

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

AGENDA WASHINGTON COUNTY PLANNING COMMISSION 100 W Washington Street, Room 2000 May 8, 2023, 6:00 PM

CALL TO ORDER AND ROLL CALL

PUBLIC INPUT MEETING

1. <u>RZ-23-003 – Text Amendment – Truck Stops</u> – Jill Baker * *Information/Discussion/Action* Proposed text amendment regarding truck stops

MINUTES

1. April 3, 2023 Planning Commission public input meeting and regular meeting * Discussion/Action

OLD BUSINESS

1. <u>RZ-23-001 – Text Amendment – Convenience Stores – Recommendation</u> – Jill Baker * *Discussion/Action*

NEW BUSINESS

PRELIMINARY CONSULTATIONS

 <u>PC-23-002 – 13610 Pennsylvania Avenue</u> – Jill Baker * *Information/Discussion* Concept Plan for a proposed convenience store and gas station at 13610 Pennsylvania Avenue

SUBDIVISIONS

 <u>Gateway Business Park – Lots 5, 6 and 3R</u> [S-23-003] - Planner: Lisa Kelly * *Discussion/Action* Preliminary/Final plat for Gateway Business Park, Lots 5, 6, and 3R; Location: Sharpsburg Pike, adjacent to Arnett Drive; Zoning: HI (Highway Interchange)

SITE PLANS

- <u>Shops at Sharpsburg Pike Lots 4-8 [PSP-21-002] Planner: Lisa Kelly</u> * *Discussion/Action* Preliminary plat and site plan for the Shops at Sharpsburg; Location: East side of Sharpsburg Pike, south of Col. Henry K. Douglas Drive; Zoning: HI (Highway Interchange
- <u>Virginia Avenue LLC</u> [SP-22-032] Planner: Lisa Kelly * *Discussion/Action* Proposed site plan for a storage warehouse; Location: Southeast side of Virginia Avenue adjacent to I-70; Zoning: IR (Industrial, Restricted)

FOREST CONSERVATION

1. <u>Virginia Avenue LLC</u> [SP-22-032] – Planner: Travis Allen * *Discussion/Action* Request for a specimen tree removal variance and offsite mitigation

OTHER BUSINESS

- 1. Forest Conservation Annual Report Summary Travis Allen * Information/Discussion
- 2. <u>Update of Projects Initialized</u> Jennifer Kinzer * Information/Discussion
- 3. <u>Comprehensive Plan Update</u> Jill Baker * *Information/Discussion*

ADJOURNMENT

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

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UPCOMING MEETINGS

1. Monday, June 5, 2023, 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 required to contact the Washington County Planning Department at 240-313-2430 to make arrangements no later than 10 working days prior to the meeting. Notice is given that the Planning Commission agenda may be amended at any time up to and including the Planning Commission meeting.



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

WASHINGTON COUNTY PLANNING COMMISSION ORDINANCE TEXT AMENDMENT APPLICATION

Washington County Planning Commission

Applicant 747 Northern Avenue, Hagerstown, MD 21740

Address Jill Baker, Director

Primary Contact

same

Address

Adequate Public Facilities Ordinance
 Forest Conservation Ordinance
 Subdivision Ordinance
 Solid Waste Plan

Articles 19 & 28A Section No. □Property Owner □Contract Purchaser □Attorney □Consultant ■Other: Planning Commission

240-313-2430

Phone Number askplanning@washco-md.net

E-mail Address

Please provide the proposed text on a separate sheet of paper as follows: strike-through should be used for deletions [deletions], unchanged wording in regular type, and new wording should be underlined [new wording].

Applicant's Signature

Subscribed and sworn before me this _____day of _____, 20____,

My commission expires on_____

Notary Public

FOR PLANNING COMMISSION USE ONLY

Application Form
 Fee Worksheet
 Application Fee

Proposed Text Changes
 30 copies of complete Application



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

RZ-23-003

March 20, 2023

WASHINGTON COUNTY ZONING ORDINANCE STAFF REPORT AND ANALYSIS

ARTICLES 19 & 28A

<u>Proposal</u>: Application is being made to amend sections of the Zoning Ordinance related to the location and definition of truck stop uses.

Staff Report:

Electronic commerce (E-commerce) has rapidly expanded in recent years hastened by the social changes brought about by the COVID-19 pandemic. Two primary focus points of e-commerce is having a large supply inventory as well as fast delivery service. This has created increased demand for inventory warehousing, regional distribution facilities, and freight carriers. The focus of this amendment is related to support services necessary to accommodate the needs of truck freight carriers commonly referred to as truck stops or traveler plazas.

As truck freight traffic continues to increase on interstates nationwide, our local interstates are no exception. Increased traffic along with increased regulations on drivers to stop and rest, has developed the need for truck driver amenities and truck parking facilities. Many interstate ramps are currently overrun during peak periods of the day with trucks parked on the shoulders in order to meet their mandatory rest times. Additional opportunities for trucks to get off main routes and out of local residential neighborhoods are needed now and will continue to be in demand.

Proposed Amendments:

ARTICLE 19 "HI" HIGHWAY INTERCHANGE DISTRICT

Section 19.2. Principal Permitted Uses

- (a) All Principal Permitted Uses allowed in the BL, BG, PB, and ORT Districts. Also permitted are all Principal Permitted Uses in the IR District except heliports and Commercial Communications Towers.
- (b) Agriculture, as defined in Article 28A, including animal husbandry facilities, as defined in Article 28A, which shall be subject to the requirements set forth in Article 22, Division IX.

(c) Truck Stops

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ARTICLE 28A – DEFINITIONS

Truck Stop: A structure or land used or intended to be used primarily for the sale of fuel for trucks and, usually long-term truck parking, incidental service or repair of trucks, overnight accommodations, or restaurant facilities open to serve the general public; or a group of facilities consisting of such a use and attendant eating, repair, sleeping or truck parking facilities. As used in this definition, the term "trucks" does not include any vehicle whose maximum gross weight is 10,000 pounds or less, as rated by the State Motor Vehicle Administration.

Truck Stop: A facility used to serve the trucking industry by providing a location for rest and refueling. The inherent and allowable uses of a truck stop include separate fuel islands with high flow pumps and areas for truck parking. In addition, truck stops also include service/repair facilities for trucks and/or trailers, on-site shower facilities, on-site laundry facilities, overnight stay accommodations, on-site truck wash, and/or on-site truck scales.

As used in this definition, the term "trucks" does not include any vehicle with a maximum gross weight less than 10,000 pounds, as rated by the State Motor Vehicle Administration. Convenience stores with truck parking in accordance with Section 22.14 are not considered part of this definition.

Analysis:

According to a grant application produced by the Maryland Department of Transportation (MDOT)¹, the Maryland portion of Interstate 81(I-81) carries an average of 19,400 trucks per day while Interstate 70 (I-70) carries an average of 11,100 trucks per day. According to the report, I-81 alone carries approximately 10% of the gross domestic product of this country equating to about \$1.85 trillion making it one of the most critical freight corridors in the country. This amount of freight movement requires a substantial amount of logistical infrastructure to support the transfer and distribution of these materials.

In addition to the volume of freight movement within our region, other logistical factors play a role in the need for support infrastructure for this industry. According to US Department of Transportation rules, a commercial truck driver may only drive 11 hours straight within a 14-hour period provided they have had 10 consecutive hours off. For long haul carriers, this creates a need for areas where commercial truck drivers can safely pull off the road and rest.

Geography plays a significant role in the heightened interest to locate truck stops within Washington County. There are numerous ports along the eastern seaboard that accept incoming freight delivery with the bulk of the calls coming into mid-Atlantic ports including New York/New Jersey, Baltimore, Philadelphia, and the ports of Virginia (Norfolk and Newport News). Figure 1 below shows the importance of the interstate system in the commodity flow of freight throughout the country. This is also known as a Freight Analysis Framework. As shown in the Figure, Maryland and Pennsylvania have a significant amount of freight traffic coming from eastern seaports travelling through the area for inland distribution.

⁽Maryland Department of Transportation, 2018)

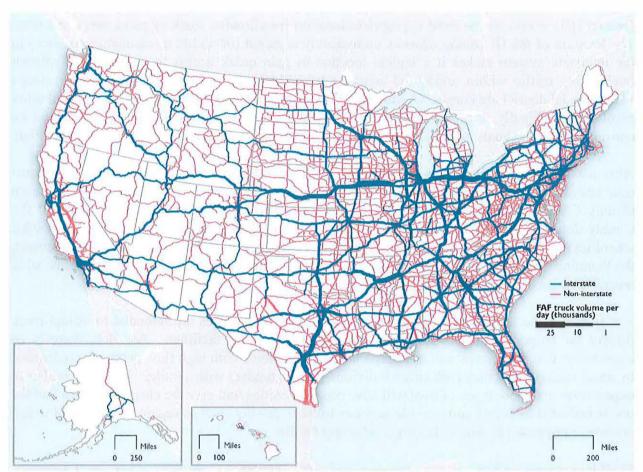


Figure 1: Average Daily Long-Haul Truck Traffic on the National Highway System: 2015 (Source: Bureau of Transportation Statistics, Freight Facts and Figures Figure 3-4)

Another significant factor in drawing this industry to our area is the highway infrastructure. Washington County contains three interstate systems within our small geographic area. As we have already established, I-81 provides a crucial north-south oriented highway that carries a significant amount of freight traffic. In addition, I-70 provides a significant east-west oriented travel route that is increasing in this average daily traffic flows as well. Interstate 68 (I-68) west of Hancock provides a key connection through the Appalachian region of the country and assists with inland distribution to the mid-west. Washington County also consists of several significant Federal non-interstate routes including US 11, 40, and 522. These provide alternate routes of travel throughout our region which are also seeing higher rates of truck traffic than in the past.

All these factors have created an area of high demand for logistical and support services in our area. As a consequence to our prime freight movement location, the demand for uses such as truck stops has become more prevalent. This demand has in turn raised concerns about traffic congestion, pollution, and other safety concerns within the community.

When evaluating these concerns, the Planning Commission discussed appropriate locations for these types of uses as they relate to public concern and the goals and objectives of the Comprehensive Plan. After careful consideration it was determined that the Highway Interchange District (HI) would be the most appropriate location for allowing truck stops as permitted uses. The location of the HI zoning districts immediately adjacent (or within a reasonable distance) to the interstate system makes it a logical location to gain quick access to the highway without interrupting traffic within residential areas. Furthermore, the existing uses that are permitted within the HI district are consistent with the functionality of truck stops (i.e. gas stations and other retail sales). Finally, locating truck stops as a permitted use within the HI district would be consistent with the goals and objections of the transportation element of the Comprehensive Plan.

Also discussed by the Planning Commission was the definition of a truck stop. A previous court case known as Bowman Spielman LLC v. Jane Hershey et. Al. (Circuit Court for Washington County Case No. C-21-CV-18-000377) recently called into question the interpretation of the County definition of a truck stop. The judge found ambiguity within the definition as to what amenities associated with such a use would define it as a truck stop. In response to this judgement, the Planning Commission is proposing to amend the definition of a truck stop to better define what amenities are associated with this type of use.

The intent of the proposed definition is to clarify when such uses are intended to attract truck drivers for longer stays than those that are simply refueling facilities. As such, there is an expectation that truck stops will have separate fueling islands with high flow pumps accompanied by areas where trucks may park either individually or in tandem with a trailer. But there is also an expectation that these types of uses will have other amenities that give the clear indication that the use is intended to attract and provide services to truck drivers such as repair facilities and weigh stations, as opposed to simply having a refueling facility.

Staff Recommendation: Based upon feedback and comments from other government agencies, developers, property owners, and the general public, Staff recommends approval of these amendments in order to provide consistent implementation of our land use policies and regulations.

Respectfully submitted,

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Jill L. Baker, AICP Director



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

RZ-23-001

May 1, 2023

WASHINGTON COUNTY ZONING ORDINANCE STAFF REPORT AND ANALYSIS – Revision 1

ARTICLES 7, 8, 9, 10, 11, 12, 22, 28A

Proposal: Application is being made to amend several sections of the Zoning Ordinance to change the definition of a convenience store (aka C-Store), provide districts in which said use shall be permitted and provide options for tractor trailer/heavy duty truck parking facilities at these types of facilities.

<u>Staff Report:</u> According to the National Association of Convenience Stores (NACS) there are approximately 150,174 convenience stores operating in the US as of January 2023. After several years of stores closing due to the restrictions of COVID-19, C-Stores are again increasing in number. The necessity and demand for this industry is illustrated in its title, convenience.

Convenience from these types of facilities can be present at both the local and regional level. Local patrons use convenience stores mostly for fueling purposes. There are few facilities that exist as merely a stand-alone fueling station at this time. In addition to being used for fueling facilities, many convenience stores carry minimal household supplies and basic food needs such as bread, eggs and milk.

Regional convenience is mostly provided to interstate highway users travelling to or through the area. C-stores provide the convenience of a fueling center as well as providing restrooms, pre-packaged foods, and drinks so that travelers can rest and refresh before continuing on their journey.

In addition to changes in the definition of these uses, the Planning Commission has recognized a growing need and demand for truck parking facilities at some of these C-store locations. Similar to automobile traveling, truck drivers also need fast on and off facilities to maintain their delivery times. Parking for trucks at these facilities provides opportunities for truck drivers to quickly fuel up, use a restroom, and possibly get some food before getting back on the highway.

Proposed Amendments:

Below are the proposed text amendments for this rezoning case.

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ARTICLE 7 "RT" RESIDENTIAL, RURAL DISTRICT

Section 7A.7 Parking Requirements

Parking shall be provided or prohibited according to the requirements of Article 22, Division I, and where applicable, in compliance with Washington County's adopted Road and Street Design Standards.

The parking of tractor trailers, either separately or in tandem, shall be prohibited on public or private streets in this District.

ARTICLE 8 "RS" RESIDENTIAL, SUBURBAN DISTRICT

Section 8.7 Parking Requirements

(a) Parking shall be provided or prohibited according to the requirements of Article 22, Division I, and where applicable, in compliance with Washington County's adopted Road and Street Design Standards.

(b) The parking of tractor-trailers, either separately or in tandem, shall be prohibited on public or private streets in this District.

ARTICLE 9 "RU" RESIDENTIAL, URBAN DISTRICT

Section 9.7 Parking Requirements

Parking shall be provided or prohibited according to the requirements of Article 22, Division I, and where applicable, in compliance with Washington County's adopted Road and Street Design Standards.

The parking of tractor trailers, either separately or in tandem, shall be prohibited on public or private streets in this District.

ARTICLE 10 "RM" RESIDENTIAL, MULTI-FAMILY DISTRICT

Section 10.7 Design Standards

(h) Parking requirements Parking shall be provided or prohibited according to the requirements of Article 22, Division I, and where applicable in compliance with Washington County's adopted Road and Street Design Standards.

The parking of tractor-trailers, either separately or in tandem, shall be prohibited on public or private streets in this District.

ARTICLE 11 "BL" BUSINESS, LOCAL DISTRICT

Section 11.1 Principal Permitted Uses

(a) Local retail goods and service shops, including:

Clothing stores Convenience Stores Dairy Products Stores

ARTICLE 12 "BG" BUSINESS, GENERAL DISTRICT

Section 12.1 Principal Permitted Uses

(a) Retail trades, businesses and services, including but not limited to the following and any use permitted in the BL District, subject to the use regulations specified in that district.

Conference Centers Convenience Stores Department Stores

ARTICLE 22 SPECIAL PROVISIONS DIVISION I OFF-STREET PARKING AND LOADING AREA REQUIREMENTS

Section 22.15 Truck Parking Requirements

- (a) Parking of tractor-trailers, either separately or in tandem, shall be prohibited on publicly owned County streets unless expressly approved as an on-street parking space for trucks.
- (b) Truck parking is permitted in association with a convenience store in accordance with the following:
 - 1. The maximum allowable number of truck parking spaces cannot exceed 3.5 spaces per 500 sq. ft. of the gross leasable area of the convenience store.
 - 2. Truck parking facilities shall maintain an independent internal circulation pattern on the site apart from normal automobile traffic. This provision does not pertain to immediate access to the property which may be shared by both truck and automobile traffic.
 - 3. Truck parking facilities may not be permitted in association with a convenience store in a Rural Business district.

ARTICLE 28A - DEFINITIONS

Convenience Store (aka C-Store): Any retail establishment offering for sale: prepackaged or preprocessed food products, household items, and other goods commonly associated with the same-and having a gross floor area of 5,000 square feet or less. Such establishments may also sell gasoline petroleum products and/or alternative fueling products at retail prices and made to order food associated with the marketing of the proprietor. Chain or branded restaurants shall be considered a separate use from the convenience store. The area utilized for the sale of gasoline shall be considered as part of the gross floor area.

Analysis:

The size of convenience stores has changed significantly over the last decade. According to the National Association of Convenience Stores (NACS), traditional C-stores averaged between 2500-3000 square feet in size. They provided very basic necessities to the traveling public including fueling stations, restrooms, household items, and some pre-packaged food item. Currently, the average size of a new C-Store is averaging about 5000-6000 square feet. The reason for the larger sized stores primarily results from new service models where food made fresh options and in-store dining areas are offered. The increase in C-Store sizes can likely also be attributed to the overall increase of population and vehicular traffic across the country.

Acknowledging these new trends in the size and function of C-store operations, the current definition of a convenience store in the Zoning Ordinance is outdated and overly restrictive. Further, the use designation of a convenience store is only listed explicitly in the Rural Business Floating Zone. To correct the issue of an outdated definition, the Planning Commission is recommending changes to include eliminating a size limitation of such a structure. They are also recommending explicit inclusion of these types of uses in the Business Local and Business General zoning districts.

In addition, the Planning Commission believes that there is a significant demand and corresponding need to allow for limited truck parking for C-Store uses. Increases in population, traffic, and freight demands have created an increased demand for expedient freight and goods movement that has proportionally impacted the amount of truck traffic nationwide. These trends have impacted the demand for truck parking facilities as a consequence.

Finally, while the Comprehensive Plan is silent about specific design standards or locations of these types of uses, the importance of the interstate system to the economy of our County and the nation as a whole is discussed within the Transportation Element. It can be deduced from the discussion of the importance of maintaining our transportation facilities that we should also prepare for ancillary uses that provide support to that industry.

Staff Recommendation: Based upon the above analysis, previous public input, and Planning Commission discussions, Staff recommends approval of these amendments in order to provide consistent implementation of our land use policies and regulations.

Respectfully submitted,

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Jill L. Baker, AICP Director

PRELIMINARY CONSULTATION 13610 PENNSYLVANIA AVENUE

A preliminary consultation was held on March 29, 2023 at 10 a.m. in the Washington County Administrative Annex at 747 Northern Avenue, Room 124, Hagerstown, MD. A concept plan was presented for a proposed convenience store and gas station at 13610 Pennsylvania Avenue. The property is currently zoned BG – Business General.

The following were in attendance: Jill Baker, Director; Jennifer Kinzer, Deputy Director; Katie Rathvon, Zoning Coordinator; and Debra Eckard, Administrative Assistant, Washington County Department of Planning & Zoning; Rebecca Calimer, Chief of Plan Review, Washington County Division of Engineering; Mark Bradshaw, Director, Washington County Division of Environmental Management; Allan Kujenga, MD State Highway Administration; Alerick Hoeh, Assistant Engineer, City of Hagerstown Department of Water & Wastewater; Keith Koscher, Andrew Hammond, and Brian Miller, Bohler Engineering; and Jason Lang, Ferber Company, developer.

Ms. Baker began with a brief overview of the process to be followed for the project. A Forest Stand Delineation (FSD) and a Storm Water Concept Plan would be the next steps. After submission and approval of these plans, a site plan may be submitted. She reminded the engineer that a photometric plan should also be submitted sooner rather than later. Ms. Kinzer stated that the FSD has already been submitted and reviewed by Mr. Travis Allen of the Department of Planning & Zoning. His comments will be discussed later in the consultation. Ms. Baker noted that after the site plan has been submitted and accepted by the Department of Planning & Zoning, the developer may apply for building permits; however, no permits will be issued until the site plan has received final approval signatures.

Summary of Project by Bohler Engineering

Mr. Gusher reported that the developer is proposing a 5,900 square foot convenience store with an 8 pump stacked canopy and 57 parking spaces. There will be two access points, one from Route 11 (Pennsylvania Avenue) and one from Maugans Avenue. The Pennsylvania Avenue entrance will be modified for both the convenience store and neighboring properties. From Maugans Avenue, the developer will be tying into the existing road which will allow the existing business access to their property. Along the north side of the property there is an access easement to the existing residential property. This access will be kept open throughout the project and after for the residential property owner. A landscaping buffer will be provided to the north from the edge of the pavement to the property line.

Mr. Gusher noted that the property is located within the Airport Overlay Hazardous Wildlife Attractant zone. Therefore, storm water management will be handled thru a submerged gravel wetland and a dry detention basin; no flows will be increased. Public water and sewer will come from Route 11; a gravity line for sewer is proposed. There is an existing water lateral stub that will be used, if possible.

Mr. Gusher stated that following the submittal and review of the FSD, Mr. Allen recommended maintaining the existing 0.45 acre of forest on-site. However, the existing forest will be impacted by the storm water management area and outfall. Mr. Gusher noted there are invasive trees (Tree of Haven) and no specimen trees on-site.

Washington County Department of Planning & Zoning

Ms. Rathvon explained that the proposed use is not a principal permitted use on this property and would require a Special Exception from the Board of Appeals (BZA), based on a functionally similar use in the BG district. She explained the special exception process and noted there is a \$500.00 non-refundable filing fee. Ms. Rathvon also explained that if a variance is needed from requirements such as the number of parking spaces or setbacks, there is a one-time fee of \$300.00 for a commercial variance. All setbacks and parking requirements are outlined in the Washington County Zoning Ordinance. Ms. Rathvon stated that the Special Exception and variance requests could all be heard during the same public hearing by the BZA; however, there would be two separate fees.

Washington County Engineering Department

Ms. Calimer stated that the Storm Water Management Concept Plan will be reviewed by the Engineering Department as well as the Soil Conservation District. This Plan must be approved prior to the site plan being submitted. She also noted that the Traffic Scope is currently underway for the Traffic Impact Study.

MD State Highway Administration

Mr. Kujenga stated that Maugans Avenue is a County road so the SHA has no comments on that access. The access on US Route 11 may require some widening or additional turning lanes; however, the Traffic Impact Study is required before the State will make any further comments.

Washington County Division of Environmental Management

Mr. Bradshaw stated that an existing lateral for the previous building should be used if possible. If it cannot be used, it must be dug up, capped off properly at the right-of-way line, and re-tapped. The high-pressure force main cannot be used; therefore, a gravity line will be needed. Water records of another convenience store of similar size will be required to determine the allocation needed for this property.

City of Hagerstown Water/Wastewater Department

Mr. Hoeh noted there are a 12-inch and an 8-inch line across the frontage and a 6-inch line across the southeast corner of the property. The City is requesting the meter size, configuration for fire protection, and the water allocation requirements. Mr. Hammond noted that the developer intends to tap off the 6-inch line for a new fire hydrant. He also made an inquiry regarding a 2-inch vault that appears to be on the property. Mr. Hoeh did not have any information available concerning the vault, but noted he would do further research.

Forest Conservation

Ms. Kinzer distributed copies of the comments made by Mr. Allen regarding Forest Conservation requirements. Mr. Allen recommends that the 0.45 acre of forest on the site should be retained. Ms. Baker explained that DNR does not recognize invasive species in delineating a forest. Therefore, the invasive trees would be considered part of the forest and would be included in any mitigation required. The State's top priority is on-site retention; however, if on-site retention is not possible, the Planning Commission will need to approve any other method of mitigation. Ms. Baker recommends that the developer continue to work with Mr. Allen throughout the process.

Discussion and Other Comments

Ms. Baker returned to the subject of the proposed use not being permitted in this zoning district. She read from an established policy that states, "the inclusion of convenience stores as a specific or defined use came about when the Zoning Ordinance text amendments were adopted with the Rural Area including the Table of Land Uses 3.3. It is per the County's opinion that this is not meant to exclude convenience stores from the commercial zoning districts within the UGA not affected by the Rural Area amendments." Therefore, convenience stores are considered a retail service and permitted under the "retail trades businesses and services including, but not limited to," language.

There was a brief discussion regarding signage on the property. The developer asked if a freestanding sign could be erected on Maugans Avenue. Ms. Rathvon referenced the Zoning Ordinance which states, "an individual business or industry may erect a freestanding business sign provided the lot frontage is at least 40-feet"; the developer has a panhandle of 40.9-feet to Maugans Avenue. A total of two freestanding signs will be permitted since the property has frontage on two different roadways; however, the total area of all signs cannot exceed 600 square feet. Each sign may be 150 square feet on each side. Gas prices do not count as signage. Ms. Rathvon also noted that signs cannot be flashing or animated.

