



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

## REVISED AGENDA

### WASHINGTON COUNTY PLANNING COMMISSION

January 10, 2022, 7:00 PM

**VIRTUAL MEETING ONLY**

Washington County Administrative Complex

400 WEST WASHINGTON STREET

2ND FLOOR, PUBLIC MEETING ROOM #2000

### CALL TO ORDER AND ROLL CALL

### PUBLIC REZONING INFORMATION MEETING - POSTPONED

- ~~1. **Sharpsburg Pike Holdings LLC [RZ-21-005]** Presentation of new information for the proposed map amendment of 9.92 acres of property located at 10319 Sharpsburg Pike from HI (Highway Interchange) to MXC (Mixed Use Residential and Commercial); Planner: Travis Allen \* **Discussion/Action**~~

### MINUTES

1. December 6, 2021 Planning Commission regular meeting minutes \* **Discussion/Action**

### NEW BUSINESS

#### FOREST CONSERVATION

1. **Cloverly Mixed Use Development [FP-21-004]** Variance request to remove 7 specimen trees from the development site and to use the payment-in-lieu option to satisfy .93 acres of planting requirement for property located east of Maryland Route 64 and north of Maryland Route 77; Planner: Travis Allen \* **Discussion/Action**
2. **National Pike Logistics Center [GP-21-019]** Variance request to remove 27 specimen trees on property located at 16822 National Pike; Planner: Travis Allen \* **Discussion/Action**

#### OTHER BUSINESS

1. **Sharpsburg Pike Retail [S-19-035]** Extension request for the subdivision replat of property located at 10324 Sharpsburg Pike; Planner: Jill Baker \* **Discussion/Action**
2. **Update of Staff Approvals** – Rebecca Calimer \* **Information/Discussion**
3. **Comprehensive Plan Update** – **Discussion/Comment**

### ADJOURNMENT

### UPCOMING MEETINGS

1. Monday, February 7, 2022, 7:00 p.m. – Washington County Planning Commission regular meeting

#### *\*a t t a c h m e n t s*

The Planning Commission reserves the right to vary the order in which the cases are called. Individuals requiring special accommodations are requested 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.

100 West Washington Street, Suite 2600 | Hagerstown, MD 21740 | P: 240.313.2430 | F: 240.313.2431 | TDD: 7-1-1



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

## MEMORANDUM

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TO: Washington County Planning Commission  
FROM: Travis Allen, Comprehensive Planner  
DATE: January 10, 2021  
RE: Sharpsburg Pike Holdings LLC Rezoning (RZ-21-005)

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At the November 30<sup>th</sup> Public Hearing with the Board of County Commissioners (BOCC), the applicant submitted additional information concerning their plan to address school capacity under the requirements of the County's Adequate Public Facilities Ordinance. This information was not available to the public or to the Planning Commission at the August 30 Public Information Meeting. Therefore, the BOCC remanded this application back to the Planning Commission for additional review and comment upon the new information provided by the applicant. Public comment will again be permitted during the new Public Information Meeting to be held on January 10<sup>th</sup> at 7 pm, in accordance with the direction provided by the BOCC.

If you have questions or comments regarding this request, please contact me using the information provided below.

Travis Allen  
Comprehensive Planner  
(240) 313-2432  
[tallen@washco-md.net](mailto:tallen@washco-md.net)

October 25, 2021

Washington County Planning Commission  
100 West Washington Street  
Hagerstown, MD 21740

***Re: RZ-21-005: Recommendation to Board of County Commissioners and Addressing APFO***

Dear Commissioners,

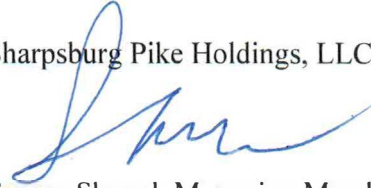
On behalf of Sharpsburg Pike Holdings, LLC (the “Applicant”), record owner of the real property located at 10319 Sharpsburg Pike, Hagerstown, Maryland 21740 (the “Property”), and application in the above referenced application for map amendment (the “Map Amendment”), I submit this letter for your consideration and to address concerns about compliance with the County’s Adequate Public Facilities Ordinance (“APFO”), particularly the portion of the APFO pertaining to adequacy of the schools.

During the public meeting before the Planning Commission, County staff expressed concern with the Applicant’s plans to comply with the APFO. These sentiments were echoed by the Planning Commission, and as such the Applicant hereby proposes the following options to ensure the forthcoming development, should the Map Amendment receive approval from the Board of County Commissioners, complies with the APFO.

1. Currently, the public schools in the school district (Rockland Woods Elementary, E. Russell Hicks Middle and South Hagerstown High) where the Property is located are over capacity and deemed inadequate. Moreover, the current capacity exceeds the 120% threshold and the project is not eligible to use the Alternate Mitigation Contribution to mitigate school capacity impacts. Nevertheless, the Applicant would engage in negotiations with the Board of County Commissioners in an effort to offer an Alternate Mitigation Contribution, which the Commissioners may vote to accept.
2. Alternatively, the Applicant may choose to place an age-restriction on the final site plan, thus rendering compliance with the APFO, moot.
3. Lastly, as compliance with the APFO is truly a matter to be addressed at the stage of final development plan review and approval, upon approval of the Map Amendment, the Applicant could request extensions of the timelines for approval set forth in the Zoning Ordinance and submit the development plans and/or site plans once the schools are deemed adequate.

Each of the above options provides a viable path forward to addressing APFO concerns. Based on these proposals, the Applicant respectfully requests that the Planning Commission revise its recommendation to the Board of County Commissioners.

Sharpsburg Pike Holdings, LLC

A handwritten signature in blue ink, appearing to read 'Sassan Shaoal', is positioned between the company name and the title.

Sassan Shaoal, Managing Member





THE LAW OFFICE OF  
ZACHARY J. KIEFFER, LLC

October 29, 2021

Washington County Planning Commission  
100 W. Washington Street  
Hagerstown, MD 21740

***Re: RZ-21-005-Sharpsburg Pike Holdings, LLC***

Dear Commissioners,

Sharpsburg Pike Holdings, LLC (the “Applicant”) having reviewed the recommendation from the Planning Commission in Map Amendment Application RZ-21-005, submits the attached statement as a means of addressing concerns of the capacity of the schools serving the proposed development.

As set forth in *Cremins v. County Commissioners of Washington County* 164 Md.App. 426, 883 A.2d 966 (2005), it is not mandatory that all infrastructure issues be decided at the rezoning approval stage unless those infrastructure issues “appear to be highly unsolvable.” *Cremins*, at 459. Development controls are in place in the zoning ordinance and APFO that permit the County Commissioners to make findings regarding adequacy of public facilities at the zoning approval stage, but leave to the Planning Commission the duty of handling the details related to the adequacy of those facilities, in accordance with the zoning ordinance and APFO. *Id.*

In applying *Cremins* to the Applicant’s petition, and current capacities of the schools serving the proposed development, the Applicant appreciates the Planning Commission’s concerns of whether the impacts of the development on the school system are highly solvable.

Capacity issues with Rockland Woods Elementary, E. Russell Hicks Middle and South Hagerstown High need to be addressed and are a concern for both current and future development south of Hagerstown and along Sharpsburg Pike. It would be prudent and proactive for the Washington County Board of Education to look into the capacity issues of these schools now. However, the Applicant recognizes that the likelihood of this happening within the timeline for the proposed development is not high.

Therefore, Applicant is willing to develop the project in accordance with the applicable regulations of the Housing for Older Persons Act, thereby placing policies and procedures on the

19405 Emerald Square, Suite 2100 Office 202, Hagerstown, MD 21742

Office: 240-513-4332

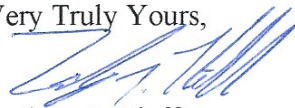
Email: [zach@zkiefferlaw.com](mailto:zach@zkiefferlaw.com)

[www.zkiefferlaw.com](http://www.zkiefferlaw.com)

development so as to operate the housing as "55 and older" housing. Developing the project as "55 and older" would exempt the project from compliance with the APFO. The age restricted housing would not add enrollment to the schools serving the development and thereby solve the issues and concerns with the development's impact on the school system.

The Applicant believes this solution to school capacity concerns and APFO compliance will alleviate the Planning Commission's concerns and render the basis for recommending denial of the application moot. The Applicant would respectfully request that in light of the proposed solution, the Planning Commission revise its recommendation to the Board of County Commissioners. Nevertheless, the Applicant would welcome any additional questions and further discussion on these or any other issues pertaining to the development.

Very Truly Yours,



Zachary J. Kieffer  
*Attorney at Law*

Attachment



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

# MEMORANDUM

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TO: Washington County Planning Commission

FROM: Travis Allen, Comprehensive Planner

DATE: January 10, 2022

RE: Preliminary Forest Conservation Plan Approval for Cloverly Mixed Use Development (FP-21-004)

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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 .93 acres of the overall planting requirement for the Cloverly mixed use development located 12305 Smithsburg Pike. The second request is to remove 7 specimen trees from the site as a part of its development.

Enclosed for your review are three documents in support of the applicant's request. These include the forest conservation plan; which shows the location of the offsite easement and depicts the specimen trees proposed for removal, and two justification letters from Qualified Professional Shannon Stotler 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 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 that approval of a variance under Article 15 of the FCO. The applicant must demonstrate the conditions of hardship that exist to warrant the removal of the specimen trees and show that their removal would not adversely affect water quality.

If you have questions or comments regarding this request, please contact me using the information provided below.

Travis Allen  
Comprehensive Planner  
(240) 313-2432  
[tallen@washco-md.net](mailto:tallen@washco-md.net)

100 West Washington Street, Suite 2600 | Hagerstown, MD 21740 | P: 240.313.2430 | F: 240.313.2431 | TDD: 7-1-1

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WWW.WASHCO-MD.NET



**ENGINEERS  
SURVEYORS  
PLANNERS  
LANDSCAPE ARCHITECTS**

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

November 19, 2021

Washington County  
Planning & Zoning Department  
100 West Washington Street, Suite 2600  
Hagerstown, Maryland 21740

Attention: Travis Allen, Comprehensive Planner

**Re: Cloverly Mixed Use Development, Smithsburg, MD – Specimen Tree Variance Request**

Mr. Allen,

We are requesting a variance under Article 15 of the Washington County Forest Conservation Ordinance on behalf of our client, Cloverly Hill LLC, for the removal of seven (7) specimen trees associated with the improvements proposed on the above-referenced property in the Town of Smithsburg. These specimen trees cannot be saved due to grading limitations associated with the proposed project. One of the trees is not within our grading limits but is in very poor condition.

