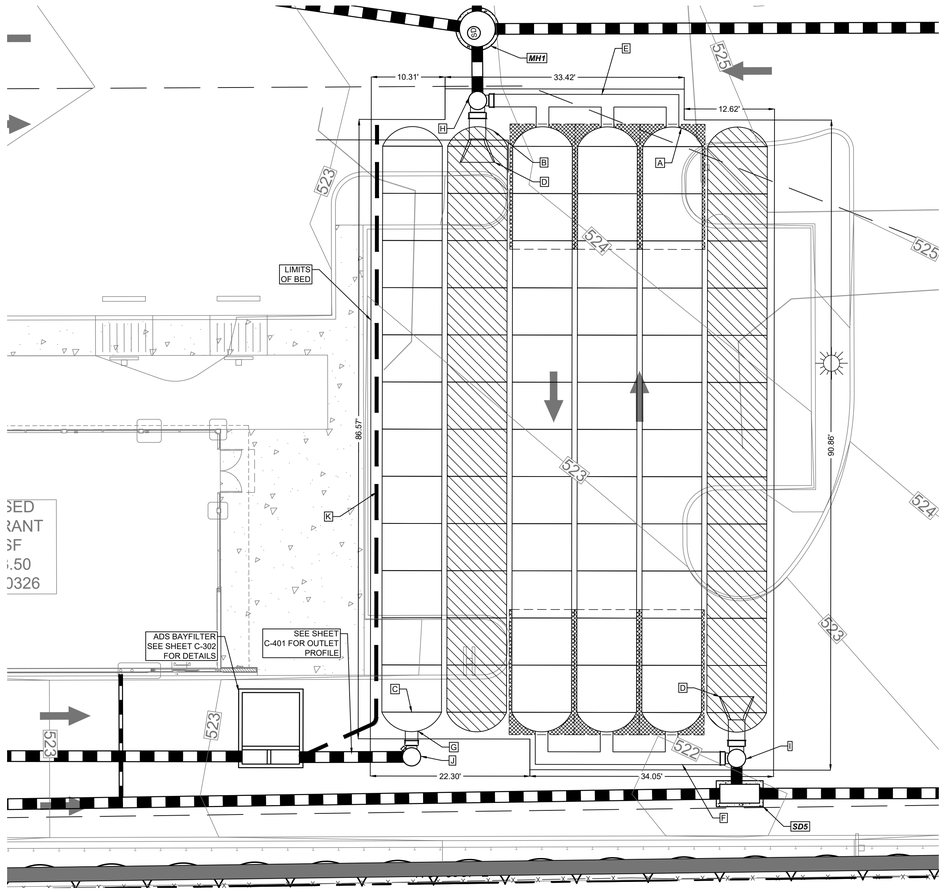
*INVERT ABOVE BASE OF CHAMBER

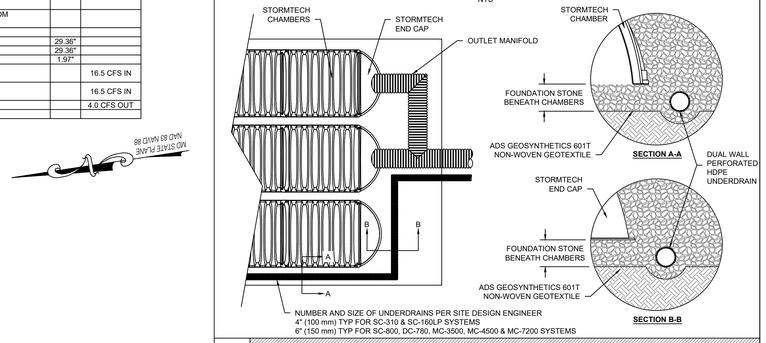
PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	18" TOP PARTIAL CUT END CAP. PART#: MC4500IEPP18T / TYP OF ALL 18" TOP CONNECTIONS		
PREFABRICATED END CAP	B	24" BOTTOM PARTIAL CUT END CAP. PART#: MC4500IEPP24B / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS		
PREFABRICATED END CAP	C	18" BOTTOM PARTIAL CUT END CAP. PART#: MC4500IEPP18B / TYP OF ALL 18" BOTTOM CONNECTIONS		
FLAMP	D	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP (TYP 2 PLACES)		
MANIFOLD	E	18" x 18" TOP MANIFOLD, ADS N-12	29.36"	
MANIFOLD	F	18" x 18" TOP MANIFOLD, ADS N-12	29.36"	
PIPE CONNECTION	G	18" BOTTOM CONNECTION	1.97"	
NYLOPLAST (INLET W/ ISO PLUS ROW)	H	30" DIAMETER (24.00" SUMP MIN)		16.5 CFS IN
NYLOPLAST (INLET W/ ISO PLUS ROW)	I	30" DIAMETER (24.00" SUMP MIN)		16.5 CFS IN
NYLOPLAST (OUTLET)	J	30" DIAMETER (DESIGN BY ENGINEER)		4.0 CFS OUT
UNDERDRAIN	K	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		

ISOLATOR ROW PLUS (SEE DETAIL)

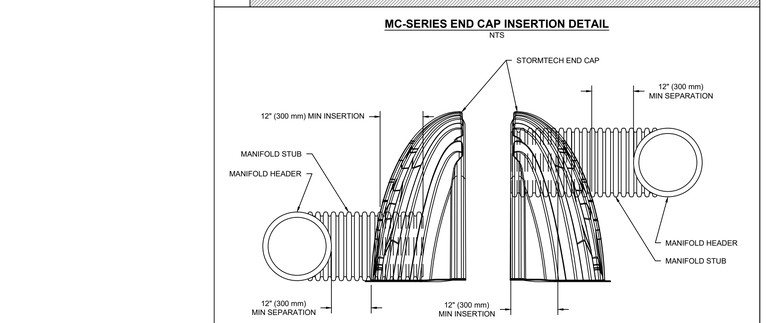
BED LIMITS

PLACE MINIMUM 17.50' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS





4 UNDERDRAIN DETAIL

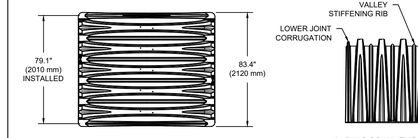


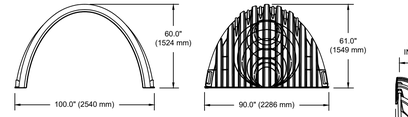
NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

5 MC-SERIES END CAP INSERTION DETAIL

MC-7200 TECHNICAL SPECIFICATION

NTS





NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	100.0" X 60.0" X 79.1"	(2540 mm X 1524 mm X 2010 mm)
CHAMBER STORAGE	175.9 CUBIC FEET	(4.98 m³)
MINIMUM INSTALLED STORAGE*	267.3 CUBIC FEET	(7.56 m³)
WEIGHT (NOMINAL)	205 lbs.	(92.9 kg)

NOMINAL END CAP SPECIFICATIONS

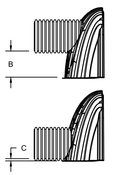
SIZE (W X H X INSTALLED LENGTH)	90.0" X 61.0" X 32.8"	(2286 mm X 1549 mm X 833 mm)
END CAP STORAGE	39.5 CUBIC FEET	(1.12 m³)
MINIMUM INSTALLED STORAGE*	115.3 CUBIC FEET	(3.26 m³)
WEIGHT (NOMINAL)	90 lbs.	(40.8 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC4500IEPP06T	6" (150 mm)	42.54" (1081 mm)	---
MC4500IEPP06B		---	0.86" (22 mm)
MC4500IEPP08T	8" (200 mm)	40.50" (1029 mm)	---
MC4500IEPP08B		---	1.01" (26 mm)
MC4500IEPP10T	10" (250 mm)	38.37" (975 mm)	---
MC4500IEPP10B		---	1.33" (34 mm)
MC4500IEPP12T	12" (300 mm)	35.69" (907 mm)	---
MC4500IEPP12B		---	1.55" (39 mm)
MC4500IEPP15T	15" (375 mm)	32.72" (831 mm)	---
MC4500IEPP15B		---	1.70" (43 mm)
MC4500IEPP18T	18" (450 mm)	29.36" (746 mm)	---
MC4500IEPP18TW			
MC4500IEPP18B		---	1.97" (50 mm)
MC4500IEPP18BW			
MC4500IEPP24T	24" (600 mm)	23.05" (585 mm)	---
MC4500IEPP24TW			
MC4500IEPP24B		---	2.26" (57 mm)
MC4500IEPP24BW			
MC4500IEPP30BW	30" (750 mm)	---	2.95" (75 mm)
MC4500IEPP36BW	36" (900 mm)	---	3.25" (83 mm)
MC4500IEPP42BW	42" (1050 mm)	---	3.55" (90 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL



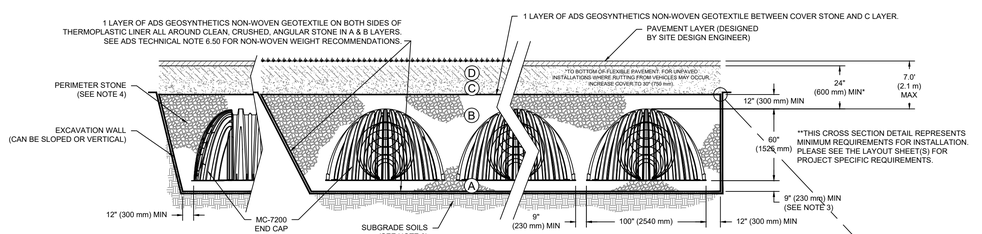
CUSTOM PREFABRICATED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-7200 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

2 MC-7200 TECHNICAL SPECIFICATION

ACCEPTABLE FILL MATERIALS: STORMTECH MC-7200 CHAMBER SYSTEMS

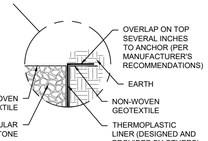
MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DESIGN REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



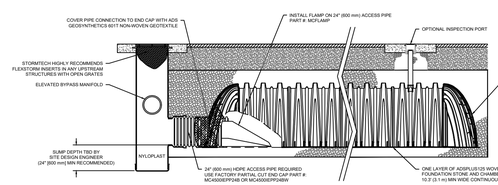
NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101
2. MC-7200 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/% THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.



THERMOPLASTIC LINER DETAIL

1 MC-7200 CROSS SECTION DETAIL



MC-7200 ISOLATOR ROW PLUS DETAIL

NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

3 MC-7200 ISOLATOR ROW PLUS DETAIL

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

StormTech®
Chamber System

1-800-821-6710 | WWW.STORMTECH.COM

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
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fsa-inc.com
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305 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717-701-9111
1142 WILLIAMSPORT PIKE, GREENCASTLE PA 17225, 717-597-1697
118 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301-791-9000

STATE OF MARYLAND
TREVION M. FREDERICK
49806
PROFESSIONAL ENGINEER
08/19/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND, License # 49806
Expiration Date: 08-24-2026

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MARK	DESCRIPTION:	DATE:
1	REVISED PER AGENCY COMMENTS	06.06.2025
2	REVISED PER AGENCY COMMENTS	07.09.2025
3	REVISED PER AGENCY COMMENTS	07.27.2025

SHARPSBURG PIKE RETAIL
SITUATE ALONG THE WESTERN SIDE OF SHARPSBURG PIKE BETWEEN COL HENRY DOUGLAS BLVD & ARNETT DRIVE

WASHINGTON COUNTY, MARYLAND

SHARPSBURG PIKE REAL ESTATE LLC
117 W. PATRICK ST, SUITE 200, FREDERICK, MD 21701
ATTN: ED SCOTT; PHONE: 301-676-8444

PROJECT NO.: 2023-0183
DWN BY: ABRAM MYERS | DATE: 03.27.2025
PROJECT MANAGER: T. FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL: 0057 - 0010 - 0113
SCALE: 1" = 10'
SHEET TITLE

STORMWATER MANAGMENT PLAN

C-301
SHEET 09 OF 27

SP-25-048

P:\PROJECTS\2023\2023-0183\ENGINEERING\COMMERCIAL PADS CONSTRUCTION (ST.2025)\2023-0183 W STORMWATER MANAGEMENT PLAN.DWG 2026-08-19

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	

Advanced Drainage Systems, Inc.

SiteAssist™
FOR STORMTECH
INSTALLATION INSTRUCTIONS
VISIT OUR APP

SHARPSBURG PIKE REAL ESTATE

HAGERSTOWN, MD, USA

MC-7200 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-7200.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/% THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
10. MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.33 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
11. ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-7200 CHAMBER SYSTEM

1. STORMTECH MC-7200 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "MC-7200 STORMTECH CHAMBER INSTALLATION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 9" (230 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE; AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
9. STONE SHALL BE BROUGHT UP EVENLY AROUND CHAMBERS SO AS NOT TO DISTORT THE CHAMBER SHAPE. STONE DEPTHS SHOULD NEVER DIFFER BY MORE THAN 12" (300 mm) BETWEEN ADJACENT CHAMBER ROWS.
10. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
11. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIAL BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
12. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "MC-7200 STORMTECH CHAMBER INSTALLATION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-7200 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "MC-7200 STORMTECH CHAMBER INSTALLATION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "MC-7200 STORMTECH CHAMBER INSTALLATION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT ADS WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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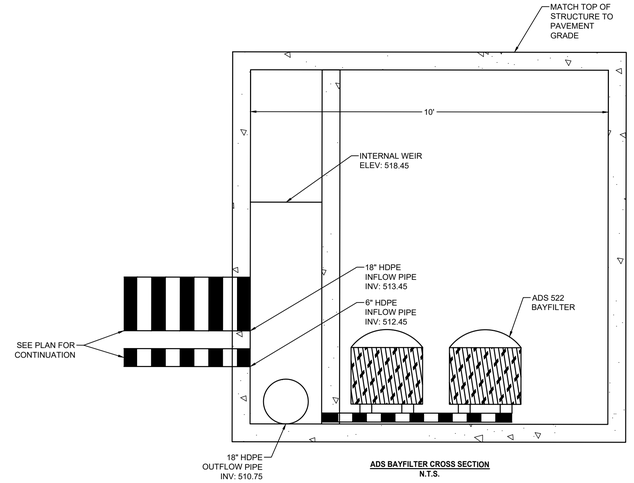
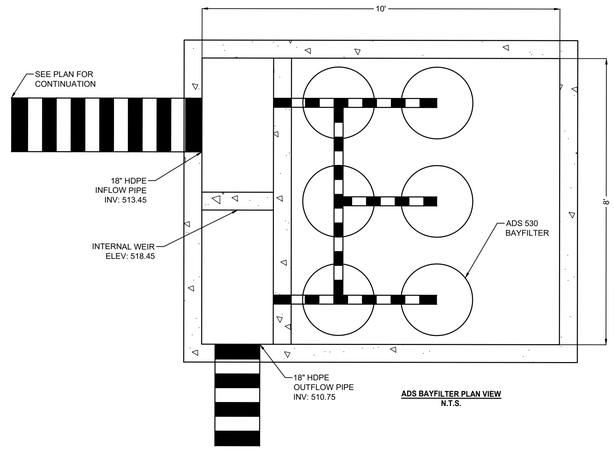


ADS BAYFILTER CROSS SECTION
N.T.S.



ADS BAYFILTER PLAN VIEW
N.T.S.

Sharpsburg Pike Real Estate

Hagerstown- MD

BAYSAVER BAYFILTER SPECIFICATIONS

PRODUCTS

A. INTERNAL COMPONENTS: ALL COMPONENTS INCLUDING CONCRETE STRUCTURE(S), PVC MANIFOLD PIPING AND FILTER CARTRIDGES, SHALL BE PROVIDED BY BAYSAVER TECHNOLOGIES LLC, 1030 DEER HOLLOW DRIVE, MOUNT AIRY, MD (800.229.7283).

B. PVC MANIFOLD PIPING: ALL INTERNAL PVC PIPE AND FITTINGS SHALL MEET ASTM D1785. MANIFOLD PIPING SHALL BE PROVIDED TO THE CONTRACTOR PARTIALLY PRE-CUT AND PRE-ASSEMBLED.

C. FILTER CARTRIDGES: EXTERNAL SHELL OF THE FILTER CARTRIDGES SHALL BE SUBSTANTIALLY CONSTRUCTED OF POLYETHYLENE OR EQUIVALENT MATERIAL ACCEPTABLE TO THE MANUFACTURER. FILTRATION MEDIA SHALL BE ARRANGED IN A SPIRAL LAYERED FASHION TO MAXIMIZE AVAILABLE FILTRATION AREA. AN ORIFICE PLATE SHALL BE SUPPLIED WITH EACH CARTRIDGE TO RESTRICT THE FLOW RATE TO A MAXIMUM OF 45 GPM.

D. FILTER MEDIA: FILTER MEDIA SHALL BE BY BAYSAVER TECHNOLOGIES LLC AND SHALL CONSIST OF THE FOLLOWING MIX: A BLEND OF ZEOLITE, PERLITE AND ACTIVATED ALUMINA.

E. PRECAST CONCRETE VAULT: CONCRETE STRUCTURES SHALL BE PROVIDED ACCORDING TO ASTM C. THE MATERIALS AND STRUCTURAL DESIGN OF THE DEVICES SHALL BE PER ASTM C478, C857 AND C858. PRECAST CONCRETE SHALL BE PROVIDED BY BAYSAVER TECHNOLOGIES, LLC.

PERFORMANCE

A. THE STORMWATER FILTER SYSTEM SHALL BE AN OFFLINE DESIGN CAPABLE OF TREATING 100% OF THE REQUIRED TREATMENT FLOW AT FULL SEDIMENT LOAD CONDITIONS.
B. THE STORMWATER FILTER SYSTEM'S CARTRIDGES SHALL HAVE NO MOVING PARTS.
C. THE STORMWATER TREATMENT UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 85% OF SUSPENDED SOLIDS, 65% OF TOTAL PHOSPHORUS, 65% OF TURBIDITY, 40% OF TOTAL COPPER, AND 40% OF TOTAL ZINC BASED ON FIELD DATA COLLECTED IN COMPLIANCE WITH THE TECHNOLOGY ACCEPTANCE RECIPROCITY PARTNERSHIP TIER II TEST PROTOCOL.
D. THE STORMWATER FILTRATION SYSTEM SHALL REDUCE INCOMING TURBIDITY (MEASURED AS NTUs) BY 50% OR MORE AND SHALL NOT HAVE ANY COMPONENTS THAT LEACH NITRATES OR PHOSPHATES.
E. THE STORMWATER FILTRATION CARTRIDGE SHALL BE EQUIPPED WITH A HYDRODYNAMIC BACKWASH MECHANISM TO EXTEND THE FILTER'S LIFE AND OPTIMIZE ITS PERFORMANCE.
F. THE STORMWATER FILTRATION SYSTEM SHALL BE DESIGNED TO REMOVE A MINIMUM OF 65% OF THE INCOMING TOTAL PHOSPHORUS (TP) LOAD.
G. THE STORMWATER FILTRATION SYSTEM'S CARTRIDGES SHALL HAVE A TREATED SEDIMENT CAPACITY FOR 80% TSS REMOVAL BETWEEN 150-350 LBS.

BAYFILTER MAINTENANCE

THE BAYFILTER SYSTEM REQUIRES PERIODIC MAINTENANCE TO CONTINUE OPERATING AT ITS PEAK EFFICIENCY DESIGN. THE MAINTENANCE PROCESS COMPRISES THE REMOVAL AND REPLACEMENT OF EACH BAYFILTER CARTRIDGE AND THE CLEANING OF THE VAULT OR MANHOLE WITH A VACUUM TRUCK. FOR BEST RESULTS, BAYFILTER MAINTENANCE SHOULD BE PERFORMED BY A CERTIFIED MAINTENANCE CONTRACTOR. A QUICK CALL TO AN ADS ENGINEER OR CUSTOMER SERVICE REPRESENTATIVE WILL PROVIDE YOU WITH A LIST OF RELIABLE CONTRACTORS IN YOUR AREA.

WHEN BAYFILTER IS INITIALLY INSTALLED, WE RECOMMEND THAT AN INSPECTION BE PERFORMED ON THE SYSTEM IN THE FIRST SIX (6) MONTHS. AFTER THAT, THE INSPECTION CYCLE TYPICALLY FALLS INTO A BIANNUAL PATTERN GIVEN NORMAL STORM OCCURRENCE AND ACTUAL SOLIDS LOADS.

WHEN BAYFILTER EXHIBITS FLOWS BELOW DESIGN LEVELS, THE SYSTEM SHOULD BE INSPECTED AND MAINTAINED AS SOON AS PRACTICAL. REPLACING A BAYFILTER CARTRIDGE SHOULD BE CONSIDERED AT OR ABOVE THE LEVEL OF THE MANIFOLD.

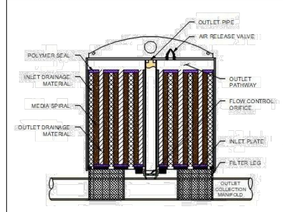
MAINTENANCE PROCEDURES

1. REMOVE THE MANHOLE COVERS AND OPEN ALL ACCESS HATCHES.
2. BEFORE ENTERING THE SYSTEM MAKE SURE THE AIR IS SAFE PER OSHA STANDARDS OR USE A BREATHING APPARATUS. USE LOW O2, HIGH CO, OR OTHER APPLICABLE WARNING DEVICES PER REGULATORY REQUIREMENTS.
3. USING A VACUUM TRUCK, REMOVE ANY LIQUID AND SEDIMENTS THAT CAN BE REMOVED PRIOR TO ENTRY.
4. USING A SMALL LIFT OR THE BOOM OF THE VACUUM TRUCK, REMOVE THE USED CARTRIDGES BY LIFTING THEM OUT.
5. ANY CARTRIDGES THAT CANNOT BE READILY LIFTED CAN BE EASILY SLID ALONG THE FLOOR TO A LOCATION THEY CAN BE LIFTED VIA A BOOM LIFT.
6. WHEN ALL THE CARTRIDGES HAVE BEEN REMOVED, IT IS NOW PRACTICAL TO REMOVE THE BALANCE OF THE SOLIDS AND WATER. LOOSEN THE STAINLESS CLAMPS ON THE FERNCO COUPLINGS FOR THE MANIFOLD AND REMOVE THE DRAINPIPES AS WELL. CAREFULLY CAP THE MANIFOLD AND THE FERNCO'S AND RINSE THE FLOOR, WASHING AWAY THE BALANCE OF ANY REMAINING COLLECTED SOLIDS.
7. CLEAN THE MANIFOLD PIPES, INSPECT, AND REINSTALL.
8. INSTALL THE EXCHANGE CARTRIDGES AND CLOSE ALL COVERS.
9. THE USED CARTRIDGES MUST BE SENT BACK TO ADS FOR EXCHANGE/RECYCLING AND CREDIT ON UNDAMAGED UNITS.

BAYFILTER INSTALLATION NOTES

1. CONTACT UTILITY LOCATOR TO MARK ANY NEARBY UNDERGROUND UTILITIES AND MAKE SURE IT IS SAFE TO EXCAVATE.
2. REFERENCE THE SITE PLAN AND STAKE OUT THE LOCATION OF THE BAYFILTER VAULT.
3. EXCAVATE THE HOLE, PROVIDING ANY SHEETING AND SHORING NECESSARY TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL SAFETY REGULATIONS.
4. LEVEL THE SUB—GRADE TO THE PROPER ELEVATION. VERIFY THE ELEVATION AGAINST THE MANHOLE DIMENSIONS, THE INVERT ELEVATIONS, AND THE SITE PLANS. ADJUST THE BASE AGGREGATE, IF NECESSARY.
5. HAVE THE SOIL BEARING CAPACITY VERIFIED BY A LICENSED/ENGINEER FOR THE REQUIRED LOAD BEARING CAPACITY. ON SOLID SUB—GRADE, SET THE FIRST SECTION OF THE BAYFILTER PRE–CAST VAULT.
6. CHECK THE LEVEL AND ELEVATION OF THE FIRST SECTION TO ENSURE IT IS CORRECT BEFORE ADDING ANY RISER SECTIONS.
7. IF ADDITIONAL SECTION(S) ARE REQUIRED, ADD A WATERTIGHT SEAL TO THE FIRST SECTION OF THE BAYFILTER VAULT. SET ADDITIONAL SECTION(S) OF THE VAULT, ADDING A WATERTIGHT SEAL TO EACH JOINT.
8. INSTALL THE PVC OUTLET MANIFOLD.
9. INSTALL THE PVC OUTLET PIPE IN BAYFILTER VAULT.
10. INSTALL THE INLET PIPE TO THE BAYFILTER VAULT.
11. AFTER THE SITE IS STABILIZED, REMOVE ANY ACCUMULATED SEDIMENT OR DEBRIS FROM THE VAULT AND INSTALL THE FLOW DISKS, DRAINDOWN MODULES (IF APPLICABLE), AND THE BAYFILTER CARTRIDGES.
12. PLACE FULL SET OF HOLD DOWN BARS AND BRACKETS INTO PLACE.

NOTE: THIS DETAIL SHOWS A FUNCTIONAL FILTER DESIGN PER SITE SPECIFIC INFORMATION PROVIDED. THE FINAL APPROVED PRECAST DRAWINGS WILL DETERMINE THE FINAL SIZE, INCLUDING BUT NOT LIMITED TO; OVERALL DIMENSIONS, RISER SIZE, RISER TYPE & HEIGHT AND FRAMES & COVERS BEING PROVIDED.



530 BAYFILTER	WQU-1
WATER QUALITY FLOW RATE	13960 CF
DRAINAGE AREA	
CARTRIDGE DESIGN FLOW RATE	30 GPM
# BAYFILTER CARTRIDGES	6
TREATED SEDIMENT CAPACITY	2100 lbs

THE BAYFILTER STORMWATER MANAGEMENT SYSTEM IS A STORMWATER FILTRATION DEVICE DESIGNED TO REMOVE FINE SEDIMENTS, HEAVY METALS, AND PHOSPORUS. THE BAYFILTER SYSTEM RELIES ON A SPIRAL WOUND MEDIA FILTER CARTRIDGE WITH APPROXIMATELY 90 SQUARE FEET OF FILTRATION AREA. THE FILTER CARTRIDGES ARE HOUSED IN A CONCRETE STRUCTURE THAT EVENLY DISTRIBUTES THE FLOW BETWEEN CARTRIDGES. THE SYSTEM IS OFFLINE WITH AN EXTERNAL BYPASS THAT ROUTES HIGH INTENSITY STORMS AROUND THE SYSTEM. THE FILTER CARTRIDGES REMOVE POLLUTANTS FROM RUNOFF BY FILTRATION ((INTERCEPTION/ATTACHMENT) AND ADSORPTION.

2021 ADS, INC.

STATE OF MARYLAND
TRENTON M. FREDERICK
49806
PROFESSIONAL ENGINEER
08/19/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND, License # 49806
Expiration Date: 06-24-2026

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1114 LIMEKILN PIKE, GREENCASTLE, PA 17225, 717.597.1697
138 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301.791.0600

MARK	DESCRIPTION	DATE
	REVISED PER AGENCY COMMENTS	06.06.2025
	REVISED PER AGENCY COMMENTS	07.28.2025
	REVISED PER AGENCY COMMENTS	09.27.2025

SHARPSBURG PIKE RETAIL
SITUATE ALONG THE WESTERN SIDE OF SHARPSBURG PIKE BETWEEN COL HENRY DOUGLAS BLVD & ARNETT DRIVE
WASHINGTON COUNTY, MARYLAND
SHARPSBURG PIKE REAL ESTATE LLC
117 W. PATRICK ST., SUITE 200, FREDERICK, MD 21701
ATTN: ED SCOTT, PHONE: 301-676-9444

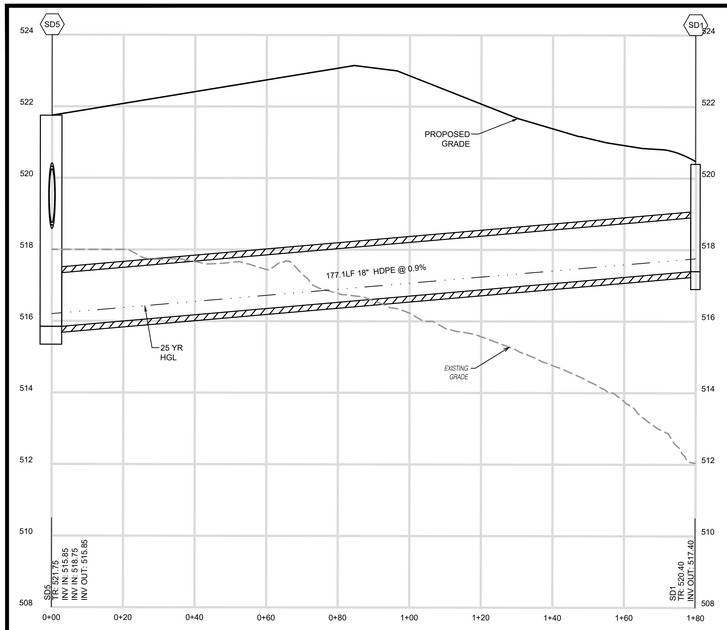
PROJECT NO. 2023-0183
DWN BY ABRAM MYERS | DATE 03.27.2025
PROJECT MANAGER T. FREDERICK
EMAIL TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL 0057 - 0010 - 0113
SCALE AS SHOWN
SHEET TITLE

STORMWATER MANAGMENT PLAN

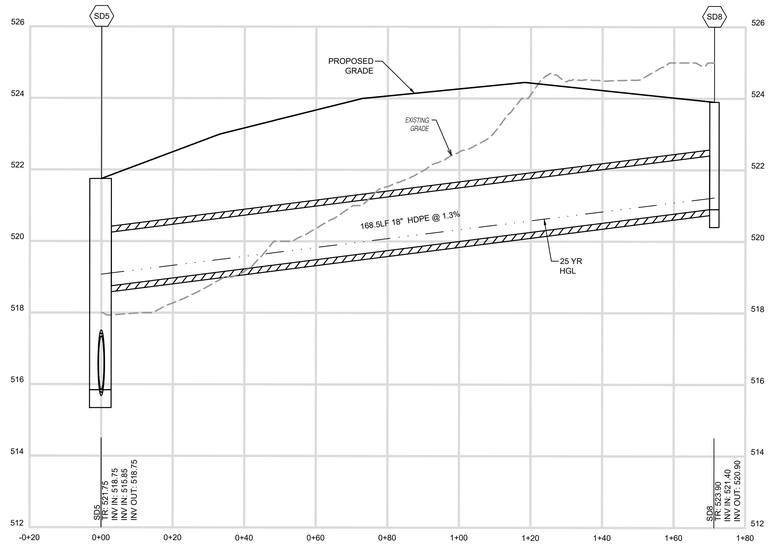
C-302
SHEET 10 OF 27

SP-25-048

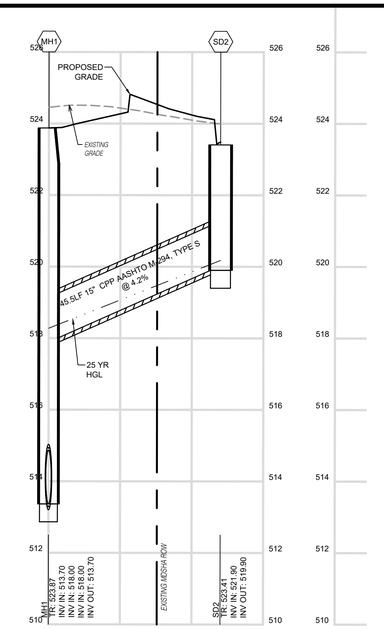
P:\SHARED FOLDERS\RELECTS\2023\2023-0183\ENGD\COMMERCIAL PADS CONSTRUCTION_B7\2023-0183.B-9 STORMWATER MANAGEMENT PLAN.DWG - 2025-09-19



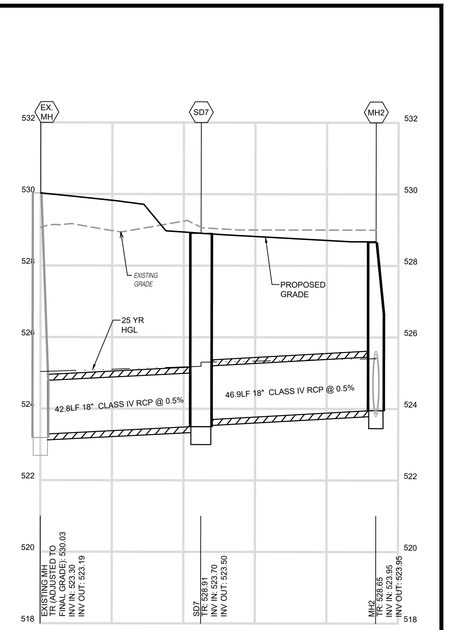
STORM DRAIN PROFILE SD5 TO SD1
SCALE- H: 1" = 20', V: 1" = 2'



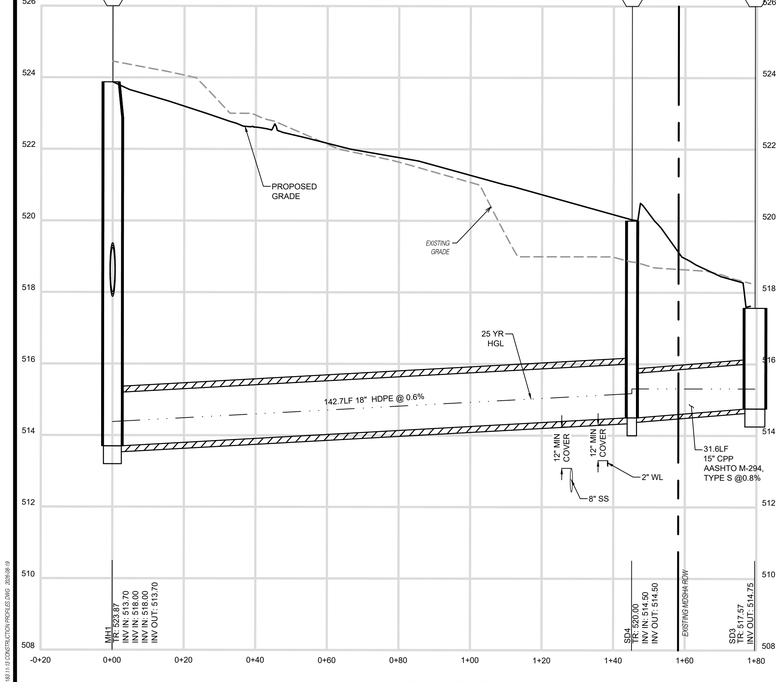
STORM DRAIN PROFILE SD5 TO SD8
SCALE- H: 1" = 20', V: 1" = 2'



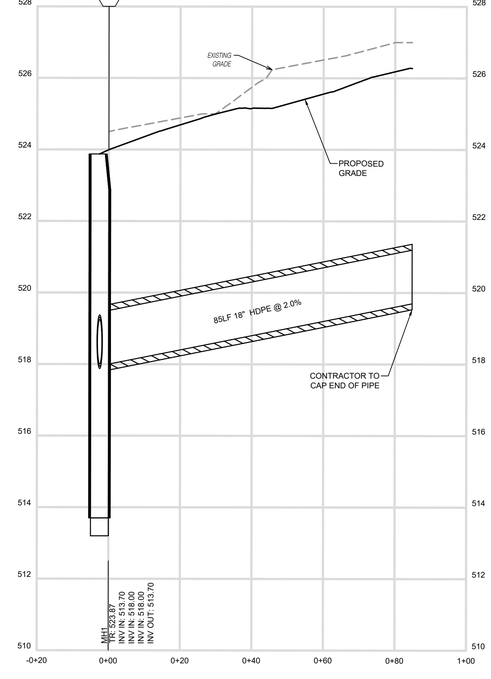
STORM DRAIN PROFILE MH1 TO SD2
SCALE- H: 1" = 20', V: 1" = 2'



