



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

## AGENDA

### WASHINGTON COUNTY PLANNING COMMISSION

July 19, 2021, 7:00 PM

VIRTUAL MEETING ONLY

This meeting will be held virtually; however the public will have access to the meeting through the County's Facebook live stream or the Washington County Commissioners' YouTube channel.

#### CALL TO ORDER AND ROLL CALL

#### PUBLIC INFORMATION MEETING

1. **WS-21-001 – Town of Hancock** – Proposed text amendment to the Washington County Water & Sewerage Plan to support the proposed upgrade and expansion of the wastewater treatment plant; Planner: Jill Baker \*

#### MINUTES

1. June 7, 2021 Planning Commission public rezoning information meeting and regular meeting minutes \*
2. June 14, 2021 Planning Commission public information meeting \*

#### OLD BUSINESS

1. **RZ-21-004 – Washington County Planning Commission** – Recommendation for the proposed text amendment to Section 4.26 of the Washington County Zoning Ordinance to deter placement of solar arrays on productive agricultural land in rural areas; Planner: Jill Baker
2. **RZ-21-003 – Morris & Ritchie Associates** – Recommendation for the major change request to the Black Rock PUD located on the north side of Mt. Aetna Road. The requested amendment to the existing development plan is to increase the overall number of residential units from 595 dwelling units to 1,148 units thereby increasing residential density from 2.7 dwelling units per acre to 5.2 units per acre; Planner: Jill Baker

#### NEW BUSINESS

#### PRELIMINARY CONSULTATION

1. **PC-21-001 – Northpoint Dickinson** – Preliminary consultation for the proposed construction of two warehouse buildings (1 million square feet and 652,000 square feet) on property located at 16910 National Pike; Zoning: PI (Planned Industrial); Planner: Ashley Holloway \*

#### PRELIMINARY PLAT

1. **PP-20-001 – Elmwood Farms, Sections 4 and 5**– Proposed 70 single-family residential lot addition to an existing subdivision located at 16301 Kendle Road; Zoning: RS (Residential Suburban); Planner: Lisa Kelly \*

#### FOREST CONSERVATION

1. **GP-21-007 – 55 West Oak Ridge Drive Distribution Center** – Variance request for the removal of 3 specimen trees for property located at 55 West Oak Ridge Drive; Planner: Travis Allen \*

*[Continued on next page]*

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

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### **OTHER BUSINESS**

1. **Update of Staff Approvals** – Ashley Holloway
2. **2022-2031 Solid Waste Management & Recycling Plan** – Determination of consistency with the County's Comprehensive Plan; Planner: Jill Baker \*
3. **Comprehensive Plan Update** – Review of Chapters 1 thru 4 for discussion and comment; Planners: Jill Baker and Wyatt Stitely \*
4. **Land Preservation, Park & Recreation Plan Update** – Planner: Jill Baker

### **ADJOURNMENT**

### **UPCOMING MEETINGS**

1. Monday, August 2, 2021, 7:00 p.m. – Washington County Planning Commission regular meeting

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

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



FOR PLANNING COMMISSION USE ONLY  
 Rezoning No. WS-21-001  
 Date Filed: 5-20-2021

WASHINGTON COUNTY PLANNING COMMISSION  
 WATER & SEWER PLAN AMENDMENT APPLICATION

Town of Hancock, Maryland

Applicant

126 West High St, Hancock, MD 21750

Address

Joe Gilbert, Town Manager

Primary Contact

Address

Property Owner     Contract Purchaser

Attorney     Consultant

Other: Utility provider

301-678-5622

Phone Number

hancocktownmanager@gmail.com

E-mail Address

Property Location: \_\_\_\_\_

Tax Map: \_\_\_\_\_ Grid: \_\_\_\_\_ Parcel No.: \_\_\_\_\_ Acreage: \_\_\_\_\_

Tax Account ID: \_\_\_\_\_

Current Zoning: \_\_\_\_\_

Current Priority Service Area: \_\_\_\_\_

Proposed Priority Service Area: \_\_\_\_\_

Is this request a:  Text Amendment     Map Amendment     Both

Joe Gilbert For  
 Applicant's Signature Joe Gilbert

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My commission expires on \_\_\_\_\_

Notary Public

FOR PLANNING COMMISSION USE ONLY

<input type="checkbox"/> Application Form	<input type="checkbox"/> Names and Addresses of all Adjoining & Confronting Property Owners
<input type="checkbox"/> Fee Worksheet	<input type="checkbox"/> Vicinity Map
<input type="checkbox"/> Application Fee	<input type="checkbox"/> Justification Statement
<input type="checkbox"/> Ownership Verification	<input type="checkbox"/> 25 copies of complete Application Package
<input type="checkbox"/> Boundary Plat (Including Metes & Bounds)	

# **WS-21-001 Town of Hancock, Maryland Response to Appendix B Questions**

## **1. Proposed type, capacity, size and location of facilities (new or proposed for use) and map.**

*Below are relevant sections describing the project from the Preliminary Engineering Report.*

### **6.0 PROPOSED PROJECT (RECOMMENDED ALTERNATIVE)**

*The preceding sections described the various proposed alternatives to improve the Town of Hancock's wastewater treatment plant and collection system. The work has been divided into three separate projects. Each project is independent of the others, but when completed will provide the Town with an upgraded system. In the following paragraphs, each recommended project will be summarized.*

### **6.1 PHASE I – WWTP AND NAPA PS**

*Phase I includes the Wastewater Treatment Plant upgrades and the NAPA Pump Station Alternative P 1A.*

#### **6.1.1 NAPA PUMP STATION REHABILITATION**

*This Alternative involves rehabilitating the NAPA Pump Station and utilizing it as the influent pump station to the WWTP. The recommended project does not include replacement of the effluent force main at this time. The rehabilitation at the NAPA Pump Station would consist of:*

- *Repairing wet well with concrete and lining*
- *Replacing pumps, rails, piping, and all appurtenances*
- *Installing a safety grate on the wet well*
- *Addressing odor issues with chemical dosing*
- *Addressing aesthetic issues with the installation of decorative fencing and trees*
- *Updating the valve vault*
- *Lining the equalization vault*
- *Replacing the hatch and top of the wet well*
- *Modifying electrical and controls*

#### **6.1.2 WASTEWATER TREATMENT PLANT**

*The selected Alternative for the ENR upgrade and expansion of the Hancock WWTP is the SBR system with sludge dewatering sized for a design capacity of 0.53 mgd and located at a new site uphill of the existing lagoons. This Alternative generally includes:*

- *A new screening and grit removal facility housed indoors*

- *Offline flow equalization using the existing lagoon and a new pumping station*
- *New two-basin SBR and post equalization*
- *New continuous backwash denitrification filters*
- *New cascade post aeration*
- *New UV disinfection system*
- *New non-potable water system*
- *Flow metering*
- *New chemical storage and feed systems to include methanol, caustic, alum and sodium hypochlorite*
- *New sludge digestion including dual tanks*
- *New dewatering facilities*
- *New drain pumping station*
- *New plant influent force mains and gravity lines for plant effluent and flow equalization influent*
- *Site improvements*
- *Electrical service upgrade and a new generator*
- *New Control Building*

### **6.1.3 PHASE 2**

*Phase 2 includes Pump Station Rehabilitation for the remaining three pump stations, the I&I Study, Collection System Rehabilitation, and the Public Works Facility Building.*

### **6.1.4 PUMP STATION REHABILITATION**

*The designated alternative for the pump station rehabilitation is Alternative P 2, Alternative P 3, and Alternative P 4. This choice involves rehabilitating the Subway Pump Station, Center Street Pump Station, and Pennsylvania Avenue Pump Station.*

*The rehabilitation at the Subway Pump Station would consist of:*

- *Lining wet well*
- *Replacing pumps, rails, piping, and all appurtenances*
- *Installing a safety grate on the wet well*
- *Addressing odor issues with chemical dosing*
- *Addressing aesthetic issues with the installation of decorative fencing*

*The rehabilitation at the Center Street Pump Station would consist of:*

- *Lining wet well*
- *Replacing pumps, rails, piping, and all appurtenances*
- *Installing a safety grate on the wet well*
- *Addressing odor issues with chemical dosing*
- *Addressing aesthetic issues with the installation of decorative fencing*

*The rehabilitation at the Pennsylvania Avenue Pump Station would consist of:*

- *Lining wet well*
- *Replacing pumps, rails, piping, and all appurtenances*
- *Installing a safety grate on the wet well*
- *Addressing odor issues with chemical dosing*
- *Painting the force main and gravity lines in the vault*

#### **6.1.5 INFLOW AND INFILTRATION**

*The designated alternative for the inflow and infiltration study is Alternative I&I 1. This option involves a comprehensive inflow and infiltration study of the Town's gravity sewer collection system. The inflow and infiltration study would consist of:*

- *Flow monitoring multiple points throughout the system to determine areas with higher inflow and infiltration*
- *Detailed manhole inspections of all manholes in the system*
- *Smoke testing of all sewer lines in the system to find breaks in sewer lines, breaks in laterals, connected downspouts, and other sources of I&I*
- *CCTV of areas with suspected I&I*

#### **6.1.6 COLLECTION SYSTEM REHABILITATION**

*The designated alternative for the collection system rehabilitation is Alternative R 1. This option involves the rehabilitation of the sewer collection system according to recommendations based on the findings of the inflow and infiltration study. This estimate is based on the rehabilitation of 50% of the sewer lines and 50% of the manholes within the system, which is an estimate based on RK&K's experience with previous inflow and infiltration studies and the known condition of the existing system. The recommendations consist of:*

- *Lining of manholes and gravity sewer lines*
- *Replacement of manholes and gravity sewer lines*
- *Repair of manhole bench, invert, and wall*
- *Lining of manhole chimneys*
- *Replacement of manhole frame and cover*

#### **6.1.7 PUBLIC WORKS FACILITY BUILDING**

*The designated alternative for the public works facility building is Alternative PWFB 1. This option involves construction of a new Public Works Facility Building at 259 Pennsylvania Avenue consisting of modifications to the existing garage and construction of an addition. including:*

- *Office space*
- *Garage bays and storage*
- *Aggregate storage*
- *Sand and salt storage*

#### **6.1.8 PHASE 3 – SEWER EXTENSION TO BUSINESS PARK**

*Phase 3 involves construction of the sewer extension to the business park outlined in Alternative E 1. This option involves:*

- *Construction of a pump station*
- *Installation of a force main along the road from the proposed pump station to the existing system*

**2. Name and location of development or service area (boundary, drainage area, acreage and map).**

*Existing service area + annexed areas. See map attached.*

**3. Number of people (existing in drainage or service area, density of development).**

*773 EDUs*

**4. Number of people to be served in drainage or service area by planned staged development.**

*773 existing EDUs + the Town intends to annex the property North of the current Town limits. This property may include Lanco, a 64-acre industrial park, and a 64-acre housing development. In addition, A truck stop, 100-bed hotel, 60-bed senior care facility, and car wash are anticipated to be built near Main Street in the near future.*

**5. Design, average and peak flows.**

**WWTP Design Criteria**

	<b>Town (MGD)</b>	<b>Lanco (MGD)</b>	<b>Total Combined (MGD)</b>
Current ADF	0.300	~0.1	NA
Current Sanitary	0.181	NA	NA
Current I&I	0.119	NA	NA
Existing Design ADF	0.380	NA	NA
Expansion Design ADF	0.380	0.150	0.530
Expansion Peak Daily	1.070	0.150	1.340
Expansion Peak Hourly	1.430	0.150	1.698

**6. Degree and type of treatment given.**

*SBR ENR Upgrade to existing lagoon treatment*

**7. Sludge disposal plans.**

*Sludge dewatering via screw press and sludge hauled away.*

**8. Transmission facilities (size of pipe).**

*Existing 8" gravity lines, 10" force main, 4" force mains.*

**9. Effluent disposal plans (spray irrigation, discharge to stream, etc.).**

*Discharge to Tonoloway Creek.*

**10. Classification of stream receiving discharge.**

*Category 3 water*

**11. Operation and maintenance costs.**

*\$2,400,000 for the 0.530 mgd SBR over 20 years*

**12. Proposed means of financing improvement.**

*Funding will come through a combination of Maryland Department of the Environment state grants and federal funding through the US Department of Agriculture Rural Development.*

**13. Description of ground and surface water resources within the service or development area, including the quantity and quality of these resources.**

*The Town of Hancock provides its own water service via wells. The proposed project will be outside the limits of the Town's WTP.*

*Moreover, there are no sole source aquifers in or near the Town of Hancock identified by the Environmental Protection Agency that might be impacted by temporary construction activities.*

**14. Sources of pollution or contamination of groundwater resources within the development or service area.**

*N/A*

**15. Source and amount of water to be withdrawn.**

*N/A*

**16. Relationship to Comprehensive Plan.**

*The Town of Hancock Comprehensive Plan includes an infrastructure element and a growth element. These infrastructure projects are in keeping with these elements of the Town Comprehensive Plan.*

**17. Relationship to Water and Sewer Plan.**

*Incorporating annexed areas into the Town's water and sewer.*

**18. Reason for change.**

*Incorporating annexed areas into the Town's water and sewer.*

**19. Alternatives and the rationale used in determining the means of providing water supply.**

*N/A*

**20. Rationale for selecting a particular design and alternatives for any proposed treatment facility, pumping station or interceptor.**

*Most economical solution for meeting treatment requirements.*

## Hancock: Lanco Location

Location of Lanco-Pennland property to receive water service from the Town

**Legend**

- Blockbuster Express
- Cove Ridge
- Douglas Chrysler Dodge & Jeep
- Feature 1
- Feature 2
- Hancock
- Hancock
- Hancock News
- Hancock Truck Plaza
- Hardee's
- Lanco Cheese Property
- Potomac Airpark



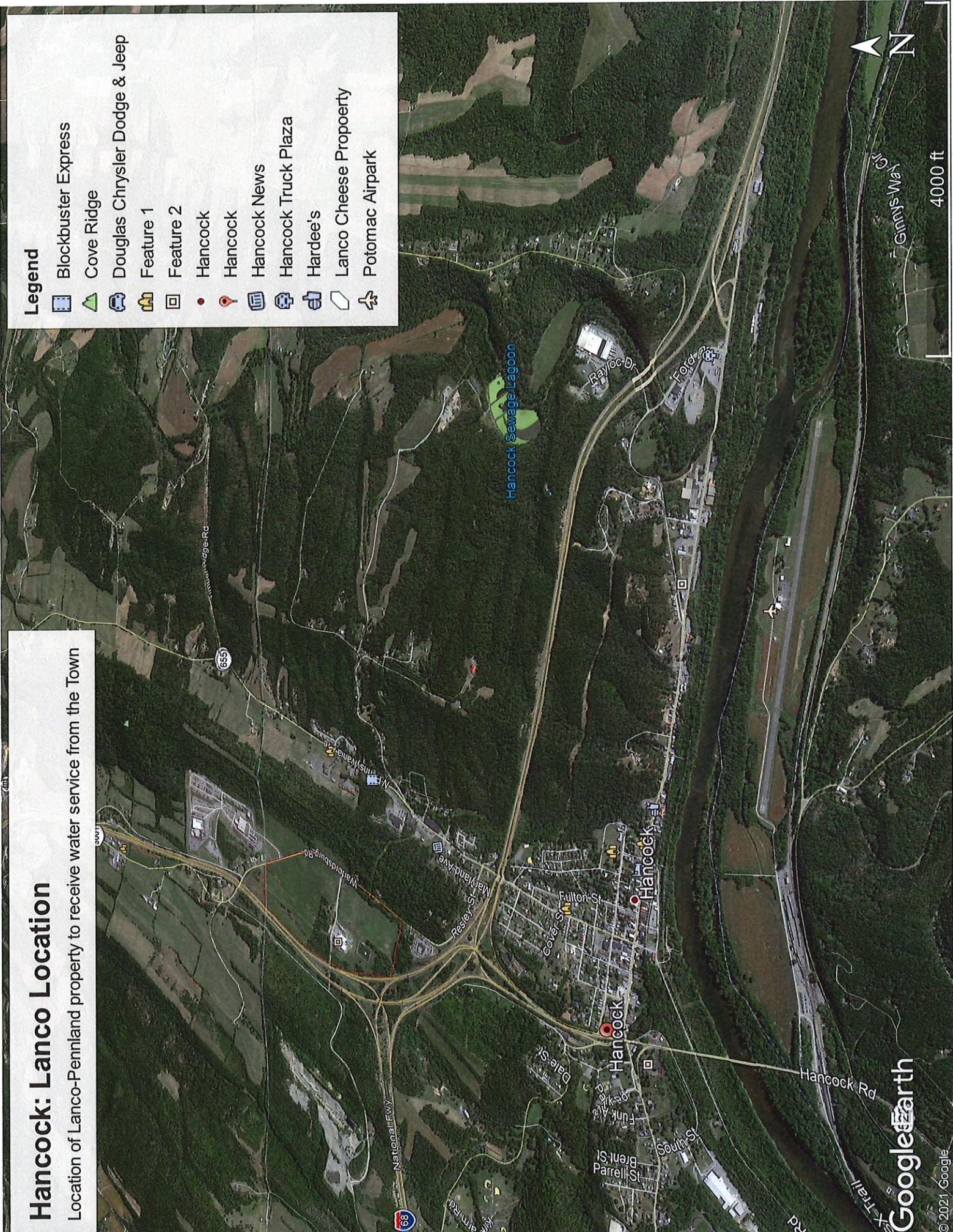
Google Earth

© 2021 Google

4000 ft

# Hancock: Lanco Location

Location of Lanco-Pennland property to receive water service from the Town



## Legend

- Blockbuster Express
- Cove Ridge
- Douglas Chrysler Dodge & Jeep
- Feature 1
- Feature 2
- Hancock
- Hancock
- Hancock News
- Hancock Truck Plaza
- Hardee's
- Lanco Cheese Property
- Potomac Airpark



4000 ft

**WS-21-001 – Town of Hancock, Maryland  
Proposed Text Amendments**

**J. HANCOCK**

The Town of Hancock owns and operates a wastewater collection and treatment system which serves a population of about 1,926 people mostly located within the Town limits. The Town has a designated growth area according to the 2002 Comprehensive Plan for Washington County. Treatment is afforded by 12.8 acre aerated lagoon from which the treated effluent is discharged to the Tonoloway Creek. The lagoon has a maximum design capacity of 0.38 mgd and has an average daily flow of 0.24.

The Town is proposing to upgrade the wastewater treatment plant (WwTP) to a Sequencing Batch Reactor (SBR) system with sludge dewatering. The purpose of the upgrade is to supply Enhanced Nutrient Removal processes that will abate existing problems with the lagoon system. In addition to the upgrades for ENR the Town is proposing to expand the capacity of the treatment facility from a design capacity of 0.38 mgd to 0.53 mgd to provide service to new and existing commercial and industrial development along Warfordsburg Road. Sludge generated at this WwTP will be hauled away. Effluent will be discharged into the Tonoloway Creek.

NOTES FOR TABLE NO. 11

- (1) RESPONSIBLE AGENCY, MUNICIPALITY, OR DEVELOPER – Responsibilities may include project initiation and management but not necessarily financing.
- (2) SEWER SERVICE AREA – That area served, or potentially served, by a system of sanitary sewers connected to a treatment plant, or, in a very large system, sub-areas as delineated by the County.
- (3) GRANTS ELIGIBLE – Dollar amounts indicate funds for which the project may be eligible from sources shown in parentheses. Source abbreviations represent agencies and programs as follows:
  - EPA – Environmental Protection Agency
  - MDE – Department of the Environment
  - EDA – Economic Development Administration
  - UDAG – Urban Development Action Grant
  - CDBG – Community Development Block Grant
  - FmHA – Farmers Home Administration
  - ARC – Appalachian Regional Commission
  - HUD – Housing and Urban Development Grant
  - SRL – State Revolving Loan Fund
  - [USDA – United States Department of Agriculture](#)

The local cost for any project may be assumed to be the total cost estimate less any amount shown for grants eligible.

Table No. 11  
 IMMEDIATE FIVE AND TEN YEAR PRIORITIES FOR SEWERAGE DEVELOPMENT

Responsible Agency, Municipality or Developer (1)	Service Area (2)	Project Description	Total Cost Estimate	Grants Eligible (4)	Completion Schedule		
					Planning	Design	Construction
Town of Hancock	Hancock	Sewerage Treatment Plant Upgrade and expansion of WwTP	\$2,900,000	N/A	Contingent-upon-Funding		

\$20,000,000 MDE/USDA 2019 2021 2023

DRAFT Washington County WS-21-01 Amendment  
MDE Comments  
06/25/21

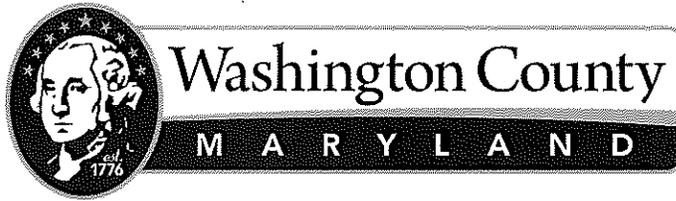
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DISCLAIMER: Below are MDE's Comments on the DRAFT Washington County WS-21-01 Amendment, additional comments may be sent under a separate cover.