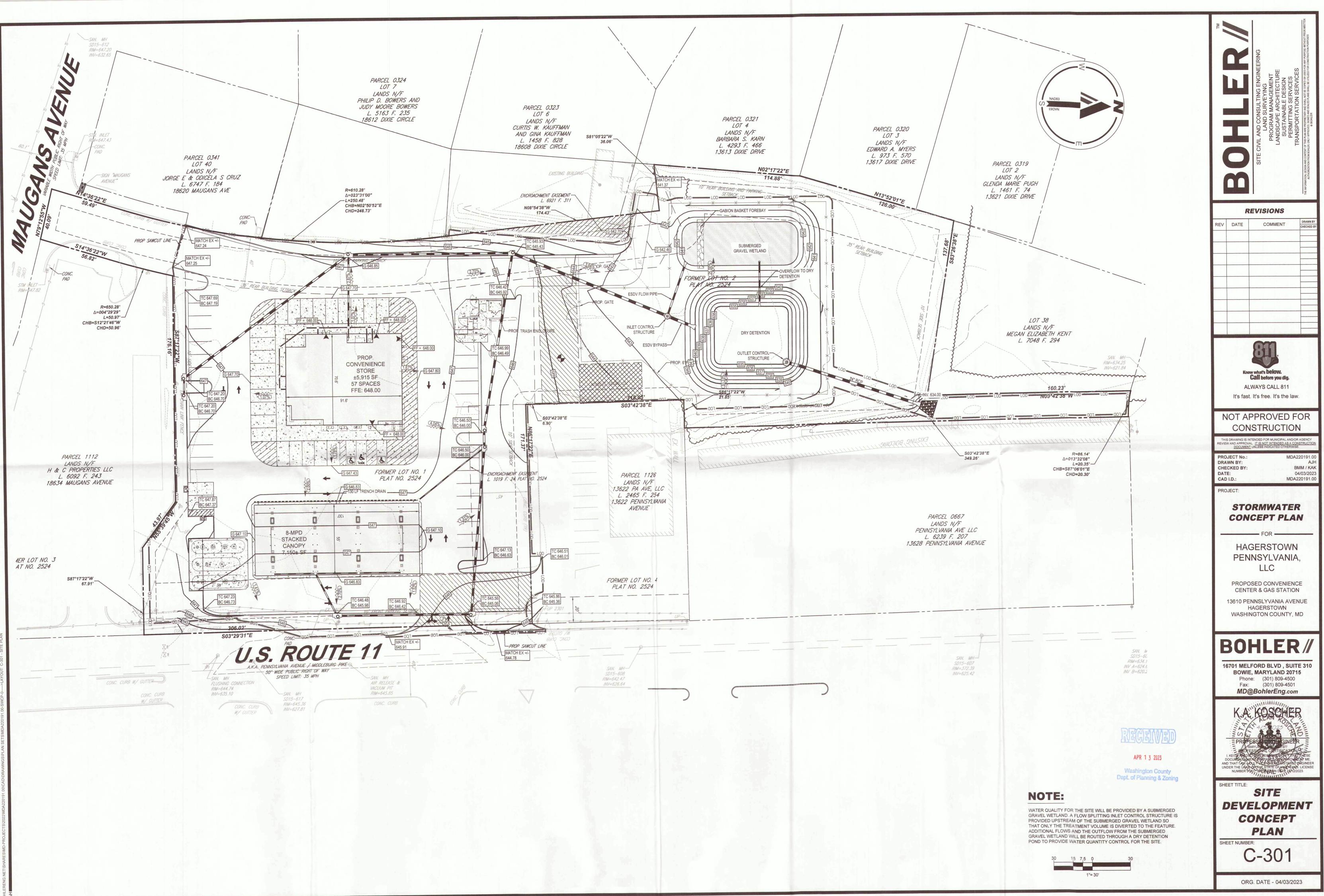
Closing Comments

All reviewing agencies will receive a copy of the written summary. If there are any discrepancies in the written summary, the Department of Planning & Zoning should be notified immediately. The summary will also be submitted to the Planning Commission for its review and comment. Planning Commission comments will be made a part of the record and should be addressed by the developer as the plan moves through the approval process.

Respectfully submitted,

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Jill Baker, AICP Director, Washington County Department of Planning & Zoning



Mar 31, 2023

Preliminary/Final Plat for Gateway Business Park

Lots 5-6 and Remainder of Lot 3R

Presented is a preliminary and final plat for Gateway Business Park, Lots 5, 6 and new Lot 3R.

The subject site is located west of Sharpsburg Pike, adjacent to Arnett Drive. Zoning is Highway Interchange.

The developer is proposing to subdivide the existing Lot 3R which is currently 11.75 acres in size. The proposal is to create Lot 5 and Lot 6 with sizes of 1.94 and .60 acres respectively. Lot 3R will have a remaining area of 9.22 acres. All lots will have access onto Arnett Drive and are to be used for commercial use.

The site is to be served by public water and sewer.

Forestation for this site was previously approved in 2015 when the original lot was created under Arnett Farms Subdivision.

All approvals have been received by our office.



WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

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PRELIMINARY-FINAL PLAT STAFF REPORT

	BASE INFORMATION
SITE NAME	Gateway Business Park - Lts 5-6 & Remg 3R
NUMBER	S-23-003
OWNER	WASHCO ARNETT FARM LLC
LOCATION	North side of Arnett Dr west of Sharpsburg Pike
DESCRIPTION	
ZONING	HI; RM Refer to Map
COMP PLAN LU	Commercial
PARCEL	10059283
PLANNING SECTOR	1
ELECTION DISTRICT	10
ТҮРЕ	Commercial
GROSS ACRES	11.76
DWELLING UNITS	
TOTAL LOTS:	3
DENSITY	0 Units Per Acre
PLANNER	Lisa A Kelly
ENGINEER	FREDERICK SEIBERT & ASSOCIATES
RECEIVED	January 18, 2023
	SITE ENGINEERING
HYDROG	RAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION
FLOOD ZONE	No
WETLANDS	None
WATERSHED	Marsh Run
ENDANGERED SPECIES:	None
STEEP SLOPES	No
STREAM BUFFER	No
HISTORIC INVENTORY	No Resources Present
EASEMENTS PRESENT	S-06-007

Staff Comments: NEW ROAD CONSTRUCTION: No Not Applicable ACCESS SPACING VARIANCE NEEDED: No

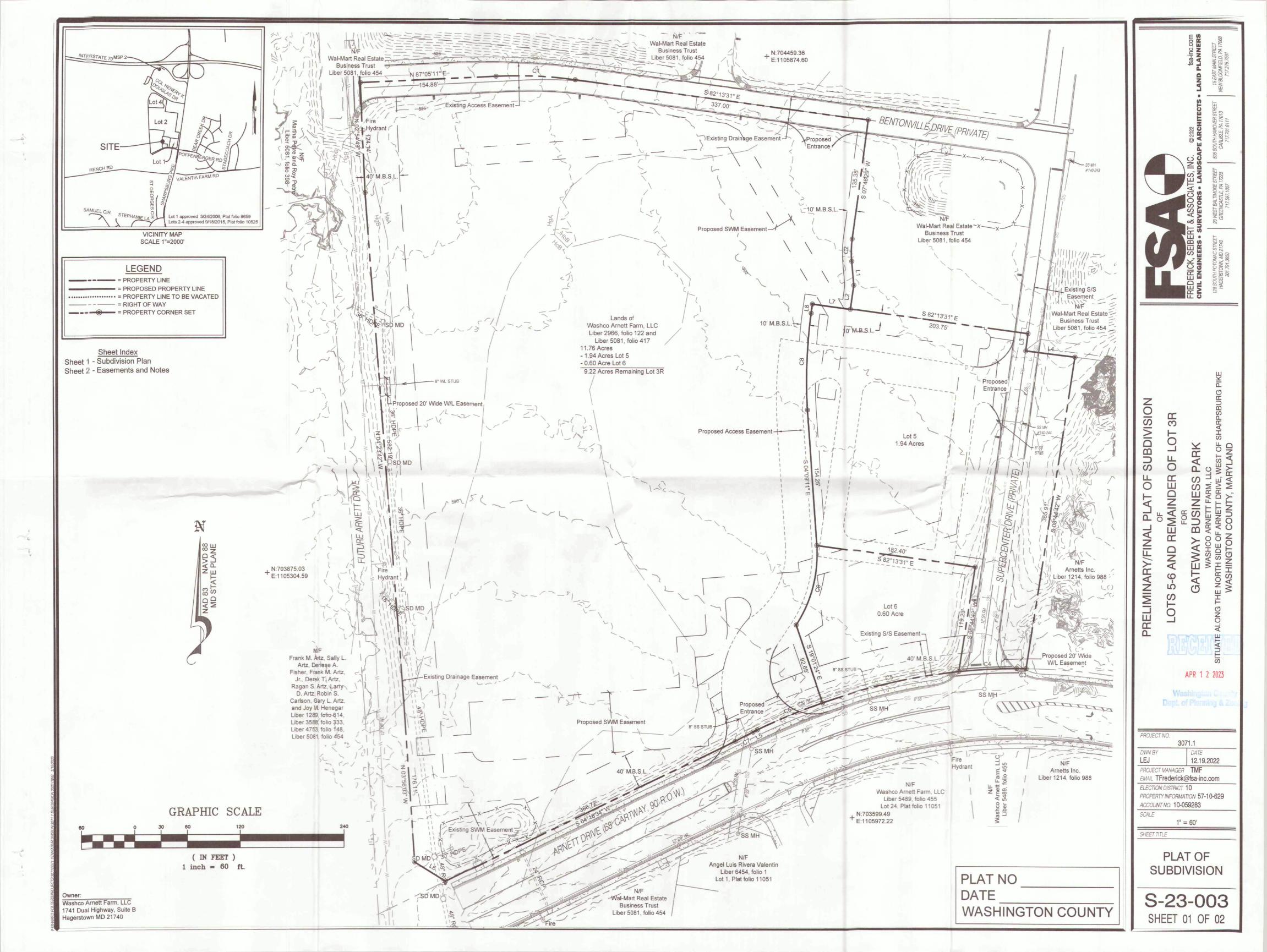
	SCHOOL INFORMA	TION	
	ELEMENTARY	MIDDLE	HIGH
SCHOOL DISTRICT	Rockland Woods	E Russell Hicks	South Hagerstown
PUPIL YIELD			
CURRENT ENROLLMENT	1404		
MAXIMUM CAPACITY	1240	a a su a companya ang ang ang ang ang ang ang ang ang an	
	PUBLIC FACILITIES INFO	IRMATION	
FIRE DISTRICT	FUNKSTOWN		
AMBULANCE DISTRICT	HAGERSTOWN		

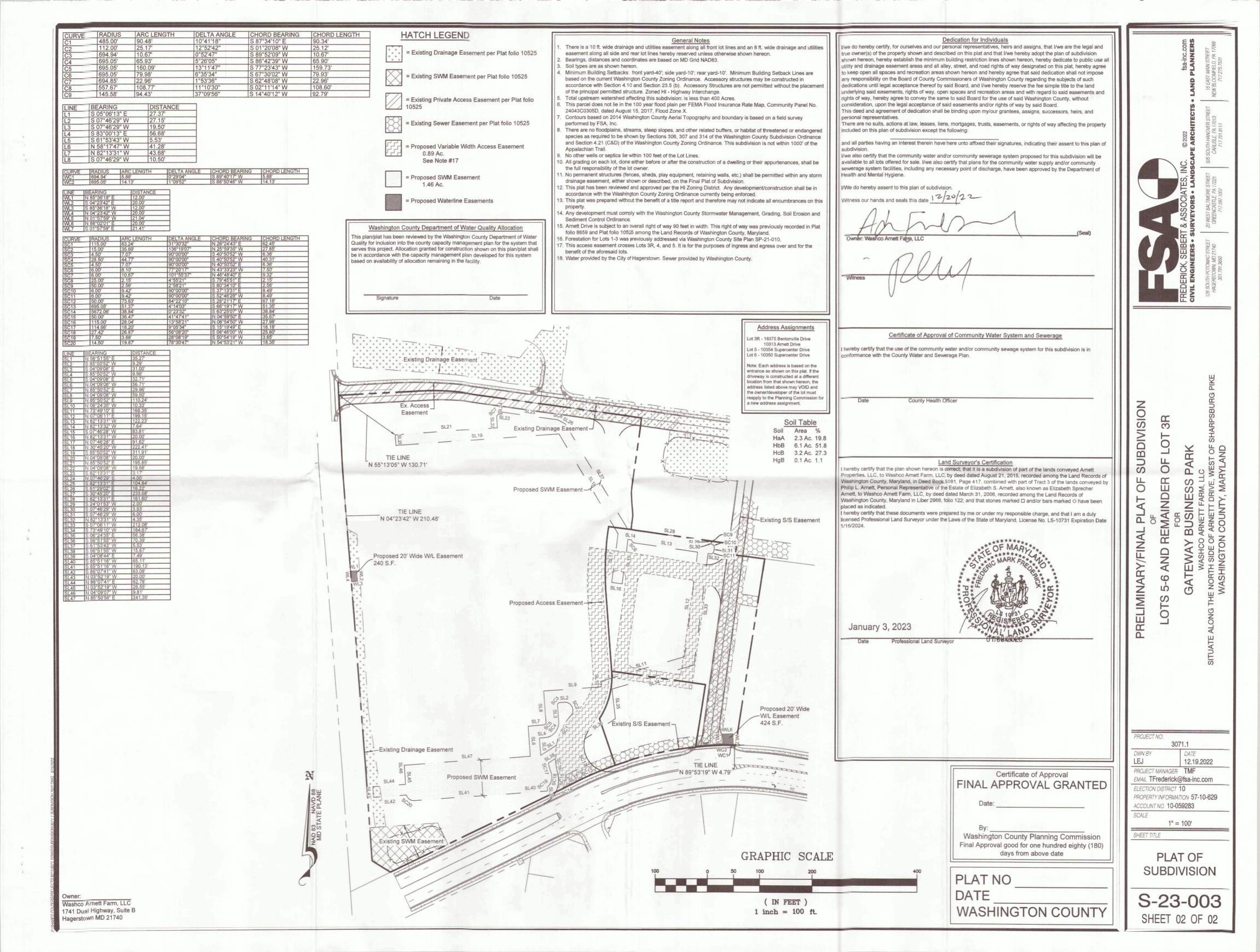


WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

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	WATER & SEWER INFORMATION	
Mananan kananan kananan kananan kananan kananan kanan kan	WATER	SEWER
METHOD	City	County
SERVICE AREA:	City	County
PRIORITY	5-Long Term Planned Service	3-Programmed Service
NEW HYDRANTS:		
GALLONS PER DAY SEWAGE:		
PLANT INFO:		Conococheague





Preliminary Plat/Site Plan for Shops at Sharpsburg Pike

Lots 4 thru 8

Presented is a preliminary plat and site plan for Shops at Sharpsburg Pike, lots 4-8.

The subject site is located along the east side of the Sharpsburg Pike, south of Col. Henry Douglas Drive. Zoning is Highway Interchange.

The developer is proposing to create 5 commercial lots from a total of 12.23 acres. Lot 4 will be 1.00 acre and is proposed for a car wash; Lot 5 will be .81 acres and have retail/auto parts store; Lot 6 will be 1.70 acres and have a restaurant; Lot 7 will be .78 acres and have retail on site; Lot 8 will be 7.84 acres and has nothing proposed at this time. The Planning Commission approved a modification in 2022 that permitted the creation of 5 commercial lots without usable public road frontage. All lots will have access to a private roadway constructed by the developer. This roadway will access Sharpsburg Pike and H.C. Douglas Drive.

The sites will be served by public water and sewer.

A total of 118 parking spaces will be constructed on lots 4-7; 86 spaces are required based on proposed uses.

All lots will have building mounted lights on their buildings along with pole lights in the parking area.

Signage will be building mounted with pole mounted signs on lots 4,5, and 7 adjacent to the Sharpsburg Pike.

On site dumpsters and inside collection are to be used.

Hours of Operation: Lot 4 – Car Wash – 24hours 7 days a week; Lot 5 Auto Parts 7:30 to 10:00 M-Saturday – Sunday 8-9; Lot 6 – Restaurant – 6am – 10 pm; Lot 7 – Retail – 6am – 10 pm.

Landscaping to be planted throughout the parking lot of sites.

Forestation was taken care of when Sharpsburg Pike Shops Lots 1-3 was approved with payment in lieu several years ago.



WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

PRELIMINARY PLAT SITE PLAN STAFF REPORT

	BASE INFORMATION
SITE NAME	Shops at Sharpsburg Pike
NUMBER	PSP-21-002
OWNER	SHARPSBURG PIKE HOLDING LLC
LOCATION	10319 Sharpsburg Pike Hagerstown MD 21740
DESCRIPTION:	Proposed fast food restaurant
ZONING:	Highway Interchange
COMP PLAN LU	High Density Residential
PARCEL	10020174
PLANNING SECTOR	1
ELECTION DISTRICT	10
ТҮРЕ:	Commercial
GROSS ACRES	12.23
DWELLING UNITS	
TOTAL LOTS	
DENSITY	0 Units Per Acre
PLANNER	Lisa A Kelly
ENGINEER:	FREDERICK SEIBERT & ASSOCIATES
RECEIVED:	January 13, 2022

SITE ENGINEERING

HYDRO	GRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION
FLOOD ZONE:	No
WETLANDS	No
WATERSHED	Antietam Creek
ENDANGERED SPECIES	None
STEEP SLOPES	No
STREAM BUFFER	No
HISTORIC INVENTORY	1521
EASEMENTS PRESENT: Staff Comments:	None

Not Applicable



WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

	SITE DESIGN	
Impervious Area Plan	Impervious Maximum Allowed	Open Space Area Planned
	85	
Open Space Minimum Required	Residential Amenity Plans	Solid Waste Disposal Plans
	N/A	Enclosed Dumpster
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	
118		
Parking Spaces - Minimum Required	Recreational Parking Provided	_
86	No	
	SCHOOL INFORMATION	
ACCESS SPACING VARIANCE NEEDED:	SCHOOL INFORMATION ELEMENTARY MIL	DDLE HIGH
ACCESS SPACING VARIANCE NEEDED: SCHOOL DISTRICT	SCHOOL INFORMATION ELEMENTARY MIL	DDLE HIGH ell Hicks South Hagerstown
ACCESS SPACING VARIANCE NEEDED:	SCHOOL INFORMATION ELEMENTARY MIL	
ACCESS SPACING VARIANCE NEEDED: SCHOOL DISTRICT PUPIL YIELD	SCHOOL INFORMATION ELEMENTARY MIL	
ACCESS SPACING VARIANCE NEEDED: SCHOOL DISTRICT PUPIL YIELD CURRENT ENROLLMENT	SCHOOL INFORMATION ELEMENTARY MII Rockland Woods E Russ	
ACCESS SPACING VARIANCE NEEDED: SCHOOL DISTRICT PUPIL YIELD CURRENT ENROLLMENT	SCHOOL INFORMATION ELEMENTARY MII Rockland Woods E Russ 1352	
ACCESS SPACING VARIANCE NEEDED: SCHOOL DISTRICT PUPIL YIELD CURRENT ENROLLMENT MAXIMUM CAPACITY	SCHOOL INFORMATION ELEMENTARY MII Rockland Woods E Russ 1352 1240	
ACCESS SPACING VARIANCE NEEDED: SCHOOL DISTRICT PUPIL YIELD CURRENT ENROLLMENT MAXIMUM CAPACITY FIRE DISTRICT	SCHOOL INFORMATION ELEMENTARY MII Rockland Woods E Russ 1352 1240 PUBLIC FACILITIES INFORMATION	
NEW ROAD CONSTRUCTION: Yes ACCESS SPACING VARIANCE NEEDED: SCHOOL DISTRICT PUPIL YIELD CURRENT ENROLLMENT MAXIMUM CAPACITY FIRE DISTRICT	SCHOOL INFORMATION ELEMENTARY MII Rockland Woods E Russ 1352 1240 PUBLIC FACILITIES INFORMATION FUNKSTOWN	
ACCESS SPACING VARIANCE NEEDED: SCHOOL DISTRICT PUPIL YIELD CURRENT ENROLLMENT MAXIMUM CAPACITY	SCHOOL INFORMATION ELEMENTARY MII Rockland Woods E Russ 1352 1240 PUBLIC FACILITIES INFORMATION FUNKSTOWN HAGERSTOWN	
ACCESS SPACING VARIANCE NEEDED: CHOOL DISTRICT PUPIL YIELD CURRENT ENROLLMENT MAXIMUM CAPACITY FIRE DISTRICT	SCHOOL INFORMATION ELEMENTARY MII Rockland Woods E Russ 1352 1240 PUBLIC FACILITIES INFORMATION FUNKSTOWN HAGERSTOWN WATER & SEWER INFORMATION WATER	ell Hicks South Hagerstown
ACCESS SPACING VARIANCE NEEDED: SCHOOL DISTRICT PUPIL YIELD CURRENT ENROLLMENT MAXIMUM CAPACITY FIRE DISTRICT	SCHOOL INFORMATION ELEMENTARY MII Rockland Woods E Russ 1352 1240 PUBLIC FACILITIES INFORMATION FUNKSTOWN HAGERSTOWN WATER & SEWER INFORMATION WATER City	ell Hicks South Hagerstown Sewer Sewer County
ACCESS SPACING VARIANCE NEEDED: SCHOOL DISTRICT PUPIL YIELD CURRENT ENROLLMENT MAXIMUM CAPACITY FIRE DISTRICT	SCHOOL INFORMATION ELEMENTARY MII Rockland Woods E Russ 1352 1240 PUBLIC FACILITIES INFORMATION FUNKSTOWN HAGERSTOWN WATER & SEWER INFORMATION WATER City City	ell Hicks South Hagerstown Sewer County County
ACCESS SPACING VARIANCE NEEDED: SCHOOL DISTRICT PUPIL YIELD CURRENT ENROLLMENT MAXIMUM CAPACITY FIRE DISTRICT	SCHOOL INFORMATION ELEMENTARY MII Rockland Woods E Russ 1352 1240 PUBLIC FACILITIES INFORMATION FUNKSTOWN HAGERSTOWN WATER & SEWER INFORMATION WATER City	ell Hicks South Hagerstown Sewer Sewer County

PLANT INFO.....

Conococheague

APPROVALS **OWNER / DEVELOPERS CERTIFICATION** MD-ENG-6A USDA SCS 1/89 "I/We certify all/any parties responsible for clearing, grading, construction and/or development will; be done pursuant to this plan UTILITY NOTIFICATION and responsible personnel involved in the construction project will The Soil Conservation District makes no representation as to the have a Certificate of Training at a Maryland Dept. of the Environment existence or nonexistence of any utilities at the construction site. approved training program for the control of soil erosion and Shown on these construction drawings are those utilities which have been identified. It is the responsibility of the landowners or operators and contractors to assure themselves that no hazard exists or 7/02/2021 SASSAN SHAOOL damage will occur to utilities. It is suggested that Miss Utility be contacted at: Phone No. 1-800-257-777 DISTURBED AREA QUANTITY THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE **OWNER / DEVELOPERS CERTIFICATIO** PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 12.30 ACRES AND THE TOTAL AMOUNT OF "I/we hereby certify that all clearing, grading, construction and/or **EXCAVATION AND FILL AS SHOWN ON THESE PLANS** development will be done pursuant to this plan and in accordance with HAS BEEN COMPUTED TO BE APPROXIMATELY the Stormwater Management Ordinance of Washington County and the 14,898 CU. YDS. OF EXCAVATION AND APPROXIMATELY policy on construction of subdivision infrastructure for acceptance and 18,934 CU. YDS. OF FILL. ownership by Washington County (S-3)." WASHINGTON COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL SASSAN SHAOOL 7/02/2021 PRINTED NAM (PLAN IS VALID FOR TWO YEARS FROM DATE OF APPROVAL) APPROVAL: WASHINGTON COUNTY DIVISION OF ENGINEERING ENGINEER / ARCHITECT DESIGN CERTIFICATION I hereby certify this plan for soil erosion and sediment control has SIGNATURE DATE been designed in accordance with local ordinances, COMAR 26.17.01.07, and Maryland Standards and Specifications for Soil ENGINEER'S STORMWATER MANAGEMENT CERTIFICATION Erosion and Sediment Control. "I verify and affirm that the Construction for the Stormwater Management Facilities as performed either meets or exceeds the requirements and design intent of this plan, including all SIGNATUR REG. NO specifications and referenced standards, and has been completed in accordance with good construction practices. I also verify and affirm that I have reviewed the construction inspection documentation and Professional Certification hereby certify that these documents were prepared or approved by the as-built information; that it has been done in accordance with Washington County requirements and at a level deemed necessary to me, and that I am a duly licensed professional engineer under the laws assure the Verification made herein; and all discrepancies between the of the State of Maryland, License No. 49808, Expiration Date: as-built information and approved plans have been noted and are 08/24/2024. considered acceptable to the Consultant." SIGNATURE DATE SEAL WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY This approval is for general conformance with the County's requirements for design and layout of proposed sewer and/or water system improvements or extensions. All sewer and/or water system nprovements or extensions shall be constructed in strict accordance with the County's latest addition of the Standard Specifications for -LOCATION PLAN Construction of Sanitary Sewers and/or Water Lines. This approval does not guarantee availability of sewer and/or water service. Sewer and/or water service availability is subject to conformance with all SCALE: 1" = 100' rules, policies and regulations established by the County and in effect at the time application for service is made, and/or the availability of allocation remaining in other jurisdictions' facilities that may be granted to the County. This approval shall be valid for a period of TWO years. SIGNATUR WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY This plan/plat has been reviewed by the Washington County Department of Water Quality for inclusion into the county capacity management plan for the system that serves this project. Allocation granted for construction shown on this plan/plat shall be in accordance with the capacity management plan developed for this system based on availability of allocation remaining in the facility. SIGNATURE DATE SHARPSBURG PIKE HOLDINGS LL TM: 0057-0010-0160-LOT 1 MDSHA ACCESS PERMIT# LOT 1 16APWA005XX APPROVED: 11/27/2018 ĀŚ PLAT#10893 **EXISTING MDSHA IMPERVIOUS AREA** NY-VI NY-VI WITHIN LIMIT OF WORK: 0.81 AC. PROPOSED MDSHA IMPERVIOUS AREA WITHIN LIMIT OF WORK: 1.13 AC. INCREASE IN IMPERVIOUS AREA: 0.32 AC. The following standards (construction and temporary traffic control) are required for this project: a. MD 104.00-01 - MD-104.00-18 - General Notes ____ b. MD 620.02 - Standard Types A & B Concrete Curb And **Combination Concrete Curb & Gutter** . 7 c. MD 645.01 - Standard Monolithic Concrete Median Type 'A' d. MD 655.12 - Sidewalk Ramps Parallel For all standards referred to on the plans the contractor must go to the SHARPSBURG PIKE HOLDINGS LLC TM: 0057-0010-0160-LOT 2 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.

