



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

**REVISED AGENDA**

**WASHINGTON COUNTY PLANNING COMMISSION**

**November 2, 2020, 7:00 PM  
VIRTUAL MEETING ONLY**

**CALL TO ORDER AND ROLL CALL**

**MINUTES**

1. October 5, 2020 Planning Commission regular meeting minutes \*

**NEW BUSINESS**

**MODIFICATIONS**

1. **Mark A. Grove [OM-20-009]** Modification to create a previous simplified parcel to a building lot without public road frontage located south of Dry Run Road; Zoning: A(R) – Agricultural Rural; Planner: Lisa Kelly \*

**PRELIMINARY CONSULTATION**

1. **Foxberry Farms, Lots 8-14 [PC-20-003]** Preliminary consultation for Foxberry Farms, Lots 8-14 along the west side of Leitersburg/Chewsville Road; Zoning: A(R) – Agricultural Rural; Planner: Lisa Kelly \*

**FOREST CONSERVATION**

1. **Potomac Edison Ringgold Substation [SP-20-015]** Request to use off-site forest retention to meet requirements of the Washington County Forest Conservation Ordinance for property located at 12918 Bikle Road; Zoning: BG – Business General; Planner: Travis Allen \*

**OTHER BUSINESS**

1. **21036 National Pike** Request for a change of use from a recreation center to an automotive repair business located at 21036 National Pike; Zoning: RB – Rural Business; Planner: Ashley Holloway \*
2. **Update of Staff Approvals** – Ashley Holloway
3. **Demolition Permit 2020-03241** Demolition permit for property at 17705 Millers Sawmill Road, Sharpsburg – Jill Baker

**ADJOURNMENT**

**UPCOMING MEETINGS**

1. Monday, December 7, 2020 – Washington County Planning Commission regular meeting

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

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





# WASHINGTON COUNTY DIVISION OF PLAN REVIEW & PERMITTING

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

## ORDINANCE MODIFICATION STAFF REPORT

### BASE INFORMATION

SITE NAME.....: Mark A. Grove  
NUMBER.....: OM-20-009  
  
OWNER.....: GROVE MARK ANDREW  
LOCATION.....: South of Dry Run Road  
DESCRIPTION.....: Modification to create a previous simplified parcel to a building lot without public road frontage  
  
ZONING.....: Agricultural, Rural  
COMP PLAN LU.....: Agriculture  
PARCEL.....: 04012542  
PLANNING SECTOR.....: 5  
ELECTION DISTRICT.....: 04  
  
TYPE.....:  
GROSS ACRES.....: 8.1  
DWELLING UNITS.....:  
TOTAL LOTS.....: 1  
DENSITY.....: N/L Units Per Acre  
  
PLANNER.....: Lisa A Kelly  
ENGINEER.....: SHELLY, WITTER & FOX  
RECEIVED.....: October 6, 2020

### SITE ENGINEERING

#### HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

FLOOD ZONE.....: No  
WETLANDS.....: None  
WATERSHED.....: Conococheague Creek  
ENDANGERED SPECIES.....: None  
HISTORIC INVENTORY.....: No Resources Present  
EASEMENTS PRESENT.....: None

### SCHOOL INFORMATION

	ELEMENTARY	MIDDLE	HIGH
Staff Comments:			
SCHOOL DISTRICT	Clear Spring	Clear Spring	Clear Spring
Not Applicable			
PUPIL YIELD			
CURRENT ENROLLMENT			
MAXIMUM CAPACITY			

### PUBLIC FACILITIES INFORMATION

FIRE DISTRICT.....: CLEAR SPRING  
AMBULANCE DISTRICT.....: CLEAR SPRING

### WATER & SEWER INFORMATION

	WATER	SEWER
METHOD.....:	Well/Cistern	Septic Tank





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SERVICE AREA.....:

PRIORITY.....:

NEW HYDRANTS.....:

GALLONS PER DAY SEWAGE...:

PLANT INFO.....:

Well

7-No Planned Service-Well

Septic

7-No Planned Service-Septic

None





OM-20-009

**Washington County**  
MARYLAND

RECEIVED

SEP 29 2020

DIVISION OF  
PLAN REVIEW & PERMITTING

WASHINGTON COUNTY  
PLAN REVIEW DEPARTMENT

**WASHINGTON COUNTY PLANNING COMMISSION  
APPLICATION FOR SUBDIVISION ORDINANCE MODIFICATION**

**APPLICANT**

NAME Mark A. Grove  
MAILING ADDRESS 14001 Fairview RD Clear Spring MD 21722  
TELEPHONE N/A N/A 240-310-4416  
(home) (work) (cell)

**PROPERTY OWNER**

NAME Mark A. Grove  
MAILING ADDRESS 14001 Fairview RD Clear Spring MD 21722  
TELEPHONE N/A N/A 240-310-4416  
(home) (work) (cell)

**CONSULTANT**

NAME Timothy G. Witter c/o Shelly Witter, + Fox  
ADDRESS 2371 Buchanan Trail West, Greencastle  
TELEPHONE PA 17225 717-597-4433

**DESCRIPTION OF PROPERTY**

TAX ACCOUNT ID # (Required) 04-012542  
PARCEL REFERENCE: MAP 8 GRID 19 PARCEL 99  
PROPOSED LOT ACREAGE 8.1 TOTAL SITE ACREAGE 8.1  
ZONING DISTRICT "BU" ROAD FRONTAGE (FT) N/A



LOCATION / ADDRESS

Dry Run RD  
Clear Spring MD 21722

EXISTING AND PROPOSED USE OF PROPERTY

Proposed Residential Agricultural (5x.)

