

### 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:<br>Staff Comments: | None                                          |

Not Applicable



|                                                                                                                                  | SITE DESIGN                                                                                                         |                                     |
|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| Impervious Area Plan                                                                                                             | Impervious Maximum Allowed                                                                                          | Open Space Area Planned             |
| 46                                                                                                                               |                                                                                                                     |                                     |
| <b>Open Space Minimum Required</b>                                                                                               | 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<br>CURRENT ENROLLMENT                                                                                                 |                                                                                                                     |                                     |
| PUPIL YIELD<br>CURRENT ENROLLMENT                                                                                                |                                                                                                                     |                                     |
| PUPIL YIELD<br>CURRENT ENROLLMENT<br>MAXIMUM CAPACITY                                                                            | PUBLIC FACILITIES INFORMATION                                                                                       | Sincia Williamsport                 |
| PUPIL YIELD<br>CURRENT ENROLLMENT<br>MAXIMUM CAPACITY<br>FIRE DISTRICT                                                           | PUBLIC FACILITIES INFORMATION<br>WILLIAMSPORT                                                                       | Sincia Williamsport                 |
| PUPIL YIELD<br>CURRENT ENROLLMENT<br>MAXIMUM CAPACITY<br>FIRE DISTRICT                                                           | PUBLIC FACILITIES INFORMATION<br>WILLIAMSPORT<br>WILLIAMSPORT                                                       | Sincia Williamsport                 |
| PUPIL YIELD<br>CURRENT ENROLLMENT<br>MAXIMUM CAPACITY<br>FIRE DISTRICT                                                           | PUBLIC FACILITIES INFORMATION<br>WILLIAMSPORT<br>WILLIAMSPORT<br>WATER & SEWER INFORMATION                          |                                     |
| UPIL YIELD<br>CURRENT ENROLLMENT<br>MAXIMUM CAPACITY<br>IRE DISTRICT:<br>MBULANCE DISTRICT                                       | PUBLIC FACILITIES INFORMATION<br>WILLIAMSPORT<br>WILLIAMSPORT<br>WATER & SEWER INFORMATION<br>WATER                 | SEWER                               |
| UPIL YIELD<br>CURRENT ENROLLMENT<br>MAXIMUM CAPACITY<br>IRE DISTRICT:<br>MBULANCE DISTRICT:                                      | PUBLIC FACILITIES INFORMATION<br>WILLIAMSPORT<br>WILLIAMSPORT<br>WATER & SEWER INFORMATION<br>WATER<br>City         | <u>SEWER</u><br>County              |
| PUPIL YIELD<br>CURRENT ENROLLMENT<br>MAXIMUM CAPACITY<br>IRE DISTRICT<br>MBULANCE DISTRICT<br>METHOD<br>ERVICE AREA              | PUBLIC FACILITIES INFORMATION<br>WILLIAMSPORT<br>WILLIAMSPORT<br>WATER & SEWER INFORMATION<br>WATER<br>City<br>City | <u>SEWER</u><br>County<br>County    |
| PUPIL YIELD<br>CURRENT ENROLLMENT<br>MAXIMUM CAPACITY<br>IRE DISTRICT:<br>MBULANCE DISTRICT<br>METHOD<br>ERVICE AREA<br>PRIORITY | PUBLIC FACILITIES INFORMATION<br>WILLIAMSPORT<br>WILLIAMSPORT<br>WATER & SEWER INFORMATION<br>WATER<br>City         | <u>SEWER</u><br>County              |
| PUPIL YIELD<br>CURRENT ENROLLMENT<br>MAXIMUM CAPACITY<br>TRE DISTRICT                                                            | PUBLIC FACILITIES INFORMATION<br>WILLIAMSPORT<br>WILLIAMSPORT<br>WATER & SEWER INFORMATION<br>WATER<br>City<br>City | <u>SEWER</u><br>County<br>County    |
| PUPIL YIELD<br>CURRENT ENROLLMENT<br>MAXIMUM CAPACITY<br>FIRE DISTRICT                                                           | PUBLIC FACILITIES INFORMATION<br>WILLIAMSPORT<br>WILLIAMSPORT<br>WATER & SEWER INFORMATION<br>WATER<br>City<br>City | <u>SEWER</u><br>County<br>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<br>This plan/plat has been reviewed by the Washington County<br>Department of Water Quality for inclusion into the county capacity<br>management plan for the system that serves this project. Allocation<br>granted for construction shown on this plan/plat shall be in                                                                                                                                                       | SIGNATURE                                                                                                                                                                                                                                                    | DATE                                                                                                                                      | SEAL                                                                                             |                           |
| SIGNATURE DATE DATE                                                                                                                                                                                                                                                                                                                                                                                                                                                           | assure the Verification made here<br>as-built information and approved<br>considered acceptable to the Cor                                                                                                                                                   | plans have been no                                                                                                                        |                                                                                                  |                           |
| time application for service is made, and/or the availability of allocation<br>remaining in other jurisdictions' facilities that may be granted to the<br>County. This approval shall be valid for a period of TWO years.                                                                                                                                                                                                                                                     | Management Facilities as perform<br>requirements and design intent of<br>specifications and referenced sta<br>accordance with good construct<br>that I have reviewed the construct<br>the as-built information; that it ha<br>Washington County requirements | this plan, including<br>ndards, and has bee<br>on practices. I also<br>tion inspection docu<br>s been done in acco<br>and at a level deem | all<br>en completed in<br>verify and affirm<br>umentation and<br>ordance with<br>ed necessary to | PHONE:                    |
| Construction of Sanitary Sewers and/or Water Lines. This approval<br>does not guarantee availability of sewer and/or water service. Sewer<br>and/or water service availability is subject to conformance with all rules,<br>policies and regulations established by the County and in effect at the                                                                                                                                                                           | ENGINEER'S STORMWATER M<br>"I verify and affirm that the Constr                                                                                                                                                                                              | uction for the Storm                                                                                                                      | nwater                                                                                           | ATTN: J<br>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<br>26.17.01.07, and Maryland Standa<br>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:<br>Date:                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 1/19/2022<br>DATE                                                                                                                                                                                                                                            | Kyle Schott                                                                                                                               |                                                                                                  |                           |
| WASHINGTON COUNTY SOIL CONSERVATION DISTRICT<br>SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                              |                                                                                                                                           |                                                                                                  |                           |
| PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY<br><u>40.2</u> ACRES AND THE TOTAL AMOUNT OF<br>EXCAVATION AND FILL AS SHOWN ON THESE PLANS<br>HAS BEEN COMPUTED TO BE APPROXIMATELY<br><u>75,231</u> CU. YDS. OF EXCAVATION AND APPROXIMATELY<br><u>106,575</u> CU. YDS. OF FILL.                                                                                                                                                                                              | "I/we hereby certify that all clearin<br>development will be done pursuan<br>the Stormwater Management Ordi<br>policy on construction of subdivis<br>ownership by Washington County                                                                          | nt to this plan and in<br>nance of Washingto<br>ion infrastructure fo                                                                     | ction and/or<br>accordance with<br>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<br>The Soil Conservation District makes no representation as to the<br>existence or nonexistence of any utilities at the construction site.<br>Shown on these construction drawings are those utilities which have<br>been identified. It is the responsibility of the landowners or operators<br>and contractors to assure themselves that no hazard exists or<br>damage will occur to utilities. It is suggested that Miss Utility be<br>contacted at: | construction and/or development<br>and responsible personnel involve<br>have a Certificate of Training at a<br>approved training program for the<br>sediment."                                                                                               | ed in the constructio<br>Maryland Dept. of th<br>control of soil eros<br>Kyle Schott                                                      | on project will<br>ne Environment<br>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<br>Structure) | Impervious D.A.<br>(Acres) (To<br>Structure) | ESDv<br>(ac-ft) | WQv<br>(ac-ft) | P.E.<br>Addressed |
| Surface Sand<br>Filter | 1   | 1.64                           | 1.10                                         | 0.:             | 22 0.22        | 3.25              |
| Surface Sand<br>Filter | 2   | 4.72                           | 4.00                                         | 0.8             | 39 0.89        | 4.54              |
| Surface Sand<br>Filter | 3   | 5.71                           | 5.11                                         | 0.0             | 67 0.67        | 2.82              |

| Chapter 5 - Structural      |     |                                |                                              |                 |                |                   |
|-----------------------------|-----|--------------------------------|----------------------------------------------|-----------------|----------------|-------------------|
| Туре                        | No. | D.A. (Acres) (To<br>Structure) | Impervious D.A.<br>(Acres) (To<br>Structure) | ESDv<br>(ac-ft) | WQv<br>(ac-ft) | P.E.<br>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<br>Gravel Wetland | 1   | 0.96                           | 0.76                                         | 0.11            | 0.11           | 2.30              |
| SubmergedGravel<br>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

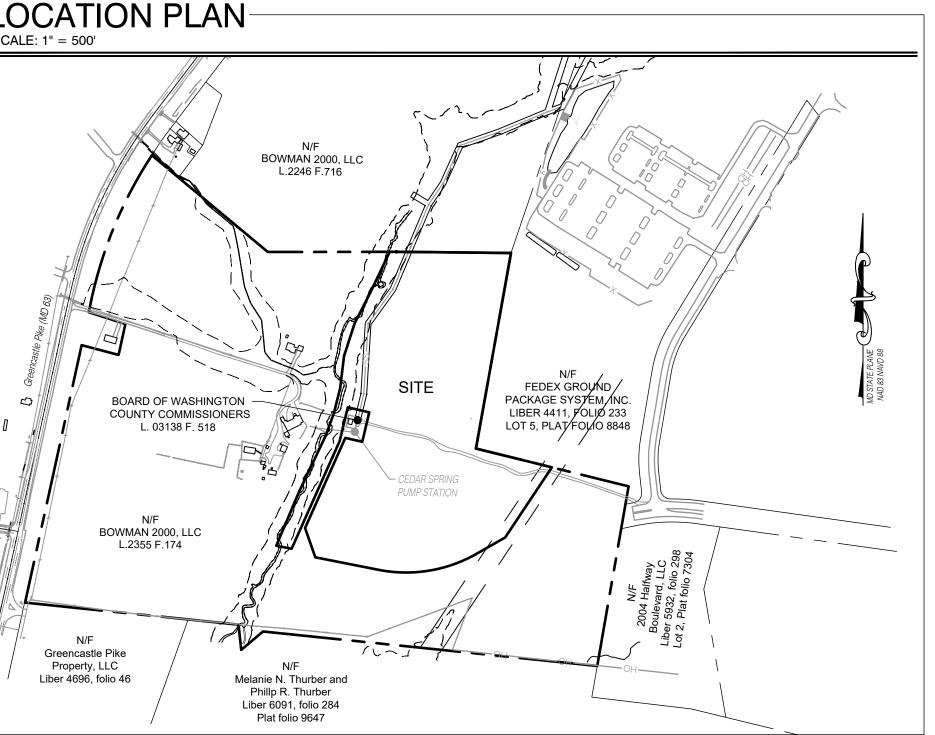
<u>OWNER:</u> AN 2000 LLC LANE BLVD, SUITE 3002 PORT, MD 21795 <u>DEVELOPER:</u> RYAN COMPANIES US, INC 700 OAKMONT LANE, SUITE 100, WESTMONT, IL 60559

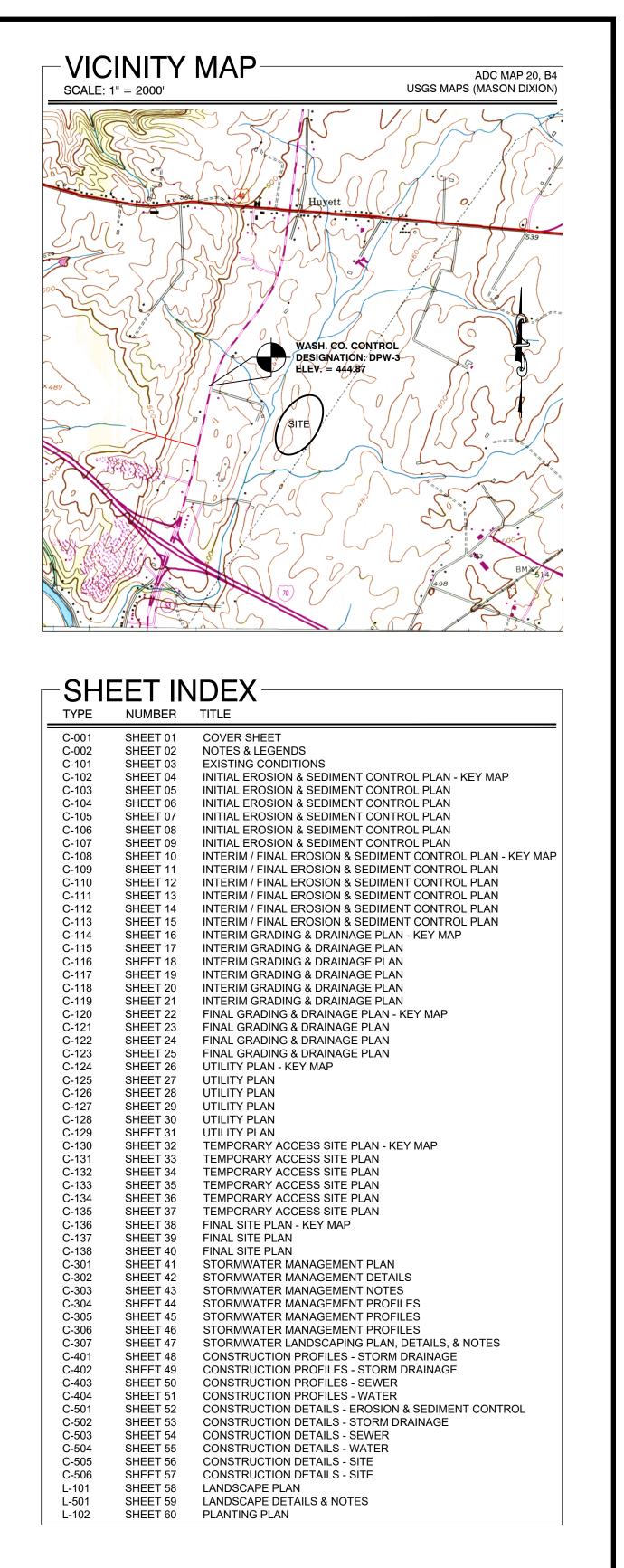
<u>CIVIL ENGINEER / SURVEYOR:</u> FREDERICK SEIBERT & ASSOCIATES, INC. 128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740

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

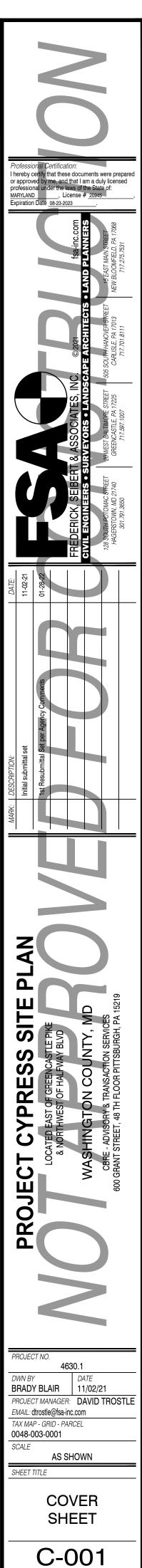
INITIAL SUBMITTAL SET: 11/02/21 1ST RESUBMITTAL SET: 01/28/22 2ND RESUBMITTAL SET: 02/28/22 CONSTRUCTION SET: xx/xx/xx





-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<br>MINIMUM YARD SETBACK: | HI - HIGHWAY INTERCHANGE<br>( 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,<br>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<br>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) | <br>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                                     |

