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

AGENDA
WASHINGTON COUNTY PLANNING COMMISSION
100 W Washington Street, Room 2000
August 4, 2025, 6:00 PM

CALL TO ORDER AND ROLL CALL

OLD BUSINESS

1. **Fast Gas Company [RZ-25-006] –** Travis Allen ***Discussion/Action***
   Recommendation to the Board of County Commissioners for the proposed map amendment of property located at 16512 and 16524 Virginia Avenue and a parcel located on Brookmead Circle from RT (Residential Transition) to HI (Highway Interchange)

NEW BUSINESS

MINUTES

2. July 7, 2025 Planning Commission public rezoning input meeting and regular meeting * ***Discussion/Action***

ORDINANCE MODIFICATION

1. **Erik Stottlemyer [OM-25-007] –** Misty Wagner-Grillo * ***Discussion/Action***
   Proposed Ordinance Modification to allow two panhandle lots in excess of 400-feet; Location: 12324 Saint Paul Road; Zoning: A(R) – Agricultural Rural

SUBDIVISIONS

1. **The Run at Elizabethtowne [PP-24-003]** – Misty Wagner-Grillo * ***Discussion/Action***
   Preliminary plat for a 72-lot single-family subdivision; Location: 17755 Halfway Boulevard; Zoning: RU – Residential Urban

SITE PLANS

1. **Maugansville Ag Machine Shop [SP-23-048] -** Misty Wagner-Grillo * ***Discussion/Action***
   Site plan for a proposed 13,772 sq. ft. machine shop; Location: 15244 Fairview Road; Zoning: RV (Rural Village) and A(R) – Agricultural Rural

FOREST CONSERVATION

1. **The Run at Elizabethtowne [PP-24-003]** – Travis Allen * ***Discussion/Action***
   Request to remove 7 specimen trees and to utilize the payment-in-lieu of planting option to satisfy 7.03 acres of overall planting requirement for a 72-lot single-family subdivision; Location: 17755 Halfway Boulevard; Zoning: RU – Residential Urban

OTHER BUSINESS

1. **Harry Martin Keadle, Lot 1 [S-23-029]** – Misty Wagner-Grillo * ***Discussion/Action***
   Request for a one-year extension of the preliminary/final plat for a one lot intrafamily subdivision; Location: 10945 McCoy's Ferry Road;
2. **Townes at Rockspring, Phase 1 [S-23-023]**- Misty Wagner-Grillo * ***Discussion/Action***
   Request for a one-year extension of the final plat for 59 townhouse lots with associated street right-of-way, storm water management and open space; Location 11049 Mount Edward Drive

3. **Black Rock PUD Remand Public Hearing** – Jill Baker * ***Information/Discussion/Tentative Action***
   Public Hearing to provide an opportunity for citizen participation regarding proposed changes to the approved Black Rock PUD Development Plan (AP2022-021)
4. **Update of Projects Initialized** – Jennifer Kinzer * ***Information/Discussion***

ADJOURNMENT

UPCOMING MEETINGS

1. September 8, 2025, 6:00 p.m. – Washington County Planning Commission regular meeting

*attachments

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

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

WASHINGTON COUNTY PLANNING COMMISSION
PUBLIC REZONING INPUT MEETING AND REGULAR MEETING
July 7, 2025

The Washington County Planning Commission held a public rezoning input meeting and its regular monthly meeting on Monday, July 7, 2025 at 6:00 p.m. at the Washington County Administrative Complex, 100 W. Washington Street, Room 2000, Hagerstown, MD.

CALL TO ORDER AND ROLL CALL

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

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

PUBLIC REZONING INPUT MEETING

Fast Gas Company [RZ-25-006]

Mr. Allen presented a map amendment application to rezone three properties near the intersection of Virginia Avenue and Brookmeade Circle totaling 0.891 acres from RT (Residential Transition) to HI (Highway Interchange). The two properties located on Virginia Avenue are improved with single-family homes and the parcel on Brookmeade Circle is unimproved except for five (5) truck parking spaces. Public water is provided by the City of Hagerstown and public sewer is provided by Washington County to these sites. The existing RT zoning predominately matches the zoning of the properties located to the east. At the interchange of I-81, there are several properties zoned HI on both sides of the interchange. North of the site is a block of parcels zoned for multi-family uses and southwest of the site are parcels zoned PI (Planned Industrial). Land uses follow the same lines as the zoning designations for the area with Tammany Manor and Van Lear subdivisions along Virginia Avenue, Brookmeade Apartments on Brookmeade Circle, and the Homewood Retirement community as well as other industrial uses along Governor Lane Boulevard. West of the I-81 interchange there are commercial uses that lead into the Town of Williamsport.

Mr. Allen noted that in the 2002 Comprehensive Plan, these three parcels were designated for low-density residential uses. This designation is associated with single-family or two-family (duplex) residential development and is intended to be the transitional area from the urban to the rural area.

In piecemeal rezoning cases, the applicant must prove a change in the character of the neighborhood or a mistake in the original zoning of the property. In this case, the applicant is claiming that a mistake was made in the original zoning of the properties. The applicant is claiming that the legislative body failed to consider the application of the HI zoning classification to the properties located on Virginia Avenue between the interchange and Hoffman Drive. Some of the properties at the time of the comprehensive rezoning in 2012 were assigned to the HI zoning district while others were assigned to the RT zoning district. The applicant contends that the properties to the west of Hoffman Drive should have been rezoned to HI while the properties to the east should have been rezoned to RT. Mr. Allen gave a brief history of the zoning of the three properties subject to this rezoning application during the comprehensive rezoning of the Urban Growth Area in 2012. He stated there is no definitive documentation in the 2012 UGA comprehensive zoning records; however, he believes that the properties along Virginia Avenue (Parcels 309 and 314) were zoned RT because they were individually owned and occupied as single-family homes at that time. Parcel 766 (Brookmeade Circle) was owned by Fast Gas Company at the time and was likely given the RT zoning designation because it abuts several residential properties.

In summary, staff believes that with many of the radial transportation corridors, such as Virginia Avenue, it is likely that a mixture of residential and commercial land uses is the logical future. Staff recommends that the Planning Commission consider the wide range of uses that are permitted under the HI zoning and its compatibility with the residential uses surrounding the site. Members should consider that the use proposed today may not be the same use in the future.

Discussion: Mr. Goetz asked if Parcels 327 and 198 are individually owned and inhabited by the owners. Mr. Allen believes they are individually owned and occupied. Mr. Goetz asked if Parcel 195 is zoned HI. It was confirmed it is zoned HI.

Applicant's Presentation

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Mr. Jason Divelbiss, representing the Fast Gas Company which is owned by the Fulton Family, stated that the existing AC&T has operated in this location for the past 50 years. The existing AC&T store currently occupies 4 parcels (Parcels 193, 195, 316 and 766). All of these parcels are currently zoned HI with the exception of Parcel 766. Parcels 309 and 314 were acquired by the applicant with plans to modernize the store. The applicant contends that Governor Lane Boulevard/Hoffman Drive should have been the line delineating the commercial area to the west of the interchange. It was noted that the Brookmeade Apartments as well as the Homewood Retirement community are both high-density residential uses. The applicant believes that the influence of Virginia Avenue, Interstate 81, the Homewood Retirement community and Brookmeade Apartments were not taken into consideration when these three properties were rezoned in 2012. Failure to take these facts into consideration resulted in a mistake in the zoning of the property to RT. The applicant believes that the HI zoning classification is logical and appropriate for these properties. Facts supporting this belief include: public water and sewer services are existing on the site, the property is approximately ¼ mile from I-81, the property is located in the urban growth area, and Virginia Avenue is a principle arterial roadway.

Mr. Divelbiss stated that the new Land Use Map for the 2040 Comprehensive Plan was recently released and recommends the commercial land use classification for all three of these properties. The map was entered into the record on behalf of the applicant. The applicant believes this recommendation supports the requested change in zoning.

Discussion: Mr. Goetz asked if the property separation between Parcel 766 and the properties along Virginia Avenue is a right-of-way. Mr. Divelbiss believes it is a platted, unused roadway (paper alley).

Public Comment

- Diana Zeller, 10714 Hoffman Drive, Williamsport – Ms. Zeller submitted a petition signed by eight residents in the neighborhood who are opposed to the rezoning. She expressed her opinion that a business should not be allowed to rezone residential properties for commercial use.
- Susan Mayhue, 16606 Tammany Manor Road, Williamsport – Ms. Mayhue stated she owns Parcel 1065 which is behind Parcel 766. She and her parents sold Parcel 766 to AC&T in 2011. Part of the sales agreement was there would be a right-of-way for Parcel 1065 for all utility companies to access their lines and equipment (i.e. electric, telephone, cable, etc.). Ms. Mayhue noted that Lot 766 runs behind the following properties: 10710, 10712, 10714, 10716 and 10718 Hoffman Drive. She asked if the property is developed, would these residents still have access to their backyards.
    - There was a brief discussion regarding the right-of-way to access the utilities for these properties.
- Kate Swan, 10716 Hoffman Drive, Williamsport – Ms. Swan encouraged members to consider the timeline of when the parcels were purchased by AC&T and the significant impact that expanding the business would have on the residential properties and residents living in the area. She believes that the development of the Brookmeade Apartments negatively impacted residents in the area thus facilitating the sale of these parcels. She expressed her concern regarding the increase in traffic, property values, and the safety of the residents in the area.

Applicant's Rebuttal

Mr. Divelbiss stated there are no plans to impede access to or the use of Parcel 1065. He noted that from 2005 to 2012, all the properties along Virginia Avenue were zoned HI-2 which permitted commercial uses even though there were residential structures occupying the properties. Until 2012, it was acknowledged that the Virginia Avenue fronting properties were more influenced by what was around them than anything else currently occupying them. Traffic issues would be addressed during the site plan phase during redevelopment of the properties. It is not the intent of the applicant to have any traffic or other negative impacts to the residents on Hoffman Drive. Mr. Divelbiss expressed his opinion that any redevelopment of the property would bring improvements to the area such as buffering, forest conservation, storm water management, etc. over the current conditions in the area.

Commissioner Wagner entered the meeting at 6:35 p.m.

The public input meeting was closed at 6:40 p.m.

NEW BUSINESS

MINUTES

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Motion and Vote: Mr. Goetz made a motion to approve the minutes of the June 2, 2025 Planning Commission meeting as presented. The motion was seconded by Ms. Shank and unanimously approved.

ORDINANCE MODIFICATIONS

Keith and Melissa Corwell [OM-25-005]

Ms. Wagner-Grillo presented an ordinance modification to reduce the 50-foot side yard setback to 15-feet on property located at 11954 Big Spring Road. The property is 16.56 acres in size and is currently zoned A(R) – Agricultural Rural. The applicant is proposing to subdivide a 3.43-acre lot for their daughter. The proposed lot requires 50-foot setbacks per the Subdivision Ordinance; however, the Planning Commission may modify the setbacks for properties adjacent to parcels being actively farmed. The proposed subdivision plat shows a 50-foot setback to the adjacent Bragunier farm, which has an agricultural easement. The applicant is unable to meet the 50-foot setback on the remaining sides due to topographical conditions. The remaining setbacks will be 40-foot front yard and 15-foot side yard.

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

SUBDIVISIONS

The Village at Valentia Ridge Lots 1-150 [PP-23-001]

Mr. Stotelmyer presented the preliminary plat for Lots 1-150 at The Village at Valentia Ridge. The property is located at Parcel 162 off of Poffenberger Road. Public water will be provided by the City of Hagerstown and public sewer will be provided by Washington County. There is no proposed signage for the property. Forest Conservation requirements will be addressed via on-site planting and retention of existing forest. Approvals are pending from Washington County Department of Water Quality and the Soil Conservation District.

Discussion: Mr. Mike Renn of Apex Land Solutions, the consultant, stated this development will be age-restricted. Ms. Shank asked about the traffic impact on Poffenberger Road. Mr. Renn stated that a traffic impact study was required and completed. Ms. Shank asked if there were comments regarding the one-lane bridge on Poffenberger Road. Mr. Renn stated no comments were received about the bridge. It was noted that the development will be completed in three phases. Road improvements will be made to mimic the closed section road on the other side of Poffenberger Road.

Motion and Vote: Mr. Miller made a motion to approve the preliminary plat contingent upon approval from the Department of Water Quality and Soil Conservation District and that the approval would only be valid through March 7, 2026. The motion was seconded by Mr. Reeder and unanimously approved with Mr. Goetz abstaining from the vote.

SITE PLANS

Reid [SP-24-034]

Mr. Stotelmyer presented a site plan for a proposed 155-foot monopole style wireless telecommunications tower and 50 by 50-foot fenced compound. The site is located at 20095 Lehman's Mill Road and is currently zoned A(R) – Agricultural Rural. No water or sewer will be used on-site. The hours of operation for the tower will be 24 hours per day, 7 days per week. There is no proposed lighting on the site. This site plan is exempt from Forest Conservation Ordinance requirements. Approvals are pending from the Washington County Division of Engineering and the Soil Conservation District.

Discussion and Comments: Mr. Jonathan Yates, 105 Broad Street, Charleston, SC stated that this facility is for Verizon and is designed for additional carriers.

Motion and Vote: Mr. Reeder made a motion to approve the site plan contingent upon approvals from Washington County Engineering and the Soil Conservation District. The motion was seconded by Mr. Semler and unanimously approved.

Downsville Elementary School [SP-24-019]

Ms. Wagner-Grillo presented a site plan for the new Downsville Elementary School located at 10405 Downsville Pike. The parcel is 44.88 acres in size and is currently zoned ORI – Office, Research and Technology. The project consists of a new elementary school, parking area, sidewalks and a play

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area. A traffic light is proposed at the intersection of Downsville Pike and Sterling Road. The new school is proposed to be 83, 555 square feet with 124 parking spaces and 15 bus spaces. Lighting will be building mounted and pole mounted; a photometric plan has been submitted. There will be a free-standing sign. Trash will be removed by a private hauler. There will be deliveries on a daily basis. The building will be open from 7:30 a.m. to 3:00 p.m. Approximately 600 students and 75 staff members are proposed. Public water will be provided by the City of Hagerstown and public sewer will be provided by Washington County. Storm water management will be handled through bio-retention ponds. Approvals are pending from Land Development Plan Review, Forest Conservation, Washington County Department of Water Quality, City of Hagerstown Water Department, Washington County Engineering, and the Soil Conservation District.

- **Forest Conservation**

Mr. Allen presented a request to remove 5 specimen trees from the site as part of the development for the school. Justification for removal of the trees stated that retention of the trees would impact the location of utilities, circulation patterns, recreational facilities, etc. on the site. All mitigation is being accomplished on site through retention of existing forest on the site which would minimize water quality impacts.

Discussion and Comments: Mr. Miller asked why there are portable classrooms shown on the site plan and Ms. Shank asked why the school would not be built to accommodate more students in the future. Mr. Matt Burn, Washington County Public Schools, and Jason Fritz, Aztec Engineers, were present at the meeting. Mr. Burn stated there is a limited amount of funding available now and WCPS cannot justify the additional space at this time. Mr. Fritz stated that the State of Maryland sets the mandates for the schools; however, if an addition is required in the future, the infrastructure would already be in place. Mr. Semler asked if solar panels are being considered on the roof. Mr. Burn stated there is not enough funding. Mr. Fritz stated that the roof is not designed to accommodate the weight of solar panels.

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

Motion and Vote: Mr. Goetz made a motion to approve the removal of five specimen trees. The motion was seconded by Mr. Semler and unanimously approved.

Washington County Tactical Village, Phase 1 Burn Building [SP-25-007]

Ms. Wagner-Grillo presented a site plan for a proposed burn building at the Washington County Public Tactical Village located at 18350 Public Safety Place. The property is 49.29 acres in size and is currently zoned RT (Residential Transition). Phase I of construction includes grading for the entire site, storm water management pond, culverts, a 1500 sq. ft. burn building, utilities, a chain link fence around the property, a retaining wall for the future commercial storefront and pavement for vehicle instructional area and 19 parking spaces. Pole mounted lighting will be provided; a photometric plan has been submitted. Hours of operation will be Monday thru Friday, 7:00 a.m. to 10:00 p.m. and Saturday and Sunday, 8:30 a.m. to 3:30 p.m. Landscaping is proposed. Storm water management will be handled through a bio-retention pond. Approvals are pending from Forest Conservation, the Soil Conservation District and Engineering Plan Review.

- **Forest Conservation**

Mr. Allen presented a request to remove 13 specimen trees and a payment-in-lieu of planting for the 11.5 acres of planting mitigation. Forest Conservation requirements were deferred from the development of the Public Safety Training Center and will now be combined with requirements for this phase of development. The scattered location of the specimen trees throughout the central portion of the site makes it difficult to retain these trees. Several of these trees are also in poor condition. Approximately 5-acres of forest on the site will be retained as part of the mitigation requirement. The planting of trees on the site is not advisable due to future development.

Discussion and Comments: Mr. Goetz expressed his opinion that the County should purchase property to plant the trees or to purchase an easement off-site instead of making a payment-in-lieu. He noted that there are forest banks available for planting and he believes the County should explore other options before making the payment-in-lieu. Mr. Goetz expressed his opinion that the Planning Commission needs to hold all developers, private or public, to the same standards and administer the Ordinance consistently and fairly. Commissioner Wagner strongly disagreed because the public safety training facility is a huge asset for first responders not just in this county but across the state. It provides training to ensure that all first responders remain safe. He believes it is highly possible that there will be additional development on the site. Mr. Allen explained that the intent of the FCO

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is to accomplish mitigation on-site to the extent possible. However, in some instances, it is not feasible to plant trees that likely will need to be removed for further development. The site plan for the proposed Tactical Village shows further development of the site with a shooting range, other buildings, etc. in the future.

Motion and Vote: Mr. Goetz made a motion to approve the site plan contingent upon all agency approvals. The motion was seconded by Mr. Semler and unanimously approved with Commissioner Wagner abstaining from the vote.

Motion and Vote: Mr. Goetz made a motion to approve the removal of 13 specimen trees. The motion was seconded by Mr. Semler and unanimously approved with Commissioner Wagner abstaining from the vote.

Motion and Vote: Mr. Goetz made a motion to approve the payment-in-lieu of planting to meet mitigation requirements. The motion was seconded by Mr. Semler and unanimously approved with Commissioner Wagner abstaining from the vote.

Downsville Solar II [SP-23-011]

Ms. Wagner-Grillo presented a site plan for the proposed development of a community solar energy generating system on property located at 17137 Black Stallion Lane. The disturbed area is 26.19 acres in size and the parcel is currently zoned A(R) – Agricultural Rural. A special exception was granted by the Board of Zoning Appeals in September 2022. The developer is proposing 36 rows of panels with a total of 2,724 panels on the site. A 25-foot landscape buffer is proposed around the perimeter of the property with fencing and an access gate. Fifty (50) foot side, rear and front setbacks are required. Forest mitigation will be accomplished by on-site retention of 4.68 acres. All agency approvals have been received.

Discussion and Comments: Mr. Shawn Miller of Kimley Horn and Lou Rappaport of Downsville Solar, LLC were present. Mr. Kline asked what the output will be from the solar array. Mr. Miller stated it would be 2-megawatts. Mr. Kline asked if this is a community solar program through the State. Mr. Rappaport replied it is. Mr. Kline asked if the interconnection has been obtained. Mr. Miller stated it will be completed shortly. Mr. Reeder asked if the connection will overhead or underground. Mr. Miller answered it will be underground on the property and transition overhead before it reaches Downsville Pike.

Mr. Miller asked if the soils are Class I and Class II. It is located within Class I and Class II soil types. Ms. Baker stated that the Zoning Ordinance does not prohibit solar arrays in prime soils; however, it recommends that these types of soils be avoided if possible.

Mr. Semler asked if the arrays would be high enough for animals to graze under them. Mr. Rappaport noted that this property owner is not interested in grazing animals on this parcel.

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

Discussion: Mr. Lawrence Scott of DSW Law, attorney for the project, stated there are grading issues and the availability for other farming opportunities is limited on this particular parcel.

The motion passed on a 3-2 vote with Ms. Shank, Mr. Goetz and Commissioner Wagner voting yes and Mr. Reeder and Mr. Miller voting no and Mr. Semler abstaining from the vote.

OTHER BUSINESS

Metro Landscape Contractors [SP-15-024]

Mr. Allen presented a request to change the permitted use on an existing Rural Business zoning district from a former automotive repair facility to a landscape/hardscape contracting business. The property is located at 9920 Crystall Falls Drive (formerly Adkins Automotive). Mr. Allen reminded members that the Rural Business floating zone is intended for one specific use at the time of its application. The Planning Commission is charged with determining if a different proposed use is a minor or major change in use or intensity from the original use permitted. If the Planning Commission deems the change a significant difference in use and intensity of the property, a new public hearing would be required.

Applicant's Presentation

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Mr. Adam Hager of Frederick, Seibert & Associates, and Mr. Michael Fanning of Metro Landscape and Construction, were present at the meeting. Mr. Hager gave a brief history of the property. He believes that the proposed business will be less intensive than the auto repair facility that was previously on this property. Mr. Fanning gave a brief description of the landscaping business he operates. There will be no retail sales or customers visiting the property. There are currently 14 employees; only the drivers of the large vehicles will be on site to pick up and drop off equipment.

Motion and Vote: Mr. Goetz made a motion that the request would be considered a minor change in use and intensity. The motion was seconded by Mr. Reeder and unanimously approved.

Harshman, Lot 1 Extension Request [S-23-043]

Mr. Stotelmyer presented a one-year extension request for property located at 16254 Shinham Road. The property is currently zoned EC – Environmental Conservation. The project was submitted on August 4, 2023 and has been in review since that time.

Motion and Vote: Mr. Reeder made a motion to approve the one year extension request until August 4, 2026 as presented. The motion was seconded by Mr. Miller and unanimously approved.

Update of Projects Initialized

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

ADJOURNMENT

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

UPCOMING MEETINGS

1. August 4, 2025, 6:00 p.m. – Washington County Planning Commission regular meeting

Respectfully submitted,

_____

David Kline, Chairman

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Washington County
MARYLAND

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

WASHINGTON COUNTY PLANNING COMMISSION
APPLICATION FOR SUBDIVISION ORDINANCE MODIFICATION

APPLICANT

NAME Erik Stottlemyer

MAILING ADDRESS 12324 St Paul Rd, Clear Spring, MD 21722

TELEPHONE (240) 357-6752
(home) (work) (cell)

PROPERTY OWNER

NAME Erik Stottlemyer

MAILING ADDRESS 12324 St Paul Rd, Clear Spring, MD 21722

TELEPHONE (240) 357-6752
(home) (work) (cell)

CONSULTANT

NAME Fox & Associates, Inc.

ADDRESS 981 Mt. Aetna Road, Hagerstown, MD 21740

TELEPHONE (301) 733-8503

DESCRIPTION OF PROPERTY

TAX ACCOUNT ID # (Required) 04015312

PARCEL REFERENCE: MAP 0035 GRID 0013 PARCEL 0523

PROPOSED LOT ACREAGE 9.0 +/- TOTAL SITE ACREAGE 45.74 +/-

ZONING DISTRICT A(R) ROAD FRONTAGE (FT) 195'

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

LOCATION / ADDRESS
12324 St Paul Rd, Clear Spring, MD 21722

EXISTING AND PROPOSED USE OF PROPERTY
Agricultural

LOT TO BE CONVEYED TO IMMEDIATE FAMILY MEMBER
No

SUBDIVISION MODIFICATION INFORMATION

MODIFICATION TO SUBDIVISION ORDINANCE SECTION 405.11.G.5

MODIFICATION IS TO ALLOW
Two panhandle lots in excess of 400 feet.

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

The owner of the existing parcel/lot desires to subdivide three (3) lots, two of which would be panhandle lots. The existing parcel/lot has a single existing point of access to U.S. 40 (National Pike). The parcel/lot has approximately 195 feet of road frontage along U.S. 40 (National Pike). The parcel/lot is currently zoned A(R) Agricultural (Rural) District. The owner desires to create one (1) lot with the minimum lot width of one hundred (100) feet, and two (2) additional panhandle lots,each with a twenty-five (25) foot wide panhandle. All three (3) of the proposed lots would use a single existing entrance.

(Attach additional sheets if necessary)

In addition, twelve (12) sketch plans, drawn to scale must accompany this application showing: the dimensions and shape of proposed lot with acreage; size and location of existing and/or future structures; existing/proposed roadways and associated access rights-of-way or easements; existing/proposed entrance/exit to property; natural or topographic peculiarities of the lot in question.

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

7/6/2025

Applicant's Signature Date

7/6/2025

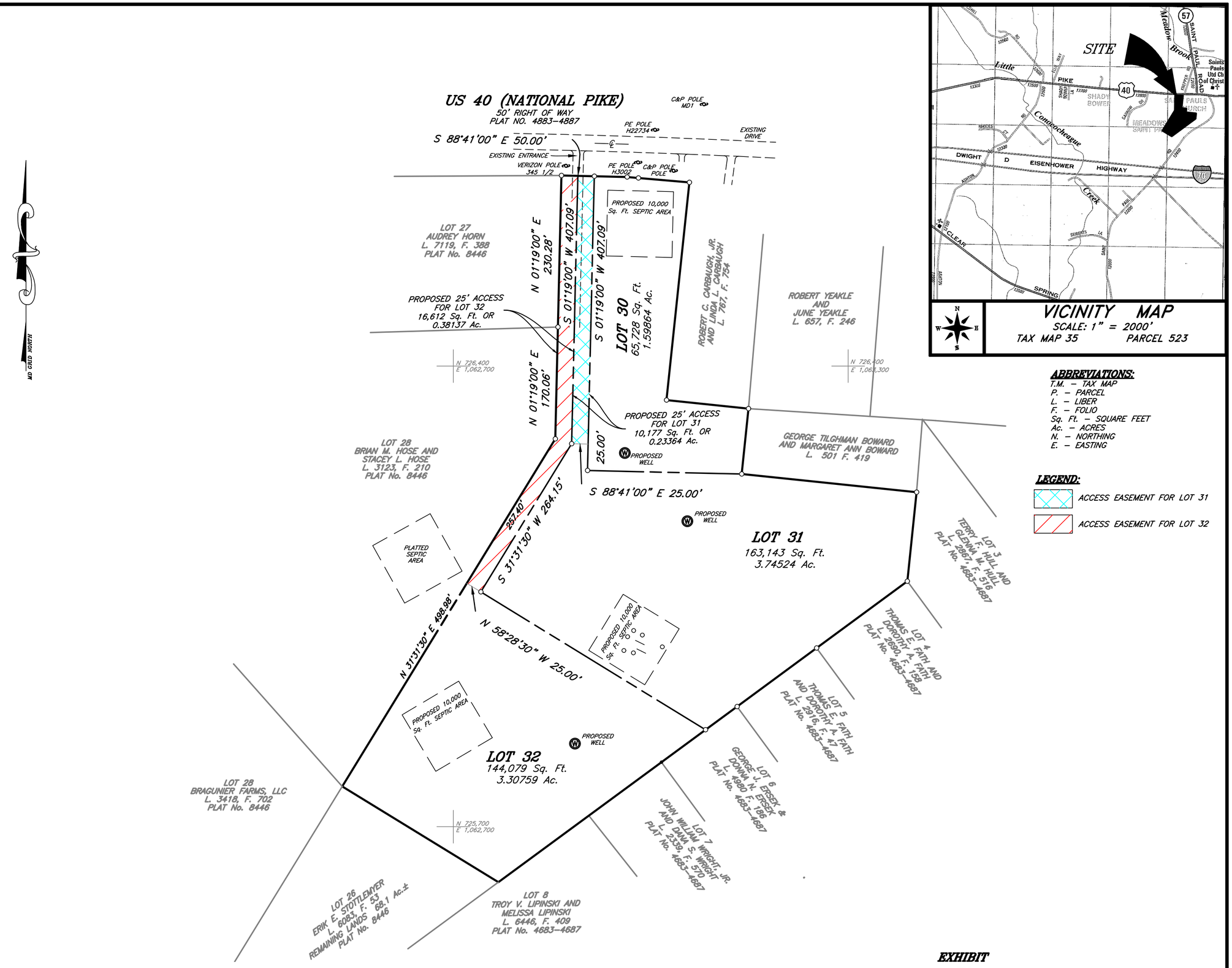
Property Owner's Signature Date

STAFF USE ONLY:

STAFF PLANNER: _____ DATE RECEIVED: _____

NUMBER: _____

MEETING DATE: _____



ABBREVIATIONS:

T.M. – TAX MAP
P. – PARCEL
L. – LIBER
F. – FOLIO
Sq. Ft. – SQUARE FEET
Ac. – ACRES
N. – NORTHING
E. – EASTING

LEGEND:

ACCESS EASEMENT FOR LOT 31

ACCESS EASEMENT FOR LOT 32

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

ACCESS AREA TABULATION

AREA OF PROPOSED ACCESS FOR LOT 31	10,177 Sq. Ft. OR 0.23364 Ac.
AREA OF PROPOSED ACCESS FOR LOT 32	16,612 Sq. Ft OR 0.31837 Ac.
TOTAL AREA OF PROPOSED ACCESS	26,789 Sq. Ft. OR 0.55201 Ac.

EXHIBIT
FOR
25' ACCESS TO LOT 31 &
25' ACCESS TO LOT 32
ERIK STOTTLEMYER
ACROSS THE LANDS OF
ERIK STOTTLEMYER
SITUATE ALONG US 40 (NATIONAL PIKE)

DRAWN BY: A.M.D.	DATE: 7/21/25
CHECKED BY: G.E.N.	DATE: 7/21/25
SCALE: 1"=150'	

FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
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DISTRICT 35
TAX MAP No. 523
DWG. No. C–3937

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

PRELIMINARY PLAT STAFF REPORT

BASE INFORMATION

SITE NAME.....:	The Run at Elizabethtowne
NUMBER.....:	PP-24-003
OWNER.....:	KREYKENBOHM HELEN Z
LOCATION.....:	17755 HALFWAY Boulev HAGERSTOWN, MD 21740
DESCRIPTION.....:	Proposed 72 single-family lot residential subdivision
ZONING.....:	Residential, Urban
COMP PLAN LU.....:	Low Density Residential
PARCEL.....:	26032024
PLANNING SECTOR.....:	1
ELECTION DISTRICT.....:	26
TYPE.....:	Single Family
GROSS ACRES.....:	32.05
DWELLING UNITS.....:	72
TOTAL LOTS.....:	72
DENSITY.....:	2.2465 Units Per Acre
PLANNER.....:	Misty Wagner-Grillo
ENGINEER.....:	FOX & ASSOCIATES INC
RECEIVED.....:	March 13, 2024

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

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

Staff Comments:

Not Applicable

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

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

NEW ROAD CONSTRUCTION: No

ACCESS SPACING VARIANCE NEEDED: No

SCHOOL INFORMATION

	ELEMENTARY	**MIDDLE**	**HIGH**
SCHOOL DISTRICT	Lincolnshire	Springfield	Williamsport
PUPIL YIELD	15.84		
CURRENT ENROLLMENT	931		
MAXIMUM CAPACITY	1094		

PUBLIC FACILITIES INFORMATION

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

WATER & SEWER INFORMATION

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

PRELIMINARY PLAT and SITE DEVELOPMENT PLANS

THE RUN AT ELIZABETHTOWNE

72 SINGLE FAMILY LOTS

SITUATE ALONG BOTH SIDES OF HALFWAY BLVD.
ELECTION DISTRICT 26 (HALFWAY)
WASHINGTON COUNTY, MARYLAND

STORMWATER MANAGEMENT NARRATIVE

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

STORMWATER QUALITY CONTROL WILL BE PROVIDED IN SWM BIO-RETENTION FACILITY 2 AND THE BIO-RETENTION CELLS WITHIN THE CHAPTER 3 FACILITY.

STORMWATER QUANTITY CONTROL WILL BE PROVIDED IN THE SWM POND SHOWN ON THE FOLLOWING DRAWINGS. THIS POND WILL BE SIZED TO CONTROL THE TWO AND TEN YEAR EVENTS TO PRE-DEVELOPMENT RATES AND SAFELY CONVEY THE 100 YEAR STORM EVENT.

SENSITIVE AREA NOTE

THIS PARCEL IS NOT AFFECTED BY THE 100-YR FLOODPLAIN AS SHOWN ON MAP 24043C0282D EFFECTIVE DATE 8/15/17. THERE IS A SMALL AREA OF STEEP SLOPES ON THE SOUTH END OF THE PROPERTY. THERE IS AN INTERMITTENT STREAM THAT FOLLOWS ALONG HALFWAY BLVD IN THE ROADSIDE SWALE. THERE ARE NO HABITATS OF THREATENED OR ENDANGERED SPECIES WITHIN THE DISTURBED AREA IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE PER 50 CFR 17.

ESD PRACTICES SUMMARY TABLE

CONSTRUCTION TYPE (NEW) REDEVELOPMENT, RESTORATION)

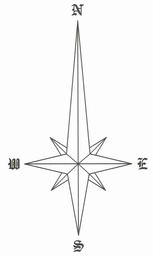
ESD PRACTICES (CHAPTER 5 – NON-STRUCTURAL & STRUCTURAL)

TYPE	NO.	DA TO STRUCTURE (AC)	IMPERVIOUS DA TO STRUCTURE (AC)	WQv (AC-FT)	ESDv (AC-FT)	PE ADDRESSED (IN)

NON-ESD PRACTICES (CHAPTER 3 – STRUCTURAL PRACTICES)

TYPE	NO.	DA TO STRUCTURE (AC)	IMPERVIOUS DA TO STRUCTURE (AC)	WQv (AC-FT)	ESDv (AC-FT)	PE ADDRESSED (IN)
F-6	1	21.60	5.40	1.313	1.313	2.65
F-6	2	2.75	0.77	0.129	0.129	1.86

SITE PLAN APPROVAL.....JULY, 2025
GRADING PERMIT ISSUANCE.....AUGUST, 2025
START SITE CONSTRUCTION.....SEPTEMBER, 2025
COMPLETE SITE CONSTRUCTION.....JULY, 2026
BUILDING OCCUPANCY.....SUMMER 2026





LOCATION MAP
SCALE: 1" = 300'

OWNER:
HELEN KREYKENBOHM
13752 CHARISMATIC WAY
GAINESVILLE, VA 20155

DEVELOPER:
DR HORTON
181 HARRY S TRUMAN PKWY, SUITE 250
ANNAPOLIS, MD 21401
ATTN: KELSEY STEWART
(301) 407-2626

COORDINATES AND WASHINGTON COUNTY SURVEY MONUMENTS

1 - "KMART" 39°37'35.729872" (N) 77°45'49.307351" (W) ELEV. 606.22

2 - "SNOOK" 39°36'29.808607" (N) 77°45'24.997602" (W) ELEV. 574.64



GENERAL CONSTRUCTION NOTES

1. NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY FOX & ASSOCIATES, INC. TO DETERMINE THE EXISTENCE OR LOCATION OF GROUND WATER, ROCK OR OTHER NATURAL OR MAN-MADE FEATURES, EXCEPT AS SPECIFICALLY INDICATED. NO ENVIRONMENTAL STUDIES HAVE BEEN CONDUCTED BY OUR FIRM.
2. TOPOGRAPHY FOR THIS PROJECT IS FROM FIELD SURVEY AND ARIEL PHOTOGRAMMETRY PERFORMED BY FOX & ASSOCIATES. DATUM IS NAD83/NAVD88 BASED ON WASHINGTON COUNTY SURVEY MARKERS "K-MART" AND "SNOOK". DATE OF SURVEY IS 2/1/22.
3. EXISTING UTILITY INFORMATION SHOWN HEREON IS FROM DRAWINGS AND/OR OTHER SOURCES PROVIDED BY OWNERS OF THE VARIOUS UTILITIES. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BEFORE BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT (1-800-257-7777) A MINIMUM OF 48 HOURS BEFORE BEGINNING ANY WORK SHOWN ON THESE DRAWINGS. ANY DAMAGE TO UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE UTILITY OWNER. HAND PIT EXCAVATION SHALL BE PROVIDED AS NEEDED BY CONTRACTOR TO LOCATE EXISTING UNDERGROUND UTILITIES.
4. 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.
5. 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.
6. 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.
7. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE WASHINGTON COUNTY ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS, THE LATEST EDITION OF WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY STANDARDS AND SPECIFICATIONS, THE WASHINGTON COUNTY PLUMBING CODE, THE CITY OF HAGERSTOWN WATER & SEWER DEPARTMENT PROCEDURES AND REGULATIONS, AND THE STATE OF MARYLAND DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ADMINISTRATION BOOK OF STANDARDS.
8. 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.
9. JOB SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. CONTACT THE WASHINGTON COUNTY DIVISION OF PERMITS AND INSPECTIONS AT 240-313-2460; FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION.
11. NOTIFY WASHINGTON COUNTY DEPT OF WATER QUALITY WITHIN 5 DAYS PRIOR TO CONSTRUCTION 240-313-2600.
12. 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.
13. 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.
14. A COMPLETE SET OF APPROVED PLANS AND A COPY OF THE THE GRADING PERMIT MUST BE ON SITE AND AVAILABLE FOR USE BY THE INSPECTOR, OR OTHER REPRESENTATIVES OF WASHINGTON COUNTY.
15. NO PERMANENT STRUCTURES (E.G. FENCES, SHEDS, PLAY EQUIPMENT, RETAINING WALLS) SHALL BE PERMITTED WITHIN ANY STORMWATER OR STORM DRAINAGE EASEMENT ON THIS PROPERTY.
16. 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.
17. ANY MODIFICATIONS OF THE APPROVED GRADING PLAN SHALL BE REVIEWED AND APPROVED BY THE WASHINGTON COUNTY DIVISION OF ENGINEERING PRIOR TO CONSTRUCTION OF ANY SUCH MODIFICATION.
18. A UTILITY PERMIT WILL BE REQUIRED FOR ANY PROPOSED UTILITY WORK LOCATED WITHIN THE COUNTY RIGHT-OF-WAY.
19. 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 26.08.04.08A 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
20. ALL GRADING FOR THIS PROJECT SHALL BE THE FULL RESPONSIBILITY OF THE LOT/PARCEL OWNER.
21. PREVIOUS PLANNING FILE NUMBERS: CONCEPT PLAN SWCP23-027
    FOREST STAND DELINEATION FS-22-006
22. AN EIGHT (8) FOOT WIDE EASEMENT FOR UTILITIES & DRAINAGE IS DEDICATED ALONG THE INTERIOR OF ALL REAR LOT LINES AND ALONG THE INTERIOR OF SIDE LOT LINES AND A TEN (10) FOOT WIDE EASEMENT FOR UTILITIES AND DRAINAGE IS DEDICATED ALONG THE INTERIOR OF ALL FRONT LOT LINES.
23. AFTER CONSTRUCTION HAS BEEN COMPLETED AND AS-BUILT DRAWINGS ACCEPTED, SWM OUTLOT 3 AND ROADWAY RIGHT-OF-WAYS SHALL BE CONVEYED TO WASHINGTON COUNTY. OUTLOT 2 SHALL BE CONVEYED TO THE WASHINGTON COUNTY BOARD OF EDUCATION. ALL OPEN SPACE, REMAINDER, AND WQ OUTLOT 1 SHALL BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION.
24. A FIVE FOOT PEDESTRIAN EASEMENT IS RESERVED ALONG THE FRONTAGE OF ALL LOCAL STREET LOTS TO ALLOW THE SIDEWALK ENCROACHMENT ONTO THE INDIVIDUAL LOTS.