LOT TO BE CONVEYED TO IMMEDIATE FAMILY MEMBER

N/A

### SUBDIVISION MODIFICATION INFORMATION

MODIFICATION TO SUBDIVISION ORDINANCE SECTION

405.11.B

MODIFICATION IS TO ALLOW

lot to be connected  
to residential building lot without public  
road frontage

STATEMENT OF JUSTIFICATION TO THE REQUESTED MODIFICATION (quantify modification – i.e. hardship resulting from irregular shape; safety hazard; topographic conditions; extraordinary hardship; other

This parcel of land was subdivided and approved on November 2, 1989 as a parcel to be added to the adjoining property but was never conveyed to that adjoining and somehow has since been conveyed as a standalone lot without public road frontage. This being the case this lot was not approved as a building lot, but by the original subdivision plat a thirty (30) foot wide private right of way was reserved for access to this lot. Unbeknown to the present owner  
(Attach additional sheets if necessary)

In addition, twelve (12) sketch plans, drawn to scale must accompany this application showing: the dimensions and shape of proposed lot with acreage; size and location of existing and/or future structures; existing/proposed roadways and associated access right-of-ways or easements; existing/proposed entrance/exit to property; natural or topographic peculiarities of the lot in question.

(applicant) at the time they purchased this property were they aware of the regulatory issues to make this a buildable lot.



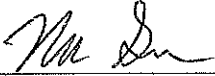
To the best of my knowledge, the information provided in this application and other material submitted is correct.



9/27/2020

Applicant's Signature

Date



9/27/2020

Property Owner's Signature

Date

---

**STAFF USE ONLY:**

STAFF PLANNER: \_\_\_\_\_ DATE RECEIVED: \_\_\_\_\_

NUMBER: \_\_\_\_\_

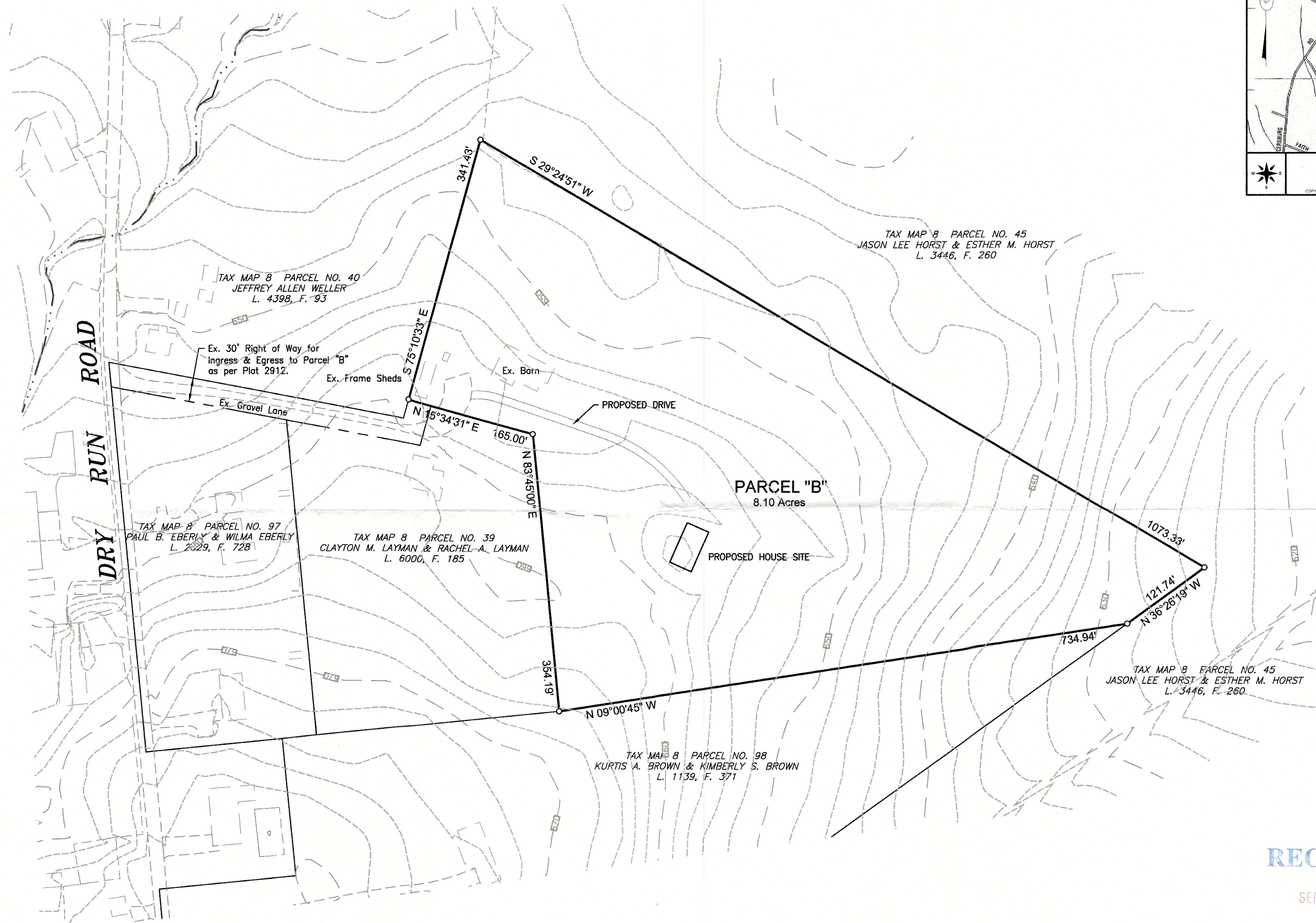
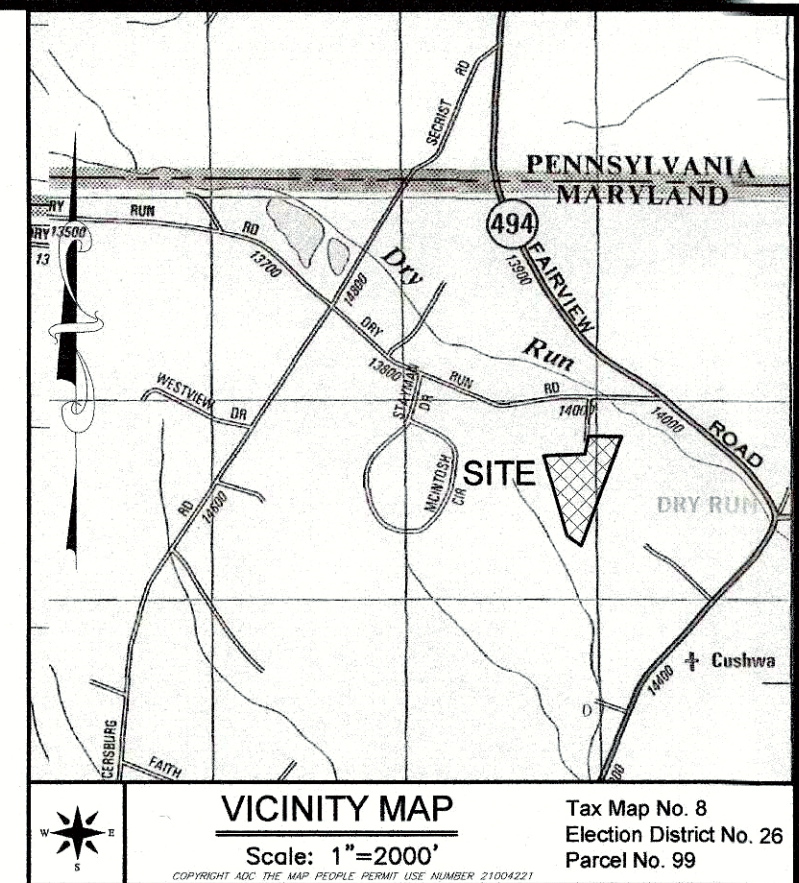
MEETING DATE: \_\_\_\_\_