JECTSI556315563.C (SHOPS COMMERCIAL)IDWG|CONSTRUCTION SETIO1-COVER SHEET AND GENERAL NOTE

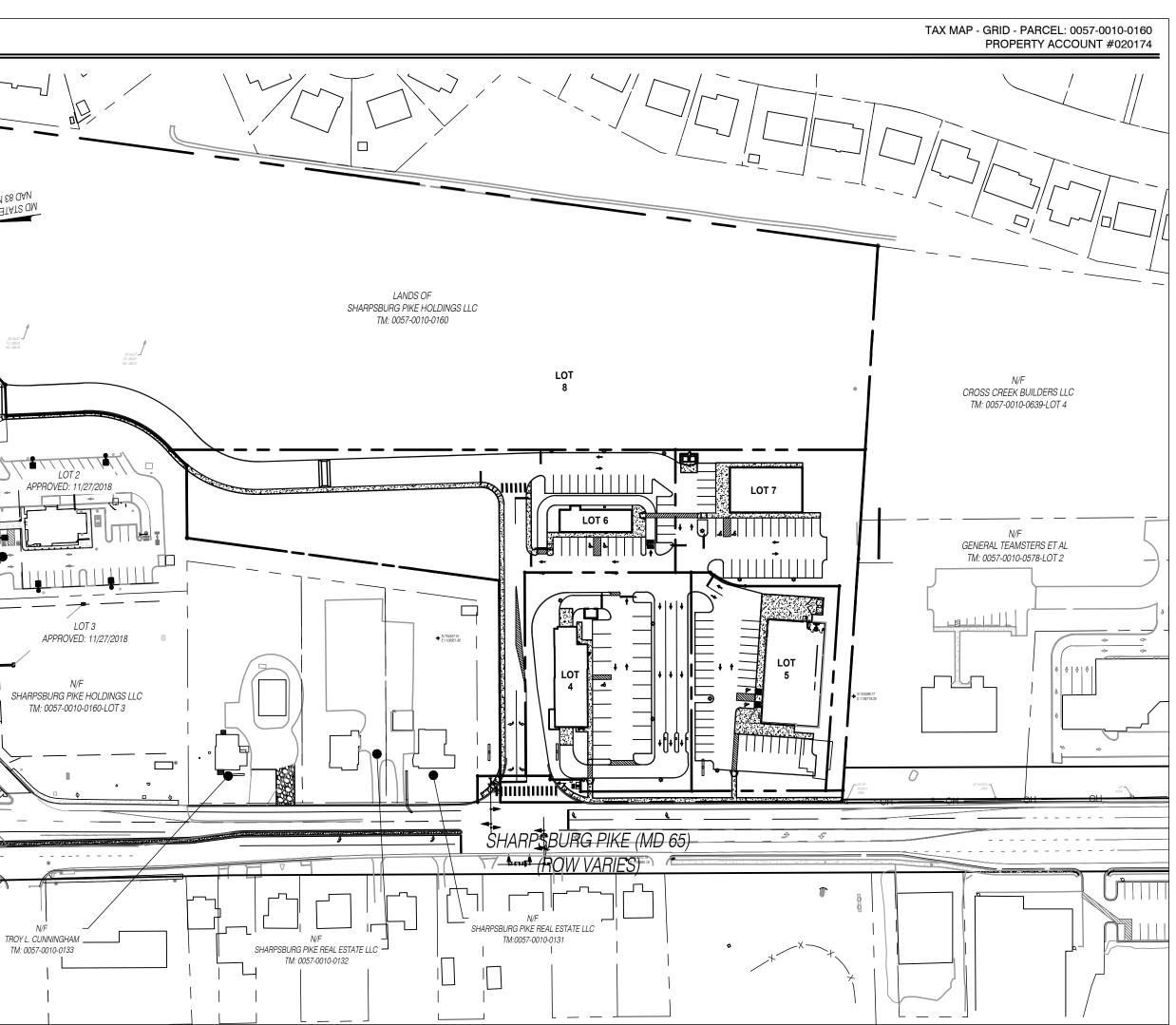
PRELIMINARY PLAT FOR LOTS 4,5,6,7, 8 & SITE PLAN FOR LOTS 4,5,6 AND 7

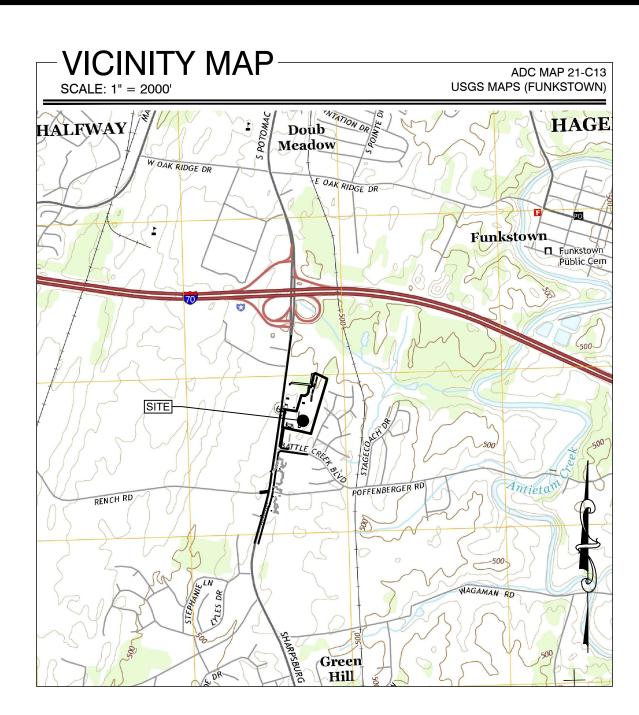
FOR SHOPS OF SHARPSBURG PIKE

> SITUATE ALONG THE EASTERN SIDE OF SHARPSBURG PIKE AND NORTH OF POFFENBERGER ROAD HAGERSTOWN, MARYLAND 21740 WASHINGTON COUNTY

CLIENT/OWNER/DEVELOPER: SHARPSBURG PIKE HOLDING LLC 1741 DUAL HIGHWAY, SUITE B HAGERSTOWN, MARYLAND 21740 <u>CIVIL ENGINEER / SURVEYOR:</u> FSA INC. 128 SOUTH POTOMAC STREET HAGERSTOWN, MARYLAND 21740

ATTN: SASAAN SHAOOL EMAIL: SSHAOOL@WASCODEVELOPMENTS.COM PHONE: 301.573.5375 PROJECT MANAGER: TREVOR FREDERICK EMAIL: TFREDERICK@FSA-INC.COM PHONE: 301.791.3650





-SHEET INDEX

TYPE	NUMBER	TITLE
C-001	SHEET 01	COVER SHEET
C-002	SHEET 02	GENERAL NOTES
C-101	SHEET 03	EXISTING CONDITIONS & DEMOLITION PLAN
C-102	SHEET 04	PRELIMINARY PLAT
C-103	SHEET 05	EROSION & SEDIMENT CONTROL PLAN
C-104	SHEET 06	GRADING & DRAINAGE PLAN
C-105	SHEET 07	UTILITY PLAN
C-106	SHEET 08	SITE & DIMENSION PLAN
C-107	SHEET 09	PAVING PLAN
C-108 C-201	SHEET 10 SHEET 11	STORMWATER MANAGEMENT PLAN STORM DRAIN PROFILES
C-201 C-202	SHEET 11	STORM DRAIN PROFILES WATER & SEWER PROFILES
C-202 C-203	SHEET 12	MDSHA CROSS-SECTIONS
C-203 C-501	SHEET 13	EROSION & SEDIMENT CONTROL DETAILS & NOTES
C-501	SHEET 15	STORMWATER MANAGEMENT DETAILS & NOTES
C-502	SHEET 16	STORMWATER MANAGEMENT DETAILS & NOTES
C-504	SHEET 17	WATER & SEWER DETAILS & NOTES
C-505	SHEET 18	SITE DETAILS & NOTES
L-101	SHEET 19	LANDSCAPE PLAN
BY OTHE	RS	
IC-01	SHEET 1	INTERCONNECT PLAN
TC-1	SHEET 1	MAINTENANCE OF TRAFFIC
TC-1	SHEET 2	MAINTENANCE OF TRAFFIC
TC-1	SHEET 3	MAINTENANCE OF TRAFFIC
SN 2.1	SHEET 1	PAVEMENT MARKING AND SIGNAGE PLAN
SG-1	SHEET 1	SIGNALIZATION PLAN SHEET
SG-1	SHEET 2	GENERAL INFORMATION SHEET

	ESI	D PRACTICES	SUMMARY TA	BLE		
CONSTRUCT	CONSTRUCTION TYPE (NEW, REDEVELOPMENT, RESTORATION): NEW				NEW	
NON-ESE) PRAC	TICES (CHAPTE	ER 3 - STRUCTL	JRAL PF	RACTICES	S)
TYPE	NO.	DA TO STRUCTURE (AC.)	IMPERVIOUS DA TO STRUCTURE (AC)	ESDv (CF)	ESDv (AC. FT)	Pe ADDRESSED (IN)
BIORETENTION	А	4.52	2.91	13,751	0.32	1.70

SWM TABLE				
LOT#	LOT AREA (AC.)	IMPERVIOUS COVERAGE CREATED (AC.)	ESDv REQ (CF)	ESDv PROV (CF)
1	2.89	2.29 (79%)	15484	15,484
2	1.28	0.53 (41%)	3584	3584
3	1.04	0.74 (71%)	5004	5004
4	1.00	0.80 (80%)	5409	5409
5	0.81	0.63 (77%)	4260	4260
6	1.70	0.97 (57%)	6559	6559
7	0.78	0.45 (58%)	3043	3043
8 (FUTURE)	7.84	0	0	27,748
MDSHA ROW	0.11	0.06 (55%)	406	406
TOTAL	17.45	6.47 (37%)	43,748	71,195



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		RECVIRED PER AGENCY COMMENTS	07.01.2022					Profess hereby or appro profession MARYLAN Expiration	
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			CI	CIVIL ENGINEERS • SU	JRVEYORS • LANDS	IRVEYORS • LANDSCAPE ARCHITECTS • LAND PLAN	LAND PLANNERS	am a	
<u> </u>			1,	128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 301.791.3650	20 WEST BALTMORE STREET GREENCASTLE, PA 17225 717,597,1007	505 SOUTH HANOVER STREET CARLISLE, PA 17013 717.701.8111	15 EAST MAIN STREET NEW BLOOMFIELD, PA 17068 717.275.7531		

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SHOP

DWN BY

SCALE

5563

T. FREDERICK TFREDERICK@FSA-INC.CC

AS SHOWN

COVER

SHEET

C-001

SHEET 01 OF 19

ABRAM MYERS | 12.06.2021

PROJECT MANAGER EMAIL

TAX MAP-GRID-PARCEL:

0057-0010-0160

PSP-21-002

GENERAL NOTES

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

Miss Utility	1-800-257-7777
Potomac Edison	1-800-255-3443
Columbia Gas (New Business)	1-800-440-6111
Columbia Gas (Conflicts)	(301) 964-1065
Verizon	(301) 790-7124
Antietam Cable	(240) 420-2082
City of Hagerstown Engineering Department	(301) 739-8577 Ext. 125
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. Benchmarks to be established by FSA prior to the start of construction.
- 10. The contractor shall notify the Architect/Engineer, before construction, of any conflicts between the plans and actual field conditions.
- 11. The contractor shall protect all utilities and culvert pipes during construction by insuring proper cover, increasing cover, or constructing roadway and parking through base course before loading site with heavy vehicles. 12. Job site safety is the sole responsibility of the contractor. The Contractor shall perform all excavation in accordance with O.S.H.A.
- Regulations for trench safety. 13. The contractor shall perform his own field inspection and surveys (if necessary) to determine the limit of earthwork needed to
- complete this project. Any earthwork quantities that may be shown hereon are preliminary estimates only, and are intended for Soil Erosion Control plan review, if required. There has been no correction made to the earthwork quantities shown hereon due to the compaction of fill.
- 14. The contractor shall be aware that in the event of discrepancy between scaled and figured dimensions shown on the plan, the
- figured dimensions shall govern. 15. Sediment erosion control measures shall be installed per sediment erosion control plans, details and specifications.
- 16. The entire area included within the proposed limits of cut and fill shall be stripped of all root material, trash and other organic and
- otherwise objectionable, non-complying and unsuitable soils and materials. 17. It shall be distinctly understood that failure to mention specifically any work which would naturally be required to complete the project shall not relieve the contractor of his responsibility to complete such work.
- 18. All handicapped parking spaces shall be designed, ramped and signed to meet the minimum requirements of the Maryland code for the handicapped.
- 19. The existing site contours shown hereon are LIDAR 1' contours with supplemental survey data from June 2021. (Contour accuracy is to plus or minus one half the contour interval).
- 20. Limit of disturbed areas are to be the limit of property ownership, unless otherwise noted. 21. Exterior lighting will consist of building mounted lights and pole mounted lights as shown on the site and dimensioning plan.
- 22. The contractor shall provide MOSH safety assistance for City Utilities Department, Water and Wastewater Division Inspectors.
- 23. Applicant to provide as built mylars at the completion of the project. 24. This project has a projected start date of January 2023 and a completion date of June 2023.
- 25. There are no Board of Zoning Appeals Cases for this property.
- 26. Proposed SWM will consist of on-site bio-retention facilities. There is an existing detention pond on the site that will provide peak rate quantity control as well as water quality.
- 27. There is an existing sanitary sewer force main that will be relocated prior to construction of this site.
- 28. All existing drainage culverts and drainage easements are to be maintained and unaltered. 29. No outdoor storage of materials is allowed on the site.
- 30. A modification from the Subdivision Ordinance Section 405.11 B to create five commercial lots without usable public road frontagethey will be served by an interior street maintained by the developer was approved on November 7, 2022.
- 31. There are no sensitive areas located on this site. 32. This Site Plan requires construction of road improvements within the Maryland State Highway Administration public right-of-way. A SHA Access Permit with associated bonding shall be obtained for these road improvements prior to issuance of a Grading Permit for this Site Plan.

responsibility

permitted.

12. Anything that needs to be removed or relocated to

complete the work as shown will be the Contractor's

13. Traffic control shall be the responsibility of the

14. All saw cuts shall be painted in the field by the

approved plans and the latest MdMUTCD.

safety wedge (MD 104.01-28).

permanent striping to review spotting.

the proper size is used for the permit.

Contractor and shall be done in accordance with the

Contractor and approved by SHA before any cutting is

15. At the end of each work shift, contractor to place

16. All pavement markings shall be spotted by the

17. All proposed signs are to be no less than the

permittee and approved by A.D.E. Traffic for district 6

S.H.A. engineer prior to actual placement of markings. SHA shall be notified 3 work days in advance of the

'standard' size according to the S.H.A. sign book. No signs

are to be placed using the minimum size. The permittee or

contracting representative shall meet with the S.H.A.

inspector prior to ordering and placing signs to ensure

18. The S.H.A. permit inspector needs to be notified 3

33. A building permit is required for any retaining wall greater than 3 feet in height.

SHA General Notes

- 1. The Contractor shall be responsible for all coordination
- with all utility companies.
- 2. All line striping and sign modification will be done by the Developer/Contractor's expense.
- 3. Posted performance security will not be released until
- all work is completed to the satisfaction of the State
- Highway Administration. 4. HMA shall be milled into all adjoining existing paved
- sections a minimum 2" depth. Feathering of HMA will not be allowed 5. All material incorporated into the work (ie, HMA,
- aggregate, seed, etc.) shall meet all applicable SHA
- specifications. 6. Contractor shall contact SHA at least 5 business days
- before starting work. 7. Contractor must get SHA approval before making any
- changes to approved plans. 8. Before beginning work, the Contractor must obtain a
- State Highway Access Permit. 9. The Contractor shall contact Miss Utility a minimum of
- 72 hours before starting work.
- 10. Contractor shall notify all adjoining property owners at least 2 business days before starting work.
- 11. Any damage to adjoining roads, utilities, private property, etc, caused by the Contractor will be repaired or replaced in kind by the Contractor to the satisfaction of

work days in advance of the line striping to be placed. 19. Signs are to be ground mounted in 4"x4" posts at a minimum height of 7 feet measured from the bottom of the sign. the State Highway Administration.

DIVISION OF PLAN REVIEW & PERMITTING NOTES

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

FIRE DEPARTMENT NOTES

- 1. Construction occurring on this site shall comply with NFPA 241, standard for safeguarding construction, alteration, and demolition operations, and chapter 16 of NFPA 1, uniformed fire code. No open burning is permitted. Permits are required to perform blasting operations within the city of Hagerstown.
- 3. New buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property (NFPA 1-10.13.1).
- 4. A fire department access box (knox box) shall be installed. This box will be required to contain keys to the building, gates, fire protection system keys and other areas as requested by the fire department. Plans should reflect the location of box near the main entrance. Application information may be obtained from this office by the general contractor or online at www.knoxbox.com.

ZONING DATA

EXISTING ZONING DISTRICT MAXIMUM BUILDING HEIGHT MAXIMUM IMPERVIOUS COVERAGE 85% BL, BG, AND ORT USES:

FRONT SIDE

BOARD OF ZONING APPEALS' CASE NONE

RFAR

SITE DATA	
TAX MAP - GRID - PARCEL	0057-0010-0160
ELECTION DISTRICT	10
ACCOUNT NUMBER	020174
LIBER / FOLIO	05542 / 00213
PLAT NUMBER	10893
DISTURBED AREA	
ROAD CLASSIFICATION	SHARPSBURG PIKE (MINOR ARTERIAL, 100' RIGHT-OF-WAY)
	1.00 AC
	CARWASH (PERMITTED USE)
HOURS OF OPERATION EMPLOYEE SUMMARY	24 HRS/DAY, 7 DAYS/WEEK 2
PROPOSED BUILDING AREA	
PROPOSED BUILDING HEIGHT	20 FT
PROPOSED IMPERVIOUS COVERAGE	0.80 AC. (80%)
LIGHTING	POLE & BUILDING MOUNTED
SIGNAGE	POLE & BUILDING MOUNTED
WASTE & RECYCLABLES	INSIDE COLLECTION; PRIVATE HAULER
FREIGHT AND DELIVERY	BOX TRUCK, ONCE PER WEEK
WATER & SEWER USAGE:	
WATER PROVIDED	CITY OF HAGERSTOWN WATER DIVISION
SEWER PROVIDED	WASHINGTON COUNTY DEPT. OF WATER QUALITY
	0 GPD
PROPOSED ALLOCATION	5,250 GPD
LOT 5 LOT AREA	0.81 AC
PROPOSED USE	RETAIL: AUTO PARTS STORE
HOURS OF OPERATION	7:30 AM-10 PM, MON-SAT; 8:00 AM - 9 PM, SUN
EMPLOYEE SUMMARY	3-4 PER SHIFT
	7,360 SF
PROPOSED BUILDING AREA PROPOSED BUILDING HEIGHT	25 FT
PROPOSED IMPERVIOUS COVERAGE	0.63 AC. (78%)
LIGHTING	POLE & BUILDING MOUNTED
SIGNAGE	POLE & BUILDING MOUNTED
WASTE & RECYCLABLES	ON-SITE DUMPSTER; PRIVATE HAULER
FREIGHT AND DELIVERY	WB-65 TRACTOR TRAILER, ONCE PER WEEK
WATER & SEWER USAGE:	
	WASHINGTON COUNTY DEPT. OF WATER QUALITY 0 GPD
EXISTING ALLOCATION PROPOSED ALLOCATION	
LOT 6	
LOT AREA	1.70 AC
PROPOSED USE	
HOURS OF OPERATION	
EMPLOYEE SUMMARY	4-5 PER SHIFT
PROPOSED BUILDING AREA	2 052 SF
PROPOSED BUILDING HEIGHT	25 FT
PROPOSED IMPERVIOUS COVERAGE	
	POLE & BUILDING MOUNTED
FREIGHT AND DELIVERY WATER & SEWER USAGE:	WD-00 TRACTOR TRAILER, ONCE PER WEEK
WATER PROVIDED	CITY OF HAGERSTOWN WATER DIVISION
SEWER PROVIDED	WASHINGTON COUNTY DEPT. OF WATER QUALITY
EXISTING ALLOCATION	
PROPOSED ALLOCATION	800 GPD
	—
LOT 7	
LOT AREA	0.78 AC
LOT 7 LOT AREA PROPOSED USE	RETAIL
HOURS OF OPERATION	6 AM-10 PM
EMPLOYEE SUMMARY	3-4 PER SHIFT
PROPOSED BUILDING AREA PROPOSED BUILDING HEIGHT	4,000 SF
	25 FT 0.45 AC. (58%)
PROPOSED IMPERVIOUS COVERAGE	
LIGHTING SIGNAGE	POLE & BUILDING MOUNTED
	ON-SITE DUMPSTER; PRIVATE HAULER
FREIGHT AND DELIVERY	WB-65 TRACTOR TRAILER, ONCE PER WEEK
WATER & SEWER USAGE:	
WATER PROVIDED	CITY OF HAGERSTOWN WATER DIVISION
SEWER PROVIDED	
EXISTING ALLOCATION	0 GPD
PROPOSED ALLOCATION	200 GPD
WAIVER AND/OR VARIANCE	
FOREST CONSERVATION	EXEMPT PER SECTION 3.2.A - LAND LESS THAN 20,000 S.F.
WATERSHED:	
NUMBER	
FEMA PANEL #	24043C0305D EFFECTIVE 08/15/2017

SITE DATA	
TAX MAP - GRID - PARCEL	0057-0010-0160
ELECTION DISTRICT	10
ACCOUNT NUMBER	020174
	05542 / 00213
PLAT NUMBER	10893 535,788 SF / 12.30 Ac
DISTURBED AREA ROAD CLASSIFICATION	SHARPSBURG PIKE (MINOR ARTERIAL, 100' RIGHT-OF-WAY)
LOT 4	
	1.00 AC
PROPOSED USE HOURS OF OPERATION	CARWASH (PERMITTED USE) 24 HRS/DAY, 7 DAYS/WEEK
EMPLOYEE SUMMARY	2
PROPOSED BUILDING AREA	 3,770 SF
PROPOSED BUILDING HEIGHT	20 FT
PROPOSED IMPERVIOUS COVERAGE	0.80 AC. (80%)
LIGHTING SIGNAGE	POLE & BUILDING MOUNTED POLE & BUILDING MOUNTED
WASTE & RECYCLABLES	INSIDE COLLECTION; PRIVATE HAULER
FREIGHT AND DELIVERY	BOX TRUCK, ONCE PER WEEK
WATER & SEWER USAGE:	
SEWER PROVIDED EXISTING ALLOCATION	WASHINGTON COUNTY DEPT. OF WATER QUALITY 0 GPD
PROPOSED ALLOCATION	5,250 GPD
LOT 5	
	0.81 AC
	RETAIL: AUTO PARTS STORE 7:30 AM-10 PM, MON-SAT; 8:00 AM - 9 PM, SUN
HOURS OF OPERATION EMPLOYEE SUMMARY	7:30 AM-10 PM, MON-SAT, 8:00 AM - 9 PM, SUN 3-4 PER SHIFT
PROPOSED BUILDING AREA	7,360 SF
PROPOSED BUILDING HEIGHT	25 FT
PROPOSED IMPERVIOUS COVERAGE	0.63 AC. (78%)
SIGNAGE	POLE & BUILDING MOUNTED ON-SITE DUMPSTER; PRIVATE HAULER
FREIGHT AND DELIVERY	WB-65 TRACTOR TRAILER, ONCE PER WEEK
WATER & SEWER USAGE:	
	CITY OF HAGERSTOWN WATER DIVISION
SEWER PROVIDED	WASHINGTON COUNTY DEPT. OF WATER QUALITY 0 GPD
EXISTING ALLOCATION PROPOSED ALLOCATION	
<u>LOT 6</u>	
LOT AREA PROPOSED USE	1.70 AC
	RESTAURANT 6 AM-10 PM
HOURS OF OPERATION	4-5 PER SHIFT
PROPOSED BUILDING AREA	2,052 SF
PROPOSED BUILDING AREA PROPOSED BUILDING HEIGHT	25 FT
PROPOSED IMPERVIOUS COVERAGE	0.97 AC. (57%)
LIGHTING SIGNAGE	POLE & BUILDING MOUNTED POLE & BUILDING MOUNTED
WASTE & RECYCLABLES	SHARED DUMPSTER, PRIVATE HAUI FR
WASTE & RECYCLABLES FREIGHT AND DELIVERY	WB-65 TRACTOR TRAILER, ONCE PER WEEK
WATER & SEWER USAGE	
WATER PROVIDED	
	WASHINGTON COUNTY DEPT. OF WATER QUALITY 0 GPD
EXISTING ALLOCATION PROPOSED ALLOCATION	
	0.70.4.0
LOT AREA PROPOSED USE	0.78 AC RETAIL
HOURS OF OPERATION	6 AM-10 PM
EMPLOYEE SUMMARY	3-4 PER SHIFT
PROPOSED BUILDING AREA	4,000 SF
PROPOSED BUILDING HEIGHT	25 FT
PROPOSED IMPERVIOUS COVERAGE	
LIGHTING SIGNAGE	POLE & BUILDING MOUNTED POLE & BUILDING MOUNTED
WASTE & RECYCLABLES	ON-SITE DUMPSTER; PRIVATE HAULER
FREIGHT AND DELIVERY	WB-65 TRACTOR TRAILER, ONCE PER WEEK
WATER & SEWER USAGE:	
	CITY OF HAGERSTOWN WATER DIVISION
SEWER PROVIDED EXISTING ALLOCATION	WASHINGTON COUNTY DEPT. OF WATER QUALITY 0 GPD
PROPOSED ALLOCATION	200 GPD
WAIVER AND/OR VARIANCE	
FOREST CONSERVATION	EXEMPT PER SECTION 3.2.A - LAND LESS THAN 20,000 S.F.
WATERSHED: NAME	ANTIETAM CREEK
NUMBER	<u> </u>
FEMA PANEL #	

