

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

AGENDA

WASHINGTON COUNTY PLANNING COMMISSION April 4, 2022, 7:00 PM 100 W Washington Street, Room 2000

CALL TO ORDER AND ROLL CALL

MINUTES

- 1. February 28, 2022 Planning Commission workshop meeting minutes * **Discussion/Action**
- 2. March 7, 2022 Planning Commission regular meeting minutes * Discussion/Action

OLD BUSINESS

 <u>Stoney Creek Farm Recommendation</u> [RZ-21-008] – Proposed map amendment to apply a Rural Business floating zone district on 65.37 acres of land; Location: 19223 Manor Church Road; Current Zoning: Environmental Conservation; Planner: Jill Baker * *Discussion/Action*

NEW BUSINESS

SITE PLANS

- <u>Project Cypress</u> [SP-21-033] –Site Plan for a proposed 300,000 square foot manufacturing facility on 45.1 acres; Location: 11901 and 11903 Greencastle Pike; Current Zoning: HI Highway Interchange; Planner: Lisa Kelly * *Discussion/Action*
- <u>2021 Downsville Pike LLC</u> [SP-21-026] Site plan to add a gravel parking area for trailers to an existing Contractor's office and storage yard business; Location: South side of Downsville Pike; Current Zoning: HI – Highway Interchange; Planner: Lisa Kelly * *Discussion/Action*

OTHER BUSINESS

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

ADJOURNMENT

UPCOMING MEETINGS

1. Monday, May 2, 2022, 7:00 p.m. – Washington County Planning Commission regular meeting

*attachments

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

WWW.WASHCO-MD.NET

Site Plan for Project Cypress

Presented is a site plan for Project Cypress.

The subject site is located along a proposed section of Halfway Blvd Extended and Newgate Blvd. Zoning is Highway Interchange.

The developer is proposing to construct a 300,000 square foot manufacturing plant on a 41.5 acre parcel. Height of the building will be 50 feet.

There will be two access points off Halfway Blvd Extended.

Hours of operation will be 7 days a week 24 hours per day.

The site will be served by public water & sewer.

Number of employees will be 69 in the office and 400 for the plant.

Freight and delivery will be by tractor trailer daily.

Site lighting will be building and pole mounted.

Signage will be building mounted.

Landscaping will be installed throughout the parking lot and in front of the building.

There will be several screened dumpsters for refuse.

A total of 486 parking spaces will be provided – 482 are required.

Forestation requirements are being met by onsite and offsite retention of forest.



SITE PLAN STAFF REPORT

	BASE INFORMATION
SITE NAME:	Project Cypress
NUMBER:	SP-21-033
OWNER	BOWMAN 2000 LLC
LOCATION:	11901 & 11903 Greencastle Pike Hagerstown MD 21740
DESCRIPTION	Site plan for a proposed manufacturing plant.
ZONING	Highway Interchange
COMP PLAN LU	Industrial/Flex
PARCEL	24000265
PLANNING SECTOR	1
ELECTION DISTRICT	24
ТҮРЕ	Industrial
GROSS ACRES:	41.50
DWELLING UNITS	
TOTAL LOTS:	1
DENSITY	0 Units Per Acre
PLANNER	Lisa A Kelly
ENGINEER	FREDERICK SEIBERT & ASSOCIATES
RECEIVED:	November 5, 2021

SITE ENGINEERING

HYDRO	GRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION
FLOOD ZONE:	Yes
WETLANDS:	No
WATERSHED:	Conococheague Creek
ENDANGERED SPECIES:	None
STEEP SLOPES:	No
STREAM BUFFER	Yes
HISTORIC INVENTORY:	1461
EASEMENTS PRESENT: Staff Comments:	None

Not Applicable



	SITE DESIGN	
Impervious Area Plan	Impervious Maximum Allowed	Open Space Area Planned
46		
Open Space Minimum Required	Residential Amenity Plans	Solid Waste Disposal Plans
	N/A	Roll off in bay
Materials Stored on Site	Buffer Design Meets Requirements	Landscaping Meets Requirements
N/A	Yes	Yes
Lighting Plan Meets Requirements	Pedestrian Access is Adequate	Bus Stop is Within Walking Distance
Yes		
Loading Area Meets Requirements		
		Not Fast Track
Parking Spaces - Total Planned	Parking Spaces - Per Dwelling Unit	_
486		
Parking Spaces - Minimum Required	Recreational Parking Provided	_
482	No	
ACCESS SPACING VARIANCE NEEDED:	No	
	SCHOOL INFORMATION	
	ELEMENTARY MID	DLE HIGH
CHOOL DISTRICT	Williamsport Spring	
		sield windhispore
PUPIL YIELD		sield windhapore
UPIL YIELD CURRENT ENROLLMENT		
PUPIL YIELD CURRENT ENROLLMENT		
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PUPIL YIELD CURRENT ENROLLMENT MAXIMUM CAPACITY IRE DISTRICT: MBULANCE DISTRICT METHOD ERVICE AREA PRIORITY	PUBLIC FACILITIES INFORMATION WILLIAMSPORT WILLIAMSPORT WATER & SEWER INFORMATION WATER City	<u>SEWER</u> County
PUPIL YIELD CURRENT ENROLLMENT MAXIMUM CAPACITY TRE DISTRICT	PUBLIC FACILITIES INFORMATION WILLIAMSPORT WILLIAMSPORT WATER & SEWER INFORMATION WATER City City	<u>SEWER</u> County County
PUPIL YIELD CURRENT ENROLLMENT MAXIMUM CAPACITY FIRE DISTRICT	PUBLIC FACILITIES INFORMATION WILLIAMSPORT WILLIAMSPORT WATER & SEWER INFORMATION WATER City City	<u>SEWER</u> County County

accordance with the capacity management plan developed for this system based on availability of allocation remaining in the facility.			J	I
WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY This plan/plat has been reviewed by the Washington County Department of Water Quality for inclusion into the county capacity management plan for the system that serves this project. Allocation granted for construction shown on this plan/plat shall be in	SIGNATURE	DATE	SEAL	
SIGNATURE DATE DATE	assure the Verification made here as-built information and approved considered acceptable to the Cor	plans have been no		
time application for service is made, and/or the availability of allocation remaining in other jurisdictions' facilities that may be granted to the County. This approval shall be valid for a period of TWO years.	Management Facilities as perform requirements and design intent of specifications and referenced sta accordance with good construct that I have reviewed the construct the as-built information; that it ha Washington County requirements	this plan, including ndards, and has bee on practices. I also tion inspection docu s been done in acco and at a level deem	all en completed in verify and affirm umentation and ordance with ed necessary to	PHONE:
Construction of Sanitary Sewers and/or Water Lines. This approval does not guarantee availability of sewer and/or water service. Sewer and/or water service availability is subject to conformance with all rules, policies and regulations established by the County and in effect at the	ENGINEER'S STORMWATER M "I verify and affirm that the Constr	uction for the Storm	nwater	ATTN: J EMAIL: jtedric
This approval is for general conformance with the County's requirements for design and layout of proposed sewer and/or water system improvements or extensions. All sewer and/or water system improvements or extensions shall be constructed in strict accordance with the County's latest addition of the Standard Specifications for	DATE REG. NO.		SIGNATURE	WILLIAMS
SIGNATURE DATE WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY	been designed in accordance with 26.17.01.07, and Maryland Standa Erosion and Sediment Control.			10228 GOVERNOR
	ENGINEER / ARCHITEC	rosion and sediment	t control has	BOWM
(PLAN IS VALID FOR TWO YEARS FROM DATE OF APPROVAL) APPROVAL: WASHINGTON COUNTY DIVISION OF ENGINEERING	SIG	NATURE		ſ
By: Date:	1/19/2022 DATE	Kyle Schott		
WASHINGTON COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL				
PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY <u>40.2</u> ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY <u>75,231</u> CU. YDS. OF EXCAVATION AND APPROXIMATELY <u>106,575</u> CU. YDS. OF FILL.	"I/we hereby certify that all clearin development will be done pursuan the Stormwater Management Ordi policy on construction of subdivis ownership by Washington County	nt to this plan and in nance of Washingto ion infrastructure fo	ction and/or accordance with n County and the	
DISTURBED AREA QUANTITY THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE				
Phone No. <u>1-800-257-7777</u>		PRINTED NAM	ΛE	
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:	construction and/or development and responsible personnel involve have a Certificate of Training at a approved training program for the sediment."	ed in the constructio Maryland Dept. of th control of soil eros Kyle Schott	on project will ne Environment ion and	
1/89 SCS	"I/We certify all/any parties respo			

		Total DA (Site	;)			41.50
		Construction	Construction Type (circle one) New		edevelopment	Restoration
				·		
		Chapte	er 3 - Structural			
Туре	No.	D.A. (Acres) (To Structure)	Impervious D.A. (Acres) (To Structure)	ESDv (ac-ft)	WQv (ac-ft)	P.E. Addressed
Surface Sand Filter	1	1.64	1.10	0.:	22 0.22	3.25
Surface Sand Filter	2	4.72	4.00	0.8	39 0.89	4.54
Surface Sand Filter	3	5.71	5.11	0.0	67 0.67	2.82

Chapter 5 - Structural						
Туре	No.	D.A. (Acres) (To Structure)	Impervious D.A. (Acres) (To Structure)	ESDv (ac-ft)	WQv (ac-ft)	P.E. Addressed
Micro-Bioretention	1	1.09	0.79	0.15	0.15	3.18
Micro-Bioretention	2	1.60	1.19	0.26	0.26	3.86
Micro-Bioretention	3	1.16	0.85	0.15	0.15	2.62
Micro-Bioretention	4	2.09	1.41	0.33	0.33	3.14
Micro-Bioretention	5	1.23	0.93	0.20	0.20	3.96
Micro-Bioretention	6	1.14	0.80	0.17	0.17	3.67
Submerged Gravel Wetland	1	0.96	0.76	0.11	0.11	2.30
SubmergedGravel Wetland	2	0.74	0.50	0.11	0.11	3.09
Grass Swales	1	1.68	0.00	0.02	0.02	0.24

LDERSIPROJECTS|4630|4630.1 LOT 1|DWG|SITE PLAN|01 - COVER SHEET.DWG 10/21/2021

SITE PLAN FOR PROJECT CYPRESS

SITUATED EAST OF GREENCASTLE PIKE & NORTHWEST OF HALFWAY BOULEVARD

WASHINGTON COUNTY, MARYLAND

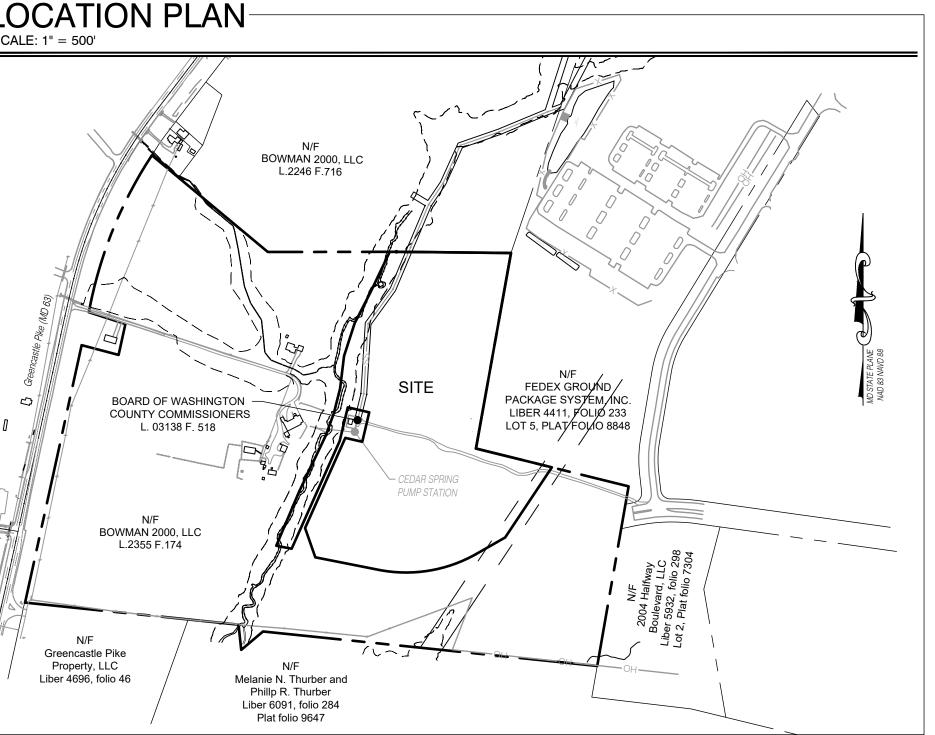
<u>OWNER:</u> AN 2000 LLC LANE BLVD, SUITE 3002 PORT, MD 21795 <u>DEVELOPER:</u> RYAN COMPANIES US, INC 700 OAKMONT LANE, SUITE 100, WESTMONT, IL 60559

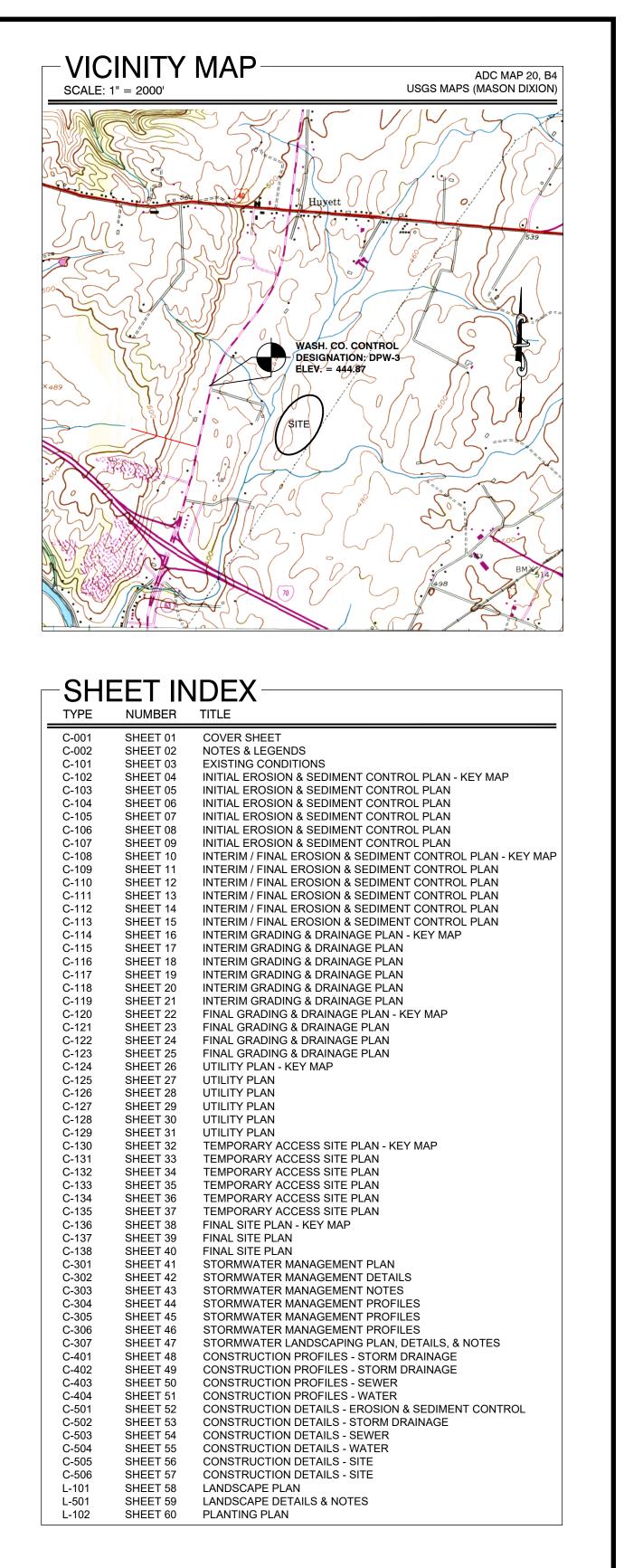
<u>CIVIL ENGINEER / SURVEYOR:</u> FREDERICK SEIBERT & ASSOCIATES, INC. 128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740

EFF TEDRICK k@dmbowman.com 301-502-1555 ATTN: KYLE SCHOTT EMAIL:kyle.schott@ryancompanies.com PHONE:630-536-6265

PROJECT MANAGER: DAVID TROSTLE EMAIL: dtrostle@fsa-inc.com PHONE: (301)-791-3650

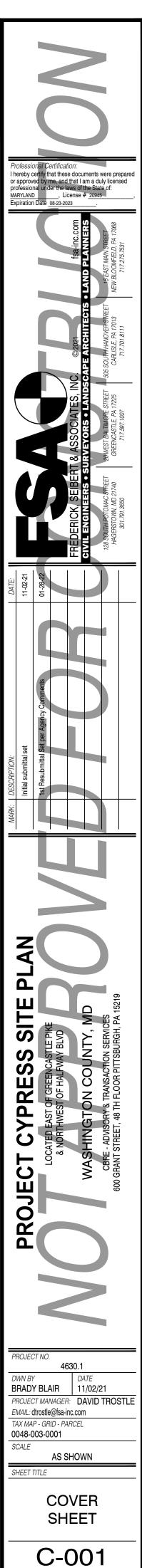
INITIAL SUBMITTAL SET: 11/02/21 1ST RESUBMITTAL SET: 01/28/22 2ND RESUBMITTAL SET: 02/28/22 CONSTRUCTION SET: xx/xx/xx





-SENSITIVE AREA NOTICE-

The stream buffers shown hereon are established pursuant to the requirements of the Washington County Subdivision Ordinance Article IV, Section 409. In an effort to preserve or improve water quality, the property owner is required to establish and thereafter maintain in perpetuity 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.