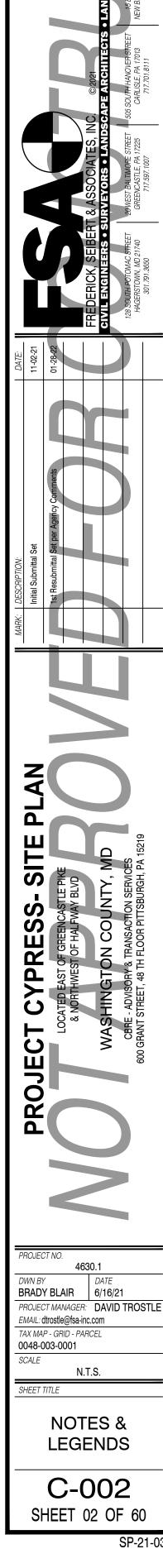
### -PARKING, LOADING & BICYCLE DATA-

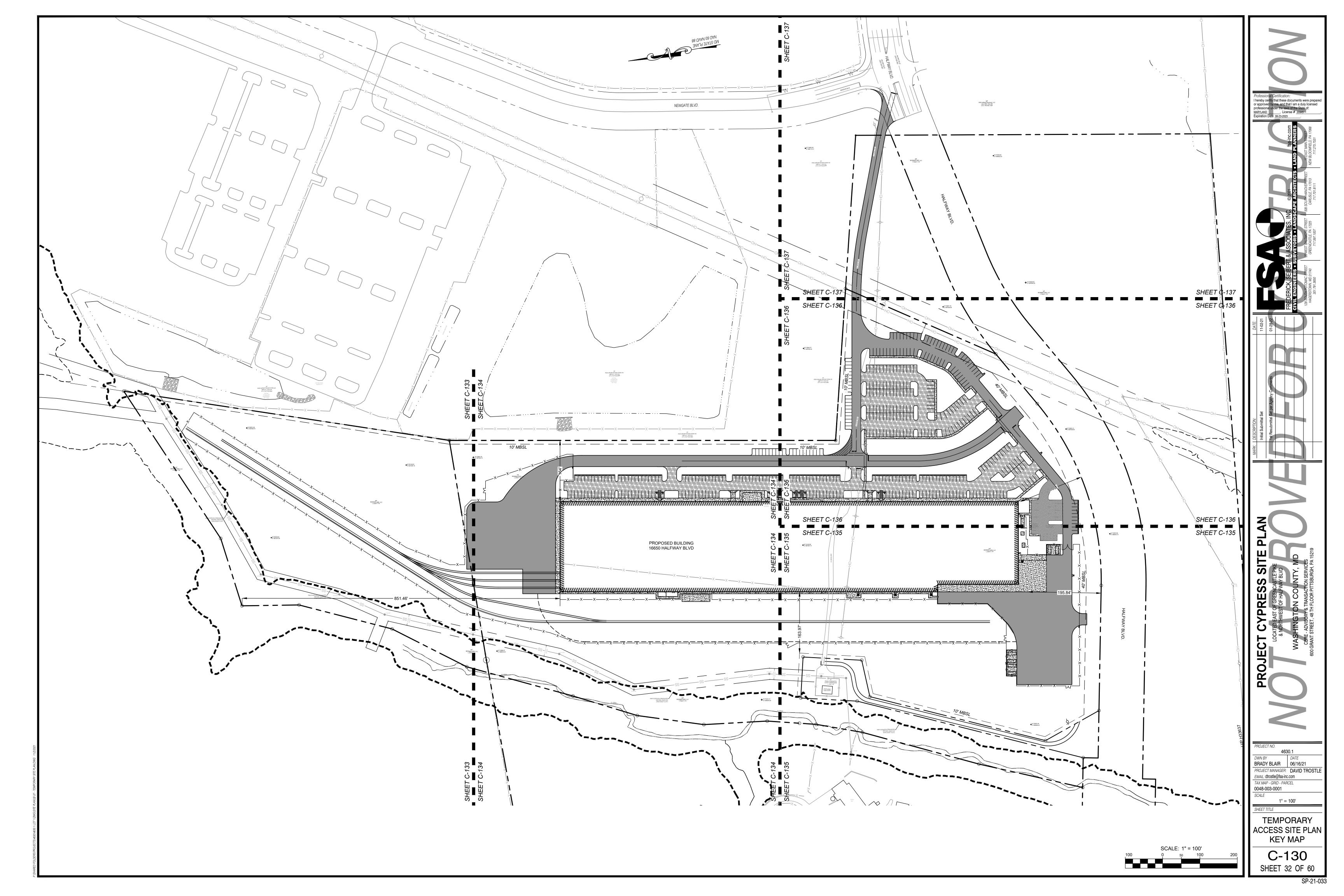
| USE              | REQUIREMENT                      | CALCULATION        | REQUIRED   |
|------------------|----------------------------------|--------------------|------------|
| MANUFACTURING    | 1 SPACE EMPLOYEE ON THE MAIN     | 450 EMPLOYEES      | 450 SPACES |
|                  | SHIFT PLUS 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  |

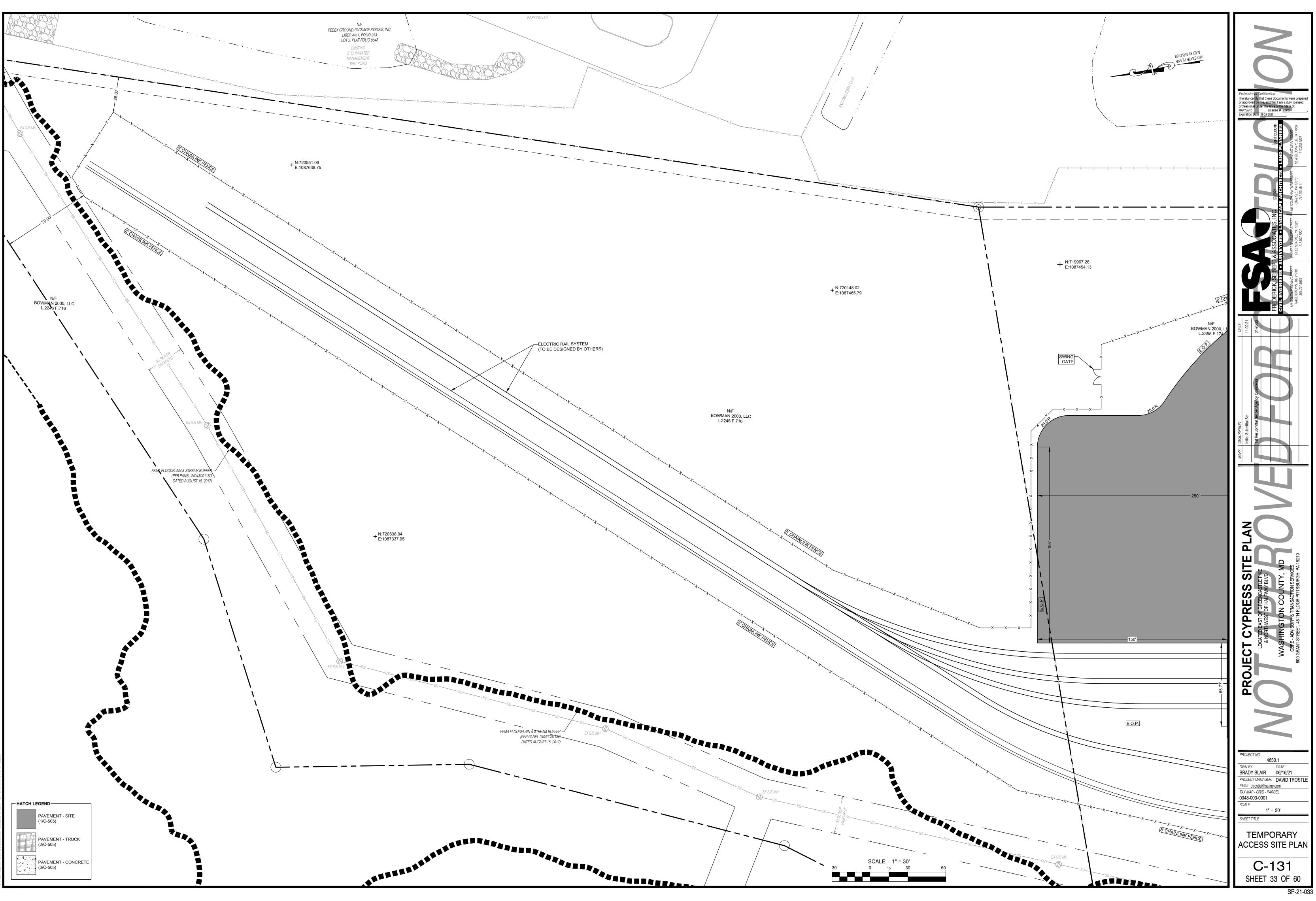
|     | SOIL EROSION, SEDIMENT CONTROL & SEEDING NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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:                                                                                                                                                                                                                                                                                                                                                                                                                |
|     | <ul> <li>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</li> <li>b) Seven (7) calendar days as to all other disturbed or graded areas on the project site not under active grading.</li> </ul>                                                                                                                                                                                                     |
| 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:                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|     | <ul> <li>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.</li> <li>B. The Maryland Department of the Environment</li> </ul>                                                                                                                                                                                                                                           |
|     | (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",<br>"General Permit for Stormwater Associated with Construction Activity" per the Maryland Department of the Environment (General/Individual Permit -<br>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<br>of a site have been permanently stabilized, and all stormwater discharges from construction sites that are authorized by the permit are eliminated, the<br>authorized permittee shall submit the Maryland Department of the Environment, General/Individual Permit - Notice of Termination-NOT.                                                            |

| -LEGEND                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              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| BUILDING SETBACK LINE                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              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| RIGHT OF WAY                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              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| EASEMENT LINE                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              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| ADJOINER BOUNDARY                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              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| FENCE (METAL)                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              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| FENCE (WOODEN)                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              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                                                                                                                                      | I hereby certify that these documents were pre<br>or approved by me, and that I am a duly licen:<br>professional under the laws of the State of:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 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| DITCH (STREAM)                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | MARYLAND , License # 20945<br>Expiration Date 08-23-2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| EDGE OF WATER<br>WETLAND                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              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| FLOODPLAIN                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              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ADVISORY & TRANSACTION SERVICES<br>GRANT STREET 48 TH FLOOR PITTSBURGH, PA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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| AASHTO AMERICAN ASSOCIA                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              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|                                         | ISPORTATION OFFICIALS PCP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | POINT OF CURVE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 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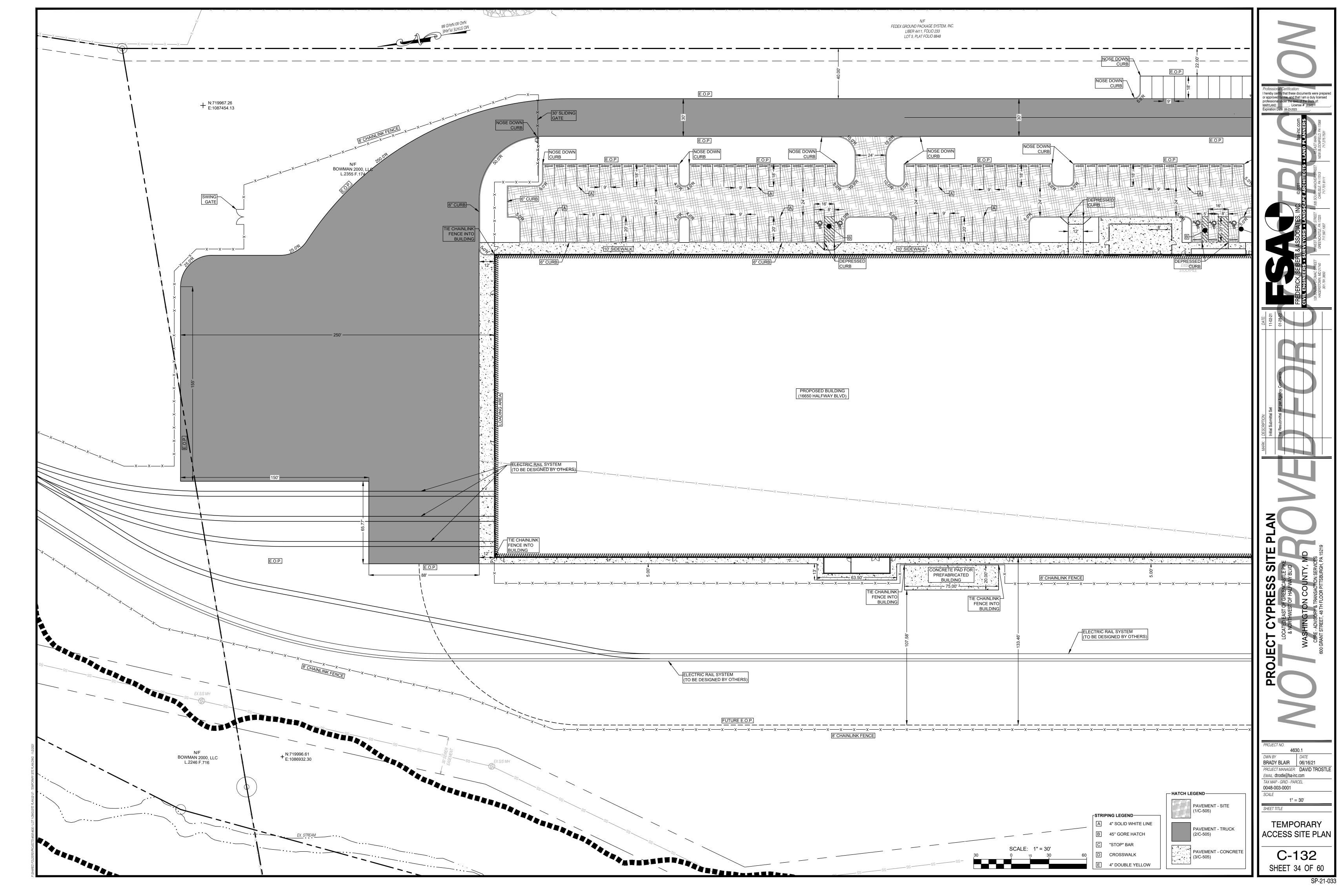
| AASHTO | AMERICAN ASSOCIATION OF STATE        | 00   | ON CENTER                        |
|--------|--------------------------------------|------|----------------------------------|
|        | HIGHWAY AND TRANSPORTATION OFFICIALS | PC   | POINT OF CURVE                   |
| ADS    | ADVANCED DRAINAGE 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          |
| 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                    |      |                                  |
|        |                                      |      |                                  |