A site visit was conducted in March, 2020, to locate the eleven (11) specimen trees, identified on the attached exhibit. The trees in question vary in type and size.

As you can see on the attached exhibit, the project is a mixed use development containing single family, townhomes, apartments, an assisted living facility and a commercial corner. The roads and lots have been laid out in an effort to maintain the largest of the forest stands, namely, area D. Approximately six (6) acres of this stand will be preserved.

Four (4) of the specimen trees required to be removed are located in the lower portions of the property where stormwater management (SWM) structures are needed.

We appreciate your consideration of this request. If you have any questions, please feel free to contact me.

Sincerely,  
FOX & ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Clint Rock", is written over a faint, stylized tree silhouette.

Clint Rock, RLA  
Landscape Architect





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

December 9, 2021

Washington County Maryland Planning & Zoning Department  
100 West Washington Street, Suite 2600  
Hagerstown, Maryland 21740

Attention: Travis M. Allen, Comprehensive Planner (via email [tallen@washco-md.net](mailto:tallen@washco-md.net))

**Re: Cloverly MXD – Forest Mitigation**

Mr. Allen,

This firm has prepared and presented to you a Preliminary Forest Conservation Plan as part of the Mixed-Use Development (MXD) “Final Development Plan” for the Cloverly community in the town of Smithsburg.

The subject property is 68.31 acres in size and contains 14.05 acres of qualified forest (20.55% of the total acreage), 8.26 acres of which will be retained (12% of the property acreage and 59% of the existing qualified forest). We have prepared the forest worksheet as it appears on the aforementioned plan dated December 6, 2021 with my signature. The total reforestation requirement is 4.92 acres. A total of 3.99 acres of planting is planned (81% of the reforestation requirement), leaving a remaining forest obligation of 0.93 acres (19% of the requirement) to be met by payment in lieu (PIL).

The property is located east & north of the corner of Maryland 64 and Maryland 77 in the town of Smithsburg. The topography rises one hundred and seventy feet (170') onto the slopes of the Catoclin Mountains. As such, creating the new community requires considerable infrastructure improvements, including addressing storm water management from a several hundred-acre drainage area above the subject property. As such, it is cost prohibitive to reduce the number of developable lots to provide additional planting areas.

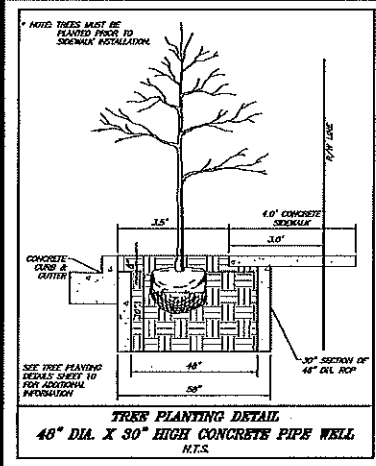
The site has been carefully designed to limit the amount of disturbance to existing qualified forest, most notably the 6.26 acres of retention in forest stand ‘D’ which is the most mature and healthy forest stand on the property. Planting areas are then proposed where suitable throughout the MXD in an effort to fulfill the forest obligation.

As such, we ask that you consider this request to address the remaining mitigation requirement by means of payment in lieu, which the developer understands is ultimately returned to the Town of Smithsburg for planting with their municipality. Thank you for your consideration. Please feel free to contact me with any questions

Sincerely,

FOX & ASSOCIATES, INC.

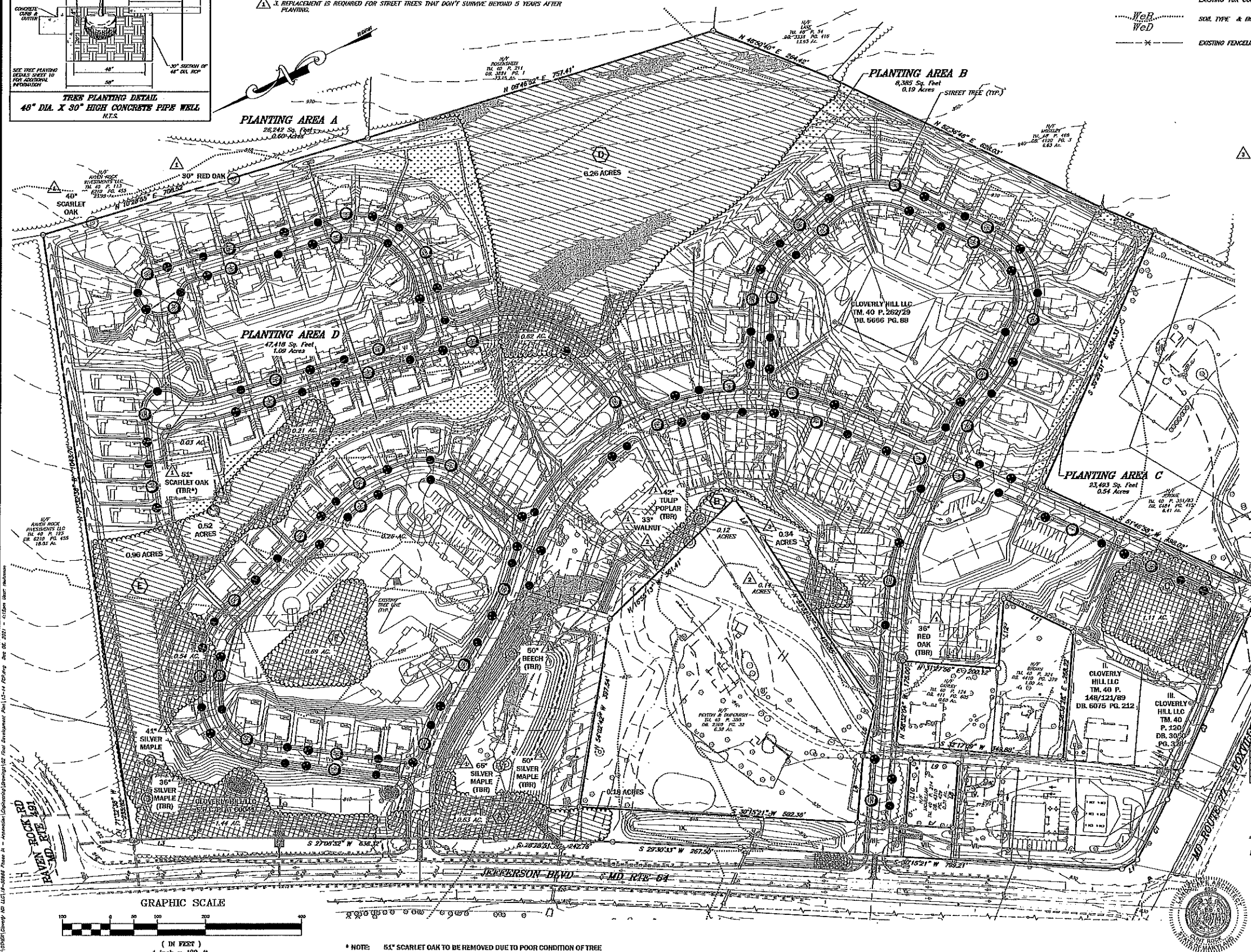
Clint Rock, RLA  
Landscape Architect



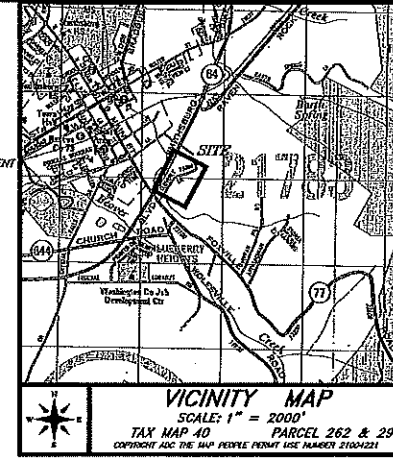
**STREET TREE LANDSCAPE SCHEDULE**

SYMBOL	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	CONDITION
○	ACER FRURUM (OCTOBER GLORY)	OCTOBER GLORY, RED MAPLE	49	2" - 3" CAL.	B & D
●	PRINUS SARGENTII (ACCOLADE)	ACCOLADE FLOWERING CHERRY	54	2" - 3" CAL.	B & D
⊙	AMELANCHIER X GRANDIFLORA (AUTUMN BRILLIANCE)	AUTUMN BRILLIANCE, SCENTED GERANIUM (SINGLE STEM)	54	2" - 3" CAL.	B & D

NOTES:  
 1. CARE AND MAINTENANCE OF STREET TREES LOCATED WITHIN THE RIGHT-OF-WAY WILL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION AND NOT THE TOWN OF SMITHSBURG.  
 2. SEE STREET TREE PLANTING DETAILS ON SHEET 10.  
 3. REPLACEMENT IS REQUIRED FOR STREET TREES THAT DON'T SURVIVE BEYOND 5 YEARS AFTER PLANTING.



- LEGEND**
- SPECIMEN TREE
  - FORESTED AREA
  - TREELINE THAT DOES NOT QUALIFY AS FOREST
  - EXISTING EDGE OF PAVEMENT
  - EXISTING 2X CONTOUR
  - EXISTING 10X CONTOUR
  - SOIL TYPE & BOUNDARY
  - EXISTING FENCELINE



**Forest Conservation Worksheet 2.2**

Net Tract Area	Total Tract Area	Land Use Category	Input the number "1" under the appropriate land use category, and input the number "2" under the appropriate land use category.	Output
A	B	C	AVA MDL DA HWY MFD CUA	D
68.31	68.31	68.31	0 0 0 0 1 0	10.25
				10.25
				14.05
				3.60
				11.01
				3.04
				6.79
				8.28
				0.95
				3.97
				0.00
				4.92
				0.00
				4.92

TOTAL PLANTING AREA = 2.42 AC.  
 - STREET TREE CREDIT 1.57 AC.  
 REMAINING OBLIGATION TO BE MET BY PAYMENT-IN-LIEU = 0.93 AC.