SP-21-033

SHEET 01 OF 60

-GENERAL NOTES Any damage to adjoining public roads, utilities, etc. during construction will be repaired in kind by the contractor. No subsurface investigation has been performed by Frederick, Seibert and Associates, Inc. to determine ground water, rock, sinkholes or any other natural or man-made existing features. See geotech report by Triad Engineering for sub-surface findings. FSA, Inc. assumes no liability for the location of any above ground and below ground utilities. Existing utilities are shown from the best available information. Contractor to field verify location and depth of all above and below ground utilities prior to construction. 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. All utilities shall be cleared by a minimum of 1'-0". All utility poles shall be cleared by a minimum of 2'-0" or tunneled if required. The Contractor shall notify the following utilities or agencies at least five (5) days before starting work shown on these drawings: 1-800-257-7777 Miss Utility 1-800-255-3443 Potomac Edison Columbia Gas (Hagerstown) (301) 733-1010 (301) 790-7124 Verizon (240) 420-2082 Antietam Cable Washington County Construction Division (240) 313-2600 Washington County Department of Water Quality (240) 313-2600 City of Hagerstown Utilities Department (301) 739-8577 Ext. 650 Washington County Soil Conservation District (301) 797-6821 Ext. 3 8. The contractor shall be responsible for coordination of his construction with the construction of other contractors. 9. The contractor shall contact Frederick Seibert & Associates before the start of construction activities to have site benchmarks established. 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 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 code for the handicapped. 20. The existing site contours shown hereon are LIDAR 1' contours and field checked by FSA in April 2020. (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. Exterior lighting will consist of building mounted lights and pole mounted lights as shown on the photometrics plans and utility plan. 23. The contractor shall provide MOSH safety assistance for City Utilities Department and Washington County Depart of Water Quality. 24. This project has a projected start date of August 2020 and a completion date of August 2021. 25. A complete set of approved plans and a copy of the grading permit must be on site and available for use by the inspector, or other representative of Washington County or City of Hagerstown. 26. Proposed SWM will consist of on-site bio-retention facilities, submerged gravel wetlands, and surface sand filters. 27. This project will require a third party qualified professional to be present at the preconstruction meeting scheduled with Washington County Division of Construction and the Washington County Soil Conservation District. Construction inspection will be required for this project per the "Roadway and Stormwater Management Construction Verification Procedures" dated October 17, 2008. 28. In fill areas, storm drain pipe shall be placed on 95% compacted fill according to AASHTO T-180A standard. 29. HDPE Pipe shall be Dual Wall N-12 or equivalent. Installation shall be in accordance with ASTM D2321 & D3212 standards and ADS's published installation guidelines. 30. 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. 31. No permanent structures (e.g. fences, sheds, play equipment, retaining wall, etc) shall be permitted within any stormwater or storm drainage easement on the property. 32. A building permit is required for any retaining wall if it is greater than three (3) feet in height and a global stability analysis if it is greater than ten (10) feet in height. 33. All pipe joints shall be watertight. 34. If rock is encountered, undercut pond 18" and backfill with CL type soil or equivalent based on the geotechnical report. 35. Core trench and earth dam shall be compacted to a minimum 95% max dry density. 36. All grading on lot/parcel, either before or after the construction of improvements, shall be the full responsibility of the lot/parcel owner. 37. Any modifications of the approved grading plan shall be reviewed and approved by Washington County prior to construction. 38. A Utility Permit will be required for any proposed utility work located within the Washington County right-of-way. 39. The stormwater management access and maintenance easement for this project covers the entire property owned by Bowman 2000 LLC and described in the Washington County Land Records under Liber 2355 and Folio 174. This stormwater management access and maintenance easement shall be conveyed to any and all future owners of the property until superceded by a future site plan and a new easement is established. 40. Prior to construction, a construction permit shall be obtained from the City of Hagerstown Utilities Department for construction of the waterline to be owned by the City. Please Contact the City of Hagerstown Utilities Engineering department at 301-739-8577 ext 653 for the application and applicable fees. -SEQUENCE OF CONSTRUCTION-Pre-Construction Notification - Contractor shall notify the Washington Co. Soil Conservation District (301-797-6821, ext. 3), Washington County Division of Construction (240-313-2600), Washington County Planning and Zoning (Travis Allen) (240-313-2430), and the Design Engineer (301-791-3650) at least five (5) days prior to start of any work shown on these plans to schedule a pre-construction meeting. Pump Station Notification - The contractor shall maintain access and electrical power to the Washington County Pump Station at all times. The contractor shall coordinate with the Washington County Department of Water Quality. Site Benchmark Notification - The contractor shall contact Frederick Seibert & Associates at (301) 791-3650 to have site benchmarks established before the start of any construction activities at the site. Groundwater Notification - Per the Geo-technical Report prepared by Hillis Carnes Engineering Associates groundwater was observed in one test boring. Major groundwater related problems are not anticipated during construction, however, it is possible for groundwater to be encountered during excavation. If groundwater is encountered the contractor shall install a filter bag and dewater the area using the filterbag. Karst Topography/Sinkhole Notification - The USDA soil survey of Washington County shows the soils on this site as being karst landscape soils. Please be alert to the possibility of sinkhole formation. All sinkholes that are present or develop during construction must be remediated and certified by the site Geotechnical Engineer. Contractor to investigate the site prior to the start of construction for any sinkholes. The contractor shall contact the site Geotechnical Engineer immediately after the discovery of any sinkhole. Phase #1 (Installation of Initial Sediment Erosion Controls and Striping of Topsoil): (2.2 Acres of Disturbance for Haul Road & Perimeter Control Installation, 29.3 Acres of Disturbance During Striping Topsoil) 1. Contractor to access site off of existing gravel lane and end of Halfway Blvd. Contractor to improve existing gravel lane per the haul road section detail shown on this Contractor to install stabilized construction entrance, staging area, haul roads and all erosion & sediment controls as shown on plans and only clear areas necessary for control installation. Contractor to remediate any sink holes found during clearing before beginning further earth disturbance. Contractor shall begin construction by constructing bypass swales #1 & 2. The contractor shall begin construction at the downstream discharge point and work upstream stabilizing with the specified control matting as construction progresses upstream. The contractor shall make sure any disturbed area is adequately stabilized at the end of the each working day. Contractor to install bypass stormdrain system as shown on sheet C-102. Starting at the downstream point and working upstream. The contractor shall immediately install outfall protection once that outfall has been installed. the contractor shall immediately install inlet protection once the inlets are installed. Inlet protection shall be maintained and repaired as needed during the duration of construction activities. Once all sediment erosion controls and graded is constructed and installed the contractor may begin making preparations to strip topsoil. The contractor may store needed toposil on the site at the location shown on the plans with smart fence 42 installed on the downhill side. The contractor shall haul off unneeded topsoil to a site with an approved and current sediment erosion control plan. Contractor to stabilize all swales, ditches, perimeter slopes and all slopes steeper than 3:1 within 3 calendar days of initial soil disturbance or re-disturbance and all other disturbed or graded areas within 7 calendar days. Phase 2 (Building Pad Construction: (29.3 Acres of Disturbance at Beginning of Phase, 19.0 Acres after Building Pad Stabilization) After topsoil has been stripped the contractor may begin making preparation to grade the site by checking all perimeter controls and inlet protection and repairing as 8. Contractor to begin grading of building pad. Any additional fill that is brought to the site must come from a site that has a approved and current sediment erosion control plan. Also, any material that leaves the site must go to a site that has and approved and current sediment erosion control plan. Contractor to continue with the remainder of the site grading by working from the building pad to the perimeter as shown on the plans. 10. Contractor to grade site and prepare building pad per Geotechnical Engineer's recommendations. Contractor to stabilize all swales, ditches, perimeter slopes and all slopes steeper than 3:1 within 3 calendar days of initial soil disturbance or re-disturbance and all other disturbed or graded areas within 7 calendar days. Phase 3 (Site Grading, Utility Installation, Stormwater Management Pond Construction, and Site Stabilization): (19 Acres at Beginning of Phase, 29.0 Acres Max) 11. After the building pad has been brought to grade, and certified by the appropriate parties, the contractor may begin building construction. 12. As the building is being constructed the contractor shall begin construction of parking lots and access roads. The contractor may take excess material across the clean water bypass swale by either using the temporary bridge crossing shown on these plans or using the permanent swale crossing once it is constructed. The contractor may waste extra material in the designated areas shown on these plans. The contractor shall grade these areas as shown on these plans. 13. Contractor to begin site utilities and remaining stormdrain construction. A filter bag should be used for any trenching dewatering the may need to occur. 14. The contractor shall install stormdrains as shown starting on the downstream end and working upstream. As the inlets are installed the contractor must immediately place inlet protection around the inlets as shown on sheet C-104. The contractor shall maintain and repair the inlet protection for the duration of construction activities until the site has been sufficiently stabilized and approval has been given from Washington County Soil Conservation to remove the inlet protection. Once the each individual end-section has been installed the contractor shall install riprap outlet protection as shown on sheet C-104 before starting construction on the next stormdrain structure. 15. After site utilities have been installed the contractor may begin work on constructing the electric railway system and test track. All work on these areas must be coordinated with the railway designer and railway constructed plans. 16. As the site is brought to grade the contractor shall begin fine grading, and then spread topsoil, place necessary matting and stabilize per the permanent seeding specifications.

17. After site is stabilized, contact the Washington County Soil Conservation District (301-797-6821, ext. 3) to verify site is adequately stabilized before beginning final construction of the SWM BMP's. Contractor to flush all stormdrains, and dispose of sediment at a site with an approved and current sediment and erosion control plan. 18. Contractor to setup inspection schedule required for the installation of the swm bmp's. Contact site engineer at least 2 days prior to needing inspections, and at least 2 days prior to all required interim inspections.

- 19. Contractor to excavate BMP's to proper depth, install underdrains, sand/planting soil, gravel diaphragm, mulch/topsoil and plantings.
- 20. Post-Construction Notification Notify the Washington County Soil Conservation District and Washington County Division of Construction at least five (5) days prior to the removal of any sediment control features to schedule a final site closeout review meeting after the site is 95% stabilized.
- 21. Once the Soil Conservation District approval is granted, perimeter controls can be removed and final stabilization in those areas shall be completed.

-ZONING DATA-

ZONING DISTRICT MINIMUM YARD SETBACK:	HI - HIGHWAY INTERCHANGE (All Principal, Specail Exception and Accessory BL, BG and ORT uses)
FRONT	40 FT.
*SIDE	10 FT.
*REAR	10 FT.
	OT AND PROPOSED USES ABUT AND REQUIRE ACCESS TO A RAILROAD OR RAILROAD SIDING, IR YARD SETBACK ABUTTING THE RAILROAD OR RAILROAD SIDING SHALL NOT BE REQUIRED
	HE PROPOSED USES OR BUILDING ABUT A LOT IN A RR, RT, RS, RU OR RM DISTRICT, OR ANY Y A DWELLING, THE SIDE AND REAR SETBACKS SHALL BE 100'

TAX MAP - GRID - PARCEL	0048-003-001
ELECTION DISTRICT	24
ACCOUNT NUMBER	000265
LIBER / FOLIO	02355 / 00174
AREA SUMMARY:	
PARENT TRACT	119.58 AC
PARCEL (LOT 1)	41.5 AC
DISTURBED AREA	40.2 AC
EXISTING IMPERVIOUS	0 SF / 0.0 AC (0%)
PROPOSED TOTAL IMPERVIOUS	831,996 SF / 19.1 AC (46%)
BUILDING SUMMARY:	
FOOTPRINT	300,000 SF
OFFICE SPACE	14,200 SF
PLANT (PRODUCTION AND WAREHOUSE)	 296,556 SF
HEIGHT	50'-8" FT
PROPOSED USE	MANUFACTURING PLANT
HOURS OF OPERATION	24 HOURS A DAY / 7 DAYS A WEEK
EMPLOYEE SUMMARY:	
OFFICE	69
PLANT	400
WATER & SEWER USAGE:	
WATER PROVIDER	CITY OF HAGERSTOWN WATER DIVISION
SEWER PROVIDER	WASHINGTON COUNTY DEPT. OF WATER QUALITY
EXISTING ALLOCATION	0 GPD
PROPOSED ALLOCATION	1,200 GPD
WASTE & RECYCLABLES:	
SOLID WASTE REMOVAL	PRIVATE HAULER: ROLL OFF TRASH COMPACTOR IN BAY
RECYCLE REMOVAL	PRIVATE HAULER: ROLL OFF TRASH COMPACTOR IN BAY
FREIGHT & DELIVERY	TRACTOR TRAILER & BOX TRUCKS DAILY
SITE LIGHTING	
EXISTING	NONE
PROPOSED	POLE & BUILDING MOUNTED
SITE SIGNAGE	
EXISTING	NONE
PROPOSED	BUILDING MOUNTED
ADDRESS ASSIGNMENT PARENT TRACT	11901 GREENCASTLE PIKE HAGERSTOWN, MD 21740
ADDRESS ASSIGNMENT PARCEL 1	16650 HALFWAY BLVD
WAIVER AND/OR VARIANCE	NONE
FOREST CONSERVATION	
WATERSHED:	
NAME	CONOCOCHEAGUE CREEK
NUMBER	
FEMA PANEL #	24043C0281D

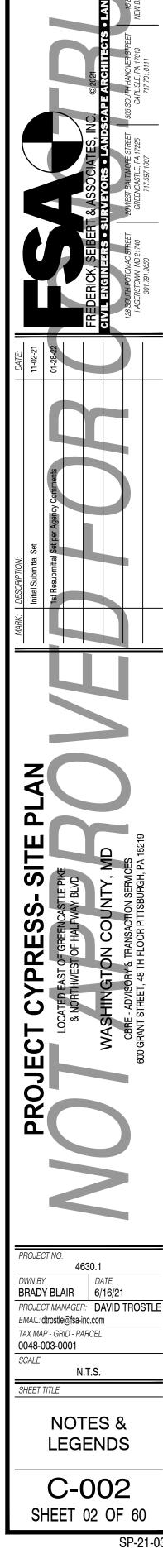
-PARKING, LOADING & BICYCLE DATA-

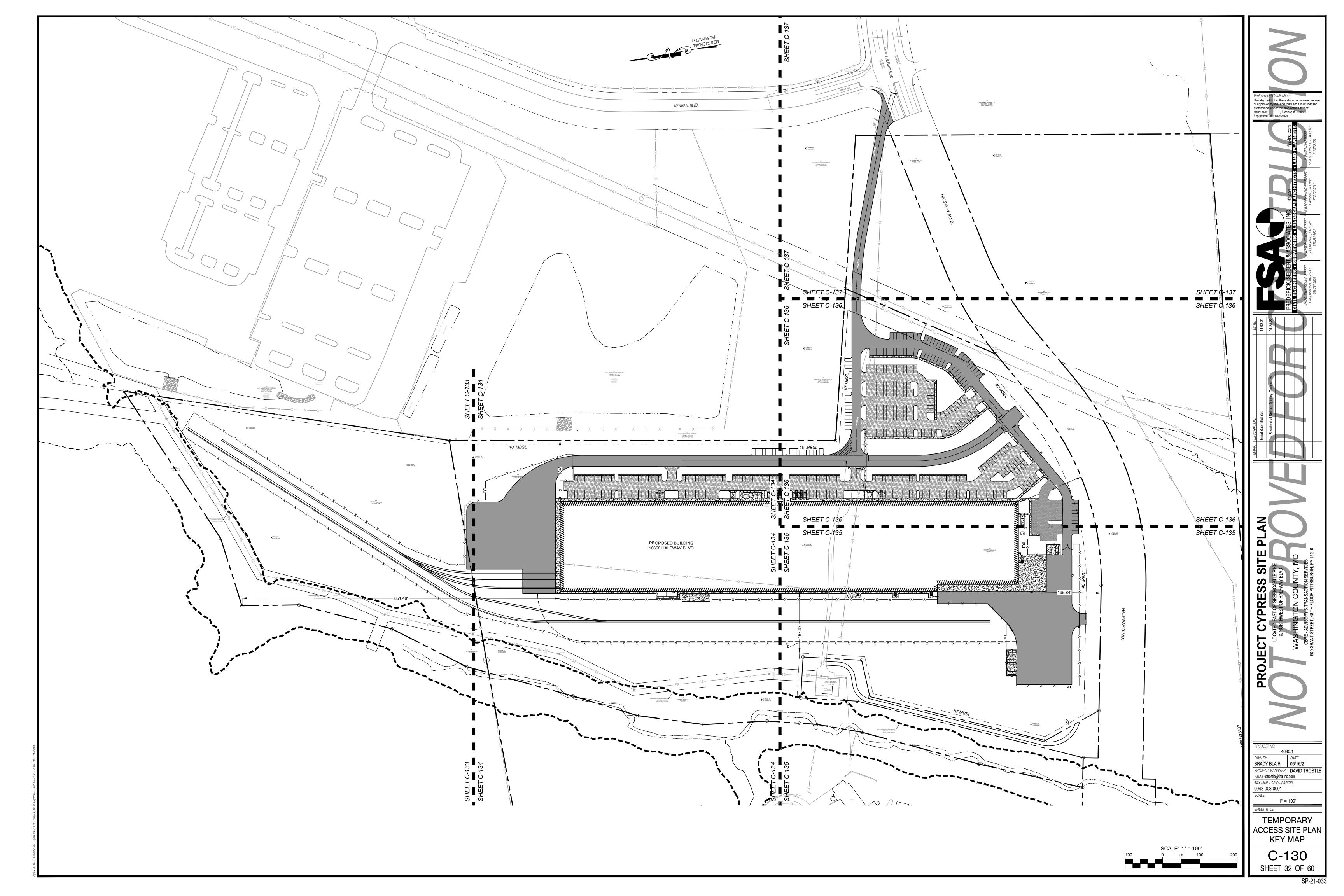
USE	REQUIREMENT	CALCULATION	REQUIRED
MANUFACTURING	1 SPACE EMPLOYEE ON THE MAIN	450 EMPLOYEES	450 SPACES
	SHIFT PLUS 1 SPACE PER 350 SF OF	11,000 SF / 350 SF	32 SPACES
	OFFICE SPACE AND/OR SALES SPACE		
OTAL REQUIRED	SPACES		482 SPACES
TOTAL PROVIDED F	PARKING SPACES		486 SPACES
SI	ANDARD SPACES		476 SPACES
н	ANDICAP SPACES		10 SPACES
TOTAL REQUIRED I	BICYCLE SPACES		25 SPACES
TOTAL PROVIDED	BICYCLE SPACES		25 SPACES

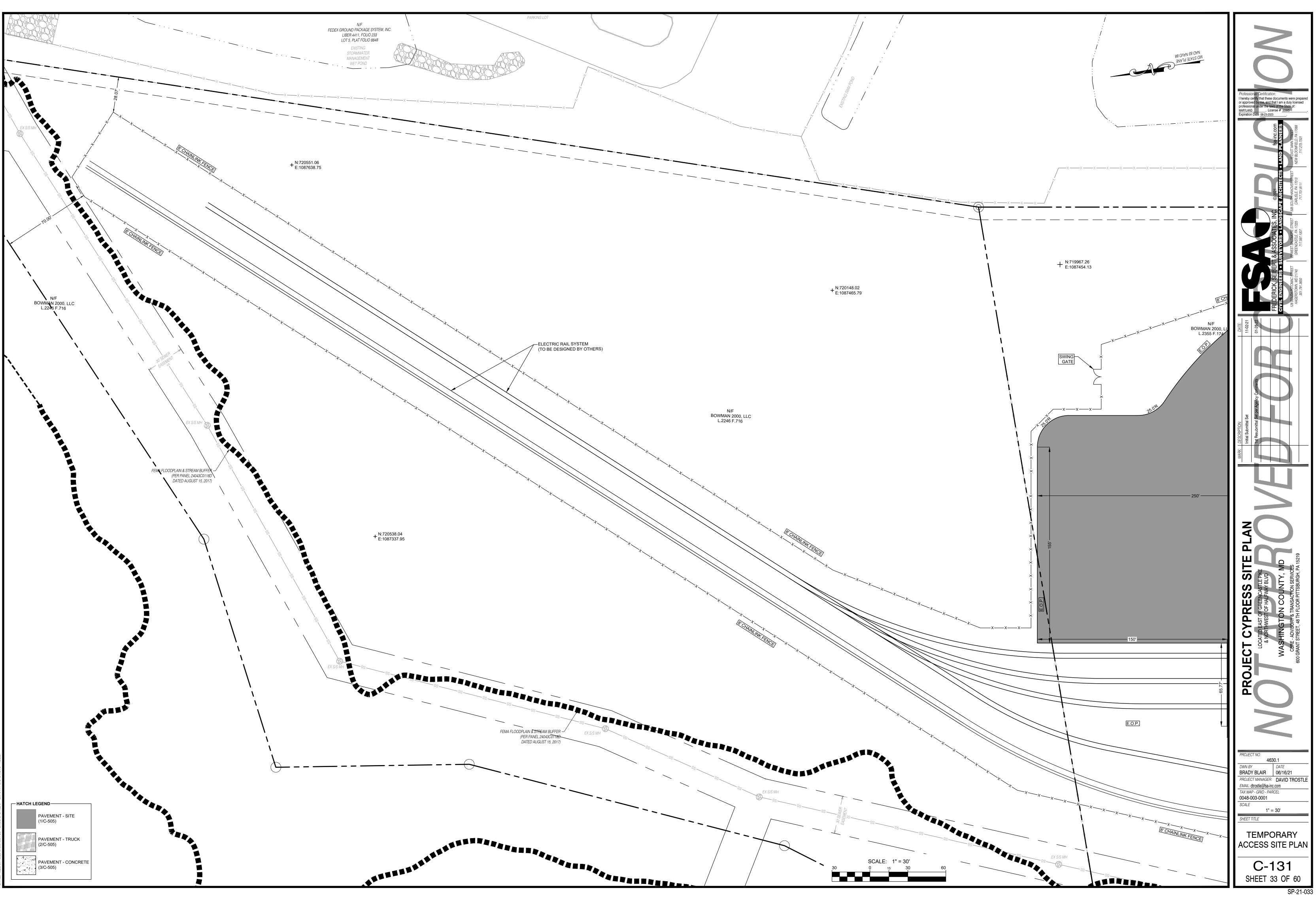
	SOIL EROSION, SEDIMENT CONTROL & SEEDING NOTES
1.	All soil erosion/sediment control measures shall comply with the "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control" and the provisions of the approved plan.
2.	All grading and stabilization shall comply with the "2011 Maryland 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
0.	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 14GP, 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.

-LEGEND			
SUBJECT BOUNDARY	EXISTING	PROPOSED	
BUILDING SETBACK LINE			
RIGHT OF WAY			
EASEMENT LINE			
ADJOINER BOUNDARY			
FENCE (METAL)		<u>xxxxxxxxx</u>	Professional Certification:
FENCE (WOODEN)		-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0	I hereby certify that these documents were pre or approved by me, and that I am a duly licen: professional under the laws of the State of:
DITCH (STREAM)			MARYLAND , License # 20945 Expiration Date 08-23-2023
EDGE OF WATER WETLAND			ΕØ
FLOODPLAIN			NC.COM NATCS PA 17068
SOIL BOUNDARY	<i>\</i> ////////////////////////////////////		ANN ST.
RAILWAY			ISA-I ISA-I FEAT MAIN ST BLOOMFIELD,
CENTERLINE			15 NEW 1
EDGE OF PAVEMENT			EET
EDGE OF GRAVEL			ER STF
CURB WALL			© 2021 A RCGHILTEC H HANOVER STRE
GUARD RAIL			Sout
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BUILDING	¥ 2		FES, IN STREET
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EVERGREEN TREES		SEE LANDSCAPE SHEET FOR LEGEND	0 1
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FORCE MAIN LINE			
LATERAL			
MANHOLE	SS	\$	왕
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VALVE	\otimes	•	per Agency (
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HOT WATER LINE			RIPTION: Submittal Set esubmittal Set
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FIRE HYDRANT		► The second se	DESC Initial 1st Re
VALVE	$ \overset{\triangleright \diamond \lhd}{\underset{\otimes}{\otimes}} $	•	MARK:
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GAS LINE	22222		
ELECTRICAL LINE FIBER OPTIC LINE		UGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGEUGE_UGE	
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-LEGEND - ABBREVIA			
AASHTO AMERICAN ASSOCIA		DN CENTER	
	ISPORTATION OFFICIALS PCP	POINT OF CURVE	