- MDE had the following comments on the amendment:
  - Responses to Appendix B Question 1:
    - For Rehabilitating the Subway Pump Station, Center Street Pump Station, and Pennsylvania Avenue Pump Station, will the capacity of any of these pump stations increase? If so, is there an approximate value available?
  - Responses to Appendix B Question 4: Number of people to be served in drainage or service area by planned staged development.
    - Is there an approximate flow or EDUs for the annex the property North of the current Town limits which may include Lanco, a 64-acre industrial park, and a 64-acre housing development? In addition, a truck stop, 100-bed hotel, 60-bed senior care facility, and car wash are anticipated to be built near Main Street in the near future.
  - MDE's Water supply had the following comment: Are there any other provisions to address the contaminated wells other than the planned public sewer system?
- MDP had the following comments on the amendment (Please also see the attached MDP letter):
  - MDP found the amendment WS-21-001 to be generally consistent with the 2010 Hancock Comprehensive Plan. Page 2-11 of the Plan notes that the future needs of Hancock will include "Hancock WWTP system rehabilitation and improvements".
  - MDP also notes that the proposed Warfordsburg Road Annexation area is included in the plan, but the Comprehensive plan does not indicate exactly how much additional capacity is needed to serve the area. The town should consider revisiting and potentially amending its comprehensive plan to specify when, and by how much, new and infill development may necessitate increased capacity in its water and sewer facilities.

**Northpoint Dickinson**  
**Planning Commission Hearing**  
**Presented by: Ashley R. Holloway**  
**7/19/2021**

- Site is located at 16822 National Pike, Hagerstown.
- Proposal is to construct two warehouse buildings.
- Building 1: 652, 080 square feet, Building 2: 1,000,000 square feet
- Building heights will be 50 feet.
- City water, county sewer.
- Developer is planning to apply for a zoning variance for parking reduction.
  - 1,182 required
  - 1,002 planned



DIVISION OF  
PLAN REVIEW & PERMITTING

**PRELIMINARY CONSULTATION DISTRIBUTION**

**TO:** Washington County Health Dept.  
Washington County Plan Review Engineering  
Washington County Dept. of Business Development  
Washington County Forest Conservation  
Washington County Environmental Management  
Washington County Historic District Commission  
Maryland Dept. of Transportation State Highway Adm.  
Washington County Soil Conservation District  
Washington County Emergency Services  
Washington County Addressing  
Washington County Sheriff's Dept.  
City of Hagerstown Utilities  
City of Hagerstown Planning and Zoning Dept.  
Williamsport Fire Department  
Potomac Edison

**FROM:** Ashley Holloway

**DATE:** June 3, 2021

**RE:** Preliminary Consultation  
PC-21-001 – Northpoint Dickinson

Please find attached the Preliminary Consultation for the above referenced project.

ARH/msg

Attachments

**Cc:** Ashley Holloway, Director, Plan Review & Permitting  
Frederick, Seibert & Associates, Inc.  
Dickinson Family Ltd Partnership, Owner  
Northpoint Development, Developer

**PRELIMINARY CONSULTATION  
PC-21-001 Northpoint Dickinson**

A preliminary consultation was held on Thursday, June 3, 2021, at 1:30 p.m. via teleconference, in the offices of the Washington County Division of Plan Review & Permitting, 80 West Baltimore Street, Hagerstown, Maryland. A concept plan was presented for Northpoint Dickinson. The developer is proposing two warehouses with offices. The project is located at 16822 National Pike and is zoned PI (Planned Industrial District).

Present and participating in the consultation were: Ashley Holloway Director, Division of Plan Review & Permitting/Zoning Administrator; Rebecca Calimer, Chief of Plan Review, Division of Plan Review & Permitting; Misti Grimmer, Sr. Office Associate, Division of Plan Review & Permitting; Mark Bradshaw, Washington County Environmental Management, Water Quality; Jonathan Horowitz, Washington County Department of Business Development; Meghan Jenkins, Washington County Department of Planning & Zoning; Tim Lung, Washington County Health Department; Mark McKenzie, Maryland State Highway Administration; Steve Bockmiller, City of Hagerstown Planning & Zoning; Kellen Douglas, City of Hagerstown Utilities; David Salinas, Northpoint Development; Trevor Frederick, Frederick, Seibert & Associates, Inc., Consultant.

**WASHINGTON COUNTY DEPARTMENT OF BUSINESS DEVELOPMENT**

Mr. Jonathan Horowitz was present and provided the following comments.  
Mr. Horowitz stated that the Department of Business Development is in full support of this project and will be available to facilitate its successful completion.

**MARYLAND STATE HIGHWAY ADMINISTRATION (MSHA)**

Mr. Mark McKenzie was present and provided the following comments.  
Mr. McKenzie stated that a Traffic Impact Study (TIS) is required, and the TIS must be approved prior to site plan review and approval by MSHA. He went on to say that the two proposed entrances are acceptable. However, if a traffic signal is proposed in the future, one entrance will be required. He added that a consultation with the Maryland Historic Trust will be required prior to the approval of a demolition permit.

**WASHINGTON COUNTY DIVISION OF ENVIRONMENTAL MANAGEMENT-  
WATER QUALITY**

Mr. Mark Bradshaw was present and provided the following comments.  
Mr. Bradshaw stated that there is three thousand feet of offsite sewer construction required to reach this property and he will need to review this grading plan. The developer will be responsible for obtaining all easements and permits related to construction. The sewer for this development will be directed to Cedar Springs pump station. A special exception exists of \$1,000 per acre or \$1000 per EDU (Equivalent Dwelling Unit), whichever is greater. This fee is due at the time of permit application.

**CITY OF HAGERSTOWN UTILITIES**

Mr. Kellen Douglas was present and provided the following comments.  
Mr. Douglas stated that the requirement for a Pre-Annexation Agreement is acknowledged on the concept plan cover sheet. However, a water line extension will be required for water connection.

The nearest water line connection is located at Huyetts Crossroads, where Rt. 40 and Rt. 63 intersect. Mr. Frederick asked the size of the water line at that location. Mr. Douglas replied that it is a 12-inch water line extending from a 24-inch water line at the east side of the crossroads. Mr. Frederick inquired if there is a closer water line connection located at West Washington Street. Mr. Douglas responded that there is the potential for an extension from a 12-inch water line at McDade Road, however he does not think it is closer. He suggested that they could discuss further options prior to site plan submittal.

#### **CITY OF HAGERSTOWN PLANNING AND ZONING**

Mr. Steve Bockmiller was present and provided the following comments. Written comments were also provided, a copy of which is attached to this summary. Mr. Bockmiller wrote,

**“Thank you for the opportunity to comment on this development proposal. The City's Planning and Code Administration Department offers the following comments on this consultation plan:**

- 1. Pre-annexation agreement will be required for city utility.**
- 2. Since there are few tracts between this and current city boundaries and we are receiving development inquiries on some of them that could trigger annexation of the subject property sooner or not so much later, the potential of annexation of this site sometime in the foreseeable (but not immediate) future is a real possibility. Therefore, the city requests that the developer construct a public sidewalk along the front of the site (US 40) and on the Burkholder Lane frontage that would be available to connect with sidewalks on future developments. The City's design standards require public sidewalks where they do not currently exist along public streets in the development process. Since the potential for annexation of this site may become " real" the taxpayer should not be burdened with the cost of installing sidewalks later, after an annexation. Also, grading for sidewalks is best handled with the mass grading plan for the initial development of the site.**
- 3. The city recommends generous use of street trees and landscaping trees in the front of the site to buffer the large buildings from the road.**
- 4. The city assumes that upon annexation at some point in the future, it will assume responsibility for enforcing the County-approved forest conservation plan for the site, including being the enforcing party of any protected areas that are created as a result. The City protects forest conservation areas through the recordation of protective easements on plats or deed exhibits. If the County expects the City to enforce the agreements at a later date, easements illustrated on plats or deed exhibits should be recorded in the land records.**
- 5. Although not required by county ordinance (that we know of), the City recommends to the developer that they conduct field reconnaissance and deed research to ensure there are no farm cemeteries on the property, so if there are, that they be appropriately treated in the development review process. The City has a codified requirement for this, and it was employed in the recent development of the Wesel Boulevard corridor for North Point. If looking for a model to use for this**

**research, the applicant is welcomed to use the city's codified requirements for this in Article 5 of the City's Land Management Code. However, to be clear, the City understands that this property is not under city jurisdiction, and this is offered as a recommendation only.”**

Mr. Frederick inquired as to whether the sidewalk comment was a recommendation or a requirement. Mr. Bockmiller responded that it is a strong request due to the likelihood of a future annexation, that would necessitate completion at taxpayer's expense. However, the site is not located within the City of Hagerstown's jurisdiction, so they cannot require it to be completed at this time. He recommended that sidewalks should at least be considered as a part of the grading plan. Mr. Frederick responded that they would discuss options with the Maryland State Highway Administration, since they hold the right of way in this location, prior to site plan submittal.

#### **WASHINGTON COUNTY PLANNING AND ZONING**

Ms. Meghan Jenkins was present and provided the following comments.

Ms. Jenkins stated that she is representing staff for the HDC (Historic District Commission) who is making recommendations. She requested that the Developer note on the site plan that this is a historic site, it is listed as WAI004 on the Maryland Inventory of Historic Properties. She also recommended that the list of demolition alternatives be reviewed and considered. Ms. Jenkins explained that the HDC prefers to be provided with information as to why those alternatives were not feasible, when reviewing permits or site plans for approval. She stated that documentation of the property prior to demolition is recommended, and that information and resources are available on the HDC's website to assist with this process. It appears that the spring house may be amenable to retention, so if the HDC can be of assistance in this process please contact them with any questions. Mr. Frederick requested that Ms. Jenkins forward him the information on WAI004 and the other documents to which she referred in her comments.

#### **WASHINGTON CO. PLAN REVIEW DEPT. – ENGINEERING REVIEW**

Ms. Rebecca Calimer was present and provided the following comments. Written comments were also provided, a copy of which is attached to this summary. Ms. Calimer wrote,

“Please see the following comments on the conceptual site and stormwater management layout for incorporation at the design phase.

1. To promote connectivity and access in the PI district the eastern entrance and associated drive should be designed to allow for a possible future conversion to a public roadway. Further consideration and discussion will be necessary to determine how best to approach the design at this phase. The entrance appears to be in the vicinity of future planned connection of Newgate Boulevard with US 40, which is the preferred location.
2. A Traffic Impact Study (TIS) is required for this project. A TIS scope was issued by the County April 29 of this year. We are continuing coordination with the traffic consultant regarding COVID related trip adjustments.
3. This project outfalls to the Maryland State Highway (MSHA) drainage system and will require approval from MSHA Hydraulics Division.
4. This project proposes two entrances on US 40 and will require approval from MSHA for

access.

5. This preliminary consultation review satisfies the stormwater concept plan requirement in accordance with the Washington County Stormwater Management, Grading, Soil Erosion and Sediment Control Ordinance Section 3.7.2.A. The remaining comments are specific to that review.
6. The conceptual SWM plan includes surface sand filters, bioretention and grass swales. Generally filtering practices should be kept “offline” with a flow regulator or splitter diverting the water quality/ESD volumes to the practice.
7. Chapter 3 filtering practices require pretreatment equivalent to at least 25% of the computed  $WQ_v$  prior to the filter media.
8. Downstream drainage will need to be evaluated and discussed in detail in the SWM report.
9. The Geotech report supplied with this concept level submission was preliminary in nature. A final Geotech report will be necessary at the next stage to provide recommendations based on the final design and in accordance with the Design Manual Appendix D1 and D2 and MD378, as applicable. This report should include recommendation on SWM facility liner specification and installation.
10. Discharges from the SWM facilities or from impervious surfaces should be directed away from any existing sinkholes.

Please contact me if you have any questions.

Respectfully,

Rebecca Calimer, EIT, CFM, Chief of Plan Review”

Further conversation ensued regarding the entrance. Mr. Frederick stated that the eastern most access will likely be the public road if it is to be dedicated as such. This road will connect to a national pike at this point and traverse toward the northern property line. He asked if a right-of-way (ROW) to meet public road standards would be required. Ms. Calimer replied that further discussion will be required. However, since this is the only site being developed at this time, it would be desirable to have the ROW established without an ownership transfer. The road will function as a private road and therefore, will not likely be county maintained. Further discussion will reveal the best plan for all moving forward. Ms. Calimer commented that the TIS has been scoped and conversations are taking place with Mr. Mike Nalepa regarding the trip count adjustments. She stated that access and drainage will be reviewed by the Maryland State Highway Administration and that remaining comments are stormwater related. She further added that Soil Conservation submitted written comments that will be incorporated into the minutes.

**WASHINGTON COUNTY DEPT. OF PLANNING AND ZONING -FOREST  
CONSERVATION**

Mr. Allen provided the following written comments.

Mr. Allen wrote, "The proposed development will almost certainly necessitate the removal of many specimen trees. This will require the approval of a variance by the Washington County Planning Commission at their regular monthly meeting. Every effort should be made to preserve as many of these trees as possible in the design of the development. Specimen Trees #11 and 12, in particular, should be retained and protected in the design and construction of the SWM facility shown on sheet 3. It is unclear if its current location will impact those specimen trees."

**WASHINGTON COUNTY DEPT. OF PLANNING AND ZONING – ADDRESSING**

Mr. John Baker provided the following written comments.

"Addresses are tentative, will be formally assigned at time of permitting."

**WASHINGTON COUNTY SOIL CONSERVATION DISTRICT**

Ms. Dee Price provided the following written comments.

"1. Provide a Topography Map with the drainage areas delineated for all stream segments on-site. As presented, a soils map was provided with a portion of the stream segments addressed; a Topography Map is required. Further, there are 5 stream segments to be addressed; only 3 have been partially addressed. If any of the streams require buffers, based upon soil type and/or drainage area, etc., show and address within the design accordingly. Additionally, the Stream Buffer Criteria applies to any stream associated with wetlands and their associated State mandated buffers.

2. I assume the proposed grading impact to qualified forest will be addressed; please clarify.

3. Be sure to address Steep Slope designations with the Soil Erosion and Sediment Control Plan design.

4. Be sure to address sinkhole remediation as a first order of business within the Soil Erosion and Sediment Control Plan, as well as consider in the design of stormwater conveyances and structures.

5. Steep Slope and Forested designations will require valid justification to allow for the proposed disturbances; potential mitigation may be an option.

6. With cuts proposed at 30-40 feet, please evaluate all soils for elevated ground water levels, etc. and address accordingly within the forthcoming design.

7. Include Rock Encountered Notes based upon depths determined during the borings.

8. The Geotechnical Report recommends a more detailed exploration be undertaken in conjunction with the forthcoming design; please provide the report accordingly.

9. We strongly recommend addressing stormwater structure hazard class designations early in the design process.

10. Please keep in mind, the above comments may alter the design; please evaluate all and address accordingly.

11. The Concept/Preliminary Consultation Plan is approved; address all comments with the forthcoming design plans.”

#### **WASHINGTON COUNTY HEALTH DEPARTMENT**

Mr. Tim Lung was present and provided the following comments. Mr. Lung inquired if there is going to be any subdivision involved with this property. Mr. Frederick replied that there will not be any subdivision involved. Next, he asked if the property consisted of all the land that is zoned PI along that side of the road. Mr. Frederick responded that it did. Mr. Lung proceeded to ask if this is the concept plan containing the design standards required for the entire Industrial Park that will be presented to the Planning Commission. Mr. Frederick stated that this is the entire Industrial Park as currently presented. The intent of this concept plan is to meet the Planning Commission requirements, and to eventually present it to the Planning Commission for approval prior to site plan submittal.

Mr. Lung stated that the PI zoning requires connection to public facilities and that the water and sewer plan classification is S3W5. Based on the concept plan both requirements will be met. He went on to say that prior to site plan approval, the Environmental Health Department must review the site plan, receive their review fee and allocation letters from service providers.

#### **WASHINGTON CO. PLAN REVIEW & PERMITTING DEPT. - LAND USE**

Mr. Holloway was present and provided the following comments.

- “-All variances and special exceptions must be granted prior to site plan submission.
- Screening must be done around neighboring residential properties.
- Design standards in section 18.9 of the Zoning Ordinance must be followed.”

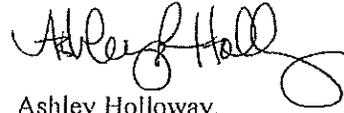
Mr. Holloway reiterated Ms. Jenkin’s comment regarding a change to the historic notation on the site plan. Mr. Frederick inquired if the current concept plan is presented to the Planning Commission for recommendations, or if revisions are required prior to the meeting. Mr. Holloway suggested that minor revisions be made prior to submitting the concept plan to the Planning Commission. He instructed Mr. Frederick to submit those revisions to him to be rerouted to the agencies for review and stated that he would schedule a date for the concept plan to be presented to the Planning Commission. Mr. Frederick stated that the goal is the July Planning Commission Meeting.

The minutes will be prepared for a future Planning Commission agenda.

#### **CLOSING COMMENTS**

There being no further discussion, the consultation concluded. All agencies will receive a written summary of the meeting. If there are any discrepancies in the report, the Plan Review Staff should be contacted. The written summary will be submitted to the Planning Commission and their comments shall also be incorporated within and be made a part of the record of comments and issues which need to be addressed by the developer as he proceeds through the approval process.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ashley Holloway". The signature is fluid and cursive, with a long, sweeping tail that extends to the right.

Ashley Holloway,  
Director, Plan Review & Permitting,  
Zoning Administrator

ARH/msg  
Attachments

## MEMORANDUM

**TO:** Ashley R. Holloway  
Director of Plan Review & Permitting and Zoning Administrator  
Washington County Government

**FROM:** Stephen R. Bockmiller, AICP  
Development Review Planner/Zoning Administrator  
Planning and Code Administration Department, City of Hagerstown

**SUBJECT:** North Point Davidson Consultation - US 40 West

**DATE:** June 3, 2021

Thank you for the opportunity to comment on this development proposal. The City's Planning and Code Administration Department offers the following comments on this consultation plan:

1. Pre-annexation agreement will be required for city utility.
2. Since there are few tracts between this and current city boundaries and we are receiving development inquiries on some of them that could trigger annexation of the subject property sooner or not so much later, the potential of annexation of this site sometime in the foreseeable (but not immediate) future is a real possibility. Therefore, the city requests that the developer construct a public sidewalk along the front of the site (US 40) and on the Burkholder Lane frontage that would be available to connect with sidewalks on future developments. The City's design standards require public sidewalks where they do not currently exist along public streets in the development process. Since the potential for annexation of this site may become "real" the taxpayer should not be burdened with the cost of installing sidewalks later, after an annexation. Also, grading for sidewalks is best handled with the mass grading plan for the initial development of the site.
3. The city recommends generous use of street trees and landscaping trees in the front of the site to buffer the large buildings from the road.
4. The city assumes that upon annexation at some point in the future, it will assume responsibility for enforcing the County -approved forest conservation plan for the site, including being the enforcing party of any protected areas that are created as a result. The City protects forest conservation areas through the recordation of protective easements on plats or deed exhibits. If the County expects the City to enforce the agreements at a later date, easements illustrated on plats or deed exhibits should be recorded in the land records.
5. Although not required by county ordinance (that we know of), the City recommends to the developer that they conduct field reconnaissance and deed research to ensure there are no farm cemeteries on the property, so if there are, that they be appropriately treated in the development review process. The City has a codified requirement for this and it was employed in the recent development of the Wesel Boulevard corridor for North Point. If looking for a model to use for this research, the applicant is welcomed to use the city's codified requirements for this in Article 5 of the City's Land Management Code. However, to be clear, the City understands that this property is not under city jurisdiction, and this is offered as a recommendation only.

Copy: S. Nicewarner, City Administrator  
K. Maher, AICP, Director, PCAD  
J. Thompson, Director, DCED  
D. Reaser, Business Development Specialist, DCED  
M. Flick, Planner, PCAD  
Trevor Frederick, FS&A, Design Consultant



DIVISION OF  
PLAN REVIEW & PERMITTING

June 3, 2021

Trevor Frederick, PE  
Frederick Seibert and Associates  
128 South Potomac Street  
Hagerstown, MD 21740

**Re: Northpoint Dickenson (PC-21-001)**

Mr. Frederick,

Please see the following comments on the conceptual site and stormwater management layout for incorporation at the design phase.

