



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

**AGENDA**  
**WASHINGTON COUNTY PLANNING COMMISSION**  
**100 W Washington Street, Room 2000**  
**September 11, 2023, 7:00 PM**

**CALL TO ORDER AND ROLL CALL**

**MINUTES**

1. August 7, 2023 Planning Commission public input meeting and regular meeting \* **Discussion/Action**

**OLD BUSINESS**

1. **Crosspoint Residential – Townes at Rockspring [PSP-22-001]** – Scott Stotelmyer \* **Discussion/Action**  
Proposed 123 lot townhouse development at 11133 Raintree Drive; Zoning: RS/RM (Residential Suburban/Residential Multi-family)

**NEW BUSINESS**

**PRELIMINARY CONSULTATION**

1. **Greencastle Pike – Eby Property [PC-23-003]** – Scott Stotelmyer \* **Information/Discussion**  
Proposed 717,000 square foot warehouse and surrounding infrastructure located directly east of the intersection of Resh Road and Greencastle Pike; Zoning: PI (Planned Industrial)

**SITE PLANS**

1. **Arnett Lot 1 C Store Revised Site Plan [SP-22-041]** – Heather Williams \* **Discussion/Action**  
Site plan for a proposed C store at 10335 Supercenter Drive; Zoning: HI (Highway Interchange)

**OTHER BUSINESS**

1. **Update of Projects Initialized** – Jennifer Kinzer \* **Information/Discussion**
2. **Comprehensive Plan Update** – Jill Baker **Information/Discussion**
3. **Discussion of RZ-23-001 – Convenience Stores** – Jill Baker **Information/Discussion**

**ADJOURNMENT**

**UPCOMING MEETINGS**

1. Thursday, September 21, 2023, 6:00 p.m. – Comprehensive Plan Update Public Information Meeting
2. Monday, September 25, 2023, 5:30 p.m. – Comprehensive Plan Update Public Information Meeting
3. Monday, October 2, 2023, 7:00 p.m. – Washington County Planning Commission regular meeting

\*attachments

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

**WASHINGTON COUNTY PLANNING COMMISSION**  
**REGULAR MEETING**  
**August 7, 2023**

The Washington County Planning Commission held its regular monthly meeting on Monday, August 7, 2023 at 7:00 p.m. at the Washington County Administrative Complex, 100 W. Washington Street, Room 2000, Hagerstown, MD.

Planning Commission members present were: David Kline, Vice Chairman, BJ Goetz, Denny Reeder, Terrie Shank, Jeff Semler and Ex-officio County Commissioner Randy Wagner. Staff members present were: Washington County Department of Planning & Zoning: Jennifer Kinzer, Deputy Director; Scott Stotelmyer, Planner; Travis Allen, Comprehensive Planner; and Debra Eckard, Administrative Assistant; Washington County Division of Engineering: Heather Williams, Senior Plan Reviewer; and Washington County Soil Conservation District: Denise Price and Mark Kendle.

**CALL TO ORDER AND ROLL CALL**

The Vice-Chairman called the meeting to order at 7:00 pm.

**MINUTES**

**Motion and Vote:** Mr. Reeder made a motion to approve the minutes of the July 10, 2023 meeting as presented. The motion was seconded by Mr. Goetz and unanimously approved with Commissioner Wagner abstaining from the vote.

**OLD BUSINESS**

**RZ-23-00 – Text Amendment – Truck Stops – Recommendation**

Ms. Kinzer reminded members that a public input meeting was held on June 5, 2023 regarding proposed changes to the definition of and the appropriate zoning districts for truck stops. Several citizens were present at the public input meeting and provided comments.

**Motion and Vote:** Mr. Reeder made a motion to recommend approval of the proposed text amendment to the Board of County Commissioners. The motion was seconded by Mr. Goetz and unanimously approved with Commissioner Wagner abstaining from the vote.

**NEW BUSINESS**

**PRELIMINARY CONSULTATION**

**PC-23-005 – Tidal Wave Hagerstown**

Ms. Williams presented a concept plan for a proposed car wash with individual towel and vacuum stations to be located at 10320 thru 10400 Sharpsburg Pike. The property is currently zoned HI (Highway Interchange). A preliminary consultation was held on June 29, 2023 with the consultant and various County agencies.

**Discussion and Comments:** Members made inquiries regarding road improvements and traffic signals along Sharpsburg Pike. Mr. Andrew Stein with Bohler Engineering, the consultant, stated there is a signalized intersection being proposed in conjunction with development across Sharpsburg Pike. Sharpsburg Pike would be widened along the west side of the south bound lane. The site has been configured so there will be no stacking of vehicles on Sharpsburg Pike.

**ORDINANCE MODIFICATIONS**

**Dennis Minnick [OM-23-009]**

Ms. Williams presented an ordinance modification request to allow the creation of a lot that does not meet the 25-foot public road frontage requirement. The site is located on Pleasant Valley Road in Smithsburg behind an existing residence at 12345 Pleasant Valley Road. The property is currently zoned EC (Environmental Conservation). The applicant is proposing a single-family home on a 5 acre lot which has been designated for agricultural use only. The property is accessed by a private driveway owned by the applicant.

**Motion and Vote:** Mr. Semler made a motion to approve the ordinance modification as presented. The motion was seconded by Mr. Goetz and unanimously approved.

## **PFCU Robinwood Lot 2 [OM-23-007]**

Mr. Stotemyer presented an ordinance modification from Subdivision Ordinance Section 405.11.B to allow the creation of a lot without fully functional road frontage. The property is located at 11067 Robinwood Drive and is currently zoned BL (Business Local). The proposed lot would share an existing access with Lot 1. All agency approvals have been received.

**Discussion and Comments:** There was a brief discussion regarding ingress and egress to the site. Mr. Trevor Frederick of Frederick, Seibert & Associates, stated the right in/right out on Robinwood Drive will be the main point of access for the site. Patriot Federal also has access from the light at the entrance to the Elks Club. Mr. Goetz suggested moving the dumpster located on the Patriot Federal site to a different location to allow better access to the new lot.

**Motion and Vote:** Mr. Goetz made a motion to approve the ordinance modification as presented. The motion was seconded by Mr. Reeder and unanimously approved.

## **FOREST CONSERVATION**

### **Crosspoint Residential – Townes at Rockspring [PSP-22-001]**

Mr. Allen presented a request to use the payment-in-lieu option to satisfy the remaining planting requirement for the Townes at Rockspring and a request to remove one specimen tree. He explained that this is a preliminary forest conservation plan for a 123-unit townhouse development. As each phase is implemented, a portion of the forest conservation plan would be shown on each plat submitted for approval. The total planting requirement is 6.36 acres resulting from the disturbance of 17.23 acres for the development. A portion of the forest mitigation will be retained on site. Mr. Allen believes the developer has made a good faith effort to accomplish as much mitigation on site as possible within the constraints of the development.

In regard to the specimen tree removal request, the justification statement cites grading limitations and storm water management requirements that make it difficult to keep the tree. The site layout has been designed to retain as much forest as possible and in conjunction with the street trees and storm water management techniques proposed this will help mitigate water quality impacts.

**Motion and Vote:** Mr. Semler made a motion to approve the request as presented. The motion was seconded by Ms. Shank and unanimously approved.

### **12001 Hopewell Road [SP-22-028]**

Mr. Allen presented a request to remove 13 specimen trees at 12001 Hopewell Road as part of the proposed office and warehouse development on this site. The applicant's justification letter noted that 12 of 13 trees proposed for removal are Osage Orange, which is a native tree but an invasive species. Staff commends the developer for keeping all forest mitigation on-site and preserving a wetland area.

**Motion and Vote:** Ms. Shank made a motion to approve the request as presented. The motion was seconded by Mr. Semler and unanimously approved.

## **SITE PLANS**

### **Crosspoint Residential – Townes at Rockspring [PSP-22-001]**

Mr. Stotemyer presented a preliminary site plan for the Townes at Rockspring townhouse development located along the west side of Massey Boulevard and east side of Hickory School Road. The property is currently zoned RS (Residential Suburban) and RT (Residential Transition). The developer is proposing a 123 unit townhouse development on 17.23 acres. The average lot size will be 2200 square feet. All lots will have access to newly constructed streets. There will be one access to Massey Boulevard and one access to Hickory School Road. Each unit will have two parking spaces and there will be a common parking area with 329 parking spaces available. All lots will be served by public water and public sewer. Open space area will be 4.77 acres in size and will include two play areas. Lighting will be provided along the streets and in common areas. Landscaping will be provided in the open space areas and along the boundary. All agency approvals have been received.

**Discussion and Comments:** Mr. Reeder expressed his concern regarding the amount of traffic generated by this development onto Hickory School Road as well as Virginia Avenue without any road improvements or the installation of a traffic signal on Virginia Avenue.

Mr. Lauren Stevens owns a blasting business on an adjoining property and expressed his concern regarding the removal of the trees that are currently a buffer for his property. He stated that he stores explosives for the State Fire Marshall's Office and explained there are distances that must be maintained for the underground storage facility that may interfere with the proposed road. He also expressed concern regarding sewer issues in the area.

**Consensus:** Commission members tabled this agenda item until more details regarding the following issues are addressed: specific clearances for the neighboring explosives business, traffic concerns (i.e. Was a traffic study completed? What are the plans for improving roads and intersections?), and impacts to the school (specifically during construction).

#### **12001 Hopewell Road [SP-22-028]**

Mr. Stotemyer presented a site plan for a proposed 208,000 square foot warehouse on 46 acres located at 12001 Hopewell Road. There will be one access point from Hopewell Road. The site will be served by public water and public sewer. There will be approximately 60 employees; hours of operation will be 24 hours/day, 7 days/week. There will be pole mounted lights around the parking area as well as building mounted lights. Landscaping will be provided throughout the parking area, around the building and at the entrance. There will be one ground mounted sign at the entrance. All agency approvals have been received.

**Discussion and Comments:** Mr. Reeder asked if the developer has considered solar on the roof of the warehouse. A representative of the developer stated the building will be solar-ready.

**Motion and Vote:** Mr. Reeder made a motion to approve the site plan as presented. The motion was seconded by Mr. Goetz and unanimously approved.

#### **OTHER BUSINESS**

#### **Martin and Colleen Katz [RZ-23-005]**

Mr. Allen presented a request from Martin and Colleen Katz to fully terminate the Rural Business floating zone that was applied to their property at 8524 Fahrney Church Road. He explained that this lot was subdivided from the San Mar Children's Home in 2022. The property owners want to construct an addition to their home; however, the RB zoning designation significantly limits the development of this property.

**Motion and Vote:** Mr. Goetz made a motion to recommend approval to fully terminate the Rural Business floating zone on property located at 8524 Fahrney Church Road to the Board of County Commissioners. The motion was seconded by Mr. Semler and unanimously approved with Commissioner Wagner abstaining from the vote.

#### **Forest Conservation Easement Candidate**

Mr. Kendle presented a request to use Forest Conservation payment-in-lieu of funds to purchase forest conservation easements on approximately 64 acres of existing forest. The first parcel is owned by Phil Baker-Shenk located at 6720 Remsburg Road and contains 6.87 acres of existing forest. The Department of Natural Resources dates some of trees on this site to the Civil War era and the Battle of Antietam. This parcel would protect a main drainage channel that discharges directly to the Potomac River and adjoins a C&O Canal NHP easement which would connect to hundreds of acres of wildlife corridors and other protected lands.

Mr. Kendle explained the second parcel is owned by David Foltz and is located at 6500 Sharpsburg Pike. This section of forest (56.4 acres) also contains trees that date to the Civil War era and the Battle of Antietam. This parcel is one of only two documented areas in Washington County known to host the October Ladies' Tresses Orchid (important to pollinators). This easement would protect two perennial streams that discharge directly to the Potomac River, joins the Antietam Battlefield, and adjoins the previously presented Phil Baker-Shenk easement. The cost to purchase these two easements is \$161,748.

**Motion and Vote:** Mr. Goetz made a motion to recommend approval of the purchase of these two easements using payment-in-lieu funds to the Board of County Commissioners. The motion was seconded by Mr. Semler and unanimously approved with Commissioner Wagner abstaining from the vote.

#### **Update of Projects Initialized**

Ms. Kinzer provided a written report for the land development plan review projects (71 total) initialized during the month of June including 3 site plans and 4 preliminary-final plats.



## **Comprehensive Plan Update**

Ms. Kinzer announced the Comprehensive Plan 2040 was released on July 25<sup>th</sup> with a presentation to the Board of County Commissioners, a press release by the PR Department, and an e-mail to approximately 100 stakeholders. Staff will be making bi-weekly posts on Facebook to remind citizens to make comments.

We discussed a series of public input meetings to be hosted by the Planning Commission around the County. A list of meeting dates, times and locations was distributed to members. A power point presentation will be played at each meeting and will be posted on-line. Maps will be displayed around each meeting room including the Protected Lands Map, Septic Tiers Map, Highway Map and Land Use Map. There will be a minimum of 4 staff members present at each meeting to take comments. Handouts will be available for citizens to take home. These meetings will not be live-streamed. Commission members are highly encouraged to attend these meetings.

## **UPCOMING MEETINGS**

1. Washington County Planning Commission regular meeting, September 11, 2023 at 7:00 p.m.

## **ADJOURNMENT**

Mr. Semler made a motion to adjourn the meeting at 8:05 p.m. The motion was seconded by Ms. Shank and so ordered by Mr. Kline.

Respectfully submitted,

---

David Kline, Vice-Chairman

## PSP-22-001-Towns of Rockspring

After being tabled at the August meeting, being presented again is a Preliminary Plat and Site Plan for Towns of Rockspring Townhouse Development.

The subject site is located on the westside of Massey Boulevard and the eastside of Hickory School Road. Zoning is Residential Multi family and Residential Suburban.

Proposed are 123 Townhouse lots on a 17.23 acre parcel. Average lot sizes will be 2,200 square feet. All lots will have access to newly constructed public streets. There will be one access to Halfway Blvd and one to Hickory School Road.

Each lot will have 2 parking spaces with parking along the street permitted. There will also be a common parking lot that will provide for some RV parking. These areas will provide a total of 329 parking spaces for the development (246 required).

All lots will be served by public water & sewer.

Open space will be 4.77 acres in size. Two play areas will be provided at a total of 1800 square feet.

Street lights are to be installed along the street and in common areas.

Landscaping is to be placed in open space areas and along the boundary with the Business General property adjacent to the north.

Forestation will be met by retaining forest onsite of 1.89 acres; street tree credit of .81 acres and 5.55 acres paid in lieu for a total amount of \$72,527.40.

Included in your packets is the SHA Approval Letter indicating that due to the closure of Hickory Elementary School, no traffic improvements would be needed pending the timeline of this development.

From a land use perspective, we have verified this development has no negative impact to adjacent properties as was discussed at last month's meeting.

All approvals have been received.



## PRELIMINARY PLAT SITE PLAN STAFF REPORT

### BASE INFORMATION

**SITE NAME.....:** Crosspoint Residential - Townes at Rockspring  
**NUMBER.....:** PSP-22-001

**OWNER.....:** HEKBEL LLC  
**LOCATION.....:** South of Hickory School Rd & South of Cole Rd  
**DESCRIPTION.....:** Proposed 123 lot townhouse development

**ZONING.....:** RS; RM Refer to Map  
**COMP PLAN LU.....:** Low Density Residential  
**PARCEL.....:** 26065261  
**PLANNING SECTOR.....:** 1  
**ELECTION DISTRICT.....:** 26

**TYPE.....:** Town House  
**GROSS ACRES.....:** 17.23  
**DWELLING UNITS.....:** 123  
**TOTAL LOTS.....:**  
**DENSITY.....:** 7.1387 Units Per Acre

**PLANNER.....:** Lisa A Kelly  
**ENGINEER.....:** FOX & ASSOCIATES INC  
**RECEIVED.....:** October 4, 2022

### SITE ENGINEERING

#### HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

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

Staff Comments:

*Not Applicable*



WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

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

SITE DESIGN		
Impervious Area Plan	Impervious Maximum Allowed	Open Space Area Planned
		4.77
Open Space Minimum Required	Residential Amenity Plans	Solid Waste Disposal Plans
		inside waste collection
Materials Stored on Site	Buffer Design Meets Requirements	Landscaping Meets Requirements
	Yes	Yes
Lighting Plan Meets Requirements	Pedestrian Access is Adequate	Bus Stop is Within Walking Distance
Yes		
Loading Area Meets Requirements		
		Not Fast Track
Parking Spaces - Total Planned	Parking Spaces - Per Dwelling Unit	
329	2	
Parking Spaces - Minimum Required	Recreational Parking Provided	
246	Yes	

NEW ROAD CONSTRUCTION: Yes

ACCESS SPACING VARIANCE NEEDED: No

SCHOOL INFORMATION			
	ELEMENTARY	MIDDLE	HIGH
SCHOOL DISTRICT	Hickory	Springfield	Williamsport
PUPIL YIELD			
CURRENT ENROLLMENT	960		
MAXIMUM CAPACITY	1094		

PUBLIC FACILITIES INFORMATION	
FIRE DISTRICT.....:	HALFWAY
AMBULANCE DISTRICT.....:	HALFWAY

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

November 9, 2022

Ms. Rebecca Calimer, EIT, CFM  
Chief of Plan Review  
Division of Engineering  
747 Northern Avenue  
Hagerstown, MD 21742

Dear Ms. Calimer:

This is a follow up to my letter dated December 1, 2021, approving the Traffic Impact Study for the Towns at Rockspring residential development. This development will gain indirect access to US 11 by way of Hickory School and Massey Boulevards. The Maryland Department of Transportation State Highway Administration (MDOT SHA) offered conditional approval of the study provided the developer conducted intersection upgrades at the US 11 intersection with Hickory School Boulevard.

In light of the proposed consolidation of Hickory and Fountain Rock Elementary Schools with a tentative opening of Fall 2027, MDOT SHA is withdrawing the requirement for mitigations on US 11 at Hickory School Road previously noted. The decrease in the number of school-related trips would clearly benefit intersection operations. Pending the timeline of construction of Townes at Rockspring and the closing of the school, we may find that temporary mitigation efforts are needed (e.g. signing). We can wait until later in both of these timelines and will coordinate with Washington County to make a determination on that aspect.

If you have any questions or require additional information, please contact Mr. Allan Kujenga, MDOT SHA District 6 Access Permits Regional Engineer, at 301-729-8465, toll free 800-760-7138, or via email at [akujenga@mdot.maryland.gov](mailto:akujenga@mdot.maryland.gov). Thank you.

Sincerely,



Anthony F.K. Crawford, P.E.  
District Engineer

cc: Mr. Allan Kujenga, MDOT SHA District 6 Access Permits Regional Engineer



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)	WQY (AC-FT)	ESDV (AC-FT)	PE ADDRESSED (N)
M-6	1	0.52	0.29		0.06	2.53
FILTERBA BOX	1,2,3,4	1.01	0.51		0.005	0.12
NON-ESD PRACTICES (CHAPTER 3 - STRUCTURAL PRACTICES)						
TYPE	NO.	STRUCTURE (AC)	IMPERVIOUS DA TO STRUCTURE (AC)	WQY (AC-FT)	ESDV (AC-FT)	PE ADDRESSED (N)
W-2	1	7.57	3.26		0.64	2.32
W-2	2	7.64	3.65		0.43	1.40

Stormwater Management Narrative

This Project is being designed to meet the new Maryland Stormwater Act of 2007 which supplements the original 2000 Maryland Design Manual. Environmental Site Design (ESD) techniques must now be provided through structural and non-structural practices at the source to the maximum extent practical (MEP).

Chapter 3 Structural and Chapter 5 Structural practices will provide 100% of the site's WQv and the ESDv. These structures will provide all of the Rev and the required Phosphorus Load Reduction.

Quantity control for the 2- and 10-year storm events will be provided by the proposed Chapter 3 Structural practices. These facilities will also provide the Cpv (channel protection volume).

GENERAL CONSTRUCTION NOTES

- NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY FOX & ASSOCIATES, INC. TO DETERMINE THE EXISTENCE OR LOCATION OF GROUND WATER, ROCK OR OTHER NATURAL OR MAN-MADE FEATURES. EXCEPT AS SPECIFICALLY INDICATED, NO ENVIRONMENTAL STUDIES HAVE BEEN CONDUCTED BY OUR FIRM.
- EXISTING UTILITY INFORMATION SHOWN HEREON IS FROM DRAWINGS AND/OR OTHER SOURCES PROVIDED BY OWNERS OF THE VARIOUS UTILITIES. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BEFORE BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT (1-800-257-7777) A MINIMUM OF 48 HOURS BEFORE BEGINNING ANY WORK SHOWN ON THESE DRAWINGS. ANY DAMAGE TO UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE UTILITY OWNER. HAND PIT EXCAVATION SHALL BE PROVIDED BY CONTRACTOR TO LOCATE EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL NOTIFY THE APPLICABLE MUNICIPAL, COUNTY AND/OR STATE AUTHORITIES AT LEAST 48 HOURS BEFORE BEGINNING ANY WORK WITHIN PUBLIC RIGHT (S) OF WAY.
- THE CONTRACTOR SHALL VERIFY ALL SURFACE AND SUBSURFACE CONDITIONS (LOCATIONS AND ELEVATIONS) PRIOR TO BIDDING AND START OF CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER AND/OR ENGINEER BEFORE PROCEEDING IF THEY AFFECT THE DESIGN FEASIBILITY OF THIS PROJECT. ANY DAMAGE TO FACILITIES, STRUCTURES, PAVEMENT OR OTHER MAN-MADE ITEMS ON OR ADJACENT TO THE SITE OR NOT SPECIFICALLY INDICATED FOR THE DEMOLITION SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE LEGAL AND REGULATORY REQUIREMENTS. CONTRACTOR SHALL OBTAIN ANY BONDS REQUIRED BY COUNTY/STATE FOR WORK WITHIN COUNTY/STATE RIGHT-OF-WAYS.
- 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.
- ANY WORK WITHIN THE COUNTY RIGHT-OF-WAY WILL REQUIRE THE POSTING OF A PERFORMANCE BOND AND EXECUTED PUBLIC WORKS AGREEMENT PRIOR TO THE ISSUANCE OF THE GRADING PERMIT, IN ACCORDANCE WITH THE WASHINGTON COUNTY S-3 POLICY.
- JOB SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTACT THE WASHINGTON COUNTY DIVISION OF PERMITS AND INSPECTIONS AT 240-313-2460; FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION.
- A PRE-CONSTRUCTION MEETING, INTERIM (WATER QUALITY) INSPECTION, AND A FINAL SITE CLOSE OUT REVIEW ARE REQUIRED FOR ALL PROJECTS WITH SOIL DISTURBANCES GREATER THAN 15,000 SQUARE FEET OR 500 CUBIC YARDS OF CUT OR FILL. CONTACT THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT AT 301-797-6821, EXT. 3 TO SCHEDULE THE REQUIRED MEETING OR INSPECTION.
- TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT ARE UNFORESEEN DURING THE DESIGN STAGE OR THAT ARE NEEDED TO TEMPORARILY CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PRACTICES.
- A COMPLETE SET OF APPROVED PLANS AND A COPY OF THE THE GRADING PERMIT MUST BE ON SITE AND AVAILABLE FOR USE BY THE INSPECTOR, OR OTHER REPRESENTATIVES OF WASHINGTON COUNTY.
- NO PERMANENT STRUCTURES (E.G. FENCES, SHEDS, PLAY EQUIPMENT, RETAINING WALLS) SHALL BE PERMITTED WITHIN ANY STORMWATER OR STORM DRAINAGE EASEMENT ON THIS PROPERTY.
- IN CONFORMANCE WITH THE STORM WATER MANAGEMENT ORDINANCE OF WASHINGTON COUNTY, A PERFORMANCE SECURITY AND EXECUTED MAINTENANCE AND ACCESS AGREEMENT SHALL BE REQUIRED FROM THE DEVELOPER PRIOR TO ISSUANCE OF ANY BUILDING OR GRADING PERMIT FOR CONSTRUCTION PER THESE PLANS.
- A UTILITY PERMIT WILL BE REQUIRED FOR ANY PROPOSED UTILITY WORK LOCATED WITHIN THE COUNTY RIGHT-OF-WAY.
- PLEASE BE ADVISED THAT ANY PROJECT WHICH CREATES A DISTURBANCE OF ONE (1) ACRE OR MORE WILL REQUIRE A NOTICE OF INTENT TO CONSIDER WITH THE GENERAL PERMIT STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY - (NOI). THE NOI IS REQUIRED UNDER THE CLEAN WATER ACT AS STATED IN 40 CFR 122.26 AND THE CODE OF MARYLAND REGULATIONS COMAR 26.08.04.05A AND IS REGULATED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT (MDE). THE NOI IS TO BE SUBMITTED WITH THE APPROPRIATE FEES DIRECTLY TO THE MDE PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. NO LAND DISTURBING ACTIVITY THAT REQUIRES A GRADING PERMIT FROM WASHINGTON COUNTY SHOULD PROCEED UNTIL THE GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (MD010) HAS BEEN ISSUED BY MDE.
- ALL GRADING FOR THIS PROJECT SHALL BE THE FULL RESPONSIBILITY OF THE LOT/PARCEL OWNER.
- WATERSHED CODE: CONOCOCHIEGUE CREEK 02140504

ESTIMATED PROJECT SCHEDULE

SITE PLAN APPROVAL	JULY 2023
GRADING PERMIT ISSUANCE	AUGUST 2023
START SITE CONSTRUCTION	SEPTEMBER 2023
COMPLETE SITE CONSTRUCTION	JULY 2024
BUILDING OCCUPANCY	FALL 2024

OWNER:

HEXBEL LLC  
305 MAIN ST  
P.O. BOX 667  
HACKENSACK, NJ 070602

DEVELOPER:

DR HORTON  
181 HARRY S. TRUMAN PARKWAY, SUITE 250  
ANNAPOLIS, MD 21401  
443-924-4947  
ATTENTION: DEVIN URG0

DATE	REVISION	DRAWN BY

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)293-8009

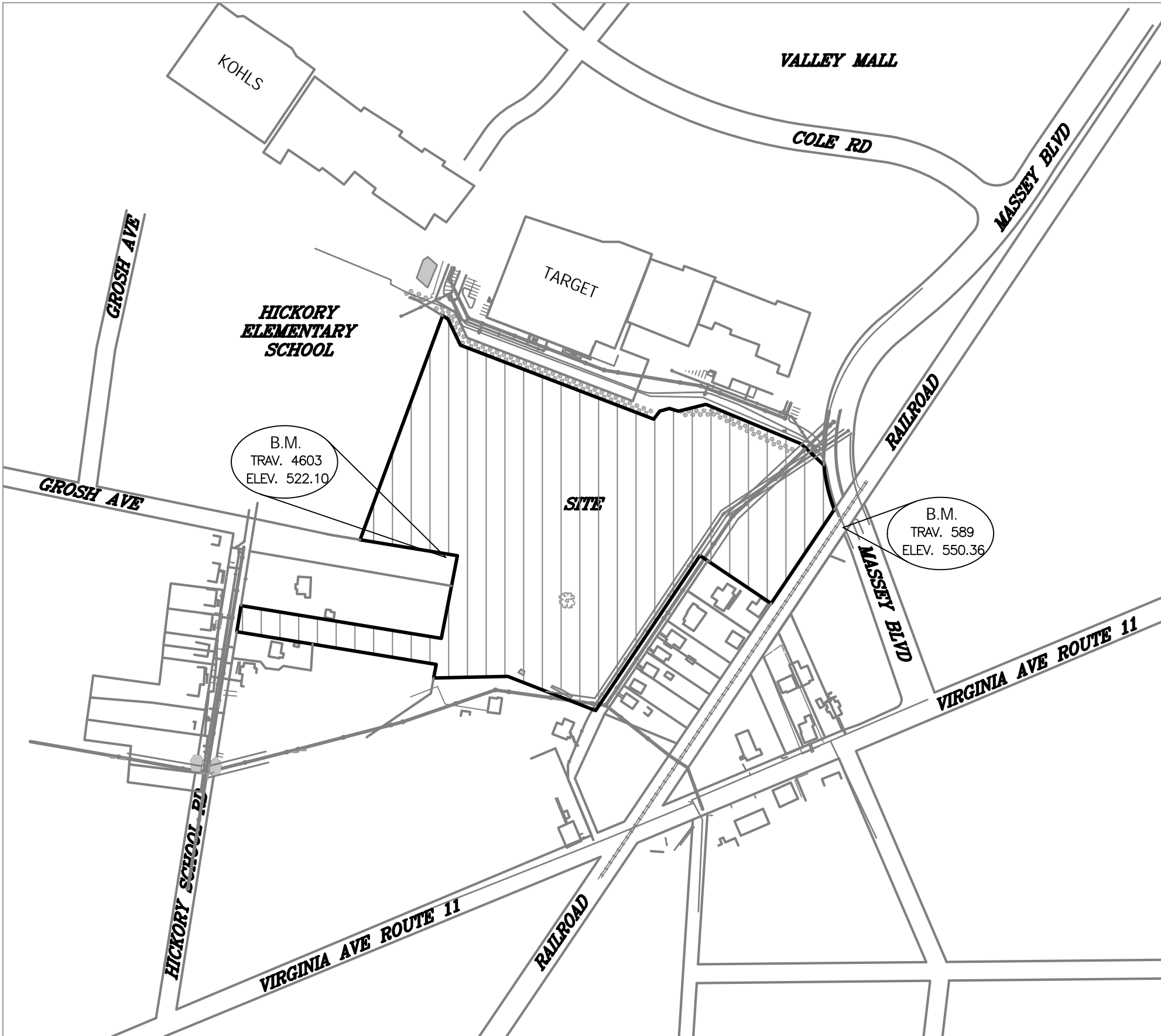


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Email: foxassoc@foxassociatesinc.com

PRELIMINARY PLAT and RESIDENTIAL SITE PLAN  
CROSSPOINT RESIDENTIAL  
TOWNES AT ROCKSPRING  
123 TOWNHOME LOTS  
SITUATE AT ON THE EAST SIDE OF HICKORY SCHOOL RD  
& WEST SIDE OF MASSEY BLVD.  
ELECTION DISTRICT 26  
WASHINGTON COUNTY, MARYLAND



PLAN VIEW

SCALE: 1" = 300'

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SURVEYOR CERTIFICATION

I, GEORGE E. NAGEL, A REGISTERED SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE PLAN, PREPARED FROM A FIELD SURVEY CORRECTLY REPRESENTS THE PROPERTY BOUNDARY OF THE PROPOSED LAND SUBDIVISION AND FURTHER THAT THIS PLAT WAS PERSONALLY REVIEWED AND/OR PREPARED BY ME, OR THAT I WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED HEREON. ALL IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN COMAR 09.13.06.12 IN EFFECT AT THE TIME THIS SURVEY WAS PERFORMED.

DATE: \_\_\_\_\_ REGISTERED SURVEYORS' SIGNATURE: \_\_\_\_\_  
MARYLAND REG. NO. 21052 EXP. 8/24/24

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: \_\_\_\_\_

WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

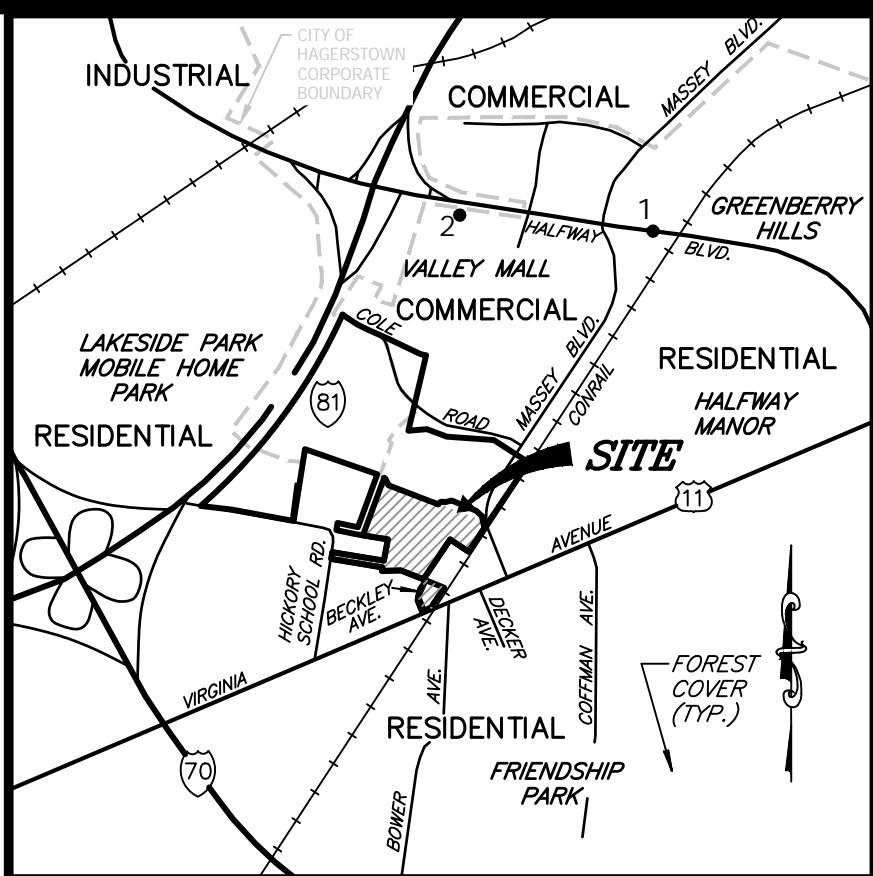
THIS APPROVAL IS FOR GENERAL CONFORMANCE WITH THE COUNTY'S REQUIREMENTS FOR DESIGN AND LAYOUT OF PROPOSED SEWER AND/OR WATER SYSTEM IMPROVEMENTS OR EXTENSIONS. ALL SEWER AND/OR WATER SYSTEM IMPROVEMENTS OR EXTENSIONS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE COUNTY'S LATEST EDITION OF THE STANDARD 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: \_\_\_\_\_ DATE: \_\_\_\_\_

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.

WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY DATE: \_\_\_\_\_

COORDINATES AND WASHINGTON COUNTY SURVEY MONUMENTS  
1 - "KMART" 39° 37' 35.729872" (N)  
77° 45' 49.307351" (W)  
ELEV. 606.27  
  
2 - "MALL" 39° 37' 38.29544" (N)  
77° 46' 16.51472" (W)  
ELEV. 596.02



ADC MAP 20  
GRID 9 F & G

VICINITY MAP  
SCALE: 1" = 2000'  
TAX MAP 43 PARCEL 950  
COPYRIGHT ADC THE MAP PEOPLE PERMIT USE NUMBER 20403134

AGENCY & UTILITY CONTACTS

COUNTY ENGINEERING DEPT.	(240) 313-2460
WASHINGTON COUNTY DEPT. OF WATER QUALITY (SEWER)	(240) 313-2600
WASH. CO. SCD	DENISE PRICE (301) 797-6821 X 3
ANITEM CABLE	LESLIE CURRY (240) 420-2084
VERIZON	JOE LUDWIG (301) 780-7135
POTOMAC EDISON	RICK USARY (301) 582-5210
COLUMBIA GAS	VONDA GRIFFIN (800) 440-6111

DISTURBED AREA QUANTITIES

THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 15.30 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 40,380 C.Y. OF EXCAVATION AND 44,130 C.Y. OF FILL.

- THESE QUANTITIES ARE APPROXIMATE AND SHALL NOT BE USED BY THE CONTRACTOR FOR BIDDING PURPOSES.
- EARTHWORK QUANTITIES HAVE BEEN COMPUTED FROM PROPOSED SURFACE TO EXISTING SURFACE AND DOES NOT TAKE INTO ACCOUNT TOPSOIL STRIP OR PAVING DEPTHS.

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 AND CONTRACTORS 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.

NAME: \_\_\_\_\_ LICENSE No. 27053 EXPIRATION DATE 1/25/24

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.

DATE: \_\_\_\_\_ REG. NO. \_\_\_\_\_ 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)

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

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

WASHINGTON COUNTY DIVISION OF ENGINEERING GRADING & STORMWATER MANAGEMENT APPROVAL

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



**HATCH LEGEND**

- PROPOSED PUBLIC STREET RIGHT-OF-WAY
- PROPOSED STORMWATER MANAGEMENT MAINTENANCE AND ACCESS EASEMENT
- PROPOSED FOREST CONSERVATION EASEMENT
- PROPOSED SEWER EASEMENT
- PROPOSED WATER EASEMENT
- PROPOSED DRAINAGE EASEMENT

**FOX & ASSOCIATES, INC.**

ENGINEERS • SURVEYORS • PLANNERS

82 WORMANS MILL COURT

SUITE 'C'

FREDERICK, MD. 21701

PHONE: (301)733-8503

or (301)16-7250

FAX: (301)233-6009

www.foxassoc.com

DATE

REVISION

OVERALL PRELIMINARY PLAT & PHASING PLAN

**CROSSPOINT RESIDENTIAL**

**TOWNES AT ROCKSPRING**

SITUATE ON THE EAST SIDE OF HICKORY SCHOOL ROAD  
& WEST SIDE OF MASSEY BLVD.

ELECTION DISTRICT 24, WASHINGTON COUNTY, MARYLAND

SCALE: 1"=60'



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.: 27053 EXP. DATE: 7/25/24

PROJECT NO. 22-51199

DRAWING NO. D-9041

DATE: AUGUST 2022

DRAWN BY: RLB

CHECKED BY: GSP

**SHEET 3 OF 41**

PSP-22-001

GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

**SOILS**

- Fa..... FAIRPLAY (MARL) SILT LOAM / HYDRIC
- HdB..... HAGERSTOWN SILT LOAM 3-8% SLOPES
- HbB..... HAGERSTOWN SILTY CLAY LOAM 3-8% SLOPES VERY ROCKY
- HbC..... HAGERSTOWN SILTY CLAY 8-15% SLOPES VERY ROCKY
- SWA..... SWANPOND-FUNKSTOWN-URBAN LAND COMPLEX 0 TO 3 PERCENT SLOPES
- W..... WATER / HYDRIC



***PRELIMINARY PLAT***  
***CROSSPOINT RESIDENTIAL***  
***TOWNES AT ROCKSPRING***  
SITUATE ON THE EAST SIDE OF HICKORY SCHOOL ROAD  
& WEST SIDE OF MASSEY BLVD.  
ELECTION DISTRICT 24, WASHINGTON COUNTY, MARYLAND

**SCALE: 1" = 30'**

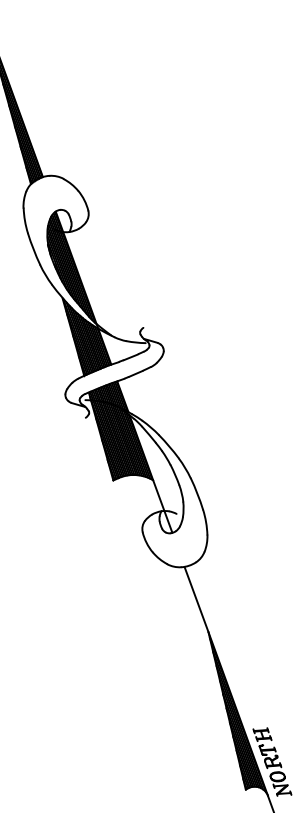


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DATE: AUGUST 2022  
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SHEET 4 OF 41

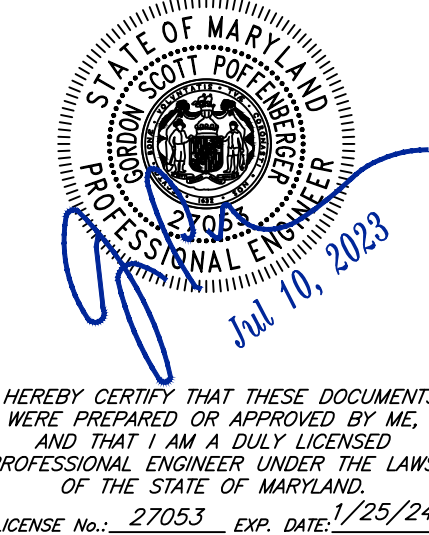


PSP-22-001



**PRELIMINARY PLAT**  
**CROSSPOINT RESIDENTIAL**  
**TOWNES AT ROCKSPRING**  
SITUATE ON THE EAST SIDE OF HICKORY SCHOOL ROAD  
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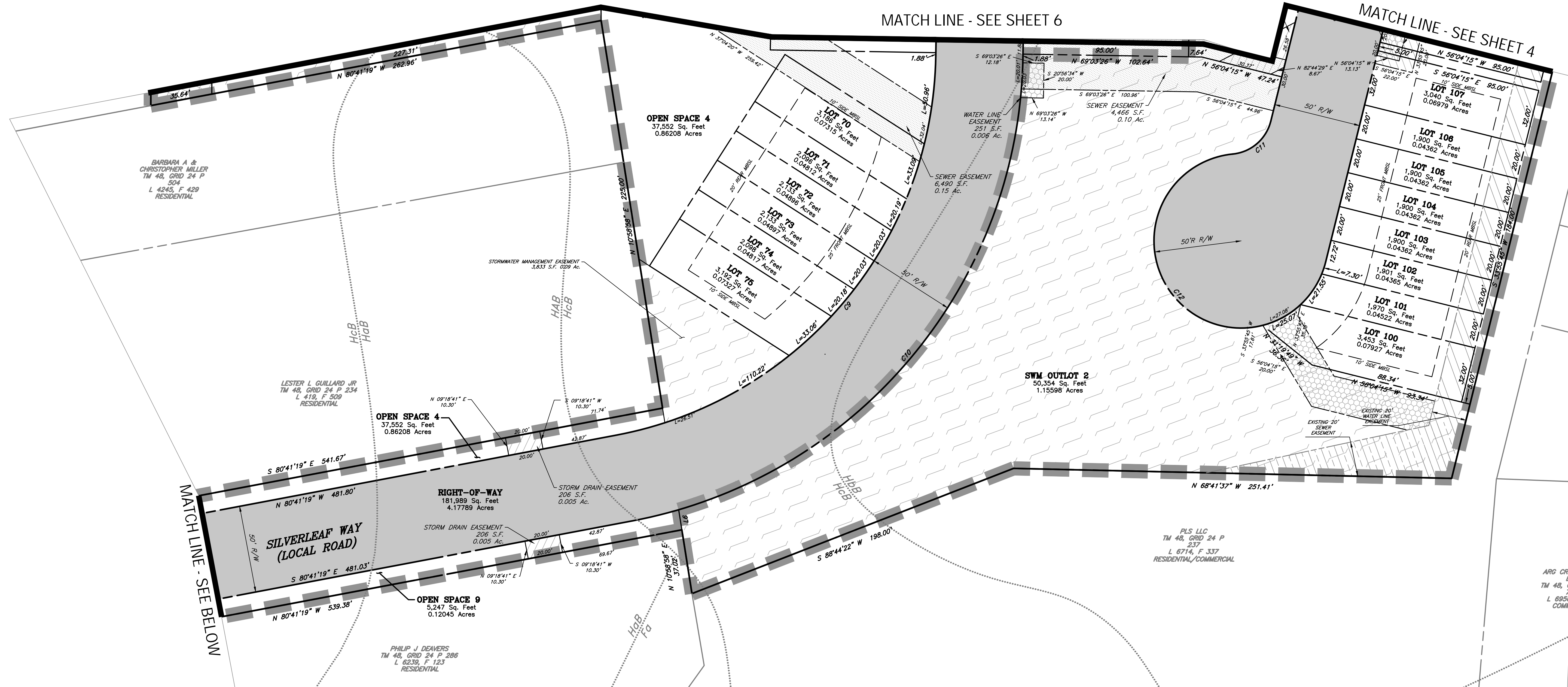


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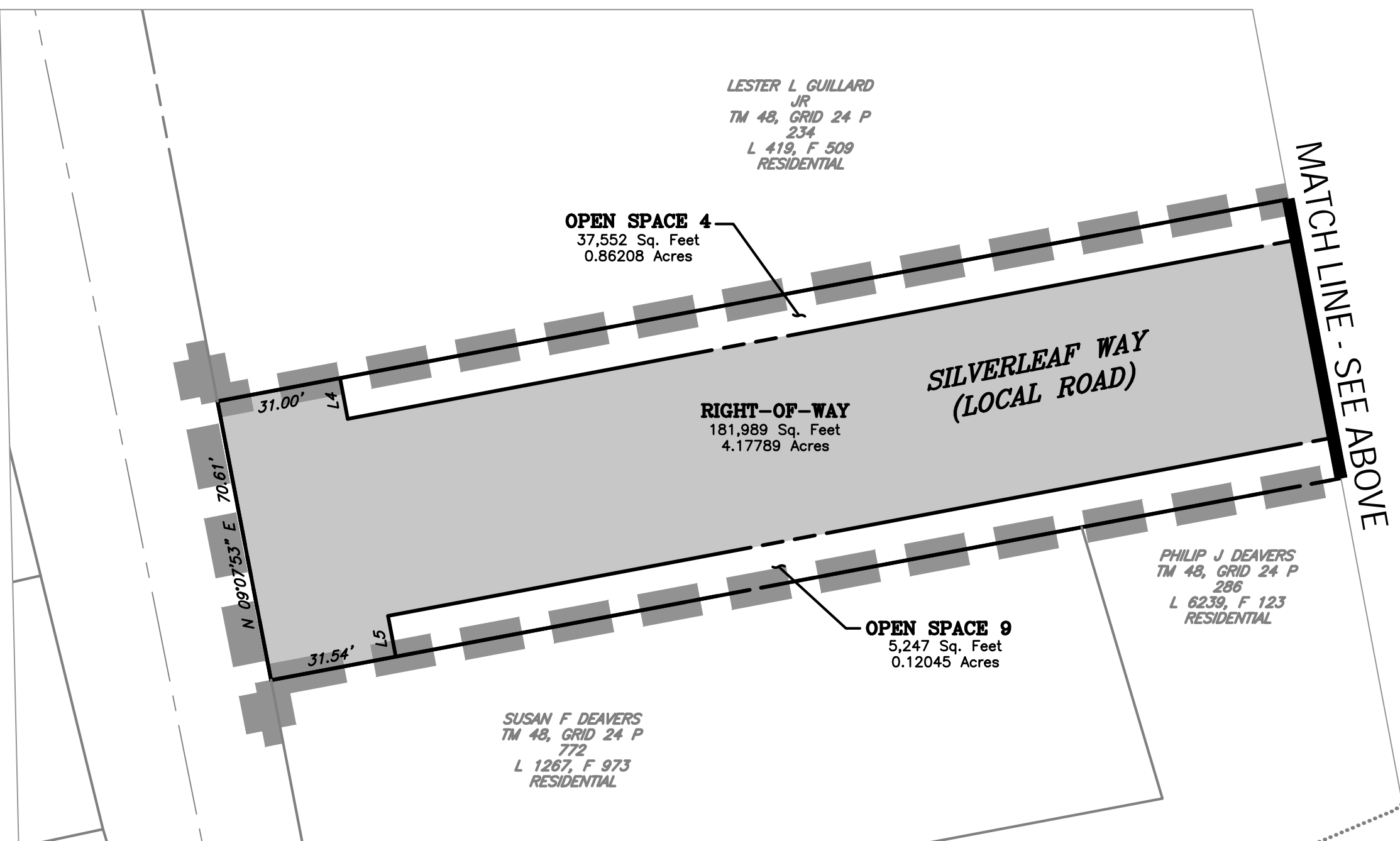
MATCH LINE - SEE SHEET 6

MATCH LINE - SEE SHEET 4



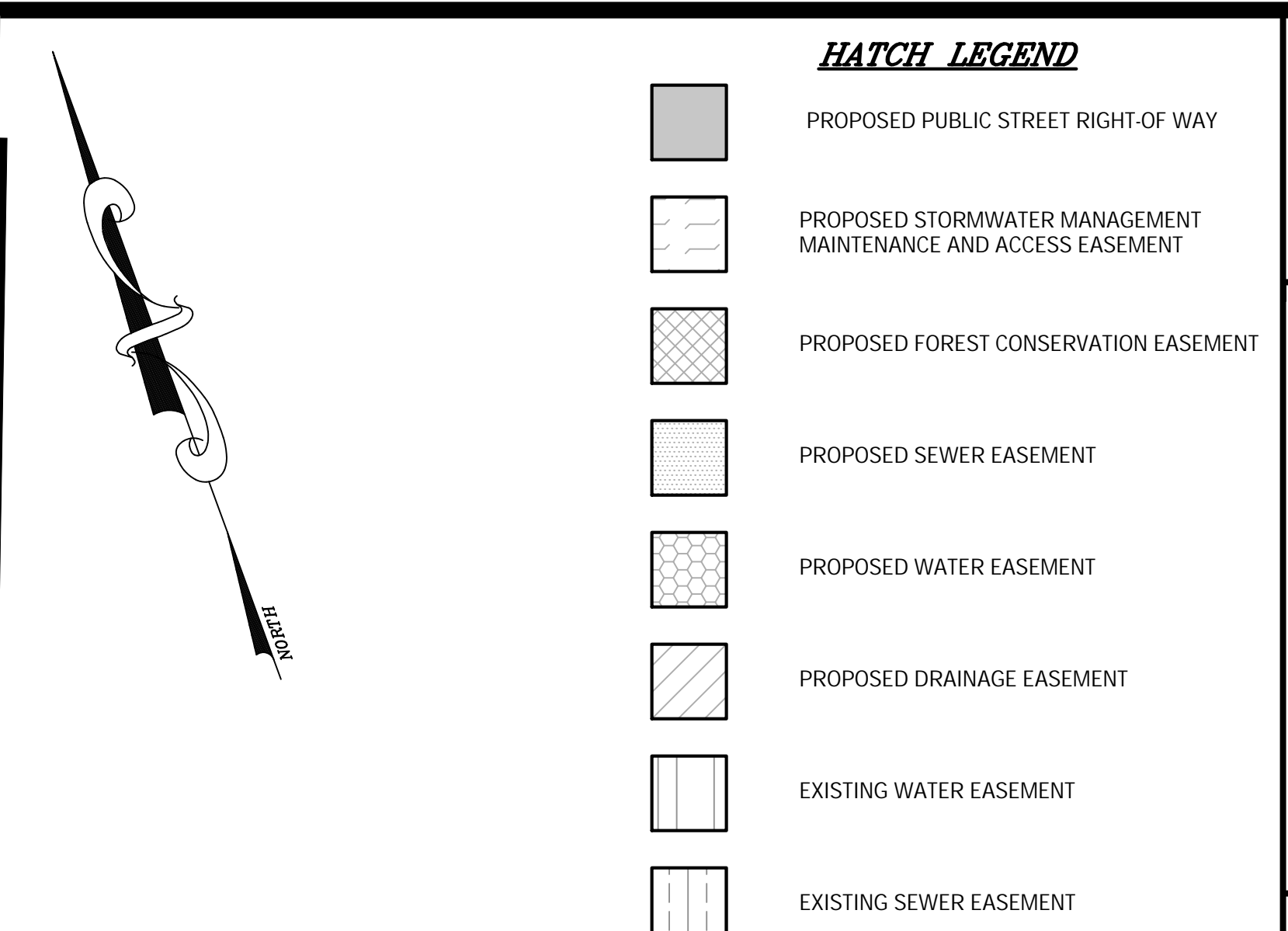
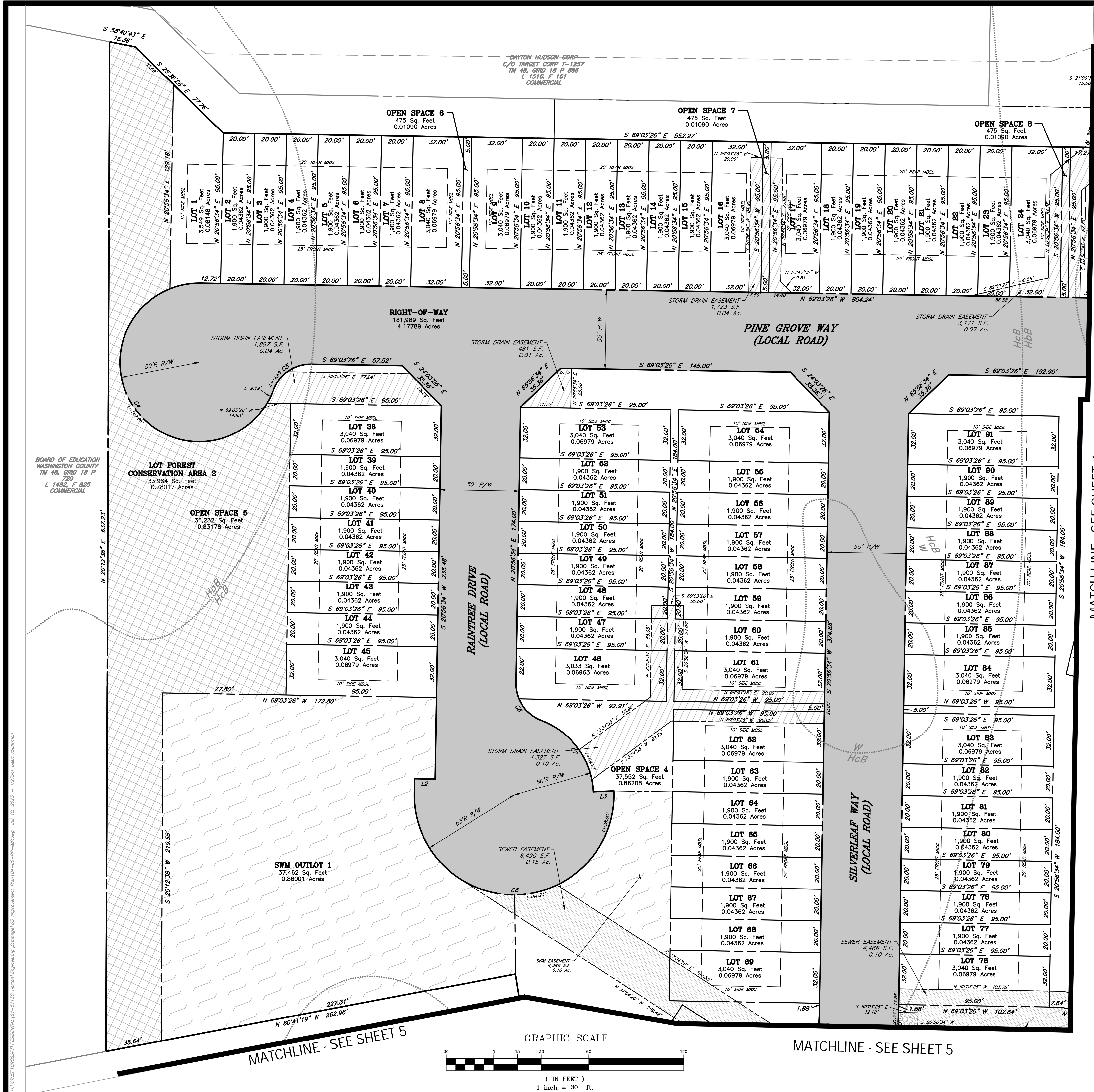
**HATCH LEGEND**