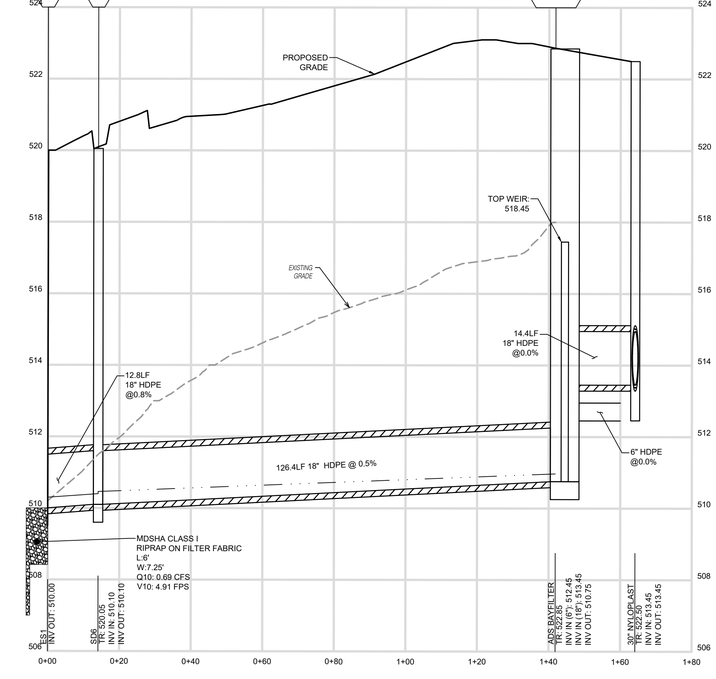
STORM DRAIN PROFILE EX MH TO MH2
SCALE- H: 1" = 20', V: 1" = 2'



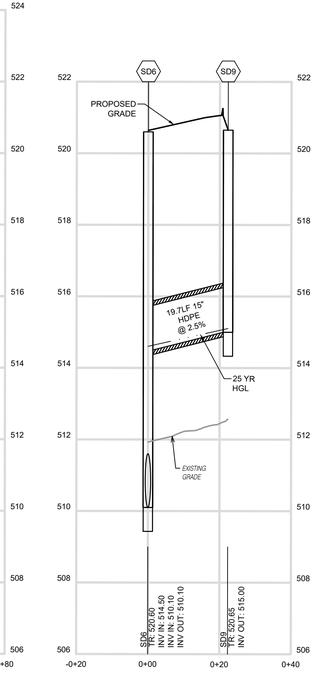
STORM DRAIN PROFILE MH1 TO SD4
SCALE- H: 1" = 20', V: 1" = 2'



STORM DRAIN PROFILE 18" STUB
SCALE- H: 1" = 20', V: 1" = 2'



STORM DRAIN PROFILE ES1 TO ADS BAYFILTER
SCALE- H: 1" = 20', V: 1" = 2'



STORM DRAIN PROFILE SD6 TO SD9
SCALE- H: 1" = 20', V: 1" = 2'

STORM DRAIN STRUCTURE SCHEDULE

NAME	NORTHING	EASTING	RIM ELEV(FT)	INVERT-IN ELEV(FT) (1)	INVERT-IN ELEV(FT) (2)	INVERT-OUT ELEV(FT)	STRUCTURE ID	OWNER
SD1	704708.82	1106465.31	520.40	N/A	N/A	517.40	MDSHA TYPE S SINGLE (MD 374.73)	PRIVATE
SD2	704544.14	1106597.01	523.41	N/A	N/A	519.90	MDSHA PRECAST TYPE S COMBINATION INLET (MD 374.71)	MDSHA
SD3	704705.46	1106620.79	517.57	N/A	N/A	514.75	MDSHA PRECAST TYPE S COMBINATION INLET (MD374.71)	MDSHA
SD4	704690.07	1106591.41	520.00	514.50	N/A	514.50	MDSHA TYPE S SINGLE (MD 374.73)	PRIVATE
SD5	704531.00	1106438.33	521.75	515.85	518.75	N/A	MDSHA TYPE S DOUBLE (MD 374.70)	PRIVATE
SD6	704723.34	1106474.17	520.05	510.10	N/A	510.10	MDSHA TYPE S SINGLE (MD 374.73)	PRIVATE
SD7	704114.98	1106531.17	528.91	523.50	N/A	523.50	MDSHA PRECAST TYPE S COMBINATION INLET (MD 374.71)	MDSHA
SD8	704361.61	1106412.90	523.90	N/A	N/A	520.90	MDSHA TYPE S SINGLE (MD 374.73)	PRIVATE
SD9	704723.38	1106499.61	520.65	N/A	N/A	515.00	MDSHA TYPE S SINGLE (MD 374.73)	PRIVATE
ES1	704735.78	1106467.57	511.50	510.00	N/A	N/A	18" METAL END SECTION	PRIVATE
EXISTING MH1	704159.73	1106534.04	530.03	523.19	N/A	523.19	MDSHA STANDARD 48" MANHOLE (MD 384.01)	MDSHA
MH2	704066.15	1106534.03	528.65	523.95	N/A	523.95	MDSHA STANDARD 48" MANHOLE (MD 384.01)	MDSHA

STORM DRAIN PIPE SCHEDULE

DN STRUCTURE	UP STRUCTURE	DOWN INVERT (FT)	UP INVERT (FT)	LENGTH (FT)	SLOPE (%)	MATERIAL	SIZE (IN)	OWNER
ES1	SD6	510.00	510.10	12.77	0.783	HDPE	18.0	PRIVATE
SD6	ADS BAYFILTER	510.10	510.75	126.39	0.514	HDPE	18.0	PRIVATE
MH1	SD4	513.70	514.50	142.66	0.561	HDPE	18.0	PRIVATE
SD4	SD3	514.50	514.75	31.60	0.791	CPP	15.0	PRIVATE
SD5	SD1	515.85	517.40	177.08	0.877	HDPE	18.0	PRIVATE
MH1	SD2	518.00	519.90	45.49	4.177	CPP	15.0	PRIVATE
SD5	SD8	518.75	520.90	168.52	1.276	HDPE	18.0	PRIVATE
EXISTING HW1	EXISTING MH1	522.77	523.19	14.99	2.802	HDPE	18.0	PRIVATE
EXISTING MH1	SD7	523.19	523.50	42.85	0.723	RCP IV	18.0	PRIVATE
SD6	SD9	514.50	515.00	9.70	2.500	HDPE	15.0	PRIVATE
SD7	MH2	523.50	523.95	46.91	0.959	RCP IV	18.0	PRIVATE

STATE OF MARYLAND
TREVOR M. FREDERICK
45805
PROFESSIONAL ENGINEER
08/19/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND, License # 45805, Expiration Date: 06.24.2026

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MARK	DESCRIPTION	DATE
1	REVISED PER AGENCY COMMENTS	06.06.2026
2	REVISED PER AGENCY COMMENTS	07.09.2025
3	REVISED PER AGENCY COMMENTS	07.27.2026

SHARPSBURG PIKE RETAIL

SITUATE ALONG THE WESTERN SIDE OF SHARPSBURG PIKE BETWEEN COL. HENRY DOUGLAS BLVD & ARNETT DRIVE

WASHINGTON COUNTY, MARYLAND

SHARPSBURG PIKE REAL ESTATE LLC
117 W. PATRICK ST. SUITE 200, FREDERICK, MD 21701
ATTN: ED SCOTT, PHONE: 301-676-8444

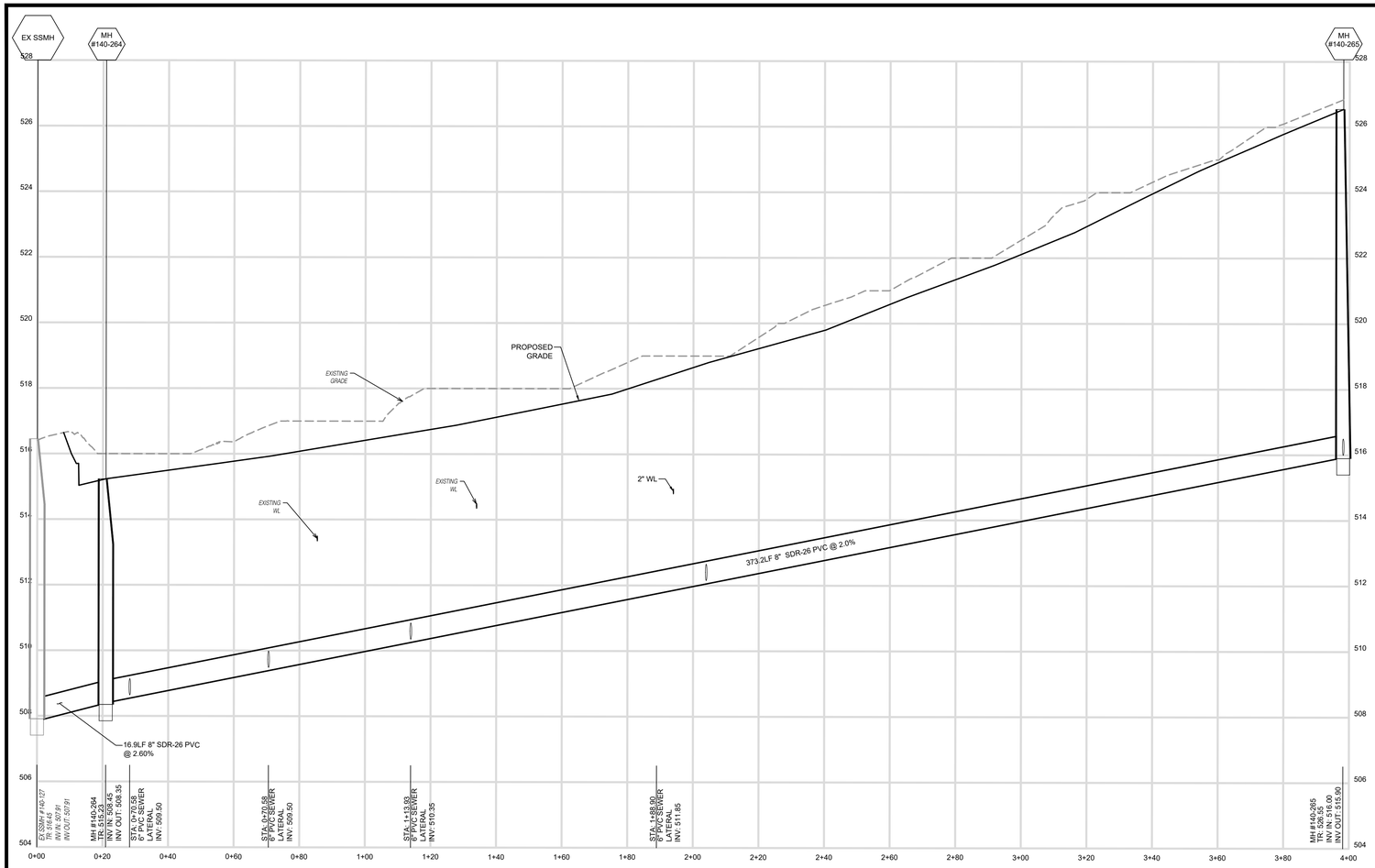
PROJECT NO. 2023-0183
DWN BY ABRAM MYERS
DATE 03.27.2025
PROJECT MANAGER: T. FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL: 0057 - 0010 - 0113
SCALE AS SHOWN
SHEET TITLE

STORM DRAIN PROFILES

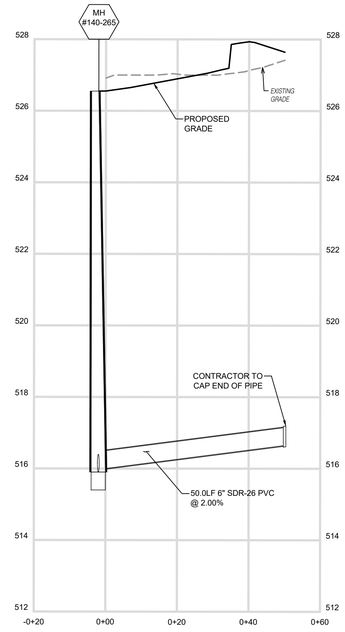
C-401
SHEET 11 OF 27

SP-25-048

P:\SHARED\PROJECTS\2023\2023-0183\DESIGN\COMMERCIAL PADS\CONSTRUCTION SET\2023-0183 11 0 CONSTRUCTION PROFILES.DWG 2025-08-19



RETAIL CENTER SEWER LATERAL PROFILE
SCALE- H: 1" = 20', V: 1" = 2'



SEWER LATERAL STUB PROFILE
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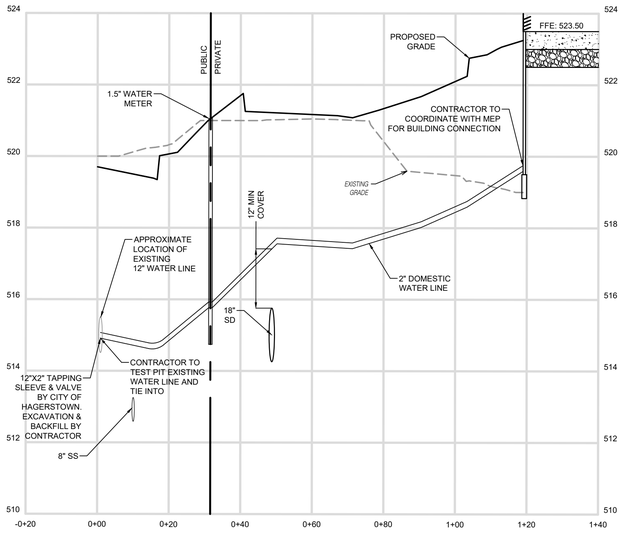

RESTAURANT WATER LATERAL PROFILE
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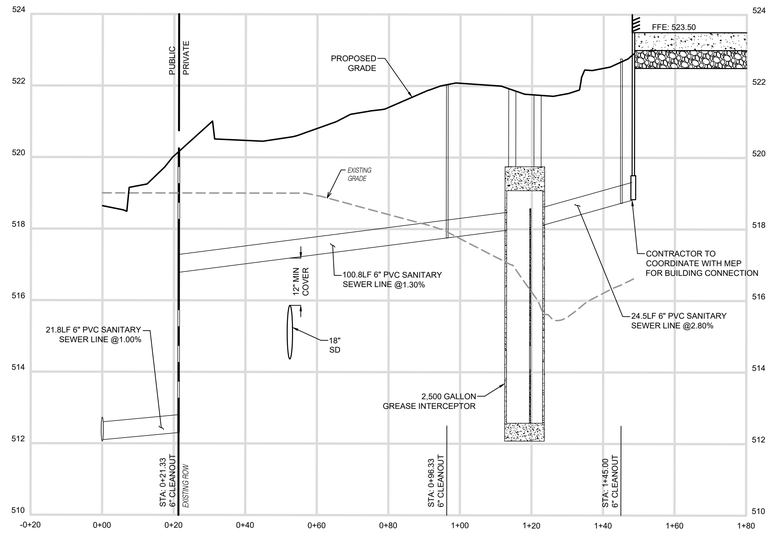

RESTAURANT SEWER LATERAL PROFILE
SCALE- H: 1" = 20', V: 1" = 2'

SEWER STRUCTURE SCHEDULE						
NAME	NORTHING	EASTING	RIM ELEV(FT)	INVERT-IN ELEV(FT)	INVERT-OUT ELEV(FT)	STRUCTURE ID
EX SSMH #140-127	704863.44	1106632.84	516.45	507.91	N/A	MDSHA STANDARD 48" MANHOLE
MH #140-264	704849.71	1106848.65	515.23	508.45	508.35	MDSHA STANDARD 48" MANHOLE
MH #140-265	704476.77	1106591.95	526.55	N/A	515.90	MDSHA STANDARD 48" MANHOLE

SEWER PIPE SCHEDULE							
DN STRUCTURE	UP STRUCTURE	DOWN INVERT (FT)	UP INVERT (FT)	LENGTH (FT)	SLOPE (%)	MATERIAL	SIZE (IN)
EX SSMH #140-127	MH #140-264	507.91	508.35	16.94	2.597	PVC	8.0
MH #140-264	MH #140-265	508.45	515.90	373.22	1.996	PVC	8.0

CITY OF HAGERSTOWN UTILITIES DEPARTMENT WATER DIVISION

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

SIGNATURE DATE

WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

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

SIGNATURE DATE

STATE OF MARYLAND
TREVOR M. FREDERICK
45805
PROFESSIONAL ENGINEER
08/19/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License # 45805
Expiration Date: 09.24.2026

FSA
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1	REVISED PER AGENCY COMMENTS	06.06.2025
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SHARPSBURG PIKE RETAIL

SITUATE ALONG THE WESTERN SIDE OF SHARPSBURG PIKE BETWEEN COL HENRY DOUGLAS BLVD & ARNETT DRIVE

WASHINGTON COUNTY, MARYLAND

SHARPSBURG PIKE REAL ESTATE LLC
117 W. PATRICK ST., SUITE 200, FREDERICK, MD 21701
ATTN: ED SCOTT, PHONE: 301-676-9444

PROJECT NO. 2023-0183
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DATE 03.27.2025
PROJECT MANAGER T. FREDERICK
EMAIL TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL: 0057 - 0010 - 0113
SCALE AS SHOWN
SHEET TITLE

WATER & SEWER PROFILES

C-402
SHEET 12 OF 27

SP-25-048

P:\SHARED FOLDERS\PROJECTS\2023\2023-0183\ENGR\CONSTRUCTION_SET\2023-0183 11 X 17 CONSTRUCTION PROFILES.DWG 2026-08-19

SHARPSBURG PIKE STA: 88+00
SCALE - H: 1" = 20', V: 1" = 2'

SHARPSBURG PIKE STA: 88+50
SCALE - H: 1" = 20', V: 1" = 2'

SHARPSBURG PIKE STA: 89+00
SCALE - H: 1" = 20', V: 1" = 2'

SHARPSBURG PIKE STA: 89+50
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SHARPSBURG PIKE STA: 91+00
SCALE - H: 1" = 20', V: 1" = 2'

SHARPSBURG PIKE STA: 91+50
SCALE - H: 1" = 20', V: 1" = 2'

SHARPSBURG PIKE STA: 92+00
SCALE - H: 1" = 20', V: 1" = 2'

STATE OF MARYLAND
TREVOR M. FREDERICK
49808
PROFESSIONAL ENGINEER
08/19/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License # 49808
Expiration Date: 09.24.2026

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	REVISED PER AGENCY COMMENTS	07.27.2025

SHARPSBURG PIKE RETAIL

SITUATE ALONG THE WESTERN SIDE OF SHARPSBURG PIKE BETWEEN COL HENRY DOUGLAS BLVD & ARNETT DRIVE

WASHINGTON COUNTY, MARYLAND

SHARPSBURG PIKE REAL ESTATE LLC
117 W. PATRICK ST, SUITE 200, FREDERICK, MD 21701
ATTN: ED SCOTT, PHONE: 301-676-9444

PROJECT NO. 2023-0183
DWN BY ABRAM MYERS | DATE 03.27.2025
PROJECT MANAGER: T. FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL: 0057 - 0010 - 0113
SCALE: AS SHOWN

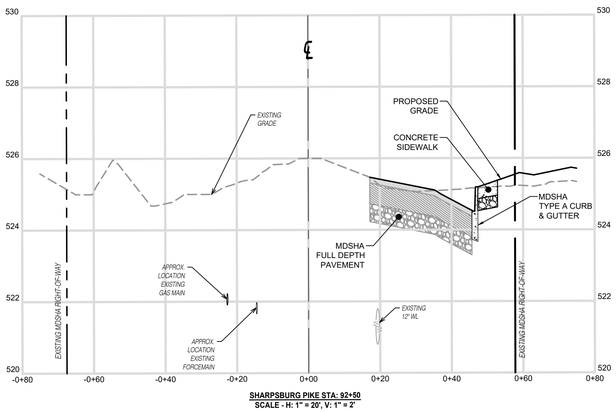
SHEET TITLE

MDSHA CROSS SECTIONS

C-403
SHEET 13 OF 27

SP-25-048

P:\SHARED FOLDERS\PROJECTS\2023\2023-0183\DWGS\COMMERCIAL PACE CONSTRUCTION SET\2023-0183 11 x 17 CONSTRUCTION PROFILES.DWG 2025-08-19



SHARPSBURG PIKE STA: 92+50
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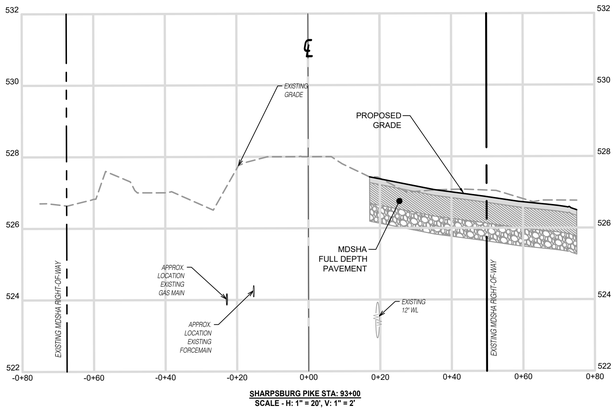

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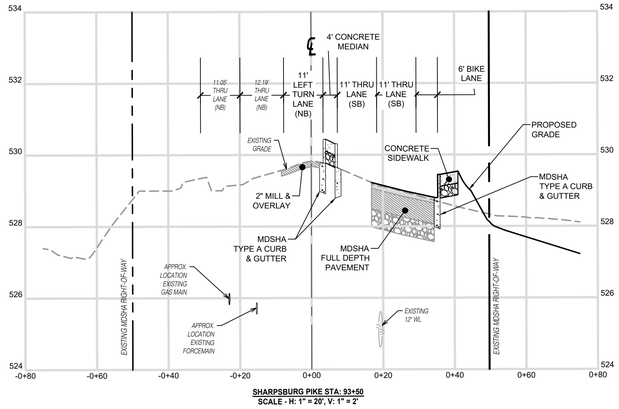

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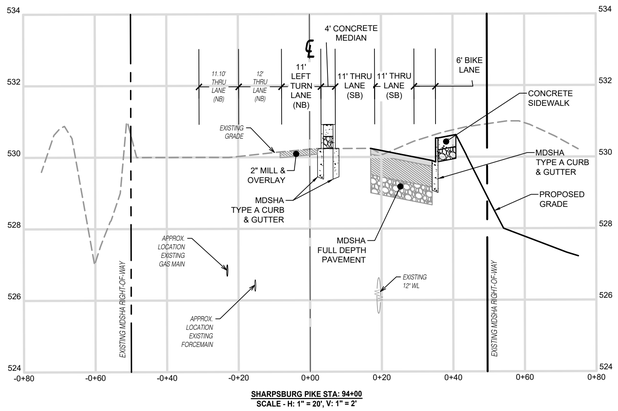

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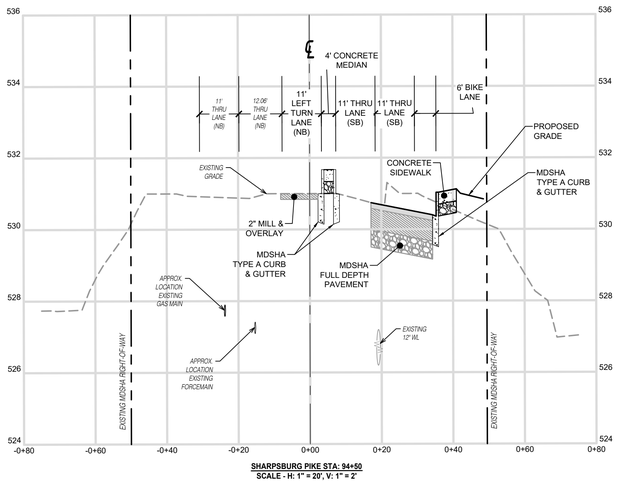

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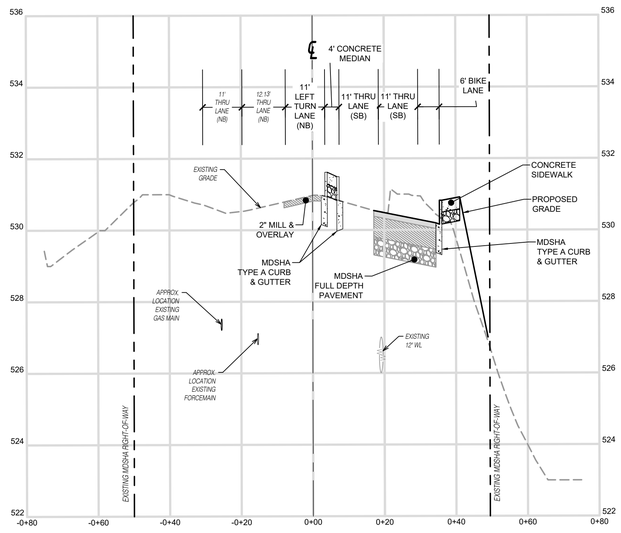

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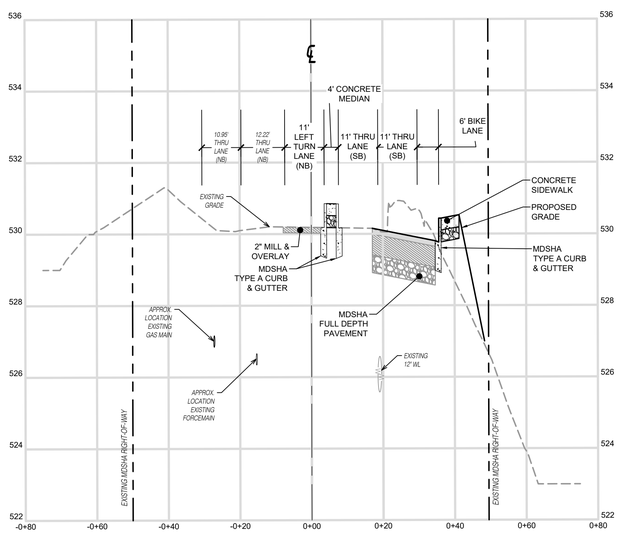

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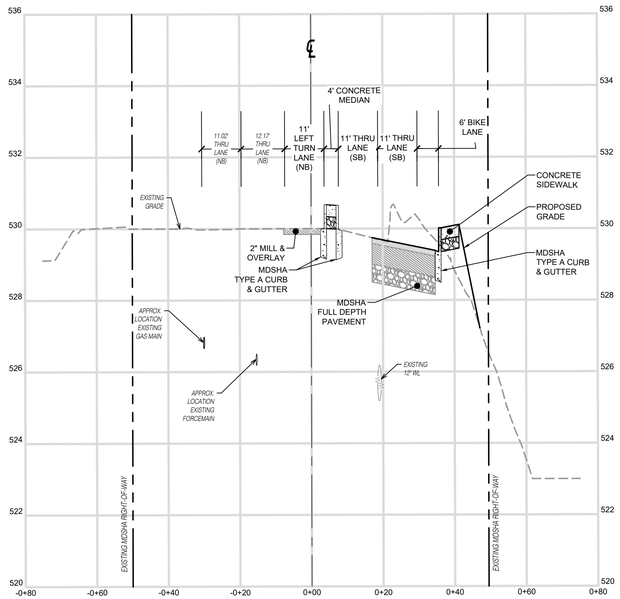

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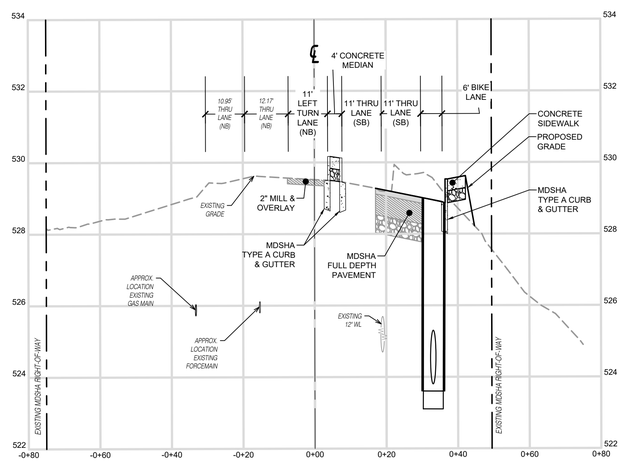

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STATE OF MARYLAND
TREVOR M. FREDERICK
45805
PROFESSIONAL ENGINEER
08/19/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License # 45805
Expiration Date: 09.24.2026

FSA
FREDERICK, SEBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717.215.7300
308 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717.701.9111
1142 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717.597.1697
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301.791.0600

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MARK	DESCRIPTION:	DATE:
1	REVISED PER AGENCY COMMENTS	06.06.2026
2	REVISED PER AGENCY COMMENTS	07.09.2026
3	REVISED PER AGENCY COMMENTS	07.27.2026

SHARPSBURG PIKE RETAIL

SITUATE ALONG THE WESTERN SIDE OF SHARPSBURG PIKE
BETWEEN COL HENRY DOUGLAS BLVD & ARNETT DRIVE

WASHINGTON COUNTY, MARYLAND

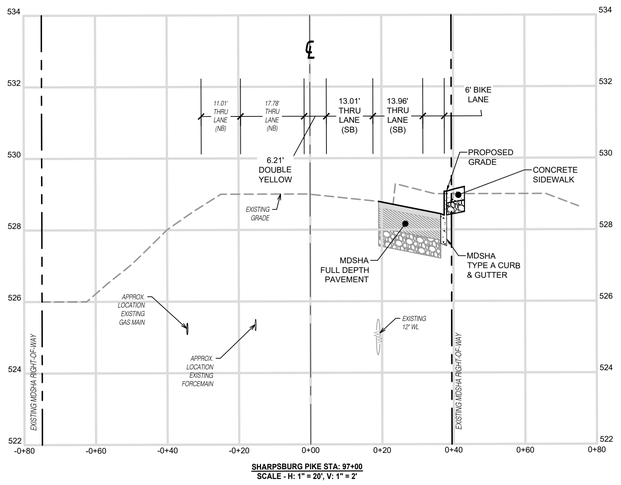
SHARPSBURG PIKE REAL ESTATE, LLC
117 W. PATRICK ST., SUITE 200, FREDERICK, MD 21701
ATTN: ED SCOTT; PHONE: 301-676-8444

PROJECT NO.: 2023-0183
DWN BY: ABRAM MYERS
DATE: 03.27.2025
PROJECT MANAGER: T. FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL: 0057 - 0010 - 0113
SCALE: AS SHOWN
SHEET TITLE:

MDSHA CROSS SECTIONS

C-403
SHEET 14 OF 27

SP-25-048



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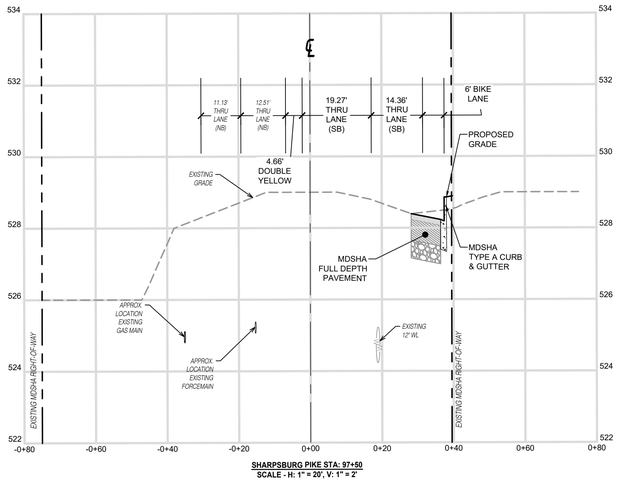

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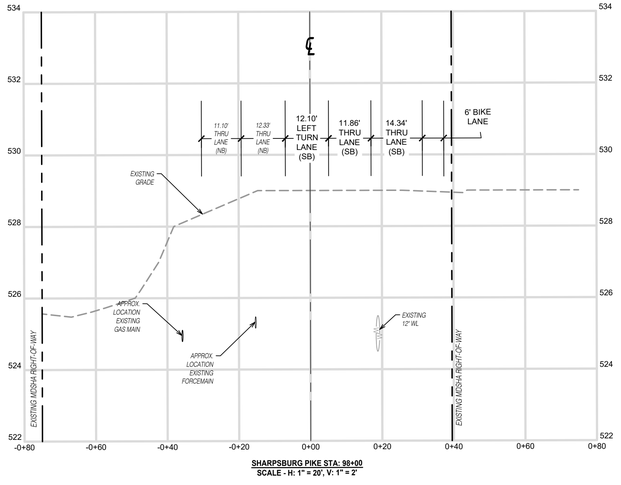

SHARPSBURG PIKE STA: 98+00
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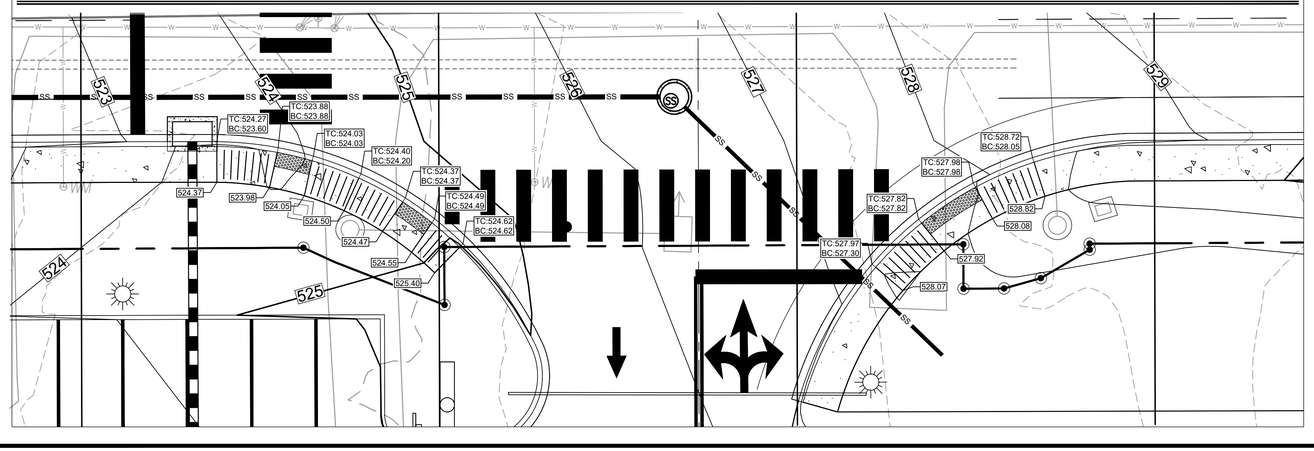
ENLARGEMENT OF MDSHA ADA RAMPS

SCALE: 1" = 10'



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STATE OF MARYLAND
TRENTON M. FREDERICK
49808
PROFESSIONAL ENGINEER
08/19/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND, License # 49808, Expiration Date: 06-24-2026.