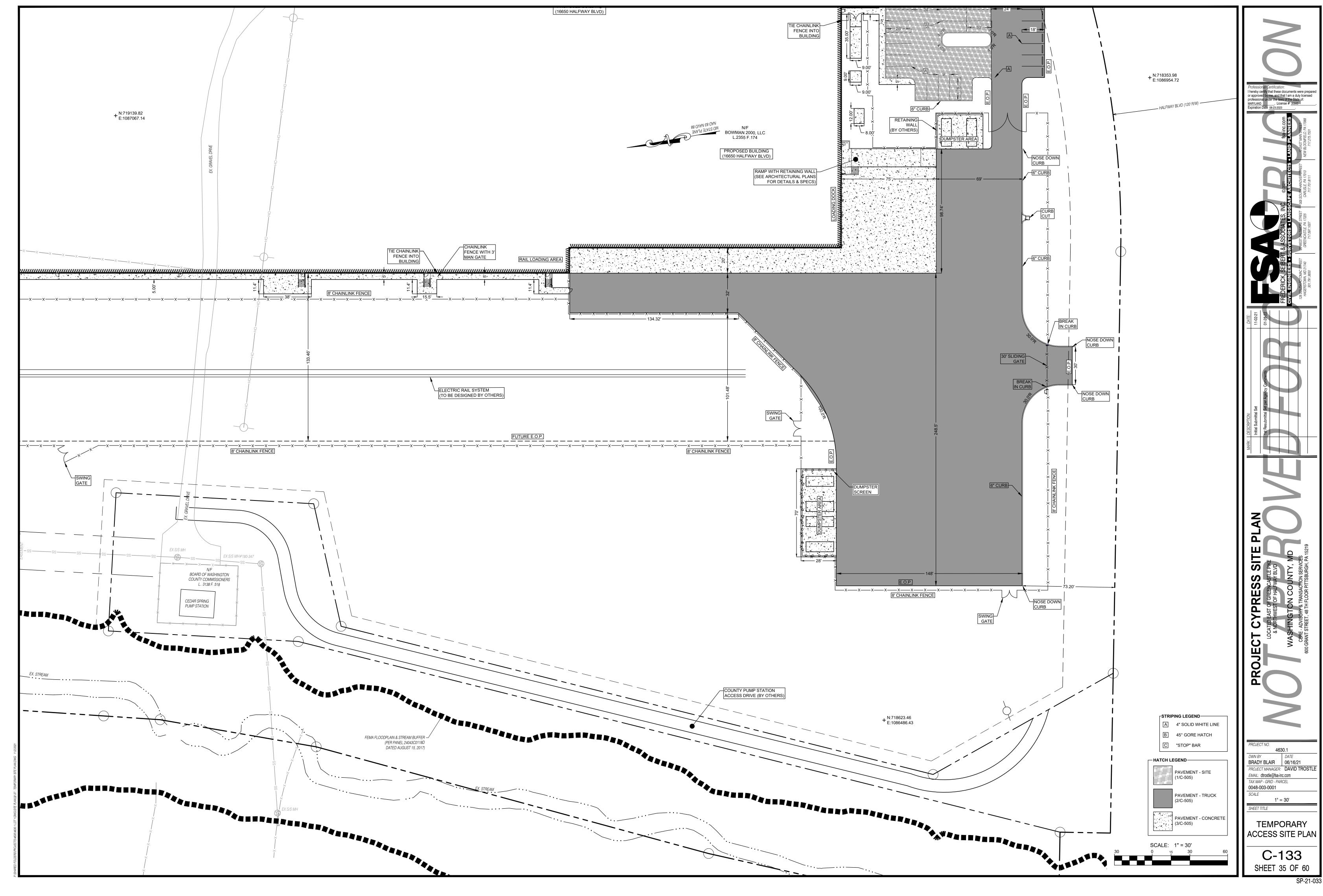


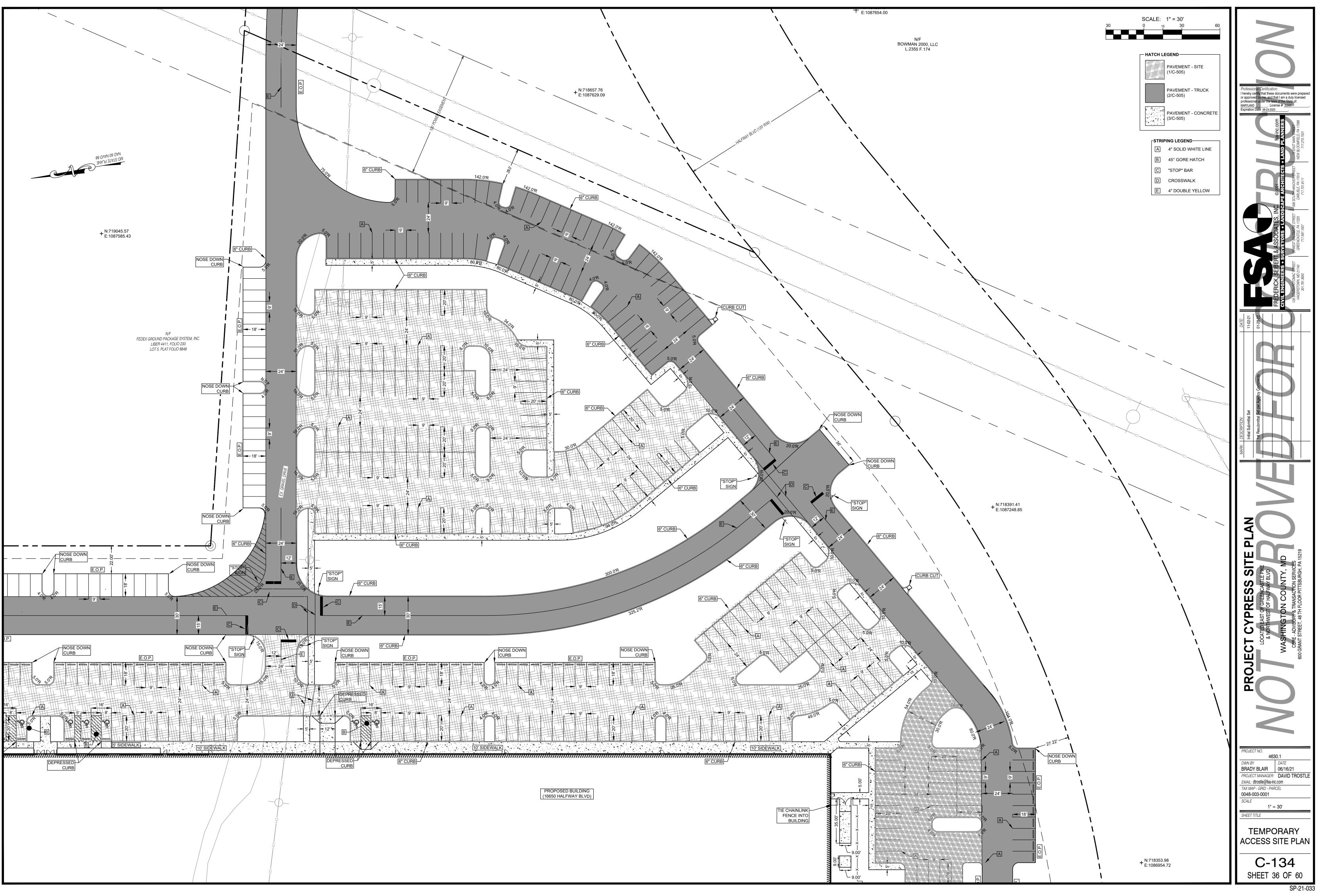




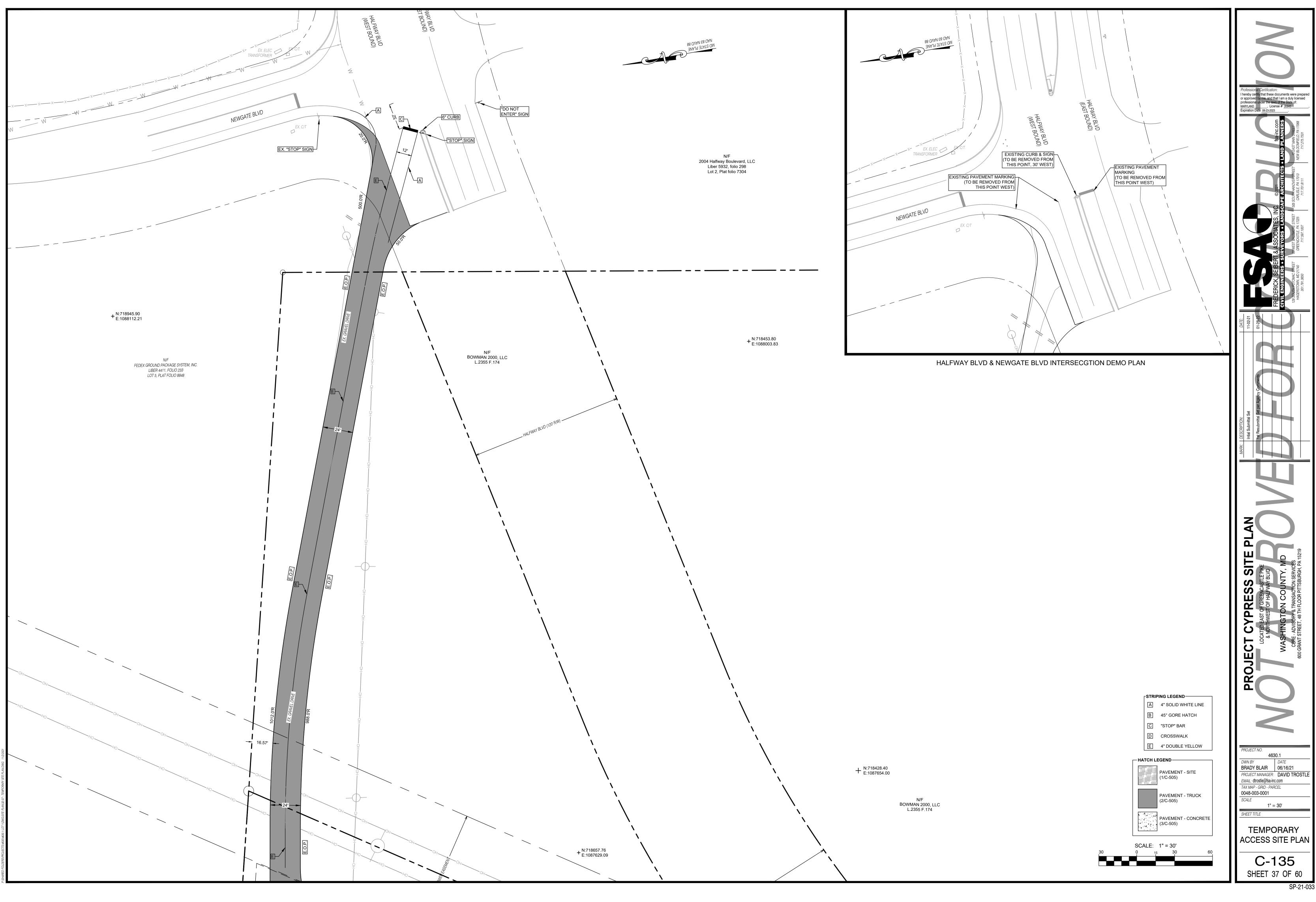
FOLDERSIPPROJECTS146301463011.00711DWGISITE PLANI22-37 - TEMPORARY SITE PLAN.DWG 1112/2021





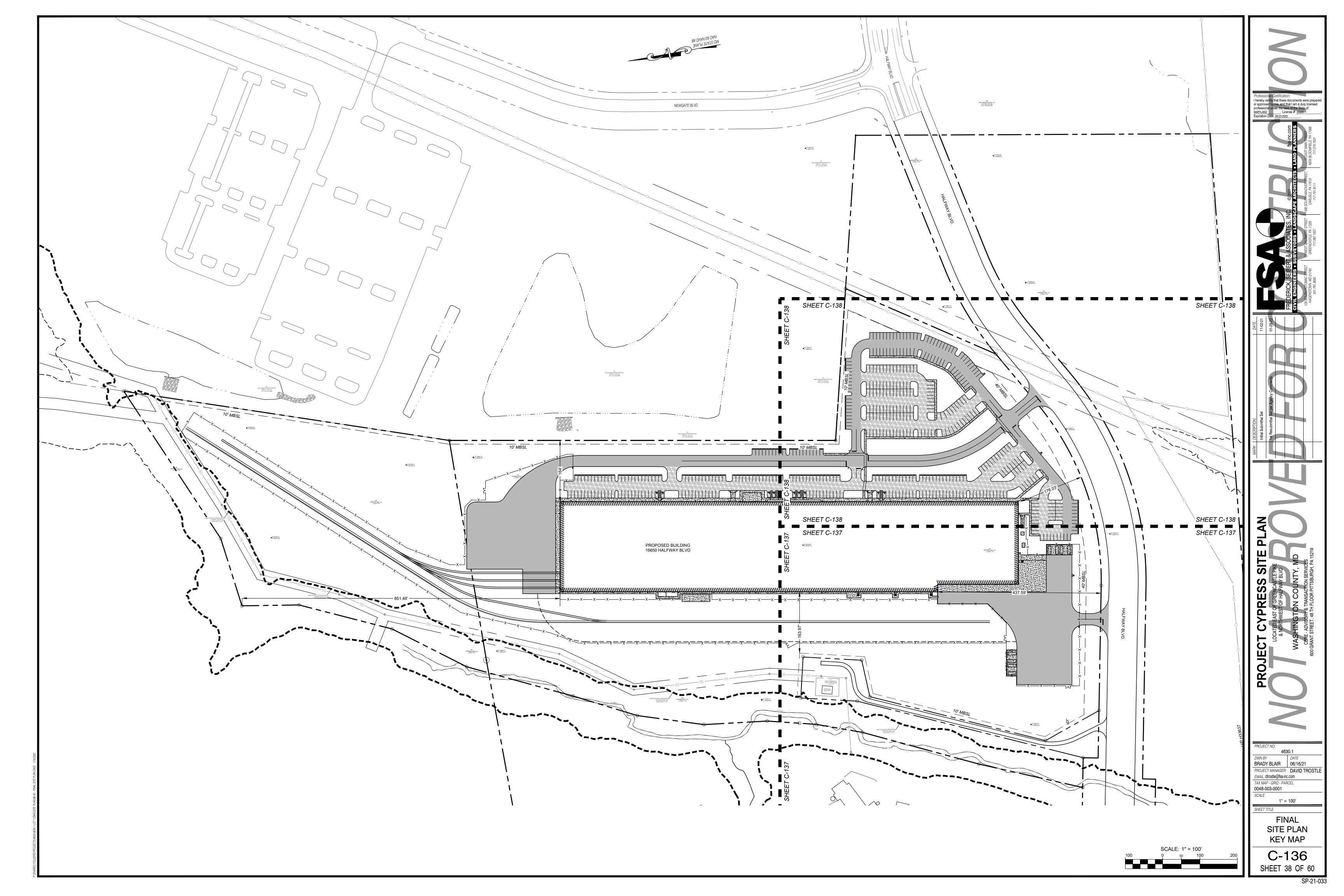


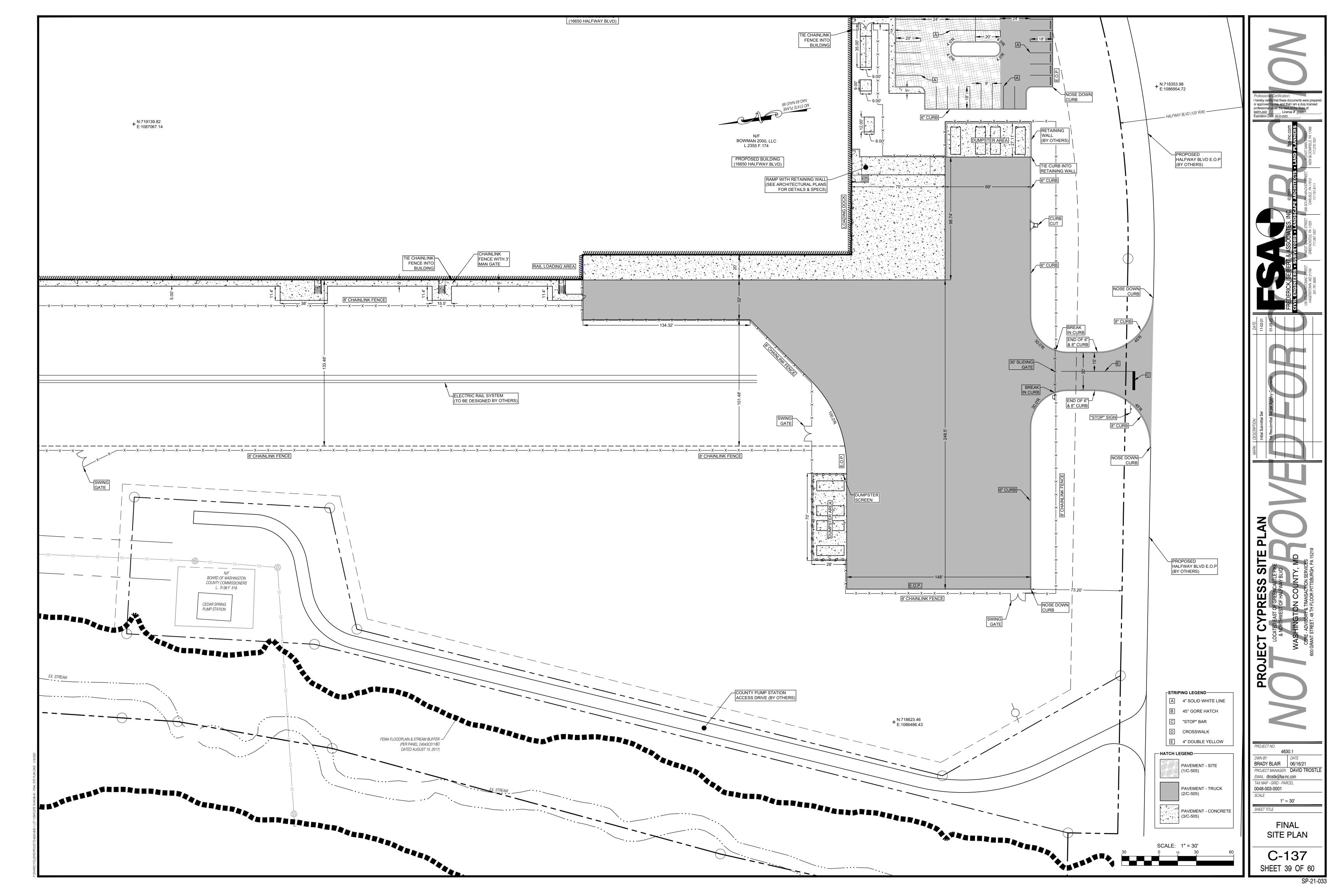
10 FOLDERSIPPROJECTS146301463011 LOT 11DWGISITE PLAN132-37 - TEMPORARY SITE PLAN DWG 11/21

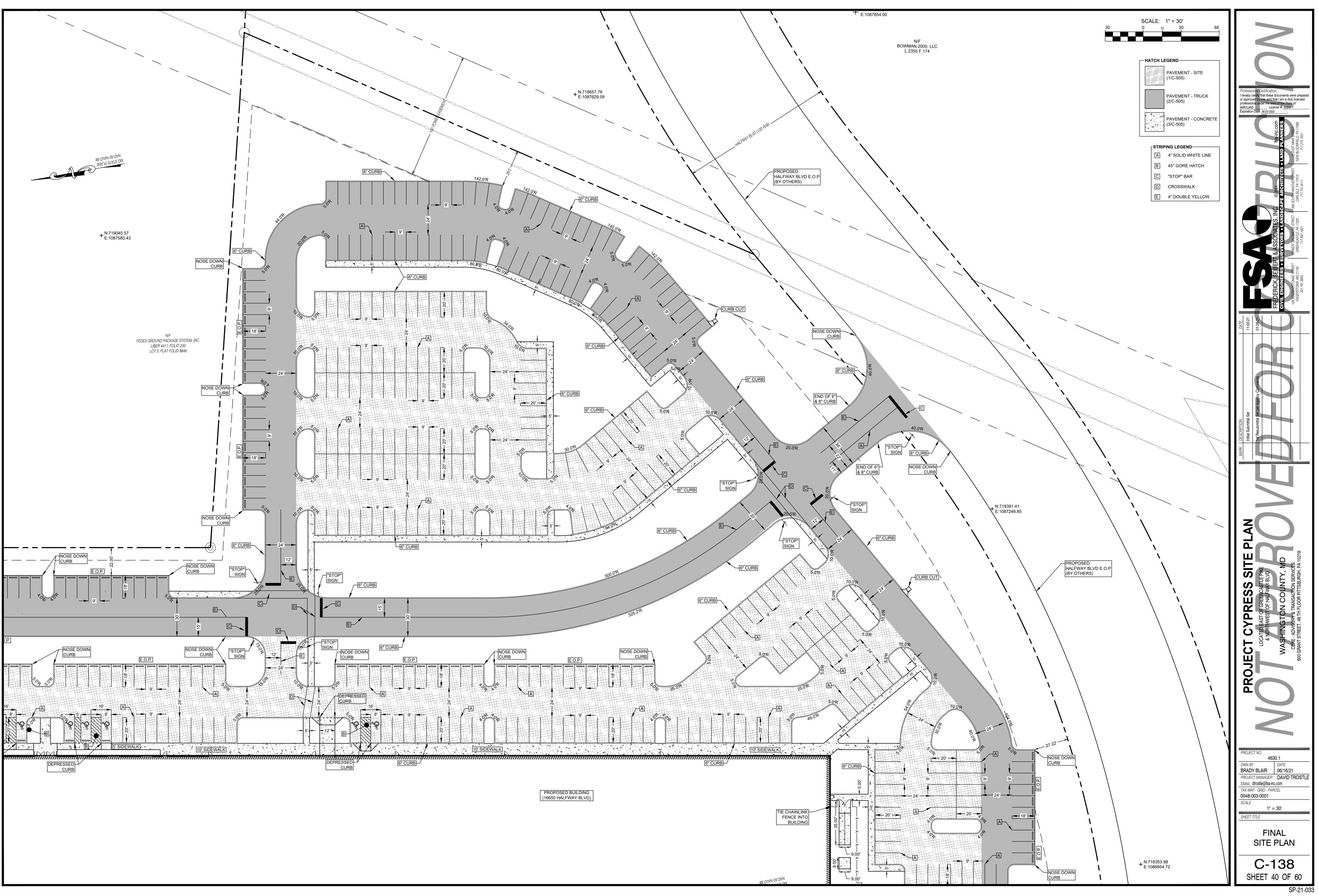


|          | Α                                                         | 4" SOLID WHITE LINE             |    |
|----------|-----------------------------------------------------------|---------------------------------|----|
|          | В                                                         | 45°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