- HATCH LEGEND**
- FOREST AREA TO BE RETAINED
  - FOREST AREA TO BE CLEARED
  - PROPOSED FOREST PLANTING AREA
  - STREAM BUFFERS

**LINE BEARING DISTANCE**

LINE	BEARING	DISTANCE
L1	S 04°27'00" E	37.98'
L2	N 50°01'58" E	121.51'
L3	S 24°57'14" W	126.46'
L4	S 56°28'41" E	140.11'
L5	S 47°15'04" E	123.65'
L6	N 60°19'20" E	100.83'
L7	S 28°27'19" W	87.92'
L8	S 58°45'37" E	135.79'
L9	N 31°10'15" E	120.18'
L10	N 58°40'45" W	137.38'
L11	N 52°40'50" E	160.93'
L12	N 59°02'07" W	112.91'

**CURVED BOUNDARY LINE INFORMATION**

LINE	BEARING	DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	S 04°27'00" E	37.98'	S 04°27'00" E	37.98'
C2	N 50°01'58" E	121.51'	N 50°01'58" E	121.51'
C3	S 24°57'14" W	126.46'	S 24°57'14" W	126.46'
C4	S 56°28'41" E	140.11'	S 56°28'41" E	140.11'
C5	S 47°15'04" E	123.65'	S 47°15'04" E	123.65'
C6	N 60°19'20" E	100.83'	N 60°19'20" E	100.83'
C7	S 28°27'19" W	87.92'	S 28°27'19" W	87.92'
C8	S 58°45'37" E	135.79'	S 58°45'37" E	135.79'
C9	N 31°10'15" E	120.18'	N 31°10'15" E	120.18'
C10	N 58°40'45" W	137.38'	N 58°40'45" W	137.38'
C11	N 52°40'50" E	160.93'	N 52°40'50" E	160.93'
C12	N 59°02'07" W	112.91'	N 59°02'07" W	112.91'

**NOTE**

1. THIS PRELIMINARY FOREST CONSERVATION PLAN IS ON THE ENTIRE 68.31 AC. TRACT SHOWN WHICH INCLUDES THE MAD AND GC ZONED AREAS.

I CERTIFY THAT I AM QUALIFIED TO PREPARE THIS PLAN IN ACCORDANCE WITH THE REQUIREMENTS OF THE FOREST CONSERVATION ACT PURSUANT TO COMAR 08.18.06.01A AND THAT TO THE BEST OF MY KNOWLEDGE, THE INFORMATION HEREON SATISFIES THE REQUIREMENTS OF THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE.

CURT E. ROCK  
 K-C-21

**FOX & ASSOCIATES, INC.**  
 Est. 1966  
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**ENGINEERS • SURVEYORS • PLANNERS**

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 SUITE "C"  
 FREDERICK, MD. 21701  
 PHONE: (301) 865-0880  
 FAX: (301) 865-0009

www.foxassociatesinc.com

**PRELIMINARY FOREST CONSERVATION PLAN**  
**CLOVERLY**  
**FINAL DEVELOPMENT PLAN**

SITUATE EAST OF MD RTE 64 AND NORTH OF MD RTE 77  
 ELECTION DISTRICT OF  
 TOWN OF SMITHSBURG, WASHINGTON COUNTY, MARYLAND

SCALE: 1"=100'

PROJECT NO. 19-50886  
 DRAWING NO. D-6791  
 DATE: AUGUST 2021  
 DRAWN BY: DCM  
 CHECKED BY: GSP

**SHEET 13 OF 15**



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

# MEMORANDUM

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TO: Washington County Planning Commission

FROM: Travis Allen, Comprehensive Planner

DATE: January 10, 2022

RE: Specimen Tree Variance Request for National Pike Logistics Center (GP-21-019)

---

Attached you will find supporting documentation for a request is to remove 27 specimen trees as part of the development of the site located at 16822 National Pike. Enclosed for your review are two documents in support of the applicant's request. These include the forest conservation plan, which shows the specimen trees to be affected by site development and the location of the forest easement. A justification letter from Qualified Professional Shannon Stotler also elaborates on the reasoning for this request.

The removal of specimen trees requires the approval of a variance under Article 15 of the Forest Conservation Ordinance. 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  
Comprehensive Planner  
(240) 313-2432  
[tallen@washco-md.net](mailto:tallen@washco-md.net)



**MEMO** — Specimen Tree Removal Variance      **SUBJECT** — FCP for National Pike Logistics Center  
GP-21-019

**TO** — Washington County Planning Commission

**CC** — Travis Allen

**FROM** — Shannon Stotler

**REMARKS:**

The total tract area for the development of National Pike Logistics Center consist of approximately 100.50 acres. Within the site, the proposed clearing of forest for the development is 0.47 acres. Out of the total clearing of forest, 27 specimen trees are proposed for removal.

This tract area is zoned PI – Planned Industrial. A total of 34 specimen trees exist on site. Seven specimen trees shall remain as they will be locked up within a retention easement or left undisturbed. The 27 specimen trees proposed for clearing fall within areas of proposed development. Two of the trees are close to the floodplain, however they can't be saved due to the proposed stormwater management pond. The other 25 specimen trees are located in the middle of the site within no forest. If the specimen trees remained in-place, the development of this site could not occur as is. 22 of the specimen trees have been lopped off multiple times thru the years for drying limbs. Water Quality will not be affected due to that more surface area is treated with a grass root verses a tree root. On behalf of the property owner, I request a variance for the removal of two specimen trees due to the hardship as stated above.

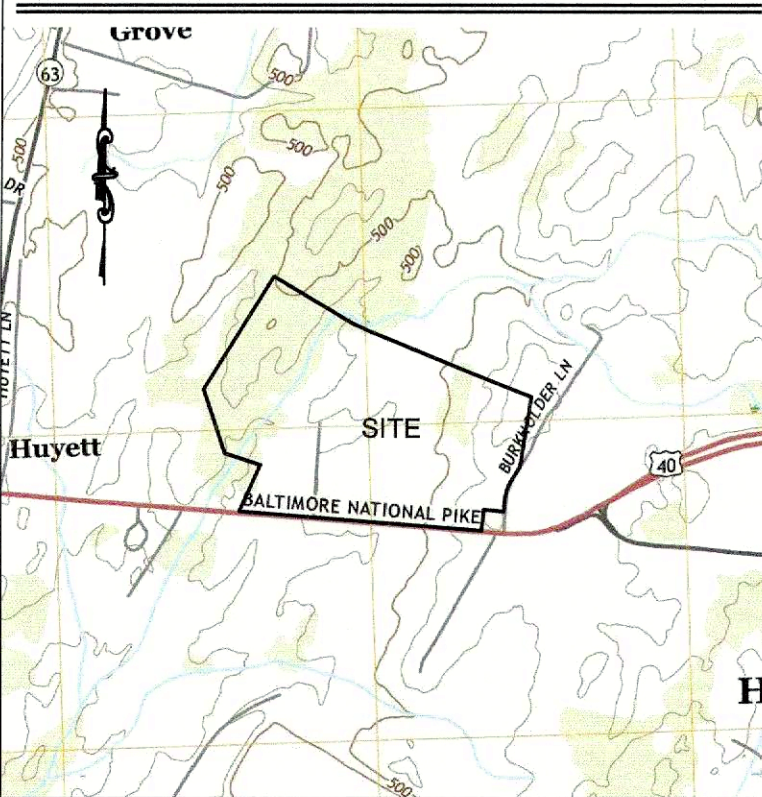
Sincerely,



Shannon Stotler



VICINITY MAP  
ADC MAP: 20:D3  
SCALE: 1" = 2,000' USGS MAP: MASON DIXON, PENNSYLVANIA



LINE	BEARING	DISTANCE
FL1	N 32°03'54" E	876.56'
FL2	S 59°17'54" E	334.93'
FL3	S 58°59'19" E	127.64'
FL4	S 59°56'43" E	270.19'
FL5	S 30°31'31" W	465.85'
FL6	S 11°12'00" E	80.38'
FL7	S 31°37'36" W	286.96'
FL8	S 79°23'07" W	160.53'
FL9	N 63°10'49" W	158.39'
FL10	N 06°58'19" W	74.48'
FL11	N 60°17'22" W	480.04'

OWNER:  
DICKINSON FAMILY LIMITED  
PARTNERSHIP ET AL  
PO BOX 1917  
HAGERSTOWN, MD 21742

## LONG TERM PROTECTION NOTES

Long term protection for land shown hereon as Existing Forest or Afforestation Areas shall be provided by way of a perpetual conservation easement. This deed restriction, recorded with the land records of this property, limits the use of the existing forest and afforestation areas to those activities which are consistent with the conservation of forest such as recreational activities, forest management, and wildlife management. Activities of a recreational or passive nature, as long as there is no forest disturbance, removal of forest, or inhibition of its natural growth are permitted in the forest areas. The County or its agents are authorized to inspect the Forest Conservation and Afforestation Easement Areas. A Proposed 15 foot Right-of-way to serve as access for the purpose of ingress and egress of the Existing Forest and Afforestation Areas.

NOTE:  
A total of 15.53 acres of forest is required to be locked up into a Forest Conservation Easement for the Grading Plan for National Pike Logistics Center. 15.53 acres of forest is being retained on site by onsite forest retention easement.

## FORESTATION NOTES

- Forest areas shown hereon have been reviewed and approved by the Washington County Planning Commission and are in compliance with the requirements of the Washington County Forest Conservation Ordinance. Clearing of forested areas have not been approved. Those areas noted as "Forest Retention Areas" are not to be disturbed by a regulated activity as defined in the Forest Conservation Ordinance until that regulated activity and its associated forest disturbance is reviewed and approved by the Washington County Planning Commission according to the requirements and standards of the Forest Conservation Ordinance in effect at the time.
- Property owners are advised that there are penalties and fines associated with violation of these restrictions. Activities of a recreational or passive nature, as long as there is no forest disturbance, removal of the existing forest, or inhibition of its natural growth processes are permitted in these forest areas.
- This note or reference to its existence on this plat shall be included in each and every deed of conveyance for any lot shown on this plat.
- The Retention Area shown on this plat is to be retained by the respective property owners in a natural forested condition, pursuant to the Washington County Forest Conservation Ordinance of 1993. Furthermore, the use of the Retention and Planting Area shall be limited to forest conservation practices activities which are consistent with the preservation of the Retention Area as natural forest land, as stipulated by the same Ordinance.
- The Washington County Planning Commission approved a variance to remove this specimen tree at their June 7, 2021 meeting.