NOTES:

1. BEARINGS & DISTANCES ARE TAKEN FROM PLATS OF RECORD AND NOT FROM A RECENT SURVEY BY SHELLY, WITTER & FOX.
2. CONTOURS ARE TAKEN FROM WASHINGTON COUNTY TOPOGRAPHY.
3. ZONING - "RU" RESIDENTIAL URBAN
4. MINIMUM BUILDING SETBACK LINES (MBSL):  
ZONE "AR"  
FRONT=25', SIDES=8', REAR=25'
5. PARCEL "B" WILL BE SERVED BY AN ON-LOT WELL AND ON-LOT SEPTIC DISPOSAL SYSTEM.
6. THE LAND SHOWN HEREON IS ALL OF PARCEL "B" AS SHOWN ON A PLAT OF THE LEWIS W. FORSYTHE ESTATE SUBDIVISION RECORDED AT PLAT FOLIO 2912.



RECEIVED

SEP 29 2020

WASHINGTON COUNTY  
PLAN REVIEW DEPARTMENT

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



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

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

DATE	NO.	REVISION

EXHIBIT FOR MODIFICATION REQUEST  
PARCEL "B"  
LANDS OF  
**MARK ANDREW GROVE**

SITUATE SOUTH OF DRY RUN ROAD  
IN ELECTION DISTRICT NO. 4  
WASHINGTON COUNTY, MARYLAND

OWNER	Mark Andrew Grove 14001 Fairview Road Clearspring, MD 21722
Tax Map:	8
Parcel No.	99
Drawn By:	C.A.D.
Checked By:	T.G.W.
Date:	07-29-2020
Scale:	1"=100'
Job No.	2020-51051
SHEET	1 OF 1

OW-20-009





DIVISION OF  
PLAN REVIEW & PERMITTING

**PRELIMINARY CONSULTATION DISTRIBUTION**

**TO:** Washington County Health Dept.  
Washington County PR Engineering  
Washington County Forest Conservation  
Washington County Bd. Of Education  
Maryland Dept. of Transportation, State Highway Adm.  
Washington County Soil Conservation District  
Washington County Emergency Services  
Washington County Addressing  
Washington County Sheriff's Dept.  
Leitersburg Fire Department  
Potomac Edison

**FROM:** Lisa Kelly

**DATE:** September 17, 2020

**RE:** Preliminary Consultation  
PC-20-003 – Foxberry Farms – Lts. 8-14

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

LAK/msg

Attachments

**Cc:** Ashley Holloway, Director, Plan Review & Permitting  
Frederick, Seibert & Associates, Inc.  
McClanahan 2006 LLC, George Manger, Owner/Developer



## **PRELIMINARY CONSULTATION PC-20-003 – FOXBERRY FARMS**

A preliminary consultation was held on Thursday, September 17, 2020 at 1:30 p.m. via teleconference, in the offices of the Washington County Division of Plan Review & Permitting, 80 West Baltimore Street, Hagerstown, Maryland. A concept plan was presented for Foxberry Farms Lots 8-14. The developer is proposing seven single family lots with sizes ranging from 2.29 to 23.9 acres, for a total of 53.6 acres. Remaining lands total 26.5 acres. The first seven lots were created as Keuper Estates in the early and mid-two thousands. The project is located along the west side of Leitersburg – Chewsville Road and is zoned A(R) Agricultural Rural.

Present and participating in the consultation were: Rebecca Calimer, Chief of Plan Review; Lisa Kelly, Senior Planner; Gail Abbott, Sr. Plan Reviewer/ Floodplain Manager; Misti Grimmer, Sr. Office Associate, Washington County Division of Plan Review & Permitting; Chad Criswell, Washington County Board of Education; Tim Lung, Washington County Health Department; Mark McKenzie, Maryland State Highway Administration; Ed Schreiber, Frederick, Seibert & Associates, Inc., Consultant.