SITE DATA

TAX MAP/PARCEL	49/784
ELECTION DISTRICT	26 (HALFWAY)
WATERSHED	MARSH RUN (02140503)
ZONING	RU, RESIDENTIAL, URBAN
DEED BOOK/PAGE	6555/481
PARCEL ACREAGE	32.04762 Ac.
NUMBER OF PROPOSED LOTS	72
MAXIMUM LOT DENSITY (PER SECTION 9.5 OF THE ZONING ORD.)	6,500 sq. ft./LOT
PROPOSED LOT DENSITY	
(14.02 Ac. + 7.81 Ac.) x 43,560 sq. ft./Ac. /72 LOTS	13,207 sq. ft./LOT
MINIMUM LOT WIDTH (PER SECTION 9.5 OF THE ZONING ORD.)	60 ft.
MINIMUM LOT SIZE	60'x110' = 6,600 sq. ft.
AVERAGE LOT SIZE	8,481 s.f. OR 0.19 Ac.
MINIMUM LOT WIDTH	60 ft.
MINIMUM BUILDING SETBACK LINES (PER SECTION 9.5 OF THE ZONING ORD.)	FRONT - 20 ft.
	SIDE - 8 ft.
	REAR - 25 ft.
MAXIMUM BUILDING HEIGHT (PER SECTION 9.4 OF THE ZONING ORD.)	40 ft.
PARKING REQUIRED (PER SECTION 22.1 OF THE ZONING ORD.)	2 SPACES / LOT = 144 SPACES
PARKING PROVIDED	2 SPACES / DRIVEWAY = 144 SPACES
WATER	CITY OF HAGERSTOWN
SEWER	WASHINGTON COUNTY DEPT. OF WATER QUALITY
SOLID WASTE STORAGE & DISPOSAL	CURBSIDE PICKUP BY CONTRACT HAULER
PROPOSED WATER ALLOCATION & WASTEWATER DISCHARGE	14,400 GPD

Residential Lots		
Lot	Sq. Feet	Acres
1	14,217	0.32637
2	10,607	0.24351
3	9,947	0.22835
4	12,017	0.27587
5	9,424	0.21635
6	9,237	0.21205
7	7,286	0.16726
8	6,600	0.15152
9	6,600	0.15152
10	6,924	0.15895
11	7,352	0.16878
12	7,128	0.16365
13	6,600	0.15152
14	6,600	0.15152
15	6,600	0.15152
16	6,600	0.15152
17	6,600	0.15152
18	6,600	0.15152
19	6,600	0.15152
20	7,603	0.17454
21	6,600	0.15152
22	6,600	0.15152
23	6,600	0.15152
24	6,601	0.15153
25	11,138	0.25570
26	16,690	0.38316
27	10,881	0.24980
28	7,082	0.16257
29	7,603	0.17455
30	9,791	0.22477
31	8,249	0.18938
32	8,116	0.18632
33	7,791	0.17885
34	8,732	0.20046
35	7,611	0.17472
36	6,600	0.15152
37	6,937	0.15924
38	8,045	0.18469
39	6,990	0.16046
40	6,600	0.15152
41	6,600	0.15152
42	6,600	0.15152
43	8,798	0.20196
44	7,585	0.17413
45	12,691	0.29133
46	14,833	0.34052
47	18,877	0.43335
48	13,512	0.31019
49	15,571	0.35745
50	12,781	0.29341
51	8,111	0.18621
52	7,154	0.16424
53	6,600	0.15152
54	6,600	0.15152
55	6,600	0.15152
56	6,600	0.15152
57	6,600	0.15152
58	6,600	0.15152
59	8,488	0.19485
60	8,487	0.19485
61	6,600	0.15152
62	6,600	0.15152
63	7,549	0.17330
64	7,118	0.16340
65	6,600	0.15152
66	6,600	0.15152
67	6,762	0.15523
68	8,035	0.18445
69	8,437	0.19369
70	8,437	0.19369
71	7,563	0.17361
72	14,247	0.32707
Subtotal	610,634	14.01823

Open Space		
Lot	Sq. Feet	Acres
Open Space 1	12,758	0.29289
Open Space 2	55,626	1.27700
Open Space 3	11,171	0.25646
Open Space 4	76,494	1.75607
Open Space 5	82,828	1.90147
Open Space 6	32,994	0.75745
Open Space 7	68,470	1.57186
Subtotal	340,343	7.81319

OPEN SPACE PROVIDED IS 7.81 Ac. OR 24.4%

Outlots		
Lot	Sq. Feet	Acres
Outlot 1 (SWM)	8,595	0.19732
Outlot 2	14,760	0.33883
Outlot 3 (SWM)	74,680	1.71442
Subtotal	98,035	2.25058

Total		
Lot	Sq. Feet	Acres
Residential Lots	610,634	14.01823
Open Space	340,343	7.81319
Outlots	98,035	2.25058
Remainder	185,496	4.25840
Right-of-Way	161,488	3.70725
	1,395,995	32.04764

COUNTY FILE #PP-24-003

FOX & ASSOCIATES INC. Est. 1966

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82 WORMANS MILL COURT, SUITE "G", FREDERICK, MD. 21701, PHONE: (301)695-0880, FAX: (301)293-6309
www.foxassociatesinc.com Email: foxassoc@foxassociatesinc.com

DRAWN BY | REVISION | DATE

GENERAL NOTES
THE RUN AT ELIZABETHTOWNE
72 SINGLE FAMILY LOTS
SITUATE ALONG BOTH SIDES OF HALFWAY BLVD.
ELECTION DISTRICT 26 (HALFWAY)
WASHINGTON COUNTY, MARYLAND

SCALE: N/A

STATE OF MARYLAND — GREGORY SCOTT POFFENBERGER — 27053 — PROFESSIONAL ENGINEER — Jul 08, 2025

LICENSE No.: 27053 EXP. DATE: 1/25/26

PROJECT NO. 21-51154
DRAWING NO. D-9305
DATE: JANUARY 2024
DRAWN BY: RLB
CHECKED BY: GSP

SHEET 2 OF 39

N:\21\51154 Angletown Property Halfway Blvd\Engineering\Drawings\GD Improvement Plan\GD-SW-MP.dwg Jul 08, 2025 - 8:37am Glen Anderson

SOIL TYPES ON SITE

SYMBOL	DESCRIPTION	K FACTOR	SOIL GROUP	PERCENT COVERAGE
HCB	HAGERSTOWN-ROCK OUTCROP COMPLEX 3 TO 8 PERCENT SLOPES;	0.37	B	1.7%
HCC	HAGERSTOWN-ROCK OUTCROP COMPLEX 8 TO 15 PERCENT SLOPES;	0.37;	B	22.9%
HDB	HAGERSTOWN-DUFFIELD-URBAN LAND COMPLEX 0 TO 8 PERCENT SLOPES;	0.37;	B	45.0%
HDD	HAGERSTOWN-DUFFIELD-URBAN LAND COMPLEX 8 TO 25 PERCENT SLOPES;	0.37;	B	15.5%
SUA	SWANPOND-FUNKSTOWN-URBAN LAND COMPLEX 0 TO 3 PERCENT SLOPES;	0.49;	D	14.9%
		TOTAL		100.0%

NORTH

N: 711,400
E: 1,099,800

S 16°04'08" W 120.46'
S 42°49'08" W 146.35'
S 62°01'02" E 282.00'
S 27°58'53" W 248.90'
N 27°58'53" E 248.90'
S 27°29'53" W 384.17'
S 61°10'32" E 335.80'
S 03°53'53" W 174.97'
C1
C2
C3
C4
S 27°04'20" W 318.27'
N 26°29'52" W 660.85'
S 26°29'52" E 338.60'
N 24°44'17" W 49.55'
S 61°37'21" E 148.27'
N 61°37'21" W 148.27'
S 61°10'32" E 73.64'
S 66°53'02" E 50.25'
N 59°49'37" E 35.35'
N 05°42'37" W 401.03'
N 63°37'21" E 13.16'
S 14°27'43" E 64.66'
S 08°47'53" W 44.21'
S 49°56'14" E 51.04'
S 28°45'10" W 4.85'
N 86°22'38" W 451.66'
N 04°22'22" E 374.55'
N 03°43'22" E 358.37'
N 00°14'53" W 950.08'
N 67°27'01" W 538.64'
N 13°50'08" E 155.31'
S 68°57'51" E 58.00'
N 00°45'01" E 331.90'

HELEN Z. KREYKENBOHM
PARCEL B
TM 49, P 784
L 6555, F 481
USE: RESIDENTIAL
185,496 SF OR 4.26 AC.

HELEN Z. KREYKENBOHM
PARCEL A
TM 49, P 784
L 6555, F 481
USE: RESIDENTIAL
1,210,499 SF OR 27.79 AC.

HALFWAY BLVD.
MINOR ARTERIAL
POSTED SPEED 35 MPH

TENNYBROOK RD

COVENTRY LANE

ROCKCREST CT

OAK RIDGE DRIVE
LOCAL ONE-WAY ROAD
25 MPH (NOT POSTED)

LINCOLNSHIRE ELEMENTARY SCHOOL

EXISTING 50' RIGHT OF WAY TO WASHINGTON COUNTY BOARD OF EDUCATION – L. 285, F. 93 24,130 S.F.; 0.55395 Ac. (TO BE VACATED)

EXISTING 50' RIGHT OF WAY TO WASHINGTON COUNTY BOARD OF EDUCATION – L. 285, F. 93 24,442 S.F.; 0.56111 Ac. (TO BE VACATED)

EXISTING ELECTRIC LINE

EX. PERPETUAL GRADING EASEMENT

EX. REVERTIBLE GRADING EASEMENT (TO BE VACATED)

EX. 5' WIDE GASLINE EASEMENT

EX. SEWER EASEMENT

AREA OF 15% OR GREATER STEEP SLOPES

EX. PERPETUAL GRADING EASEMENT.

EX. REVERTIBLE GRADING EASEMENT (TO BE VACATED)

EXISTING DWELLING, OUTBUILDINGS AND DRIVEWAY (TO BE RAZED)

36" WHITE OAK

45" MULTI-TRUNK SILVER MAPLE TO BE REMOVED.

29" WALNUT TO REMAIN

42" SILVER MAPLE TO REMAIN

34" SILVER MAPLE TO REMAIN

33" SILVER MAPLE TO REMAIN

32" SILVER MAPLE TO BE REMOVED

56" MULTI-TRUNK SILVER MAPLE TO BE REMOVED.

54" MULTI-TRUNK SILVER MAPLE TO BE REMOVED

29" SILVER MAPLE TO BE REMOVED

32" SILVER MAPLE TO BE REMOVED

32" RED OAK TO BE REMOVED

HUB CITY VINEYARD INC. TM 49 GR 20 PAR. 1003 L. 5892, F. 373 USE: COMMERCIAL

OLD ORCHARD, LLC TM 49 GR 13 PAR 993 L. 4043 F. 485 USE: COMMERCIAL

MARK A. ORLANDO TM 49 GR 56 PAR. 651 L. 4632 F. 401 USE: RESIDENTIAL

BOARD OF EDUCATION WOODMOOR LOT G-2, TM 49 GR 19 PAR 832 L. 279 F. 571 USE: COMMERCIAL

BOARD OF COMMISSIONERS TM 49 GR 14 PAR. 1 L. 6555 F. 476 USE: –

JOSE L. ESPINOZA & LORA T. ALVARADO LT AL WOODMOOR LOT D-9 TM 49 GR 19 PAR 332 L. 1435 F. 1001 USE: RESIDENTIAL

JEFF R & KIMBERLY E CUTCHALL CT WOODMOOR LOT C-7 TM 49 GR 19 PAR 332 L. 1431 F. 505 USE: RESIDENTIAL

ROBIN D AMON WOODMOOR LOT G-2 TM 49 GR 19 PAR 332 L. 2330 F. 222 USE: RESIDENTIAL

JOHN W & GAIL L. LEVELFOMER WOODMOOR LOT C-5 TM 49 GR 19 PAR 332 L. 536 F. 246 USE: RESIDENTIAL

JEFFERY RICHARD & LAUA MOSSACK DEMITT WOODMOOR LOT C-4 TM 49 GR 19 PAR 332 L. 6001 F. 152 USE: RESIDENTIAL

SAMANTHA DURNELL & WILLIAM WHITE WOODMOOR LOT C-3 TM 49 GR 19 PAR 332 L. 6709 F. 317 USE: RESIDENTIAL

PAUL Z NALLY JR WOODMOOR LOT RC-2 TM 49 GR 19 PAR 332 L. 665 F. 326 USE: RESIDENTIAL

SEE ANN FRANCES BUSHMAN WOODMOOR LOT C-8 TM 49 GR 19 PAR 332 L. 1325, F. 548 USE: RESIDENTIAL

N: 710,600
E: 1,098,800

N: 712,200
E: 1,099,000

SAWCUT AND REMOVE EXISTING PAVING AS SHOWN. SEE SHEET 20.

SAWCUT AND REMOVE EXISTING CURB ISLANDS AS SHOWN. SEE SHEET 20.

NOTE: COORDINATE DEMOLITION WORK AT LINCOLNSHIRE ELEMENTARY WITH PROPOSED TRELLIS WALK CONSTRUCTION AND WASHINGTON COUNTY PUBLIC SCHOOLS. SEE SHEET 20.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	475.67'	818.51'	33°17'49"	S 09°50'57" E	469.00'	244.76'
C2	737.24'	788.51'	53°34'13"	N 00°17'13" E	710.68'	398.05'
C3	75.40'	80.00'	54°00'04"	S 00°58'53" W	72.64'	40.76'
C4	66.82'	127.97'	29°54'56"	N 11°03'37" W	66.06'	34.19'

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

COUNTY FILE #PP-24-003

FOX & ASSOCIATES INC.
Est. 1966

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HAGERSTOWN, MD. 21740
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or (301)416-7250
FAX: (301)733-1853
82 WORMANS MILL COURT
SUITE "G"
FREDERICK, MD. 21701
PHONE: (301)695-0880
FAX: (301)293-6009
www.foxassociatesinc.com Email: foxassoc@foxassociatesinc.com

DRAWN BY | REVISION | DATE

EXISTING CONDITIONS PLAN
THE RUN AT ELIZABETHTOWNE
72 SINGLE FAMILY LOTS

SITUATE ALONG BOTH SIDES OF HALFWAY BLVD.
ELECTION DISTRICT 26 (HALFWAY)
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=80'

STATE OF MARYLAND
SCOTT PHILLIP GISPERT
23365
PROFESSIONAL ENGINEER
Jul 08, 2025

LICENSE No.: 27053 EXP. DATE: 1/25/26

PROJECT NO. 21-51154
DRAWING NO. D-9305
DATE: JANUARY 2024
DRAWN BY: RLB
CHECKED BY: GSP

SHEET 3 OF 39

K:\21\51154 Waynesboro Property Road Engineering\Drawings\Plan\Existing Conditions Plan.dwg Jul 08, 2025 – 2:49pm User: rbaldwin

NORTH

SHEET 9

SHEET 8

SHEET 7

SHEET 6

SHEET 5

N: 711,400
E: 1,099,800

N: 712,200
E: 1,099,000

N: 710,600
E: 1,098,700

HUB CITY VINEYARD INC.
TM 49 GR 20 PAR 1003
L. 5892 F. 373
USE: COMMERCIAL

BOARD OF COMMISSIONERS WASHINGTON COUNTY
TM 49 GR 14 PAR 1203
L. 6555 F. 476
USE:

OLD ORCHARD LLC
TM 49 GR 13 PAR 993
L. 4543 F. 485
USE: COMMERCIAL

MARK A. DIFONZO
TM 49 GR 19 PAR 671
L. 4672 F. 451
USE: RESIDENTIAL

BOARD OF EDUCATION
WOODMOOR LOT G-2
TM 49 GR 19 PAR 832
L. 279 F. 571
USE: COMMERCIAL

BOARD OF EDUCATION
WOODMOOR LOT G-3
TM 49 GR 19 PAR 832
L. 279 F. 571
USE: COMMERCIAL

LEE ANN FRANCES BLENARD
WOODMOOR LOT C-14
TM 49 GR 19 PAR 332
L. 1305 F. 346
USE: RESIDENTIAL

RICHARD L.& ANNE M. WHITTINGTON
WOODMOOR LOT C-9
TM 49 GR 19 PAR 332
USE: RESIDENTIAL

EUGIO M. CODELLI
WOODMOOR LOT C-8
TM 49 GR 19 PAR 332
USE: RESIDENTIAL

GARY J. COFFMAN
WOODMOOR SEC B LOT C-6
L. 5741 F. 721
USE: RESIDENTIAL

JOHN W. & GAIL L. COULFLOWER
WOODMOOR LOT C-6
TM 49 GR 19 PAR 332
L. 526 F. 246
USE: RESIDENTIAL

JOSE L. MALDONADO &
ERIKA L. ALVARADO ET AL
WOODMOOR LOT C-9
TM 49 GR 19 PAR 332
L. 1453 F. 1001
USE: RESIDENTIAL

JEFFERY RICHARD &
LAJA MCKISSACK DEWITT
WOODMOOR LOT C-4
TM 49 GR 19 PAR 332
L. 6001 F. 152

SAMANTHA GURNAM &
WILLIAM MARTY JR
WOODMOOR LOT RC-5
TM 49 GR 19 PAR 332
L. 6709 F. 317
USE: RESIDENTIAL

JEFF R & KIMBERLY E CUTCHALL
WOODMOOR LOT C-3
TM 49 GR 19 PAR 332
L. 1431 F. 505
USE: RESIDENTIAL

ROBIN D AMOH
WOODMOOR LOT C-2
TM 49 GR 19 PAR 332
L. 5030 F. 222
USE: RESIDENTIAL

STEPHANIE A. & BRIAN G. HITE
WOODMOOR LOT RC-7
TM 49 GR 19 PAR 332
L. 6147 F. 132
USE: RESIDENTIAL

REGINALDKEE A. TAPP ET AL &
SHANNON L. SEE
WOODMOOR LOT RC-7
TM 49 GR 19 PAR 332
L. 7180 F. 127
USE: RESIDENTIAL

PAUL Z NALLY JR
WOODMOOR LOT RC-7
TM 49 GR 19 PAR 332
L. 665 F. 526
USE: RESIDENTIAL

REMAINING LANDS

OPEN SPACE 1 — 0.46 AC.±
OPEN SPACE 2 — 0.46 AC.±
OPEN SPACE 3 — 0.46 AC.±
OPEN SPACE 4 — 0.46 AC.±
OPEN SPACE 5 — 0.46 AC.±
OPEN SPACE 6 — 0.46 AC.±
OPEN SPACE 7 — 0.46 AC.±

SWM OUTLOT — 0.46 AC.±

LOT 1 — 0.46 AC.±
LOT 2 — 0.46 AC.±
LOT 3 — 0.46 AC.±
LOT 4 — 0.46 AC.±
LOT 5 — 0.46 AC.±
LOT 6 — 0.46 AC.±
LOT 7 — 0.46 AC.±
LOT 8 — 0.46 AC.±
LOT 9 — 0.46 AC.±
LOT 10 — 0.46 AC.±
LOT 11 — 0.46 AC.±
LOT 12 — 0.46 AC.±
LOT 13 — 0.46 AC.±
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LOT 19 — 0.46 AC.±
LOT 20 — 0.46 AC.±
LOT 21 — 0.46 AC.±
LOT 22 — 0.46 AC.±
LOT 23 — 0.46 AC.±
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LOT 31 — 0.46 AC.±
LOT 32 — 0.46 AC.±
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LOT 64 — 0.46 AC.±
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LOT 66 — 0.46 AC.±
LOT 67 — 0.46 AC.±
LOT 68 — 0.46 AC.±
LOT 69 — 0.46 AC.±
LOT 70 — 0.46 AC.±
LOT 71 — 0.46 AC.±
LOT 72 — 0.46 AC.±

HALFWAY BLVD.
EMPIRE DRIVE
ROME CROSSING
OAK RIDGE DRIVE
GALA COURT
JAZZ WALK

SoA
HcB
HcC
HdB
HdD

SOIL TYPES ON SITE

SYMBOL	DESCRIPTION	K FACTOR	SOIL GROUP	PERCENT COVERAGE
HCB	HAGERSTOWN-ROCK OUTCROP COMPLEX 3 TO 8 PERCENT SLOPES;	0.37	B	1.7%
HCC	HAGERSTOWN-ROCK OUTCROP COMPLEX 8 TO 15 PERCENT SLOPES;	0.37;	B	22.9%
HDB	HAGERSTOWN-DUFFIELD-URBAN LAND COMPLEX 0 TO 8 PERCENT SLOPES;	0.37;	B	45.0%
HDD	HAGERSTOWN-DUFFIELD-URBAN LAND COMPLEX 8 TO 25 PERCENT SLOPES;	0.37;	B	15.5%
SUA	SWANPOND-FUNKSTOWN-URBAN LAND COMPLEX 0 TO 3 PERCENT SLOPES;	0.49;	D	14.9%
			TOTAL	100.0%

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

COUNTY FILE #PP-24-003

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Est. 1966

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82 WORMANS MILL COURT
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PHONE: (301)695-4980
FAX: (301)293-6009
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Email: foxassoc@foxassociatesinc.com

DATE	REVISION	DRAWN BY

OVERALL PRELIMINARY PLAT

THE RUN AT ELIZABETHTOWNE

72 SINGLE FAMILY LOTS

SITUATE ALONG BOTH SIDES OF HALFWAY BLVD.
ELECTION DISTRICT 26 (HALFWAY)
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=80'

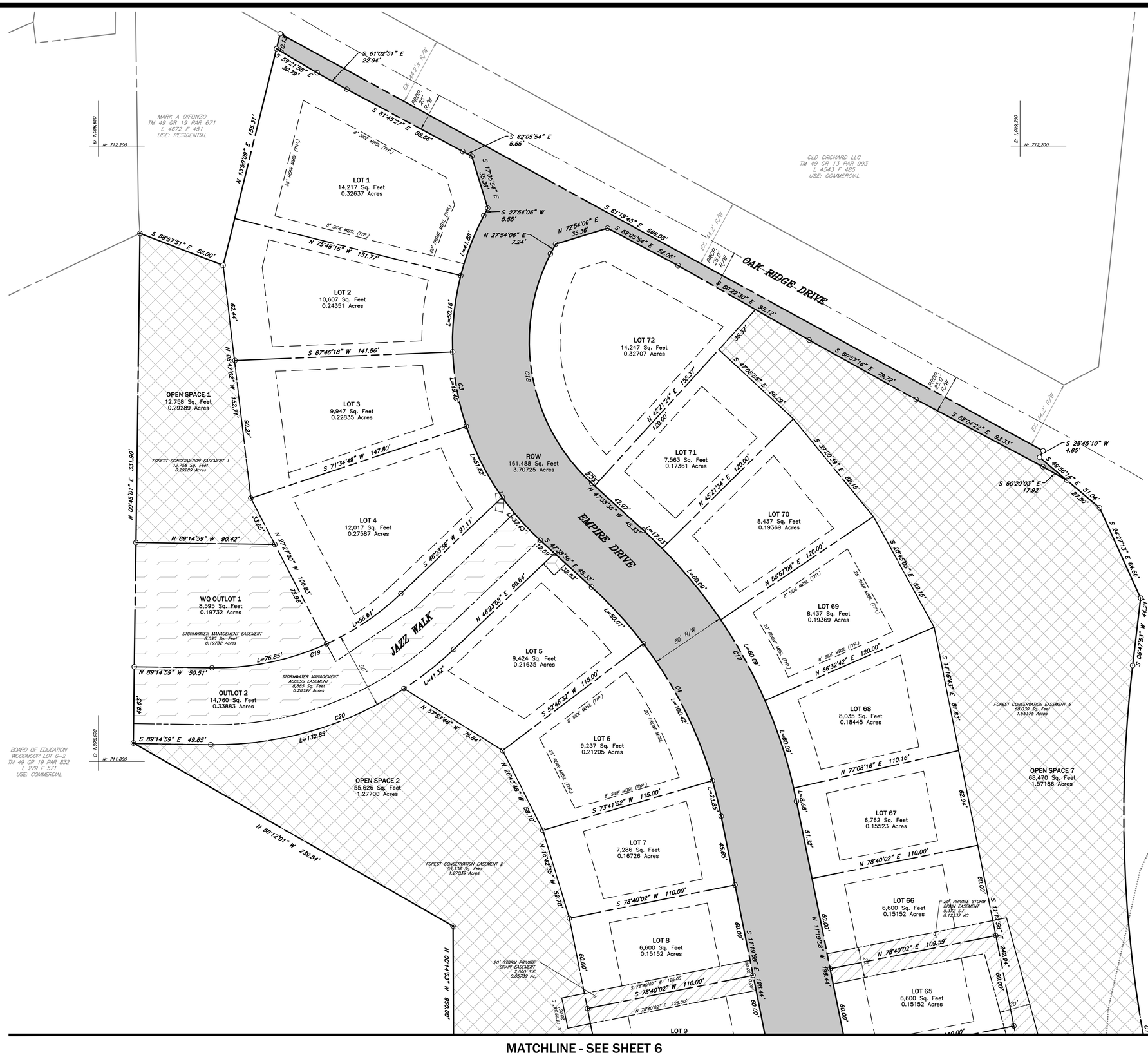
STATE OF MARYLAND
SCOTT PORTER FOSTER
PROFESSIONAL ENGINEER
12708
Jul 08, 2025

LICENSE No.: 27053 EXP. DATE: 1/25/26

PROJECT NO. 21-51154
DRAWING NO. D-9305
DATE: JANUARY 2024
DRAWN BY: RLB
CHECKED BY: GSP

SHEET 4 OF 39

K:\21\51154 Knyphausen Property Ashley Blvd Engineering\Drawings\03 Improvement Plan\04-OVERALL PP.dwg, Jul 08, 2025 - 9:40am, User: rbarnes



MATCHLINE - SEE SHEET 6

COUNTY FILE #PP-24-003

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

DRAWN BY
REVISION
DATE

PRELIMINARY PLAT
THE RUN AT ELIZABETHTOWNE
72 SINGLE FAMILY LOTS
SITUATE ALONG BOTH SIDES OF HALFWAY BLVD.
ELECTION DISTRICT 26 (HALFWAY)
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=30'

STATE OF MARYLAND
GARY SCOTT PREFERRED
PROFESSIONAL ENGINEER
Jul 08, 2025

LICENSE No.: 27053 EXP. DATE: 1/25/26

PROJECT NO. 21-51154
DRAWING NO. D-9305
DATE: JANUARY 2024
DRAWN BY: RLB
CHECKED BY: GSP

SHEET 5 OF 39

I:\21\51154 Waynesboro Property Halfway Blvd\Engineering\Drawings\D Improvement Plan\D5-09 PP-MAP.dwg Jul 08, 2025 - 3:58pm User: dsullivan

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 7

HATCH LEGEND

- PROPOSED PUBLIC STREET RIGHT-OF WAY
- PROPOSED STORMWATER MANAGEMENT MAINTENANCE AND ACCESS EASEMENT
- PROPOSED FOREST CONSERVATION EASEMENT
- PROPOSED SEWER EASEMENT
- PROPOSED WATER EASEMENT
- PROPOSED DRAINAGE EASEMENT

NORTH

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

COUNTY FILE #PP-24-003

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Email: foxassoc@foxassociatesinc.com

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PRELIMINARY PLAT

THE RUN AT ELIZABETHTOWNE
72 SINGLE FAMILY LOTS

SITUATE ALONG BOTH SIDES OF HALFWAY BLVD.
ELECTION DISTRICT 26 (HALFWAY)
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=30'

STATE OF MARYLAND
SCOTT POTTERFIELD
23084
PROFESSIONAL ENGINEER
Jul 08, 2025

LICENSE No.: 27053 EXP. DATE: 1/25/26

PROJECT NO. 21-51154
DRAWING NO. D-9305
DATE: JANUARY 2024
DRAWN BY: RLB
CHECKED BY: GSP

SHEET 6 OF 39

K:\21\51154 Hagerstown Property Holding Bros\Engineering\Civil\plot\D-9305 PP-Master.dwg Jul 08, 2025 - 8:37am User: rblackman

MATCHLINE - SEE SHEET 6



MATCHLINE - SEE SHEET 8

HATCH LEGEND

- PROPOSED PUBLIC STREET RIGHT-OF WAY
- PROPOSED STORMWATER MANAGEMENT MAINTENANCE AND ACCESS EASEMENT
- PROPOSED FOREST CONSERVATION EASEMENT
- PROPOSED SEWER EASEMENT
- PROPOSED WATER EASEMENT
- PROPOSED DRAINAGE EASEMENT

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www.foxassociatesinc.com
Email: foxassoc@foxassociatesinc.com

DRAWN BY | REVISION | DATE

PRELIMINARY PLAT

THE RUN AT ELIZABETHTOWNE
72 SINGLE FAMILY LOTS

SITUATE ALONG BOTH SIDES OF HALFWAY BLVD. (HALFWAY)
ELECTION DISTRICT 26
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=30'

STATE OF MARYLAND
SCOTT PORTZLINE FISHER
21053
PROFESSIONAL ENGINEER
Jul 08, 2025

LICENSE No.: 27053 EXP. DATE: 1/25/26

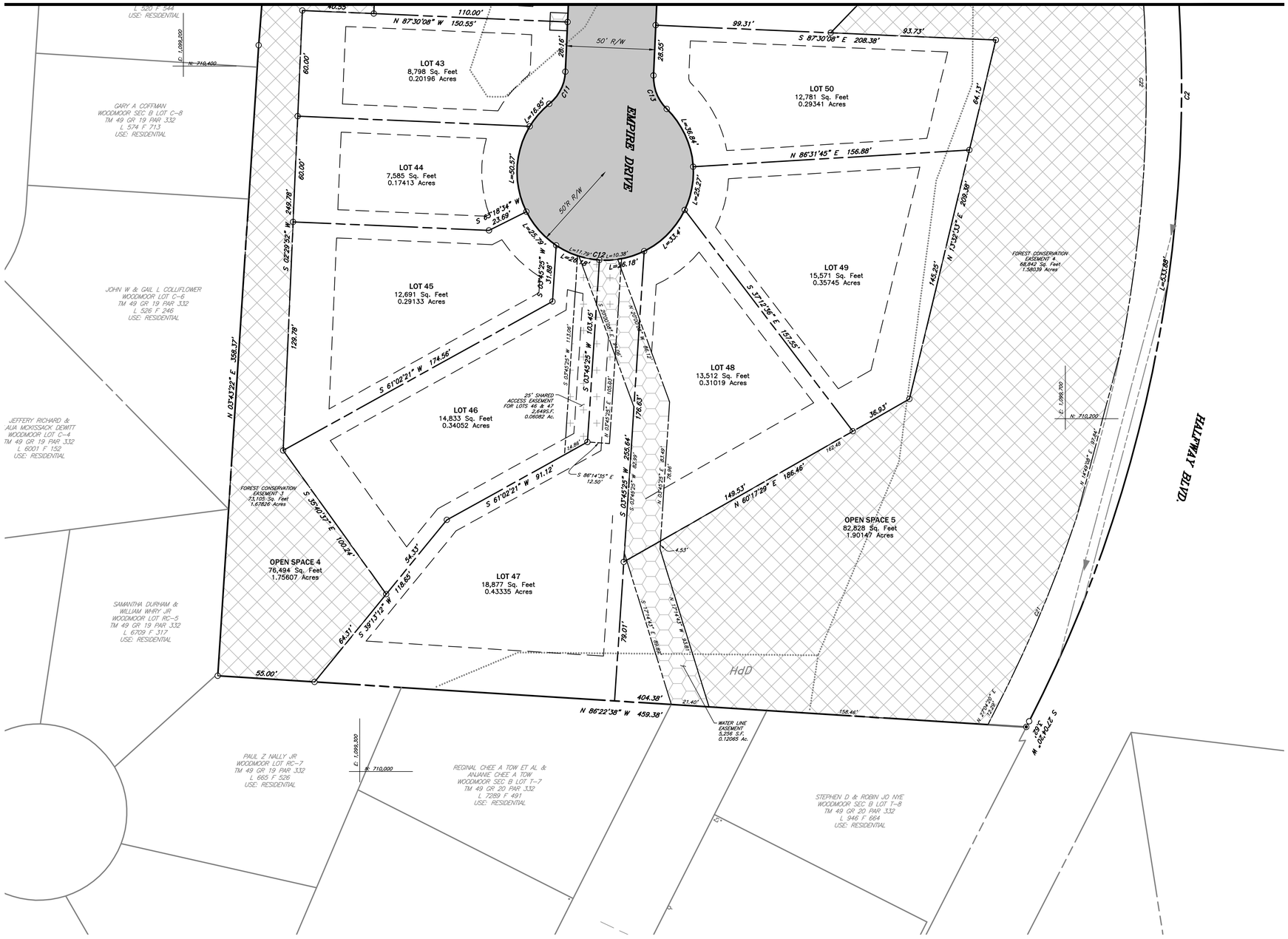
PROJECT NO. 21-51154
DRAWING NO. D-9305
DATE: JANUARY 2024
DRAWN BY: RLB
CHECKED BY: GSP

SHEET 7 OF 39

COUNTY FILE #PP-24-003

R:\21\51154 Preparation Property Halfway Blvd (Engineering)\Drawings\D3 Improvement Plan\D3-09 Preliminary Jul 08, 2025 - 9:57am User: rlichman

MATCHLINE - SEE SHEET 7



HATCH LEGEND

- PROPOSED PUBLIC STREET RIGHT-OF WAY
- PROPOSED STORMWATER MANAGEMENT MAINTENANCE AND ACCESS EASEMENT
- PROPOSED FOREST CONSERVATION EASEMENT
- PROPOSED SEWER EASEMENT
- PROPOSED WATER EASEMENT
- PROPOSED DRAINAGE EASEMENT

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	475.67'	818.51'	33°17'49.03"	S 09°50'57" E	469.00'	244.76'
C2	737.24'	788.51'	53°34'13.35"	N 00°17'13" E	710.68'	398.05'
C3	230.78'	175.00'	75°33'02.83"	S 09°52'04" E	214.40'	135.62'
C4	174.28'	275.00'	36°18'38.20"	N 29°29'17" W	171.38'	90.18'
C5	129.79'	525.00'	14°09'52.24"	S 18°24'54" E	129.46'	65.23'
C6	196.35'	125.00'	90°00'00.00"	S 70°29'50" E	176.78'	125.00'
C7	218.63'	50.00'	250°31'43.61"	S 29°14'18" W	81.65'	70.71'
C8	30.77'	25.00'	70°31'43.61"	N 60°45'42" W	28.87'	17.68'
C9	274.89'	175.00'	90°00'00.00"	S 70°29'50" E	247.49'	175.00'
C10	134.17'	275.00'	27°59'41.83"	N 11°29'59" W	133.03'	68.55'
C11	21.03'	25.00'	48°11'22.87"	N 26°35'33" E	20.41'	11.18'
C12	241.19'	50.00'	276°22'45.73"	S 87°30'08" E	66.67'	44.72'
C13	21.03'	25.00'	48°11'22.87"	S 21°35'49" E	20.41'	11.18'
C14	158.80'	325.00'	27°59'41.83"	N 11°29'59" W	157.22'	81.02'
C15	168.37'	828.51'	11°38'38.31"	S 20°40'32" E	168.08'	84.48'
C16	117.43'	475.00'	14°09'52.24"	S 18°24'54" E	117.13'	59.01'
C17	205.97'	325.00'	36°18'38.20"	N 29°29'17" W	202.54'	106.57'
C21	115.40'	768.51'	8°36'13.25"	N 22°46'13" E	115.29'	57.81'
C22	307.03'	768.51'	22°53'26.29"	N 00°16'34" W	304.99'	155.59'
C23	75.39'	129.04'	33°28'29.99"	S 11°42'54" W	74.33'	38.81'

COUNTY FILE #PP-24-003

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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 PLAT

THE RUN AT ELIZABETHTOWNE
72 SINGLE FAMILY LOTS

SITUATE ALONG BOTH SIDES OF HALFWAY BLVD.
ELECTION DISTRICT 26 (HALFWAY)
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=30'

STATE OF MARYLAND
SCOTT PHILLIP SHEELY
23025
PROFESSIONAL ENGINEER
Jul 08, 2025

LICENSE No.: 27053 EXP. DATE: 1/25/26

PROJECT NO. 21-51154
DRAWING NO. D-9305
DATE: JANUARY 2024
DRAWN BY: RLB
CHECKED BY: GSP

SHEET 8 OF 39

P:\21151154 Waynesboro Property Survey Bond Engineering\Drawings\03 Improvement Plan\03-09 PP-Add.dwg Jul 08, 2025 - 9:30am User: rbollman

OAK RIDGE DRIVE

S 61°10'24" E 233.80'

S 61°10'24" E 75.04'

S 66°53'02" E 50.25'

N 59°49'27" E 55.05'

FOREST CONSERVATION EASEMENT
15,363 S.F.
0.35269 Ac.

S 27°58'53" W 249.90'

HUB CITY VINEYARD INC
TM 49 GR 20 PAR 1003
L 5892 F 373
USE: COMMERCIAL

N 05°42'57" W 401.03'

P/W VARIES

REMAINDER
185,496 Sq. Feet
4.25840 Acres

FOREST CONSERVATION EASEMENT
115,855 S.F.
2.65968 Ac.

S 07°53'53" W 174.97'

S 62°01'07" E 282.00'

BOARD OF COMMISSIONERS
WASHINGTON COUNTY
TM 49 GR 14 PAR 1203
L 6555 F 476
USE:

S 15°04'38" W 120.48'

S 42°48'08" W 149.00'

N 63°37'21" E 13.16'

HALWAY BLVD.

PROPOSED 70' R/W

EX. 60.0' R/W

S 26°29'52" E 623.85'

N 26°29'52" W 660.85'

NORTH

HATCH LEGEND

- PROPOSED PUBLIC STREET RIGHT-OF WAY
- PROPOSED STORMWATER MANAGEMENT MAINTENANCE AND ACCESS EASEMENT
- PROPOSED FOREST CONSERVATION EASEMENT
- PROPOSED SEWER EASEMENT
- PROPOSED WATER EASEMENT
- PROPOSED DRAINAGE EASEMENT

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

COUNTY FILE #PP-24-003

K:\21\51154 Waynesboro Property Halway Blvd\Engineering\Concept\03 Improvement Plan\15-03 PP-Halway Lot 39, 2025 - Malcolm Dean Robinson

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Est. 1966

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PHONE: (301)695-0880
FAX: (301)293-6009
www.foxassociatesinc.com Email: foxassoc@foxassociatesinc.com

DRAWN BY | REVISION | DATE

PRELIMINARY PLAT

THE RUN AT ELIZABETHTOWNE
72 SINGLE FAMILY LOTS

SITUATE ALONG BOTH SIDES OF HALFWAY BLVD.
ELECTION DISTRICT 26 (HALFWAY)
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=40'

STATE OF MARYLAND
GORDON SCOTT POFFENBERGER
21306
PROFESSIONAL ENGINEER
Jul 08, 2025

LICENSE No.: 27053 EXP. DATE: 1/25/26

PROJECT NO. 21-51154
DRAWING NO. D-9305
DATE: JANUARY 2024
DRAWN BY: RLB
CHECKED BY: GSP

SHEET 9 OF 39

HATCH LEGEND

- PROPOSED PAVING SECTION 'A' (SEE PAVING SECTION SHEET 39)
- PROPOSED PAVING SECTION 'E' (SEE SHEET 14)
- PROPOSED STORMWATER MANAGEMENT MAINTENANCE AND ACCESS EASEMENT
- PROPOSED FOREST CONSERVATION EASEMENT
- PROPOSED SEWER EASEMENT
- PROPOSED WATER EASEMENT
- PROPOSED DRAINAGE EASEMENT

NORTH

BOARD OF COMMISSIONERS WASHINGTON COUNTY TM 49 GR 14 PAR 1203 L 6555 F 476 USE:

HUB CITY VINEYARD INC. TM 49 GR 20 PAR 1003 L 5892 F 373 USE: COMMERCIAL

PROPOSED SWM FENCE SEE SHEET 36

HALFWAY BLVD.

SIGHT DISTANCE 676'±

REMAINING LANDS

OPEN SPACE 6

SWM OUTLOT 3

OPEN SPACE 5

COMMUNITY MAILBOXES

EMPIRE DRIVE

10' MIN.

PROPOSED SUBDIVISION SIGN
SIGN WILL COMPLY WITH SECTION 22.24A OF THE ZONING ORDINANCE
NOTE: SUBDIVISION SIGN MUST BE LANDSCAPED

SIGHT DISTANCE 448'±

ROME CROSSING

OPEN SPACE 4

LOT 35 PROPOSED 24" STOP BAR (TYP.)

OPEN SPACE 7

OAK RIDGE DRIVE

COMMUNITY MAILBOXES

OPEN SPACE 3

GALA COURT

OLD ORCHARD LLC TM 49 GR 13 PAR 993 L 4543 F 485 USE: COMMERCIAL

SEE SHEET 12 FOR SIDEWALK ALONG OAK RIDGE DRIVE

LOT 5 PROPOSED CROSS WALK (TYP.)