PARKING DATA

LOT #	USE
LOT 4	CAR WASH
LOT 5	AUTO PARTS
LOT 6	RESTAURANT
LOT 7	RETAIL

HI - HIGHWAY INTERCHANGE DISTRICT

MINIMUM YARD SETBACK PER ALL PRINCIPAL, SPECIAL EXCEPTION, AND ACCESSORY

40 FT. 10 FT. 10 FT.

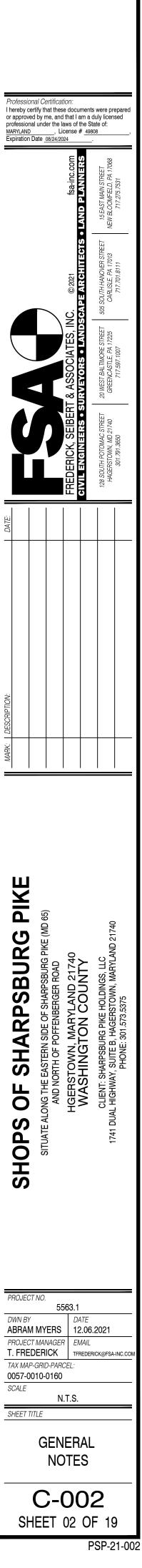
75 FT

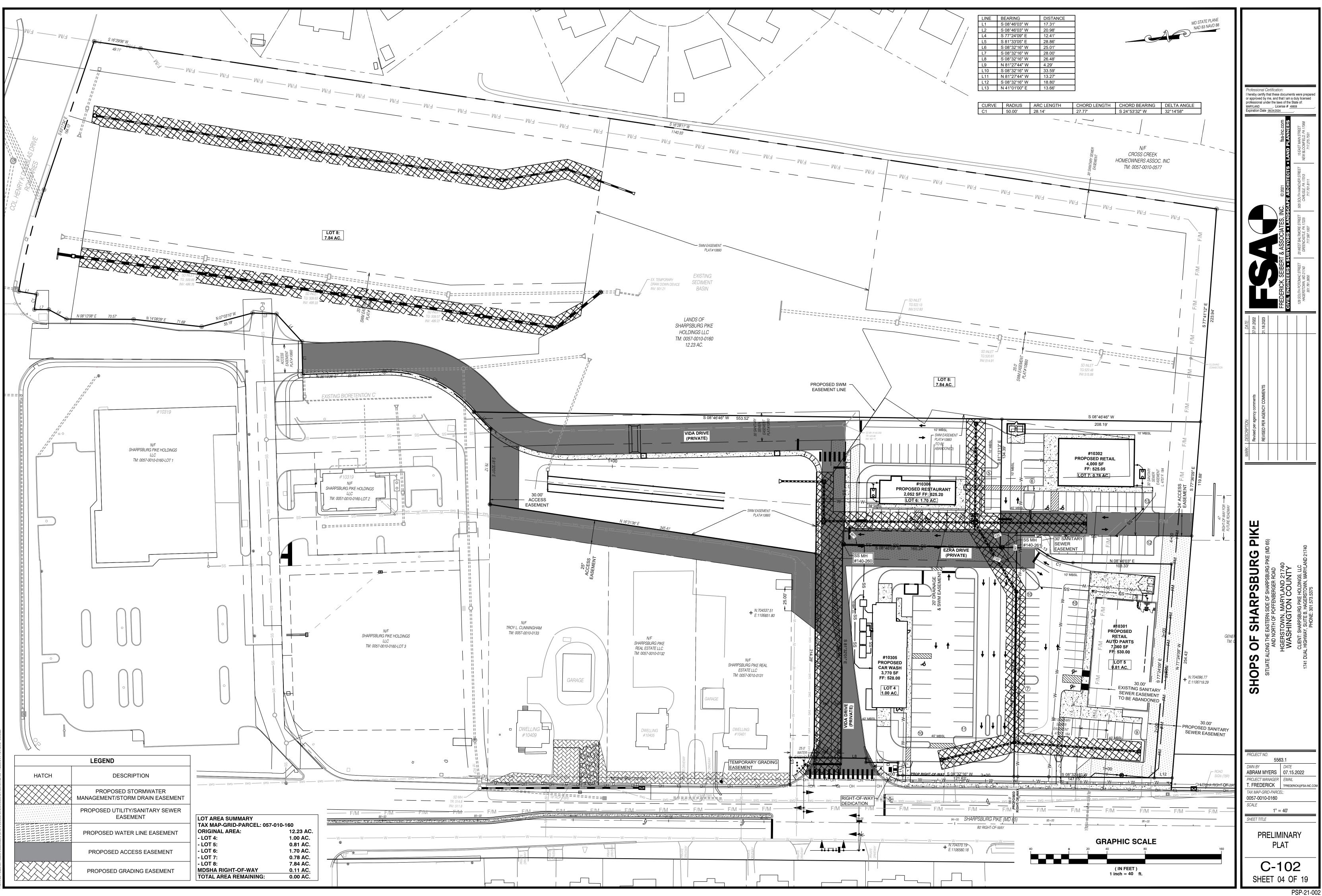
			-	
	REQUIREMENT	CALCULATION		PROVIDED
	1 SPACES PER EMPLOYEE	(2 EMPLOYEES/ SPACES)	2 SPACES	21 SPACES
STORE	5 SPACES PER 1000 SF GLA	(7,160 SF GLA / 1000 SF) * (5 SPACES)	36 SPACES	36 SPACES
	1 SPACES PER 75 SF GFA	(2,052 SF / 75 SF)	28 SPACES	28 SPACES
	5 SPACES PER 1000 SF GLA	(4,000 SF/ 1000 SF) * (5 SPACES)	20 SPACES	33 SPACES
			86 SPACES	118 SPACES

	EXISTING	PROPOSED	
SUBJECT BOUNDARY			
BUILDING SETBACK LINE			
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ENCE (WOODEN)			l a P
ITCH (STREAM)			
DGE OF WATER			╞╏╏╸
/ETLAND			
LOODPLAIN			
OIL BOUNDARY			
AILWAY			
ENTERLINE			
DGE OF PAVEMENT			
DGE OF GRAVEL			
URB			
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UARD RAIL			
DGE OF CONCRETE			
		¥	
	MB	MB	
IGN (ROAD)	<u> </u>	<u> </u>	
IGN (SITE)			
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RAVITY LINE			
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VERHEAD LINES	ононон	OHOHOH	
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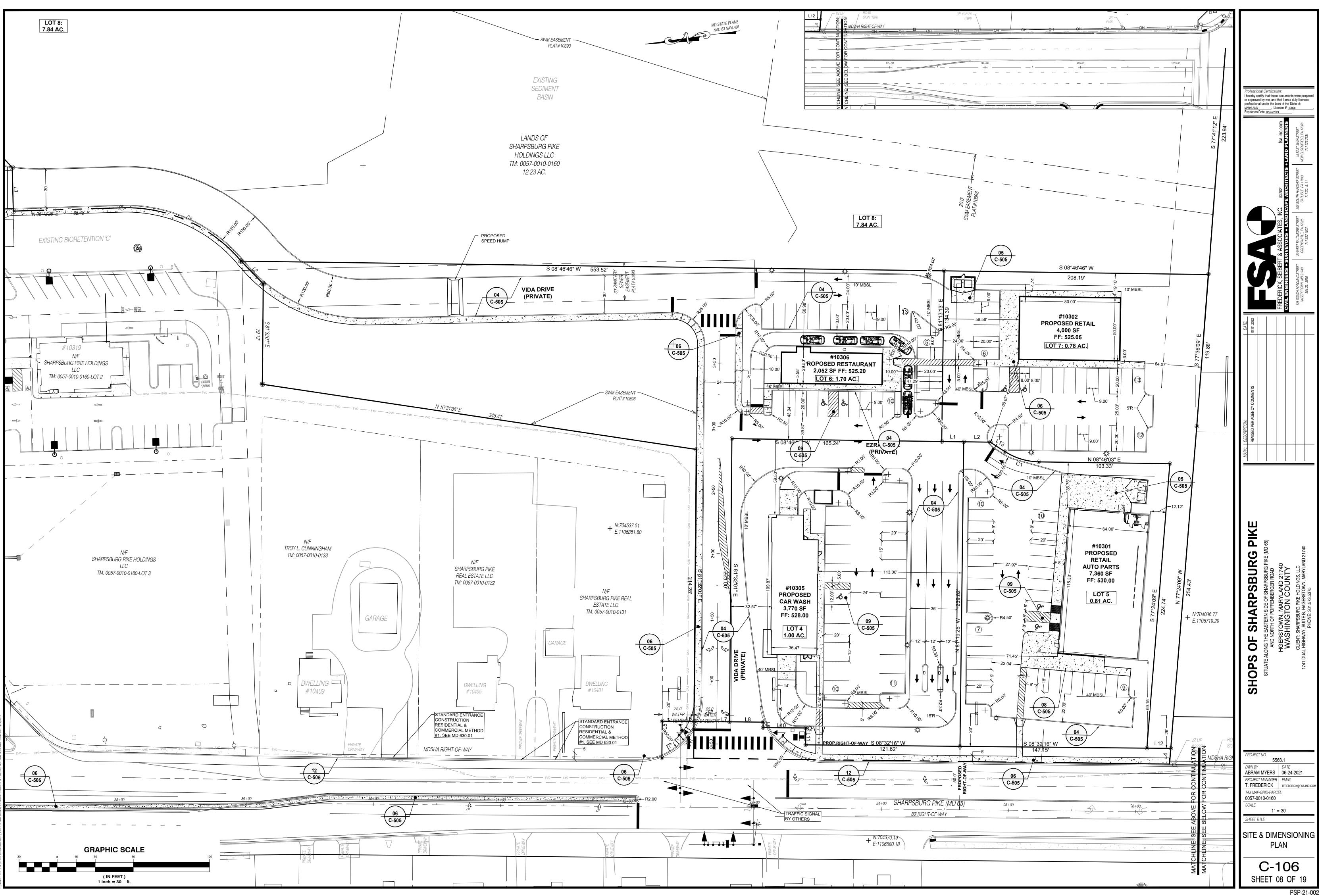
## **LEGEND - ABBREVIATIONS**

AASHTOAMERICAN ASSOCIATION OF STATE       OCON CENTER         HIGHWAY AND TRANSPORTATION OFFICIALS       PCPOINT OF CURVE         ADSADVANCED DRAINAGE SYSTEM       PCCPOINT OF COMPOUND CURVE         ASTMAMERICAN SOCIETY FOR TESTING AND       PGLPROPOSED GRADE LINE         MATERIAL       PRCPOINT OF CURVESE CURVE         AWWAAMERICAN WATER WORKS ASSOCIATION       PTPOINT OF VERTICAL CURVE         BDGBUILDING       BUTO FO VERTICAL CURVE         BOTCAST IRON PIPE       PVTPOINT OF VERTICAL CURVE         CLCENTERLINE       ROWRIGHT-OF-WAY         CMP       CORRUGATED METAL PIPE       SAN         COMCOMMUNICATION       SDR       STANDARD DIMENSION RATIO         CONCCONGUNICATION       SDR       STANDARD DIMENSION RATIO         CONCCONGUNICATION       SDR       STORM DRAIN MANHOLE         EGLEXISTING GRADE LINE       SF				
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 TANGENT         CIP       CAST IRON PIPE       PVT       POINT OF VERTICAL TANGENT         CL       CENTERLINE       ROW       RIGHT-OF-WAY         CO       SANITARY SEWER CLEAN-OUT       SCE       STABILIZED CONSTRUCTION ENTRANCE         COMM       COMMUNICATION       SDR       STANDARD DIMENSION RATIO         CO       SANITARY SEWER CLEAN-OUT       SCE       STANDARD DIMENSION RATIO         CONC       CORMUNICATION       SDR       STANDARD DIMENSION RATIO         COAL       COMMUNICATION       SDR       STANDARD MIN MANHOLE         EGL       EXISTING GRADE LINE       SP       SET IRON PIN         DA       DRAINAGE AREA       SD       STORM DRAIN MANHOLE         EGL       EXISTING GRADE LINE       SF       SOUARE FREET         FEE	AASHTO_	AMERICAN ASSOCIATION OF STATE		ON CENTER
ASTMAMERICAN SOCIETY FOR TESTING AND       PGLPROPOSED GRADE LINE         MATERIAL       PRCPOINT OF REVERSE CURVE         MATERIAL       PRCPOINT OF REVERSE CURVE         MWAA       AMERICAN WATER WORKS ASSOCIATION       PTPOINT OF VERTICAL CURVE         BLDG       BUILDING       PVCPOINT OF VERTICAL CURVE         BOTBOTTOM       PVIPOINT OF VERTICAL INTERSECTION         CIPCAST IRON PIPE       PVTPOINT OF VERTICAL TANGENT         CLCENTERLINE       ROWRIGHT-OF-WAY         COSANITARY SEWER CLEAN-OUT       SCESTABILIZED CONSTRUCTION ENTRANCE         COMMCOMMUNICATION       SDRSTANDARD DIMENSION RATIO         CONCCONCRETE       SIPSTANDARD DIMENSION RATIO         COMCONCRETE       SIPSTORM DRAIN MANHOLE         EGLEXISTING GRADE LINE       SFSOURE FEET         EX <existing grade="" line<="" td="">       SSSANITARY SEWER         EIPEXISTING GRADE LINE       SSSANITARY SEWER MANHOLE         FFEFINSH FLOOR ELEVATION       STASANITARY SEWER         GVGATE VALVE       SY</existing>		HIGHWAY AND TRANSPORTATION OFFICIALS		POINT OF CURVE
MATERIALPRCPOINT OF REVERSE CURVEAWWAAMERICAN WATER WORKS ASSOCIATIONPTPOINT OF TANGENTBLDGBUILDINGPVCPOINT OF VERTICAL CURVEBOTBOTTOMPVIPOINT OF VERTICAL INTERSECTIONCIPCAST IRON PIPEPVIPOINT OF VERTICAL TANGENTCLCENTERLINEROWRIGHT-OF-WAYCMPCORRUGATED METAL PIPESANSANITARYCOSANITARY SEWER CLEAN-OUTSCESTABILIZED CONSTRUCTION ENTRANCECOMMCOMMUNICATIONSDRSTANDARD DIMENSION RATIOCOCCONCRETESIPSET IRON PINDADRAINAGE AREASDSTORM DRAINAGEDIADIAMETERSDMHSTORM DRAINAGEEGLEXISTING GRADE LINESFSQUARE FEETEXEXISTING RON PINSSMHSANITARY SEWEREIPEXISTING RON PINSSMHSANITARY SEWERFFEFINISH FLOOR ELEVATIONSTASTATIONFHFIRE HYDRANTSTDSTANDARDGVGATE VALVESYSQUARE YARDSHOPEHIGH DENSITY POLYETHYLENETEMPHDPEHIGH DENSITY POLYETHYLENETEMPHDPEHIGH DENSITY POLYETHYLENETEMPMAXMAXIMUMTRTOP OF GRATEMAXMAXIMUMTRTOP OF GRATEMAXMAXIMUMTRTOP OF GRATEMAXMAXIMUMTRTOP OF GRATEMAXMAXIMUMTRTOP OF GRATEMAXMAXIMU		ADVANCED DRAINAGE SYSTEM		POINT OF COMPOUND CURVE
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BLDG       BUILDING       PVC       POINT OF VERTICAL CURVE         BOT       BOTTOM       PVI       POINT OF VERTICAL INTERSECTION         CIP       CAST IRON PIPE       PVT       POINT OF VERTICAL INTERSECTION         CL       CENTERLINE       ROW       RIGHT-OF-WAY         CMP       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 IRON PIN       SSMH       SANITARY SEWER MANHOLE         FFE       FINISH FLOOR ELEVATION       STA       STANDARD         FH       FIRE HYDRANT       STD       STANDARD         GV       GATE VALVE       SY       SQUARE YARDS         HGL       HYDRAULIC GRADE LINE       TAN       TYPE AS NOTED         HDPE       HIGH DENSITY POLYETHYLENE       TEMPO ARAY       STOP OF STRUCTURE		MATERIAL	PRC	POINT OF REVERSE CURVE
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CLCENTERLINEROWRIGHT-OF-WAYCMPCORRUGATED METAL PIPESANSANITARYCOSANITARY SEWER CLEAN-OUTSCESTABILIZED CONSTRUCTION ENTRANCECOMMUNICATIONSDRSTANDARD DIMENSION RATIOCONCCONCRETESIPSET IRON PINDADRAINAGE AREASDSTORM DRAINAGEDIADIAMETERSDMHSTORM DRAIN MANHOLEEGLEXISTING GRADE LINESFSQUARE FEETEXEXISTING IRON PINSSMHSANITARY SEWER MANHOLEFFEFINISH FLOOR ELEVATIONSTASTANDARDGVGATE VALVESYSQUARE YARDSHGLHYDRAULIC GRADE LINETEMPTEMPORARYHVINVERTTSTOP OF STRUCTURELFLINEAR FEETTGTOP OF GRATEMAXMAXIMUMTRTOP OF RIMMBMAIL BOXTYPTYPICALMINMINMINUMU/PUTILITY POLENONUMBERWLWATER VALVENONUMBERWMWATER METERNOT TO SCALEWVWATER VALVE	BOT	BOTTOM	PVI	POINT OF VERTICAL INTERSECTION
CMPCORRUGATED METAL PIPESANSANITARYCOSANITARY SEWER CLEAN-OUTSCESTABLIZED CONSTRUCTION ENTRANCECOMMCOMMUNICATIONSDRSTANDARD DIMENSION RATIOCONCCONCRETESIPSET IRON PINDADRAINAGE AREASDSTORM DRAINAGEDIADIAMETERSDMHSTORM DRAIN MANHOLEEGLEXISTING GRADE LINESFSQUARE FEETEXEXISTING IRON PINSSMHSANITARY SEWERFFEFINISH FLOOR ELEVATIONSTASTATIONFHFIRE HYDRANTSTDSTANDARDGVGATE VALVESYSQUARE YARDSHGLHYDRAULIC GRADE LINETANTYPE AS NOTEDHDPEHIGH DENSITY POLYETHYLENETEMPTEMPORARYINVINVERTTSTOP OF STRUCTURELFLINEAR FEETTGTOP OF GRATEMAXMAXIMUMTRTOP OF RIMMBMAIL BOXTYPTYPICALMINMINIMUMU/PUTILITY POLEMJMECHANICAL JOINTVIFVERFIY IN FIELDNONUMBERWLWATER METERNISNOT TO SCALEWVWATER VALVE	CIP	CAST IRON PIPE	PVT	POINT OF VERTICAL TANGENT
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EIPEXISTING IRON PINSSMHSANITARY SEWER MANHOLEFFEFINISH FLOOR ELEVATIONSTASTATIONFHFIRE HYDRANTSTDSTANDARDGVGATE VALVESYSQUARE YARDSHGLHYDRAULIC GRADE LINETANTYPE AS NOTEDHDPEHIGH DENSITY POLYETHYLENETEMPTEMPORARYINVINVERTTSTOP OF STRUCTURELFLINEAR FEETTGTOP OF GRATEMAXMAXIMUMTRTOP OF RIMMBMAIL BOXTYPTYPICALMINMINIMUMU/PUTILITY POLENONUMBERWLWATER METERNICNOT IN CONTRACTWMWATER METERNTSNOT TO SCALEWVWATER VALVE	EGL	EXISTING GRADE LINE	SF	SQUARE FEET
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NONUMBER     WLWATERLINE       NICNOT IN CONTRACT     WMWATER METER       NTSNOT TO SCALE     WVWATER VALVE	MIN	MINIMUM	U/P	UTILITY POLE
NICNOT IN CONTRACT     WMWATER METER       NTSNOT TO SCALE     WVWATER VALVE	MJ	MECHANICAL JOINT	VIF	VERIFY IN FIELD
NTSNOT TO SCALE WVWATER VALVE	NO	NUMBER	WL	WATERLINE
	NIC	NOT IN CONTRACT	WM	WATER METER
OACOR APPROVED EQUAL	NTS	NOT TO SCALE	WV	WATER VALVE
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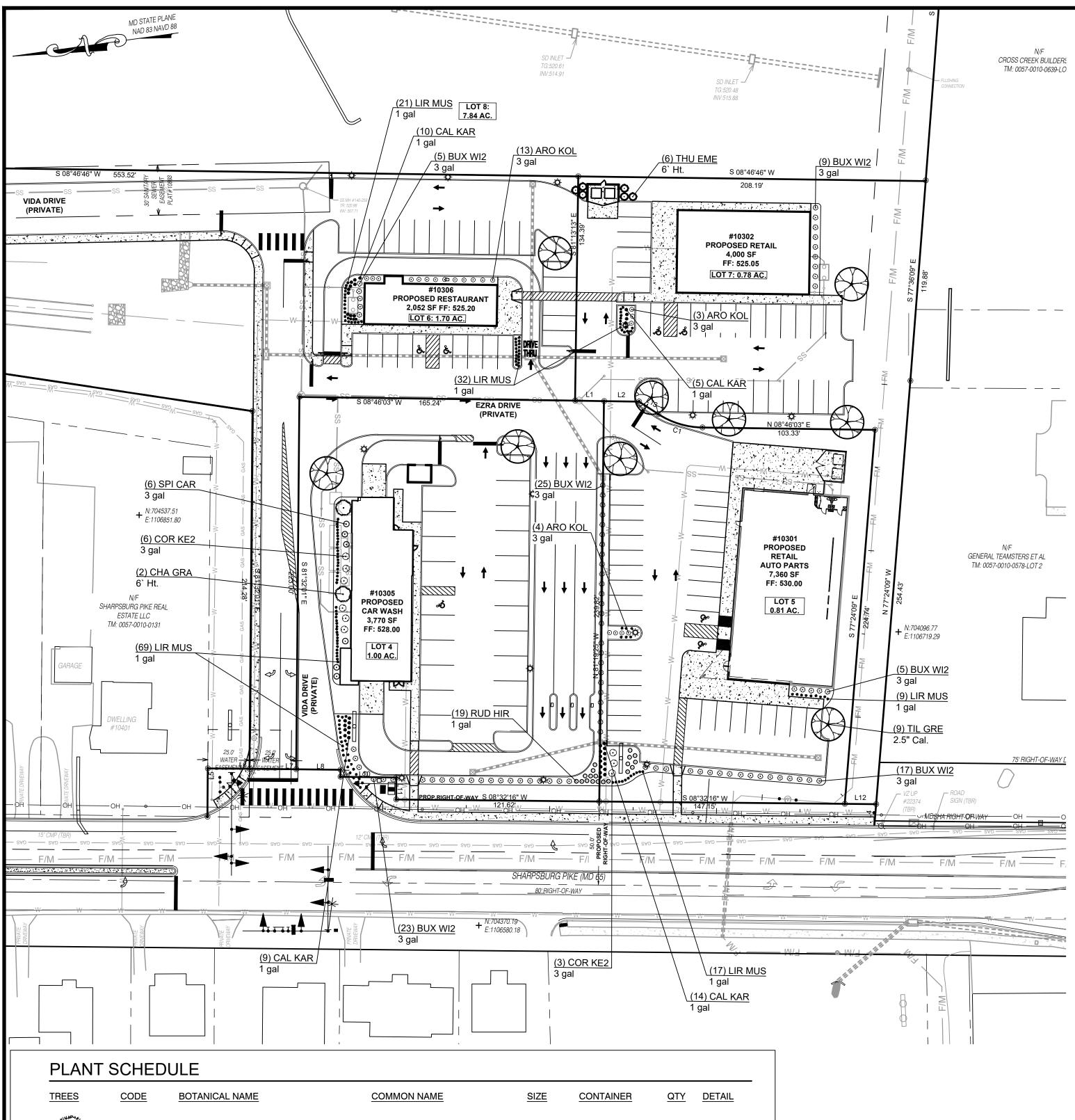