## CERTIFICATE OF APPROVAL

### FINAL APPROVAL GRANTED

DATE: \_\_\_\_\_

BY: \_\_\_\_\_  
WASHINGTON COUNTY PLANNING COMMISSION  
FINAL APPROVAL GOOD FOR ONE HUNDRED  
EIGHTY (180) DAYS FROM ABOVE DATE

## QUALIFIED PROFESSIONAL

I certify that I am a qualified professional per requirements of COMAR 08.19.06.01 for qualified professional status and, therefore, am qualified to prepare the attached Forest Conservation Plan. I further certify that this plan was prepared by me or under my supervision using the methods provided by the Washington County Forest Conservation Ordinance and Forest Conservation Manual. I certify that this Forest Conservation Easement Plat is accurate and complete.

Shannon Stotler

8-9-21

Date

## FOREST CONSERVATION WORKSHEET 2.2

### NET TRACT AREA

A. Total Tract Area ..... = 100.50 Ac.  
B. Deductions ..... = 0.10 Ac.  
C. Net Tract Area ..... = 100.40 Ac.

### LAND USE CATEGORY CIA

D. Afforestation Threshold ( Net Tract Area x 15% ) ..... = 15.06 Ac.  
E. Conservation Threshold ( Net Tract Area x 15% ) ..... = 15.06 Ac.

### EXISTING FOREST COVER

F. Existing Forest Cover within the Net Tract Area ..... = 0.47 Ac.  
G. Area of Forest Above Conservation Threshold ..... = 0.00 Ac.

### BREAK EVEN POINT

H. Break Even Point ..... = 0.47 Ac.  
I. Forest Clearing Permitted Without Mitigation ..... = 0.00 Ac.

### PROPOSED FOREST CLEARING

J. Total Area of Forest to be Cleared ..... = 0.47 Ac.  
K. Total Area of Forest to be Retained ..... = 0.00 Ac.

### PLANTING REQUIREMENTS

L. Reforestation for Clearing Above the Conservation Threshold ..... = 0.00 Ac.  
M. Reforestation for Clearing Below the Conservation Threshold ..... = 0.94 Ac.  
N. Credit for Retention above the Conservation Threshold ..... = 0.00 Ac.  
P. Total Reforestation Required ..... = 0.94 Ac.  
Q. Total Afforestation Required ..... = 14.59 Ac.  
R. Total Planting Requirement ..... = 15.53 Ac.  
or 676,486.8 S.F.

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

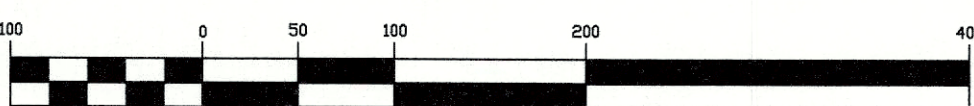
FOREST RETENTION  
EASEMENT  
AREA = 15.53 AC.±

LANDS OF DICKINSON FAMILY  
LIMITED PARTNERSHIP ET AL  
LIBER 2089 FOLIO 655  
163.34 AC.±

PROPOSED 15'  
ACCESS EASEMENT

MATCHLINE

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

NATIONAL PIKE LOGISTICS CENTER

STATE ALONG THE NORTHERN SIDE OF NATIONAL PIKE US ROUTE 40  
EAST OF GREENCASTLE PIKE MD ROUTE 63 AND  
WEST OF WEST WASHINGTON STREET MD ROUTE 144  
WASHINGTON COUNTY, MARYLAND

NORTH POINT DEVELOPMENT  
ATTN: DAVID SALINAS  
(312) 655-7491

RECEIVED

AUG 06 19 12 21

WASHINGTON COUNTY  
PLANNING DEPARTMENT

PROJECT NO. 6469.1  
DWN BY: DWH DATE: 08-02-2021  
PROJECT MANAGER: D. HORST EMAIL: dustin@fsc-md.com  
TAX MAP GRID-PARCEL: 0036-0017-0018  
SCALE: 1" = 100'

SHEET TITLE

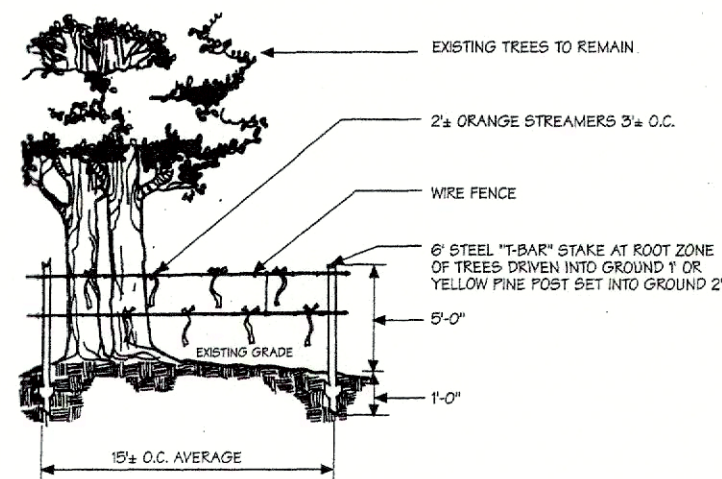
FOREST CONSERVATION  
EASEMENT PLAT

C-101

SHEET 01 OF 02

GP-21-019

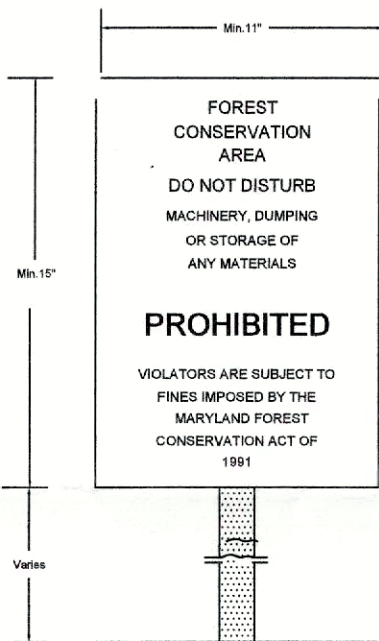




- Notes:
1. Wire fence for forest protection device only.
  2. Boundaries of Retention Area will be established as part of the forest conservation plan review process.
  3. Boundaries of Retention Area should be staked and flagged prior to installing device.
  4. Avoid root damage when placing anchor posts.
  5. Wire should be securely attached to posts.
  6. Device should be properly maintained throughout construction.
  7. Protection signs are also required, see Figure C-4.
  8. Locate fence outside the Critical Root Zone.

Wire Tree Protection Fence

Figure C-6



- Notes:
1. Bottom of signs to be higher than top of tree protection fence.
  2. Signs to be placed approximately 50 feet apart. Conditions on site affecting visibility may warrant placing signs closer or farther apart.
  3. Attachment of signs to trees is prohibited.
- RETENTION AREA PROTECTIVE MEASURES SHALL BE INSTALLED WITHIN 30 DAYS OF SUBDIVISION PLAT APPROVAL.
  - AFTER INSTALLED NOTIFY PLANNING DEPARTMENT (240-313-2430) FOR AN INSPECTION
- Source: Adapted from Forest Conservation Manual, 1991