OPEN SPACE 2

JAZZ WALK

OPEN SPACE 1

MARK A. DIFONZO TM 49 GR 19 PAR 671 L 4672 F 451 USE: RESIDENTIAL

BOARD OF EDUCATION WOODMOOR LOT C-2 TM 49 GR 19 PAR 832 L 279 F 571 USE: COMMERCIAL

BOARD OF EDUCATION WOODMOOR LOT C-2 TM 49 GR 19 PAR 832 L 279 F 571 USE: COMMERCIAL

NOTE: SEE SHEET 37 FOR COMMUNITY MAILBOX DETAIL

LEE ANN FRANCES BLENARD WOODMOOR LOT C-14 TM 49 GR 19 PAR 332 L 1305 F 346 USE: RESIDENTIAL

RICHARD L.& JOYCE A. WHITTINGTON WOODMOOR LOT C-13 TM 49 GR 19 PAR 332 L 1305 F 342 USE: RESIDENTIAL

ELDON M. CORDELL WOODMOOR LOT C-12 TM 49 GR 19 PAR 332 L 1305 F 342 USE: RESIDENTIAL

GARY A. COFFMAN WOODMOOR SEC B LOT C-9 TM 49 GR 19 PAR 332 L 1294 F 721 USE: RESIDENTIAL

JOHN W.& GAIL L. COLIFLOWER WOODMOOR LOT C-6 TM 49 GR 19 PAR 332 L 526 F 246 USE: RESIDENTIAL

SAMANTHA DURHAM & WILLIAM MARTY JR WOODMOOR LOT RC-5 TM 49 GR 19 PAR 332 L 6709 F 317 USE: RESIDENTIAL

JEFFERY RICHARD & LAUA MCKISSACK DEWITT WOODMOOR LOT C-4 TM 49 GR 19 PAR 332 L 6031 F 152 USE: RESIDENTIAL

JOSE L MALDONADO & CINDA L ALVARADO ET AL WOODMOOR LOT C-9 TM 49 GR 19 PAR 332 L 1453 F 100 USE: RESIDENTIAL

JEFF R & KIMBERLY E CUTCHALL WOODMOOR LOT C-7 TM 49 GR 19 PAR 332 L 7431 F 505 USE: RESIDENTIAL

ROBIN D AMON WOODMOOR LOT C-8 TM 49 GR 19 PAR 332 L 5030 F 222 USE: RESIDENTIAL

STEPHEN A RYAN JR & WOODMOOR SEC B LOT C-1 TM 49 GR 19 PAR 332 L 1294 F 721 USE: RESIDENTIAL

MILTON L BEER WOODMOOR SEC B LOT C-7 TM 49 GR 19 PAR 332 L 1294 F 721 USE: RESIDENTIAL

PAUL Z NALLY JR WOODMOOR LOT RC-7 TM 49 GR 19 PAR 332 L 665 F 526 USE: RESIDENTIAL

SIGN LEGEND

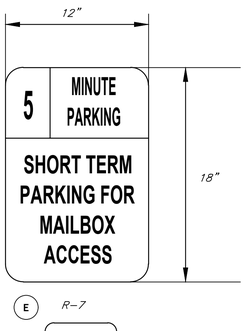
SEE SIGNPOST DETAIL SHEET 37

R1-1 30" x 30" — A — 4 REQ'D.

R3-2 24"x24" — B — 1 REQ'D.

D3 6" x VARIABLE — C — 4 REQ'D.

R2-1 24" x 30" — D — 2 REQ'D.



E — R-7



F — R7-1

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

NOTES:

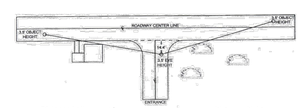
1. MAIL DELIVERY WILL BE TO COMMUNITY MAILBOXES AS SHOWN.
2. SUBDIVISION IDENTIFICATION SIGNS SHALL COMPLY WITH SECTION 22.24(A) OF THE WASHINGTON COUNTY ZONING ORDINANCE.
3. FOREST CONSERVATION OBLIGATIONS WILL BE MET THROUGH A COMBINATION OF ON-SITE RETENTION, PLANTING, AND PAYMENT-IN-LIEU. SEE FOREST CONSERVATION PLAN FOR DETAILS.
4. CONSTRUCTION IS ANTICIPATED TO BEGIN IN 2024 WITH BUILD-OUT IN TWO TO THREE YEARS.
5. TRASH PICK-UP WILL BE CURBSIDE BY PRIVATE HAULER PAID FOR BY THE HOA.
6. DRAINAGE AND UTILITY EASEMENTS ARE GRANTED ALONG ALL PROPERTY LINES, EIGHT (8) FEET WIDE ALONG REAR YARDS, EIGHT (8) FEET WIDE ALONG SIDE YARDS, AND TEN (10) FEET WIDE ALONG FRONT YARD FOR PURPOSES OF DRAINAGE AND PUBLIC UTILITIES.
7. ALL SIDEWALKS (INCLUDING LOCATED WITHIN COUNTY RIGHT-OF-WAY) SHALL BE OWNED AND MAINTAINED BY THE HOA.
8. CROSSWALKS, HANDICAP RAMPS, STOP BARS, ETC. SHALL BE CONSTRUCTED OR PLACED IN ACCORDANCE WITH CURRENT M.S.H.A. & M.U.T.C.D. STANDARDS.
9. ALL STRIPING AND STOP BARS SHALL BE THERMOPLASTIC AND INSTALLED PER WASHINGTON COUNTY AND M.U.T.C.D. SPECIFICATIONS.
10. PARKING SPACE STRIPING AND HATCHING WILL BE MAINTAINED BY THE H.O.A. WASHINGTON COUNTY WILL ONLY BE RESPONSIBLE FOR PAVEMENT MARKINGS ON HALFWAY BOULEVARD.

Washington County MARYLAND

DIVISION OF ENGINEERING
747 Northern Avenue, Hagerstown, MD 21742
Phone: (240) 313-2460, TDD 711

INTERSECTION SIGHT DISTANCE WORKSHEET

Project: The Run at Elizabethtowne
Location: Halfway Boulevard



Distance Left: 448 FT
Distance Right: 676 FT

Required Photos
- ☐ Turning in
- ☐ Exiting, looking left
- ☐ Exiting, looking right
- ☐ Turn lane looking straight ahead

Required Intersection Sight Distance

POSTED ROAD SPEED (MPH)	REGULAR (Feet)	LOW VOLUME * (Feet)
○ 25 MPH	○ 280	○ 125
○ 30 MPH	○ 335	○ 165
◉ 35 MPH	◉ 390	○ 205
○ 40 MPH	○ 445	○ 250
○ 45 MPH	○ 500	○ 300
○ 50 MPH	○ 555	○ 350

*Low volume criteria for roads with less than 400 ADT only

Number of Travel Lanes: 4
Minor Approach Grade: 2.0 %
Road Grade (Left to Right): -2.2 %
Road Volume: 19,731 ADT
Source of Volume: ☐ County ☑ Other (see remarks)

Preparer Remarks:
ADT's per MDOT GIS website

I am a Maryland licensed design professional qualified to certify these measurements are accurate and in accordance with A Policy for Determining Adequacy of Existing Highways as clarified in Technical Memo 23 "Entrance Sight Distance Analysis Requirements" dated January 18, 2012, and the latest AASHTO guidelines.

Preparer Signature: _____
Preparer Name: _____ ☐ PE ☐ PLS
Preparer Company: Fox and Associates, Inc.

Rev. 1/26/24

COUNTY FILE #PP-24-003

FOX & ASSOCIATES INC. Est. 1966

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ENGINEERS • SURVEYORS • PLANNERS
981 MT. AETNA ROAD, HAGERSTOWN, MD. 21740, PHONE: (301)733-8503, FAX: (301)733-1653
82 WORMANS MILL COURT, SUITE 'G', FREDERICK, MD. 21701, PHONE: (301)695-4980 or (301)845-8503, FAX: (301)293-6009
www.foxassociatesinc.com Email: foxassoc@foxassociatesinc.com

DRAWN BY | REVISION | DATE

SITE / SIGNAGE & STRIPING PLAN
THE RUN AT ELIZABETHTOWNE
72 SINGLE FAMILY LOTS
SITUATE ALONG BOTH SIDES OF HALFWAY BLVD.
ELECTION DISTRICT 26 (HALFWAY)
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=80'

STATE OF MARYLAND — SCOTT POFFENBERGER — 21531 — PROFESSIONAL ENGINEER — Jul 08, 2025

LICENSE No.: 27053 EXP. DATE: 1/25/26

PROJECT NO. 21-51154
DRAWING NO. D-9305
DATE: JANUARY 2024
DRAWN BY: RLB
CHECKED BY: GSP

SHEET 10 OF 39

R:\21\51154 Angelbrook Property Harney Rd\Engineering\Drawings\LDP Improvement Plan\LDP.dwg Jul 08, 2025 - 8:30am User: rlarkin

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







Product Details:

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

USPS Approval:
USPS Approved Cluster Box Units

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

Technical Information:

Total Tenant Doors: *16*

Tenant Door Height: *3"*

Total Small Parcel Lockers: *2*

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

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

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

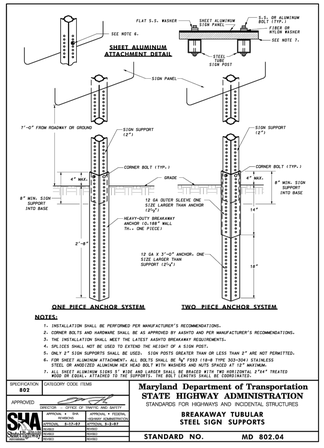
Tenant Doors:
Tenant doors include heavy duty, dust-proof cam locks each with 3 keys.

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

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

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

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



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. APPLIES 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 ¼"-20X1 (18-8 TYPE 303-304) STAINLESS STEEL OR ANODIZED ALUMINUM HEX HEAD BOLT WITH WASHERS AND NUTS SPACED AT 12" MAXIMUM.
7. ALL POSTS ALUMINUM SIZED 3" WIDE AND LARGER SHALL BE BRACED WITH TWO ADDITIONAL 2"X4" TREATED SUPPORTS AS SHOWN. ALL POSTS SHALL BE EMBEDDED AT LEAST 3'-0" IN THE GROUND.

SPECIFICATION	CATEGORY CODE ITEMS
802	

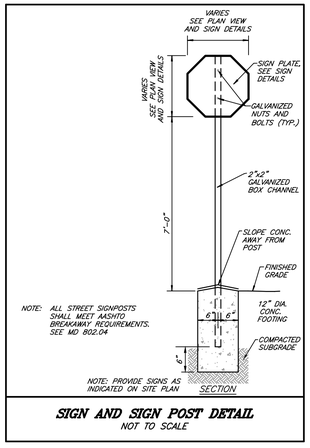
APPROVED _____ DIRECTOR — OFFICE OF TRAFFIC AND SAFETY

APPROVAL • SHA	APPROVAL • FEDERAL HIGHWAY ADMINISTRATION
REVISIONS	REVISIONS
APPROVAL 8-30-93	APPROVAL 9-23-93
REVISED 8-11-16	REVISED 7-29-16
REVISED	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



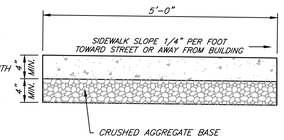
NOTE: ALL STREET SIGNPOSTS SHALL MEET AASHTO BREAKAWAY REQUIREMENTS. SEE MD 802.04

NOTE: PROVIDE SIGNS AS INDICATED ON SITE PLAN

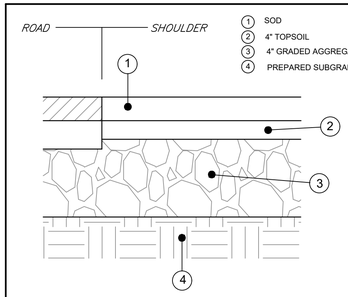
SIGN AND SIGN POST DETAIL
NOT TO SCALE

NOTES:

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

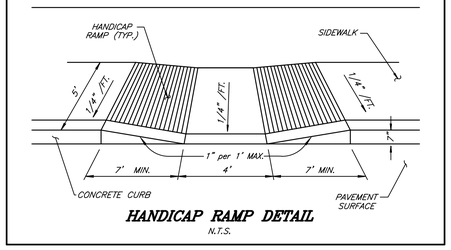


TYPICAL SIDEWALK SECTION

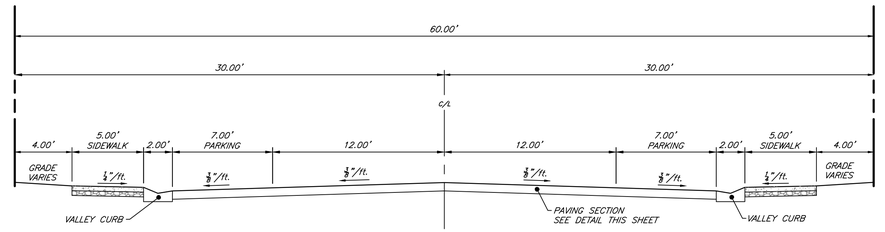


1. SOD
2. 4" TOPSOIL
3. 4" GRADED AGGREGATE BASE
4. PREPARED SUBGRADE

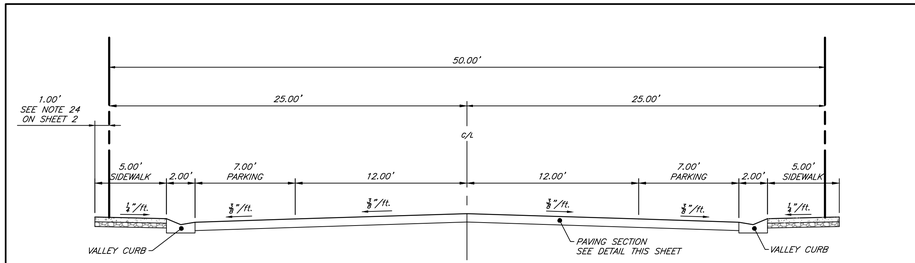
REINFORCED EARTH SHOULDER DETAIL
N.T.S.



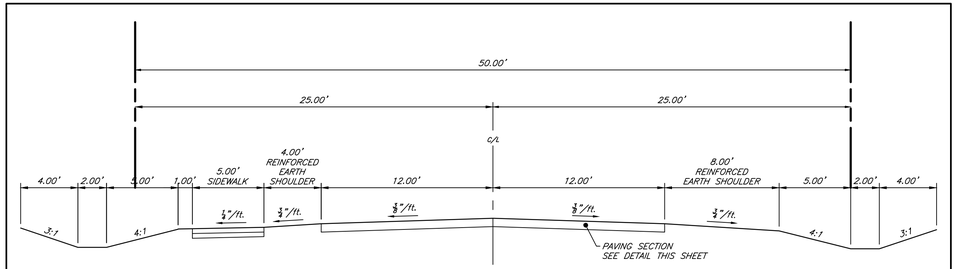
HANDICAP RAMP DETAIL
N.T.S.



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

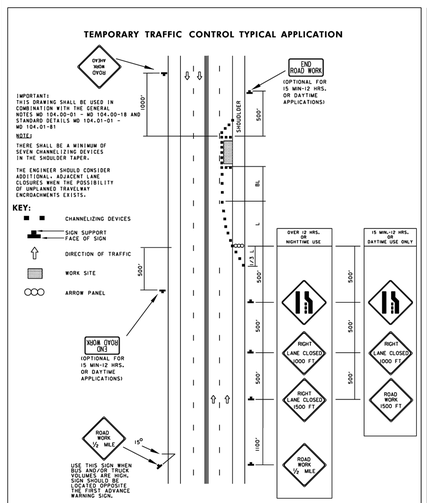


MODIFIED WASHINGTON COUNTY L-3 LOCAL ROAD SECTION
EMPIRE DRIVE and GALA COURT
SCALE: 1" = 5'



MODIFIED WASHINGTON COUNTY L-3 LOCAL ROAD SECTION
JAZZ WALK (PRIVATE ROAD)
SCALE: 1" = 5'

TEMPORARY TRAFFIC CONTROL TYPICAL APPLICATION



SPECIFICATION	CATEGORY CODE ITEMS
104	

APPROVED _____ DIRECTOR — OFFICE OF TRAFFIC AND SAFETY

APPROVAL • SHA	APPROVAL • FEDERAL HIGHWAY ADMINISTRATION
REVISIONS	REVISIONS
APPROVAL 8-30-93	APPROVAL 9-23-93
REVISED 8-11-16	REVISED 7-29-16
REVISED	REVISED
REVISED	REVISED

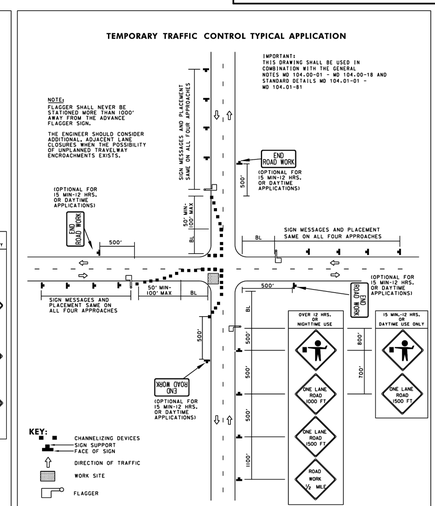
Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES

RIGHT LANE CLOSURE/MULTILANE UNDIV. EQL/LESS THAN 40 MPH

STANDARD NO. MD 104.03-06

HALFWAY BOULEVARD TRAFFIC CONTROL PLAN

TEMPORARY TRAFFIC CONTROL TYPICAL APPLICATION



SPECIFICATION	CATEGORY CODE ITEMS
104	

APPROVED _____ DIRECTOR — OFFICE OF TRAFFIC AND SAFETY

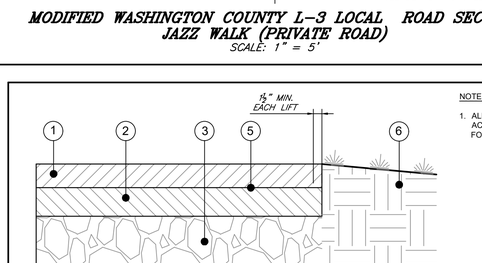
APPROVAL • SHA	APPROVAL • FEDERAL HIGHWAY ADMINISTRATION
REVISIONS	REVISIONS
APPROVAL 8-30-93	APPROVAL 9-23-93
REVISED 8-11-16	REVISED 7-29-16
REVISED	REVISED
REVISED	REVISED

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

INTERSECTION FLAGGING OPERATION 2-LANE,2-WAY EQL/LESS THAN 40 MPH

STANDARD NO. MD 104.02-14

VIRGINIA AVENUE TRAFFIC CONTROL PLAN



PAVEMENT LEGEND

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

NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MDSHA STANDARD SPECIFICATIONS FOR CONSTRUCTION MATERIALS. JULY,2008 AS FOLLOWS:

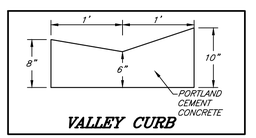
   SUBGRADE PREPARATION - SECTIONS 204.01 THRU 204.03.08 & 208.01 THRU 208.03.05
   GRADED AGGREGATE BASE COURSE - SECTION 501.01 THRU 501.03.03
   HOT MIX ASPHALT - SECTIONS 504 .01 THRU 504.03.13

   SUBGRADE / SHOULDER DRAINS SHALL BE INSTALLED WHERE DEEMED NECESSARY UPON FIELD INSPECTION.

   DRAINS SHALL BE IN ACCORDANCE WITH SECTIONS 306.01 THRU 306.03.06

2. SAW CUTTING FOR UTILITY PATCHING, CURB REMOVAL AND MEDIAN PLACEMENTS IS INCIDENTAL TO PAVING ITEMS. SUBGRADE/SHOULDER DRAINS SHALL BE INSTALLED WHERE DEEMED NECESSARY UPON FIELD INSPECTION. DRAINS SHALL BE IN ACCORDANCE WITH SECTION 306 OF THE MDSHA STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, JULY 2008.
3. BACKFILL MATERIAL AS PER SECTION 314 OF THE MDSHA STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, JULY 2008.

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



VALLEY CURB

COUNTY FILE #PP-24-003

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DRAWN BY

REVISION

DATE

SITE NOTES & DETAILS
THE RUN AT ELIZABETHTOWNE
72 SINGLE FAMILY LOTS
SITUATE ALONG BOTH SIDES OF HALFWAY BLVD.
ELECTION DISTRICT 26 (HALFWAY)
WASHINGTON COUNTY, MARYLAND

SCALE: AS SHOWN

STATE OF MARYLAND
SCOTT PORTZLINE
PROFESSIONAL ENGINEER
Jul 08, 2025

LICENSE No.: 27053 EXP. DATE: 1/25/26

PROJECT NO. 21-51154
DRAWING NO. D-9305
DATE: JANUARY 2024
DRAWN BY: RLB
CHECKED BY: GSP

SHEET 37 OF 39

V:\21\51154 Hagerstown Property Halfway Blvd\Engineering\Drawings\D-9305 Improvement Plan\D-9305 Halfway.dwg Jul 08, 2025 - 8:40am User: dsherman

Forest Conservation Worksheet 2.2

Net Tract Area			
A.	Total Tract Area	A =	32.05
B.	Deductions	B =	0.00
C.	Net Tract Area	C =	32.05
Land Use Category	Input the number "1" under the appropriate land use zoning, and limit to only one entry		
	ARA: 0 / MDR: 1 / IDA: 0 / HDR: 0 / MPD: 0 / CIA: 0		
D.	Afforestation Threshold (Net Tract Area x 20%)	D =	6.41
E.	Conservation Threshold (Net Tract Area x 25%)	E =	8.01
Existing Forest Cover			
F.	Existing Forest Cover within the Net Tract Area	F =	24.26
G.	Area of Forest Above Conservation Threshold	G =	16.25
Break Even Point			
H.	Break Even Point	H =	11.26
I.	Forest Clearing Permitted Without Mitigation	I =	13.00
Proposed Forest Clearing			
J.	Total Area of Forest to be Cleared	J =	18.71
K.	Total Area of Forest to be Retained	K =	5.55
Planting Requirements			
L.	Reforestation for Clearing Above the Conservation Threshold	L =	4.06
M.	Reforestation for Clearing Below the Conservation Threshold	M =	4.93
N.	Credit for Retention above the Conservation Threshold	N =	0.00
P.	Total Reforestation Required	P =	8.99
Q.	Total Afforestation Required	Q =	0.00
R.	Total Planting Requirement	R =	8.99

THIS PROPERTY IS INSIDE A PRIORITY FUNDING AREA
PLANTING REQUIREMENT = 8.99 Ac.
PLANTING ON SITE = 1.96 Ac.
NATURAL REGENERATION AREA = 0.04 Ac.
REMAINDER = 7.03 Ac.
PAYMENT IN LIEU AMOUNT = $91,868.04

SOIL TYPES ON SITE

HCB	HAGERSTOWN–ROCK OUTCROP COMPLEX 3 TO 8 PERCENT SLOPES; K 0.37; B	1.7%
HCC	HAGERSTOWN–ROCK OUTCROP COMPLEX 8 TO 15 PERCENT SLOPES; K 0.37; B	22.9%
HDB	HAGERSTOWN–DUFFIELD–URBAN LAND COMPLEX 0 TO 8 PERCENT SLOPES; K 0.37; B	45.0%
HDD	HAGERSTOWN–DUFFIELD–URBAN LAND COMPLEX 8 TO 25 PERCENT SLOPES; K 0.37; B	15.5%
SUA	SWANPOND–FUNKSTOWN–URBAN LAND COMPLEX 0 TO 3 PERCENT SLOPES; K 0.49; D	14.9%

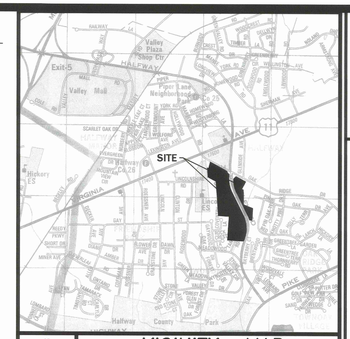
LEGEND

- SPECIMEN TREE (TO REMAIN)
- SPECIMEN TREE (TO BE REMOVED)
- FORESTED AREA
- TREELINE THAT DOES NOT QUALIFY AS FOREST
- EXISTING EDGE OF PAVEMENT
- EXISTING 2X CONTOUR
- EXISTING 10X CONTOUR
- SOIL TYPE & BOUNDARY (WeB / WeD)
- EXISTING FENCELINE
- PROPOSED FOREST CONSERVATION PROTECTIVE SIGNAGE

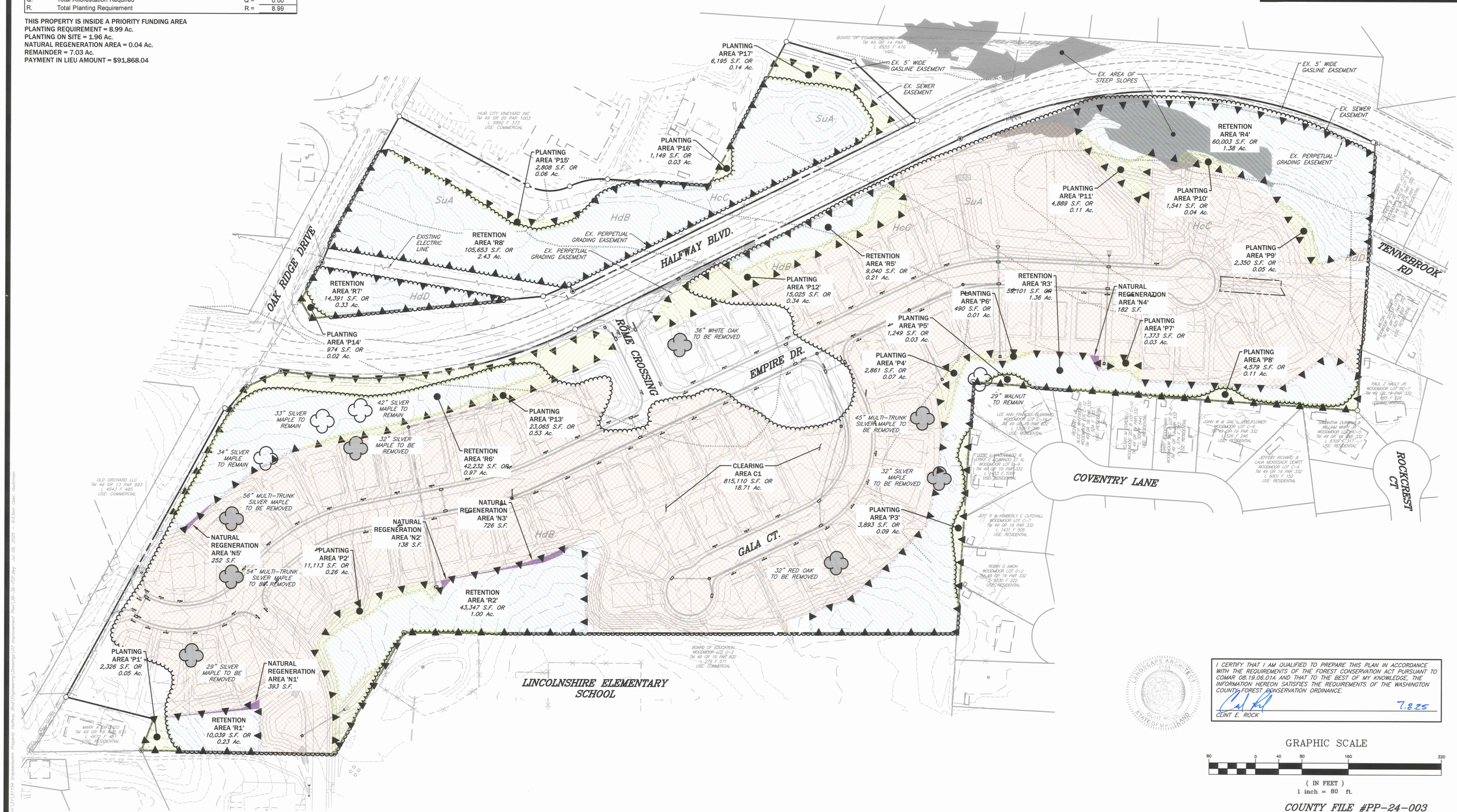
HATCH LEGEND

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

NORTH



VICINITY MAP
SCALE: 1" = 2000'
TAX MAP 49 PARCEL 784
COPYRIGHT ADC THE MAP PEOPLE PERMIT USE NUMBER 21004221



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

CLINT E. ROCK 7.8.25

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

COUNTY FILE #PP-24-003

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PHONE: (301)695-0880
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DRAWN BY | REVISION | DATE

FOREST CONSERVATION PLAN
THE RUN AT ELIZABETHTOWNE
72 SINGLE FAMILY LOTS
SITUATE ALONG BOTH SIDES OF HALFWAY BLVD. (HALFWAY)
ELECTION DISTRICT 26 (HALFWAY)
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=80'

STATE OF MARYLAND — SCOTT PORTER — 27053 — PROFESSIONAL ENGINEER — Jul 08, 2025

LICENSE No.: 27053 EXP. DATE: 1/25/26

PROJECT NO. 21-51154
DRAWING NO. D-9305
DATE: JANUARY 2024
DRAWN BY: RLB
CHECKED BY: GSP

SHEET 38 OF 39

GENERAL NOTES

1. FOREST STAND DELINEATION PREPARED BY FOX AND ASSOCIATES, INC. APPROVED 5/7/2020 (FS-22-006). THIS IS AN UPDATE OF AN EXPIRED FOREST STAND DELINEATION PREPARED BY FOX AND ASSOCIATES INC. (FS-05-008). THE CURRENT PLAN INCLUDES TWO AREAS THAT WERE NOT QUALIFIED AS FOREST ON THE PREVIOUS PLAN.
2. THE FOREST CONSERVATION MEASURES REQUIRED FOR THIS SITE SHALL BE FULLY IMPLEMENTED WITHIN TWO (2) GROWING SEASONS OF APPROVAL OF THE FINAL FOREST CONSERVATION PLAN AND BEFORE DEVELOPMENT PROJECT COMPLETION.
3. THIS FOREST CONSERVATION PLAN HAS BEEN PREPARED PURSUANT TO THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE. 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.
4. OWNER / DEVELOPER SHALL NOT BE RESPONSIBLE FOR THE SURVIVABILITY OF EITHER THE EXISTING FOREST OR OF THE PROPOSED AFFORESTATION/REFORESTATION AREA DUE TO CIRCUMSTANCES BEYOND OUR CONTROL; (I.E. ACTS OF NATURE, IMPROPER PLANT HANDLING OR INSTALLATION, IMPROPER TREE PROTECTION OR THE LACK OF FOREST MAINTENANCE).
5. NO DISTURBANCE TO ANY EXISTING FOREST AREAS SHALL BE PERMITTED EXCEPT AS SHOWN ON THIS PLAN.
6. PROTECTION DEVICES:
   A. ALL RETENTION AREAS SHALL BE PROTECTED BY HIGHLY VISIBLE, WELL ANCHORED TEMPORARY PROTECTION DEVICES.
   B. ALL PROTECTION DEVICES SHALL BE IN PLACE PRIOR TO ANY GRADING OR LAND CLEARING.
   C. FENCING SHALL BE AS DETAILED.
   D. ALL PROTECTION DEVICES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND ALL GRADED AREAS HAVE BEEN STABILIZED.
   E. PROTECTION DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
   F. ATTACHMENT OF SIGNS, OR ANY OTHER OBJECTS, TO TREES IS PROHIBITED.
   G. NO EQUIPMENT, MACHINERY, VEHICLES, MATERIALS OR EXCESSIVE PEDESTRIAN TRAFFIC SHALL BE ALLOWED WITHIN PROTECTED AREAS.
7. A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED AT LEAST FIVE (5) DAYS PRIOR TO START OF CONSTRUCTION. THE DEVELOPER, HIS QUALIFIED PROFESSIONAL, CONTRACTOR AND APPROPRIATE LOCAL INSPECTORS SHALL ATTEND.
8. AFTER THE PRE-CONSTRUCTION MEETING AT THE CONSTRUCTION SITE HAS TAKEN PLACE, THE BOUNDARIES OF THE LIMITS OF DISTURBANCE SHALL BE STAKED AND FLAGGED AND THE FOREST PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO ANY SITE GRADING. THE PLANNING AND ZONING DEPARTMENT WILL NEED TO INSPECT AND APPROVE THE PROTECTION DEVICES BEFORE CONSTRUCTION CAN PROCEED.
9. 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 PLAN PREPARE.
10. FOLLOWING CONSTRUCTION, THE FOLLOWING MEASURES SHALL BE TAKEN WHEN APPROPRIATE:
    A. CORRECTIVE MEASURES IF DAMAGES WERE INCURRED DUE TO NEGLIGENCE:
       A.1. STRESS REDUCTION: FOLLOW PROCEDURE OUTLINED IN SECTION 3.53(A)(I) OF THE FOREST CONSERVATION TECHNICAL MANUAL.
       A.2. REMOVAL OF DEAD OR DYING TREES: THIS MAY BE DONE ONLY IF TREES POSE AN IMMEDIATE SAFETY HAZARD.
    B. TEMPORARY STRUCTURES: THE FOLLOWING MINIMUM STANDARDS SHALL BE OBSERVED DURING THE REMOVAL OF TEMPORARY STRUCTURES:
       B.1. NO BURIAL OF DISCARDED MATERIALS WILL OCCUR ON-SITE.
       B.2. NO OPEN BURNING WITHIN 100 FEET OF A WOODED AREA.
       B.3. ALL TEMPORARY FOREST PROTECTION STRUCTURES WILL BE REMOVED AFTER CONSTRUCTION.
10. FOLLOWING THE COMPLETION OF CONSTRUCTION, PRIOR TO USE, THE PROJECT INSPECTOR SHALL INSPECT THE ENTIRE SITE.
11. THE OWNER/DEVELOPER SHALL RETAIN QUALIFIED NURSERY PERSONNEL TO DETERMINE AND IMPLEMENT, AS NECESSARY, A SCHEDULE FOR WATERING, FERTILIZATION AND GENERAL MAINTENANCE OF THE STOCK PLANTED IN THE AFFORESTATION/REFORESTATION AREA AND TO MONITOR THE PROGRESS OF THE EXISTING FOREST.
12. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH WASHINGTON COUNTY STANDARDS AND SPECIFICATIONS.
13. CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777, A MINIMUM OF FORTY EIGHT (48) HOURS PRIOR TO START OF CONSTRUCTION.
14. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS BEFORE BEGINNING CONSTRUCTION.
15. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE UTILIZATION OF MEN, MATERIALS, EQUIPMENT AND 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.
16. OWNER / DEVELOPER HAS PERFORMED NO SUBSURFACE INVESTIGATION OF ANY KIND. LOCATION AND EXTENT OF OF ROCK, ALTERABLE, UTILITIES, ETC. ARE THE FULL RESPONSIBILITY OF THE CONTRACTOR.

SEQUENCE OF CONSTRUCTION

1. CONTACT THE WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING AT (240) 313-2430 FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION TO SCHEDULE PRE-CONSTRUCTION MEETING.
2. CONDUCT PRE-CONSTRUCTION MEETING.
3. STAKEOUT/FLAGGING OF LIMITS OF DISTURBANCE, LIMITS OF AFFORESTATION/ REFORESTATION AREA AND PLACEMENT OF TEMPORARY AND APPLICABLE PERMANENT SIGNAGE.
4. INSTALLATION OF PROTECTIVE DEVICES.
5. NOTIFY THE WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING AT (240) 313-2430 AFTER PERMANENT SIGNAGE AND PROTECTIVE DEVICES HAVE BEEN INSTALLED. THE DEPARTMENT WILL INSPECT AND APPROVE THE SIGNAGE AND PROTECTIVE MEASURES PRIOR TOO START OF GRADING ACTIVITIES.
6. PREPARE SITE FOR PLANTING (I.E. SOIL AMENDMENTS, DISCING, ETC.)
7. PLANT AFFORESTATION/REFORESTATION AREA IN REQUIRED PHASES.
8. STABILIZE ALL DISTURBED AREAS, REMOVE TEMPORARY PROTECTION DEVICES.
9. CONTACT THE WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING AT (240) 313-2430 TO SCHEDULE POST-CONSTRUCTION INSPECTION. IF THE PLANTING OF REFORESTATION AREAS HAS NOT OCCURED AT THIS TIME, THE DEPARTMENT SHALL BE NOTIFIED WHEN PLANTING IS COMPLETE IN ORDER TO BEGIN THE 2-YEAR MONITORING AND MAINTENANCE CALENDAR.
10. BEGIN MONITORING PROGRAM.
11. AT ONE YEAR ANNIVERSARY, PERFORM INSPECTION FOR NECESSITY OF REINFORCEMENT PLANTING OR POSSIBLE INCREMENTAL BOND REDUCTION. ITEMS TO CONSIDER ARE; VIGOR, GROWTH RATE, STRUCTURE, CROWN DEVELOPMENT, TRUNK HEALTH AND THREAT OF COMPETING VEGETATION.
12. AT TWO YEAR ANNIVERSARY, PERFORM FINAL INSPECTION WITH LOCAL INSPECTOR FOR FINAL BOND RELEASE.

PLANT SPACING RECOMMENDATIONS

FOR VARIOUS ECOLOGICAL REASONS, PLANTING IN GROUPS OR AGGREGATE DISTRIBUTION IS PREFERRED OVER RECTANGULAR OR GRID PATTERN STYLE OF PLANT DISTRIBUTION. AGGREGATE MASSING OR SWEEPS ARE THE MOST COMMON VEGETATION DISTRIBUTION PATTERNS SEEN IN NATURE. PRINCIPLE SEED BEARERS ARE AT THE CENTRAL CORE, WITH THE SEED DISPERSAL OUTWARD. GROUPINGS BLEND INTO AND THROUGH OTHER GROUPINGS FORMING A COMMUNITY. CLUMPED POPULATIONS ARE VERY COMMON IN NATURE, AS THE NAME SUGGESTS. A GIVEN INDIVIDUAL OF A SPECIES IS GROUPED CLOSELY WITH OTHERS OF ITS SPECIES IN A CLUMP. MANY POPULATIONS THAT APPEAR RANDOM AT FIRST GLANCE, UPON CAREFUL MEASUREMENT, ARE ACTUALLY CLUMPED. THEREFORE, IT IS SUGGESTED THAT GRID PATTERN SPACING BE AVOIDED AND THAT A MORE NATURALISTIC DISTRIBUTION OF PLANT SPECIES BE UTILIZED IN THE ACTUAL PLANTING OF THE PLANT SPECIES RECOMMENDED BY THIS PLAN.

SHORT TERM OR TWO YEAR MAINTENANCE AGREEMENT

OWNER / DEVELOPER AGREES TO CONDUCT REFORESTATION AND/OR AFFORESTATION OF THE PROPERTY IN ACCORDANCE WITH THE FOREST CONSERVATION PLAN, AS APPROVED BY THE WASHINGTON COUNTY PLANNING AND ZONING. THE FORESTATION SHALL BE PLANTED BY OWNER / DEVELOPER OR AN AGENT OF THE LANDOWNER IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROVED PLAN.

1. PROTECTIVE FENCING AND SIGNAGE WILL BE MAINTAINED ON THE PERIMETERS OF THE FOREST RETENTION AREAS ADJACENT TO PROPOSED DISTURBANCE DURING CONSTRUCTION.
2. PERMANENT PROTECTIVE FENCING AND SIGNAGE WILL BE MAINTAINED ON THE PERIMETER OF THE REFORESTATION AREAS.
3. THE COUNTY SHALL BE PROVIDED WITH REASONABLE ACCESS TO THE AREAS OF AFFORESTATION OR REFORESTATION FOR THE PURPOSE OF INSPECTION AND/OR MAINTENANCE.
4. TREES SHALL BE TREATED WITH A PRE-PLANT ROOT DIP INOCULANT WITH BENEFICIAL MYCORRHIZAL FUNGI, TERRA-SORB WATER ABSORBENT GEL, AND NATURAL BIOSTIMULANTS TO IMPROVE AND MAINTAIN TREE SURVIVAL AND GROWTH THROUGHOUT THE TWO YEAR MAINTENANCE PERIOD THUS REDUCING THE WATERING REQUIREMENTS.
5. BIODEGRADABLE WEED PRO WEED CONTROL TREE MATS, OR EQUIVALENT WEED CONTROL MATS, SHALL BE INSTALLED FOR EACH TREE TO CREATE A WEED BLOCKADE, THUS CONTROLLING COMPETING VEGETATION AND INVASIVE SPECIES THROUGHOUT THE TWO YEAR MAINTENANCE PERIOD.
6. EACH TREE SHALL BE PLANTED WITH A LONG LASTING TIME RELEASED FERTILIZER TABLET TO PROVIDE NECESSARY FERTILIZATION THROUGHOUT THE TWO YEAR MAINTENANCE PERIOD.
7. PHOTODEGRADABLE TREE PRO JUNIOR TREE PROTECTORS, OR EQUIVALENT TREE PROTECTORS, SHALL BE INSTALLED AROUND EACH WHIP AND/OR SEEDLING TO PROVIDE PROTECTION FROM ANIMALS AND INCREASE GROWTH POTENTIAL THROUGHOUT THE TWO YEAR MAINTENANCE PERIOD.

   NOTE: IN AREAS SUSCEPTIBLE TO ANY FLOODING AT ALL, REPLACE WOODEN STAKES WITH FIVE (5) FT. LENGTH, ONE HALF INCH DIAMETER REBAR, DRIVEN TWO (2) FT. INTO THE EARTH TO SECURE THE TREE PROTECTORS.