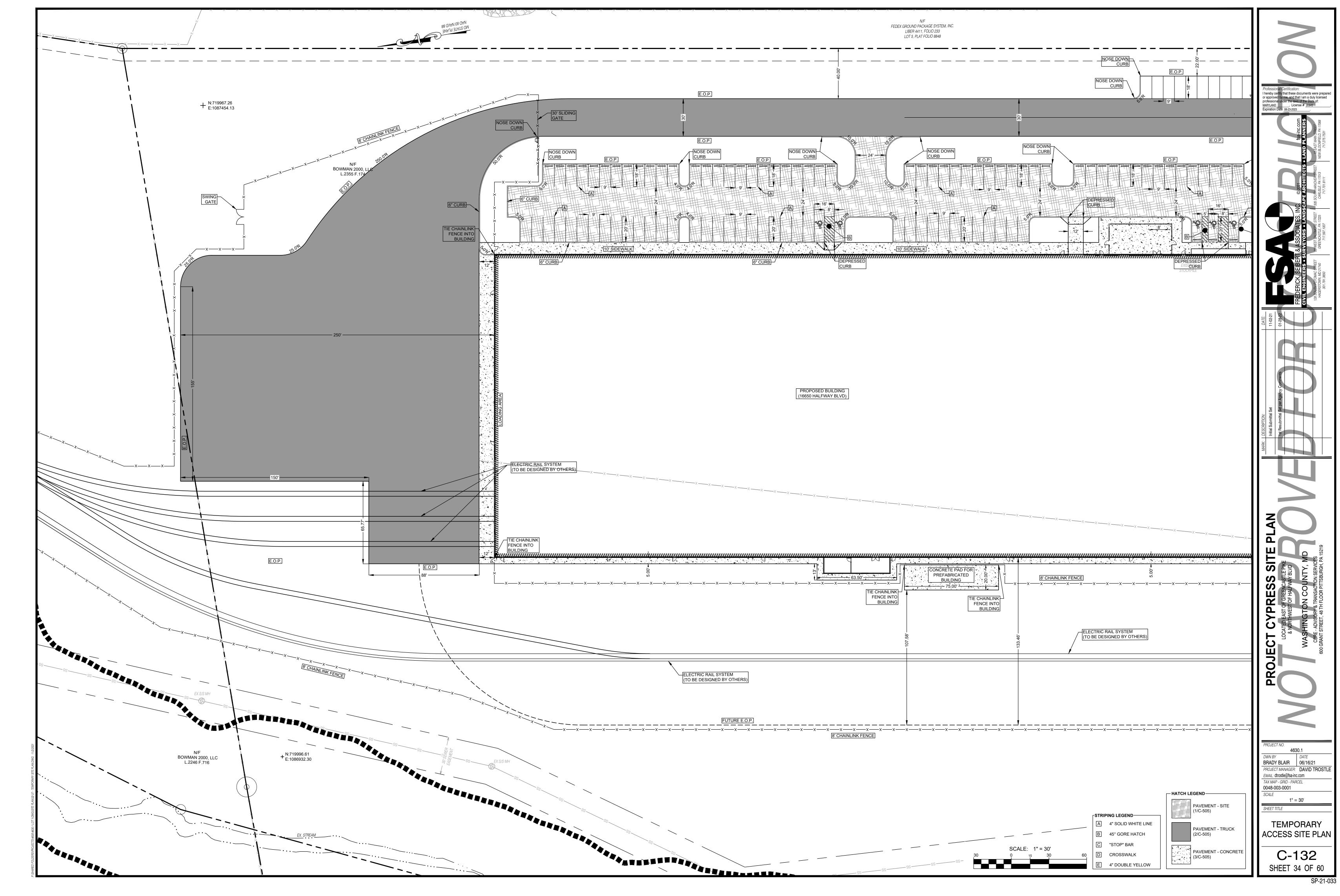
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	HIGHWAY AND TRANSPORTATION OFFICIALS	PC	POINT OF CURVE
ADS	ADVANCED DRAINAGE SYSTEM	PCC	POINT OF COMPOUND CURVE
ASTM	AMERICAN SOCIETY FOR TESTING AND	PGL	PROPOSED GRADE LINE
	MATERIAL	PRC	POINT OF REVERSE CURVE
AWWA	AMERICAN WATER WORKS ASSOCIATION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

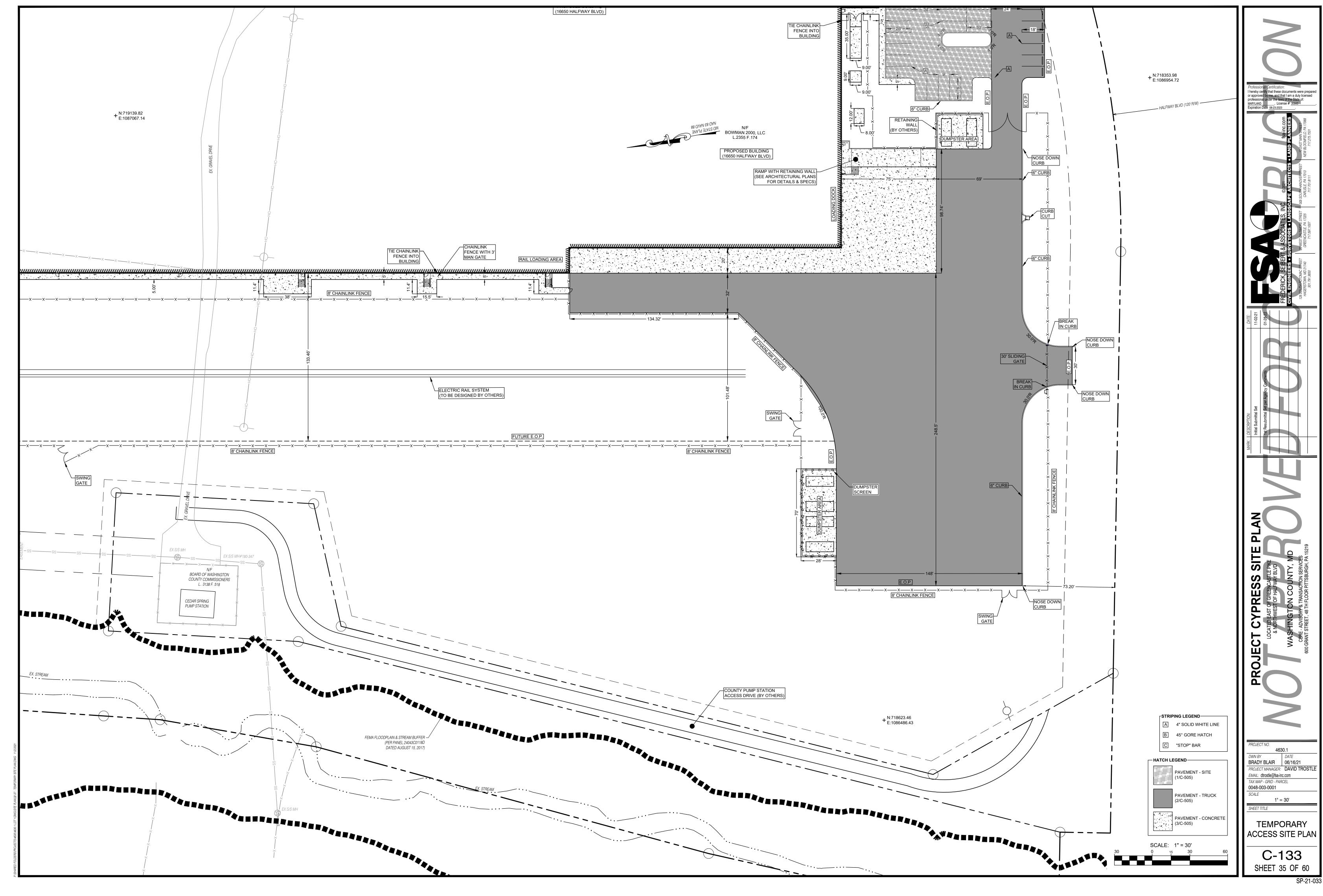


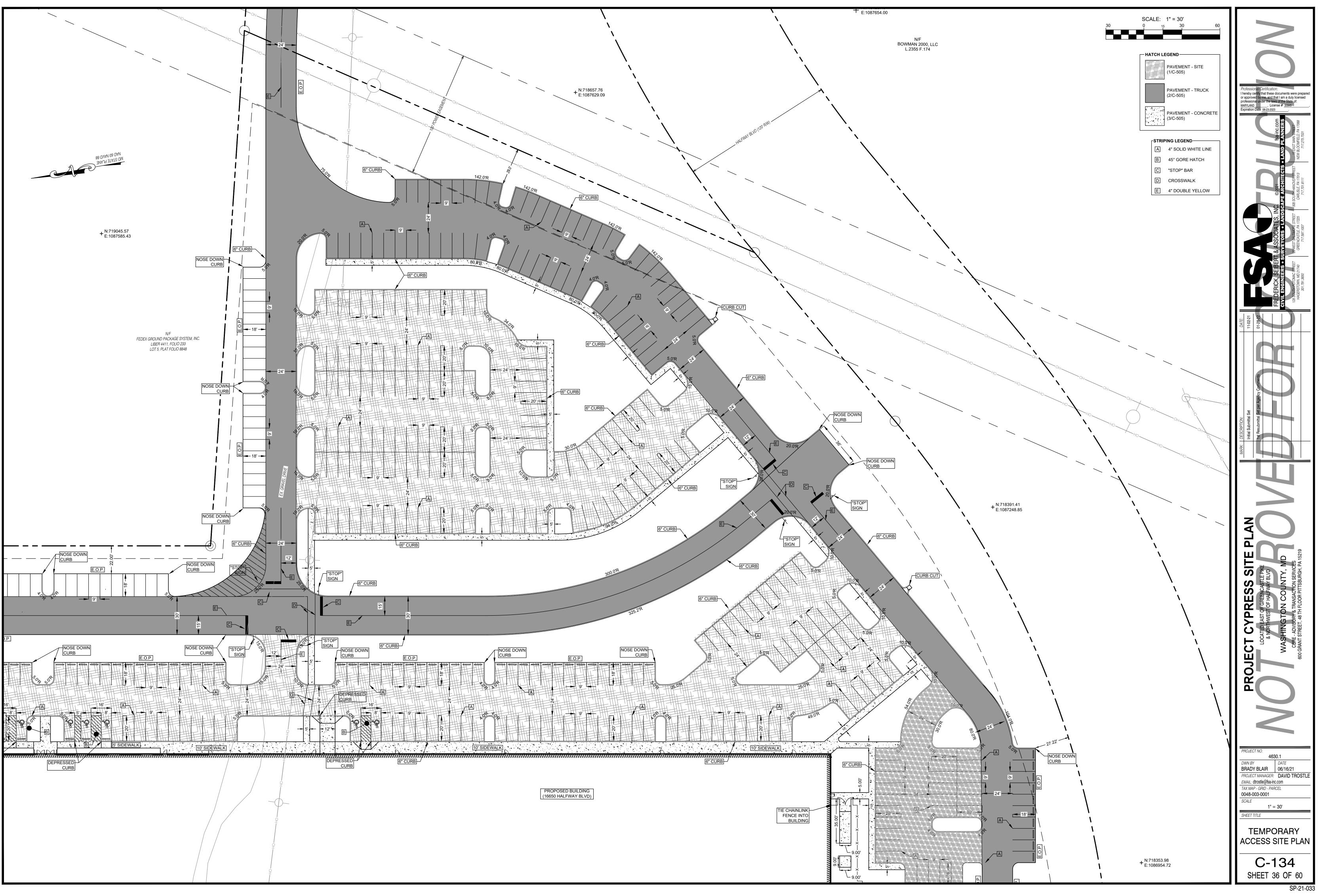




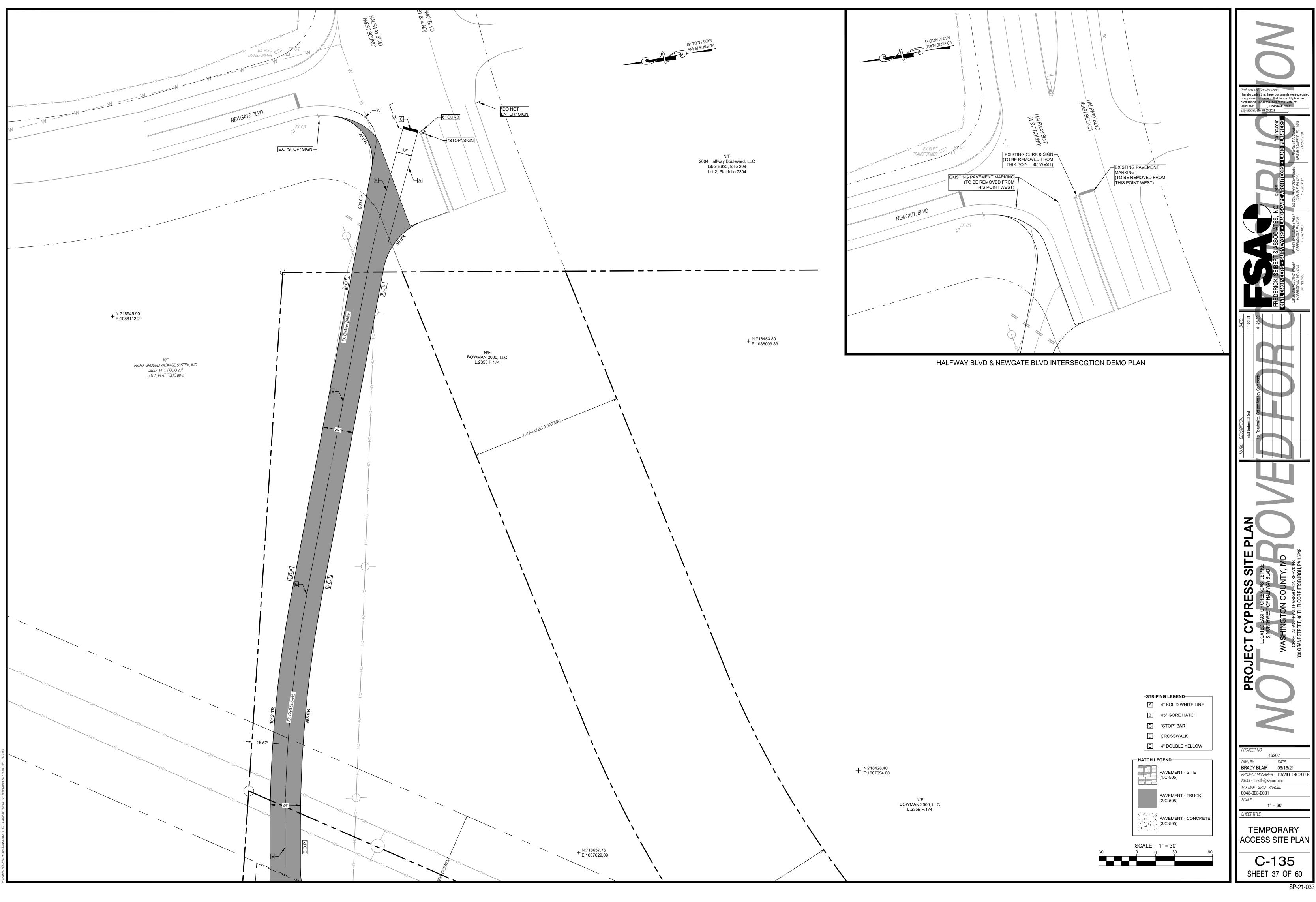
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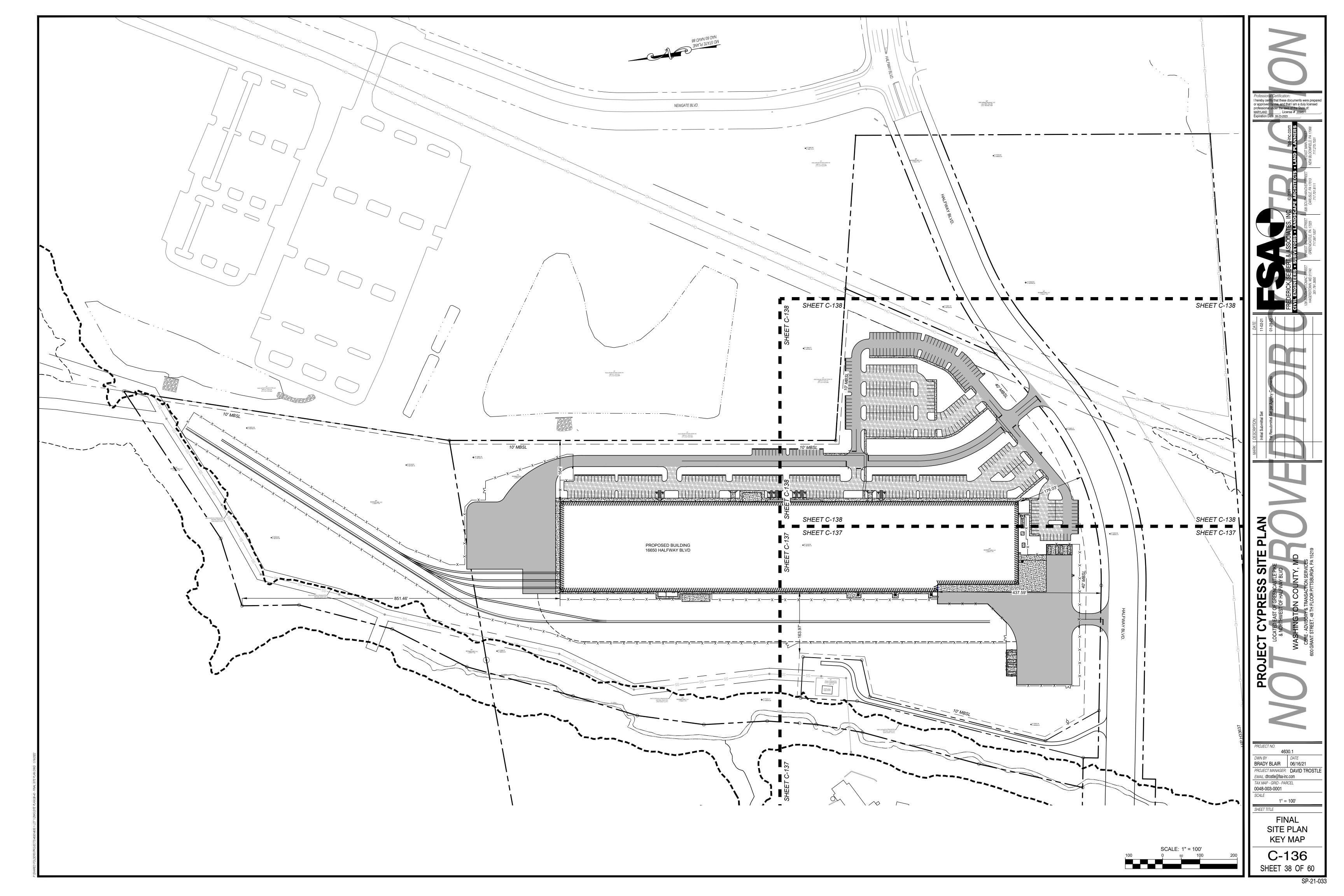


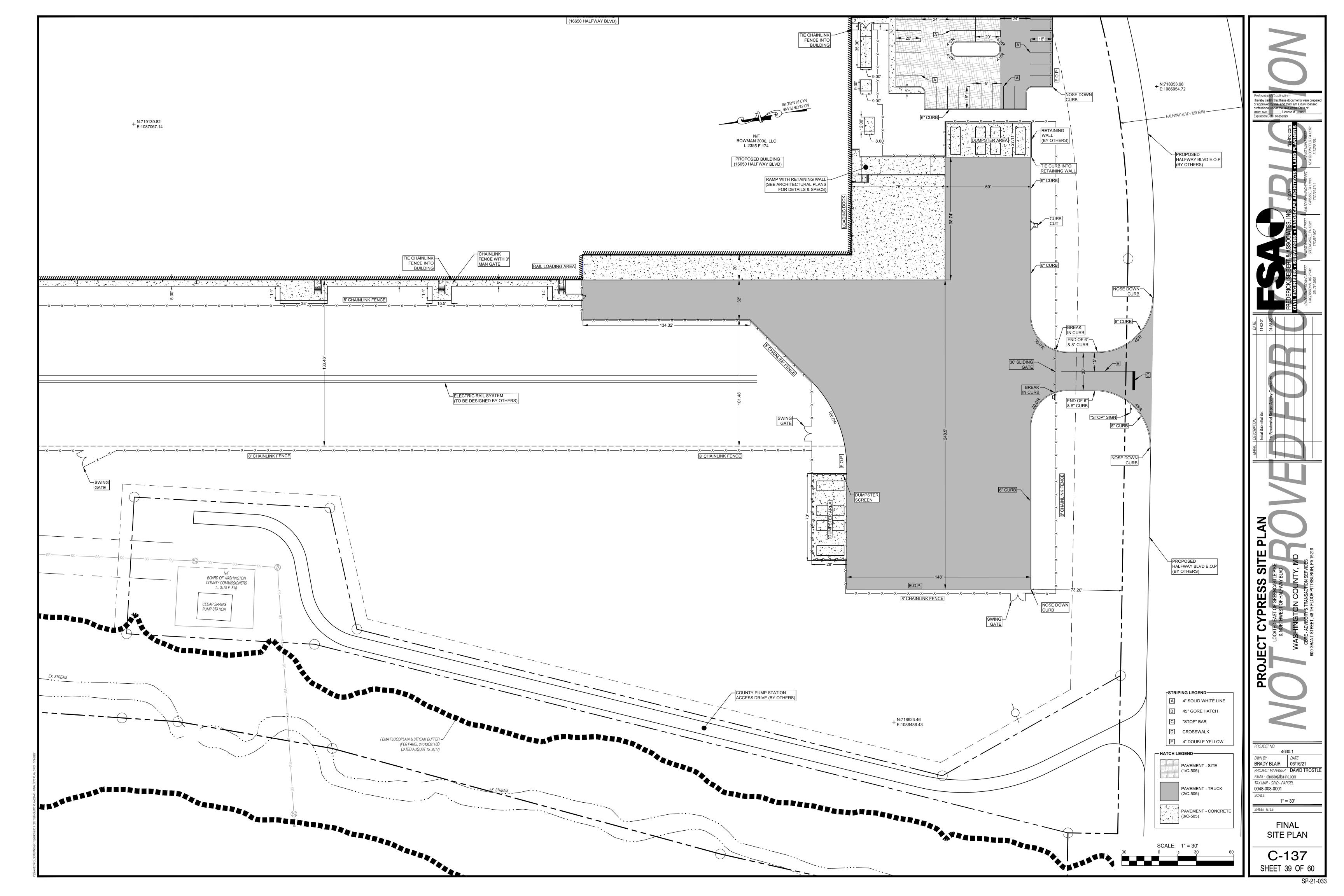
10 FOLDERSIPPROJECTS146301463011 LOT 11DWGISITE PLAN132-37 - TEMPORARY SITE PLAN DWG 11/21