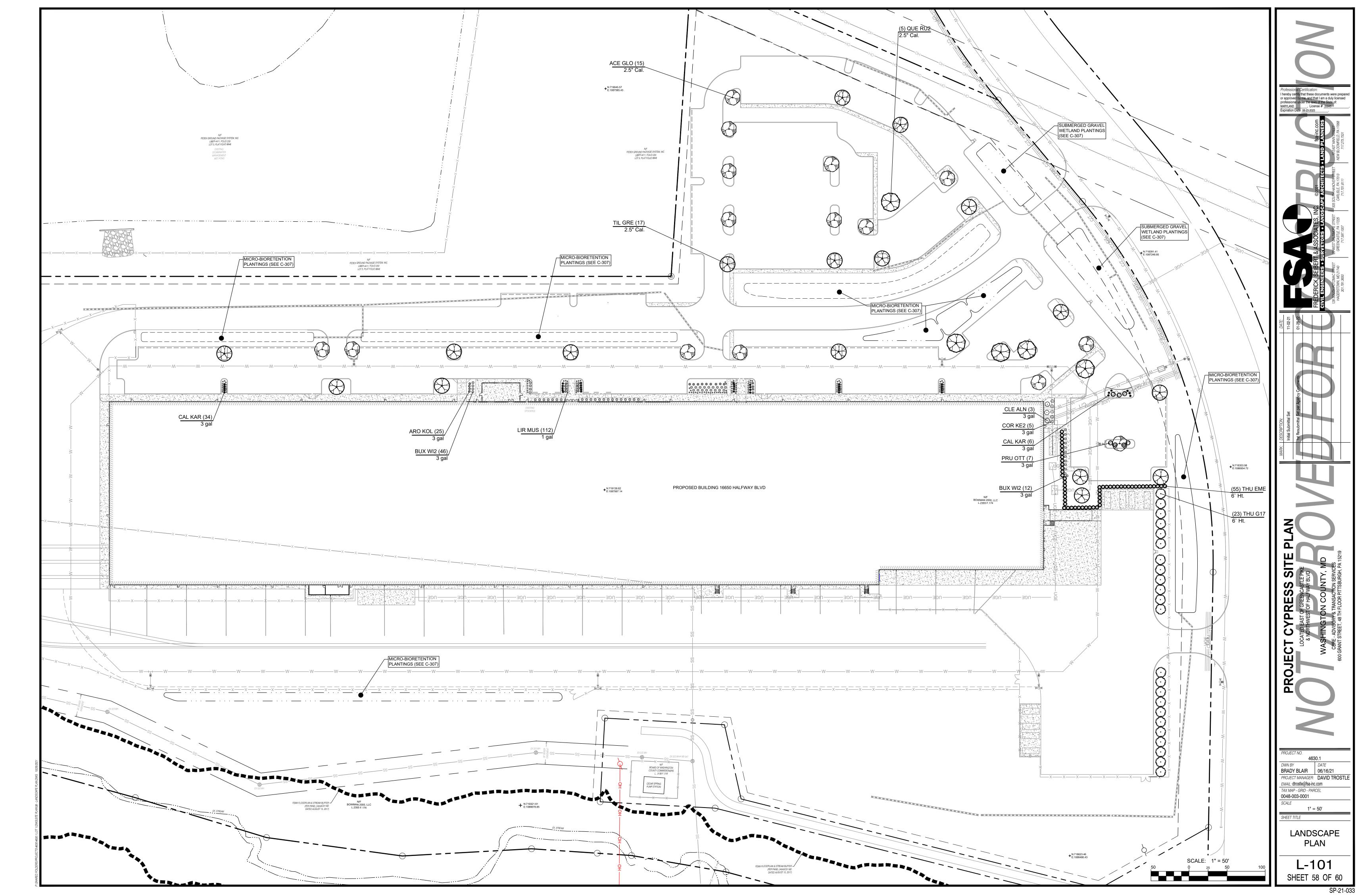
| N/F         |
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| N 2000, LLC |
| 355 F.174   |
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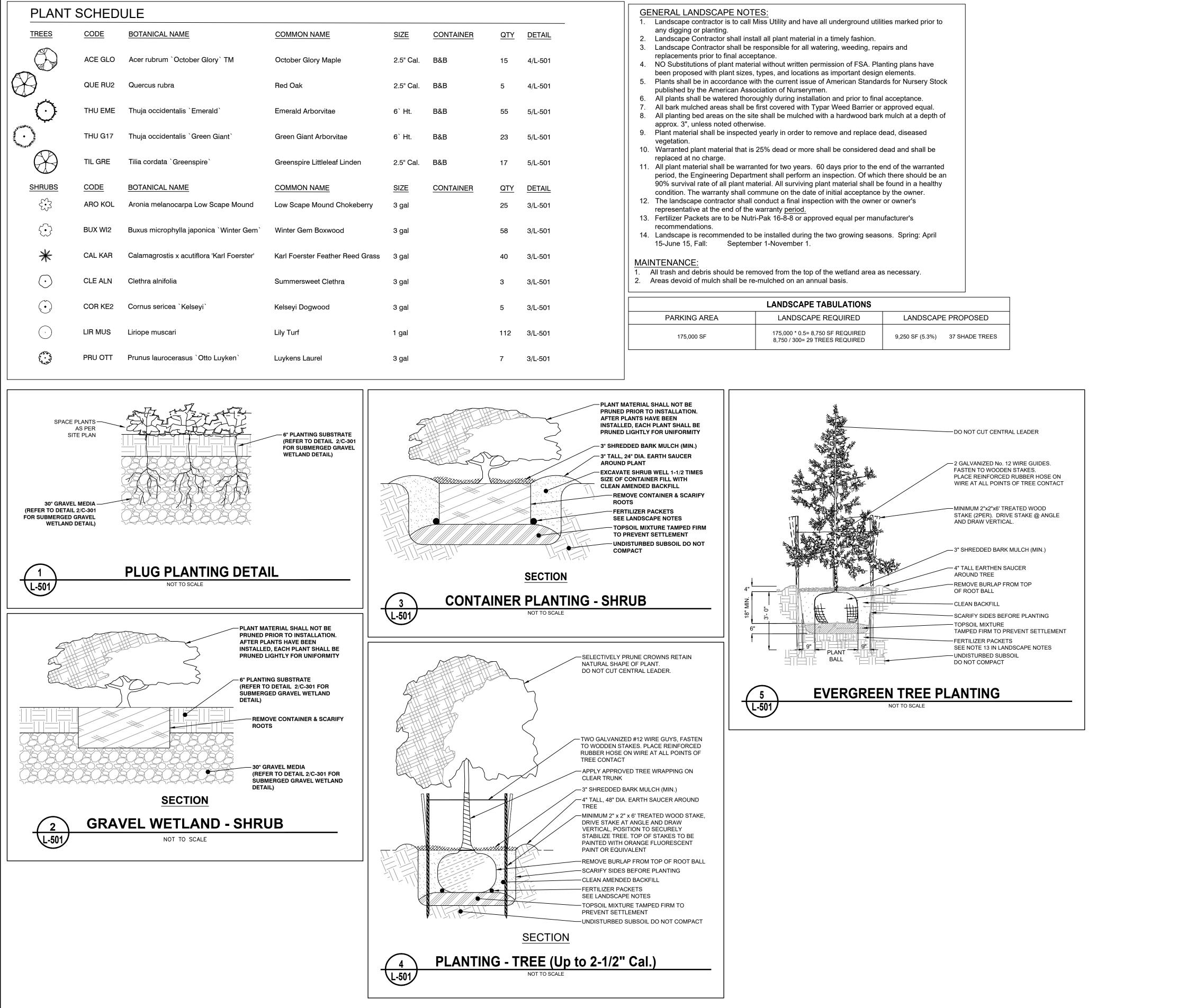


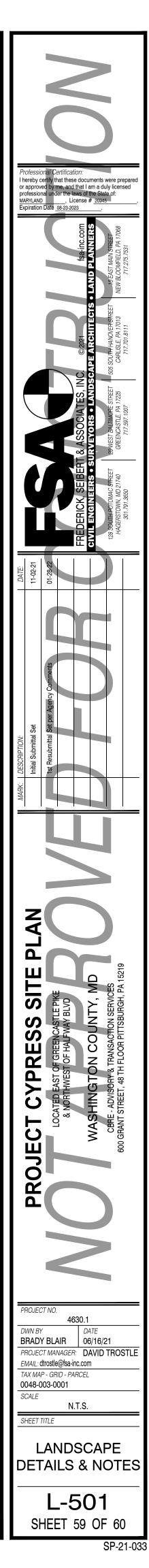


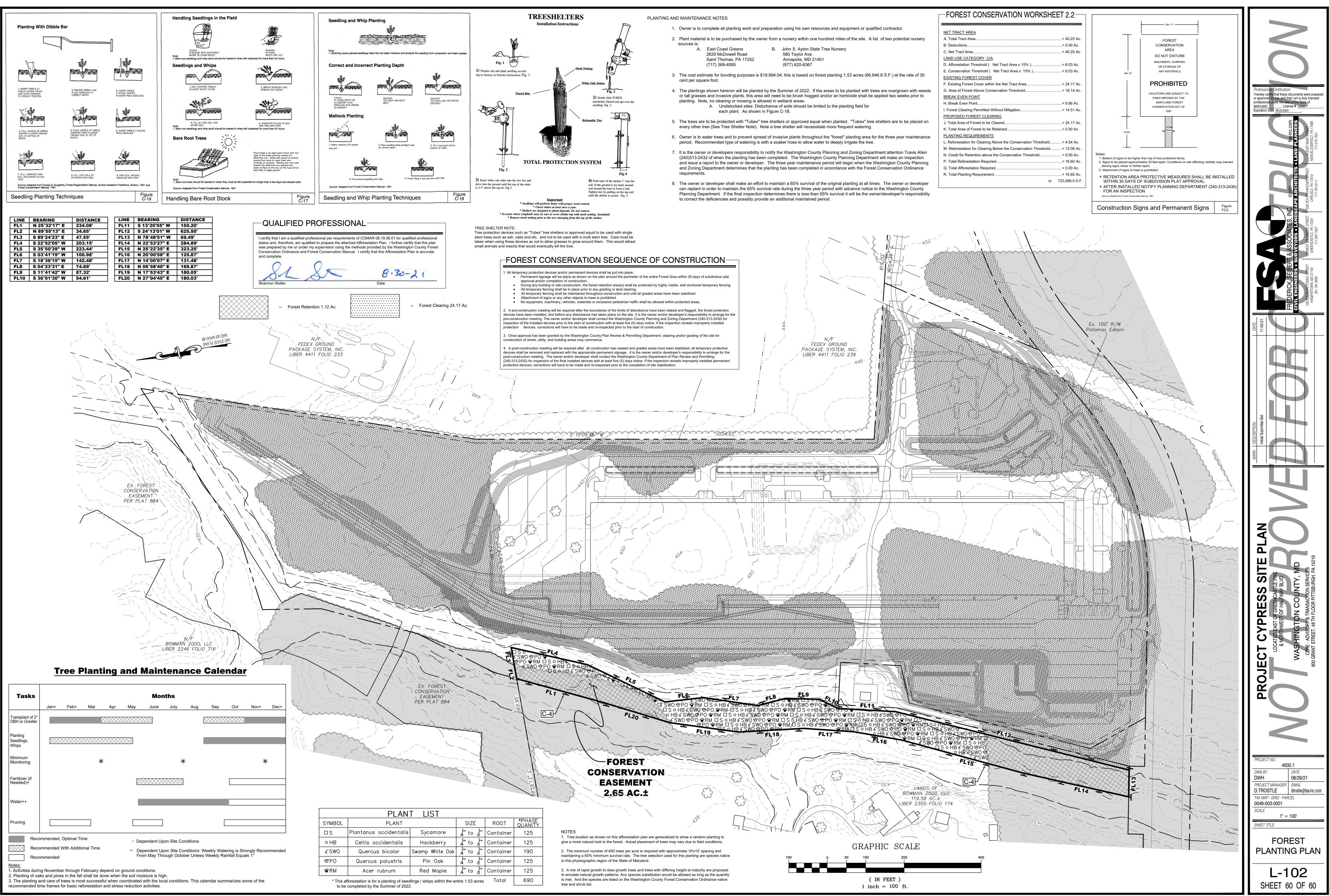
D FOLDERSIPPROJECTSI463014.63011.0111DWGISITE PLAN.33-40- FINAL SITE PLAN DWG 1119/2