- PROPOSED PUBLIC STREET RIGHT-OF-WAY
- PROPOSED STORMWATER MANAGEMENT MAINTENANCE AND ACCESS EASEMENT
- PROPOSED FOREST CONSERVATION EASEMENT
- PROPOSED SEWER EASEMENT
- PROPOSED WATER EASEMENT
- PROPOSED DRAINAGE EASEMENT
- EXISTING WATER EASEMENT
- EXISTING SEWER EASEMENT



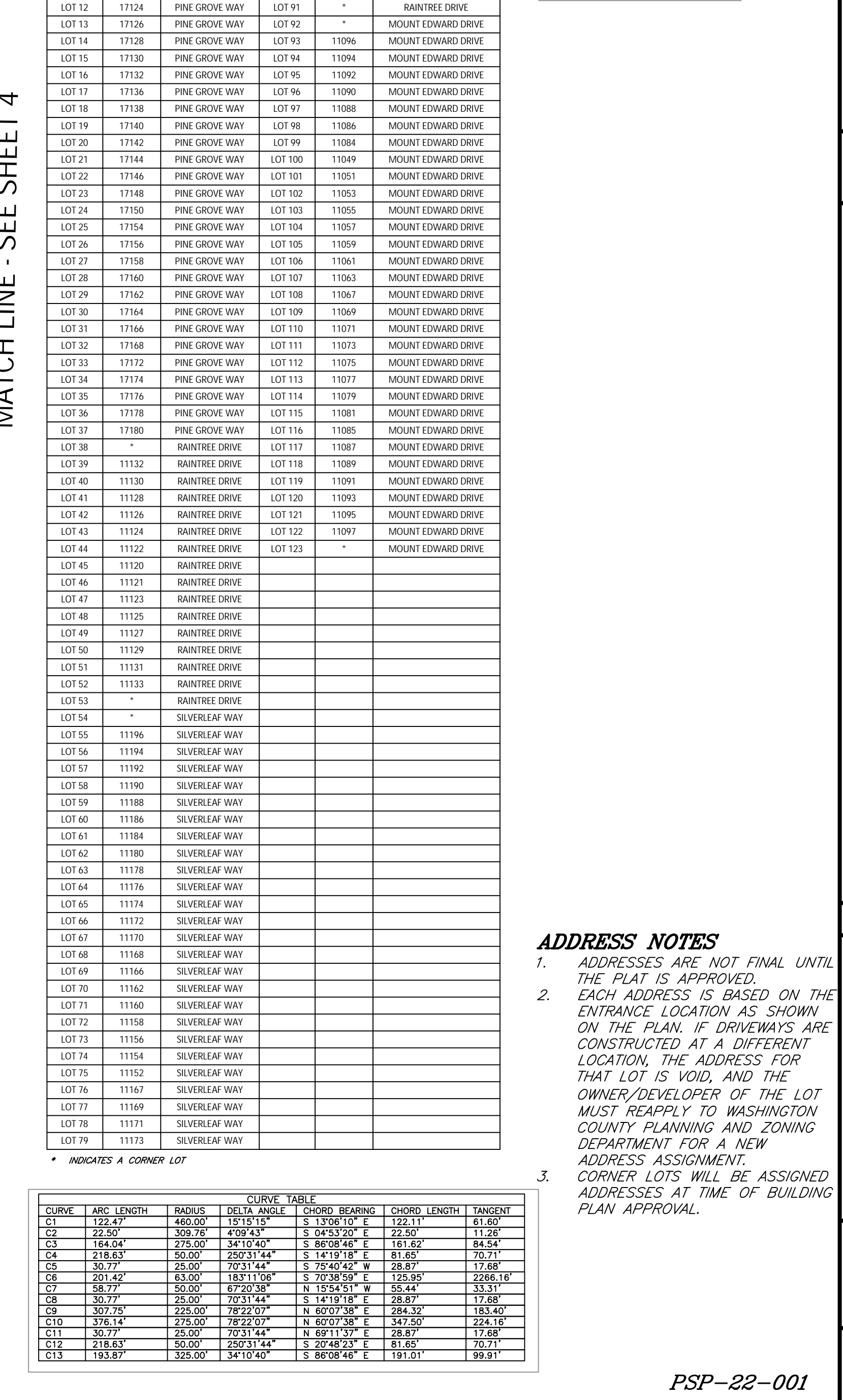


\\UTM\G\PROJECTS\RESIDENTIAL\27-51199\Drawings\Drawings\27-51199-001.dwg Plot (0) - 001 - 12/20/2023 - 12/20/2023



PROPERTY ADDRESSES

LOT #	HOUSE #	STREET	LOT #	HOUSE #	STREET
LOT 1	17100	PINE GROVE WAY	LOT 80	11175	RAINTREE DRIVE
LOT 2	17102	PINE GROVE WAY	LOT 81	11177	RAINTREE DRIVE
LOT 3	17104	PINE GROVE WAY	LOT 82	11179	RAINTREE DRIVE
LOT 4	17106	PINE GROVE WAY	LOT 83	11181	RAINTREE DRIVE
LOT 5	17108	PINE GROVE WAY	LOT 84	11183	RAINTREE DRIVE
LOT 6	17110	PINE GROVE WAY	LOT 85	11185	RAINTREE DRIVE
LOT 7	17112	PINE GROVE WAY	LOT 86	11187	RAINTREE DRIVE
LOT 8	17114	PINE GROVE WAY	LOT 87	11189	RAINTREE DRIVE
LOT 9	17116	PINE GROVE WAY	LOT 88	11191	RAINTREE DRIVE
LOT 10	17118	PINE GROVE WAY	LOT 89	11193	RAINTREE DRIVE
LOT 11	17120	PINE GROVE WAY	LOT 90	11195	RAINTREE DRIVE
LOT 12	17122	PINE GROVE WAY	LOT 91	11197	RAINTREE DRIVE
LOT 13	17124	PINE GROVE WAY	LOT 92	*	MOUNT EDWARD DRIVE
LOT 14	17126	PINE GROVE WAY	LOT 93	11096	MOUNT EDWARD DRIVE
LOT 15	17128	PINE GROVE WAY	LOT 94	11098	MOUNT EDWARD DRIVE
LOT 16	17130	PINE GROVE WAY	LOT 95	11099	MOUNT EDWARD DRIVE
LOT 17	17132	PINE GROVE WAY	LOT 96	11099	MOUNT EDWARD DRIVE
LOT 18	17134	PINE GROVE WAY	LOT 97	11099	MOUNT EDWARD DRIVE
LOT 19	17136	PINE GROVE WAY	LOT 98	11099	MOUNT EDWARD DRIVE
LOT 20	17138	PINE GROVE WAY	LOT 99	11099	MOUNT EDWARD DRIVE
LOT 21	17140	PINE GROVE WAY	LOT 100	11099	MOUNT EDWARD DRIVE
LOT 22	17142	PINE GROVE WAY	LOT 101	11099	MOUNT EDWARD DRIVE
LOT 23	17144	PINE GROVE WAY	LOT 102	11099	MOUNT EDWARD DRIVE
LOT 24	17146	PINE GROVE WAY	LOT 103	11099	MOUNT EDWARD DRIVE
LOT 25	17148	PINE GROVE WAY	LOT 104	11099	MOUNT EDWARD DRIVE
LOT 26	17150	PINE GROVE WAY	LOT 105	11099	MOUNT EDWARD DRIVE
LOT 27	17152	PINE GROVE WAY	LOT 106	11099	MOUNT EDWARD DRIVE
LOT 28	17154	PINE GROVE WAY	LOT 107	11099	MOUNT EDWARD DRIVE
LOT 29	17156	PINE GROVE WAY	LOT 108	11099	MOUNT EDWARD DRIVE
LOT 30	17158	PINE GROVE WAY	LOT 109	11099	MOUNT EDWARD DRIVE
LOT 31	17160	PINE GROVE WAY	LOT 110	11099	MOUNT EDWARD DRIVE
LOT 32	17162	PINE GROVE WAY	LOT 111	11099	MOUNT EDWARD DRIVE
LOT 33	17164	PINE GROVE WAY	LOT 112	11099	MOUNT EDWARD DRIVE
LOT 34	17166	PINE GROVE WAY	LOT 113	11099	MOUNT EDWARD DRIVE
LOT 35	17168	PINE GROVE WAY	LOT 114	11099	MOUNT EDWARD DRIVE
LOT 36	17170	PINE GROVE WAY	LOT 115	11099	MOUNT EDWARD DRIVE
LOT 37	17172	PINE GROVE WAY	LOT 116	11099	MOUNT EDWARD DRIVE
LOT 38	17174	PINE GROVE WAY	LOT 117	11099	MOUNT EDWARD DRIVE
LOT 39	17176	PINE GROVE WAY	LOT 118	11099	MOUNT EDWARD DRIVE
LOT 40	17178	PINE GROVE WAY	LOT 119	11099	MOUNT EDWARD DRIVE
LOT 41	17180	PINE GROVE WAY	LOT 120	11099	MOUNT EDWARD DRIVE
LOT 42	17182	PINE GROVE WAY	LOT 121	11099	MOUNT EDWARD DRIVE
LOT 43	17184	PINE GROVE WAY	LOT 122	11099	MOUNT EDWARD DRIVE
LOT 44	17186	PINE GROVE WAY	LOT 123	*	MOUNT EDWARD DRIVE
LOT 45	17188	PINE GROVE WAY			
LOT 46	17190	PINE GROVE WAY			
LOT 47	17192	PINE GROVE WAY			
LOT 48	17194	PINE GROVE WAY			
LOT 49	17196	PINE GROVE WAY			
LOT 50	17198	PINE GROVE WAY			
LOT 51	17200	PINE GROVE WAY			
LOT 52	17202	PINE GROVE WAY			
LOT 53	17204	PINE GROVE WAY			
LOT 54	17206	PINE GROVE WAY			
LOT 55	17208	PINE GROVE WAY			
LOT 56	17210	PINE GROVE WAY			
LOT 57	17212	PINE GROVE WAY			
LOT 58	17214	PINE GROVE WAY			
LOT 59	17216	PINE GROVE WAY			
LOT 60	17218	PINE GROVE WAY			
LOT 61	17220	PINE GROVE WAY			
LOT 62	17222	PINE GROVE WAY			
LOT 63	17224	PINE GROVE WAY			
LOT 64	17226	PINE GROVE WAY			
LOT 65	17228	PINE GROVE WAY			
LOT 66	17230	PINE GROVE WAY			
LOT 67	17232	PINE GROVE WAY			
LOT 68	17234	PINE GROVE WAY			
LOT 69	17236	PINE GROVE WAY			
LOT 70	17238	PINE GROVE WAY			
LOT 71	17240	PINE GROVE WAY			
LOT 72	17242	PINE GROVE WAY			
LOT 73	17244	PINE GROVE WAY			
LOT 74	17246	PINE GROVE WAY			
LOT 75	17248	PINE GROVE WAY			
LOT 76	17250	PINE GROVE WAY			
LOT 77	17252	PINE GROVE WAY			
LOT 78	17254	PINE GROVE WAY			
LOT 79	17256	PINE GROVE WAY			



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FAX: (301) 893-6009  
Email: foxassoc@foxassociatesinc.com  
www.foxassociatesinc.com

PRELIMINARY PLAT  
**CROSSPOINT RESIDENTIAL**  
TOWNES AT ROCKSPRING  
SITUATE ON THE EAST SIDE OF HICKORY SCHOOL ROAD  
& WEST SIDE OF MASSEY BLVD.  
ELECTION DISTRICT 24, WASHINGTON COUNTY, MARYLAND

SCALE: 1" = 30'

I HEREBY CERTIFY THAT THESE DOCUMENTS  
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AND THAT I AM A DULY LICENSED  
PROFESSIONAL ENGINEER UNDER THE LAWS  
OF THE STATE OF MARYLAND.

LICENSE No.: 27053 Exp. Date: 1/25/24

PROJECT NO.: 22-51199  
DRAWING NO.: D-9041  
DATE: AUGUST 2022  
DRAWN BY: RLB  
CHECKED BY: GSP

**SHEET 6 OF 41**



# SITE DATA

ZONING: RM & RS  
TAX MAP: 48  
PARCEL: 950  
PARCEL AREA: 17.23 Ac.  
MAX. BUILDING HEIGHT: 40 FT.  
NUMBER OF PROPOSED TOWNHOME LOTS: 123  
PROPOSED DENSITY: 7.14 UNITS/AC.  
MINIMUM LOT SIZE: 20' x 95' = 1,900 S.F.  
AVERAGE LOT SIZE: 2,217 S.F.  
MINIMUM LOT SIZE PER SECTION 10.5 OF ZONING ORD.: 1,600 S.F.  
MAXIMUM DENSITY PER SECTION 10.5 OF ZONING ORD.: 3,500 S.F./UNIT  
DENSITY PROVIDED: 2.02 AC. = 11.7%  
(6.26 Ac. + 4.77 Ac.) x 43,560 SF/123 UNITS = 3,906 S.F./UNIT

AREA TABULATION  
AREA OF LOTS: 6.26 Ac. = 36.3%  
AREA OF R/W DEDICATION: 4.18 Ac. = 24.3%  
AREA OF OPEN SPACE: 4.77 Ac. = 27.7%  
AREA OF STORMWATER MANAGEMENT PARCELS: 2.02 Ac. = 11.7%  
TOTAL: 17.23 Ac. = 100.0%

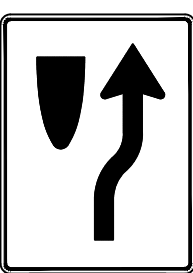
PLAY AREA REQ'D. (SECT. 4.17) 225 + 12(123-18) = 1,485 S.F.  
PLAY AREA PROVIDED: 2  
TOTAL PLAY AREA PROVIDED: 2 x 900 = 1,800 S.F.

PARKING REQUIRED: 123 x 2 = 246 SPACES  
PARKING PROVIDED: DRIVEWAY 2/LOT = 246 SPACES  
COMMON PARKING LOTS = 16 SPACES  
ON-STREET PARKING = 67 SPACES  
TOTAL = 329 SPACES = 2.67 SPACES/LOT

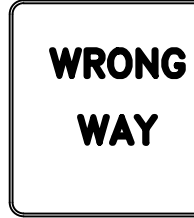
RV PARKING SPACES REQUIRED: 6  
RV PARKING SPACES PROVIDED: 6

## SIGN LEGEND

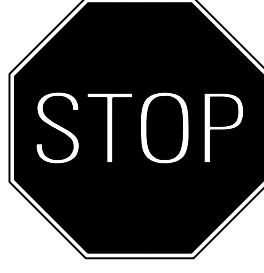
SEE SIGNPOST DETAIL SHEET 24A



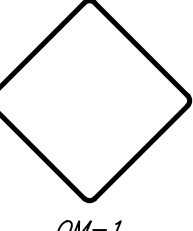
R4-7  
24' x 30'  
2 REQ'D.



W1  
36' x 24'  
1 REQ'D.

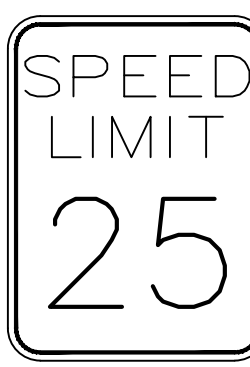


R1-1  
30' x 30'  
9 REQ'D.



OM-1  
18' x 18' (YELLOW)  
2 REQ'D.

STREET NAME HERE



R2-1  
24' x 30'  
5 REQ'D.



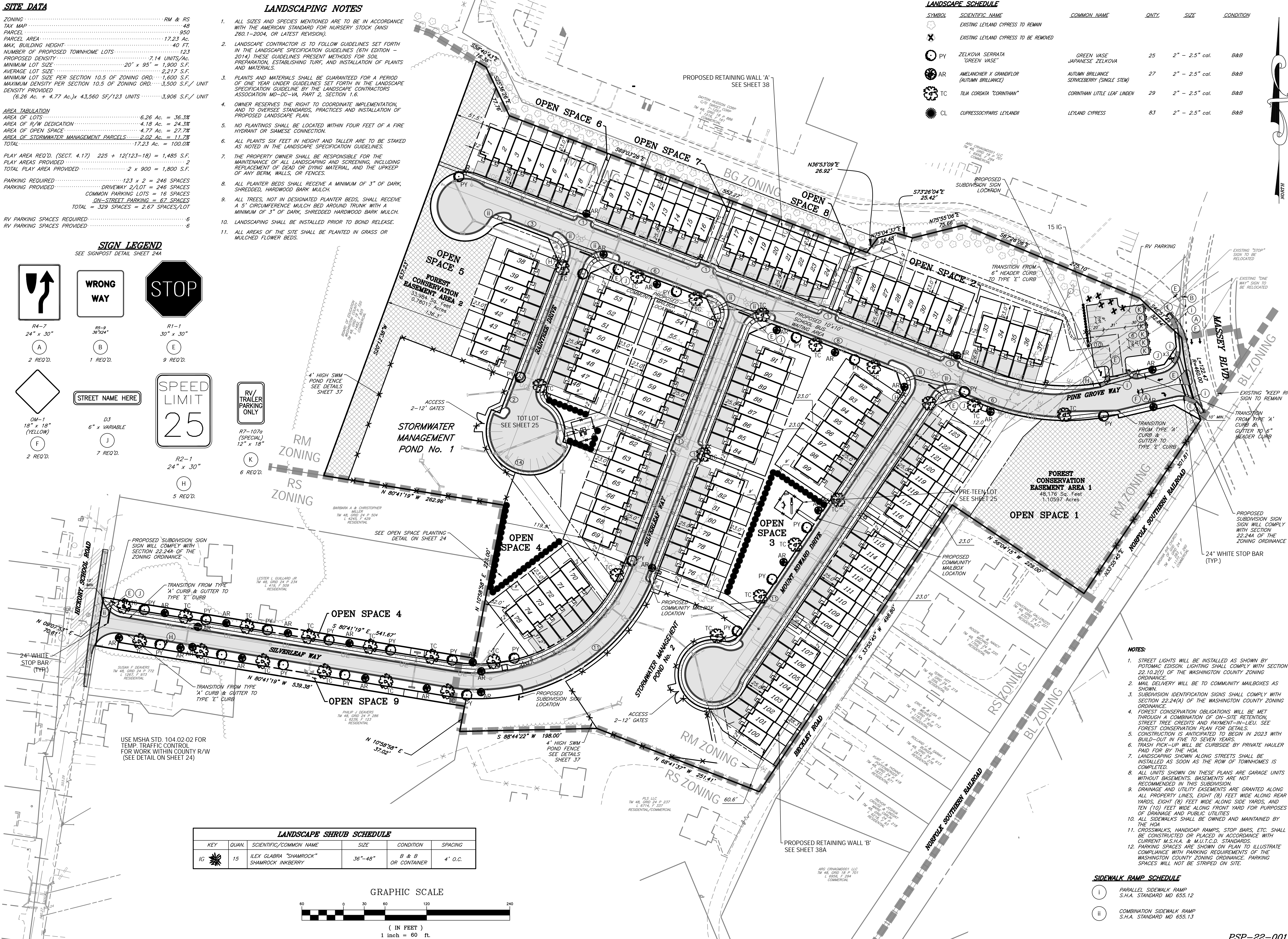
R7-107a (SPECIAL)  
12' x 18'  
6 REQ'D.

## LANDSCAPING NOTES

- ALL SIZES AND SPECIES MENTIONED ARE TO BE IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004, OR LATEST REVISION).
- LANDSCAPE CONTRACTOR IS TO FOLLOW GUIDELINES SET FORTH IN THE LANDSCAPE SPECIFICATION GUIDELINES (6TH EDITION - 2014) THESE GUIDELINES PRESENT METHODS FOR SOIL PREPARATION, ESTABLISHING TURF, AND INSTALLATION OF PLANTS AND MATERIALS.
- PLANTS AND MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR UNDER GUIDELINES SET FORTH IN THE LANDSCAPE SPECIFICATION GUIDELINE BY THE LANDSCAPE CONTRACTORS ASSOCIATION MO-02-14, PART 2, SECTION 1.6.
- OWNER RESERVES THE RIGHT TO COORDINATE IMPLEMENTATION, AND TO OVERSEE STANDARDS, PRACTICES AND INSTALLATION OF PROPOSED LANDSCAPE PLAN.
- NO PLANTINGS SHALL BE LOCATED WITHIN FOUR FEET OF A FIRE HYDRANT OR SIAMEN CONNECTION.
- ALL PLANTS SIX FEET IN HEIGHT AND TALLER ARE TO BE STAKED AS NOTED IN THE LANDSCAPE SPECIFICATION GUIDELINES.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING AND SCREENING, INCLUDING REPLACEMENT OF DEAD OR DYING MATERIAL, AND THE UPKEEP OF ANY BERM, WALLS, OR FENCES.
- ALL PLANTER BEDS SHALL RECEIVE A MINIMUM OF 3" OF DARK, SHREDDED, HARDWOOD BARK MULCH.
- ALL TREES, NOT IN DESIGNATED PLANTER BEDS, SHALL RECEIVE A 5" CIRCUMFERENCE MULCH BED AROUND TRUNK WITH A MINIMUM OF 3" OF DARK, SHREDDED HARDWOOD BARK MULCH.
- LANDSCAPING SHALL BE INSTALLED PRIOR TO BOND RELEASE.
- ALL AREAS OF THE SITE SHALL BE PLANTED IN GRASS OR MULCHED FLOWER BEDS.

## LANDSCAPE SCHEDULE

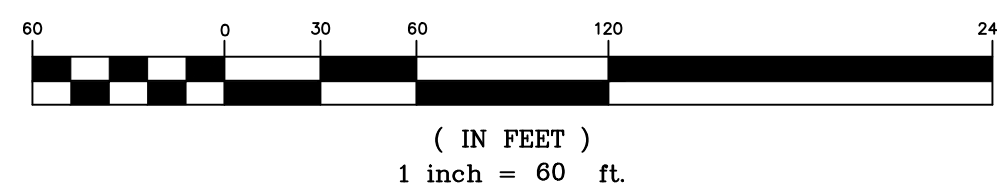
SYMBOL	SCIENTIFIC NAME	COMMON NAME	QNTY.	SIZE	CONDITION
✱	EXISTING LEYLAND CYPRESS TO REMAIN				
✱	EXISTING LEYLAND CYPRESS TO BE REMOVED				
PY	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	25	2" - 2.5" cal.	B&B
AR	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY (SINGLE STEM)	27	2" - 2.5" cal.	B&B
TC	TILIA CORDATA 'CORINTHIAN'	CORINTHIAN LITTLE LEAF LINDEN	29	2" - 2.5" cal.	B&B
CL	CUPRESSODIOPSIS LEYLANDII	LEYLAND CYPRESS	83	2" - 2.5" cal.	B&B



## LANDSCAPE SHRUB SCHEDULE

KEY	QUAN.	SCIENTIFIC/COMMON NAME	SIZE	CONDITION	SPACING
IG	15	ILEX GLABRA "SHAMROCK" SHAMROCK INKBERY	36"-48"	B & B OR CONTAINER	4' O.C.