### **WASHINGTON COUNTY HEALTH DEPARTMENT**

Mr. Tim Lung was present and provided the following comments. Mr. Lung stated that the plan had been reviewed by Ms. Kimmy Armstrong and that the sites on the concept plan have been perked. However, prior to approval of the Preliminary/Final plat, wells will be required to be drilled, approved and shown on the plat. The Health Department review fee of \$350 will be due at the time of plat submittal. He further stated that if there is an intent to develop the remaining lands without going through an additional plat process, a well would also be required on this property.

### **MARYLAND STATE HIGHWAY ADMINISTRATION**

Mr. Mark McKenzie was present and provided the following comments. Mr. McKenzie stated that he did not see a need for additional improvement at this time. There are six existing lots for which the curb and gutters were widened to meet requirements.

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

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

I have reviewed the above-referenced plan and have the following comments.

1. Any development shall comply with the current Washington County Stormwater Management, Grading, Soil Erosion and Sediment Control Ordinance.
2. The applicant has submitted an ESD Concept plan and the County provided comments on that plan. In addition to those comments, stormwater quantity control should be provided for the ultimate buildout condition of the subdivision per ordinance requirements.

Please contact me if you have any questions.



Ms. Abbott further commented that the entire ESD volume is required to be treated and Quantitative Control is needed for the two-and ten-year storms. She observed that the water quality calculations were completed for just the roadway and she recommends that Stormwater Management be designed for ultimate buildout conditions. Ms. Abbott went on to say that she did not comment on traffic due to the small number of lots generating few trips and does not see the need for a traffic study.

#### **WASHINGTON COUNTY PUBLIC SCHOOLS**

Mr. Chad Criswell was present and provided the following comments. Written comments were also provided, a copy of which is attached to this summary. Mr. Criswell stated that he did not have any additional comments. He said that once plans are submitted, they may have further comments regarding roads and busses.

Partial written comments are as follows: "By way of this letter, Washington County Public Schools (WCPS) is notifying the county that this proposed development is located in the Old Forge Elementary, Smithsburg Middle and Smithsburg High attendance zones.

The proposed phase I of this development identifies fourteen (14) dwelling units. For the purpose of this response, it will be assumed that all fourteen (14) units are single family homes.

Based on the Pupil Generation Rates, the proposed development will generate approximately 6 elementary school, 3 middle school, and 3 high school students. Based on the current enrollment, this development would adversely impact the ability of Old Forge Elementary to accommodate the increased number of students."

Ms. Kelly commented that she was included in an email regarding the mitigation process that will be required for Old Forge Elementary School. Mr. Schreiber responded that he has been in contact with Ms. Jill Baker, Director of Planning and Zoning, regarding the process.

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

Mr. Allen provided the following written comments.

Mr. Allen wrote, "The County's Protected Lands Web map reveals the potential presence of habitat suitable for state-listed rare, threatened or endangered species along the northernmost portions of the parcel along Little Antietam Creek. DNR Wildlife and Heritage review is presently occurring to verify the presence of this habitat.

Due to the potential for RTE species habitat and the utility of this forest as a stream buffer, it should be targeted for retention in forest conservation plans for this development.

Steep slope areas along the perimeter of this parcel, particularly those adjacent to floodplain, would also be a target for permanent forest retention.

The FSD under review also notes the presence of several specimen trees within the proposed subdivision. All efforts should be made to save as many of these trees as possible in the development plans.



Any specimen trees which cannot be saved will require a variance to remove under Article 15 of the County's Forest Conservation Ordinance. This will require a letter to be prepared by a Qualified Professional describing the conditions of hardship that warrant the removal of any specimen trees and the effect the removal would have on water quality for the site. The letter will be a part of the project's review by the Planning Commission at their monthly meeting.

If permanent protections signs have not been previously established around the 3.41-acre easement created by Plat 9855, they should be installed around its boundaries (along with any new onsite easements) as a part of the fulfillment of the new forest conservation plan."

Mr. Schreiber commented that he has not received communication from Mr. Allen regarding the acceptability of the Forest Stand Delineation (FSD), when he does, he will move forward with the plat.

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

Mr. John Baker provided the following written comments.

1. "Winchester Drive will extend back with block range of 21100 -21199.
2. Addresses will be assigned at the time of Preliminary Final submittal."

#### **WASHINGTON COUNTY SHERIFF'S DEPARTMENT**

Sheriff Mullendore provided the following written comments.

"I have reviewed the proposal for seven lot single family building lots on the west side of Leitersburg- Chewsville Rd. I did not see any issues with the proposal."

#### **WASHINGTON COUNTY SOIL CONSERVATION DISTRICT**

Ms. Dee Price provided the following written comments.

1. "Provide a Soils Map from the digitized or hard copy version of Soil Survey.
2. Evaluate all streams (all segments separately) – evidence of flow, soil types, drainage areas, intermittent or otherwise, to determine the need for Stream Buffers. Also, include adjacent and adjoining Steep Slope and other sensitive areas...as applicable. Please review the Sensitive Area Review criteria to ensure all components have been addressed and any concerns for the lots are addressed early in the design stages.
3. Provide the Sensitive Area Notice if Stream Buffers are determined necessary."

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

Ms. Kelly was present and provided the following comments. Ms. Kelly stated that lot size, width and road frontage requirements have been met for a Preliminary Final Plat submittal. She inquired about the plans for the Remaining Lands. Mr. Schreiber responded that they would likely remain agricultural property. Ms. Kelly stated that if adjoining owners were interested in purchasing the property a Simplified Plat might be considered.

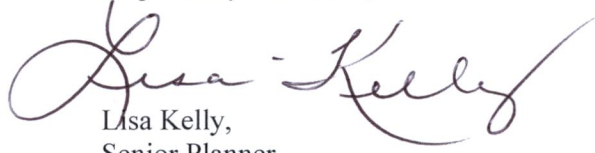


The Consultant will move forward with the Preliminary Final Plat and the minutes will be prepared for a future Planning Commission agenda.

**CLOSING COMMENTS**

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

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Lisa Kelly", with a large, sweeping flourish at the end.