FSA
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MDSHA
CROSS SECTIONS

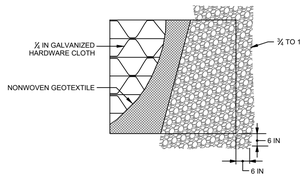
C-403
SHEET 15 OF 27

SP-25-048

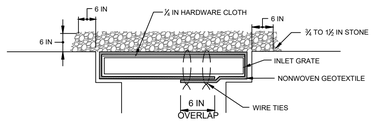
01 C-501 DETAIL E-9-2 AT-GRADE INLET PROTECTION

STANDARD SYMBOL: AGIP

MAXIMUM DRAINAGE AREA = 1 ACRE



PLAN / CUT AWAY VIEW



CROSS SECTION

CONSTRUCTION SPECIFICATIONS

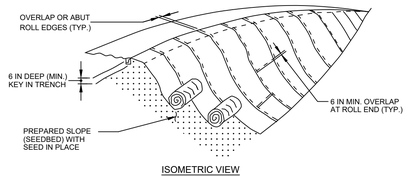
1. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.
2. LIFT GRATE AND WRAP WITH NONWOVEN GEOTEXTILE TO COMPLETELY COVER ALL OPENINGS. SECURE WITH WIRE TIES AND SET GRATE BACK IN PLACE.
3. PLACE CLEAN ¾ TO 1½ INCH STONE OR EQUIVALENT RECYCLED CONCRETE 6 INCHES THICK ON THE GRATE.
4. STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

02 C-501 DETAIL B-4-6-B TEMPORARY SOIL STABILIZATION MATTING SLOPE APPLICATION

STANDARD SYMBOL: TSSMS

TSSMS – * lb/ft² (* INCLUDE SHEAR STRESS)



ISOMETRIC VIEW

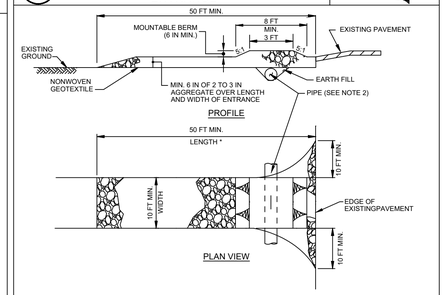
CONSTRUCTION SPECIFICATIONS

1. USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.
2. USE TEMPORARY SOIL STABILIZATION MATTING MADE OF DEGRADABLE (LASTS 6 MONTHS MINIMUM) NATURAL OR MAN-MADE FIBERS (MOSTLY ORGANIC). MAT MUST HAVE UNIFORM THICKNESS AND DISTRIBUTION OF FIBERS THROUGHOUT AND BE SMOLDER RESISTANT. CHEMICALS USED IN THE MAT MUST BE NON-LEACHING AND NON-TOXIC TO VEGETATION AND SEED GERMINATION AND NON-INJURIOUS TO THE SKIN. IF PRESENT, NETTING MUST BE EXTRUDED PLASTIC WITH A MAXIMUM MESH OPENING OF 2x2 INCHES AND SUFFICIENTLY BONDED OR SEWN ON 2 INCH CENTERS ALONG LONGITUDINAL AXIS OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE PARENT MATERIAL.
3. SECURE MATTING USING STEEL STAPLES, WOOD STAKES, OR BIODEGRADABLE EQUIVALENT. STAPLES MUST BE "U" OR "T" SHAPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND NO. 8 RESPECTIVELY. "U" SHAPED STAPLES MUST AVERAGE 1 TO 1½ INCHES WIDE AND BE A MINIMUM OF 6 INCHES LONG. "T" SHAPED STAPLES MUST HAVE A MINIMUM 8 INCH MAIN LEG, A MINIMUM 1 INCH SECONDARY LEG, AND A MINIMUM 4 INCH HEAD. WOOD STAKES MUST BE ROUGH-SAWN HARDWOOD, 12 TO 24 INCHES IN LENGTH, 1x3 INCH IN CROSS SECTION, AND WEDGE SHAPED AT THE BOTTOM.
4. PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDBED PREPARATION, AND PERMANENT SEEDING IN ACCORDANCE WITH SPECIFICATIONS. PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS UNLESS END OF WORKDAY STABILIZATION IS SPECIFIED ON THE APPROVED EROSION & SEDIMENT CONTROL PLAN.
5. UNROLL MATTING DOWNSLOPE. LAY MAT SMOOTHLY AND FIRMLY UPON THE SEEDED SURFACE. AVOID STRETCHING THE MATTING.
6. OVERLAP OR ABUT ROLL EDGES PER MANUFACTURER RECOMMENDATIONS. OVERLAP ROLL ENDS BY 6 INCHES (MINIMUM), WITH THE UPSLOPE MAT OVERLAPPING ON TOP OF THE DOWNSLOPE MAT.
7. KEY IN THE UPSLOPE END OF MAT 6 INCHES (MINIMUM) BY DIGGING A TRENCH, PLACING THE MATTING ROLL END IN THE TRENCH, STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND TAMPING TO SECURE THE MAT END IN THE KEY.
8. STAPLE/STAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND 2 FOOT (MAXIMUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL ENDS.
9. ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

05 C-501 DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE

STANDARD SYMBOL: SCE



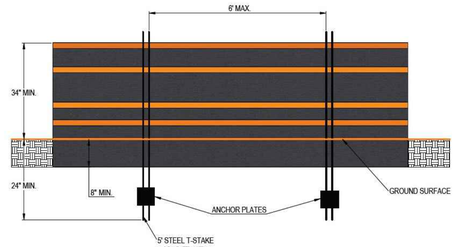
CONSTRUCTION SPECIFICATIONS

1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE TO 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

SMARTfence® 42 Detail:

06 C-501



SMARTfence® 42 is NTPEP Compliant
GTX-2018-01-187

SMARTFENCE 42"
INSTALLATION INSTRUCTIONS

SEDIMENT & PERIMETER CONTROL

STEP 1: Excavate trench a maximum of 4" wide and 6" deep. The trench shall be hand-cleaned following excavation to remove bulky debris such as rocks, sticks, and soil clods from the trench. Drive studded metal T-posts with anchor plates having a minimum weight of 1.25 lb /ft and a minimum 5 ft length. Drive post into ground a minimum of 18" depth. Post spacing must be no greater than 6 ft maximum.

STEP 2: Layout SMARTfence® 42 along proposed fence line next to anchor trench. Locate one end of the SMARTfence® 42 and position near the initial post. Position SMARTfence® 42 vertically along the initial post.

STEP 3: For the initial post, place the end of SMARTfence® 42 along the post height and rotate the post 360 degrees, maintaining tension on the fence system. Secure the fence to the post at all four (4) orange-colored band locations with steel wire or nylon ties per Step 4.

STEP 4: For fastening SMARTfence® 42 to studded, metal T-posts using one of following methods:

- Method I (T-Post): 16-gage wire- attach SMARTfence® 42 to metal T-posts using the 16-gage 304 SS wire with mitered ends, securing the fence to the post using safety pliers.
- Method II (T-Post): 8" nylon heavy-duty, UV-stabilized, cable ties (zip-ties) with minimum 120-lb tensile strength. Puncture two 0.25" openings, spaced at a width apart that is roughly equivalent to the post width, and secure the fence to the post.

STEP 5: Drive the initial post with the attached fence into the ground to a 18" depth.

STEP 6: Drive the interior t-posts of the fence system into the ground at least 18".

STEP 7: Move to the next t-post while pulling SMARTfence® 42 tightly. Position the SMARTfence® 42 in front of the adjacent t-post in preparation for fastening the fence to the post. Fasten fence to post at all four (4) orange-colored band locations as instructed in Step 4.

STEP 8: After the interior posts have been fastened to the SMARTfence® 42, secure the fence to the final post by pulling the final section of fencing taut, then rotating the post 360 degrees, maintaining tension on the fence system. Secure the fence to the post at all four (4) orange-colored band locations with the steel wire or nylon ties per Step 4. Drive the final post into the ground to a 18" depth.

STEP 9: Place bottom 8" of fabric into the trench. Backfill trench (overfill) with soil placed around fabric. Compact soil backfill with either manual tamping (or other manual means) or via mechanical equipment such as the front wheel of a tractor, skid steer, roller, or other device (per Note 5 of ASTM D 6462 Standard Practice for Silt Fence Installation). Do not damage the fabric during compaction (damaged fabric shall be replaced).

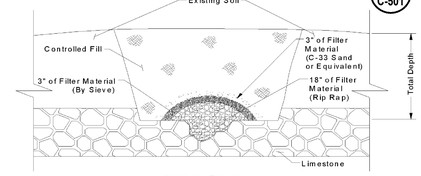
Please contact our team at 800-448-3636 or info@acfenv.com with any questions regarding the installation process.

LET'S GET IT DONE!™

SMARTfence

For more information, contact our Inside Sales team at 800.448.3636 e-mail at: info@acfenv.com

ACF ENVIRONMENTAL



Sinkhole Treatment
Inverted Filter 1
Figure 1

Notes:
Inverted Filter 1
Procedure for installing inverted filter to treat sinkholes.

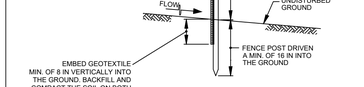
1) Remove and properly dispose of materials dumped in and around the sinkhole.
2) Excavate loose material from sinkhole and try to expose the solution void(s) in the bottom. Enlarge the sinkhole, as necessary, to allow for installation of filter materials (Figure 1).
3) Select a field stone that is about 1.5 times larger than the solution void(s). Place the stone(s) in the void(s) forming a secure "bridge". A geotextile may be needed to "lock" the stone "bridge" in place, as determined by the geotechnical engineer.
4) Place a layer of filter material over the "bridge" at a minimum thickness of 18 inches. About 30 percent of the material should be larger than the openings between the bridge and the void(s). (A well placed "bridge" should not have large openings around it.) In most cases this material could be Rip Rap.
5) Place a layer of smaller size filter material over the previous layer at a minimum thickness of 9 inches. The size should be 1/4 to 1/2 the size of the pervious layer. In most cases this material could be 57 stone.
6) Place a layer of sand size filter material over the previous layer at a minimum thickness of 9 inches. The sand has to be compatible in size with the previous layer to prevent piping. In most cases this material could be C-33 sand or equivalent.
7) (A non-woven filter cloth with a burst strength between 100 to 200 psi can be substituted for the stone and sand filter materials discussed in 5 and 6.)
8) Backfill over the last filter layer (or filter cloth) with soil material to the surface. The reuse of any soil material excavated from sinkhole should be considered. Overfill by about 5 percent to allow for settlement. The material should be soil with at least 50% clay materials and a minimum of 3 feet thick. The fill materials should be compacted to a minimum of 95% of the standard proctor (AASHTO T-99). Any available topsoil should be placed on the surface.
9) Stone used for the "bridge" and the filters should have a rock strength at least equal to moderately hard (i.e. resistant to abrasion or cutting by knife blade but can be easily dent or broken with light blows of hammer). Shale or similar soft and non-durable rock is not acceptable

SINKHOLE REMEDIATION DETAIL

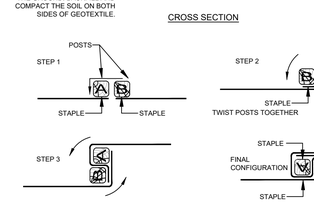
IF SINKHOLES OCCUR ON SITE DURING CONSTRUCTION A GEOTECHNICAL ENGINEER SHALL BE CONTACTED. REMEDIATION OF ANY SINKHOLES SHALL BE UNDER THE DIRECTION OF THE GEOTECHNICAL ENGINEER.

03 C-501 DETAIL E-1 SILT FENCE

STANDARD SYMBOL: SF



ELEVATION



CROSS SECTION

JOINING TWO ADJACENT SILT FENCE SECTIONS (TOP VIEW)

CONSTRUCTION SPECIFICATIONS

1. USE WOOD POSTS 1½ X 1½ X ⁵⁄₁₆ INCH (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD. AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
2. USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.
3. USE WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION.
4. PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
5. EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC.
6. WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
7. EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.
8. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL FENCE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

04 C-501 DETAIL E-9-3 CURB INLET PROTECTION

STANDARD SYMBOL: CIP

MAXIMUM DRAINAGE AREA = ½ ACRE

ISOMETRIC

SECTION A-A

CONSTRUCTION SPECIFICATIONS

1. USE NOMINAL 2 INCH x 4 INCH LUMBER
2. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.
3. NAIL THE 2x4 WEIR TO 9 INCH LONG VERTICAL SPACERS (MAXIMUM 6 FEET APART).
4. ATTACH A CONTINUOUS PIECE OF ¼ INCH GALVANIZED HARDWARE CLOTH, WITH A MINIMUM WIDTH OF 30 INCHES AND A MINIMUM LENGTH OF 4 FEET LONGER THAN THE THROAT OPENING, TO THE 2x4 WEIR, EXTENDING IT 2 FEET BEYOND THROAT ON EACH SIDE.
5. PLACE A CONTINUOUS PIECE OF NONWOVEN GEOTEXTILE OF THE SAME DIMENSIONS AS THE HARDWARE CLOTH OVER THE HARDWARE CLOTH AND SECURELY ATTACH TO THE 2x4 WEIR.
6. PLACE THE ASSEMBLY AGAINST THE INLET THROAT AND NAIL TO 2x4 ANCHORS (MINIMUM 2 FEET LENGTH). EXTEND THE ANCHORS ACROSS THE INLET TOP AND HOLD IN PLACE BY SANDBAGS OR OTHER APPROVED ANCHORING METHOD.
7. INSTALL END SPACERS A MINIMUM OF 1 FOOT BEYOND THE ENDS OF THE THROAT OPENING.
8. FORM THE HARDWARE CLOTH AND THE GEOTEXTILE TO THE CONCRETE GUTTER AND FACE OF CURB TO SPAN THE INLET OPENING. COVER THE HARDWARE CLOTH AND GEOTEXTILE WITH CLEAN ¾ TO 1½ INCH STONE OR EQUIVALENT RECYCLED CONCRETE.
9. AT NON-SUMP LOCATIONS, INSTALL A TEMPORARY SANDBAG OR ASPHALT BERM TO PREVENT INLET BYPASS.
10. STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

SECTION A-A

FILTER DIKE

NOT TO SCALE

06 C-501

TEMPORARY SEEDING SUMMARY						
HARDINESS ZONE (FIGURE B.3): 6a & 6b SEED MIXTURE (TABLE B.1)					FERTILIZER RATE (10-20-20)	LIME RATE
NO.	SPECIES	APPLICATION RATE (lb/ac)	SEEDING DATES	SEEDING DEPTHS		
1	Barley	96	Zone 6a: Mar 15-May 31/ Aug 1-Sept 30 Zone 6b: Mar 1-May 15/ Aug 1-Oct 15	1"	436 lb/ac. (10 lb/1000 s.f.)	2 tons/ac. (90 lb/1000 s.f.)

PERMANENT SEEDING SUMMARY								
HARDINESS ZONE (FIGURE B.3): 6a & 6b SEED MIXTURE (TABLE B.1)					FERTILIZER RATE (10-20-20)			LIME RATE
NO.	SPECIES	APPLICATION RATE (lb/ac)	SEEDING DATES	SEEDING DEPTH	N	P205	K20	
6	Tall Fescue	40	Zone 6a: Mar 15-May 31/Aug 1-Sept 30 Zone 6b: Mar 1-May 15/Aug 1-Oct 15	1/4"-1/2"	45 lb/ac. (1 lb/1000 s.f.)	90 lb/ac. (2 lb/1000 s.f.)	90 lb/ac. (2 lb/1000 s.f.)	2 tons/ac. (90 lb/1000 s.f.)
	Perennial Ryegrass	25						
	White Clover	5						

SOIL EROSION, SEDIMENT CONTROL & SEEDING NOTES

1. All soil erosion/sediment control measures shall comply with the "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control" and the provisions of the approved plan.
2. All grading and stabilization shall comply with the "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control", "Section B - Grading and Stabilization" and the provisions of the approved plan.
3. All soil erosion and sediment control practices (BMP's) are to be constructed and/or installed prior to or at the initiation of grading in accordance with "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control", and the approved plan.
4. A grading unit is the maximum contiguous area allowed to be graded at a given time and is limited to 20 acres. Work may proceed to a subsequent grading unit when at least 50 percent of the disturbed area in the preceding grading unit has been stabilized and approved by the enforcement authority and/or the Washington County Soil Conservation District (approval authority). Unless otherwise specified and approved by the approval authority, no more than 30 acres cumulatively may be disturbed at a given time.
5. For initial soil disturbance or re-disturbance, temporary or permanent stabilization must be completed within:
   a) Three (3) calendar days as to the surface of all perimeter dikes, swales, ditches, perimeter slopes, and all slopes steeper than 3 horizontal to 1 vertical (3:1); and
   b) Seven (7) calendar days as to all other disturbed or graded areas on the project site not under active grading.
6. Stockpiles must be stabilized in accordance within the 7 day stabilization requirement, as well as, Standard B-4-1 Incremental Stabilization and Standard B-4-4 Temporary Stabilization (as applicable).
7. All constructed channels and swales shall have specified treatment installed to the design flow depth completed downstream to upstream as construction progresses. An installation detail shall be shown on the plans.
8. All storm drain and sanitary sewer lines not in paved areas are to be mulched and seeded within 3 days of initial backfill unless otherwise specified on plans.
9. Electric Power, telephone, and gas lines are to be compacted, seeded, and mulched within 3 days after initial backfill unless otherwise specified on plans.
10. No slope shall be greater than 2:1.
11. As required by Section B, of the Maryland Standards and Specifications for Soil Erosion and Sediment Control, "Adequate Vegetative Stabilization", is defined as 95 percent ground cover. The Washington County Soil Conservation District requires the project adhere to this for scheduling of the Final Site Closeout Review, and/or release of the site for soil erosion and sediment control.

For sites 1.0 acre or more, the following are required:

A. Maryland Department of the Environment, General Permit for Stormwater Associated with a Construction Activity, NPDES Permit Number MDRC, State Discharge Permit Number 20CP, or an Individual Permit.

B. The Maryland Department of the Environment (General/Individual Permit - Notice of Intent- NOI) application and permit shall be posted and/or available on-site at all times.

C. During construction, all soil erosion and sediment control practices (BMP's) shall be inspected and recorded on the "Standard Inspection Form", "General Permit for Stormwater Associated with Construction Activity" per the Maryland Department of the Environment (General/Individual Permit - Notice of Intent - NOI).

D. Following construction and release of the site for soil erosion and sediment control by the Washington County Soil Conservation District, i.e., all portions of a site have been permanently stabilized, and all stormwater discharges from construction sites that are authorized by the permit are eliminated, the authorized permittee shall submit the Maryland Department of the Environment, General/Individual Permit - Notice of Termination-NOT.

STATE OF MARYLAND
TRENTON M. FREDERICK
45806
PROFESSIONAL ENGINEER
08/19/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND, License # 45806
Expiration Date: 06-24-2026

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717-215-7300
305 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717-701-9111
1114 2 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717-597-1697
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301-791-9000

©2025

MARK	DESCRIPTION	DATE
1	REVISED PER AGENCY COMMENTS	06.06.2025
2	REVISED PER AGENCY COMMENTS	07.28.2025
3	REVISED PER AGENCY COMMENTS	08.27.2025

SHARPSBURG PIKE RETAIL

SITUATE ALONG THE WESTERN SIDE OF SHARPSBURG PIKE BETWEEN COL. HENRY DOUGLAS BLVD & ARNETTDRIVE

WASHINGTON COUNTY, MARYLAND

SHARPSBURG PIKE REAL ESTATE LLC
117 W. PATRICK ST. SUITE 200, FREDERICK, MD 21701
ATTN: ED SCOTT, PHONE: 301-678-8444

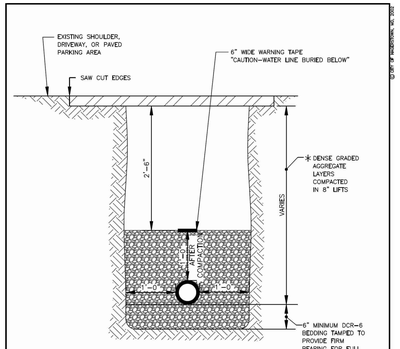
PROJECT NO. 2023-0183
DWN BY ABRAM MYERS
DATE 03.27.2025
PROJECT MANAGER T. FREDERICK
EMAIL TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL 0057 - 0010 - 0113
SCALE N.T.S.
SHEET TITLE

EROSION & SEDIMENT CONTROL DETAILS

C-501
SHEET 16 OF 27

SP-25-048

P:\SHARED FOLDERS\PROJECTS\2023\2023-0183\ENGR\CONSTRUCTION SET\2023-0183 sht 17 CONSTRUCTION DETAILS.DWG 2025-08-19

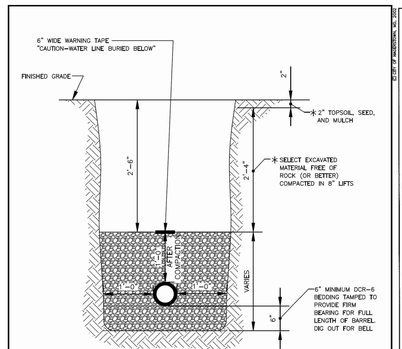


NOTES:
1. BACKFILL TO BE COMPACTED IN 8" LAYERS TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE AASHTO-T-99 STANDARD PROCTOR.
2. MAINTAIN MINIMUM OF 3'-6" COVER TO TOP OF PIPE UNLESS NOTED ON PLANS OR DIRECTED BY ENGINEER.
* 3. SEE THE CITY, COUNTY OR STATE STANDARD REQUIREMENTS FOR BACKFILL.

CITY OF HAGERSTOWN UTILITIES DEPARTMENT-WATER DIVISION | ISSUE DATE: MARCH 2009 | REVISIONS

ROADWAY, SHOULDER AND PAVED PARKING AREA TRENCH, EXCAVATION AND BACKFILL

Plate W-001

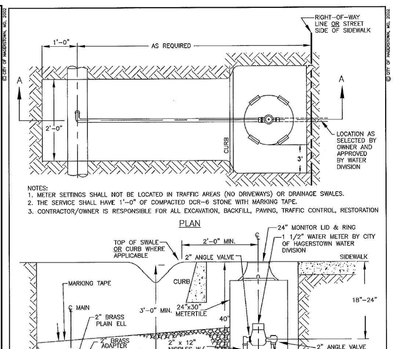


NOTES:
1. BACKFILL TO BE COMPACTED IN 8" LAYERS TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE AASHTO-T-99 STANDARD PROCTOR.
2. MAINTAIN MINIMUM OF 3'-6" COVER TO TOP OF PIPE UNLESS NOTED ON PLANS OR DIRECTED BY ENGINEER.
* 3. SEE THE CITY, COUNTY OR STATE STANDARD REQUIREMENTS FOR BACKFILL.

CITY OF HAGERSTOWN UTILITIES DEPARTMENT-WATER DIVISION | ISSUE DATE: MARCH 2009 | REVISIONS

GRASSED AREA REPAIR

Plate W-002

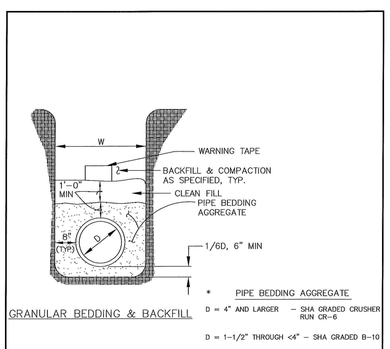


NOTES:
1. METER SETTINGS SHALL NOT BE LOCATED IN TRAFFIC AREAS (NO DRIVEWAYS) OR DRAINAGE SWALES.
2. THE SERVICE SHALL HAVE 1'-0" OF COMPACTED DCR-6 STONE WITH MARKING TAPE.
3. CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL EXCAVATION, BACKFILL, PAVING, TRAFFIC CONTROL, RESTORATION

CITY OF HAGERSTOWN UTILITIES DEPARTMENT-WATER DIVISION | ISSUE DATE: APRIL2015 | REVISIONS 4/17/15

2 INCH SINGLE SERVICE WATER CONNECTION

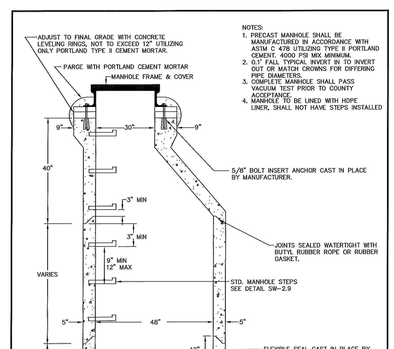
Plate W-020



GRANULAR BEDDING & BACKFILL

* PIPE BEDDING AGGREGATE
D = 4" AND LARGER – SHA GRADED CRUSHER RUN CR-6
D = 1-1/2" THROUGH <4" – SHA GRADED B-10
D = LESS THAN 1-1/2" – STONE DUST
* = NOMINAL PIPE DIAMETER (INCHES)

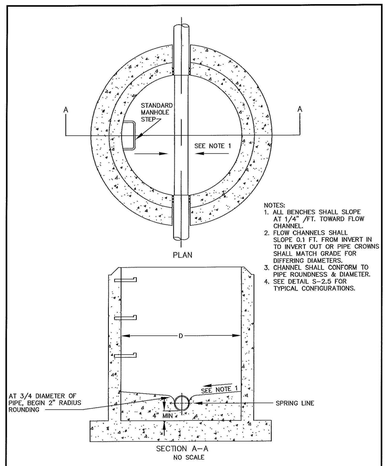
Washington County, MD Div.of Environmental Management | STANDARD TRENCH WIDTH & STONE BEDDING | Detail SW-1.1



NOTES:
1. PRECAST MANHOLE SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C 478 UTILIZING TYPE II PORTLAND CEMENT, 4000 PSI MIX MINIMUM.
2. 0.1" FALL TYPICAL INVERT IN TO INVERT OUT OR MATCH CROWNS FOR DIFFERING PIPE DIAMETERS.
3. COMPLETE MANHOLE SHALL PASS VACUUM TEST PRIOR TO COUNTY ACCEPTANCE.
4. MANHOLES TO BE LINED WITH HDPE LINER, SHALL NOT HAVE STEPS INSTALLED

NO SCALE

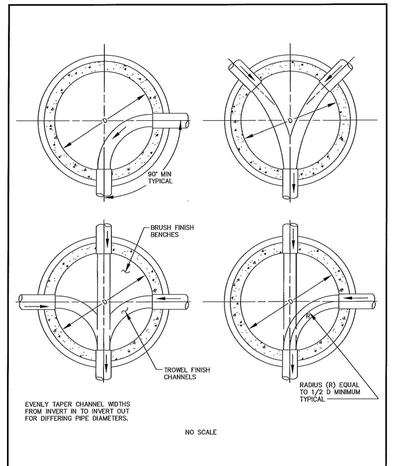
Washington County, MD Div.of Environmental Management | Standard Through Manhole Precast Base | Detail S-2.1



NOTES:
1. ALL BENCHES SHALL SLOPE AT 1/4" /FT. TOWARD FLOW CHANNEL.
2. FLOW CHANNELS SHALL SLOPE 0.1 FT. FROM INVERT IN TO INVERT OUT OR PIPE CROWNS SHALL MATCH GRADE FOR DIFFERING DIAMETERS.
3. CHANNEL SHALL CONFORM TO PIPE ROUNDNESS & DIAMETER.
4. SEE DETAIL S-2.5 FOR TYPICAL CONFIGURATIONS.

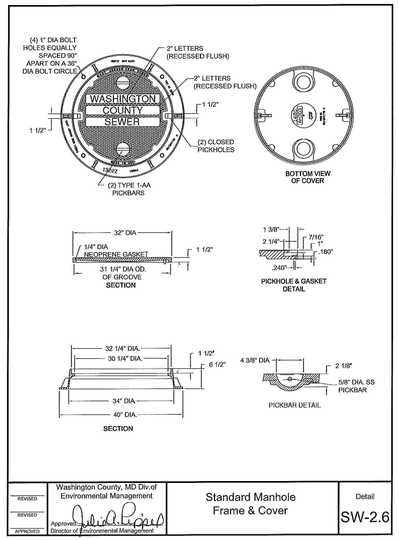
NO SCALE

Washington County, MD Div.of Environmental Management | Typical Bench and Flow Channel Section Precast Base | Detail S-2.4

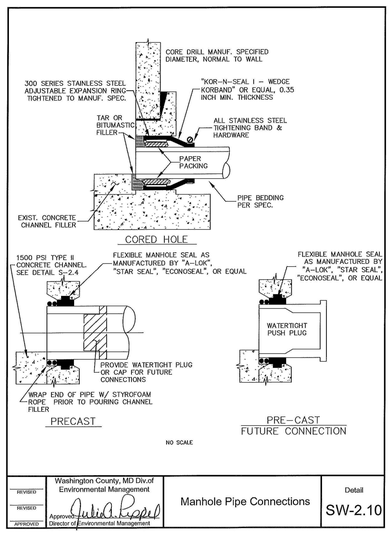


NO SCALE

Washington County, MD Div.of Environmental Management | Plans of Flow Channels (Typical) | Detail S-2.5

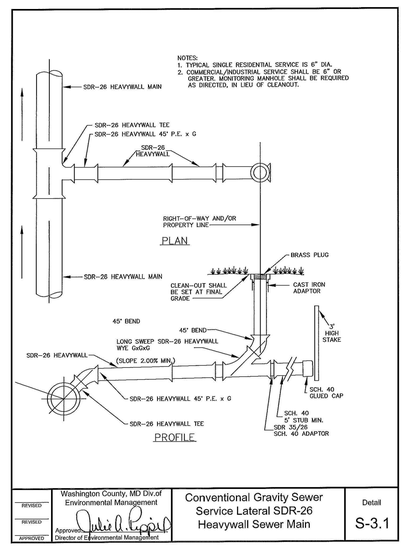


Washington County, MD Div.of Environmental Management | Standard Manhole Frame & Cover | Detail SW-2.6

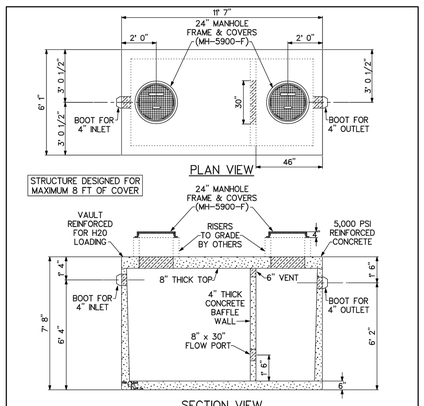


NO SCALE

Washington County, MD Div.of Environmental Management | Manhole Pipe Connections | Detail SW-2.10



Washington County, MD Div.of Environmental Management | Conventional Gravity Sewer Service Lateral SDR-26 Heavywall Sewer Main | Detail S-3.1



NOTES:
1. VAULT SHIPPED ASSEMBLED WEIGHING APPROXIMATELY 28,000 LBS.
2. RISERS TO GRADE NOT INCLUDED
3. MANHOLE FRAME & COVERS SHIPPED LOOSE FOR INSTALLATION BY CONTRACTOR
4. H20 LOAD RATED

CLEAR FLOW BY C P & P
CONCRETE PIPE & PRECAST, LLC
(800) 648 – 2678

SCALE: NONE | DATE: 11/21/07 | DWG: GT-2500 H20

2,500 GALLON H20 GREASE INTERCEPTOR

Utility Notes:

U.1. All fittings, bends, and appurtenances shall be installed with proper and required concrete buttresses. All dead end services shall be properly capped and buttressed..

U.2. All underground water lines are to be installed with 3' - 6" of cover below finished grade.

Department of the Environment standards and specifications.

1. All sewer lines to be PVC-SDR-26.
2. All bedding and embedment material and compaction shall meet Water specifications.

U.3. The owner/developer or his engineer is required to supply the Water Division with one (1) sets of mylars and three (3) sets of prints approved and signed by the Water & Sewer Department Manager after final approval and prior to the start of construction.

U.4. The owner/developer or his engineer is required to supply the Water & Sewer Department with acceptable, reproducible "as-builts" prior to final acceptance and dedication of the proposed sanitary sewer lines. Prints of "as-builts" are a requirement of the Department of the Environment.

U.5. The contractor shall verify the location and elevation of existing utilities before starting construction.

U.6. The Contractor shall supply all bends, fittings and buttresses as required to achieve the horizontal and vertical alignments as shown on the plans. Bends and fittings may not be shown on the plan and profile but are to be included in the Contractor's cost and their exact location is at the option of the Contractor to achieve the horizontal layout shown hereon.

U.7. Contractor to verify with utility companies that proposed sediment erosion control measures are located so as to avoid conflicts with their proposed utility installation before placement of sediment erosion control measures.

U.8. Tracer wire to be installed with all 3" PVC waterline.

WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

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

SIGNATURE DATE

CITY OF HAGERSTOWN UTILITIES DEPARTMENT WATER DIVISION

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

SIGNATURE DATE

© BY FREDERICK, SEIBERT & ASSOCIATES, INC. 2005

STATE OF MARYLAND · TRENTON M. FREDERICK · 45806 · PROFESSIONAL ENGINEER
08/19/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND, License # 45806, Expiration Date: 06-24-2026

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
15 EAST MAIN STREET, MIDDLEBURG, PA 17842, 717-837-0300
305 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717-901-5511
1114 LIMEKILN PIKE, GREENCASTLE PA 17225, 717-597-1807
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301-790-9500

MARK	DESCRIPTION:	DATE:
	REVISED PER AGENCY COMMENTS	06.06.2025
	REVISED PER AGENCY COMMENTS	07.09.2025
	REVISED PER AGENCY COMMENTS	07.27.2025

SHARPSBURG PIKE RETAIL

SITUATE ALONG THE WESTERN SIDE OF SHARPSBURG PIKE BETWEEN COL. HENRY DOUGLAS BLVD & ARNETT DRIVE

WASHINGTON COUNTY, MARYLAND

SHARPSBURG PIKE REAL ESTATE, LLC
117 W. PATRICK ST. SUITE 200, FREDERICK, MD 21701
ATTN: ED SCOTT, PHONE: 301-676-9444

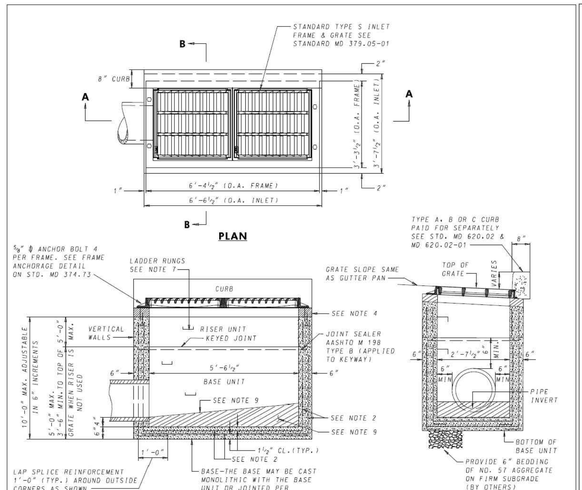
PROJECT NO. 2023-0183
DWN BY ABRAM MYERS | DATE 03.27.2025
PROJECT MANAGER T. FREDERICK
EMAIL TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL 0057 - 0010 - 0113
SCALE AS SHOWN
SHEET TITLE

WATER & SEWER DETAILS

C-502
SHEET 17 OF 27

SP-25-048

P:\SHARED FOLDERS\PROJECTS\2023\2023-0183\ENGR\CONSTRUCTION SET\2023-0183 A1 1 CONSTRUCTION SETTLE.DWG 2025-08-19



NOTES

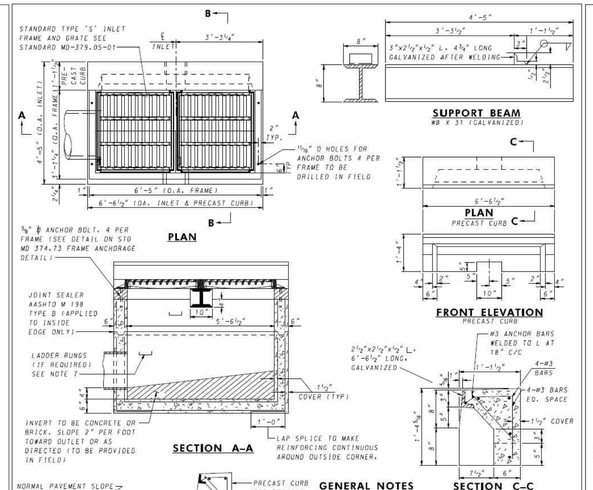
1. CONCRETE TO BE MIX NO. 6 (4500 PSI).
2. REINFORCING: WALLS – 2 LAYERS OF 4X4–W6.0 X W6.0 WELDED WIRE FABRIC; BASE – 2 LAYERS OF 4X4 – W7.0 X W7.0 WELDED WIRE FABRIC
3. THREADED PLASTIC INSERTS TO BE PROVIDED FOR HANDLING.
4. GRADE AND SLOPE ADJUSTMENTS MIN. 2", MAX. 9" SHALL BE COMPLETED IN THE FIELD USING CONCRETE MIX NO. 6.
5. PIPE OPENINGS TO BE PROVIDED AS REQUIRED. FOR SIZE, LOCATION AND INVERT ELEVATIONS REFER TO THE CONSTRUCTION PLANS.
6. PLACEMENT OF SUBGRADE DRAINAGE WILL BE AS DIRECTED BY THE ENGINEER OR AS NOTED ON THE CONSTRUCTION PLANS.
7. LADDER RUNGS SHALL BE IN ACCORDANCE WITH STANDARD MD 383.91 OR 383.92. RUNGS ARE INCIDENTAL TO THE COST OF THE INLET.
8. MINIMUM DEPTH PAYMENT PER EACH SHALL BE 3'-6" MEASURED FROM THE TOP OF THE GRATE AT ITS HIGHEST POINT. VERTICAL DEPTH PAYMENT PER LINEAR FOOT SHALL INCLUDE ALL DEPTHS IN EXCESS OF 3'-6" INCLUDING ALL APPURTENANCES.
9. CONCRETE OR BRICK INVERT TO BE PROVIDED IN THE FIELD AND SHALL SLOPE 2 IN./FT TOWARD OUTLET OR AS DIRECTED.
10. BASE WALLS UNIT MAY TAPER PER MANUFACTURER'S DESIGN.
11. FROM CURB LINE, INLET HAS BEEN DESIGNED FOR HS-25 LOADING. ACCORDING TO AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS.