## GRAPHIC SCALE



## NOTES:

- STREET LIGHTS WILL BE INSTALLED AS SHOWN BY POTOMAC EDISON. LIGHTING SHALL COMPLY WITH SECTION 22.24(A) OF THE WASHINGTON COUNTY ZONING ORDINANCE.
- MAIL DELIVERY WILL BE TO COMMUNITY MAILBOXES AS SHOWN.
- SUBDIVISION IDENTIFICATION SIGNS SHALL COMPLY WITH SECTION 22.24(A) OF THE WASHINGTON COUNTY ZONING ORDINANCE.
- FOREST CONSERVATION OBLIGATIONS WILL BE MET THROUGH A COMBINATION OF ON-SITE RETENTION, STREET TREE CREDITS AND PAYMENT-IN-LIEU. SEE FOREST CONSERVATION PLAN FOR DETAILS.
- CONSTRUCTION IS ANTICIPATED TO BEGIN IN 2023 WITH BUILD-OUT IN FIVE TO SEVEN YEARS.
- TRASH PICK-UP WILL BE CURBSIDE BY PRIVATE HAULER PAID FOR BY THE HOA.
- LANDSCAPING SHOWN ALONG STREETS SHALL BE INSTALLED AS SOON AS THE ROW OF TOWNHOMES IS COMPLETED.
- ALL UNITS SHOWN ON THESE PLANS ARE GARAGE UNITS WITHOUT BASEMENTS. BASEMENTS ARE NOT RECOMMENDED IN THIS SUBDIVISION.
- DRAINAGE AND UTILITY EASEMENTS ARE GRANTED ALONG ALL PROPERTY LINES, EIGHT (8) FEET WIDE ALONG REAR YARDS, EIGHT (8) FEET WIDE ALONG SIDE YARDS, AND TEN (10) FEET WIDE ALONG FRONT YARD FOR PURPOSES OF DRAINAGE AND PUBLIC UTILITIES.
- ALL SIDEWALKS SHALL BE OWNED AND MAINTAINED BY THE HOA.
- CROSSWALKS, HANDICAP RAMPS, STOP BARS, ETC. SHALL BE CONSTRUCTED OR PLACED IN ACCORDANCE WITH CURRENT M.S.H.A. & M.U.T.C.D. STANDARDS.
- PARKING SPACES ARE SHOWN ON PLAN TO ILLUSTRATE COMPLIANCE WITH PARKING REQUIREMENTS OF THE WASHINGTON COUNTY ZONING ORDINANCE. PARKING SPACES WILL NOT BE STRIPED ON SITE.

## SIDEWALK RAMP SCHEDULE

I	PARALLEL SIDEWALK RAMP S.H.A. STANDARD MD 655.12
II	COMBINATION SIDEWALK RAMP S.H.A. STANDARD MD 655.13

**FOX & ASSOCIATES INC.**  
Est. 1966

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ENGINEERS • SURVEYORS • PLANNERS

82 WORMANS MILL COURT  
SUITE 'C'  
FREDERICK, MD. 21701  
PHONE: (301) 733-8503  
or (301) 16-7250  
FAX: (301) 293-6009  
Email: foxassoc@foxassocinc.com  
www.foxassocinc.com

REVISION	DATE	DRAWN BY

**SITE, LANDSCAPE, SIGNAGE, & STRIPING PLAN**  
**CROSSPOINT RESIDENTIAL**  
**TOWNES AT ROCKSPRING**  
SITUATE ON THE EAST SIDE OF HICKORY SCHOOL ROAD  
& WEST SIDE OF MASSEY BLVD.  
ELECTION DISTRICT 24, WASHINGTON COUNTY, MARYLAND

SCALE: 1"=60'




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.: 27053 EXP. DATE: 7/25/24

PROJECT NO. 22-51199  
DRAWING NO. D-9041  
DATE: AUGUST 2022  
DRAWN BY: RLB  
CHECKED BY: GSP

SHEET 7 OF 41

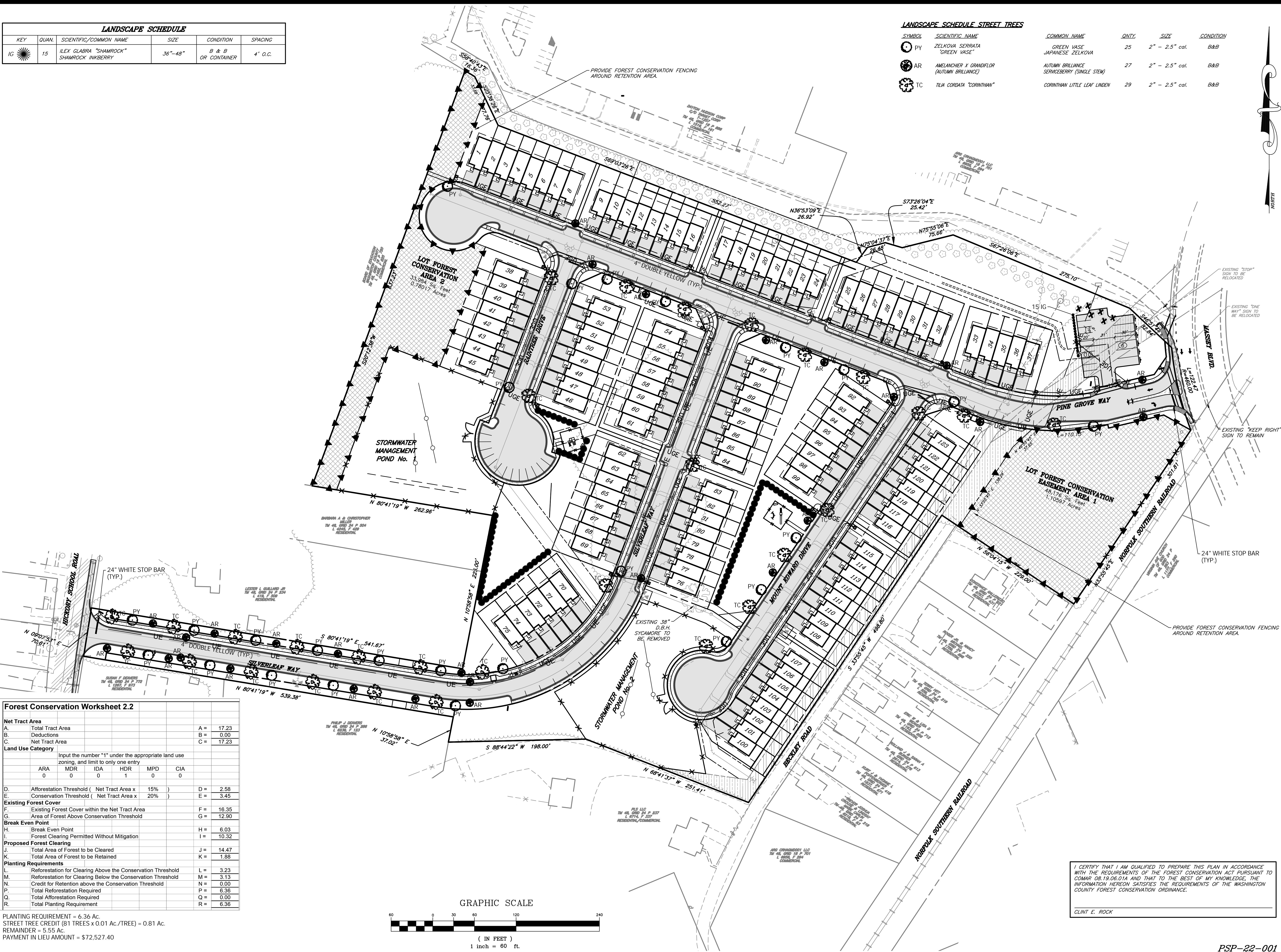
PSP-22-001



LANDSCAPE SCHEDULE					
KEY	QUAN.	SCIENTIFIC/Common NAME	SIZE	CONDITION	SPACING
IG 	15	ILEX GLABRA "SHAMROCK" SHAMROCK INKBERY	36"-48"	B & B OR CONTAINER	4' O.C.

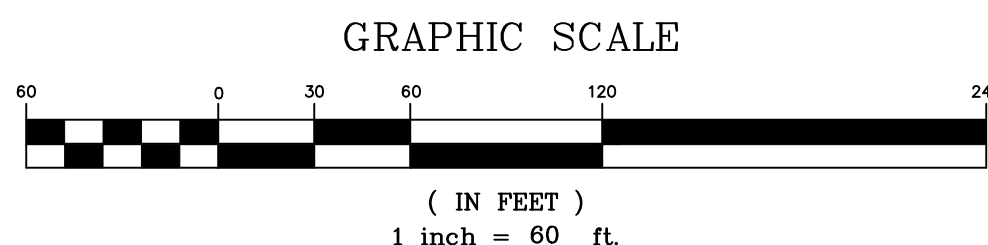
# LANDSCAPE SCHEDULE STREET TREES

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QNTY.	SIZE	CONDITION
 PY	ZELKOVA SERRATA "GREEN VASE"	GREEN VASE JAPANESE ZELKOVA	25	2" - 2.5" col.	B&B
 AR	AMELANCHIER X GRANDIFLOR (AUTUMN BRILLIANCE)	AUTUMN BRILLIANCE SERVICEBERRY (SINGLE STEM)	27	2" - 2.5" col.	B&B
 TC	TILIA CORDATA "CORINTHAN"	CORINTHAN LITTLE LEAF LINDEN	29	2" - 2.5" col.	B&B




Forest Conservation Worksheet 2.2									
<b>Net Tract Area</b>									
A.	Total Tract Area						A =	17.23	
B.	Deductions						B =	0.00	
C.	Net Tract Area						C =	17.23	
<b>Land Use Category</b>									
	Input the number "1" under the appropriate land use zoning, and limit to only one entry								
	ARA	MDR	IDA	HDR	MPD	CIA			
	0	0	1	0	0	0			
D.	Afforestation Threshold ( Net Tract Area x 15% )						D =	2.58	
E.	Conservation Threshold ( Net Tract Area x 20% )						E =	3.45	
<b>Existing Forest Cover</b>									
F.	Existing Forest Cover within the Net Tract Area						F =	16.35	
G.	Area of Forest Above Conservation Threshold						G =	12.90	
<b>Break Even Point</b>									
H.	Break Even Point						H =	6.03	
I.	Forest Clearing Permitted Without Mitigation						I =	10.32	
<b>Proposed Forest Clearing</b>									
J.	Total Area of Forest to be Cleared						J =	14.47	
K.	Total Area of Forest to be Retained						K =	1.88	
<b>Planting Requirements</b>									
L.	Reforestation for Clearing Above the Conservation Threshold						L =	3.23	
M.	Reforestation for Clearing Below the Conservation Threshold						M =	3.13	
N.	Credit for Retention above the Conservation Threshold						N =	0.00	
P.	Total Reforestation Required						P =	6.36	
Q.	Total Afforestation Required						Q =	0.00	
R.	Total Planting Requirement						R =	6.36	

PLANTING REQUIREMENT = 6.36 Ac.  
STREET TREE CREDIT (81 TREES x 0.01 Ac./TREE) = 0.81 Ac.  
REMAINDER = 5.55 Ac.  
PAYMENT IN LIEU AMOUNT = \$72,527.40



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




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

82 WORMANS MILL COURT  
SUITE "C"  
FREDERICK, MD. 21701  
PHONE: (301) 333-8503  
or (301) 116-7250  
FAX: (301) 293-6009  
Email: foxassoc@foxassocinc.com

**FOREST CONSERVATION & LANDSCAPE PLAN**  
**CROSSPOINT RESIDENTIAL**  
**TOWNES AT ROCKSPRING**  
SITUATE ON THE EAST SIDE OF HICKORY SCHOOL ROAD  
& WEST SIDE OF MASSEY BLVD.  
ELECTION DISTRICT 24, WASHINGTON COUNTY, MARYLAND

SCALE: 1"=60'



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.: 27053 EXP. DATE: 1/25/24

PROJECT NO. 22-51199  
DRAWING NO. D-9041  
DATE: AUGUST 2022  
DRAWN BY: RLB  
CHECKED BY: GSP

**SHEET 39 OF 41**



## PC-23-003 Eby Property

Proposed is a 717,000 SF warehouse

The site is located at parcel 147 on Greencastle Pike, just north of route 40. The current zoning is Planned Industrial. The total disturbed area will be 67.8 acres, and the concept plan shows the 717,000 SF warehouse and parking.

The attached minutes are the result of a Preliminary Consultation meeting held on June 14, 2023 with the consultant, and various affected county agencies. The future site plan for this proposal will be expected to meet the requirements of the county ordinances, including the Zoning, Adequate Public Facilities, and Stormwater Management ordinances.

This information is being shared with you as part of the preliminary consultation process. There is no need to vote on anything at this time. The purpose of this stage is to familiarize you with the project and to give you an opportunity to provide your input.

**PRELIMINARY CONSULTATION STAFF REPORT****BASE INFORMATION**

**SITE NAME.....:** Greencastle Pike - Eby Property  
**NUMBER.....:** PC-23-003

**OWNER.....:** EBY MICHAEL D & EBY MARIETTA L  
**LOCATION.....:** 13237 GREENCASTLE Pike  
HAGERSTOWN, MD 21740

**DESCRIPTION.....:** Application is for the PC/SWM plans associated with the construction of a 717,000 SF warehouse and surrounding infrastructure. The project site is located directly east of the intersection of Resh Road and Greencastle Pike, on a parcel of land to be subdivided from the overall farm land / Eby property. This is the southernmost corner of the overall property (approximately 69 of the overall 224 acres).

**ZONING.....:** Planned Industrial  
**COMP PLAN LU.....:** Industrial/Flex  
**PARCEL.....:** 13018766  
**PLANNING SECTOR.....:** 1  
**ELECTION DISTRICT.....:** 13

**TYPE.....:** Industrial  
**GROSS ACRES.....:** 224.28  
**DWELLING UNITS.....:** 0  
**TOTAL LOTS.....:** 1  
**DENSITY.....:** 0 Units Per Acre

**PLANNER.....:** Scott A Stotemyer  
**ENGINEER.....:** DYNAMIC ENGINEERING  
**RECEIVED.....:** April 12, 2023

**SITE ENGINEERING***HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION*

**FLOOD ZONE.....:** Yes  
**WETLANDS.....:** Yes  
**WATERSHED.....:** Conococheague Creek  
**ENDANGERED SPECIES.....:** Areas of Concern  
**HISTORIC INVENTORY.....:** No Resources Present  
**EASEMENTS PRESENT.....:** None

**SCHOOL INFORMATION**

	<b>ELEMENTARY</b>	<b>MIDDLE</b>	<b>HIGH</b>
Staff Comments:			
SCHOOL DISTRICT	Maugansville	Western Heights	North Hagerstown
PUPIL YIELD			
CURRENT ENROLLMENT	1389		
MAXIMUM CAPACITY	1423		

**PUBLIC FACILITIES INFORMATION**



WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

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

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

**WATER & SEWER INFORMATION**

	<b>WATER</b>	<b>SEWER</b>
<b>METHOD.....:</b>	City	County
<b>SERVICE AREA.....:</b>	City	County
<b>PRIORITY.....:</b>	5-Long Term Planned Service	5-Long Term Planned Service
<b>NEW HYDRANTS.....:</b>		
<b>GALLONS PER DAY SEWAGE...:</b>		
<b>PLANT INFO.....:</b>		Conococheague

PRELIMINARY CONSULTATION  
PC-23-003 – GREENCASTLE PIKE – EBY PROPERTY

A preliminary consultation was held on June 14, 2023 at 10 a.m. in the Washington County Administrative Annex at 747 Northern Avenue, Room 124, Hagerstown, MD. A concept plan was presented for a proposed warehouse at 13237 Greencastle Pike. The property is currently zoned PI – Planned Industrial.

The following were in attendance: Washington County Department of Planning & Zoning - Jennifer Kinzer, Deputy Director; Scott Stotelmyer and Heather Williams, planners; Travis Allen, Comprehensive Planner; Adam Tresler, GIS Technician; and Debra Eckard, Administrative Assistant; Washington County Division of Engineering - Rebecca Calimer, Chief of Plan Review; Washington County Department of Water Quality - Karen Flook and Anthony Mace; and Jake Jarboe, Dynamic Engineering.

**Washington County Department of Planning and Zoning**

- **Plan Review**

Mr. Stotelmyer stated that a full site plan will be required for this project. He noted that screening on the back of the property will be needed to protect the existing farm as well as at the front of property to protect the existing residential properties.

- **Addressing**

Mr. Tresler stated that the road should be labeled as Greencastle Pike on all sheets where shown. The warehouse will not be addressed until the site plan stage.

- **Forest Conservation**

Mr. Allen noted that the Forest Stand Delineation has been approved. A Forest Conservation Plan will be required with the site plan. There is currently no forest on the site; however, there is a large area of floodplain at the back of the property where forest could be planted on-site. He concurred with Mr. Stotelmyer's comments regarding screening of the farm and residential properties.

**Washington County Department of Water Quality**

Mr. Mace stated there is no existing sewer service for this site. Plans are currently being prepared by Frederick, Seibert & Associates; however, nothing has been submitted at this time. Connection fees would be \$1,000 per EDU or per acre, whichever is greater. Ms. Flook noted that all fees must be paid before the Department of Water Quality signs off on the permits.

Mr. Jarboe explained they are working on the exception package with the County in order to get service to the property since this is in the Expansion G area.

**Washington County Division of Engineering**

Ms. Calimer stated that the Traffic Impact Study (TIS) is currently under review. She explained that the County is looking for connectivity with other parcels. There was a question regarding the two entrances that are discussed in the TIS, but only one entrance is shown on the concept plan. Ms. Calimer noted the State Highway Administration will have the final decision where the entrance(s) will be located.

Ms. Calimer noted that two submerged gravel wetlands are proposed to the rear of the site. Guidance from MDE under Chapter 5 practices suggests that other alternatives should be considered and explored.



**Washington County Health Department**

No representatives attended the consultation; however, written comments were received and will be provided to the consultant.

**Washington County Soil Conservation District**

No representatives attended the consultation; however, written comments were received and will be provided to the consultant.

**State Highway Administration**

No representatives attended the consultation; however, written comments were received and will be provided to the consultant.

**Closing Comments**

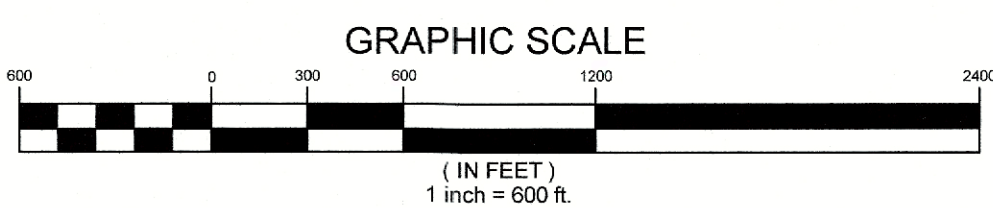
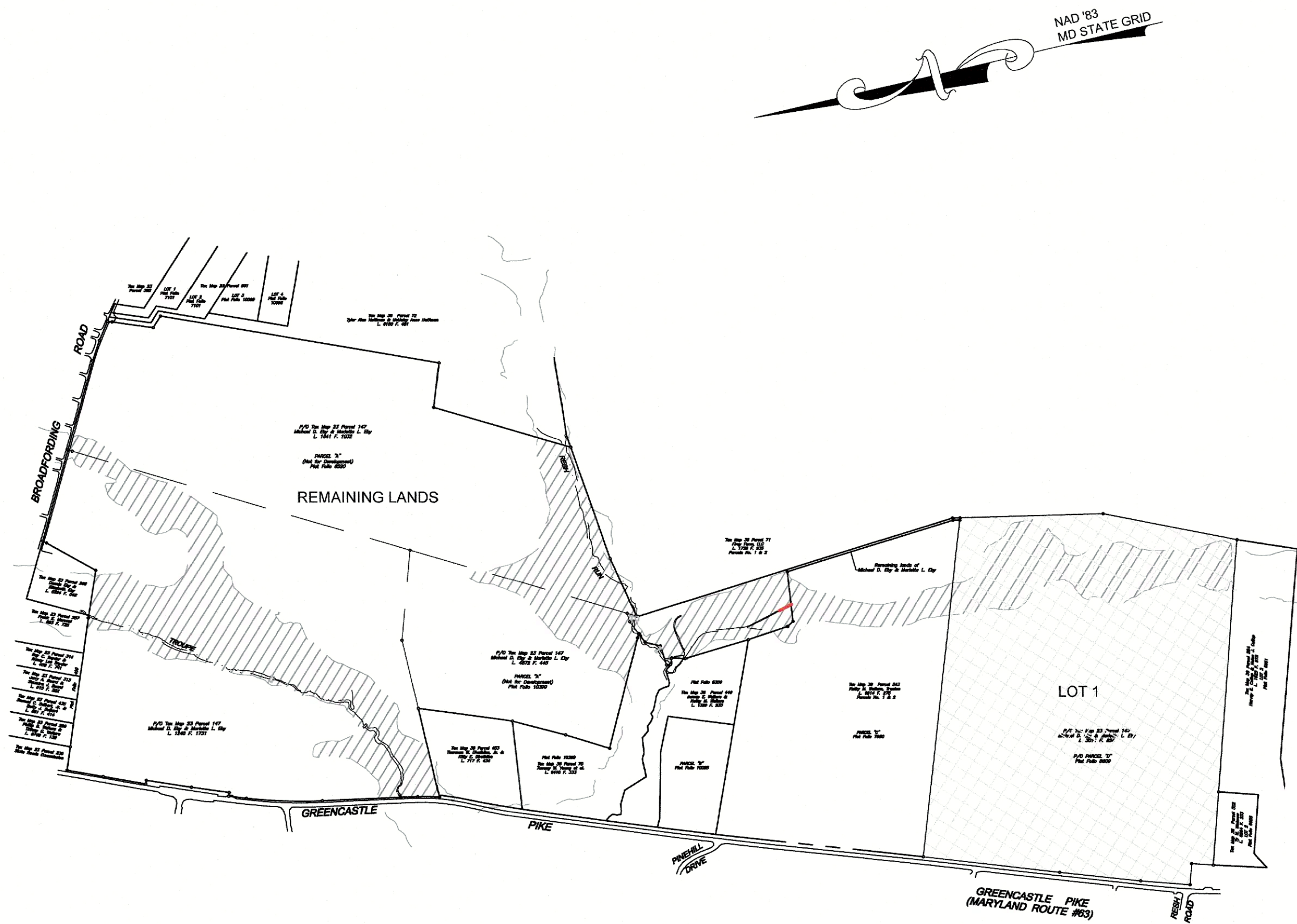
All reviewing agencies will receive a copy of the written summary. If there are any discrepancies in the written summary, the Department of Planning & Zoning should be notified immediately. The summary will also be submitted to the Planning Commission for its review and comment. Planning Commission comments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

Respectfully submitted,

Scott Stotemyer, Planner I  
Washington County Department of  
Planning & Zoning

SS/dse





AREA TABULATION	
TOTAL AREA OF LANDS OF EBY	224.282 Acres or 9,769,727.974 Sq. Ft.
- LOT 1	69.202 Acres or 3,014,417.876 Sq. Ft.
REMAINING LANDS OF EBY	155.080 Acres or 6,755,310.098 Sq. Ft.
- R/W DEDICATION	0.292 Acres or 12,722.064 Sq. Ft.
REMAINING LANDS OF EBY	154.788 Acres or 6,742,588.034 Sq. Ft.

SHEET INDEX	
SHEET 1 - OVERALL PLAT W/SURVEYOR'S CERTIFICATION & OWNER'S DEDICATION	
SHEET 2 - PLAT W/NOTES	

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY SETH M. EBY AND LORRAINE M. EBY, HIS WIFE, TO MICHAEL D. EBY AND MARIETTA L. EBY, HIS WIFE, BY DEED DATED JANUARY 10, 1996, AND RECORDED AT LIBER 1248, FOLIO 731, ALSO BEING PART OF THE LANDS CONVEYED BY MATTHEW D. EBY AND EILEEN S. EBY, TO MICHAEL D. EBY AND MARIETTA L. EBY, HUSBAND AND WIFE, BY DEED DATED APRIL 3, 2001, AND RECORDED AT LIBER 1641, FOLIO 1032, ALSO BEING PART OF THE LANDS CONVEYED BY DOROTHY L. STOTELMYER, WIDOW, TO MICHAEL D. EBY AND MARIETTA L. EBY, HIS WIFE, BY DEED DATED MAY 19, 2006, AND RECORDED AT LIBER 3011, FOLIO 654, AND ALSO BEING PART OF THE LANDS CONVEYED BY DOROTHY L. STOTELMYER, BY KITTIE E. DIVELBLISS HER ATTORNEY IN FACT AND KIOTTY E. DIVELBLISS, TO MICHAEL D. EBY AND MARIETTA L. EBY, RECORDED AT LIBER 4872, FOLIO 445; ALL OF WHICH ARE RECORDED AMONG THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND. FURTHER THAT THIS PLAN WAS PERSONALLY PREPARED BY ME, OR THAT I WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED HEREON, ALL IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN COMAR 09.13.06.12 IN EFFECT AT THE TIME TIME THAT THIS SURVEY WAS PERFORMED.