8. DUE TO THE INSTALLATION PROCEDURES AND PROCESS, MAINTENANCE SUCH AS FERTILIZATION, CONTROL OF INVASIVE SPECIES, SPRAYING OF INSECTICIDES, PESTICIDES, AND HERBICIDES, ETC. SHOULD BE LIMITED. HOWEVER, THE LANDSCAPE CONTRACTOR, SHALL MONITOR PROGRESS FOR A PERIOD OF TWO YEARS EACH MID MARCH, JULY, AND MID NOVEMBER AND IF DETERMINED TO BE NECESSARY, SHALL FOLLOW THE PROVISIONS OF THE MAINTENANCE TIME TABLE AND THE TREE PLANTING AND MAINTENANCE CALENDAR, SHOWN HEREON.
9. IF AT THE END OF THE TWO YEAR PERIOD, SURVIVAL IS BELOW THAT WHICH IS REQUIRED FOR THE TREES ORIGINALLY PLANTED, THEN SUPPLEMENTAL PLANTING WILL BE NECESSARY AND IMPLEMENTED AT THAT TIME. SURVIVAL RATE SHALL BE THE FULL RESPONSIBILITY OF THE OWNER/DEVELOPER.

LONG TERM PROTECTION

OWNER WILL EXECUTE A FOREST EASEMENT DEED PLACING A PERPETUAL FOREST CONSERVATION EASEMENT ON THE AREAS SHOWN HEREON TO BE REFORESTED, OR RETAINED UNDER THE APPROVED FOREST CONSERVATION PLAN. THIS EASEMENT, RECORDED WITH THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND PLACES RESTRICTIONS TO RUN WITH THE LAND AND BE IN PERPETUITY AND PROHIBITS ANY CLEARING OF EASEMENT AREAS, AND SHALL FURTHER PROHIBIT ANY USE WHICH IS INCONSISTENT WITH RETAINING SUCH AREAS AS NATURAL FOREST. FURTHERMORE, THE USE OF THE FOREST CONSERVATION EASEMENT AREAS ARE LIMITED TO THOSE ACTIVITIES THAT ARE CONSISTENT WITH FOREST CONSERVATION SUCH AS RECREATIONAL ACTIVITIES, FOREST MANAGEMENT, AND WILDLIFE MANAGEMENT AND ARE IN COMPLIANCE WITH WASHINGTON COUNTY'S FOREST RESOURCE INSPECTION AND MAINTENANCE COVENANTS AND AGREEMENTS. PROPERTY OWNERS ARE ADVISED THAT THERE ARE PENALTIES AND FINES ASSOCIATED WITH VIOLATIONS OF THESE RESTRICTIONS. FUTURE PROPERTY OWNERS SHALL RECEIVE TITLE TO SUCH AREAS SUBJECT TO SUCH RESTRICTIONS.

SURETY

THE OWNER SHALL PROVIDE FINANCIAL SECURITY, AS REQUIRED, TO WASHINGTON COUNTY, MARYLAND IN THE FORM OF AN IRREVOCABLE LETTER OF CREDIT, DRAWN ON A LOCAL BANK, IN THE AMOUNT ESTIMATED TO COVER THE COST OF PLANTINGS, INSTALLATION, AND MAINTENANCE FOR TWO (2) COMPLETE GROWING SEASONS PLUS A 15% CONTINGENCY RESERVE. IF AFTER ONE (1) YEAR OR ONE (1) COMPLETE GROWING SEASON, INSPECTION VERIFIES THAT THE PLANTING MEETS OR EXCEEDS THE REQUIRED STANDARDS, 50 PERCENT OF THE POSTED SURETY SHALL BE RETURNED UPON REQUEST BY THE PROJECT OWNER OR DEVELOPER. IF AFTER THE TWO (2) YEAR PERIOD THE SURVIVAL REQUIREMENTS HAVE BEEN MET, THE AGREEMENTS FOLLOWED IN GOOD FAITH, THE REMAINING SURETY SHALL BE RELEASED UPON FINAL INSPECTION. BOND RELEASE IS AT THE SOLE DISCRETION OF THE DEPARTMENT OF PLANNING AND ZONING. FINAL SURETY AMOUNTS WILL BE DETERMINED AS EACH PHASE IS APPROVED, PLATTED AND RECORDED.

MAINTENANCE TIMETABLE

MONITOR PROGRESS (FOR 2 YEARS)	EACH MID MARCH, JULY & MID NOVEMBER
CONTROL OF COMPETING VEGETATION	AS NEEDED MARCH THRU AUGUST
FERTILIZATION (AS NEEDED FOR 2 YEARS)	EACH AUGUST THRU DECEMBER
WATERING (2 YEARS)	YEAR LONG ON AN AS NEEDED BASIS
SPRAYING OF PESTICIDES AND HERBICIDES (2 YEARS)	AS NEEDED THROUGH GROWING SEASON
PROTECTIVE FENCING (2 YEARS)	TWO COMPLETE GROWING SEASONS
PROTECTIVE SIGNAGE (PERMANENT)	YEARLY

PLANT SCHEDULE FOR REFORESTATION AREA P1 0.05 AC.

QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONDITION
4	PRUNUS SEROTINA	WILD CHERRY	1-3 GALLON	CONTAINER
4	ACER RUBRUM	RED MAPLE	1-3 GALLON	CONTAINER
3	LIRIODENDRON TULIPFERA	YELLOW POPLAR	1-3 GALLON	CONTAINER
3	(CARYA) TOMENTOSA	MOCKERNUT HICKORY	1-3 GALLON	CONTAINER
3	QUERCUS PALUSTRIS	PIN OAK	1-3 GALLON	CONTAINER
17 TOTAL				

PLANT SCHEDULE FOR REFORESTATION AREA P2 0.26 AC.

QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONDITION
19	PRUNUS SEROTINA	WILD CHERRY	1-3 GALLON	CONTAINER
18	ACER RUBRUM	RED MAPLE	1-3 GALLON	CONTAINER
18	LIRIODENDRON TULIPFERA	YELLOW POPLAR	1-3 GALLON	CONTAINER
18	(CARYA) TOMENTOSA	MOCKERNUT HICKORY	1-3 GALLON	CONTAINER
18	QUERCUS PALUSTRIS	PIN OAK	1-3 GALLON	CONTAINER
91 TOTAL				

PLANT SCHEDULE FOR REFORESTATION AREA P3 0.09 AC.

QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONDITION
7	PRUNUS SEROTINA	WILD CHERRY	1-3 GALLON	CONTAINER
6	ACER RUBRUM	RED MAPLE	1-3 GALLON	CONTAINER
6	LIRIODENDRON TULIPFERA	YELLOW POPLAR	1-3 GALLON	CONTAINER
6	(CARYA) TOMENTOSA	MOCKERNUT HICKORY	1-3 GALLON	CONTAINER
6	QUERCUS PALUSTRIS	PIN OAK	1-3 GALLON	CONTAINER
31 TOTAL				

PLANT SCHEDULE FOR REFORESTATION AREA P4 0.07 AC.

QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONDITION
5	PRUNUS SEROTINA	WILD CHERRY	1-3 GALLON	CONTAINER
5	ACER RUBRUM	RED MAPLE	1-3 GALLON	CONTAINER
5	LIRIODENDRON TULIPFERA	YELLOW POPLAR	1-3 GALLON	CONTAINER
5	(CARYA) TOMENTOSA	MOCKERNUT HICKORY	1-3 GALLON	CONTAINER
5	QUERCUS PALUSTRIS	PIN OAK	1-3 GALLON	CONTAINER
25 TOTAL				

PLANT SCHEDULE FOR REFORESTATION AREA P5 0.03 AC.

QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONDITION
3	PRUNUS SEROTINA	WILD CHERRY	1-3 GALLON	CONTAINER
2	ACER RUBRUM	RED MAPLE	1-3 GALLON	CONTAINER
2	LIRIODENDRON TULIPFERA	YELLOW POPLAR	1-3 GALLON	CONTAINER
2	(CARYA) TOMENTOSA	MOCKERNUT HICKORY	1-3 GALLON	CONTAINER
2	QUERCUS PALUSTRIS	PIN OAK	1-3 GALLON	CONTAINER
11 TOTAL				

PLANT SCHEDULE FOR REFORESTATION AREA P6 0.01 AC.

QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONDITION
1	PRUNUS SEROTINA	WILD CHERRY	1-3 GALLON	CONTAINER
1	ACER RUBRUM	RED MAPLE	1-3 GALLON	CONTAINER
1	LIRIODENDRON TULIPFERA	YELLOW POPLAR	1-3 GALLON	CONTAINER
1	(CARYA) TOMENTOSA	MOCKERNUT HICKORY	1-3 GALLON	CONTAINER
0	QUERCUS PALUSTRIS	PIN OAK	1-3 GALLON	CONTAINER
4 TOTAL				

PLANT SCHEDULE FOR REFORESTATION AREA P7 0.03 AC.

QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONDITION
3	PRUNUS SEROTINA	WILD CHERRY	1-3 GALLON	CONTAINER
2	ACER RUBRUM	RED MAPLE	1-3 GALLON	CONTAINER
2	LIRIODENDRON TULIPFERA	YELLOW POPLAR	1-3 GALLON	CONTAINER
2	(CARYA) TOMENTOSA	MOCKERNUT HICKORY	1-3 GALLON	CONTAINER
2	QUERCUS PALUSTRIS	PIN OAK	1-3 GALLON	CONTAINER
11 TOTAL				

PLANT SCHEDULE FOR REFORESTATION AREA P8 0.11 AC.

QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONDITION
8	PRUNUS SEROTINA	WILD CHERRY	1-3 GALLON	CONTAINER
8	ACER RUBRUM	RED MAPLE	1-3 GALLON	CONTAINER
8	LIRIODENDRON TULIPFERA	YELLOW POPLAR	1-3 GALLON	CONTAINER
7	(CARYA) TOMENTOSA	MOCKERNUT HICKORY	1-3 GALLON	CONTAINER
7	QUERCUS PALUSTRIS	PIN OAK	1-3 GALLON	CONTAINER
38 TOTAL				

PLANT SCHEDULE FOR REFORESTATION AREA P9 0.05 AC.

QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONDITION
4	PRUNUS SEROTINA	WILD CHERRY	1-3 GALLON	CONTAINER
4	ACER RUBRUM	RED MAPLE	1-3 GALLON	CONTAINER
4	LIRIODENDRON TULIPFERA	YELLOW POPLAR	1-3 GALLON	CONTAINER
3	(CARYA) TOMENTOSA	MOCKERNUT HICKORY	1-3 GALLON	CONTAINER
3	QUERCUS PALUSTRIS	PIN OAK	1-3 GALLON	CONTAINER
18 TOTAL				

PLANT SCHEDULE FOR REFORESTATION AREA P10 0.04 AC.

QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONDITION
3	PRUNUS SEROTINA	WILD CHERRY	1-3 GALLON	CONTAINER
3	ACER RUBRUM	RED MAPLE	1-3 GALLON	CONTAINER
3	LIRIODENDRON TULIPFERA	YELLOW POPLAR	1-3 GALLON	CONTAINER
3	(CARYA) TOMENTOSA	MOCKERNUT HICKORY	1-3 GALLON	CONTAINER
2	QUERCUS PALUSTRIS	PIN OAK	1-3 GALLON	CONTAINER
14 TOTAL				

PLANT SCHEDULE FOR REFORESTATION AREA P11 0.11 AC.

QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONDITION
8	PRUNUS SEROTINA	WILD CHERRY	1-3 GALLON	CONTAINER
8	ACER RUBRUM	RED MAPLE	1-3 GALLON	CONTAINER
8	LIRIODENDRON TULIPFERA	YELLOW POPLAR	1-3 GALLON	CONTAINER
7	(CARYA) TOMENTOSA	MOCKERNUT HICKORY	1-3 GALLON	CONTAINER
7	QUERCUS PALUSTRIS	PIN OAK	1-3 GALLON	CONTAINER
38 TOTAL				

PLANT SCHEDULE FOR REFORESTATION AREA P12 0.34 AC.

QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONDITION
23	PRUNUS SEROTINA	WILD CHERRY	1-3 GALLON	CONTAINER
24	ACER RUBRUM	RED MAPLE	1-3 GALLON	CONTAINER
24	LIRIODENDRON TULIPFERA	YELLOW POPLAR	1-3 GALLON	CONTAINER
24	(CARYA) TOMENTOSA	MOCKERNUT HICKORY	1-3 GALLON	CONTAINER
24	QUERCUS PALUSTRIS	PIN OAK	1-3 GALLON	CONTAINER
119 TOTAL				

PLANT SCHEDULE FOR REFORESTATION AREA P13 0.53 AC.

QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONDITION
38	PRUNUS SEROTINA	WILD CHERRY	1-3 GALLON	CONTAINER
37	ACER RUBRUM	RED MAPLE	1-3 GALLON	CONTAINER
37	LIRIODENDRON TULIPFERA	YELLOW POPLAR	1-3 GALLON	CONTAINER
37	(CARYA) TOMENTOSA	MOCKERNUT HICKORY	1-3 GALLON	CONTAINER
37	QUERCUS PALUSTRIS	PIN OAK	1-3 GALLON	CONTAINER
186 TOTAL				

PLANT SCHEDULE FOR REFORESTATION AREA P14 0.02 AC.

QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONDITION
2	PRUNUS SEROTINA	WILD CHERRY	1-3 GALLON	CONTAINER
2	ACER RUBRUM	RED MAPLE	1-3 GALLON	CONTAINER
1	LIRIODENDRON TULIPFERA	YELLOW POPLAR	1-3 GALLON	CONTAINER
1	(CARYA) TOMENTOSA	MOCKERNUT HICKORY	1-3 GALLON	CONTAINER
1	QUERCUS PALUSTRIS	PIN OAK	1-3 GALLON	CONTAINER
7 TOTAL				

PLANT SCHEDULE FOR REFORESTATION AREA P15 0.06 AC.

QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONDITION
5	PRUNUS SEROTINA	WILD CHERRY	1-3 GALLON	CONTAINER
4	ACER RUBRUM	RED MAPLE	1-3 GALLON	CONTAINER
4	LIRIODENDRON TULIPFERA	YELLOW POPLAR	1-3 GALLON	CONTAINER
4	(CARYA) TOMENTOSA	MOCKERNUT HICKORY	1-3 GALLON	CONTAINER
4	QUERCUS PALUSTRIS	PIN OAK	1-3 GALLON	CONTAINER
21 TOTAL				

PLANT SCHEDULE FOR REFORESTATION AREA P16 0.03 AC.

QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONDITION
3	PRUNUS SEROTINA	WILD CHERRY	1-3 GALLON	CONTAINER
2	ACER RUBRUM	RED MAPLE	1-3 GALLON	CONTAINER
2	LIRIODENDRON TULIPFERA	YELLOW POPLAR	1-3 GALLON	CONTAINER
2	(CARYA) TOMENTOSA	MOCKERNUT HICKORY	1-3 GALLON	CONTAINER
2	QUERCUS PALUSTRIS	PIN OAK	1-3 GALLON	CONTAINER
11 TOTAL				

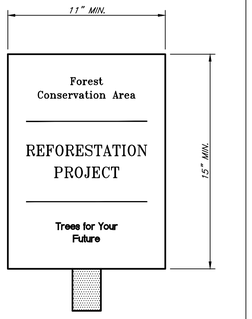
PLANT SCHEDULE FOR REFORESTATION AREA P17 0.14 AC.

QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONDITION
10	PRUNUS SEROTINA	WILD CHERRY	1-3 GALLON	CONTAINER
10	ACER RUBRUM	RED MAPLE	1-3 GALLON	CONTAINER
10	LIRIODENDRON TULIPFERA	YELLOW POPLAR	1-3 GALLON	CONTAINER
10	(CARYA) TOMENTOSA	MOCKERNUT HICKORY	1-3 GALLON	CONTAINER
9	QUERCUS PALUSTRIS	PIN OAK	1-3 GALLON	CONTAINER
49 TOTAL				

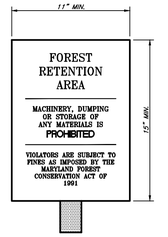
STOCKING RATE: 350 1-3 GALLON CONTAINERS / ACRE
AT 12' x 12' APPROXIMATE SPACING
SURVIVAL REQUIREMENT: 75% OR 260 / ACRE

TWO YEAR PROTECTIVE FENCING

Reforestation Protection Signage

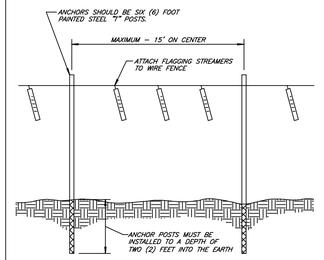


Forest Retention Signage



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.

ONE STRAND WIRE FENCE



NOTES:
1. FOREST PROTECTION DEVICE ONLY.
2. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
3. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
4. SMOOTH WIRE SHOULD BE SECURELY ATTACHED TO POSTS.
5. PROTECTIVE SIGNAGE IS ALSO RECOMMENDED.

TREE PLANTING AND MAINTENANCE CALENDAR

		J*	F*	M	A	M	J	J	A	S	O	N*	D
	TRANSPLANT OF 2" DBH OR GREATER TREES	▨	▨	▨								▨	▨
	PLANTING SEEDLINGS AND WHIPS	▨	▨	▨									
MONITORING	CONTROL OF INVASIVE SPECIES (MOWING OR SPRAYING) (AS NEEDED BASIS)			X			X				X		
MONITORING	FERTILIZING (AS NEEDED)								X	X	X	X	X
MONITORING	WATERING (AS NEEDED)	X	X	X	X	X	X	X	X	X	X	X	X

LEGEND:

* – ACTIVITIES DURING THESE MONTHS ARE DEPENDANT ON GROUND CONDITIONS.

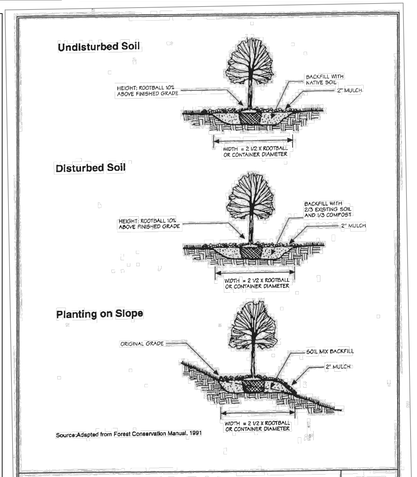
▨ – GREATLY RECOMMENDED.

▩ – RECOMMENDED WITH ADDITIONAL CARE.

□ – ACTIVITIES DURING THESE MONTHS ARE NOT RECOMMENDED.

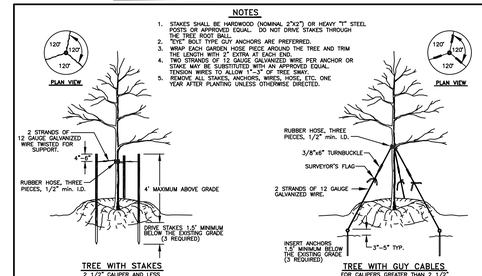
X – ACTIVITIES RECOMMENDED DURING THESE MONTHS.

THE PLANTING OF TREES IS MOST SUCCESSFUL WHEN COORDINATED WITH THE LOCAL CLIMATIC CONDITIONS. THIS CALENDAR SUMMARIZES SOME OF THE RECOMMENDED TIME FRAMES FOR BASIC REFORESTATION AND STRESS REDUCTION ACTIVITIES.



Source:Adapted from Forest Conservation Manual, 1991

Container Grown and B&B Planting Techniques — Figure D.16


NOTES
1. STAKES SHALL BE HARDWOOD (NOMINAL 2"X2") OR HEAVY "T" STEEL POSTS OR APPROVED EQUAL. DO NOT DRIVE STAKES THROUGH THE TREE ROOT BALL.
2. "EYE" BOLT TYPE GUY ANCHORS ARE PREFERRED.
3. WRAP EACH GARDEN HOSE PIECE AROUND THE TREE AND TRIM THE LENGTH WITH 2" EXTRA AT EACH END.
4. USE STRANDS OF 12 GAUGE GALVANIZED WIRE PER ANCHOR OR STAKE. STRANDS SHALL BE EV

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 Maugansville Ag
NUMBER.....: SP-23-048

OWNER.....:
LOCATION.....: 15244 FAIRVIEW Road
Clear Spring, MD 21722
DESCRIPTION.....: Site plan or new 13,772 SF machine shop.

ZONING.....: RV; A(R) Refer to Map
COMP PLAN LU.....: Agriculture
PARCEL.....: 13005397
PLANNING SECTOR.....: 1
ELECTION DISTRICT.....: 13

TYPE.....: Commercial
GROSS ACRES.....: 9.62
DWELLING UNITS.....:
TOTAL LOTS.....: 1
DENSITY.....: 0 Units Per Acre

PLANNER.....: Misty Wagner-Grillo
ENGINEER.....: FREDERICK SEIBERT & ASSOCIATES
RECEIVED.....: December 18, 2023

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

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

Staff Comments:

Not Applicable

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

SITE DESIGN

Impervious Area Plan	Impervious Maximum Allowed	Open Space Area Planned
28	80	
Open Space Minimum Required	**Residential Amenity Plans**	**Solid Waste Disposal Plans**
		Dumpster
Materials Stored on Site	**Buffer Design Meets Requirements**	**Landscaping Meets Requirements**
		Yes
Lighting Plan Meets Requirements	**Pedestrian Access is Adequate**	**Bus Stop is Within Walking Distance**
Yes		
Loading Area Meets Requirements		
		Not Fast Track
Parking Spaces - Total Planned	**Parking Spaces - Per Dwelling Unit**	
13		
Parking Spaces - Minimum Required	**Recreational Parking Provided**	
13	No	

ACCESS SPACING VARIANCE NEEDED: No
NUMBER OF ACCESS POINTS: 1

SCHOOL INFORMATION

	ELEMENTARY	MIDDLE	HIGH
SCHOOL DISTRICT	Maugansville	Clear Spring	Clear Spring
PUPIL YIELD			
CURRENT ENROLLMENT			
MAXIMUM CAPACITY			

PUBLIC FACILITIES INFORMATION

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

WATER & SEWER INFORMATION

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

SITE PLAN

FOR

MAUGANSVILLE AG

SITUATED AT 15244 FAIRVIEW ROAD (MARYLAND ROUTE 494)

WASHINGTON COUNTY, MARYLAND

APPROVALS

MD-ENG-6A **USDA**
1/89 **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 3.50 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY
3,873 CU. YDS. OF EXCAVATION AND APPROXIMATELY
4,177 CU. YDS. OF FILL.

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 and pond in accordance with NRCS standards for pond 378 .

07/08/2025 49808
DATE 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

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."

10/17/23 Elvin J Eby
Date Printed Name
Elvin J Eby
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)."

10/17/23 Elvin J Eby
Date Printed Name
Elvin J Eby
Signature

WASHINGTON COUNTY
DIVISION OF ENGINEERING

APPROVED BY: _____

DATE: _____

CLIENT/OWNER/DEVELOPER:
RAILSIDE PROPERTIES
15244 FAIRVIEW ROAD
CLEAR SPRING, MARYLAND 21722

ATTN: ELVIN EBY
EMAIL: ELVIN@MAUGANSVILLEAG.NET
PHONE: 301.797.9030

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

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

LOCATION PLAN

SCALE: 1" = 50'

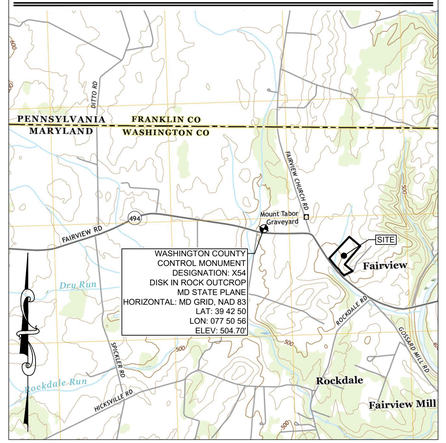
TAX MAP - GRID - PARCEL: 008-024-009
PROPERTY ACCOUNT #005397



VICINITY MAP

SCALE: 1" = 2000'

ADC MAP 8, F5 & 6
USGS MAPS (MASON & DIXON)



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	EROSION & SEDIMENT CONTROL PLAN
C-103	SHEET 05	GRADING & UTILITY PLAN
C-104	SHEET 06	SITE & DIMENSIONING PLAN
C-105	SHEET 07	MDSHA ENTRANCE PLAN
C-301	SHEET 08	STORMWATER MANAGEMENT PLAN
C-302	SHEET 09	STORMWATER MANAGEMENT DETAILS & NOTES
C-501	SHEET 10	CONSTRUCTION DETAILS & NOTES - E & S CONTROLS
L-101	SHEET 11	LANDSCAPE PLAN AND DETAILS

SENSITIVE AREA NOTICE

TITLE

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

ESD PRACTICES SUMMARY TABLE

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

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

TYPE	NO.	DA TO STRUCTURE (AC.)	IMPERVIOUS DA TO STRUCTURE (AC)	WQv (CF)	ESDv (CF)	ESDv (AC. FT)	Pe ADDRESSED (IN)
SUBMERGED GRAVEL WETLAND	A	1.15	0.94	3,804	11996	0.28	2.60 (MAX)

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

a. **MD-104.00-01 - MD-104.00-18 - General Notes**
b. **MD- 104.01-01- MD- 104.01-88 - TTCT Applications**
c. **MD- 104.02-01- Shoulder work/ 2-lane, 2-way, greater than 40 MPH**
d. **MD- 104.02-09- Flagging Operation / 2-Lane, 2 - Way 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:

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

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

MDSHA ACCESS PERMIT NUMBER: #24APWA002XX

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

STATE OF MARYLAND
TREVOR M. FREDERICK
49808
PROFESSIONAL ENGINEER
07/08/2025

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 #: 49808
Expiration Date: 08/24/2026

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740 (301) 791-3650
111-42 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225 (717) 597-3647
305 SOUTH HANOVER STREET, CARLISLE, PA 17013 (717) 249-0411
15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068 (717) 579-0924

MARK	DESCRIPTION:	DATE:
	REVISED PER AGENCY COMMENTS	04.19.2024
	REVISED PER AGENCY COMMENTS	11.13.2024
	REVISED PER AGENCY COMMENTS	04.23.2025
	REVISED PER AGENCY COMMENTS	07.03.2025

MAUGANSVILLE AG
SITUATE AT 15244 FAIRVIEW ROAD (MARYLAND ROUTE 494)
CLEAR SPRING
WASHINGTON COUNTY, MARYLAND
CLIENT: GLENN EBY
15008 LOCUST LEVEL ROAD GREENCASTLE, PA 17225
PHONE: 717.729.9547

PROJECT NO: 1183.8MA
DWN BY: ABRAM MYERS
DATE: 12.12.2023
PROJECT MANAGER: T. FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL: 008 - 024 - 009
SCALE: AS SHOWN
SHEET TITLE

COVER SHEET

C-001
SHEET 01 OF 11

SP-23-048

P:\Drafts\1183.8MA\PROJECTS\0000\1183.8MA DWG\CIVIL\SET\1183.8MA P-12 COVER SHEET & GENERAL NOTES.DWG 2025-07-08

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, Inc. 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 (New Business)	1-800-440-6111
Columbia Gas (Conflicts)	(301) 964-1065
Verizon	(301) 790-7124
Antietam Cable	(240) 420-2082
Washington County Soil Conservation District	(301) 797-6821
Washington County Planning and Permitting	(240) 313-2460

8. The contractor shall be responsible for coordination of his construction with the construction of other contractors.
9. See Sheet C-101 for site benchmark.
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, Inc. 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. 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.
20. The existing site contours shown hereon are LIDAR 1' contours and field checked by FSA in February 2023. (Contour accuracy is to plus or minus one half the contour interval).
21. Limit of disturbed areas are to be the limit of property ownership, unless otherwise noted.
22. Applicant to provide as built mylars at the completion of the project.
23. This project has a projected start date of June 2024 and a completion date of December 2024.
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 is a Board of Zoning Appeals Cases for this property under Washington County Appeal No. AP2022-028 to establish a machine shop facility in the Rural Village and Agricultural, Rural zoning district.The conditions of approval required by this Appeals Case, appropriate buffering and screening for surrounding properties, and that downward facing lighting is required, is shown hereon.
26. Proposed SWM will consist of an on-site Submerged Gravel Wetland.
27. All existing drainage culverts and drainage easements are to be maintained and unaltered.
28. Based on the peak hour trips being less than 21 trips, the road width is greater than 18 feet and the pavement appears to be in good condition, this project is exempt from APFO requirements. MDSHA also did not require a Traffic Impact Study be performed.
29. There are no floodplains as shown on Community Panel number 24043C0128D with an effective date of 08/17/2017. There are steep slopes, streams and related buffers. There is no 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.

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	RV - RURAL VILLAGE
MAX. BUILDING HEIGHT	100 FT.
MINIMUM YARD SETBACK:	
FRONT	25 FT.
*SIDE	8 FT.
*REAR	25 FT.

BOARD OF ZONING APPEALS' CASE_____AP2022-028

SITE DATA

TAX MAP - GRID - PARCEL	0008-0024-0009
ELECTION DISTRICT	13
ACCOUNT NUMBER	005397
LIBER / FOLIO	7188 / 0195
AREA SUMMARY:	
PARCEL	9.62 Ac
DISTURBED AREA	3.50 Ac
EXISTING IMPERVIOUS	0.35 AC
PROPOSED IMPERVIOUS	0.97 AC (28%)
BUILDING SUMMARY:	
FOOTPRINT	13,772 SF
OFFICE SPACE	1,600 SF
MACHINE SHOP SPACE	12,172 SF
HEIGHT	+/-20 FT
PROPOSED USE	MACHINE SHOP
HOURS OF OPERATION	MON. THRU FRI. 7:30AM-5:00 PM
FREIGHT & DELIVERY	SEMI-TRUCK- ONCE WEEKLY; BOX TRUCK- 3 TIMES/WEEK
EMPLOYEE SUMMARY:	
OFFICE	2
MACHINE SHOP	6
WATER & SEWER USAGE:	
WATER PROVIDED	PRIVATE (WELL)
SEWER PROVIDED	PRIVATE (ON-LOT SEPTIC)
WASTE & RECYCLABLES:	
SOLID WASTE REMOVAL	ONSITE DUMPSTER
RECYCLE REMOVAL	ONSITE DUMPSTER
SITE LIGHTING:	
EXISTING	NONE
PROPOSED	NONE
SITE SIGNAGE:	
EXISTING	NONE
PROPOSED	MONUMENT SIGN
ADDRESS ASSIGNMENT	15244 FAIRVIEW ROAD, CLEAR SPRING, MARYLAND 21722
WAIVER AND/OR VARIANCE	AP2022-028
FOREST CONSERVATION	APPROVED PER PLAT #11525
WATERSHED:	
NAME	CONOCOCHEAGUE CREEK
NUMBER	02-14-05-04
FEMA PANEL #	24043C0128D

PARKING, LOADING & BICYCLE DATA

USE	REQUIREMENT	CALCULATION	REQUIRED
MACHINE SHOP	1 SPACE PER EMPLOYEE ON MAIN SHIFT PLUS 1 SPACE PER 350 GFA OF SALES AND/OR OFFICE SPACE	8 EMPLOYEES X 1 SPACE 1,600 SF / 350 SF	8 SPACES 5 SPACES
TOTAL REQUIRED SPACES			**13 SPACES**
TOTAL PROVIDED PARKING SPACES			**13 SPACES**

LEGEND

	EXISTING	PROPOSED
SUBJECT BOUNDARY		
BUILDING SETBACK LINE		
RIGHT OF WAY		
EASEMENT LINE		
ADJOINER BOUNDARY		
FENCE (METAL)	X X X X X X X	X X X X X X X
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 SS	SS SS SS
FORCE MAIN LINE	F/M F/M	FM FM FM
LATERAL	SS SS SS	
MANHOLE	SS	SS
CLEANOUT		
VALVE		
WATER		
COLD WATER LINE	W W W W	W W W W
HOT WATER LINE	HW HW HW	HW HW HW
MANHOLE	MH	MH
FIRE HYDRANT		
VALVE		
METER		
WELL		
STORM DRAINAGE		
STORM SEWER LINE		
ROOF DRAIN LINE	RD RD RD	
MANHOLE	SW	
INLETS		
CLEANOUT		
UTILITIES		
GAS LINE	G G G G	G G G G
ELECTRICAL LINE	UGE UGE UGE	UGE UGE UGE
FIBER OPTIC LINE	FO FO FO	
COMMUNICATION LINE	COMM	COMM
OVERHEAD LINES	OH OH OH	OH 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 · 40810 · PROFESSIONAL ENGINEER
07/08/2025

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 #: 40810
Expiration Date: 06/24/2026

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15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717-582-8844
305 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717-249-3411
@ 2024
1114 2 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717-262-3647
126 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 240-79-8666
FSA
FREDERICK SEIBERT & ASSOCIATES, INC.
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MARK	DESCRIPTION	DATE
	REVISED PER AGENCY COMMENTS	04.18.2024
	REVISED PER AGENCY COMMENTS	13.13.2024
	REVISED PER AGENCY COMMENTS	04.23.2025
	REVISED PER AGENCY COMMENTS	07.03.2025

MAUGANSVILLE AG
SITUATE AT 15244 FAIRVIEW ROAD (MARYLAND ROUTE 494)
CLEAR SPRING
WASHINGTON COUNTY, MARYLAND
CLIENT: GLENN EBY
15098 LOCUST LEVEL ROAD GREENCASTLE, PA 17225
PHONE: 717.729.9547

PROJECT NO.: 1183.8MA
DWN BY: ABRAM MYERS | DATE: 12.12.2023
PROJECT MANAGER: T. FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL: 008 - 024 - 009
SCALE: N.T.S.
SHEET TITLE: GENERAL NOTES

C-002
SHEET 02 OF 11

SP-23-048

P:\SHARED\FILES\PROPFILES\7253\9353 1831 83.8MA\DWG\CONSTPLOTS\CT1183.8MA GENERAL NOTES.DWG 2025.07.08



HIGHLY ERODIBLE SOILS & STEEP SLOPES (SLOPES>15% OR SLOPES>5% AND Kw>0.35)

SOIL CHART			
SOILS	H.S.G.	Ratio (%)	Kw
BeB	C	2.50%	0.20
BeC	C	42.30%	0.17
CkB	D	40.90%	0.32
HdB	B	4.10%	0.37
SpA	C	9.90%	0.49
SsA	C	0.40%	0.49

NOTES:

1. THERE ARE STREAMS ON SITE WITH THE BUFFERS SHOWN AS APPROVED ON PLAT #11524. THERE ARE NO WETLANDS, OR 100 YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 24043C0128D DATED 08-15-2017, FLOOD ZONE X.
2. THERE ARE NO FORESTS FOUND WITHIN THE PARCEL.
3. THERE ARE STEEP SLOPES AND HIGHLY ERODIBLE SOILS FOUND WITH THE PARCEL.

STATE OF MARYLAND
TREVOR M. FREDERICK
49909
PROFESSIONAL ENGINEER
07/08/2025

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 #: 49909
Expiration Date: 08/24/2026

FSA
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fsa-inc.com
ID #2824
128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 (301) 739-8866
11142 WILLIAMSPORT PIKE GREENCASTLE, PA 17225 (717) 597-3647
305 SOUTH HANOVER STREET CARLISLE, PA 17013 (717) 249-0411
15 EAST MAIN STREET NEW BLOOMFIELD, PA 17068 (717) 582-2644

MARK	DESCRIPTION:	DATE:
	REVISED PER AGENCY COMMENTS	04.18.2024
	REVISED PER AGENCY COMMENTS	11.13.2024
	REVISED PER AGENCY COMMENTS	04.23.2025
	REVISED PER AGENCY COMMENTS	07.03.2025

MAUGANSVILLE AG
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CLEAR SPRING
WASHINGTON COUNTY, MARYLAND
CLIENT: GLENN EBY
15008 LOCUST LEVEL ROAD GREENCASTLE, PA 17225
PHONE: 717.729.9547

PROJECT NO.: 1183.8MA
DWN BY: ABRAM MYERS
DATE: 12.12.2023
PROJECT MANAGER: T. FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL: 008 - 024 - 009
SCALE: 1" = 50'
SHEET TITLE

EXISTING CONDITIONS

C-101
SHEET 03 OF 11

SP-23-048

P:\SHARED FILES\PROJECTS\1183\1183.8MA\CIVIL\CONSTRUCTION SET\1183.8MA 03 - EXISTING CONDITIONS.DWG - 2025-07-08

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), Travis Allen (240-313-2432) 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.

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.

NOTE: SEDIMENT CONTROLS MAY NOT BE REMOVED WITHOUT THE REC APPROVAL.

Prior to beginning construction limit of disturbance to be staked.

1. Contractor to access site through existing paved driveway. If tracking of mud onto public roads becomes an issue, a stabilized construction entrance may be required.
2. Contractor to install perimeter controls as shown on plans.
3. With perimeter controls in place, contractor to begin demo as shown on sheet C-101.
4. With existing pavement removed, contractor to install force main and waterline. Utility construction must take place in accordance with the Standard Utility Notes.
5. contractor to install Swale 'C', ES3 to ES4 and ES5 to ES6 beginning from the downstream end to the upstream end. Contractor to install outlet protection at the ends of ES3 and ES5 immediately upon completion. Swale to be stabilized with seed and temporary matting.
6. Contractor to install Swale 'B', Swale 'A' and culvert pipe ES2 to ES1 with riprap outlet protection immediately upon completion of pipe install. Contractor to place smart fence-42 at the downstream end, seed and install temporary matting in swale once completed. Once stabilized, contractor may remove smart fence-42 from end of swale and install silt fence along top of slope.
7. Contractor to grade slope along Fairview Road. Contractor to stabilize with seed and temporary matting. Ensure Smart Fence-42 is placed downhill as shown on plans.
8. Contractor to begin rough grading site. As site is brought to grade, contractor to install remaining utilities as shown on plans.
9. Contractor to stockpile material in temporary stockpile location. Place silt fence on downhill side of.
10. Contractor to prepare for building pad.
11. Contractor to begin building construction. Upon completion of building contractor to pave site and entrance. After paving is completed, contractor to stripe pavement.
12. After the site has been stabilized, the contractor shall contact the Washington County Soil Conservation District (301-797-6821), the Washington County Inspector (240-313-2460), and design engineer (301-791-3650) for an interim inspection before placing the filtering medias in submerged gravel wetland facilities.
13. Contractor to excavate for submerged gravel wetland and install underdrain. Pipe to be backfilled and stabilized in the same working day.
14. Contractor shall use light-weight equipment to avoid compaction of the filtering media during construction. No equipment shall be permitted on the BMPs after the soil layer has been installed.
15. Contractor to landscape site as shown on plans, install stabilized matting, seed and mulch any disturbed areas.
16. Contact the Washington County Soil Conservation District (301-797-6821) and MDSHA Quality Assurance Division (410-545-8567) after site has achieved 95% overall vegetation to verify site is adequately stabilized before removing perimeter controls.
17. Remove all sediment control devices and stabilize any disturbed area.

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

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 immediately.**
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.**

HIGHLY ERODIBLE SOILS & STEEP SLOPES (SLOPES>15% OR SLOPES>5% AND KW>0.35)

BRENDA K. EBY AND GLENN R. EBY
LIBER 6247, FOLIO 235
109.16 ACRES PER MISC. PLAT 555
- 9.62 ACRES LOT 1
99.54 ACRES REMAINING
THIS PARCEL IS FOR AGRICULTURAL PURPOSES ONLY

SMART FENCE-42 (TYP.) — 05 C-501

STABILIZED CONSTRUCTION ENTRANCE PLACE AT END OF EXISTING PAVED APRON — 03 C-501

N:746091.44 E:1075257.40

OUTLET PROTECTION TABLE

ID	PIPE	Q10 (CFS)	V10 (FPS)	LENGTH (FT)	WIDTH (FT)	d50 (IN)	Dmax (IN)	DEPTH (IN)	MDSHA CLASS
ES2	24"	5.56	4.17	6	8	9.5	15	19	I
BOX CULVERT	4'X2'	38.53	2.91	8	7.2	9.5	15	19	I

SILT FENCE TABLE

TYPE	NUMBER	LENGTH (FT)	AVERAGE SLOPE (%)	SLOPE LENGTH (FT)	MAX SLOPE LENGTH (FT)	DETAIL REFERENCE
SILT FENCE	1	165	N/A	N/A	N/A	02/C-501
SILT FENCE	2	372	3.00	6'	125	02/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	459	6.0	93	UNLIMITED	05/C-501
SMART-FENCE 42	2	76	33.33	23	100	05/C-501
SMART-FENCE 42	3	340	18.00	45	100	05/C-501
SMART-FENCE 42	4	161	17.00	65	100	05/C-501

SWALE SCHEDULE

ID	Q10 (CFS)	V10 (FPS)	SLOPE (%)	CHANNEL WIDTH (FT)	FLOW DEPTH (FT)	MATTING TYPE	CHECK DAM REQ.
'A'	19.79	1.57	2.00	4	0.69	TEMPORARY	NO
'B'	14.52	1.67	3.50	4	0.61	TEMPORARY	NO
'C'	48.80	1.29	0.75	4	1.40	TEMPORARY	NO

LEGEND

- SF — SILT FENCE
- SF42 — SMART FENCE-42
- FL1 — 18" FILTER LOG
- LOD — LIMIT OF DISTURBANCE (3.50 AC)
- -STRAW AND NET MATTING OR EQUIVALENT
- -RIPRAP INFLOW/ OUTLET PROTECTION
- -STABILIZED CONSTRUCTION ENTRANCE
- -EXISTING CONTOURS
- +606.0 -EXISTING TEXT
- +589.1 -FINISHED GRADE SPOT ELEVATION
- 503 -FINISHED GRADE INDEX CONTOUR
- 498 -FINISHED GRADE INTERMEDIATE CONTOUR
- -SOIL BOUNDARY

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.