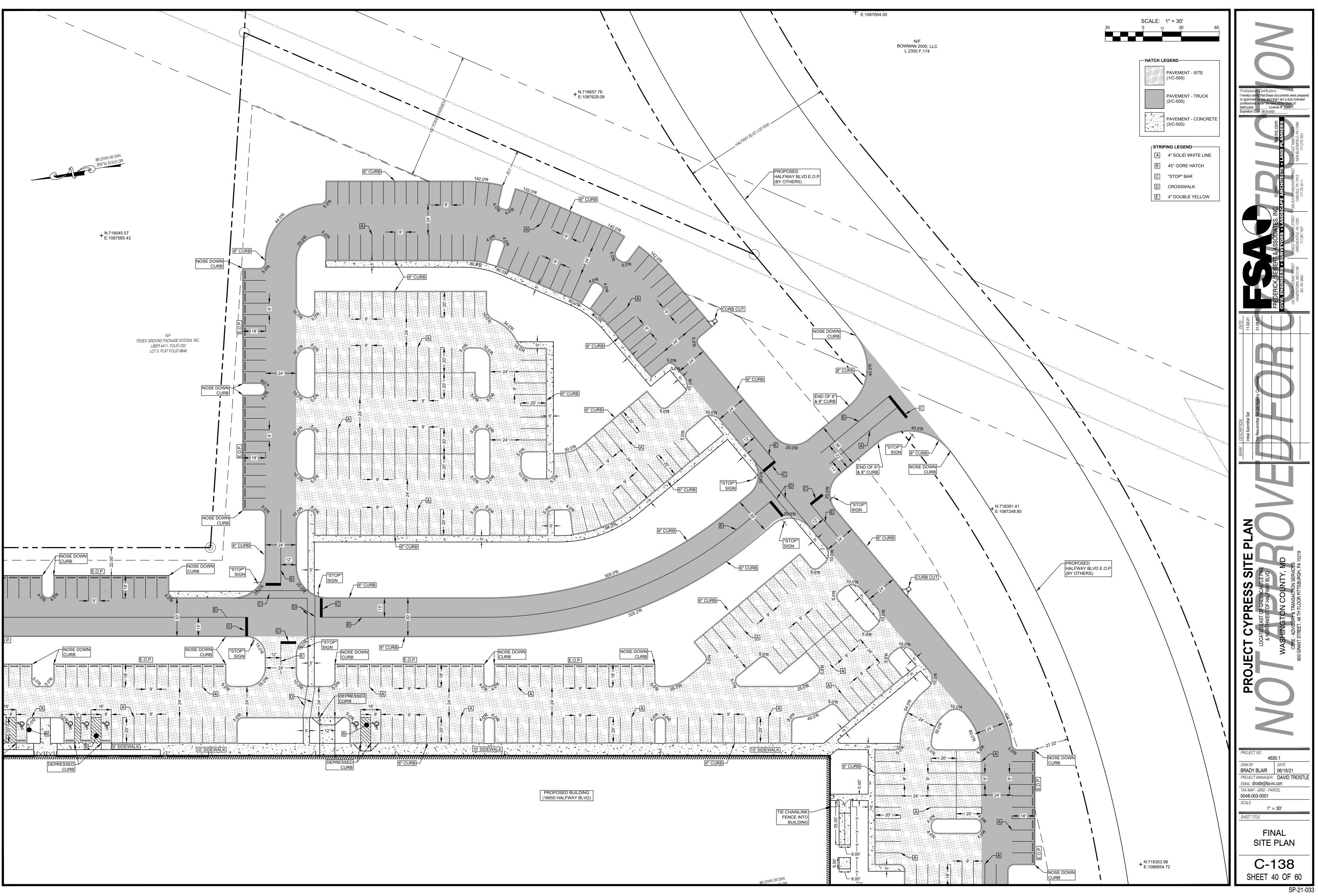


	Α	4" SOLID WHITE LINE	
	В	45° GORE HATCH	
	С	"STOP" BAR	
	D	CROSSWALK	
	E	4" DOUBLE YELLOW	
-HA	TCH LI	EGEND	_
		PAVEMENT - SITE (1/C-505)	
		PAVEMENT - TRUCK (2/C-505)	
4	4 • 4 • 4 • 4 • 4 • 4 • 4 • 4 • 4	PAVEMENT - CONCRET (3/C-505)	E
SCA 0	ALE:	1" = 30' 30	60

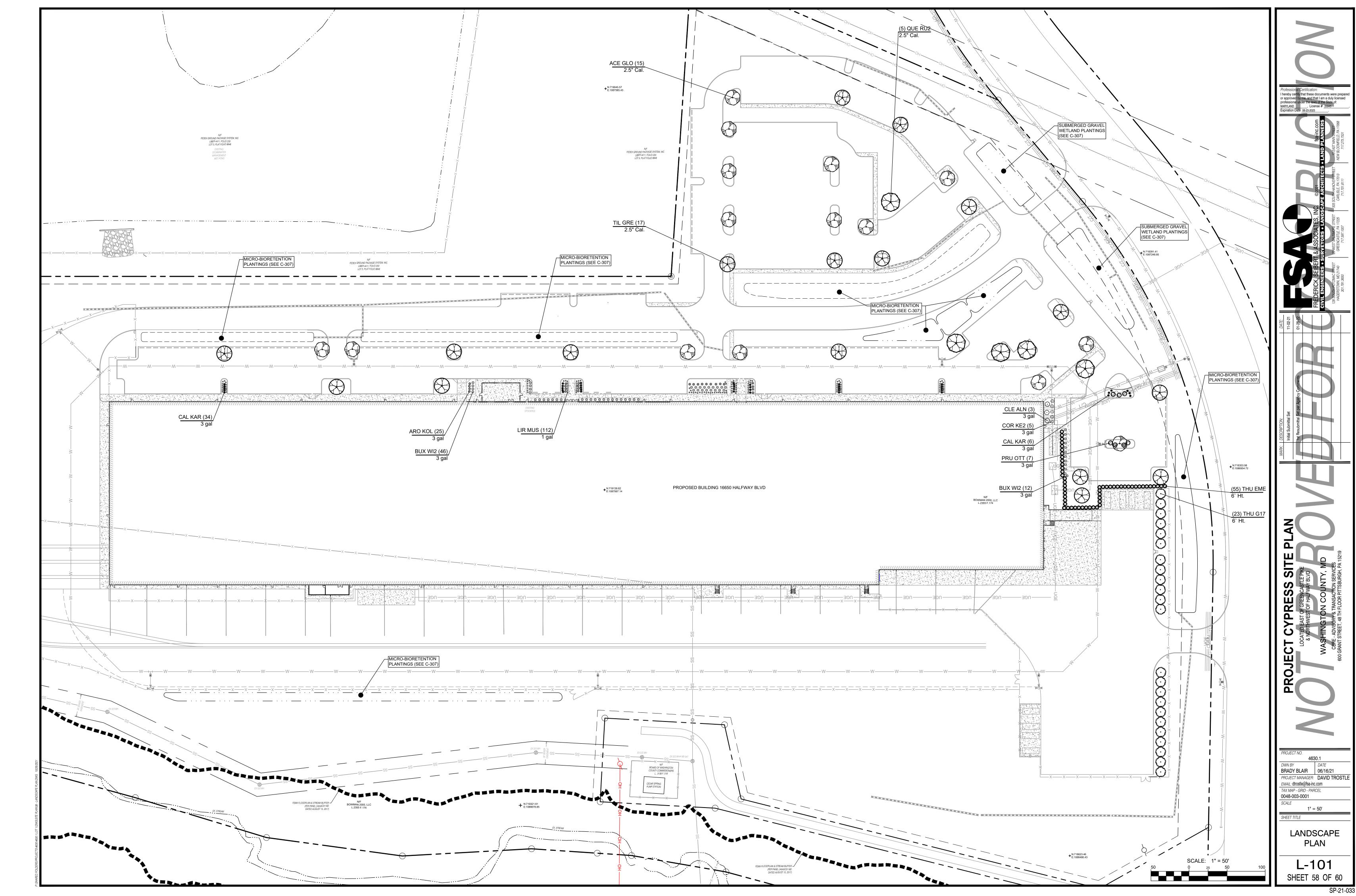
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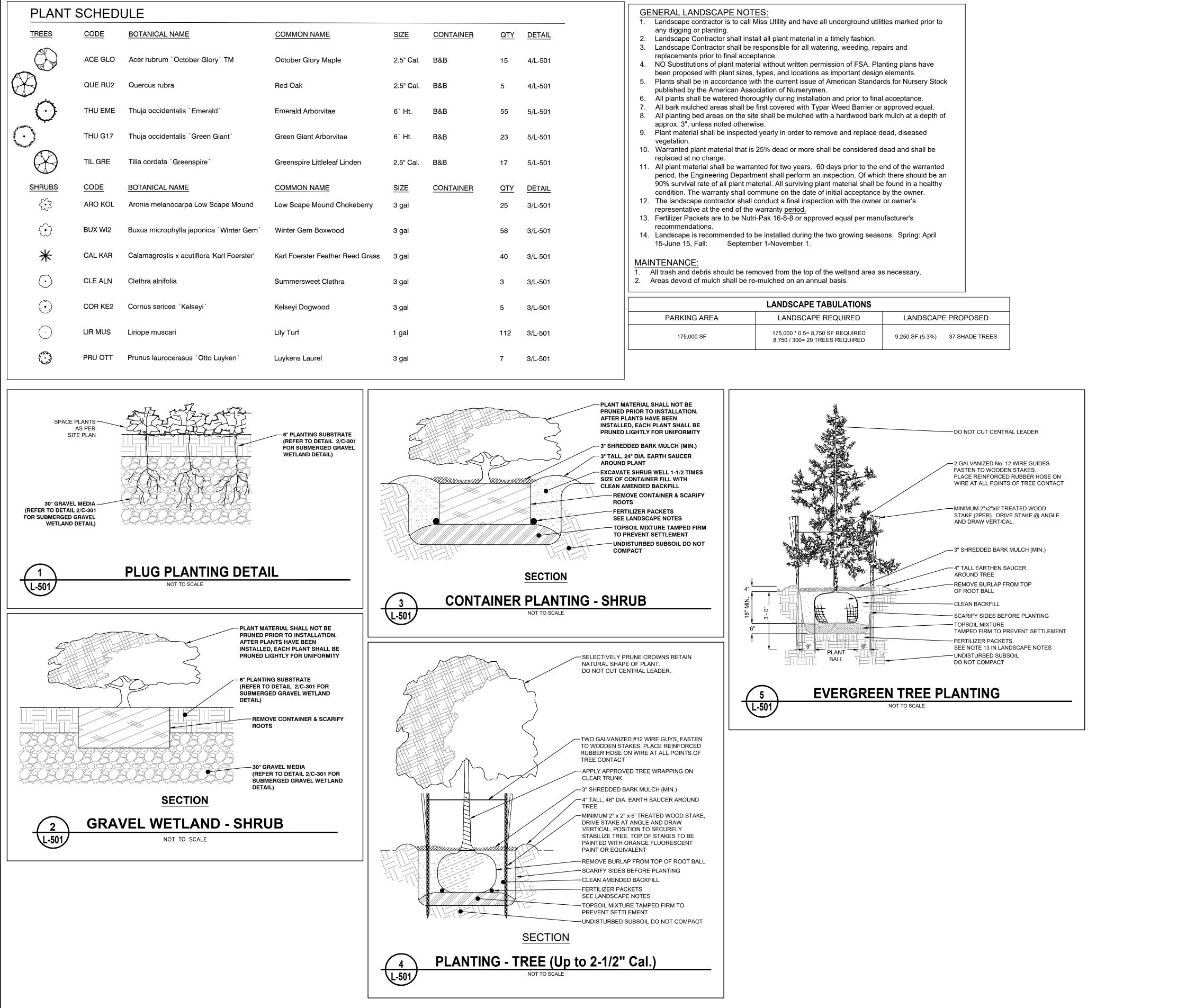


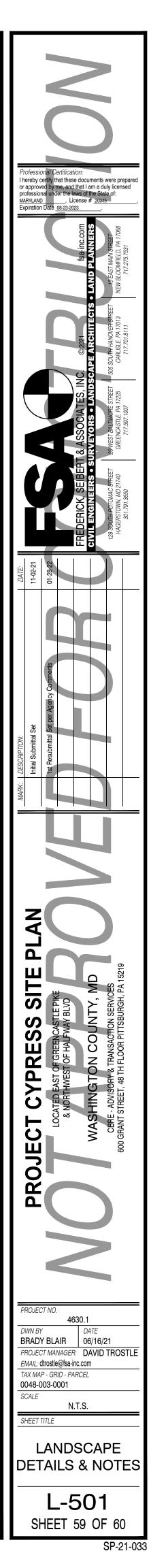


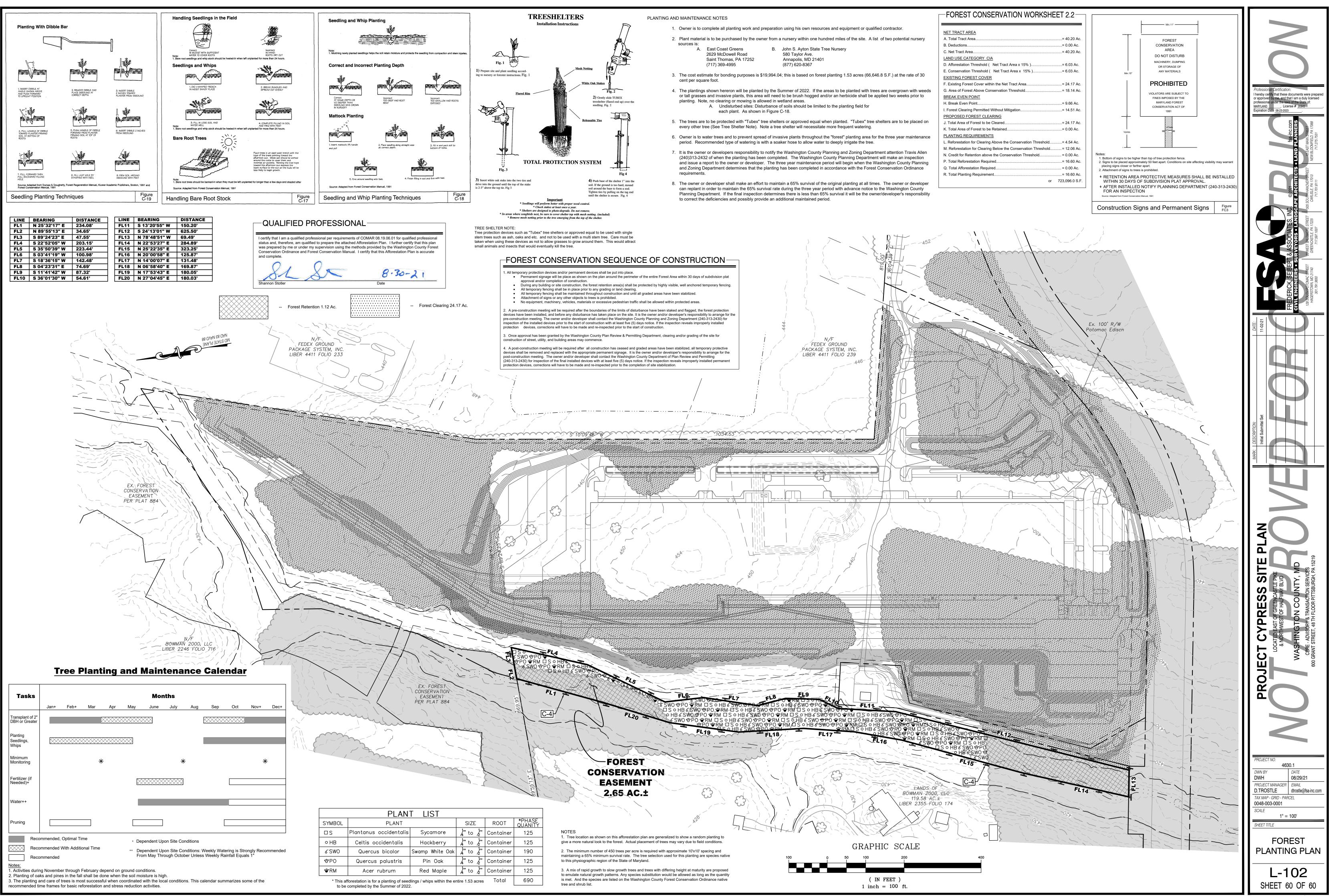
D FOLDERSIPPROJECTSI463014.63011.0111DWGISITE PLAN.33-40- FINAL SITE PLAN DWG 1119/2



PLANT SCHEDULE								
TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	<u>QTY</u>	DETAIL	
	ACE GLO	Acer rubrum `October Glory` TM	October Glory Maple	2.5" Cal.	B&B	15	4/L-501	
\bigotimes	QUE RU2	Quercus rubra	Red Oak	2.5" Cal.	B&B	5	4/L-501	
\odot	THU EME	Thuja occidentalis `Emerald`	Emerald Arborvitae	6` Ht.	B&B	55	5/L-501	
The second secon	THU G17	Thuja occidentalis `Green Giant`	Green Giant Arborvitae	6` Ht.	B&B	23	5/L-501	
	TIL GRE	Tilia cordata `Greenspire`	Greenspire Littleleaf Linden	2.5" Cal.	B&B	17	5/L-501	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	<u>QTY</u>	DETAIL	
ĘĴ	ARO KOL	Aronia melanocarpa Low Scape Mound	Low Scape Mound Chokeberry	3 gal		25	3/L-501	
$ \qquad \qquad$	BUX WI2	Buxus microphylla japonica `Winter Gem`	Winter Gem Boxwood	3 gal		58	3/L-501	
*	CAL KAR	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 gal		40	3/L-501	
\odot	CLE ALN	Clethra alnifolia	Summersweet Clethra	3 gal		3	3/L-501	
\bigcirc	COR KE2	Cornus sericea `Kelseyi`	Kelseyi Dogwood	3 gal		5	3/L-501	
	LIR MUS	Liriope muscari	Lily Turf	1 gal		112	3/L-501	
Construction of the second sec	PRU OTT	Prunus laurocerasus `Otto Luyken`	Luykens Laurel	3 gal		7	3/L-501	







Site Plan for 2021 Downsville Pike LLC

Presented is a site plan for Downsville Pike LLC.

The subject site is located along the southeast side of Downsville Pike just south of the I-70 Interchange. Zoning is HI.

The developer is proposing to add a gravel parking area for trailers to his existing Contractor office and storage yard business.

Total parcel area is 13.63 acres.

There are two existing access points onto the Downsville Pike that will remain.

Hours of operation will be 24 hours 7 days per week.

Employees at this site will be approximately 45.

Public water and individual septic currently serve the site.

No new signage and lighting are proposed.

There is existing parking for employees – no new spaces are required.

Forestation requirements will be met by planting .58 acres of trees along the eastern property line.