TIMOTHY G. WITTER  
MARYLAND PROPERTY LINE SURVEYOR #319  
LICENSE EXPIRES FOR RENEWAL SEPT. 14, 2024

DATE

**SHELLY, WITTER & FOX**  
ENGINEERS • SURVEYORS • PLANNERS

OWNED BY  
**FOX & ASSOCIATES INC.**  
A MARYLAND CORPORATION  
2371 BUCHANAN TRAIL WEST  
GREENCASTLE PA 17225  
(717) 597-4433  
(717) 597-4435 FAX  
SERVING PENNSYLVANIA, MARYLAND, WEST VIRGINIA & VIRGINIA  
MD. TELEPHONE NO. (301) 791-0223

DATE	NO.	REVISION

PRELIMINARY-FINAL PLAT  
LOT 1  
LANDS OF  
**MICHAEL D. EBY & MARIETTA L. EBY**

SITUATE AT 13237 GREENCASTLE PIKE IN  
ELECTION DISTRICT NO. 13, WASHINGTON COUNTY,  
MARYLAND

Tax Map:	23
Parcel No.	147
Drawn By:	C.A.D.
Checked By:	T.G.W.
Date:	JANUARY 2023
Scale:	1"=300'
Job No.	2022-51166
SHEET 1 OF 2	

DRAFT

**CERTIFICATE OF APPROVAL**

FINAL APPROVAL GRANTED  
WASHINGTON COUNTY PLANNING COMMISSION

DATE \_\_\_\_\_ BY: \_\_\_\_\_  
EXECUTIVE DIRECTOR  
(FINAL APPROVAL GOOD FOR SIX (6) MONTHS FROM ABOVE DATE)

**OWNERS DEDICATION**

I/WE DO HEREBY CERTIFY, THAT WE ARE THE LEGAL AND TRUE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT AND THAT WE ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, HEREBY DEDICATE TO PUBLIC USE ALL UTILITY AND DRAINAGE EASEMENT AREAS AND ALL ALLEY, STREET AND ROAD RIGHTS OF WAY DESIGNATED ON THIS PLAT, AGREE TO KEEP OPEN ALL SPACES AND RECREATION AREAS SHOWN, AND AGREE THAT THE DEDICATIONS SHALL NOT IMPOSE ANY RESPONSIBILITY ON THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY REGARDING THE SUBJECTS OF SUCH DEDICATIONS UNTIL LEGAL ACCEPTANCE THEREOF BY SAID BOARD, AND I HEREBY RESERVE THE FEE SIMPLE TITLE TO THE LAND UNDERLYING SAID EASEMENTS, RIGHTS OF WAY, OPEN SPACES AND RECREATION AREAS AND, WITH REGARD TO THE SAID EASEMENTS AND RIGHTS OF WAY, HEREBY AGREE TO CONVEY THE SAME TO SAID BOARD, FOR THE USE OF SAID WASHINGTON COUNTY, WITHOUT CONSIDERATION, UPON THE LEGAL ACCEPTANCE OF SAID EASEMENTS AND/OR RIGHTS OF WAY BY SAID BOARD.

THIS DEED AND AGREEMENT OF DEDICATION SHALL BE BINDING UPON MY/OUR GRANTEEES, ASSIGNS, SUCCESSORS, HEIRS, AND PERSONAL REPRESENTATIVES.

I/WE ALSO CERTIFY THAT THE COMMUNITY WATER AND/OR COMMUNITY SEWERAGE SYSTEM PROPOSED FOR THIS SUBDIVISION WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE. I/WE ALSO CERTIFY THAT PLANS FOR THE COMMUNITY WATER SUPPLY AND/OR COMMUNITY SEWERAGE SYSTEM FACILITIES, INCLUDING ANY NECESSARY POINT OF DISCHARGE, HAVE BEEN APPROVED BY THE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS OR RIGHTS OF WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION EXCEPT THE FOLLOWING:

AND ALL PARTIES HAVING AN INTEREST THEREIN HAVE HEREUNTO AFFIXED THEIR SIGNATURES, INDICATING THEIR ASSENT TO THIS PLAN OF SUBDIVISION. I/WE DO HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

WITNESS OUR HANDS AND SEALS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

WITNESS \_\_\_\_\_ MICHAEL D. EBY

WITNESS \_\_\_\_\_ MARIETTA L. MARTIN

**CERTIFICATE OF APPROVAL OF COMMUNITY WATER AND SEWERAGE SYSTEM**

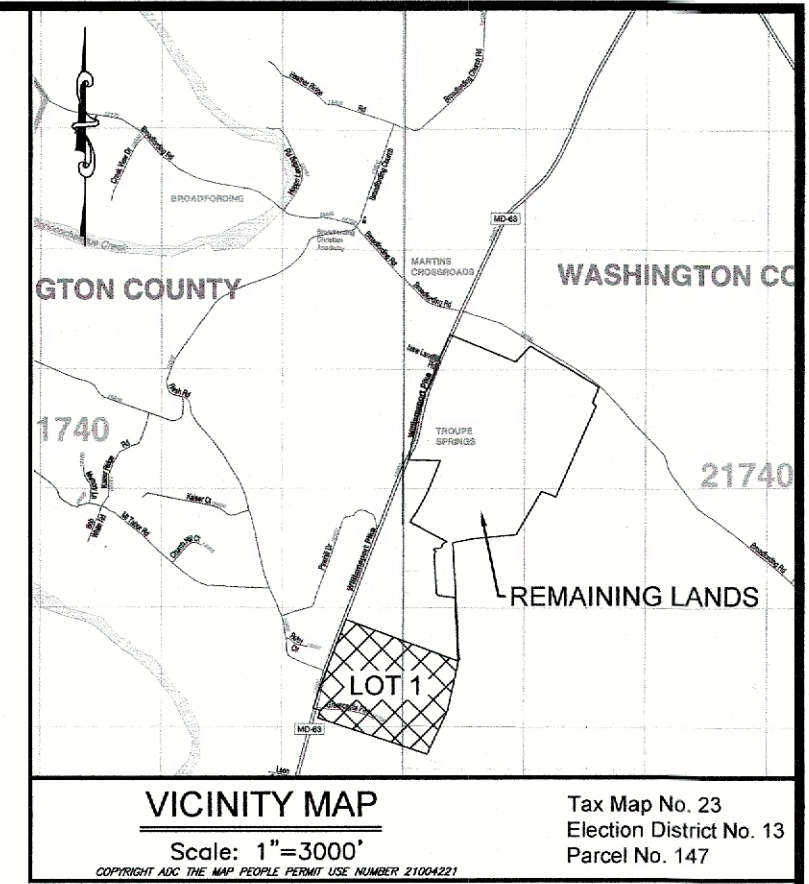
I HEREBY CERTIFY THAT THE USE OF THE COMMUNITY WATER AND/OR COMMUNITY SEWERAGE SYSTEM FOR THIS SUBDIVISION IS IN CONFORMANCE WITH THE COUNTY WATER AND SEWERAGE PLAN.

DATE \_\_\_\_\_ COUNTY HEALTH OFFICER \_\_\_\_\_

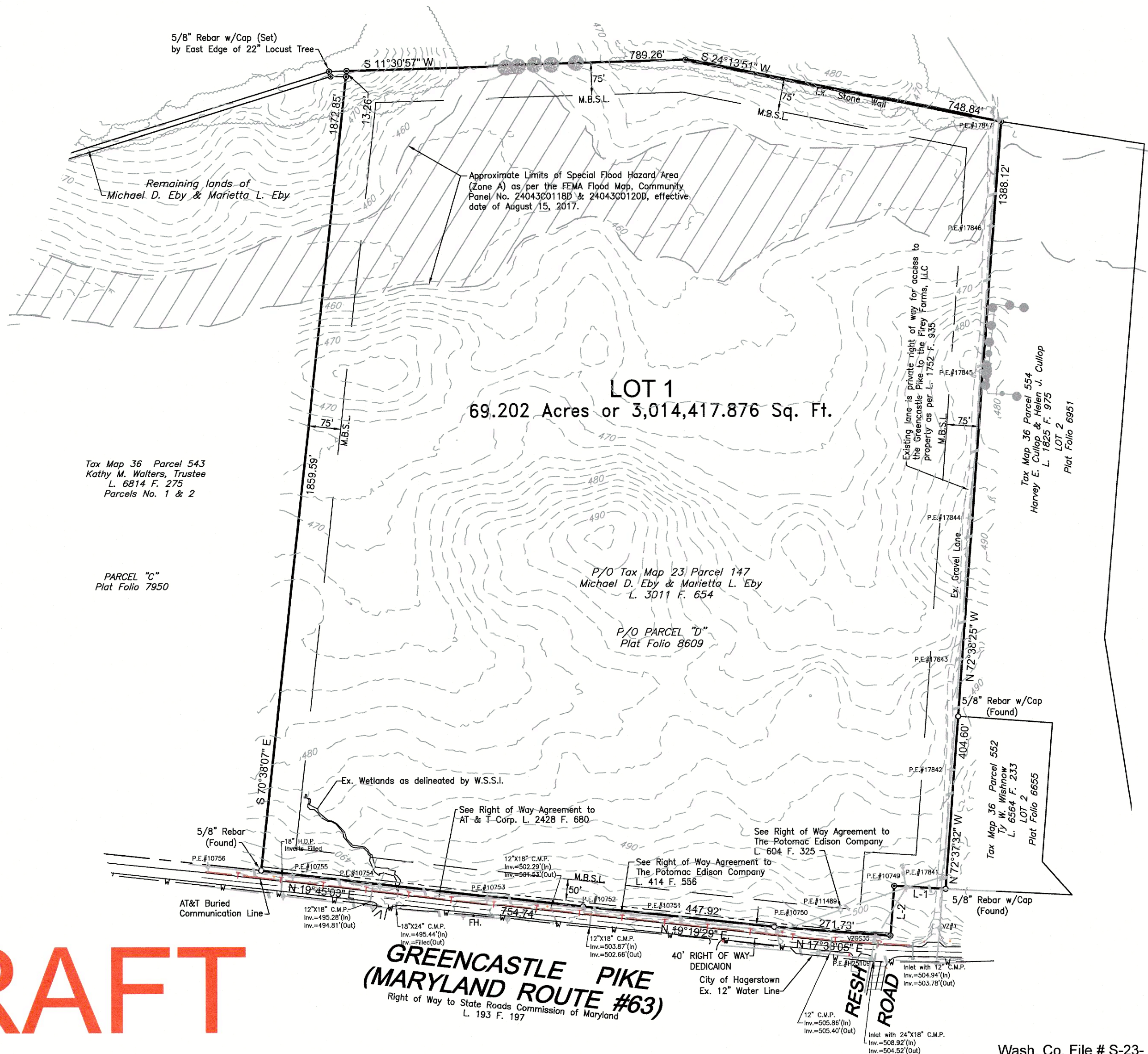
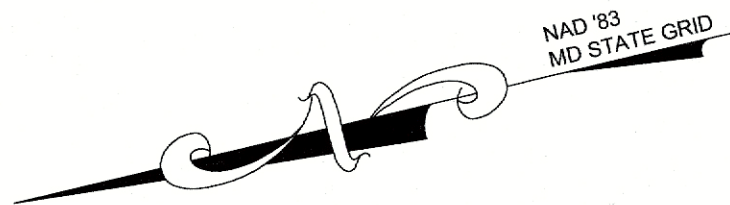
Wash. Co. File # S-23-

**OWNER**  
Michael D. Eby  
Marietta L. Eby  
13237 Greencastle Pike  
Hagerstown, MD 21740

**DEVELOPER**  
Greencastle Pike Acquisitions, LLC  
1125 Ocean Avenue  
Lakewood, NJ 08701







#### LINE DATA

LINE	BEARING	DISTANCE
L-1	N 16°46'31" E	120.02'
L-2	N 72°21'46" W	116.68'

#### ADDRESS ASSIGNMENT

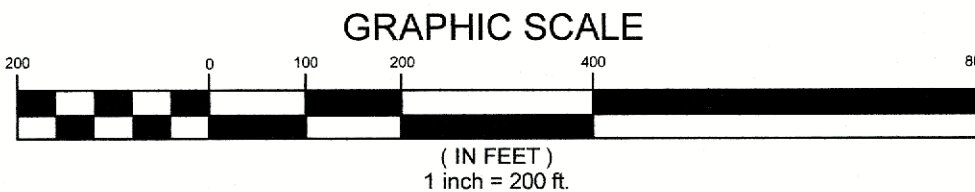
##### LOT 1 -

NOTE: EACH ADDRESS IS BASED ON THE ENTRANCE LOCATION AS SHOWN ON THE PLAT. IF DRIVEWAYS ARE CONSTRUCTED AT A DIFFERENT LOCATION, THE ADDRESS FOR THAT LOT IS VOID, AND THE OWNER/DEVELOPER OF THE LOT MUST REAPPLY TO THE DEPARTMENT OF PLANNING & ZONING FOR A NEW ADDRESS ASSIGNMENT.

# DRAFT

#### NOTES:

- BEARINGS & DISTANCES ARE FROM A RECENT SURVEY BY SHELLY, WITTER & FOX.
- CONTOURS ARE TAKEN FROM AERIAL MAPPING PREPARED BY SHELLY, WITTER & FOX IN 2022.
- HORIZONTAL DATUM IS BASED ON AN NGS OPUS SOLUTION FROM DATA COLLECTED ON JANUARY 21, 2022. THE HORIZONTAL DATUM IS ON THE MARYLAND STATE GRID SYSTEM (NAD '83).
- TOPOGRAPHY SHOWN HEREON WAS PREPARED FROM UAS MICRODRONE PHOTOGRAMMETRY PERFORMED BY SHELLY, WITTER & FOX ON MARCH 11, 2022. VERTICAL DATUM IS BASED ON THE NAVD '88 VERTICAL DATUM.
- THE PROPERTY SHOWN HEREON IS AFFECTED BY A ZONE "A" SPECIAL FLOOD HAZARD AREA AS PER THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 24043C0120D, EFFECTIVE AUGUST 15, 2017.
- ZONING - "P1" - PLANNED INDUSTRIAL DISTRICT
- MINIMUM BUILDING SETBACK LINES (MBSL):  
ZONE "P1"  
FRONT=50', SIDES=75', REAR=75'
- ADDRESS IS BASED ON THE ENTRANCE LOCATION. IF DRIVEWAY IS CONSTRUCTED IN A DIFFERENT LOCATION, THE ADDRESS IS VOID AND OWNER/DEVELOPER MUST REAPPLY TO THE WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING FOR A NEW ADDRESS ASSIGNMENT.
- THERE ARE NO HOUSES, WELLS, OR SEPTICS WITHIN 100 FEET OF THE SUBDIVISION BOUNDARY UNLESS SHOWN.
- INDICATES 5/8" REBAR AND CAP (SET) UNLESS OTHERWISE NOTED.
- THERE ARE STEEP SLOPES, OR HABITAT OF THREATENED OR ENDANGERED SPECIES IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE PER 50 CFR 17 AS REQUIRED TO BE SHOWN BY SECTION 314 OF THE SUBDIVISION ORDINANCE AND SECTION 4.21 OF THE ZONING ORDINANCE.
- THE WATERSHED AREA AFFECTING THIS LOT DOES NOT EXCEED 400 ACRES.
- GREENCASTLE PIKE - MAJOR COLLECTOR
- A RIGHT OF WAY TWENTY-FIVE (25) FEET IN WIDTH WHEN MEASURED FROM THE CENTER LINE OF DECKER AVENUE IS HEREBY DEDICATED FOR THE PURPOSE OF THE POSSIBLE WIDENING OF SAID ROAD.



## SHELLY, WITTER & FOX

ENGINEERS • SURVEYORS • PLANNERS



2371 BUCHANAN TRAIL WEST  
GREENCASTLE PA 17225  
(717) 597-4433  
(717) 597-4435 FAX

SERVING PENNSYLVANIA, MARYLAND, WEST VIRGINIA & VIRGINIA  
MD. TELEPHONE NO. (301) 791-0223

DATE	NO.	REVISION

PLAT No. \_\_\_\_\_  
DATE \_\_\_\_\_  
WASHINGTON COUNTY

### PRELIMINARY-FINAL PLAT

LOT 1  
LANDS OF  
**MICHAEL D. EBY &  
MARIETTA L. EBY**

SITUATE AT 13237 GREENCASTLE PIKE IN  
ELECTION DISTRICT NO. 13, WASHINGTON COUNTY,  
MARYLAND

Wash. Co. File # S-23-

#### OWNER

Michael D. Eby  
Marietta L. Eby  
13237 Greencastle Pike  
Hagerstown, MD 21740

#### DEVELOPER

Greencastle Pike Acquisitions, LLC  
1125 Ocean Avenue  
Lakewood, NJ 08701

Tax Map: 23

Parcel No. 147

Drawn By: C.A.D.

Checked By: T.G.W.

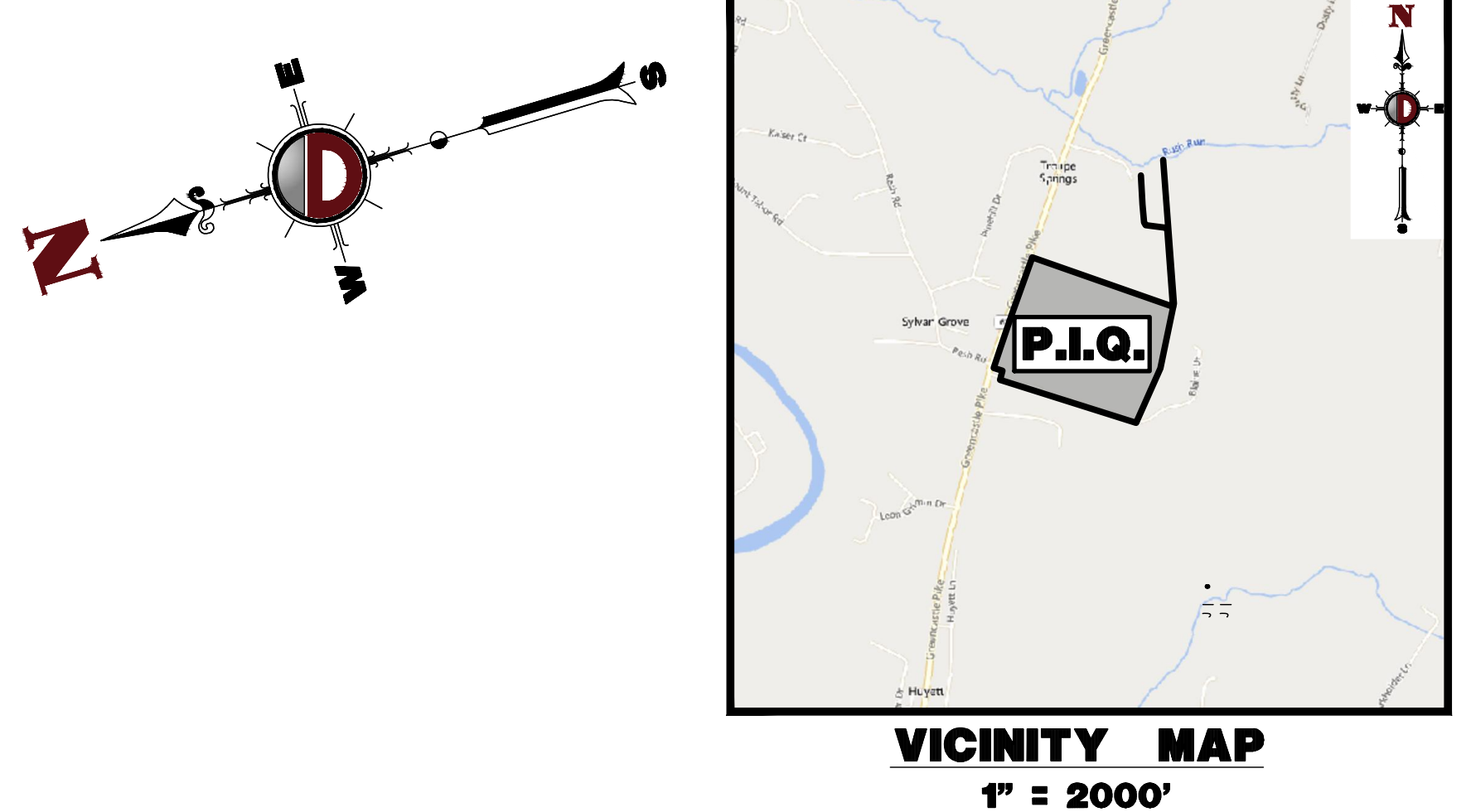
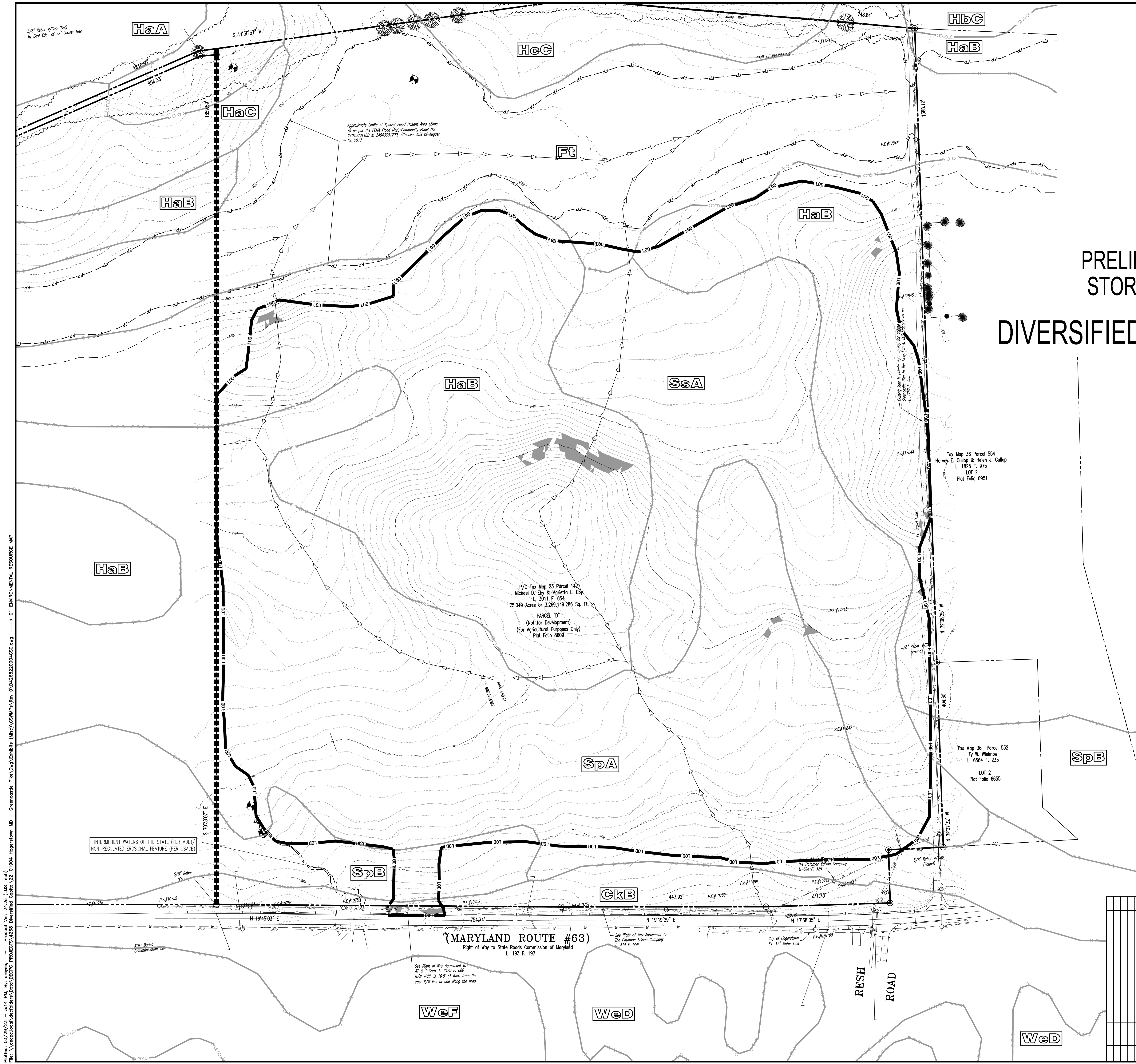
Date: JANUARY 2023

Scale: 1"=200'

Job No. 2022-51166

SHEET 2 OF 2





# PRELIMINARY CONSULTATION & STORMWATER CONCEPT PLAN

## FOR DIVERSIFIED CAPITAL - EBY PROPERTY

ADJACENT TO GREENCASTLE PIKE  
NORTH OF US ROUTE 40  
WASHINGTON COUNTY, MARYLAND

### NOTES

- 1) STEEP SLOPES AND HIGHLY ERODIBLE SOILS ARE PRESENT ON THE SITE.
- 2) 100-YR FLOODPLAIN ZONE & COMMUNITY PANEL NO. 2404301180 & 2404301200 EXISTS ON THE SOUTH PORTION OF THE SITE, AS WELL AS EXISTING WETLANDS TO THE SOUTH AND WEST OF THE PARCEL.
- 3) WA-L-336 - KESINGER-BURNHOLTER FARM - IS LOCATED CENTRALLY ON THE SITE BUT IS NOT TO BE IMPACTED BY THE PROPOSED WORK. FURTHER CULTURAL RESOURCE ASSESSMENT MAY BE REQUIRED.