Construction Signs and Permanent Signs

Figure C-4

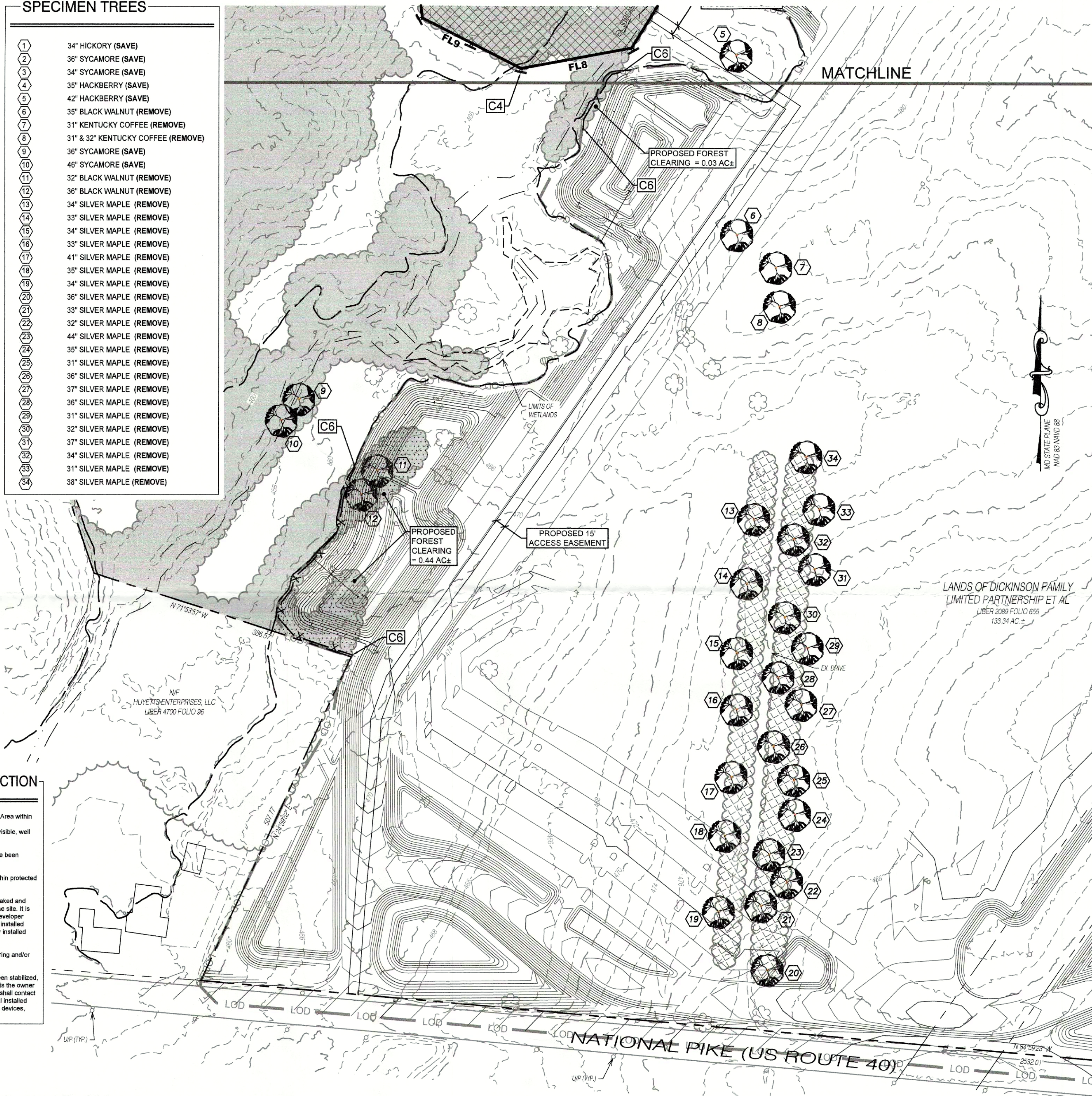
### FOREST CONSERVATION SEQUENCE OF CONSTRUCTION

1. All temporary protection devices and/or permanent devices shall be put into place.
  - Permanent signage will be placed as shown on the plan around the perimeter of the entire Forest Area within 30 days of subdivision plat approval and/or completion of construction.
  - During any building or site construction, the forest retention area(s) shall be protected by highly visible, well anchored temporary fencing.
  - All temporary fencing shall be in place prior to any grading or land clearing.
  - All temporary fencing shall be maintained throughout construction and until all graded areas have been stabilized.
  - Attachment of signs or any other objects to trees is prohibited.
  - No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas.
2. A pre-construction meeting will be required after the boundaries of the limits of disturbance have been staked and flagged, the forest protection devices have been installed, and before any disturbance has taken place on the site. It is the owner and/or developer's responsibility to arrange for the pre-construction meeting. The owner and/or developer shall contact the Washington County Planning and Zoning Department (240-313-2430) for inspection of the installed devices prior to the start of construction with at least five (5) days notice. If the inspection reveals improperly installed protection devices, corrections will have to be made and re-inspected prior to the start of construction.
3. Once approval has been granted by the Washington County Plan Review & Permitting Department, clearing and/or grading of the site for construction of street, utility, and building areas may commence.
4. A post-construction meeting will be required after all construction has ceased and graded areas have been stabilized, all temporary protective devices shall be removed and replaced with the appropriate permanent signage. It is the owner and/or developer's responsibility to arrange for the post-construction meeting. The owner and/or developer shall contact the Washington County Department of Plan Review and Permitting (240-313-2430) for inspection of the final installed devices with at least five (5) days notice. If the inspection reveals improperly installed permanent protection devices, corrections will have to be made and re-inspected prior to the completion of site stabilization.

PROPOSED FOREST CLEARING = 0.47 AC.±

### SPECIMEN TREES

- |    |                                    |
|----|------------------------------------|
| 1  | 34" HICKORY (SAVE)                 |
| 2  | 36" SYCAMORE (SAVE)                |
| 3  | 34" SYCAMORE (SAVE)                |
| 4  | 35" HACKBERRY (SAVE)               |
| 5  | 42" HACKBERRY (SAVE)               |
| 6  | 35" BLACK WALNUT (REMOVE)          |
| 7  | 31" KENTUCKY COFFEE (REMOVE)       |
| 8  | 31" & 32" KENTUCKY COFFEE (REMOVE) |
| 9  | 36" SYCAMORE (SAVE)                |
| 10 | 46" SYCAMORE (SAVE)                |
| 11 | 32" BLACK WALNUT (REMOVE)          |
| 12 | 36" BLACK WALNUT (REMOVE)          |
| 13 | 34" SILVER MAPLE (REMOVE)          |
| 14 | 33" SILVER MAPLE (REMOVE)          |
| 15 | 34" SILVER MAPLE (REMOVE)          |
| 16 | 33" SILVER MAPLE (REMOVE)          |
| 17 | 41" SILVER MAPLE (REMOVE)          |
| 18 | 35" SILVER MAPLE (REMOVE)          |
| 19 | 34" SILVER MAPLE (REMOVE)          |
| 20 | 36" SILVER MAPLE (REMOVE)          |
| 21 | 33" SILVER MAPLE (REMOVE)          |
| 22 | 32" SILVER MAPLE (REMOVE)          |
| 23 | 44" SILVER MAPLE (REMOVE)          |
| 24 | 35" SILVER MAPLE (REMOVE)          |
| 25 | 31" SILVER MAPLE (REMOVE)          |
| 26 | 36" SILVER MAPLE (REMOVE)          |
| 27 | 37" SILVER MAPLE (REMOVE)          |
| 28 | 36" SILVER MAPLE (REMOVE)          |
| 29 | 31" SILVER MAPLE (REMOVE)          |
| 30 | 32" SILVER MAPLE (REMOVE)          |
| 31 | 37" SILVER MAPLE (REMOVE)          |
| 32 | 34" SILVER MAPLE (REMOVE)          |
| 33 | 31" SILVER MAPLE (REMOVE)          |
| 34 | 38" SILVER MAPLE (REMOVE)          |



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

OWNER:  
DICKINSON FAMILY LIMITED  
PARTNERSHIP ET AL  
PO BOX 1917  
HAGERSTOWN, MD 21742



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15 EAST MAIN STREET  
NEW BLOOMFIELD, PA 17088  
717.275.7931  
506 SOUTH HANOVER STREET  
CARLSLE, PA 17013  
717.701.8111  
20 WEST BALTIMORE STREET  
GREENCASTLE, PA 17225  
717.587.1007  
128 SOUTH POTOMAC STREET  
HAGERSTOWN, MD 21740  
301.791.3600

### NATIONAL PIKE LOGISTICS CENTER

SITUATE ALONG THE NORTHERN SIDE OF NATIONAL PIKE US ROUTE 40  
EAST OF GREENCASTLE PIKE MD ROUTE 63 AND

WEST OF WEST WASHINGTON STREET MD ROUTE 144

WASHINGTON COUNTY, MARYLAND

NORTH POINT DEVELOPMENT  
ATTN: DAVID SALINAS  
(312) 656-1491

PROJECT NO.

6469.1

DWN BY

DATE

DWH

08-02-2021

PROJECT MANAGER

EMAIL

D. HORST

dustin@isa-md.com

TAX MAP GRID-PARCEL

0036-0017-0018

SCALE

1" = 100'

SHEET TITLE

FOREST CONSERVATION  
EASEMENT PLAT

C-102

SHEET 02 OF 02



RECEIVED

DEC 10 2021

WASH. CO. DIV. OF ENGINEERING  
& CONSTRUCTION MANAGEMENT



5283 Corporate Drive, Suite #300  
Frederick, MD 21703  
(301) 695-6614  
[www.piedmontdesigngroup.com](http://www.piedmontdesigngroup.com)

December 2, 2021

Ms. Rebecca Calimer, EIT, CFM, Chief of Plan Review  
Washington County Division of Engineering  
80 W. Baltimore Street  
Hagerstown, MD 21740

Re: **Sharpsburg Pike Retail  
Consolidation Replat Extension Request**

Dear Ms. Calimer:

On behalf of Sharpsburg Pike Real Estate, LLC (Owner), Piedmont Design Group, LLC (PDG) formally requests an extension of 12 months as of the date of your acceptance of this request, to the current consolidation replat review period sunset for the above-referenced project (hereinafter the 'Project').

The Project's owner (Sharpsburg Pike Real Estate, LLC, hereinafter the 'Owner') owns parcels directly across Route 65 from the project and intends to develop them for commercial use as soon as external coordination issues are resolved. A critical element for both these parcels and the Project is coordination of a traffic signal at the south entrance of the Project and of the future commercial project across Route 65. Discussions regarding this entrance with both the Maryland State Highway Administration District 6 (hereinafter 'MSHA') and the adjacent property owner to the parcels across Route 65 have been ongoing but have not reached a resolution as of this date and have been on hold for several months.

We request that the project be granted a 12-month extension. This would enable us to resume coordination with MSHA and the adjacent property owner, copying the relevant correspondence to the County Engineering and Planning Divisions, and work to reach a resolution on these issues and resubmit the Consolidation Replat and associated engineering drawings for review and ultimate approval.

If acceptable, our anticipated schedule forward would be:

1. Arrange a meeting with MSHA as soon as possible to discuss the traffic signal; we anticipate that at latest this could occur immediately after the holidays, say the week of January 3-7, 2022.
2. Proceed with redesign as needed to address their final direction (2 weeks).
3. Resubmit plat and plans by the 1<sup>st</sup> week of February, 2022.



Rebecca Calmer, EIT  
Sharpsburg Pike Retail Extension Request  
December 2, 2021  
Page 2 of 2

We trust you will consider this extension request valid and a reasonable accomdation. If you have any questions, please feel free to contact me at (301) 695-6614, Extension 124, or at [robert.barrick@wormald.com](mailto:robert.barrick@wormald.com). Thank you for your time and consideration in this matter.

Sincerely,

**Robert F. Barrick, P.E.**  
Project Manager

cc: Ed Scott, Sharpsburg Pike Real Estate, LLC  
Mike Wiley, Vice President  
Jeffry Derr, Forest Qualified Professional

RFB/mih/S:\CIVIL\SHARPSBURG\Correspondence\Wash County Extension Request.doc

**From:** [Robert Barrick](#)  
**To:** [Baker, Jill](#); [Calimer, Rebecca](#); [Ed Scott](#)  
**Cc:** [Grimmer, Misti](#); [Mike Wiley](#)  
**Subject:** RE: Sharpsburg Pike Retail  
**Date:** Monday, December 6, 2021 7:19:45 AM  
**Attachments:** [image001.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)  
[image013.png](#)

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Great, thank you very much Jill and Rebecca.



**Bob Barrick, P.E.**

Project Manager  
The Wormald Companies & Piedmont Design Group, LLC  
5283 Corporate Drive, Suite 300  
Frederick, Maryland 21703  
301-695-6614 x124  
[www.wormald.com](http://www.wormald.com)  
[piedmontdesigngroup.com](http://piedmontdesigngroup.com)

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**From:** Baker, Jill <JBaker@washco-md.net>

**Sent:** Saturday, December 4, 2021 11:03 AM

**To:** Robert Barrick <robert.barrick@wormald.com>; Calimer, Rebecca <rcalimer@washco-md.net>; Ed Scott <EDS@atlasrealestateco.com>

**Cc:** Grimmer, Misti <mgrimmer@washco-md.net>; Mike Wiley <mike.wiley@wormald.com>

**Subject:** RE: Sharpsburg Pike Retail

Thank you Mr. Barrick for your request of extension. We acknowledge receipt of the request and will schedule it on the January 10, 2022 meeting of the Planning Commission agenda for deliberation and decision. Please be aware that a letter was sent via snail mail yesterday notifying you of the lapse in status. You may disregard the letter now that we have received this request. If you have any further questions regarding this action, please let us know.