SITE PLAN STAFF REPORT

	BASE INFORMATION
SITE NAME	2021 DOWNSVILLE PIKE LLC
NUMBER	SP-21-026
OWNER	BSM WILLIAMSPORT LLC
LOCATION	Southside of the Downsville Pike
DESCRIPTION:	Site Plan for a contractors office and storage yard with gravel trailer parking lot
ZONING	Highway Interchange
COMP PLAN LU	Industrial/Flex
PARCEL	10003156
PLANNING SECTOR:	1
ELECTION DISTRICT	10
ТҮРЕ	Commercial
GROSS ACRES	13.63
DWELLING UNITS	
TOTAL LOTS	1
DENSITY:	0 Units Per Acre
PLANNER	Lisa A Kelly
ENGINEER	FREDERICK SEIBERT & ASSOCIATES
RECEIVED:	October 15, 2021

SITE ENGINEERING

HYDRC	GRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION
FLOOD ZONE:	Yes
WETLANDS	Yes
WATERSHED:	Marsh Run
ENDANGERED SPECIES:	None
STEEP SLOPES:	No
STREAM BUFFER	Yes
HISTORIC INVENTORY:	1264
EASEMENTS PRESENT: Staff Comments:	None

Not Applicable



Impervious Area Plan Impervious Maximum Allowed Open Space Area Planned 33 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 Pedestrian Access is Adequate Bus Stop is Within Walking Distance Parking Spaces - Total Planned Parking Spaces - Per Dwelling Unit Not Fast Track 9 Parking Spaces - Minimum Required Recreational Parking Provided Not Fast Track 9 Parking Spaces - Minimum Required Recreational Parking Provided Not 45 No No No ACCESS SPACING VARIANCE NEEDED: No NUMBER OF ACCESS POINTS: 2 SCHOOL INFORMATION SCHOOL DISTRICT Fountain Rock Springfield Williamsport VUPIL VIELD PUBLIC FACILITIES INFORMATION WATER SEWER VALTER Chity Septic SetWER VETHOD City Septic SetLong Term Planned		SITE DESIGN	
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	OWNER / DEVELOPERS CERTIFICATION	USDA SCS
	"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	ITY NOTIFICATION ct makes no representation as to the
	have a Certificate of Training at a Maryland Dept. of the Environment approved training program for the control of soil erosion and sediment."	f any utilities at the construction site. n drawings are those utilities which have
		onsibility of the landowners or operators nemselves that no hazard exists or damage ggested that Miss Utility be contacted at:
	DATE PRINTED NAME	
	SIGNATURE	BED AREA QUANTITY
	OWNER / DEVELOPERS CERTIFICATION	DISTURBED SHOWN ON THESE PLANS TO BE APPROXIMATELY
	"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)."	THE TOTAL AMOUNT OF EXCAVATION THESE PLANS HAS BEEN COMPUTED EXCAVATION AND APPROXIMATELY FILL.
	DATE PRINTED NAME	UNTY DIVISION OF ENGINEERING MWATER MANAGEMENT APPROVAL
	SIGNATURE	DATE TY SOIL CONSERVATION DISTRICT EDIMENT CONTROL PLAN APPROVAL
	ENGINEER / ARCHITECT DESIGN CERTIFICATION	
	I hereby certify this plan for soil erosion and sediment control has been designed in accordance with local ordinances, COMAR	WO YEARS FROM DATE OF APPROVAL)
	26.17.01.07, and Maryland Standards and Specifications for Soil Erosion and Sediment Control.	OLICY AS-BUILT CERTIFICATION
		Street Construction as performed either ements and design intent of this plan. Ind referenced standards, and has been
	DATE REG. NO. SIGNATURE	th good construction practices. I also reviewed the Construction inspection uilt information; that it has been done in
		a County requirements and at a level the Verification made herein; and all s-built information and approved plans sidered acceptable to the consultant."
		DATE SEAL
CATION PLAN	SCALE: 1" = 1	
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	BUILT CERTIFICATION ATER MANAGEMENT FACILITY DIVIDUALLY IDENTIFIED BELOW ANCE WITH THE PLANS INCLUDED THE ENVIRONMENT APPROVAL, 'N' GREEN ON THE "AS-BUILT"	TIFY THAT THE STORMW OWN ON THE PLANS AND IN N CONSTRUCTED IN ACCORDA RYLAND DEPARTMENT OF SF EXCEPT AS NOTEI
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SITE PLAN FOR 021 DOWNSVILLE PIKE, LLC

SITUATED ALONG THE SOUTHERN SIDE OF DOWNVILLE PIKE ACROSS FROM EXIT 28 OFF INTERSTATE 70

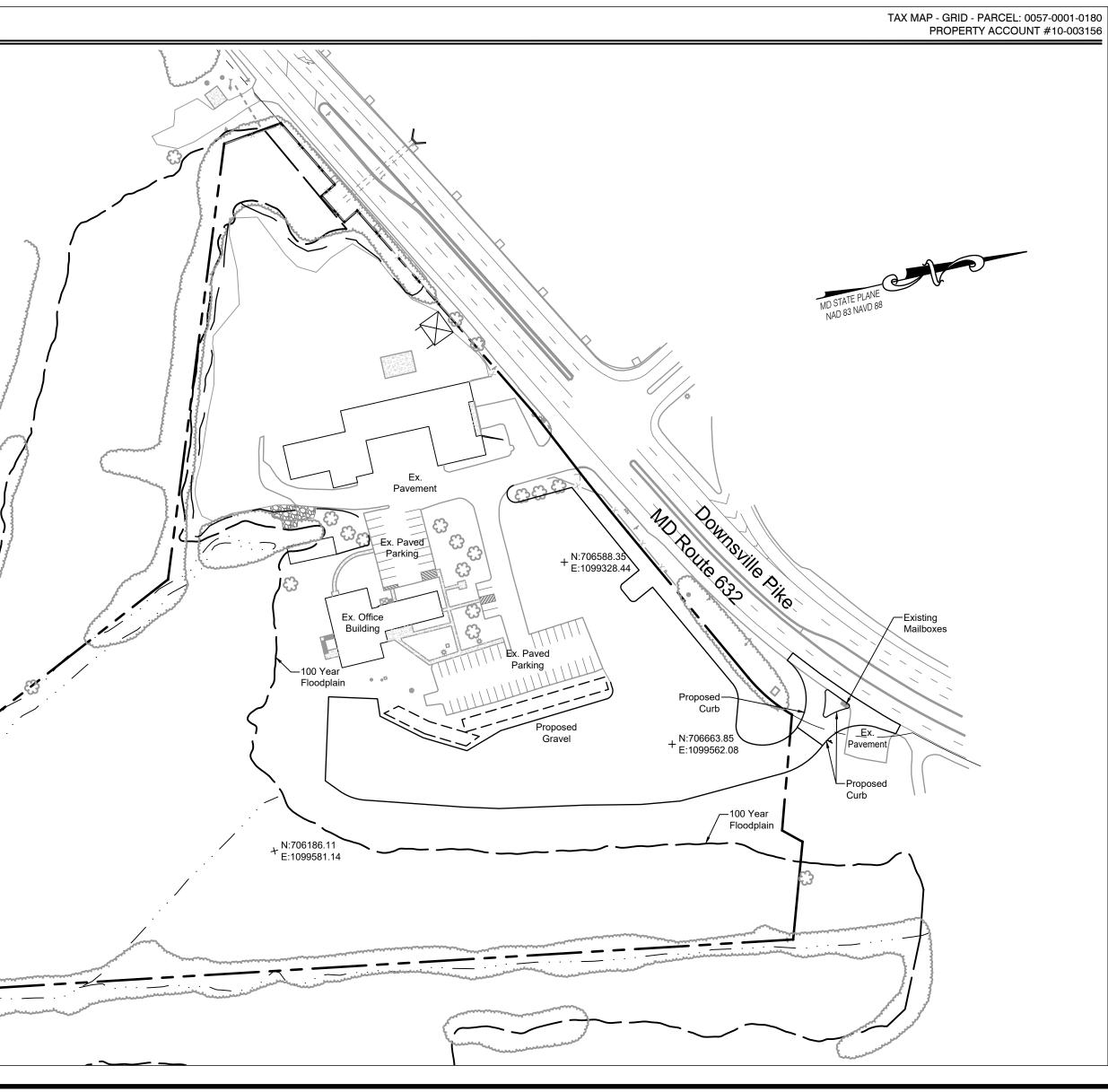
WASHINGTON COUNTY, MARYLAND

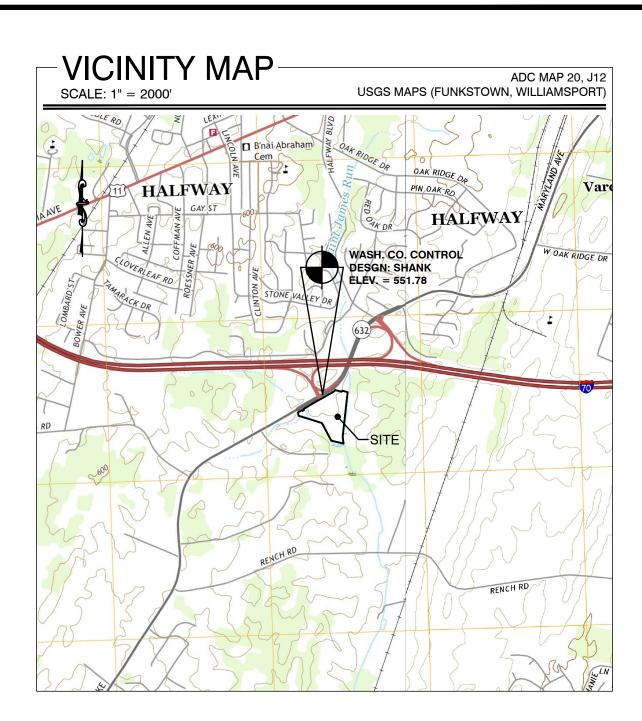
LIENT/OWNER/DEVELOPER: 2021 DOWNSVILLE PIKE, LLC PO BOX 4217 HAGERSTOWN, MD 21741

ATTN: BRAD FULTON EMAIL: bfulton@acandt.com PHONE: (301)-582-2700

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

PROJECT MANAGER: ADAM HAGER EMAIL: ahager@fsa-inc.com PHONE: (301)-791-3650





SHEET INDEX TITLE

TYPE	NUMBER
C-001	SHEET 01
C-002	SHEET 02
C-101	SHEET 03
C-102	SHEET 04
C-103	SHEET 05
C-301	SHEET 06
C-302	SHEET 07
C-501	SHEET 08
L-101	SHEET 09
C-104	SHEET 10

HEET 01	COVER SHEET
HEET 02	NOTES & LEGENDS
HEET 03	EXISTING CONDITIONS
HEET 04	GRADING & EROSION & SEDIMENT CONTROL PLAN
HEET 05	SITE & DIMENSION PLAN
HEET 06	STORMWATER MANAGEMENT PLANTING PLAN
HEET 07	STORMWATER MANAGEMENT DETAILS & NOTES
HEET 08	CONSTRUCTION DETAILS & NOTES - E & S CONTROLS
HEET 09	FORESTATION PLANTING PLAN
HEET 10	STATE HIGHWAY PLAN & CROSS SECTIONS

-SENSITIVE AREA NOTICE-

The stream buffers shown hereon are established pursuant to the requirements of the Washington County Subdivision Ordinance Article IV, Section 409. In an effort to preserve or improve water quality, the property owner is required to establish and thereafter maintain in perpetuity 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.

DA (ACRES) (To

(ACRES) (To NO. RCN TYPE (Ac.-Ft.) (Ac.-Ft) Structure) Structure) 0.24 acft 0.24 acft Bio Pond 2.69 Ac 1.91 Ac 87 2 1 Bio Pond 0.53 Ac 86 0.05 acft 0.05 acft 0.76 Ac 2 2

IMPERVIOUS DA

ESDv PE Addresse

(In)

Know what's below. Call before you dig

WQv

Watershed #1 ESD Practices (Chapter 5 - Structural & Non-Structural)

ТҮРЕ	NO.	DA (ACRES) (To Structure)	IMPERVIOUS DA (ACRES) (To Structure)	RCN	WQv (ac-ft)	ESDv (ac-ft)	Pe Addressed (In)
Grass Swale	1	1.31 Ac	0.80 Ac	84	0.01 acft	0.02 acft	0.24
Grass Swale	2	1.33 Ac	1.18 Ac	94	0.02 acft	0.01 acft	0.24
Grass Swale	3	0.69 Ac	0.59 Ac	93	0.01 acft	0.01 acft	0.24

The following standards (construction and temporary traffic control) are required for this project: MD - 620.02 MD-104.00-01 - MD-104.00-18 MD-104.01-01 - MD-104.01-81 MD-104.04-02

Standard Type A Curb General Notes Sign Placement and Misc. Standards

Shoulder Work/Divided Uncon. Equal/Less 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 21APWA022XX

I hereby certify that these documents were prep or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND , License # 49808 Expiration Date 08-24-2022 C PIKE MAR DOWNSVILLE GTON **~** 202 8032 DWN B DWH 08-24-2021 PROJECT MANAGER EMAIL ADAM HAGER ahager@fsa-inc.com TAX MAP-GRID-PARCEL 0057-0001-0180 SCALE 1" = 50' HEET TITLE COVER



SP-21-026

SHEET

C-001

SHEET 01 OF 10

GEN	JERA	ES

- 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 Triad Engineering 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
Verizon	(301) 790-7124
Antietam Cable	(240) 420-2082
Washington County Engineering & Construction	(240) 313-2460
Washington County Soil Conservation District	(301) 797-6821 Ext. 3

- 8. The contractor shall be responsible for coordination of his construction with the construction of other contractors.
- 9. Benchmarks to be established by FSA prior to the start of construction.
- 10. The contractor shall notify the Architect/Engineer, before construction, of any conflicts between the plans and actual field conditions. 11. The contractor shall protect all utilities and culvert pipes during construction by insuring proper cover, increasing cover, or constructing roadway and parking through base course before loading site with heavy vehicles.
- 12. Job site safety is the sole responsibility of the contractor. The Contractor shall perform all excavation in accordance with O.S.H.A. Regulations for trench safety. 13. The contractor shall perform his own field inspection and surveys (if necessary) to determine the limit of earthwork needed to
- complete this project. Any earthwork quantities that may be shown hereon are preliminary estimates only, and are intended for Soil Erosion Control plan review, if required. There has been no correction made to the earthwork quantities shown hereon due to the compaction of fill.
- 14. The contractor shall be aware that in the event of discrepancy between scaled and figured dimensions shown on the plan, the figured dimensions shall govern. 15. Sediment erosion control measures shall be installed per sediment erosion control plans, details and specifications.
- 16. Please refer to Geotechnical Report completed by Triad Engineering 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 code for the handicapped. 20. The existing site contours shown hereon are LIDAR 1' contours and field checked by FSA in April 14, 2021. (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. This project has a projected start date of March 2022 and a completion date of June 2022.
- 23. There are no Board of Zoning Appeals Cases for this property. 24. Proposed SWM will consist of on-site bio-retention facilities and grass swales.
- 25. All existing drainage culverts and drainage easements are to be maintained and unaltered.
- 26. There are no existing or proposed pumping stations in this development.
- 27. No outdoor storage of materials except for trailer parking is allowed on the site. 28. The purpose of this site plan is for the proposed construction of a gravel tractor trailer parking area.
- 29. No permanent structures (e.g., fences, sheds) shall be permitted within any stormwater or storm drainage easement on this property. 30. All grading for this project shall be the full responsibility of the lot/parcel owner. 31. This project will require a third-party qualified professional to be present at the preconstruction meeting scheduled with Washington
- County Division of Construction and the Washington County Soil Conservation District. Construction inspection will be required for this project per the "Roadway and Stormwater Management Construction Verification Procedures" dated October 17, 2008. 32. 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 schedules. 33. A public Works Agreement and performance security will be required for all improvements within the County right-of-way that are not otherwise regulated under a utility permit or entrance permit.
- A 34. 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. 1 35. A complete set of approved plans and a copy of the grading permit must be on site and available for use by the inspector, or other
- representative of Washington County division of engineering and construction. A 36. Any development or construction, including but not limited to: filling, grading, erecting or installing a temporary structure, or alteration of a watercourse, which is wholly within, partially within, or in contact with any flood hazard area requires a floodplain permit from
- Washington County.

ZONING DATA

ZONING DISTRICT BUILDING HEIGHT MINIMUM YARD SETBACK: FRONT *SIDE_ *REAR

SITE DATA

TAX MAP - GRID - PARCEL	0057-0001-0180
ELECTION DISTRICT	10
ACCOUNT NUMBER	003156
LIBER / FOLIO	06568 / 00429
AREA SUMMARY:	
PARCEL	13.63 AC.
DISTURBED AREA	3.87 AC.
EXISTING IMPERVIOUS	2.95 AC. (22%)
PROPOSED TOTAL IMPERVIOUS	5.26 AC. (39%)
EXISTING USE	CONTRACTOR OFFICE & STORAGE YARD
PROPOSED USE	CONTRACTOR OFFICE & STORAGE YARD & GRAVEL TRAILER PARKING
HOURS OF OPERATION	24 HOURS A DAY / 7 DAYS A WEEK
EMPLOYEE SUMMAY:	
OFFICE	20
OUTSIDE CONTRACTOR	25
WATER & SEWER USAGE:	
WATER PROVIDED	CITY OF HAGERSTOWN WATER DIVISION
SEWER PROVIDED	PRIVATE SEPTIC
WASTE & RECYCLABLES:	
SOLID WASTE REMOVAL	PRIVATE HAULER: INSIDE TRASH CAN
RECYCLE REMOVAL	PRIVATE HAULER: INSIDE TRASH CAN
SITE LIGHTING:	
EXISTING	EXISTING POLE MOUNTED
PROPOSED	NONE
SITE SIGNAGE:	
EXISTING	5' HIGH, 3' x 4', 12 S.F.
PROPOSED	NONE
ADDRESS ASSIGNMENT	10529 DOWNSVILLE PIKE HAGERSTOWN, MD 21740
WAIVER AND/OR VARIANCE	NONE
FOREST CONSERVATION	ON-SITE PLANTING AND CONSERVATION EASEMENT PER PLAT
WATERSHED:	
NAME	MARSH RUN
NUMBER	02-14-05-03
FEMA PANEL #	24043C0282D
DELIVERIES/ FREIGHT	20-25 TRUCKS PER DAY

PARKING, LOADING & BICYCLE DATA

,	
USE	REQUIF
CONTRACTOR OFFICE	1 SPACE
& STORAGE YARD	1 SPACE

TOTAL REQUIRED SPACES TOTAL PROVIDED PARKING SPACES

HI - HIGHWAY INTERCHANGE
75 FT

_
40 F
10 FT
_

*EXCEPT AS REQUIRED IN SECTION 19.8, 19.3(c), 19.3(i), AND WHEN ADJACENT TO RESIDENTIAL DEVELOPMENT, IT SHALL BE 25 FEET PER THE ZONING ORDINANCE. *WHERE THE ADJOINING LOT IS NOT ZONED HI AND IS EITHER ZONED FOR OR CONTAINS DWELLINGS, HOSPITALS,

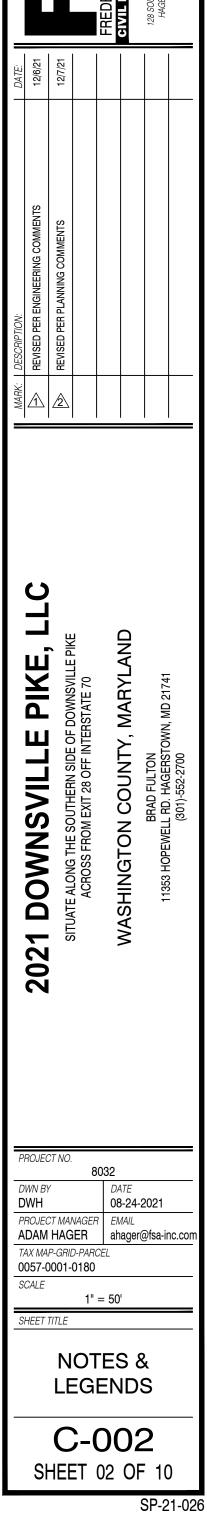
NURSING HOMES, SCHOOLS, OR OTHER INSTITUTIONS FOR HUMAN CARE, THERE SHALL BE A SEVENTY-FIVE (75) FOOT BUFFER YARD BETWEEN THE LOT LINE AND ANY AREA OF THE LOT PROPOSED FOR USE WITH A PRINCIPAL PERMITTED USE OR SPECIAL EXCEPTION USE OBTAINED FROM THE IR OR ORT DISTRICT.

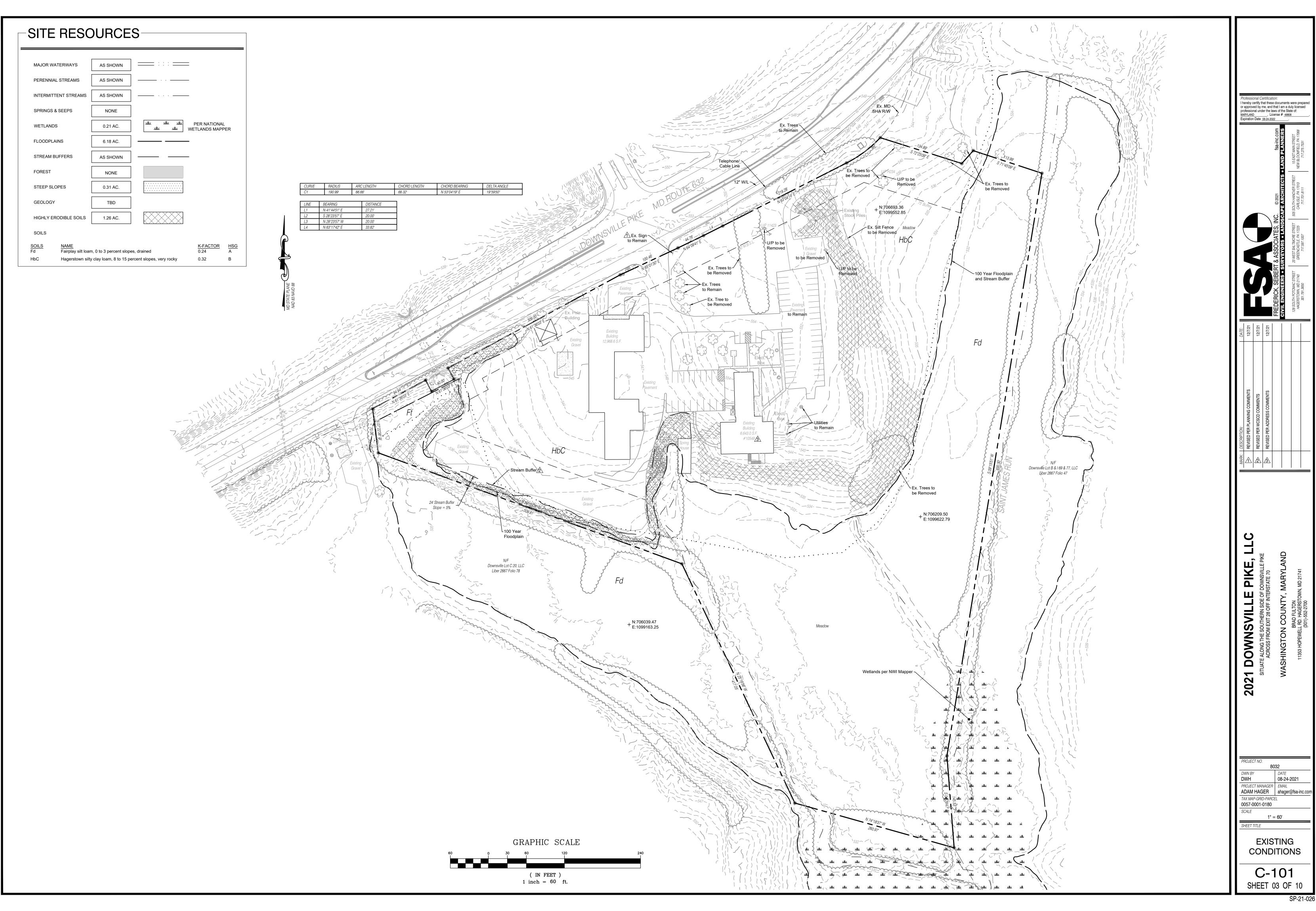
REMENT	CALCULATION	REQUIRED
PER 300 SQ. FT. OF OFFICE SPACE	6,643 SF / 300 SF	22 SPACES
PER OUTSIDE CONTRACTOR EMPLOYEE	25 EMPLOYEES	25 SPACES
	45 SP/	ACES
S	59 SP	ACES