| 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:<br>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                                                                                                                                                                                              |                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| Open Space Minimum Required         Residential Amenity Plans         Solid Waste Disposal Plans<br>Inside trash can           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           Loading Area Meets Requirements         Parking Spaces - Total Planned         Parking Spaces - Per Dwelling Unit         Solid Waste Disposal Plans           59         Parking Spaces - Minimum Required<br>45         Recreational Parking Provided         Not Fast Track           ACCESS SPACING VARIANCE NEEDED: No<br>WUMBER OF ACCESS POINTS: 2         SCHOOL INFORMATION         HIGH           SCHOOL DISTRICT         Fountain Rock         Springfield         Williamsport           PUPIL YIELD         PUBLIC FACILITIES INFORMATION         HALFWAY           MMBULANCE DISTRICT         HALFWAY         WATER         SEWER           WETHOD         City         Septic         Septic           Service AREA         City         Septic         Septic           PRIORITY         S-Long Term Planned Service         S-Long Term Planned Service         S-Long Term Planned Service | Impervious Area Plan                                                                                                               | Impervious Maximum Allowed                                                                                                                                                                               | Open Space Area Planned                     |
| 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         Loading Area Meets Requirements       Pedestrian Access is Adequate       Bus Stop is Within Walking Distance         Loading Area Meets Requirements       Parking Spaces - Total Planned       Parking Spaces - Per Dwelling Unit       Not Fast Track         59       Parking Spaces - Minimum Required       Recreational Parking Provided       Not         45       No       Access SPACING VARIANCE NEEDED: No       No         NUMBER OF ACCESS POINTS: 2       SCHOOL INFORMATION       HIGH         SCHOOL DISTRICT       Fountain Rock       Springfield       Williamsport         VUPIL VIELD       PUBLIC FACILITIES INFORMATION       Williamsport       Williamsport         VARIER DISTRICT       HALFWAY       WATER       SEWER         MBULANCE DISTRICT       HALFWAY       WATER       SEWER         WETHOD       City       Septic       Septic         SERVICE AREA       City       Septic       Septic         SCHOOL SERTY       Septic       S-Long Term Plan                                                                    | . 39                                                                                                                               |                                                                                                                                                                                                          |                                             |
| 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         Perking Spaces - Not Fast Track         Not Fast Track           Parking Spaces - Total Planned         Parking Spaces - Per Dwelling Unit         So           59         Recreational Parking Provided         No           45         No         No           Access SPACING VARIANCE NEEDED: No         VUMBER OF ACCESS POINTS: 2         SCHOOL INFORMATION           SCHOOL DISTRICT         Fountain Rock         Springfield         Williamsport           VUPIL YIELD         PUBLIC FACILITIES INFORMATION         Williamsport         Williamsport           SCHOOL DISTRICT         PUBLIC FACILITIES INFORMATION         Williamsport           VURRENT ENROLLMENT         WATER & SEWER INFORMATION         WATER           WATER         SEWER         WATER         SEWER           WETHOD         City         Septic Tank         Septic           SERVICE AREA         City         Septic         Septic           PRIORITY         S-Long Term Planned Service         S-Long Term Planned Service         S-Long Term Planned Service                                                                  | Open Space Minimum Required                                                                                                        | Residential Amenity Plans                                                                                                                                                                                |                                             |
| Lighting Plan Meets Requirements       Pedestrian Access is Adequate       Bus Stop is Within Walking Distance         Loading Area Meets Requirements       Not Fast Track         Parking Spaces - Total Planned       Parking Spaces - Per Dwelling Unit         59       S9         Parking Spaces - Minimum Required       Recreational Parking Provided         45       No         ACCESS SPACING VARIANCE NEEDED: No       No         VUMBER OF ACCESS POINTS: 2       SCHOOL INFORMATION         ELEMENTARY       MIDDLE         PUPIL YIELD       Fountain Rock         SCHOOL DISTRICT       Fountain Rock         PUPIL YIELD       PUBLIC FACILITIES INFORMATION         FIRE DISTRICT       HALFWAY         MABULANCE DISTRICT       HALFWAY         WATER       SEWER INFORMATION         WETHOD       WATER & SEWER INFORMATION         WETHOD       City       Septic Tank         SERVICE AREA       City       Septic         Service AREA       City       Septic         Service AREA       S-Long Term Planned Service       5-Long Term Planned Service                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                    |                                                                                                                                                                                                          |                                             |
| Loading Area Meets Requirements       Not Fast Track         Parking Spaces - Total Planned       Parking Spaces - Per Dwelling Unit       Not Fast Track         59       Parking Spaces - Minimum Required       Recreational Parking Provided       Access SPACING VARIANCE NEEDED: No         NUMBER OF ACCESS POINTS: 2       SCHOOL INFORMATION       HIGH         SCHOOL DISTRICT       Fountain Rock       Springfield         VUPIL YIELD       CURRENT ENROLLMENT       YAXIMUM CAPACITY         PUBLIC FACILITIES INFORMATION       HALFWAY         MBULANCE DISTRICT.       HALFWAY         WATER       SEWER         WATER       SEWER         WETHOD       City       Septic         Service AREA       City       Septic         Service AREA       S-Long Term Planned Service       S-Long Term Planned Service                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Materials Stored on Site                                                                                                           | Buffer Design Meets Requirements                                                                                                                                                                         | Landscaping Meets Requirements              |
| Not Fast Track         Parking Spaces - Total Planned       Parking Spaces - Per Dwelling Unit         59                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Lighting Plan Meets Requirements                                                                                                   | Pedestrian Access is Adequate                                                                                                                                                                            | Bus Stop is Within Walking Distance         |
| Parking Spaces - Total Planned       Parking Spaces - Per Dwelling Unit         59       Farking Spaces - Minimum Required       Recreational Parking Provided         45       No         Access SPACING VARIANCE NEEDED: No         NO         SCHOOL INFORMATION         ELEMENTARY         MIDDLE         ACCESS POINTS: 2         SCHOOL DISTRICT         SCHOOL DISTRICT         PUBLIC FACILITIES INFORMATION         WEILIC FACILITIES INFORMATION         WEILE FACILITIES INFORMATION         WATER & SEWER INFORMATION         WATER & SEWER         METHOD         City         Septic         S-Long Term Planned Service         S-Long Term Planned Service         S-Long Term Planned Service                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Loading Area Meets Requirements                                                                                                    |                                                                                                                                                                                                          | Net Fest Tupols                             |
| 59       Parking Spaces - Minimum Required       Recreational Parking Provided         45       No         ACCESS SPACING VARIANCE NEEDED: No         SCHOOL INFORMATION         ELEMENTARY       MIDDLE       HIGH         SCHOOL DISTRICT         SCHOOL DISTRICT         Fountain Rock       Springfield       Williamsport         PUBLIC FACILITIES INFORMATION         FIRE DISTRICT       PUBLIC FACILITIES INFORMATION         WILT PUBLIC FACILITIES INFORMATION         WATER       SEWER         WATER       SEWER         OR ATER       Septic         S-Long Term Planned Service         S-Long Term Planned Service                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                    |                                                                                                                                                                                                          | NOT FAST TRACK                              |
| Parking Spaces - Minimum Required<br>45       Recreational Parking Provided<br>No         45       No         ACCESS SPACING VARIANCE NEEDED: No<br>NUMBER OF ACCESS POINTS: 2       SCHOOL INFORMATION         SCHOOL DISTRICT       Fountain Rock       Springfield         SCHOOL DISTRICT       Fountain Rock       Springfield         PUPIL YIELD       PUBLIC FACILITIES INFORMATION       Williamsport         CURRENT ENROLLMENT       HALFWAY       HALFWAY         AMBULANCE DISTRICT       HALFWAY       WATER & SEWER INFORMATION         WETHOD       City       Septic Tank         SERVICE AREA       City       Septic         PRIORITY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                    | Parking Spaces - Per Dwelling Unit                                                                                                                                                                       |                                             |
| 45 No ACCEESS SPACING VARIANCE NEEDED: No NUMBER OF ACCESS POINTS: 2 SCHOOL INFORMATION ELEMENTARY MIDDLE HIGH SCHOOL DISTRICT Fountain Rock Springfield Williamsport PUPIL YIELD CURRENT ENROLLMENT WAXIMUM CAPACITY PUBLIC FACILITIES INFORMATION FIRE DISTRICT: HALFWAY AMBULANCE DISTRICT: HALFWAY WATER & SEWER INFORMATION WETHOD: City Septic Tank SERVICE AREA: City Septic S-Long Term Planned Service 5-Long Term Planned Service                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | ••                                                                                                                                 | 1                                                                                                                                                                                                        |                                             |
| ACCESS SPACING VARIANCE NEEDED: No<br>NUMBER OF ACCESS POINTS: 2<br>SCHOOL INFORMATION<br>ELEMENTARY MIDDLE HIGH<br>SCHOOL DISTRICT Fountain Rock Springfield Williamsport<br>PUPIL YIELD<br>CURRENT ENROLLMENT<br>WAXIMUM CAPACITY<br>PUBLIC FACILITIES INFORMATION<br>FIRE DISTRICT: HALFWAY<br>HALFWAY<br>MABULANCE DISTRICT: HALFWAY<br>WATER & SEWER INFORMATION<br>WATER & SEWER INFORMATION<br>WATER & SEWER<br>METHOD: City Septic Tank<br>SERVICE AREA: City Septic<br>Septic 5-Long Term Planned Service 5-Long Term Planned Service                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                    |                                                                                                                                                                                                          |                                             |
| NUMBER OF ACCESS POINTS: 2           SCHOOL INFORMATION           ELEMENTARY         MIDDLE         HIGH           SCHOOL DISTRICT         Fountain Rock         Springfield         Williamsport           PUPIL YIELD         CURRENT ENROLLMENT         PUBLIC FACILITIES INFORMATION         FIRE DISTRICT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 45                                                                                                                                 | INO                                                                                                                                                                                                      |                                             |
| NUMBER OF ACCESS POINTS: 2         SCHOOL INFORMATION         ELEMENTARY       MIDDLE       HIGH         SCHOOL DISTRICT         Fountain Rock       Springfield       Williamsport         PUPIL YIELD         CURRENT ENROLLMENT         MAXIMUM CAPACITY         PUBLIC FACILITIES INFORMATION         WALFWAY         WATER & SEWER INFORMATION         WATER         SEEWER         OLITY         PUBLIC FACILITIES INFORMATION         WATER & SEWER INFORMATION         WATER         SEWER         OLITY         SEWER         OLITY         PUBLIC FACILITIES INFORMATION         WATER & SEWER INFORMATION         WATER         SEWER         City         Septic         S-Long Term Planned Service         S-Long Term Planned Service         S-Long Term Planned Service         S-Long Term Planned Service <td>ACCESS SPACING VARIANCE NEEDE</td> <td>D: No</td> <td></td>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | ACCESS SPACING VARIANCE NEEDE                                                                                                      | D: No                                                                                                                                                                                                    |                                             |
| SCHOOL INFORMATION         ELEMENTARY       MIDDLE       HIGH         SCHOOL DISTRICT       Fountain Rock       Springfield       Williamsport         PUPIL YIELD       CURRENT ENROLLMENT       Williamsport       Williamsport         SCHOOL DISTRICT       PUBLIC FACILITIES INFORMATION       PUBLIC FACILITIES INFORMATION         FIRE DISTRICT       HALFWAY       WATER & SEWER INFORMATION         SERVICE AREA       City       Septic Tank         SERVICE AREA       City       Septic         PRIORITY       5-Long Term Planned Service       5-Long Term Planned Service                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                    |                                                                                                                                                                                                          |                                             |
| ELEMENTARY       MIDDLE       HIGH         SCHOOL DISTRICT       Fountain Rock       Springfield       Williamsport         PUPIL YIELD       Fountain Rock       Springfield       Williamsport         CURRENT ENROLLMENT       PUBLIC FACILITIES INFORMATION       FIRE DISTRICT.       HALFWAY         AMBULANCE DISTRICT.       HALFWAY       WATER & SEWER INFORMATION         WETHOD.       City       Septic Tank         SERVICE AREA.       City       Septic         PRIORITY.       5-Long Term Planned Service       5-Long Term Planned Service         NEW HYDRANTS.       GALLONS PER DAY SEWAGE:       Half Service                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                    | SCHOOL INFORMATION                                                                                                                                                                                       |                                             |
| PUPIL YIELD<br>CURRENT ENROLLMENT<br>MAXIMUM CAPACITY<br>PUBLIC FACILITIES INFORMATION<br>FIRE DISTRICT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                    |                                                                                                                                                                                                          |                                             |
| PUPIL YIELD         CURRENT ENROLLMENT         MAXIMUM CAPACITY         PUBLIC FACILITIES INFORMATION         FIRE DISTRICT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                    |                                                                                                                                                                                                          | DLE HIGH                                    |
| CURRENT ENROLLMENT<br>MAXIMUM CAPACITY<br>PUBLIC FACILITIES INFORMATION<br>FIRE DISTRICT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                    | ELEMENTARY MID                                                                                                                                                                                           |                                             |
| MAXIMUM CAPACITY PUBLIC FACILITIES INFORMATION FIRE DISTRICT: HALFWAY MBULANCE DISTRICT: HALFWAY WATER & SEWER INFORMATION WATER & SEWER INFORMATION METHOD: City Septic Tank SERVICE AREA: City Septic PRIORITY: 5-Long Term Planned Service 5-Long Term Planned Service NEW HYDRANTS GALLONS PER DAY SEWAGE:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                    | ELEMENTARY MID                                                                                                                                                                                           |                                             |
| PUBLIC FACILITIES INFORMATION         FIRE DISTRICT       HALFWAY         AMBULANCE DISTRICT       HALFWAY         WATER & SEWER INFORMATION         WATER       SEWER         METHOD       City       Septic Tank         SERVICE AREA       City       Septic         PRIORITY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | PUPIL YIELD                                                                                                                        | ELEMENTARY MID                                                                                                                                                                                           |                                             |
| FIRE DISTRICT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | PUPIL YIELD<br>CURRENT ENROLLMENT                                                                                                  | ELEMENTARY MID                                                                                                                                                                                           |                                             |
| AMBULANCE DISTRICTi       HALFWAY         WATER & SEWER INFORMATION       WATER         WATER       SEWER         METHODi       City       Septic Tank         GERVICE AREA       City       Septic         PRIORITYi       5-Long Term Planned Service       5-Long Term Planned Service         WEW HYDRANTS       GALLONS PER DAY SEWAGE:       Augusta                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | PUPIL YIELD<br>CURRENT ENROLLMENT                                                                                                  | ELEMENTARY MIDI<br>Fountain Rock Spring                                                                                                                                                                  |                                             |
| WATER & SEWER INFORMATION         WATER       SEWER         WATER       SEWER         VIETHOD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | PUPIL YIELD<br>CURRENT ENROLLMENT<br>MAXIMUM CAPACITY                                                                              | ELEMENTARY MID<br>Fountain Rock Spring<br>PUBLIC FACILITIES INFORMATION                                                                                                                                  |                                             |
| WATER       SEWER         VIETHOD:       City       Septic Tank         SERVICE AREA:       City       Septic         PRIORITY:       5-Long Term Planned Service       5-Long Term Planned Service         NEW HYDRANTS:       SetWAGE:       SetWage:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | PUPIL YIELD<br>CURRENT ENROLLMENT<br>MAXIMUM CAPACITY<br>FIRE DISTRICT:                                                            | ELEMENTARY MID<br>Fountain Rock Spring<br>PUBLIC FACILITIES INFORMATION<br>HALFWAY                                                                                                                       |                                             |
| VIETHOD       City       Septic Tank         SERVICE AREA       City       Septic         SERVICE AREA       City       Septic         PRIORITY       5-Long Term Planned Service       5-Long Term Planned Service         VEW HYDRANTS       GALLONS PER DAY SEWAGE:       5-Long Term Planned Service                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | PUPIL YIELD<br>CURRENT ENROLLMENT<br>MAXIMUM CAPACITY<br>FIRE DISTRICT:                                                            | ELEMENTARY MIDI<br>Fountain Rock Spring<br>PUBLIC FACILITIES INFORMATION<br>HALFWAY<br>HALFWAY                                                                                                           |                                             |
| SERVICE AREA       City       Septic         PRIORITY       5-Long Term Planned Service       5-Long Term Planned Service         NEW HYDRANTS       GALLONS PER DAY SEWAGE:       5-Long Term Planned Service                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | PUPIL YIELD<br>CURRENT ENROLLMENT<br>MAXIMUM CAPACITY<br>FIRE DISTRICT                                                             | ELEMENTARYMIDIFountain RockSpringPUBLIC FACILITIES INFORMATIONHALFWAYHALFWAYWATER & SEWER INFORMATION                                                                                                    | field Williamsport                          |
| PRIORITY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | PUPIL YIELD<br>CURRENT ENROLLMENT<br>MAXIMUM CAPACITY<br>FIRE DISTRICT:<br>AMBULANCE DISTRICT                                      | ELEMENTARY       MIDI         Fountain Rock       Spring         PUBLIC FACILITIES INFORMATION         HALFWAY         HALFWAY         WATER & SEWER INFORMATION         WATER                           | field Williamsport<br>SEWER                 |
| NEW HYDRANTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | PUPIL YIELD<br>CURRENT ENROLLMENT<br>MAXIMUM CAPACITY<br>FIRE DISTRICT                                                             | ELEMENTARY     MIDI       Fountain Rock     Spring       PUBLIC FACILITIES INFORMATION       HALFWAY       HALFWAY       WATER & SEWER INFORMATION       WATER       City                                | field Williamsport SEWER Septic Tank        |
| GALLONS PER DAY SEWAGE:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | PUPIL YIELD<br>CURRENT ENROLLMENT<br>MAXIMUM CAPACITY<br>FIRE DISTRICT:<br>AMBULANCE DISTRICT<br>METHOD<br>SERVICE AREA            | ELEMENTARY       MIDI         Fountain Rock       Spring         PUBLIC FACILITIES INFORMATION         HALFWAY         HALFWAY         WATER & SEWER INFORMATION         WATER         City         City | field Williamsport SEWER Septic Tank Septic |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | PUPIL YIELD<br>CURRENT ENROLLMENT<br>MAXIMUM CAPACITY<br>FIRE DISTRICT<br>AMBULANCE DISTRICT<br>METHOD<br>SERVICE AREA<br>PRIORITY | ELEMENTARY       MIDI         Fountain Rock       Spring         PUBLIC FACILITIES INFORMATION         HALFWAY         HALFWAY         WATER & SEWER INFORMATION         WATER         City         City | field Williamsport SEWER Septic Tank Septic |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | PUPIL YIELD<br>CURRENT ENROLLMENT<br>MAXIMUM CAPACITY<br>FIRE DISTRICT                                                             | ELEMENTARY       MIDI         Fountain Rock       Spring         PUBLIC FACILITIES INFORMATION         HALFWAY         HALFWAY         WATER & SEWER INFORMATION         WATER         City         City | field Williamsport SEWER Septic Tank Septic |

|             | OWNER / DEVELOPERS CERTIFICATION                                                                                                                                                                                                                                                                                                       | USDA<br>SCS                                                                                                                                                                                      |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|             | "I/We certify all/any parties responsible for clearing, grading,<br>construction and/or development will; be done pursuant to this plan<br>and responsible personnel involved in the construction project will                                                                                                                         | ITY NOTIFICATION<br>ct makes no representation as to the                                                                                                                                         |
|             | have a Certificate of Training at a Maryland Dept. of the Environment<br>approved training program for the control of soil erosion and<br>sediment."                                                                                                                                                                                   | f any utilities at the construction site.<br>n drawings are those utilities which have                                                                                                           |
|             |                                                                                                                                                                                                                                                                                                                                        | onsibility of the landowners or operators<br>nemselves that no hazard exists or damage<br>ggested that Miss Utility be contacted at:                                                             |
|             | DATE PRINTED NAME                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                  |
|             | SIGNATURE                                                                                                                                                                                                                                                                                                                              | BED AREA QUANTITY                                                                                                                                                                                |
|             | OWNER / DEVELOPERS CERTIFICATION                                                                                                                                                                                                                                                                                                       | DISTURBED SHOWN ON THESE PLANS<br>TO BE APPROXIMATELY                                                                                                                                            |
|             | "I/we hereby certify that all clearing, grading, construction and/or<br>development will be done pursuant to this plan and in accordance with<br>the Stormwater Management Ordinance of Washington County and the<br>policy on construction of subdivision infrastructure for acceptance and<br>ownership by Washington County (S-3)." | THE TOTAL AMOUNT OF EXCAVATION<br>THESE PLANS HAS BEEN COMPUTED<br>EXCAVATION AND APPROXIMATELY<br>FILL.                                                                                         |
|             | DATE PRINTED NAME                                                                                                                                                                                                                                                                                                                      | UNTY DIVISION OF ENGINEERING<br>MWATER MANAGEMENT APPROVAL                                                                                                                                       |
|             | SIGNATURE                                                                                                                                                                                                                                                                                                                              | DATE<br>TY SOIL CONSERVATION DISTRICT<br>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<br>Erosion and Sediment Control.                                                                                                                                                                                                                                       | OLICY AS-BUILT CERTIFICATION                                                                                                                                                                     |
|             |                                                                                                                                                                                                                                                                                                                                        | Street Construction as performed either<br>ements and design intent of this plan.<br>Ind referenced standards, and has been                                                                      |
|             | DATE REG. NO. SIGNATURE                                                                                                                                                                                                                                                                                                                | th good construction practices. I also<br>reviewed the Construction inspection<br>uilt information; that it has been done in                                                                     |
|             |                                                                                                                                                                                                                                                                                                                                        | a County requirements and at a level<br>the Verification made herein; and all<br>s-built information and approved plans<br>sidered acceptable to the consultant."                                |
|             |                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                  |
|             |                                                                                                                                                                                                                                                                                                                                        | DATE SEAL                                                                                                                                                                                        |
| CATION PLAN | SCALE: 1" = 1                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                  |
|             |                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                  |
|             |                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                  |
|             | SCALE: 1" = 1                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                  |
|             | SCALE: 1" = 1                                                                                                                                                                                                                                                                                                                          | VATER MANAGEMENT AS                                                                                                                                                                              |
|             | BUILT CERTIFICATION<br>ATER MANAGEMENT FACILITY<br>DIVIDUALLY IDENTIFIED BELOW<br>ANCE WITH THE PLANS INCLUDED<br>THE ENVIRONMENT APPROVAL,<br>'N' GREEN ON THE "AS-BUILT"                                                                                                                                                             | TIFY THAT THE STORMW<br>OWN ON THE PLANS AND IN<br>N CONSTRUCTED IN ACCORDA<br>RYLAND DEPARTMENT OF<br>SF EXCEPT AS NOTEI                                                                        |
|             | BUILT CERTIFICATION<br>ATER MANAGEMENT FACILITY<br>DIVIDUALLY IDENTIFIED BELOW<br>ANCE WITH THE PLANS INCLUDED<br>THE ENVIRONMENT APPROVAL,                                                                                                                                                                                            | TIFY THAT THE STORMW<br>WN ON THE PLANS AND IN<br>N CONSTRUCTED IN ACCORDA<br>RYLAND DEPARTMENT OF<br>F - EXCEPT AS NOTEL<br>RTHERMORE, THE GREEN-<br>CT THE DESIGN AND/OR THE<br>TIES).         |
|             | BUILT CERTIFICATION<br>ATER MANAGEMENT FACILITY<br>DIVIDUALLY IDENTIFIED BELOW<br>ANCE WITH THE PLANS INCLUDED<br>THE ENVIRONMENT APPROVAL,<br>IN GREEN ON THE "AS-BUILT"<br>NOTED EXCEPTIONS DO NOT<br>INTENDED PERFORMANCE OF THE                                                                                                    | TIFY THAT THE STORMW<br>WN ON THE PLANS AND IN<br>N CONSTRUCTED IN ACCORDA<br>RYLAND DEPARTMENT OF<br>F - EXCEPT AS NOTEL<br>RTHERMORE, THE GREEN-<br>CT THE DESIGN AND/OR THE<br>TIES).         |
|             | BUILT CERTIFICATION<br>ATER MANAGEMENT FACILITY<br>DIVIDUALLY IDENTIFIED BELOW<br>ANCE WITH THE PLANS INCLUDED<br>THE ENVIRONMENT APPROVAL,<br>IN GREEN ON THE "AS-BUILT"<br>NOTED EXCEPTIONS DO NOT<br>INTENDED PERFORMANCE OF THE                                                                                                    | TIFY THAT THE STORMW<br>OWN ON THE PLANS AND IN<br>I CONSTRUCTED IN ACCORD<br>RYLAND DEPARTMENT OF<br>F - EXCEPT AS NOTEL<br>RTHERMORE, THE GREEN-<br>ECT THE DESIGN AND/OR THE<br>TIES).<br>BIC |
|             | BUILT CERTIFICATION<br>ATER MANAGEMENT FACILITY<br>DIVIDUALLY IDENTIFIED BELOW<br>NCE WITH THE PLANS INCLUDED<br>THE ENVIRONMENT APPROVAL,<br>'IN GREEN ON THE "ASBUILT"<br>NOTED EXCEPTIONS DO NOT<br>INTENDED PERFORMANCE OF THE<br>RET-1<br>LLY BY A UNIQUE SWM FACILITY                                                            | TIFY THAT THE STORMW<br>OWN ON THE PLANS AND IN<br>I CONSTRUCTED IN ACCORD<br>RYLAND DEPARTMENT OF<br>F - EXCEPT AS NOTEL<br>RTHERMORE, THE GREEN-<br>ECT THE DESIGN AND/OR THE<br>TIES).<br>BIC |
|             | BUILT CERTIFICATION<br>ATER MANAGEMENT FACILITY<br>DIVIDUALLY IDENTIFIED BELOW<br>NCE WITH THE PLANS INCLUDED<br>THE ENVIRONMENT APPROVAL,<br>'IN GREEN ON THE "ASBUILT"<br>NOTED EXCEPTIONS DO NOT<br>INTENDED PERFORMANCE OF THE<br>RET-1<br>LLY BY A UNIQUE SWM FACILITY                                                            | TIFY THAT THE STORMW<br>OWN ON THE PLANS AND IN<br>I CONSTRUCTED IN ACCORDA<br>RYLAND DEPARTMENT OF<br>F - EXCEPT AS NOTEL<br>RTHERMORE, THE GREEN-<br>CT THE DESIGN AND/OR THE<br>TIES).<br>BIC |
|             | BUILT CERTIFICATION<br>ATER MANAGEMENT FACILITY<br>DIVIDUALLY IDENTIFIED BELOW<br>NCE WITH THE PLANS INCLUDED<br>THE ENVIRONMENT APPROVAL,<br>IN GREEN ON THE *AS-BUILTY<br>NOTED EXCEPTIONS DO NOT<br>INTENDED PERFORMANCE OF THE<br>RET1                                                                                             | TIFY THAT THE STORMW<br>OWN ON THE PLANS AND IN<br>I CONSTRUCTED IN ACCORDA<br>RYLAND DEPARTMENT OF<br>SF                                                                                        |