Jill

## PLANNINGBANNER\_super sm

**Jill Baker, AICP, Director/Zoning Administrator**

100 W. Washington Street, Suite 2600

Hagerstown, MD 21740

Phone: (240) 313-2433

Fax: (240) 313-2431

E-mail: [jbaker@washco-md.net](mailto:jbaker@washco-md.net)

Website: [www.washco-md.net](http://www.washco-md.net)

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---

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**Sent:** Friday, December 3, 2021 6:40 AM

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**Subject:** RE: Sharpsburg Pike Retail

**Importance:** High

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To follow up on my previous email, please find the attached formal extension request. We are mailing a hard copy today. Please let me know if you have any questions or concerns, and thank you for your consideration.

Thanks,



**Bob Barrick, P.E.**

Project Manager

The Wormald Companies & Piedmont Design Group, LLC

5283 Corporate Drive, Suite 300

Frederick, Maryland 21703

301-695-6614 x124

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**Sent:** Thursday, November 4, 2021 3:38 PM

**To:** Robert Barrick <[robert.barrick@wormald.com](mailto:robert.barrick@wormald.com)>; Ed Scott <[EDS@atlasrealestateco.com](mailto:EDS@atlasrealestateco.com)>

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Hi Ed, Bob,

The consolidation replat for this project, County record S-19-035, will expire on 11/18. It has been granted 90 day extensions so far but since it has reached the 2 year mark it requires further deliberation. It looks like there has been no activity on the record since the agency comments were completed on the initial submission, about 6 weeks after acceptance. If you do not intend to move forward with the plat in the immediate future a withdrawal request would be much appreciated. If you would like it to remain active please provide justification and an estimate on how long you expect it to take to wrap things up.

Best Regards,

Rebecca



Rebecca Calimer, EIT, CFM

Chief of Plan Review, Division of Engineering

80 W. Baltimore Street

Hagerstown, MD 21740

P: (240) 313-2493

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[image013.png](#)

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**Subject:** RE: Sharpsburg Pike Retail

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Rebecca Calimer, EIT, CFM

Chief of Plan Review, Division of Engineering

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# Plan Review Projects Initialized - November 01, 2021 - November 30, 2021

Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
AR-21-014	APFO Road Adequacy	Paid	08-Nov-21	13866 PATRIOT WAY - LOT 129 - FREEDOM HILLS - SECT C-1	13866 PATRIOT WAY HAGERSTOWN, MD 21740	ADMAR CUSTOM HOMES	FREEDOM HILL HOMES LLC
AR-21-015	APFO Road Adequacy	Paid	08-Nov-21	13949 PATRIOT WAY - LOT 144 - FREEDOM HILLS - SECT C-1	13949 PATRIOT WAY HAGERSTOWN, MD 21740	ADMAR CUSTOM HOMES	FREEDOM HILL HOMES LLC
AR-21-016	APFO Road Adequacy	Paid	08-Nov-21	13947 PATRIOT WAY - LOT 143 - FREEDOM HILLS - SECT C-1	17835 STRIPES DRIVE HAGERSTOWN, MD 21740	ADMAR CUSTOM HOMES	FREEDOM HILL HOMES LLC
FS-21-025	Clear Spring Forest Stand Delineation	Approved	01-Nov-21	CREEKVIEW VILLAS	SOUTH SIDE OF TOWN OF CLEAR SPRING	FREDERICK SEIBERT & ASSOCIATES	WALZC LLC
SWCP21-026	Clear Spring Stormwater Concept Plan	In Review	01-Nov-21	CREEKVIEW VILLAS	SOUTH OF MULBERRY STREET IN CLEAR SPRING	FREDERICK SEIBERT & ASSOCIATES	WALZC LLC
SWCP21-027	County Stormwater Concept Plan	Approved	03-Nov-21	MAUGANS AC&T	18415 MAUGANS AVENUE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	2004 MAUGANS AVENUE LLC
2021-04964	Entrance Permit	Review	01-Nov-21	FOREST HARVEST	S-01-059 14938 FALLING WATERS ROAD, LOT 1		MINER PAUL W SR MINER DONNA K
2021-04972	Entrance Permit	Review	01-Nov-21	FOREST HARVEST	LOCATED ON SAMPLES MANOR DRIVE, NORTH OF INTERSECTION OF HARPERS FERRY ROAD AND CHESTNUT GROVE ROAD		BROWN RACHEL M TRUSTEE OTZELBERGER ROGER L JR TRUSTEE
2021-05021	Entrance Permit	Review	04-Nov-21	FOREST HARVEST	LOR 21228 BLACK ROCK ROAD		TRIPPELT ENTERPRISES LLC
2021-04995	Entrance Permit	Pending	02-Nov-21	STICK BUILT HOME	SI-07-012, 21223 BOONSBORO MOUNTAIN ROAD, LOT 1	GROSSNICKLE CONSTRUCTION LLC	MCCARTY CADE
2021-05062	Entrance Permit	Pending	08-Nov-21	MODULAR HOME	LOR RED HILL ROAD	ANTRIM HOMES INC	MOORE CODY W MOORE SUMMER L
2021-05101	Entrance Permit	Pending	10-Nov-21	STICK BUILT HOME	S-92-424 11515 ORANGE BLOSSOM COURT, LOT 20		JORDAN PAUL ROBERT JR JORDAN KAREN ANITA
2021-05117	Entrance Permit	Pending	10-Nov-21	STICK BUILT HOME	S-16-002 13225 ONYX DRIVE, LOT 164	PAUL CRAMPTON CONTRACTORS INC	EMERALD POINTE INC C/O PAUL N CRAMPTON JR
2021-05178	Entrance Permit	Pending	16-Nov-21	STICK BUILT HOME	S-03-210 4621 PENNYHILL LANE, LOT 2	GROSSNICKLE CONSTRUCTION LLC	Anthony & Marica Welch 1801 Greenspring Place Unit 402
2021-05254	Entrance Permit	Pending	19-Nov-21	STICK BUILT HOME	S-18-033 18242 PETWORTH COURT, LOT 712	DAN RYAN BUILDERS INC	WESTFIELDS INVESTMENT LLC
2021-05345	Entrance Permit	Pending	24-Nov-21	STICK BUILT HOME	S-04-190 5632 AMOS REEDER ROAD, LOT 2	OLIVER HOMES INC	PROCHASKA GARY F PROCHASKA JEANIE M
2021-05370	Entrance Permit	Pending	29-Nov-21	STICK BUILT HOME	S-18-049 23325 WHITETAIL ROAD, LOT 7	SOUTH MOUNTAIN BUILDERS LLC	DURNING JARED S
2021-04971	Entrance Permit	Review	01-Nov-21	COMMERCIAL	EMMERT ROAD AND PENNY LANE		DAVID C LYLES DEVELOPERS LLC
2021-05025	Entrance Permit	Review	04-Nov-21		S-21-001 18811 FORSYTH COURT, LOT 227	LGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC
2021-05189	Entrance Permit	Review	16-Nov-21		S-20-030 14014 PARADISE CHURCH ROAD	HETZER C WILLIAM INC	HARPER PARK LLC
S-21-049	Final Plat	In Review	03-Nov-21	EMERALD POINTE PUD - PHASE 4 - SECTION 2 - LTS 97- 106 & 279 - 284	EMERALD POINTE MARSH PIKE - DIAMOND POINTE DRIVE	FOX & ASSOCIATES INC	EMERALD POINTE INC
FS-21-026	Forest Stand Delineation	Approved	03-Nov-21	MAUGANS AC&T	18415 MAUGANS AVENUE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	2004 MAUGANS AVENUE LLC