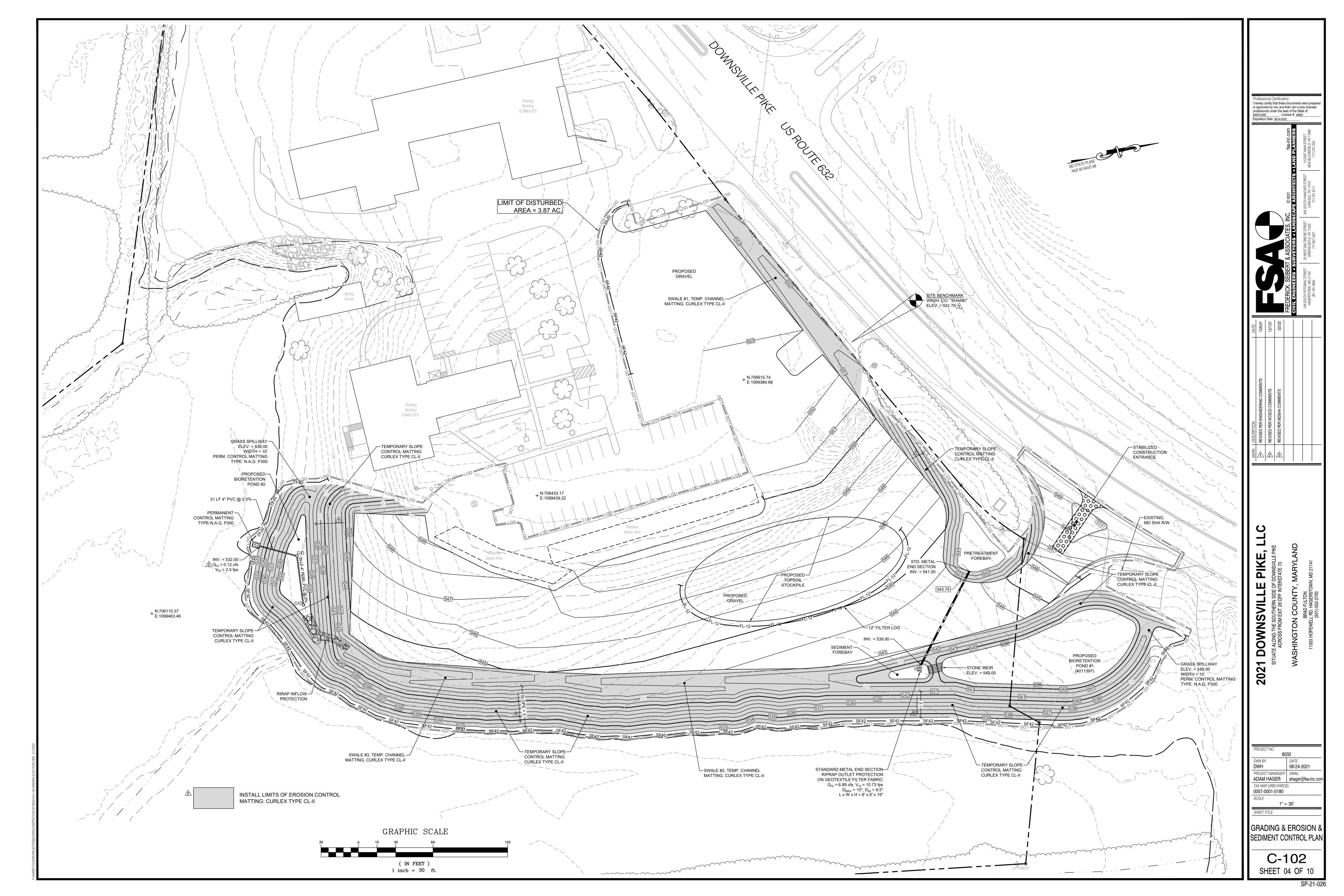
LEGEND			
	EXISTING	PROPOSED	
SUBJECT BOUNDARY		<u> </u>	
BUILDING SETBACK LINE			
RIGHT OF WAY			
EASEMENT LINE		· · · · · · · · · · · ·	
			Professional Certification:
FENCE (METAL) FENCE (WOODEN)	XXXXXX		I hereby certify that these documents were pre or approved by me, and that I am a duly licens
DITCH (STREAM)			professional under the laws of the State of: <u>MARYLAND</u> , License # <u>49808</u> Expiration Date 08-24-2022
EDGE OF WATER			
WETLAND			三日 日 日 日 日 日 日 日 日 日 日 日 日 日 日 日 日 日 日
FLOODPLAIN			fsa-inc.com fsa-inc.com 15 EAST MAIN STREET NEW BLOOMETED, PA 17088
SOIL BOUNDARY	······································		fs IST MAU
RAILWAY	-+-+-+-+-+-+		LAND 15 EAST NEW BLOO
CENTERLINE			
			© 2021 2E ARCHITEG S CONTH HANOVER STREET CARLISEE PA 17013
EDGE OF GRAVEL CURB			1 JOVER JOVER
WALL			© 202 ARO ARO
GUARD RAIL			
			COLATES, INC. RES 0. LANDSCCA
BUILDING			ANIT STREET
MAIL BOX	MB	MB	& ASSOCIATES, RV=YORSOCIATES, COMEST BALTIMORE STREET COMEST BALTIMORE STREET
SIGN (ROAD)			SOO SOO
SIGN (SITE)			
TRAFFIC SIGNAL		○	
TOPOGRAPHIC FEATURES CONTOUR (INDEX)			C STREE
CONTOUR (INTERMEDIATE)			
SPOTS ELEVATION	× 501.65 501	501.65 X	FREDERICK, SEIBE
VEGETATION AREAS			
TREELINE	man and the second seco		
DECIDUOUS TREES	E A	SEE LANDSCAPE SHEET FOR LEGEND	DATE: 12/6/21 12/7/21
EVERGREEN TREES		SEE LANDSCAPE SHEET FOR LEGEND	
SANITARY SEWER			
	SSSSSS		
FORCE MAIN LINE LATERAL		FMFMFM	
MANHOLE		@	Δ
	(SS) Ø	©	AMEN.
VALVE	\otimes	•	DESCRIPTION: REVISED PER ENGINEERING COMMENTS REVISED PER PLANNING COMMENTS
			PLANNING 0
COLD WATER LINE HOT WATER LINE	W	WW	PER EN
MANHOLE	HW HW HW	HW HW HW	SED PER
	MH		DESCRIP REVISED REVISED
VALVE	$\overset{DOC}{\underset{\otimes}{\boxtimes}}$		MARK:
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STORM DRAINAGE STORM SEWER LINE			11
ROOF DRAIN LINE			
MANHOLE	5W		
NLETS			
CLEANOUT	$ \qquad \qquad$		
JTILITIES	~	-	၂၂ ပု
GAS LINE	GGGG	GGG	
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FIBER OPTIC LINE			PIKE DOWNSVILLE P DOWNSVILLE P DOWNSVILLE P DOWNSVILLE P DOWNSVILLE P DOWNSVILLE P
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	ОН ОН ОН	—— ОН ——— ОН ———	
MANHOLE PEDS, BOX, & ETC	MH	(MH)	
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LIGHT POLE	,∽ =¢;€		
GAS METER	ኦ ጥ≮ መ	সন্দ গু	SOUTH SOUTH MEXIT MEXIT BRAD
GAS VALVE	\otimes	•	NNSVILLE PIKE, I THE SOUTHERN SIDE OF DOWNSVILLE PIKE SFROM EXIT 28 OFF INTERSTATE 70 STON COUNTY, MARYLAND BRAD FULTON OPEWELL RD. HAGERSTOWN, MD 21741

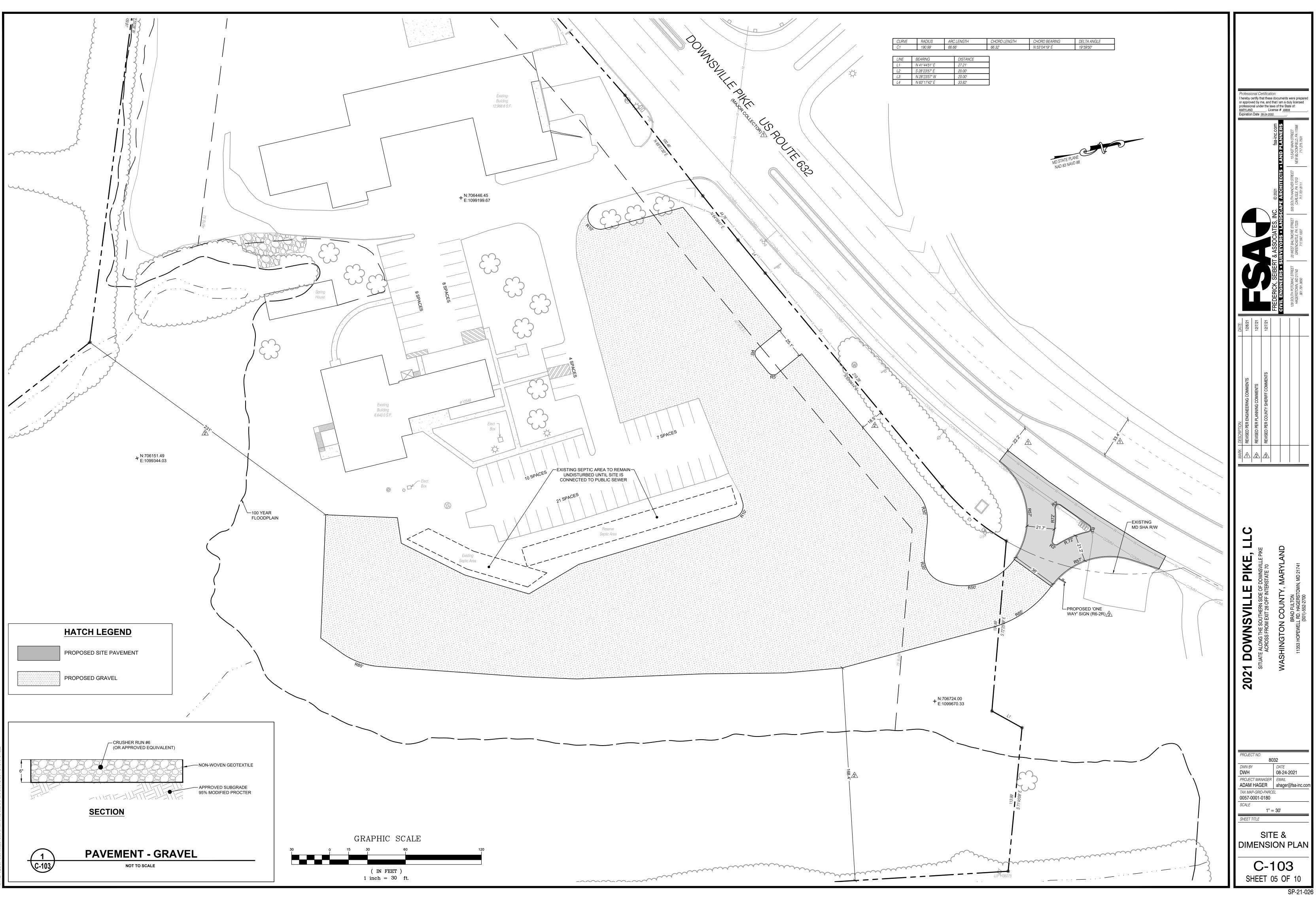
LEGEND - ABBREVIATIONS

AASHTO_	AMERICAN ASSOCIATION OF STATE	00	ON CENTER
	HIGHWAY AND TRANSPORTATION OFFICIALS	PC	POINT OF CURVE
ADS	_ADVANCED DRAINAGE SYSTEM	PCC	POINT OF COMPOUND CURVE
ASTM	_AMERICAN SOCIETY FOR TESTING AND	PGL	PROPOSED GRADE LINE
	MATERIAL	PRC	POINT OF REVERSE CURVE
AWWA	_AMERICAN WATER WORKS ASSOCIATION	PT	POINT OF TANGENT
BLDG	BUILDING	PVC	POINT OF VERTICAL CURVE
вот	_BOTTOM	PVI	POINT OF VERTICAL INTERSECTION
	_CAST IRON PIPE	PVT	POINT OF VERTICAL TANGENT
CL	_CENTERLINE	ROW	RIGHT-OF-WAY
СМР	_CORRUGATED METAL PIPE	SAN	SANITARY
CO	SANITARY SEWER CLEAN-OUT	SCE	STABILIZED CONSTRUCTION ENTRANCE
	_COMMUNICATION	SDR	STANDARD DIMENSION RATIO
CONC	_CONCRETE	SIP	SET IRON PIN
DA	_DRAINAGE AREA	SD	STORM DRAINAGE
DIA	_DIAMETER	SDMH	STORM DRAIN MANHOLE
EGL	EXISTING GRADE LINE	SF	SQUARE FEET
EX	_EXISTING	SS	SANITARY SEWER
EIP	_EXISTING IRON PIN	SSMH	SANITARY SEWER MANHOLE
FFE	_FINISH FLOOR ELEVATION	STA	STATION
FH	FIRE HYDRANT	STD	STANDARD
GV	_GATE VALVE	SY	SQUARE YARDS
HGL	HYDRAULIC GRADE LINE	TAN	TYPE AS NOTED
HDPE	HIGH DENSITY POLYETHYLENE	TEMP	TEMPORARY
NV	INVERT	TS	TOP OF STRUCTURE
_F	LINEAR FEET	TG	TOP OF GRATE
MAX	MAXIMUM	TR	TOP OF RIM
MB	MAIL BOX	TYP	TYPICAL
MIN	MINIMUM	U/P	UTILITY POLE
MJ	MECHANICAL JOINT	VIF	VERIFY IN FIELD
NO	NUMBER	WL	WATERLINE
	NOT IN CONTRACT	WM	WATER METER
NTS	NOT TO SCALE	WV	WATER VALVE
OAC	OR APPROVED EQUAL		