1. To promote connectivity and access in the PI district the eastern entrance and associated drive should be designed to allow for a possible future conversion to a public roadway. Further consideration and discussion will be necessary to determine how best to approach the design at this phase. The entrance appears to be in the vicinity of future planned connection of Newgate Boulevard with US 40, which is the preferred location.
2. A Traffic Impact Study (TIS) is required for this project. A TIS scope was issued by the County April 29 of this year. We are continuing coordination with the traffic consultant regarding COVID related trip adjustments.
3. This project outfalls to the Maryland State Highway (MSHA) drainage system and will require approval from MSHA Hydraulics Division.
4. This project proposes two entrances on US 40 and will require approval from MSHA for access.
5. This preliminary consultation review satisfies the stormwater concept plan requirement in accordance with the Washington County Stormwater Management, Grading, Soil Erosion and Sediment Control Ordinance Section 3.7.2.A. The remaining comments are specific to that review.
6. The conceptual SWM plan includes surface sand filters, bioretention and grass swales. Generally filtering practices should be kept "offline" with a flow regulator or splitter diverting the water quality/ESD volumes to the practice.
7. Chapter 3 filtering practices require pretreatment equivalent to at least 25% of the computed  $WQ_v$  prior to the filter media.
8. Downstream drainage will need to be evaluated and discussed in detail in the SWM report.
9. The Geotech report supplied with this concept level submission was preliminary in nature. A final Geotech report will be necessary at the next stage to provide recommendations based on the final design and in accordance with the Design Manual Appendix D1 and D2 and MD378, as applicable. This report should include recommendation on SWM facility liner specification and installation.
10. Discharges from the SWM facilities or from impervious surfaces should be directed away from any existing sinkholes.

80 West Baltimore Street | Hagerstown, MD 21740-6003 | P: 240.313.2460 | TDD: 711

Please contact me if you have any questions.

Respectfully,

Rebecca Calimer, EIT, CFM, Chief of Plan Review

Copy(ies) to: Ashley Holloway, Director  
Dee Price, SCD  
Mark McKenzie, SHA

## **AGENCY COMMENTS**

### **PC-21-001 – NORTHPOINT DICKINSON**

#### **Comprehensive Planning – Forest Conservation**

The proposed development will almost certainly necessitate the removal of many specimen trees. This will require the approval of a variance by the Washington County Planning Commission at their regular monthly meeting. Every effort should be made to preserve as many of these trees as possible in the design of the development. Specimen Trees #11 and 12, in particular, should be retained and protected in the design and construction of the SWM facility shown on sheet 3. It's unclear if its current location will impact those specimen trees.

#### **Comprehensive Planning – Address Review**

Addresses are tentative, will be formally assigned at time of permitting.

#### **Land Development – Plan Review**

- All variances and special exceptions must be granted prior to site plan submission.
- Screening must be done around neighboring residential properties.
- Design standards in section 18.9 must be followed.

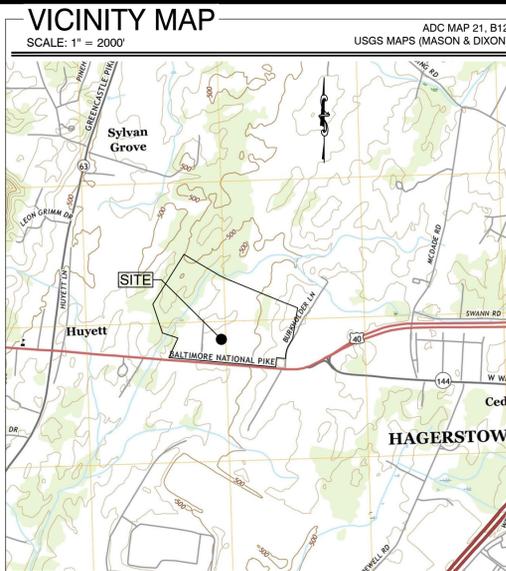
#### **Soil Conservation District**

1. Provide a Topography Map with the drainage areas delineated for all stream segments on-site. As presented, a soils map was provided with a portion of the stream segments addressed; a Topography Map is required. Further, there are 5 stream segments to be addressed; only 3 have been partially addressed. If any of the streams require buffers, based upon soil type and/or drainage area, etc., show and address within the design accordingly. Additionally, the Stream Buffer Criteria applies to any stream associated with wetlands and their associated State mandated buffers.
2. I assume the proposed grading impact to qualified forest will be addressed; please clarify.
3. Be sure to address Steep Slope designations with the Soil Erosion and Sediment Control Plan design.
4. Be sure to address sinkhole remediation as a first order of business within the Soil Erosion and Sediment Control Plan, as well as consider in the design of stormwater conveyances and structures.
5. Steep Slope and Forested designations will require valid justification to allow for the proposed disturbances; potential mitigation may be an option.

6. With cuts proposed at 30-40 feet, please evaluate all soils for elevated ground water levels, etc. and address accordingly within the forthcoming design.
7. Include Rock Encountered Notes based upon depths determined during the borings.
8. The Geotechnical Report recommends a more detailed exploration be undertaken in conjunction with the forthcoming design; please provide the report accordingly.
9. We strongly recommend addressing stormwater structure hazard class designations early in the design process.
10. Please keep in mind, the above comments may alter the design; please evaluate all and address accordingly.
11. The Concept/Preliminary Consultation Plan is approved; address all comments with the forthcoming design plans.

# PRELIMINARY CONSULTATION PLAN FOR NORTHPOINT DICKINSON

SITUATE AT 16822 NATIONAL PIKE (US 40)  
HAGERSTOWN, MD 21740  
WASHINGTON COUNTY, MARYLAND



TYPE	NUMBER	TITLE
C-101	SHEET 01	OVERALL PLAN
C-102	SHEET 02	CONCEPT PLAN
C-103	SHEET 03	CONCEPT PLAN
C-104	SHEET 04	CONCEPT PLAN
C-105	SHEET 05	CONCEPT PLAN



### ZONING DATA

EXISTING ZONING DISTRICT	PI - PLANNED INDUSTRIAL DISTRICT
EXISTING USE	AGRICULTURAL-RESIDENTIAL
PROPOSED USE	WAREHOUSE, OFFICE
MAXIMUM BUILDING HEIGHT	75 FT.
MAXIMUM BUILDING COVERAGE	50% (TOTAL LOT AREA)
MINIMUM LOT AREA	2 AC.
MINIMUM LOT WIDTH	200 FT.
MINIMUM YARD SETBACK:	
FRONT	150 FT.
SIDE/REAR	75 FT. ADJ. TO BUSINESS OR INDUSTRIAL DISTRICT 150 FT. ADJ. TO RESIDENTIAL DISTRICT

### SITE DATA

TAX MAP - GRID - PARCEL	0036-0017-0018
ELECTION DISTRICT	24
ACCOUNT NUMBER	001210
LIBER / FOLIO	02089 / 00655
AREA SUMMARY:	
PARCEL	133.34 AC.
DISTURBED AREA	100 AC.
WATER & SEWER USAGE:	
WATER PROVIDED	CITY OF HAGERSTOWN- WATER DIVISION
SEWER PROVIDED	WASHINGTON COUNTY DEPT. OF WATER QUALITY (EXT. REQ.)
EXISTING ALLOCATION	0 GPD
PROPOSED ALLOCATION	2,400 GPD
FOREST CONSERVATION	14.97 AC. (652,093.20 SF); ONSITE RETENTION EASEMENT
WATERSHED:	
NAME	CONOCOCHIEGUE CREEK
NUMBER	02-14-05-04
FEMA PANEL #	24043C0118D EFFECTIVE 08/15/2017
PROPOSED BUILDING AREA	BUILDING 1: 652,080 SF (11%); 637,080 SF (WAREHOUSE), 15,000 SF (OFFICE) BUILDING 2: 1,000,000 SF (17%); 985,000 SF (WAREHOUSE), 15,000 SF (OFFICE)
PROPOSED BUILDING HEIGHT	50 FT.
AVERAGE DAILY TRAFFIC	2874 (PASSENGER VEHICLES)

### PARKING SUMMARY

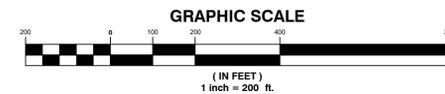
**REQUIRED PARKING: 1182 SPACES (25 ADA, 1157 REGULAR)**

WAREHOUSE: 1 SPACE PER 1500 SF OF GFA = 1082 SPACES REQUIRED  
PROFESSIONAL OFFICE: 1 SPACE PER 300 SF OF GFA = 100 SPACES REQUIRED

**PROPOSED PARKING: 1002 SPACES (25 ADA, 977 REGULAR) (VARIANCE REQUIRED)**

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

**DEVELOPER:**  
NORTHPOINT DEVELOPMENT  
4805 MONTGOMERY ROAD, SUITE 310  
CINCINNATI, OH 45212  
C/O: DAVID SALINAS



- QUALIFIED FOREST
- WETLANDS
- STEEP SLOPES
- PROPOSED FOREST EASEMENT
- PROPOSED SWM AREAS

### SENSITIVE AREA NOTICE

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

SOILS	H.S.G.	Ratio (%)	Kw
Fa	D	2.00%	0.37
HaA	B	3.00%	0.37
HaB	B	36.00%	0.37
HaC	B	2.00%	0.37
HbB	B	10.00%	0.32
HcB	B	11.00%	0.32
HcC	B	21.00%	0.32
Mn	B	5.00%	0.15
SsA	D	10.00%	0.43

### NOTES:

- THIS SITE WILL BE SERVED BY PUBLIC WATER (CITY OF HAGERSTOWN-WATER DEPARTMENT). PUBLIC WATER IS AVAILABLE AT THE STREET. A PRE-ANNEXATION AGREEMENT WILL BE REQUIRED TO SERVE THIS DEVELOPMENT WITH PUBLIC WATER. A WATERLINE EXTENSION MAY BE REQUIRED BY THE CITY OF HAGERSTOWN
- THIS SITE WILL BE SERVED BY PUBLIC SEWER (WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY). THE NEAREST PUBLIC SEWER IS LOCATED 4500 FT TO THE SOUTHWEST. AN OFF-SITE SEWER EXTENSION PLAN WILL BE REQUIRED TO SERVE THIS SITE. AN AGREEMENT IS IN PLACE WITH THE NEIGHBORING PROPERTY OWNERS TO SECURE AN EASEMENT TO EXTEND THE PUBLIC SEWER MAIN
- STORMWATER MANAGEMENT WILL BE PROVIDED BY ON-SITE WATER QUALITY BMPs: BIORETENTION, SURFACE SAND FILTERS, AND SWALES.
- THE EXISTING CONTOURS SHOWN HEREIN WERE OBTAINED FROM COUNTY LIDAR.
- THE 100-YR FLOODPLAIN PER FEMA PANEL 24043C0118D DATED 08.15.2017 IS SHOWN ON THE PLAN. THIS AREA IS DEFINE AS ZONE A, WHICH IS AN UNCALCULATED FLOODPLAIN.
- WETLANDS SHOWN ON THIS SITE WERE FIELD DELINEATED BY THOMPSON ENVIRONMENTAL SURVEY & PERMITTING, LLC IN MARCH 2021.
- THE APPLICATION TRAIL IS NOT LOCATED WITHIN 1000 FT OF THIS PROPERTY.
- THIS SITE DOES NOT LIE WITHIN THE WATERSHED BOUNDARIES OF THE EDGEMOOR OR SMITHSBURG RESERVOIRS OR THE UPPER BEAVER CREEK DRAINAGE BASIN.
- FOREST CONSERVATION WILL BE PROVIDED BY AN ONSITE RETENTION EASEMENT
- THERE ARE HISTORICAL INVENTORY SITES ON THIS PROPERTY AS SHOWN ON THE MARYLAND HISTORICAL TRUST. THE SITE IS IDENTIFIED AS WA-I-004 (J.R. FRIDINGER FARM) AN INCLUDES A MAIN HOUSE AND TENANT HOUSE. DEMOLITION ALTERNATIVE #7 WILL BE USED TO DOCUMENT THESE STRUCTURES PRIOR TO DEMOLITION.
- A VARIANCE WILL BE REQUIRED FROM THE PARKING REQUIREMENTS.



Professional Certification  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of Maryland. License # 9859  
Expiration Date: 06/30/2022

**FSA**  
FREDERICK SEIBERT & ASSOCIATES, INC.  
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS  
108 SOUTH POTOMAC STREET  
30 WEST BALTIMORE STREET  
100 SOUTH HANOVER STREET  
100 SOUTH HANOVER STREET  
HAGERSTOWN, MARYLAND 21740  
HAGERSTOWN, MARYLAND 21740  
HAGERSTOWN, MARYLAND 21740  
771.267.1007  
771.267.1007  
771.267.1007

DATE	REVISION/AGENCY COMMENTS
06/11/2021	

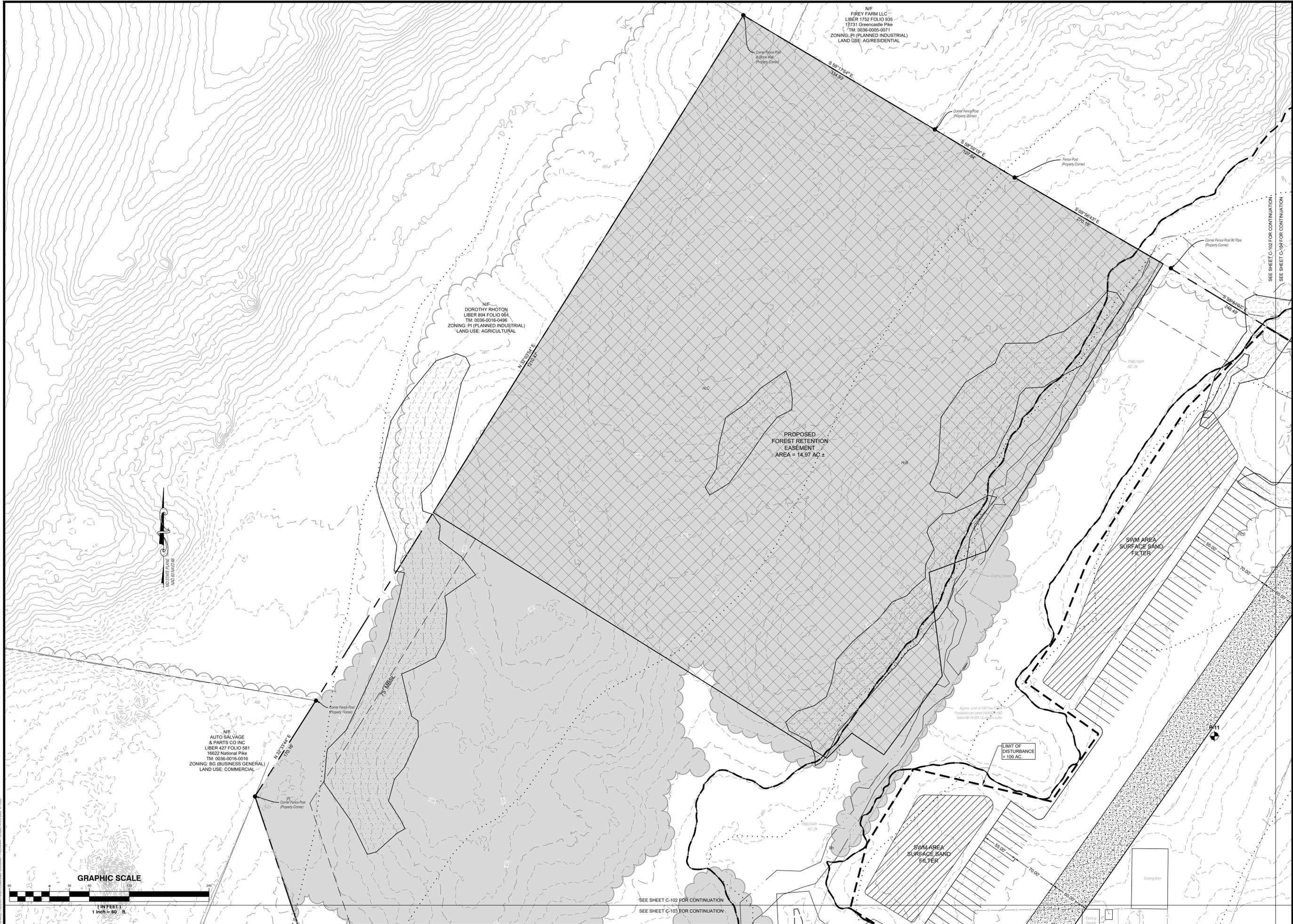
**NORTHPOINT DICKINSON**  
SITUATE AT 16822 NATIONAL PIKE  
HAGERSTOWN, MARYLAND 21740

WASHINGTON COUNTY, MARYLAND  
NORTHPOINT DEVELOPMENT LLC  
4805 MONTGOMERY ROAD, SUITE 310, CINCINNATI, OH 45212  
(513) 657-1491

PROJECT NO.	6469.1
DWN BY	DATE
TMF	04.19.2021
PROJECT MANAGER	EMAIL
T. Frederick	tfrederick@fsa-inc.com
TAX MAP	
0036-0017-0017	
SCALE	1" = 200'
SHEET TITLE	

OVERALL  
PLAN

C-101  
SHEET 01 OF 05



Professional Certification:  
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of Maryland.  
 License # 4899  
 Expiration Date 06/30/2021

**FSA**  
**FREDERICK SEIBERT & ASSOCIATES, INC.**  
 CIVIL ENGINEER • SURVEYOR • LANDSCAPE ARCHITECTS • LAND PLANNERS

100 SOUTH POTOMAC STREET  
 2ND FLOOR BALTIMORE STREET  
 PHARMACY BUILDING  
 BALTIMORE, MARYLAND 21201  
 TEL: 410.777.8111  
 FAX: 410.777.8007

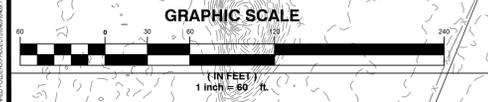
DATE	DESCRIPTION

**NORTHPOINT DICKINSON**  
 16802 NATIONAL PIKE  
 HAGERSTOWN, MARYLAND 21740

**WASHINGTON COUNTY, MARYLAND**  
 NORTHPOINT DEVELOPMENT LLC  
 4805 MONTGOMERY ROAD, SUITE 316, CINCINNATI, OHIO 45212  
 (513) 656-7491

PROJECT NO.	6469.1
DWN BY	DATE
TMF	04.19.2021
PROJECT MANAGER	EMAIL
T. Frederick	tfrederick@fsa-inc.com
TAX MAP	
0036-0017-0017	
SCALE	1" = 60'

SHEET TITLE  
**CONCEPT PLAN**  
**C-102**  
 SHEET 02 OF 05



SEE SHEET C-102 FOR CONTINUATION  
 SEE SHEET C-103 FOR CONTINUATION









WASHINGTON COUNTY DIVISION OF PLAN REVIEW & PERMITTING

80 West Baltimore Street | Hagerstown, MD 21740-6003 | P: 240.313.2460 | F: 240.313.2461 | Hearing Impaired: 7-1-1

**PRELIMINARY PLAT STAFF REPORT**

**BASE INFORMATION**

SITE NAME.....: Elmwood Farm - Sections 4&5  
 NUMBER.....: PP-20-001  
  
 OWNER.....: FELIXS FOLLY LLC  
 LOCATION.....: North side of Lappans Road near Williamsport  
 DESCRIPTION.....: Proposed 70 single family lot addition to existing subdivision  
  
 ZONING.....: Residential, Suburban  
 COMP PLAN LU.....: Low Density Residential  
 PARCEL.....: 02023474  
 PLANNING SECTOR.....: 1  
 ELECTION DISTRICT.....: 02  
  
 TYPE.....: Single Family  
 GROSS ACRES.....: 55.89  
 DWELLING UNITS.....: 70  
 TOTAL LOTS.....: 70  
 DENSITY.....: 1.2525 Units Per Acre  
  
 PLANNER.....: Lisa A Kelly  
 ENGINEER.....: FOX & ASSOCIATES INC  
 RECEIVED.....: June 30, 2020

**SITE ENGINEERING**

*HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION*

FLOOD ZONE.....: Yes  
 WETLANDS.....: None  
 WATERSHED.....: Potomac River WA Cnty  
 ENDANGERED SPECIES.....: None  
 STEEP SLOPES.....: No  
 HISTORIC INVENTORY.....: No Resources Present  
 EASEMENTS PRESENT.....: S-16-046

*SITE DESIGN*

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



Washington County  
MARYLAND

WASHINGTON COUNTY DIVISION OF PLAN REVIEW & PERMITTING

80 West Baltimore Street | Hagerstown, MD 21740-6003 | P: 240.313.2460 | F: 240.313.2461 | Hearing Impaired: 7-1-1

NEW ROAD CONSTRUCTION: Yes

ACCESS SPACING VARIANCE NEEDED: No

SCHOOL INFORMATION

	ELEMENTARY	MIDDLE	HIGH
SCHOOL DISTRICT	Fountain Rock	Springfield	Williamsport
PUPIL YIELD			
CURRENT ENROLLMENT	275	854	899
MAXIMUM CAPACITY	271	1096	1094

PUBLIC FACILITIES INFORMATION

FIRE DISTRICT.....: WILLIAMSPORT  
 AMBULANCE DISTRICT.....: WILLIAMSPORT

WATER & SEWER INFORMATION

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

## Preliminary Plat for Elwood Farm Section 4 & 5

Presented is a preliminary plat for Elmwood Farm Sections 4 & 5, Lots 43-55, 124, and 134-189. There will be a total of 70 lots for these two sections.

The site is located along the north side of Lappans Road, west of Williamsport headed towards Downsville Pike. Zoning is RS – Residential Suburban.