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Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
FS-21-027	Forest Stand Delineation	Approved	23-Nov-21	NATIONAL PIKE LOGISTICS CENTER	SOUTH SIDE OF NATIONAL PIKE, NORTH OF NEWGATE BLVD & EAST OF GREENCASTLE PIKE HAGERSTOWN MD 21740	FREDERICK SEIBERT & ASSOCIATES	HAGERSTOWN 20 LLC
2021-04948	Grading Permit	Pending	01-Nov-21	STICK BUILT HOME	S-09-039 21219 LEITERSBURG PIKE, LOT 4R		BONILLA CRISTIAN
2021-04952	Grading Permit	Approved	01-Nov-21	STICK BUILT HOME	22 HERMAN GAVER PLACE, LOT 111	NVR, INC. T/A NV HOMES AND RYAN HOMES	NVR, Inc.
2021-04961	Grading Permit	Approved	01-Nov-21	STICK BUILT HOME	30 HERMAN GAVER PLACE, LOT 109	NVR, INC. T/A NV HOMES AND RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
2021-04993	Grading Permit	Pending	02-Nov-21	MOBILE HOME	S-20-36 7312 SHARPSBURG PIKE, LOT 1	ANTRIM HOMES INC	WEBER ELVIN LEE WEBER ESTHER LOUISE
2021-04996	Grading Permit	Pending	02-Nov-21	STICK BUILT HOME	SI-07-012, 21223 BOONSBORO MOUNTAIN ROAD, LOT 1	GROSSNICKLE CONSTRUCTION LLC	MCCARTY CADE
2021-05011	Grading Permit	Pending	03-Nov-21	STICK BUILT HOME	S-79-73, 9816 NATIONAL PIKE, LOT 10A	OLIVER HOMES INC	SHIVES CORY SHIVES MEGAN
2021-05033	Grading Permit	Pending	04-Nov-21	STICK BUILT HOME	S-06-049 23438 FOXVILLE ROAD, LOT 2	GATES STEVE	MILES ASHLEY L MILES TYLER E
2021-05043	Grading Permit	Approved	05-Nov-21	STICK BUILT HOME	2 CHARLOTTE STREET, LOT 19		DAVID C LYLES DEVELOPERS LLC C/O DAVID C LYLES
2021-05045	Grading Permit	Approved	05-Nov-21	STICK BUILT HOME	49 HERMAN GAVER PLACE, LOT 12	NVR, INC. T/A NV HOMES AND RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
2021-05063	Grading Permit	Pending	08-Nov-21	MODULAR HOME	LOR RED HILL ROAD	ANTRIM HOMES INC	MOORE CODY W MOORE SUMMER L
2021-05081	Grading Permit	Pending	09-Nov-21	STICK BUILT HOME	61 HERMAN GAVER PLACE, LOT 15	NVR, INC. T/A NV HOMES AND RYAN HOMES	DAVID C LYLES DEVELOPERS LLC C/O DAVID C LYLES
2021-05082	Grading Permit	Approved	09-Nov-21	STICK BUILT HOME	GAVER MEADOWS, LOT 108	NVR, INC. T/A NV HOMES AND RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
2021-05083	Grading Permit	Approved	09-Nov-21	STICK BUILT HOME	45 HERMAN GAVER PLACE, LOT 11	NVR, INC. T/A NV HOMES AND RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
2021-05092	Grading Permit	Pending	09-Nov-21	STICK BUILT HOME	S-77-144 10853 SHANKTOWN ROAD LOT 2	POTOMAC CONSTRUCTION	BEACHLEY GARY L & BEACHLEY BRENDA K
2021-05102	Grading Permit	Pending	10-Nov-21	STICK BUILT HOME	S-92-424 11515 ORANGE BLOSSOM COURT, LOT 20		JORDAN PAUL ROBERT JR JORDAN KAREN ANITA
2021-05118	Grading Permit	Pending	10-Nov-21	STICK BUILT HOME	S-16-002 13225 ONYX DRIVE, LOT 164	PAUL CRAMPTON CONTRACTORS INC	EMERALD POINTE INC C/O PAUL N CRAMPTON JR
2021-05138	Grading Permit	Pending	12-Nov-21	STICK BUILT HOME	LOR 13323 LITTLE ANTIETAM ROAD, LOT 2	MIKE BALDWIN	LAGUE STEVE LAGUE DENISE
2021-05179	Grading Permit	Pending	16-Nov-21		S-03-210 4621 PENNYHILL LANE, LOT 2	GROSSNICKLE CONSTRUCTION LLC	Anthony & Marica Welch 1801 Greenspring Place Unit 402
2021-05255	Grading Permit	Pending	19-Nov-21	STICK BUILT HOME	S-18-033 18242 PETWORTH COURT, LOT 712	DAN RYAN BUILDERS INC	WESTFIELDS INVESTMENT LLC
2021-05287	Grading Permit	Applied	22-Nov-21	STICK BUILT HOME	38 HERMAN GAVER PLACE, LOT 107	NVR, INC. T/A NV HOMES AND RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
2021-05292	Grading Permit	Applied	22-Nov-21	STICK BUILT HOME	53 HERMAN GAVER PLACE, LOT 13	NVR, INC. T/A NV HOMES AND RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
2021-05295	Grading Permit	Applied	22-Nov-21	STICK BUILT HOME	65 HERMAN GAVER PLACE, LOT 16	NVR, INC. T/A NV HOMES AND RYAN HOMES	DAVID C LYLES DEVELOPERS LLC

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Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
2021-05305	Grading Permit	Pending	22-Nov-21	APARTMENT	PSP-17-002 20123 PROFESSIONAL BLVD, LOT 17B, BUILDING #4	STUDIO K ARCHITECTURE	ROSEWOOD VILLAGE PHASE II B LLC
2021-05306	Grading Permit	Pending	22-Nov-21	APARTMENT	PSP-17-002 20110 PROFESSIONAL BLVD, LOT 18, BUILDING #6	NEW TOWN CONTRACTORS	ROSEWOOD VILLAGE PHASE II B LLC
2021-05317	Grading Permit	Pending	23-Nov-21	APARTMENT	PSP-17-002 11272 JOHN F. KENNEDY BLVD., LOT 20		ROSEWOOD VILLAGE PHASE II C LLC
2021-05344	Grading Permit	Pending	24-Nov-21	STICK BUILT HOME	S-04-190 5632 AMOS REEDER ROAD, LOT 2	OLIVER HOMES INC	PROCHASKA GARY F PROCHASKA JEANIE M
2021-05371	Grading Permit	Pending	29-Nov-21	STICK BUILT HOME	S-18-049 23325 WHITETAIL ROAD, LOT 7	SOUTH MOUNTAIN BUILDERS LLC	DURNING JARED S
SIM21-074	IMA	Active	01-Nov-21	WALGREENS	13415 PENNSYLVANIA AVENUE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	13415 PENNSYLVANIA LLC
SIM21-075	IMA	Requested	01-Nov-21	23939 FOXVILLE ROAD SM	23939 FOXVILLE ROAD SMITHSBURG, MD 21783	FREDERICK SEIBERT & ASSOCIATES	KIRK CAREN S
SIM21-076	IMA	Active	09-Nov-21	VINNY'S TOWING	19530 BEAVER CREEK ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	BEAVER CREEK INVESTMENTS LLC
SIM21-077	IMA	Requested	18-Nov-21	7312 SHARPSBURG PIKE BO	7312 SHARPSBURG PIKE BOONSBORO, MD 21713	TRIAD ENGINEERING	WEBER ELVIN LEE WEBER ESTHER LOUISE
SIM21-078	IMA	Active	22-Nov-21	HARVEST MFN MARYLAND		PENNONI ASSOCIATES INC	HANCOCK TOWN OF
2021-05289	Non-Residential New Construction Permit	Review	22-Nov-21	COMMERCIAL	PSP-17-002 20131 PROFESSIONAL BLVD, LOT 17B, BUILDING #7	NEW TOWN CONTRACTORS	ROSEWOOD VILLAGE PHASE II B LLC
2021-05185	Non-Residential New Construction Permit	Review	16-Nov-21	COMMERCIAL	SP-13-026 11715 GREENCASTLE PIKE		GREENCASTLE PIKE PROPERTY LLC 610 NURSERY RD
S-21-051	Preliminary-Final Plat	In Review	10-Nov-21	DORIS L RANKIN - LOT 1	14535 MARSH PIKE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	RANKIN DORIS L
S-21-053	Preliminary-Final Plat	In Review	23-Nov-21	REID RENTALS LLC - LOT 1	17723 BROADFORDING RD HAGERSTOWN MD 21740	FREDERICK SEIBERT & ASSOCIATES	MCDOWELL JAMES D JR
PWA2021-009	PWA	Requested	18-Nov-21	QUIET MEADOWS			PAYNE H F CONSTRUCTION CO INC
SP-03-049.R01	Redline Revision	Approved	18-Nov-21	DUAL HIGHWAY LLC 2003 CAR LOT	WEST SIDE OF DUAL HGW SOUTH OF EMMERT RD	FREDERICK SEIBERT & ASSOCIATES	2003 DUAL HIGHWAY LLC ATTN: BRAD FULTON
SI-21-025	Simplified Plat	Received	19-Nov-21	CHRISTINA & CRAIG WILLIAMS - PARCEL B	23357 WHITETAIL RD SMITHSBURG MD	FREDERICK SEIBERT & ASSOCIATES	WILLIAMS CRAIG D WILLIAMS CHRISTINA L
SP-21-032	Site Plan	In Review	03-Nov-21	CLAGGETTS MILL - SECT. 2 - TOT LOT - OPEN SPACE NO 4	SOUTH OF POFFENBERGER ROAD	FOX & ASSOCIATES INC	LGI HOMES MARYLAND LLC
SP-21-033	Site Plan	In Review	04-Nov-21	PROJECT CYPRESS	11901 & 11903 GREENCASTLE PIKE HAGERSTOWN MD 21740	FREDERICK SEIBERT & ASSOCIATES	BOWMAN 2000 LLC
SP-21-034	Site Plan	In Review	10-Nov-21	ST. JAMES SCHOOL - TURNER ATHLETIC CENTER	17641 COLLEGE RD HAGERSTOWN MD 21742	TRIAD ENGINEERING	ST JAMES SCHOOL TRUSTEES OF
SP-21-035	Site Plan	In Review	10-Nov-21	PROPOSED WAREHOUSE WESTERN MARYLAND PARKWAY	SOUTH OF WESTERN MARYLAND PARKWAY HAGERSTOWN MD 21740	FOX & ASSOCIATES INC	ACH LLC C/O J CARUSO 17 WESTERN MARYLAND PARKWAY STE 100
SP-21-036	Site Plan	In Review	19-Nov-21	ROWLAND ON HOLDINGS LLC	SOUTH END OF FRENCH LANE	FREDERICK SEIBERT & ASSOCIATES	ROWLAND ON HOLDINGS LLC