Lisa Kelly,  
Senior Planner

LAK/msg  
Attachments



**Kelly, Lisa**

---

**From:** Mullendore, Doug  
**Sent:** Thursday, August 20, 2020 2:54 PM  
**To:** Kelly, Lisa  
**Subject:** PC-20-003

Lisa,

I have reviewed the proposal for seven lot single family building lots on the west side of Leitersburg-Chewsville Rd. I did not see any issues with the proposal.

**Sheriff Doug Mullendore**  
**Washington County Sheriff's Office**  
**500 Western Maryland Parkway**  
**Hagerstown, Maryland**  
**(240) 313-2101**



August 25, 2020

Ms. Lisa Kelly  
Washington County Division of Plan Review and Permitting  
80 West Baltimore Street  
Hagerstown, Maryland 21740-6003

Dear Ms. Kelly:

Re: PC-20-003 Foxberry Farms – Lots 8-14 Preliminary Consultation

Thank you for the opportunity to review the above-referenced preliminary consultation sent from your office on August 17, 2020. The preliminary consultation plan for the Foxberry Farms subdivision indicated that there were seven (7) dwellings previously constructed, and now seven (7) more are proposed. If approved, in accordance with the Adequate Public Facility Ordinance (APFO), the entire development should be reclassified as a "Major Subdivision" and subject to mitigation.

Based on the preliminary consultation, Washington County Public Schools' (WCPS) review is to comment on the available capacity at the schools that would be impacted by the proposed subdivision. This review is being provided for informational purposes only, as WCPS does not approve APFO or mitigation requests. The information provided in this letter is current as of the date it is being written, but is subject to change in the future and should in no way be considered a fixed value.

#### Available Capacity Comments

According to the Washington County Adequate Public Facilities Ordinance, the local-rated capacity (LRC) standard for elementary schools is 90% of state-rated capacity (SRC); and for secondary schools it is 100% of state-rated capacity. By way of this letter, WCPS is notifying the county that this proposed development is located in the Old Forge Elementary, Smithsburg Middle, and Smithsburg High attendance zones.

The proposed phase I of this development identifies fourteen (14) dwelling units. For the purpose of this response, it will be assumed that all fourteen (14) units are single family homes.

#### Enrollment

**\*\*The following information is provided in the event that the referenced units have not been previously tested against the APFO.\*\***

The school enrollments for these attendance zones (in June of 2020 – see attachment), stated as a percentage of the respective local- and state-rated capacities, are shown below:

	Based on Actual June 2020 Enrollment	Current Seats Available per LRC or SRC
Old Forge Elementary	106% of LRC	-18
Smithsburg Middle	71% of SRC	243
Smithsburg High	83% of SRC	156

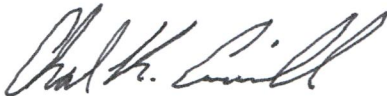


Based on the preliminary consultation plan, the total number of units proposed by this development would be fourteen (14) single family (assumed) homes. Below are the Pupil Generation Rates for the proposed subdivision, as adopted by the Board of County Commissioners on October 29, 2019 (see attachment). Per unit yields are based on the recent trends of:

	<u>Elementary</u>	<u>Middle</u>	<u>High</u>
Single Family home:	.43	.22	.22

**Based on the above Pupil Generation Rates, the proposed development will generate approximately 6 elementary school, 3 middle school, and 3 high school students.** Based on current enrollments, this development would adversely impact the ability of Old Forge Elementary to accommodate the increased number of students. With inadequate funding identified within the County's Capital Improvement Plan to replace, modernize, or construct new facilities, any proposed development may stress current infrastructure and have an adverse effect on schools and existing communities affected by the development. Based on the number of other proposed developments that have already been tested against the APFO, and are within the aforementioned attendance zones, WCPS would anticipate that this development could adversely impact all three (3) facilities. WCPS recognizes that mitigation agreements with developers and AMC calculations are done at the sole discretion of the Board of County Commissioners and Washington County staff. Future educational capital needs to accommodate increased enrollment from this development, and all prior approved developments, should be considered as part of any Planning Approval process.

Respectfully yours,



Chad K. Criswell  
Senior Project Manager and Planning Supervisor

Copy: Jeff Proulx, Chief Operating Officer (email)  
Robert Rollins, III, Director of Facilities Planning and Development (email)  
Jill Baker, Washington County Director of Planning and Zoning (email)



# BOARD OF EDUCATION OF WASHINGTON COUNTY

Hagerstown, Maryland 21740

June 10, 2020

## OFFICIAL ENROLLMENT

as required by Section 5.3 and 5.5 (c) of the current Adequate Public Facilities Ordinance (APFO) for the determination of the available capacity at school facilities.

2019-2020

	School	State Rated Capacity	Local Rated Capacity	Enrollment	
E L E M E N T A R Y	Bester	628	565	553	
	Boonsboro	499	449	616	
	Cascade	278	250	153	
	Clear Spring	386	347	410	
	Eastern	572	515	429	
	Emma K. Doub	297	267	362	
	Fountaindale	365	329	391	
	Fountain Rock	271	244	278	
	Greenbrier	274	247	223	
	Hancock	295	266	229	
	Hickory	268	241	308	
	Jonathan Hager	471	424	401	
	Lincolnshire	545	491	536	
	Maugansville	755	680	748	
	Old Forge	366	329	347	
	Pangborn	745	671	732	
	Paramount	408	367	422	
	Pleasant Valley	225	203	261	
	Potomac Heights	294	265	323	
	Rockland Woods	751	676	658	
	Ruth Ann Monroe	692	623	619	
	Salem Avenue	722	650	753	
	Sharpsburg	249	224	249	
	Smithsburg	431	388	383	
	Williamsport	568	511	574	10,958 Sub-Total Elementary Schools
M I D D L E	Boonsboro	870		699	
	Clear Spring	605		356	
	E. Russell Hicks	841		874	
	Northern	913		794	
	Smithsburg	839		596	
	Springfield	1,096		872	
	Western Heights	998		981	5,172 Sub-Total Middle Schools
H I G H	Barbara Ingram	149		302	
	Boonsboro	1,098		900	
	Clear Spring	656		470	
	Hancock Middle/High	591		242	
	North Hagerstown	1,423		1,306	
	Smithsburg	897		741	
	South Hagerstown	1,240		1,329	
	Wash. Co. Technical	642		606	
	Williamsport	1,094		895	6,791 Sub-Total High Schools
O T H E R	Marshall Street Ed. Ctr.	90		44	
	Job Development Center	60		32	76 Sub-Total Other Schools
	TOTAL			22,997	