These two sections were previously approved on a Preliminary Plat approved in the early 2000's. This new preliminary plat is showing a redesign of the road layout, stormwater management areas, and forest conservation easement locations. There will be less lots in these two sections than what was approved in 2004.

Total area of these two sections is 55.90 acres with a total of 70 new lots being proposed. Lot sizes will range from .29 to .54 acres.

All lots will be served by public water & sewer.

All lots will have access to newly constructed public streets.

Forest Conservation requirements will be met by planting 25.41 acres of forest on the development site. A final easement plat for these areas has been submitted for approval.

**STANDARD NOTES:**

- a. A DRAINAGE AND UTILITY EASEMENT IS GRANTED ALONG ALL PROPERTY LINES, EIGHT (8) FEET WIDE ALONG REAR / SIDE YARDS AND TEN (10) FEET WIDE ALONG FRONT YARDS FOR PURPOSES OF DRAINAGE AND PUBLIC UTILITIES.
- b. 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.
- c. IN CONFORMANCE WITH THE STORMWATER MANAGEMENT ORDINANCE OF WASHINGTON COUNTY, A PERFORMANCE SECURITY AND MAINTENANCE AGREEMENT SHALL BE REQUIRED FROM THE DEVELOPER FOR ANY PROPOSED SWM FACILITY PRIOR TO THE ISSUANCE OF ANY BUILDING OR GRADING PERMIT FOR CONSTRUCTION PER THESE PLANS.
- d. A UTILITY PERMIT WILL BE REQUIRED FOR ANY PROPOSED UTILITY WORK LOCATED WITHIN THE COUNTY RIGHT-OF-WAY.
- e. ALL GRADING ON THE LOT / PARCEL, EITHER BEFORE OR AFTER THE CONSTRUCTION OF A DWELLING, OR APPURTENANCES, SHALL BE THE FULL RESPONSIBILITY OF THE LOT / PARCEL OWNER.
- f. 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.
- g. THIS PROJECT WILL REQUIRE A THIRD PARTY QUALIFIED PROFESSIONAL TO BE PRESENT AT THE PRECONSTRUCTION MEETING SCHEDULED WITH WASHINGTON COUNTY DEPARTMENT OF PUBLIC WORKS AND THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT. CONSTRUCTION INSPECTION WILL BE REQUIRED FOR THIS PROJECT PER THE "ROADWAY AND STORMWATER MANAGEMENT CONSTRUCTION VERIFICATION PROCEDURES" DATED OCTOBER 17, 2008.
- h. DEVELOPER / CONTRACTOR MUST CONTACT THE CERTIFYING ENGINEER AND THE COUNTY AT LEAST 5 DAYS PRIOR TO THE START OF CONSTRUCTION TO SCHEDULE AND COORDINATE INSPECTION TIMETABLES.
- i. NO PERMANENT STRUCTURES (E.G., FENCES, SHEDS, PLAY EQUIPMENT, RETAINING WALLS) SHALL BE PERMITTED WITHIN ANY STORMWATER DRAINAGE EASEMENT ON THIS PROPERTY.

**GENERAL NOTES**

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE WASHINGTON COUNTY ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS, THE LATEST EDITION OF WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY STANDARDS AND SPECIFICATIONS, THE WASHINGTON COUNTY PLUMBING CODE, THE CITY OF HAGERSTOWN WATER & SEWER DEPARTMENT PROCEDURES AND REGULATIONS, AND THE STATE OF MARYLAND DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ADMINISTRATION BOOK OF STANDARDS.
2. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATIONS AND ELEVATIONS OF THE UTILITIES IN ADVANCE OF TRENCHING.
3. TOPOGRAPHY SHOWN HEREON FROM PHOTOGRAMMETRY DATED JULY 30, 2002 BY KEDDAL AERIAL MAPPING.
4. CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 AND ALL UTILITIES WITH FACILITIES WITHIN THE PROJECT AREA FORTY-EIGHT (48) HOURS PRIOR TO START OF CONSTRUCTION.
5. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS BEFORE BEGINNING CONSTRUCTION.
6. ALL CONSTRUCTION STATIONING IS APPROXIMATE AND CAN BE ADJUSTED UP TO FIVE (5) FEET TO MEET FIELD CONDITIONS. CONTACT FOX & ASSOCIATES, INC. PRIOR TO MAKING PLAN MODIFICATIONS GREATER THAN FIVE (5) FEET.
7. JOB SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. ALL WATER LINE FITTINGS, VALVES AND FIRE HYDRANTS SHALL BE DUCTILE IRON WITH MECHANICAL JOINT (M.J.) CONNECTIONS.
9. INSTALL AT LEAST TWO (2) FEET OF PIPE BETWEEN ALL FITTINGS.
10. ALL WATER LINES SHALL HAVE OF 3"-6" COVER. ALL WATERLINES 4" THROUGH 12" SHALL BE DUCTILE IRON CLASS 52. 16" WATERLINES SHALL BE DUCTILE IRON CLASS 51.
11. ALL SANITARY SEWER LINE CONSTRUCTION SHALL BE POLYVINYL CHLORIDE (P.V.C.) PIPE UNLESS OTHERWISE SPECIFIED.
12. ALL STORM DRAIN TO BE GALVANIZED CORRUGATED METAL PIPE (C.M.P.) UNLESS NOTED OTHERWISE.
13. SHOULD THE CONTRACTOR DISCOVER DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS, THE ENGINEER IS TO BE NOTIFIED IMMEDIATELY TO RESOLVE THE SITUATION. SHOULD THE CONTRACTOR MAKE FIELD CORRECTIONS OR ADJUSTMENTS WITHOUT NOTIFYING THE ENGINEER, THEN THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR THOSE CHANGES.
14. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT THE FACILITIES OF ADJACENT PROPERTY OWNERS AND UTILITIES DURING CONSTRUCTION.
15. FOR UNIFORMITY, ALL LOTS SHALL RECEIVE AN 18"x24" A.L.C.M.P.A. DRIVEWAY CULVERT, 20' IN LENGTH, EXCEPT FOR LOT 124 WHICH REQUIRE 20"x28" A.L.C.M.P.A.
16. BENCHMARK = TRAV. PT. #6, CAPPED REBAR, ELEV. = 524.11, LOCATED WITHIN PROPOSED LOT 62. TRAV. PT. #11, CAPPED REBAR, ELEV. = 470.92, LOCATED WITHIN PROPOSED LOT 169. TRAV. PT. #13, CAPPED REBAR, ELEV. = 485.42, LOCATED WITHIN PROPOSED LOT 1.
17. THE WASHINGTON COUNTY SOIL SURVEY, ISSUED 2002, IDENTIFIES SEVERAL THREE DOT INTERMITTENT STREAMS ON THE SUBJECT SITE. HOWEVER, ACCORDING TO WASHINGTON COUNTY SOIL CONSERVATION DISTRICT CRITERIA FOR SENSITIVE AREA STREAM BUFFERS IN WASHINGTON COUNTY, MARYLAND, ONLY THE STREAM LOCATED WITHIN THE SHOWN FLOOD PLAIN REQUIRES A STREAM BUFFER. THE STREAM BUFFER WILL BE EXPANDED TO THE LIMITS OF THE FLOOD PLAIN. THE OTHER STREAMS SHOWN ON THE SOIL SURVEY DO NOT MEET THE REQUIREMENTS FOR A STREAM BUFFER AND A STREAM BUFFER IS NOT REQUIRED. THESE STREAMS ARE IN AN AREA OF UPLAND SOILS IN A LIMESTONE REGION AND HAVE DRAINAGE AREAS LESS THAN 100 ACRES. THESE STREAMS, AS FIELD VERIFIED, HAVE NO KNOWN SPRING HEADS OR DEFINED CHANNELS WITH PERSISTENT FLOW, WHICH MAY BE CONSIDERED AS AN INTERMITTENT OR PERENNIAL STREAM.
18. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES & REGULATIONS RELATED TO SHEETING AND/OR SHORING FOR UTILITY TRENCH CONSTRUCTION.
19. THERE ARE NO KNOWN WETLANDS ON THIS SITE.
20. A SET OF APPROVED PLANS MUST BE KEPT ON THE JOB SITE AT ALL TIMES.

# REVISED PRELIMINARY PLAT and IMPROVEMENT PLANS

## ELMWOOD FARM

### SECTION 4 & 5

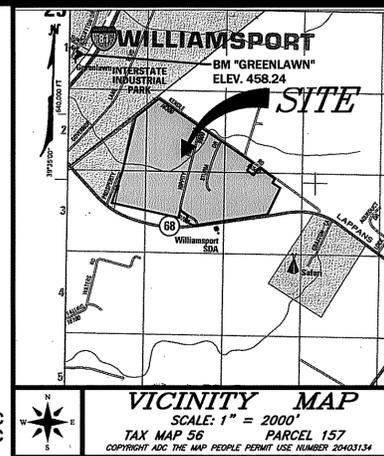
#### LOTS 43 - 55, 124, AND 134 - 189

#### 70 SINGLE FAMILY LOTS

#### SITUATE NORTH OF LAPPANS ROAD (MD RTE 68)

#### ELECTION DISTRICT No. 2

#### WASHINGTON COUNTY, MARYLAND



ADC MAP 25  
GRID 2A, 2B, 2C  
3A, 3B, 3C

**VICINITY MAP**  
SCALE: 1" = 2000'  
TAX MAP 56 PARCEL 157  
COPYRIGHT ADC THE MAP PEOPLE PERMIT USE NUMBER 20403154

**AGENCY & UTILITY CONTACTS**

COUNTY D.P.W. ENGINEERING AND CONSTRUCTION	(240) 313-2400
CITY UTILITIES DEPT. WATER & SEWER DIV.	(301) 739-8577 X 653
POTOMAC EDISON	(301) 582-5271
WASH. CO. SCD	(301) 797-6921 X 3
ANTITAM CABLE	(301) 797-1835
VERIZON	(301) 790-7135
COLUMBIA GAS	(800) 440-6111

**DISTURBED AREA QUANTITIES**

THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 63.4 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 61,081 C.Y. OF EXCAVATION AND 61,215 C.Y. OF FILL.

\* THESE QUANTITIES ARE APPROXIMATE AND SHALL NOT BE USED BY THE CONTRACTOR FOR BIDDING PURPOSES.

**UTILITY NOTIFICATION**

THE SOIL CONSERVATION DISTRICT MAKES NO REPRESENTATION AS TO THE EXISTENCE OR NON-EXISTENCE 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 OF UTILITIES TO ASSURE THEMSELVES THAT NO HAZARD EXISTS OR DAMAGE WILL OCCUR TO UTILITIES. IT IS SUGGESTED THAT MISS UTILITY BE CONTACTED AT: PHONE No. 1-800-257-7777.

**ENGINEER PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

*[Signature]* LICENSE No. 27053 EXPIRATION DATE 1/25/2022  
NAME \_\_\_\_\_

**ENGINEER/ARCHITECT DESIGN CERTIFICATION**

I HEREBY CERTIFY THAT THE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH LOCAL ORDINANCES, COMAR 26.17.01.07, MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

2/21/21 27053  
DATE REG. NO. SIGNATURE  
*[Signature]*

**OWNER/DEVELOPER CERTIFICATION - DPW**

I/WE HEREBY CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION, AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT ORDINANCE OF WASHINGTON COUNTY AND THE POLICY ON CONSTRUCTION OF SUBDIVISION INFRASTRUCTURE FOR ACCEPTANCE AND OWNERSHIP BY WASHINGTON COUNTY (S-3).

2/16/21  
DATE  
Felix's Folly LLC  
by John Dallavalle  
MANAGING MEMBER  
John J. Dallavalle  
PRINTED NAME SIGNATURE

**OWNER/DEVELOPER CERTIFICATION - SCD**

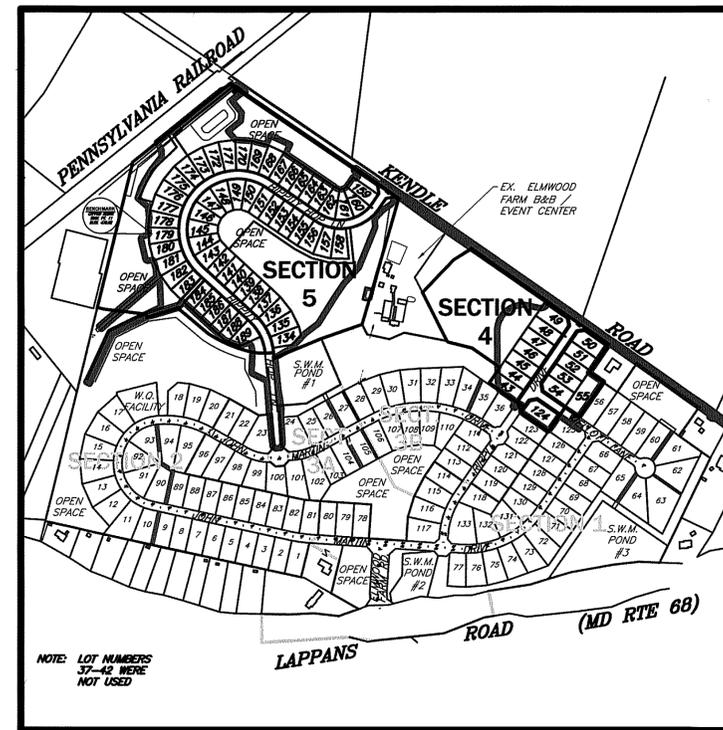
I/WE CERTIFY ALL/ANY PARTIES RESPONSIBLE FOR CLEARING, GRADING, CONSTRUCTION, AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SOIL EROSION AND SEDIMENT.

2/16/21  
DATE  
Felix's Folly LLC  
by John Dallavalle  
MANAGING MEMBER  
John J. Dallavalle  
PRINTED NAME SIGNATURE

**WASHINGTON COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL**

BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
(PLAN IS VALID FOR TWO YEARS FROM DATE OF APPROVAL)

APPROVED  
WASHINGTON COUNTY DIVISION OF PLAN REVIEW & PERMITTING  
SIGNATURE \_\_\_\_\_ DATE: \_\_\_\_\_



**LOCATION MAP**  
SCALE: 1" = 500'

NOTE: THIS PRELIMINARY PLAT (PP-20-001) HAS BEEN SUBMITTED TO REVISE SECTIONS 4 & 5 OF THE ORIGINAL ELMWOOD SUBDIVISION PRELIMINARY PLAT TYU-20-003. UPON APPROVAL OF THIS SET OF PLANS, TYU-20-003 WILL REMAIN IN AFFECT FOR SECTIONS 1, 2 & 3 ONLY.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS PART OF THE LANDS CONVEYED BY ELMWOOD REALTY, L.L.P., A MARYLAND LIMITED LIABILITY LIMITED PARTNERSHIP TO FELIX'S FOLLY, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED JUNE 29, 2010 AND RECORDED AT LIBER 3901, FOLIO 185 AMONG THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND.

02/16/21  
DATE  
*[Signature]*  
MARYLAND REG. No. 27053  
EXP. 8/24/22

**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 EDITION 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 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.

0-17-21  
DATE  
Mark D. Brothman  
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.

0-17-21  
DATE  
Mark D. Brothman  
WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

**ENGINEER'S STORMWATER MANAGEMENT AS-BUILT CERTIFICATION**

I VERIFY AND AFFIRM THAT THE CONSTRUCTION FOR THE STORMWATER MANAGEMENT FACILITIES AS PERFORMED EITHER MEETS OR EXCEEDS THE REQUIREMENTS AND DESIGN INTENT OF THIS PLAN, INCLUDING ALL SPECIFICATIONS AND REFERENCED STANDARDS, AND HAS BEEN COMPLETED IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICES. I ALSO VERIFY AND AFFIRM THAT I HAVE REVIEWED THE CONSTRUCTION INSPECTION DOCUMENTATION AND THE AS-BUILT INFORMATION; THAT IT HAS BEEN DONE IN ACCORDANCE WITH WASHINGTON COUNTY REQUIREMENTS AND AT A LEVEL DEEMED NECESSARY TO ASSURE THE VERIFICATION MADE HEREIN; AND ALL DISCREPANCIES BETWEEN THE AS-BUILT INFORMATION AND APPROVED PLANS HAVE BEEN NOTED AND ARE CONSIDERED ACCEPTABLE BY THE CONSULTANT.

NAME \_\_\_\_\_ DATE \_\_\_\_\_

**ENGINEER'S AS-BUILT STREET CERTIFICATION**

I VERIFY AND AFFIRM THAT THE STREET CONSTRUCTION AS PERFORMED EITHER MEETS OR EXCEEDS THE REQUIREMENTS AND DESIGN INTENT OF THIS PLAN, INCLUDING ALL SPECIFICATIONS AND REFERENCED STANDARDS, AND HAS BEEN COMPLETED IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICES. I ALSO VERIFY AND AFFIRM THAT I HAVE REVIEWED THE CONSTRUCTION INSPECTION DOCUMENTATION AND THE AS-BUILT INFORMATION; THAT IT HAS BEEN DONE IN ACCORDANCE WITH WASHINGTON COUNTY REQUIREMENTS AND AT A LEVEL DEEMED NECESSARY TO ASSURE THE VERIFICATION MADE HEREIN; AND ALL DISCREPANCIES BETWEEN THE AS-BUILT INFORMATION AND APPROVED PLANS HAVE BEEN NOTED AND ARE CONSIDERED ACCEPTABLE TO THE CONSULTANT.

SIGNATURE \_\_\_\_\_ DATE: \_\_\_\_\_ SEAL \_\_\_\_\_

**STORMWATER MANAGEMENT NARRATIVE**

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

STORMWATER QUALITY CONTROL FOR SECTION 4 HAS BEEN ACCOUNTED FOR IN THE APPROVED DESIGN OF POND #1. STORMWATER QUALITY CONTROL FOR SECTION 5 WILL BE PROVIDED BY THE USE OF ROADSIDE GRASS SWALES AND MICRO-BIORETENTION CELLS.

STORMWATER QUANTITY CONTROL HAS BEEN ACCOUNTED FOR IN THE APPROVED DESIGN OF POND #1. NO ADDITIONAL QUANTITY CONTROL FACILITIES ARE NECESSARY TO MEET PEAK DISCHARGE RATE CONTROL REQUIREMENTS.