LEGEND	
	LIMIT OF DISTURBANCE
	EXISTING TREES
	EXISTING FOREST BANK
	NATURAL DRAINAGE DIVIDES
	ERODIBLE SOILS/STEEP SLOPES
	SOIL DELINEATION
	INTERMITTENT WATERS OF THE STATE (PER MDE) / NON-REGULATED EROSIONAL FEATURE (PER USACE)

### OWNER:

MICHAEL D. EBY & MARETA L. EBY  
15440 BURKHOLDER LANE  
WASHINGTON COUNTY, MARYLAND

### DEVELOPER:

DIVERSIFIED CAPITAL  
1125 OCEAN AVENUE  
LAKEWOOD, NJ 08701

### SITE DATA:

TAX MAP / PARCEL - 23 / 147  
ELECTION DISTRICT - 24  
LIBER / FOLIO - 3011 / 654  
TOTAL PARCEL AREA - 241.648 ACRES  
DISTURBED AREA - 79.96 ACRES (ADJUST ACCORDINGLY)  
EXISTING IMPERVIOUS AREA - 0.00 ACRES  
PROPOSED IMPERVIOUS AREA - 51.23 ACRES (ADJUST ACCORDINGLY)  
FOREST CONSERVATION - NO REQUIREMENT  
WATER / SEWER - CITY OF HAGERSTOWN - EXCEPTION APPLICATION REQUIRED  
SEWER - SEPTIC (TENTATIVE)  
WATERSHED - NAME UNKNOWN

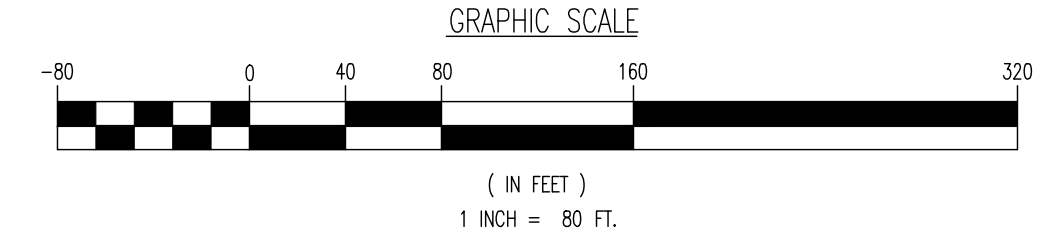
FLOODPLAIN - YES, ZONE A PANEL NO. 2404301180 & 2404301200  
ZONING - P1 - PLANNED INDUSTRIAL

PARKING - REQUIRED - 478 SPACES (1 PER 1500 SF GFA)  
PROVIDED - 500 SPACES (EXCEEDS REQUIREMENT)

MINIMUM BUILDING YARD SETBACKS:  
FRONT - 150 FT  
SIDE - 25 FT  
REAR - 75 FT

PROPOSED USE - WAREHOUSE (PERMITTED)

SOILS CHART				
SOIL TYPE	SOIL NAME	HYDROLOGIC SOIL GROUP	PERCENT OF ACI	K FACTOR
SLB	Clearbrook channery silt loam, 0 to 8 percent slopes	C/D	4.00%	0.37
FL	Funkstown silt loam	C	18.00%	0.37
HaB	Hagerstown silt loam, 3 to 8 percent slopes	B	29.60%	0.37
HaC	Hagerstown silt loam, 8 to 15 percent slopes	B	0.70%	0.37
HbB	Hagerstown silty clay loam, 3 to 8 percent slopes, very rocky	B	0.40%	0.37
HbC	Hagerstown silty clay loam, 8 to 15 percent slopes, very rocky	B	1.00%	0.37
hC	Hagerstown-Rock outcrop complex, 8 to 15 percent slopes	B	29.20%	0.37
SLA	Swampund silt loam, 0 to 3 percent slopes	D	3.10%	0.49
SLA	Swampund-Funkstown silt loam, 0 to 3 percent slopes	D	14.00%	0.49



THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

Local: 410.567.5000  
Toll Free: 1.800.567.5000  
Fax: 410.567.5001  
Email: info@dynamiceng.com

TITLE: ENVIRONMENTAL RESOURCE MAP

PROJECT: DIVERSIFIED CAPITAL PROPOSED WAREHOUSE

GREENCASTLE PIKE (MARYLAND ROUTE 63)  
CITY OF HAGERSTOWN, WASHINGTON COUNTY, MARYLAND

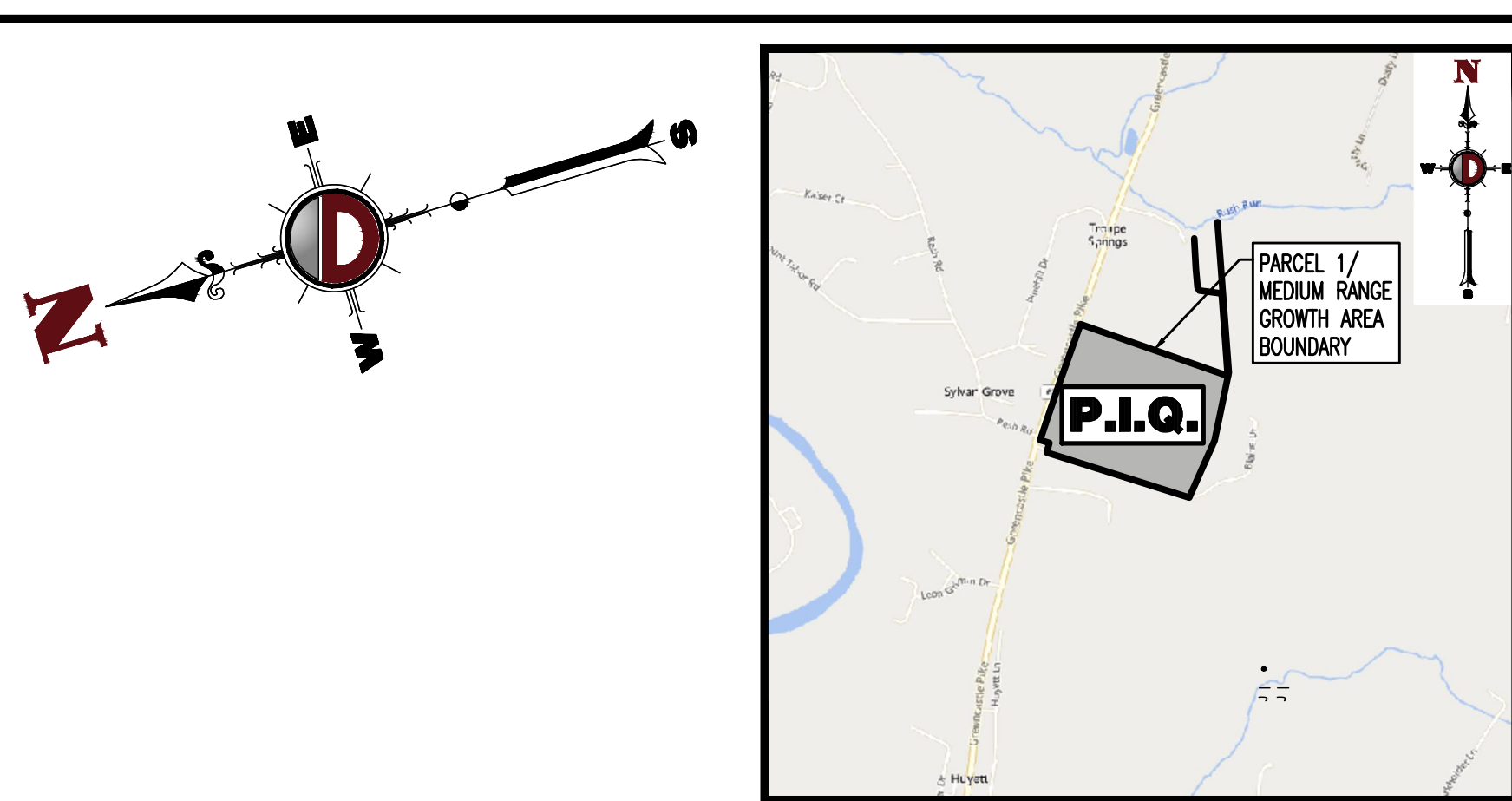
JOB No: 4268 22-01904  
DATE: 03/09/2023  
DRAWN BY: CAM  
DESIGNED BY: JJ  
CHECKED BY: CMM  
JOSHUA M. SEWALD  
PROFESSIONAL ENGINEER

SCALE: (H) 1"=60'  
(V) 1"=60'  
SHEET No: 1  
OF 2

PROTECT YOURSELF  
811  
FOR SITE SAFETY, CALL 811 BEFORE YOU DIG  
FOR SITE SAFETY, CALL 811 BEFORE YOU DIG  
FOR SITE SAFETY, CALL 811 BEFORE YOU DIG

Product Ver: 24.2a (LMS Ver) 3:14 PM, By: anova  
File: Warehouse Environmental Resource Map.dwg  
Project: DIVERSIFIED CAPITAL PROPOSED WAREHOUSE  
Client: DIVERSIFIED CAPITAL  
Location: GREENCASTLE PIKE, HAGERSTOWN, MD  
Scale: 1"=60'  
Date: 03/09/23  
Sheet: 1 of 2













ADJACENT TO GREENCASTLE PIKE  
NORTH OF US ROUTE 40  
WASHINGTON COUNTY, MARYLAND

- 1) STEEP SLOPES AND HIGHLY ERODIBLE SOILS ARE PRESENT ON THE SITE
- 2) 100-YR FEMA FLOODPLAIN ZONE A COMMUNITY PANEL NO. 240433C01180 & 240433C01200 EXISTS ON THE SOUTH PORTION OF THE SITE, AS WELL AS EXISTING WETLANDS TO THE SOUTH AND WEST OF THE SITE
- 3) WA-1-336 - KESHERNER-BURKHOLDER FARM - IS LOCATED CENTRALLY ON THE SITE BUT IS NOT TO BE IMPACTED BY THE PROPOSED WORK. FURTHER CULTURAL RESOURCE ASSESSMENT MAY BE REQUIRED.

### LEGEND

	LIMIT OF DISTURBANCE
	EXISTING TREES
	NATURAL DRAINAGE DIVIDES
	SOIL BOUNDARY
	SOIL LABEL
	SOIL BORINGS
	FLOODPLAIN
	FLOODPLAIN BUFFER

SOIL CHART				
SOIL TYPE	SOIL NAME	HYDROLOGIC SOIL GROUP	PERCENT OF ADI	K FACTOR
	Clearbrook channery silt loam, 0 to 8 percent slopes	C/D	4.00%	0.37
ChB	Ft. Funckston silt loam	C	18.00%	0.37
	Hagerston silt loam, 3 to 8 percent slopes	B	29.60%	0.37
	Hagerston silt loam, 8 to 15 percent slopes	B	0.70%	0.37
HsC	Hagerston silt clay loam, 3 to 8 percent slopes, very rocky	B	0.40%	0.37
	Hagerston silty clay loam, 8 to 15 percent slopes, very rocky	B	1.00%	0.37
HsC	Hagerston-Rock outcrop complex, 8 to 15 percent slopes	B	29.20%	0.37
	Swampand silt loam, 0 to 3 percent slopes	D	3.10%	0.45
SpA	Swampand-Funkston silt loam, 0 to 3 percent slopes	D	14.00%	0.45

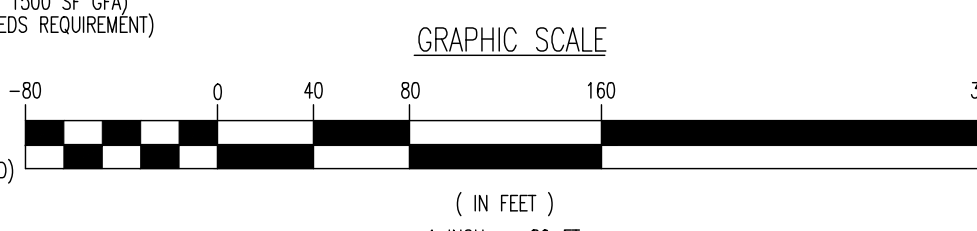
**OWNER:**  
MICHAEL D. EBY & MARILETA L. EBY  
12400 BUSINESS LANE  
WASHINGTON COUNTY, MARYLAND

**DEVELOPER:**  
DIVERSIFIED CAPITAL  
11725 COUNTRY LANE  
LAKENWOOD, NJ 08701

**SITE DATA:**  
TAX MAP / PARCEL = 22 / 147  
ELECTION DISTRICT = 24  
LIBER / FOOT = 3011 / 654  
TOTAL PARCEL AREA = 3,269.149 AC  
DISTURBED AREA = 67.80 AC  
EXISTING IMPERVIOUS AREA = 0.00  
PROPOSED IMPERVIOUS AREA = 32 PC  
PO (PROPOSED) = 1.66 IN  
WQ REQUIRED = 118,468 CU FT  
TARGET SEED = 196,468 CU FT  
WQ & SEED TO BE MET THROUGH  
WETLANDS WILL ALSO PROVIDE ON-  
FOREST CONSERVATION = NO REQ  
WATER / SEWER =  
WATER = CITY OF HAGERSTOWN  
SEWER = SEPTIC TREATMENT

WATERSHED - CONOCOCHAGUE CREEK  
 FLIGHTPLAN - YES; ZONE A PANEL NO. 24043C0118D & 24043C0120D  
 ZONING - PI - PLANNED INDUSTRIAL  
 PARKING  
     REQUIRED - 478 SPACES (1 PER 1500 SF GTA)  
     PROVIDED - 503 SPACES (EXCEEDS REQUIREMENT)  
 MINIMUM BUILDING YARD SETBACKS:  
     FRONT - 150 FT  
     SIDE - 75 FT  
     REAR - 75 FT  
 PROPOSED USE - WAREHOUSE (PERMITTED)

The aerial map shows the proposed warehouse site (indicated by a red outline) and its setbacks from the surrounding area. The setbacks are labeled as follows: FRONT - 150 FT, SIDE - 75 FT, and REAR - 75 FT. A scale bar is provided at the bottom right, showing distances in feet (0, 50, 100, 150, 200, 250, 300, 350, 400, 450, 500, 550, 600, 650, 700, 750, 800, 850, 900, 950, 1000, 1050, 1100, 1150, 1200, 1250, 1300, 1350, 1400, 1450, 1500, 1550, 1600, 1650, 1700, 1750, 1800, 1850, 1900, 1950, 2000, 2050, 2100, 2150, 2200, 2250, 2300, 2350, 2400, 2450, 2500, 2550, 2600, 2650, 2700, 2750, 2800, 2850, 2900, 2950, 3000, 3050, 3100, 3150, 3200, 3250, 3300, 3350, 3400, 3450, 3500, 3550, 3600, 3650, 3700, 3750, 3800, 3850, 3900, 3950, 4000, 4050, 4100, 4150, 4200, 4250, 4300, 4350, 4400, 4450, 4500, 4550, 4600, 4650, 4700, 4750, 4800, 4850, 4900, 4950, 5000, 5050, 5100, 5150, 5200, 5250, 5300, 5350, 5400, 5450, 5500, 5550, 5600, 5650, 5700, 5750, 5800, 5850, 5900, 5950, 6000, 6050, 6100, 6150, 6200, 6250, 6300, 6350, 6400, 6450, 6500, 6550, 6600, 6650, 6700, 6750, 6800, 6850, 6900, 6950, 7000, 7050, 7100, 7150, 7200, 7250, 7300, 7350, 7400, 7450, 7500, 7550, 7600, 7650, 7700, 7750, 7800, 7850, 7900, 7950, 8000, 8050, 8100, 8150, 8200, 8250, 8300, 8350, 8400, 8450, 8500, 8550, 8600, 8650, 8700, 8750, 8800, 8850, 8900, 8950, 9000, 9050, 9100, 9150, 9200, 9250, 9300, 9350, 9400, 9450, 9500, 9550, 9600, 9650, 9700, 9750, 9800, 9850, 9900, 9950, 10000, 10050, 10100, 10150, 10200, 10250, 10300, 10350, 10400, 10450, 10500, 10550, 10600, 10650, 10700, 10750, 10800, 10850, 10900, 10950, 11000, 11050, 11100, 11150, 11200, 11250, 11300, 11350, 11400, 11450, 11500, 11550, 11600, 11650, 11700, 11750, 11800, 11850, 11900, 11950, 12000, 12050, 12100, 12150, 12200, 12250, 12300, 12350, 12400, 12450, 12500, 12550, 12600, 12650, 12700, 12750, 12800, 12850, 12900, 12950, 13000, 13050, 13100, 13150, 13200, 13250, 13300, 13350, 13400, 13450, 13500, 13550, 13600, 13650, 13700, 13750, 13800, 13850, 13900, 13950, 14000, 14050, 14100, 14150, 14200, 14250, 14300, 14350, 14400, 14450, 14500, 14550, 14600, 14650, 14700, 14750, 14800, 14850, 14900, 14950, 15000, 15050, 15100, 15150, 15200, 15250, 15300, 15350, 15400, 15450, 15500, 15550, 15600, 15650, 15700, 15750, 15800, 15850, 15900, 15950, 16000, 16050, 16100, 16150, 16200, 16250, 16300, 16350, 16400, 16450, 16500, 16550, 16600, 16650, 16700, 16750, 16800, 16850, 16900, 16950, 17000, 17050, 17100, 17150, 17200, 17250, 17300, 17350, 17400, 17450, 17500, 17550, 17600, 17650, 17700, 17750, 17800, 17850, 17900, 17950, 18000, 18050, 18100, 18150, 18200, 18250, 18300, 18350, 18400, 18450, 18500, 18550, 18600, 18650, 18700, 18750, 18800, 18850, 18900, 18950, 19000, 19050, 19100, 19150, 19200, 19250, 19300, 19350, 19400, 19450, 19500, 19550, 19600, 19650, 19700, 19750, 19800, 19850, 19900, 19950, 20000, 20050, 20100, 20150, 20200, 20250, 20300, 20350, 20400, 20450, 20500, 20550, 20600, 20650, 20700, 20750, 20800, 20850, 20900, 20950, 21000, 21050, 21100, 21150, 21200, 21250, 21300, 21350, 21400, 21450, 21500, 21550, 21600, 21650, 21700, 21750, 21800, 21850, 21900, 21950, 22000, 22050, 22100, 22150, 22200, 22250, 22300, 22350, 22400, 22450, 22500, 22550, 22600, 22650, 22700, 22750, 22800, 22850, 22900, 22950, 23000, 23050, 23100, 23150, 23200, 23250, 23300, 23350, 23400, 23450, 23500, 23550, 23600, 23650, 23700, 23750, 23800, 23850, 23900, 23950, 24000, 24050, 24100, 24150, 24200, 24250, 24300, 24350, 24400, 24450, 24500, 24550, 24600, 24650, 24700, 24750, 24800, 24850, 24900, 24950, 25000, 25050, 25100, 25150, 25200, 25250, 25300, 25350, 25400, 25450, 25500, 25550, 25600, 25650, 25700, 25750, 25800, 25850, 25900, 25950, 26000, 26050, 26100, 26150, 26200, 26250, 26300, 26350, 26400, 26450, 26500, 26550, 26600, 26650, 26700, 26750, 26800, 26850, 26900, 26950, 27000, 27050, 27100, 27150, 27200, 27250, 27300, 27350, 27400, 27450, 27500, 27550, 27600, 27650, 27700, 27750, 27800, 27850, 27900, 27950, 28000, 28050, 28100, 28150, 28200, 28250, 28300, 28350, 28400, 28450, 28500, 28550, 28600, 28650, 28700, 287



THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

[illegible]



## Site Plan for Arnetts Lot 1 C Store Revised Site Plan

Presented is a site plan for the Arnetts Lot 1 C Store Revised Site Plan, record #SP-22-041.

The subject site is located at 10335 Supercenter Drive at the intersection of Arnett Drive/Poffenberger Road and Sharpsburg Pike. Zoning is Highway Interchange. Total lot area is 2.15 acres with a proposed 64,094 square feet of impervious area for this site plan.

Previous use of this site was by H&H Well Drilling and Water Conditioning. The site plan proposes a retail/restaurant space use.

No variances, ordinance modifications, or special exceptions are associated with this property.

The new proposed occupant will be a Wawa convenience store with fueling stations. Hours of operation will be 24 hours/day, 365 days/year.

Water service will be provided by the City of Hagerstown. Sewer service will be provided by Washington County Department of Water Quality.

The proposed lighting plan is in compliance with the Zoning Ordinance. Forest Conservation requirements have been met through payment in lieu for increase in disturbance from the previously approved site plan for this lot (SP-15-008).



ESD PRACTICES SUMMARY TABLE						
CONSTRUCTION TYPE <b>NEW</b> 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)	BE ADDRESSED (IN)
NON-ESD PRACTICES (CHAPTER 3 - STRUCTURAL PRACTICES)						
TYPE	NO.	DA TO STRUCTURE (AC)	IMPERVIOUS DA TO STRUCTURE (AC)	WQV (AC-FT)	ESDV (AC-FT)	BE ADDRESSED (IN)
F-1	1	1.84	1.41	0.05	N/A	N/A

ESTIMATED PROJECT SCHEDULE

SITE PLAN APPROVAL ..... JUNE, 2023  
GRADING PERMIT ISSUANCE ..... JULY, 2023  
START SITE CONSTRUCTION ..... JULY, 2023  
COMPLETE SITE CONSTRUCTION ..... SPRING 2024  
BUILDING OCCUPANCY ..... SPRING 2024

STORMWATER MANAGEMENT NARRATIVE

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

THE SURFACE SAND FILTER FACILITY WILL PROVIDE 100% OF THE SITE'S WQV (WATER QUALITY VOLUME) AND THE ESDV (ENVIRONMENTAL SITE DESIGN VOLUME). THIS STRUCTURE WILL PROVIDE ALL OF THE REV (RECHARGE VOLUME) AND THE REQUIRED PHOSPHORUS LOAD REDUCTION.

SWM QUANTITY CONTROL HAS ALREADY BEEN PROVIDED IN THE EXISTING WALMART POND DESIGNED BY BOHLER ENGINEERING (PSP-10-001). THE SUBJECT POND IS LOCATED IMMEDIATELY ADJACENT TO THIS PROPOSED WAWA SITE ALONG THE NORTHERN PROPERTY LINE. THIS POND ALSO PROVIDES THE REQUIRED CPV (CHANNEL PROTECTION VOLUME).

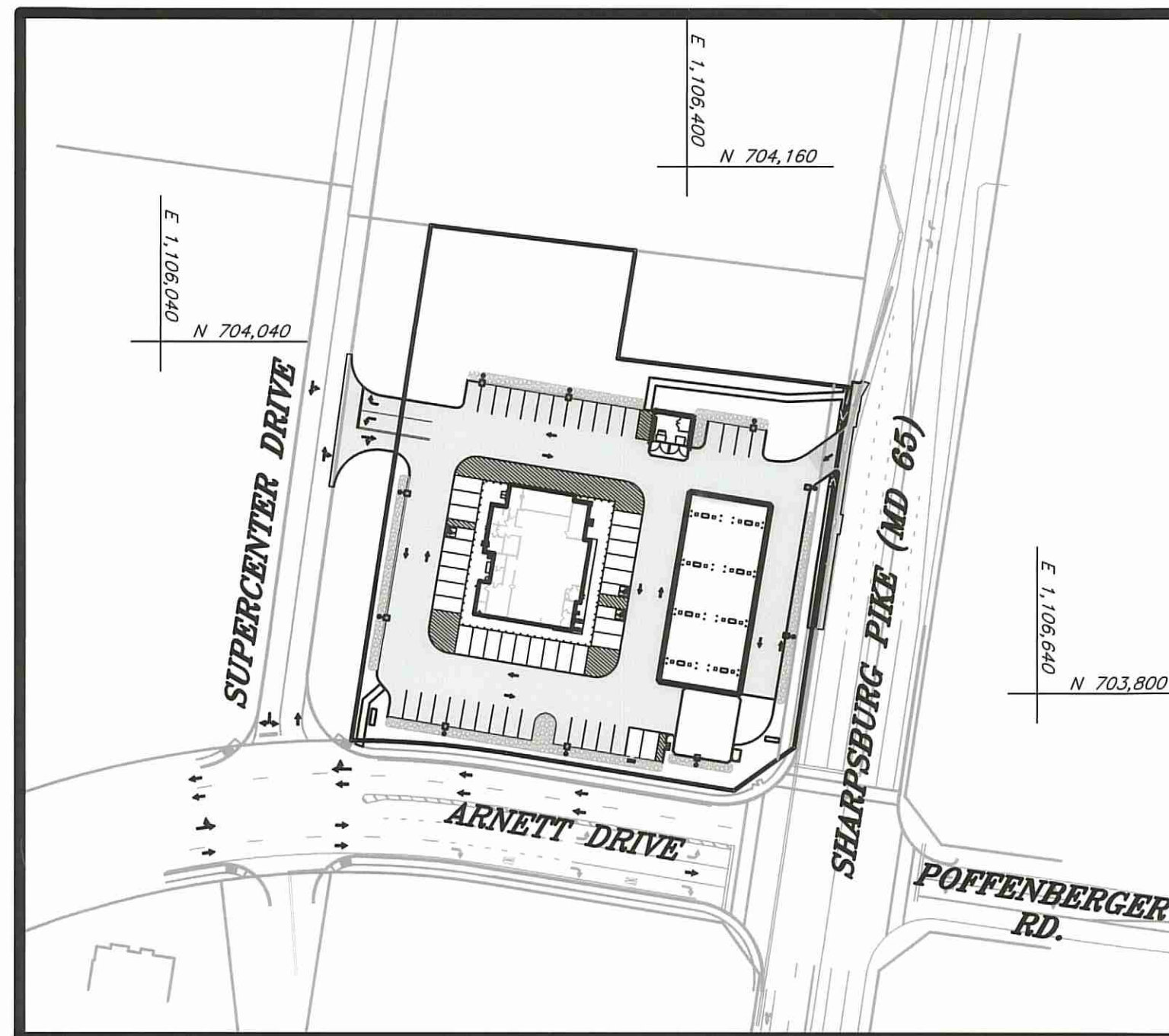
AS PREVIOUSLY DESIGNED AND APPROVED FOR ANOTHER C-STORE USER ON THIS PARCEL (CO. FILE SP-15-008), THIS SITE WILL UTILIZE A SURFACE SAND FILTER FOR SWM QUALITY CONTROL PURPOSES.