# **Washington County Public Schools**

## **Pupil Generation Rates 2018/2019**

As adopted by the Board of County Commissioners on October 29, 2019 Per Resolution No. RS-2019-24 to the Alternate Mitigation Contribution (AMC) Formula and per Adequate Public Facilities Ordinance (APFO) Section 5.5, "Measuring for Available Capacity" for Housing Developments over five units.

	<b>Elementary</b>	<b>Middle</b>	<b>High</b>
<b>Single Family</b>	<b>.43</b>	<b>.22</b>	<b>.22</b>
<b>Town Home</b>	<b>.32</b>	<b>.11</b>	<b>.14</b>
<b>Multi-Family</b>	<b>.31</b>	<b>.12</b>	<b>.16</b>



## **Agency Comments- PC-20-003 – Foxberry Farms**

### **Forest Conservation**

The County's Protected Lands Webmap reveals the potential presence of habitat suitable for state-listed rare, threatened or endangered species along the northernmost portions of the parcel along Little Antietam Creek. DNR Wildlife and Heritage review is presently occurring to verify the presence of this habitat.

Both due to the potential for RTE species habitat and the utility of this forest as a stream buffer, it should be targeted for retention in forest conservation plans for this development.

Steep slope areas along the perimeter of this parcel, particularly those adjacent to floodplain, would also be a target for permanent forest retention.

The FSD under review also notes the presence of several specimen trees within the proposed subdivision. All efforts should be made to save as many of these trees as possible in the development plans.

Any specimen trees which cannot be saved will require a variance to remove under Article 15 of the County's Forest Conservation Ordinance. This will require a letter to be prepared by a Qualified Professional describing the conditions of hardship that warrant the removal of any specimen trees and the effect the removal would have on water quality for the site. The letter will be a part of the project's review by the Planning Commission at their monthly meeting.

If permanent protections signs have not been previously established around the 3.41-acre easement created by Plat 9855, they should be installed around its boundaries (along with any new onsite easements) as a part of the fulfillment of the new forest conservation plan.

### **Soil Conservation District**

1. Provide a Soils Map from the digitized or hard copy version of Soil Survey.
2. Evaluate all streams (all segments separately) – evidence of flow, soil types, drainage areas..., intermittent or otherwise, to determine the need for Stream Buffers. Also, include adjacent and adjoining Steep Slope and other sensitive areas...as applicable. Please review the Sensitive Area Review criteria to ensure all components have been addressed and any concerns for the lots are addressed early in the design stages.
3. Provide the Sensitive Area Notice if Stream Buffers are determined necessary.



### **Comprehensive Planning – Address**

- Winchester Drive will extend back with block range of 21100-21199
- Addresses will be assigned at the time of Preliminary Final Plat submittal

### **Engineering Plan Review**

I have reviewed the above-referenced plan and have the following comments.

1. Any development shall comply with the current Washington County Stormwater Management, Grading, Soil Erosion and Sediment Control Ordinance.
2. The applicant has submitted an ESD Concept plan and the County provided comments on that plan. In addition to those comments, stormwater quantity control should be provided for the ultimate buildout condition of the subdivision per ordinance requirements.

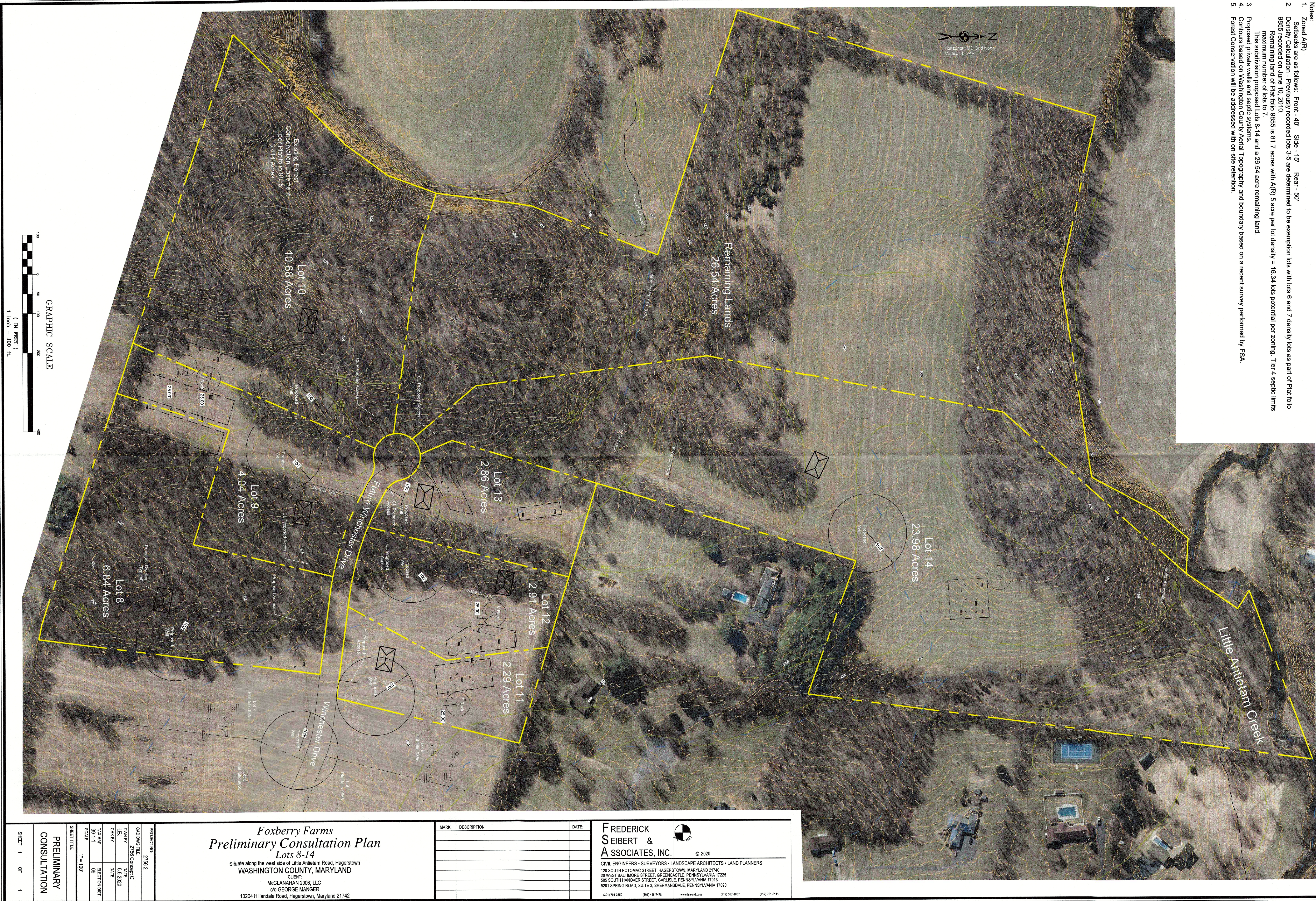
Please contact me if you have any questions.