**ESTIMATED PROJECT SCHEDULE**

PRELIMINARY PLAT APPROVAL	AUGUST 2020
GRADING PERMIT ISSUANCE	NOVEMBER 2020
START SITE CONSTRUCTION	NOVEMBER 2020
FINAL PLAT RECORDED	NOVEMBER 2020

**OWNER/DEVELOPER**

FELIX'S FOLLY, LLC.  
C/O JOHN DALLAVALLE  
8 EAST SECOND STREET, SUITE 101  
FREDERICK, MD 21701  
(301) 695-0650  
john@dallavallefinancial.com

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ESD PRACTICES SUMMARY TABLE						
CONSTRUCTION TYPE (NEW, REDEVELOPMENT, RESTORATION)						
ESD PRACTICES (CHAPTER 5 - NON-STRUCTURAL & STRUCTURAL)						
TYPE	NO.	DA TO STRUCTURE (AC)	IMPERVIOUS DA TO STRUCTURE (AC)	WQv (AC-FT)	ESDv (AC-FT)	FE ADDRESSED (N)
GRASS SWALES (A/B SOILS)	A-1	1.63	0.49	0.0087		
GRASS SWALES (A/B SOILS)	A-2	1.83	0.55	0.0105		
GRASS SWALES (A/B SOILS)	B-1	1.43	0.43	0.0094		1.02
GRASS SWALES (A/B SOILS)	B-2	1.72	0.53	0.0107		
MICRO-BIORETENTION (A/B SOILS)	CELLS 1-3	8.69	2.34	0.4222		
MICRO-BIORETENTION (A/B SOILS)	CELLS 4-6	11.37	2.39	0.1654		
NON-ESD PRACTICES (CHAPTER 3 - STRUCTURAL PRACTICES)						
TYPE	NO.	DA TO STRUCTURE (AC)	IMPERVIOUS DA TO STRUCTURE (AC)	WQv (AC-FT)	ESDv (AC-FT)	FE ADDRESSED (N)

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

981 MT. AETNA ROAD  
HAGERSTOWN, MD 21740  
PHONE: (301)733-8503  
or (301)416-7250  
FAX: (301)733-1853

82 WORMANS MILL COURT  
SUITE "G"  
FREDERICK, MD. 21701  
PHONE: (301)695-0880  
FAX: (301)293-6009

**FOX & ASSOCIATES INC.**  
Est. 1966  
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www.foxassociatesinc.com Email: foxassoc@foxassociatesinc.com

DATE	REVISION	DRAWN BY

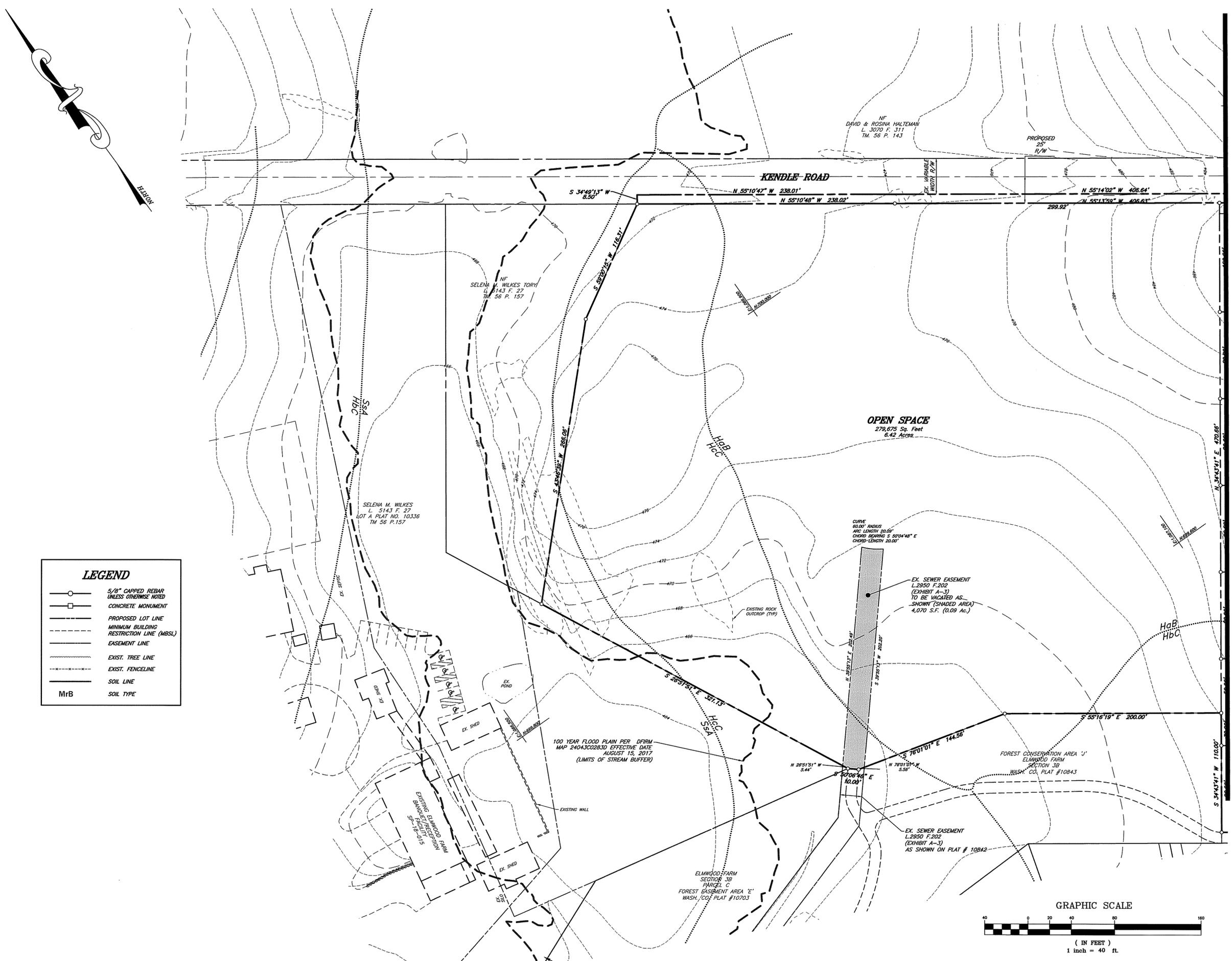
**PRELIMINARY PLAT - SECTION 4**  
**ELMWOOD FARM**  
**REDESIGN SECTION 4 & 5**  
SITUATE ALONG BOTH SIDES OF ALL STAR COURT  
WASHINGTON COUNTY, MARYLAND

SCALE: 1" = 40'



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALIFIED LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
LICENSE No.: 27053, Exp. Date: 1/25/22  
PROJECT NO. 19-5100B  
DRAWING NO. D-6425  
DATE: DECEMBER, 2019  
DRAWN BY: RLB / DCM  
CHECKED BY: GSP

MATCHLINE - SEE SHEET 3



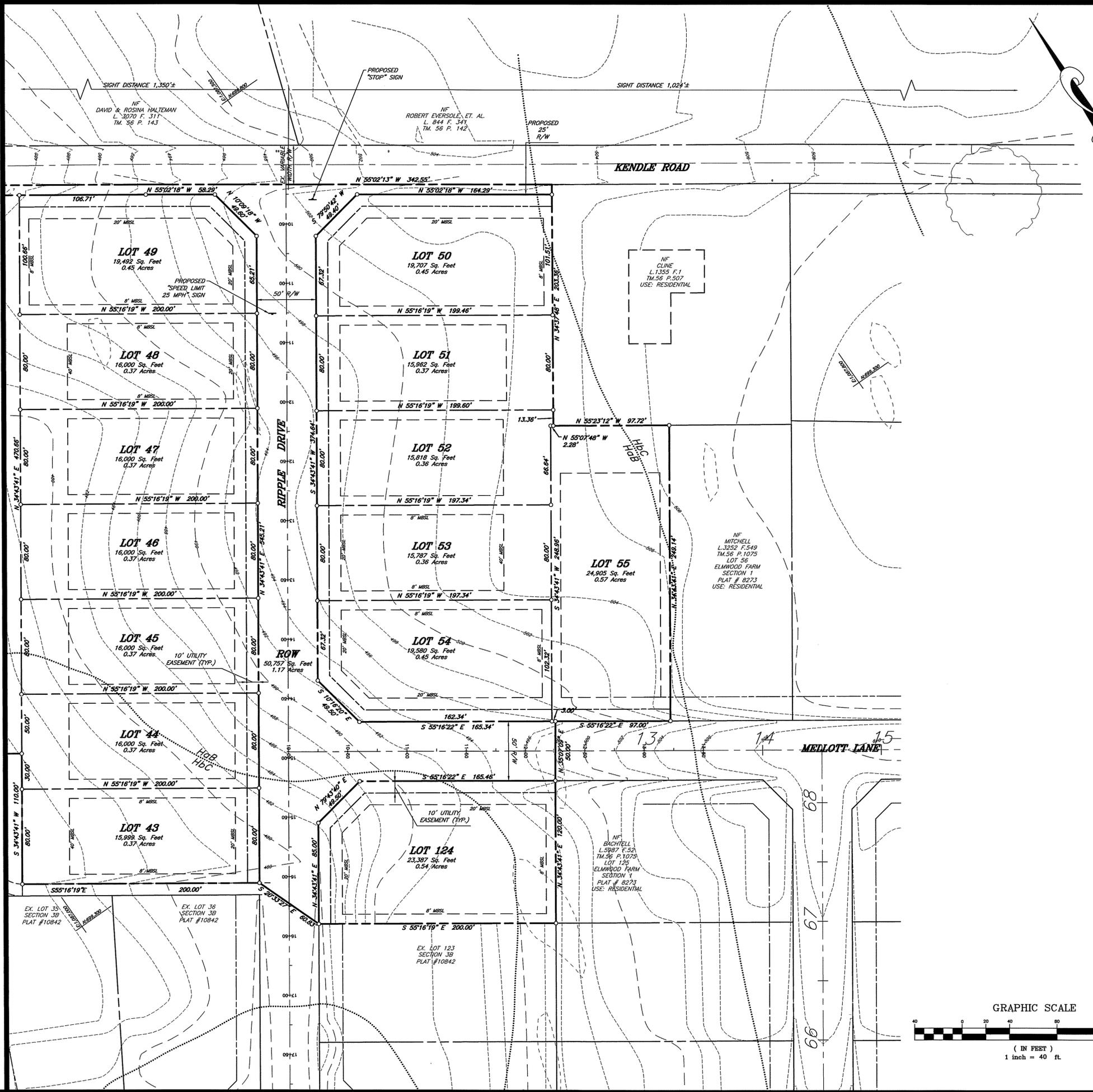
**LEGEND**

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MrB

P:\02\02400201\02400201\19-5100B\_Section 4 & 5\Engineering\Drawings\02\_Improvement\_Plan\02-03-19-19-19.dwg Jun 11, 2021 8:58am rlb: rlb/mrb

MATCHLINE - SEE SHEET 2



**AREA TABLE - SECTION 4 (14 LOTS)**

DESCRIPTION	Square Feet	Acreage	%
AREA OF LOTS	250,637	5.75383	43.1%
AREA OF RIGHT-OF-WAY	50,714	1.16423	8.7%
AREA OF OPEN SPACE	279,695	6.42091	48.1%
TOTAL	581,046	13.33898	

**SITE DATA - SECTION 4**

TAX MAP/PARCEL	56/1081
ELECTION DISTRICT	2
ZONING	RS, RESIDENTIAL, SUBURBAN
MINIMUM SETBACKS	FRONT 20 ft. SIDE 8 ft. REAR 40 ft.
PARCEL ACREAGE	581,043 S.F. / 13.34 Ac.
EXCISE TAX CLASSIFICATION	RESIDENTIAL
EXISTING LAND USE	AGRICULTURE
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL LOTS
WATER CLASSIFICATION	W - 1
SEWER CLASSIFICATION	S - 1
SEWER SERVICE	CITY OF HAGERSTOWN
SEWER SERVICE	WASHINGTON COUNTY
NUMBER OF LOTS PROPOSED	14
LOT DENSITY	1.3 UNITS / ACRE
PARKING REQUIRED	2 SPACES / UNIT = 28 SPACES
PARKING PROVIDED	2 CAR GARAGE UNITS + 2 SPACES IN DRIVEWAY = 56 SPACES
PARKING RATIO	2 SPACES / UNIT = 28 SPACES (GARAGES NOT INCLUDED)
PROJECTED DAILY SEWERAGE EFFLUENT	2,800 G.P.D.
EXISTING WATER ALLOCATION	0 G.P.D.
PROPOSED WATER ALLOCATION	2,800 G.P.D.
PROJECTED MARKETING METHOD	UNITS LOT SALES
TENTATIVE PROJECTED BUILDING SCHEDULE	2 - 3 YEARS
IMPERVIOUS AREA	1.45 Ac.
% IMPERVIOUS	1.45 / 13.34 = 10.9%
DEVELOPMENT RESPONSIBILITIES LANDSCAPING & RECREATION FACILITIES	DEVELOPER

**WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY**

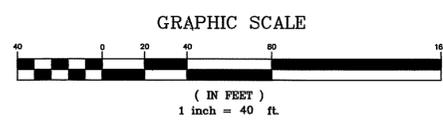
THIS APPROVAL IS FOR GENERAL CONFORMANCE WITH THE COUNTY'S REQUIREMENTS FOR DESIGN AND LAYOUT OF PROPOSED SEWER AND/OR WATER SYSTEM IMPROVEMENTS OR EXTENSIONS. ALL SEWER AND/OR WATER SYSTEM IMPROVEMENTS OR EXTENSIONS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE COUNTY'S LATEST EDITION OF THE STANDARD 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 REMAINING IN OTHER JURISDICTIONS' FACILITIES THAT MAY BE GRANTED TO THE COUNTY. THIS APPROVAL SHALL BE VALID FOR A PERIOD OF TWO YEARS.

By: *Mark D. Bradshaw* DATE: 6-17-21

**CITY OF HAGERSTOWN UTILITIES DEPARTMENT - WATER DIVISION**

THIS APPROVAL IS FOR THE DESIGN AND LAYOUT OF THE PROPOSED WATER SYSTEM IMPROVEMENTS. ALL WATER SYSTEM IMPROVEMENTS SHALL BE CONSTRUCTED TO THE STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION. THIS APPROVAL DOES NOT GUARANTEE AVAILABILITY OF WATER SERVICE. WATER SERVICE IS AVAILABLE SUBJECT TO CONFORMANCE WITH ALL POLICIES AND STANDARDS IN EFFECT AT THE TIME OF APPLICATION FOR SERVICE. PAYMENT OF FEES AND APPROVAL OF THE WATER SERVICE APPLICATION. THE WATER DIVISION DOES NOT GUARANTEE A SPECIFIC WATER PRESSURE OR FLOW AT ANY METER OR FIRE HYDRANT. THIS APPROVAL IS VALID FOR A PERIOD OF ONE YEAR.

By: *Wendy G. Dwyer* DATE: 6-21-21



**PRELIMINARY PLAT - SECTION 4**  
**ELMWOOD FARM**  
**REDESIGN SECTION 4 & 5**  
 SITUATE ALONG BOTH SIDES OF ALL STAR COURT  
 WASHINGTON COUNTY, MARYLAND

SCALE: 1" = 40'

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A duly LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

PROJECT NO. 19-5100B  
DRAWING NO. D-6425  
DATE: DECEMBER, 2019  
DRAWN BY: RLB / DCM  
CHECKED BY: GSP

**SHEET 3 OF 34**

REVISION

NO.	DATE	DESCRIPTION

**OVERALL PRELIMINARY PLAT - SECTION 5**  
**ELMWOOD FARM**  
**REDESIGN SECTION 4 & 5**  
SITUATE ALONG BOTH SIDES OF ALL STAR COURT  
WASHINGTON COUNTY, MARYLAND

**SCALE: 1" = 100'**

PROFESSIONAL ENGINEER  
STATE OF MARYLAND  
27052  
12/25/22

BY: *[Signature]* DATE: 6/12/21

1. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
LICENSE NO.: 27052 EXP. DATE: 12/25/22

PROJECT NO. 19-51008  
DRAWING NO. D-6425  
DATE: DECEMBER, 2019  
DRAWN BY: RLB / DCM  
CHECKED BY: GSP

**SHEET 4 OF 34**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	284.75'	779.78'	20°55'21"	S 67°19'04" E	283.17'	143.98'
C2	74.83'	502.89'	8°28'43"	S 84°50'56" E	74.78'	37.48'
C3	429.64'	275.00'	89°30'51"	N 79°29'07" E	387.26'	272.68'
C4	888.01'	300.00'	171°30'26"	S 38°29'19" W	598.35'	4040.50'
C5	238.02'	325.00'	41°57'43"	N 26°17'03" W	232.74'	124.63'
C6	201.40'	275.00'	41°57'43"	N 26°17'03" W	196.53'	105.48'
C7	124.18'	350.00'	171°30'26"	S 38°29'19" W	688.88'	4713.91'
C8	351.92'	225.00'	89°30'51"	N 79°29'07" E	316.85'	223.10'

LINE	BEARING	DISTANCE
L1	S 21°35'49" E	20.06'
L2	N 84°41'49" E	50.00'
L3	N 34°32'26" E	8.50'
L4	N 55°27'33" W	28.25'
L5	S 79°38'04" W	49.58'
L6	S 05°18'11" E	7.84'
L7	N 05°18'11" W	7.84'
L8	N 10°21'56" W	49.42'

**AREA TABLE - SECTION 5 (56 LOTS)**

DESCRIPTION	Square Feet	Acreage	%
AREA OF LOTS	774,653	17.78359	41.8%
AREA OF RIGHT-OF-WAY	134,647	3.09107	7.3%
AREA OF SWM PARCELS	94,542	2.170386	5.099694
AREA OF OPEN SPACE	847,052	19.44564	45.7%
PARCEL A	2,982	0.06846	0.2%
TOTAL	1,853,876	42.55914	

**SITE DATA - SECTION 5**

TAX MAP/PARCEL	56/1081
ELECTION DISTRICT	2
ZONING	RS, RESIDENTIAL, SUBURBAN
MINIMUM SETBACKS	FRONT 20 ft. SIDE 8 ft. REAR 40 ft.
PARCEL ACREAGE	1,853,876 S.F. / 42.56 Ac.
EXCISE TAX CLASSIFICATION	RESIDENTIAL
EXISTING LAND USE	AGRICULTURE
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL LOTS
WATER CLASSIFICATION	W - 1
SEWER CLASSIFICATION	S - 1
WATER SERVICE	CITY OF HAGERSTOWN
SEWER SERVICE	WASHINGTON COUNTY
NUMBER OF LOTS PROPOSED	56
LOT DENSITY	1.3 UNITS / ACRE
PARKING REQUIRED	2 SPACES / UNIT = 112 SPACES
PARKING PROVIDED	2 CAR GARAGE UNITS + 2 SPACES IN DRIVEWAY = 224 SPACES
PARKING RATIO	2 SPACES / UNIT = 112 SPACES (GARAGES NOT INCLUDED)
PROJECTED DAILY SEWERAGE EFFLUENT	11,200 G.P.D.
EXISTING WATER ALLOCATION	0 G.P.D.
PROPOSED WATER ALLOCATION	11,200 G.P.D.
PROJECTED MARKETING METHOD	UNITS LOT SALES
TENTATIVE PROJECTED BUILDING SCHEDULE	2 - 3 YEARS
IMPERVIOUS AREA	6.09 Ac.
% IMPERVIOUS	6.09 / 42.56 = 14.3%
DEVELOPMENT RESPONSIBILITIES LANDSCAPING & RECREATION FACILITIES	DEVELOPER

**WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY**

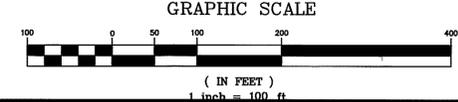
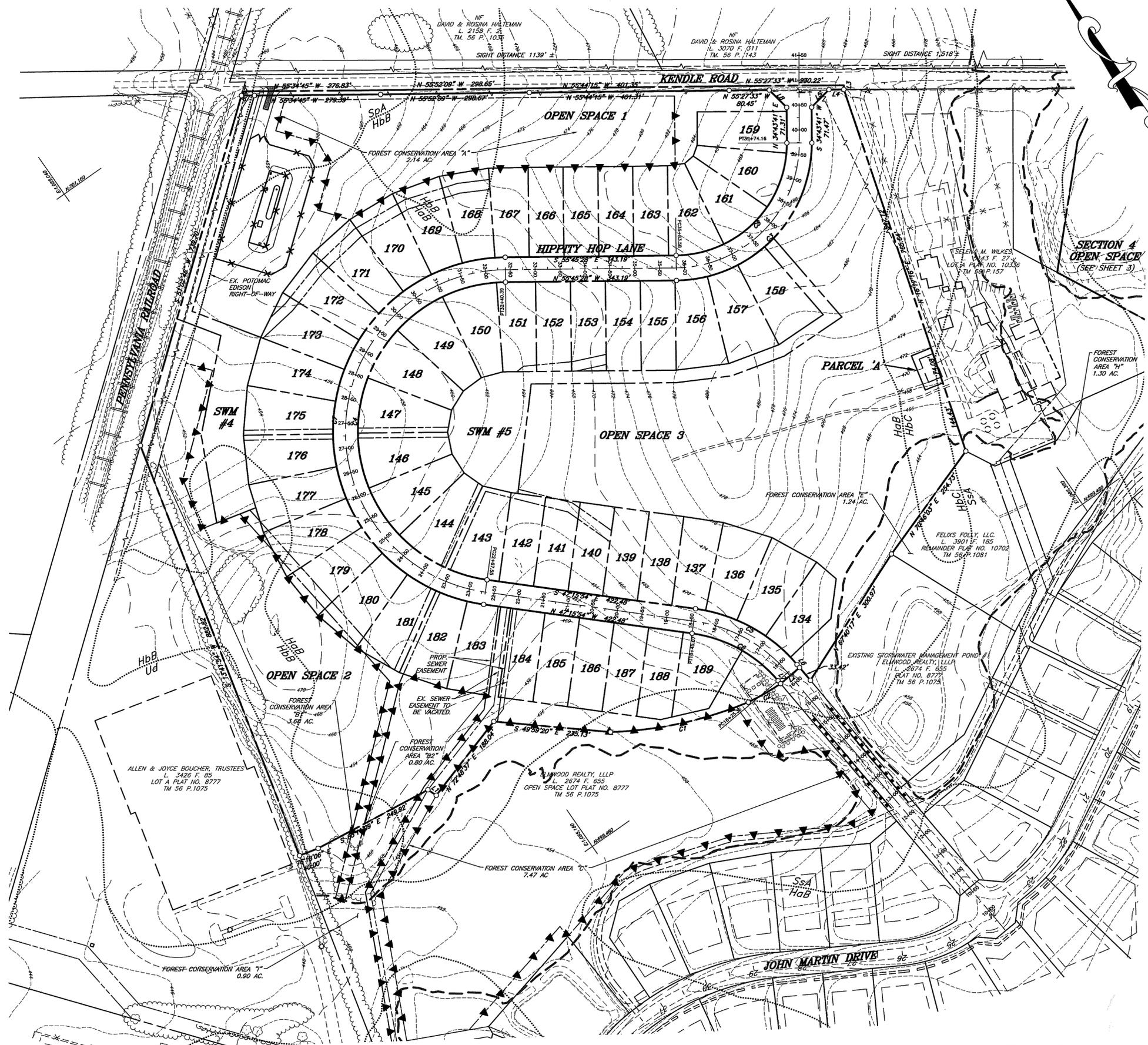
THIS APPROVAL IS FOR GENERAL CONFORMANCE WITH THE COUNTY'S REQUIREMENTS FOR DESIGN AND LAYOUT OF PROPOSED SEWER AND/OR WATER SYSTEM IMPROVEMENTS OR EXTENSIONS. ALL SEWER AND/OR WATER SYSTEM IMPROVEMENTS OR EXTENSIONS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE COUNTY'S LATEST EDITION OF THE STANDARD 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 REMAINING IN OTHER JURISDICTIONS' FACILITIES THAT MAY BE GRANTED TO THE COUNTY. THIS APPROVAL SHALL BE VALID FOR A PERIOD OF TWO YEARS.