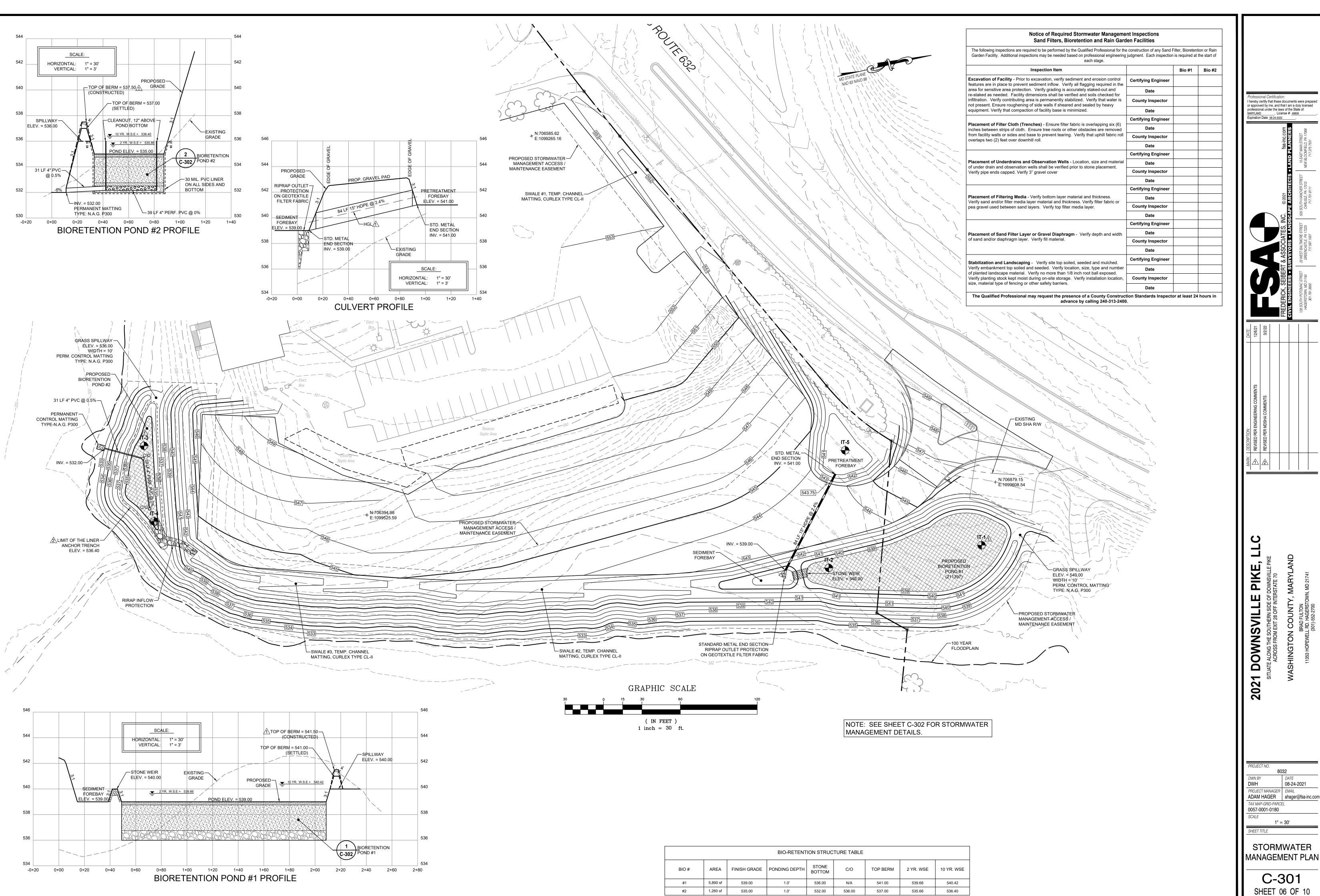






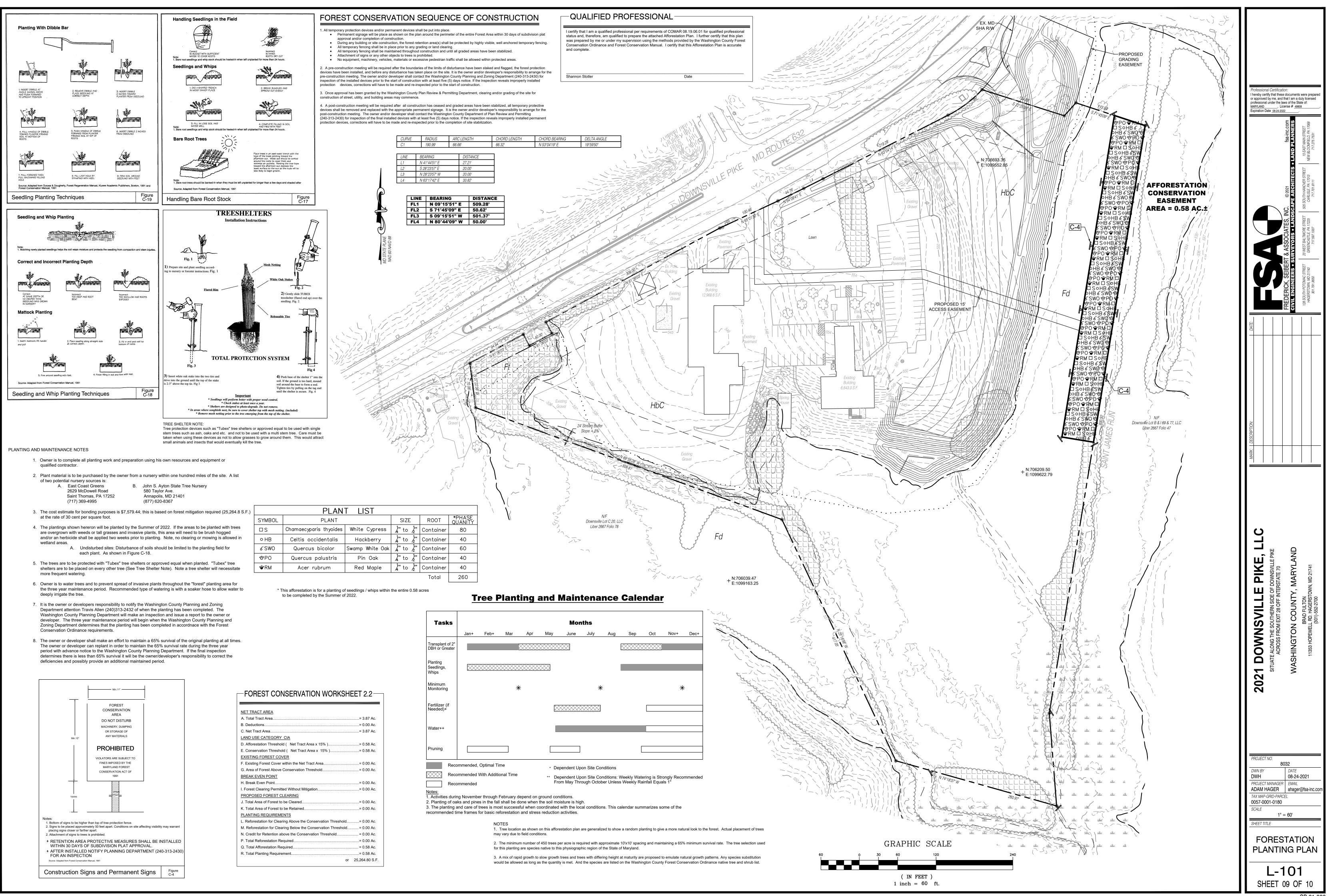


ED FOLDERSIPROJECTS|8032]DWG|CONSTRUCTION SET18032-05-C-103-SITE & DIMENSION PLAN DWG

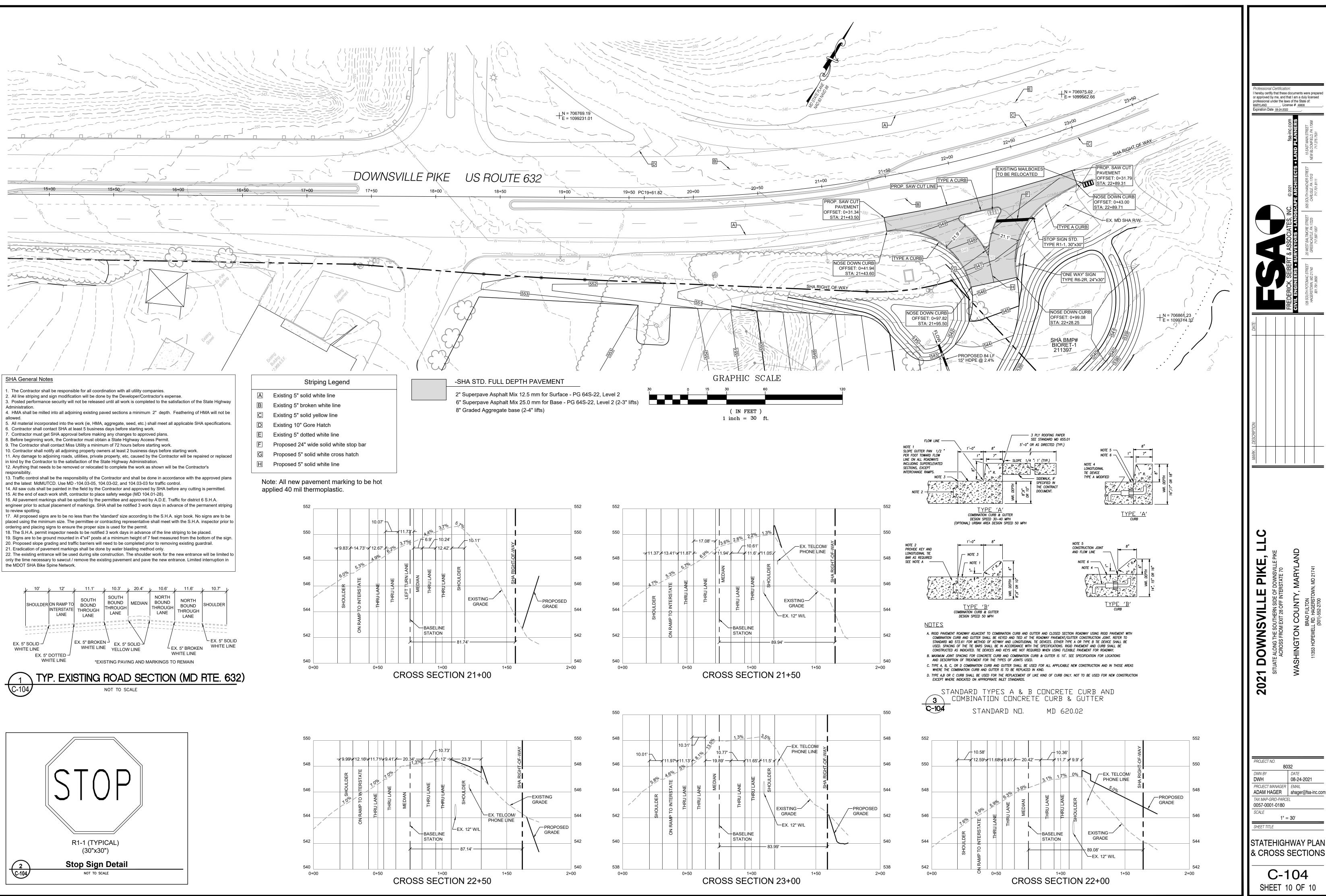


	BIO-RETENTION STRUCTURE TABLE								
#	AREA	FINISH GRADE	PONDING DEPTH	STONE BOTTOM	C/O	TOP BERM			
1	5,890 sf	539.00	1.0'	536.00	N/A	541.00	ſ		

SP-21-026



D FOLDERS (PROJECTS) 8032 [DWG|CONSTRUCTION SET 8032-094_-101-FORESTATION PLANTING PLAN. DWG 3/17/2022



SP-21-026



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

Memo

To: Planning Commission From: Jill Baker, Director, Department of Planning and Zoning Date: March 23, 2022

Re: Black Rock PUD Development Plan Amendment (Revision 3)

Planning Commission members,

As you are aware, a major amendment to the Black Rock Planned Unit Development (PUD) was submitted to our office for processing as a request to increase the number of residential units for the development to 1,148 units thereby also increasing the residential density from 2.7 dwelling units per acre to 5.2 dwelling units per acre. This request was heard by the Board of County Commissioners in a public hearing on November 2, 2021. At their regular meeting on February 1, 2022 the Commissioners voted to deny the applicants request to amendment the development plan.

Based upon the vote taken by the Commissioners, the applicant elected to scale back the concept plan to the original approved density of 595 units (2.7 dwelling units per acre). However, the applicant requested to amend the existing approved development plan to cluster the units in a different configuration. Planning Commission members reviewed the plan at their February 2022 meeting and determined that the change was significant and notified the applicant that a new public hearing process would be necessary to evaluate the proposed revision.

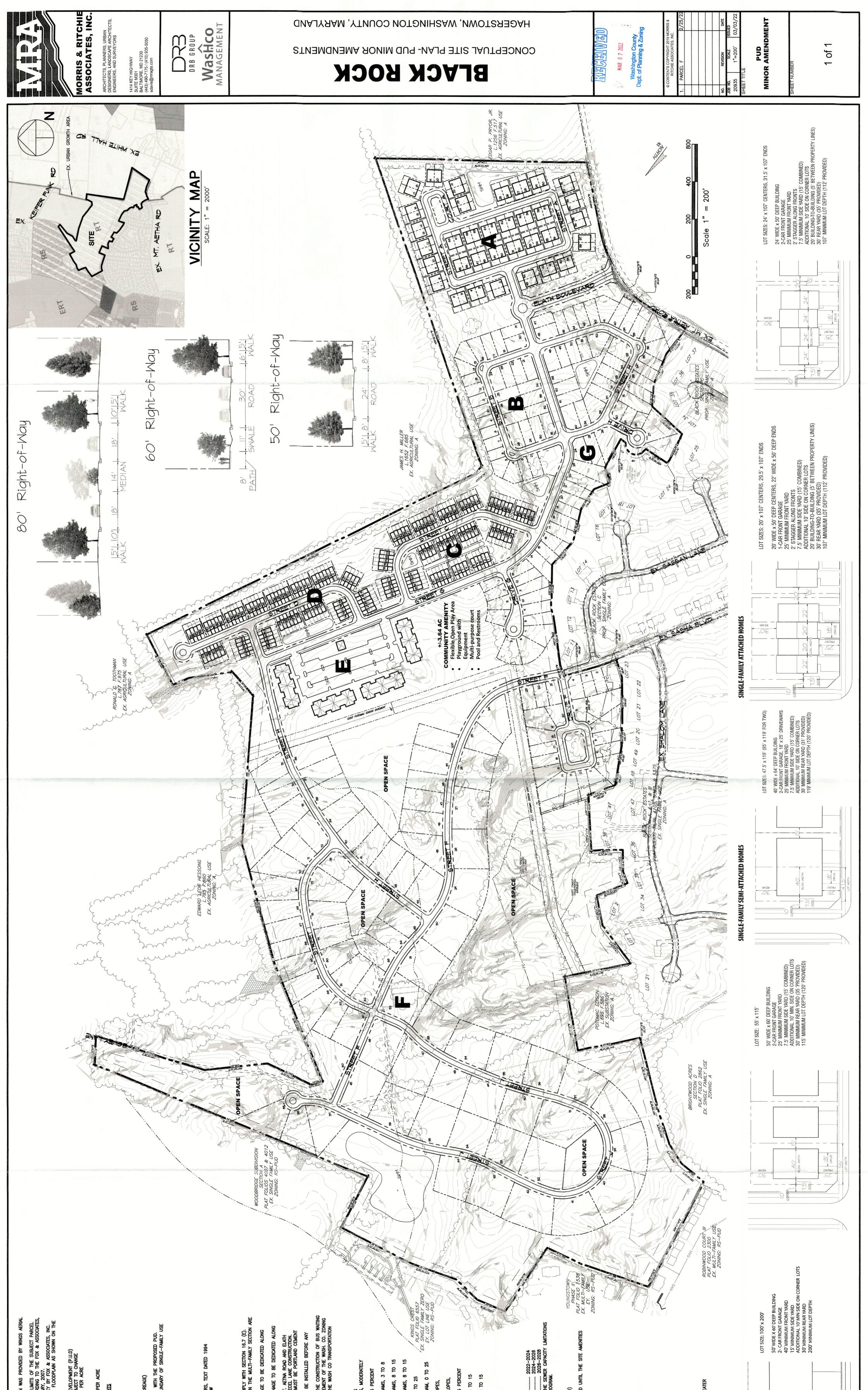
Taking into consideration comments made by the Planning Commission, the applicant has submitted a new revision to the plan. This revision still adheres to the existing approval of 595 lots at a density of 2.7 units per acre. Per the Zoning Ordinance, the Planning Commission shall determine whether the proposed changes to the concept plan constitute a major or minor change. If the Planning Commission deems the changes to be minor, then the applicant may continue through the development processes without conducting another public hearing process. Should the Planning Commission consider the amendments to be major, then the applicant would be required to go through the rezoning public hearing process again.

Staff has reviewed the plan submitted by the applicant. Our review has noted that the applicant has taken into consideration the comments of the Planning Commission and spread the development over the entire parcel rather than clustering. The applicant is again showing similar development patterns

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(number and types of residential units) and amenities for the development as the original plan just in a different configuration. Therefore, Staff recommends that this plan be accepted as a minor amendment to the original PUD.



Record #	Туре	Status	Accepted Date	Title	Location	Consultant	Owner
AR-22-001	APFO Road Adequacy	Paid	28-Feb-22	17818 STRIPES DRIVE - LOT 151 - FREEDOM HILLS - SECT C-1	17818 STRIPES DR HAGERSTOWN MD 21740	ADMAR CUSTOM HOMES	FREEDOM HILL HOMES LLC
AR-22-002	APFO Road Adequacy	Paid	28-Feb-22	13942 PATRIOT WAY - LOT 104 - FREEDOM HILLS - SECT. C-1	13942 PATRIOT WAY HAGERSTOWN MD 21740	ADMAR CUSTOM HOMES	FREEDOM HILL HOMES LLC
AR-22-003	APFO Road Adequacy	Paid	28-Feb-22	13940 PATRIOT WAY - LOT 105 - FREEDOM HILLS - SECT C-1	13940 PATRIOT WAY HAGERSTOWN MD 21740	ADMAR CUSTOM HOMES	FREEDOM HILL HOMES LLC
TWN-22-001	Boonsboro Improvement Plan	In Review	03-Feb-22	DUNKIN DONUTS - BOONSBORO	NORTH SIDE OF OLD NATIONAL PK @ INTERSECTION OF OSTERTAG PASS	B&R ENGINEERING GROUP	PRESERVE AT FOX GAP LLC
SWCP22-005	County Stormwater Concept Plan	Pending	04-Feb-22	55 WEST OAK RIDGE DRIVE OFF-SITE ROADWAY IMPROVEMENTS	W OAK RIDGE DR HAGERSTOWN MD 21740	HDR ENGINEERING INC	HAGERSTOWN INDUSTRIAL PROPERTIES LLC C/O MIGUEL VILLAREAL 100 DUNBAR STREET
SWCP22-006	County Stormwater Concept Plan	In Review	11-Feb-22	SCOTT ELECTRIC	18043 OAK RIDGE DR HAGERSTOWN MD 21740	FREDERICK SEIBERT & ASSOCIATES	2012 OAK RIDGE DRIVE LLC
SWCP22-007	County Stormwater Concept Plan	In Review	15-Feb-22	YOGI BEAR'S JELLYSTONE PARK	9550 JELLYSTONE PARK WAY WILLIAMSPORT, MD 21795	FREDERICK SEIBERT & ASSOCIATES	FIELD OF DREAMS HOLDING COMPANY LL
SWCP22-008	County Stormwater	In Review	18-Feb-22	7-ELEVEN MASON DIXON	MASON DIXON RD & CITICORP DR HAGERSTOWN MD 21740	BOHLER ENGINEERING P C	GANESH III LLC
2022-00656	Entrance Permit	Approved	10-Feb-22	INDUSTRIAL	S-21-027 10440 DOWNSVILLE PIKE	ĺ	DOWNSVILLE LOT A1 50 LLC
2022-00880	Entrance Permit	Review	22-Feb-22	STICK BUILT HOME	S-88-5 GAPLAND ROAD, LOT 9	1	CLARK KINGSLEY CLARK KIM L
2022-00659	Entrance Permit	Pending	10-Feb-22	STICK BUILT HOME	S-18-032 18109 EDENDERRY COURT, LOT	DAN RYAN BUILDERS INC	WESTFIELDS INVESTMENT LLC
2022-00686	Entrance Permit	Approved	10-Feb-22	STICK BUILT HOME	S-21-001 18720 BALLANTYNE WAY, LOT 261	LGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC
2022-00695	Entrance Permit	Pending	11-Feb-22	STICK BUILT HOME	S-21-001 18724 BALLANTYNE WAY, LOT 260	LGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC
2022-00702	Entrance Permit	Pending	11-Feb-22	STICK BUILT HOME	S-21-001 18728 BALLANTYNE WAY, LOT	LGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC
2022-00707	Entrance Permit	Approved	11-Feb-22	STICK BUILT HOME	S-21-001 18712 BALLANTYNE WAY, LOT 263	LGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC
2022-00714	Entrance Permit	Pending	11-Feb-22	STICK BUILT HOME	S-21-001 18708 BALLANTYNE WAY, LOT	LGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC C/O S CASTILLO AP TAX ADMIN
2022-00719	Entrance Permit	Approved	11-Feb-22	STICK BUILT HOME	S-21-001 18725 BALLENTYNE WAY, LOT	LGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC
2022-00724	Entrance Permit	Approved	14-Feb-22	STICK BUILT HOME	S-21-001 18729 BALLANTYNE COURT, LOT	LGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC
2022-00728	Entrance Permit	Approved	14-Feb-22	STICK BUILT HOME	S-21-001 18733 BALLANTYNE WAY, LOT 256	LGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC C/O S CASTILLO AP TAX ADMIN
2022-00735	Entrance Permit	Approved	14-Feb-22	STICK BUILT HOME	S-21-001 1816 BALLANTYNE WAY, LOT 262	LGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC
2022-00739	Entrance Permit	Approved	14-Feb-22	STICK BUILT HOME	S-21-001 18732 BALLANTYNE WAY, LOT 258	LGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC
2022-00742	Entrance Permit	Approved	14-Feb-22	STICK BUILT HOME	S-21-001 18737 BALLANTYNE WAY, LOT 257	LGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC C/O S CASTILLO AP TAX ADMIN

Record #	Туре	Status	Accepted Date	Title	Location	Consultant	Owner
2022-00752	Entrance Permit	Approved	14-Feb-22	STICK BUILT HOME	S-21-001 10054 ROULETTE DRIVE, LOT	LGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC C/O S CASTILLO AP TAX ADMIN
2022-00780	Entrance Permit	Pending	15-Feb-22	STICK BUILT HOME	S-92-66 12310 KNIGHT MEADOWS DRIVE		MORRIS KATIE ELIZABETH 12311 KNIGHT MEADOW DR
2022-00790	Entrance Permit	Pending	16-Feb-22	STICK BUILT HOME	S-18-019 17818 STRIPES DRIVE, LOT 151	ADMAR CUSTOM HOMES	FREEDOM HILL HOMES LLC 5703
2022-00858	Entrance Permit	Pending	18-Feb-22	STICK BUILT HOME	S-18-032 18100 GRACEHILL COURT, LOT 664	DAN RYAN BUILDERS INC	WESTFIELDS INVESTMENT LLC 7420 HAYWARD RD STE 203
2022-00864	Entrance Permit	Pending	18-Feb-22	STICK BUILT HOME	S-15-009 10844 HERSHEY DRIVE, LOT 573	CONSTRUCTION & MORE	SHANK MICHAEL SHELDON SHANK KRISTI LYNN
2022-00883	Entrance Permit	Pending	22-Feb-22	STICK BUILT HOME	S-03-217 3337 KAETZEL ROAD, LOT 7	GROSSNICKLE CONSTRUCTION LLC	MEYER GEORGE ANTHONY V MEYER HOLLY MARIE
2022-00891	Entrance Permit	Pending	22-Feb-22	STICK BUILT HOME	S-18-032 18113 GRACEHILL COURT, LOT 667	DAN RYAN BUILDERS INC	WESTFIELDS INVESTMENT LLC
2022-00919	Entrance Permit	Pending	23-Feb-22	STICK BUILT HOME	LOR 1623 REED ROAD		FRENCH DONALD E II
2022-00938	Entrance Permit	Pending	24-Feb-22	STICK BUILT HOME	S-84-99 19706 JEFFREY DRIVE, LOT 99	1	KLINE JAMIE 11842 INDIAN LANE
2022-00947	Entrance Permit	Pending	24-Feb-22	STICK BUILT HOME	S-18-033 18247 PETWORTH CIRCLE, LOT	DAN RYAN BUILDERS INC	WESTFIELDS INVESTMENT LLC
2022-00988	Entrance Permit	Pending	28-Feb-22	STICK BUILT HOME	S-18-033 18230 PETWORTH CIRCLE, LOT 709	DAN RYAN BUILDERS INC	WESTFIELDS INVESTMENT LLC
2022-00888	Entrance Permit	Review	22-Feb-22	FOREST HARVEST	BROADFORDING ROAD, TRACT 1, PARCEL	1	BAUER BETTY A E TRUSTEE & SCHULTZ VERA M E TRUSTEE
2022-00967	Entrance Permit	Approved	28-Feb-22	STICK BUILT HOME	S-01-052 20313 LOCUST GROVE ROAD, LOT 3	1	LAPKOFF THEODORE & 20313 Locust Grove Rd
2022-00517	Floodplain Permit	Review	02-Feb-22	FLOODPLAIN	LOR WEST MAIN STREET	1	HANCOCK MAYOR & COUNCIL
2022-00519	Floodplain Permit	Review	02-Feb-22	FLOODPLAIN	EAST MAIN STREET	ĺ	HANCOCK TOWN OF
FS-22-003	Forest Stand Delineation	Pending	09-Feb-22	WASHINGTON LAND	226 LANDIS ROAD HAGERSTOWN, MD 21740	TRIAD ENGINEERING	WASHINGTON LAND COMPANY
FS-22-004	Forest Stand Delineation	Approved	15-Feb-22	YOGI BEAR'S JELLYSTONE PARK	9550 JELLYSTONE PARK WAY WILLIAMSPORT, MD 21795	FREDERICK SEIBERT & ASSOCIATES	FIELD OF DREAMS HOLDING
FS-22-006	Forest Stand Delineation	Approved	23-Feb-22	KREYKENBOHM PROPERTY	17755 HALFWAY BLVD HAGERSTOWN MD	FOX & ASSOCIATES INC	KREYKENBOHM HELEN Z
FS-22-007	Forest Stand Delineation	Revisions Required	28-Feb-22	DOWNSVILLE SOLAR II	17137 BLACK STALLION LANE HAGERSTOWN MD 21740	KIMLEY-HORN & ASSOCIATES INC	VATERS MICHAEL D SR
2022-00514	Grading Permit	Approved	01-Feb-22	DRI/TCC DOWNSVILLE I,	S-21-027 10440 DOWNSVILLE PIKE	1	DOWNSVILLE LOT A1 50 LLC 888 16th Street, NW,
2022-00872	Grading Permit	Approved	21-Feb-22	WESTERN MD PARKWAY WAREHOUSE - MASS GRADING	2 WESTERN MARYLAND HAGERSTOWN, MD 21740		GVP HAGERSTOWN LLC
2022-00601	Grading Permit	Review	07-Feb-22	JT REPAIRS GRADING PERMIT APPLICATION	1454 OAK RIDGE HAGERSTOWN, MD 21740		OAK RIDGE INVESTMENTS LLC
2022-00871	Grading Permit	Review	21-Feb-22	EMERALD PT REM LANDS GRADING PERMIT PSP-21-001	S-21-049 EMERALD POINTE DRIVE		EMERALD POINTE INC
2022-00529	Grading Permit	Pending	02-Feb-22	STICK BUILT HOME	S-03-217 3337 KAETZEL ROAD, LOT 7	GROSSNICKLE CONSTRUCTION LLC	MEYER GEORGE ANTHONY V MEYER HOLLY MARIE