SPECIFICATION	CATEGORY CODE ITEMS
305	

APPROVED _____ DIRECTOR – OFFICE OF HIGHWAY DEVELOPMENT

SHA REVISIONS	APPROVAL • SHA	APPROVAL • FEDERAL HIGHWAY ADMINISTRATION
APPROVAL	2-22-91	1-2-91
REVISED	8-3-10	7-26-10
REVISED	10-7-14	9-29-14
REVISED	–	

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
PRECAST STANDARD TYPE S INLET DOUBLE GRATE TANDEM
STANDARD NO. MD 374.70



GENERAL NOTES

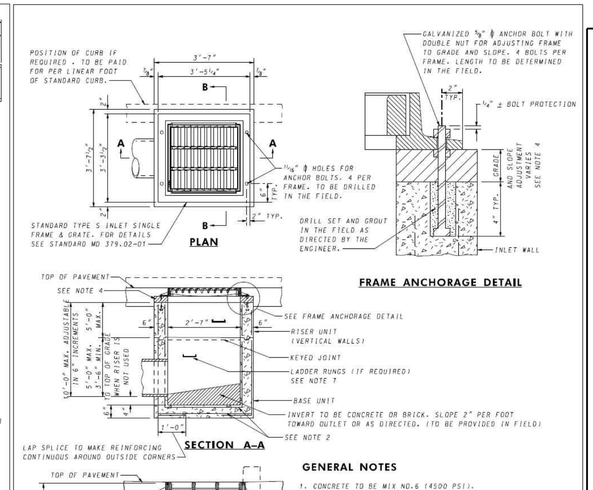
1. CONCRETE TO BE MIX NO.6 (4500 PSI).
2. REINFORCING: WALLS – 2 LAYERS OF 4X4–W6.0 X W6.0 WELDED WIRE FABRIC; BASE – 2 LAYERS OF 4X4 – W10.5 X W10.5 WELDED WIRE FABRIC.
3. THREADED PLASTIC INSERTS TO BE PROVIDED FOR HANDLING.
4. GRADE AND SLOPE ADJUSTMENTS TO BE COMPLETED IN THE FIELD USING CONCRETE MIX NO.6.
5. PIPE OPENING TO BE PROVIDED AS REQUIRED. FOR SIZE, LOCATION AND INVERT ELEVATIONS REFER TO CONSTRUCTION PLANS.
6. PLACEMENT OF SUBGRADE DRAINAGE WILL BE AS DIRECTED BY THE ENGINEER OR AS NOTED ON THE CONSTRUCTION PLANS.
7. LADDER RUNGS SHALL BE IN ACCORDANCE WITH STANDARD MD 383.91 & MD 383.92 OR AS DIRECTED BY THE ENGINEER.
8. MINIMUM DEPTH PAYMENT PER "EACH" INCLUDES DEPTHS UP TO 3'-6", VERTICAL DEPTH PAYMENT PER LINEAR FOOT FOR DEPTHS IN EXCESS OF 3'-6".
9. FROM CURB LINE, INLET HAS BEEN DESIGNED FOR HS-25 LOADING. ACCORDING TO AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS.

SPECIFICATION	CATEGORY CODE ITEMS
305	

APPROVED _____ DIRECTOR – OFFICE OF HIGHWAY DEVELOPMENT

SHA REVISIONS	APPROVAL • SHA	APPROVAL • FEDERAL HIGHWAY ADMINISTRATION
APPROVAL	4-15-87	6-23-87
REVISED	8-3-10	7-26-10
REVISED	10-7-14	9-29-14
REVISED	–	

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
PRECAST STANDARD TYPE S COMBINATION INLET DOUBLE GRATE TANDEM
STANDARD NO. MD 374.71



GENERAL NOTES

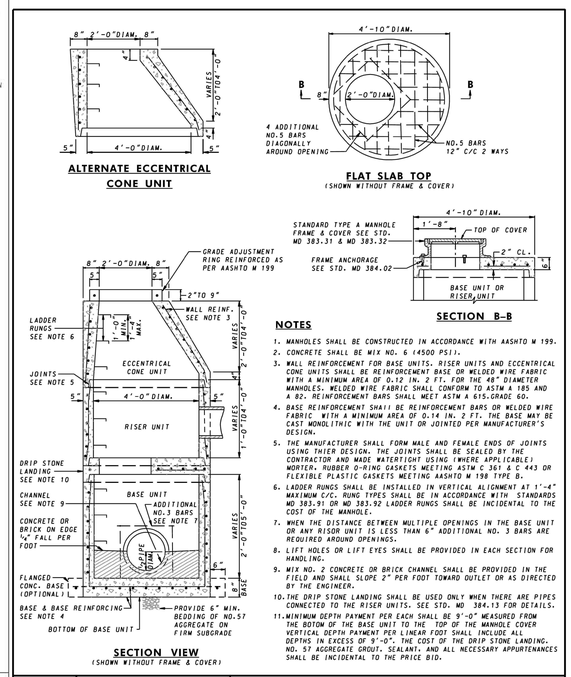
1. CONCRETE TO BE MIX NO.6 (4500 PSI).
2. REINFORCING WALLS –2 LAYERS OF 4x4–W4.0x W4.0 WELDED WIRE FABRIC; BASE – 2 LAYERS OF 4X4 – W5.0 X W5.0 WELDED WIRE FABRIC.
3. THREADED PLASTIC INSERTS TO BE PROVIDED FOR HANDLING.
4. GRADE AND SLOPE ADJUSTMENTS TO BE COMPLETED IN THE FIELD USING CONCRETE MIX NO.6.
5. PIPE OPENINGS TO BE PROVIDED AS REQUIRED. FOR SIZE, LOCATION AND INVERT ELEVATIONS REFER TO CONSTRUCTION PLANS.
6. PLACEMENT OF SUBGRADE DRAINAGE WILL BE AS DIRECTED BY THE ENGINEER OR AS NOTED ON THE CONSTRUCTION PLANS.
7. LADDER RUNGS SHALL BE IN ACCORDANCE WITH STANDARD MD 383.91 AND MD 383.92 OR AS DIRECTED BY THE ENGINEER.
8. MINIMUM DEPTH PAYMENT PER "EACH" INCLUDES DEPTHS UP TO 3'–6", VERTICAL DEPTH PAYMENT PER LINEAR FOOT FOR DEPTHS IN EXCESS OF 3'–6".
9. FROM CURB LINE, INLET HAS BEEN DESIGNED FOR HS–25 LOADING. ACCORDING TO AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS

SPECIFICATION	CATEGORY CODE ITEMS
305	

APPROVED _____ DIRECTOR – OFFICE OF HIGHWAY DEVELOPMENT

SHA REVISIONS	APPROVAL • SHA	APPROVAL • FEDERAL HIGHWAY ADMINISTRATION
APPROVAL	4-15-87	6-23-87
REVISED	8-3-10	7-26-10
REVISED	10-7-14	9-29-14
REVISED	–	

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
PRECAST STANDARD TYPE S INLET SINGLE GRATE
STANDARD NO. MD 374.73



NOTES

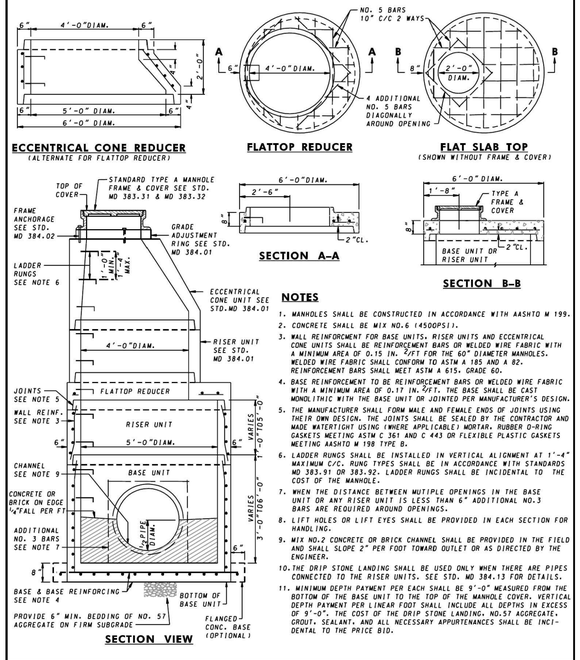
1. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH AASHTO M 199.
2. CONCRETE SHALL BE MIX NO. 6 (4500 PSI).
3. WALL REINFORCEMENT FOR BASE UNITS, RISER UNITS AND ECCENTRICAL CONE UNITS SHALL BE REINFORCEMENT BARS OR WELDED WIRE FABRIC WITH A MINIMUM AREA OF 0.12 IN. ^{2}/FT. FOR THE 48" DIAMETER MANHOLES. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 AND A 82. REINFORCEMENT BARS SHALL MEET ASTM A 615, GRADE 60.
4. BASE REINFORCEMENT SHALL BE REINFORCEMENT BARS OR WELDED WIRE FABRIC WITH A MINIMUM AREA OF 0.14 IN. 2 FT. THE BASE MAY BE CAST MONOLITHIC WITH THE UNIT OR JOINTED PER MANUFACTURER'S DESIGN.
5. THE MANUFACTURER SHALL FORM MALE AND FEMALE ENDS OF JOINTS USING THEIR DESIGN. THE JOINTS SHALL BE SEALED BY THE CONTRACTOR AND MADE WATERTIGHT USING (WHERE APPLICABLE) MORTER, RUBBER O-RING GASKETS MEETING ASTM C 361 & C 443 OR FLEXIBLE PLASTIC GASKETS MEETING AASHTO M 198 TYPE B.
6. LADDER RUNGS SHALL BE INSTALLED IN VERTICAL ALIGNMENT AT 1'-4" MAXIMUM C/C. RUNG TYPES SHALL BE IN ACCORDANCE WITH STANDARDS MD 383.91 OR MD 383.92 LADDER RUNGS SHALL BE INCIDENTAL TO THE COST OF THE MANHOLE.
7. WHEN THE DISTANCE BETWEEN MULTIPLE OPENINGS IN THE BASE UNIT OR ANY RISER UNIT IS LESS THAN 6" ADDITIONAL NO. 3 BARS ARE REQUIRED AROUND OPENINGS.
8. LIFT HOLES OR LIFT EYES SHALL BE PROVIDED IN EACH SECTION FOR HANDLING.
9. WYE NO. 2 CONCRETE OR BRICK CHANNEL SHALL BE PROVIDED IN THE FIELD AND SHALL SLOPE 2" PER FOOT TOWARD OUTLET OR AS DIRECTED BY THE ENGINEER.
10. THE DRIP STONE LANDING SHALL BE USED ONLY WHEN THERE ARE PIPES CONNECTED TO THE RISER UNITS. SEE STD. MD 384.13 FOR DETAILS.
11. WINIMUM DEPTH PAYMENT PER EACH SHALL BE 9'-0" MEASURED FROM THE BOTTOM OF THE BASE UNIT TO THE TOP OF THE MANHOLE COVER. VERTICAL DEPTH PAYMENT PER LINEAR FOOT SHALL INCLUDE ALL DEPTHS IN EXCESS OF 9'-0". THE COST OF THE DRIP STONE LANDING, NO. 57 AGGREGATE GROUT, SEALANT, AND ALL NECESSARY APPURTENANCES SHALL BE INCIDENTAL TO THE PRICE BID.

SPECIFICATION	CATEGORY CODE ITEMS
305	

APPROVED Kirk G. McCall DIRECTOR – OFFICE OF HIGHWAY DEVELOPMENT

SHA REVISIONS	APPROVAL • SHA	APPROVAL • FEDERAL HIGHWAY ADMINISTRATION
APPROVAL	2-22-91	1-2-91
REVISED	10-1-01	
REVISED		
REVISED		

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
48" DIAMETER PRECAST MANHOLE FOR 12" TO 24" PIPES
STANDARD NO. MD 384.01



NOTES

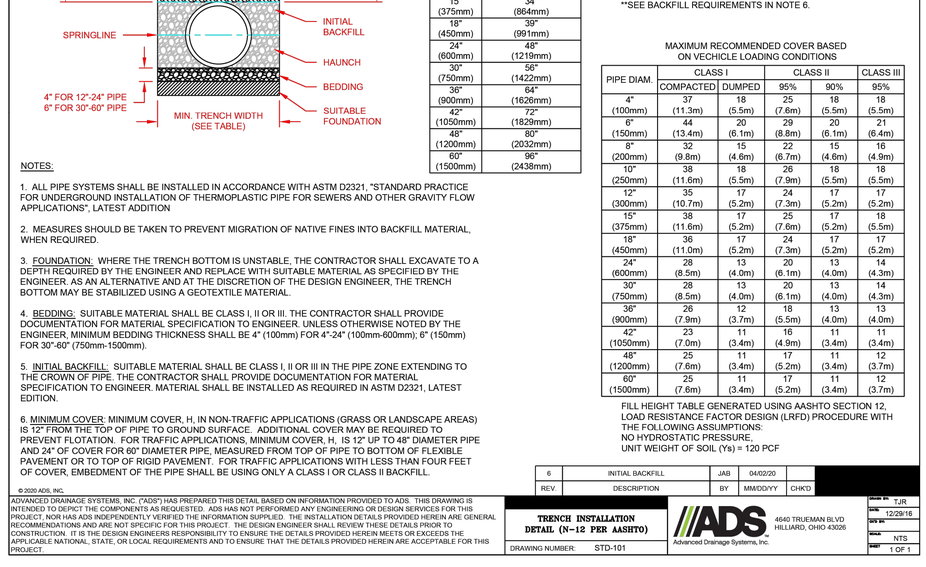
1. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH AASHTO M 199.
2. CONCRETE SHALL BE MIX NO. 6 (4500PSI).
3. WALL REINFORCEMENT FOR BASE UNITS, RISER UNITS AND ECCENTRICAL CONE UNITS SHALL BE REINFORCEMENT BARS OR WELDED WIRE FABRIC WITH A MINIMUM AREA OF 0.15 IN. ^{2}/FT FOR THE 60" DIAMETER MANHOLES. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 AND A 82. REINFORCEMENT BARS SHALL MEET ASTM A 615, GRADE 60.
4. BASE REINFORCEMENT TO BE REINFORCEMENT BARS OR WELDED WIRE FABRIC WITH A MINIMUM AREA OF 0.17 IN. ^{2}/FT. THE BASE SHALL BE CAST MONOLITHIC WITH THE BASE UNIT OR JOINTED PER MANUFACTURER'S DESIGN.
5. THE MANUFACTURER SHALL FORM MALE AND FEMALE ENDS OF JOINTS USING THEIR OWN DESIGN. THE JOINTS SHALL BE SEALED BY THE CONTRACTOR AND MADE WATERTIGHT USING (WHERE APPLICABLE) MORTAR, RUBBER O-RING GASKETS MEETING ASTM C 361 AND C 443 OR FLEXIBLE PLASTIC GASKETS MEETING AASHTO M 198 TYPE B.
6. LADDER RUNGS SHALL BE INSTALLED IN VERTICAL ALIGNMENT AT 1'-4" MAXIMUM C/C. RUNG TYPES SHALL BE IN ACCORDANCE WITH STANDARDS MD 383.91 OR MD 383.92. LADDER RUNGS SHALL BE INCIDENTAL TO THE COST OF THE MANHOLE.
7. WHEN THE DISTANCE BETWEEN MULTIPLE OPENINGS IN THE BASE UNIT OR ANY RISER UNIT IS LESS THAN 6" ADDITIONAL NO.3 BARS ARE REQUIRED AROUND OPENINGS.
8. LIFT HOLES OR LIFT EYES SHALL BE PROVIDED IN EACH SECTION FOR HANDLING.
9. WYE NO.2 CONCRETE OR BRICK CHANNEL SHALL BE PROVIDED IN THE FIELD AND SHALL SLOPE 2" PER FOOT TOWARD OUTLET OR AS DIRECTED BY THE ENGINEER.
10. THE DRIP STONE LANDING SHALL BE USED ONLY WHEN THERE ARE PIPES CONNECTED TO THE RISER UNITS. SEE STD. MD 384.13 FOR DETAILS.
11. MINIMUM DEPTH PAYMENT PER EACH SHALL BE 9'-0" MEASURED FROM THE BOTTOM OF THE BASE UNIT TO THE TOP OF THE MANHOLE COVER. VERTICAL DEPTH PAYMENT PER LINEAR FOOT SHALL INCLUDE ALL DEPTHS IN EXCESS OF 9'-0". THE COST OF THE DRIP STONE LANDING, NO. 57 AGGREGATE GROUT, SEALANT, AND ALL NECESSARY APPURTENANCES SHALL BE INCIDENTAL TO THE PRICE BID.

SPECIFICATION	CATEGORY CODE ITEMS
305	

APPROVED Kirk G. McCall DIRECTOR – OFFICE OF HIGHWAY DEVELOPMENT

SHA REVISIONS	APPROVAL • SHA	APPROVAL • FEDERAL HIGHWAY ADMINISTRATION
APPROVAL	2-22-91	1-2-91
REVISED	10-1-01	
REVISED		
REVISED		

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
60" DIAMETER PRECAST MANHOLE FOR 27" TO 36" PIPES
STANDARD NO. MD 384.03



RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4" (100mm)	21" (533mm)
6" (150mm)	23" (584mm)
8" (200mm)	26" (660mm)
10" (250mm)	28" (711mm)
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
60" (1500mm)	96" (2438mm)

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS**

PIPE DIAM.	SURFACE LIVE LOADING CONDITION H-25	SURFACE LIVE LOADING CONDITION HEAVY CONSTRUCTION (75T AXLE LAOD) *
12" - 48" (300mm - 1200mm)	12" (305mm)	48" (1219mm)
60" (1500mm)	24" (610mm)	60" (1524mm)

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER
**SEE BACKFILL REQUIREMENTS IN NOTE 6.

MAXIMUM RECOMMENDED COVER BASED ON VECHICLE LOADING CONDITIONS

PIPE DIAM.	CLASS I COMPACTED	CLASS I DUMPED	CLASS II 95%	CLASS II 90%	CLASS III 95%
4" (100mm)	37 (11.3m)	18 (5.5m)	25 (7.6m)	18 (5.5m)	18 (5.5m)
6" (150mm)	44 (13.4m)	20 (6.1m)	29 (8.8m)	20 (6.1m)	21 (6.4m)
8" (200mm)	32 (9.8m)	15 (4.6m)	22 (6.7m)	15 (4.6m)	16 (4.9m)
10" (250mm)	38 (11.6m)	18 (5.5m)	26 (7.9m)	18 (5.5m)	18 (5.5m)
12" (300mm)	35 (10.7m)	17 (5.2m)	24 (7.3m)	17 (5.2m)	17 (5.2m)
15" (375mm)	38 (11.6m)	17 (5.2m)	25 (7.6m)	17 (5.2m)	18 (5.5m)
18" (450mm)	36 (11.0m)	17 (5.2m)	24 (7.3m)	17 (5.2m)	17 (5.2m)
24" (600mm)	28 (8.5m)	13 (4.0m)	20 (6.1m)	13 (4.0m)	14 (4.3m)
30" (750mm)	28 (8.5m)	13 (4.0m)	20 (6.1m)	13 (4.0m)	14 (4.3m)
36" (900mm)	26 (7.9m)	12 (3.7m)	18 (5.5m)	13 (4.0m)	13 (4.0m)
42" (1050mm)	23 (7.0m)	11 (3.4m)	16 (4.9m)	11 (3.4m)	11 (3.4m)
48" (1200mm)	25 (7.6m)	11 (3.4m)	17 (5.2m)	11 (3.4m)	12 (3.7m)
60" (1500mm)	25 (7.6m)	11 (3.4m)	17 (5.2m)	11 (3.4m)	12 (3.7m)

FILL HEIGHT TABLE GENERATED USING AASHTO SECTION 12, LOAD RESISTANCE FACTOR DESIGN (LRFD) PROCEDURE WITH THE FOLLOWING ASSUMPTIONS:
NO HYDROSTATIC PRESSURE;
UNIT WEIGHT OF SOIL (Ys) = 120 PCF

NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION

2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.

3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.

4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm).

5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING TO THE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 60" DIAMETER PIPE. MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. FOR TRAFFIC APPLICATIONS WITH LESS THAN FOUR FEET OF COVER, EMBEDMENT OF THE PIPE SHALL BE USING ONLY A CLASS I OR CLASS II BACKFILL.

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ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
6	INITIAL BACKFILL	JAB	04/02/20	

TRENCH INSTALLATION DETAIL (N–12 PER AASHTO)
DRAWING NUMBER: STD-101

ADS Advanced Drainage Systems, Inc. 4640 TRUEMAN BLVD HILLIARD, OHIO 43026

DESIGN BY: TJR
DATE: 12/29/16
DRAWN BY:
SCALE: NTS
SHEET 1 OF 1

P:\SHARED FOLDERS\PROJECTS\2023\0183 SHARPSBURG COMMERCIAL PAD\CONSTRUCTION SET\0183-V183 A-11 CONSTRUCTION DETAILS.DWG 2025-08-19

STATE OF MARYLAND
TRENTON M. FREDERICK
49806
PROFESSIONAL ENGINEER
08/19/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License # 49806
Expiration Date: 06/24/2026

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717.253.3301
308 SOUTH PITMAN STREET, CARLISLE, PA 17013, 717.701.0911
1142 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717.597.1697
318 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301.739.8668
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MARK	DESCRIPTION	DATE
	REVISED PER AGENCY COMMENTS	06.30.2025
	REVISED PER AGENCY COMMENTS	07.18.2025
	REVISED PER AGENCY COMMENTS	07.27.2025

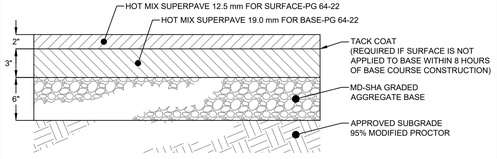
SHARPSBURG PIKE RETAIL
SITUATE ALONG THE WESTERN SIDE OF SHARPSBURG PIKE BETWEEN COL. HENRY DOUGLAS BLVD & ARNETTDRIVE
WASHINGTON COUNTY, MARYLAND
SHARPSBURG PIKE REAL ESTATE, LLC
117 W. PATRICK ST. SUITE 200, FREDERICK, MD 21701
ATTN: ED SCOTT, PHONE: 301-676-9444

PROJECT NO. 2023-0183
DWN BY ABRAM MYERS
DATE 03.27.2025
PROJECT MANAGER T. FREDERICK
EMAIL TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL 0057 - 0010 - 0113
SCALE N.T.S.
SHEET TITLE

STORM DRAIN DETAILS

C-503
SHEET 18 OF 27

SP-25-048



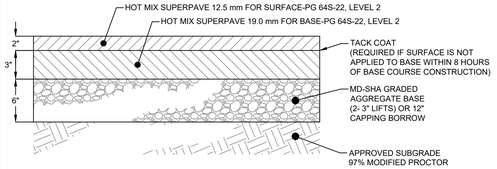
SECTION

NOTES:
The Asphalt Binder shall conform to AASHTO MP1-93 Table 1, Standard Specification for Performance Graded Asphalt Binder. Superpave mix designs shall be in conformance with AASHTO PP28-95, Standard Practice for Superpave Volumetric Design for HMA. The Performance Grading shall be achieved by the use of Neat Asphalt with polymer modification when needed.

01 C-504

PAVEMENT - SITE

NOT TO SCALE



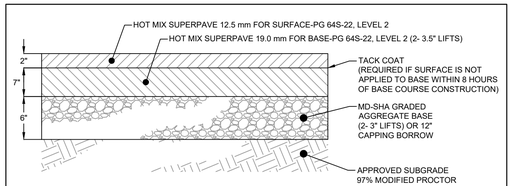
SECTION

NOTES:
The Asphalt Binder shall conform to AASHTO MP1-93 Table 1, Standard Specification for Performance Graded Asphalt Binder. Superpave mix designs shall be in conformance with AASHTO PP28-95, Standard Practice for Superpave Volumetric Design for HMA. The Performance Grading shall be achieved by the use of Neat Asphalt with polymer modification when needed.

02 C-504

DRIVEWAY PAVEMENT

NOT TO SCALE



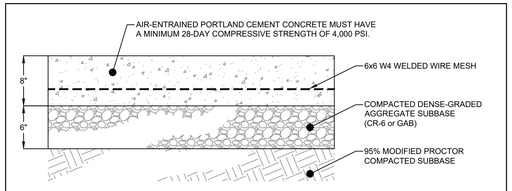
SECTION

NOTES:
The Asphalt Binder shall conform to AASHTO MP1-93 Table 1, Standard Specification for Performance Graded Asphalt Binder. Superpave mix designs shall be in conformance with AASHTO PP28-95, Standard Practice for Superpave Volumetric Design for HMA. The Performance Grading shall be achieved by the use of Neat Asphalt with polymer modification when needed.

03 C-504

MD-SHA FULL DEPTH PAVEMENT

NOT TO SCALE



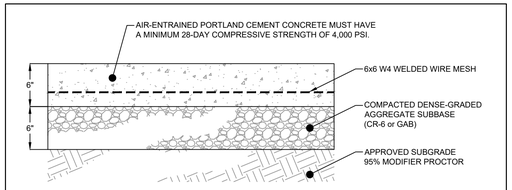
SECTION

NOTES:
Geotechnical Engineer shall specify location of expansion and control joints. Detail of expansion and control joints to be specified by site Geotechnical Engineer.

04 C-504

PAVEMENT - CONCRETE

NOT TO SCALE



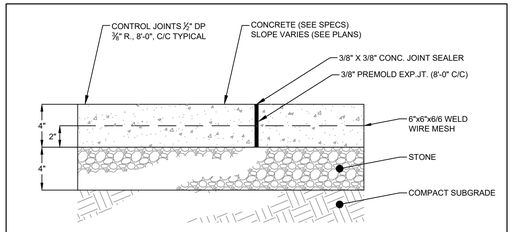
SECTION

NOTES:
See site plan for location and size of dumpster pad.
Geotechnical Engineer shall specify location of expansion and control joints.
Detail of expansion and control joints to be specified by site Geotechnical Engineer.

05 C-504

DUMPSTER - PAD - CONCRETE

NOT TO SCALE



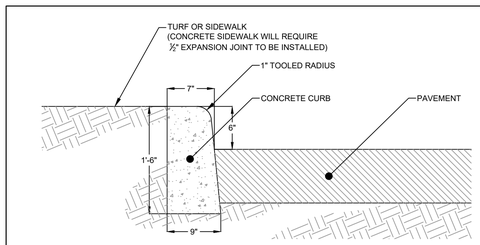
SECTION

NOTES:
1. Class P-I Air Entrained Concrete
2. Sidewalk to have 3/8" contraction joints scored at 5'-0" intervals.
3. Construct 3/8" expansion joints spaced every 20' and between curb and sidewalk where adjacent.
4. Sidewalk to be brush finished.

06 C-504

SIDEWALK - CONCRETE

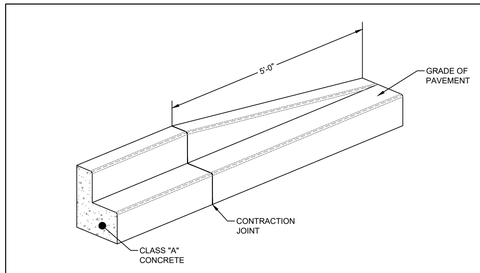
NOT TO SCALE



07 C-504

CURB - CONCRETE - 6"

NOT TO SCALE



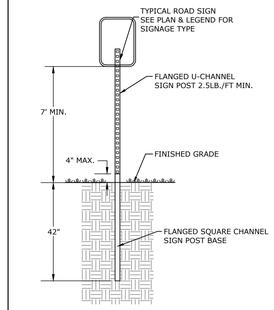
SECTION

NOTES:
1. Contractor to construct all concrete curb and gutter to specified requirements.
2. Place 20 (3/4" or 1/2") thick pre-molded expansion joint filler material at structures and at the end of the work day. Cut material to conform to the area adjacent to curb or to conform to cross sectional area of curb.

08 C-504

CURB - END TREATMENT

NOT TO SCALE

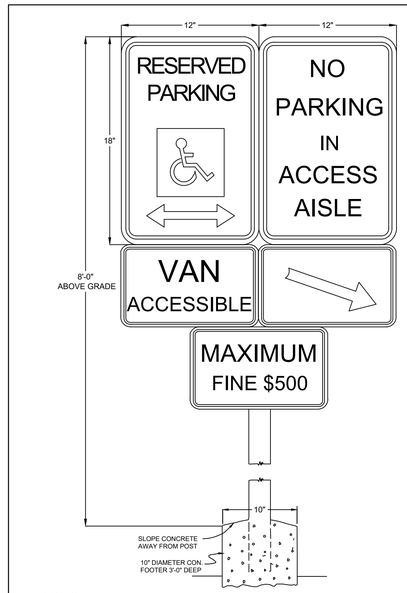


NOTES:
1. MOUNT SIGN AT RIGHT ANGLE TO DIRECTION OF TRAFFIC FLOW

09 C-504

ROADWAY SIGN POST

NOT TO SCALE

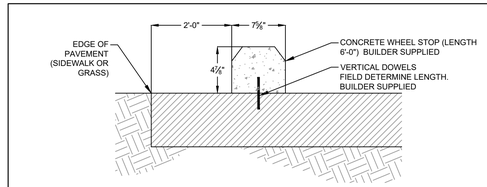


NOTES:
Use appropriate arrow plate.
Colors: Background (white), Text & Boarder (green), Symbol (white on a blue background).
Reference state of Maryland standard highway sign booklet.
Department of Transportation P.O. Box 717-707 N. Calbert St. Baltimore, Maryland 21203

10 C-504

HANDICAPPED - SIGNAGE - MD

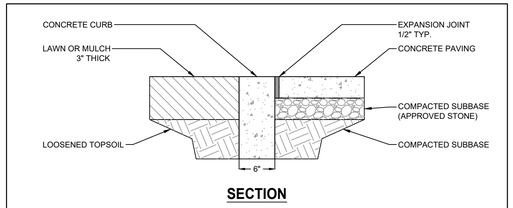
NOT TO SCALE



11 C-504

WHEEL STOP- CONCRETE - PLACEMENT

NOT TO SCALE

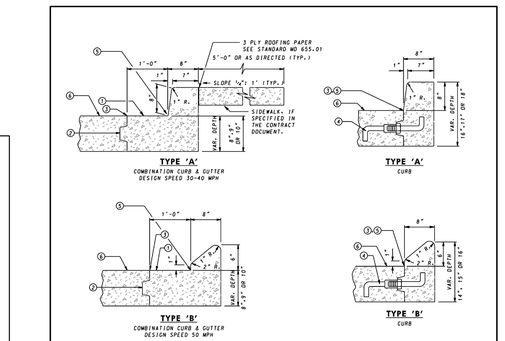


SECTION

12 C-504

CURB - FLUSH

NOT TO SCALE

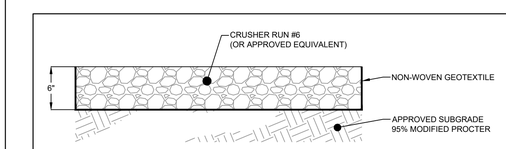


① SLOPE GUTTER PAN ½" PER FOOT TOWARD FLOW LINE ON ALL ROADWAYS INCLUDING SUPERELEVATED SECTIONS, EXCEPT INTERCHANGE RAMPS.
② PROVIDE KEY AND LONGITUDINAL TIE BAR AS REQUIRED; SEE NOTE A
③ ROADWAY PAVEMENT CONSTRUCTION JOINT
④ LONGITUDINAL TIE DEVICE "J" BAR MODIFIED
⑤ FLOW LINE
⑥ ROADWAY PAVEMENT SLOPE

NOTES

A. RIGID PAVEMENT ROADWAY ADJACENT TO COMBINATION CURB AND GUTTER AND CLOSED SECTION ROADWAY USING RIGID PAVEMENT WITH COMBINATION CURB AND GUTTER SHALL BE KEYED AND TIED AT THE ROADWAY PAVEMENT CONSTRUCTION JOINT. REFER TO STANDARD NO 572.61 FOR METHOD OF KEYWAY AND LONGITUDINAL TIE DEVICES. SPACING OF THE TIE BARS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS. RIGID PAVEMENT AND CURB SHALL BE CONSTRUCTED AS INDICATED. TIE DEVICES AND KEYS ARE NOT REQUIRED WHEN USING FLEXIBLE PAVEMENT FOR ROADWAY.
B. MAXIMUM JOINT SPACING FOR CONCRETE CURB AND COMBINATION CURB & GUTTER IS 10'. SEE SPECIFICATION FOR LOCATIONS AND DESCRIPTION OF TREATMENT FOR THE TYPES OF JOINTS USED.
C. TYPE A OR B COMBINATION CURB AND GUTTER SHALL BE USED FOR ALL APPLICABLE NEW CONSTRUCTION AND IN THOSE AREAS WHERE THE COMBINATION CURB AND GUTTER IS TO BE REPLACED IN KIND.
D. TYPE A OR B CURB SHALL BE USED FOR THE REPLACEMENT OF LIKE KIND OF CURB ONLY. NOT TO BE USED FOR NEW CONSTRUCTION EXCEPT WHERE INDICATED ON APPROPRIATE INLET STANDARDS.