BY: *[Signature]* DATE: 6/12/21

**CITY OF HAGERSTOWN UTILITIES DEPARTMENT - WATER DIVISION**

THIS APPROVAL IS FOR THE DESIGN AND LAYOUT OF THE PROPOSED WATER SYSTEM IMPROVEMENTS. ALL WATER SYSTEM IMPROVEMENTS SHALL BE CONSTRUCTED TO THE STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION. THIS APPROVAL DOES NOT GUARANTEE AVAILABILITY OF WATER SERVICE. WATER SERVICE IS AVAILABLE SUBJECT TO CONFORMANCE WITH ALL POLICIES AND STANDARDS IN EFFECT AT THE TIME OF APPLICATION FOR SERVICE. PAYMENT OF FEES AND APPROVAL OF THE WATER SERVICE APPLICATION. THE WATER DIVISION DOES NOT GUARANTEE A SPECIFIC WATER PRESSURE OR FLOW AT ANY METER OR FIRE HYDRANT. THIS APPROVAL IS VALID FOR A PERIOD OF ONE YEAR.

*[Signature]* DATE: 6-21-21



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

82 NORMANS MILL COURT  
 SUITE 100  
 SILVER SPRING, MD. 21101  
 PHONE: (301) 985-0880  
 FAX: (301) 985-6009  
 Email: foxassoc@foxassocinc.com  
 www.foxassocinc.com

DATE	REVISION	DRAWN BY

**PRELIMINARY PLAT - SECTION 5**  
**ELMWOOD FARM**  
**REDESIGN SECTION 4 & 5**  
 SITUATE ALONG BOTH SIDES OF ALL STAR COURT  
 WASHINGTON COUNTY, MARYLAND

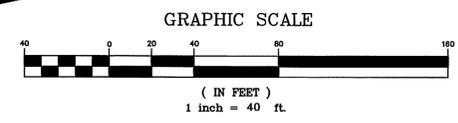
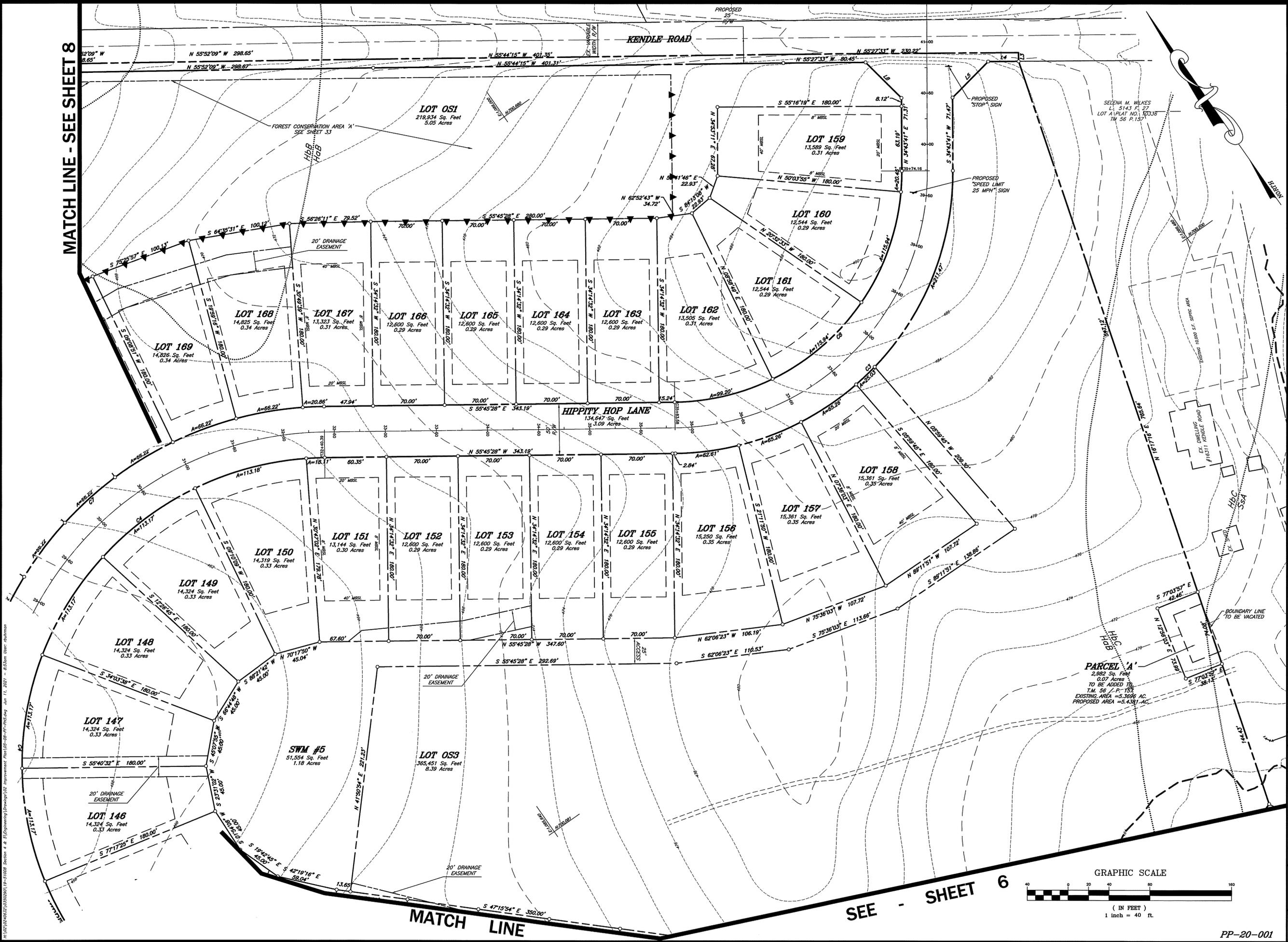
SCALE: 1" = 40'



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALIFIED LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

PROJECT NO. 19-51008  
 DRAWING NO. D-6425  
 DATE: DECEMBER, 2019  
 DRAWN BY: RLB / DCM  
 CHECKED BY: GSP

MATCH LINE - SEE SHEET 8



SEE - SHEET 6

MATCH LINE

**FOX & ASSOCIATES, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
82 WORMANS MILL COURT  
SUITE G  
FREDERICK, MD. 21701  
PHONE: (301) 733-7505  
or (301) 191-7230  
FAX: (301) 283-6069  
Email: foxassoc@foxassocinc.com  
www.foxassocinc.com

DESIGNED BY	DATE
DRAWN BY	REVISION

**PRELIMINARY PLAT - SECTION 5**  
**ELMWOOD FARM**  
**REDESIGN SECTION 4 & 5**  
SITUATE ALONG BOTH SIDES OF ALL STAR COURT  
WASHINGTON COUNTY, MARYLAND

SCALE: 1" = 40'

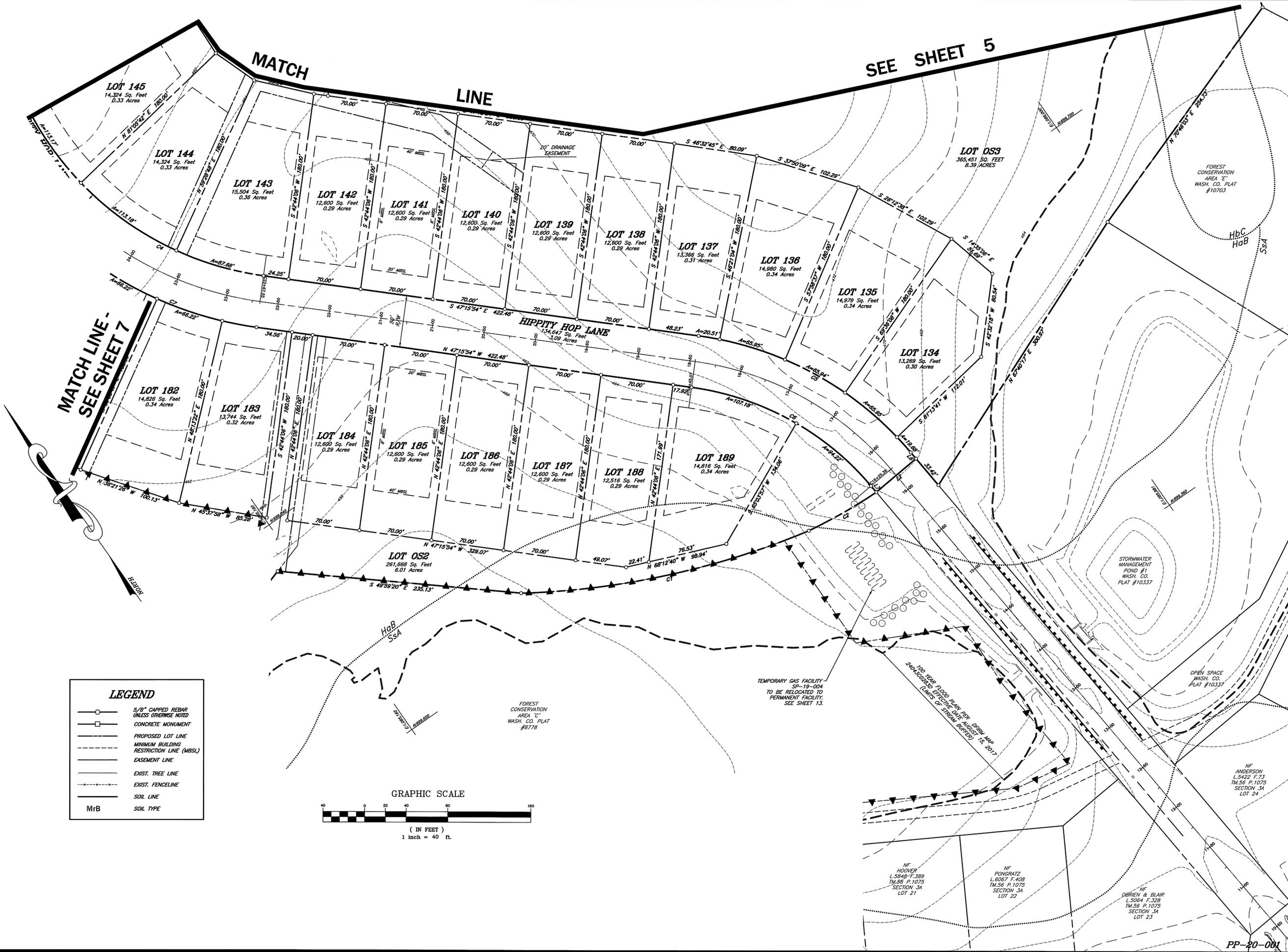


I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
LICENSE No.: 27053 Exp. Date: 1/25/22  
PROJECT NO. 19-51008  
DRAWING NO. D-6425  
DATE: DECEMBER, 2019  
DRAWN BY: RLB / DCM  
CHECKED BY: GSP

SEE SHEET 5

MATCH LINE

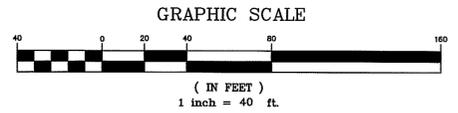
MATCH LINE - SEE SHEET 7



**LEGEND**

	5/8" CAPPED REBAR UNLESS OTHERWISE NOTED
	CONCRETE MONUMENT
	PROPOSED LOT LINE
	MINIMUM BUILDING RESTRICTION LINE (MBRL)
	EASEMENT LINE
	EXIST. TREE LINE
	EXIST. FENCELINE
	SOIL LINE
	SOIL TYPE

MrB



P:\02\10460321\10460321.dwg - 10/25/2019 10:58:58 AM - Section 4 & 5 (Engineering)\Drawings\102 - Improvement Plans\10460321.dwg - Jun 11, 2021 - 8:54am - rlb: rlb/mmm



**FOX & ASSOCIATES, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
82 WORMANS MILL COURT  
SUITE G  
FREDERICK, MD. 21701  
PHONE: (301)735-7565  
or (301)735-7630  
FAX: (301)735-1653  
www.foxandassociates.com  
Email: foxassoc@foxandassociates.com

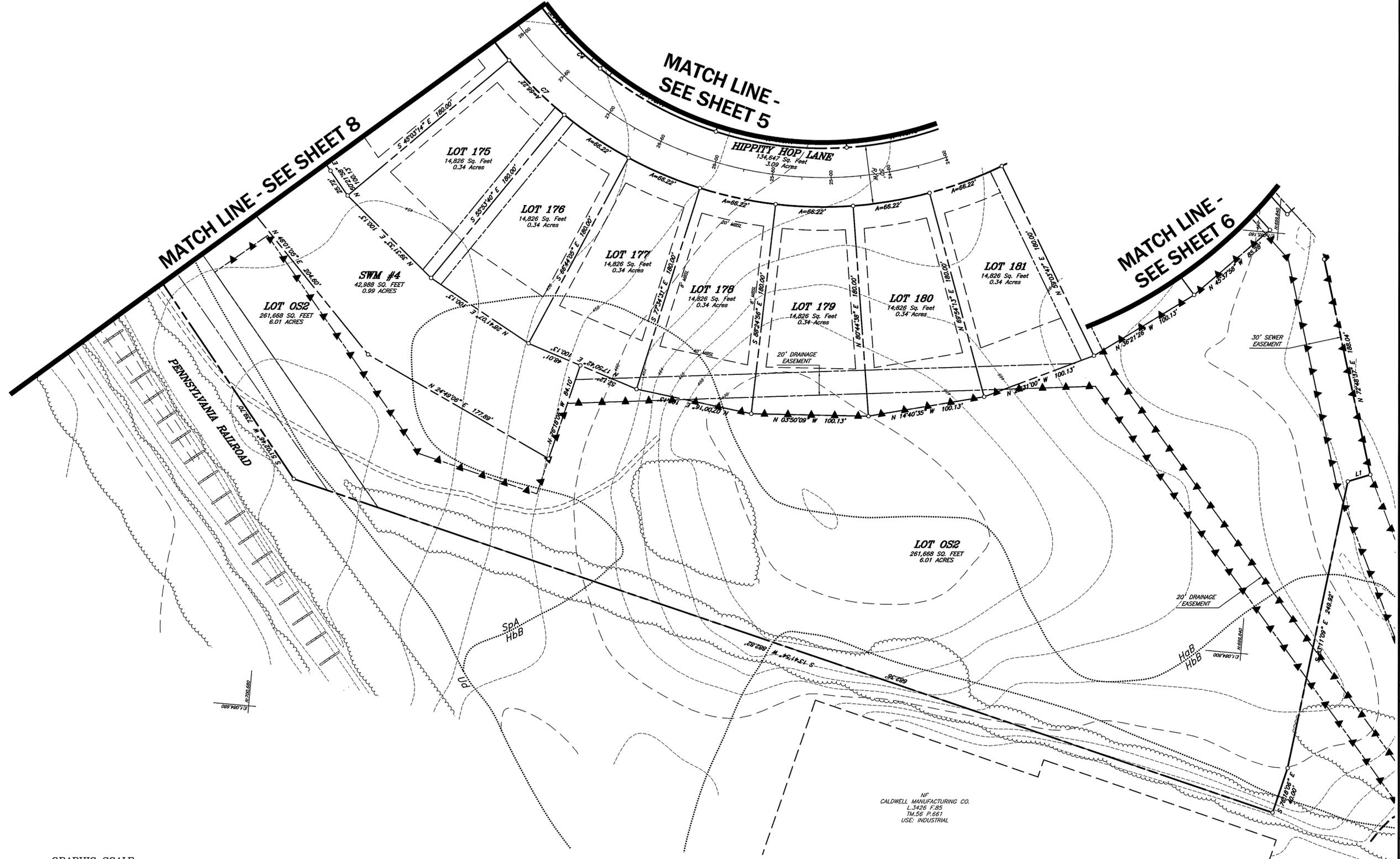
DATE	REVISION	DRAWN BY

**PRELIMINARY PLAT - SECTION 5**  
**ELMWOOD FARM**  
**REDESIGN SECTION 4 & 5**  
SITUATE ALONG BOTH SIDES OF ALL STAR COURT  
WASHINGTON COUNTY, MARYLAND

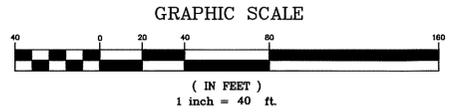
SCALE: 1" = 40'



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AND THAT I AM A QUALIFIED LICENSED  
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LICENSE No. 27053, exp. date 1/25/22  
PROJECT NO. 19-51008  
DRAWING NO. D-6425  
DATE: DECEMBER, 2019  
DRAWN BY: RLB / DCM  
CHECKED BY: GSP



NF  
CALDWELL MANUFACTURING CO.  
L3426 F.85  
TK.55 P.951  
USE: INDUSTRIAL



**FOX & ASSOCIATES, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
82 WORMANS MILL COURT  
SUITE 'C'  
FREDERICK, MD. 21701  
PHONE: (301) 733-8503  
or (301) 416-7260  
FAX: (301) 733-1853  
www.foxandassociates.com  
Email: foxasso@foxandassociates.com

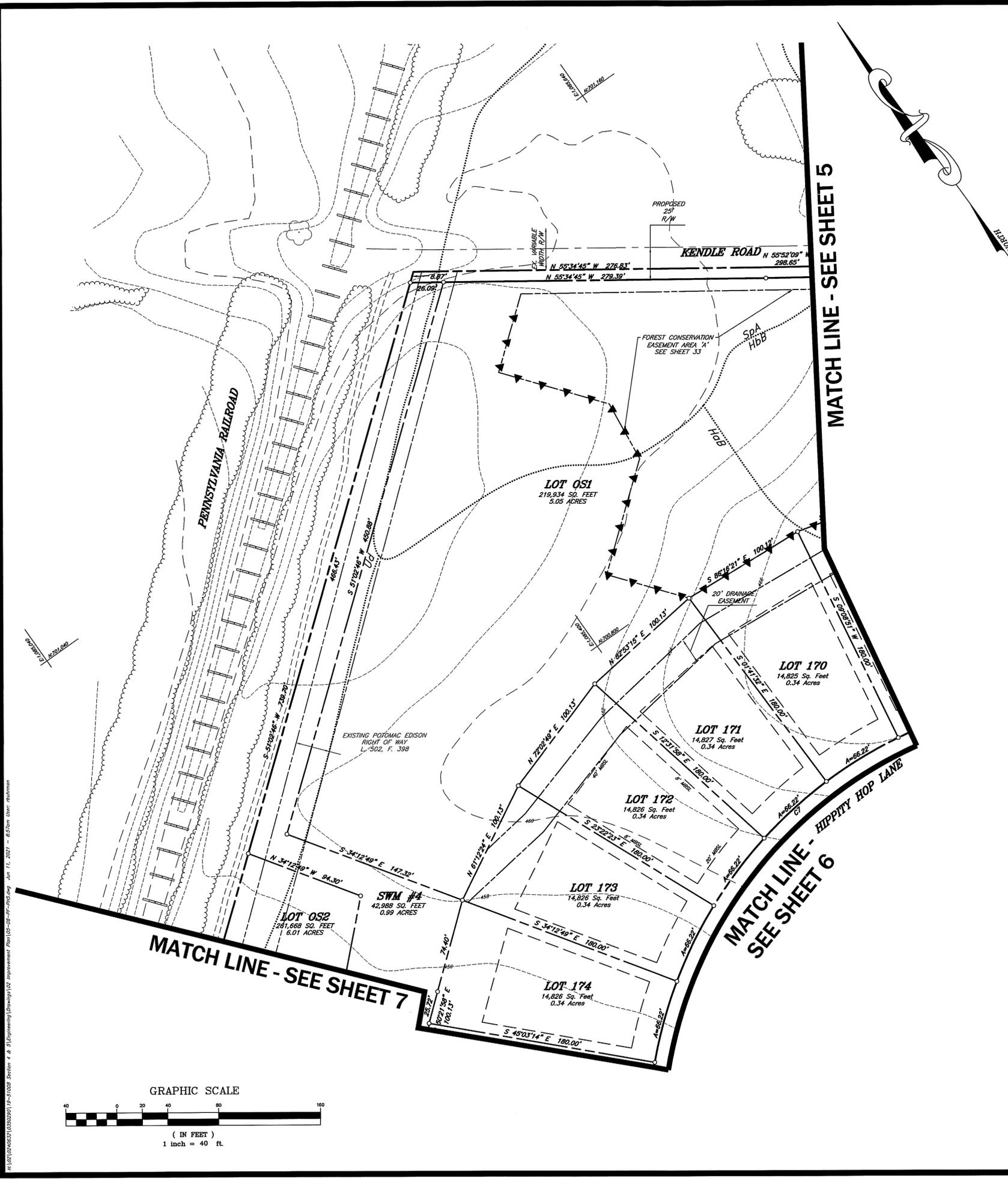
DATE	REVISION	DRAWN BY

**PRELIMINARY PLAT - SECTION 5**  
**ELMWOOD FARM**  
**REDESIGN SECTION 4 & 5**  
SITUATE ALONG BOTH SIDES OF ALL STAR COURT  
WASHINGTON COUNTY, MARYLAND

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CHECKED BY: GSP









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

# MEMORANDUM

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TO: Washington County Planning Commission  
FROM: Travis Allen, Comprehensive Planner  
DATE: July 19, 2021  
RE: Specimen Tree Variance Request (GP-21-007)

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Attached you will find supporting documentation for a request is to remove 3 specimen trees as part of the development of the site located at 55 West Oak Ridge Drive. Enclosed for your review are several documents in support of the applicant's request. These include the forest stand delineation (showing existing forest conditions), preliminary forest conservation plan (showing overall site plan layout) and the demolition plan. A justification letter from Qualified Professional Clint Rock also elaborates on the reasoning for this request.