# REVISED SITE PLAN

# THE ARNETT FARM, LOT 1

# WAWA CONVENIENCE STORE

(PLAT FOLIO 10525)  
SITUATE AT 10335 SUPERCENTER DRIVE  
ELECTION DISTRICT 10  
WASHINGTON COUNTY, MARYLAND  
MDOT SHA TRACKING# 23APWA007XX



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GENERAL NOTES .....	2
EXISTING CONDITIONS / DEMOLITION PLAN .....	3
SITE / LANDSCAPING PLAN .....	4
GRADING / SESC PLAN .....	5
SESC NOTES & DETAILS .....	6
S.H.A. IMPROVEMENT PLAN .....	7
S.H.A. STORM DRAIN PROFILES & DETAILS .....	7A
STORM DRAIN AND SEWER LATERAL PROFILES .....	8
SITE DETAILS .....	9
WAWA, INC. SITE DETAILS .....	10
SWM PLAN, NOTES & DETAILS .....	11
PHOTOMETRIC PLAN AND DETAILS .....	12-14

**OWNER**  
ARNETT'S, INC.  
10236 SHARPSBURG PIKE  
HAGERSTOWN, MARYLAND 21740  
PHONE: (301)733-0515  
C/O PHIL ARNETT

**DEVELOPER:**  
FERBER CONSTRUCTION MANAGEMENT NORTH  
194 MT. AIRY RD.  
BASKING RIDGE, NJ 07920  
PHONE: (908) 221-0882  
C/O JASON LANG

**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



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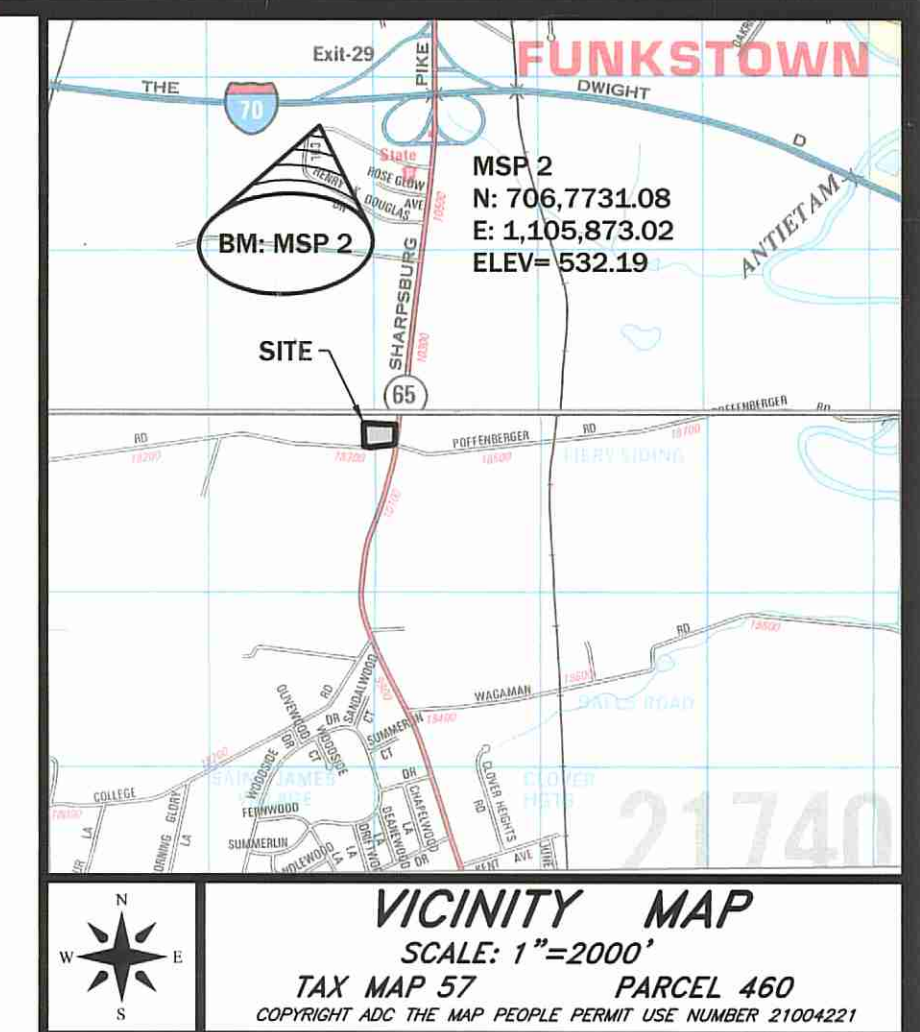
Email: foxassoc@foxassociatesinc.com

DATE

REVISION

DRAWN BY

(PREVIOUSLY SP-15-008) SP-22-041 D-9028 SHEET 1 OF 14



AGENCY & UTILITY CONTACTS

COUNTY D.P.W. - ENGINEERING AND CONSTRUCTION	(240) 313-2400
WASHINGTON COUNTY DEPT. OF WATER QUALITY (SEWER)	(240) 313-2600
WASH. CO. SCD	DENISE PRICE (301) 797-6821 X 3
ANTETAM CABLE	KEN BUCKLER (301) 797-5000
VERIZON	JULIE LUDWIG (301) 790-7135
POTOMAC EDISON	ROCK USARY (301) 552-5210
COLUMBIA GAS	VONDA GRIFFIN (800) 440-6111

DISTURBED AREA QUANTITIES

THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 2.5 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 5,170 C.Y. OF EXCAVATION AND 810 C.Y. OF FILL.

\* THESE QUANTITIES ARE APPROXIMATE AND SHALL NOT BE USED BY THE CONTRACTOR FOR BIDDING PURPOSES.  
\*\* EARTHWORK QUANTITIES HAVE BEEN COMPUTED FROM PROPOSED SURFACE TO EXISTING SURFACE AND DOES NOT TAKE INTO ACCOUNT TOPSOIL STRIP OR PAVING DEPTHS.

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 FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

NAME: GORDON S. POFFENBERGER  
LICENSE No.: 27053  
EXPIRATION DATE: 1/25/24



ENGINEER/ARCHITECT DESIGN CERTIFICATION

I HEREBY CERTIFY THIS PLAN FOR SOIL EROSION AND SEDIMENT CONTROL AND POND CONSTRUCTION HAS BEEN DESIGNED IN ACCORDANCE WITH LOCAL ORDINANCES, COMAR 26.17.01.07, MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND MEETS THE MARYLAND POND STANDARD 37B.

DATE: Jun 22, 2023  
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)

DATE: 6/20/23  
PRINTED NAME: Eric L. Steinfeldt  
SIGNATURE: [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 THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SOIL EROSION AND SEDIMENT.

DATE: 6/20/23  
PRINTED NAME: Eric L. Steinfeldt  
SIGNATURE: [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)

WASHINGTON COUNTY DIVISION OF ENGINEERING  
GRADING & STORMWATER MANAGEMENT APPROVAL

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

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: Anthony Mear  
DATE: 7-11-23

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.

DATE: 7-11-23  
WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

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.

DATE: 6-30-2023  
(SIGNATURE)

ENGINEER'S STORMWATER MANAGEMENT  
AS-BUILT CERTIFICATION

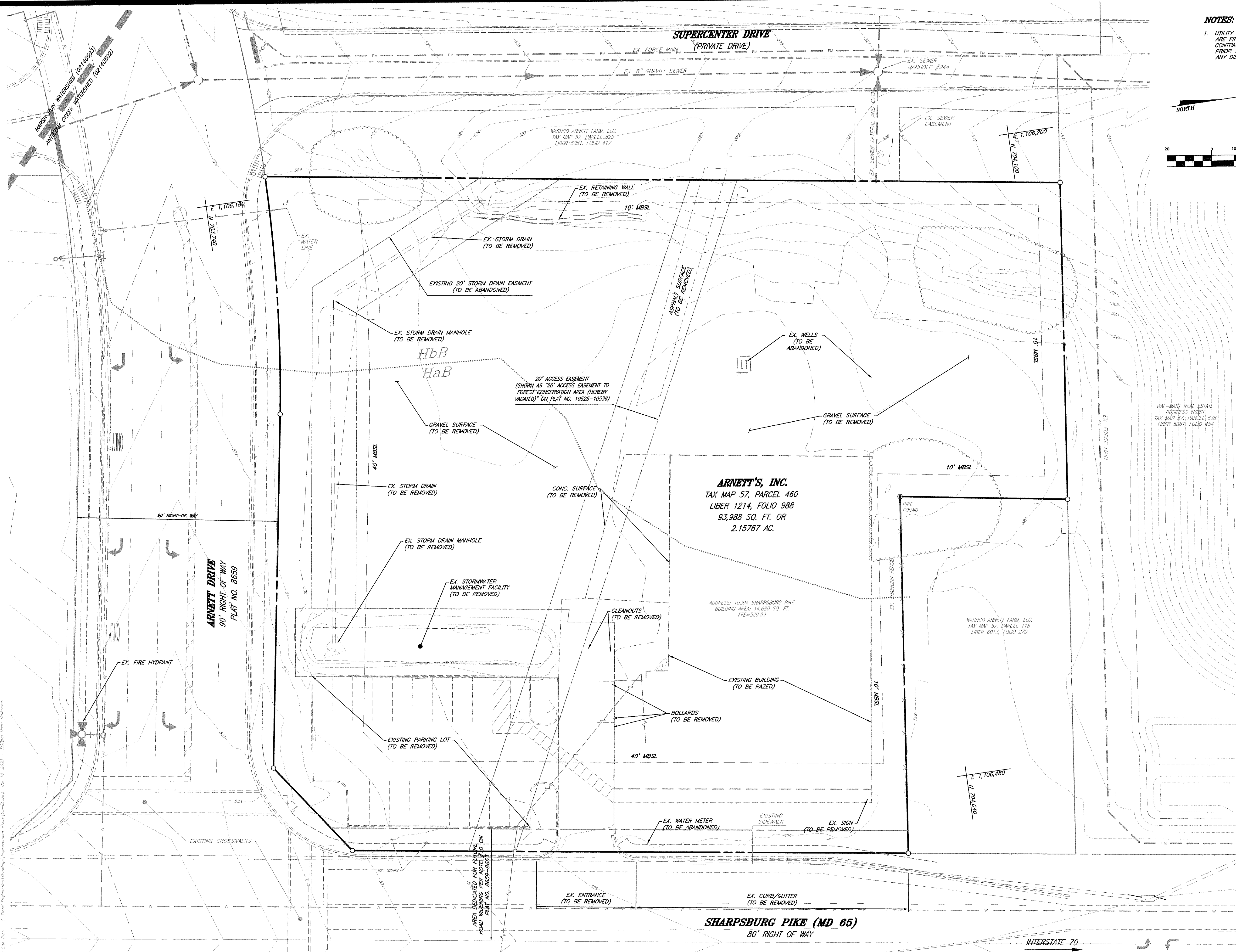
I VERIFY AND AFFIRM THAT THE CONSTRUCTION FOR THE STORMWATER MANAGEMENT FACILITIES AS PERFORMED EITHER MEETS OR EXCEEDS THE REQUIREMENTS AND DESIGN INTENT OF THIS PLAN, INCLUDING ALL SPECIFICATIONS AND REFERENCED STANDARDS, AND HAS BEEN COMPLETED IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICES. I ALSO 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: \_\_\_\_\_

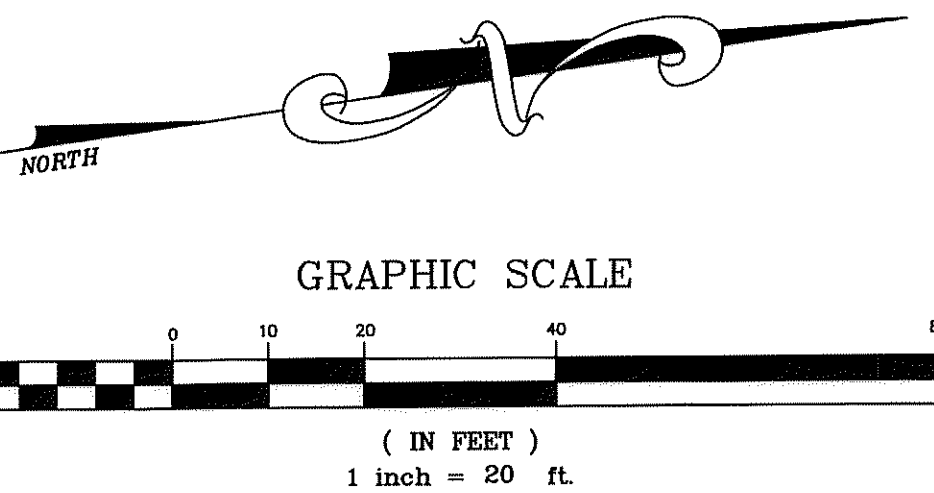








NOTES:  
1. UTILITY INFORMATION IN ARNETT AND SUPERCENTER DRIVE ARE FROM SITE PLANS PREPARED BY BOHLER ENGINEERING. CONTRACTOR SHALL LOCATE ALL STUBS AND LATERALS PRIOR TO START OF CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.



SOIL TYPES		K FACTOR		% OF LOT
HbB 1	HAGERSTOWN SILT LOAM	3 TO 8 PERCENT SLOPES	0.37	53.3%
HbB	HAGERSTOWN SILTY CLAY LOAM, VERY ROCKY	3 TO 8 PERCENT SLOPES	0.37	46.7%
1	PRIME FARMLAND SOIL			

NOTE: PAGES 99 & 100 OF THE U.S.D.A. SOIL SURVEY OF WASHINGTON COUNTY LISTS HbB & HbB SOILS AS "HARST LANDSCAPE" SOILS. CONTRACTOR SHOULD BE ALERT FOR POSSIBLE SINKHOLES.

FOX & ASSOCIATES, INC.

Est. 1966

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DATE

REVISION

DRAWN BY

EXISTING CONDITIONS / DEMOLITION PLAN

**THE ARNETT FARM, LOT 1**

**WAWA CONVENIENCE STORE**

SITUATE AT 10335 SUPERCENTER DRIVE  
ELECTION DISTRICT 10  
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=20'

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.: 27053 EXP. DATE: 1/25/24

PROJECT NO. 22-31867

DRAWING NO. D-9028

DATE: AUGUST, 2022

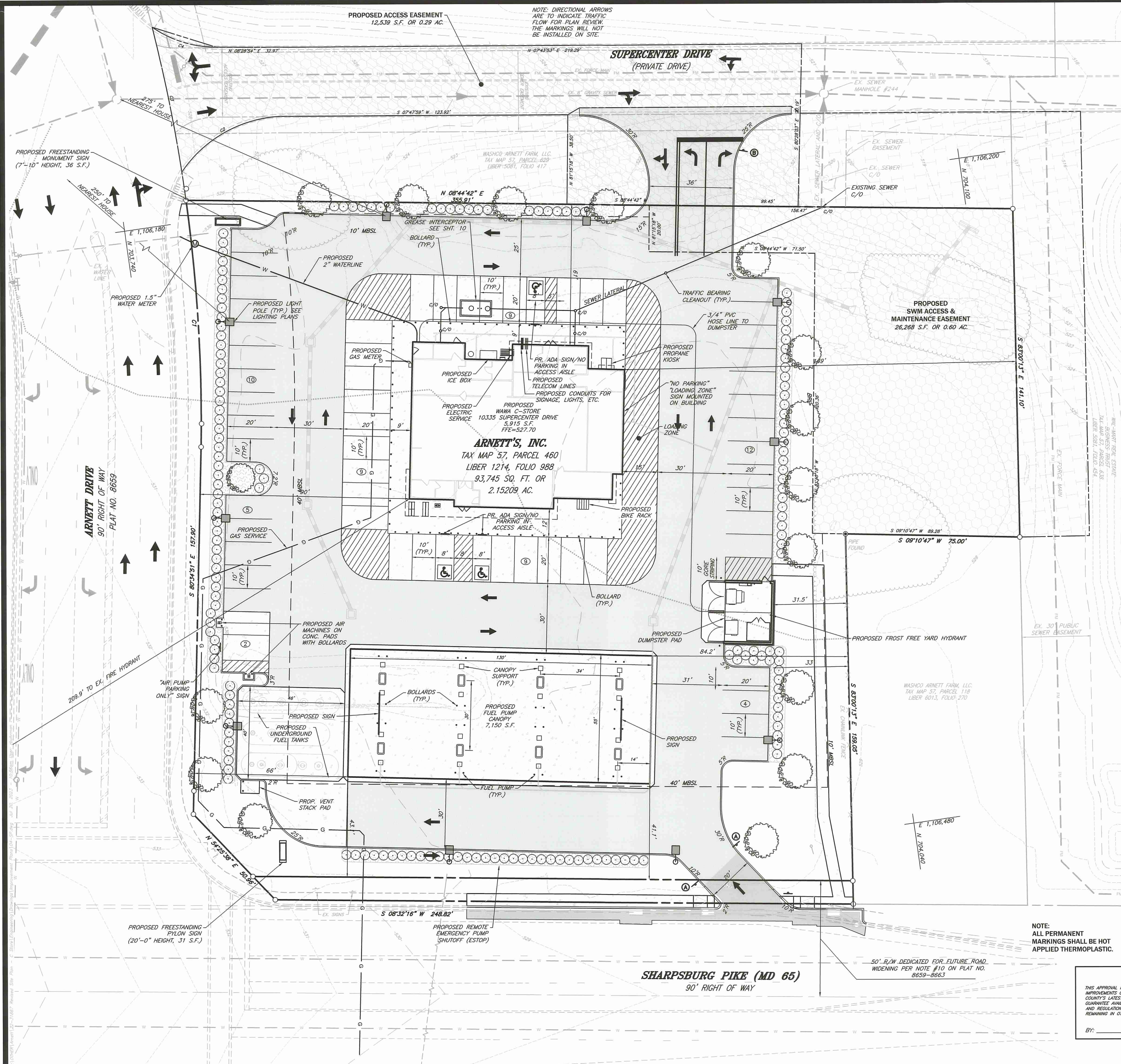
DRAWN BY: DCM

CHECKED BY: GSP

SHEET 3 OF 14

SP-22-041





CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	106.35'	694.94'	8°46'07"	N 85°18'23" W	106.25'	53.28'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C2	50.37'	54.26'	53°11'11.86"	S 21°21'33" E	48.58'	27.16'
C3	63.72'	695.05'	9°15'09.88"	S 86°40'23" W	63.70'	31.88'
C4	29.09'	48.14'	34°37'08.40"	N 29°29'53" E	28.69'	15.04'

**GRAPHIC SCALE**  
( IN FEET )  
1 inch = 20 ft.

**HATCH LEGEND**

- MD S.H.A. PAVEMENT
- PARKING / DRIVE AISLE PAVEMENT
- CONCRETE / SIDEWALK
- STORMWATER MANAGEMENT EASEMENT
- ACCESS EASEMENT
- MULCHED LANDSCAPING BED
- GORE STRIPING

**DO NOT ENTER** (A)

**STOP** (B)

**SITE DATA**

TAX MAP/PARCEL ..... 57/460  
ELECTION DISTRICT ..... 10  
ZONING ..... HI (HIGHWAY INTERCHANGE)  
WATERSHED ..... ANNETT CREEK (02140502)  
EXISTING FUNCTIONAL DESCRIPTION ..... COMMERCIAL WELL DRILLING  
PROPOSED FUNCTIONAL DESCRIPTION ..... RETAIL AND RESTAURANT SPACE  
SITE AREA ..... 2.15 AC.  
EXISTING BUILDING AREA ..... 14,680 S.F.  
EXISTING IMPERVIOUS AREA (INCL. BLDG.) ..... 69,658 S.F.  
EXISTING IMPERVIOUS COVERAGE ..... 74.4%  
PROPOSED BUILDING AREA ..... 5,915 S.F.  
PROPOSED IMPERVIOUS AREA (INCL. BLDG.) ..... 64,094 S.F.  
PROPOSED IMPERVIOUS COVERAGE ..... 68.4%  
No. of EMPLOYEES ..... 10-12 PER SHIFT  
SITE USERS TRANSPORTATION ..... AUTOMOBILE  
PARKING REQUIRED ..... 5,915 S.F. CONVENIENCE STORE  
(30K RESTAURANT) 1775 S.F.  
@ 1 SPACE PER 75 S.F. = 24 SPACES REQUIRED  
(70K RETAIL) 4,140 S.F.  
@ 5 SPACES PER 1,000 S.F. = 21 SPACES REQUIRED  
TOTAL REQUIRED = 45 SPACES (3 HANDICAP)  
TOTAL PROVIDED = 60 SPACES (3 HANDICAP)  
PARKING PROVIDED ..... 33,295 S.F. x 0.05 = 1,665 S.F. = 5.0%  
PARKING LANDSCAPE REQUIREMENT ..... 4,621 S.F. = 13.9%  
FREIGHT & DELIVERIES ..... TRACTOR-TRAILER OR BOX (PRIMARY STOCK) EVERY OTHER DAY  
BOX TRUCK (DAIRY) EVERY OTHER DAY  
BOX TRUCK (FRESH) EVERY DAY  
SMALL VENDOR VEHICLES (VENDOR GOODS) FREQUENCY VARIES  
TRACTOR-TRAILER (FUEL DELIVERY) EVERY DAY  
OUTSIDE STORAGE ..... NO OUTSIDE STORAGE OF MATERIALS IS PROPOSED  
HOURS OF OPERATION ..... 24 HRS./DAY, 365 DAYS/YR.  
PROJECTED EMISSIONS ..... NONE  
WATER ..... CITY OF HAGERSTOWN  
SEWER ..... WASHINGTON COUNTY DEPT. OF WATER QUALITY  
PROPOSED WATER USAGE ..... 1,800 GPD OR 9 EDU  
PARKING & ACCESS ROAD MAINTENANCE ..... OWNER AND/OR DEVELOPER  
BUILDING HEIGHT ..... 24'  
SOLID WASTE STORAGE & DISPOSAL ..... DUMPSTER PAD AS SHOWN ON PLAN

LANDSCAPE SCHEDULE					
KEY	QUAN.	SCIENTIFIC/COMMON NAME	SIZE	CONDITION	SPACING
	166	ILEX GLABRA INKBERRY HOLLY	36"-48"	B & B OR CONTAINER	4' O.C.
	16	CORNUS FLORIDA FLOWERING DOGWOOD	2" CAL.	B & B	N/A

THE LANDSCAPE CONTRACTOR SHALL BE ALLOWED TO MAKE SUBSTITUTIONS, WITH THE ENGINEER'S AND COUNTY INSPECTOR'S APPROVAL, TO ENSURE SURVIVABILITY OR DUE TO MATERIAL AVAILABILITY. PLEASE NOTE THAT THE LANDSCAPE CONTRACTOR SHALL WARRANT THE INSTALLED MATERIALS FOR ONE YEAR FROM INSTALLATION.

**WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY**

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

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Email: foxassoc@foxassocinc.com

**FOX & ASSOCIATES, INC.**

**THE ARNETT FARM, LOT 1**

**WAWA CONVENIENCE STORE**

SITUATE AT 10335 SUPERCENTER DRIVE  
ELECTION DISTRICT 10  
WASHINGTON COUNTY, MARYLAND

**SCALE: 1"=20'**

STATE OF MARYLAND  
JUL 20, 2023  
PROFESSIONAL ENGINEER

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.: 27053 EXP. DATE: 1/25/24

PROJECT NO. 22-31867  
DRAWING NO. D-9028  
DATE: AUGUST, 2022  
DRAWN BY: DCM  
CHECKED BY: GSP

**SHEET 4 OF 14**



# Plan Review Projects Initialized - July 01, 2023 - July 31, 2023

Land Development Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
FS-23-021	Forest Stand Delineation	Approved	06-Jul-23	MERITUS MEDICAL SCHOOL CAMPUS MULTI-FAMILY DEVELOPMENT	1311 YALE DRIVE HAGERSTOWN, MD 21742	HRG	BOARD OF EDUCATION
FS-23-022	Forest Stand Delineation	Approved	13-Jul-23	HOMEPLATE FOREST STAND DELINEATION	12230 CLOVERLY FARM LANE SMITHSBURG, MD 21783	FOX & ASSOCIATES INC	CLOVERLY HILL LLC
FS-23-023	Forest Stand Delineation	Approved	20-Jul-23	FOREST STAND DELINEATION FOR WASHINGTON COUNTY AGRICULTURAL CENTER	7303 SHARPSBURG PIKE BOONSBORO, MD 21713		WASH CO COMMISSIONERS BOARD OF
SIM23-045	IMA	Active	11-Jul-23	1928 REED ROAD KN	1928 REED ROAD KNOXVILLE, MD 21758	CLSI	TARLETON FRANCIS D JR TARLETON DOLORES T
SIM23-046	IMA	Active	11-Jul-23	14327 CLEAR SPRING RD WI	14331 CLEAR SPRING ROAD WILLIAMSPORT, MD 21795	FREDERICK SEIBERT & ASSOCIATES	PETRE JARED L PETRE RACHEL A
SIM23-047	IMA	Active	11-Jul-23	9170 STOTTLEMYER ROAD BO	9170 STOTTLEMYER ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	
SIM23-048	IMA	Active	17-Jul-23	21-23 E MAPLE STREET FK		FOX & ASSOCIATES INC	CRAMPTON PAUL N JR
SIM23-049	IMA	Active	17-Jul-23	TOWN OF BOONSBORO - SLUDGE DEWATERING PROJECT	6819 MONROE ROAD BOONSBORO, MD 21713		BOONSBORO MAYOR & COUNCIL
S-23-031	Preliminary-Final Plat	Revisions Required	11-Jul-23	SUBDIVISION OF CJ PROPERTIES LLC, LOT 1 & REMAINDER	17119 STERLING ROAD WILLIAMSPORT, MD 21795	UNGER SURVEYING & CONSTRUCTION	CJ'S PROPERTIES LLC
S-23-032	Preliminary-Final Plat	Revisions Required	19-Jul-23	AUSTIN DOUGLAS MCKEE, III, LOT 3	14110 HOLLOW ROAD HANCOCK, MD 21750	D K GOLDEN LAND SURVEYING	MCKEE AUSTIN DOUGLAS III MCKEE DEBRA F
S-23-033	Preliminary-Final Plat	Revisions Required	19-Jul-23	JAMES E BARRETT LOT 9	12105 ROSEBERRY LANE BIG POOL, MD 21711	GEHR DANIEL R. SURVEYING	LUCAS DARYL L
S-23-034	Preliminary-Final Plat	In Review	19-Jul-23	PRELIMINARY/FINAL PLAT - LANDS OF MAXIMUS PAUL PERINI	14708 PENNSYLVANIA AVENUE HAGERSTOWN, MD 21742	FOX & ASSOCIATES INC	PERINI MAXIMUS PAUL
S-23-037	Preliminary-Final Plat	In Review	20-Jul-23	PRELIMINARY/FINAL SUBDIVISION OF LAND FOR RALPH DAVID CRAIG - PROPOSED LOT 6	13278 STUTZ LANE HAGERSTOWN, MD 21740	APEX LAND SOLUTIONS LLC	CRAIG RALPH D & VERA
S-23-038	Preliminary-Final Plat	In Review	26-Jul-23	BARRY & PENNY SPRECHER, LOT 3	20734 TROVINGER MILL ROAD HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	SPRECHER BARRY E & SPRECHER PENNY SUE
S-23-039	Preliminary-Final Plat	In Review	26-Jul-23	ANDERSON ENTERPRISES, LLC LOT 3 & REPLAT LOT 1	19964 COOL HOLLOW ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	ANDERSON ENTERPISES LLC
S-23-040	Preliminary-Final Plat	In Review	26-Jul-23	PRELIMINARY/FINAL SUBDIVISION PLAT FOR LOT 1 AND RESIDUAL LAND DANIEL J BURKE	11914 SAINT PAUL ROAD CLEAR SPRING, MD 21722	GEHR DANIEL R. SURVEYING	BURKE DANIEL J KELLEY LORI L