LANDS OF
BRENDA K. EBY & GLENN R. EBY
LIBER 6247, FOLIO 235
LOT 1
9.62 AC.
(-0.26 AC. DED R/W = 9.36 AC. NET)

N:746151.56 E:1075719.08

ZONED A(R) ZONE RV

PROPOSED BUILDING #15244 (13,772 SF) FFE:500.00

BLOCK 496.00 BLOCK 498.00 FFE 500.00

PROPOSED SUBMERGED GRAVEL WETLAND ELEV: 488.50 (3,863 SF)

TOP BERM 497.00' BOTTOM 488.50'

BEGIN SILT FENCE #2

BEGIN SMART FENCE-42 #1

END SMART FENCE-42 #1

END SMART FENCE-42 #2

END SMART FENCE-42 #3

END SMART FENCE-42 #4

BEGIN SMART FENCE-42 #2

BEGIN SMART FENCE-42 #3

BEGIN SMART FENCE-42 #4

END SILT FENCE #1

END SILT FENCE #2

BEGIN SILT FENCE #1

MDSHA CLASS I RIPRAP ON FILTER FABRIC Q10: 5.56 CFS V10: 4.17FPS L: 12 FT. W: 14 FT.

MDSHA CLASS I RIPRAP ON CLASS SE GEOTEXTILE Q10: 38.53 CFS V10: 2.91 FPS L: 8 FT., W: 7.2 FT. DEPTH: 19" D50: 9"

SWALE 'A' — SWALE 'B' — SWALE 'C'

ES1 — ES2

TEMPORARY STOCKPILE

LIMIT OF DISTURBANCE 3.50 AC.

PLATTED 10,000 S.F. SEPTIC RESERVE AREA

PROPOSED 10,000 S.F. SEPTIC AREA

BLDG #14512

N/F
JULIE MITCHELL
LIBER 5147, FOLIO 41
LOT 2 AND PARCEL C, PLAT FOLIO 9876

N/F
CINDY CLARKE ET. AL
LIBER 6669, FOLIO 238
LOT 7, PLAT FOLIO 9876

ACCESS EASEMENT PER PLAT 9876

FAIRVIEW HILL LANE

FAIRVIEW ROAD
MD 494
(Major Collector Road)

N:745786.81 E:1075361.83

40' DED R/W PER SHA R/W PLAT

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

STATE OF MARYLAND
TREVOR M. FREDERICK
49910
PROFESSIONAL ENGINEER
07/08/2025

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 #: 49910
Expiration Date: 08/24/2026

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11142 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717-597-3647
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 240-313-2600

MARK	DESCRIPTION:	DATE:
	REVISED PER AGENCY COMMENTS	04.18.2024
	REVISED PER AGENCY COMMENTS	13.15.2024
	REVISED PER AGENCY COMMENTS	04.23.2025
	REVISED PER AGENCY COMMENTS	07.03.2025

MAUGANSVILLE AG
SITUATE AT 15244 FAIRVIEW ROAD (MARYLAND ROUTE 494)
CLEAR SPRING
WASHINGTON COUNTY, MARYLAND
CLIENT: GLENN EBY
15008 LOCUST LEVEL ROAD GREENCASTLE, PA 17225
PHONE: 717.729.9547

PROJECT NO: 1183.8MA
DWN BY: ABRAM MYERS
DATE: 12.12.2023
PROJECT MANAGER: T. FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL: 008 - 024 - 009
SCALE: 1" = 30'
SHEET TITLE:

EROSION & SEDIMENT CONTROL PLAN

C-102
SHEET 04 OF 11

SP-23-048

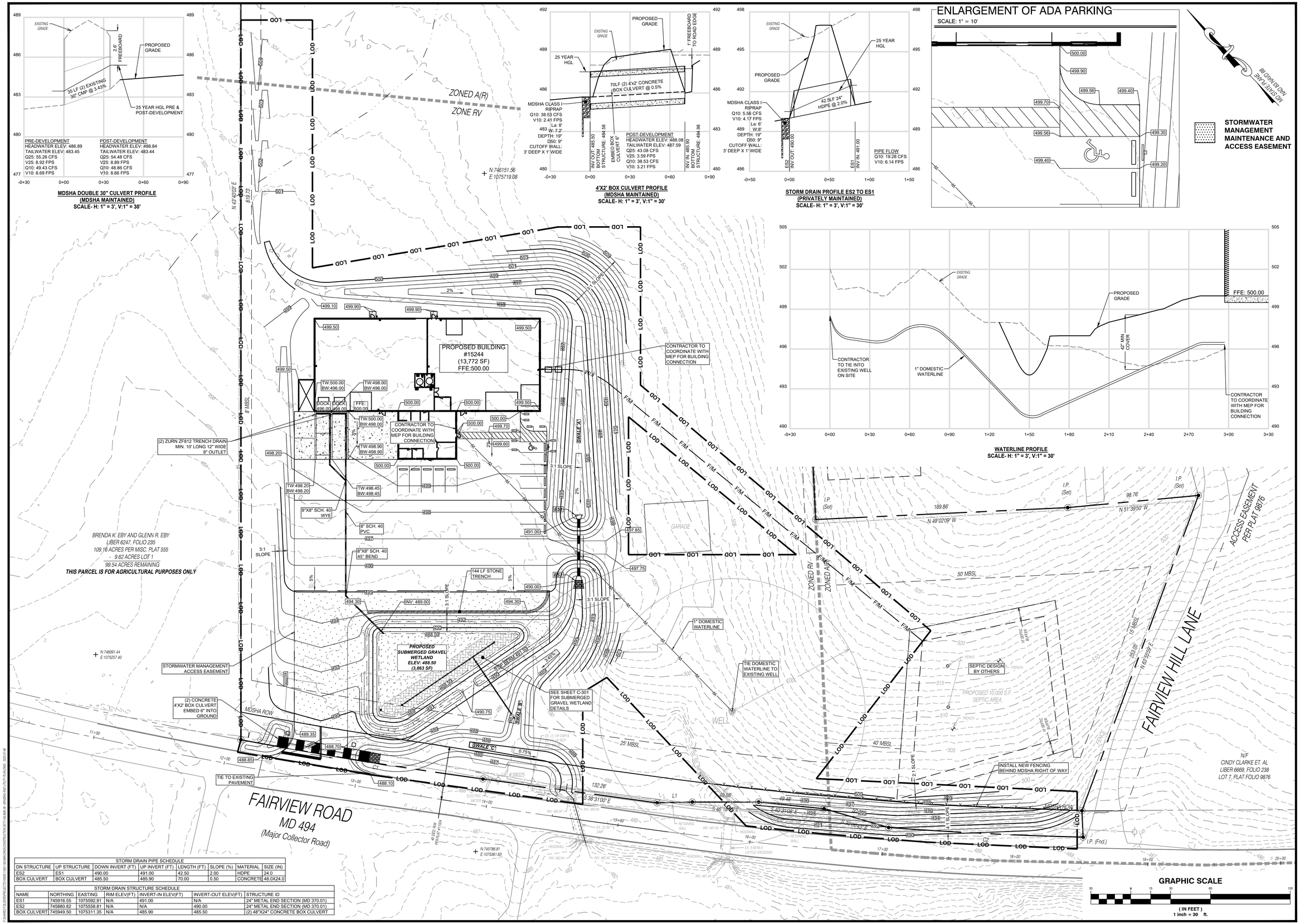
MDSHA DOUBLE 30" CULVERT PROFILE
(MDSHA MAINTAINED)
SCALE- H: 1" = 3', V:1" = 30'

4'X2' BOX CULVERT PROFILE
(MDSHA MAINTAINED)
SCALE- H: 1" = 3', V:1" = 30'

STORM DRAIN PROFILE ES2 TO ES1
(PRIVATELY MAINTAINED)
SCALE- H: 1" = 3', V:1" = 30'

STORMWATER MANAGEMENT MAINTENANCE AND ACCESS EASEMENT

WATERLINE PROFILE
SCALE- H: 1" = 3', V:1" = 30'



STORM DRAIN PIPE SCHEDULE							
DN STRUCTURE	UP STRUCTURE	DOWN INVERT (FT)	UP INVERT (FT)	LENGTH (FT)	SLOPE (%)	MATERIAL	SIZE (IN)
ES2	ES1	490.00	491.00	42.50	2.00	HDPE	24.0
BOX CULVERT	BOX CULVERT	485.50	485.90	70.00	0.50	CONCRETE	48.0X24.0

STORM DRAIN STRUCTURE SCHEDULE						
NAME	NORTHING	EASTING	RIM ELEV(FT)	INVERT-IN ELEV(FT)	INVERT-OUT ELEV(FT)	STRUCTURE ID
ES1	745916.55	1075592.91	N/A	491.00	N/A	24" METAL END SECTION (MD 370.01)
ES2	745880.82	1075558.81	N/A	N/A	490.00	24" METAL END SECTION (MD 370.01)
BOX CULVERT	745949.50	1075311.35	N/A	485.90	485.50	(2) 48"X24" CONCRETE BOX CULVERT

STATE OF MARYLAND
TREVOR M. FREDERICK
49806
PROFESSIONAL ENGINEER
07/08/2025

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 #: 49806
Expiration Date: 08/24/2026

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

MARK	DESCRIPTION:	DATE:
1	REVISED PER AGENCY COMMENTS	04.18.2024
2	REVISED PER AGENCY COMMENTS	12.13.2024
3	REVISED PER AGENCY COMMENTS	04.25.2025
4	REVISED PER AGENCY COMMENTS	07.03.2025

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WASHINGTON COUNTY, MARYLAND
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TAX MAP - GRID - PARCEL: 008 - 024 - 009
SCALE: 1" = 30'
SHEET TITLE:

GRADING & UTILITY PLAN

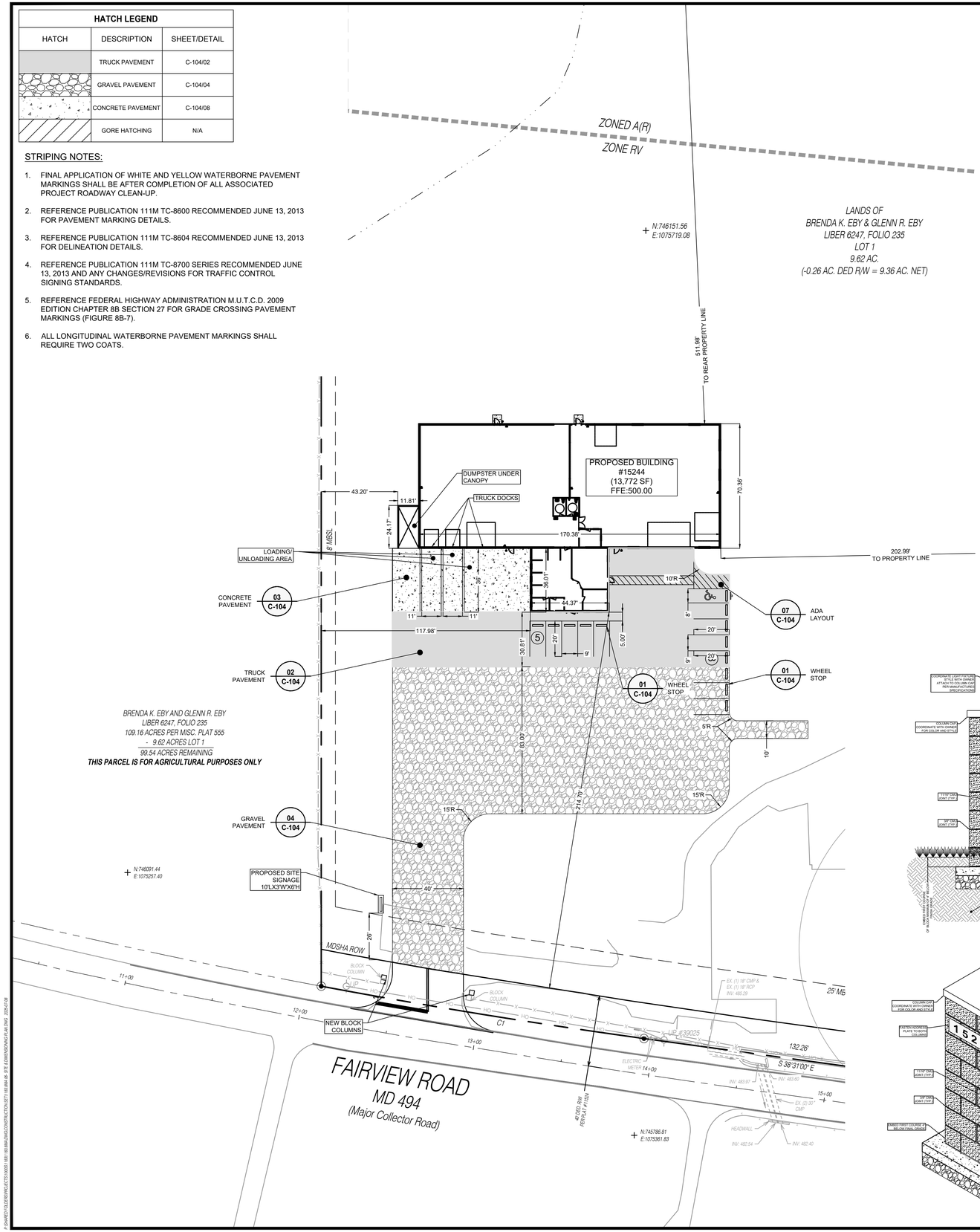
C-103
SHEET 05 OF 11

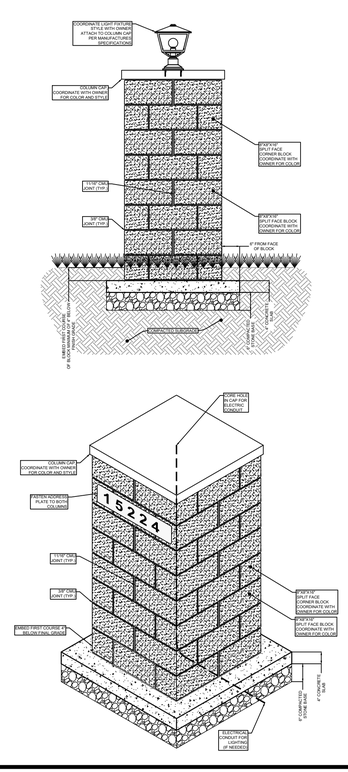
SP-23-048

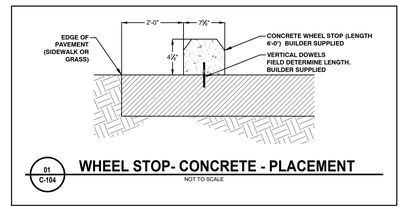
HATCH LEGEND		
HATCH	DESCRIPTION	SHEET/DETAIL
	TRUCK PAVEMENT	C-104/02
	GRAVEL PAVEMENT	C-104/04
	CONCRETE PAVEMENT	C-104/08
	GORE HATCHING	N/A

STRIPING NOTES:

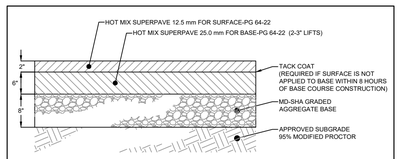
1. FINAL APPLICATION OF WHITE AND YELLOW WATERBORNE PAVEMENT MARKINGS SHALL BE AFTER COMPLETION OF ALL ASSOCIATED PROJECT ROADWAY CLEAN-UP.
2. REFERENCE PUBLICATION 111M TC-8600 RECOMMENDED JUNE 13, 2013 FOR PAVEMENT MARKING DETAILS.
3. REFERENCE PUBLICATION 111M TC-8604 RECOMMENDED JUNE 13, 2013 FOR 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.







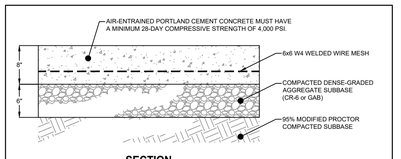
01 C-104 **WHEEL STOP- CONCRETE - PLACEMENT**
NOT TO SCALE



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.

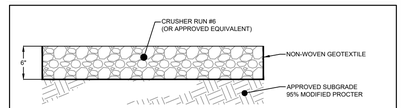
02 C-104 **PAVEMENT - TRUCK**
NOT TO SCALE



SECTION

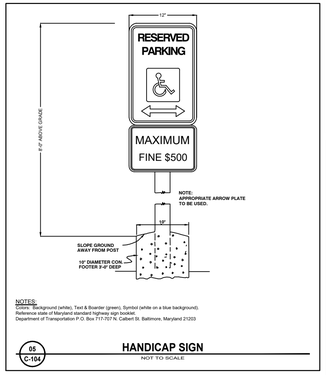
NOTES:
Geotechnical Engineer shall specify location of expansion and control joints. Detail of expansion and control joints to be specified by site Geotechnical Engineer.

03 C-104 **PAVEMENT - CONCRETE**
NOT TO SCALE



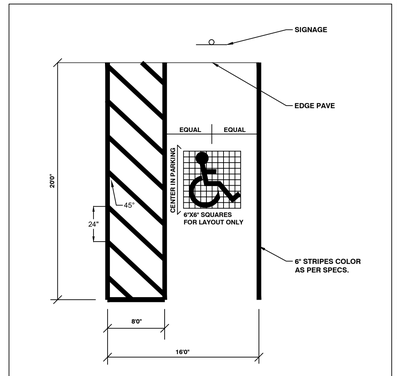
SECTION

04 C-104 **PAVEMENT - GRAVEL**
NOT TO SCALE

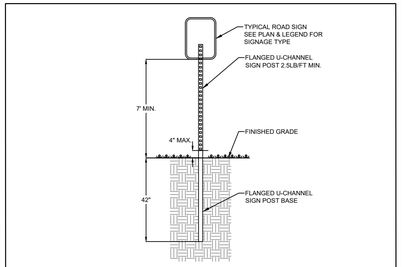


NOTES:
Colors: Background (white), Text & Boarder (green), Symbol (white on a blue background).
Reference state of Maryland standard highway sign booklet.
Department of Transportation P.O. Box 717-707 N. Calvert St. Baltimore, Maryland 21203

05 C-104 **HANDICAP SIGN**
NOT TO SCALE

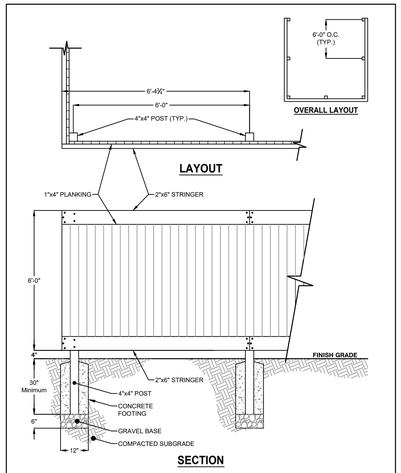


07 C-104 **HANDICAPPED PARKING**
NOT TO SCALE



NOTES:
1. Mount sign at right angle to direction of traffic flow.

06 C-104 **ROADWAY SIGN POST DETAIL**
NOT TO SCALE



SECTION

NOTES:
1. All nails and hardware to be hot dipped galvanized
2. Stringers and Posts to be Wolmanized Pine Grade 'C' or better
3. Planking to be Western Red Cedar (or approved equivalent per Architect)
4. 2 coats of stain (or approved equivalent per Architect)

08 C-104 **DUMPSTER - SCREEN**
NOT TO SCALE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

STATE OF MARYLAND
TREVOR M. FREDERICK
49606
PROFESSIONAL ENGINEER
07/08/2025

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 #: 49606
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, 717-582-2644
305 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717-249-8411
11142 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717-597-3647
126 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 240-707-8666
ID #2089

MARK	DESCRIPTION:	DATE:
	REVISED PER AGENCY COMMENTS	04.18.2024
	REVISED PER AGENCY COMMENTS	12.13.2024
	REVISED PER AGENCY COMMENTS	04.25.2025

MAUGANSVILLE AG
SITUATE AT 15244 FAIRVIEW ROAD (MARYLAND ROUTE 494)
CLEAR SPRING
WASHINGTON COUNTY, MARYLAND
CLIENT: GLENN EBY
15008 LOCUST LEVEL ROAD GREENCASTLE, PA 17225
PHONE: 717.729.9547

PROJECT NO. 1183.8MA
DWN BY ABRAM MYERS
DATE: 12.12.2023
PROJECT MANAGER: T. FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL: 008 - 024 - 009
SCALE 1" = 30'
SHEET TITLE

SITE & DIMENSIONING PLAN

C-104
SHEET 06 OF 11

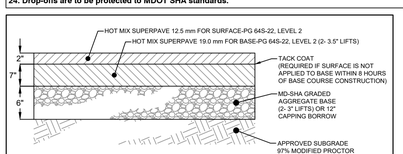
SP-23-048

F:\SHARED FILES\PROJECTS\1000\1183.8MA\ENGR\CONSTRUCTION SET\1183.8MA SITE & DIMENSIONING PLAN.DWG 2025-07-09

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/sscm.aspx?PageId=853&Iid=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.
7.5 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 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.
7.10 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.
When stormwater management facilities (SWM), stream restoration areas, channels, or other delineated areas are specified for installing Meadow Establishment and Type D Soil Stabilization Matting such as the surface of infiltration facilities, the following Note shall be added to the foregoing:
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.
When channels meet flow velocity or shear stress requirements for Type B Soil Stabilization Matting as defined in the Estimating Manual the area of Type B SSM shall be delineated and the following Note shall be added to the foregoing:
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.

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 must get SHA approval before making any changes to approved plans.
7. Before beginning work, the Contractor must obtain a State Highway Access Permit.
8. The Contractor shall contact Miss Utility a minimum of 72 hours before starting work.
9. Contractor shall notify all adjoining property owners at least 2 business days before starting work.
10. 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.
11. Anything that needs to be removed or relocated to complete the work as shown will be the Contractor's responsibility.
12. 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 104.02-09 for traffic control.
13. All saw cuts shall be painted in the field by the Contractor and approved by SHA before any cutting is permitted.
14. At the end of each work shift, contractor to place safety wedge (MD 104.01-28).
15. 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.
16. 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.
17. The S.H.A. permit inspector needs to be notified 3 work days in advance of the line striping to be placed.
18. Signs are to be ground mounted in 4"x4" posts at a minimum height of 7 feet measured from the bottom of the sign.
19. Proposed slope grading and traffic barriers will need to be completed prior to removing existing guardrail.
20. Work Zone Traffic Control shall conform to the latest version of the Maryland Manual on Uniform Traffic Control Devices (MdMUTCD) and the MDOT SHA Book of Standards For Highway and Incidental Structures - Temporary Typical Traffic Control Applications.
21. All work is to be accomplished on weekdays between the hours of Sunrise to Sunset or as determined by the MDOT SHA Assistant District Engineer - Traffic. No lane closures will be allowed during non-work periods, unless approved prior to permit issuance by the MDOT SHA Assistant District Engineer - Traffic.
22. A Lane Closure Permit must be submitted for all temporary lane or shoulder closures at least 48 hours before anticipated start of work.
23. All temporary warning signs shall be completely covered and/or removed when not applicable.
24. Drop-offs are to be protected to MDOT SHA standards.



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 PP28-05, Standard Practice for Superpave Volumetric Design for HMA. The Performance Grading shall be achieved by the use of Neat Asphalt with polymer modification when needed.

05 C-104

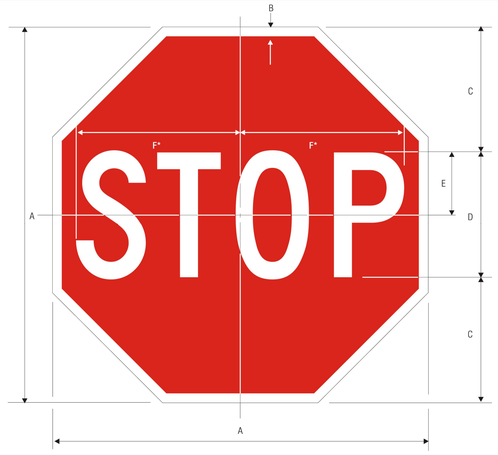
MD-SHA FULL DEPTH PAVEMENT
NOT TO SCALE

HATCH LEGEND		
HATCH	DESCRIPTION	SHEET/DETAIL
	MDSHA PAVEMENT	C-104/05

EXISTING IMPERVIOUS AREA WITHIN MDSHA ROW: 0.01 AC.
PROPOSED IMPERVIOUS AREA WITHIN MDSHA ROW: 0.01 AC.

NOTE:

THE SITE MAY NOT BE RELEASED FOR FINAL APPROVAL UNTIL THE REQUIRED SITE DISTANCE AT THE ENTRANCE OF 555' IS MET. THIS SHALL BE FIELD VERIFIED WITH THE MDSHA INSPECTOR.



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)

WOOD SUPPORTS
NUMBER & SIZE FOR STANDARD BLANK

SHAPE	SIZE (W x H)	POSTS
	24"	ONE (1)– 4" x 4"
	30"	ONE (1)– 4" x 4"
	36"	ONE (1)– 4" x 6"
	48"	TWO (2)– 4" x 4"
	30"	ONE (1)– 4" x 4"
	36"	ONE (1)– 4" x 4"
	48"	TWO (2)– 4" x 4"
	60"	TWO (2)– 4" x 4"
	12" x 18"	ONE (1)– 4" x 4"
	18" x 24"	ONE (1)– 4" x 4"
	24" x 30"	ONE (1)– 4" x 4"
	30" x 36"	ONE (1)– 4" x 6"
	36" x 48"	TWO (2)– 4" x 6"
	48" x 60"	TWO (2)– 4" x 6"
	21" x 15"	ONE (1)– 4" x 4"
	24" x 12"	ONE (1)– 4" x 4"
	24" x 18"	ONE (1)– 4" x 4"
	30" x 15"	ONE (1)– 4" x 4"
	30" x 24"	ONE (1)– 4" x 4"
	36" x 12"	TWO (2)– 4" x 4"
	36" x 24"	TWO (2)– 4" x 4"
	48" x 24"	TWO (2)– 4" x 4"
	48" x 36"	TWO (2)– 4" x 4"
	60" x 24"	TWO (2)– 4" x 4"
	60" x 36"	TWO (2)– 4" x 6"
	18"	ONE (1)– 4" x 4"
	24"	ONE (1)– 4" x 4"
	30"	ONE (1)– 4" x 4"
	36"	TWO (2)– 4" x 4"
	48"	TWO (2)– 4" x 6"
	24"	ONE (1)– 4" x 4"
	30"	ONE (1)– 4" x 4"
	36"	ONE (1)– 4" x 6"
	48"	TWO (2)– 4" x 6"
	● 60"	TWO (2)– 4" x 6"
ROUTE MARKER DIMENSIONS (SEE NOTE 3)	24" x 24"	ONE (1)– 4" x 4"
	30" x 24"	ONE (1)– 4" x 4"
	36" x 36"	ONE (1)– 4" x 6"
	45" x 36"	TWO (2)– 4" x 6"
★ ★	72" x 48"	TWO (2)– 4" x 6"
	● 84" x 72"	TWO (2)– 6" x 6"

★HOLE SPACINGS VARY FROM FEDERAL BLANK STANDARDS
★★ SEE WOOD SIGN SUPPORTS ROUTE MARKER ASSEMBLIES STANDARD PLATE FOR DETAILS.
● SIGN BEHIND TRAFFIC BARRIER



GUIDE SIGN SUPPORT SPACING

NOTES:

1. SPACING MAY BE VARIED TO MEET FHWA BREAKAWAY REQUIREMENTS. TWO MORE THAN TWO 4" x 4" OR TWO DRILLED 4" x 6" POSTS WITHIN A 7'-0" DISTANCE. A MINIMUM 7'-0" SPACING BETWEEN ALL 6" x 6" OR 6" x 8" POSTS.)
2. REFER TO WOOD SIGN SUPPORT FOUNDATIONS AND BREAKAWAY FEATURES FOR BREAKAWAY WOOD POST MODIFICATIONS.
3. ROUTE MARKER DIMENSIONS REPRESENT THE DIMENSIONS OF THE ROUTE SHIELD ONLY. ROUTE SHIELD MAY BE SUPPLEMENTED WITH CARDINAL DIRECTION AND DIRECTIONAL ARROW SIGN PANELS. POST SIZES REPRESENT REQUIRED SUPPORT FOR COMPLETE ASSEMBLY, INCLUSIVE OF ROUTE SHIELD, CARDINAL DIRECTION AND DIRECTIONAL ARROW SIGN PANELS.
4. PROVIDE 2"X4" WOOD HORIZONTAL STIFFENERS WHEN SHEET ALUMINUM SIGN WIDTH EXCEEDS 48".

SPECIFICATION 812, 813 | CATEGORY CODE: ITEMS

APPROVED
DIRECTOR – OFFICE OF TRAFFIC AND SAFETY

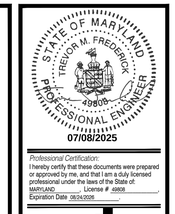
APPROVAL • SHA REVISIONS		APPROVAL • FEDERAL HIGHWAY ADMINISTRATION	
APPROVAL	2-21-95	APPROVAL	2-21-95
REVISED	5-17-07	REVISED	5-2-07
REVISED		REVISED	
REVISED		REVISED	

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

WOOD SIGN SUPPORTS
POSTS SIZES & SPACING

STANDARD NO. MD 812.04





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 # 49930
Expiration Date 08/24/2026

FSA
FREDERICK SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
15 EAST MAIN STREET NEW BLOOMFIELD, PA 17068 717-582-2644
305 SOUTH HANOVER STREET CARLISLE, PA 17013 717-249-3411
1114 2 WILLIAMSPORT PIKE GREENCASTLE, PA 17225 717-597-3647
126 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 301-739-8866

MARK	DESCRIPTION	DATE
	REVISED PER AGENCY COMMENTS	12.13.23
	REVISED PER AGENCY COMMENTS	04.25.2025
	REVISED PER AGENCY COMMENTS	07.08.2025

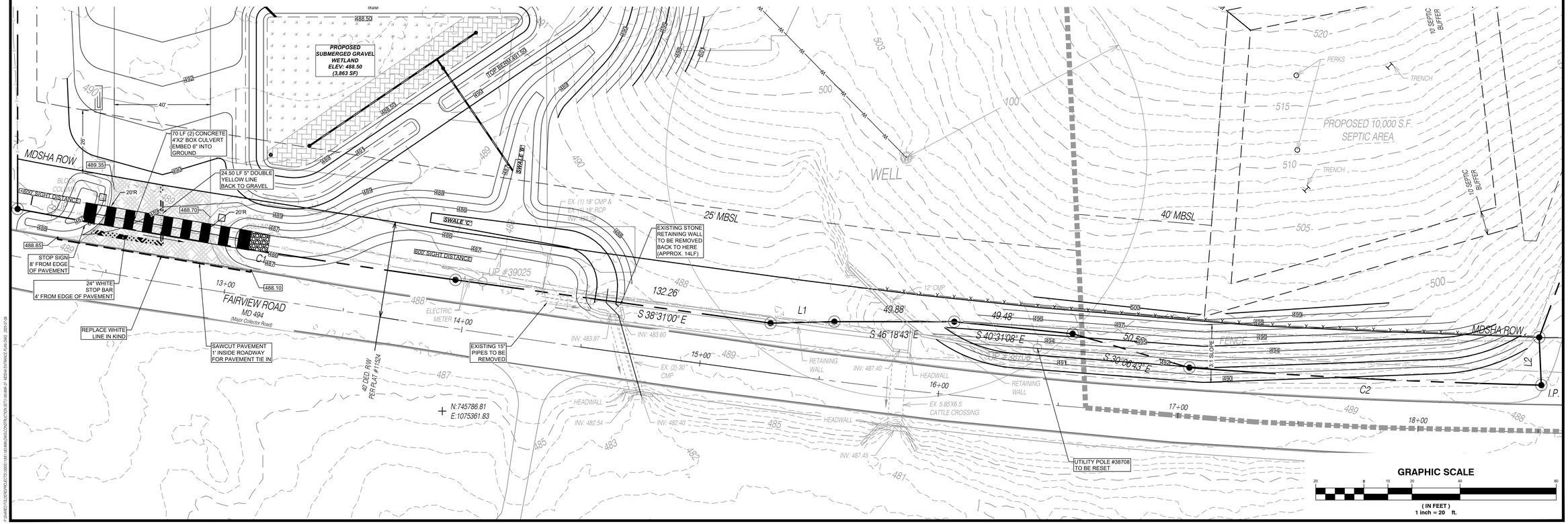
MAUGANSVILLE AG
SITUATE AT 15244 FAIRVIEW ROAD (MARYLAND ROUTE 494)
CLEAR SPRING
WASHINGTON COUNTY, MARYLAND
CLIENT: GLENN EBY
15098 LOCUST LEVEL ROAD GREENCASTLE, PA 17225
PHONE: 717.729.9547

PROJECT NO. 1183.8MA
DWN BY ABRAM MYERS | DATE 12.12.2023
PROJECT MANAGER T. FREDERICK
EMAIL TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL 008 - 024 - 009
SCALE 1" = 20'
SHEET TITLE

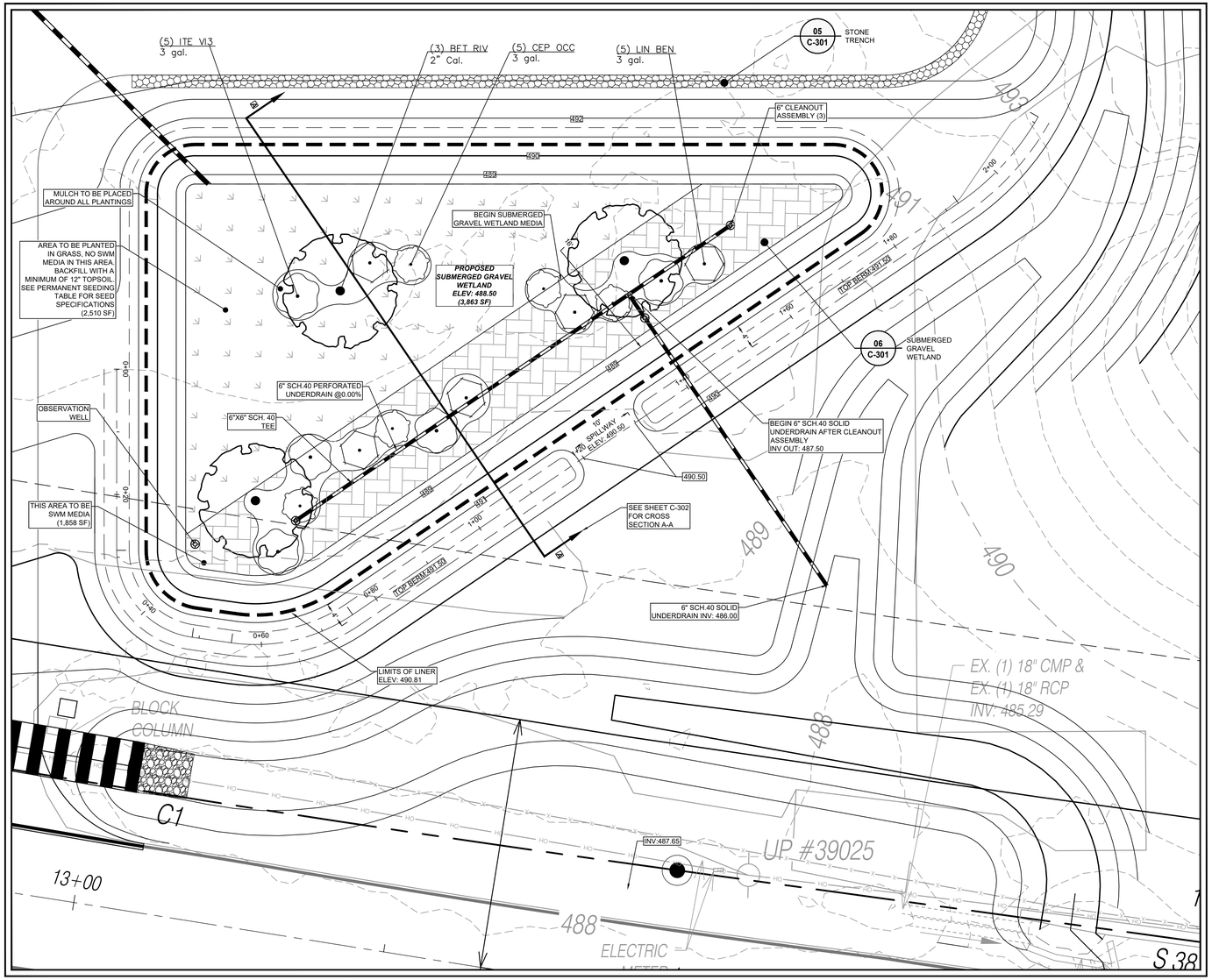
MDSHA ENTRANCE PLAN

C-105
SHEET 07 OF 11

SP-23-048



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SUBMERGED GRAVEL WETLAND ENLARGEMENT
SCALE: 1" = 10'

GRAPHIC SCALE

10 0 5 10 20 40

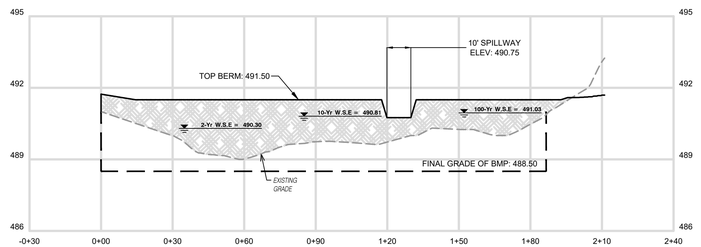
(IN FEET)
1 inch = 10 ft.