1 FOLDERSI PROJECTSI 556315563.C (SHOPS COMMERCIAL) IDWGICONSTRUCTION SETI04- PRELIMINARY PLAT.DWG 4/24/2023



DIDERSIPROJECTS|556315563.C (SHOPS COMMERCIAL)IDWG|CONSTRUCTION SET109-SITE AND DIMENSIONING PI



	TREES	CODE	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	CONTAINER	<u>QTY</u>	DETAIL
	NAME AND A REAL PROPERTY OF THE PROPERTY OF TH	CHA GRA	Chamaecyparis obtusa 'Gracilis'	Slender Hinoki False Cypress	6` Ht.	B&B	2	04/L-101
Ċ	)	THU EME	Thuja occidentalis `Emerald`	Emerald Arborvitae	6` Ht.	B&B	6	04/L-101
·	$\bigotimes$	TIL GRE	Tilia cordata `Greenspire`	Greenspire Littleleaf Linden	2.5" Cal.	B&B	9	03/L-101
	SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	DETAIL
	lacksquare	ARO KOL	Aronia melanocarpa Low Scape Mound	Low Scape Mound Chokeberry	3 gal		20	02/L-101
	$\langle \cdot \rangle$	BUX WI2	Buxus microphylla japonica `Winter Gem`	Winter Gem Boxwood	3 gal		84	02/L-101
		CAL KAR	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal		38	02/L-101
	(•, -, -, -, -, -, -, -, -, -, -, -, -, -,	COR KE2	Cornus sericea `Kelseyi`	Kelseyi Dogwood	3 gal		9	02/L-101
	*	LIR MUS	Liriope muscari	Lilyturf	1 gal		148	02/L-101
	30000000000000000000000000000000000000	RUD HIR	Rudbeckia hirta	Black-eyed Susan	1 gal		19	02/L-101
	(•)	SPI CAR	Spiraea x bumalda 'Magic Carpet'	Spirea	3 gal		6	02/L-101

## LANDSCAPE CALCULATIONS

#### REQUIREMENT

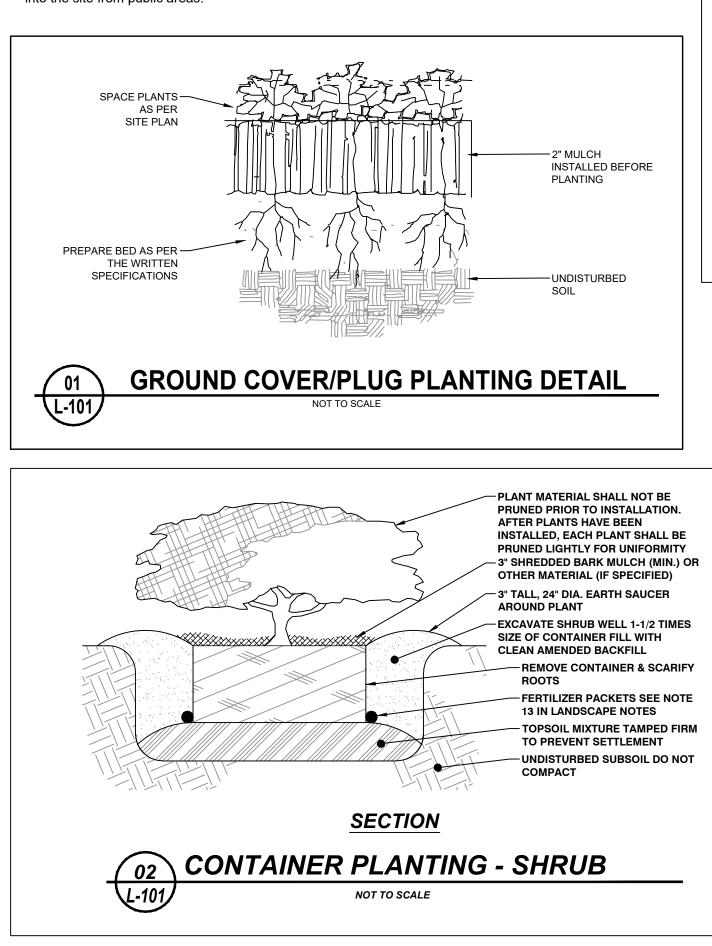
5% of the total impervious area of the parking facility (greater than 10,000 SF shall be landscaped.

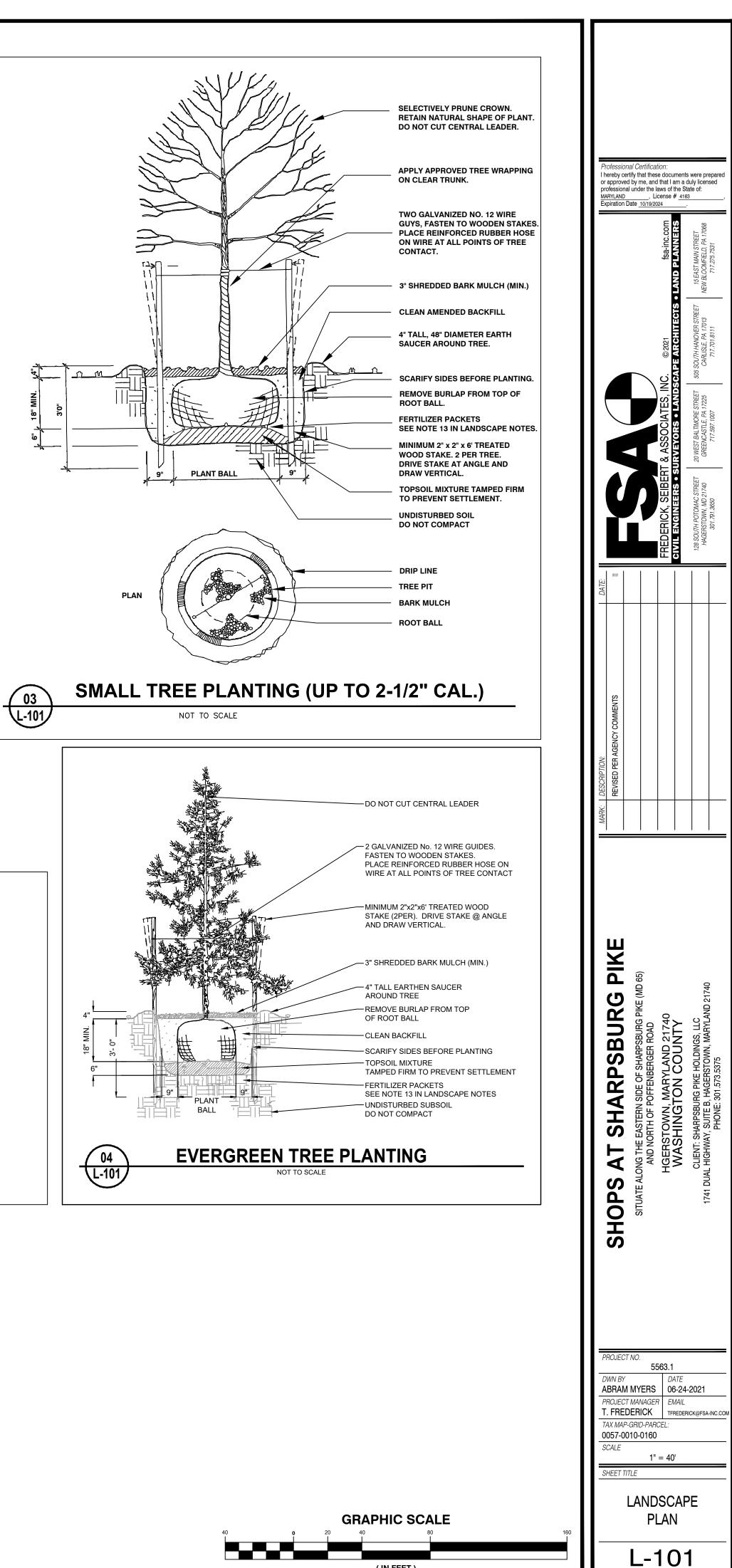
1 tree per 300 SF of total landscaping area required

- CALCULATION 55.430 SE * 0.05 =
- 55,430 SF * 0.05 = 2,772 SF of landscaping required 3,960 SF of landscaping areas proposed
- 2,772 SF / 300 = 9 trees required 9 trees proposed
- for parking area
- . Landscape contractor is to call Miss Utility and have all underground utilities marked prior to any digging or planting.
- 2. Applicant to install landscaping per this Site Plan.
- 3. Landscape Contractor shall install all plant material in a timely fashion.
- Landscape Contractor shall be responsible for all watering, weeding, repairs and replacements prior to final acceptance.
   NO Substitutions of plant material without written permission of FSA. Planting plans have been proposed
- a) Substitutions of plant material without written permission of PSA. Planting plans have been proposed with plant sizes, types, and locations as important design elements.
  6. Plants shall be in accordance with the current issue of American Standards for Nursery Stock published by
- the American Association of Nurserymen.
- All plants shall be watered thoroughly during installation and prior to final acceptance.
   All bark mulched areas shall be first covered with Typar Weed Barrier or approved equal.
- All planting bed areas on the site shall be mulched with a hardwood bark mulch at a depth of approx. 3", unless noted otherwise.
- Plant material shall be inspected yearly in order to remove and replace dead, diseased vegetation.
   Warranted plant material that is 25% dead or more shall be considered dead and shall be replaced at no shares.
- charge.
  12. All plant material shall be warranted for two years. 60 days prior to the end of the warranted period, the Engineering Department shall perform an inspection. Of which there should be an 90% survival rate of all plant material. All surviving plant material shall be found in a healthy condition. The warranty shall commune on the date of initial acceptance by the owner.
- 13. The landscape contractor shall conduct a final inspection with the owner or owner's representative at the end of the warranty <u>period.</u>
- Fertilizer Packets are to be Nutri-Pak 16-8-8 or approved equal per manufacturer's recommendations.
   Landscape is recommended to be installed during the two growing seasons. Spring: April 15-June 15, Fall: September 1-November 1.

MAINTENANCE:

- 1. Owner to remove silt/sediment if the accumulation of sediment exceeds one inch over the biorentention area.
- 2. All trash and debris should be removed from the top of the bioretention area as necessary.
- Areas devoid of mulch shall be re-mulched on an annual basis.
   Keep shrubs trimmed to 24 inches or lower around street edge and driveway edge buffer to allow visibility into the site from public areas.





(IN FEET) 1 inch = 40 ft.

SHEET 19 OF 19

#### Site Plan for Virginia Avenue LLC

Presented is a site plan for a storage warehouse for Virginia Avenue LLC.

The subject site is located along the southeast side of Virginia Avenue adjacent to I-70. Zoning is Industrial Restricted.

The developer is proposing to construct a 489,000 square foot warehouse with office on 33.7 acres. The site will have one access onto Virginia Avenue. Building height will be 50 feet.

Parking: 354 parking spaces will be constructed – 354 are required.

The building will be served by public water and sewer.

Hours of operation will be 24 hours per day 7 days a week. Approximately 200 trucks per day for freight and delivery.

Employees – 25 for office; 75 maximum per shift in warehouse.

There will be a trash compacter in bay for refuse.

Lighting: Pole and building mounted.

Signage: 1 ground mounted sign

Landscaping: Will be located throughout parking lot, along the property line that borders single family residences, and in storm water management ponds.

Forestation – requirements will be met by onsite retention and offsite retention of existing forest at a 2 to 1 ratio for a total of 27.24 acres at both sites.



#### WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

#### SITE PLAN STAFF REPORT

	BASE INFORMATION
SITE NAME	Virginia Avenue L.L.C.
NUMBER	SP-22-032
OWNER	VA AVE LLC C/O TED SHANK
LOCATION	South side of Virginia Ave NE of I-70 & CSX RR
DESCRIPTION	Proposed Warehouse with office
ZONING	IR; BG Refer to Map
COMP PLAN LU	Commercial
PARCEL:	26001870
PLANNING SECTOR	1
ELECTION DISTRICT	26
ТҮРЕ:	Commercial
GROSS ACRES	33.73
DWELLING UNITS	
TOTAL LOTS:	1
DENSITY	0 Units Per Acre
PLANNER	Lisa A Kelly
ENGINEER	FREDERICK SEIBERT & ASSOCIATES
RECEIVED:	August 29, 2022

#### SITE ENGINEERING

## HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

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

Not Applicable

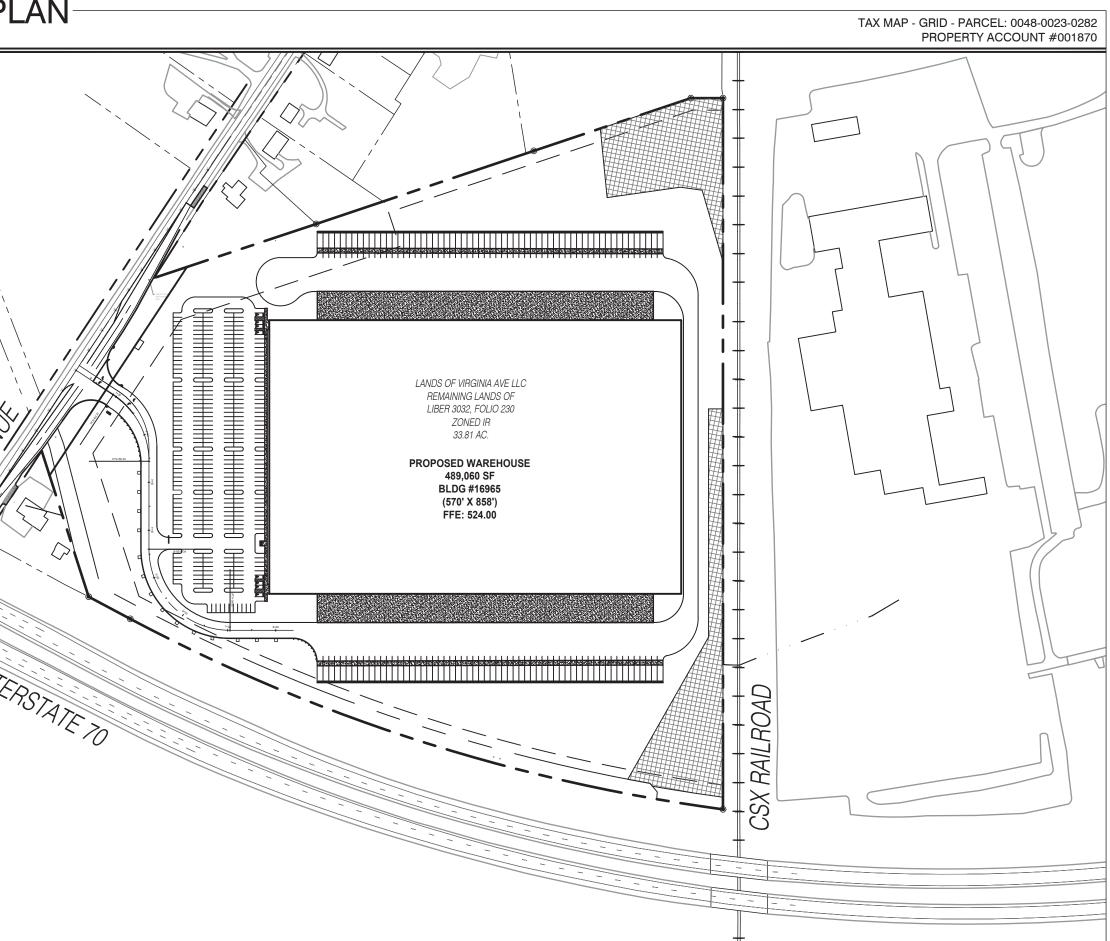


## WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

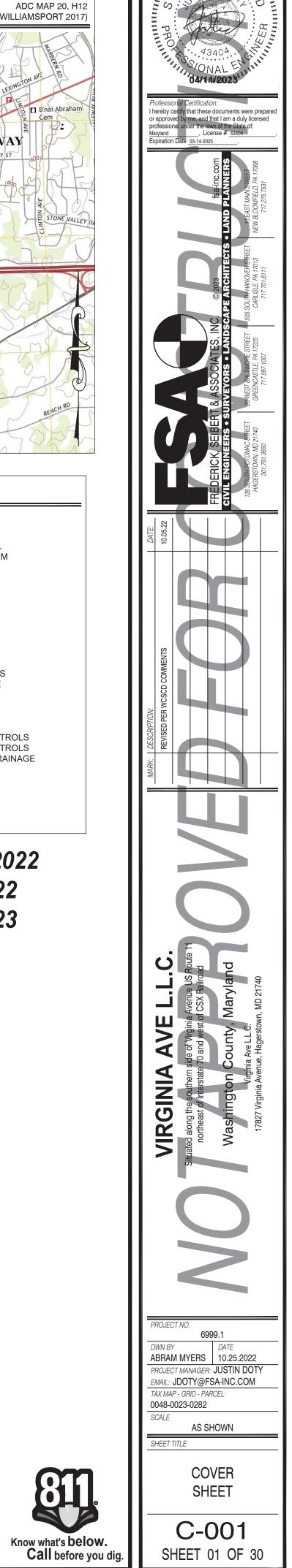
747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

Impervious Area Plan	Impervious Maximum Allowed	Open Space Area Planned
67		
Open Space Minimum Required	Residential Amenity Plans	Solid Waste Disposal Plans
	N/A	Trash compactor
Materials Stored on Site	Buffer Design Meets Requirements	Landscaping Meets Requirements
	Yes	Yes
Lighting Plan Meets Requirements	Pedestrian Access is Adequate	Bus Stop is Within Walking Distance
Yes		
Loading Area Meets Requirements		
		Not Fast Track
Parking Spaces - Total Planned	Parking Spaces - Per Dwelling Unit	
354		
Parking Spaces - Minimum Required	Recreational Parking Provided	
354	No	
	SCHOOL INFORMATION	
		IIDDLE HIGH
	ELEMENTARY M	IIDDLE HIGH ingfield Williamsport
PUPIL YIELD	ELEMENTARY M	
UPIL YIELD CURRENT ENROLLMENT	ELEMENTARY M	
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UPIL YIELD CURRENT ENROLLMENT AAXIMUM CAPACITY IRE DISTRICT:	ELEMENTARYMHickorySprPUBLIC FACILITIES INFORMATIONHALFWAYHALFWAYWATER & SEWER INFORMATIONWATER	ingfield Williamsport SEWER
UPIL YIELD URRENT ENROLLMENT AAXIMUM CAPACITY IRE DISTRICT: MBULANCE DISTRICT	ELEMENTARY     M       Hickory     Spr       PUBLIC FACILITIES INFORMATION       HALFWAY       HALFWAY       WATER & SEWER INFORMATION       WATER       City	ingfield Williamsport           SEWER           County
UPIL YIELD URRENT ENROLLMENT AAXIMUM CAPACITY IRE DISTRICT: MBULANCE DISTRICT:	ELEMENTARY     M       Hickory     Spr       PUBLIC FACILITIES INFORMATION       HALFWAY       HALFWAY       WATER & SEWER INFORMATION       WATER       City       City	ingfield Williamsport           SEWER           County           County
VUPIL YIELD CURRENT ENROLLMENT MAXIMUM CAPACITY IRE DISTRICT	ELEMENTARY     M       Hickory     Spr       PUBLIC FACILITIES INFORMATION       HALFWAY       HALFWAY       WATER & SEWER INFORMATION       WATER       City	ingfield Williamsport           SEWER           County
PUPIL YIELD         CURRENT ENROLLMENT         MAXIMUM CAPACITY         FIRE DISTRICT	ELEMENTARY     M       Hickory     Spr       PUBLIC FACILITIES INFORMATION       HALFWAY       HALFWAY       WATER & SEWER INFORMATION       WATER       City       City	ingfield Williamsport           SEWER           County           County
SCHOOL DISTRICT PUPIL YIELD CURRENT ENROLLMENT MAXIMUM CAPACITY FIRE DISTRICT	ELEMENTARY     M       Hickory     Spr       PUBLIC FACILITIES INFORMATION       HALFWAY       HALFWAY       WATER & SEWER INFORMATION       WATER       City       City	ingfield Williamsport           SEWER           County           County

APPROVALS		SITE F	PLAN
		FOF	R
MD-ENG-6A       USDA         1/89       SCS         UTILITY NOTIFICATION         The Soil Conservation District makes no representation as to the existence or nonexistence of any utilities at the construction site.         Shown on these construction drawings are those utilities which have been identified. It is the responsibility of the landowners or operators and contractors to assure themselves that no hazard exists or damage will occur to utilities. It is suggested that Miss Utility be	OWNER / DEVELOPERS CERTIFICATION "I/We certify all/any parties responsible for clearing, grading, construction and/or development will; be done pursuant to this p and responsible personnel involved in the construction project w have a Certificate of Training at a Maryland Dept. of the Environm approved training program for the control of soil erosion and sediment."	In URGINIA A	VENUE LLC
DISTURBED AREA QUANTITY	8/17/22 THEODONE IF SHAM Date Printed Name Signature	SITUATE ALONG THE SOUTHERN SIDE	
THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE         PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY        31.00       ACRES AND THE TOTAL AMOUNT OF         EXCAVATION AND FILL AS SHOWN ON THESE PLANS         HAS BEEN COMPUTED TO BE APPROXIMATELY        122,076       CU. YDS. OF EXCAVATION AND APPROXIMATELY        192,942       CU. YDS. OF FILL.	OWNER / DEVELOPERS CERTIFICATION "I/we hereby certify that all clearing, grading, construction and/ou development will be done pursuant to this plan and in accordance the Stormwater Management Ordinance of Washington County and policy on construction of subdivision infrastructure for acceptance ownership by Washington County (S-3)."	e with nd the	
WASHINGTON COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL By:	ali7122 Throbust4 Star Date Printed Name		
Date:	Signature	<u>CLIENT/OWNER/DEVELOPER:</u> VIRGINIA AVENUE L.L.C.	CIVIL ENGINEER / SURVEYOR:
APPROVAL: WASHINGTON COUNTY DIVISION OF ENGINEERING SIGNATURE DATE	ENGINEER / ARCHITECT DESIGN CERTIFICATION I hereby certify this plan for soil erosion and sediment control ha been designed in accordance with local ordinances, COMAR 26.17.01.07, and Maryland Standards and Specifications for Soil Erosion and Sediment Control.	^a 17827 VIRGINIA AVENUE HAGERSTOWN MD 21740	FSA INC. 128 SOUTH POTOMAC STREET HAGERSTOWN, MARYLAND 21740
WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY This plan/plat has been reviewed by the Washington County Department of Water Quality for inclusion into the county capacity management plan for the system that serves this project. Allocation granted for construction shown on this plan/plat shall be in accordance with the capacity management plan developed for this system based on availability of allocation remaining in the facility.	Use of the second sec	ATURE ATTN:TED SHANK EMAIL: TEDSHANK1@AOL.COM PHONE: 301.573.4898	PROJECT MANAGER: JUSTIN DOTY EMAIL: JDOTY@FSA-INC.COM PHONE: 301.791.3650
SIGNATURE DATE	the as-built information; that it has been done in accordance wi Washington County requirements and at a level deemed necess assure the Verification made herein; and all discrepancies between the built information and any second seco	LOCATION PLAN	TAX MAP - GRID - PARCEL: 0048-0023-0282
WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY This approval is for general conformance with the County's requirements for design and layout of proposed sewer and/or water system improvements or extensions. All sewer and/or water system improvements or extensions shall be constructed in strict accordance with the County's latest addition of the Standard Specifications for Construction of Sanitary Sewers and/or Water Lines. This approval does not guarantee availability of sewer and/or water service. Sewer and/or water service availability is subject to conformance with all rules, policies and regulations established by the County and in effect at the time application for service is made, and/or the availability of allocation	as-built information and approved plans have been noted and an considered acceptable to the Consultant." SIGNATURE DATE SEAL AS-BUILT CERTIFICATION I hereby certify that the stormwater management facilities (both BMPs and ESI		PROPERTY ACCOUNT #001870
remaining in other jurisdictions' facilities that may be granted to the County. This approval shall be valid for a period of TWO years.           SIGNATURE         DATE	practices) shown on the plans have been constructed in accordance with the plans have been constructed in according to the plans have been constructed to the plans have been		
	"Certify" means to state or declare a professional opinion based on sufficient a appropriate onsite inspections and material tests conducted during construction	nd nd ni.	VIRGINIA AVE LLC NG LANDS OF 132, FOLIO 230 DVED IR 3.81 AC. D WAREHOUSE 1,060 SF G #16965 1'X 858') 1: 524.00
MDSHA STORMWATER MANAGEME	INT AS-BUILT CERTIFICATION		
I HEREBY CERTIFY THAT THE STORMWATER MANAGEMEN AND INDIVIDUALLY IDENTIFIED BELOW HAS (HAVE) BEEN PLANS INCLUDED UNDER THE MARYLAND DEPARTMENT SF EXCEPT AS NOTED IN GREEN ON THE "A "GREEN-NOTED" EXCEPTIONS DO NOT ADVERSELY AFFE PERFORMANCE OF THE FACILITY (FACILITIES) GRASS SWALE 'A'	CONSTRUCTED IN ACCORDANCE WITH THE OF THE ENVIRONMENT APPROVAL NUMBER S-BUILT" DRAWINGS. FURTHERMORE, THE	MITERSTATE TO THE TO TH	La construction de la constructi
EACH SWM FACILITY IS IDENTIFIED INDIVIDUALLY BY A U	NIQUE SWM FACILITY NUMBER	The purpose of this site plan is for the construction of a 489,060 SF wa and associated grading on an undeveloped site. Plans have been prep Management, Grading, Soil Erosion and Sediment Control Ordinance Volumes I and II (October 2000, Revised 2009). The project must com	pared in accordance with the Washington County Stormwater
NAME (PRINTED) SIGNATU	RE	Volumes I and II (October 2000, Revised 2009). The project must com will consist of (2) Submerged gravel wetlands, (1) micro bi	ioretention and (1) underground detention system.
MARYLAND REGISTRATION NUMBER DATE		The following standards (construction and temporary traffic control) are required for this project:	ESD PRACTICES SUMMARY TABLE CONSTRUCTION TYPE (NEW, REDEVELOPMENT, RESTORATION): NEW
PROFESSIONAL CERTIFICATION; "I HEREBY CERTIFY THA APPROVED BY ME, AND THAT I AM A DULY LICENSED PRO STATE OF MARYLAND LICENSE NO.	DFESSIONAL ENGINEER UNDER THE LAWS OF THE	<ul> <li>a. MD-104.00-01 - MD-104.00-18 - General Notes</li> <li>b. MD- 104.02-01- Shoulder work/ 2-lane, 2-way, greater than 40 MPH</li> <li>c. MD-104.02-03 - Lane shift right or left side 2-lane, 2-way greater than 40 MPH/ 15 min - 12 hrs. or daytime only</li> <li>d. MD-620.02- Standard Types A&amp;B Concrete Curb and Combination Concrete Curb &amp; Gutter</li> </ul>	ESD PRACTICES (CHAPTER 5 - NON-STRUCTURAL & STRUCTURAL)TYPEDA TO STRUCTURE (AC.)IMPERVIOUS DA TO STRUCTURE (AC)ESDv (CF)Pe ADDRESSED (IN)SUBMERGED GRAVEL WETLANDA12.859.3783,0412.042.70
"CERTIFY" MEANS TO STATE OR DECLARE A PROFESSIO		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:	SUBMERGED GRAVEL WETLAND         B         12.77         9.25         87,361         2.00         2.68           MICRO-BIORETENTION         A         0.22         0.06         1,206         0.03         5.11
APPROPRIATE ONSITE INSPECTION AND MATERIAL TEST: **NOTE: AS BUILT CHECK LISTS CONTAINED IN THE CONT		http://apps.roads.maryland.gov/BusinessWithSHA/bizStdsSpecs/desManualStdPub/publicationsonline/ohd /bookstd/index.asp	TYPE NO. DA TO IMPERVIOUS DA ESDV (AC. Pe ADDRESSED (IN)
AS-BUILT INSPECTOR AND SUBMITTED TO THE SHA ALON		All items are to be constructed in accordance with the current version of the referenced standard at the time of construction.	(AC.)         (AC)         (O1)         (11)         (10)           UNDERGROUND DETENTION         A         3.31         3.13         0.00         0.00         0.00