SPECIFICATION 602	CATEGORY CODE ITEMS	Maryland Department of Transportation STATE HIGHWAY ADMINISTRATION
APPROVED	DIRECTOR - OFFICE OF HIGHWAY DEVELOPMENT	STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
SHA State Highway Administration	APPROVAL - SHA REVISIONS / APPROVAL - FEDERAL HIGHWAY ADMINISTRATION	STANDARD TYPES A & B CONCRETE CURB AND COMBINATION CONCRETE CURB & GUTTER
	7-18-84 / 3-31-84	STANDARD NO. MD 620.02



SECTION

13 C-504

PAVEMENT - GRAVEL

NOT TO SCALE

STATE OF MARYLAND
TRENTON M. FREDERICK
49808
PROFESSIONAL ENGINEER
08/19/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License # 49808
Expiration Date: 06-24-2026

FSA
FREDERICK, SEBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717.215.7300
305 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717.701.9111
1142 WILLIAMSPORT PIKE, GREENCASTLE PA 17225, 717.597.1597
108 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301.791.9000

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MARK	DESCRIPTION	DATE
	REVISED PER AGENCY COMMENTS	06.06.2025
	REVISED PER AGENCY COMMENTS	07.09.2025
	REVISED PER AGENCY COMMENTS	07.27.2025

SHARPSBURG PIKE RETAIL

SITUATE ALONG THE WESTERN SIDE OF SHARPSBURG PIKE BETWEEN COL HENRY DOUGLAS BLVD & ARNETT DRIVE

WASHINGTON COUNTY, MARYLAND

SHARPSBURG PIKE REAL ESTATE LLC
117 W. PATRICK ST, SUITE 200, FREDERICK, MD 21701
ATTN: ED SCOTT, PHONE: 301-676-9444

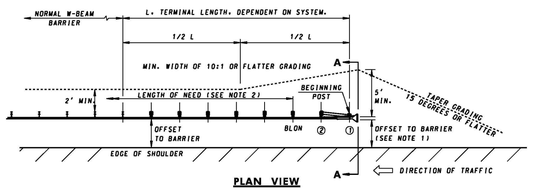
PROJECT NO. 2023-0183
DWN BY ABRAM MYERS | DATE 03.27.2025
PROJECT MANAGER T. FREDERICK
EMAIL TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL: 0057 - 0010 - 0113
SCALE N.T.S.
SHEET TITLE

SITE DETAILS

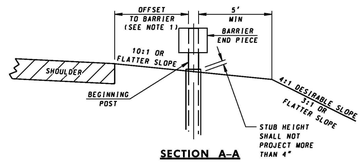
C-504
SHEET 19 OF 27

SP-25-048

P:\SHARED FOLDERS\PROJECTS\2023\2023-0183\ENGD\COMMERCIAL ENGG CONSTRUCTION SET\2023-0183 I-II-7 CONSTRUCTION SET ENGG 2025-08-19



PLAN VIEW



SECTION A-A

NOTES

1. WHEN THE TRAFFIC BARRIER POST IS PLACED LESS THAN 4' FROM THE EDGE OF SHOULDER/PAVEMENT, THE END TREATMENT SHALL BE FLARED AT A RATE OF 25:1 OVER THE FULL LENGTH AND ON A STRAIGHT LINE.
2. AN EFFECTIVE LON OF 34' SHALL BE INCLUDED IN THE END TREATMENT PAYMENT.
3. SYSTEM MUST BE INSTALLED AT A HEIGHT OF 31".
4. FOR DELINEATION, SEE STANDARD NO. 605.14.
5. THIS SCHEMATIC DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY. SEE MDOT SHA OPL FOR APPROVED SYSTEMS THAT ARE 2016 MASH COMPLIANT.

SPECIFICATION 606	CATEGORY CODE ITEMS
APPROVED	DIRECTOR – OFFICE OF HIGHWAY DEVELOPMENT

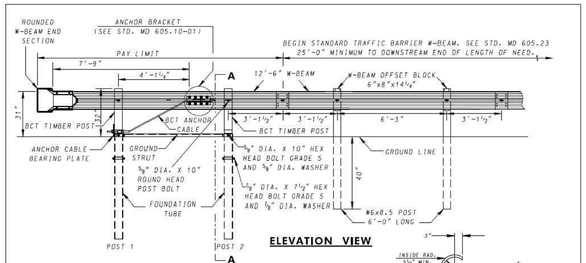
APPROVAL SHA REVISIONS		APPROVAL FEDERAL HIGHWAY ADMINISTRATION	
APPROVAL	11-10-99	APPROVAL	7-2-99
REVISED	1-10-17	REVISED	12-1-16
REVISED	9-20-19	REVISED	8-15-19
REVISED	3-16-22	REVISED	2-24-22

MDOT MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

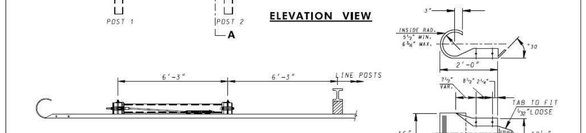
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES

TRAFFIC BARRIER W-BEAM ONE-SIDED END TREATMENT (TYPE C)

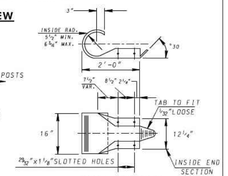
STANDARD NO. MD 605.03



ELEVATION VIEW



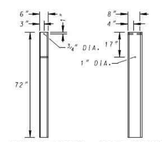
PLAN VIEW



END SECTION

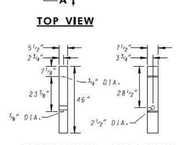
TOP VIEW

TOP VIEW



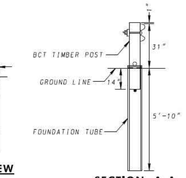
FRONT VIEW SIDE VIEW

FOUNDATION TUBE



FRONT VIEW SIDE VIEW

BCT TIMBER POST



SECTION A-A

BCT POST ASSEMBLY

NOTES

1. ALL W-BEAM AND HARDWARE COMPONENTS ACCORDING TO AASHTO SPEC. M 180.
2. FOUNDATION TUBE SHALL BE MANUFACTURED USING ASTM A500B STEEL AND SHALL CONFORM TO ASTM A500 GRADE B MATERIAL.
3. ONE-SIDED DOWNSTREAM END TREATMENT (TYPE K) NOT TO BE USED WHERE THERE IS OPPOSING TRAFFIC WITHIN 30 FT. OF THE END TREATMENT.

SPECIFICATION 605	CATEGORY CODE ITEMS
APPROVED	DIRECTOR – OFFICE OF HIGHWAY DEVELOPMENT

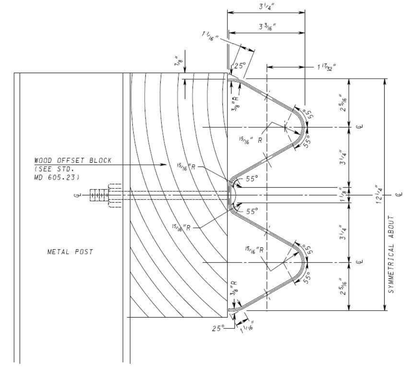
APPROVAL SHA REVISIONS		APPROVAL FEDERAL HIGHWAY ADMINISTRATION	
APPROVAL	1-24-70	APPROVAL	11-5-70
REVISED	4-17-06	REVISED	4-5-06
REVISED	1-9-20	REVISED	12-23-19
REVISED	3-31-20	REVISED	3-30-20

MDOT MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES

TRAFFIC BARRIER W-BEAM ONE-SIDED DOWNSTREAM END TREATMENT (TYPE K)

STANDARD NO. MD 605.10



W BEAM DETAIL
(MATERIAL: 12 GA. STEEL)

NOTES

1. RAIL ELEMENTS ARE FURNISHED SHOP CURVED, CONCAVE OR CONVEX TO RADII BETWEEN 20 FT. & 150 FT.
2. BARRIER SECTIONS SHALL BE 12'-6" OR 25'-0" LENGTHS.
3. FOR COMPOSITE OFFSET BLOCKS SEE NOTE 5 ON MD 605.21

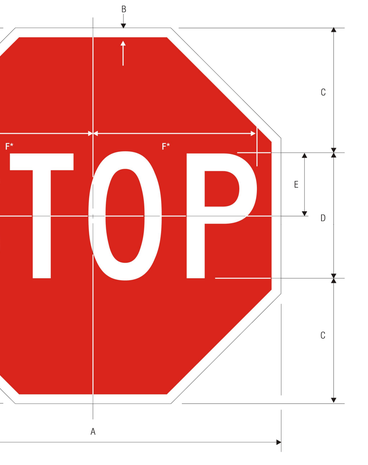
SPECIFICATION 605	CATEGORY CODE ITEMS
APPROVED	Kirk G. McClellan DIRECTOR – OFFICE OF HIGHWAY DEVELOPMENT

APPROVAL SHA REVISIONS		APPROVAL FEDERAL HIGHWAY ADMINISTRATION	
APPROVAL	3-24-69	APPROVAL	3-4-69
REVISED	3-15-06	REVISED	4-5-06
REVISED		REVISED	
REVISED		REVISED	

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

TRAFFIC BARRIER W BEAM SINGLE FACE

STANDARD NO. MD 605.22

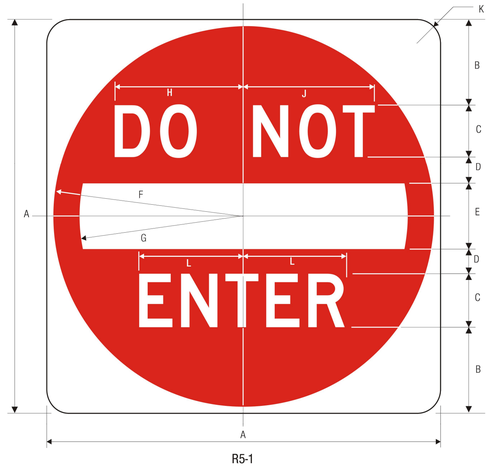


R1-1
STOP
*Reduce spacing 40%

	A	B	C	D	E	F
	18	.375	6	6 C	3	7.75
	24	.625	8	8 C	4	10
C	30	.75	10	10 C	5	12.5
	36	.875	12	12 C	6	15
	48	1.25	16	16 C	8	20

SHA REFERENCES
MdMUTCD SECTION - 2B.04, 2B.05, 2B.06, 2B.07, 2B.10, 5B.02, 5F.04, 8B.03, 8B.08, 9B.03, 10C.02, 10C.04

COLORS: LEGEND – WHITE (RETROREFLECTIVE)
BACKGROUND – RED (RETROREFLECTIVE)



R5-1
DO NOT ENTER

C	A	B	C	D	E	F	G	H	J	K	L
	30	6.5	4 D	2	5	14.5	12.5	9.75	10	1.875	7.875
	36	7.5	5 D	2.5	6	17.5	15	12	12.375	2.25	9.813
	48	11	6 D	3	8	23.5	20	14.5	15	3	11.75

COLORS: SYMBOL – RED (RETROREFLECTIVE)
LEGEND & BACKGROUND – WHITE (RETROREFLECTIVE)

SHA REFERENCES
MdMUTCD SECTION - 2B.10, 2B.34, 2B.35, 5B.04, 10C.12, 2E.50

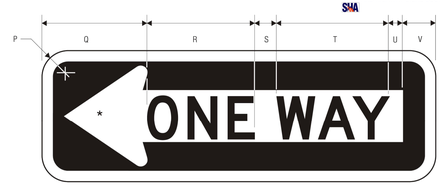
R6-1R
ONE WAY

SHA REFERENCES
MdMUTCD SECTION - 2B.34, 2B.37, 2E.50, 5B.04

C	A	B	C	D	E	F	G	H	J	K	L	M
	36	12	.5	3.375	2.625	3	1.25	9.125	2	9.625	9	2
	54	18	1	5.5	3.5	5	4	12.309	2.929	12.762	13	4

N	P	Q	R	S	T	U	V
4 D	1.5	11	9.125	2	9.625	1.25	3
5 D	1.875	17	12.309	2.929	12.762	4	5

*Series 2000 Standard Alphabets.
** FOR ARROWHEAD DIMENSIONS REFER TO STANDARD ARROW DETAILS IN APPENDIX-ARROWS SECTION FROM FHWA'S STANDARD HIGHWAY SIGNS BOOK-APPENDIX SECTION.
SHA



R6-1L
ONE WAY

SHA REFERENCES
MdMUTCD SECTION - 2B.34, 2B.37, 2E.50, 5B.04

COLORS: LEGEND – BLACK
BACKGROUND – BLACK
ARROW – WHITE (RETROREFLECTIVE)

STATE OF MARYLAND
TREVION M. FREDERICK
49806
PROFESSIONAL ENGINEER
08/19/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND, License # 49806, Expiration Date: 06/24/2026

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CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
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305 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717.701.9111
1142 WILLIAMSPORT PIKE, GREENCASTLE PA 17225, 717.597.1697
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301.791.9000

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MARK	DESCRIPTION:	DATE:
	REVISED PER AGENCY COMMENTS	06.06.2025
	REVISED PER AGENCY COMMENTS	07.08.2025
	REVISED PER AGENCY COMMENTS	01.27.2026

SHARPSBURG PIKE RETAIL
SITUATE ALONG THE WESTERN SIDE OF SHARPSBURG PIKE BETWEEN COL. HENRY DOUGLAS BLVD & ARNETTDRIVE
WASHINGTON COUNTY, MARYLAND
SHARPSBURG PIKE REAL ESTATE, LLC
117 W. PATRICK ST. SUITE 200, FREDERICK, MD 21701
ATTN: ED SCOTT, PHONE: 301-676-8444

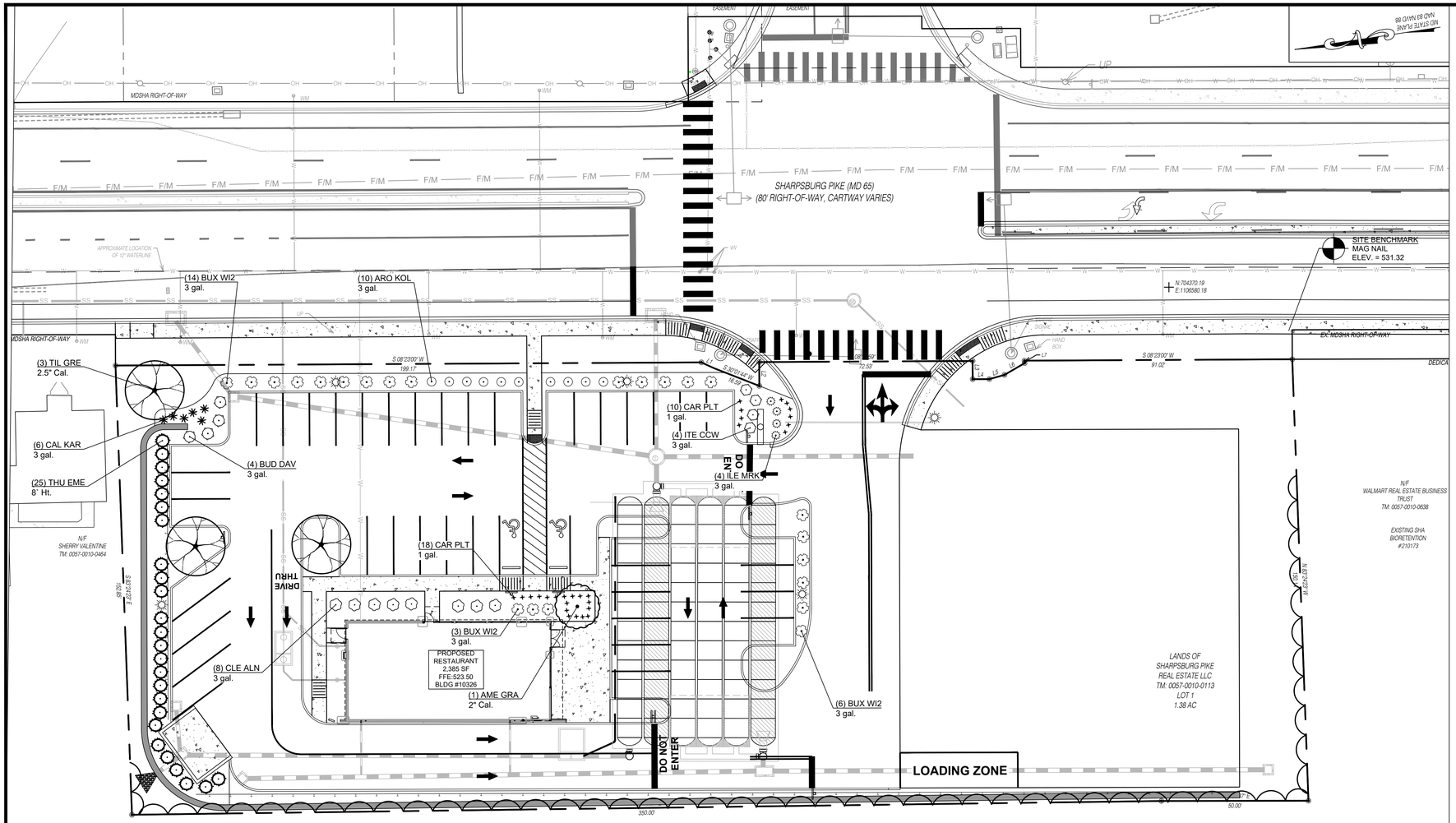
PROJECT NO. 2023-0183
DWN BY ABRAM MYERS
DATE 03.27.2025
PROJECT MANAGER T. FREDERICK
EMAIL TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL 0057 - 0010 - 0113
SCALE N.T.S.
SHEET TITLE

SITE DETAILS

C-505
SHEET 20 OF 27

SP-25-048

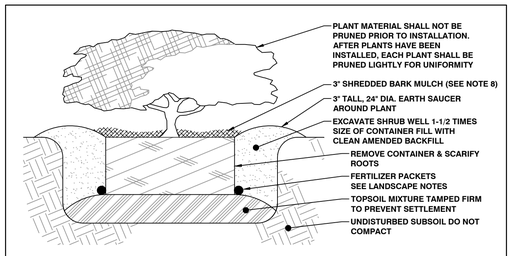
P:\SHARED FOLDERS\PROJECTS\2023\2023-0183\ENGR\CONSTRUCTION SET\2023-0183 H-11 CONSTRUCTION DETAILS.DWG 2026-06-9



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL
TREES						
	AME GRA	Amelanchier x grandiflora `Autumn Brilliance` / `Autumn Brilliance` Serviceberry	2" Cal.	B&B	1	2/L-101
	THU EME	Thuja occidentalis `Emerald` / Emerald Arborvitae	8` Ht.	B&B	25	1/L-101
	TIL GRE	Tilia cordata `Greenspire` / Greenspire Littleleaf Linden	2.5" Cal.	B&B	3	2/L-101
SHRUBS						
	ARO KOL	Aronia melanocarpa Low Scape Mound / Low Scape Mound Chokeberry	3 gal.		10	1/L-101
	BUD DAV	Buddleja davidii / Butterfly Bush	3 gal.		4	1/L-101
	BUX WI2	Buxus microphylla japonica `Winter Gem` / Winter Gem Boxwood	3 gal.		23	1/L-101
	CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	3 gal.		6	1/L-101
	CAR PLT	Carex plantaginea / Plantain-leaved Sedge	1 gal.		28	1/L-101
	CLE ALN	Clethra alnifolia / Summersweet Clethra	3 gal.		8	1/L-101
	ILE MRK	Ilex glabra 'Gem Box' / Gem Box Inkberry Holly	3 gal.		4	1/L-101
	ITE CCW	Itea virginica `Little Henry` / Little Henry Virginia Sweetspire	3 gal.		4	1/L-101

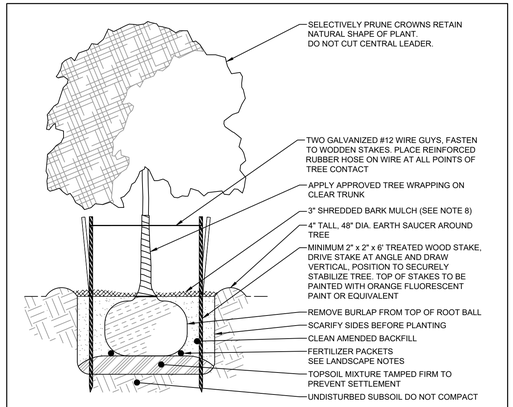
LANDSCAPE TABULATIONS		
LANDSCAPE REQUIREMENT	LANDSCAPE REQUIRED	LANDSCAPE PROPOSED
PARKING AREA- 20,725 SF	20,725 * 0.05= 1,036 SF REQUIRED 1,036 / 300= 4 TREES REQUIRED	2,600 SF (12.5%) 4 SHADE TREES



SECTION

1 L-101 **CONTAINER PLANTING - SHRUB**

NOT TO SCALE



SECTION

2 L-101 **PLANTING - TREE (Up to 2-1/2" Cal.)**

NOT TO SCALE

General Landscape Notes:

1. Landscape contractor is to call Miss Utility and have all underground utilities marked prior to any digging or planting.
2. Landscape Contractor shall install all plant material in a timely fashion.
3. Landscape Contractor shall be responsible for all watering, weeding, repairs and replacements prior to final acceptance.
4. NO Substitutions of plant material without written permission of FSA. Planting plans have been proposed with plant sizes, types, and locations as important design elements.
5. Plants shall be in accordance with the current issue of American Standards for Nursery Stock published by the American Association of Nurserymen.
6. All plants shall be watered thoroughly during installation and prior to final acceptance.
7. All bark mulched areas shall be first covered with Typar Weed Barrier or approved equal.
8. All planting bed areas on the site shall be mulched with a 3 inches of double shredded hardwood mulch, dye colored black or brown.
9. Plant material shall be inspected yearly in order to remove and replace dead, diseased vegetation.
10. Warranted plant material that is 25% dead or more shall be considered dead and shall be replaced at no charge.
11. All plant material shall be warranted for two years. 60 days prior to the end of the warranted period, the Engineering Department shall perform an inspection. Of which there should be an 90% survival rate of all plant material. All surviving plant material shall be found in a healthy condition. The warranty shall commune on the date of initial acceptance by the owner.
12. The landscape contractor shall conduct a final inspection with the owner or owner's representative at the end of the warranty period.
13. Fertilizer Packets are to be Nutri-Pak 16-8-8 or approved equal per manufacturer's recommendations.
14. Landscape is recommended to be installed during the two growing seasons. Spring: April 15-June 15, Fall: September 1-November 1.
15. Hose bibs and irrigation system for landscaping will be included with architecture plan submittal to Washington County Plan and Review Department.

Maintenance:

1. Owner to remove silt/sediment if the accumulation of sediment exceeds one inch over the bioretention area.
2. All trash and debris should be removed from the top of the bioretention area as necessary.
3. Areas devoid of mulch shall be re-mulched on an annual basis.

7.1 Title for SHA Landscape Notes.
SHA LANDSCAPE NOTES. *Landscape construction within SHA property, including right-of-ways, easement areas and lands to be conveyed to SHA shall conform to these Notes. For guidance regarding design modifications during construction, refer to SHA Landscape Design Guide, SHA Landscape Estimating Manual, and SHA Environmental Guide for District, Access, and Utility Permit Applicants at https://roads.maryland.gov/mdotsha/pages/index.aspx? PageId=25 .*

7.2 SHA Standard Specifications.
SHA Standard Specifications. *Landscape construction shall conform to Category 700 - Landscaping, and landscape materials shall conform to Section 920, of the most recent revision of SHA Standard Specifications for Construction and Materials, including all revisions and supplements, and as specified in these Notes. The requirements of SHA Specifications shall supersede all other specifications for work on SHA property or property to be conveyed to SHA except as specifically indicated in the plans. Refer to https://roads.maryland.gov/mdotsha/ pages/oscm.aspx?PageId=853&Id=SSP .*

7.3 Erosion and Sediment Control Manager (ESCM).
Erosion and Sediment Control Manager (ESCM). *Soil disturbance such as grading, excavation, soil placement or other activities that involve soil disturbance shall be supervised by an ESCM Manager with a valid "SHA Yellow Card" in conformance with SHA Standard Specifications and any applicable Erosion and Sediment Control Permit.*

7.4 SHA Standard Details for Trees, Shrubs and Planting Beds.
SHA Standard Details for Trees, Shrubs and Planting Beds. *The installation of trees, shrubs, planting beds and other landscape construction related to Section 710 of the SHA Standard Specifications shall conform to the SHA Book of Standards for Highway & Incidental Structures - Category 7 at https://apps.roads.maryland.gov/BusinessWithSHA/bizStdsSpecs/desManualStd Pub/publicationsonline/ohd/bookstd/tocstd7.asp .*

7.5 Temporary Stabilization.
Temporary Stabilization *shall be installed in conformance with Section 704 to ensure that areas of soil disturbance are protected from wind, rainfall and flowing water until permanent stabilization is installed.*
1. Temporary Mulch, either as temporary straw mulch or temporary matting mulch, shall be installed at the end of each working day to provide "same day stabilization" unless other approved stabilization is installed.
2. Temporary straw mulch shall be installed on areas and slopes flatter than 4:1; temporary matting mulch shall be applied on slopes 4:1 and steeper, and to areas within channels.

7.6 Pavement Removal and Restoration.
Pavement Removal and Restoration. *Areas of pavement removal shall be excavated to remove pavements, aggregate base, compacted soil and other unsuitable materials before placing soils in conformance with Section 701 of the SHA Standard Specifications*
1. Roadways shall be excavated to a depth of 16 inches below final grade before Placing Furnished Subsoil 12 in. Depth and Placing Furnished Topsoil 4 in. Depth in conformance with Note 7.8.
2. Sidewalks and driveways shall be excavated to a depth of 6 inches below final grade before Placing Furnished Topsoil 6 in. Depth in conformance with Note 7.8.

7.7 Excavation and Debris Removal.
Excavation and Debris Removal. *Debris related to the demolition of sidewalks, driveways, curbs, trees, stumps, roots, fencing, pipes, and other materials that may interfere with landscape installation or future maintenance shall be excavated as necessary for their complete removal and disposal.*

7.8 Soil Restoration.
Soil Restoration. *Areas of pavement removal, excavation or drilling in landscaped areas shall remove excavated debris and restore topsoil placed in conformance with Section 701 of the SHA Standard Specifications.*
1. A layer of approved topsoil at least 4-inch depth shall be placed on all disturbed areas flatter than 2:1 and in all channels before seeding, sodding or other landscaping, unless otherwise specified on the plans as when required for pavement removal and restoration.
2. A layer of approved topsoil at least 2-inch depth shall be placed on all disturbed areas 2:1 and steeper before seeding, sodding or other landscaping, unless otherwise specified.
3. Bioretention Soil Mix (BSM) and other materials installed in conjunction with Section 316 - Stormwater Filtration Facilities and SHA stormwater details shall be installed in conformance with SHA Landscape Notes and landscape plans. Plant materials and mulch shall be installed in BSM in conformance with stormwater details, Section 710 or other SHA Specifications.

7.9 Turfgrass Sod Establishment.
Turfgrass Sod Establishment *shall be performed in all disturbed areas, or within the areas indicated in the plans, in conformance with Section 708 of the SHA Standard Specifications. The required application rate of 20-16-12 fertilizer shall be 200 pounds per acre, or shall be equivalent fertilizer and application rate as specified in Section 708. No fertilizer shall be applied from November 15 to March 1.*

7.10 Turfgrass Establishment.
Turfgrass Establishment *shall be performed in all disturbed areas, or within the areas indicated in the plans, in conformance with Section 705 of the SHA Standard Specifications. The required application rate of 20-16-12 fertilizer shall be 200 pounds per acre, or shall be equivalent fertilizer and application rate as specified in Section 705. No fertilizer shall be applied from November 15 to March 1.*

7.11 Soil Stabilization Matting.
Soil Stabilization Matting *shall be installed in conformance with Section 709 of the SHA Standard Specifications, in conjunction with Turfgrass Establishment per Section 705 or Meadow Establishment per Section 707 as follows:*
1. Areas Flatter than 6:1. Type A or Type E matting may be installed in lieu of straw mulch and hydromulch binder in conjunction with Turfgrass Establishment.
2. Areas Steeper than 6:1 and Flatter than 4:1. Type A or Type E matting shall be installed in lieu of straw mulch and hydromulch binder in conjunction with Turfgrass Establishment, unless delineated and noted otherwise.
3. Channels, Stormwater Management Facilities, and Slopes 4:1 and Steeper Type A Soil Stabilization Matting shall be installed in lieu of straw mulch and hydromulch binder in conjunction with Turfgrass Establishment, unless delineated and noted otherwise.
4. In areas of Meadow Establishment with Type D Soil Stabilization Matting, the matting shall be installed in lieu of straw mulch and hydromulch binder within the delineated areas.
5. In high velocity channels with Turfgrass Establishment, Type B Soil Stabilization Matting shall be installed in lieu of straw mulch and hydromulch binder within the delineated areas.

7.13 Tree Preservation Areas.
Tree Preservation Areas. *Temporary Orange Construction Fence (TOCF) shall be installed in locations delineated on the plans as Tree Preservation Areas (TPA) in conformance with Section 120 of the SHA Standard Specification to protect existing trees and other vegetation during construction. Areas within TOCF shall be protected from all prohibited and restricted activities, per Section 120.*

7.14 Roadside Tree Individual Permit (RTIP).
Roadside Tree Permit. *Tree removal, tree installation, tree root and branch pruning, and other regulated impacts to trees in the SHA right-of-way shall conform to the requirements of the Roadside Tree Individual Permit (RTIP) issued by the Maryland Department of Natural Resources, or the approved Forest Conservation Plan (FCP) of the local authority.*
1. A copy of the RTIP or FCP shall be submitted to the SHA Landscape Programs Division before work is performed, and a copy of the RTIP or FCP shall be reproduced in the plans or be in possession of the applicant at the project site when the permitted work is performed.
2. A Maryland Licensed Tree Expert shall perform the specified tree operations in conformance with the SHA Standard Specifications and ANSI A300 Standards for Tree Care Operations.

7.15 Installation of Trees, Shrubs, other Landscape Plantings.
Trees and Other Plant Material Installation. *Trees, shrubs, perennials, annuals, bulbs, landscape beds, bark mulch and similar materials shall be installed in conformance with Section 710 and 713 of the SHA Standard Specifications. The SHA Landscape Programs Division will approve materials and layout, and perform other approvals and inspections in conformance with Standard Specifications. Trees and shrubs shall be pruned at the time of installation to ensure sidewalk clearance for pedestrians is maintained to a height of 8 feet. No tree or shrub shall be installed within 3 feet of curbs, sidewalks, or pavement edges.*

7.23 Tree Fertilizing.
Tree Fertilizing *shall be performed in conformance with Operation 3 - Broadcast Fertilizing per Section 716. 20-16-12 fertilizer shall be applied to the soil surface under the dripline of trees at the rate of 200 pounds per acre.*

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

STATE OF MARYLAND — Ball Whorle — 4163 — REGISTERED LANDSCAPE ARCHITECT — 09/19/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License # 4163
Expiration Date: 10-19-2026

FSA
FREDERICK, SEBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717.215.7300
305 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717.701.9111
1114 2 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717.597.1697
318 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301.791.0606
©2025

MARK	DESCRIPTION:	DATE:
	RE/ISED PER AGENCY COMMENTS	06.06.2025
	RE/ISED PER AGENCY COMMENTS	07.08.2025
	RE/ISED PER AGENCY COMMENTS	09.27.2025

SHARPSBURG PIKE RETAIL

SITUATE ALONG THE WESTERN SIDE OF SHARPSBURG PIKE BETWEEN COL. HENRY DOUGLAS BLVD & ARNETT DRIVE

WASHINGTON COUNTY, MARYLAND

SHARPSBURG PIKE REAL ESTATE LLC
117 W. PATRICK ST. SUITE 200, FREDERICK, MD 21701
ATTN: ED SCOTT, PHONE: 301-676-8444

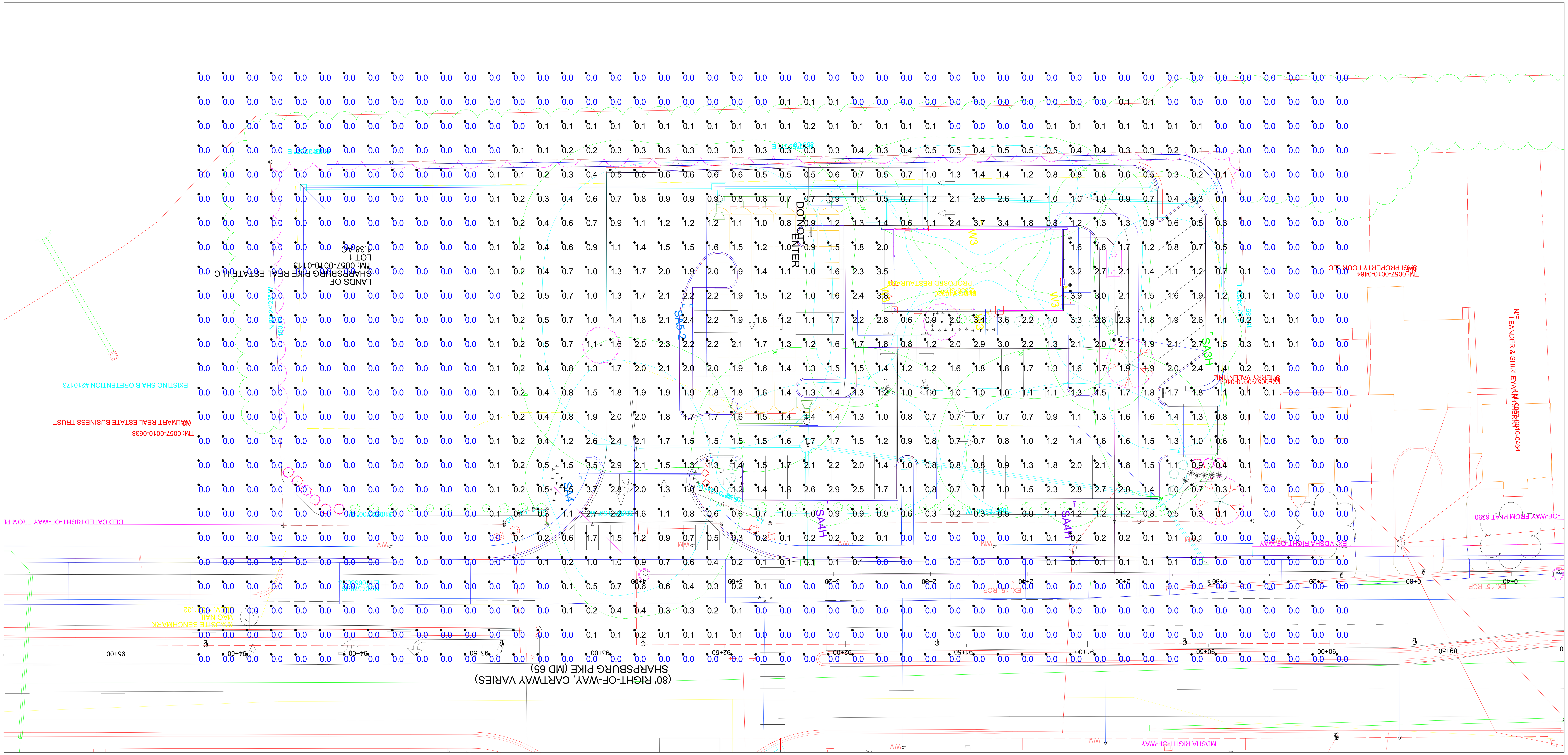
PROJECT NO. 2023-0183
DWN BY ABRAM MYERS DATE 03.27.2025
PROJECT MANAGER: T. FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL: 0057 - 0010 - 0113
SCALE 1" = 20'
SHEET TITLE

LANDSCAPE PLAN

L-101
SHEET 21 OF 27

SP-25-048

P:\SHARED FOLDERS\PROJECTS\2023\2023-0183\DESIGN\COMMERCIAL PAD CONSTRUCTION (ST.2025-01-08 18:44)\SCDPF PLAN.DWG 2026-09-19



Scale: 1 inch= 20 Ft.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description	[MANUFAC]	Filename
	1	SA3H	Single	7576	72.9	0.850	ECF-S-32L-700-NW-G2-3-HIS / Pole Mounted 20ft	SIGNIFY GARDCO	ecf-s-32l-700-nw-g2-3-his.ies
	1	SA4	Single	9949	72.9	0.850	ECF-S-32L-700-NW-G2-4 / Pole Mounted 20ft	SIGNIFY GARDCO	ecf-s-32l-700-nw-g2-4.ies
	2	SA4H	Single	7802	72.9	0.850	ECF-S-32L-700-NW-G2-4-HIS / Pole Mounted 20ft	SIGNIFY GARDCO	ecf-s-32l-700-nw-g2-4-his.ies
	1	SA5-2	Back-Back	9889	72.9	0.850	ECF-S-32L-700-NW-G2-5W / Pole Mounted 20ft	SIGNIFY GARDCO	ecf-s-32l-700-nw-g2-5w.ies
	4	W3	Single	5713	40	0.850	ECF-S-32L-365-NW-G2-3 / Wall Mounted 14ft	SIGNIFY GARDCO	ECF-S-32L-365-NW-G2-3.IES

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
Site	Illuminance	Fc	0.52	3.9	0.0	N.A.	N.A.	10ft Grid
Parking Lot	Illuminance	Fc	1.46	3.7	0.5	2.92	7.40	10ft Grid

Rev	Date	Comments
A	12/08/25	Initial Layout
B	04/30/26	Revised site design
:	.....	.....
:	.....	.....
:	.....	.....