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL
	BET RIV	Betula nigra / River Birch	2" Cal.	B&B	3	03/C-301
SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**	**DETAIL**
	CEP OCC	Cephalanthus occidentalis / Buttonbush	3 gal.		5	02/C-301
	ITE VI3	Itea virginica `Virginia` / Virginia Sweetspire	3 gal.		5	02/C-301
	LIN BEN	Lindera benzoin / Spicebush	3 gal.		5	02/C-301

SGW MIXED GRASSES PLANTING SCHEDULE				
SYMBOL	QUANTITY SGW	COMMON NAME	SIZE	REMARKS
	1,030 SF	MIXED GRASSES	2" PLUGS	

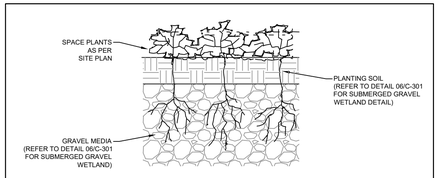
MIXED GRASSES		
COMMON NAME	SCIENTIFIC NAME	THE MINIMUM SIZE FOR MIXED GRASSES SHALL BE 2" PLUG. GRASSES SHALL BE PLANTED 3 FOOT ON CENTER WITH A RANDOM MIX OF PLANTS. PLANTING SHOWN IS RECOMMENDED. OTHER PLANT SPECIES SPECIFIED IN THE MARYLAND STORMWATER DESIGN MANUAL ARE PERMITTED.
Rush, soft	Juncus effusus	
Sedge, broom	Carex scoparia	
Sedge, Pennslyvania	Carex pennsylvanica	
Switchgrass	Panicum virgatum	



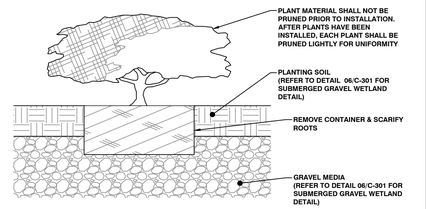
BACKFILL WITH APPROVED STRUCTURAL MATERIAL

SUBMERGED GRAVEL WETLAND BERM PROFILE
SCALE- H: 1" = 3', V:1" = 30'

SUBMERGED GRAVEL WETLAND SCHEDULE										
ID	SURFACE AREA (S.F.)	MEDIA SURFACE AREA (S.F.)	PONDING DEPTH (FT.)	FINISH GRADE ELEV.	BOT. SOIL ELEV.	LINER REQUIRED	PRINCIPLE SPILLWAY	TOP BERM ELEV.	10 YR. WSEL	100 YR. WSEL
A	3863	1564	2.00	488.50	487.50	YES	10' GRASS SPILLWAY	491.50	490.81	491.03

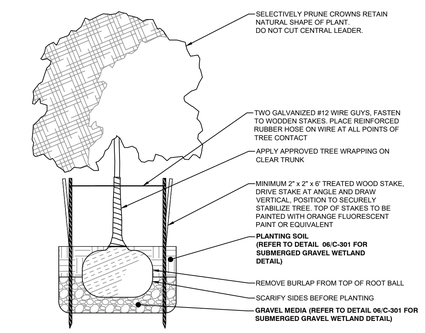


01 C-301 **SUBMERGED GRAVEL WETLANDS PLUG PLANTING DETAIL**
NOT TO SCALE



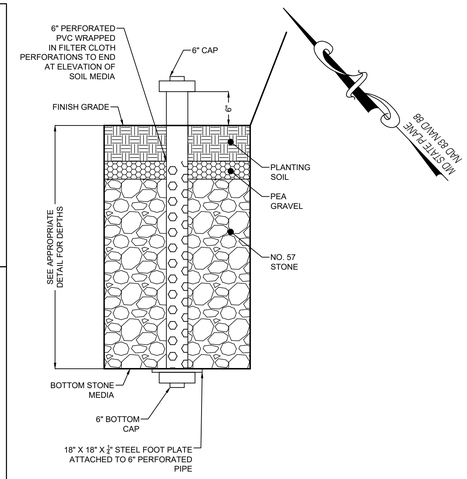
SECTION

02 C-301 **GRAVEL WETLANDS - SHRUB**
NOT TO SCALE

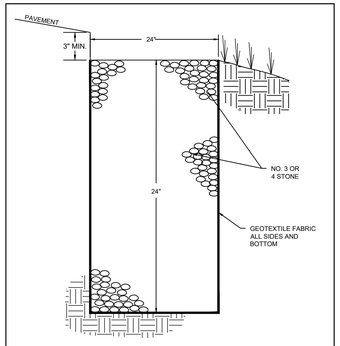


SECTION

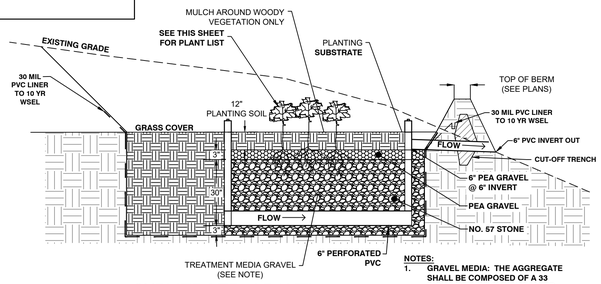
03 C-301 **GRAVEL WETLANDS - TREE**
NOT TO SCALE



04 C-301 **OBSERVATION WELL**
NOT TO SCALE

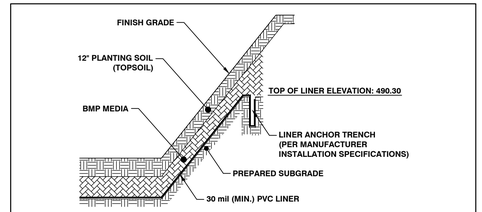


05 C-301 **STONE TRENCH**
NOT TO SCALE



NOTES:
1. GRAVEL MEDIA: THE AGGREGATE SHALL BE COMPOSED OF A 33 INCH LAYER OF CLEAN WASHED, UNIFORMLY GRADED MATERIAL WITH POROSITY OF 40%.

06 C-301 **SUBMERGED GRAVEL WETLAND**
NOT TO SCALE



07 C-301 **LINER ANCHOR TRENCH**
NOT TO SCALE

STATE OF MARYLAND
TREVOR M. FREDERICK
21908
PROFESSIONAL ENGINEER
07/08/2025

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 # 21908
Expiration Date 06/24/2026

FSA
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ID #2024
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305 SOUTH HANOVER STREET
CARLISLE, PA 17013
717-249-4411
1114 2 WILLIAMSPORT PIKE
GREENCASTLE, PA 17225
717-597-3647
126 SOUTH POTOMAC STREET
HAGERSTOWN, MD 21740
301-739-8866

MARK	DESCRIPTION	DATE
	REVISED PER AGENCY COMMENTS	04.18.2024
	REVISED PER AGENCY COMMENTS	12.13.2024
	REVISED PER AGENCY COMMENTS	04.25.2025
	REVISED PER AGENCY COMMENTS	07.03.2025

MAUGANSVILLE AG
SITUATE AT 15244 FAIRVIEW ROAD (MARYLAND ROUTE 494)
CLEAR SPRING
WASHINGTON COUNTY, MARYLAND
CLIENT: GLENN EBY
15008 LOCUST LEVEL ROAD GREENCASTLE, PA 17225
PHONE: 717-729-9547

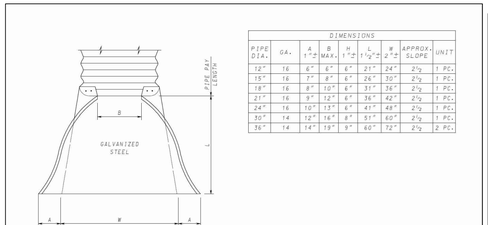
PROJECT NO. 1183.8MA
DWN BY ABRAM MYERS | DATE 12.12.2023
PROJECT MANAGER T. FREDERICK
EMAIL TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL 008 - 024 - 009
SCALE 1" = 10'
SHEET TITLE

STORMWATER
MANGEMENT PLAN

C-301
SHEET 08 OF 11

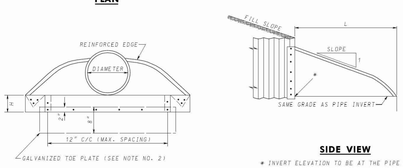
SP-23-048

P:\PROJECTS\2023\PROJECTS\1183.8MA\DWGS\CONSTRUCTION SET\1183.8MA C-08 - STORMWATER MANAGEMENT PLAN.DWG 2025-07-08



PLAN

DIMENSIONS								
PIPE DIA.	GA.	A 1"-2"	B MAX.	H 1"-2"	H 1"-2"	L 2"-5"	W 2"-5"	APPROX. SLOPE	UNIT
12"	16	6"	6"	6"	21"	24"	2½	1 PC.
15"	16	7"	8"	6"	26"	30"	2½	1 PC.
18"	16	8"	10"	6"	31"	36"	2½	1 PC.
21"	16	9"	12"	6"	36"	42"	2½	1 PC.
24"	16	10"	13"	6"	41"	48"	2½	1 PC.
30"	14	12"	16"	8"	51"	60"	2½	1 PC.
36"	14	14"	19"	9"	60"	72"	2½	2 PC.



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 ½" 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.

02
C-302

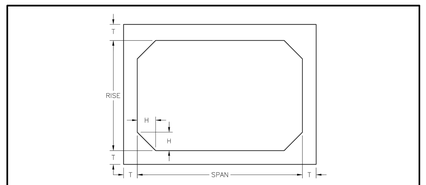
SPECIFICATION 303	CATEGORY CODE ITEMS
APPROVED Kirk G. McCall, DIRECTOR – OFFICE OF HIGHWAY DEVELOPMENT	

SHA REVISIONS		FEDERAL HIGHWAY ADMINISTRATION
APPROVAL	8-28-06	APPROVAL 12-13-06
REVISED	10-1-08	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



RISE (feet)	SPAN (feet)	WALL THICKNESS T* (inches)	HAUNCH H (inches)	WEIGHT PER FOOT (lbs)	JOINT LENGTH (feet)
4	2	5	8	1000	8
4	3	5	8	1120	8
4	4	5	8	1240	8
5	3	6	8	1480	8
5	4	6	8	1630	8
5	5	6	8	1780	8
6	3	7	8	1920	8
6	4	7	8	2080	8
6	5	7	8	2260	8
6	6	7	8	2440	8
7	3	8	8	2400	8
7	4	8	8	2600	8
7	5	8	8	2800	8
7	6	8	8	3000	8
7	7	8	8	3200	8
8	3	8	8	2600	8
8	4	8	8	2800	8
8	5	8	8	3000	8
8	6	8	8	3200	8
8	7	8	8	3400	8
8	8	8	8	3600	8
10	4	10	10	4125	6
10	5	10	10	4375	6
10	6	10	10	4625	6
10	7	10	10	4875	6
10	8	10	10	5125	6

RCB MEETS ASTM C-1433, Other Sizes Available by Request.
*– Manufacturers Reserves the Right to Submit Modified Designs in Accordance with ASTM C-1433 Section 7.2.

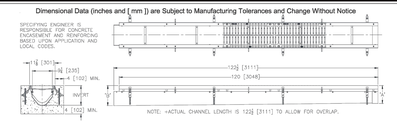
Oldcastle Precast Vanguard
5230 NW 17th Street, Topeka, KS 66618
Phone: 785.232.2760 Fax: 785.232.5842

RCB DATA	
FILE NAME: 120DBSRCBDATA_DET	Reinforced Concrete Box Culvert Data Sheet
ISSUE DATE:January 2007	
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ZURN ZF812
12 [305] WIDE REVEAL FIBER REINFORCED POLYMER TRENCH DRAIN SYSTEM WITH STEEL FRAME

SPECIFICATION SHEET
TAG _____

Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice



ENGINEERING SPECIFICATION: ZURN ZF812
Channels are 120" [3048mm] long, 12" [305mm] wide reveal and have a 9-1/4" [235mm] throat. Modular channel sections are made of Fiber Reinforced Polymer (FRP), and have a positive mechanized connection between channel sections that will not separate during the installation. Channels weigh less than 5.05 lbs. [2.29 kg] per linear foot, have a smooth, 3° [76mm] radiused self cleaning bottom with a Manning's coefficient of .009 and 1.04% or neutral 0% built in slope. Channels are provided with standard OGC grates that lock down to frame. Zurn 12" [305mm] wide reveal Ductile Iron Slotted Grate conforming to ASTM specification A536, Grade 80-55-06. Ductile Iron grate is rated class C per the DIN EN 1433 top load classifications. Supplied in 24" [610mm] nominal lengths with 13/16" [21mm] wide slots, and 1-1/2" [38mm] bearing depth. Grate has an open area of 80.8 sq. in per ft. [171.027 sq. mm per meter]. The #7 gage thick Heavy-Duty Carbon Steel Frame Assembly conforms to ASTM specification A36. Frames shall mechanically lock into the concrete surround at a maximum spacing of every 21" [533mm], with 14 anchors per 120" [3048mm]. Frames have rebar attachment brackets as standard to secure trench to its final location. Grate lockdown bars are to be integral to the frame. The frame is supplied with a powder coated finish. All welds must be performed by a certified welder per ASTM standard AWS D1.1. Frames and Channels shall be produced in the U.S.A.

PREFIX OPTIONS (Check/specify appropriate options)
X ZF Ten-foot Fiber Reinforced Polymer (FRP) *

SUFFIX OPTIONS (Check/specify appropriate options)
Outlet Adapters Add/Each
___ -E1 Closed End Cap
___ -E4 4 [102] No-Hub End Outlet
___ -E6 6 [152] No-Hub End Outlet
___ -E8 8 [203] No-Hub End Outlet
___ -U4 4 [102] No-Hub Bottom Outlet
___ -U6 6 [152] No-Hub Bottom Outlet
X -U8 8 [203] No-Hub Bottom Outlet

Frame Options
___ -CWF White Acid Resistant Coated Top Frame

Grate Options (Load Classifications are per DIN EN1433)
___ -BDC Black Acid Resistant Epoxy Coated Ductile Grate - Class C
___ -BDE Black Acid Resistant Epoxy Coated Ductile Grate - Class E
___ -BDF Black Acid Resistant Epoxy Coated Ductile Grate - Class F
___ -DC Ductile Iron Solid Cover - Class E
___ -DCG-G Galvanized Ductile Iron Solid Cover - Class E
___ -DGC Ductile Iron Slotted Grate - Class C *
___ -DGE Ductile Iron Slotted Grate - Class E
___ -DGF Ductile Iron Slotted Grate - Class F
___ -GDC Galvanized Ductile Slotted Grate - Class C
___ -GDE Galvanized Ductile Slotted Grate - Class E
___ -GDF Galvanized Ductile Slotted Grate - Class F
___ -GG Fiberglass Grate - Class A
___ -GHPDE Galvanized Heel-Proof Ductile Slotted Grate - Class E
___ -HPD Heel-Proof Ductile Slotted Grate - Class C
___ -HPDE Heel-Proof Ductile Slotted Grate - Class E
___ -RFGC Reinforced Slotted Galvanized Grate - Class C
___ -RPGC Reinforced Perforated Galvanized Grate - Class C
___ -RPGRC Reinforced Perforated Galvanized Reverse Punch Grate - Class C
___ -RFSC Reinforced Slotted Stainless Steel Grate - Class C
___ -RPSC Reinforced Perforated Stainless Steel Grate - Class C
___ -RPSRC Reinforced Perforated Stainless Steel Reverse Punch Grate - Class C

Miscellaneous Options
___ -DB Bottom Dome Strainer
___ -VC Joint Connector
___ -VP Vandal-Proof Lockdown
___ -GHPDE-USA Galvanized Heel-Proof Ductile Slotted Grate - Class E
___ -HPDE-USA Heel-Proof Ductile Slotted Grate - Class E
___ -PG Perforated Galvanized Steel Grate - Class A
___ -PGR Perforated Galvanized Reverse Punch Grate - Class A
___ -PS Perforated Stainless Steel Grate - Class A
___ -SBG-L Stainless Steel Bar Grate - Class C

MADE in the U.S.A.
___ -ADA-USA Meets Americans with Disabilities Act Requirements - Class C
___ -BDE-USA Black Acid Resistant Epoxy Coated Ductile Grate - Class E
___ -BG Galvanized Steel Bar Grate - Class D
___ -DGC-USA Ductile Iron Slotted Grate - Class C
X -DGE-USA Ductile Iron Slotted Grate - Class E
___ -FGI Fabricated Galvanized Steel Slotted Grate - Class A
___ -FS Fabricated Stainless Steel Slotted Grate - Class A
___ -GADA-USA Galvanized Ductile ADA Slotted Grate - Class C
___ -GDC-USA Galvanized Ductile Slotted Grate - Class C
___ -GDE-USA Galvanized Ductile Slotted Grate - Class E

* Regularly furnished unless otherwise specified.

Note:
The maximum fluid temperature through the system must not exceed 150°F [66°C] and the range (Max. Temp. to Min. Temp.) must not exceed 100°F [38°C].

Trench No.	Dimensions in ft. [mm] 'A' Shallow Inv.	'B' Deep Inv.	Flow (cfs)	(gpm)	(lps)
2002	7.93 (201)	9.18 [233]	2.086	937	59
2002R	9.18 [233]	9.18 [233]	–	–	–
2003	9.18 [233]	10.43 [265]	2.730	1225	77
2004	10.43 [265]	11.68 [297]	3.388	1521	96
2004R	11.68 [297]	11.68 [297]	–	–	–
2005	11.68 [297]	12.93 [328]	4.055	1821	115
2006	12.93 [328]	14.18 [360]	4.736	2126	134
2007	14.18 [360]	15.43 [392]	5.420	2432	153
2008	15.43 [392]	16.68 [424]	6.106	2742	173
2008R	16.68 [424]	16.68 [424]	–	–	–
2009	16.68 [424]	17.93 [455]	6.802	3053	193
2010	17.93 [455]	19.18 [487]	7.498	3365	212

Zurn Industries, LLC | Specification Drainage Operation
1801 Pittsburgh Avenue, Erie, PA. U.S.A. 16502 · Ph. 855-663-9876, Fax 814-454-7929
In Canada | Zurn Industries Limited
3544 Nashua Drive, Mississauga, Ontario L4V 1L2 · Ph. 905-405-8272, Fax 905-405-1292
www.zurn.com

Rev. J
Date: 1/24/18
C.N. No. 139520
Prod. | Dwg. No. ZF812

Specifications for Submerged Gravel Wetland
(Reference - Maryland Stormwater Design Manual, Volume Two, Appendix B.4)

Material Specifications
The allowable materials to be used in submerged gravel wetland 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 planting 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..

Compaction
It is very important to minimize compaction of both the base of the planting area and the required backfill. When possible, use excavation hoes to remove original soil. If wetland 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 wetkabd 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 wetland 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 wetland area. Heavy equipment may be used around the perimeter of the basin to supply soils and sand. Grade wetland materials with light equipment such as a compact loader or a dozer/loader with marsh tracks.

Plant Installation

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 submerged gravel wetland 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 ⅜" 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 (¼" 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.

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

CATEGORY 300 DRAINAGE PVC LINED PONDS

DESCRIPTION. Furnish, place, and anchor a 30-mil PVC liner along designated ditch or swale areas, and in SWM facilities as shown and as directed.

MATERIALS.

Furnished Topsoil	920.01.02
Furnished Subsoil	920.01.04
Type B Soil Stabilization Matting	920.05.01
Staples	920.05.02
Select Borrow	916.01
PVC Liner Material	As below

The minimum physical properties for the PVC liner are as follows:

PROPERTY	TEST METHOD	REQUIREMENT
Thickness	**D 1599**	**+/- 5%**
Specific Gravity (min.)	**D 792**	**1.20**
100% Modulus (psi. min.) (1 lb. force/in. width, min.)	**D 882**	**100 30**
Tensile (psi, min.) (Lb. force/ in. width, min.)	**D 882**	**2300 73**
Elongation at Break (%, min.)	**D 882**	**380**
Graves Tear (lb./in., min.) (1lb. force/in. width, min.)	**D 1004**	**325 8**
Resistance to Soil Burial (% change max.) (a) Breaking Factor (b) Elongation At Break (c) Modulus at 100% Elongation.	**G 160**	**5 20 20**
Impact Cold Crack (/F)	**D 1790**	**-20**
Dimensional Stability (% change;max.)	**D 120 (212;15 min.)**	**3**
Water Extraction (%, max.)	**D 1239**	**0.3**
Volatile Loss (%, max.)	**D 1203**	**0.70**
Hydrostatic Resistance (psi,min.)	**D 751**	**100**

PVC LINER CERTIFICATION.

Submit certification per TC 1.03 that the PVC liner material conforms to the physical properties. Include the following:

(a) Polymer and composition of the PVC Liner, including additive composition of any coating materials

(b) Manufacturer's Quality Control plan including properties, test methods, frequency of testing, tolerances and method of resolution for out-of-specification material.

(c) Laboratory test results documenting the physical properties.

STORAGE AND HANDLING.
Store the PVC liner in a dry area in its original container. Protect the liner from puncture, dirt, grease, water, mud, mechanical abrasions, or other damage. Document any damage to the PVC liner. Remove and replaced damaged PVC liners that cannot be repaired to comply with the specification at no additional cost.

CONSTRUCTION.
Construct PVC Lined Ditches in conformance with the details as shown, as directed, and as follows:

SUBGRADE PREPARATION.
Ensure subgrades to be lined are smooth and free of rocks, stones, sticks, sharp objects, or other debris. Prepare the subgrade to provide a firm, unyielding foundation for the liner; with no sudden or abrupt changes or break in grade. Compact soft, standing water, mud, snow, or excess moisture prior to placement. Do not place the liner on frozen subgrade; or on subgrade that has been softened by water or verify and dried until it has been properly reconditioned and compacted.

Take special care in maintaining the prepared soil surfaces. The soil surface will be monitored daily to evaluate the surface condition. Repair any damage to the surface caused by weather conditions, as directed.

ANCHOR TRENCH.
Excavate the anchor trench to the line, grade, and width shown.

(a) Excavate the anchor trench to a minimum of 1.5 ft wide and 2.5 ft high.

(b) Excavate trench located in clay susceptible to desiccation to no more than the amount of trench required for anchoring the liner in one day.

(c) Provide slightly rounded corners in the trench to avoid introducing sharp bends in the liner. Ensure the leading edges of the trench are smooth and even.

LINER PLACEMENT.

(a) Place the liner down gradient (upstream to downstream) to facilitate overlapping and prevent run-off from entering under the placed liner.

(b) Use methods to place the liner panels that avoid excessive wrinkling (especially differential wrinkles between adjacent panels). Minimum wrinkling is allowed to insure the liner is installed in a relaxed condition. Stretching the liner is not allowed.

(c) Panels may be repositioned after placement to conform to the overlap requirements. Use repositioning methods that prevent dragging or elongating the panels.

(d) Provide a seam overlap of a minimum of 3 ft. and a maximum of 4 ft.

(e) Place adequate ballast (e.g., cover soil, or similar measures that will not damage the liner) on the liner to prevent uplift by wind. Continuous loading is recommended along the edges of panels (if high winds are anticipated) to prevent wind flow under the panels.

(f) Only equipment necessary for installation and testing of the liner is permitted to come in contact with the liner. Use rubber-tired equipment with a ground pressure not exceeding 5 psi; and a total weight not exceeding 750 lb.

WEATHER CONDITIONS.
Proceed with liner placement when the ambient temperature and material sheet temperature are between 60 and 105 F. Measure the sheet temperature of the liner surface with an infrared thermometer or a surface thermometer.

(a) Do not place the liner during periods of precipitation, in the presence of excessive moisture (i.e., fog, dew, mud), or during excessive winds, as determined.

(b) Provide a means of storing the liner in an area that maintains the liner temperature above 60 F, if liner placement is required at ambient temperatures below 60 F.

UNPACKING THE LINER.
Notify the Engineer to witness the liner unpacking. Mark liners that are damaged or have suspect areas for testing and/or repair. Replace liners that are damaged when unpacked and that cannot be adequately repaired at no additional cost.

BACKFILLING THE ANCHOR TRENCH.
Backfill the anchor trench and compact as directed. Place backfill in 8 in. thick loose lifts and compact by wheel rolling with light, rubber_tired or other light compaction equipment.

Take care to prevent damage to the liner while backfilling the trench. Construction equipment is not allowed to come into direct contact with the liner at any time. Repair any damage to the liner that occurs while backfilling at no additional cost.

BACKFILLING THE PVC LINER.
Cover the liner with a 1 foot layer of soil. Use soil conforming to 920.01.04 as backfill for the first 8 inches. Use soil conforming to 920.01.02 as backfill for the top 4 inches. Tamp the backfill in place as directed. Place Type B Soil Stabilization Matting conforming to 920.05 over the topsoil in conjunction with permanent vegetation, as specified.

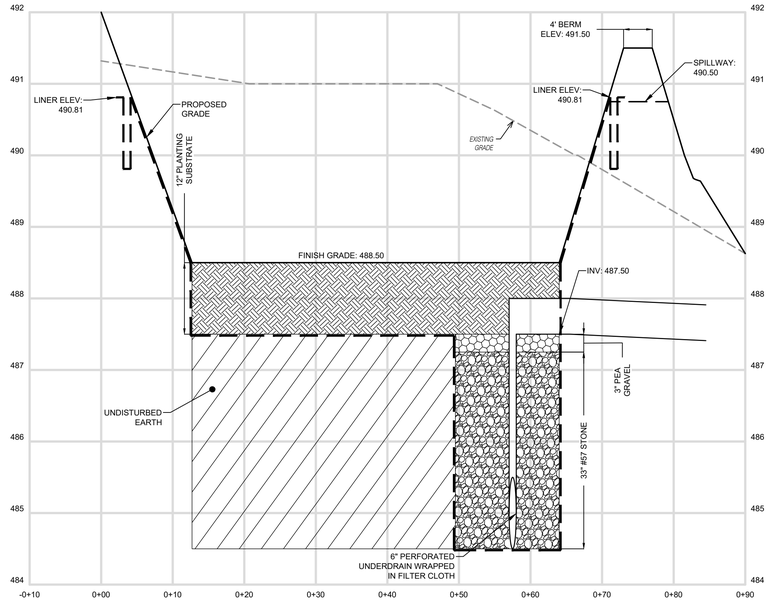
Do not allow heavy construction equipment to come into contact with the liner or to traverse the trench until adequately backfilled. Repair equipment damage as directed and at no additional cost.

MEASUREMENT AND PAYMENT.
PVC Ditch Liner will be measured and paid for at the Contract unit price per square yard. Payment will be full compensation for the PVC liner, backfill, furnished subsoil and topsoil, and for all other material, labor, equipment, tools and incidentals necessary to complete the work.

(a) Type B Soil Stabilization Matting and Turfgrass Establishment will be measured and paid for at the Contract unit price per square yard.

(b) PVC liner overlap shall not be measured and paid for as a separate item. PVC liner overlap shall be incidental to the cost of PVC liner installation.

(c) Excavation will be measured and paid for at the Contract unit price per cubic yard for Class 2 Excavation.



SUBMERGED GRAVEL WETLAND
CROSS SECTION A-A
SCALE- H: 1" = 1', V:1" = 10'

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 design and construction are supervised by a geotechnical engineer. Such special designs must have construction supervised by a geotechnical engineer.*

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.*

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.)

Structure Backfill

Backfill adjacent to pipes or structures shall be of the type and quality conforming to that specified for the adjoining fill material. The fill shall be placed in horizontal layers not to exceed four inches in thickness and compacted by hand tampers or other manually directed compaction equipment. The material needs to fill completely all spaces under and adjacent to the pipe. At no time during the backfilling operation shall driven equipment be allowed to operate closer than four feet, measured horizontally, to any part of a structure. Under no circumstances shall equipment be driven over any part of a concrete structure or pipe, unless there is a compacted fill of 24" or greater over the structure or pipe.

Structure backfill may be flowable fill meeting requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 313 as modified. The mixture shall have a 100–200 psi; 28 day unconfined compressive strength. The flowable fill shall have a minimum pH of 4.0 and a minimum resistivity of 2,000 ohm–cm. Material shall be placed such that a minimum of 6" (measured perpendicular to the outside of the pipe) of flowable fill shall be under (bedding), over and, on the sides of the pipe. It only needs to extend up to the spring line for rigid conduits. Average slump of the fill shall be 7" to assure flowability of the material. Adequate measures shall be taken (sand bags, etc.) to prevent floating the pipe. When using flowable fill, all metal pipe shall be bituminous coated. Any adjoining soil fill shall be placed in horizontal layers not to exceed four inches in thickness and compacted by hand tampers or other manually directed compaction equipment. The material shall completely fill all voids adjacent to the flowable fill zone. At no time during the backfilling operation shall driven equipment be allowed to operate closer than four feet, measured horizontally, to any part of a structure. Under no circumstances shall equipment be driven over any part of a structure or pipe. Backfill material outside the structural backfill(flowable fill) zone shall be of the type and quality conforming to that specified for the core of the embankment or other embankment materials.

Table B-4.1 Material Specifications for Submerged Gravel Wetland

Material	Specification	Size	Notes
Plantings	**see planting list**	**n/a**	**plantings are site-specific**
Planting Substrate (6" 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)**		
Pea gravel diaphragm	**pea gravel; ASTM-D-448**	**No. 8 or No. 9 (1/8" to 3/8")**	
Gravely Treatment Media	**Clean Washed uniformly graded material with a porosity of 40%**	**No. 57 or No. 6 Aggregate**	
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" c/c, 4 holes/row; min. 3" of gravel over pipes; not necessary underneath pipes.**
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
Submerged Gravel Wetland 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		SUBMERGED GRAVEL WETLAND A
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.		

CLAY LINER NOTES (MAY BE USED IN PLACE OF SYNTHETIC LINER IF APPROVED BY SITE GEOTECHNICAL ENGINEER):

1. **Remove 18 inches of the SWM facilities subgrade.**
2. **Place soil materials that meet the minimum requirements.**
   - 2.1. **The materials shall have a maximum dry density of at least 100 PCF as per ASTM D-698**
   - 2.2. **Acceptable materials shall be ml, cl, mh, ch with no rock greater than 1-inch in diameter and constituting no more than 15% of the matrix**
   - 2.3. **Materials are to be placed in 6-inch lifts and properly compacted to at least 98% of the maximum dry density value as determined by ASTM D-698 (Standard Proctor) at a moisture content in the range of optimum to 3 percent above optimum moisture as determined by the same standard. A sufficient number of in-place density tests should be performed by an experienced engineering technician to verify that the proper degree of compaction is being obtained.**
3. **Any rock encountered within the SWM ponds shall be undercut at least 12 inches and covered and controlled and compacted clay liner soils.**

NOTES:
1. 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.
2. Due to karst soils on the site, there is increases risk of sinkhole development within the swm facility. If encountered, contact a geotechnical engineer to prepare remediation plan.
3. If rock is encountered, undercut 12" s.w.m. facility and backfill with CL type soil.
4. Core trench and earth dams shall be compacted to a minimum 95% dry density.
5. No trees or shrubs are permitted on the embankment.
6. Pond embankment shall be planted with grass only.
7. All pipe joints shall be watertight. (HDPE pipe joints shall meet the 10.8 psi water-tight requirements of ASTM D3212.)
8. All proposed storm drain pipes must be placed on 95% compacted fill according to AASHTO T180A standards.
9. The contractor is to contact miss utility a minimum of 2 days prior to any digging on the site. (1-800-257-7777)

Submerged Gravel Wetlands Maintenance Schedule
1. Privately owned practices shall have a maintenance plan and shall be protected by easement, deed restriction, ordinance, or other legal measures preventing its neglect, adverse alteration, and removal.
2. During the first year of operation, inspections shall be conducted after every major storm and poorly established areas revegetated.
3. Sediment accumulation in the pretreatment areas should be removed as necessary.
4. Signs of uneven flow distribution within the wetland may mean that the gravel or underdrain is clogged. The gravel and/or underdrain may need to be removed, cleaned, and replaced.
5. A dense stand of wetland vegetation should be maintained through the life of the facility with plantings replaced as needed.
6. Inlet and outlets to each submerged gravel wetland cell should be free from debris to prevent clogging.
7. Erosion at inflow points should be repaired. Flow splitters should be functional to prevent bypassing of the facility.

Geotechnical Notes:
1. In areas of deep cuts into bedrock, it is possible to encounter groundwater. The contractor should be prepared to implement temporary de-watering measures in these areas during construction. Refer to the Geotechnical Report for additional recommendations.
2. Consideration should be given to installing temporary monitoring wells to observe the groundwater levels in areas of deep cuts.
3. If significant groundwater is encountered, the project Civil Engineer (FSA) and Geotechnical Engineer should immediately be notified to determine if any changes in design are warranted.
4. If blasting is proposed, it is recommended that the design team and owner of the project evaluate any existing structures within close proximity to the site and consult with a qualified blasting contractor to determine any potential problems associated with blasting near the existing utilities, roadways and buildings. In addition, the selected blasting contractor should submit a detailed blasting plan to the design team and owner for review and approval prior to any blasting operations. A pre-blast survey of the existing structures may be warranted, as well as seismographs to monitor all blasting activities. Controlled blasting can be performed within 15 to 20 feet of existing structures. However, mechanical means of excavation should be considered for all rock removal within 15 to 20 feet of existing structures.

STATE OF MARYLAND
TRAVIS M. FREDERICK
49806
PROFESSIONAL ENGINEER
07/08/2025

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 #: 49806
Expiration Date: 08/24/2026

fsa-inc.com
ID #2024
15 EAST MAIN STREET
NEW BLOOMFIELD, PA 17068
717-582-8844

305 SOUTH HANOVER STREET
CARLISLE, PA 17013
717-249-9411

1114 ELLWELLSPORT PIKE
GREEN CASTLE, PA 17225
717-267-3457

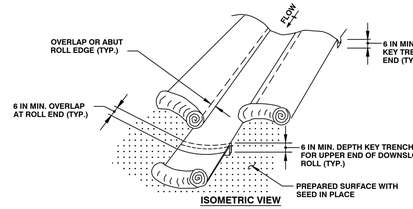
126 SOUTH POTOMAC STREET
HAGERSTOWN, MD 21740
240-313-2400

FSA
FREDERICK SEIBERT & ASSOCI

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

STANDARD SYMBOL

TSSMC - * lb/ft² (* INCLUDE SHEAR STRESS)



ISOMETRIC VIEW

CONSTRUCTION SPECIFICATIONS

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

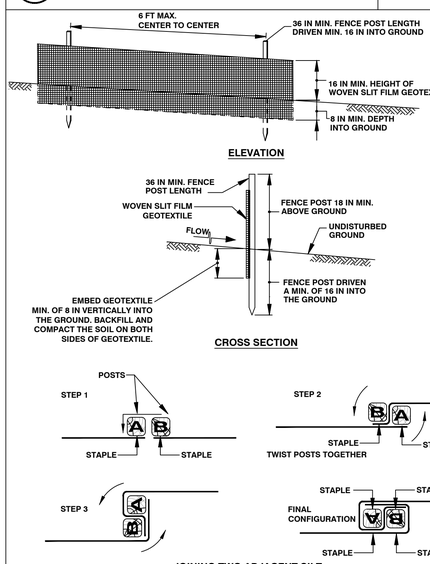
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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

02 C-501 DETAIL E-1 SILT FENCE

STANDARD SYMBOL

SF



CONSTRUCTION SPECIFICATIONS

1. USE WOOD POSTS 1½ X 1½ ± ¼ 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.

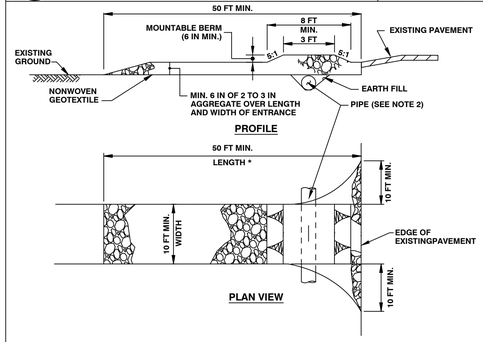
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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

03 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.

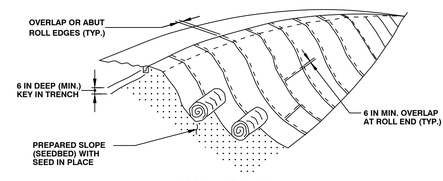
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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

04 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

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.)

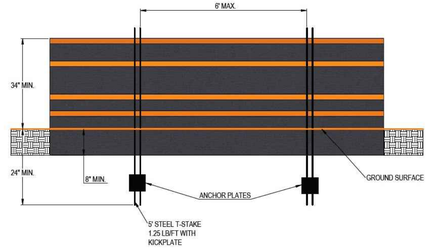
PERMANENT SEEDING SUMMARY

HARDINESS ZONE (FIGURE B.3): 6a & 6b
SEED MIXTURE (TABLE B.1)

NO.	SPECIES	APPLICATION RATE (lb/ac)	SEEDING DATES	SEEDING DEPTH	FERTILIZER RATE (10-20-20) N	P205	K20	LIME RATE
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						

SMARTfence® 42 Detail:

05 C-501



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

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!™

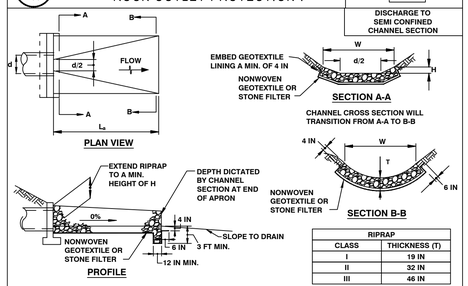
SMARTfence

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

STANDARD SYMBOL

ROP1

DISCHARGE TO SEMI CONFINED CHANNEL SECTION



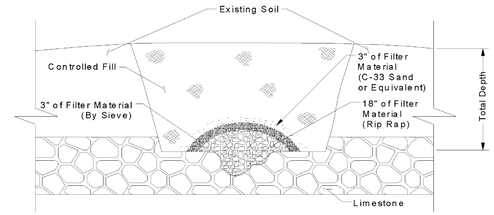
RIPRAP	
CLASS	THICKNESS (T)
I	19 IN
II	32 IN
III	46 IN

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 (½ TO 1½ INCH STONE FOR 6 INCH MINIMUM DEPTH) AND RIPRAP TO THE REQUIRED LINES AND GRADES. COMPACT ANY FILL REQUIRED IN THE SUBGRADE TO A DENSITY OF APPROXIMATELY THAT OF THE SURROUNDING UNDISTURBED MATERIAL.
4. EXTEND GEOTEXTILE AT LEAST 6 INCHES BEYOND EDGES OF RIPRAP AND EMBED AT LEAST 4 INCHES AT SIDES OF THE RIPRAP.
5. CONSTRUCT RIPRAP OUTLET TO FULL COURSE THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO AVOID DISPLACEMENT OF UNDERLYING MATERIALS. PLACE STONE FOR RIPRAP OUTLET IN A MANNER THAT WILL ENSURE THAT IT IS REASONABLY 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



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.

ABBREVIATION DESCRIPTION FOR ROCK OUTLET PROTECTION:

La = LENGTH OF APRON
W = WIDTH OF OUTLET PROTECTION AT THE END OF THE APRON
D50 = MEDIAN DIAMETER OF STONE, THE SIZE FOR WHICH 50%, BY WEIGHT, WILL BE SMALLER AND 50% WILL BE LARGER

STATE OF MARYLAND
TREVOR M. FREDERICK
40910
PROFESSIONAL ENGINEER
07/08/2025

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 #: 40910
Expiration Date: 06/24/2026

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
305 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717-249-8411
1114 2 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717-263-2457
126 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 240-707-8666
ID# 40269

MARK	DESCRIPTION	DATE
	REVISED PER AGENCY COMMENTS	04.18.2024
	REVISED PER AGENCY COMMENTS	12.13.2024
	REVISED PER AGENCY COMMENTS	04.22.2025
	REVISED PER AGENCY COMMENTS	07.03.2025

MAUGANSVILLE AG
SITUATE AT 15244 FAIRVIEW ROAD (MARYLAND ROUTE 494)
CLEAR SPRING
WASHINGTON COUNTY, MARYLAND
CLIENT: GLENN EBY
15008 LOCUST LEVEL ROAD GREENCASTLE, PA 17225
PHONE: 717.729.9547

PROJECT NO.: 1183.8MA
DWN BY: ABRAM MYERS | DATE: 12.12.2023
PROJECT MANAGER: T. FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL: 008 - 024 - 009
SCALE: N.T.S.
SHEET TITLE

EROSION & SEDIMENT CONTROL DETAILS

C-501
SHEET 10 OF 11

SP-23-048

P:\SHARED\TILDS\PROJECTS\1183.8\ENGINEERING\CONSTRUCTION\TITLE\8MA-09 - CONSTRUCTION DETAILS 2.5 PLOTTED.DWG - 2025-07-08

ZONED A(R)
ZONE RV

N 43°00'00" E
819.72'

8' MBSL

N:746151.56
E:1075719.08

LANDS OF
BRENDA K. EBY & GLENN R. EBY
LIBER 6247, FOLIO 235
LOT 1
9.62 AC.
(-0.26 AC. DED R/W = 9.36 AC. NET)

S 40°57'52" W
672.88'

N/F
ZACHARY A. FAITH
LIBER 6123, FOLIO 390
LOT 1, PLAT FOLIO 5049 AND PARCEL B,
PLAT FOLIO 9876

PLATTED 10,000 S.F.
SEPTIC RESERVE AREA

BLDG
#14520

N/F
JULIE MITCHELL
LIBER 5147, FOLIO 41
LOT 2 AND PARCEL C, PLAT FOLIO 9876

BLDG
#14512

PLATTED 10,000 S.F.
SEPTIC RESERVE AREA

(4) TSU CAN
8` Ht.

(14) THU G17
8` Ht.

(6) PIN STR
8` Ht.

I.P.
(Set)

189.86'
N 49°02'09" W

98.76'
N 51°39'50" E

I.P.
(Set)

PROPOSED BUILDING
#15244
(13,772 SF)
FFE:500.00

GARAGE

WELL

100'

ZONED RV
ZONED A(R)

50' MBSL

PROPOSED 10,000 S.F.
SEPTIC AREA

PERKS
TRENCH
TRENCH
RESERVE AREA
SEPTIC

15' MBSL
233.05'

MDSHA ROW

BLOCK COLUMN
U/P

EX. (1) 18" CMP &
EX. (1) 18" RCP
INV: 485.29

25' MBSL

40' MBSL

12+00
13+00
14+00
15+00
16+00
17+00
18+00

C1
132.26'
S 38°31'00" E

L1
49.88'
S 46°18'43" E

49.48'
S 40°31'08" E

50.56'
S 30°06'43" E

C2

L2

I.P. (Fnd.)