	<b>CINITY</b> E: 1" = 2000'		ADC MAP 20, H USGS MAPS (WILLIAMSPORT 201
- TO	500	ALCOT ROLL BY	COLS RD COLS RD
Semple Ru	CAV	LAPY DR VIRGINIA AV	
TANMA/	L KC	STE	BOWER AVE ROESSWER AVE CLINTON AVE CLINTON AVE
CONTR DESIGN	OL MONUMENT NATION: CRUNK D STATE PLANE ZONTAL: NAD83 N:709326.26 E: 1090958.26	CREATING RD	Long Contraction
	soo		RENCH RD
SH TYPE	EET IN		
$\begin{array}{c} \text{C-001} \\ \text{C-002} \\ \text{C-101} \\ \text{C-102} \\ \text{C-103} \\ \text{C-103} \\ \text{C-104} \\ \text{C-105} \\ \text{C-105} \\ \text{C-106} \\ \text{C-107} \\ \text{C-108} \\ \text{C-108} \\ \text{C-108} \\ \text{C-108} \\ \text{C-108} \\ \text{C-301} \\ \text{C-302} \\ \text{C-303} \\ \text{C-303} \\ \text{C-304} \\ \text{C-302} \\ \text{C-303} \\ \text{C-404} \\ \text{C-405} \\ \text{C-405} \\ \text{C-501} \\ \text{C-502} \\ \text{C-503} \\ \text{C-504} \\ \text{C-505} \\ \text{C-506} \\ \text{L-101} \\ \text{L-102} \\ \text{L-501} \\ \end{array}$	SHEET 01 SHEET 02 SHEET 03 SHEET 04 SHEET 05 SHEET 06 SHEET 07 SHEET 08 SHEET 09 SHEET 10 SHEET 10 SHEET 11 SHEET 12 SHEET 13 SHEET 14 SHEET 15 SHEET 16 SHEET 17 SHEET 16 SHEET 17 SHEET 18 SHEET 19 SHEET 20 SHEET 21 SHEET 22 SHEET 23 SHEET 24 SHEET 25 SHEET 26 SHEET 27 SHEET 28 SHEET 29 SHEET 30	SEDIMENT & EROSION SEDIMENT & EROSION GRADING & DRAINAGE UTILITY PLAN SITE & DIMENSIONING I PAVING, STRIPING, & SI VIRGINIA AVENUE ENTE VIRGINIA AVENUE ENTE VIRGINIA AVENUE STRI FORESTATION PLAN STORMWATER MANAGI STORMWATER MANAGI STORMWATER MANAGI STORMWATER MANAGI STORMWATER MANAGI CONSTRUCTION PROFI CONSTRUCTION PROFI MDSHA CROSS SECTIO MDSHA CROSS SECTIO CONSTRUCTION DETAI	PLAN GNAGE PLAN RANCE PLAN PING PLAN EMENT PLAN EMENT PLAN EMENT DETAILS & NOTES LES - STORM DRAINAGE LES - WATER LES - WATER LES - WATER LS & NOTES - S & E CONTROLS LS & NOTES - S & E CONTROLS
	2 ND S	UBMITTAL	L: 08/19/2022 : 11/04/2022 : 02/07/2023



MDSHA ACCESS PERMIT NUMEBR: 21APWA016XX

81

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## **GENERAL NOTES**

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

Miss Utility	1-800-257-7777
Potomac Edison	1-800-255-3443
Columbia Gas (New Business)	1-800-440-6111
Columbia Gas (Conflicts)	(301) 964-1065
Verizon	(301) 790-7124
Antietam Cable	(240) 420-2082
City of Hagerstown Utilities Department	(301) 739-8577 Ext. 650
Washington County Soil Conservation District	(301) 797-6821 Ext. 3
Washington County Planning and Permitting	(240) 313-2460

- 8. The contractor shall be responsible for coordination of his construction with the construction of other contractors.
- 9. Benchmark is shown on sheet C-104, and is based on Maryland State Plane NAVD 88. 10. The contractor shall notify the Architect/Engineer, before construction, of any conflicts between the plans and actual field conditions.
- 11. The contractor shall protect all utilities and culvert pipes during construction by insuring proper cover, increasing cover, or constructing roadway and parking through base course before loading site with heavy vehicles.
- 12. Job site safety is the sole responsibility of the contractor. The Contractor shall perform all excavation in accordance with O.S.H.A. Regulations for trench safety.
- 13. The contractor shall perform his own field inspection and surveys (if necessary) to determine the limit of earthwork needed to complete this project. Any earthwork quantities that may be shown hereon are preliminary estimates only, and are intended for Soil Erosion Control plan review, if required. There has been no correction made to the earthwork quantities shown hereon due to the compaction of fill.
- 14. The contractor shall be aware that in the event of discrepancy between scaled and figured dimensions shown on the plan, the figured dimensions shall govern.
- 15. Sediment erosion control measures shall be installed per sediment erosion control plans, details and specifications.
- 16. Please refer to Geotechnical Report completed by Hillis-Carnes Engineering Associates 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 June 2022. (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. The contractor shall provide MOSH safety assistance for City Utilities Department, Water and Wastewater Division Inspectors. 23. Applicant to provide as built mylars at the completion of the project.
- 24. This project has a projected start date of February 2023 and a completion date of February 2024. 25. A complete set of approved plans and a copy of the grading permit must be on site and available for use by the inspector, or other
- representative of Washington County.
- 26. Proposed SWM will consist of on-site submerged gravel wetlands.
- 27. There is an existing sanitary sewer line and easement that runs through the property that is shown on the plans. 28. There are no parks, open space within or adjoining the tract.
- 29. All existing drainage culverts and drainage easements are to be maintained and unaltered.
- 30. There are no existing or proposed pumping stations in this development.
- 31. 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. 32. All grading on lot/parcel, either before or after the construction of a dwelling or appurtenances, shall be the full responsibility of the
- lot/parcel owner. 33. A utility permit will be required for any proposed utility work located within the Washington County right-of-way. 34. All proposed retaining walls over three feet high requires a building permit and shall be designed according to the applicable Building Code and/or AASHTO standard, and shall be approved prior to construction, by the Washington County Division of Plan Review & Permitting.
- 35. 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.
- 36. Forest mitigation for this development will be addressed by two (2) onsite forest retention easements and the remaining by pay-in-lieu.
- 37. There is currently a pump station under construction that flows into the forcemain shown on this plan. The proposed gravity sewer
- shown on this plan may not be tied into the existing sewer until this construction is completed in march of 2023. 38. A grading easement will be required to be obtain from the owners at 17025 Virginia Avenue prior to grading on this property.

#### **DIVISION OF PLAN REVIEW & PERMITTING NOTES**

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

#### FIRE DEPARTMENT NOTES

- 1. Construction occurring on this site shall comply with NFPA 241, standard for safeguarding construction, alteration, and demolition
- operations, and chapter 16 of NFPA 1, uniformed fire code.
- 2. No open burning is permitted. Permits are required to perform blasting operations within the city of Hagerstown. 3. New buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road
- fronting the property (NFPA 1-10.13.1).
- 4. A fire department access box (knox box) shall be installed. This box will be required to contain keys to the building, gates, fire protection system keys and other areas as requested by the fire department. Plans should reflect the location of box near the main entrance. Application information may be obtained from this office by the general contractor or online at www.knoxbox.com.

#### ZONING DATA

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

SITE DATA TAX MAP - GRID - PARCEL ELECTION DISTRICT ACCOUNT NUMBER_____ LIBER / FOLIO **AREA SUMMARY:** LOT DISTURBED AREA EXISTING IMPERVIOUS PROPOSED TOTAL IMPER BUILDING SUMMARY: FOOTPRINT OFFICE SPACE

WAREHOUSE SPACE HEIGHT PROPOSED USE

HOURS OF OPERATION FREIGHT/DELIVERY

ADDRESS ASSIGNMENT EMPLOYEE SUMMARY:

OFFICE WAREHOUSE WATER & SEWER USAGE:

WATER PROVIDED SEWER PROVIDED

EXISTING ALLOCATION PROPOSED ALLOCATION

WASTE & RECYCLABLES: SOLID WASTE REMOVAL

RECYCLE REMOVAL SITE LIGHTING:

EXISTING PROPOSED

SITE SIGNAGE: EXISTING PROPOSED

WATERSHED:

NAME NUMBER

FEMA PANEL # FUNCTIONAL ROAD CLASSI VIRGINA AVENUE (US 11

FOREST CONSERVATION

USE REQUIRE WAREHOUSE 1 SPACE PEF PLUS 1 SPA AND/OR OFF TOTAL REQUIRED SPACES

TOTAL PROVIDED VEHICULAR PA TOTAL ADA SPACES PROVIDED ( TOTAL TRAILER PARKING SPACE

- IR INDUSTRIAL RESTRICTED DISTRICT
- 75 FT 50 FT. 25 FT. 25 FT.

*WHERE THE PROPOSED USES OR BUILDINGS ABUT A LOT IN A RR, RT, RS, RU, OR RM DISTRICT, A RESIDENTIAL USE IN A MIXED-USE DISTRICT OR ANY LOT OCCUPIED BY A DWELLING, SCHOOL, PLACE OF WORSHIP, OR INSTITUTION FOR HUMAN CARE NOT LOCATED ON THE SAME LOT AS THE SAID USE OR BUILDING, OR ANY LOT WHICH IS PART OF A DULY RECORDED RESIDENTIAL SUBDIVISION. THE SIDE AND REAR SETBACKS SHALL BE ONE HUNDRED (100) FEET.

*EXCEPT: WHERE A LOT AND PROPOSED USE(S) ABUT A RAILROAD OR RAILROAD SIDING, THE SIDE OR REAR YARD SETBACK ABUTTING THE RAILROAD OR RAILROAD SIDING SHALL NOT BE REQUIRED.

	0048-0023-0282
	26
	001870
	03032 / 00230
	33.81 AC.
	1,348,544 SF / 31.00 AC
	0 SF / 0 AC (0%)
ERVIOUS	984,297 SF / 22.60 AC. (67%)
	489,060 SF
	12,000 SF
	477,060 SF
	50 FT
	WAREHOUSE & OFFICE (PERMITTED USE)
	24 HOURS A DAY / 7 DAYS A WEEK
	200 TRUCKS/DAY
	16965 VIRGINIA AVENUE WILLIAMSPORT, MARYLAND 21795
	25
	75 MAX/SHIFT
:	
-	CITY OF HAGERSTOWN WATER DIVISION
	WASHINGTON COUNTY DEPT. OF WATER QUALITY
	0 GPD
DN N	1,200 GPD (6 EDU)
:	
- AL	PRIVATE HAULER: ROLL OFF TRASH COMPACTOR IN BAY
	PRIVATE HAULER: ROLL OFF TRASH COMPACTOR IN BAY
	NONE
	POLE & BUILDING MOUNTED
	NONE
	(1) GROUND MOUNTED (80 SF)
	CONOCOCHEAGUE CREEK
	02-14-05-04
SIFICATION:	
1)	PRINCIPAL ARTERIAL
	ONSITE RETENTION EASEMENTS (2.26 AC. 98,445.6 SF) MISC. PLAT, OFFSITE RETENTION (2:1) 24.98 AC.

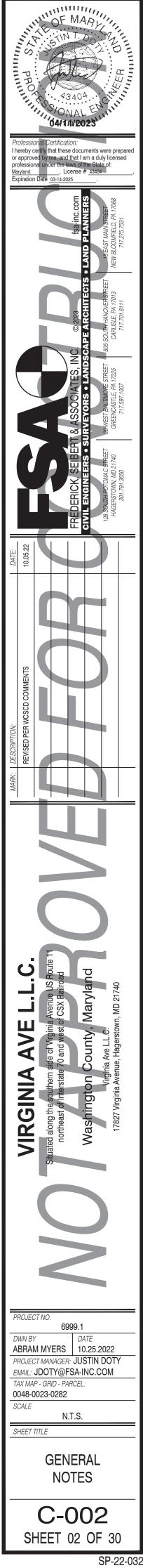
# PARKING, LOADING & BICYCLE DATA

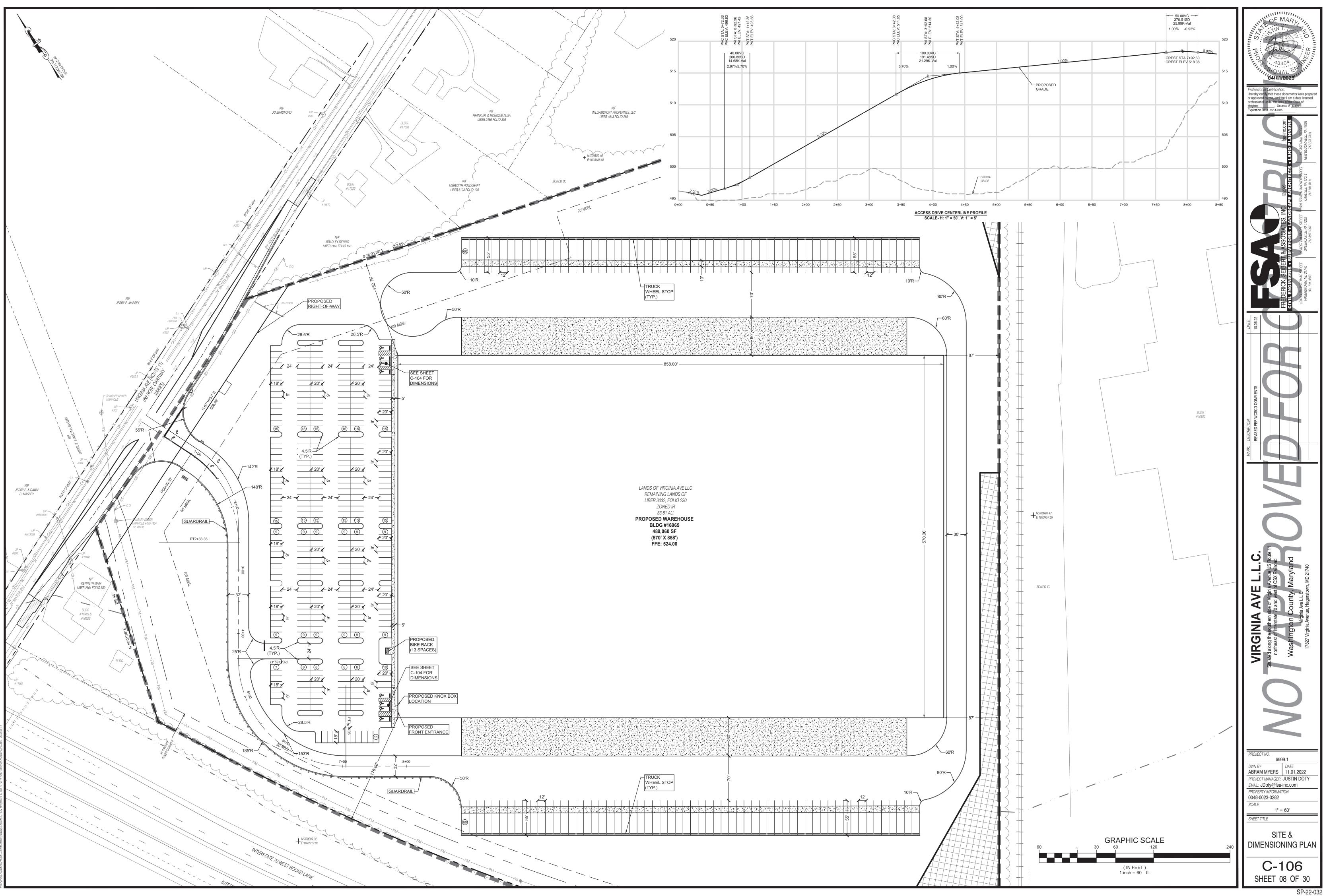
MENT	CALCULATION	REQUIRED
ER 1,500 SF GFA	477,060 SF / 1,500 SF	319 SPACES
ACE PER 350 GFA OF SALES	12,000 SF / 350 SF	35 SPACES
FICE SPACE		
		354 SPACES
ARKING SPACES		354 SPACES
(PART OF THE TOTAL)	8 SPACES	
ES (IN ADDITION TO VEHICULA	120 SPACES	

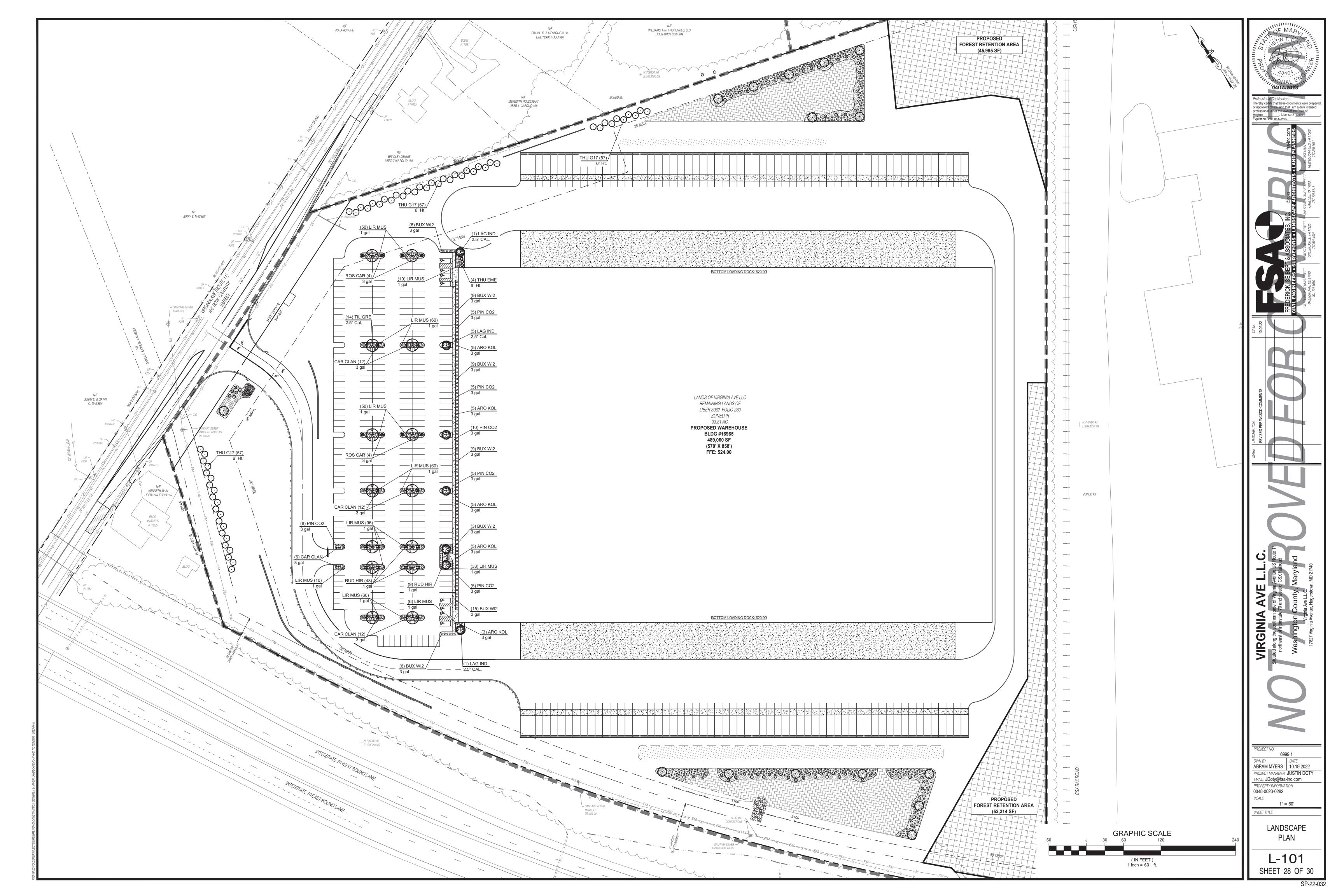
	EXISTING	PROPOSED	
SUBJECT BOUNDARY			= 0: 4
BUILDING SETBACK LINE	<u> </u>		POT
RIGHT OF WAY			SON NON
EASEMENT LINE			04/1/
ADJOINER BOUNDARY			
FENCE (METAL)	XXXXXXXX	XXXXXX	Professional Certification
FENCE (WOODEN)		<u> </u>	or approved by me, and the professional under the law
DITCH (STREAM)			Maryland , Lice Expiration Date 03-14-2025
EDGE OF WATER			
WETLAND			
FLOODPLAIN			
SOIL BOUNDARY			
RAILWAY			
EDGE OF PAVEMENT			
EDGE OF GRAVEL			
CURB			
WALL			
GUARD RAIL			
EDGE OF CONCRETE			
BUILDING			
IAIL BOX	MB	(/////////////////////////////////////	
SIGN (ROAD)			
SIGN (SITE)			
IRAFFIC SIGNAL	0	0[]	
TOPOGRAPHIC FEATURES			
CONTOUR (INDEX)		500	
CONTOUR (INTERMEDIATE)			
SPOTS ELEVATION	501.65 507	501.65	
	0		
/EGETATION AREAS			
DECIDUOUS TREES			DATE: 10.05.22
	time xTA	SEE LANDSCAPE SHEET FOR LEGEND	
EVERGREEN TREES		SEE LANDSCAPE SHEET FOR LEGEND	
SANITARY SEWER			
GRAVITY LINE	SSSSSS	SSSSSS	
FORCE MAIN LINE		——————————————————————————————————————	
ATERAL			
MANHOLE	SS	SS	
CLEANOUT	©	©	<u>₽</u>
/ALVE		-	WEN I
	$\otimes$	•	
WATER			DESCRIPTION: REVISED PER WCSCD COMMENTS
COLD WATER LINE	WWW	WWW	NC III
HOT WATER LINE		————HW————HW————	
MANHOLE	(MH)	(MH)	DESCRIPTION:
FIRE HYDRANT		₩ ► Ç	
/ALVE		•	MARK
<i>I</i> ETER	~ ~		
WELL	~		
	0	0	
STORM DRAINAGE			
STORM SEWER LINE			
ROOF DRAIN LINE			
IANHOLE	ŚW	$\bigcirc$	
NLETS		Ĕ	
CLEANOUT	· · · · · · · · · · · · · · · · · · ·	 ⊘	
JTILITIES			
GAS LINE	GGGG	GGG	
ELECTRICAL LINE		UGEUGEUGE	
			ad Noute
			L.L.C Avenue US Ro f CSX Railroad
OVERHEAD LINES	COMM	COMM	Re e
	ОНОН	—— ОН ——— ОН ———	
IANHOLE	MH	$\textcircled{M} \vdash$	<b>IRGINIA AVE</b> d along the southern side of Virginia A
PEDS, BOX, & ETC			
POLE	Ø	,e	A A o and w
IGHT POLE			n sid
GAS METER	হন্য গ্র	ሻጥ	thern
GAS VALVE	⊗	•	<b>GIN</b> ast of Inter
	1011	~ ~	00

## **LEGEND - ABBREVIATIONS**

AASHTO_	AMERICAN ASSOCIATION OF STATE	OC	_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
CIP	CAST IRON PIPE	PVT	POINT OF VERTICAL TANGENT
CL	CENTERLINE	ROW	RIGHT-OF-WAY
CMP	CORRUGATED METAL PIPE	SAN	SANITARY
со	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		









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

# MEMORANDUM

то:	Washington County Planning Commission
FROM:	Travis Allen, Comprehensive Planner
DATE:	May 8, 2023
RE:	Forest Conservation Mitigation Approval for VA Ave LLC (SP-22-032)

Attached you will find supporting documentation for two requests to meet forest conservation requirements for this project. The first request is to utilize offsite retention to satisfy the 14.75-acre planting requirement for the Virginia Ave warehouse development located adjacent to the I-70 overpass. The second request is to remove 10 specimen trees from the site as a part of its development.