Gail Abbott, PE, CFM

Division of Plan Review and Permitting



- Notes:
1. Zoned A(R)
  2. Setbacks are as follows: Front - 40' Side - 15' Rear - 50'
  3. Density Calculation - Previously recorded lots 3-5 are determined to be exemption lots with lots 6 and 7 density lots as part of Plat folio 9855 recorded on June 10, 2010.
  4. Remaining land of Plat folio 9855 is 81.7 acres with A(R) 5 acre per lot density = 16.34 lots potential per zoning. Tier 4 septic limits maximum number of lots to 7.
  5. This subdivision proposed Lots 8-14 and a 26.54 acre remaining land.
  6. Contours based on Washington County Aerial Topography and boundary based on a recent survey performed by FSA.
  7. Forest Conservation will be addressed with on-site retention.



**FREDERICK SEIBERT & ASSOCIATES, INC.**  
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CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS  
128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740  
20 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225  
505 SOUTH HANOVER STREET, CARLISLE, PENNSYLVANIA 17013  
5201 SPRING ROAD, SUITE 3, SHERMANSVILLE, PENNSYLVANIA 17099  
(801) 791-3650 (801) 416-7478 www.fsa-inc.com (717) 581-1087 (717) 701-8111

MARK	DESCRIPTION	DATE

**Foxberry Farms**  
**Preliminary Consultation Plan**  
**Lots 8-14**  
Situate along the west side of Little Antietam Road, Hagerstown  
WASHINGTON COUNTY, MARYLAND  
McCLANAHAN 2006, LLC  
c/o GEORGE MANGER  
13204 Hillandale Road, Hagerstown, Maryland 21742

PROJECT NO.	2758.2
CAD FILE	2758 CONSPIC
DWG BY	DATE
LEJ	5.5.2020
CHK BY	DATE
TAX MAP	ELECTION DIST
SCALE	1" = 100'
SHEET TITLE	PRELIMINARY CONSULTATION
SHEET 1 OF 1	





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

# MEMORANDUM

---

TO: Washington County Planning Commission  
FROM: Travis Allen, Comprehensive Planner  
DATE: November 2, 2020  
RE: Forest Conservation Mitigation Approval for Ringgold Substation (SP-20-015)

---

Attached you will find supporting documentation for a request to meet forest conservation requirements for this project. The applicant proposes to utilize offsite retention to satisfy the .91-acre planting requirement for the Ringgold Substation project at the intersection of MD-64 and Bikle Road in Smithsburg.

Enclosed for your review are two documents in support of the applicant's request. These include the forest conservation plan that shows the location of the offsite easement, and a justification letter from Qualified Professional Shannon Stotler that makes their case for this request.

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

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

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



**MEMO — Offsite Mitigation**

**SUBJECT — Potomac Edison-Ringgold Substation**

**TO — Washington County Planning Commission**

**CC — Travis Allen**

**FROM — Shannon Stotler**

**REMARKS:**

The total tract area for the development of the Potomac Edison Ringgold Substation consists of 15.33 acres. Within the parcels, the proposed development for the Site Plan is 7.0 acres of total earth disturbance. However, 1.73 acres of the earth disturbance will be returned to pre-development conditions and is exempt from the forestation requirements. There is 0.12 acres of forest clearing within the limits of disturbance and the required forest mitigation for the proposed development is 0.91 acres.

There is existing qualified forest along the northern property lines of the substation parcels. However, the developer has expansion plans that would prohibit the use of this forest for a conservation easement.