U/P #39025

U/P #38708

ELECTRIC METER

INV: 483.97
INV: 483.60
EX. (2) 30" CMP
INV: 487.40
INV: 482.54
INV: 482.40
INV: 487.45

RETAINING WALL
HEADWALL
EX. 5.85X6.5' CATTLE CROSSING

FENCE

40' DED. R/W PER PLAT # 11570

N:745786.81
E:1075361.83

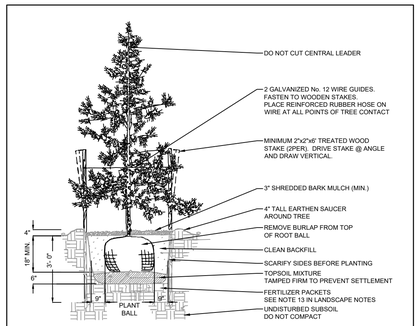
FAIRVIEW ROAD
MD 494
(Major Collector Road)

GENERAL LANDSCAPE NOTES:

1. Landscape contractor is to call Miss Utility and have all underground utilities marked prior to any digging or planting.
2. Landscape Contractor shall install all plant material in a timely fashion.
3. Landscape Contractor shall be responsible for all watering, weeding, repairs and replacements prior to final acceptance.
4. NO Substitutions of plant material without written permission of FSA. Planting plans have been proposed with plant sizes, types, and locations as important design elements.
5. Plants shall be in accordance with the current issue of American Standards for Nursery Stock published by the American Association of Nurserymen.
6. All plants shall be watered thoroughly during installation and prior to final acceptance.
7. All bark mulched areas shall be first covered with Typar Weed Barrier or approved equal.
8. All planting bed areas on the site shall be mulched with a hardwood bark mulch at a depth of approx. 3", unless noted otherwise.
9. Plant material shall be inspected yearly in order to remove and replace dead, diseased vegetation.
10. Warranted plant material that is 25% dead or more shall be considered dead and shall be replaced at no charge.
11. All plant material shall be warranted for two years.
12. The landscape contractor shall conduct a final inspection with the owner or owner's representative at the end of the warranty period.
13. Fertilizer Packets are to be Nutri-Pak 16-8-8 or approved equal per manufacturer's recommendations.
14. Landscape is recommended to be installed during the two growing seasons. Spring: April 15-June 15, Fall: September 1-November 1.
15. Landscaping shall be maintained by the property owner(s). Maintenance shall include actions necessary to keep materials and plant life healthy, neat and orderly in appearance and free of litter and debris. All landscaped areas must be protected from damage by motor vehicles or pedestrians. Replacement of trees, shrubs, plants or other vegetation that do not survive must be replaced as soon as they show signs of dying with trees, shrubs or plants of a like size and type.
16. Any changes to the approved landscape design shall be reviewed by the engineer to ensure consistency with this section.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL
TREES						
	PIN STR	Pinus strobus / White Pine	8` Ht.	B&B	6	1/L-101
	THU G17	Thuja occidentalis `Green Giant` / Green Giant Arborvitae	8` Ht.	B&B	14	1/L-101
	TSU CAN	Tsuga canadensis / Canadian Hemlock	8` Ht.	B&B	4	1/L-101



1 L-101 **EVERGREEN TREE PLANTING**

NOT TO SCALE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

STATE OF MARYLAND
Brett Whorley
416
LANDSCAPE ARCHITECT
10/09/2025

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 #: 416
Expiration Date: 10/19/2026

FSA
FREDERICK SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
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1114 2 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717-262-3667
126 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 240-818-8666

MARK	DESCRIPTION:	DATE:
	REVISED PER AGENCY COMMENTS	12.13.2024
	REVISED PER AGENCY COMMENTS	04.25.2025
	REVISED PER AGENCY COMMENTS	07.02.2025

MAUGANSVILLE AG
SITUATE AT 15244 FAIRVIEW ROAD (MARYLAND ROUTE 494)
CLEAR SPRING
WASHINGTON COUNTY, MARYLAND
CLIENT: GLENN EBY
15008 LOCUST LEVEL ROAD GREENCASTLE, PA 17225
PHONE: 717.729.9547

PROJECT NO.: 1183.8MA
DWN BY: BAW | DATE: 12.12.2023
PROJECT MANAGER: T. FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL: 008 - 024 - 009
SCALE: 1" = 30'
SHEET TITLE:

LANDSCAPE PLAN
DETAILS & NOTES

L-101
SHEET 11 OF 11

SP-23-048

P:\SHARED FILES\PROJECTS\1183.8MA\ENGINEERING\CONSTRUCTION SET\1183.8MA-1-LANDSCAPE PLAN.DWG 2025-07-08

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 4, 2025

RE: Preliminary Forest Conservation Plan Review for The Run at Elizabethtown (PP-24-003)

Attached you will find supporting documentation for two requests to meet preliminary forest conservation requirements for this project. The first request is to utilize the fee-in-lieu of payment option to satisfy 7.03 acres of the overall planting requirement for the residential development located at 17755 Halfway Boulevard, adjacent to Lincolnshire Elementary School, in Hagerstown. The second request is to remove 7 specimen trees from the site as a part of its development.

Enclosed for your review are two documents in support of the applicant's request. These include the forest conservation plan; which shows the location of the onsite easement and depicts the specimen trees proposed for removal, and the justification letter from Qualified Professional Clint Rock that make their case for both of 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 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

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

June 13, 2024

Washington County Maryland Planning & Zoning Department
747 Northern Avenue
Hagerstown, Maryland 21742

Attention: Travis M. Allen, Senior Planner

Re: The Run At Elizabethtowne (PP-24-003) –Specimen Tree Removal and Payment in Lieu (PIL)

Mr. Allen,

We have prepared and submitted a Preliminary Plat (PP-24-003) for The Run At Elizabethtowne at the southeast and southwest corners of the intersection of Halfway Boulevard and Oak Ridge Drive (TM. 49, P. 784).

The approved Forest Stand Delineation (FS-22-006) identifies multiple specimen trees on the subject property.

While effort has been made to retain existing forest and the specimen trees found therein, the mass grading of the site would have negative impacts on the health of seven of the specimen trees identified on the approved FSD. Specifically, the grading for lots 29 and 30 results in approximately 8' of cut at the location of a 32" Red Oak (Quercus rubra) which would require its removal. The grading activities on lots 32-34, 59, 68 and 70-72, however, propose an average of 2-3' of fill material to be placed in the areas of six additional specimen trees, including five Silver Maples (Acer saccharinum) and a 36" White Oak (Quercus alba). Fill placed over the root structure of these trees would have negative effects on their survivability which may ultimately result in a safety hazard to the homes constructed on these lots. As such, it is recommended that these trees be removed, as well.

A 29" Silver Maple identified on the FSD will also be affected by the grading activities associated with the development of Lots 2 and 3. However, at less than 30" diameter at breast height (DBH), it does not qualify as a Specimen Tree.

Per the approved FSD for this property, 24.26 acres of the total tract area (32.05 acres) are wooded (75%+) with much of the non-forested area being adjacent to the Halfway Boulevard right-of-way and parcel 1003, currently occupied by Hub City Vineyard Church. All areas of qualified forest outside of the Limit of Disturbance (LOD) for the development of the proposed building lots and infrastructure are proposed to be placed in a Forest Conservation Easement.

Between the proposed residential building lots, road rights-of-way, required stormwater management, and Forest Conservation Easements, there is very little remaining area available for Afforestation/Reforestation. 2.03 acres of planting area as well as 0.04 acres of afforestation by natural regeneration are proposed by the Forest Conservation Plan which utilize nearly all of the remaining area available and leaves a remaining forest obligation of 6.92 acres proposed to be met by Payment in Lieu.

The areas noted for afforestation by natural regeneration are very small in size, averaging 338 square feet. Using the Site Stocking Table from the State Forest Conservation Technical Manual (Figure A:18), each of these areas would only require an average of three trees to be planted. As they adjoin existing qualified forest, it is our belief that it is more suitable to allow these areas to grow with the existing forest while protected by easement.

Any further encumbrance of the property by additional Forest Conservation Easements or a reduction in building lots to preserve specimen trees would have negative effects on the ability of the property owner to develop the property for the proposed use in an economically efficient manner, creating an undue hardship.

As such, we ask that the Planning Commission approve these requests to remove seven specimen trees from the subject property, to allow 0.04 acres of the forest obligation to be met by natural regeneration, and to allow the remaining 6.92 acres of forest mitigation to be met by payment in lieu.

Thank you for your consideration. Please feel free to contact me with any questions.

Sincerely,

FOX & ASSOCIATES, INC.

Clint Rock, RLA
Landscape Architect



Forest Conservation Worksheet 2.2

Net Tract Area:			
A	Total Tract Area	A =	56.28
B	Deductions	B =	0.00
C	Net Tract Area	C =	56.28
Land Use Category:			
	Input the number "1" next to the appropriate land use		
	ARA MDR IDA HDR MPD CIA		
	0 0 1 0 0 0		
D	Afforestation Threshold (Net Tract Area x 20%)	D =	11.41
E	Conservation Threshold (Net Tract Area x 50%)	E =	28.14
Existing Forest Cover:			
F	Existing Forest Cover within the Net Tract Area	F =	24.28
G	Area of Forest Above Conservation Threshold	G =	15.26
Break Even Point:			
H	Break Even Point	H =	33.26
I	Forest Clearing Permitted Without Mitigation	I =	12.00
Proposed Forest Clearing:			
J	Total Area of Forest to be Cleared	J =	15.01
K	Total Area of Forest to be Retained	K =	9.39
Planting Requirements:			
L	Reforestation for Clearing Above the Conservation Threshold	L =	4.39
M	Reforestation for Clearing Below the Conservation Threshold	M =	4.39
N	Credit for Retention above the Conservation Threshold	N =	0.00
O	Total Reforestation Required	O =	8.78
P	Total Afforestation Required	P =	0.00
Q	Total Planting Requirement	Q =	8.78

THIS PROPERTY IS INSIDE A PRIORITY FUNDING AREA
PLANTING REQUIREMENT = 8.78 Ac.
PLANTING ON SITE = 1.96 Ac.
NATURAL REGENERATION AREA = 0.04 Ac.
REMAINDER = 7.02 Ac.
PAYMENT IN LIEU AMOUNT = $61,880.00

SOIL TYPES ON SITE

HaB	HAGERSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	1.78
HaC	HAGERSTOWN SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	39.42
HaD	HAGERSTOWN SILT LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	10.42
HaE	HAGERSTOWN SILT LOAM, 25 TO 45 PERCENT SLOPES, MODERATELY ERODED	15.97
SuA	DUNNING SILT LOAM, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED	14.28

LEGEND

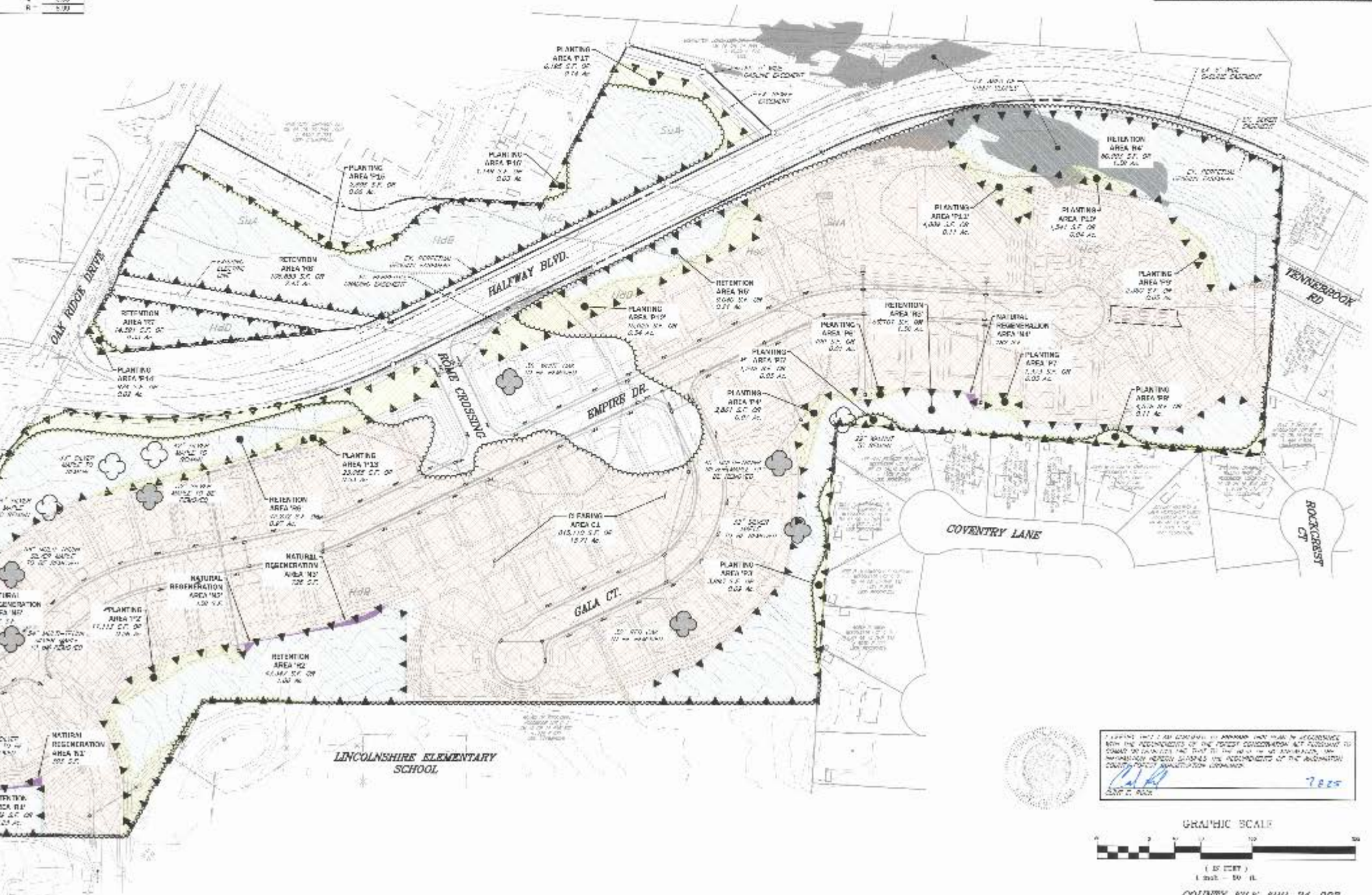
- SPECIMEN TREE (TO REMAIN)
- SPECIMEN TREE (TO BE REMOVED)
- FLOODED AREA
- TREELINE THAT DOES NOT CONSIST OF FOREST
- EXISTING EDGE OF PAVEMENT
- EXISTING 2ft CONTOUR
- EXISTING 10ft CONTOUR
- SOIL TYPE & BOUNDARY
- EXISTING PROPERTY LINE
- PROPOSED FOREST CONSERVATION EASEMENT BOUNDARY

HATCH LEGEND

- FOREST AREA TO BE CLEARED
- FOREST AREA TO BE RETAINED
- AFFORESTATION FOREST PLANTING AREA
- REFORESTATION FOREST PLANTING AREA

VICINITY MAP

SCALE: 1" = 2000'
TAX MAP 49 PARCEL 736



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

COUNTY FILE #FT-24-003

FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
851 MT. KEMP ROAD, SUITE 101
HUNTINGTOWN, MD. 20639
PHONE: (301) 855-8555
PHONE: (301) 855-7750
FAX: (301) 855-1853

FOREST CONSERVATION PLAN
THE RUN AT ELIZABETHTOWNE
72 SINGLE FAMILY LOTS
SITUATE ALONG BOTH SIDES OF HALFWAY BLVD.
ELECTION DISTRICT 20 (HALFWAY)
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=80'

PROJECT NO. 21-51154
DRAWING NO. C-6303
DATE: JANUARY 2024
DRAWN BY: RJH
CHECKED BY: DSP

SHEET 38 OF 39

July 21, 2025

Attention: Jennifer Kinzer
Washington County, Maryland
Department of Planning and Zoning
747 Northern Avenue
Hagerstown, MD 21742

RE: **Application Number: S-23-029**
Preliminary/Final Plat of Subdivision
Lot 1, Harry Martin Keadle and Pamela Sue Berger
10945 McCoys Ferry Road
Clear Spring, MD 21722
Triad Project No. 03-22-1058

Dear Ms. Kinzer:

Triad Engineering, Inc. (Triad) is submitting this request for an extension to Subdivision Plat Application Number S-23-029 to be considered by the Washington County Planning Commission. Based upon a letter received July 18, 2025 from Jennifer Kinzer of the Washington County Department of Planning and Zoning, this application is set expire on July 13, 2025. Due to an unexpected hardship experienced by the Owner's of this property, please consider the following:

1. Can you please place this request on the next available Planning Commission meeting, which I understand is to take place at 6:00 pm on Monday August 4, 2025 at the Washington County Administration Complex located at 100 West Washington Street, Room 2000, Hagerstown, MD 21740.
2. The Owner experienced an injury to his back in the fall of 2024 and was subject to a few surgeries in the first few of months of 2025. Since then, he has been recovering and under rehabilitation to strengthen his area of injury. I spoke with him last month to get a status of his condition and to ask about proceeding with the project. He is still in rehabilitation and would very much like to proceed with the project when his health and strength allows.
3. The project was initially submitted on June 30, 2023, which initialized minimal first round comments from various agencies and prompted the need for a percolation test by the Health Department. The perc test is the next step prior to re-submittal, Mr. Keadle is in the process of healing and expects to be able to contact the Health Department in the next couple of months to make an appointment for the percolation test. If a successful percolation test is achieved, I would expect re-submittal and approval of the Subdivision Plat in the next year.

I appreciate your consideration in this matter and due to the hardship experienced by our Client, I hope you can grant an extension based on the information provided. Please advise if any other information is necessary to grant this extension.

Sincerely,

TRIAD ENGINEERING, INC.

Ronald D. Bidle, Jr., Prof. LS
Survey Practice Leader

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

July 18, 2025

Washington County Planning Department
747 Northern Avenue
Hagerstown, MD 21740

Attention: Scott Stotelmyer, Planner

Re: Townes at Rockspring Final Plat Extension

Dear Scott,

Please accept this letter as my written request to extend this project. The final plat has been delayed due to school capacity issues. Once capacity becomes available or an alternative school APFO mitigation is negotiated, the plat will move forward. Please feel free to contact me with any additional questions or concerns.

Sincerely,
FOX & ASSOCIATES, INC.

Gordon Poffenberger, P.E.
Director of Engineering

August 2025

STAFF REPORT AND ANALYSIS OF REMAND
BLACK ROCK PUD MAJOR VS. MINOR CHANGE
Circuit Court Case No. C-21-CV-22-00424

Background: Starting in early 2021, Dan Ryan Builders (DRB) showed interest in purchasing land owned by Black Rock Holding II, LLC (Black Rock) for the purpose of developing a Planned Unit Development (PUD). Between February 2021 and March 2022 DRB submitted three (3) different amended versions of a development plan that was approved for the Black Rock PUD. The third revised plan, referred to as the "Third Proposed Amendment" was presented to the Washington County Planning Commission (Commission) at their regular meeting on April 4, 2022. The Commission decided that the changes proposed would be considered a minor change to the approved development plan and would therefore not require a new public hearing.

The Commission's decision was appealed to the Washington County Board of Zoning Appeals (BZA) by Mt. Aetna Advocacy Group, et. al (Mt. Aetna). The BZA held two (2) public hearings to take testimony on the appeal. At the end of the 2nd hearing on August 18, 2022, the BZA deliberated and determined that the Commission did not err in their interpretation that the proposed changes to the PUD development plan were minor and affirmed the Commission's decision.

Mt. Aetna then appealed the BZA opinion to the Circuit Court of Washington County, Maryland. After a hearing and deliberation, the court issued its opinion on April 1, 2024, and found that the decision of the BZA lacked sufficient evidence to support their conclusions and remanded the issue for further review. The Circuit Court decision was appealed by the DRB Group to the Appellate Court of Maryland, but the case was voluntarily dismissed in October 2024.

With the Circuit Court opinion remaining in force, the BZA held a public hearing on March 19, 2025, to review and deliberate upon the remand. They determined that the evidence noted by the court opinion as insufficient related to findings that were initially made by the Commission. The BZA therefore has remanded the issue to the Commission for further evaluation.

Staff Report: There were four (4) distinct issues that were presented by Mt. Aetna to the court for judicial review. The issues deliberated by the Circuit Court are as follows:

1. *Has the Black Rock PUD expired because the March 2, 2020 Planning Commission Development Plan approval was expressly "effective for a period of two years," thereby expiring on March 2, 2022?*

2. *Is the Black Rock PUD valid or invalid?; did Black Rock fail to comply with the Washington County Zoning Ordinance sections:*
    a. *Section 16A. says that a PUD [such as Black Rock PUD] "shall maintain validity in accordance with this Article." [emphasis added].*
    b. *Section 16A.6.e. says that "Submission and Approval Timeframes" must be followed for the PUD "to maintain [it's] validity."*
    c. *Section 16A.6.e.3. requires that "[f]ollowing approval of the Final Development Plan, the applicant shall submit a Site Plan or Subdivision within six (6) months for the entire PUD or for any phase for Planning Commission review." [emphasis added].*
    d. *Section 16A.6.e.3. also requires that after the submission of the site plan or subdivision within 6 months of approval for Planning Commission review that "construction shall begin within one (1) year of Site Plan or Subdivision Approval." [emphasis added].*
    e. *Section 16A.6.e.3. conditions extensions of the specified time frames by stating that "[r]equests for extension may be granted by the Planning Commission for good cause."*

    Is the Black Rock PUD invalid such that the Board of Appeals erred as a matter of law in affirming the Planning Commission's approval of Black Rock's 2022 Third Proposed Amendment to the previously approved PUD?
3. *Was there a violation of Zoning Ordinance Section 24.4(b) which says "[a]n application for site and/or development plan approval for [a PUD district] shall not be accepted for filing by the Commission if the application is for approval of the whole or part of any land, the approval of which has been denied by the Commission, within twelve (12) months from the date of the Commission's decision."?*
    a. *Was there a violation of 24.4(b) when the Planning Commission accepted/addressed the following:*
        i. *A February 16, 2021 First Proposed Amendment to the concept plan [which was deemed a major change and denied after a public hearing];*
        ii. *a December 30, 2021 Second Proposed Amendment [which was deemed a major change and then withdrawn by Black Rock before the public hearing]; and*
        iii. *the March 7, 2022 Third Proposed Amendment [deemed a minor change and the subject of this appeal]?*
4. *Is the Black Rock March 7, 2022, Third Proposed Amendment to the 2002 approved PUD a minor change as found by the Planning Commission and affirmed by the Board of Appeals or is it a major change such that there was error in affirming the Planning Commission's determination that the Third Proposed Amendment was a minor change?*

Analysis: Staff offers the following information and analysis related to court opinion and remand instructions. It is strongly recommended that Commission members review the Circuit Court Opinion for Case No. C-21-CV-22-00424 in its entirety to gain further context on each issue discussed.

<u>Issue 1:</u> Has the Black Rock PUD expired? And thus, did the BZA err in affirming the Commission finding that the changes proposed in the 3rd revision to the approved development plan were minor?

As part of the court's opinion the court opined that " Even the 'effective for a period of two (2) years' does not expressly purport to create an expiration of the 2002 PUD existence, it instead expressly states that the DP-20-001 "Development Plan approval" "is effective for a period of two (2) years. This does not create an expiration of the PUD which was approved in 2002 by the County Commissioners." (Page 20 of 87)

Furthermore, the court found that "As to this specific issue, the Board of Appeals decision is affirmed." (Page 21 of 87)

Staff recommendation: Because the court has affirmed the BZA on this issue, no further analysis or deliberation is required for this issue by the Commission.

Issue 2: Is the Black Rock PUD invalid? And thus, did the BZA err in affirming the Commission finding that the changes proposed in the Third Proposed Amendment to the approved development plan were minor?

While the zoning ordinance does not expressly state that a Development Plan can expire, it does clearly state that there are criteria that must be met for the PUD Floating Zone to maintain its validity. Specifically, Mt. Aetna referred to the criteria listed in Section 16A6.e that identify submission and approval time frames. They are as follows:

1. *Preliminary Development Plan Review and Approval:* The applicant shall submit the Preliminary Development Plan within six (6) months of the decision by the Board of County Commissioners to approve the major change to the Concept Plan.
2. *Final Development Plan Review and Approval:* Following approval of the Preliminary Development Plan, the applicant shall submit the Final Development Plan within six (6) months for Planning Commission review.
3. *Site Plan and/or Subdivision Review and Approval:* Following approval of the Final Development Plan, the applicant shall submit a Site Plan or Subdivision within six (6) months for the entire PUD or for any phase for Planning Commission review and construction shall begin within one (1) year of Site Plan or Subdivision Approval.

   Below is a timeline of applications that show the milestones/criteria met by the Black Rock PUD project.
   - November 19, 2002 the Board of County Commissioners (BoCC) approved the PUD zoning for Black Rock.
   - A Preliminary Development Plan was submitted on May 16, 2003 (met 6 mo. requirements). The plan approved on February 24, 2005.
   - A Final Development Plan was submitted on March 10, 2005 (met 6 mo. requirement). The plan was approved on May 1, 2006.
   - A Preliminary Subdivision Plat for Phase I was submitted on May 24, 2006 (met 6 mo. requirement). The plat was later voided.
   - A Site Plan was submitted for the PUD Community Center on May 24, 2006 (met 6 mo. requirement). The plan was approved on February 27, 2009.
   - Construction never commenced and no extensions were granted.

- Several other plats and a revised development plan were submitted and some approved between 2009 and 2020. None of the projects commenced construction activities.

Staff Recommendation: In light of the court's conclusion that the PUD Development Plan expiration is separate and apart from determining the validity of the zoning; and after review of the Black Rock PUD project timeline, Staff believes that the PUD floating zone should be found invalid. As such, the Planning Commission could present this evidence to the BoCC and request that the PUD floating zone be removed and that the underlying zoning district of Residential Transition (RT) be reinstated.

Issue 3: Was there a violation of the Zoning Ordinance as it pertains to the amount of time required between applications when denial occurs?

The court opinion found the staff explanation of the development plan approval process to be confusing. It was interpreted by the court that the findings presented as part of the testimony insinuated that "…Black Rock could file unlimited requests for amendments…". The court remanded the issue back for specific findings of fact and analysis under Section 24.4(b) including:

a) Whether the March 7, 2022, Third Proposed Amendment was "An application for site and/or development plan approval for [PUD] Districts" and, if so
b) Whether the March 7, 2022, Third Proposed Amendment application "was accepted for filing by the Commission"
c) Whether "the application is for approval of the whole or part of any land, the approval of which has been denied by the Commission, within twelve (12) months from the date of the Commission's decision."

Staff acknowledges that the use of the term 'applicant' has been used several times to describe the request being made by DRB. Staff drafted a memo to the Planning Commission that was included within the April 4, 2022 agenda packet that gave a brief history of events that had led up to the current request. DRB is referred to as the applicant several times. As part of the meeting, and included within the minutes (excerpt below), DRB is again referred to as the applicant. It's reasonable to assume that this description of the developer would lead someone to believe that an actual application was made.

OTHER BUSINESS

Black Rock PUD Revision

Ms. Baker presented for review a request for a determination of a minor vs. major amendment to the approved Black Rock PUD development. In February, the developer proposed a revision to the existing approved development plan of 595 units. At that time, the developer wanted to cluster the units in a different configuration. The Planning Commission reviewed this request and determined this was a major change to the approved plan and advised the applicant that a new public hearing process would be

necessary to evaluate the proposed revision. The applicant has taken the Planning Commission's comments into consideration and has submitted a new revision to the approved plan. Staff has reviewed the new revision and notes that the applicant has spread the development over the entire parcel rather than clustering. The number (595) and types of residential units and amenities are similar to the approved development plan but in a different configuration.

Discussion and Comments: Mr. Wiley asked if the proposed changes have been dictated by the current market trends. Ms. Baker stated that is the case.

There was a brief discussion regarding the location of the various types of housing and it was noted there is more open space on the revised plan. There was discussion regarding the need for a water tower. Mr. Sassan Shaool was present at the meeting. He stated that land has been set aside for a water tower if the need arises; however, the County has not asked for a water tower to be constructed.

Motion and Vote: Mr. Semler made a motion to deem the revised plan as a minor change to the approved development plan. The motion was seconded by Mr. Goetz and unanimously approved.

However, no formal application was submitted by DRB as part of the request. The plans submitted by DRB were concept in nature; no application was submitted, no fees were paid, no records were initialized, and plans were not sent out for agency review. The action sought by DRB was to determine if the concept plan presented was put forward as a formal submittal to amend the approved development plan would the changes be considered as a major or minor change. No approval action was asked for or taken to formally change the approved development plan. Section 24.4 of the Zoning Ordinance applies to formal approval or denial decisions. Since no formal approval or denial action was taken, the review of the Third Proposed Amendment was not in violation of Section 24.4.

To further support this finding, we point to the fact that there is a defined process for this type of review by the Planning Commission. There is an adopted policy that allows developers to submit concept plans for cursory review by the Planning Commission prior to significant investment in engineered plans. This process is called 'Initial Advice'. An excerpt from the policy is shown below. The full content of the policy can be viewed on Planning and Zoning's website at https://www.washco-md.net/wp-content/uploads/commiss_pol_res.pdf.

> *Policy #25*
> *In order to provide improved service and guidance to the citizens of Washington County, streamline the development review process, improve the outcome of future land use and*

development projects, and accommodate requests of the development community for preliminary input during early stages of the design process, the Planning Commission adopts this policy to govern an additional category of Planning Commission meeting agenda items to be known as INITIAL ADVICE.

The purpose of the designated agenda time will be to provide a limited opportunity for those who expect to seek future Planning Commission approval, an opportunity to seek early advice on certain aspects of a design proposal or on proposed methods of complying with regulations. The intention of this policy is to provide preliminary advice about subdivision plats, site plans, and other plans specified by ordinances that govern land development prior to a significant investment in detailed final designs.

This was the policy being used to process DRB's different requests for potential changes to the approved Development Plan. Admittedly, the request was not specifically listed under an agenda title of 'Initial Advise', however, it was listed under 'Other Business' and specifically delineated as a 'determination' not an approval or denial of formal amendment to the adopted development plan.

OTHER BUSINESS

1. **Black Rock PUD -** Determination of a minor vs. major amendment to the approved concept plan; Planner: Jill Baker * ***Discussion/Action***
2. **Update of Staff Approvals –** Jennifer Kinzer * ***Information/Discussion***

Excerpt of April 4, 2022 Planning Commission agenda

Staff Recommendation: Staff does not believe that the Planning Commission violated Section 24.4 of the Zoning Ordinance in reviewing the 3 amendments (February 21, 2021; December 30, 2021; March 7, 2022) to the Black Rock PUD Development Plan. Actions taken by the Planning Commission were for guidance only and did not approve or deny any changes to the existing approved development plan. Because each of these submittals requested guidance in determining next steps for the development, there is no violation of this section.

Issue 4: Are the proposed changes in fact minor as determined by the Planning Commission and affirmed by the BZA?

As part of the Circuit Court appeal, Mt. Aetna challenged the Planning Commission's determination and the BZA affirmation that the proposed changes to the approved Black Rock PUD Development Plan were in fact minor. They argued that the following changes, individually and collectively, are major changes to the existing approved PUD Development Plan. The court agreed and remanded this issue back to the BZA for further analysis, who in turn have remanded the issue back to the Planning Commission.

Argument 1: Differences in the configuration, including "concentrating all zero-lot line/townhomes and semi-detached/duplex houses in the southeastern corner of the Property, as opposed to throughout the entire Property."

Argument 2: Clustering 485 dwellings on less than half of the Property as opposed to spreading throughout.

The court combined arguments #1 and #2 in their findings but also referred to discussions in other sections that relate to Mt. Aetna's arguments. This initial evaluation from the court was a statement that basically associated denser development creating a more crowded experience for PUD residents. It noted that more concentrated residences would equate to more cars, more people, more infrastructure impacts and potential increases in petty crime.

The arguments made by Mt. Aetna related to these two questions have a broad range of issues that can contribute cumulatively to the argument. Analysis of these issues will be found in various sections later in this report.

Argument 3: Reducing estimated average daily water/sewer use from 300 gallons to 200 gallons per dwelling with no rationale is a major change.

The court agreed with Mt. Aetna's argument that a change from 300 to 200 gallons per unit is a significant change and that further analysis is needed to justify why this is not a significant change.

When analyzing wastewater usage, Washington County, like most jurisdictions, use a standardized unit of measure known as an Equivalent Dwelling Unit (EDU). It represents an estimate of the wastewater produced by one single family dwelling unit. Washington County defines one EDU to be equivalent to 200 gallons per day/per unit. As shown in the excerpt below, this standardized measure is defined as part of the adopted rate schedule for utility services. The full document may be viewed online at https://www.washco-md.net/wp-content/uploads/RS-2025-21.pdf.

Commercial II - Commercial customers (3 or more EDU's)
Deduct Meter Fee - Metered water that does not enter the sewer system and is not conveyed to the treatment plant. For example, fountain soda machines at a convenience stores. The meter is read quarterly and deducted from the sewer bill.
EDU - The Equivalent Dwelling Unit is a unit of measure used to equate flow demand to an equivalent of one single family home. An Equivalent Dwelling Unit is assumed to be equal to 200 gallons each per day of water use and sanitary sewage production.
Infrastructure Management Program Fee - This fee provides for upgrades to the wireless communications infrastructure on Washington County owned sewer systems (Emergency Alarms & Communications).
Joint Sewer Service Connection Fee - Sewer service connection fee for areas jointly served by the City of Hagerstown and the Wash. Co. Dept. of Water Quality. For Example, Maugansville, Fountainhead & Pangborn. This fee helps offset the capital costs of upgrading the sewer system and for

There is no record of why the previous developer used 300 gallons daily usage per day. As stated, this is not the standard by which Washington County defines average daily utility usage.

Staff Recommendation: Without reasoning behind the 300 gallon per day estimate made by the previous developer, it is impossible to know why they chose this figure. Based upon the Third Proposed Amendment changes, Staff has no reason to assume that the rate of 200 gallons per day would not be appropriate based on long established county policies for standardized measures of EDUs. We do not believe that this would equate to a major change.

Argument 4: Reduction stormwater management areas;

The court concluded that "not much evidence [was] presented on this issue, and on sufficiency of the stormwater management plan. These details will likely be dealt with at a later stage of the development process.".

Staff Recommendation: The court doesn't seem to accept this point as a reason for determining whether the change was major or minor. No further analysis is needed.

Argument 5: An over 50% reduction in space for recreational amenities [the 2002 Phase 1 amenities construction of almost 8 acres of recreational amenities, is reduced to 3.5 acres of recreational amenities to be built at an unspecified later time, with only the "public park" scheduled to be built in Phase 2];

Mt. Aetna argued that the amenities shown on the 2002 Preliminary Development Plan for Black Rock PUD created "a country club atmosphere" by including amenities such as tennis courts, a club house, a swimming pool, a gazebo, 6 tot lots, a basketball court and landscaping. They state in their argument that the Third Proposed Amendment calls for amenities that would include flexible open play areas, playground with equipment, multipurpose courts and a pool with restrooms. As part of the 2002 plan, a total of 8 +/- acres were proposed to be dedicated to amenities while the Third Proposed Amendment shows 3.64 acres. A reduction of over 50%.

What the Mt. Aetna and court failed to consider is that the 2002 Development Plan for the Black Rock PUD was amended in 2020 to convert the community center lot containing 7.37 acres to an 8-lot residential subdivision. This conversion left only small tot lots scattered among the development as amenities. So, in fact, the Third Proposed Amendment reinstated many of the lost amenities that occurred as part of a previous decision.

Not discussed, but relevant to the conversation, is the existence of a regional county park directly across the road from this development. Washington County Regional Park includes amenities such as softball fields, a modular playground, specialized playground equipment for the disabled and handicapped, tennis courts, basketball courts, and a 36-hole disc golf course. While the amenities of the park should not supplant any need for amenities within the development, it does offer other opportunities not even planned for in the 2002 plan.

They also argue that DRB proposed to move the construction of amenities to Phase 2 of the project thereby delaying implementation for an unspecified period of time. This is not an uncommon occurrence in the development of larger subdivisions. The initial phase of the development is what builds the demand for the amenities. It can also have an affect on the types of amenities that are constructed, and in what order. Building amenities before housing units are constructed and lived in is impractical.

Staff Recommendation: Since the Third Proposed Amendment showed potential reinstatement of amenities lost to a previous decision made in 2020, Staff does not believe that there was a reduction or delay of amenities that would contribute to the reasoning that changes in amenities would result in a major change.

Argument 6: Changes in the heights of townhomes [17% increase in height] and multi-family buildings [27% percent increase in height].

The court opinion focuses its deliberation on Section 16A.4(g) of the Zoning Ordinance. This section discusses basic design standards that should be evaluated when reviewing development plans for a PUD

including building height. Two specific statements are made in this section that the court focused on as reasoning for its opinion.

First, the opening sentence of Section 16A.4 says, "These standards are intended to ensure that the PUD is compatible with neighboring properties and **that it provides a quality living environment for its residents**." [Emphasis added by the court] The court supplied significant discussion on this general statement. The deliberations were very generalized in nature in discussing how different types of homes can create a different aesthetic, feel and/or atmosphere.

The second part of this section that the court focused on was the statement that **"In review of a Planned Unit Development, the Planning Commission may waive or modify the area, yard, height and other design requirements for the different types of development only if such modification will increase the amenities of the development."** [Emphasis added by court].

There is some level of agreement by Staff that residential density does have inherent qualities that people can feel attracted to or not. We disagree that building height correlates directly and absolutely to the concept of 'feel'. The opinion of the court assumes a worst-case scenario situation where the developers would try to 'maximize their profit'. If this is the position from which to compare building heights, then we must also apply the same assumptions to the properties that adjoin the proposed development.

Regarding the townhouse portion of the development, the developer has requested a maximum building height of 42 ft. Per the judicial notice used by the court in this opinion, assuming that one-story is generally 11 ft., this means that the townhouse, even with a flat roof, could not exceed 3 full stories. In comparison, a single-family home in an adjacent RT zoning district would have a maximum height limit of 35 ft. Using the same assumptions, the single-family home would also be limited to 3 full stories. So, the difference in height would likely be offset by the type of roof that was installed on the home. More than likely, the homes will be built the same way with the same story heights so that the façades would match but the roof of the townhouse have a peak whereas the single-family home would have a flat roof.

Another factor that can play a significant role in the comparison of building height is topography. Depending on the location of the different types of dwelling units, they may have the appearance to be the same height even though they aren't. This was not considered as part of the court analysis.

Regarding the apartment/condo comparison of the two plans. The developer requested a change in building height from 40 ft to 55 ft. Using the same analysis as the townhouse portion of the development, this request could increase the number of stories from 3 full stories (with a 40 ft. height limit) to 5 full stories (with a 55 ft. height limit). In addition, after further evaluation, Staff found that within the Residential Multi-family zoning district, apartments have a maximum height limitation of 50 ft. Based on the language above associating height modifications to amenities provided, further discussion should be held by the Commission evaluating the request for more height compared to the amenities provided.

Staff Recommendation: While Staff does not agree with the court's opinion that the request to add 7 ft to the maximum building height for townhouses would equate to a major change, we do agree that the

modification proposed for the maximum building height for apartment buildings may be seen as a major change. Staff recommend that the Planning Commission discuss this issue in further detail and provide an explanation of their determination.

> *Argument 7: The difference in the phase implementation from 2002 to 2022, which Petitioners assert significantly exceeds the dwelling units per acre in the first two phases.*

As part of the court's analysis, focus was put on Section 16A.4(j) that states, "In order to ensure that the PUD develops uniformly, each phase shall independently conform to the density established by the Planning Commission for the PUD tract". A Black Rock representative argued that the approved 2002 PUD development plan also showed that individual phases would not meet the standard set in the ordinance so the assumption would be that the Planning Commission would defer enforcement of the density requirements in the plan review stages.

The court did not agree with the arguments posed by Black Rock and found that the plain language of the law is unambiguous. Section 16.4(j) is very clear that each phase of the development must develop at or lower than the overall residential density of the entire PUD.

Staff Recommendation: Staff agree that there appears to be a violation of Section 16.4(j) because the Third Proposed Amendment clearly showed residential densities in some sections of the plan that would exceed the density proposed for the entire development. Whether this should be considered a 'change' in the plan is debatable. It would be more accurate to state that this was a violation that should have been addressed upon submission. Regardless, an error seems to have occurred that needs to be addressed by the Commission.

In addition to the 7 arguments made by Mt. Aetna, the court went into further discussion about other aspects of the Third Proposed Amendment that brought them to the conclusion that the project should be considered a major subdivision. The following issues were discussed.

> *Court Argument 1: Should the adequacy, or lack of adequacy, of public facilities/infrastructure be considered, including adequacy of: schools, water generally, water for fire suppression, sewer, roads and emergency services?*

Mt. Aetna argues that the adequacy of public facilities is an important factor in the deliberation of whether the change is major or minor. Black Rock argued that public facilities/infrastructure cannot be considered at this stage in the development process. The court found that, "The Planning Commission did not make the required findings of fact or perform the required analysis as to adequacy of public facilities/infrastructure as required under 16A.5 and 16A.4." Analysis and findings of fact must take place as part of this remand.