Enclosed for your review are two documents in support of the applicant's request. These include the forest conservation plan; which shows the location of the onsite and offsite easements in addition to depicting the specimen trees proposed for removal, and the justification letter from Qualified Professional Shannon Stotler that make their case for both of these requests.

Article 10.1 of the Washington County Forest Conservation Ordinance (FCO) describes the Preferred Sequence of Techniques for Mitigation for forest conservation plans. This list describes a hierarchy of of techniques ranging from onsite retention and planting to payment of fee in lieu. The overall intent of the FCO is to preserve or create as much forest onsite as is feasible within the constraints of each development project before meeting mitigation obligations offsite.

The removal of specimen trees requires that approval of a variance under Article 15 of the FCO. The applicant must demonstrate the conditions of hardship that exist to warrant the removal of the specimen trees and show that their removal would not adversely affect water quality.

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

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

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

## WWW.WASHCO-MD.NET



CIVIL ENGINEERING | SURVEYING | LANDSCAPE ARCHITECTURE

MEMO --- Off-site Forest Mitigation & Specimen Tree Removal Request

SUBJECT — Site Plan for Virginia Ave, LLC SP-22-032

TO — Washington County Planning Commission

DATE — February 6, 2023

FROM — Shannon Stotler

REMARKS:

This site consist of approximately 34 acres with 28.75 acres of forest. The entire property is covered with vegetation but not all of it qualifies as forest. The proposed development for this site is approximately 33 acres. All undeveloped areas remaining are to be locked up in a forest retention easement. Due to the amount of forest clearing, an additional 12.49 acres of forest mitigation is required. All onsite reforestation, retention and afforestation has been exhausted.

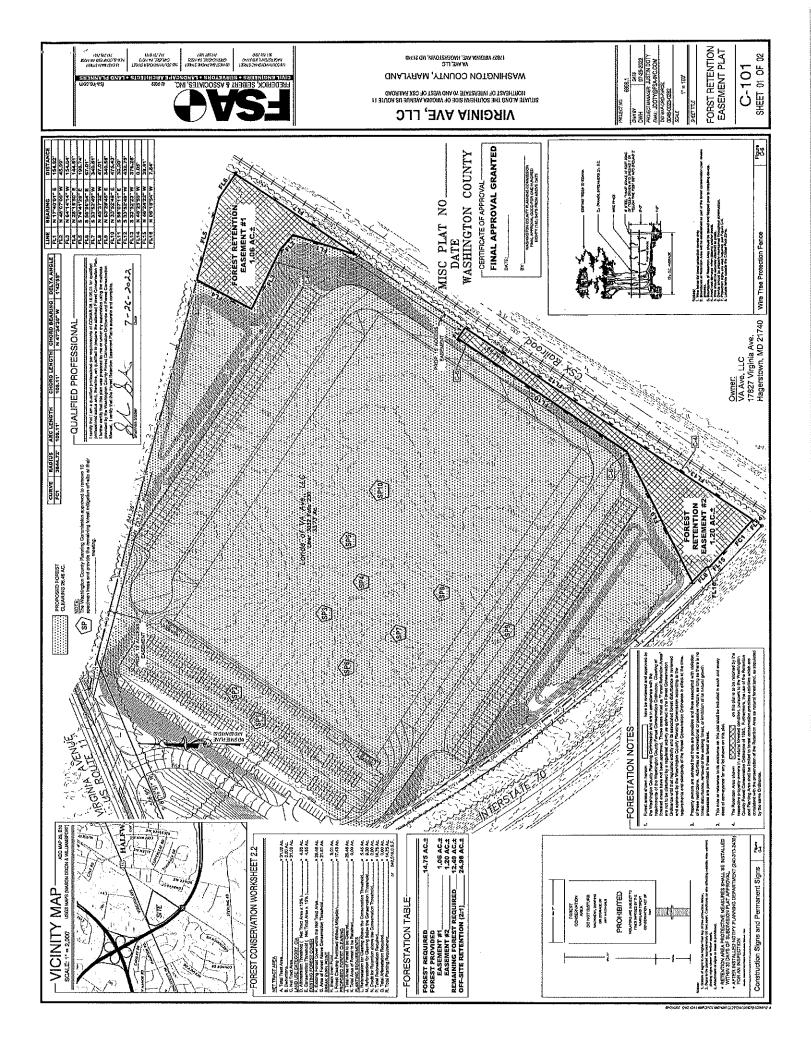
There is a total of ten (10) specimen trees scattered within the middle of the site and if said trees remain, development on this property would be severely limited and could not occur. Water Quality will not be negatively affected by the removal of specimen trees due to the site being developed and treated by ways of environmental site design practices and stormwater management facilities.

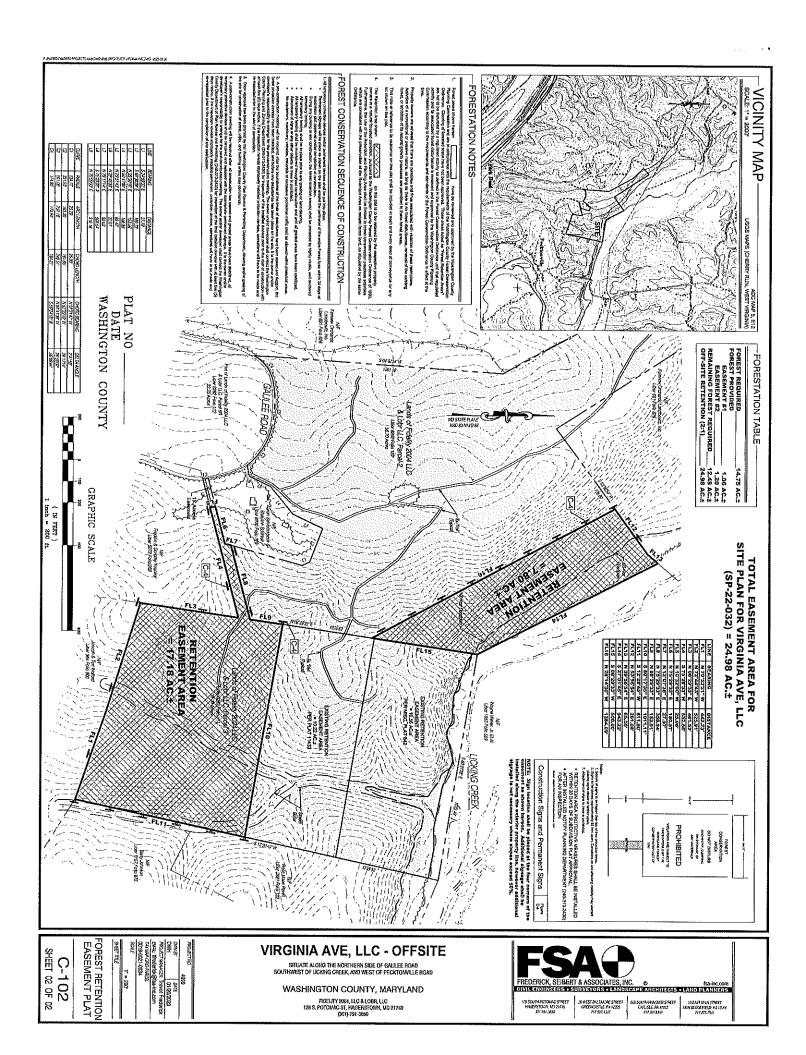
On behalf of the property owner, I request the remaining forest mitigation be addressed by off-site retention easement at a ratio of 2:1 and a variance for the removal of ten (10) specimen trees due to the hardship as stated above.

Sincerely,

- AK

Shannon Stotler







### Forest Conservation Annual

191011

#### ashington County, Maryland FY 2022



# FCO Article 17 (MD Annotated Code – Natural Resources 5.16)

On or before March 1st of each year, the Department shall submit to the Maryland

Department of Natural Resources a report on:

- The number, location, and type of projects subject to the provisions of this Ordinance;
- located in the 100 year floodplain, in connection with a development project; The amount and location of acres cleared, conserved, and planted, including any areas
- collected and expended; and The amount of reforestation and afforestation fees and noncompliance penalties
- The costs of implementing the Forest Conservation Program.
- conducted in accordance with Article 16. The number, location and type of violations and type of enforcement activity
- submitted in an electronic GIS format. To the extent practicable, the size and location of all conserved and planted areas

# Washington County Department of Planning and Zoning

aryland				ected										May 8, 2023
Washington County, Maryland	FY 2022			ement or \$ colle	spou	% Change	+ 52.7%	+ 53.5%	+ 52.1%	+ 31.6%	+ 141%	+ 40.9%	+ 77.4%	
			defined period	es put under eas	e mitigation meth	FY 2021	148	56	92	125.9 acres	12 acres	138.1 acres	58.2 acres	and Zoning
on Annual			nt activity during	means more acr	rations influence	FY 2022	226	86	140	165.7 acres	29.0 acres	194.7 acres	103.3 acres	nent of Planning
Forest Conservation Annua	Report	Data	Data reflects development activity during defined period	More development means more acres put under easement or \$ collected	Site specific considerations influence mitigation methods		Total Projects	Exemptions	Total Reviews	Retained	Planted	Total LTP	Cleared	Washington County Department of Planning and Zoning
Fores		<b>Overall Data</b>	<ul> <li>Data ref</li> </ul>	• Mo	• Site									Washingto

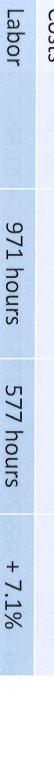
#### May 8, 2023

# Washington County Department of Planning and Zoning

- Implementation costs include PIL fees collected

EX- 2022 Implementation Costs w/o PIL fees are \$65,636.6	٠
2022 Implementation Costs w/o PIL fees are \$65,636.	~
/o PIL fees are \$65,636.	2022
/o PIL fees are \$65,636.	Impl
/o PIL fees are \$65,636.	lementation
,636	Costs w/
,636	o PIL
,636	fees are
36.6	\$65,6
00	36.68







FY 2022

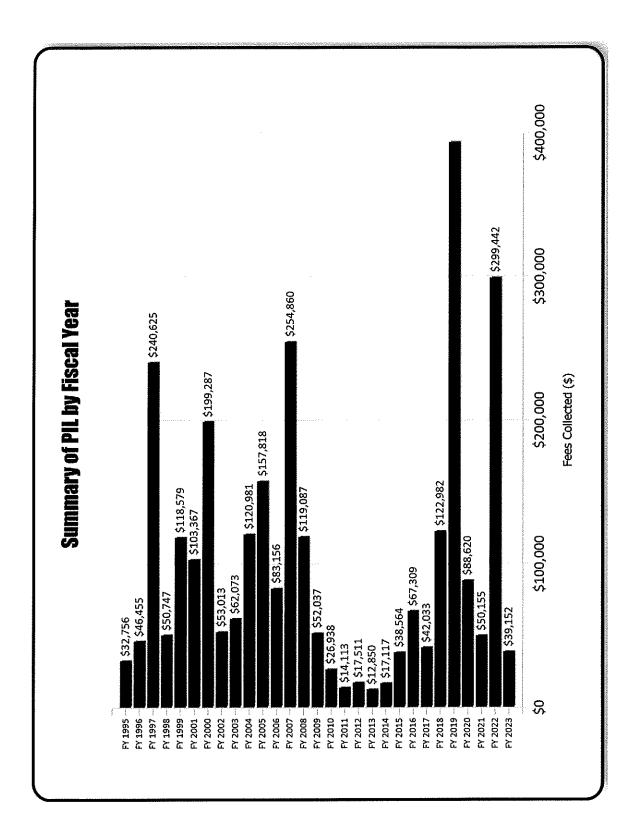
ton Gounty, Mary

#### **Fiscal Data**

Forest Conservation Annual

Report

	FY 2022	FY 2021	% Change
Bond \$ Posted	\$305,973.86	\$232,925.74	+ 31.3%
PIL Collected	\$299,441.52	\$56,035.58	+ 434%
PIL Expended	\$152,527.00	\$191,437.26	- 20.3%
Implementation Costs*	\$365,078.20	\$96,019.25	+ 280%



### Forest Conservation Annual

Heport

#### FY 2022



#### **Forest Banks**

None created or debited during FY22

### **Enforcement and Non-Compliance**

Levying of non-compliance and/or violation fees did not become

necessary during the reporting period

Washington County Department of Planning and Zoning

May 8, 2023

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				7	Land Development Reviews		
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
DP-23-001	Development Plan	In Review	29-Mar-23	EMERALD POINTE PUD REVISED FINAL DEVELOPMENT PLAN	13325 EMERALD POINTE DRIVE HAGERSTOWN, MD 21742		EMERALD POINTE INC
FS-23-008	Forest Stand Delineation	Approved	24-Mar-23	13610 PENNSYLVANIA AVENUE	13610 PENNSYLVANIA AVENUE HAGERSTOWN, MD 21742	BOHLER ENGINEERING P C	HAGERSTOWN PENNSYLVANIA LLC
SIM23-014		Active	14-Mar-23	206 E BALTIMORE STREET FK - APARTMENT BUILDING	206 EA BALTIMORE STREET FUNKSTOWN, MD 21734	FOX & ASSOCIATES INC	CRAMPTON PAUL RENTALS LLC
SIM23-015	The second se	Requested	23-Mar-23	CREEKSIDE BAR AND GRILL	1225 SECURITY ROAD HAGERSTOWN, MD 21742	AARON TEETS	HENICLE LISA K
SIM23-016	The second	Active	24-Mar-23	21110 WINCHESTER DRIVE HN	21110 WINCHESTER DRIVE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES MCCLANAHAN 2006 LLC	MCCLANAHAN 2006 LLC
SIM23-017	IMA	Active	24-Mar-23	11610 KEMPS MILL ROAD WI	11610 KEMPS MILL ROAD WILLIAMSPORT, MD 21795	FREDERICK SEIBERT & ASSOCIATES	HANNA MARGIE Y C/O WOLVERTON MARGIE Y
SIM23-018	IMA	Active	24-Mar-23	4911 RASPBERRY ROAD RO	4911 RASPBERRY ROAD ROHRERSVILLE, MD 21779	COREY'S CONSTRUCTION	
SIM23-019	IMA	Active	24-Mar-23	DTOWN	5912 CLEVELANDTOWN ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	GRIFFITH EARL L II & BRENDA THOMAS
SIM23-020	Anna over Parent	Active	24-Mar-23	SMITHSBURG HIGH SCHOOL ATHLETIC FIELD TRACK IMPROVEMENTS	IGH 66 NO MAIN STREET TIC FIELD 66 NO MAIN STREET EMENTS SMITHSBURG, MD 21783	WHITNEY, BAILEY, COX &	BOARD OF EDUCATION
SIM23-021	IMA E	Active	24-Mar-23	24-Mar-23 103 SHERRIS WAY SM		RAM L. PRADHAN	NWABUEZE CHEKWUBA J
SIM23-022	IMA	Active	27-Mar-23	6210 CASTLE ROCK DRIVE BO	6210 CASTLE ROCK DRIVE BOONSBORO, MD 21713	TRIAD ENGINEERING	Spring House Farm, LLC
SIM23-023		Active	28-Mar-23	PACKAGING SERVICES 28-Mar-23 OF MD INC - BUILDING ADDITION	16461 ELLIOTT PARKWA WILLIAMSPORT, MD 21795	FOX & ASSOCIATES INC	PACKAGING SERVICES OF MD INC
SIM23-024	un ener	Active	31-Mar-23	ACE HARDWARE - BOONSBORO		FREDERICK SEIBERT & ASSOCIATES	MORGAN RUSSELL W
TWN-23-003	improvement Plan	In Review	31-Mar-23	SHAFER PARK PATH - PHASE IV			BOONSBORO MAYOR & COUNCIL
OM-23-004	i Ordinance Modification	Approved	27-Mar-23	SHERRY KALBFLESH LOT	3708 HARPERS FERRY ROAD SHARPSBURG, MD 21782		KALBFLESH SHERRY A
PC-23-001	Preliminary Consultation	In Review	14-Mar-23	12440 BURKHOLDER 14-Mar-23 LANE - MARTIN PROPERTY	12440 BURKHOLDER LANE HAGERSTOWN, MD 21740	DYNAMIC ENGINEERING	MARTIN LAWAYNE A & MARTIN MARGARET J
PC-23-002	Preliminary Consultation	In Review	27-Mar-23	13610 PENNSYLVANIA AVENUE	13610 PENNSYLVANIA AVENUE HAGERSTOWN, MD 21742	BOHLER ENGINEERING P C	HAGERSTOWN PENNSYLVANIA LLC
S-23-012	Preliminary-Final Plat	Pending	01-Mar-23	P/F PLAT LOTS 2A THRU 2V AT CASCADE TOWN CENTRE	25050 NO MALBROOK STREET CASCADE, MD 21719		Cascade Town Centre Development LLC
S-23-013	Preliminary-Final Plat	In Review	03-Mar-23	PRELIMINARY/FINAL PLAT - LANDS OF 03-Mar-23 JOSHUA EYLER & AMY EYLER	EAST SIDE OF WHITE TAIL ROAD NEAR GREENSBURG		EYLER JOSHUA EYLER AMY

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Report Printed: 4/19/2023

				Land Development Reviews		
Record #	Туре	Status	Accepted Title	Location	Consultant	Owner
5-23-014	Preliminary-Final Plat	In Review	10-Mar-23 BEN & LAURA RIDER, LOT 1	14646 CEARFOSS PIKE HAGERSTOWN, MD 21740		RIDER BENJAMIN D RIDER LAURA ANN ELIZABETH
S-23-015	Preliminary-Final Plat	In Review	PRELIMINARY/FINAL 10-Mar-23 PLAT - SAMUEL DUANE HAROLD	6705 SHARPSBURG PIKE SHARPSBURG, MD 21782		HAROLD SAMUEL DUANE
S-23-017	Preliminary-Final Plat	In Review	22-Mar-23 EHRHARDT ESTATES,	1261 HARPERS FERRY ROAD KNOXVILLE, MD 21758		CANNON ALWYNE CHRISTOPHER & DAYHOFF GERALD EUGENE
PWA2023-003	PWA data da	Active	MERITUS SCHOOL OF	11120 HEALTH DRIVE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES MERITUS MEDICAL CENTER INC	MERITUS MEDICAL CENTER INC
SP-04-076.R01	Redline Revision	Approved	07-Mar-23 REDLINE FOR OPEN	WEST SIDE OF AUTO PLACE OFF US 40	DAVIS, RENN & ASSOCIATES, INC.	PSP LTD C/O SHARRETT INC
SP-15-016.R02	Redline Revision	Approved	REDLINE TO ADD 2 15-Mar-23 TENTS OVER 2 EXISTING CONCRETE PADS	ROHRERSVILLE	FOX & ASSOCIATES INC	JSRT FARMS, LLC ATTN: RANDY THOMPSON
SP-23-007	Site Plan	ln Review	01-Mar-23 AT FAHRNEY KEEDY HOME & VILLAGE	S 20716 FORTE WAY, UNIT# 200 BOONSBORO, MD 21713		FAHRNEY KEEDY MEMORIAL HOME
SP-23-008	Site Plan	In Review	07-Mar-23 ^I MINOR SITE PLAN FOR DEVON PETRE	14331 CLEAR SPRING ROAD WILLIAMSPORT, MD 21795	FREDERICK SEIBERT & ASSOCIATES	PETRE JARED L PETRE RACHEL A
SP-23-009	A first word know	In Review	CERTAINTEED 31-Mar-23 WAREHOUSE EXPANSION	10131 GOVERNOR LANE BOULEV WILLIAMSPORT, MD 21795	TETRA TECH INC	CERTAINTEED CORPORATION
SGP-23-007	Standard Grading Plan	Approved	01-Mar-23 BRETT SIMON	7521 UNIVERSITY RD, BO	3 CLOVERS ROOFING &	HERSHEY RICHARD K
SGP-23-008	Standard Grading Plan	Approved	08-Mar-23 PEACOE	13142 EDGEMONT ROAD SMITHSBURG, MD 21783	& ASSOCIATES	Brian Keith & Tonya Peacoe
SGP-23-009	Standard Grading Plan	Approved	08-Mar-23 JEFFREY SHORT	18361 BREATHEDSVILLE ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	SHORT JEFFREY SHORT MICHELLE E
SGP-23-010	Standard Grading Plan	Approved	10-Mar-23 LANE	S-06-185 20021 B PEAR TREE LANE, LOT 4	FREDERICK SEIBERT & ASSOCIATES	TOBERY CHARLES L & TOBERY TAMMY L
SGP-23-011	Standard Grading Plan	Approved	13-Mar-23 FREEDOM HILLS LOT 128	13870 PATRIOT WAY HAGERSTOWN, MD 21740	ADMAR CUSTOM HOMES	FREEDOM HILL HOMES LLC
SGP-23-012	Standard Grading Plan	In Review	16-Mar-23 LOT D10	9832 PEMBROKE DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	GHATTAS ASAD M
SGP-23-013	Standard Grading Plan	Revisions Required	17-Mar-23 TARLETON - REED ROAD		CLSI	DEATRICH WILLIAM B
SGP-23-014	Standard Grading Plan	Approved	22-Mar-23 CONSTRUCTION LLC	2208 SO ROHRERSVILLE ROAD KNOXVILLE, MD 2175		MYERS EDITH M
SGP-23-015	Standard Grading Plan	In Review	22-Mar-23 EOT 3 SHENANDOAH	7616 SHENANDOAH COURT BOONSBORO, MD 21713		OLIVER JOHN R CO INC
SGP-23-016	Standard Grading Plan	In Review	22-Mar-23 LOT 5 SHENANDOAH ESTATES	7623 SHENANDOAH COURT BOONSBORO, MD 21713		OLIVER JOHN R CO INC
SGP-23-017	Standard Grading Plan	In Review	22-Mar-23 SHINGLETON	12926 SPICKLER ROAD CLEAR SPRING, MD 21722		Steffan Shingleton