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Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
TWN-21-005	Smithsburg Improvement Plan	In Review	03-Nov-21	WASHINGTON COUNTY PUBLIC SCHOOLS ATHLETIC FIELD & TRACK IMPROVEMENTS	66 & 68 N MAIN STREET SMITHSBURG MD		BOARD OF EDUCATION
SWCP21-028	Smithsburg Stormwater Concept Plan	In Review	03-Nov-21	WASHINGTON COUNTY PUBLIC SCHOOLS ATHLETIC FIELD & TRACK IMPROVEMENTS	66 & 68 N MAIN STREET SMITHSBURG MD		BOARD OF EDUCATION
SGP-21-082	Standard Grading Plan	In Review	04-Nov-21	CODY MOORE	RED HILL RD KEEDYSVILLE MD 21756	FREDERICK SEIBERT & ASSOCIATES	MOORE CODY W MOORE SUMMER L
SGP-21-083	Standard Grading Plan	In Review	04-Nov-21	CORY SHIVES	9816 NATIONAL PIKE BIG POOL MD 21711	FREDERICK SEIBERT & ASSOCIATES	SHIVES CORY SHIVES MEGAN
SGP-21-084	Standard Grading Plan	Approved	04-Nov-21	CADE MCCARTY	21223 BOONSBORO MOUNTAIN RD BOONSBORO MD 21713	FREDERICK SEIBERT & ASSOCIATES	MCCARTY CADE
SGP-21-085	Standard Grading Plan	Revisions Required	08-Nov-21	TYLER MILES	23438 FOXVILLE RD SMITHSBURG MD 21783	FOX & ASSOCIATES INC	MILES ASHLEY L MILES TYLER E
SGP-21-086	Standard Grading Plan	Approved	08-Nov-21	GARY BEACHLEY	10853 SHANKTOWN RD BIG POOL MD 21711	FREDERICK SEIBERT & ASSOCIATES	BEACHLEY GARY L & BEACHLEY BRENDA K
SGP-21-087	Standard Grading Plan	Approved	10-Nov-21	STEVEN LAGUE	13323 LITTLE ANTIETAM RD HAGERSTOWN MD 21742	FREDERICK SEIBERT & ASSOCIATES	LAGUE STEVE LAGUE DENISE
SGP-21-088	Standard Grading Plan	Approved	10-Nov-21	MARCIA & ANTHONY WELCH	4621 PENNYHILL LANE KEEDYSVILLE MD 21704	GROSSNICKLE CONSTRUCTION LLC	KING GEORGE BERNARD ET AL
SGP-21-089	Standard Grading Plan	Approved	22-Nov-21	GARY & JEANIE PROCHASKA	5632 AMOS REEDER RD BOONSBORO MD 21713	FREDERICK SEIBERT & ASSOCIATES	PROCHASKA GARY F PROCHASKA JEANIE M
SGP-21-090	Standard Grading Plan	Approved	23-Nov-21	ANNI RHULE	12424 PLEASANT VALLEY RD SMITHSBURG MD 21783	RMD CONSULTING	RHULE MICHAEL & RHULE ANNI
SGP-21-091	Standard Grading Plan	In Review	23-Nov-21	JARED DURNING	23325 WHITETAIL RD SMITHSBURG MD 21783	FREDERICK SEIBERT & ASSOCIATES	DURNING JARED S
SGP-21-092	Standard Grading Plan	In Review	30-Nov-21	DAVID SOARES	3007 CHESTNUT GROVE RD KEEDYSVILLE MD 21756	FREDERICK SEIBERT & ASSOCIATES	SOARES DAVID P CARR BARBARA A
SSWP21-064	Stormwater Standard Plan	Approved	04-Nov-21	CODY MOORE	RED HILL RD KEEDYSVILLE MD 21756	FREDERICK SEIBERT & ASSOCIATES	MOORE CODY W MOORE SUMMER L
SSWP21-065	Stormwater Standard Plan	Approved	04-Nov-21	CORY SHIVES	9816 NATIONAL PIKE BIG POOL MD 21711	FREDERICK SEIBERT & ASSOCIATES	SHIVES CORY SHIVES MEGAN
SSWP21-066	Stormwater Standard Plan	Approved	04-Nov-21	CADE MCCARTY	21223 BOONSBORO MOUNTAIN RD BOONSBORO MD 21713	FREDERICK SEIBERT & ASSOCIATES	MCCARTY CADE
SSWP21-067	Stormwater Standard Plan	Received	08-Nov-21	TYLER MILES	23438 FOXVILLE RD SMITHSBURG MD 21783	FOX & ASSOCIATES INC	MILES ASHLEY L MILES TYLER E
SSWP21-068	Stormwater Standard Plan	Approved	08-Nov-21	GARY BEACHLEY	10853 SHANKTOWN RD BIG POOL MD 21711	FREDERICK SEIBERT & ASSOCIATES	BEACHLEY GARY L & BEACHLEY BRENDA K
SSWP21-069	Stormwater Standard Plan	Approved	10-Nov-21	STEVEN LAGUE	13323 LITTLE ANTIETAM RD HAGERSTOWN MD 21742	FREDERICK SEIBERT & ASSOCIATES	LAGUE STEVE LAGUE DENISE
SSWP21-070	Stormwater Standard Plan	Approved	10-Nov-21	MARCIA & ANTHONY WELCH	4621 PENNYHILL LANE KEEDYSVILLE MD 21704	GROSSNICKLE CONSTRUCTION LLC	KING GEORGE BERNARD ET AL
SSWP21-071	Stormwater Standard Plan	Approved	22-Nov-21	GARY & JEANIE PROCHASKA	5632 AMOS REEDER RD BOONSBORO MD 21713	FREDERICK SEIBERT & ASSOCIATES	PROCHASKA GARY F PROCHASKA JEANIE M

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Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
SSWP21-072	Stormwater Standard Plan	Approved	23-Nov-21	ANNI RHULE	12424 PLEASANT VALLEY RD SMITHSBURG MD 21783	RMD CONSULTING	RHULE MICHAEL & RHULE ANNI
SSWP21-073	Stormwater Standard Plan	Received	23-Nov-21	JARED DURNING	23357 WHITETAIL RD SMITHSBURG MD	FREDERICK SEIBERT & ASSOCIATES	DURNING JARED S
SSWP21-074	Stormwater Standard Plan	Approved	30-Nov-21	DAVID SOARES	3007 CHESTNUT GROVE RD KEEDYSVILLE MD 21756	FREDERICK SEIBERT & ASSOCIATES	SOARES DAVID P CARR BARBARA A
S-21-050	Subdivision Replat	In Review	03-Nov-21	CLAGGETTS MILL - SECT. 2 - LOT 162	SOUTHSIDE OF POFFENBERGER ROAD	FOX & ASSOCIATES INC	LGI HOMES MARYLAND LLC
S-21-052	Subdivision Replat	In Review	22-Nov-21	SOUTH HAGERSTOWN LLC	1449 SOUTH POTOMAC ST HAGERSTOWN MD 21740	TRIAD ENGINEERING	SOUTH HAGERSTOWN LLC
TIS-21-014	Traffic Impact Study	Pending	23-Nov-21	JT REPAIRS TRUCK TERMINAL		STREET TRAFFIC STUDIES, LTD	OAK RIDGE INVESTMENTS LLC
GPT-21-020	Type 2 Grading Plan	Closed	02-Nov-21	DAVID C LYLES DEVELOPERS LLC - LOT 109	30 HERMAN GAVAR PLACE FUNKSTOWN MD 21734	RYAN HOMES	NVR INC
GPT-21-021	Type 2 Grading Plan	Closed	08-Nov-21	GAVAR MEADOWS - LOT 12	49 HERMAN GAVAR PLACE FUNKSTOWN MD 21734	RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
GPT-21-022	Type 2 Grading Plan	Closed	08-Nov-21	GAVAR MEADOWS - LOT 111	22 HERNAN GAVAR PLACE FUNKSTOWN MD 21734	RYAN HOMES	NVR INC
GPT-21-023	Type 2 Grading Plan	Closed	09-Nov-21	GAVAR MEADOWS - LOT 11	45 HERMAN GAVAR PLACE FUNKSTOWN MD 21734	RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
GPT-21-024	Type 2 Grading Plan	Closed	09-Nov-21	GAVAR MEADOWS - LOT 108	34 HERMAN GAVAR PLACE FUNKSTOWN MD 21734	NVR, INC. T/A NV HOMES AND RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
GPT-21-025	Type 2 Grading Plan	Closed	18-Nov-21	GAVAR MEADOWS - LOT 19	2 CHARLOTTE STREET FUNKSTOWN MD 21734	NVR, INC. T/A NV HOMES AND RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
GPT-21-026	Type 2 Grading Plan	Closed	19-Nov-21	GAVAR MEADOWS - LOT 15	61 HERMAN GAVAR PLACE FUNKSTOWN MD 21734	NVR, INC. T/A NV HOMES AND RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
GPT-21-027	Type 2 Grading Plan	Closed	19-Nov-21	GAVAR MEADOWS - LOT 107	38 HERMAN GAVAR PLACE FUNKSTOWN MD 21734	NVR, INC. T/A NV HOMES AND RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
GPT-21-028	Type 2 Grading Plan	Closed	19-Nov-21	GAVAR MEADOWS - LOT 13	53 HERMAN GAVAR PLACE FUNKSTOWN MD 21734	NVR, INC. T/A NV HOMES AND RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
GPT-21-029	Type 2 Grading Plan	Closed	22-Nov-21	GAVAR MEADOWS - LOT 16	65 HERMAN GAVAR PLACE FUNKSTOWN MD 21734	NVR, INC. T/A NV HOMES AND RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
2021-04970	Utility Permit	Approved	01-Nov-21		9921 GOVERNOR LANE BOULEVARD	S&L WILLIAMS SERVICES, LLC	PJ PROPERTIES
2021-05135	Utility Permit	Review	12-Nov-21		13846 EMERSON DRIVE	C. WILLIAM HETZER	TAI CHUN & LIU HUI
2021-05167	Utility Permit	Approved	15-Nov-21		17822 WOODCREST ROAD	COLUMBIA GAS OF MARYLAND INC	STERLING DANIEL
2021-05333	Utility Permit	Approved	24-Nov-21		16301 WOBURN ROAD	POTOMAC EDISON	SCHLOTTERBECK KAREN B & JEFFREY L
2021-05341	Utility Permit	Approved	24-Nov-21		18411 ROXYBURY ROAD		MD STATE OF C/O CORRECTIONAL INSTITUTION
2021-04977	Utility Permit	Approved	02-Nov-21		11003 EASTWOOD DRIVE	CITY OF HAGERSTOWN (WATER DEPT)	RYAN FRANCIS GIBSON JODI L
2021-05099	Utility Permit	Approved	10-Nov-21		2589 NATIONAL PIKE	PENN LINE SERVICES	KEEFER MARGARET G H ET AL
2021-05342	Utility Permit	Approved	24-Nov-21		11038 LINCOLN AVENUE		TRD HOLDINGS LLC

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	Type	Total
LandDev	APFO Road Adequacy	3
	Clear Spring Forest Stand Delineation	1
	Clear Spring Stormwater Concept Plan	1
	County Stormwater Concept Plan	1
	Final Plat	1
	Forest Stand Delineation	2
	IMA	5
	Preliminary-Final Plat	2
	PWA	1
	Redline Revision	1
	Simplified Plat	1
	Site Plan	5
	Smithsburg Improvement Plan	1
	Smithsburg Stormwater Concept Plan	1
	Standard Grading Plan	11
	Stormwater Standard Plan	11
	Subdivision Replat	2
	Traffic Impact Study	1
	Type 2 Grading Plan	10
Permits	Entrance Permit	14
	Grading Permit	27
	Non-Residential New Construction Permit	2
	Utility Permit	8
<b>Total</b>		<b>112</b>