Revisions

Disclaimer

Lighting Designs by Dugan (LDD) assumes no responsibility for any errors in the IES files, background images, or other information provided to LDD to be used in these calculations. Actual or measured results may vary due to manufacturer tolerances, component malfunctions, obstructions, varying surface reflectance's and field conditions. The owner assumes all responsibility for compliance with federal, state and/or local codes and regulations.

Project Name: Sharpsburg Pike

Drawn by: PMD

Date: 4/30/2026

Project ID#: FSA-11691

Rev: B

LIGHTING DESIGNS BY DUGAN

24" x 36"
Page 1 of 1

MD 65 (Sharpsburg Pk) is considered to run in a North/South direction.

MOT GENERAL NOTES

1. CONTRACTOR SHALL CONSULT THE MD-SHA BOOK OF STANDARDS FOR THE CURRENT TYPICALS AND NOTES FOR IMPLEMENTING TEMPORARY TRAFFIC CONTROL. PLANS DETAIL TRAFFIC CONTROL FOR PEAK-HOUR HOUR MOVEMENTS EXCEPT WHERE NOTED. UTILIZE TYPICALS AS NOTED FOR NON-PEAK HOUR WORK ZONES AS NECESSARY.
2. NIGHT WORK IS AUTHORIZED. ANY WORK WITHIN THE TRAVELED PORTION OF THE ROADWAY SHALL BE RESTRICTED TO THE HOURS BETWEEN 8:00 PM AND 5:00 AM (NEXT DAY) SUNDAY THROUGH THURSDAY.
3. CONTRACTOR SHALL RESTORE CONSTRUCTION AREA BACK TO EXISTING GRADE AT THE END OF THE WORK DAY.
4. ALL DRIVEWAYS AND ROADWAY SHALL REMAIN OPEN AND UNOBSTRUCTED BY ANY CHANNELIZING DEVICES DURING PERIODS OF NON-CONSTRUCTION.
5. CONTRACTOR TO INSTALL BASE COURSE ASPHALT SURFACE ONLY DURING ALL MOT CONSTRUCTION PHASES. FINAL PAVING SHALL BE INSTALLED UPON COMPLETION OF MOT PHASE 2 AND THE MILLING OPERATION.
6. ADVANCE WARNING DEVICES, TAPERS AND TRANSITIONS SET PER DESIGN SPEED:

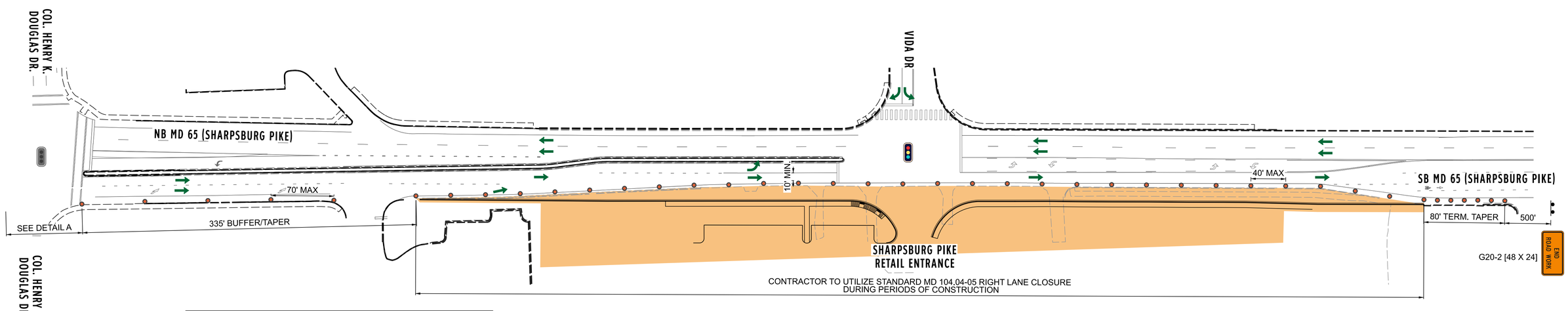
   45 MPH FOR SHARSPBURG PIKE
7. CONTRACTOR SHALL INFORM PRIVATE PROPERTY OWNERS IMPACTED BY ROAD CONSTRUCTION.

NOTE:
The following standards are required for this project.

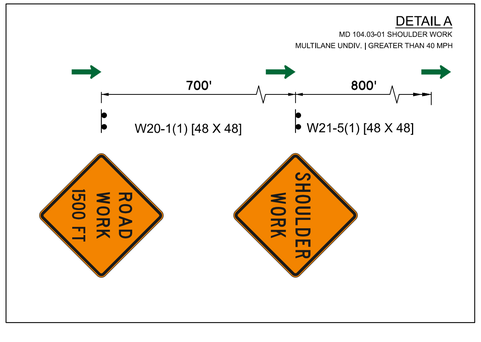
MD 104.02-28 Staged Roadway Construction
MD 104.01-81 Typical Application Notes
MD 104.03-01 Shoulder Work | Multilane Undivided | Greater Than 40 MPH
MD 104.03-03 Left Lane Closure | Multilane Undivided | Greater Than 40 MPH
MD 104.04-05 Right Lane Closure | Divided Unconnected | Greater Than 40 MPH

For all standards referred to on the plans the contractor must go to the Book of Standards which will have the most current version. The Book of Standards can be accessed at:
https://apps.roads.maryland.gov/businesswithsha/bizStdsSpecs/desManualStdPub/publicationsonline/ohd/bookstd/index.asp
All items are to be constructed in accordance with the current version of the referenced standard at the time of construction.

DROP OFF POLICY
Contractor to maintain less than 2.5 in. of drop-off during periods of non-construction. See General Notes MD-104.00-14. Note No. 14 as reference and use Standard MD-104.01-28.



DETAIL A
MD 104.03-01 SHOULDER WORK
MULTILANE UNDIV. | GREATER THAN 40 MPH



LEGEND
- Area of Construction
- Direction of Traffic
- Channelizing Device (Drum)
- Temp. Traffic Sign
- Arrow Panel
- Exist./Prop. Traffic Signal
- Existing Geometrics
- Proposed Geometrics

SEQUENCE OF OPERATION PHASE 1

1. INSTALL ADVANCE WARNING SIGNS AND CHANNELIZING DEVICES (DRUMS) (DESIGN SPEED IS 45 MPH FOR MD 65 (SHARPSBURG PK); TRAFFIC CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THEY ARE NO LONGER NEEDED.
2. CONSTRUCT ROADWAY IMPROVEMENTS AS PER ROADWAY PLANS. CONTRACTOR TO MILL EXISTING SURFACE AND INSTALL ROADWAY BASE COURSE ASPHALT SURFACE. FINAL PAVING SHALL BE INSTALLED UPON THE COMPLETION OF MOT PHASE 3.

PRELIMINARY REVIEW

The Traffic Group, Inc.
Suite H
9900 Franklin Square Drive
Baltimore, Maryland 21236
410-931-6600
1-800-583-8411
Fax 410-931-6601
"Merging Innovation and Excellence"®

PHASE NO. 1
MD 65 (SHARPSBURG PIKE) @ VIDA DR/SHARPSBURG PIKE RETAIL

HAGERSTOWN, MD

STATE OF MARYLAND — MING-YU CHUCK CHEN — No. 33316 — PROFESSIONAL ENGINEER

PROF. ENG. CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS 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.: 33316
EXPIRATION DATE: 7-13-28

MAINTENANCE OF TRAFFIC PLAN

DESIGNED BY: WWEBB
CHECKED BY: JDIRNDORFER
SHA PERMIT NO.: TBD
JOB NO.: 2023-0619_MD 65 TRAFFIC SIGNAL

SCALE: 1" = 50'
DATE: July, 2026
COUNTY: WASHINGTON

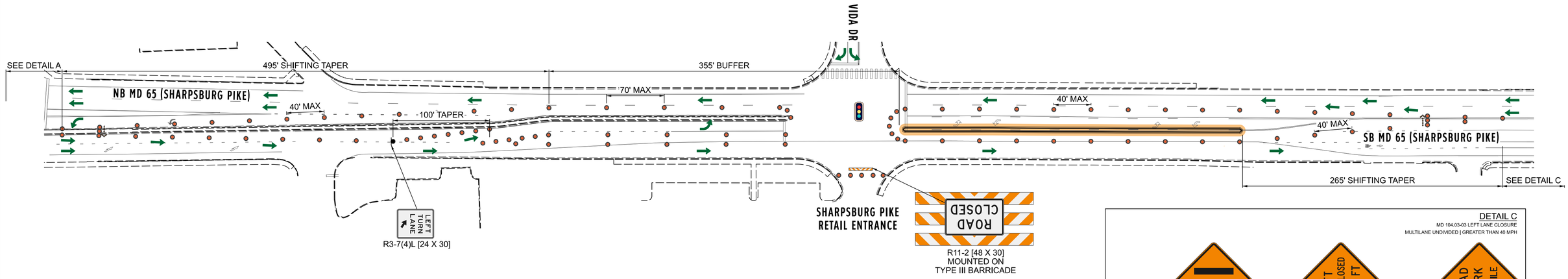
DRAWING NO.: MOT - 1.1 OF 1.1
SHEET NO.: 1 OF 2

PLOTTED: 7/21/2026 11:04:44 AM
BY: -- Wwebb --

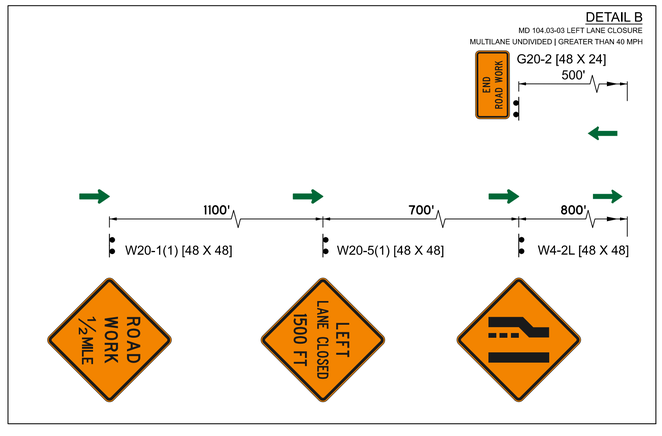
ACTIVE FILE: F:\2023\2023-0619_MD 65 Traffic Signal\DESIT\EDDS_MOT-1_MD 65 @ Shops.dgn
ACTIVE MODEL: pl\OT-1.1_MD 65 @ SHOPS.pdf

MD 65 (Sharpsburg Pk) is considered to run in a North/South direction.

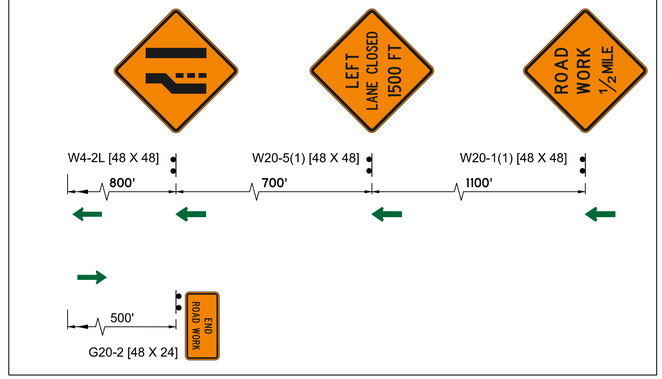
DROP OFF POLICY
Contractor to maintain less than 2.5 in. of drop-off during periods of non-construction. See General Notes MD-104.00-14. Note No. 14 as reference and use Standard MD-104.01-28.



DETAIL B
MD 104.03-03 LEFT LANE CLOSURE
MULTILANE UNDIVIDED | GREATER THAN 40 MPH



DETAIL C
MD 104.03-03 LEFT LANE CLOSURE
MULTILANE UNDIVIDED | GREATER THAN 40 MPH



LEGEND

- Area of Construction
- Direction of Traffic
- Channelizing Device (Drum)
- Temp. Traffic Sign
- Arrow Panel
- Exist./Prop. Traffic Signal
- Existing Geometrics
- Proposed Geometrics

SEQUENCE OF OPERATION PHASE 2

1. INSTALL ADVANCE WARNING SIGNS AND CHANNELIZING DEVICES (DRUMS) (DESIGN SPEED IS 45 MPH FOR MD 65 (SHARPSBURG PK); TRAFFIC CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THEY ARE NO LONGER NEEDED.

2. CONSTRUCT ROADWAY IMPROVEMENTS AS PER ROADWAY PLANS. CONTRACTOR TO MILL EXISTING SURFACE AND INSTALL ROADWAY BASE COURSE ASPHALT SURFACE. FINAL PAVING SHALL BE INSTALLED UPON THE COMPLETION OF MOT PHASE 3.

PRELIMINARY REVIEW

The Traffic Group, Inc.
Suite H
9900 Franklin Square Drive
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410-931-6600
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PHASE NO. 2
MD 65 (SHARPSBURG PIKE) @ VIDA DR/SHARPSBURG PIKE RETAIL
HAGERSTOWN, MD

STATE OF MARYLAND · MING-YU CHIEN · No. 33316 · PROFESSIONAL ENGINEER

PROF. ENG. CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS 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.: 33316
EXPIRATION DATE: 7-13-28

MAINTENANCE OF TRAFFIC PLAN

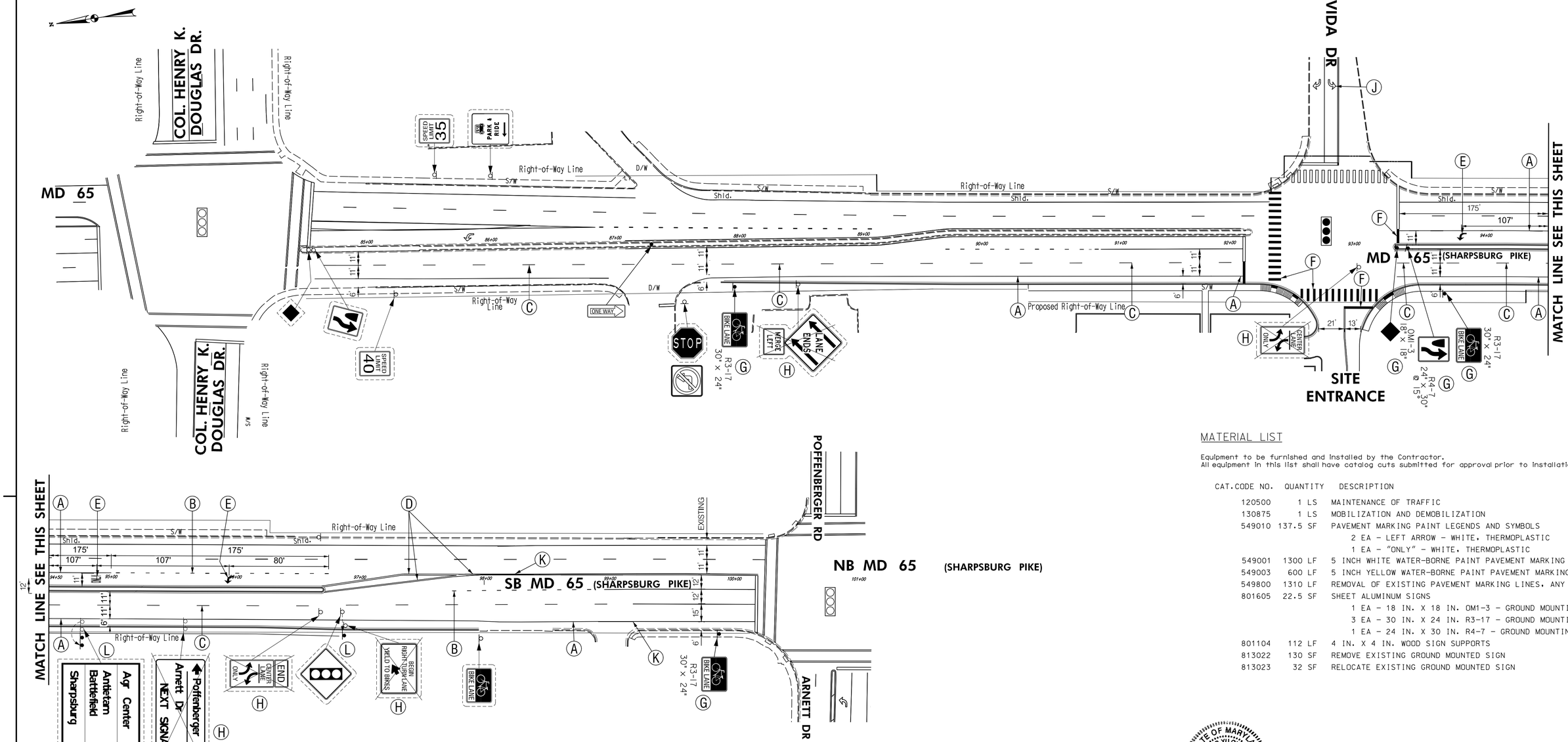
DESIGNED BY: WWEBB
CHECKED BY: JDIRNDORFER
SHA PERMIT NO.: 19APWA006XX
JOB NO.: 2023-0619_MD 65 TRAFFIC SIGNAL
SCALE: 1" = 50'
DATE: July, 2026
COUNTY: WASHINGTON

DRAWING NO.: MOT - 2.1 OF 2.1
SHEET NO.: 2 OF 2

PLOTTED: 7/21/2026 11:06:30 AM
BY: -- Wwebb --

ACTIVE FILE: F:\2023\2023-0619 MD 65 Traffic Signal\DESIGN\DDS_MOT-2_MD 65 @ Shops.dgn
ACTIVE MODEL: pMOT-2.1_MD 65 @ SHOPS.pdf

PAUL HOLES
PAUL HOLES
PAUL HOLES



LEGEND

- EXISTING GEOMETRICS
- PROPOSED GEOMETRICS
- EXISTING/PROPOSED SIGNAL
- EXISTING SIGN/PROPOSED SIGN
- EXISTING SIGN TO REMAIN
- EXISTING SIGN TO BE REMOVED
- LIMITS OF MILL & OVERLAY

CONSTRUCTION DETAILS

A. INSTALL 5 IN. SOLID WHITE WATER-BORNE PAINT PAVEMENT MARKING FOR LANE/EDGE LINE.
B. INSTALL 5 IN. DOTTED (3 FT. SEGMENT, 9 FT. GAP) WHITE WATER-BORNE PAINT PAVEMENT MARKING FOR LANE LINE.
C. INSTALL 5 IN. BROKEN (10 FT. SEGMENT, 30 FT. GAP) WHITE WATER-BORNE PAINT PAVEMENT MARKING FOR LANE LINE.
D. INSTALL 5 IN. SOLID DOUBLE YELLOW WATER-BORNE PAINT PAVEMENT MARKING FOR CENTER LINE.
E. INSTALL WHITE PERMANENT PREFORMED THERMOPLASTIC PAVEMENT MARKING SYMBOL.
F. INSTALL 24 IN. SOLID WHITE WATER-BORNE PAINT PAVEMENT MARKING FOR CROSSWLAK/STOP LINE..
G. INSTALL GROUND MOUNTED SIGN AND SIGN SUPPORT.
H. REMOVE EXISTING GROUND MOUNTED SIGN AND SIGN SUPPORT.
J. REMOVE EXISTING PAVEMENT MARKING BY HYDRO-BLASTING.
K. TIE TO EXISTING PAVEMENT MARKINGS.
L. RELOCATE EXISITNG SIGN AND SIGN POST.

MATERIAL LIST

Equipment to be furnished and installed by the Contractor.
All equipment in this list shall have catalog cuts submitted for approval prior to installation.

CAT.CODE NO.	QUANTITY	DESCRIPTION
120500	1 LS	MAINTENANCE OF TRAFFIC
130875	1 LS	MOBILIZATION AND DEMOBILIZATION
549010	137.5 SF	PAVEMENT MARKING PAINT LEGENDS AND SYMBOLS
		2 EA - LEFT ARROW - WHITE, THERMOPLASTIC
		1 EA - "ONLY" - WHITE, THERMOPLASTIC
549001	1300 LF	5 INCH WHITE WATER-BORNE PAINT PAVEMENT MARKING
549003	600 LF	5 INCH YELLOW WATER-BORNE PAINT PAVEMENT MARKING
549800	1310 LF	REMOVAL OF EXISTING PAVEMENT MARKING LINES, ANY WIDTH
801605	22.5 SF	SHEET ALUMINUM SIGNS
		1 EA - 18 IN. X 18 IN. OM1-3 - GROUND MOUNTING
		3 EA - 30 IN. X 24 IN. R3-17 - GROUND MOUNTING
		1 EA - 24 IN. X 30 IN. R4-7 - GROUND MOUNTING
801104	112 LF	4 IN. X 4 IN. WOOD SIGN SUPPORTS
813022	130 SF	REMOVE EXISTING GROUND MOUNTED SIGN
813023	32 SF	RELOCATE EXISTING GROUND MOUNTED SIGN

STATE OF MARYLAND
WING-YU CHIEN
No. 33316
PROFESSIONAL ENGINEER

PROFESSIONAL CERTIFICATION -
I HEREBY CERTIFY THAT THESE PLANS 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.: 33316
EXPIRATION DATE: 7-13-28

40' 0 40' 80'
SCALE: 1" = 40'

MD-AMD Tracking No.: 19APWA006XX

PRELIMINARY REVIEW

The Traffic Group, Inc.
Suite H
9900 Franklin Square Drive
Baltimore, Maryland 21236
410-931-6600
1-800-583-8411
Fax 410-931-6601
"Merging Innovation and Excellence"

APPROVALS	REVISIONS
TEAM LEADER	
ASST. DIV. CHIEF	
DIVISION CHIEF	
OFFICE DIRECTOR	

OFFICE OF TRAFFIC & SAFETY
TRAFFIC ENGINEERING DESIGN DIVISION

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

MD 65 (SHARPSBURG PIKE) @
VIDA DR/SHARPSBURG
PIKE RETAIL

HAGERSTOWN, MARYLAND

PAVEMENT MARKING AND SIGNING PLAN

SCALE 1" = 40' DATE JULY, 2023 CONTRACT NO. BW996M82

DESIGNED BY W. WEBB
DRAWN BY W. WEBB
CHECKED BY J. DIRNDORFER
MDE/PRD

COUNTY WASHINGTON
LOGMILE 21006509.xx
TIMS NO. P551

DRAWING NO. SN 2.1 - 01 OF 01 SHEET NO. 1 OF 1

BY: Wwebb -
PLOTTED: July, 2026
FILE: P:\2023\2023-0619_MD 65 Traffic Signal\DES\TEDD\SN2-1_MD 65 @ Tidal Wave.dgn

MD 65 is considered to run in a North/South direction.

EXISTING SIGNS

22 | 24 | 23 | 25 | 26

23: Sharpsburg PK

25: SOUTH MARYLAND 65

26: NORTH MARYLAND 65

15a | 16a

R10-3(1) 9" x 15" | R10-3(1) 9" x 15"

SHOPS OF SHARPBURG ENTRANCE

27: Vida DR — D-3(1) 60"x16"

28: Vida DR — D-3(1) 60"x16"

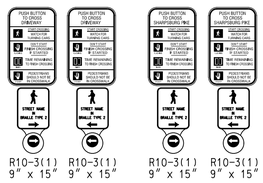
PROPOSED SIGNS

19: Sharpsburg PK — D-3(1) VAR.x16"

20: NORTH MARYLAND 65 — SHIELD ASSEMBLY M1-5(6) 36"x72"

21: SOUTH MARYLAND 65 — SHIELD ASSEMBLY M1-5(6) 24"x48"

13a | 14a | 17a | 18a



R10-3(1) 9" x 15" | R10-3(1) 9" x 15" | R10-3(1) 9" x 15" | R10-3(1) 9" x 15"

SHARPSBURG PIKE RETAIL | SHARPSBURG PIKE

PROPOSED SIGNALS with BACKPLATES

1,2: 12" L.E.D.

7,8,9: 12" L.E.D.

13,14,17,18: 16" LED COUNTDOWN PEDESTRIAN SIGNAL

EXISTING SIGNALS with BACKPLATES

4,5: 12" L.E.D.

3,6,10, 11,12: 12" L.E.D.

15,16: 16" LED COUNTDOWN PEDESTRIAN SIGNAL

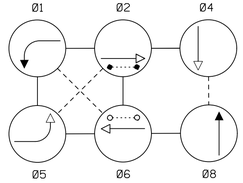
PROPOSED VIDEO DETECTION ZONE

b,c

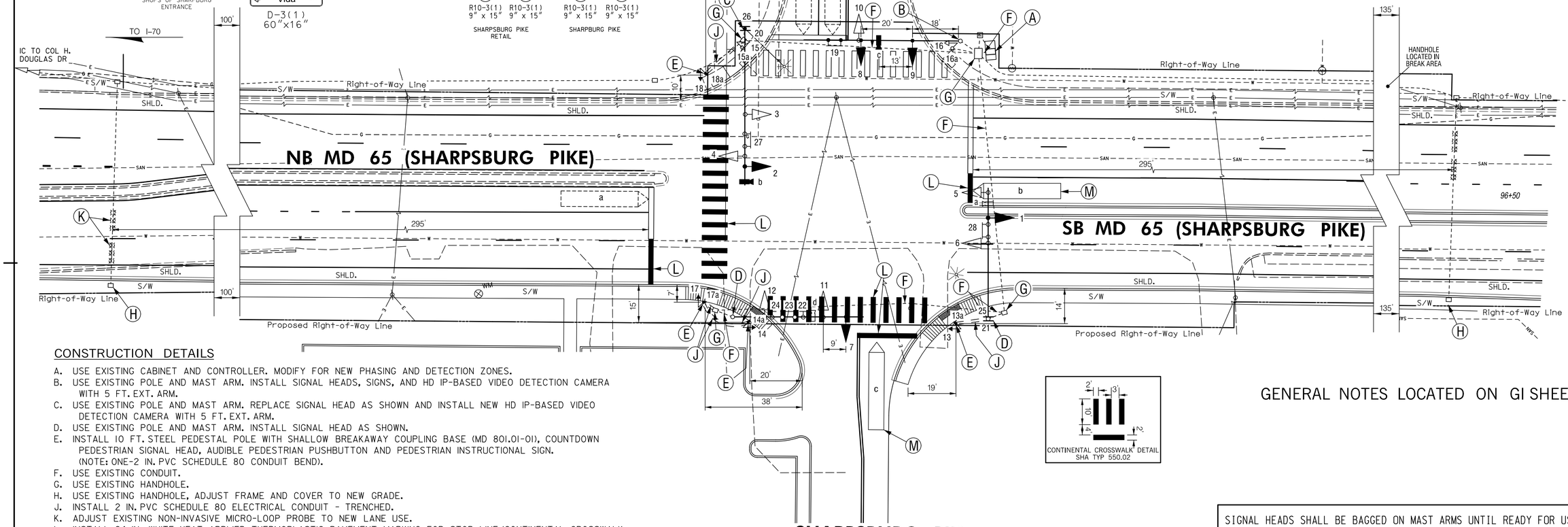
EXISTING VIDEO DETECTION ZONE

a,d

NEMA PHASING



NOTE:
PHASES ASSOCIATED BY A DASHED LINE WILL OPERATE CONCURRENTLY.
PHASES ASSOCIATED BY A SOLID LINE WILL NOT OPERATE CONCURRENTLY.



CONSTRUCTION DETAILS

A. USE EXISTING CABINET AND CONTROLLER. MODIFY FOR NEW PHASING AND DETECTION ZONES.
B. USE EXISTING POLE AND MAST ARM. INSTALL SIGNAL HEADS, SIGNS, AND HD IP-BASED VIDEO DETECTION CAMERA WITH 5 FT. EXT. ARM.
C. USE EXISTING POLE AND MAST ARM. REPLACE SIGNAL HEAD AS SHOWN AND INSTALL NEW HD IP-BASED VIDEO DETECTION CAMERA WITH 5 FT. EXT. ARM.
D. USE EXISTING POLE AND MAST ARM. INSTALL SIGNAL HEAD AS SHOWN.
E. INSTALL 10 FT. STEEL PEDESTAL POLE WITH SHALLOW BREAKAWAY COUPLING BASE (MD 801.01-01), COUNTDOWN PEDESTRIAN SIGNAL HEAD, AUDIBLE PEDESTRIAN PUSHBUTTON AND PEDESTRIAN INSTRUCTIONAL SIGN. (NOTE: ONE-2 IN. PVC SCHEDULE 80 CONDUIT BEND).
F. USE EXISTING CONDUIT.
G. USE EXISTING HANDHOLE.
H. USE EXISTING HANDHOLE, ADJUST FRAME AND COVER TO NEW GRADE.
J. INSTALL 2 IN. PVC SCHEDULE 80 ELECTRICAL CONDUIT - TRENCHED.
K. ADJUST EXISTING NON-INVASIVE MICRO-LOOP PROBE TO NEW LANE USE.
L. INSTALL 24 IN. WHITE HEAT APPLIED THERMOPLASTIC PAVEMENT MARKING FOR STOP LINE/CONTINENTAL CROSSWALK.
M. PROPOSED VIDEO DETECTION ZONE.

CONTINENTAL CROSSWALK DETAIL SHA TYP 550.02

GENERAL NOTES LOCATED ON GI SHEET

SIGNAL HEADS SHALL BE BAGGED ON MAST ARMS UNTIL READY FOR USE

THESE PLANS ARE APPROVED FOR CONSTRUCTION FOR A PERIOD OF 1 YEAR FROM THE DATE OF APPROVAL. SHOULD CONSTRUCTION NOT BEGIN WITHIN THIS TIME FRAME THESE PLANS SHALL BE NULL AND VOID WITHOUT A REVIEW FROM THE TRAFFIC ENGINEERING DESIGN DIVISION.

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GEOMETRIC LEGEND
EXISTING
PROPOSED

UTILITY LEGEND
STORM DRAIN
GAS MAIN
WATER MAIN
SEWER MAIN
ELECTRIC CABLES
AERIAL CABLES
TELEPHONE CABLES
FIBER-OPTIC

STATE OF MARYLAND — MING-YU CHIEN — NO. 33316 — PROFESSIONAL ENGINEER

PROFESSIONAL CERTIFICATION -
I HEREBY CERTIFY THAT THESE PLANS 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.: 33316
EXPIRATION DATE: 7-13-26

20' 0 20' 40'
SCALE: 1"=20'

APPROVALS
TEAM LEADER
ASST. DIV. CHIEF
DIVISION CHIEF
OFFICE DIRECTOR
ORIGINAL ON FILE

REVISIONS
A Modify for 4th leg to the intersection. SHA No. BW996M82 TIMS# P551 JULY 2026 TTG WW

MDOT SHA Tracking No.: 19APWA006xx

PRELIMINARY REVIEW

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

OFFICE OF TRAFFIC & SAFETY
TRAFFIC ENGINEERING DESIGN DIVISION

MD 65 (SHARPSBURG PIKE) AT VIDA DR/SHARPSBURG PIKE RETAIL
HAGERSTOWN, MARYLAND

ULTIMATE SIGNALIZATION PLAN

SCALE 1" = 20' DATE JANUARY, 2024 CONTRACT NO. BW996M82

DESIGNED BY J.A. DIRNDORFER
DRAWN BY J.A. DIRNDORFER
CHECKED BY J. DIRNDORFER
MDE/PRD

COUNTY WASHINGTON
LOGMILE 21006510.08
TIMS NO. P551
TOD NO.

TS NO. 5256A | DRAWING NO. SG-1 OF 2 | SHEET NO. 1 OF 2

BY: Wwebb
PLOTTED: July, 2026
FILE: F:\2023\2023-0619_MD 65 Traffic Signal\DESIT\EDD\TS-SH1 MD 65 @ Tidal Wave.dgn

PROJECT DESCRIPTION

THIS PROJECT INVOLVES THE MODIFICATION TO THE EXISTING TRAFFIC SIGNAL AT THE INTERSECTION OF MD 65 (SHARPSBURG PIKE) AND VIDA DR/SHARPSBURG PIKE RETAIL ENTRANCES IN WASHINGTON COUNTY.
MD 65 (SHARPSBURG PIKE) IS CONSIDERED TO RUN IN A NORTH/SOUTH DIRECTION.

INTERSECTION OPERATION

THE EXISTING CABINET/CONTROLLER WILL BE UTILIZED.THE INTERSECTION WILL BE MODIFIED TO OPERATE IN A FULLY ACTUATED MODE USING 6 NEMA PHASES WHICH WILL INCLUDE A NEW EXCLUSIVE/PERMISSIVE LEFT TURN PHASE FOR THE NORTHBOUND MOVEMENT OF MD 65; A NEW CONCURRENT PEDESTRIAN MOVEMENT ACROSS THE NEW WEST LEG (SHARPSBURG PIKE RETAIL); A NEW SIDE STREET CONCURRENT PHASE FOR NEW WEST LEG (SHARPSBURG PIKE RETAIL); AND AN ACCUATED PEDESTRIAN MOVEMENT ACROSS THE NORTH LEG OF THE INTERSECTION.