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Stortmwater Sandard         In Review         L324 RENNEW MOAD         REDERING Setting ASSOCIATES           Stortmwater Sandard         Approved         02-Mar-23         BIAM & TOWN         313.2 EGERMONT FOXD         REDERICK SEIBERT & ASSOCIATES           Stortmwater Sandard         Approved         10-Mar-23         BIAM & TOWN         313.2 EGERMONT FOXD         REDERICK SEIBERT & ASSOCIATES           Stortmeater Sandard         Approved         12-Mar-23         TOBERT - PEAR TREE         50-51.21.FEFERSON         Social Setting MoDD           Stortmwater Sandard         Approved         12-Mar-23         TOBERT - PEAR TREE         50-50.21.51.FEFERSON         Social Setting MoDD           Stortmwater Sandard         In Review         12-Mar-23         TOBERT - PEAR TREE MODD         REDERICK SEIBERT & ASSOCIATES           Stortmwater Sandard         In Review         12-Mar-23         Social Setting MoDD         REDERICK SEIBERT & ASSOCIATES           Stortmwater Sandard         In Review         2-Mar-23         Social Setting MoDD         REDERICK SEIBERT & ASSOCIATES           Stortmwater Sandard         In Review         2-Mar-23         Social Setiew MoDD         REDERICK SEIBERT & ASSOCIATES           Stortmwater Sandard         In Review         2-Mar-23         Social Setiew MODD         REDERICK SEIBERT & ASSOCIATES           Stortmwater		Standard Grading Plan		24-Mar-23	STUDENT TRADES FOUNDATION - 17315 AMBER DRIVE	17315 AMBER DRIVE HAGERSTOWN, MD 21740		RAFTER JERRY LEE
Stormwater Standard Barnowater Standard Approved         Approved         Cu-Mar.23 (Di Mar.2         SMITA BEAR TREE AND TABLE FRENON         SMITA BEAR TREE AND FOULTY FREDERICK SEIBERT & ASSOCIATES (DI Mar.2         FREDERICK SEIBERT & ASSOCIATES (DI Mar.2           Stormwater Standard Finance         Approved         10-Mar.23         CIGRT / FFETERSON         SULTA FFETERSON         SULTA FFETERSON         FFEDERICK SEIBERT & ASSOCIATES (DI Mar.23         SULTA FFETERSON         SULTA FFETERSON         FFEDERICK SEIBERT & ASSOCIATES (ARMS. FFMBERTON         SULTA FFETERSON         SULTA FFETERSON         FFEDERICK SEIBERT & ASSOCIATES (ARMS. FFMBERTON         SULTA FFETERSON         SULTA FFETERSON         SULTA FFETERSON         SULTA FFETERSON         SULTA FFETERSON         FFEDERICK SEIBERT & ASSOCIATES (ARMS. FFMBERTON         SULTA FFETERSON         SULTA FF	SWCP23-008	Stormwater Concept Plan		15-Mar-23	AG	15244 FAIRVIEW ROAD CLEAR SPRING, MD 21722		Elvin Eby
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Stormwater Standard         Approved         21-Mar-23         BUILD-RITE         Z208 SO ROHRESYILLE ROAD         FREDERICK SEIBERT & ASSOCIATES           Stormwater Standard         In Review         23-Mar-23         BUILD-RITE         KUONULLE, MO.D.         FREDERICK SEIBERT & ASSOCIATES           Stormwater Standard         In Review         23-Mar-23         FUNDENT TRADES         PLOBINIT TRADES         FREDERICK SEIBERT & ASSOCIATES           Stormwater Standard         In Review         28-Mar-23         FUNDENT TRADES         PLOBINITION - 17315         HAGERSTOWN, MD 21740         FREDERICK SEIBERT & ASSOCIATES           Stormwater Standard         In Review         28-Mar-23         GORDIN, REVILUT         3990 HARSTORMER, MD 21720         FREDERICK SEIBERT & ASSOCIATES           Stormwater Standard         In Review         24-Mar-23         GORDIN, REVILUT         3900 HARSTORMER, MD 21720         FREDERICK SEIBERT & ASSOCIATES           Traffic Impact Study         Pending         13-Mar-23         MARTIN PROPERTY         12440 BUILD-400         ENC.C.           Traffic Impact Study         Pending         13-Mar-23         MAREHOUSE         MORTH EAST SIDE OF BIO ROM         ERCENCK SEIBERT & ASSOCIATES           Traffic Impact Study         Pending         13-Mar-23         MAREHOUSE         MAREHOUSE         MAREHOUSE         MARENDOW, MD 21740	SSWP23-014	Stormwater Standard Plan		17-Mar-23	TARLETON - REED ROAD		CLSI	
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Type 2 Grading Plan       Approved       06-Mar-23       IGAVER MEADOWS LOT       50 CHARLOTTE STREET         Pype 2 Grading Plan       Approved       06-Mar-23       IGAVER MEADOWS LOT       91 CHARLOTTE STREET         Type 2 Grading Plan       Approved       06-Mar-23       IGAVER MEADOWS LOT       91 CHARLOTTE STREET         Type 2 Grading Plan       Approved       06-Mar-23       IGAVER MEADOWS LOT       75 CHARLOTTE STREET         Type 2 Grading Plan       Approved       06-Mar-23       IGAVER MEADOWS LOT       75 CHARLOTTE STREET         Type 2 Grading Plan       Approved       09-Mar-23       IGAVER MEADOWS LOT       75 CHARLOTTE STREET         Type 2 Grading Plan       Approved       09-Mar-23       IQA       14GERSTOWN, MD 21740         Type 2 Grading Plan       Approved       09-Mar-23       IQA       14GERSTOWN, MD 21740         Type 2 Grading Plan       Approved       26-Mar-23       IQA       14GERSTOWN, MD 21740         Type 2 Grading Plan       Approved       26-Mar-23       129       HAGERSTOWN, MD 21740         Type 2 Grading Plan       Approved       26-Mar-23       129       HAGERSTOWN, MD 21740	TYU-23-005	Two Year Update	In Review	13-Mar-23	ALLEGANY WRECKING	NORTH EAST SIDE OF BIG POOL ROAD		Josh Merbaugh 13905 Weaver Lane
Type 2 Grading Plan       Approved       06-Mar-23       GAVER MEADOWS LOT       91 CHARLOTTE STREET         Type 2 Grading Plan       Approved       06-Mar-23       GAVER MEADOWS LOT       75 CHARLOTTE STREET         Type 2 Grading Plan       Approved       06-Mar-23       GAVER MEADOWS LOT       75 CHARLOTTE STREET         Type 2 Grading Plan       Approved       09-Mar-23       142       HAGERSTOWN, MD 21740         Type 2 Grading Plan       Approved       09-Mar-23       142       HAGERSTOWN, MD 21740         Type 2 Grading Plan       Approved       09-Mar-23       142       HAGERSTOWN, MD 21740         Type 2 Grading Plan       Approved       26-Mar-23       29       HAGERSTOWN, MD 21740         Type 2 Grading Plan       Approved       26-Mar-23       29       HAGERSTOWN, MD 21740         Type 2 Grading Plan       Approved       26-Mar-23       129       HAGERSTOWN, MD 21740	GPT-23-028	Type 2 Grading Plan		06-Mar-23	GAVER MEADOWS LOT	50 CHARLOTTE STREET HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	
Type 2 Grading Plan       Approved       06-Mar-23       GAVER MEADOWS LOT       75 CHARLOTTE STREET         Type 2 Grading Plan       Approved       06-Mar-23       GAVER MEADOWS LOT       95 CHARLOTTE STREET         Type 2 Grading Plan       Approved       09-Mar-23       GAVER MEADOWS LOT       95 CHARLOTTE STREET         Type 2 Grading Plan       Approved       26-Mar-23       Log       142       146ERSTOWN, MD 21740         Type 2 Grading Plan       Approved       26-Mar-23       29       140       39 CHARLOTTE STREET         Type 2 Grading Plan       Approved       26-Mar-23       129       146ERSTOWN, MD 21740         Type 2 Grading Plan       Approved       26-Mar-23       129       178 CHARLOTTE STREET	GPT-23-029	Type 2 Grading Plan	1	06-Mar-23	GAVER MEADOWS LOT 44	91 CHARLOTTE STREET HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	
Type 2 Grading Plan         Approved         09-Mar-23         GAVER MEADOWS LOT         95 CHARLOTTE STREET           Type 2 Grading Plan         Approved         09-Mar-23         I42         HAGERSTOWN, MD 21740           Type 2 Grading Plan         Approved         26-Mar-23         I29         HAGERSTOWN, MD 21740           Type 2 Grading Plan         Approved         26-Mar-23         129         HAGERSTOWN, MD 21740           Type 2 Grading Plan         Approved         26-Mar-23         129         HAGERSTOWN, MD 21740	GPT-23-030	Type 2 Grading Plan	Approved	06-Mar-23		75 CHARLOTTE STREET HAGERSTOWN, MD 21740	FOX & ASSOCIATES INC	
Type 2 Grading Plan         Approved         26-Mar-23         GaveR MEADOWS LOT         39 CHARLOTTE STREET           Type 2 Grading Plan         Approved         26-Mar-23         29         HAGERSTOWN, MD 21740           Type 2 Grading Plan         Approved         26-Mar-23         GAVER MEADOWS LOT         78 CHARLOTTE STREET	GPT-23-031	Type 2 Grading Plan	Approved	09-Mar-23	GAVER MEADOWS LOT 42	95 CHARLOTTE STREET HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	
Type 2 Grading Plan Approved 26-Mar-23 GAVER MEADOWS LOT 78 CHARLOTTE STREET HAGE 26-Mar-23 137 HAGERSTOWN, MD 21740	GPT-23-032	Type 2 Grading Plan	Approved	26-Mar-23	GAVER MEADOWS LOT 29	39 CHARLOTTE STREET HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	
	GPT-23-033	Type 2 Grading Plan	5444 - 415.55 <b>5</b>		GAVER MEADOWS LOT 137	78 CHARLOTTE STREET HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	

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ILDERS LLC OLIVER JOHN R CO INC	OLIVER HOMES INC					
		S-06-100 7616 SHENANDOAH COURT,	29-Mar-23 STICK BUILT HOME	In Progress	Entrance Permit	2023-01777
	OT 76 MANOR HOUSE BUILDERS LLC	S-22-012 18937 AMESBURY ROAD, LOT 76	28-Mar-23 STICK BUILT HOME	Pending	Entrance Permit	2023-01761
	Tant" Andr San	11505 ASHTON ROAD CLEAR SPRING, MD 21722	27-Mar-23 BIG SPRINGS SOLAR - ENTRANCE PERMIT	5	Entrance Permit	2023-01745
	OLIVER HOMES INC	S-06-100 7623 SHENANDOAH COURT, LOT 5	27-Mar-23 STICK BUILT HOME		Entrance Permit	2023-01734
LGI HOMES MARYLAND LLC	LGI HOMES	5.72	22-Mar-23 STICK BUILT HOME	In Progress	Entrance Permit	2023-01661
	LGI HOMES MARYLAND, LLC	Ę	STICK BUILT HOME		Entrance Permit	2023-01595
AND, LLC LGI HOMES MARYLAND LLC	LGI HOMES MARYLAND, LLC	S-21-001 10001 MAIDS FANCY WAY, LOT 183	20-Mar-23 STICK BUILT HOME	Approved	Entrance Permit	2023-01592
	LGI HOMES	T 166	STICK BUILT HOME		Entrance Permit	2023-01548
	LGI HOMES MARYLAND, LLC	5	STICK BUILT HOME		Entrance Permit	2023-01542
AND, LLC LGI HOMES MARYLAND LLC	LOT 164 LGI HOMES MARYLAND, LLC	5-21-001 10121 AMELIA COURT, LOT 168	16-Mar-23 STICK BUILT HOME	Approved	Entrance Permit	2023-01536
		5-18-035 9360 ALLOWAY DRIVE, LOT 768	STICK BUILT HOME		Entrance Permit	2023-01454
WESTFIELDS INVESTMENT LLC		S-18-035 9310 ALLOWAY DRIVE, LOT 756			Entrance Permit	2023-01436
WESTELEI DS INVESTMENT I I C	****	S-18-035 9314 ALLOWAY DRIVE LOT 757	13-Mar-23 STICK BUILT HOME	Approved	Entrance Permit	2023-01408
AND, LLC LGI HOMES MARYLAND LLC	LGI HOMES MARYLAND, LLC	S-21-001 10012 MAIDS FANCY WAY, LOT 232	10-Mar-23 STICK BUILT HOME	Approved	Entrance Permit	2023-01390
	LGI HOMES MARYLAND, LLC	S-21-001 10016 MAIDS FANCY WAY, LOT 231	10-Mar-23 STICK BUILT HOME	Approved	Entrance Permit	2023-01388
LGI HOMES MARYLAND LLC C/O S CASTILLO AP TAX ADMIN	, and the second s	5-21-001 10020 MAIDS FANCY WAY, LOT 230	10-Mar-23 STICK BUILT HOME	Approved	Entrance Permit	2023-01386
- 10a - 10a		S-21-001 10023 MAIDS FANCY WAY, LOT 188	10-Mar-23 STICK BUILT HOME	Approved	Entrance Permit	2023-01384
AND, LLC	LGI HOMES MARYLAND, LLC	S-21-001 10019 MAIDS FANCY WAY, LOT 187	10-Mar-23 STICK BUILT HOME	Approved	Entrance Permit	2023-01380
		S-21-001 10015 MAIDS FANCY WAY, LOT 186	10-Mar-23 STICK BUILT HOME	Approved	Entrance Permit	2023-01367
	PAUL CRAMPTON CONTRACTORS	S-22-006 13342 DIAMOND POINTE DRIVE	07-Mar-23 SEMI-DETACHED HOME	In Progress	Entrance Permit	2023-01290
	DRIVE, PAUL CRAMPTON CONTRACTORS	S-22-006 13344 DIAMOND POINTE	06-Mar-23 SEMI-DETACHED HOME	In Progress	Entrance Permit	2023-01264
VC. TAMMY L	T & M BUILDERS, INC	S-06-185 20041 PEAR TREE LANE, LOT 4	03-Mar-23 STICK BUILT HOME	In Progress	Entrance Permit	2023-01209
SHORT JEFFREY SHORT MICHELLE		S-04-049 18361 BREATHEDSVILLE ROAD, LOT 8	02-Mar-23 STICK BUILT HOME	Approved	Entrance Permit	2023-01197
:N Sherbrooke Drive Joint Venture LLC	PIPER JEFFREY ALLEN	LOR 18525 SHERBROOKE DRIVE, SECTION 2, LOT 6	02-Mar-23 STICK BUILT HOME	Approved	Entrance Permit	2023-01184
tant	Consultant	Location	Accepted Title Date	Status	Туре	Record #

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Record #	Type	Status	Accepted Title Date	Location	Consultant	Owner
2023-01812	Entrance Permit	Fending	30-Mar-23 STICK BUILT HOME	LOR 17315 AMBER DRIVE LOT 17		RAFTER JERRY LEE
2023-01822	Entrance Permit	Pending	30-Mar-23 STICK BUILT HOME	PRESTON ROAD, LOT 167		SCHURR JOHNATHAN
2023-01227	Entrance Permit	Review	03-Mar-23 STICK BUILT HOME	LOR COOL HOLLOW ROAD		SULEYMANOVA GULNARA
2023-01657	Entrance Permit		22-Mar-23 COMMERCIAL	SP-17-023 19 WEST OAK RIDGE DRIVE	TYDINGS RICHARD G	AM & S LLC
2023-01247	Floodplain Permit	5	06-Mar-23 FLOODPLAIN	11927 SUN VALLEY DRIVE		MCKINNEY ROBIN W & MCKINNEY JANET L
2023-01185	Grading Permit	In Progress	02-Mar-23 BRIAN & TONYA	S-22-019 13142 EDGEMONT ROAD, LOT		Peacoe, Brian & Peacoe, Tonya
2023-01196	Grading Permit	Approved	02-Mar-23 JEFFREY SHORT	S-04-049 18361 BREATHEDSVILLE ROAD, LOT 8		SHORT JEFFREY SHORT MICHELLE E
2023-01210	Grading Permit	In Progress	03-Mar-23 STICK BUILT HOME	S-06-18S 20041 PEAR TREE LANE, LOT 4	T & M BUILDERS, INC.	TOBERY CHARLES L & TOBERY TAMMY L
2023-01239	Grading Permit	Pending Information	06-Mar-23 RYAN TABER	11505 ASHTON ROAD CLEAR SPRING, MD 21722		SHIRK CHARLES A TRUSTEE RESIDUARY TRUST OF CHARLES E SHIRK
2023-01261	Grading Permit	Approved	06-Mar-23 GAVER MEADOWS LOT	TWN-19-007 50 CHARLOTTE STREET, LOT		
2023-01263	Grading Permit	In Progress	In Progress 06-Mar-23 44 GRADING	<ul> <li>TWN-19-007 91 CHARLOTTE STREET, LOT 144</li> </ul>		
2023-01265	Grading Permit	In Progress	In Progress 06-Mar-23 SEMI-DETACHED HOME	E 5-22-006 13344 & 13342 DIAMOND POINTE DRIVE, LOT 229 & 230	PAUL CRAMPTON CONTRACTORS	EMERALD POINTE INC C/O PAUL N CRAMPTON JR
2023-01268	Grading Permit	Approved	Ge-Mar-23 IGAVER MEADOWS LOT 38 GRADING	1		
2023-01354	Grading Permit	In Progress	09-Mar-23	TWN-19-007 95 CHARLOTTE STREET, LOT		
2023-01370	Grading Permit	Approved	10-Mar-23 10015 MAIDS FANCY 10-Mar-23 WAY LOT 186	5-21-001 10015 MAIDS FANCY WAY, LOT 186		
2023-01381	Grading Permit	Approved	10-Mar-23 WAY LOT187	5-21-001 10019 MAIDS FANCY WAY, LOT 187	LGI HOMES MARYLAND, LLC	
2023-01385	Grading Permit	Approved	10-Mar-23 WAY LOT 188	5-21-001 10023 MAIDS FANCY WAY, LOT 188		
2023-01387	Grading Permit	Approved	10-Mar-23 WAY LOT 230	S-21-001 10020 MAIDS FANCY WAY, LOT 230		LGI HOMES MARYLAND LLC C/O S CASTILLO AP TAX ADMIN
2023-01389	Grading Permit	Approved	10-Mar-23 10016 MAIDS FANCY WAY LOT 231	5-21-001 10016 MAIDS FANCY WAY, LOT 231	LGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC
2023-01391	Grading Permit	Approved	10-Mar-23 WAY LOT 232	5-21-001 10012 MAIDS FANCY WAY, LOT 232	LGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC
2023-01409	Grading Permit	Approved	13-Mar-23 WESTFIELDS LOT 757	S-18-035 9314 ALLOWAY DRIVE, LOT 757		WESTFIELDS INVESTMENT LLC
2023-01437	Grading Permit	Approved	14-Mar-23 WESTFIELDS LOT 756	5-18-035 9310 ALLOWAY URIVE, LOT 756 5-19-035 0350 ALLOWAY DRIVE LOT 758		WESTFIELDS INVESTMENT LLC
CC4910-5202	Grading Permit	Approved	15-Mar-23 WESTIFIELUS LUI 768	3-15-001 10105 AMELIA COURT. LOT 164 1GI HOMES MARYLAND. LLC	LIGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC
2023-01537	Grading Permit	Approved	16-Mar-23 STICK BUILT HOME	S-21-001 10121 AMELIA COURT, LOT 168 ILGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC
2023-01543	Grading Permit	Approved	16-Mar-23 STICK BUILT HOME	S-21-001 10117 AMELIA COURT, LOT 167 LGI HOMES MARYLAND, LLC	IGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC
2023-01549	Grading Permit	In Progress	In Progress 16-Mar-23 STICK BUILT HOME	S-21-001 10113 AMELIA COURT, LOT 166 LGI HOMES	I ILGI HOMES	LGI HOMES MARYLAND LLC

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				Permits Reviews		
Record #	Туре	Status	Accepted Title	Location	Consultant	Owner
2023-01593	Grading Permit	Approved	20-Mar-23 STICK BUILT HOME	S-21-001 10001 MAIDS FANCY WAY, LOT 183	LGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC
2023-01596	Grading Permit	Approved	20-Mar-23 STICK BUILT HOME	S-21-001 10005 MAIDS FANCY WAY, LOT 184	LGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC
2023-01599	Grading Permit	Approved	20-Mar-23 STICK BUILT HOME	S-21-001 10106 AMELIA COURT, LOT 172	LGI HOMES	LGI HOMES MARYLAND LLC
2023-01653	Grading Permit	In Progress	22-Mar-23 COMMERCIAL	SP-21-010.R02 18375 BENTONVILLE DRIVE, LOT 3		WASHCO ARNETT FARM LLC
2023-01656	Grading Permit	In Progress	22-Mar-23 COMMERCIAL	SP-21-010.R02 10313 ARNETT DRIVE, LOT	TREVOR FREDERICK	WASHCO ARNETT FARM LLC
2023-01662	Grading Permit	In Progress	22-Mar-23 STICK BUILT HOME	S-22-012 13802 DELIGHT DRIVE, LOT 75		
2023-01686	Grading Permit	In Progress	23-Mar-23 STICK BUILT HOME	S-22-012 18937 AMESBURY ROAD, LOT 76	LOT 76 MANOR HOUSE BUILDERS LLC	
2023-01692	Grading Permit	In Progress	23-Mar-23 STICK BUILT HOME	S-03-229 2208 ROHRERSVILLE ROAD, LOT	BUILD-RITE CONSTRUCTION LLC	MYERS EDITH M
2023-01708	Grading Permit	Pending	24-Mar-23 STICK BUILT HOME	PRESTON ROAD, LOT 167		SCHURR JOHNATHAN
2023-01724	Grading Permit	In Progress	26-Mar-23 29 GRADING	TWN-19-007 39 CHARLOTTE STREET, LOT		
2023-01725	Grading Permit	In Progress	26-Mar-23 GAVER MEADOWS LOT	TWN-19-007 78 CHARLOTTE STREET, LOT		
2023-01735	Grading Permit	In Progress	27-Mar-23 STICK BUILT HOME	S-06-100 7623 SHENANDOAH COURT,	OLIVER HOMES INC	OLIVER JOHN R CO INC
2023-01765	Grading Permit	In Progress	28-Mar-23 PERMIT COCHRAN	S-22-034 3710 HARPERS FERRY ROAD,		Cochran Brandon Karissa
2023-01778	Grading Permit	In Progress	29-Mar-23 STICK BUILT HOME	S-06-100 7616 SHENANDOAH COURT, LOT 3	OLIVER HOMES INC	OLIVER JOHN R CO INC
2023-01781	Grading Permit	Pending	29-Mar-23 STICK BUILT HOME	S-22-001 12926 SPICKLER ROAD, REMAINING LANDS	FREEHLING THOMAS M	Shingleton Jennifer & Stefan 12021 Saint Paul Road
2023-01784	Grading Permit	Review	EMERALD POINTE PUD 29-Mar-23 19435 EMERALD SQ SITE WORK	SP-16-014.R02		EMERALD POINTE INC
2023-01813	Grading Permit	Pending	1	LOR 17315 AMBER DRIVE LOT 17		RAFTER JERRY LEE
2023-01785	Grading Permit	Approved	29-Mar-23 OBIDI MEDICAL OFFICE	LOR 6720 OLD NATIONAL PIKE		ANDERSON ENTERPRISES LLC
	Non-Residential					
2023-01418	Non-Residential Addition-Alteration Permit	Review	13-Mar-23 COMMERCIAL	LOR GOVERNOR LANE BOULEVARD SUITES 2008 A&B AND 2010	BOWMAN DEVELOPMENT CORPORATION	BOWMAN GROUP THE
2023-01226	Non-Residential Ag Certificate	Approved	03-Mar-23 FARM BUILDING	LOR 21612 JEFFERSON BLVD.		DILLER LYNN M
2023-01452	Non-Residential New Construction Permit	Revisions Required	14-Mar-23 COMMERCIAL	SP-21-010.R02 18375 BENTONVILLE DRIVE, LOT 3	TREVOR FREDERICK	WASHCO ARNETT FARM LLC
2023-01632	Non-Residential New Construction Permit	Revisions Required	21-Mar-23 COMMERCIAL	SP-21-010.R02 10313 ARNETT DRIVE, LOT	TREVOR FREDERICK	WASHCO ARNETT FARM LLC
2023-01751	Utility Permit	Applied	28-Mar-23 NEIGHBORHOOD	1210 SOUTH POINTE DRIVE HAGERSTOWN, MD 21740		EICHELBERGER EVELYN L

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Type	Status	Accepted Date	Location	Consultant	Owner
Utility Permit	Applied	Applied 30-Mar-23	16410 INDUSTRIAL LANE		RUST-OLEUM CORP
Utility Permit	Approved	Approved 06-Mar-23 POTOMAC EDISON	18745 MANOR CHURCH ROAD	POTOMAC EDISON	BAKER DAVID LYNN & BAKER BARBARA S
Utility Permit	Approved	Approved 22-Mar-23 VERIZON	13225 ONYX DRIVE	VERIZON	EMERALD POINTE INC
Utility Permit	Approved	Approved 08-Mar-23 VERIZON	45 WEST OAK RIDGE DRIVE	VERIZON	HAGERSTOWN INDUSTRIAL PROPERTIES L
Utility Permit	Approved	Approved 15-Mar-23 POTOMAC EDISON	14014 PARADISE CHURCH ROAD	POTOMAC EDISON	
Utility Permit	Review	15-Mar-23	13306 EDGEMONT ROAD	NEGLEY NEIL	SHAW JENNIFER E
Utility Permit	Review	Review 15-Mar-23 COMCAST	23 HEBB ROAD		WOLFE MATTHEW C & WOLFE RITA B

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	Utility Permit	
2	Non-Residential New Construction Permit	
1	Non-Residential Ag Certificate	
1	Non-Residential Addition-Alteration Permit	
41	Grading Permit	
1	Floodplain Permit	iotal by Group: 85
31	Entrance Permit	Permits
6	Type 2 Grading Plan	
1	Two Year Update	
2	Traffic Impact Study	
1	Subdivision Replat	
8	Stormwater Standard Plan	
1	Stormwater Concept Plan	
12	Standard Grading Plan	
3	Site Plan	
2	Redline Revision	
1	PWA	
и	Preliminary-Final Plat	
2	Preliminary Consultation	
1	Ordinance Modification	
1	Improvement Plan	
11	IMA	1
ь	Forest Stand Delineation	Total by Group:
L	Development Plan	LandDev
Total	Туре	