# SITE PLAN FOR 021 DOWNSVILLE PIKE, LLC

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

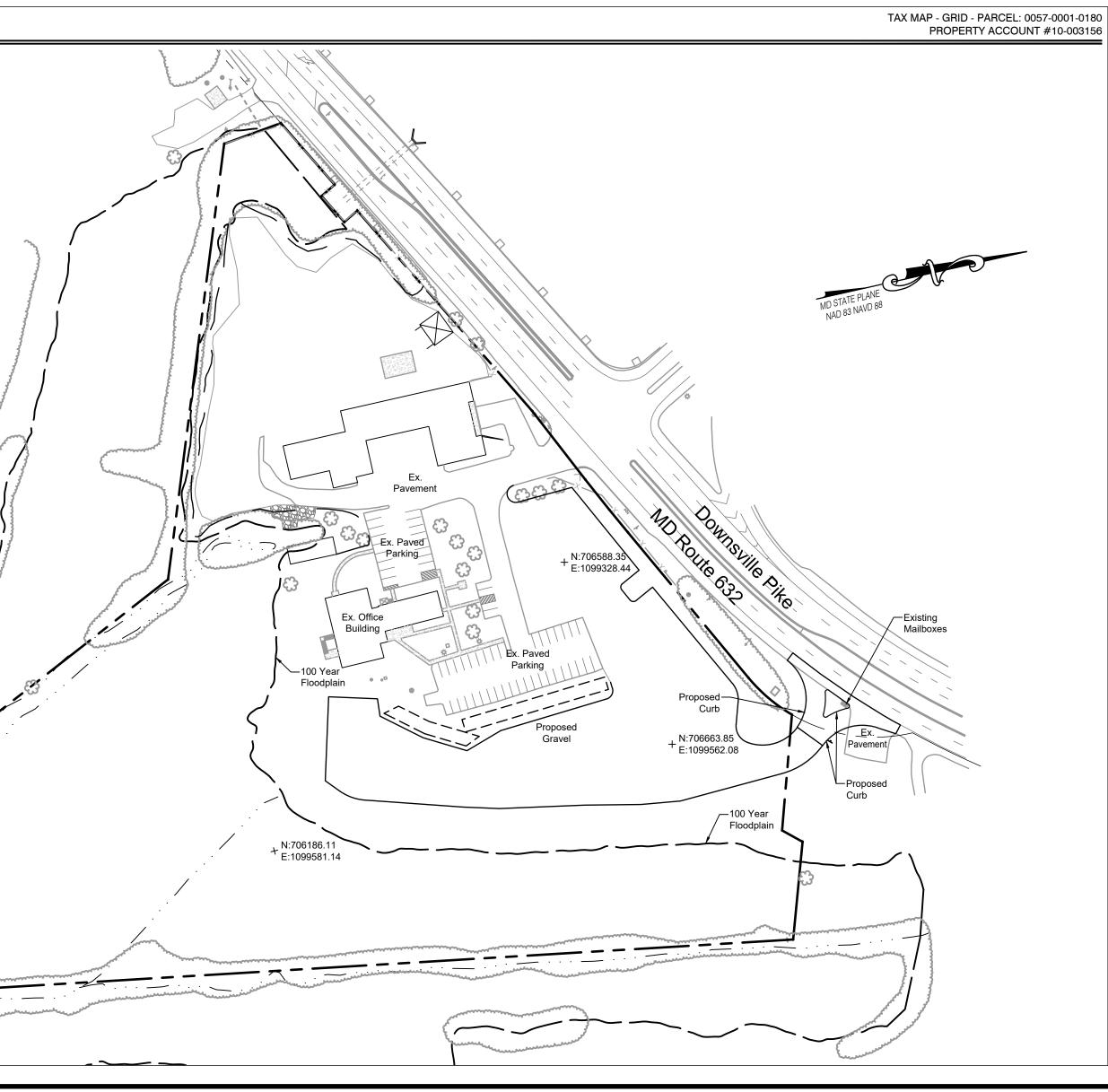
# WASHINGTON COUNTY, MARYLAND

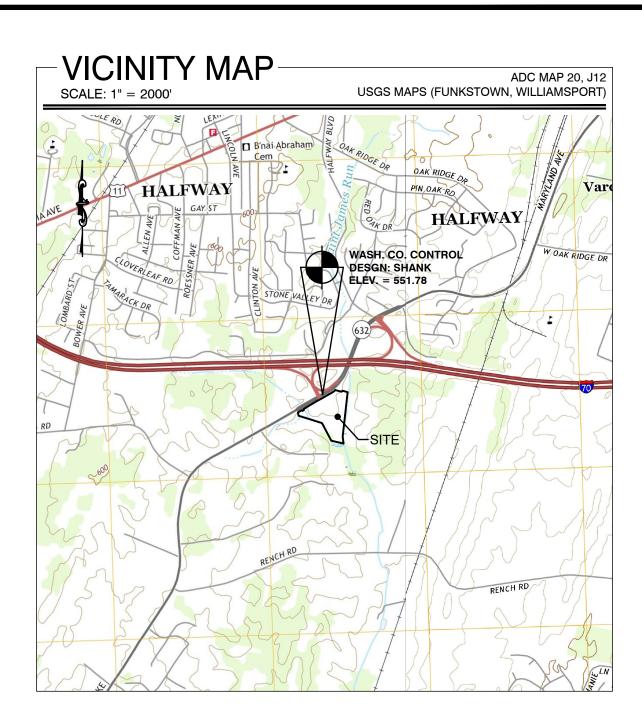
LIENT/OWNER/DEVELOPER: 2021 DOWNSVILLE PIKE, LLC PO BOX 4217 HAGERSTOWN, MD 21741

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<br>Structure) | IMPERVIOUS DA<br>(ACRES) (To<br>Structure) | RCN | WQv<br>(ac-ft) | ESDv<br>(ac-ft) | Pe Addressed<br>(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,

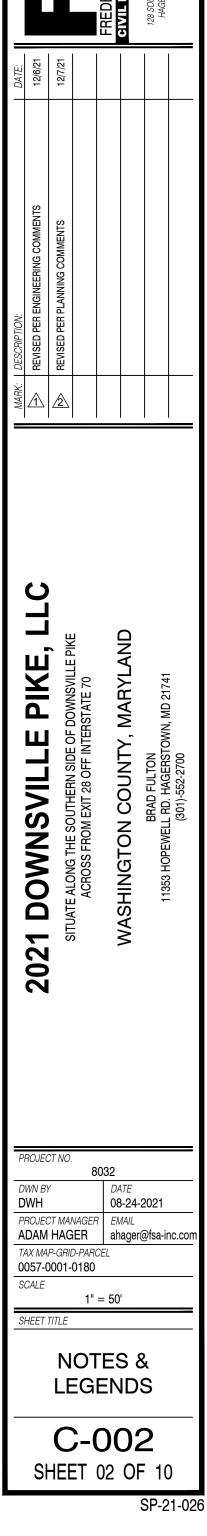
NURSING HOMES, SCHOOLS, OR OTHER INSTITUTIONS FOR HUMAN CARE, THERE SHALL BE A SEVENTY-FIVE (75) FOOT BUFFER YARD BETWEEN THE LOT LINE AND ANY AREA OF THE LOT PROPOSED FOR USE WITH A PRINCIPAL PERMITTED USE OR SPECIAL EXCEPTION USE OBTAINED FROM THE IR OR ORT DISTRICT.

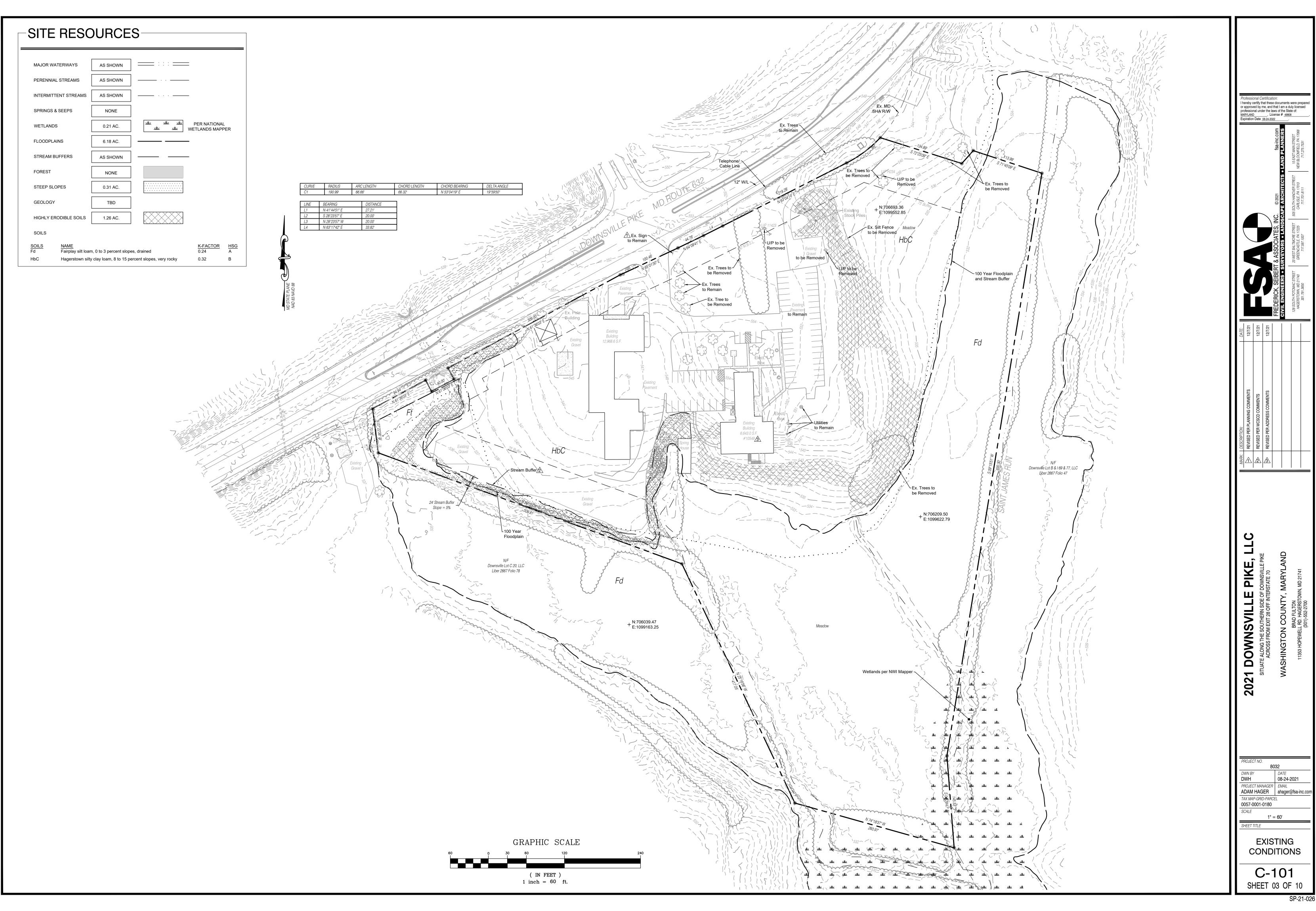
| REMENT                          | CALCULATION       | REQUIRED  |
|---------------------------------|-------------------|-----------|
| PER 300 SQ. FT. OF OFFICE SPACE | 6,643 SF / 300 SF | 22 SPACES |
| PER OUTSIDE CONTRACTOR EMPLOYEE | 25 EMPLOYEES      | 25 SPACES |
|                           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

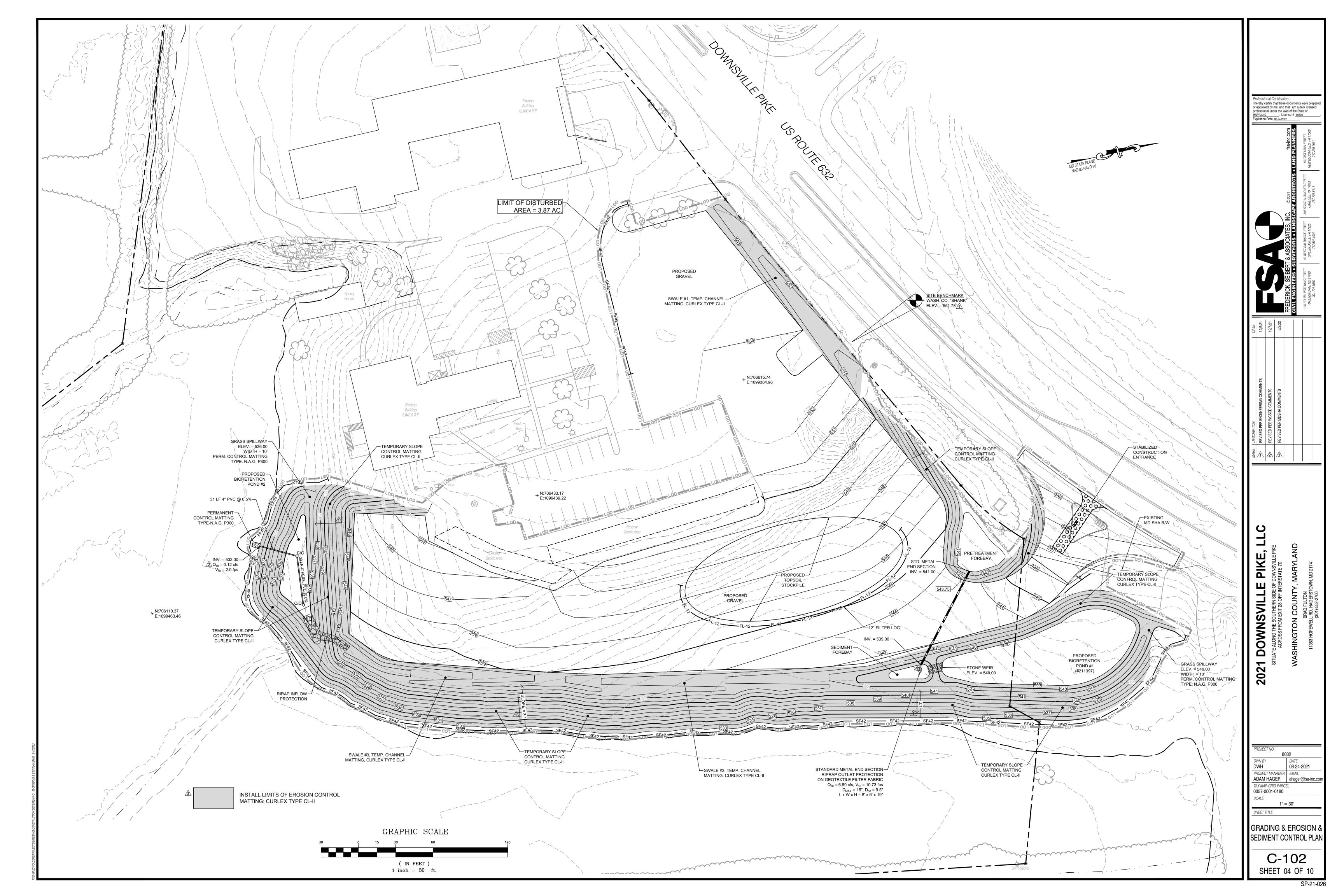
| LEGEND                                  |                                                                                                                                                                                                                                                                 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