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

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

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

**FOX**  
& ASSOCIATES INC.

Est. 1966

**ENGINEERS**  
**SURVEYORS**  
**PLANNERS**  
**LANDSCAPE ARCHITECTS**

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

June 15, 2021

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

Attention: Travis Allen, Comprehensive Planner

**Re: 55 West Oak Ridge Drive – Specimen Tree Variance Request**

Mr. Allen,

We are requesting a variance under Article 15 of the Washington County Forest Conservation Ordinance on behalf of our client, Johnson Development Associates, Inc., for the removal of three specimen trees within the proposed limit of disturbance associated with the improvements proposed on the above-referenced property in Washington County. These specimen trees cannot be saved due to grading limitations associated with the proposed entrance and adjacent stormwater BMPs.

A site visit was conducted on June 3, 2021 to confirm the location and condition of three specimen trees, identified on Forest Stand Delineation FS-19-030. The trees in question are a Silver Maple (*Acer saccharinum*) approximately 38" in Diameter at Breast Height (DBH), a Red Oak (*Quercus rubra*) approximately 30" DBH, and a split trunk White Ash (*Fraxinus Americana*) exceeding 40" at the base. The health of the Silver Maple and the Red Oak appeared to be good, however the White Ash was in very poor condition. Partial foliage was observed on the lower branches, however the canopy appeared to be dead.

The development is intended to have two large buildings and associated parking, stormwater, utility, and landscape improvements. The first phase will consist of a 1,247,111 sf facility on the west side of the site and a second building approximately 597,500 sf will be constructed in the second phase on the east side of the property. The most suitable primary entrance to the property from west Oak Ridge Drive is at the location of the driveway for the existing house and barn, due to site topography. The existing house and barn are proposed to be razed for the reason under active Demolition Permit 2019-04949 issued by Washington County. The demolition of the existing building and proposed grading for the new entrance creates a limit of disturbance that would impact the trees and necessitate their removal. Preserving these trees would limit the developable area of the site, most notably in regards to the required parking facilities and stormwater management capacity of the site. The location of the Red Oak, in particular, is within a major internal intersection which provides for truck traffic navigation of the site. Relocating this intersection would require the removal of required parking spaces and landscaping, which is critical to the functionality of the project. Any proposed relocation of the parking spaces would encroach on the proposed forest easements on the property.

Furthermore, given the scale of the proposed building, a significant amount soil material will need to be removed from the west side of the site and placed as fill on the east side to create a level building pad. A stormwater facility (pond 2) is also proposed in this area to treat a large portion of the main building and the associated parking. Considerable excavation will be necessary for the construction of this pond in order to meet the water quality treatment requirements. Preservation of the trees would have significant impact on the ability to grade the site for the proposed use and the disturbance would also be likely to affect the health of the trees. Attempts to relocate the stormwater management facility would also have a negative effect on the proposed forest easements for this property.

In regards to stormwater management, the site currently has no active stormwater management BMP in place to treat the impervious surfaces of the existing building, drives and parking. The proposed use would create an increase in impervious area for the site however the removal of these trees will provide for the development of permanent stormwater management facilities and would also provide a vegetated area which is proposed to be landscaped with additional trees.

Lastly, these trees are not part of a delineated, qualified forest area on the site. Though removal of some qualified forest area is proposed by this development, the intent has been to preserve as much of the delineated forest as possible. Development of the tract will also allow for forest planting areas that would exceed the forest area to be removed and would include two areas totaling 0.93 acres along West Oak Ridge Drive with significantly more planting area and future canopy coverage than these trees provide on their own.

We appreciate your consideration on this request. If you have any questions or require additional information, please feel free to contact me.

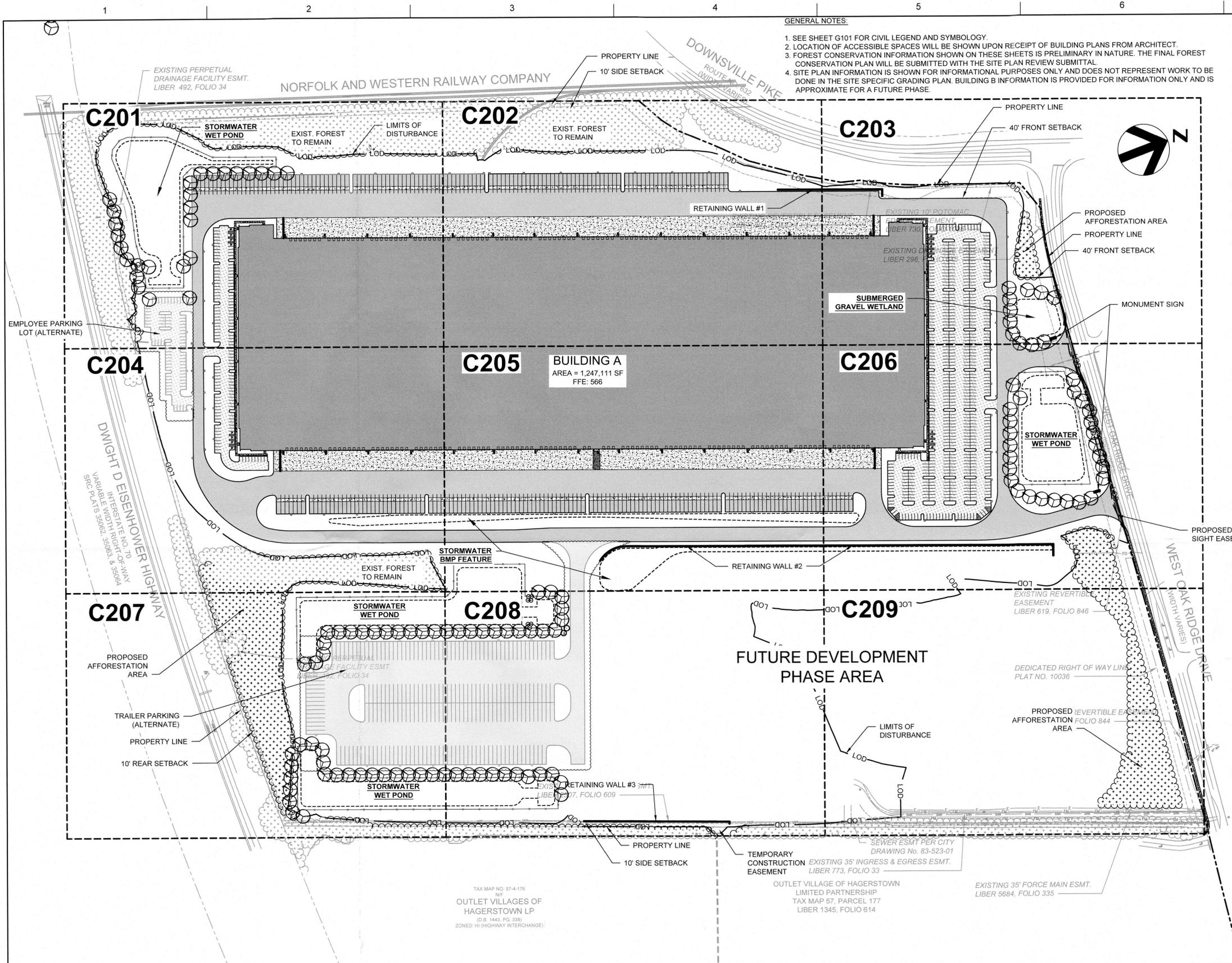
Sincerely,



Clint Rock, RLA  
Landscape Architect  
FOX & ASSOCIATES, INC.

GENERAL NOTES:

- SEE SHEET G101 FOR CIVIL LEGEND AND SYMBOLOLOGY.
- LOCATION OF ACCESSIBLE SPACES WILL BE SHOWN UPON RECEIPT OF BUILDING PLANS FROM ARCHITECT.
- FOREST CONSERVATION INFORMATION SHOWN ON THESE SHEETS IS PRELIMINARY IN NATURE. THE FINAL FOREST CONSERVATION PLAN WILL BE SUBMITTED WITH THE SITE PLAN REVIEW SUBMITTAL.
- SITE PLAN INFORMATION IS SHOWN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT REPRESENT WORK TO BE DONE IN THE SITE SPECIFIC GRADING PLAN. BUILDING B INFORMATION IS PROVIDED FOR INFORMATION ONLY AND IS APPROXIMATE FOR A FUTURE PHASE.



**SITE DATA**

PROJECT NAME: 55 WEST OAK RIDGE DRIVE  
 DEVELOPER: JOHNSON DEVELOPMENT ASSOCIATES  
 1655 FORT MYER DR., SUITE 850  
 ARLINGTON, VA 22209

SITE CIVIL PLANS BY: HDR ENGINEERING, INC.  
 8115 MAPLE LAWN BLVD #360  
 FULTON, MD 20759

PARCEL AREA: 129.09 AC  
 TAX ID: 57-3-635  
 57-3-177 (PORTION)

ADDRESS: 55 W OAK RIDGE DR.  
 HAGERSTOWN, MD 21740

LIMITS OF DISTURBANCE: 97± ACRES  
 WATERSHED: ANTIETAM CREEK, 02140502

**PROPOSED MODIFICATIONS AND VARIANCES**

MODIFICATION: STANDARD PARKING SPACE DIMENSIONS MODIFIED FROM 9'X20' TO 9'X18'. PREVENTATIVE OVERHANG MEASURES WILL BE PROVIDED AT EACH MODIFIED PARKING STALL ADJACENT TO A WALKWAY, PROPERTY LINE, OR BUFFER AREA.

VARIANCE: FROM: 1 SPACE PER 1.5 EMPLOYEES ON THE MAIN SHIFT OR 1 SPACE PER 1,500 SQ. FT. GFA, WHICHEVER IS GREATER, PLUS 1 SPACE PER 350 SQ. FT. GFA OF SALES AND/OR OFFICE SPACE (ARTICLE 22, § 22.12)  
 TO: 1 SPACE PER 3,000 SQ. FT. GFA

**BUILDING SUMMARY (SEE NOTE 4)**

BUILDING A (PHASE 1):	1,247,111 SF
BUILDING B (PHASE 2):	597,500 SF (ROUGH DIMENSION)
<b>TOTAL:</b>	<b>1,797,500 SF</b>

**PARKING DATA (SEE NOTE 4)**

BUILDING USE: WAREHOUSE OR WHOLESALE ESTABLISHMENTS

BUILDING A:	AREA(SF)	REQUIRED SPACES	PER VARIANCE	PROPOSED SPACES
CURRENT GFA:	1,247,111	806	416	
WAREHOUSE:	1,209,711			
OFFICE (3%):	37,400	107		
<b>TOTAL:</b>		<b>913</b>	<b>416</b>	<b>760</b>

BUILDING B:	AREA (SF)	REQUIRED SPACES	PER VARIANCE	PROPOSED SPACES
CURRENT GFA:	597,500		200	
WAREHOUSE:	579,575	387		
OFFICE (3%):	17,925	52		
<b>TOTAL:</b>		<b>439</b>	<b>200</b>	<b>254</b>

**TRAILER PARKING:** PROPOSED SPACES

BUILDING A:	283
BUILDING B:	212
<b>TOTAL:</b>	<b>475</b>

**ACCESSIBLE PARKING:** \*SEE NOTE 2 THIS SHEET

	STANDARD ADA SPACES	VAN SPACES
BUILDING A:	13	4
BUILDING B:	5	2
<b>TOTAL:</b>	<b>18</b>	<b>6</b>

**ZONING SUMMARY**

EXISTING ZONING: HI, HIGHWAY INTERCHANGE  
 PROPOSED LAND USE: WAREHOUSE/BULK DISTRIBUTION

MINIMUM BUILDING SETBACKS: 40 FT FRONT  
 10 FT SIDE  
 10 FT REAR

MAXIMUM BUILDING HEIGHT: 75 FT  
 LANDSCAPING/SCREENING: EMPLOYEE LOT REQUIRED TO BE SCREENED FROM ROADWAY

BUFFER REQUIRED: NO BUFFER REQUIRED, ADJACENT PROPERTIES ZONED HI

**STORMWATER SUMMARY (SEE NOTE 4)**

EXISTING IMPERVIOUS AREA:	646,155 SF (TOTAL)
PROPOSED IMPERVIOUS AREA:	PHASE 1: 1,242,928 SF (BUILDING) 1,386,105 SF (DRIVES AND PARKING) PHASE 2: 597,500 SF (BUILDING) 408,154 SF (DRIVES AND PARKING) <b>TOTAL: 3,632,687 SF (TOTAL)</b>
% OF SITE IMPERVIOUS AREA:	64.60%



HDR Engineering, Inc.  
 8115 MAPLE LAWN BLVD #360  
 FULTON, MD 20759  
 301.289.7236  
 Registration # 48864

ISSUE	DATE	DESCRIPTION
B	04/22/2021	SITE SPECIFIC GRADING PLAN
A	03/12/2021	WASHINGTON COUNTY CONCEPT SUBMITTAL

PROJECT MANAGER: ROBERT BAYSDEN, PE

DESIGNED BY:	PATRICK SCHOENECKER, PE
QC:	DAVID BAKER, PE
DRAWN BY:	BRAD KING

PROJECT NUMBER: 10255933



PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
 LICENSE NO. 10217, EXPIRATION DATE: 10/02/2022.

REGISTERED PROFESSIONAL ENGINEER  
 04/15/2021 HDR ENGINEERING, INC.  
 DATE FIRM  
 CONTACT: 704-973-6883



**55 WEST OAK RIDGE DRIVE**  
 WASHINGTON COUNTY, MARYLAND  
 55 WEST OAK RIDGE ROAD  
 HAGERSTOWN, MD 21740-7301  
 TAX MAP NO. 57-3-177 & 57-3-635  
 ELECTION DISTRICT 6, INDUSTRIAL ZONING

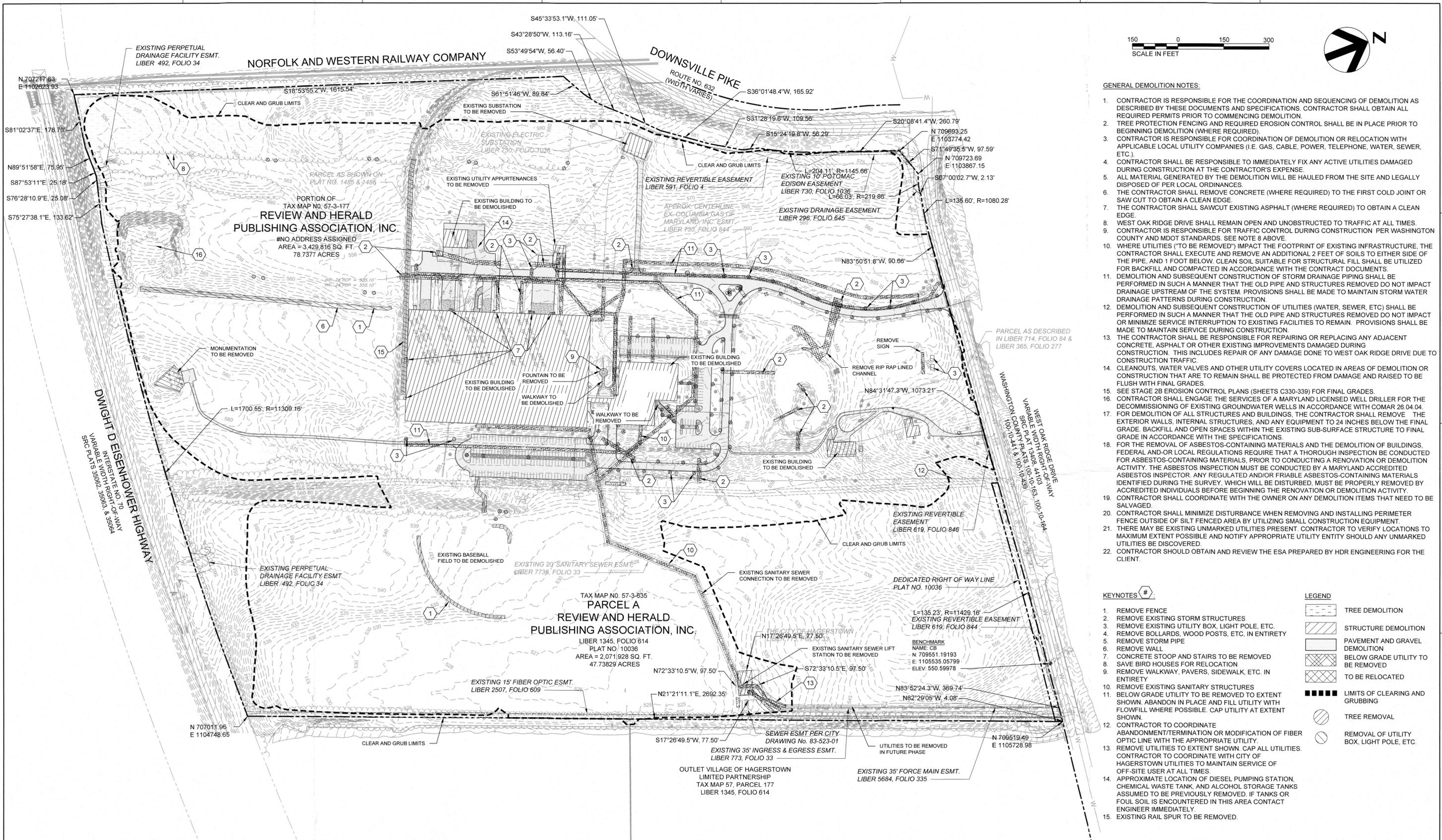
**PRELIMINARY**  
**NOT FOR CONSTRUCTION**



**OVERALL SITE PLAN**

FILENAME: C200.DWG  
 SCALE: 1" = 150'