CONTACT LIST

THE CONTACT PERSONS FOR THIS PROJECT ARE AS FOLLOWS:

DISTRICT 6:
LINDA ZERBEE PUFFENBARGER,P.E., DEPUTY DISTRICT ENGINEER
PHONE: (301) 729-8486
MR. PAUL NICOL, ASST. DISTRICT ENGINEER - TRAFFIC
PHONE: (301) 729-8441
(VACANT), ASST. DISTRICT ENGINEER - CONSTRUCTION
PHONE: (301) 729-8411
MR. GEORGE WALKER, ASST. DISTRICT ENGINEER - MAINTENANCE
PHONE: (301) 729-8457
MR. EDWIN YOUNG, UTILITY ENGINEER
PHONE: (301) 729-8420

OFFICE OF TRAFFIC AND SAFETY:
MR. KIMON JOHNSON, CHIEF, TRAFFIC OPERATIONS DIVISION
PHONE: (410) 787-7630
MR. ANTOINE YATES, ASST. DIV. CHIEF, TRAFFIC OPERATIONS DIVISION
PHONE: (410) 787-7645
MR. MICHAEL BASSO, SIGNAL OPERATIONS CHIEF, SHA SIGNAL SHOP
PHONE: (410) 787-7652
MR. DAVID (TODD) JONES, MANAGER, SHA SIGN OPERATIONS DIVISION
PHONE: (410) 787-7676
MR. MICHAEL BOYLE, OOTS, SIGNAL WAREHOUSE
PHONE: (410) 787-7673

SPECIAL NOTES

1. ALL INTERNAL CABINET WIRING SHALL BE PERFORMED BY THE SHA SIGNAL SHOP. CONTRACTOR SHALL CONTACT MR. MICHAEL BASSO 72 HOURS PRIOR TO CONSTRUCTION.

2. APS WILL FUNCTION AS FOLLOWS:
   FOR THE SHARPSBURG PIKE RETAIL ACCESS
   A. WHEN PEDESTRIAN LOCATES AND PRESSES PUSHBUTTON FOR AN EXTENDED TIME, THE PUSHBUTTON MESSAGE WILL BE "WAIT TO CROSS ENTRANCE AT SHARPSBURG, WAIT."
   B. WHEN WALK PHASE BEGINS, THE AUDIBLE SOUND WILL BE A RAPID TICK, WHICH WILL LAST FOR THE DURATION OF THE WALK PHASE.

2. APS WILL FUNCTION AS FOLLOWS:
   FOR THE VIDA DRIVE
   A. WHEN PEDESTRIAN LOCATES AND PRESSES PUSHBUTTON FOR AN EXTENDED TIME, THE PUSHBUTTON MESSAGE WILL BE "WAIT TO CROSS SHOPS ENTRANCE AT SHARPSBURG, WAIT."
   B. WHEN WALK PHASE BEGINS, THE AUDIBLE SOUND WILL BE A RAPID TICK, WHICH WILL LAST FOR THE DURATION OF THE WALK PHASE.

2. APS WILL FUNCTION AS FOLLOWS:
   FOR MD 65 (SHARPSBURG PIKE)
   A. WHEN PEDESTRIAN LOCATES AND PRESSES PUSHBUTTON FOR AN EXTENDED TIME, THE PUSHBUTTON MESSAGE WILL BE "WAIT TO CROSS SHARPSBURG PIKE AT SHOPS ENTRANCE, WAIT."
   B. WHEN WALK PHASE BEGINS, THE AUDIBLE SOUND WILL BE A RAPID TICK, WHICH WILL LAST FOR THE DURATION OF THE WALK PHASE.

EQUIPMENT LIST

B. EQUIPMENT TO BE FURNISHED AND/OR INSTALLED BY THE CONTRACTOR.

CAT.CODE NO.	QUANTITY	DESCRIPTION
120500	1 LS	MAINTENANCE OF TRAFFIC
130875	1 LS	MOBILIZATION
203030	0.5 CY	TEST PIT EXCAVATION
549419	325 LF	24 IN. WHITE THERMOPLASTIC PAVEMENT MARKING - STOP LINE/CROSSWALK
800000	2 EA	MODIFICATION TO EXISTING S.H.A. TRAFFIC SIGNAL CONTROLLER TO INLCUDE: NEMA CONTROL SWITCHES: PEDESTRIAN AND VIDEO DETECTION ADJUSTMENTS CONTACT MR. MICHAEL BASSO AT (410) 787-7652 AT THE S.H.A. SIGNAL SHOP 72 HOURS PRIOR TO CONSTRUCTION
801004	0.8	CONCRETE FOUNDATION FOR TRAFFIC SIGNAL EQUIPMENT
801010	1 EA	THIRD PARTY CONCRETE TESTING
801605	45.75 SF	SHEET ALUMINUM SIGNS 1 EA - SHIELD ASSEMBLY 24"x48" (2 DIGIT) - POLE MOUNT 1 EA - SHIELD ASSEMBLY 36"x72" - (2 DIGIT) - POLE MOUNT 1 EA - D-3(1) VAR.x16" - MAST ARM MOUNT 4 EA - R10-3(1) 9"x15" - POLE MOUNT
802501	60 LF	NO. 6 AWG STRANDED BARE COPPER GROUND WIRE
805125	60 LF	2 IN. SCHEDULE 80 RIGID PVC CONDUIT - TRENCHED
816003	2 EA	HD IP-BASED VIDEO DETECTION CAMERA WITH 5 FT. EXT. ARM AND ANY LENGTH LEAD-IN CABLE
818004	4 EA	10 FT. BREAKAWAY COUPLING BASE PEDESTAL POLE
860284	19 EA	12 IN. LED VEHICULAR TRAFFIC SIGNAL HEAD SECTION 3 - 3-SECTION 2 - 5-SECTION
860285	4 EA	16 IN. LED COUNTDOWN PEDESTRIAN SIGNAL HEAD POST TOP
860289	5 EA	SIGNAL HEAD BACK PLATE, ANY SIZE 3 - 3-SECTION 2 - 5-SECTION
861105	850 LF	ELECTRICAL CABLE - 2 CONDUCTOR (NO. 14 AWG)
861107	880 LF	ELECTRICAL CABLE - 5 CONDUCTOR (NO. 14 AWG)
861108	625 LF	ELECTRICAL CABLE - 7 CONDUCTOR (NO. 14 AWG)
865215	4 EA	AUDIBLE/ TACTILE PEDESTRIAN PUSHBUTTON STATION AND SIGNS
800000	2 EA	ADJUST EXISTING HNADHOLE FRAME/COVER TO GRADE
800000	1 EA	REMOVE EXISITNG SIGNAL HEAD - MAST ARM

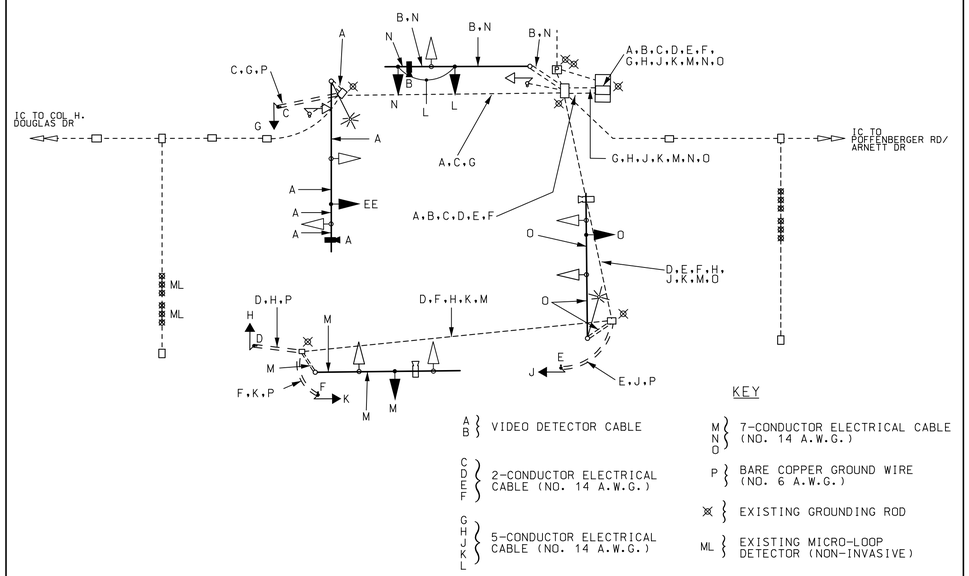
GENERAL NOTES

1. MAINTENANCE OF TRAFFIC WILL BE HANDLED BY THE CONTRACTOR UTILIZING MD SHA STANDARD TYPICALS FOR TRAFFIC CONTROL.
2. THE CONTRACTOR SHALL VERIFY ALL PROPOSED POLE LOCATIONS PRIOR TO INSTALLATION. ALL POLES, HANDHOLES, CONDUITS UNDER PAVEMENT, CABINETS AND METERED SERVICE PEDESTALS SHALL BE STAKED OUT AND EVERY LOCATION APPROVED BY THE ENGINEER BEFORE ANY WORK IS PERFORMED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TERMINATING ALL SIGNAL CABLE TO THE APPROPRIATE TERMINALS AND PROPERLY LABELING EACH CABLE. TAGS SHALL BE INSTALLED ON EACH CABLE IN THE CONTROLLER CABINET AS WELL AS THE HANDHOLE.
4. ALL UNUSED CABLE SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
5. NO. 6 AWG STRANDED SIGNAL BARE COPPER GROUND WIRE INSTALLED IN EACH HANDHOLE SHALL CONNECT THE GROUNDING LUG ON THE LID/COLLAR TO THE GROUND ROD IN THE BASE OF THE HAND-HOLE TO PROPERLY GROUND THE STRUCTURE.
6. ALL TRAFFIC SIGNAL FOUNDATIONS SHALL BE INSTALLED AT THE FINAL SIDEWALK OR CURB GRADE FOR CLOSED SECTIONS. HIGHEST ROADWAY PROFILE GRADE FOR OPEN SECTIONS, TO MEET CLEARANCES AS SPECIFIED IN MD 816.03, MD 818.01, MD 818.02 AND MD 818.04. THE CONTRACTOR SHALL VERIFY ULTIMATE GRADES PRIOR TO THE INSTALLATION OF ALL SIGNAL EQUIPMENT.
7. UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE SCHEMATIC ONLY AND MAY NOT BE COMPLETE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "MISS UTILITY" PRIOR TO CONSTRUCTION SO ALL UTILITIES MAY BE LOCATED IN THE FIELD. IF THE CONTRACTOR PERCEIVES THAT A CONFLICT BETWEEN THE UTILITIES AND THE TRAFFIC SIGNAL WILL OCCUR, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER IMMEDIATELY SO THAT THE CONFLICT MAY BE RESOLVED.
8. ALL PEDESTAL FOUNDATION TOPS SHALL BE INSTALLED FLUSH WITH SIDEWALK GRADE OR BUILT INTO BACKER CURB.
9. THE CONTRACTOR SHALL INTEGRATE PROPOSED/ EXISTING CONCRETE FOUNDATIONS.
10. LOCATION OF ACCESSIBLE PEDESTRIAN SIGNAL PUSHBUTTONS MUST MEET LOCATION REQUIREMENTS OF THE MUTCD CHAPTER 4E "PEDESTRIAN CONTROL FEATURES AND FIGURES 4E-3 AND 4E-4, AND THE LATEST NCHRP PUBLICATION "ACCESSIBLE PEDESTRIAN SIGNALS GUIDE TO BEST PRACTICE." IF NOT MET, THE CONTRACTOR IS TO STOP WORK ON PUSHBUTTON LOCATIONS UNTIL A DESIGN WAVER IS OBTAINED, APPROVED BY THE DIRECTOR, OFFICE OF TRAFFIC AND SAFETY.
11. PUSHBUTTONS ARE TO BE LOCATED SO THAT THEY CAN BE ACTIVATED BY A PERSON IN A WHEELCHAIR REACHING LESS THEN 18" FROM A 60" X 60" LEVEL LANDING AREA WITH A CROSS SLOPE OF LESS THAN OR EQUAL TO 2%.
12. THE 10' POLE SEPARATION BETWEEN PUSHBUTTONS IS TO BE MEASURED FROM FACE OF PUSHBUTTON TO FACE OF PUSH BUTTON, NOT CENTER OF POLE TO CENTER OF POLE.
13. PUSHBUTTON ARROWS AND SIGNS ARE TO BE ORIENTED PARALLEL TO THE CROSSING FOR WHICH THEY ARE INTENDED.
14. VIDEO DETECTION CAMERA ALIGNMENT SHALL BE COORDINATED WITH THE ENGINEER.
15. DURING CONSTRUCTION, PROPOSED SIGNAL EQUIPMENT SHALL NOT BLOCK EXISTING EQUIPMENT THAT IS BEING REMOVED.
16. THE CONTRACTOR SHALL CAP AND ABANDON CONDUITS FEEDING EXISTING SIGNAL EQUIPMENT THAT IS BEING REMOVED.
17.
18. THE CONTRACTOR SHALL CONTACT MICHAEL BASSO AT THE SIGNAL SHOP (410-787-7625) TO DELIVER APS EQUIPMENT FOR TESTING.
19. WITHIN 36 IN. OF UNDERGROUND UTILITY LOCATION, THE CONTRACTOR SHALL BE REQUIRED TO EXCAVATE FOR FOUNDATION AND CONDUIT BY HAND.
20. HAND DIGGING FOR INSTALLATION OR REMOVAL OF SIGNAL EQUIPMENT, SIGNS, CURB AND SIDEWALK SHALL BE INCIDENTAL TO THE ITEMS IN THE EQUIPMENT LIST. NO ADDITIONAL COMPENSATION WILL BE PROVIDED FOR DIGGING.
21. UNUSED HOLES IN EXISTING SIGNAL POLE SHALL BE PLUGGED BY CLEANING THE EXISTING DRILLED HOLE WITH A WIRE BRUSH AND SPRAYING COLD GALVANIZING COMPOUND ON THE AFFECTED AREA.
22. EQUIPMENT SHOULD NOT BE HOISTED OVER LIVE TRAFFIC LANES I.E. MAST ARMS, SIGNAL HEADS, ETC.

PHASE CHART

PHASE 1 AND 5	←G/R	←G/R	R	←G/R	←G/R	R	R	R	R	R	R	R	DW	DW	DW	DW	DW	DW
1 AND 5 CHANGE TO 1 AND 6, 2 AND 5, OR 2 AND 6																		
PHASE 1 AND 6	←G/G	←G/G	G	R	R	R	R	R	R	R	R	R	DW	DW	DW	DW	DW	DW
1 CHANGE	←Y/G	←Y/G	G	R	R	R	R	R	R	R	R	R	DW	DW	DW	DW	DW	DW
PHASE 2 AND 5	R	R	R	←G/G	←G/G	G	R	R	R	R	R	R	DW	DW	DW	DW	DW	DW
5 CHANGE	R	R	R	←Y/G	←Y/G	G	R	R	R	R	R	R	DW	DW	DW	DW	DW	DW
PHASE 2 AND 6	G	G	G	G	G	G	R	R	R	R	R	R	WK	WK	WK	WK	DW	DW
PED CLEARANCE	G	G	G	G	G	G	R	R	R	R	R	R	FL/DW	FL/DW	FL/DW	FL/DW	DW	DW
2 AND 6 CHANGE	Y	Y	Y	Y	Y	Y	R	R	R	R	R	R	DW	DW	DW	DW	DW	DW
PHASE 4 AND 8	R	R	R	R	R	R	G	G	G	G	G	G	DW	DW	DW	DW	DW	DW
4 AND 8 CHANGE	R	R	R	R	R	R	G	G	G	G	G	G	DW	DW	DW	DW	DW	DW
PHASE ALT 4 AND 8	R	R	R	R	R	R	G	G	G	G	G	G	DW	DW	DW	DW	W/K	W/K
PED CLEARANCE	R	R	R	R	R	R	G	G	G	G	G	G	DW	DW	DW	DW	FL/DW	FL/DW
ALT 4 AND 8 CHANGE	R	R	R	R	R	R	Y	Y	Y	Y	Y	Y	DW	DW	DW	DW	DW	DW
FLASHING OPERATION	FL/Y	FL/Y	FL/Y	FL/Y	FL/Y	FL/Y	FL/R	FL/R	FL/R	FL/R	FL/R	FL/R	DARK	DARK	DARK	DARK	DARK	DARK

WIRING DIAGRAM



KEY

- A, B } VIDEO DETECTOR CABLE
- C, D, E, F } 2-CONDUCTOR ELECTRICAL CABLE (NO. 14 A.W.G.)
- G, H, J, K, L } 5-CONDUCTOR ELECTRICAL CABLE (NO. 14 A.W.G.)
- M, N, O } 7-CONDUCTOR ELECTRICAL CABLE (NO. 14 A.W.G.)
- P } BARE COPPER GROUND WIRE (NO. 6 A.W.G.)
- ⊗ } EXISTING GROUNDING ROD
- ML } EXISTING MICRO-LOOP DETECTOR (NON-INVASIVE)

MDOT SHA Tracking No.: 19APWA006xx PRELIMINARY REVIEW

STATE OF MARYLAND
MING-YU CHIN
No. 33316
PROFESSIONAL ENGINEER

PROFESSIONAL CERTIFICATION -
I HEREBY CERTIFY THAT THESE PLANS 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.: 33316
EXPIRATION DATE: 7-13-26

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MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

MD 65 (SHARPSBURG PIKE) @
VIDA DR/SHARPSBURG
PIKE RETAIL

HAGERSTOWN, MARYLAND

GENERAL INFORMATION SHEET

SCALE N/A DATE JULY, 2026 CONTRACT NO. BW996M82

DESIGNED BY W. WEBB
DRAWN BY W. WEBB
CHECKED BY J. DIRNDORFER
MDE/PRD

COUNTY WASHINGTON
LOGMILE 21006510.08
TIMS NO. P551
TOD NO.

TS NO. 5256A-GI | DRAWING NO. SG-2 OF 2 | SHEET NO. 2 OF 2

BY: Wwebb -

PLOTTED: July, 2026

FILE: F:\2023\2023-0619_MD 65 Traffic Signal\DESIGN\DTS-SH2 MD 65 @ Tidal Wave.dgn

Plan Review Projects Initialized - June 01, 2026 - June 30, 2026

Land Development Reviews								
Record #	**Type**	**Status**	**Opened Date**	**Accepted Date**	**Title**	**Location**	**Consultant**	**Owner**
S-26-026	Final Plat	In Review	06/26/2026	7/7/2026	TOWNES AT ROCKSPRING PHASE 2 & 3 FINAL PLAT		FOX & ASSOCIATES INC	HEKBEL LLC
S-26-023	Final Plat	In Review	06/12/2026	6/15/2026	BOWMAN 2000 LLC-SHARPSBURG PIKE FINAL PLAT LOTS 3-5	18565 CHAMPS CROSSING DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	BOWMAN 2000 LLC
FP-26-003	Forest Conservation Plan	Approved	06/19/2026	6/25/2026	FOREST CONSERVATION PLAT FOR FULTON WILLIAMSPORT		FREDERICK SEIBERT & ASSOCIATES	BF12 IRREVOCABLE TRUST THE SF12 IRREVOCABLE TRUST THE
FP-26-004	Forest Conservation Plan	In Review	06/29/2026	7/9/2026	FLETCHER'S GROVE PHASE 5 - RINGLEY - FOREST CONSERVATION PLANS	7505 OLD NATIONAL PIKE BOONSBORO, MD 21713	B&R DESIGN GROUP	RINGLEY LLC
FS-26-015	Forest Stand Delineation	Approved	06/22/2026	6/25/2026	FLETCHERS'S GROVE PHASE 5 - RINGLEY FSD FOR OFF-SITE FOREST EASEMENT	7505 OLD NATIONAL PIKE BOONSBORO, MD 21713	B&R DESIGN GROUP	RINGLEY LLC
FS-26-017	Forest Stand Delineation	Approved	06/30/2026	7/7/2026	TSC BOONSBORO		DYNAMIC ENGINEERING	BOONSBORO WEST LLC
FS-26-016	Forest Stand Delineation	Approved	06/24/2026	6/25/2026	FOREST STAND DELINEATION FOR ERIC STUCKEY		FREDERICK SEIBERT & ASSOCIATES	STUCKEY ERIC G STUCKEY KELLY S
FS-26-014	Forest Stand Delineation	Approved	06/11/2026	6/11/2026	GARDENHOUR ROAD BRIDGE PROJECT	22511 GARDENHOUR ROAD SMITHSBURG, MD 21783	WASHINGTON CO ENGINEERING	GARDENHOUR ORCHARDS INC
SIM26-026	IMA	Active	06/04/2026		4683 WOODSTOCK LANE RO	4683 WOODSTOCK LANE ROHRERSVILLE, MD 21779	FOX & ASSOCIATES INC	COURIE DOON FARM LLC
SIM26-025	IMA	Active	06/04/2026		15787 MULLINS LANE CS	15787 MULLINS LANE CLEAR SPRING, MD 21722	FREDERICK SEIBERT & ASSOCIATES	MULLINS BRANDON M
SIM26-024	IMA	Active	06/04/2026		21105 WINCHESTER DRIVE HN	21105 WINCHESTER DRIVE HAGERSTOWN, MD 21742	FOX & ASSOCIATES INC	KAGLE DREW S
SIM26-028	IMA	Active	06/09/2026		7359 MOUNTAIN LAUREL ROAD BO	7359 MOUNTAIN LAUREL ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	CAPPUCCILLI JOHN CAPPUCCILLI VICTORIA
SIM26-029	IMA	Requested	06/24/2026		19804 TOMS ROAD BO	19804 TOMS ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	ROBERTSON KELLY LYNN BIDLE BLANE BRADLEY
SIM26-027	IMA	Active	06/09/2026		11719 ASHTON ROAD CS	11719 ASHTON ROAD CLEAR SPRING, MD 21722	COREY'S CONSTRUCTION	MILLER JOSEPH RAYMOND ETAL MILLER V
SIM26-031	IMA	Requested	06/25/2026		6346 ZITTLESTOWN ROAD MIDDLETOWN	6346 ZITTLESTOWN ROAD MIDDLETOWN, MD 21769	LAVELLE & ASSOCIATES, INC	HAYDEN SEAN E & HAYDEN TRACY A
SIM26-023	IMA	Active	06/04/2026		9841 PEMBROKE DRIVE HN	9841 PEMBROKE DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	TWIGG BROCK TWIGG NICOLE
SIM26-030	IMA	Active	06/24/2026		24655 RAVEN ROCK ROAD SM	24655 RAVEN ROCK ROAD SMITHSBURG, MD 21783	FREDERICK SEIBERT & ASSOCIATES	LEATHERMAN MARIAN SUE ETAL LEATHERMAN BRADLEY DEAN
TWN-26-004	Improvement Plan	In Review	06/18/2026	6/22/2026	SMITHSBURG HIGH SCHOOL PROPOSED FIELDHOUSE	66 NO MAIN STREET SMITHSBURG, MD 21783		BOARD OF EDUCATION

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OM-26-002	Ordinance Modification	Approved	06/02/2026	6/3/2026	HOPE VALLEY FARM	1055 VALLEY ROAD KNOXVILLE, MD 21758	FREDERICK SEIBERT & ASSOCIATES	SMITH CINDY ANNE WILLIAMS MARGARET ELIZABETH
OM-26-003	Ordinance Modification	In Review	06/23/2026	6/29/2026	LANDS OF DEBAUGH LOT 1	8054 MAPLEVILLE ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	DEBAUGH TED DEBAUGH AIMEE
PC-26-002	Preliminary Consultation	In Review	06/15/2026	6/18/2026	13237 GREENCASTLE PIKE	13237 GREENCASTLE PIKE HAGERSTOWN, MD 21740	LANGAN ENGINEERING & ENVIRONMENTAL SERVICES	EBY MICHAEL D EBY MARIETTA L
S-26-025	Preliminary-Final Plat	Pending	06/24/2026		THE LANDS OD DEBAUGH LOT 1	8054 MAPLEVILLE ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	DEBAUGH TED DEBAUGH AIMEE
S-26-024	Preliminary-Final Plat	In Review	06/15/2026	6/18/2026	HARPER PARK LOT 2 SUBDIVISION PLAT	13932 PARADISE CHURCH ROAD HAGERSTOWN, MD 21742	FOX & ASSOCIATES INC	HARPER PARK LLC
S-26-028	Preliminary-Final Plat	In Review	06/29/2026	7/7/2026	LANDS OF JOHN R. OLIVER CO. INC: LOT 1 & 2	19325 C LONGMEADOW ROAD C HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	OLIVER JOHN R CO INC
S-26-027	Preliminary-Final Plat	In Review	06/29/2026	7/7/2026	RE-SUBDIVISION OF COLONIAL PARK, SECTION BLOCK 8, LOT27	136 HARVARD ROAD HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	MARTIN BAILEY ZILER JOEL
PWA2026-008	PWA	Active	06/04/2026		BOWMAN HALFWAY BOULEVARD & PILOT DRIVEWAY (TRAFFIC SIGNAL)		STREET TRAFFIC STUDIES, LTD	BOWMAN GROUP LLP THE
SP-23-003.R01	Redline Revision	Approved	06/10/2026	6/10/2026	REDLINE REVISION FOR THE ADDITION OF 3 SHEDS TO THE PROPERTY.	16275 WRIGHT ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	TAYLOR FARM I LLC
SI-26-012	Simplified Plat	Revisions Required	06/17/2026	6/22/2026	ERNST SUBDIVISION		R LEE ROYER & ASSOCIATES	BAUER BETTY A E TRUSTEE SCHULTZ VERA M E TRUSTEE
SI-26-010	Simplified Plat	Approved	06/09/2026	6/11/2026	SIMPLIFIED PLAT OF SUBDIVISION OF EMMERSON, PARCELS A1, A2, & B	14122 MERCERSBURG ROAD CLEAR SPRING, MD 21722	FREDERICK SEIBERT & ASSOCIATES	SCHWARTZ LARRY SCHWARTZ ADELE C
SI-26-011	Simplified Plat	Approval Letter Issued	06/11/2026	6/15/2026	SIMPLIFIED PLAT OF SUBDIVISION FOR PARCEL A	14730 BAIN ROAD HANCOCK, MD 21750	FREDERICK SEIBERT & ASSOCIATES	KEEFER CLIFFORD K
SP-26-029	Site Plan	In Review	06/29/2026	7/7/2026	POTOMAC STORAGE	14880 COLONEL HENRY K DOUGLAS DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	
SP-26-028	Site Plan	In Review	06/15/2026	6/17/2026	GARIS SHOP SOLAR	10026 GARIS SHOP ROAD HAGERSTOWN, MD 21740	KIMLEY-HORN & ASSOCIATES INC	BAER KENDRA
SP-26-026	Site Plan	In Review	06/09/2026	6/11/2026	SHOPS AT SHARPSBURG PIKE LOT 8	10415 VIDA DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	SHARPSBURG PIKE HOLDING LLC
SP-26-027	Site Plan	In Review	06/15/2026	6/17/2026	MINOR SITE PLAN FOR FT. RITCHIE BUILDING 130, 141, 154, AND 160	14336 BANFILL AVENUE CASCADE, MD 21719	FREDERICK SEIBERT & ASSOCIATES	

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SP-26-030	Site Plan	In Review	06/29/2026	7/8/2026	CHESTERTON ACADEMY	13607 PARADISE CHURCH ROAD HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	MINANG JACOB T MINANG DYLLIS S
GP-26-009	Site Specific Grading Plan	In Review	06/11/2026	6/12/2026	COLUMBIA GAS - MEADOWOOD DRIVE	17630 MEADOWOOD DRIVE HAGERSTOWN, MD 21740		RUDOLPH JAMES F SR
GP-26-010	Site Specific Grading Plan	In Review	06/18/2026	6/22/2026	MT. AETNA WATER LINE REPLACEMENT	10221 CRYSTAL FALLS DRIVE HAGERSTOWN, MD 21740	WASH CO. DEPT OF WATER QUALITY	WASH CO COMMISSIONERS BOARD OF
SGP-26-045	Standard Grading Plan	Final Approvals	06/02/2026	6/3/2026	PATRICK LIVESAY	17034 BROADFORDING ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	LIVESAY PATRICK LIVESAY JENNIFER
SGP-26-047	Standard Grading Plan	In Review	06/11/2026	6/24/2026	ANDERSON ENTERPRISES LLC			ANDERSON ENTERPRISES LLC
SGP-26-049	Standard Grading Plan	In Review	06/17/2026	6/24/2026	ORCHARD RIDGE		FREDERICK SEIBERT & ASSOCIATES	LONGERBEAM DARIN D LONGERBEAM TRACEY D
SGP-26-046	Standard Grading Plan	Final Approvals	06/03/2026	6/3/2026	TERRY GARDNER	11103 CRYSTAL FALLS DRIVE SMITHSBURG, MD 21783		GARDNER TERRY LYNN WINFIELD COLLEEN ANNA
SGP-26-050	Standard Grading Plan	In Review	06/22/2026	6/26/2026	JENNIFER SMITH	19042 MILLER AVENUE KNOXVILLE, MD 21758		SMITH JEFFREY SMITH JENNIFER
SGP-26-052	Standard Grading Plan	Pending	06/29/2026		LUKE R. RUDOLPH AND FAYE E. RUDOLPH	10814 MAPLEVILLE ROAD HAGERSTOWN, MD 21742		RUDOLPH LUKE R RUDOLPH FAYE E
SGP-26-051	Standard Grading Plan	In Review	06/24/2026	7/1/2026	JEREMY SHANNON	13034 LITTLE ANTIETAM ROAD HAGERSTOWN, MD 21742		SHANNON JOCELYN MEAGHAN SHANNON JEREMY EDWARD
SGP-26-048	Standard Grading Plan	In Review	06/12/2026	6/22/2026	FERGUSON	11681 CEDAR RIDGE ROAD WILLIAMSPORT, MD 21795	OLIVER HOMES INC	WOLFE KAYTLIN
SWCP26-012	Stormwater Concept Plan	In Review	06/09/2026	6/11/2026	TSC BOONSBORO		DYNAMIC ENGINEERING	BOONSBORO WEST LLC
SWCP26-013	Stormwater Concept Plan	In Review	06/29/2026	7/2/2026	THE PRESERVE AT FOX GAP			PRESERVE AT FOX GAP LLC
SSWP26-035	Stormwater Standard Plan	In Review	06/03/2026	6/3/2026	TERRY GARDNER	11103 CRYSTAL FALLS DRIVE SMITHSBURG, MD 21783		GARDNER TERRY LYNN WINFIELD COLLEEN ANNA
SSWP26-041	Stormwater Standard Plan	In Review	06/24/2026	7/1/2026	JEREMY SHANNON	13034 LITTLE ANTIETAM ROAD HAGERSTOWN, MD 21742		SHANNON JOCELYN MEAGHAN SHANNON JEREMY EDWARD
SSWP26-040	Stormwater Standard Plan	In Review	06/22/2026	6/26/2026	JENNIFER SMITH	19042 MILLER AVENUE KNOXVILLE, MD 21758		SMITH JEFFREY SMITH JENNIFER
SSWP26-039	Stormwater Standard Plan	In Review	06/18/2026	6/24/2026	BROOKS HOUSE - BARN	19986 BEAVER CREEK ROAD HAGERSTOWN, MD 21740		BROOKES HOUSE INC
SSWP26-036	Stormwater Standard Plan	In Review	06/11/2026	6/24/2026	ANDERSON ENTERPRISES LLC			ANDERSON ENTERPRISES LLC
SSWP26-034	Stormwater Standard Plan	In Review	06/02/2026	6/3/2026	PATRICK LIVESAY	17034 BROADFORDING ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	LIVESAY PATRICK LIVESAY JENNIFER
SSWP26-037	Stormwater Standard Plan	In Review	06/12/2026	6/22/2026	FERGUSON	11681 CEDAR RIDGE ROAD WILLIAMSPORT, MD 21795	FREDERICK SEIBERT & ASSOCIATES	WOLFE KAYTLIN
SSWP26-038	Stormwater Standard Plan	In Review	06/16/2026	6/24/2026	ORCHARD RIDGE		FREDERICK SEIBERT & ASSOCIATES	LONGERBEAM DARIN D LONGERBEAM TRACEY D
S-26-022	Subdivision Replat	Approved	06/03/2026	6/4/2026	LANDS OF BAER REPLAT LOT 1	13230 HERMAN MYERS ROAD HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	BAER LORNE J BAER MELISSA A
TYU-26-016	Two Year Update	In Review	06/24/2026	6/25/2026	CLOVERLY PHASE 2		FOX & ASSOCIATES INC	CLOVERLY HILL LLC

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TYU-26-015	Two Year Update	In Review	06/08/2026	6/12/2026	FAHRNEY KEEDY MEMORIAL HOME PHOTOVOLTAIC SYSTEM	8507 MAPLEVILLE ROAD BOONSBORO, MD 21713	WILLIAM LOU	FAHRNEY KEEDY MEMORIAL HOME INC.
TYU-26-017	Two Year Update	In Review	06/25/2026	7/2/2026	CROSSPOINT RESIDENTIAL - TOWNES AT ROCKSPRING	SOUTH OF HICKORY SCHOOL RD & SOUTH OF COLE RD	FOX & ASSOCIATES INC	HEKBEL LLC
GPT-26-032	Type 2 Grading Plan	In Review	06/29/2026	7/10/2026	ROSEHILL MANOR 19720 OLEANDER COURT LOT 13 & 14	19720 OLEANDER COURT HAGERSTOWN, MD 21742	DAN RYAN BUILDERS INC	DAN RYAN BUILDERS MID ATLANTIC INC
GPT-26-030	Type 2 Grading Plan	Approved	06/09/2026	6/11/2026	ROSEHILL MANOR LOTS 11 & 12	19714 OLEANDER COURT HAGERSTOWN, MD 21742	FOX & ASSOCIATES INC	DAN RYAN BUILDERS MID ATLANTIC INC
GPT-26-034	Type 2 Grading Plan	In Review	06/30/2026	7/14/2026	ELMWOOD FARM LOT 159 (MODEL HOME)		FOX & ASSOCIATES INC	
GPT-26-031	Type 2 Grading Plan	In Review	06/16/2026	6/22/2026	LOT 97 GRADING PLAN REVISION	13347 SNAPDRAGON WAY HAGERSTOWN, MD 21742	DAN RYAN BUILDERS INC	DAN RYAN BUILDERS MID ATLANTIC INC
GPT-26-029	Type 2 Grading Plan	Approved	06/08/2026	6/11/2026	FLETCHERS GROVE. 13 EVERETT DR. LOT 27	13 EVERETT DRIVE BOONSBORO, MD 21713	RICHMOND AMERICAN HOMES OF MARYLAND, INC	RICHMOND AMERICAN HOMES OF MARYLAN