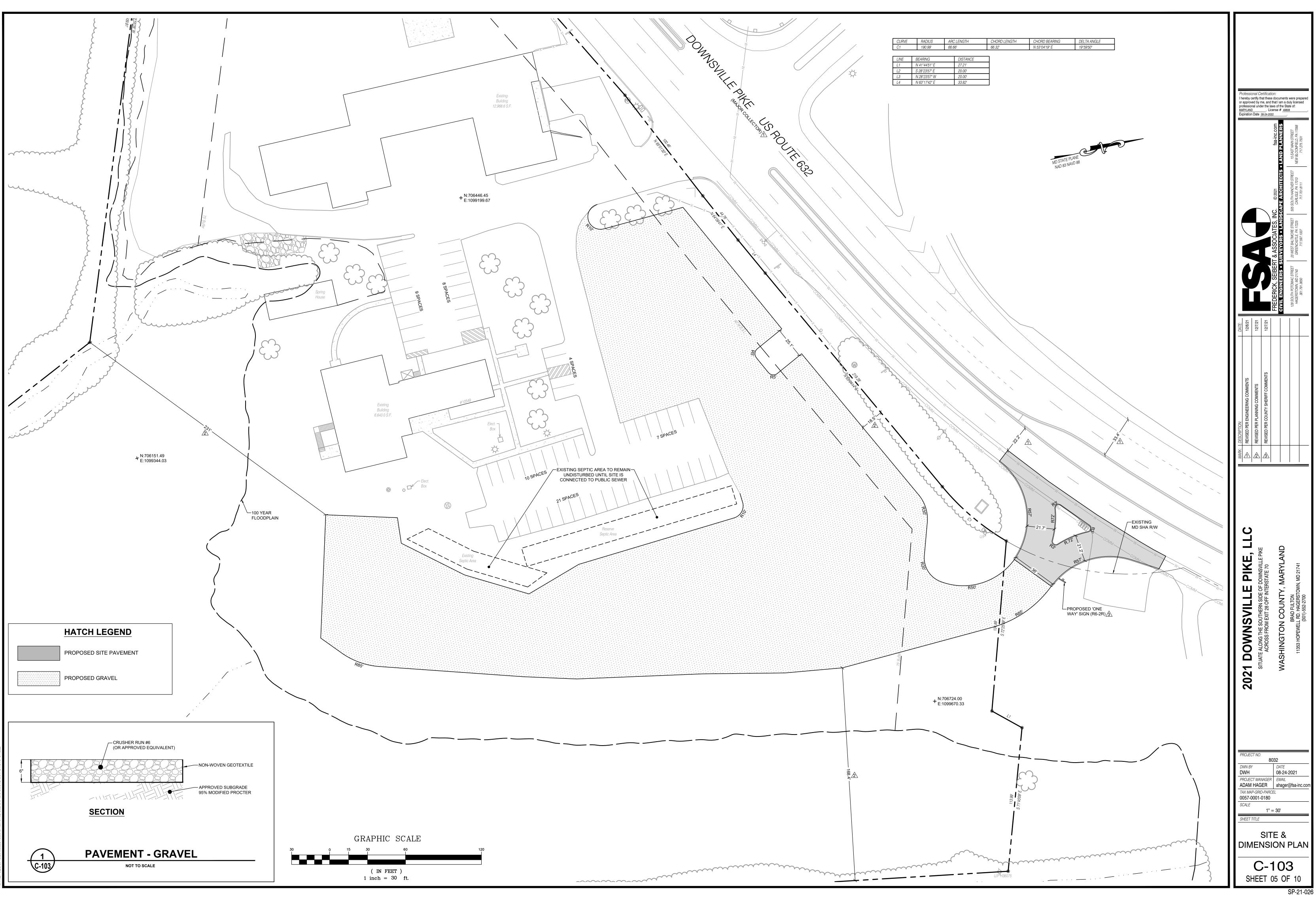
# LEGEND - ABBREVIATIONS

| 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                    |      |                                  |

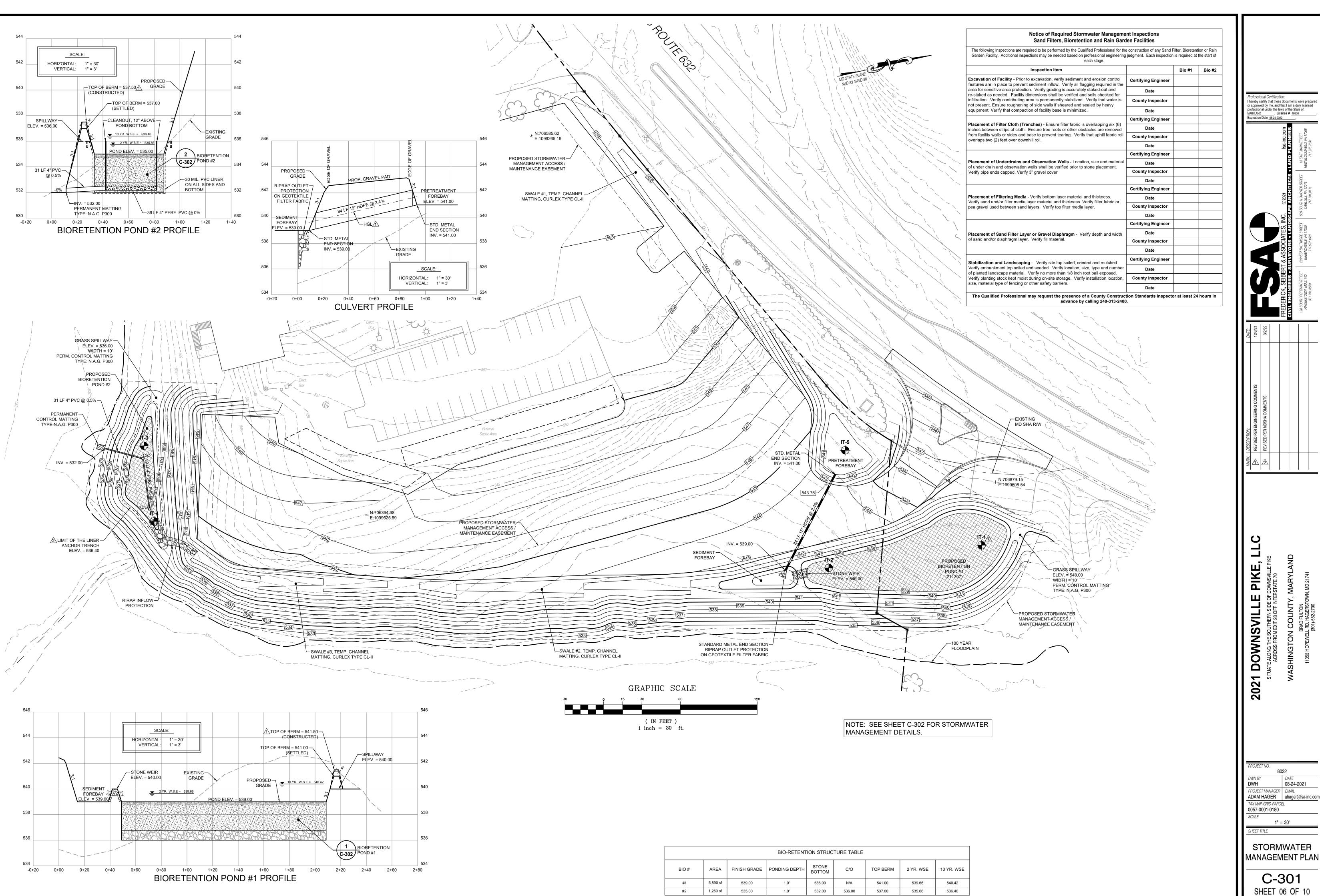






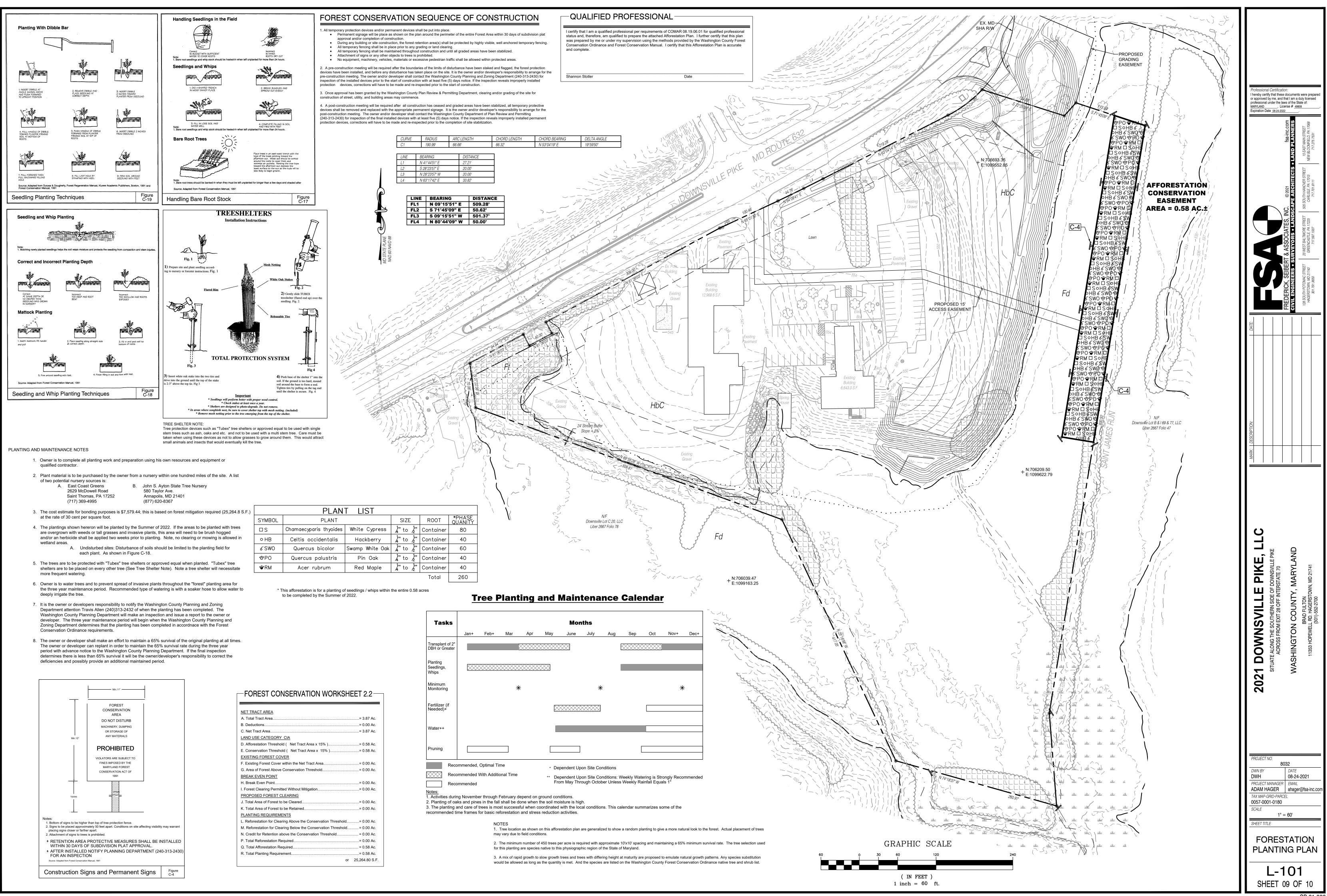


ED FOLDERSIPROJECTS|8032]DWG|CONSTRUCTION SET18032-05-C-103-SITE & DIMENSION PLAN DWG

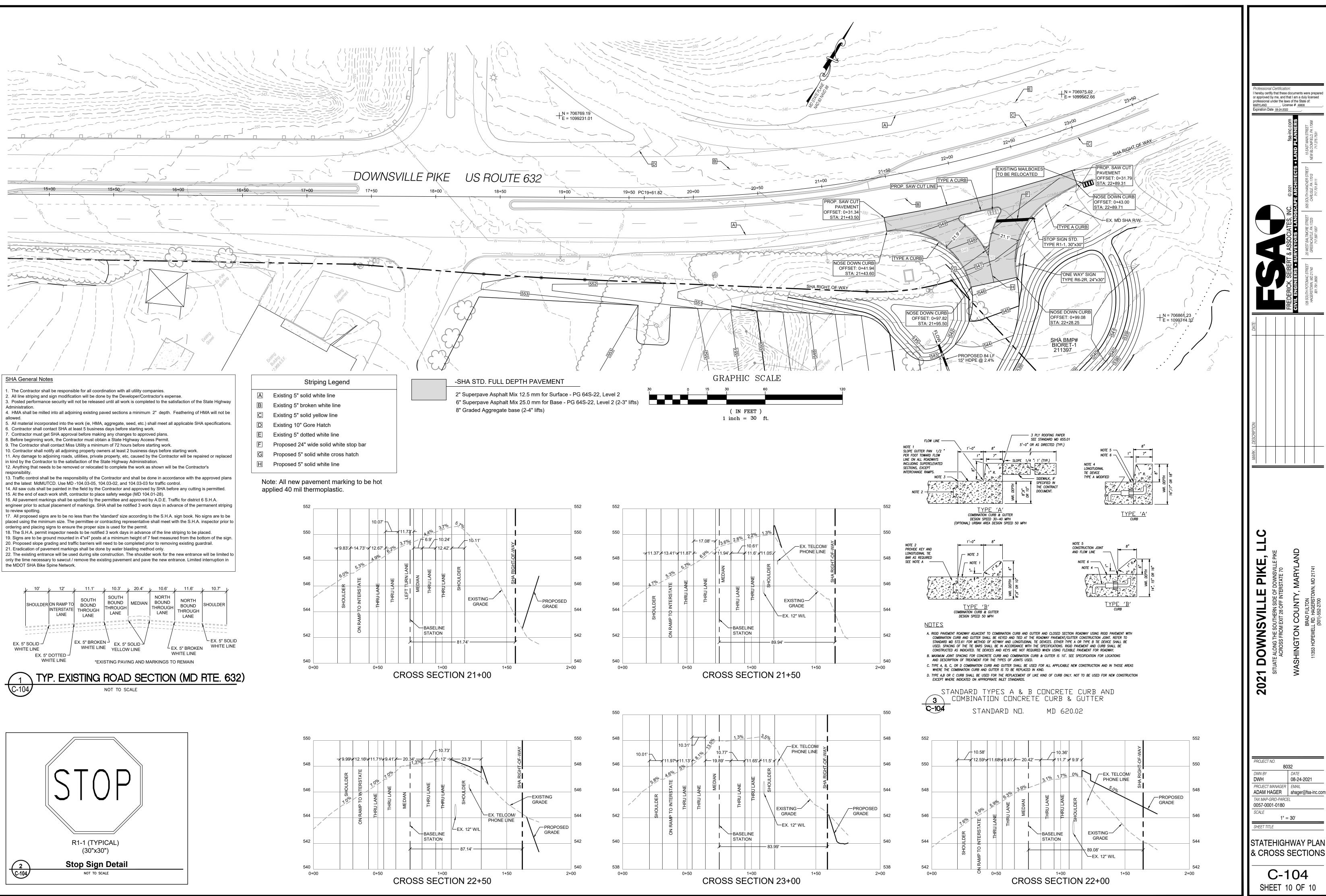


|   | BIO-RETENTION STRUCTURE TABLE |              |               |                 |     |          |   |  |  |
|---|-------------------------------|--------------|---------------|-----------------|-----|----------|---|--|--|
| # | AREA                          | FINISH GRADE | PONDING DEPTH | STONE<br>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.

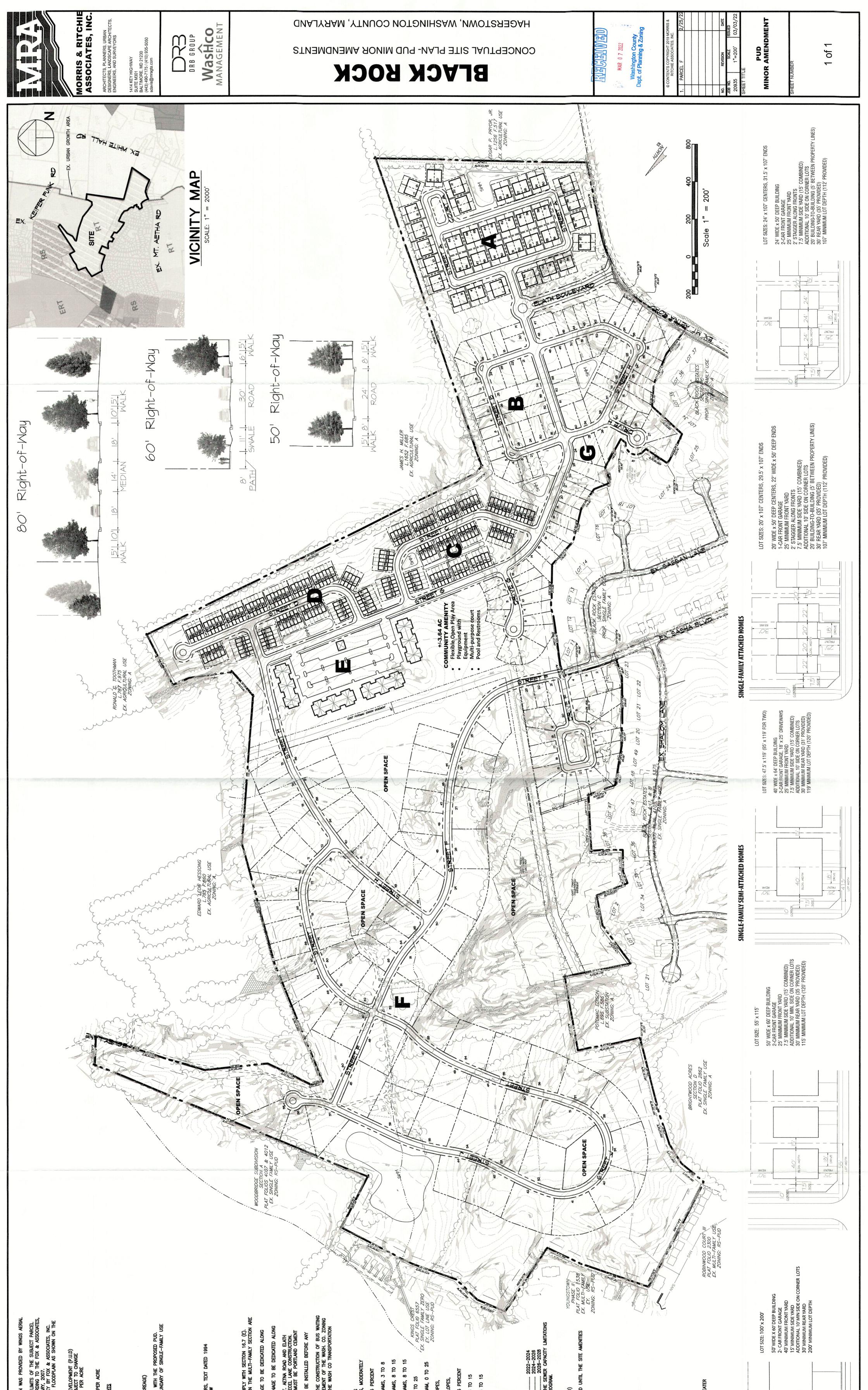
Taking into consideration comments made by the Planning Commission, the applicant has submitted a new revision to the plan. This revision still adheres to the existing approval of 595 lots at a density of 2.7 units per acre. Per the Zoning Ordinance, the Planning Commission shall determine whether the 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