PUD Development Plans are intended to be conceptual in nature. The complexity of a large residential project requires sequential steps that provide the developer with continual information and feedback so that they can determine the physical and/or financial repercussions of a project. By getting this feedback, developers can begin estimating development costs without significant investment in studies and engineering costs. This is not to say that a concept/development plan should not provide some analysis of infrastructure impacts.

The court also found that it didn't seem 'fair' to have a developer invest resources into a concept plan that has the potential to be stopped later down the road due to a lack of adequate facilities. While this statement has some validity, there is an inherent risk in any investment made in a project. Staff agree that an analysis of infrastructure should be done early in the process to determine potential impacts and costs to the developer. However, it is important to note that PUDs tend to be long-term projects and that conditions/adequacy are constantly changing. So, even if the developer sufficiently addresses adequacy concerns at the earliest stages of the development, conditions could change to the point that later in the development process, they could be stopped anyway.

Maryland is a late vesting State, meaning that development rights are not vested until final approvals and recordation are complete. This provides assurances to local governmental agencies that appropriate measures are taken to ensure that impacts from development on local resources are adequately addressed at the time the development occurs.

As part of Staff's analysis, previous development plans, site plans and subdivision plats associated with this PUD were taken under consideration. All the information related to review comments, meeting minutes, approvals and recorded plans are publicly available for anyone to review. It is assumed that the developer conducted proper due diligence on the development that would have revealed this information.

Staff would also like to point out that the court references concerns expressed by the Board of County Commissioners (BoCC) as part of their deliberations on a rezoning case held in 2021. Staff suggest that this is not a fair comparison. The development plan provided to the BoCC proposed an increase of dwelling units from 595 to over 1100. The Third Proposed Amendment of the Black Rock PUD only proposes 585 units. Obviously, the significant increase in units would more severely impact infrastructure in the area. The Third Proposed Amendment mimics the number of units proposed under the initial development plan that was approved by the BoCC.

Staff offer the following analysis for consideration by the Planning Commission.

Public water infrastructure and capacity including fire suppression.

Public water service in this area is supplied by the City of Hagerstown. As part of the April 4, 2022 Planning Commission meeting there was discussion about water supply in that area. Significant discussion was held regarding known issues related to water pressure both in individual homes and in the fire suppression system. The city acknowledged that there is water service in the area and that extension would be possible. It was noted that water capacity was available, however, as with all development in the city and county, allocation is on a first-come, first-served basis.

Regarding the water pressure issue, the developer stated that they had talked with the City about the water issues in the area and that they had set aside land for a potential water tower to address the pressure issue for both homes in the area and the fire suppression system. (see excerpt of

Planning Commission minutes from April 4, 2022, below). It was also acknowledged that they would have to pay for the construction of the tower.

Discussion and Comments: Mr. Wiley asked if the proposed changes have been dictated by the current market trends. Ms. Baker stated that is the case.

There was a brief discussion regarding the location of the various types of housing and it was noted there is more open space on the revised plan. There was discussion regarding the need for a water tower. Mr. Sassan Shaool was present at the meeting. He stated that land has been set aside for a water tower if the need arises; however, the County has not asked for a water tower to be constructed.

Excerpt from April 4, 2022 Planning Commission Minutes

Staff Recommendation: Staff believe that the level of research and collaboration done with the water service provider (i.e. setting aside land for the construction of a water tower) could reasonably address impacts on public water and fire suppression systems.

Road Networks

A traffic impact study was completed by DRB in 2022 as part of the rezoning request to increase density. This study provided a more current analysis of existing traffic than the one completed in 2002. It also included an analysis of future impacts on infrastructure once the development has been built out. The analysis was done as though the PUD would be expanded to 1,148 units. The result of the study indicated that significant improvements would need to be made by the developer along Mt. Aetna Road and at the intersection of Mt. Aetna and Robinwood Drive.

Even with the improvements that would be required, the BoCC found that the traffic would be overwhelming to the system and denied the application for 1,148 units. As a result, the developer reduced the total number of units back down to 585 units. It is unclear if there has been a new traffic study for lot reduction but it's logical to assume that improvements will still be needed but potentially less extensively. Therefore, the developer would already have an estimate of cost that factored into their decision to amend the plan back down to 585 units.

Staff Recommendation: Because the Third Proposed Amendment asked for fewer units at the same residential density as the original approved development plan, it is logical to deduce that traffic impacts would be very similar between the two developments. Therefore, we believe that the developer has adequately addressed issues related to road networks through a traffic study analysis.

School Adequacy

The Black Rock PUD is split between multiple school districts. This bifurcation is because the PUD was proposed across two separate parcels. The parcel located adjacent to the existing Black Rock PUD (parcel 1) is in the Greenbrier Elementary and Boonsboro Middle and High attendance districts. The parcel immediately adjacent to the north (parcel 2) is in the Ruth Ann Monroe Primary, Eastern Elementary and Smithsburg Middle and High school attendance areas.

A breakdown of units by dwelling type and number of students produced per school district is shown below.

Estimated Number of Units per School District				
	Single Family	2 Family	Townhouse	Multi-family
Greenbriar/Boonsboro	80	68	17	0
RAM/EE/Smithsburg	75	0	143	160
Total	155	68	160	160

Estimated Number of Students Produced by School District					
Ruth Ann/Eastern	Smithsburg Middle	Smithsburg High	Greenbrier	Boonsboro Middle	Boonsboro High
128	51	52	84	42	42

In June of 2022 the Washington County Public School system reported school enrollment figures for each attendance zone for this development as shown in the chart below. Each school had some level of available capacity at that time. The new students produced from the PUD were added to the June 2022 enrollment to show what would happen if all the new students entered the school system at that specific moment in time.

In the chart below, Staff has put together a very rudimentary and simplistic analysis that provides a general idea of potential impacts that may happen with the build-out of the PUD. There are several factors that can cause fluctuations in these calculations. Issues like birth rates, death rates, in-migration, out-migration, other pipeline development, pupil generation rates, and redistricting are a few examples.

Analysis of Changes to Capacity with New Students from PUD						
	Enrollment	State Rated Capacity	% of Capacity	Students Produced by the PUD	Enrollment + New Students	% of Capacity
Ruth Ann Monroe	629	692	90.9%	64	693	100.1%
Eastern Elementary	436	572	76.2%	64	500	87.4%
Greenbrier Elementary	243	274	88.7%	84	327	119.3%
Smithsburg Middle	529	839	63.1%	51	580	69.1%
Smithsburg High	722	897	80.5%	52	774	86.3%
Boonsboro Middle	596	870	68.5%	42	638	73.3%
Boonsboro High	824	1098	75.0%	42	866	78.9%

While these numbers give a starting point for determining adequacy, it should be assumed that there is other pipeline development existing within these school districts that would contribute to an increase the overall capacity figures.

Generally, we can see that the inclusion of students from the PUD would likely have the most impact at the elementary school level with Greenbrier being the most impacted. Adequacy at the middle and high school levels would likely remain adequate.

The APFO states that any new residential development that causes school capacity to exceed 100% (90% for elementary school) shall not be approved unless a mitigation plan is reviewed and approved by the BoCC. To streamline the mitigation process, there is a mitigation method included within the APFO that allows a development to move forward without an individualized mitigation plan so long as the development does not cause the school districts to exceed 120%. This mitigation method is known as the Alternate Mitigation Contribution (AMC). It allows developers to pay a fee toward school construction and maintenance costs that could assist the county in building the revenue needed to support school infrastructure.

As previously noted, these figures assume that all the development within the PUD would build-out and enter the school immediately. Some amount of leniency should be given knowing that the PUD is a long-term development that is estimated to take at least 10 years to build out. Each phase of the development will be tested at the time of subdivision/site plan application to ensure that the number of students produced will meet school adequacy standards.

In addition, at the time the Third Amended Proposal was submitted, the adopted Capital Improvement Program (CIP) included within the document funds allocated for a project to build a new elementary school that would replace Greenbrier and Old Forge Elementary Schools and add new capacity. So, some assumptions could be made that by the time the development reached full build-out there is the potential that a new school could be built.

Staff Recommendation: Due to the longevity of the project, many variables can change the school adequacy calculations over time. The introduction of a new replacement school for Greenbrier Elementary provides an example of how conditions can change over time. The APFO states that development will be tested at concept plan, preliminary plat, and at final plat stage. That gives the developer advanced notice of school adequacy so that they can appropriately plan for mitigation if needed. We have sufficient confidence that the development will adhere to the regulations in the APFO and take appropriate measures to address any issues so that they can obtain development approvals.

Court Argument 2: Black Rock's 2022 Third Proposed Amendment frontloads most of the high-density building into Phases 1 and 2. In other words, the 2022 Amendment includes a significant increase in the dwelling units per acre for Phases 1 and 2 from the 2002 approved plan.

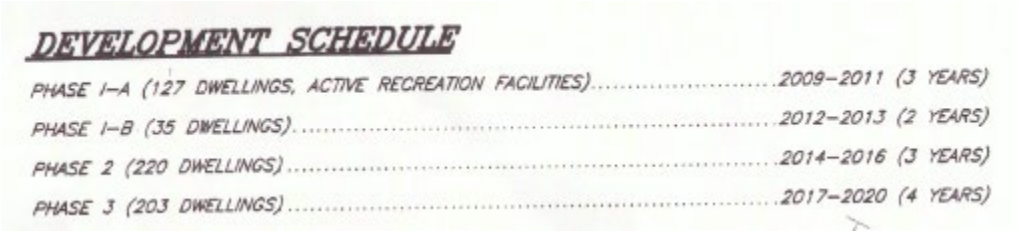
As part of the opinion the court compared the number of units from the 2002 plan vs. the 2022 plan (see chart below).

	Phase 1	Phase 2	TOTAL[1&2] Units	CumDUA	Phase 3	TOTAL
2002	155 Units	210 Units	365 Units	2.4 DUA	230 Units	595 Units
2022	183 Units	302 Units	485 Units	5.5 DUA	100 Units	585 Units

Staff Recommendation: It can be seen from the chart that significant differences are proposed in Phases 2 and 3. In addition, the dwelling units per acre highlight previous analysis in this report noting that the proposed dwelling units per acre are in violation of Section 16.4(j). Based on the analysis shown on the chart, it does appear that the 2022 plan does create a 'frontloading' situation.

Court Argument 3: The change from a 10-year build-out plan in the 2002 plan to a 6 year build-out plan is significant in its concentrated impact on public facilities/infrastructure.

As stated in previous analyses in this report, this is another instance of Mt. Aetna and the court failing to recognize that the 2002 plan was amended in 2020. As part of that amendment, the developer changed the build out period for each phase that added up to a proposed buildout of 12 years.



DEVELOPMENT SCHEDULE

PHASE I–A (127 DWELLINGS, ACTIVE RECREATION FACILITIES)..... 2009–2011 (3 YEARS)
PHASE I–B (35 DWELLINGS)..... 2012–2013 (2 YEARS)
PHASE 2 (220 DWELLINGS)..... 2014–2016 (3 YEARS)
PHASE 3 (203 DWELLINGS)..... 2017–2020 (4 YEARS)

Staff Recommendation: Regardless of the stated build-out periods, it should be acknowledged that these are estimates. Build-out of a long-term development is subject to numerous variables that impact the amount of time for build-out of each phase. Examples of variables that can impact the build out timelines include market conditions, housing demand, weather, and unforeseen field conditions. Past projects similar to the PUD have consistently varied from original timeframes due to unforeseen issues. Staff does not believe that a change in phasing timelines rises to the level of a major change.

Court Argument 4: The change from the 2002 condominiums and townhomes as a "gated community" to a community that is not gated is a major concept plan change.

The court analyzed the characteristics and advantages of a gated community regarding safety, privacy, amenities, and property values. They found that the change from a gated community to a non-gated residential area would be a major change in the plan.

While gated communities do provide certain advantages, they are not required by the zoning ordinance. In addition, the functionality of housing within gated communities is identical to those that are not. The units will produce the same number of vehicle trips per day, the same number of students, and need the same level of services.

Developers are granted a certain level of discretion in the design of their projects. It is reasonable to assume that a developer would conduct an analysis to determine the types of housing that would be appealing and marketable before planning the development.

Therefore, it would be illogical to assume that a developer would produce units that weren't competitive in property value to other similar types of development in the community.

While there is a certain amount of discretion for the developer, good planning practices state that there should also be some level of compatibility. Both the 2002 plan and the 2022 plan show the multi-family units in the same location that create separation from the single-family homes located in Black Rock Estates. Both plans also show single-family lots adjacent to the existing single-family lots in Black Rock Estates. Staff believe that amending the plan to show the multi-family area from being gated to un-gated does not equate a major change.

Court Argument 5: The change from the 2002 "condominiums" to the 2022 "multi-family" is a major change.

Analysis by the court in its opinion focused on the issue of homeownership vs. rental units. It also noted that apartments tend to attract "… a more economically challenged group of residents", that could negatively impact property values.

The assertions made by the court that apartments are generally rental units while condominiums are individually owned are accurate. However, the assumption that condominiums would be owner-occupied is not necessarily the case. There is always the possibility that they can be rented (unless expressly prohibited by the condominium association).

There has been a nationally recognized housing crisis in the United States. Housing has not only become less available, but it has also become less affordable. These factors have created a need in the market to build at a higher density to lower the cost of individual homes. This has also increased the need for additional rental units to help address issues of affordability. The argument is further supported in the analysis of Court Argument #6 below.

<u>Staff Recommendation:</u> Staff believes that the demand for housing affordability and housing demand in general dictate the need for a mixture of housing types including apartments. In addition, we find concern in the court's comments that multi-family rentals can attract "economically challenged" residents. While this may or may not be true, the inference that people in rental units are not socially engaged and need lower housing costs (thereby potentially lowering property values in the area) seems to be prejudicial. It contradicts the principles of the Federal Fair Housing Act that prohibits discrimination against certain classes of people.

Court Argument 6: The Ordinance dictates that changes to the approved PUD be in response to community needs and conditions. There is no evidence in the record that the proposed changes are responsive to community needs or conditions.

The court stated that the significant problem with this issue is that the BZA provided no evidence, data or information to conclude that the proposed changes are responsive to community needs or conditions. Instead, the BZA focused on the issue of accommodating a shift in market demand and community trends.

In the chart below is a comparison of some housing characteristics in Washington County between 2000 and 2022. The data has been compiled from Census data. The data shows that housing costs have significantly outpaced household income over the 20-year period. This has created an additional need for affordable housing which typically takes the form of smaller homes/dwelling units. Thus, creating a need for more multi-family housing typically in the form of townhouses and apartments.

Changes in Housing Characteristics between 2000 and 2022			
	2000	2022	
Total Housing Units	52,972	64,112	18.6% increase
Housing Vacancy Rates	6.10%	7.10%	1% increase
Annual Median Houshold Income	$40,167	$69,244	72.4% increase
Median Owner-Occupied Home Value	$115,000	$283,600	146% increase
Median Rent	$412	$985	139% increase

Regarding changing conditions within the community, this phrase typically refers to the social, economic, and physical environments in terms of where people live, work and recreate. The court in their argument, relies heavily upon the potential negative impacts of the multi-family residential area, noting that the builder will save money by degrading the living experience and property values of the PUD residents and surrounding neighborhoods. Specific examples given to support this argument included stripping away "luxurious" PUD amenities, increasing building heights (thus creating additional residents), turning condominiums into apartments, increasing density and eliminating the gated aspect of the multi-family section.

Staff Recommendation: All these issues brought up by the court have been previously analyzed in this report. To summarize these cumulative arguments Staff disagrees with the majority of the assertions that some of the changes add up to a major change in the development plan. Furthermore, the court noted that the BZA did not do enough research to support the affirmation of the Planning Commission decision related to the changing conditions within the community. We argue that the same is true of the court's opinion. Assumptions were made that changes to the multi-family residential area would equate to a degradation of the community socially and financially, but no analytical data was provided to support those assertions. Staff believes that upon further analysis, the amended PUD still responds to the changing needs and conditions of our community.

Summary of Staff Recommendations:

Questions for the Court:

Issue #1: Because the court has affirmed the BZA on this issue, no further analysis or deliberation is required for this issue by the Commission.

Issue #2: In light of the court's conclusion that the PUD Development Plan expiration is separate and apart from determining the validity of the zoning; and after review of the Black Rock PUD project timeline, Staff believes that the PUD floating zone should be found invalid. As such, the Planning Commission could present this evidence to the BoCC and request that the PUD floating zone be removed and that the underlying zoning district of Residential Transition (RT) be reinstated.

Issue #3: Staff does not believe that the Planning Commission violated Section 24.4 of the Zoning Ordinance in reviewing the 3 amendments (February 21, 2021; December 30, 2021; March 7, 2022) to the Black Rock PUD Development Plan. As instructed in Section 24.4(b) "An application for site and/or development plan **approval** [emphasis added]… shall not be accepted … within twelve (12) months from the date of the decision. Actions taken by the Planning Commission were for guidance only and did not approve or deny any changes to the approved development plan. Because each of these submittals requested guidance in determining next steps for the development, there is no violation of this section.

Issue #4: Staff believes that after additional research and analysis there are a few arguments made by Mt. Aetna and by the court that would be considered major changes between the Third Proposed Amendment and the 2002 approved PUD Development Plan. The final determination of major or minor change will need to be made by the Commission upon cumulative review of this report, acceptance of public testimony and deliberation of all evidence.

<u>Mt. Aetna's arguments</u>:

Arguments 1 and 2: The arguments made by Mt. Aetna related to these two questions have a broad range of issues that can contribute cumulatively to the argument. Analysis of these issues will be found in various sections later in this report.

Argument 3: Without reasoning behind the 300 gallon per day estimate made by the previous developer, it is impossible to know why they chose this figure. Based upon the Third Proposed Amendment changes, Staff has no reason to assume that the rate of 200 gallons per day would not be appropriate based on long established county policies for standardized measures of EDUs. We do not believe that this would equate to a major change.

Argument 4: The court doesn't seem to accept this point as a reason for determining whether the change was major or minor. No further analysis is needed.

Argument 5: Since the Third Proposed Amendment showed potential reinstatement of amenities lost to a previous decision made in 2020, Staff does not believe that there was a reduction or delay of amenities that would contribute to the reasoning that changes in amenities would result in a major change.

Argument 6: While Staff does not agree with the court's opinion that the request to add 7 ft to the maximum building height would equate to a major change, we do agree that the modification proposed for the maximum building height for apartment buildings may be seen as a major

change. Staff recommend that the Planning Commission discuss this issue in further detail and provide an explanation of their determination.

Argument 7: Staff agrees that there appears to be a violation of Section 16.4(j) because the Third Proposed Amendment clearly showed residential densities in some sections of the plan that would exceed the density proposed for the entire development. Whether this should be considered a 'change' in the plan is debatable. It would be more accurate to state that this was a violation that should have been addressed upon submission. Regardless, an error seems to have occurred that needs to be addressed by the Commission.

Court Arguments:

The analysis and questions posed by the court seem to go beyond the formal arguments made by Mt. Aetna. However, they do correlate and add context to the points made by Mt. Aetna. These issues were remanded by the court for further review and deliberation. Staff has provided analysis and recommendations, however, each point should be reviewed and deliberated as part of the hearing process. Finally, the Planning Commission should affirm or overturn their previous decision based upon the information provided in this report.

Argument 1: As part of Staff's analysis, previous development plans, site plans and subdivision plats associated with this PUD were taken into consideration. All the information related to review comments, meeting minutes, approvals and recorded plans are publicly available for anyone to review. It is assumed that the developer conducted proper due diligence on the development that would have revealed this information. Staff offers the following analysis for consideration by the Planning Commission.

a. *Public water infrastructure and capacity including fire suppression.* Staff believes that the level of research and collaboration with the water service provider (i.e. setting aside land for the construction of a water tower) since the last amendment request could reasonably address impacts on public water and fire suppression systems.
b. *Road Networks.* Because the Third Proposed Amendment asked for fewer units at the same residential density as the original approved development plan, it is logical to deduce that traffic impacts would be the same between the two developments. Therefore, we believe that the developer has adequately addressed issues related to road networks.
c. *School Adequacy.* Due to the longevity of the project, many variables can change school adequacy calculations over time. The introduction of a new replacement school for Greenbrier Elementary provides an example of how conditions can change over time. The APFO states the developments will be tested at concept plan, preliminary plat, and at final plat stage, the developer will have advanced notice of school adequacy and can appropriately plan for mitigation if needed. We have sufficient confidence that the development will adhere to the regulations in the APFO and take appropriate measures to address any issues so that they can obtain development approvals.

Argument 2: It can be seen from the chart that significant differences are proposed in Phases 2 and 3. In addition, the dwelling units per acre highlight previous analysis in this report noting that the proposed dwelling units per acre are in violation of Section 16.4(j). Based on the analysis shown on the chart, it does appear that the 2022 plan does create a 'frontloading' situation.

Argument 3: Regardless of the stated build-out periods, it should be acknowledged that these are estimates. Build-out of a long-term development is subject to numerous variables that impact the amount of time for build-out of each phase. Examples of variables that can impact the build out timelines include market conditions, housing demand, weather, and unforeseen field conditions. Past projects similar to the PUD have consistently varied from original timeframes due to unforeseen issues. Staff does not believe that a change in phasing timelines rises to the level of a major change.

Argument 4: While there is a certain amount of discretion for the developer, good planning practices state that there should also be some level of compatibility. Both the 2002 plan and the 2022 plan show the multi-family units in the same location that create separation from the single-family homes located in Black Rock Estates. Both plans also show single-family lots adjacent to the existing single-family lots in Black Rock Estates. Staff believes that amending the plan to show the multi-family area from being gated to un-gated does not equate a major change.

Argument 5: Staff believes that the demand for housing affordability and housing demand in general dictate the need for a mixture of housing types including apartments. In addition, we find concern in the court's comments that multi-family rentals can attract "economically challenged" residents. While this may or may not be true, the inference that people in rental units are not socially engaged and need lower housing costs (thereby potentially lowering property values in the area) seems to be prejudicial. It contradicts the principles of the Federal Fair Housing Act that prohibits discrimination against certain classes of people.

Argument 6: All these issues brought up by the court have been previously analyzed in this report. To summarize these cumulative arguments Staff disagrees with the majority of the assertions that some of the changes add up to a major change in the development plan. Furthermore, the court noted that the BZA did not do enough research to support the affirmation of the Planning Commission decision related to the changing conditions within the community. We argue that the same is true of the court's opinion. Assumptions were made that change to the multi-family residential area would equate to a degradation of the community socially and financially, but no analytical data was provided to support those assertions. Staff believes that upon further analysis, the amended PUD still responds to the changing needs and conditions of our community.

Respectfully submitted,

Jill Baker, AICP
Director

Plan Review Projects Initialized - June 01, 2025 - June 30, 2025

Land Development Reviews								
Record #	**Type**	**Status**	**Opened Date**	**Accepted Date**	**Title**	**Location**	**Consultant**	**Owner**
FP-25-003	Forest Conservation Plan	In Review	06/05/2025	6/6/2025	PUBLIC SAFETY TRAINING CENTER FOREST CONSERVATION PLAN	18350 PUBLIC SAFETY PLACE HAGERSTOWN, MD 21740	WASHINGTON CO ENGINEERING	WASH CO COMMISSIONERS BOARD OF
FS-25-014	Forest Stand Delineation	Approved	06/17/2025	6/18/2025	FOREST STAND DELINEATION FOR BEAVER CREEK STORAGE	19982 BEAVER CREEK ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	BEAVER CREEK STORAGE LLC
SIM25-037	IMA	Active	06/02/2025		4930 CHURCHEY ROAD SH	4930 CHURCHEY ROAD SHARPSBURG, MD 21782	FREDERICK SEIBERT & ASSOCIATES	DOYLE BRADY A RYAN MOLLY K
SIM25-038	IMA	Active	06/03/2025		9649 BLOOMING MEADOWS COURT HN	9649 BLOOMING MEADOWS COURT HAGERSTOWN, MD 21740	TRIAD ENGINEERING	BROWN RACHEL M BROWN DYLAN W
SIM25-039	IMA	Requested	06/03/2025		13818 PENNSYLVANIA AVENUE HN	13818 PENNSYLVANIA AVENUE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	FOUNTAINHEAD PROPERTIES MNGT INC
SIM25-040	IMA	Active	06/09/2025		28 MOUNT HEBRON ROAD KE	28 MOUNT HEBRON ROAD KEEDYSVILLE, MD 21756	FREDERICK SEIBERT & ASSOCIATES	SIMMONS LILY M SIMMONS RILEY
SIM25-041	IMA	Active	06/09/2025		2437 CHESTNUT GROVE ROAD SH	2437 CHESTNUT GROVE ROAD SHARPSBURG, MD 21782	FREDERICK SEIBERT & ASSOCIATES	LASSEN TYLER
SIM25-042	IMA	Active	06/09/2025		5619 AMOS REEDER ROAD BO	5619 AMOS REEDER ROAD BOONSBORO, MD 21713	FOX & ASSOCIATES INC	Stang Richard Stang Maureen
SIM25-043	IMA	Active	06/25/2025		SHEETZ #184 - HUYETTS	12404 LAGER DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	MCRAND HUYETTS LTD PARTNERSHIP
OM-25-005	Ordinance Modification	Approved	06/02/2025	6/3/2025	ESTATE OF SWOPE, PARCELS A-D	14683 FALLING WATERS ROAD WILLIAMSPORT, MD 21795	FREDERICK SEIBERT & ASSOCIATES	Estate of Allen & Cheryl Swope
OM-25-006	Ordinance Modification	Approved	06/03/2025	6/3/2025	CORWELL LOT 1	11954 BIG SPRING ROAD CLEAR SPRING, MD 21722	FREDERICK SEIBERT & ASSOCIATES	CORWELL KEITH G & CORWELL MELISSA M
PC-25-003	Preliminary Consultation	In Review	06/12/2025	6/13/2025	MERITUS MEDICAL CENTER SOLAR	19513 INNOVATION DRIVE HAGERSTOWN, MD 21742	UNGER SURVEYING & CONSTRUCTION	MERITUS MEDICAL CENTER INC
PSP-25-003	Preliminary Plat Site Plan	In Review	06/10/2025	6/11/2025	HOME2 SUITES - SOUTH HAGERSTOWN	18565 CHAMPS CROSSING DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	BOWMAN 2000 LLC
S-25-017	Preliminary-Final Plat	In Review	06/06/2025	6/10/2025	HAG WASH CO INDUSTRIAL FOUNDATION, LOT 1	20030 PROFESSIONAL BOULEV HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	HAGERSTOWN WASHINGTON CO INDUSTRIA
S-25-018	Preliminary-Final Plat	In Review	06/06/2025	6/9/2025	BROOKE'S HOUSE LOT 1	19986 BEAVER CREEK ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	BROOKES HOUSE INC
S-25-019	Preliminary-Final Plat	In Review	06/25/2025	7/7/2025	PRELIMINARY/FINAL PLAT FOR PSM LLC	16450 ELLIOTT PARKWA WILLIAMSPORT, MD 21795	FOX & ASSOCIATES INC	P S M LLC
SP-23-030.R01	Redline Revision	Approved	06/24/2025	6/24/2025	REDLINE REVISION TO ADJUST HEIGHT AND SLOPE OF SOLAR PANELS	16129 LAPPANS ROAD WILLIAMSPORT, MD 21795	WILLIAM LOU	LODGE CONOCOCHEAGUE TRIBE 84 IMPROVED ORDER OF RED MEN INC
SP-04-058.R01	Redline Revision	Approved	06/25/2025	6/26/2025	REDLINE REVISION FOR CHANGE OF USE	17618 VALLEY MALL ROAD LOT 6 HAGERSTOWN, MD	DAVIS, RENN & ASSOCIATES, INC.	CROWN AMERICAN ACQUISTION ASSOCIATES C/O PR VALLEY LIMITED PARTNERSHIP
SI-25-011	Simplified Plat	In Review	06/11/2025	6/11/2025	KLINE/DUNKIN PARCELS A AND C	21729 RINGGOLD PIKE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	KLINE KENNETH J KLINE KELLY E

Plan Review Projects Initialized - June 01, 2025 - June 30, 2025

Land Development Reviews								
Record #	**Type**	**Status**	**Opened Date**	**Accepted Date**	**Title**	**Location**	**Consultant**	**Owner**
SI-25-012	Simplified Plat	In Review	06/16/2025	6/16/2025	SMITH ESTATE VARIOUS PARCELS	12034 MARGARET DRIVE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	SMITH FREDERICK L
SI-25-013	Simplified Plat	In Review	06/30/2025	7/7/2025	HALFWAY LLC, PAR A AND B	11425 STOTLER ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	HALFWAY LLC
SP-25-021	Site Plan	In Review	06/18/2025	6/27/2025	TERMINAL BUILDING EXPANSION	18434 SHOWALTER ROAD HAGERSTOWN, MD 21742	ADCI	WASH CO COMMISSIONERS
SP-25-022	Site Plan	In Review	06/24/2025	6/25/2025	SITE PLAN FOR MID-ATLANTIC TIRES	6925 SHARPSBURG PIKE SHARPSBURG, MD 21782	FREDERICK SEIBERT & ASSOCIATES	HORST MYRON HORST HAZEL
SP-25-023	Site Plan	In Review	06/25/2025	6/26/2025	SITE PLAN FOR CORNERSTONE COMMUNITY CHURCH	20513 BEAVER CREEK ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	CHURCH CORNERSTONE COMMUNITY OF HA
GP-25-012	Site Specific Grading Plan	In Review	06/02/2025	6/3/2025	KING OIL LUBRICANTS - SEWER EXTENSION	12304 HUYETT LANE HAGERSTOWN, MD 21740		HUYETT CROSSROADS DEVELOPMENT LLC
GP-25-013	Site Specific Grading Plan	In Review	06/02/2025	6/3/2025	GRADING PLAN FOR REIDTOWN ROAD WIDENING	19815 REIDTOWN ROAD HAGERSTOWN, MD 21742		MARTIN RALPH E MARTIN LEAH A
GP-25-014	Site Specific Grading Plan	In Review	06/26/2025	6/27/2025	POTOMAC EDISON - KIEFFER FUNK DISTRIBUTION	20222 MOUNT AETNA ROAD HAGERSTOWN, MD 21742	MCCORMICK TAYLOR	POTOMAC EDISON CO
SGP-25-043	Standard Grading Plan	In Review	06/17/2025	6/30/2025	DAVE GOUFF - BAIN RD	BAIN ROAD	FREDERICK SEIBERT & ASSOCIATES	David Gouff
SGP-25-044	Standard Grading Plan	Pending Payment	06/18/2025	6/23/2025	WOODBRIDGE HOMES - LOT 8 ASHTON ROAD	11717 ASHTON ROAD CLEAR SPRING, MD 21722	FREDERICK SEIBERT & ASSOCIATES	ABL MANAGEMENT LLC
SGP-25-045	Standard Grading Plan	In Review	06/25/2025	6/30/2025	OLIVER HOMES - 20315 BEAVER CREEK ROAD	20315 BEAVER CREEK ROAD HAGERSTOWN, MD 21740	OLIVER HOMES INC	Oliver Homes, Inc.
SGP-25-046	Standard Grading Plan	Pending Payment	06/25/2025		FLORWICK RESIDENCE	3930 TREGO MOUNTAIN ROAD KEEDYSVILLE, MD 21756	FREDERICK SEIBERT & ASSOCIATES	THACKER D RALPH CARLISLE J MAURICE
SGP-25-047	Standard Grading Plan	In Review	06/30/2025	7/7/2025	PEMBERTON LOT D-4	9833 PEMBROKE DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	MEMON SABA
SWCP25-009	Stormwater Concept Plan	In Review	06/17/2025	6/18/2025	BEAVER CREEK STORAGE	19982 BEAVER CREEK ROAD HAGERSTOWN, MD 21740		BEAVER CREEK STORAGE LLC
SWCP25-010	Stormwater Concept Plan	In Review	06/20/2025	6/20/2025	PERENNIAL SOLAR	16939 FAIRVIEW ROAD HAGERSTOWN, MD 21740	KIMLEY-HORN & ASSOCIATES INC	BARR FAMILY LLC
SWCP25-012	Stormwater Concept Plan	In Review	06/27/2025	6/30/2025	REGIONAL PARK TRAILS	20025 MOUNT AETNA ROAD HAGERSTOWN, MD 21742		WASH CO COMMISSIONERS
SSWP25-041	Stormwater Standard Plan	Pending Payment	06/18/2025		WOODBRIDGE HOMES - LOT 8 ASHTON ROAD	11717 ASHTON ROAD CLEAR SPRING, MD 21722	FREDERICK SEIBERT & ASSOCIATES	ABL MANAGEMENT LLC
SSWP25-042	Stormwater Standard Plan	In Review	06/20/2025	6/30/2025	DAVE GOUFF - BAIN RD		FREDERICK SEIBERT & ASSOCIATES	EBY DERRICK L
SSWP25-043	Stormwater Standard Plan	In Review	06/25/2025	6/30/2025	OLIVER HOMES - 20315 BEAVER CREEK ROAD	20315 BEAVER CREEK ROAD HAGERSTOWN, MD 21740	OLIVER HOMES INC	Oliver Homes, Inc.
SSWP25-044	Stormwater Standard Plan	Pending Payment	06/25/2025		FLORWICK RESIDENCE	3930 TREGO MOUNTAIN ROAD KEEDYSVILLE, MD 21756	FREDERICK SEIBERT & ASSOCIATES	THACKER D RALPH CARLISLE J MAURICE

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Permits Reviews							
Record #	**Type**	**Status**	**Opened Date**	**Title**	**Location**	**Consultant**	**Owner**
2025-02742	Entrance Permit	In Progress	06/16/2025	STICK BUILT HOME	S-21-056 4932 CASPER ROAD		ECG INVESTMENTS LLC
2025-02769	Entrance Permit	Review	06/17/2025	FOREST HARVEST	HENLINE ROAD		FAIRVIEW ORCHARDS LANDBESITZ INC
2025-02862	Entrance Permit	In Progress	06/20/2025	STICK BUILT HOME	S-10-040 11717 ASHTON ROAD, LOT 8	WOODBRIDGE HOMES LLC	ABL MANAGEMENT LLC
2025-02872	Entrance Permit	Approved	06/23/2025	FOREST HARVEST	LOR ORCHARD RIDGE ROAD		CARBAUGH ROBIN
2025-02893	Entrance Permit	Review	06/24/2025	STICK BUILT HOME	7760 & 7754 FAIRPLAY ROAD, LOTS 29 & 30		GREGORY BRIAN S & CAROL L
2025-02931	Entrance Permit	In Progress	06/25/2025	CELL TOWER	SP-24-034 20026 LEHMANS MILL ROAD		COOL BROOK LANDS INC
2025-02956	Entrance Permit	Approved	06/26/2025	STICK BUILT HOME	S-02-060 16218 BROADFORDING ROAD, LOT 2		BARR CURTIS BARR TINA
2025-02986	Entrance Permit	In Progress	06/27/2025	STICK BUILT HOME	LOR 3946 TREGO MOUNTAIN ROAD	T & M BUILDERS, INC.	THACKER D RALPH CARLISLE J MAURICE
2025-03003	Entrance Permit	In Progress	06/30/2025	STICK BUILT HOME	LOR 1510 SHERMAN AVENUE, LOT 67	WASHINGTON COUNTY STUDENT TRADES FOUNDATION INC	WARREN MELISSA D
2025-03014	Entrance Permit	Pending	06/30/2025	STICK BUILT HOME	LOR 14737 BAIN ROAD	MAJOR LEAGUE BUILDERS	GOUFF DAVID E
2025-02519	Floodplain Permit	Approved	06/04/2025	UTILITY	SP-16-023 19813 LEITERSBURG PIKE		LEITERSBURG PIKE ONE LLC
2025-02615	Floodplain Permit	Approved	06/06/2025	RESIDENTIAL ADDITION	LOR 20213 JEFFERSON BLVD		LOVEDAY LAWRENCE D
2025-02537	Grading Permit	Approved	06/04/2025		S-04-098 20517 MOUNT AETNA ROAD, LOT 2		HAMMETT ROBIN ANN
2025-02863	Grading Permit	In Progress	06/20/2025	STICK BUILT HOME	S-10-040 11717 ASHTON ROAD, LOT 8		ABL MANAGEMENT LLC
2025-02932	Grading Permit	In Progress	06/25/2025	CELL TOWER	SP-24-034 20026 LEHMANS MILL ROAD		COOL BROOK LANDS INC
2025-02988	Grading Permit	In Progress	06/27/2025	STICK BUILT HOME	LOR 3946 TREGO MOUNTAIN ROAD	T & M BUILDERS, INC.	THACKER D RALPH CARLISLE J MAURICE
2025-03004	Grading Permit	In Progress	06/30/2025	STICK BUILT HOME	LOR 1510 SHERMAN AVENUE, LOT 67	WASHINGTON COUNTY STUDENT TRADES FOUNDATION INC	WARREN MELISSA D
2025-03015	Grading Permit	Pending	06/30/2025	STICK BUILT HOME	LOR 14737 BAIN ROAD	MAJOR LEAGUE BUILDERS	GOUFF DAVID E
2025-02938	Grading Permit	Review	06/25/2025	KIEFFER FUNK DISTRIBUTION	20222 MOUNT AETNA ROAD		POTOMAC EDISON CO
2025-02483	Non-Residential Addition-Alteration Permit	Review	06/02/2025	COMMERCIAL	SP-25-021 18434 SHOWALTER ROAD		WASH CO COMMISSIONERS
2025-02676	Non-Residential Ag Certificate	Approved	06/11/2025	FARM BUILDING	S-02-121 CLEAR SPRING ROAD, REMAINING LANDS		DIVELBISS STEVEN LYNN
2025-02914	Non-Residential New Construction Permit	Review	06/24/2025	CELL TOWER	SP-24-034 20026 LEHMANS MILL ROAD		COOL BROOK LANDS INC
2025-02559	Utility Permit	Approved	06/05/2025	COMCAST	1525 CREST VIEW AVE	COMCAST	STASCAVAGE GINA D
2025-02629	Utility Permit	Approved	06/09/2025	POTOMAC EDISON	10601 TROTTER DRIVE	POTOMAC EDISON	RINGLEY JAMES B RINGLEY DENISE A
2025-02693	Utility Permit	Approved	06/11/2025	COMCAST	7606 MCCLELLAN AVENUE, PENDLETON COURT, ABBOTT DRIVE, WALKER CIRCLE AND MEADE COURT	COMCAST	YATES TIMOTHY & YATES KATHY
2025-02713	Utility Permit	Approved	06/12/2025	ANTIETAM BROADBAND	9608 WANDERING LANE, PIERCE COURT AND WAGAMAN ROAD	ANTIETAM CABLE TELEVISION INC	BRNILOVICH GEORGE

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Permits Reviews							
Record #	**Type**	**Status**	**Opened Date**	**Title**	**Location**	**Consultant**	**Owner**
2025-02714	Utility Permit	Approved	06/12/2025	ANTIETAM BROADBAND	BULL RUN DRIVE, WARM SPRING COURT, BUSHWILLOW WAY, MANASSAS DRIVE, CHICKASAW COURT, BEAR CREEK DRIVE, COLD HARBOR DRIVE, WILDERNESS WAY, POFFENBERGER ROAD, RUTLEDGE COURT, BEDFORD COURT AND NATHAN COURT.	ANTIETAM CABLE TELEVISION INC	RITTER PATRICK D & A JANE
2025-02723	Utility Permit	Approved	06/13/2025	COMCAST	19752 MARIGOLD DRIVE AND ORCHARD DRIVE	COMCAST	CLOPPER THOMAS K
2025-02776	Utility Permit	Review	06/17/2025	MERITUS PHASE 2 STORM	19513 INNOVATION DRIVE, BUILDING 5 & 6	KYLE HERMANSEN	MERITUS MEDICAL CENTER INC
2025-02921	Utility Permit	Approved	06/25/2025	COLUMBIA GAS	17235 COLE ROAD AND MASSEY BOULEVARD	COLUMBIA GAS OF MD	ARG CRHAGMD001 LLC
2025-02940	Utility Permit	Review	06/25/2025	POTOMAC EDISON	20222 MOUNT AETNA ROAD HAGERSTOWN, MD 21742	POTOMAC EDISON	POTOMAC EDISON CO

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	Type	Total
LandDev Total by Group: 39	**Forest Conservation Plan**	1
	Forest Stand Delineation	1
	IMA	7
	Ordinance Modification	2
	Preliminary Consultation	1
	Preliminary Plat Site Plan	1
	Preliminary-Final Plat	3
	Redline Revision	2
	Simplified Plat	3
	Site Plan	3
	Site Specific Grading Plan	3
	Standard Grading Plan	5
	Stormwater Concept Plan	3
	Stormwater Standard Plan	4
Permits Total by Group: 31	**Entrance Permit**	10
	Floodplain Permit	2
	Grading Permit	7
	Non-Residential Addition-Alteration Permit	1
	Non-Residential Ag Certificate	1
	Non-Residential New Construction Permit	1
	Utility Permit	9
Total		**70**