# Plan Review Projects Initialized - July 01, 2023 - July 31, 2023

Land Development Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
S-23-041	Preliminary-Final Plat	In Review	27-Jul-23	THACKER LOTS 1&2	7359 MOUNTAIN LAUREL ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	THACKER DEWEY RALPH THACKER BETTY JEAN
S-23-042	Preliminary-Final Plat	In Review	28-Jul-23	BJ GOETZ LOTS 1&2	19625 AIR VIEW ROAD HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	PERINI SERVICES INC
PSP-17-002.R03	Redline Revision	Approved	12-Jul-23	ROSEWOOD PUD PHASE 2B & 3	ROBINWOOD DRIVE N/S	FOX & ASSOCIATES INC	ROSEWOOD VILLAGE PHASE II B LLC
SP-05-005.R02	Redline Revision	Approved	21-Jul-23	REDLINE REVISION TO RELOCATE 2400 S.F. BUILDING AND GRAVEL PARKING LOT	NORTH SIDE OF HUNTERS GREEN PARKWAY	FREDERICK SEIBERT & ASSOCIATES	TIGER DEVELOPMENT II LTD PARTNERSHIP 2250 HICKORY ROAD
SP-22-039.R01	Redline Revision	Approved	24-Jul-23	MIDATLANTIC CROSSROADS II	DOWNSVILLE PIKE AND STERLING ROAD	FREDERICK SEIBERT & ASSOCIATES	
SP-21-021.R01	Redline Revision	Approved	25-Jul-23	BIG SPRING SOLAR LLC - REVISED	BIG POOL AND ASHTON ROADS	FOX & ASSOCIATES INC	SHIRK CHARLES A TRUSTEE RESIDUARY TRUST OF CHARLES E SHIRK
SP-21-024.R02	Redline Revision	Approved	28-Jul-23	REDLINE REVISION TO RELOCATE HANDICAP PARKING SPACES AND DUMPSTER	16609 SHEPHERDSTOWN PIKE SHARPSBURG, MD 21782	TRIAD ENGINEERING	16609 SHARPSBURG LLC
SI-23-006	Simplified Plat	In Review	21-Jul-23	BOWERSOX/JENKINS PARCEL A	11815 SAINT PAUL ROAD CLEAR SPRING, MD 21722		JENKINS COIT E & JENKINS KATHRYN L
SP-23-021	Site Plan	In Review	20-Jul-23	FAHRNEY KEEDY MEMORIAL HOME PHOTOVOLTAIC SYSTEM	8507 MAPLEVILLE ROAD BOONSBORO, MD 21713	WILLIAM LOU	FAHRNEY KEEDY MEMORIAL HOME INC.
SP-23-022	Site Plan	In Review	26-Jul-23	SITE PLAN FOR GRUMBACKER LANE, LLC		FREDERICK SEIBERT & ASSOCIATES	10319 GRUMBACKER LANE LLC
SP-23-023	Site Plan	In Review	27-Jul-23	GREENSIDE APARTMENTS - MINOR SITE PLAN	14007 VILLAGE MILL DRIVE MAUGANSVILLE, MD 21767	FOX & ASSOCIATES INC	GREENSIDE ELDERLY LIMITED PTSP
SP-23-024	Site Plan	In Review	28-Jul-23	PROPOSED FUEL STATION & CONVENIENCE STORE	13610 PENNSYLVANIA AVENUE HAGERSTOWN, MD 21742	BOHLER ENGINEERING P C	HAGERSTOWN PENNSYLVANIA LLC
GP-23-011	Site Specific Grading Plan	Pending	17-Jul-23	DOWNSVILLE PIKE GAS LINE INSTALLATION	16968 EDWARD DOUB ROAD WILLIAMSPORT, MD 21795		DEATRICH NANCY L LAPOLE EDWARD W
SGP-23-043	Standard Grading Plan	Approved	05-Jul-23	FREEDOM HILLS LOT 159 & 160	13883 PATRIOT WAY HAGERSTOWN, MD 21740		FREEDOM HILL HOMES LLC
SGP-23-044	Standard Grading Plan	Revisions Required	07-Jul-23	COREYS CONSTRUCTION - BOBBITT	14411 BATTLETOWN ROAD HAGERSTOWN, MD 21742		SUMMERVILLE JOHN DAVID SR
SGP-23-045	Standard Grading Plan	In Review	14-Jul-23	BRADY DOYLE	4924 CHURCHEY ROAD SHARPSBURG, MD 21782	FREDERICK SEIBERT & ASSOCIATES	DOYLE BRADY A RYAN MOLLY K
SGP-23-046	Standard Grading Plan	Pending Payment	19-Jul-23	LAURA AND THOMAS HARDING	2437 CHESTNUT GROVE ROAD SHARPSBURG, MD 21782	FREDERICK SEIBERT & ASSOCIATES	BREADY DANIEL L
SGP-23-047	Standard Grading Plan	In Review	20-Jul-23	JEFF JORDAN CUSTOM HOME	9616 BLOOMING MEADOWS COURT HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	JORDAN KERI LYNN JORDAN JEFFREY CHRISTOPHER

# Plan Review Projects Initialized - July 01, 2023 - July 31, 2023

Land Development Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
SGP-23-049	Standard Grading Plan	In Review	24-Jul-23	10835 HERSHEY DRIVE	10835 HERSHEY DRIVE WILLIAMSPORT, MD 21795	LAVELLE & ASSOCIATES, INC	Wayman Baker
SGP-23-050	Standard Grading Plan	In Review	25-Jul-23	BFS - FORD DR WATERLINE EXTENSION	434 EA MAIN STREET HANCOCK, MD 21750		BRUCETON FARM SERVICE INC
SGP-23-051	Standard Grading Plan	In Review	25-Jul-23	CHARLES AND MELISSA BUTKA	18580 HORSESHOE BEND ROAD SHARPSBURG, MD 21782	FREDERICK SEIBERT & ASSOCIATES	MONFORT CHARLES ANTON
SGP-23-052	Standard Grading Plan	In Review	25-Jul-23	BLAKE BANDEFF	15609 NATIONAL PIKE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	BENDER BANDEFF BLAKE E
SSWP23-036	Stormwater Standard Plan	In Review	12-Jul-23	COREYS CONSTRUCTION - BOBBITT	14411 BATTLETOWN ROAD HAGERSTOWN, MD 21742		SUMMERVILLE JOHN DAVID SR
SSWP23-037	Stormwater Standard Plan	Revisions Required	14-Jul-23	BRADY DOYLE	4930 CHURCHEY ROAD SHARPSBURG, MD 21782	FREDERICK SEIBERT & ASSOCIATES	DOYLE BRADY A RYAN MOLLY K
SSWP23-038	Stormwater Standard Plan	Pending Payment	19-Jul-23	LAURA AND THOMAS HARDING		FREDERICK SEIBERT & ASSOCIATES	BREADY DANIEL L
SSWP23-039	Stormwater Standard Plan	In Review	20-Jul-23	JEFF JORDAN CUSTOM HOME	9616 BLOOMING MEADOWS COURT HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	JORDAN KERI LYNN JORDAN JEFFREY CHRISTOPHER
SSWP23-040	Stormwater Standard Plan	In Review	24-Jul-23	10835 HERSHEY DRIVE	10835 HERSHEY DRIVE WILLIAMSPORT, MD 21795	LAVELLE & ASSOCIATES, INC	Wayman Baker
SSWP23-042	Stormwater Standard Plan	In Review	25-Jul-23	CHARLES AND MELISSA BUTKA	18580 HORSESHOE BEND ROAD SHARPSBURG, MD 21782	FREDERICK SEIBERT & ASSOCIATES	MONFORT CHARLES ANTON
SSWP23-043	Stormwater Standard Plan	In Review	26-Jul-23	BLAKE BANDEFF	15609 NATIONAL PIKE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	BENDER BANDEFF BLAKE E
S-23-035	Subdivision Replat	In Review	20-Jul-23	RE-PLAT OF LANDS FOR CARRIE AND RODNEY WAGERMAN - LOTS 1 AND 2	21333 BLACK ROCK ROAD HAGERSTOWN, MD 21740	APEX LAND SOLUTIONS LLC	WAGERMAN CARRIE L WAGERMAN RODNEY
S-23-036	Subdivision Replat	In Review	20-Jul-23	RE-PLAT OF LANDS FOR TIMOTHY AND WENDY LOVELESS - W.C. PLAT NO. 11576	7809 DAM NUMBER 4 ROAD WILLIAMSPORT, MD 21795	APEX LAND SOLUTIONS LLC	LOVELESS TIMOTHY G LOVELESS WENDY S
TYU-23-013	Two Year Update	Approved	25-Jul-23	ROSEHILL MANOR - PHASE 1 - LTS. 7-14, 19- 28 & 117-134	SOUTHSIDE OF LONGMEADOW ROAD	FOX & ASSOCIATES INC	DAN RYAN BUILDERS MID ATLANTIC INC
GPT-23-066	Type 2 Grading Plan	Approved	05-Jul-23	ELMWOOD LOT 188 - 10014 WILKES DR	10014 WILKES DRIVE WILLIAMSPORT, MD 21795	RICHMOND AMERICAN HOMES OF MARYLAND, INC	FELIXS FOLLY LLC
GPT-23-067	Type 2 Grading Plan	Approved	12-Jul-23	ELMWOOD LOT 187 REV - 10018 WILKES DR	10018 WILKES DRIVE WILLIAMSPORT, MD 21795	RICHMOND AMERICAN HOMES OF MARYLAND, INC	FELIXS FOLLY LLC
GPT-23-068	Type 2 Grading Plan	Approved	12-Jul-23	ELMWOOD LOT 49 REV - 9864 RIPPLE DR	9864 RIPPLE DRIVE WILLIAMSPORT, MD 21795	RICHMOND AMERICAN HOMES OF MARYLAND, INC	RICHMOND AMERICAN HOMES OF MARYLAN
GPT-23-069	Type 2 Grading Plan	Approved	31-Jul-23	GAVER MEADOWS LOT 61	101 RAYMOND CROSSI HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	
GPT-23-070	Type 2 Grading Plan	Approved	31-Jul-23	GAVER MEADOWS LOT 65	117 RAYMOND CROSSI HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	
GPT-23-071	Type 2 Grading Plan	Approved	31-Jul-23	GAVER MEADOWS LOT 67	118 RAYMOND CROSSI HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	

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Land Development Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
GPT-23-072	Type 2 Grading Plan	Approved	31-Jul-23	GAVER MEADOWS LOT 68	114 RAYMOND CROSSI HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	

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Permits Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
2023-03583	Entrance Permit	Approved	05-Jul-23	STICK BUILT HOME	S-21-019 10014 WILKES DRIVE, LOT 188		FELIXS FOLLY LLC
2023-03600	Entrance Permit	Approved	06-Jul-23	SEMI-DETACHED HOME	S-15-022.R01 13883 PATRIOT WAY, LOT 159	ADMAR CUSTOM HOMES	FREEDOM HILL HOMES LLC
2023-03604	Entrance Permit	Approved	06-Jul-23	SEMI-DETACHED HOME	S-15-022.R01 13885 PATRIOT WAY, LOT 160	ADMAR CUSTOM HOMES	FREEDOM HILL HOMES LLC
2023-03612	Entrance Permit	Approved	06-Jul-23	STICK BUILT HOME	9352 ALLOWAY DRIVE HAGERSTOWN, MD 21740		WESTFIELDS INVESTMENT LLC
2023-03644	Entrance Permit	Approved	07-Jul-23	STICK BUILT HOME	S-18-035 9347 ALLOWAY DRIVE, LOT 78		WESTFIELDS INVESTMENT LLC
2023-03757	Entrance Permit	Approved	12-Jul-23	STICK BUILT HOME	S-21-019 10018 WILKES DRIVE, LOT 187		FELIXS FOLLY LLC
2023-03762	Entrance Permit	Approved	12-Jul-23	STICK BUILT HOME	S-21-019 9864 RIPPLE DRIVE, LOT 49		RICHMOND AMERICAN HOMES OF MARYLAN
2023-03796	Entrance Permit	Approved	14-Jul-23	STICK BUILT HOME	S-21-019 9863 RIPPLE DRIVE, LOT 50	RICHMOND AMERICAN HOMES OF MARYLAND, INC	FELIXS FOLLY LLC
2023-03798	Entrance Permit	In Progress	14-Jul-23	STICK BUILT HOME	S-18-035 9348 ALLOWAY DRIVE, LOT 765		WESTFIELDS INVESTMENT LLC
2023-03807	Entrance Permit	Approved	14-Jul-23	STICK BUILT HOME	S-18-035 9340 ALLOWAY DRIVE, LOT 763		WESTFIELDS INVESTMENT LLC
2023-03811	Entrance Permit	Approved	14-Jul-23	STICK BUILT HOME	S-22-031 4314 LOCUST GROVE ROAD		COURIE DOON FARM LLC
2023-03813	Entrance Permit	In Progress	14-Jul-23	STICK BUILT HOME	S-18-035 9331 ALLOWAY DRIVE, LOT 82	DAN RYAN BUILDERS INC	DRB GROUP MID ATLANTIC LLC
2023-03826	Entrance Permit	Approved	17-Jul-23	COMMERCIAL	MEADOW ROCK DRIVE	OLDEN EXCAVATING	DOYLE TERRY W
2023-03891	Entrance Permit	In Progress	20-Jul-23	STICK BUILT HOME	S-04-093 18827 ISLAND DRIVE, LOT 23	MT. TABOR BUILDERS	MARTIN KRISTA L ET AL MARTIN TRUMAN E
2023-03916	Entrance Permit	Pending	21-Jul-23	STICK BUILT HOME	S-03-172 13557 EDGEMONT ROAD, LOT 2	C.E. RENSBERGER & FAMILY LLC	MARK ERIC HOLDRIDGE REVOCABLE TRUS
2023-03919	Entrance Permit	Pending	21-Jul-23	MODULAR HOME	S-22-037 14411 BATTLETOWN ROAD, LOT 1	COREY'S CONSTRUCTION	BOBBITT MATTHEW AARON
2023-03931	Entrance Permit	In Progress	21-Jul-23	STICK BUILT HOME	S-15-009 10835 HERSHEY DRIVE, LOT 570	TRADER GREEN HOMES, LLC	DOWNEY RICHMOND LEE
2023-03998	Entrance Permit	Pending	26-Jul-23	STICK BUILT HOME	S-18-004 13209 ONYX DRIVE, LOT 167	PAUL CRAMPTON CONTRACTORS INC	EMERALD POINTE INC
2023-04043	Entrance Permit	Review	28-Jul-23	ADDITION/ALTERATION S	11025 CLINTON AVENUE		PAUL ELIZABETH A
2023-04046	Entrance Permit	In Progress	28-Jul-23	SEMI-DETACHED HOME	S-22-006 13324 DIAMOND POINTE DRIVE, LOT 236	PAUL CRAMPTON CONTRACTORS INC	EMERALD POINTE INC
2023-04048	Entrance Permit	In Progress	28-Jul-23	SEMI-DETACHED HOME	S-22-006 13326 DIAMOND POINTE DRIVE, LOT 235	PAUL CRAMPTON CONTRACTORS INC	EMERALD POINTE INC
2023-04074	Entrance Permit	In Progress	31-Jul-23	MOBILE HOME	S-22-021 9713 DOWNSVILLE PIKE, LOT 2		GRAB CHARLES LOUIS JR GRAB DENISE E
2023-03592	Floodplain Permit	Review	05-Jul-23	FLOODPLAIN	S-09-037 21324 MOUNT LENA ROAD		PAZOS ROSA ELVIRA CABRERA
2023-03730	Floodplain Permit	Review	12-Jul-23	FLOODPLAIN	LOR 14241 FALLING WATERS ROAD, LOT 243		POTOMAC FISH & GAME CLUB
2023-03771	Floodplain Permit	Review	13-Jul-23	FLOODPLAIN	212 SOUTH WESTSIDE AVENUE, LOT 130		ROSENBERY CHERYL L
2023-04044	Floodplain Permit	Approved	28-Jul-23	RESIDENTIAL ADDITION	SI-98-028 17208 TAYLOR'S LANDING ROAD		JOHNSON WILLIAM R JOHNSON ROBIN J
2023-03585	Grading Permit	Approved	05-Jul-23	ELMWOOD 188 10014 WILKES DR	S-21-019 10014 WILKES DRIVE, LOT 188		FELIXS FOLLY LLC
2023-03591	Grading Permit	Review	05-Jul-23	INDUSTRIAL	SP-23-009 10131 GOVERNOR LANE BOULEVARD		CERTAINTED CORPORATION

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Permits Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
2023-03601	Grading Permit	Approved	06-Jul-23	SEMI-DETACHED HOME	S-15-022.R01 13883 PATRIOT WAY, LOT 159 & LOT 160	ADMAR CUSTOM HOMES	FREEDOM HILL HOMES LLC
2023-03613	Grading Permit	Approved	06-Jul-23	WESTFIELDS LOT 766	9352 ALLOWAY DRIVE HAGERSTOWN, MD 21740		WESTFIELDS INVESTMENT LLC
2023-03645	Grading Permit	Approved	07-Jul-23	WESTFIELDS LOT 78	S-18-035 9347 ALLOWAY DRIVE, LOT 78		WESTFIELDS INVESTMENT LLC
2023-03737	Grading Permit	In Progress	12-Jul-23	MODULAR HOME	S-22-037 14411 BATTLETOWN ROAD, LOT 1	COREY'S CONSTRUCTION	BOBBITT MATTHEW AARON
2023-03758	Grading Permit	Approved	12-Jul-23	ELMWOOD 187 10018 WILKES DR	S-21-019 10018 WILKES DRIVE, LOT 187		FELIXS FOLLY LLC
2023-03763	Grading Permit	Approved	12-Jul-23	ELMWOOD 49 9864 RIPPLE DR	S-21-019 9864 RIPPLE DRIVE, LOT 49		RICHMOND AMERICAN HOMES OF MARYLAN
2023-03800	Grading Permit	In Progress	14-Jul-23	WESTFIELDS LOT 765	S-18-035 9348 ALLOWAY DRIVE, LOT 765		WESTFIELDS INVESTMENT LLC
2023-03808	Grading Permit	Approved	14-Jul-23	WESTFIELDS LOT 763	S-18-035 9340 ALLOWAY DRIVE, LOT 763		WESTFIELDS INVESTMENT LLC
2023-03814	Grading Permit	In Progress	14-Jul-23	STICK BUILT HOME	S-18-035 9331 ALLOWAY DRIVE, LOT 82	DAN RYAN BUILDERS INC	DRB GROUP MID ATLANTIC LLC
2023-03829	Grading Permit	In Progress	17-Jul-23	STICK BUILT HOME	LOR CHESTNUT GROVE ROAD		BREADY DANIEL L
2023-03836	Grading Permit	Pending	17-Jul-23	STICK BUILT HOME	LOR 4924 CHURCHEY ROAD		DOYLE BRADY A RYAN MOLLY K
2023-03892	Grading Permit	In Progress	20-Jul-23	STICK BUILT HOME	S-04-093 18827 ISLAND DRIVE, LOT 23	MT. TABOR BUILDERS	MARTIN KRISTA L ET AL MARTIN TRUMAN E
2023-03917	Grading Permit	Pending	21-Jul-23	STICK BUILT HOME	S-03-172 13557 EDGEMONT ROAD, LOT 2	C.E. RENSBERGER & FAMILY LLC	MARK ERIC HOLDRIDGE REVOCABLE TRUS
2023-03932	Grading Permit	In Progress	21-Jul-23	STICK BUILT HOME	S-15-009 10835 HERSHEY DRIVE, LOT 570	TRADER GREEN HOMES, LLC	DOWNEY RICHMOND LEE
2023-03999	Grading Permit	Pending	26-Jul-23	STICK BUILT HOME	S-18-004 13209 ONYX DRIVE, LOT 167	PAUL CRAMPTON CONTRACTORS INC	EMERALD POINTE INC
2023-04026	Grading Permit	In Progress	27-Jul-23	STICK BUILT HOME	S-22-030 18580 HORSESHOE BEND ROAD, LOT 49	OLIVER HOMES INC	MONFORT CHARLES ANTON
2023-04047	Grading Permit	In Progress	28-Jul-23	SEMI-DETACHED HOME	S-22-006 13324 DIAMOND POINTE DRIVE, LOT 235 & 236	PAUL CRAMPTON CONTRACTORS INC	EMERALD POINTE INC
2023-04081	Grading Permit	In Progress	31-Jul-23	GAVER MEADOWS LOT 61 GRADING	TWN-19-007 101 RAYMOND CIRCLE, LOT 61		
2023-04082	Grading Permit	In Progress	31-Jul-23	GAVER MEADOWS LOT 65 GRADING	TWN-19-007 117 RAYMOND CROSSING, LOT 65		
2023-04083	Grading Permit	In Progress	31-Jul-23	GAVER MEADOWS LOT 67 GRADING	TWN-19-007 118 RAYMOND CROSSING, LOT 67		
2023-04084	Grading Permit	In Progress	31-Jul-23	GAVER MEADOWS LOT 68 GRADING	TWN-19-007 114 RAYMOND CROSSING, LOT 68		
2023-03589	Non-Residential Addition-Alteration Permit	Revisions Required	05-Jul-23	INDUSTRIAL	SP-23-009 10131 GOVERNOR LANE BOULEVARD		CERTAINTED CORPORATION
2023-04070	Non-Residential Addition-Alteration Permit	Review	31-Jul-23	INDUSTRIAL	SP-23-014 11743 HOPEWELL ROAD, LOT 4		ALCAR LLC
2023-03995	Non-Residential Addition-Alteration Permit	Review	26-Jul-23	COMMERCIAL	SP-13-005 13215 BROOK LANE, BROOK LANE ADOLESCENT UNIT	BUSHEY FEIGHT MORIN ARCHITECTS, INC.	BROOK LANE PSYCHIATRIC CTR



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Permits Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
2023-03667	Non-Residential Ag Certificate	Approved	10-Jul-23	FARM BUILDING	LOR 20108 MARSH HAVEN LANE		MARTIN STEPHEN L & MARTIN SUSAN
2023-03922	Non-Residential New Construction Permit	Review	21-Jul-23	COMMERCIAL	S-16-014.R03 19435 EMERALD SQUARE, BUILDING C	MSB ARCHITECTS	EMERALD POINTE INC
2023-03873	Utility Permit	Approved	19-Jul-23		11120 HEALTH DRIVE		MERITUS MEDICAL CENTER INC
2023-03955	Utility Permit	Review	24-Jul-23	POTOMAC EDISON	7946 BARNES ROAD	POTOMAC EDISON	E D D N LLC
2023-04054	Utility Permit	Pending Information	31-Jul-23		12215 HUYETT LANE		POTOMAC EDISON CO
2023-04055	Utility Permit	Review	31-Jul-23		12150 HOPEWELL ROAD		J & J HOPEWELL LLC
2023-03635	Utility Permit	Approved	07-Jul-23	COLUMBIA GAS	18023 OAK RIDGE DRIVE	COLUMBIA GAS OF MARYLAND INC	REIGH LISA DIANE
2023-03638	Utility Permit	Approved	07-Jul-23	COLUMBIA GAS	17844 OAK RIDGE DRIVE	COLUMBIA GAS OF MARYLAND INC	SCHIANO DI COLA RAIMONDO & PAMELA
2023-03639	Utility Permit	Approved	07-Jul-23	COLUMBIA GAS	12804 LAURAN ROAD	COLUMBIA GAS OF MARYLAND INC	SHIVES KRISTEN E LLC
2023-03640	Utility Permit	Approved	07-Jul-23	COLUMBIA GAS	14515 INDUSTRY DRIVE	COLUMBIA GAS OF MARYLAND INC	2018 INDUSTRY DRIVE LLC
2023-03642	Utility Permit	Approved	07-Jul-23	COLUMBIA GAS	10812 OAK VALLEY DRIVE	COLUMBIA GAS OF MARYLAND INC	ONEIL KRISTEEN
2023-03692	Utility Permit	Approved	11-Jul-23		1628 HOWELL ROAD		CARBAUGH KRISTIE L
2023-03987	Utility Permit	Approved	26-Jul-23	COLUMBIA GAS	18703 PRESTON ROAD	COLUMBIA GAS OF MD	SCHURR JOHNATHAN
2023-04000	Utility Permit	Approved	26-Jul-23	COLUMBIA GAS	11116 GLENSIDE AVENUE	COLUMBIA GAS OF MD	OHAYER JEANNA M
2023-04001	Utility Permit	Approved	26-Jul-23	COLUMBIA GAS	35 SOUTH COLONIAL DRIVE	COLUMBIA GAS OF MD	HERR ROBERT W JR
2023-03944	Utility Permit	Review	24-Jul-23	COMCAST	102 RAILWAY LANE		UNG ENTERPRISES LLC

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	Type	Total
<b>LandDev</b> <b>Total by Group:</b> <b>55</b>	Forest Stand Delineation	3
	IMA	5
	Preliminary-Final Plat	10
	Redline Revision	5
	Simplified Plat	1
	Site Plan	4
	Site Specific Grading Plan	1
	Standard Grading Plan	9
	Stormwater Standard Plan	7
	Subdivision Replat	2
	Two Year Update	1
	Type 2 Grading Plan	7
<b>Permits</b> <b>Total by Group:</b> <b>68</b>	Entrance Permit	22
	Floodplain Permit	4
	Grading Permit	23
	Non-Residential Addition-Alteration Permit	3
	Non-Residential Ag Certificate	1
	Non-Residential New Construction Permit	1
	Utility Permit	14
<b>Total</b>		<b>123</b>