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

(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<br>Date | Title                                                          | Location                                                         | Consultant                     | Owner                                                                             |
|------------|-----------------------------------|-----------|------------------|----------------------------------------------------------------|------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------------------------------|
| AR-22-001  | APFO Road Adequacy                | Paid      | 28-Feb-22        | 17818 STRIPES DRIVE -<br>LOT 151 - FREEDOM<br>HILLS - SECT C-1 | 17818 STRIPES DR HAGERSTOWN MD<br>21740                          | ADMAR CUSTOM HOMES             | FREEDOM HILL HOMES LLC                                                            |
| AR-22-002  | APFO Road Adequacy                | Paid      | 28-Feb-22        | 13942 PATRIOT WAY -<br>LOT 104 - FREEDOM<br>HILLS - SECT. C-1  | 13942 PATRIOT WAY HAGERSTOWN MD<br>21740                         | ADMAR CUSTOM HOMES             | FREEDOM HILL HOMES LLC                                                            |
| AR-22-003  | APFO Road Adequacy                | Paid      | 28-Feb-22        | 13940 PATRIOT WAY -<br>LOT 105 - FREEDOM<br>HILLS - SECT C-1   | 13940 PATRIOT WAY HAGERSTOWN MD<br>21740                         | ADMAR CUSTOM HOMES             | FREEDOM HILL HOMES LLC                                                            |
| TWN-22-001 | Boonsboro<br>Improvement Plan     | In Review | 03-Feb-22        | DUNKIN DONUTS -<br>BOONSBORO                                   | NORTH SIDE OF OLD NATIONAL PK @<br>INTERSECTION OF OSTERTAG PASS | B&R ENGINEERING GROUP          | PRESERVE AT FOX GAP LLC                                                           |
| SWCP22-005 | County Stormwater<br>Concept Plan | Pending   | 04-Feb-22        | 55 WEST OAK RIDGE<br>DRIVE OFF-SITE<br>ROADWAY<br>IMPROVEMENTS | W OAK RIDGE DR HAGERSTOWN MD<br>21740                            | HDR ENGINEERING INC            | HAGERSTOWN INDUSTRIAL<br>PROPERTIES LLC C/O MIGUEL<br>VILLAREAL 100 DUNBAR STREET |
| SWCP22-006 | County Stormwater<br>Concept Plan | In Review | 11-Feb-22        | SCOTT ELECTRIC                                                 | 18043 OAK RIDGE DR HAGERSTOWN MD<br>21740                        | FREDERICK SEIBERT & ASSOCIATES | 2012 OAK RIDGE DRIVE LLC                                                          |
| SWCP22-007 | County Stormwater<br>Concept Plan | In Review | 15-Feb-22        | YOGI BEAR'S<br>JELLYSTONE PARK                                 | 9550 JELLYSTONE PARK WAY<br>WILLIAMSPORT, MD 21795               | FREDERICK SEIBERT & ASSOCIATES | FIELD OF DREAMS HOLDING<br>COMPANY LL                                             |
| SWCP22-008 | County Stormwater                 | In Review | 18-Feb-22        | 7-ELEVEN MASON<br>DIXON                                        | MASON DIXON RD & CITICORP DR<br>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<br>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<br>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<br>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<br>256                        | LGI HOMES MARYLAND, LLC        | LGI HOMES MARYLAND LLC C/O S<br>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<br>257                        | LGI HOMES MARYLAND, LLC        | LGI HOMES MARYLAND LLC C/O S<br>CASTILLO AP TAX ADMIN                             |

| Record #   | Туре                        | Status                | Accepted<br>Date | Title                                                | Location                                           | Consultant                     | Owner                                                 |
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| 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<br>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<br>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<br>664         | DAN RYAN BUILDERS INC          | WESTFIELDS INVESTMENT LLC 7420<br>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<br>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<br>HOLLY MARIE           |
| 2022-00891 | Entrance Permit             | Pending               | 22-Feb-22        | STICK BUILT HOME                                     | S-18-032 18113 GRACEHILL COURT, LOT<br>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<br>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,<br>LOT 3         | 1                              | LAPKOFF THEODORE & 20313 Locust<br>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<br>Delineation | Pending               | 09-Feb-22        | WASHINGTON LAND                                      | 226 LANDIS ROAD<br>HAGERSTOWN, MD 21740            | TRIAD ENGINEERING              | WASHINGTON LAND COMPANY                               |
| FS-22-004  | Forest Stand<br>Delineation | Approved              | 15-Feb-22        | YOGI BEAR'S<br>JELLYSTONE PARK                       | 9550 JELLYSTONE PARK WAY<br>WILLIAMSPORT, MD 21795 | FREDERICK SEIBERT & ASSOCIATES | FIELD OF DREAMS HOLDING                               |
| FS-22-006  | Forest Stand<br>Delineation | Approved              | 23-Feb-22        | KREYKENBOHM<br>PROPERTY                              | 17755 HALFWAY BLVD HAGERSTOWN MD                   | FOX & ASSOCIATES INC           | KREYKENBOHM HELEN Z                                   |
| FS-22-007  | Forest Stand<br>Delineation | Revisions<br>Required | 28-Feb-22        | DOWNSVILLE SOLAR II                                  | 17137 BLACK STALLION LANE<br>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<br>16th Street, NW,      |
| 2022-00872 | Grading Permit              | Approved              | 21-Feb-22        | WESTERN MD<br>PARKWAY WAREHOUSE<br>- MASS GRADING    | 2 WESTERN MARYLAND<br>HAGERSTOWN, MD 21740         |                                | GVP HAGERSTOWN LLC                                    |
| 2022-00601 | Grading Permit              | Review                | 07-Feb-22        | JT REPAIRS GRADING<br>PERMIT APPLICATION             | 1454 OAK RIDGE<br>HAGERSTOWN, MD 21740             |                                | OAK RIDGE INVESTMENTS LLC                             |
| 2022-00871 | Grading Permit              | Review                | 21-Feb-22        | EMERALD PT REM<br>LANDS GRADING<br>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<br>HOLLY MARIE           |

| Record #   | Туре           | Status   | Accepted<br>Date | Title            | Location                                    | Consultant                               | Owner                                                 |
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| 2022-00630 | Grading Permit | Approved | 08-Feb-22        | STICK BUILT HOME | HERMAN GAVER PLACE, LOT 17                  | NVR, INC. T/A NV HOMES AND<br>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<br>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<br>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<br>255 | I<br> 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<br>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<br>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<br>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<br>KNIGHT MEADOW DR      |
| 2022-00783 | Grading Permit | Pending  | 15-Feb-22        | COMMERCIAL       | SP-21-007 10312 & 10314 AUTO PLACE          |                                          | SHEEHY HAGERSTOWN PROPERTY<br>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<br>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<br>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<br>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<br>HAGERSTOWN, MD 21740  | NVR, INC. T/A NV HOMES AND RYAN HOMES    | DAVID C LYLES DEVELOPERS LLC C/O<br>DAVID C LYLES     |
| 2022-00859 | Grading Permit | Pending  | 18-Feb-22        | STICK BUILT HOME | S-18-032 18100 GRACEHILL COURT, LOT<br>664  | DAN RYAN BUILDERS INC                    | WESTFIELDS INVESTMENT LLC 7420<br>HAYWARD RD STE 203  |

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

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| 2022-00661    | Non-Residential New<br>Construction Permit | Review              | 10-Feb-22        | COMMERCIAL                                                            | SP-21-031 18717 LONGMEADOW ROAD                           |                                | PENNSYLVANIA AVENUE 2003 LLC                                                      |
| 2022-00571    | Non-Residential New<br>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<br>Modification                  | Approved            | 09-Feb-22        | SHARPSBURG PIKE                                                       | 10319 SHARPSBURG PIKE HAGERSTOWN<br>MD 21740              | FREDERICK SEIBERT & ASSOCIATES | SHARPSBURG PIKE HOLDING LLC                                                       |
| OM-22-003     | Ordinance<br>Modification                  | Approved            | 18-Feb-22        | CASCADE TOWNE<br>CENTRE DEVELOPMENT                                   | HART AVE AND BOYD STREET AT OLD<br>FORT RITCHIE ARMY BASE | FOX & ASSOCIATES INC           | CASCADE TOWN CENTRE<br>DEVELOPMENT LL                                             |
| S-22-002      | Preliminary-Final Plat                     | In Review           | 08-Feb-22        | CASCADE TOWNE<br>CENTRE DEVELOPMENT                                   | 14475 MOLLEVILLE AVE CASCADE MD<br>21719                  | FOX & ASSOCIATES INC           | CASCADE TOWN CENTRE<br>DEVELOPMENT LL                                             |
| S-22-003      | Preliminary-Final Plat                     | In Review           | 09-Feb-22        | LANDMARK INDUSTRIES                                                   | 13115 CEARFOSS PIKE HAGERSTOWN MD<br>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<br>SECTION B                                         | 18941 AMESBURY ROAD<br>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<br>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<br>DRIVE                                           |
| SI-22-003     | Simplified Plat                            | Final Copies<br>Due | 02-Feb-22        | ELIZABETH & JESSE<br>LOHMAN HAYES AND<br>DORA & FLOYD<br>SCHILDKNECHT | 9452 CRYSTAL FALLS DRIVE<br>HAGERSTOWN, MD 21740          | FREDERICK SEIBERT & ASSOCIATES | SCHILDKNECHT FLOYD K & DORA J                                                     |
| SI-22-004     | Simplified Plat                            | In Review           | 09-Feb-22        | TANYA BEARDEN-<br>PARCEL A                                            | 12601 NATIONAL PIKE CLEAR SPRING MD                       | FREDERICK SEIBERT & ASSOCIATES | BEARDEN TANYA                                                                     |
| SI-22-005     | Simplified Plat                            | Final Copies<br>Due | 15-Feb-22        | TIMOTHY L & MELONIE<br>S MOSE - PAR B                                 | 17539 SNYDERS LANDING RD<br>SHARPSBURG MD 21782           | TRIAD ENGINEERING              | MOSE TIMOTHY L & MOSE MELONIE                                                     |
| SP-22-006     | Site Plan                                  | In Review           | 23-Feb-22        | KINGDOM<br>LANDSCAPING                                                | 12750 QUIRAUK SCHOOL RD<br>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<br>21795                | TREVOR FREDERICK               | DOWNSVILLE LOT A2 28 LLC                                                          |
| GP-22-003     | Site Specific Grading<br>Plan              | In Review           | 04-Feb-22        | 55 WEST OAK RIDGE<br>DRIVE OFF-SITE<br>ROADWAY<br>IMPROVEMENTS        | W OAK RIDGE DR HAGERSTOWN MD<br>21740                     | HDR ENGINEERING INC            | HAGERSTOWN INDUSTRIAL<br>PROPERTIES LLC C/O MIGUEL<br>VILLAREAL 100 DUNBAR STREET |
| GP-22-004     | Site Specific Grading<br>Plan              | In Review           | 11-Feb-22        |                                                                       | 12150 GREENCASTLE PIKE<br>HAGERSTOWN, MD 21740            | FREDERICK SEIBERT & ASSOCIATES | HUYETT EXTENDED LLC                                                               |
| GP-22-005     | Site Specific Grading<br>Plan              | In Review           | 17-Feb-22        | CLOVERLY MIXED USE<br>DEVELOPMENT - SHA<br>IMPROVEMENT PLAN           | MD 64 & MD 77 TOWN OF SMITHSBURG                          | FOX & ASSOCIATES INC           | CLOVERLY HILL LLC                                                                 |

| Record #   | Туре                                   | Status    | Accepted<br>Date | Title                                            | Location                                               | Consultant                               | Owner                                       |
|------------|----------------------------------------|-----------|------------------|--------------------------------------------------|--------------------------------------------------------|------------------------------------------|---------------------------------------------|
| FS-22-005  | Smithsburg Forest<br>Stand Delineation | Approved  | 17-Feb-22        | SMITHSBURG WWTP<br>ENR UPGRADE AND<br>EXPANSION  | 22523 LEITERSBURG SMITHSBURG RD<br>SMITHSBURG MD 21783 | RK&K                                     | WASH CO COMMISSIONERS BOARD<br>OF           |
| SGP-22-006 | Standard Grading Plan                  | Approved  | 03-Feb-22        | GEORGE MEYER                                     | 3337 KAETZEL RD ROHRERSVILLE MD<br>21779               | GROSSNICKLE CONSTRUCTION LLC             | MEYER GEORGE ANTHONY V MEYER<br>HOLLY MARIE |
| SGP-22-007 | Standard Grading Plan                  | Received  | 04-Feb-22        | MICHAEL S SHANK                                  | 10844 HERSHEY DRIVE WILLIAMSPORT<br>MD 21795           | TRIAD ENGINEERING                        | SHANK MICHAEL SHELDON SHANK<br>KRISTI LYNN  |
| SGP-22-008 | Standard Grading Plan                  | In Review | 22-Feb-22        | KATIE MORRIS                                     | 12310 KNIGHT MEADOW DRIVE<br>HAGERSTOWN MD 21740       | RMD CONSULTING L.L.C.                    | MORRIS KATIE ELIZABETH                      |
| SGP-22-009 | Standard Grading Plan                  | Pending   | 22-Feb-22        | ADMAR CUSTOM<br>HOMES - FREEDOM<br>HILLS LT. 151 | FREEDOM HILLS LOT 151 HAGERSTOWN<br>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<br>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<br>21779               | GROSSNICKLE CONSTRUCTION LLC             | MEYER GEORGE ANTHONY V MEYER<br>HOLLY MARIE |
| SSWP22-006 | Stormwater Standard Plan               | Received  | 04-Feb-22        | MICHAEL S SHANK                                  | 10844 HERSHEY DRIVE WILLIAMSPORT<br>MD 21795           | TRIAD ENGINEERING                        | SHANK MICHAEL SHELDON SHANK<br>KRISTI LYNN  |
| SSWP22-007 | Stormwater Standard<br>Plan            | Pending   | 22-Feb-22        | KATIE MORRIS                                     | 12310 KNIGHT MEADOW DRIVE<br>HAGERSTOWN MD 21740       | RMD CONSULTING L.L.C.                    | MORRIS KATIE ELIZABETH                      |
| SSWP22-008 | Stormwater Standard<br>Plan            | Pending   | 28-Feb-22        | KEVIN LEWIS                                      | 11500 CRYSTAL FALLS DRIVE<br>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<br>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<br>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<br>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<br>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<br>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<br>MD 21734            | NVR, INC. T/A NV HOMES AND<br>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<br>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<br>21734               | NVR, INC. T/A NV HOMES AND<br>RYAN HOMES | DAVID C LYLES DEVELOPERS LLC                |
| GPT-22-016 | Type 2 Grading Plan                    | Approved  | 28 Eab 22        |                                                  | 14 RAYMONDS CROSSING FUNKSTOWN<br>MD 21734             | NVR, INC. T/A NV HOMES AND<br>RYAN HOMES | DAVID C LYLES DEVELOPERS LLC                |
| 2022-00493 | Utility Permit                         | Approved  |                  | POTOMAC EDISON                                   | 20944 LEHMANS MILL ROAD                                | POTOMAC EDISON                           | MARTIN TIMOTHY R & MARTIN<br>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<br>Date | Title          | Location                   | Consultant                         | Owner                                                         |
|------------|----------------|------------------------|------------------|----------------|----------------------------|------------------------------------|---------------------------------------------------------------|
| 2022-00523 | Utility Permit | Approved               | 02-Feb-22        | [              | 417 NORTH COLONIAL DRIVE   |                                    | WALZC LLX                                                     |
| 2022-00801 | Utility Permit | Pending<br>Information | 16-Feb-22        |                | 8950 JORDAN ROAD           |                                    | DOWNEY FARMS INC                                              |
| 2022-00925 | Utility Permit | Pending<br>Information | 23-Feb-22        |                | 18528 LAPPANS ROAD         |                                    | SHRIVER BEVERLY J                                             |
| 2022-00573 | Utility Permit | Review                 | 04-Feb-22        | <br>           | 14303 LAKE ROYER DRIVE     |                                    | Washington County Commissioners<br>100 West Washington Street |
| 2022-00646 | Utility Permit | Approved               | 09-Feb-22        |                | 10716 HOFFMAN ROAD         | CITY OF HAGERSTOWN (WATER<br>DEPT) | MAYHUGH MARY SUSAN BOWMAN<br>ET AL MAYHUGH ANTHONY WAYNE      |
| 2022-00647 | Utility Permit | Approved               | 09-Feb-22        | 1              | 12910 OAK HILL AVENUE      |                                    | ROBISON WILLIAM R & ROBISON<br>BARBARA T                      |
| 2022-00648 | Utility Permit | Approved               | 09-Feb-22        |                | 22502 CAVETOWN CHURCH ROAD | CITY OF HAGERSTOWN (WATER<br>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<br>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   |