Record #	Туре	Status	Accepted Date	Title	Location	Consultant	Owner
2022-00630	Grading Permit	Approved	08-Feb-22	STICK BUILT HOME	HERMAN GAVER PLACE, LOT 17	NVR, INC. T/A NV HOMES AND RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
2022-00632	Grading Permit	Approved	09-Feb-22	STICK BUILT HOME	19 CHARLOTTE STREET, LOT 24	NVR, INC. T/A NV HOMES AND RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
2022-00660	Grading Permit	Pending	10-Feb-22	STICK BUILT HOME	S-18-032 18109 EDENDERRY COURT, LOT 662	DAN RYAN BUILDERS INC	WESTFIELDS INVESTMENT LLC
2022-00680	Grading Permit	Pending	10-Feb-22	COMMERCIAL	SP-21-031 18717 LONGMEADOW ROAD	Ì	PENNSYLVANIA AVENUE 2003 LLC
2022-00687	Grading Permit	Approved	10-Feb-22	STICK BUILT HOME	S-21-001 18720 BALLANTYNE WAY, LOT 261	LGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC
2022-00696	Grading Permit	Pending	11-Feb-22	STICK BUILT HOME	S-21-001 18724 BALLANTYNE WAY, LOT 260	LGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC
2022-00703	Grading Permit	Pending	11-Feb-22	STICK BUILT HOME	S-21-001 18728 BALLANTYNE WAY, LOT 259	LGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC
2022-00708	Grading Permit	Approved	11-Feb-22	STICK BUILT HOME	S-21-001 18712 BALLANTYNE WAY, LOT 263	LGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC
2022-00715	Grading Permit	Pending	11-Feb-22	STICK BUILT HOME	S-21-001 18708 BALLANTYNE WAY, LOT 264	LGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC C/O S CASTILLO AP TAX ADMIN
2022-00718	Grading Permit	Approved	11-Feb-22	STICK BUILT HOME	S-21-001 18725 BALLENTYNE WAY, LOT 254	LGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC
2022-00725	Grading Permit	Approved	14-Feb-22	STICK BUILT HOME	S-21-001 18729 BALLANTYNE COURT, LOT 255	I LGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC
2022-00729	Grading Permit	Approved	14-Feb-22	STICK BUILT HOME	S-21-001 18733 BALLANTYNE WAY, LOT 256	LGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC C/O S CASTILLO AP TAX ADMIN
2022-00736	Grading Permit	Approved	14-Feb-22	STICK BUILT HOME	S-21-001 1816 BALLANTYNE WAY, LOT 262	LGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC
2022-00740	Grading Permit	Approved	14-Feb-22	STICK BUILT HOME	S-21-001 18732 BALLANTYNE WAY, LOT 258	LGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC
2022-00743	Grading Permit	Approved	14-Feb-22	STICK BUILT HOME	S-21-001 18737 BALLANTYNE WAY, LOT 257	LGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC C/O S CASTILLO AP TAX ADMIN
2022-00753	Grading Permit	Approved	14-Feb-22		S-21-001 10054 ROULETTE DRIVE, LOT 126	LGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC C/O S CASTILLO AP TAX ADMIN
2022-00781	Grading Permit	Pending	15-Feb-22	STICK BUILT HOME	S-92-66 12310 KNIGHT MEADOWS DRIVE		MORRIS KATIE ELIZABETH 12311 KNIGHT MEADOW DR
2022-00783	Grading Permit	Pending	15-Feb-22	COMMERCIAL	SP-21-007 10312 & 10314 AUTO PLACE		SHEEHY HAGERSTOWN PROPERTY LLC
2022-00791	Grading Permit	Pending	16-Feb-22	STICK BUILT HOME	S-18-019 17818 STRIPES DRIVE, LOT 151	ADMAR CUSTOM HOMES	FREEDOM HILL HOMES LLC 5703 INDUSTRY LANE
2022-00803	Grading Permit	Approved	16-Feb-22	STICK BUILT HOME	23 CHARLOTTE STREET, LOT 25	NVR, INC. T/A NV HOMES AND RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
2022-00836	Grading Permit	Pending	17-Feb-22	STICK BUILT HOME	18 HERMAN GAVER PLACE, LOT 112	NVR, INC. T/A NV HOMES AND RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
2022-00850	Grading Permit	Pending	18-Feb-22	STICK BUILT HOME	7 CHARLOTTE STREET, LOT 21	NVR, INC. T/A NV HOMES AND RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
2022-00855	Grading Permit	Pending	18-Feb-22	STICK BUILT HOME	6 CHARLOTTE STREET HAGERSTOWN, MD 21740	NVR, INC. T/A NV HOMES AND RYAN HOMES	DAVID C LYLES DEVELOPERS LLC C/O DAVID C LYLES
2022-00859	Grading Permit	Pending	18-Feb-22	STICK BUILT HOME	S-18-032 18100 GRACEHILL COURT, LOT 664	DAN RYAN BUILDERS INC	WESTFIELDS INVESTMENT LLC 7420 HAYWARD RD STE 203

Record #	Туре	Status	Accepted Date	Title	Location	Consultant	Owner
2022-00860	Grading Permit	Pending	18-Feb-22	STICK BUILT HOME	14 RAYMONDS CROSSING, LOT 103	NVR, INC. T/A NV HOMES AND RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
2022-00863	Grading Permit	Pending	18-Feb-22	STICK BUILT HOME	S-15-009 10844 HERSHEY DRIVE, LOT 573	CONSTRUCTION & MORE	SHANK MICHAEL SHELDON SHANK KRISTI LYNN
2022-00890	Grading Permit	Pending	22-Feb-22	STICK BUILT HOME	S-18-032 18113 GRACEHILL COURT, LOT 667	DAN RYAN BUILDERS INC	WESTFIELDS INVESTMENT LLC
2022-00920	Grading Permit	Pending	23-Feb-22	STICK BUILT HOME	LOR 1623 REED ROAD		FRENCH DONALD E II
2022-00948	Grading Permit	Pending	24-Feb-22	STICK BUILT HOME	S-18-033 18247 PETWORTH CIRCLE, LOT 677	DAN RYAN BUILDERS INC	WESTFIELDS INVESTMENT LLC
2022-00968	Grading Permit	Pending	28-Feb-22	HARDY BUILDERS INC.	8900 LUMS BOONSBORO, MD 21713		PULLARO JOHN RANDOLPH & PULLARO AMY CRYSTAL
2022-00987	Grading Permit	Pending	28-Feb-22	STICK BUILT HOME	S-18-033 18230 PETWORTH CIRCLE, LOT 709	DAN RYAN BUILDERS INC	WESTFIELDS INVESTMENT LLC
2022-00587	Grading Permit	Approved	07-Feb-22	FORT RITCHIE SEWER REPLACEMENT	14303 LAKE ROYER CASCADE, MD 21719		CASCADE PROPERTIES LLC
SIM22-004	IMA	Requested	08-Feb-22	3009 STONEWALL PASSAGE RO	3009 STONEWALL PASSAG ROHRERSVILLE, MD 21779	FREDERICK SEIBERT & ASSOCIATES	LOVELACE RICHARD DUVALL LOVELACE GEORGIANNA
SIM22-005	IMA	Active	11-Feb-22	TRAMMELL CROW COMPANY PH 1 LOT 1	17250 STERLING ROAD WILLIAMSPORT, MD 21795	FREDERICK SEIBERT & ASSOCIATES	DOWNSVILLE LOT A1 50 LLC
SIM22-006	IMA	Active		TRAMMELL CROW COMPANY LOT 2 W OF PH 1	17250 STERLING ROAD WILLIAMSPORT, MD 21795	 FREDERICK SEIBERT & ASSOCIATES 	DOWNSVILLE LOT A1 50 LLC
SIM22-007	IMA	Active	23-Feb-22	WESTERN MARYLAND PARKWAY WAREHOUSE MASS GRADING	2 WESTERN MARYLAND PARKWA HAGERSTOWN, MD 21740	FOX & ASSOCIATES INC	GVP HAGERSTOWN LLC
2022-00643	Non-Residential Addition-Alteration Permit	Review	09-Feb-22	COMMERCIAL	SP-21-007 10320 AUTO PLACE	 	SHEEHY HAGERSTOWN PROPERTY LLC
2022-00513	Non-Residential Addition-Alteration Permit	Review	01-Feb-22	COMMERCIAL	LOR 18734 NORTH VILLAGE DRIVE	GEORGE CALLOW	NORTH VILLAGE LLC
2022-00602	Non-Residential Addition-Alteration Permit	Review	07-Feb-22	COMMERCIAL	SP-22-010 14020 VILLAGE MILL DRIVE, BUILDING 5, COMMUNITY SPACE	SOUTHWAY BUILDERS INC	MAUGANSVILLE LIMITED PARTNERSHIP
2022-00645	Non-Residential Addition-Alteration Permit	Review	09-Feb-22	COMMERCIAL	SP-22-010 14020 VILLAGE MILL DRIVE, BUILDING 7 & 8	SOUTHWAY BUILDERS INC	GREENSIDE II LIMITED PARTNERSHIP
2022-00844	Non-Residential Addition-Alteration Permit	Review	18-Feb-22	COMMERCIAL	SP-21-001 10312 GOVERNOR LANE BLVD, BUILDING 6 BAYS 7 & 8	EBY STEPHEN - T/A UNITED ENTERPRISES CONSTRUCTIO	BOWMAN GROUP THE
2022-00933	Non-Residential Addition-Alteration Permit	Review	24-Feb-22	COMMERCIAL	LOR 17928 GARDEN LANE	LINA SHABI	AP OAK RIDGE LLC
2022-00969	Non-Residential Addition-Alteration Permit	Review	28-Feb-22	COMMERCIAL	LOR 1455 OAKMONT DRIVE		FABEXCO LLC 2331 HOOVER AVE

Record #	Туре	Status	Accepted Date	Title	Location	Consultant	Owner
2022-00661	Non-Residential New Construction Permit	Review	10-Feb-22	COMMERCIAL	SP-21-031 18717 LONGMEADOW ROAD		PENNSYLVANIA AVENUE 2003 LLC
2022-00571	Non-Residential New Construction Permit	Approved	04-Feb-22	COMMERCIAL	LOR 12750 QUIRAUK SCHOOL ROAD	PIONEER POLE BUILDERS INC	TYLER THOMAS E & JODI L
OM-22-002	Ordinance Modification	Approved	09-Feb-22	SHARPSBURG PIKE	10319 SHARPSBURG PIKE HAGERSTOWN MD 21740	FREDERICK SEIBERT & ASSOCIATES	SHARPSBURG PIKE HOLDING LLC
OM-22-003	Ordinance Modification	Approved	18-Feb-22	CASCADE TOWNE CENTRE DEVELOPMENT	HART AVE AND BOYD STREET AT OLD FORT RITCHIE ARMY BASE	FOX & ASSOCIATES INC	CASCADE TOWN CENTRE DEVELOPMENT LL
S-22-002	Preliminary-Final Plat	In Review	08-Feb-22	CASCADE TOWNE CENTRE DEVELOPMENT	14475 MOLLEVILLE AVE CASCADE MD 21719	FOX & ASSOCIATES INC	CASCADE TOWN CENTRE DEVELOPMENT LL
S-22-003	Preliminary-Final Plat	In Review	09-Feb-22	LANDMARK INDUSTRIES	13115 CEARFOSS PIKE HAGERSTOWN MD 21740	FREDERICK SEIBERT & ASSOCIATES	LANDMARK INDUSTRIES
S-22-004	Preliminary-Final Plat	In Review	15-Feb-22	SUSAN P KELLEY - LTS 3	GREENFIELD AVENUE IN MAUGANSVILLE	FREDERICK SEIBERT & ASSOCIATES	KELLEY SUSAN P
PWA2022-001	PWA	Active	03-Feb-22	PARADISE HEIGHTS SECTION B	18941 AMESBURY ROAD HAGERSTOWN, MD 21742	TRIAD ENGINEERING	DOWNEY RICHMOND LEE
PWA2022-002	PWA	Active	09-Feb-22	EMERALD POINTE		FOX & ASSOCIATES INC	EMERALD POINTE INC
SP-16-036.R02	Redline Revision	Approved	04-Feb-22	SEARS AUTO CENTER	VALLEY MALL ROAD N/S	LANGAN ENGINEERING &	Seritage SRC Finance, LLC c/o Danny Woodbury
SP-15-024.R01	Redline Revision	Approved	04-Feb-22	ADKINS AUTOMOTIVE	WEST SIDE OF CRYSTAL FALLS DRIVE	FREDERICK SEIBERT & ASSOCIATES	ADKINS GARY 9920 CRYSTAL FALLS DRIVE
SI-22-003	Simplified Plat	Final Copies Due	02-Feb-22	ELIZABETH & JESSE LOHMAN HAYES AND DORA & FLOYD SCHILDKNECHT	9452 CRYSTAL FALLS DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	SCHILDKNECHT FLOYD K & DORA J
SI-22-004	Simplified Plat	In Review	09-Feb-22	TANYA BEARDEN- PARCEL A	12601 NATIONAL PIKE CLEAR SPRING MD	FREDERICK SEIBERT & ASSOCIATES	BEARDEN TANYA
SI-22-005	Simplified Plat	Final Copies Due	15-Feb-22	TIMOTHY L & MELONIE S MOSE - PAR B	17539 SNYDERS LANDING RD SHARPSBURG MD 21782	TRIAD ENGINEERING	MOSE TIMOTHY L & MOSE MELONIE
SP-22-006	Site Plan	In Review	23-Feb-22	KINGDOM LANDSCAPING	12750 QUIRAUK SCHOOL RD SABILLASVILLE MD 21780	FREDERICK SEIBERT & ASSOCIATES	TYLER THOMAS E & JODI L
SP-22-007	Site Plan	In Review	23-Feb-22		17222 STERLING RD WILLIAMSPORT MD 21795	TREVOR FREDERICK	DOWNSVILLE LOT A2 28 LLC
GP-22-003	Site Specific Grading Plan	In Review	04-Feb-22	55 WEST OAK RIDGE DRIVE OFF-SITE ROADWAY IMPROVEMENTS	W OAK RIDGE DR HAGERSTOWN MD 21740	HDR ENGINEERING INC	HAGERSTOWN INDUSTRIAL PROPERTIES LLC C/O MIGUEL VILLAREAL 100 DUNBAR STREET
GP-22-004	Site Specific Grading Plan	In Review	11-Feb-22		12150 GREENCASTLE PIKE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	HUYETT EXTENDED LLC
GP-22-005	Site Specific Grading Plan	In Review	17-Feb-22	CLOVERLY MIXED USE DEVELOPMENT - SHA IMPROVEMENT PLAN	MD 64 & MD 77 TOWN OF SMITHSBURG	FOX & ASSOCIATES INC	CLOVERLY HILL LLC

Record #	Туре	Status	Accepted Date	Title	Location	Consultant	Owner
FS-22-005	Smithsburg Forest Stand Delineation	Approved	17-Feb-22	SMITHSBURG WWTP ENR UPGRADE AND EXPANSION	22523 LEITERSBURG SMITHSBURG RD SMITHSBURG MD 21783	RK&K	WASH CO COMMISSIONERS BOARD OF
SGP-22-006	Standard Grading Plan	Approved	03-Feb-22	GEORGE MEYER	3337 KAETZEL RD ROHRERSVILLE MD 21779	GROSSNICKLE CONSTRUCTION LLC	MEYER GEORGE ANTHONY V MEYER HOLLY MARIE
SGP-22-007	Standard Grading Plan	Received	04-Feb-22	MICHAEL S SHANK	10844 HERSHEY DRIVE WILLIAMSPORT MD 21795	TRIAD ENGINEERING	SHANK MICHAEL SHELDON SHANK KRISTI LYNN
SGP-22-008	Standard Grading Plan	In Review	22-Feb-22	KATIE MORRIS	12310 KNIGHT MEADOW DRIVE HAGERSTOWN MD 21740	RMD CONSULTING L.L.C.	MORRIS KATIE ELIZABETH
SGP-22-009	Standard Grading Plan	Pending	22-Feb-22	ADMAR CUSTOM HOMES - FREEDOM HILLS LT. 151	FREEDOM HILLS LOT 151 HAGERSTOWN MD 21742	ADMAR CUSTOM HOMES	FREEDOM HILL HOMES LLC
SGP-22-010	Standard Grading Plan	Pending	28-Feb-22	KEVIN LEWIS	11500 CRYSTAL FALLS DRIVE SMITHSBURG MD 21783	FREDERICK SEIBERT & ASSOCIATES	LEWIS ORCHARD & FARMS LLC
SSWP22-005	Stormwater Standard	Approved	03-Feb-22	GEORGE MEYER	3337 KAETZEL RD ROHRERSVILLE MD 21779	GROSSNICKLE CONSTRUCTION LLC	MEYER GEORGE ANTHONY V MEYER HOLLY MARIE
SSWP22-006	Stormwater Standard Plan	Received	04-Feb-22	MICHAEL S SHANK	10844 HERSHEY DRIVE WILLIAMSPORT MD 21795	TRIAD ENGINEERING	SHANK MICHAEL SHELDON SHANK KRISTI LYNN
SSWP22-007	Stormwater Standard Plan	Pending	22-Feb-22	KATIE MORRIS	12310 KNIGHT MEADOW DRIVE HAGERSTOWN MD 21740	RMD CONSULTING L.L.C.	MORRIS KATIE ELIZABETH
SSWP22-008	Stormwater Standard Plan	Pending	28-Feb-22	KEVIN LEWIS	11500 CRYSTAL FALLS DRIVE SMITHSBURG MD 21783	FREDERICK SEIBERT & ASSOCIATES	LEWIS ORCHARD & FARMS LLC
TIS-22-002	Traffic Impact Study	Pending	01-Feb-22	12001 HOPEWELL ROAD	1	TRAFFIC PLANNING AND DESIGN,	M L D LIMITED PARTNERSHIP
GPT-22-008	Type 2 Grading Plan	Approved	01-Feb-22	GAVER MEADOWS - LOT	26 HERMAN GAVER PLACE FUNKSTOWN MD 21734	NVR, INC. T/A NV HOMES AND RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
GPT-22-009	Type 2 Grading Plan	Closed	01-Feb-22	GAVER MEADOWS - LOT	15 CHARLOTTE STREET FUNKSTOWN MD	NVR, INC. T/A NV HOMES AND RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
GPT-22-010	Type 2 Grading Plan	Approved	09-Feb-22	GAVER MEADOWS - LOT	19 CHARLOTTE STREET FUNKSTOWN MD	NVR, INC. T/A NV HOMES AND RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
GPT-22-011	Type 2 Grading Plan	Approved	18-Feb-22	GAVER MEADOWS - LOT	69 HERMAN GAVER PLACE FUNKSTOWN	NVR, INC. T/A NV HOMES AND RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
GPT-22-012	Type 2 Grading Plan	Approved	18-Feb-22	GAVER MEADOWS - LOT	23 CHARLOTTE STREET FUNKSTOWN MD	NVR, INC. T/A NV HOMES AND RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
GPT-22-013	Type 2 Grading Plan	Pending	22-Feb-22	GAVER MEADOWS - LOT	18 HERMAN GAVER PLACE FUNKSTOWN MD 21734	NVR, INC. T/A NV HOMES AND RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
GPT-22-014	Type 2 Grading Plan	Pending	22-Feb-22	GAVER MEADOWS - LOT	6 CHARLOTTE STREET FUNKSTOWN MD	NVR, INC. T/A NV HOMES AND RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
GPT-22-015	Type 2 Grading Plan	Approved	28-Feb-22	GAVER MEADOWS - LOT	7 CHARLOTTE STREET FUNKSTOWN MD 21734	NVR, INC. T/A NV HOMES AND RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
GPT-22-016	Type 2 Grading Plan	Approved	28 Eab 22		14 RAYMONDS CROSSING FUNKSTOWN MD 21734	NVR, INC. T/A NV HOMES AND RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
2022-00493	Utility Permit	Approved		POTOMAC EDISON	20944 LEHMANS MILL ROAD	POTOMAC EDISON	MARTIN TIMOTHY R & MARTIN LAVONDA K
2022-00494	Utility Permit	Approved	01-Feb-22	POTOMAC EDISON	19108 WOODHAVEN DRIVE	POTOMAC EDISON	MURRAY SYLVIA
2022-00522	Utility Permit	Approved	02-Feb-22	POTOMAC EDISON	16211 WRIGHT ROAD	POTOMAC EDISON	WASH CO COMMISSIONERS BOARD

Plan Review Projects Initialized - February 01, 2022 - February 28, 2022

Record #	Туре	Status	Accepted Date	Title	Location	Consultant	Owner
2022-00523	Utility Permit	Approved	02-Feb-22	[417 NORTH COLONIAL DRIVE		WALZC LLX
2022-00801	Utility Permit	Pending Information	16-Feb-22		8950 JORDAN ROAD		DOWNEY FARMS INC
2022-00925	Utility Permit	Pending Information	23-Feb-22		18528 LAPPANS ROAD		SHRIVER BEVERLY J
2022-00573	Utility Permit	Review	04-Feb-22	 	14303 LAKE ROYER DRIVE		Washington County Commissioners 100 West Washington Street
2022-00646	Utility Permit	Approved	09-Feb-22		10716 HOFFMAN ROAD	CITY OF HAGERSTOWN (WATER DEPT)	MAYHUGH MARY SUSAN BOWMAN ET AL MAYHUGH ANTHONY WAYNE
2022-00647	Utility Permit	Approved	09-Feb-22	1	12910 OAK HILL AVENUE		ROBISON WILLIAM R & ROBISON BARBARA T
2022-00648	Utility Permit	Approved	09-Feb-22		22502 CAVETOWN CHURCH ROAD	CITY OF HAGERSTOWN (WATER DEPT)	BUSHEY GEORGE M & SONS CO
2022-00722	Utility Permit	Approved	14-Feb-22	POTOMAC EDISON	13324 CANTERBURY DRIVE	POTOMAC EDISON	CLARK CHRISTOPHER D & CLARK ALYSON D
2022-00761	Utility Permit	Approved	15-Feb-22		16038 BUSINESS PARKWAY	COONS JOHN	2014 BUSINESS PARKWAY LLC

	Туре	Total
LandDev	APFO Road Adequacy	3
	Boonsboro Improvement Plan	1
	County Stormwater Concept Plan	4
	Forest Stand Delineation	4
	IMA	4
	Ordinance Modification	2
	Preliminary-Final Plat	3
	PWA	2
	Redline Revision	2
	Simplified Plat	3
	Site Plan	2
	Site Specific Grading Plan	3
	Smithsburg Forest Stand Delineation	1
	Standard Grading Plan	5
	Stormwater Standard Plan	4
	Traffic Impact Study	1
	Type 2 Grading Plan	9
Permits	Entrance Permit	27
	Floodplain Permit	2
	Grading Permit	37
	Non-Residential Addition-Alteration Permit	7
	Non-Residential New Construction Permit	2
	Utility Permit	12
Total		140