SHEET  
**C200**



- GENERAL DEMOLITION NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION AND SEQUENCING OF DEMOLITION AS DESCRIBED BY THESE DOCUMENTS AND SPECIFICATIONS. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO COMMENCING DEMOLITION.
  - TREE PROTECTION FENCING AND REQUIRED EROSION CONTROL SHALL BE IN PLACE PRIOR TO BEGINNING DEMOLITION (WHERE REQUIRED).
  - CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF DEMOLITION OR RELOCATION WITH APPLICABLE LOCAL UTILITY COMPANIES (I.E. GAS, CABLE, POWER, TELEPHONE, WATER, SEWER, ETC.).
  - CONTRACTOR SHALL BE RESPONSIBLE TO IMMEDIATELY FIX ANY ACTIVE UTILITIES DAMAGED DURING CONSTRUCTION AT THE CONTRACTOR'S EXPENSE.
  - ALL MATERIAL GENERATED BY THE DEMOLITION WILL BE HAULED FROM THE SITE AND LEGALLY DISPOSED OF PER LOCAL ORDINANCES.
  - THE CONTRACTOR SHALL REMOVE CONCRETE (WHERE REQUIRED) TO THE FIRST COLD JOINT OR SAW CUT TO OBTAIN A CLEAN EDGE.
  - THE CONTRACTOR SHALL SAWCUT EXISTING ASPHALT (WHERE REQUIRED) TO OBTAIN A CLEAN EDGE.
  - WEST OAK RIDGE DRIVE SHALL REMAIN OPEN AND UNOBSTRUCTED TO TRAFFIC AT ALL TIMES.
  - CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL DURING CONSTRUCTION PER WASHINGTON COUNTY AND MDOT STANDARDS. SEE NOTE 8 ABOVE.
  - WHERE UTILITIES ("TO BE REMOVED") IMPACT THE FOOTPRINT OF EXISTING INFRASTRUCTURE, THE CONTRACTOR SHALL EXECUTE AND REMOVE AN ADDITIONAL 2 FEET OF SOILS TO EITHER SIDE OF THE PIPE, AND 1 FOOT BELOW. CLEAN SOIL SUITABLE FOR STRUCTURAL FILL SHALL BE UTILIZED FOR BACKFILL AND COMPACTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
  - DEMOLITION AND SUBSEQUENT CONSTRUCTION OF STORM DRAINAGE PIPING SHALL BE PERFORMED IN SUCH A MANNER THAT THE OLD PIPE AND STRUCTURES REMOVED DO NOT IMPACT DRAINAGE UPSTREAM OF THE SYSTEM. PROVISIONS SHALL BE MADE TO MAINTAIN STORM WATER DRAINAGE PATTERNS DURING CONSTRUCTION.
  - DEMOLITION AND SUBSEQUENT CONSTRUCTION OF UTILITIES (WATER, SEWER, ETC) SHALL BE PERFORMED IN SUCH A MANNER THAT THE OLD PIPE AND STRUCTURES REMOVED DO NOT IMPACT OR MINIMIZE SERVICE INTERRUPTION TO EXISTING FACILITIES TO REMAIN. PROVISIONS SHALL BE MADE TO MAINTAIN SERVICE DURING CONSTRUCTION.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY ADJACENT CONCRETE, ASPHALT OR OTHER EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION. THIS INCLUDES REPAIR OF ANY DAMAGE DONE TO WEST OAK RIDGE DRIVE DUE TO CONSTRUCTION TRAFFIC.
  - CLEANOUTS, WATER VALVES AND OTHER UTILITY COVERS LOCATED IN AREAS OF DEMOLITION OR CONSTRUCTION THAT ARE TO REMAIN SHALL BE PROTECTED FROM DAMAGE AND RAISED TO BE FLUSH WITH FINAL GRADES.
  - SEE STAGE 2B EROSION CONTROL PLANS (SHEETS C330-339) FOR FINAL GRADES.
  - CONTRACTOR SHALL ENGAGE THE SERVICES OF A MARYLAND LICENSED WELL DRILLER FOR THE DECOMMISSIONING OF EXISTING GROUNDWATER WELLS IN ACCORDANCE WITH COMAR 26.04.04.
  - FOR DEMOLITION OF ALL STRUCTURES AND BUILDINGS, THE CONTRACTOR SHALL REMOVE THE EXTERIOR WALLS, INTERNAL STRUCTURES, AND ANY EQUIPMENT TO 24 INCHES BELOW THE FINAL GRADE. BACKFILL AND OPEN SPACES WITHIN THE EXISTING SUB-SURFACE STRUCTURE TO FINAL GRADE IN ACCORDANCE WITH THE SPECIFICATIONS.
  - FOR THE REMOVAL OF ASBESTOS-CONTAINING MATERIALS AND THE DEMOLITION OF BUILDINGS, FEDERAL AND/OR LOCAL REGULATIONS REQUIRE THAT A THOROUGH INSPECTION BE CONDUCTED FOR ASBESTOS-CONTAINING MATERIALS. PRIOR TO CONDUCTING A RENOVATION OR DEMOLITION ACTIVITY, THE ASBESTOS INSPECTION MUST BE CONDUCTED BY A MARYLAND ACCREDITED ASBESTOS INSPECTOR. ANY REGULATED AND/OR FRIABLE ASBESTOS-CONTAINING MATERIALS IDENTIFIED DURING THE SURVEY, WHICH WILL BE DISTURBED, MUST BE PROPERLY REMOVED BY ACCREDITED INDIVIDUALS BEFORE BEGINNING THE RENOVATION OR DEMOLITION ACTIVITY.
  - CONTRACTOR SHALL COORDINATE WITH THE OWNER ON ANY DEMOLITION ITEMS THAT NEED TO BE SALVAGED.
  - CONTRACTOR SHALL MINIMIZE DISTURBANCE WHEN REMOVING AND INSTALLING PERIMETER FENCE OUTSIDE OF SILT FENCED AREA BY UTILIZING SMALL CONSTRUCTION EQUIPMENT.
  - THERE MAY BE EXISTING UNMARKED UTILITIES PRESENT. CONTRACTOR TO VERIFY LOCATIONS TO MAXIMUM EXTENT POSSIBLE AND NOTIFY APPROPRIATE UTILITY ENTITY SHOULD ANY UNMARKED UTILITIES BE DISCOVERED.
  - CONTRACTOR SHOULD OBTAIN AND REVIEW THE ESA PREPARED BY HDR ENGINEERING FOR THE CLIENT.

- KEYNOTES #:**
- REMOVE FENCE
  - REMOVE EXISTING STORM STRUCTURES
  - REMOVE EXISTING UTILITY BOX, LIGHT POLE, ETC.
  - REMOVE BOLLARDS, WOOD POSTS, ETC. IN ENTIRETY
  - REMOVE STORM PIPE
  - REMOVE WALL
  - CONCRETE STOOP AND STAIRS TO BE REMOVED
  - SAVE BIRD HOUSES FOR RELOCATION
  - REMOVE WALKWAY, PAVERS, SIDEWALK, ETC. IN ENTIRETY
  - REMOVE EXISTING SANITARY STRUCTURES
  - BELOW GRADE UTILITY TO BE REMOVED TO EXTENT SHOWN. ABANDON IN PLACE AND FILL UTILITY WITH FLOWFILL WHERE POSSIBLE. CAP UTILITY AT EXTENT SHOWN.
  - CONTRACTOR TO COORDINATE ABANDONMENT/TERMINATION OR MODIFICATION OF FIBER OPTIC LINE WITH THE APPROPRIATE UTILITY.
  - REMOVE UTILITIES TO EXTENT SHOWN. CONTRACTOR TO COORDINATE WITH CITY OF HAGERSTOWN UTILITIES TO MAINTAIN SERVICE OF OFF-SITE USER AT ALL TIMES.
  - APPROXIMATE LOCATION OF DIESEL PUMPING STATION, CHEMICAL WASTE TANK, AND ALCOHOL STORAGE TANKS ASSUMED TO BE PREVIOUSLY REMOVED. IF TANKS OR FOUL SOIL IS ENCOUNTERED IN THIS AREA CONTACT ENGINEER IMMEDIATELY.
  - EXISTING RAIL SPUR TO BE REMOVED.
- LEGEND**
- TREE DEMOLITION
  - STRUCTURE DEMOLITION
  - PAVEMENT AND GRAVEL DEMOLITION
  - BELOW GRADE UTILITY TO BE REMOVED
  - TO BE RELOCATED
  - LIMITS OF CLEARING AND GRUBBING
  - TREE REMOVAL
  - REMOVAL OF UTILITY BOX, LIGHT POLE, ETC.



HDR Engineering, Inc.  
 8115 MAPLE LAWN BLVD #360  
 FULTON, MD 20759  
 301.289.7238  
 Registration # 48864

ISSUE	DATE	DESCRIPTION
B	04/22/2021	SITE SPECIFIC GRADING PLAN
A	03/12/2021	WASHINGTON COUNTY CONCEPT SUBMITTAL

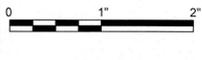
<b>PROJECT MANAGER</b>	ROBERT BAYSDEN, PE
<b>DESIGNED BY</b>	PATRICK SCHOENECKER, PE
<b>QC</b>	DAVID BAKER, PE
<b>DRAWN BY</b>	BRAD KING
<b>PROJECT NUMBER</b>	10255933



PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
 LICENSE NO. 20971, EXPIRATION DATE: 10/02/2022.  
 REGISTERED PROFESSIONAL ENGINEER  
 04/15/2021 HDR ENGINEERING, INC.  
 DATE FIRM  
 CONTACT: 704-973-6883



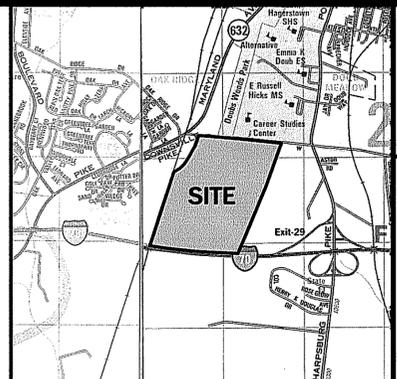
**55 WEST OAK RIDGE DRIVE**  
 WASHINGTON COUNTY, MARYLAND  
 55 WEST OAK RIDGE ROAD  
 HAGERSTOWN, MD 21740-7301  
 TAX MAP NO. 57-3-177 & 57-3-635  
 ELECTION DISTRICT 6, INDUSTRIAL ZONING  
**PRELIMINARY**  
**NOT FOR CONSTRUCTION**



FILENAME C100.DWG  
 SCALE 1" = 150'

**EXISTING CONDITIONS AND DEMOLITION PLAN**

SHEET  
**C100**

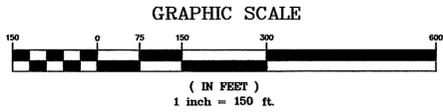


**VICINITY MAP**  
SCALE: 1" = 2000'  
TAX MAP 57 PARCEL 177&635  
COPYRIGHT ADC THE MAP PEOPLE PERMIT USE NUMBER 2100421

- LEGEND**
- (A) FOREST STAND NUMBER
  - (1) FOREST SAMPLING PLOT
  - STREAM
  - ⊕ SPECIMEN TREE
  - ▨ FORESTED AREA
  - - - - - MINIMUM BUILDING SETBACK LINE (MBSL)
  - - - - - EXISTING EDGE OF PAVEMENT
  - - - - - EXISTING EDGE OF GRAVEL
  - - - - - EXISTING 2X CONTOUR
  - - - - - EXISTING 10X CONTOUR
  - SoB, SoD SOIL TYPE & BOUNDARY
  - - - - - EXISTING FENCELINE

**FOREST AREA**

FOREST STAND NO.	ACREAGE
A	1.74
B	0.85
C	0.45
D	5.42
E	2.40
<b>TOTAL</b>	<b>10.86</b>



**SITE DATA**

TAX MAP/PARCEL	57 / 177 & 635
ELECTION DISTRICT	10
ZONING	HI, HIGHWAY INTERCHANGE
MINIMUM BUILDING SETBACKS (MBSL's)	FRONT - 40 ft SIDE - 10 ft (25 ft WHEN ADJ. TO RESIDENTIAL USE) REAR - 10 ft (25 ft WHEN ADJ. TO RESIDENTIAL USE)
WATERSHED	ANTIETAM CREEK (02140502) AND MARSH RUN (02140503)
PARCEL ACREAGE	126.72 Ac.
EXISTING USE	COMMERCIAL

**SOIL TYPES ON SITE**

SYMBOL	DESCRIPTION	% SLOPES	% COVERAGE
DsB	DUFFIELD SILT LOAM	3 TO 8%	16.9%
DsC	DUFFIELD SILT LOAM	8 TO 15%	3.9%
HaA <sup>1</sup>	HAGERSTOWN SILT LOAM	0 TO 3%	9.2%
HaB <sup>1</sup>	HAGERSTOWN SILT LOAM	3 TO 8%	19.8%
HcC	HAGERSTOWN SILT LOAM	8 TO 15%	1.2%
HcB	HAGERSTOWN SILTY CLAY LOAM	3 TO 8%	2.6%
HcD	HAGERSTOWN ROCK OUTCROP COMPLEX	3 TO 8%	2.5%
HcE	HAGERSTOWN ROCK OUTCROP COMPLEX	8 TO 15%	27.8%
HcF	HAGERSTOWN-DUFFIELD-URBAN LAND COMPLEX	0 TO 8%	0.2%
SpA <sup>1</sup>	SWANPOND SILT LOAM	3 TO 8%	5.8%
SsA <sup>1</sup>	SWANPOND-FUNKSTOWN SILT LOAMS	0 TO 3%	0.8%
W	WATER		100.0%

<sup>1</sup> PRIME FARMLAND SOIL

**NOTE**  
1. THIS FOREST STAND DELINEATION IS ON THE ENTIRE 126.09 ACRE TRACT SHOWN.

- NOTES**
- THIS PARCEL IS NOT AFFECTED BY THE 100-YR FLOODPLAIN AS SHOWN ON MAP 240430305D EFFECTIVE DATE 8/15/17. THE SITE IS IN ZONE 'X'.
  - THERE ARE NO KNOWN HABITATS OF THREATENED OR ENDANGERED SPECIES IDENTIFIED BY THE U.S. FISH & WILDLIFE SERVICE PER 50 CFR AS REQUIRED TO BE SHOWN BY SECTION 314 OF SUBDIVISION ORDINANCE AND SECTION 4.21 OF ZONING ORDINANCE.
  - STEEP SLOPES AS DEFINED BY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT PER ARTICLE 28.631 ON THE LOT SHOWN ARE SHOWN HEREON. THERE ARE NO WETLANDS ON THE SITE PER NATIONAL WETLANDS INVENTORY.
  - NO THREE DOT STREAMS APPEAR ON THE SUBJECT SITE ON THE WASHINGTON COUNTY SOIL SURVEY, MAP 36, ISSUED 2002 OR, THE USGS QUAD MAP FUNKSTOWN, MD.

**LINE BEARING DISTANCE**

LINE	BEARING	DISTANCE
L1	N 76°27'39" W	133.62'
L2	N 76°26'11" W	25.08'
L3	N 87°53'11" W	25.18'
L4	S 89°51'58" W	75.95'
L5	N 81°02'37" W	178.70'
L6	N 61°51'46" E	89.84'
L7	N 53°49'54" E	56.40'
L8	N 43°28'50" E	113.18'
L9	N 45°33'53" E	111.05'
L10	N 36°01'48" E	165.92'
L11	N 31°28'20" E	109.56'
L12	N 15°24'20" E	56.29'
L13	N 20°08'41" E	260.79'
L14	N 71°49'35" E	97.59'
L15	N 07°00'03" E	2.13'
L16	S 83°50'52" E	90.66'

**CURVE ARC LENGTH RADIUS DELTA ANGLE CHORD BEARING CHORD LENGTH TANGENT**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1700.55'	11309.16'	8°36'56"	N 85°21'05" W	1698.95'	851.88'
C2	204.11'	1145.66'	10°12'28"	N 24°52'34" E	203.84'	102.33'
C3	66.03'	219.86'	17°12'25"	S 74°23'42" E	65.78'	33.26'
C4	135.80'	1080.28'	7°11'31"	S 80°15'05" E	135.51'	67.89'
C5	135.23'	11429.16'	0°40'40"	S 84°12'18" E	135.22'	67.61'

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

*Clint E. Rock, RLA*  
CLINT E. ROCK, RLA

**FOREST STAND DELINEATION PLAN**  
**55 WEST OAK RIDGE DRIVE**  
SITUATE SOUTH OF WEST OAK RIDGE DRIVE  
ELECTION DISTRICT 10  
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=150'

PROJECT NO. 19-31547  
DRAWING NO. D-6420  
DATE: DECEMBER, 2019  
DRAWN BY: DCM  
CHECKED BY: GSP



# Maryland

## Department of the Environment

Larry Hogan, Governor  
Boyd K. Rutherford, Lt. Governor

Ben Grumbles, Secretary  
Horacio Tablada, Deputy Secretary

June 17, 2021

Ms. Jill Baker, Director  
Washington County Department of Planning and Zoning  
100 W. Washington Street, Suite 2600  
Hagerstown, Maryland 21740

Dear Ms. Baker:

The Maryland Department of the Environment (MDE) has completed its review of Washington County's (the "County") draft 2022–2031 Solid Waste Management Plan (the "Plan"). The County forwarded the draft Plan to MDE for its review and tentative approval so the County can finalize the Plan and work towards compliance with the requirements of Sections 9-503, 9-505, and 9-1703 of the Environment Article, Annotated Code of Maryland, and Code of Maryland Regulations (COMAR) 26.03.03. MDE received the draft Plan on May 12, 2021.

Based on this review, MDE determined that the Plan will satisfy the requirements as outlined in Sections 9-503, 9-505, and 9-1703 of the Environment Article, and COMAR 26.03.03, provided that the following changes are made to the Plan. The revised and adopted Plan should be submitted to MDE for its review and approval no later than **September 17, 2021**.

### **General**

1. Include the planning period "2022-2031" on the title page.

### **Introduction**

1. Include, per COMAR 26.03.03.03(A)(2), a place holder page for future insertion of MDE's approval letter of the Plan.

### **Chapter III – Existing Solid Waste Management Systems**

1. On Page 27, under "Existing Solid Waste...Overview", in the second paragraph, replace third sentence with "According to county reporting, Washington County generated 189,744 tons of solid waste in 2019."
2. On Page 28, under "Current Waste Generation Snap Shot" in the first paragraph, replace the last sentence with "Thirty percent of the total waste stream was diverted in 2019." In the third paragraph, in the first sentence replace "30% recycling rate" with "22.85% recycling

rate.” Remove the last sentence beginning with “These figures substantially…” from the Plan.

3. On Page 29, include the following new paragraph; “The recycling rate for 2019 (22.85%) fell below mandatory recycling rate of 35%. The Maryland Recycling Act of 1988, Codified as Subtitle 17 and 9-505 of the Environment Article, Annotated Code of Maryland, requires a county with a population more than 150,000 to include a recycling plan that provides for a reduction through recycling of at least 35% of the county’s solid waste stream. Under no circumstances may a reduction of less than 10% be submitted.”
4. On Page 43, under “Existing Solid Waste Acceptance Facilities”, “Private Facilities”, Per COMAR 26.03.03.03D(5), include “Agape Pet Services,” a permitted waste transfer station facility, and include the following:
  - a. Location address - 19712 Shepherdstown Pike in Boonsboro, MD 21713
  - b. Maryland Grids Coordinates – 1119543.156 East, 668190.557 North.
  - c. Facility size in acres - 41
  - d. Type and quantity of waste accepted in 2019 – Special Medical Waste, 13 tons.
  - e. Ownership - Private
  - f. Permit Status - Active, Permit No. 2015-WTS-0672, Expiration: May 1, 2022.

Show facility on a map. Contact Mr. Daniel Thomas, facility’s Manager, at 301-432-0431 or [danny@agapepetservices.com](mailto:danny@agapepetservices.com)., if you need additional facility information.

5. On Page 44, under “Waste Stream Projections,” in the existing second paragraph, in the third line, replace “and Total MRA & NON MRA Waste” with “and Total MRA Recycling & Total NON MRA Recycling.”
6. On Page 45, in Table 3-1, break down “Total MRA & NON MRA Recycling” into two rows “Total MRA Recycling” and “Total NON MRA Recycling” and provide the data for the calendar years from 2021 through 2031.

#### **Chapter IV – Solid Waste Management System Assessment and Alternatives**

- 1 On Page 61, under “Mandated Statewide Recycling Rates,” replace “30%” with “22.85%.”
- 2 On Page 62, under “Office Building Recycling Program,” revise Appendix H per MDE’s August 27, 2020 letter to the County.
- 3 On Page 67, under “Solid Waste Composting,” remove the text from the Plan. The reason is the requirement of Section 9-1703(b)(7) of the Environment Article, Annotated Code of Maryland, is to discuss feasibility of a system for the composting of mixed solid wastes but not the source separated organics composting. If the County does not have any information, then this must be indicated in the Plan. The County may provide a statement similar to the following statement from the Kent County Plan: “There are no in-county or regional solid waste facilities that manage solid waste composting operations. Kent County has no Plans to initiate this type of operation during this planning period.”

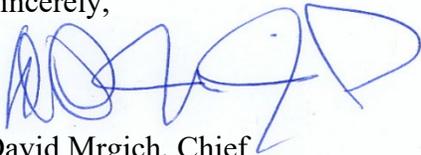
### **Chapter V – Solid Waste Management and Recycling Plan of Action**

No specific comment on this chapter. MDE, however, may require the County to revise the recycling sections if the County continues to achieve a recycling rate less than the 35% mandated by law. If a future revision is required, the County will have to follow the process outlined in Section 9-1704 of the Environment Article, Annotated of Maryland, to revise the recycling plan. MDE is authorized to require a county to revise its recycling plan under Section 9-503(c) (2) of the Environment Article, Annotated Code of Maryland.

Be advised that before the County adopts the Plan, the County must comply with the requirements of Section 9-506 (1) of the Environment Article, Annotated Code of Maryland, regarding submittal of the Plan to the County's planning agency for its certification of the Plan. The County must also comply with the public hearing requirements of Section 9-503(d) of the Environment Article, Annotated Code of Maryland, and COMAR 26.03.03.05(c) prior to the adoption of the Plan. Once the Plan has been revised and adopted by the Washington County Commissioners, the County must submit the adopted Plan to MDE for its review and distribution to the Departments of Natural Resources, State Planning, and Agriculture. The adopted Plan must be accompanied by a discussion of substantive issues raised at the public hearing and how they were resolved. Also, COMAR 26.03.03.05(C)(3) requires the County to submit seven copies of the adopted Plan to MDE for its final review. MDE, however, determined that in order to complete the post adoption review of the Plan, MDE would need **four copies**; one for its review and three copies for distribution to other agencies. If MDE determines that there is a need for additional copies to complete the final review of the Plan, MDE will notify you and may request the additional three copies.

Thank you for your continuing interest and cooperation in providing sound and long-term solid waste management planning for the County. If you have questions on these matters, please contact Mr. Tariq Masood at 410-537-3326 or [tariq.masood@maryland.gov](mailto:tariq.masood@maryland.gov) or you may contact me, at 410-537-3314 or [dave.mrgich@maryland.gov](mailto:dave.mrgich@maryland.gov).

Sincerely,



David Mrgich, Chief  
Waste Diversion Division

cc: Tariq Masood