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Permits Reviews							
Record #	**Type**	**Status**	**Opened Date**	**Title**	**Location**	**Consultant**	**Owner**
2026-02302	Entrance Permit	Approved	06/03/2026	SEMI-DETACHED HOME	S-24-034 13332 SNAPDRAGON WAY, LOT 76		DAN RYAN BUILDERS MID ATLANTIC INC
2026-02434	Entrance Permit	Approved	06/10/2026	GARAGE-CARPORT	LOR 19452 GARRETTS MILL ROAD, LOT 2		OLSON BRITTON OLSON JULIA MAEGAN
2026-02698	Entrance Permit	In Progress	06/29/2026	STICK BUILT HOME	S-20-013 19722 OLEANDER COURT, LOT 14		DAN RYAN BUILDERS MID ATLANTIC INC
2026-02618	Entrance Permit	In Progress	06/24/2026	STICK BUILT HOME	S-25-014 HIPPITY HOP COURT		
2026-02318	Entrance Permit	In Progress	06/04/2026	STICK BUILT HOME	PSP-12-005 13226 ONYX DRIVE, LOT 175		EMERALD POINTE INC
2026-02294	Entrance Permit	Approved	06/03/2026	SEMI-DETACHED HOME	S-24-034 13330 SNAPDRAGON WAY, LOT 75		DAN RYAN BUILDERS MID ATLANTIC INC
2026-02274	Entrance Permit	In Progress	06/02/2026	STICK BUILT HOME	LOR 19804 TOMS ROAD, LOT 3	SL KOONTZ CONTRACTORS, LLC	ROBERTSON KELLY LYNN BIDLE BLANE BRADLEY
2026-02420	Entrance Permit	Approved	06/10/2026	SEMI-DETACHED HOME	S-20-013 19716 OLEANDER COURT, LOT 12		DAN RYAN BUILDERS MID ATLANTIC INC
2026-02418	Entrance Permit	Approved	06/10/2026	SEMI-DETACHED HOME	S-20-013 19714 OLEANDER COURT, LOT 11		DAN RYAN BUILDERS MID ATLANTIC INC
2026-02616	Entrance Permit	In Progress	06/24/2026	STICK BUILT HOME	S-20-013 19720 OLEANDER COURT, LOT 13		DAN RYAN BUILDERS MID ATLANTIC INC
2026-02268	Entrance Permit	Approved	06/02/2026	FOREST HARVEST	LOR 3214 WESTERN PIKE		CUCINA HOPE S CUCINA HOWARD R
2026-02467	Entrance Permit	In Progress	06/12/2026	STICK BUILT HOME	S-24-006 11681 CEDAR RIDGE ROAD, LOT 2	OLIVER HOMES INC	WOLFE KAYTLIN
2026-02622	Entrance Permit	In Progress	06/24/2026	STICK BUILT HOME	ORCHARD RIDGE ROAD		LONGERBEAM DARIN D LONGERBEAM TRACEY D
2026-02500	Entrance Permit	Review	06/16/2026	COMMERCIAL	SP-26-021 16516 HUNTERS GREEN PARKWAY		16503 HUNTERS GREEN LLC
2026-02675	Entrance Permit	Review	06/28/2026	STICK BUILT HOME	LOR 17410 GAY STREET		BJC LLC
2026-02251	Floodplain Permit	Approved	06/01/2026	FLOODPLAIN	SP-25-009 458 ANTIETAM DRIVE		WASH CO COMMISSIONERS BOARD OF
2026-02619	Grading Permit	In Progress	06/24/2026	ELMWOOD FARM LOT 159 GRADING PERMIT	S-25-014 HIPPITY HOP COURT		
2026-02354	Grading Permit	In Progress	06/05/2026	RETAINING WALL	LOR 11103 CRYSTAL FALLS DRIVE		GARDNER TERRY LYNN WINFIELD COLLEEN ANNA
2026-02428	Grading Permit	In Progress	06/10/2026		0 ORCHARD		LONGERBEAM DARIN D LONGERBEAM TRACEY D
2026-02298	Grading Permit	Approved	06/03/2026	ROSEHILL MANOR LOTS 75 & 76	S-24-034 13330 SNAPDRAGON WAY, LOT 75 & 76		DAN RYAN BUILDERS MID ATLANTIC INC
2026-02361	Grading Permit	Approved	06/08/2026	CELL TOWER	SP-25-029 3413 ROHRERSVILLE ROAD		FIRE CO BOONSBORO FIRST HOSE
2026-02291	Grading Permit	In Progress	06/03/2026	STICK BUILT HOME	LOR 11351 CRYSTAL FALLS DRIVE		FOLLETT JOHN A FOLLETT VICKI A
2026-02319	Grading Permit	In Progress	06/04/2026	STICK BUILT HOME	PSP-12-005 13226 ONYX DRIVE, LOT 175		EMERALD POINTE INC
2026-02607	Grading Permit	In Progress	06/24/2026	ROSEHILL MANOR 19720 OLEANDER COURT LOT 13	S-20-013 19720 OLEANDER COURT, LOT 13		DAN RYAN BUILDERS MID ATLANTIC INC
2026-02438	Grading Permit	In Progress	06/11/2026	COMMERCIAL	SP-16-014.R04 19404 EMERALD SQUARE, BUILDING 2, LOT A	PAUL CRAMPTON CONTRACTORS INC	EMERALD POINTE INC

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2026-02275	Grading Permit	In Progress	06/02/2026	STICK BUILT HOME	LOR 19804 TOMS ROAD, LOT 3	SL KOONTZ CONTRACTORS, LLC	ROBERTSON KELLY LYNN BIDLE BLANE BRADLEY
2026-02650	Grading Permit	In Progress	06/25/2026	STICK BUILT HOME	LOR 19042 MILLER AVENUE	OLIVER HOMES INC	SMITH JEFFREY SMITH JENNIFER
2026-02386	Grading Permit	In Progress	06/09/2026	GARAGE-CARPORT	SI-08-010 13830 LEISHEAR COURT		
2026-02373	Grading Permit	Approved	06/08/2026	FLETCHERS GROVE. 13 EVERETT DR. LOT 27	TWN-25-008 13 EVERETT DRIVE, LOT 27		RICHMOND AMERICAN HOMES OF MARYLAN
2026-02468	Grading Permit	In Progress	06/12/2026	STICK BUILT HOME	S-24-006 11681 CEDAR RIDGE ROAD, LOT 2	OLIVER HOMES INC	WOLFE KAYTLIN
2026-02443	Grading Permit	In Progress	06/11/2026	INDUSTRIAL	SP-24-004 20304 YOURTEE ROAD		BRUNSWICK MAYOR & COUNCIL
2026-02415	Grading Permit	Approved	06/10/2026	ROSEHILL MANOR LOTS 11 & 12	S-20-013 19714 OLEANDER COURT, LOT 11 & 19716 OLEANDER COURT, LOT 12		DAN RYAN BUILDERS MID ATLANTIC INC
2026-02565	Grading Permit	Review	06/22/2026	KEN HILL	S-26-021 DARGAN SCHOOL ROAD, LOT 1		HILL KENNETH RICHTER MONICA LENA
2026-02451	Grading Permit	Review	06/11/2026	MEADOWOOD DRIVE	S-71-002 17630 MEADOWOOD DRIVE		RUDOLPH JAMES F SR
2026-02269	Non-Residential Ag Certificate	Review	06/02/2026	FARM BUILDING	S-25-018 19986 BEAVER CREEK ROAD, LOT 1		BROOKES HOUSE INC
2026-02327	Non-Residential New Construction Permit	Approved	06/04/2026	CELL TOWER	SP-25-029 3413 ROHRERSVILLE ROAD		FIRE CO BOONSBORO FIRST HOSE
2026-02383	Non-Residential New Construction Permit	Review	06/08/2026	COMMERCIAL	SP-16-014.R04 19404 EMERALD SQUARE, BUILDING 2, LOT A	PAUL CRAMPTON CONTRACTORS INC	EMERALD POINTE INC
2026-02326	Non-Residential New Construction Permit	Revisions Required	06/04/2026	COMMERCIAL	SP-24-004 20304 YOURTEE ROAD		BRUNSWICK MAYOR & COUNCIL
2026-00590.R01	Revision	Review	06/03/2026	SEMI-DETACHED HOME	S-24-034 13347 SNAPDRAGON WAY, LOT 97	DAN RYAN BUILDERS INC	DAN RYAN BUILDERS MID ATLANTIC INC
2026-02575	Utility Permit	Review	06/22/2026	COMCAST	13220 GLENDALE DRIVE - BLOCK 5, LOT 4	COMCAST	GREEN MICHAEL GREEN KRISTEN J
2026-02615	Utility Permit	Review	06/24/2026	CITY OF HAGERSTOWN UTILITIES	12325 RICHWOOD DRIVE - LOT 130	CITY OF HAGERSTOWN (WATER DEPT)	GANDY JONATHAN D GANDY DANIELLE M
2026-02613	Utility Permit	Review	06/24/2026	CITY OF HAGERSTOWN UTILITIES	55 HARVARD ROAD - BLOCK 11, LOT 15	CITY OF HAGERSTOWN (WATER DEPT)	ARMSTRONG TIMOTHY S
2026-02572	Utility Permit	Review	06/22/2026	COMCAST	19107 CHERRY TREE DRIVE - LOT 17	COMCAST	MCGRAW FRANK T MCGRAW ELINOR V
2026-02574	Utility Permit	Review	06/22/2026	COMCAST	18815 FOUNTAIN TERRACE - LOT 4	COMCAST	WILLEY VICTORIA M
2026-02576	Utility Permit	Review	06/22/2026	COMCAST	13407 KEENER ROAD - LOT 29	COMCAST	GALVAN URIEL GALVAN ANGELA
2026-02505	Utility Permit	Review	06/16/2026		10900 EMPIRE DRIVE	HUNTZBERRY BROTHERS	KREYKENBOHM HELEN Z
2026-02509	Utility Permit	Review	06/16/2026		10900 EMPIRE DRIVE	HUNTZBERRY BROTHERS	KREYKENBOHM HELEN Z
2026-02573	Utility Permit	Review	06/22/2026	COMCAST	13220 FAIRFAX ROAD - BLOCK 1, LOT 18	COMCAST	WALTERSDORF JOHN G
2026-02594	Utility Permit	Review	06/23/2026	ANTIETAM BROADBAND	13030 UNGER ROAD - LOT 2	ANTIETAM CABLE TELEVISION INC	MCNAIRN M TODD
2026-02610	Utility Permit	Review	06/24/2026	CITY OF HAGERSTOWN UTILITIES	17113 REEDY PARKWAY	CITY OF HAGERSTOWN (WATER DEPT)	SNOW PATRICIA
2026-02643	Utility Permit	Review	06/25/2026		10314 PARTNERSHIP COURT - LOT 1A	SHENTEL COMMUNICATION LLC	SKYLER LLC
2026-02566	Utility Permit	Review	06/22/2026	COMCAST	13610 MAUGANSVILLE ROAD	COMCAST	MARTINELLI LISA
2026-02369	Utility Permit	Review	06/08/2026	COMCAST	5841 RED HILL ROAD	COMCAST	CUNNINGHAM SUSAN CP
2026-02611	Utility Permit	Review	06/24/2026	CITY OF HAGERSTOWN UTILITIES	12845 RESH ROAD	CITY OF HAGERSTOWN (WATER DEPT)	MCCREARY MATTHEW J MCCREARY MELISSA E
2026-02569	Utility Permit	Review	06/22/2026	COMCAST	13516 CHERRY TREE CIRCLE - LOT 59	COMCAST	HUBER STEVEN RAY

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Record #	**Type**	**Status**	**Opened Date**	**Title**	**Location**	**Consultant**	**Owner**
2026-02648	Utility Permit	Review	06/25/2026	ANTIETAM BROADBAND	19818 TOMS ROAD - LOT 5	ANTIETAM CABLE TELEVISION INC	MCMELLEN ANTHONY J
2026-02568	Utility Permit	Review	06/22/2026	COMCAST	13208 BRIARCLIFF DRIVE - BLOCK 1 LOT 3	COMCAST	WALLA CALEB K WALLA STEFANIE M
2026-02577	Utility Permit	Review	06/22/2026	COMCAST	13316 CANTERBURY DRIVE - BLOCK 6, LOT 10 11	COMCAST	SHEROL L CLARKE REVOCABLE TRUST CLARKE SHEROL L TRUSTEE

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	Type	Total
LandDev Total by Group: 64	Final Plat	2
	Forest Conservation Plan	2
	Forest Stand Delineation	4
	IMA	9
	Improvement Plan	1
	Ordinance Modification	2
	Preliminary Consultation	1
	Preliminary-Final Plat	4
	PWA	1
	Redline Revision	1
	Simplified Plat	3
	Site Plan	5
	Site Specific Grading Plan	2
	Standard Grading Plan	8
	Stormwater Concept Plan	2
	Stormwater Standard Plan	8
	Subdivision Replat	1
	Two Year Update	3
	Type 2 Grading Plan	5
Permits Total by Group: 58	Entrance Permit	15
	Floodplain Permit	1
	Grading Permit	18
	Non-Residential Ag Certificate	1
	Non-Residential New Construction Permit	3
	Revision	1
	Utility Permit	19
Total		122

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Land Development Reviews								
Record #	**Type**	**Status**	**Opened Date**	**Accepted Date**	**Title**	**Location**	**Consultant**	**Owner**
S-26-031	Final Plat	Pending	07/16/2026		FINAL PLAT ROSEHILL MANOR PHASE 4B			DRB Group Mid-Atlantic, LLC
FP-26-005	Forest Conservation Plan	In Review	07/17/2026	7/17/2026	TOWNES AT ROCKSPRING OVERALL FOREST CONSERVATION PLAN		FOX & ASSOCIATES INC	HEKBEL LLC
FS-26-018	Forest Stand Delineation	Revisions Required	07/02/2026	7/7/2026	FSD OF LAND FOR CLYDE AND JANELLE STOTLER		APEX LAND SOLUTIONS LLC	J D STOTLER ENTERPRISES LLC
FS-26-020	Forest Stand Delineation	Approved	07/09/2026	7/10/2026	MAYER PROPERTY FSD	19533 PORTERSTOWN ROAD KEEDYSVILLE, MD 21756	FOX & ASSOCIATES INC	MAYER JOYCE C ETAL MAYER DANIEL C
FS-26-022	Forest Stand Delineation	Approved	07/27/2026	7/29/2026	HOPWOOD PROPERTY FSD	BROWN ROAD	FOX & ASSOCIATES INC	HOPWOOD WILLIAM HOPWOOD JAYNE
FS-26-021	Forest Stand Delineation	Approved	07/09/2026	7/10/2026	FOREST STAND DELINEATION FOR ROBIN SMITH	5429 RED HILL ROAD KEEDYSVILLE, MD 21756	FREDERICK SEIBERT & ASSOCIATES	SMITH ROBIN D
FS-26-019	Forest Stand Delineation	In Review	07/02/2026	7/7/2026	FOREST STAND DELINEATION FOR WASHINGTON COUNTY REGIONAL PARK	20025 MOUNT AETNA ROAD HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	BOARD OF COUNTY COMMISSIONERS OF W
SIM26-034	IMA	Requested	07/17/2026		19447 GARRETTS MILL ROAD KN	19447 GARRETTS MILL ROAD KNOXVILLE, MD 21758	FREDERICK SEIBERT & ASSOCIATES	UNGER TOBIAS J
SIM26-033	IMA	Active	07/10/2026		THE VILLAGE AT VALENTIA RIDGE PHASE 1	18700 FIERY SIDING DRIVE HAGERSTOWN, MD 21740	APEX LAND SOLUTIONS LLC	VALENTIA LAND DEVELOPMENT LLC
SIM26-036	IMA	Active	07/29/2026		TOWNES AT ROCKSPRING	17100 PINE GROVE WAY HAGERSTOWN, MD 21740	FOX & ASSOCIATES INC	HEKBEL LLC
SIM26-032	IMA	Active	07/07/2026		BRIDGESTONE HAGERSTOWN	13324 PENNSYLVANIA AVENUE HAGERSTOWN, MD 21742	KIMLEY-HORN & ASSOCIATES INC	HAGERSTOWN KITCHEN INC
SIM26-035	IMA	Active	07/21/2026		11351 CRYSTAL FALLS DRIVE SM	11351 CRYSTAL FALLS DRIVE SMITHSBURG, MD 21783	FREDERICK SEIBERT & ASSOCIATES	FOLLETT JOHN A FOLLETT VICKI A
S-26-030	Preliminary-Final Plat	In Review	07/16/2026	7/16/2026	LOT 1 LANDS OF ROBIN SMITH	5429 RED HILL ROAD KEEDYSVILLE, MD 21756	FREDERICK SEIBERT & ASSOCIATES	SMITH ROBIN D
S-26-029	Preliminary-Final Plat	In Review	07/08/2026	7/10/2026	LANDS OF CRAWFORD: LOT 4, PARCEL B&C	13240 TRIPLE CROWN LANE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	CRAWFORD DOROTHY A
PWA2026-009	PWA	Active	07/10/2026		THE VILLAGE AT VALENTIA RIDGE PHASE 1	18700 FIERY SIDING DRIVE HAGERSTOWN, MD 21740	APEX LAND SOLUTIONS LLC	VALENTIA LAND DEVELOPMENT LLC
PWA2026-010	PWA	Active	07/31/2026		TOWNES AT ROCKSPRING - PINE GROVE WAY	17100 PINE GROVE WAY HAGERSTOWN, MD 21740	FOX & ASSOCIATES INC	HEKBEL LLC
SI-26-013	Simplified Plat	In Review	07/16/2026	7/29/2026	LANDS OF PENDERGRAFT & EDER/EHRHARDT PARCELS A AND B	946 HOFFMASTER ROAD KNOXVILLE, MD 21758	FREDERICK SEIBERT & ASSOCIATES	WEAVER JESSE MARION L/E WEAVER MARIAN KAY L/E

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Land Development Reviews								
Record #	**Type**	**Status**	**Opened Date**	**Accepted Date**	**Title**	**Location**	**Consultant**	**Owner**
SP-26-032	Site Plan	In Review	07/07/2026	7/9/2026	COMBINED STORMWATER CONCEPT PLAN AND MINOR SITE PLAN FOR CONSERVIT INC. EMPLOYEE BUILDING	18656 LESLIE DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	CONSERVIT INC C/O BRET WALLOSTON
SP-26-036	Site Plan	In Review	07/20/2026	7/29/2026	AUTO SPA EXPRESS - DUAL HIGHWAY	1350 DUAL HIGHWA HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	1350 DUAL LLC
SP-26-034	Site Plan	In Review	07/10/2026	7/14/2026	GATEWAY BUSINESS PARK - LOT 6		FREDERICK SEIBERT & ASSOCIATES	WASHCO ARNETT FARM LLC
SP-26-039	Site Plan	In Review	07/31/2026	8/3/2026	ROSEWOOD COMMONS, ROSEWOOD PUD LOT 11, SUITE 203 CHANGE OF USE SITE PLAN	11205 JOHN F KENNEDY DRIVE, SUITE# 203 HAGERSTOWN, MD 21742	FOX & ASSOCIATES INC	ROSEWOOD COMMONS LLC
SP-26-037	Site Plan	In Review	07/22/2026	8/3/2026	SITE PLAN FOR FIX AND GO TRUCK REPAIR NURSERY ROAD	16925 BENTWOOD DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	AKHMEDOV IZMIR A ET AL AKHMEDOV AKHMAD
SP-26-038	Site Plan	In Review	07/31/2026	8/3/2026	HANG 10- COLONEL H.K. DOUGLAS DRIVE	18565 CHAMPS CROSSING DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	BOWMAN 2000 LLC
SP-26-031	Site Plan	In Review	07/07/2026	7/9/2026	COMBINED STORMWATER CONCEPT AND SITE PLAN FOR FT. RITCHIE BUILDING 603	14312 LAKE ROYER DRIVE CASCADE, MD 21719	FREDERICK SEIBERT & ASSOCIATES	
SP-26-033	Site Plan	In Review	07/09/2026	7/10/2026	WHOLESALE MILLWORK	16618 HUNTERS GREEN PARKWA HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	WHOLESALE MILLWORK PROPERTY HOLDIN
GP-26-012	Site Specific Grading Plan	Pending	07/09/2026		MAYER RESIDENCE	19533 PORTERSTOWN ROAD KEEDYSVILLE, MD 21756		MAYER JOYCE C ETAL MAYER DANIEL C
GP-26-013	Site Specific Grading Plan	In Review	07/14/2026	7/15/2026	TRANSFER STATION UPGRADES	13125 BIKLE ROAD SMITHSBURG, MD 21783	WASH CO. DEPT OF WATER QUALITY	WASH CO COMMISSIONERS
GP-26-011	Site Specific Grading Plan	In Review	07/01/2026	7/2/2026	ERIC STUCKEY			STUCKEY ERIC G STUCKEY KELLY S
SGP-26-060	Standard Grading Plan	In Review	07/28/2026	8/6/2026	ZOLLO	9529 CHILDACREST DRIVE BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	HERHOLD RYAN CARL HANSON KIMBERLY DENISE
SGP-26-058	Standard Grading Plan	In Review	07/22/2026	7/24/2026	LOTS 3A AND 3B DANIEL H. STALEY AND NANCY J. STALEY	10912 DECKER AVENUE HAGERSTOWN, MD 21740		DOWNEY RICHMOND LEE
SGP-26-055	Standard Grading Plan	In Review	07/15/2026	7/21/2026	STOUFFER AVE LOT 14			GLENIX HOMES LLC
SGP-26-057	Standard Grading Plan	In Review	07/21/2026	8/6/2026	JAMES GRADING	15225 NATIONAL PIKE HAGERSTOWN, MD 21740		BUNKER JOHN J BUNKER LAILA S
SGP-26-053	Standard Grading Plan	In Review	07/02/2026	7/9/2026	LAPPANS ESTATES LOT 18	8403 COUNTRY HOME LANE BOONSBORO, MD 21713	GAUSS R F & ASSOCIATES INC	PDR HOMES LLC
SWCP26-015	Stormwater Concept Plan	In Review	07/29/2026	8/4/2026	WAGAMAN ROAD SOLAR PROJECT	18811 WAGAMAN ROAD HAGERSTOWN, MD 21740	ARM GROUP	SHANK RALPH W JR SHANK TERESA ANN TRIMMER

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Land Development Reviews								
Record #	**Type**	**Status**	**Opened Date**	**Accepted Date**	**Title**	**Location**	**Consultant**	**Owner**
SWCP26-014	Stormwater Concept Plan	In Review	07/23/2026	7/28/2026	ARCOLA TOWERS WHITEHALL	10944 WHITE HALL ROAD SMITHSBURG, MD 21783	NETWORK BUILDING & CONSULTING LLC	MILLER JAMES H MILLER ELAINE K
SWCP26-016	Stormwater Concept Plan	In Review	07/31/2026	8/4/2026	R+L CARRIERS TERMINAL EXPANSION	12037 GREENCASTLE PIKE HAGERSTOWN, MD 21740	MATTHEW SENENMAN	R L R INVESTMENTS LLC
SSWP26-047	Stormwater Standard Plan	In Review	07/23/2026	7/24/2026	LOTS 3A AND 3B DANIEL H. STALEY AND NANCY J. STALEY	10912 DECKER AVENUE HAGERSTOWN, MD 21740	TRIAD ENGINEERING	DOWNEY RICHMOND LEE
SSWP26-046	Stormwater Standard Plan	In Review	07/21/2026	8/6/2026	LUKE R. RUDOLPH AND FAYE E. RUDOLPH - AG BUILDING	10814 MAPLEVILLE ROAD HAGERSTOWN, MD 21742	TRIAD ENGINEERING	RUDOLPH LUKE R RUDOLPH FAYE E
SSWP26-043	Stormwater Standard Plan	In Review	07/15/2026	7/21/2026	STOUFFER AVE LOT 14			GLENIX HOMES LLC
SSWP26-042	Stormwater Standard Plan	In Review	07/07/2026	7/9/2026	LAPPANS ESTATES LOT 18	8403 COUNTRY HOME LANE BOONSBORO, MD 21713	GAUSS R F & ASSOCIATES INC	PDR HOMES LLC
SSWP26-044	Stormwater Standard Plan	Pending Payment	07/17/2026		VEMURI			VEMURI SRINIVASA BABU VEMURI BROOKE MARIE
SSWP26-045	Stormwater Standard Plan	In Review	07/21/2026	8/6/2026	JAMES STORMWATER	15225 NATIONAL PIKE HAGERSTOWN, MD 21740		BUNKER JOHN J BUNKER LAILA S
TYU-26-019	Two Year Update	In Review	07/14/2026	7/21/2026	EMERALD POINTE PUD - PHASE 4 - SECTIONS 2-6	EAST SIDE OF MARSH PIKE	FOX & ASSOCIATES INC	EMERALD POINTE INC C/O PAUL N CRAMPTON JR 222 E OAK RIDGE DRIVE STE 100
TYU-26-018	Two Year Update	In Review	07/01/2026	7/2/2026	SOUTH POINTE PUD CONDOMINIUMS	EASTSIDE OF GRAND OAK DRIVE & PEPPERCORN DR IN SOUTH POINTE PUD	FOX & ASSOCIATES INC	CRAMPTON PAUL LLC
GPT-26-035	Type 2 Grading Plan	In Review	07/20/2026	7/23/2026	REGENT PARK LOT 15	20110 REGENT CIRCLE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	LAH CARRIAGE FORD LLC
GPT-26-036	Type 2 Grading Plan	In Review	07/28/2026	8/6/2026	REGENT PARK LOT 10	20130 REGENT CIRCLE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	LAH CARRIAGE FORD LLC

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Permits Reviews							
Record #	**Type**	**Status**	**Opened Date**	**Title**	**Location**	**Consultant**	**Owner**
2026-03191	Entrance Permit	In Progress	07/28/2026	STICK BUILT HOME	S-08-022 20130 REGENT CIRCLE, LOT 10		LAH CARRIAGE FORD LLC
2026-03030	Entrance Permit	In Progress	07/17/2026	STICK BUILT HOME	S-24-042 18947 JULIET PLACE, LOT 144		NVR INC 5265 WESTVIEW DR
2026-03019	Entrance Permit	In Progress	07/17/2026	STICK BUILT HOME	S-20-013 19722 OLEANDER COURT, LOT 14		DAN RYAN BUILDERS MID ATLANTIC INC
2026-03026	Entrance Permit	In Progress	07/17/2026	STICK BUILT HOME	S-24-042 18938 JULIET PLACE, LOT 142		NVR INC 5265 WESTVIEW DR
2026-02984	Entrance Permit	In Progress	07/15/2026	STICK BUILT HOME	S-24-042 19030 AMESBURY ROAD, LOT 133		
2026-02763	Entrance Permit	In Progress	07/01/2026	STICK BUILT HOME	S-99-067 8403 COUNTRY HOME LANE, LOT 18		PDR HOMES LLC
2026-03096	Entrance Permit	Review	07/21/2026	ADDITION/ALTERATIONS	18631 WAGAMAN ROAD HAGERSTOWN, MD 21740		ELLIOTT HARRY J ELLIOTT HEIDI L
2026-02868	Entrance Permit	Review	07/09/2026	FOREST HARVEST	SNYDERS LANDING LANE	PARKTON WOODLAND SERVICES	MORGAN BONNARD J MORGAN PEGGY R
2026-02747	Entrance Permit	Approved	07/01/2026	FOREST HARVEST	CHESTNUT GROVE ROAD		PEACHEY AQUILLAS O PEACHEY BARBARA A
2026-03237	Entrance Permit	Review	07/30/2026	MODULAR HOME	SI-03-039 6458 ZITTLESTOWN ROAD		DALY SEAN
2026-02979	Entrance Permit	In Progress	07/15/2026	STICK BUILT HOME	S-24-042 19028 AMESBURY ROAD, LOT 132		NVR INC 5265 WESTVIEW DR
2026-02790	Entrance Permit	In Progress	07/02/2026	STICK BUILT HOME	S-15-028 17030 BAKERSVILLE ROAD, LOT 6	JOHN R SMITH	
2026-03008	Entrance Permit	In Progress	07/17/2026	STICK BUILT HOME	S-08-022 20110 REGENT CIRCLE, LOT 15		LAH CARRIAGE FORD LLC
2026-02887	Entrance Permit	In Progress	07/10/2026	STICK BUILT HOME	LOR MOUNTAIN LAUREL ROAD	S.A.E. CONSTRUCTION LLC	ANDERSON ENTERPRISES LLC
2026-02975	Entrance Permit	In Progress	07/15/2026	STICK BUILT HOME	S-24-042 19024 AMESBURY ROAD, LOT 131		NVR INC 5265 WESTVIEW DR
2026-02867	Entrance Permit	Pending	07/09/2026		SNYDERS LANDING LANE	PARKTON WOODLAND SERVICES	MORGAN BONNARD J MORGAN PEGGY R
2026-02866	Entrance Permit	Review	07/09/2026	FOREST HARVEST	SNYDERS LANDING ROAD	PARKTON WOODLAND SERVICES	MORGAN BONNARD J
2026-03230	Entrance Permit	In Progress	07/30/2026	STICK BUILT HOME	S-05-097 9529 CHILDCREST DRIVE, LOT 3	GROSSNICKLE CONSTRUCTION LLC	Chris Zollo Nancy Zollo
2026-03092	Floodplain Permit	Review	07/21/2026	FLOODPLAIN	128 EAST MAIN STREET		DIENER MICHAEL
2026-03169	Floodplain Permit	Approved	07/27/2026	FLOODPLAIN	SP-26-018 20300 LANDIS ROAD		BOARD OF COUNTY COMMISSIONERS OF W
2026-02898	Floodplain Permit	Review	07/10/2026	FLOODPLAIN	S-88-25 13125 HEPPLEWHITE CIRCLE, LOT 26		TRUMPOWER RONNI LEIGH SHANK JASON WAYNE
2026-02816	Floodplain Permit	Approved	07/07/2026	FLOODPLAIN	LOR 6723 BOWIE ROAD		FISHER CLARA C
2026-02760	Grading Permit	In Progress	07/01/2026	COUNTY HOME LANE - GRADING	S-99-067 8403 COUNTRY HOME LANE, LOT 18		PDR HOMES LLC
2026-03013	Grading Permit	In Progress	07/17/2026	TROVINGER MILLS LOT 15	S-08-022 20110 REGENT CIRCLE, LOT 15		LAH CARRIAGE FORD LLC
2026-02879	Grading Permit	In Progress	07/09/2026	COMMERCIAL	SP-26-032 18656 LESLIE DRIVE		CONSERVIT INC C/O BRET WALLOSTON
2026-02985	Grading Permit	In Progress	07/15/2026	PARADISE HEIGHTS LOT 133 GRADING	S-24-042 19030 AMESBURY ROAD, LOT 133		
2026-03194	Grading Permit	In Progress	07/28/2026	TROVINGER MILLS LOT 10	S-08-022 20130 REGENT CIRCLE, LOT 10		LAH CARRIAGE FORD LLC

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Permits Reviews							
Record #	**Type**	**Status**	**Opened Date**	**Title**	**Location**	**Consultant**	**Owner**
2026-02980	Grading Permit	In Progress	07/15/2026	PARADISE HEIGHTS LOT 132 GRADING	S-24-042 19028 AMESBURY ROAD, LOT 132		NVR INC 5265 WESTVIEW DR
2026-02789	Grading Permit	In Progress	07/02/2026	STICK BUILT HOME	S-15-028 17030 BAKERSVILLE ROAD, LOT 6		
2026-02976	Grading Permit	In Progress	07/15/2026	PARADISE HEIGHTS LOT 131 GRADING	S-24-042 19024 AMESBURY ROAD, LOT 131		NVR INC 5265 WESTVIEW DR
2026-03031	Grading Permit	In Progress	07/17/2026	PARADISE HEIGHTS LOT 144 GRADING	S-24-042 18947 JULIET PLACE, LOT 144		NVR INC 5265 WESTVIEW DR
2026-02888	Grading Permit	In Progress	07/10/2026	STICK BUILT HOME	LOR MOUNTAIN LAUREL ROAD	S.A.E. CONSTRUCTION LLC	ANDERSON ENTERPRISES LLC
2026-03084	Grading Permit	In Progress	07/21/2026	JAMES GRADING	S-26-008 15229 NATIONAL PIKE, LOT 2		BUNKER JOHN J BUNKER LAILA S
2026-03231	Grading Permit	In Progress	07/30/2026	STICK BUILT HOME	S-05-097 9529 CHILDCREST DRIVE, LOT 3	GROSSNICKLE CONSTRUCTION LLC	Chris Zollo Nancy Zollo
2026-03027	Grading Permit	In Progress	07/17/2026	PARADISE HEIGHTS LOT 142 GRADING	S-24-042 18938 JULIET PLACE, LOT 142		NVR INC 5265 WESTVIEW DR
2026-03252	Grading Permit	In Progress	07/31/2026		10 STOUFFER AVENUE, LOT 14	GLENIX HOMES, LLC	GLENIX HOMES LLC
2026-03162	Grading Permit	Review	07/27/2026	HOME 2 SUITES - SOUTH HAGERSTOWN	PSP-25-003 18565 CHAMPS CROSSING DRIVE, LOT 4		BOWMAN 2000 LLC
2026-02997	Grading Permit	Review	07/16/2026	TAYLOR FARM LOT 3	SP-23-003 16275 WRIGHT ROAD, LOT 3		TAYLOR FARM II LLC
2026-03024	Grading Permit	Review	07/17/2026	CARL ROMERO	TWN-26-001 TIGER WAY & CHASE SIX BOULEVARD		BOONSBORO WEST 8486 LLC
2026-03189	Utility Permit	Review	07/28/2026	COLUMBIA GAS	17802 RED OAK DRIVE - BLOCK 3, LOT 8		RAMIREZ LUIS A MENENDEZ ESTEBANA BARERRA
2026-02908	Utility Permit	Review	07/13/2026	FIRSTENERGY	14937 WARFORDSBURG ROAD		
2026-03192	Utility Permit	Approved	07/28/2026	COLUMBIA GAS	11013 COFFMAN AVENUE - LOT 44 UNIT B		MASSEY JOHN H MASSEY JAMES A JR
2026-03108	Utility Permit	Review	07/22/2026	COMCAST	350 DAYCOTAH AVENUE - LOT 102	COMCAST	THOMPSON KAREN N
2026-02996	Utility Permit	Approved	07/16/2026	POTOMAC EDISON	15719 SHINHAM ROAD - LOT 7		FATH TYLER FATH KATHLEEN
2026-03190	Utility Permit	Approved	07/28/2026	POTOMAC EDISON	1423 OAKMONT DRIVE		TNT PROPERTIES OAKMONT LLC
2026-02994	Utility Permit	Approved	07/16/2026	POTOMAC EDISON	11719 ASHTON ROAD - LOT 7		MILLER JOSEPH RAYMOND ETAL MILLER V
2026-03039	Utility Permit	Review	07/20/2026	COMCAST	45 WEST OAK RIDGE DRIVE - LOT 2	COMCAST	NEWCOLD READING LLC
2026-03204	Utility Permit	Approved	07/28/2026	CITY OF HAGERSTOWN UTILITIES	11217 EASTWOOD DRIVE - LOT 73	CITY OF HAGERSTOWN (WATER DEPT)	KAUFFMAN DALE E & KAUFFMAN MELISSA
2026-03197	Utility Permit	Approved	07/28/2026	COLUMBIA GAS	17822 WOODVALE COURT - LOT W12		MORTON JAMES E MORTON KELLIE M

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	Type	Total
LandDev Total by Group: 46	**Final Plat**	1
	Forest Conservation Plan	1
	Forest Stand Delineation	5
	IMA	5
	Preliminary-Final Plat	2
	PWA	2
	Simplified Plat	1
	Site Plan	8
	Site Specific Grading Plan	3
	Standard Grading Plan	5
	Stormwater Concept Plan	3
	Stormwater Standard Plan	6
	Two Year Update	2
	Type 2 Grading Plan	2
Permits Total by Group: 49	**Entrance Permit**	18
	Floodplain Permit	4
	Grading Permit	17
	Utility Permit	10
Total		**95**