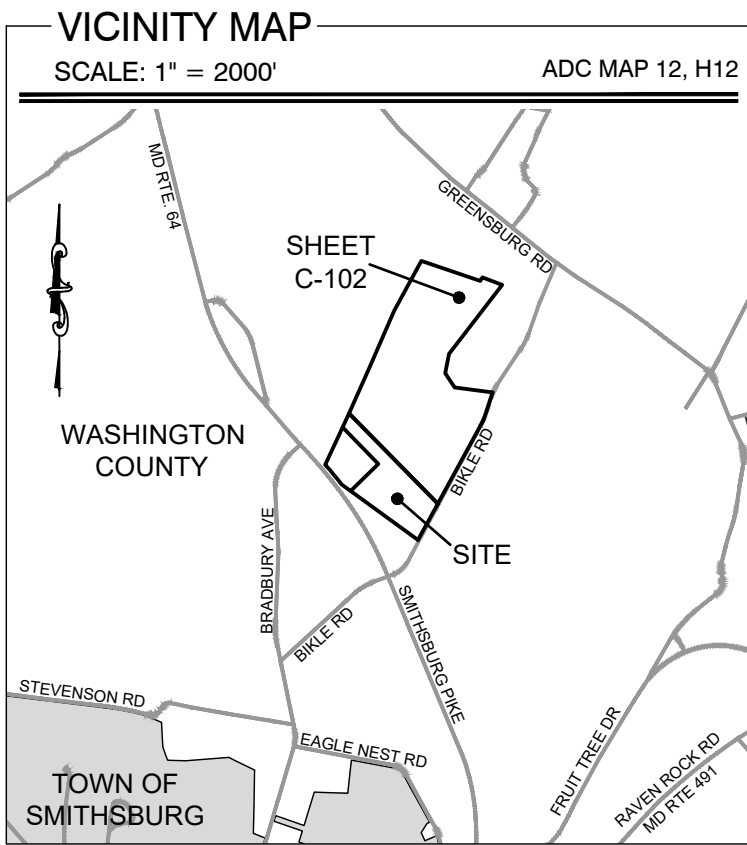
The developer has negotiated with the adjacent land owner on the north side of the substation to preserve 1.82 acres of existing forest within a 100-yr mapped floodplain. This 2:1 mitigation ratio would completely satisfy the forestation requirements for the development. This is a priority area and is better suited for conservation area than the forest on the substation property.

Sincerely,



Shannon Stotler





## GENERAL NOTES

- Clearing of forested areas shown on this plat have been reviewed and approved by the Washington County Planning Commission and are in compliance with the requirements of the Washington County Forest Conservation Ordinance. Clearing of other forested areas have not been approved. Those areas noted as "Forest Retention Areas" are not to be disturbed by a regulated activity as defined in the Forest Conservation Ordinance until that regulated activity, and its associated forest disturbance, is reviewed and approved by the Washington County Planning Commission according to the requirements and standards of the Forest Conservation Ordinance in effect at the time.
- Property owners are advised that there are penalties and fines associated with the violation of these restrictions. Activities of a recreational or passive nature, as long as there is no forest disturbance, removal of the existing forest, or inhibition of its natural growth processes, are permitted in these forested areas.
- This note, or reference to its existence on this plat, shall be included in each and every deed of conveyance for any lot shown on this plat.
- The Retention Area shown on this plat is to be retained by the respective property owners in a natural forested condition, pursuant to the Washington County Forest Conservation Ordinance of 1993. Furthermore, the use of the Retention Area shall be limited to forest conservation practices and recreational activities which are consistent with the preservation of the Retention Area as a natural forest land, as stipulated by the same ordinance.

## QUALIFIED PROFESSIONAL

I certify that I am a qualified professional per requirements of COMAR 08.19.06.01 for qualified professional status and, therefore, am qualified to prepare the attached Forest Conservation Plan. I further certify that this plan was prepared by me or under my supervision using the methods provided by the Washington County Forest Conservation Ordinance and Forest Conservation Manual. I certify that this Forest Retention Easement Plat is accurate and complete.

Shannon Stotler Date 6-12-2020

NOTE:  
A total of 0.91 acres of forest mitigation is required for the Site Plan for Potomac Edison Ringgold Substation. Since the Forest Conservation Easement is being locked-up off site at a ratio of 2:1, the 1.82 acres of retention easement is providing 0.91 acres of forest mitigation. See forestation table below for details.

## FORESTATION TABLE

FOREST MITIGATION REQUIRED	0.91 AC.±
FOREST PROVIDED (ON-SITE)	0.00 AC.±
FOREST PROVIDED (OFF-SITE)	1.82 AC.±
2:1 FOREST MITIGATION PROVIDED	1.82 AC.±
REMAINING FOREST MITIGATION REQUIRED	0.00 AC.±
PAY-IN-LIEU AMOUNT	\$0

NOTE:  
The pay-in-lieu fee is base on the remaining forestation mitigation required at the rate of 36 cents per square foot.

## FOREST CONSERVATION WORKSHEET 2.2

### NET TRACT AREA

A. Total Tract Area.....= 5.27 Ac.  
B. Deductions.....= 0.00 Ac.  
C. Net Tract Area.....= 5.27 Ac.

### LAND USE CATEGORY IDA

D. Afforestation Threshold ( Net Tract Area x 15% ).....= 0.79 Ac.  
E. Conservation Threshold ( Net Tract Area x 20% ).....= 1.05 Ac.

### EXISTING FOREST COVER

F. Existing Forest Cover within the Net Tract Area.....= 0.12 Ac.  
G. Area of Forest Above Conservation Threshold.....= 0.00 Ac.

### BREAK EVEN POINT

H. Break Even Point.....= 0.12 Ac.  
I. Forest Clearing Permitted Without Mitigation.....= 0.00 Ac.

### PROPOSED FOREST CLEARING

J. Total Area of Forest to be Cleared.....= 0.12 Ac.  
K. Total Area of Forest to be Retained.....= 0.00 Ac.

### PLANTING REQUIREMENTS

L. Reforestation for Clearing Above the Conservation Threshold.....= 0.00 Ac.  
M. Reforestation for Clearing Below the Conservation Threshold.....= 0.24 Ac.  
N. Credit for Retention above the Conservation Threshold.....= 0.00 Ac.  
P. Total Reforestation Required.....= 0.24 Ac.  
Q. Total Afforestation Required.....= 0.67 Ac.  
R. Total Planting Requirement.....= 0.91 Ac.

or 39,639.60 S.F.

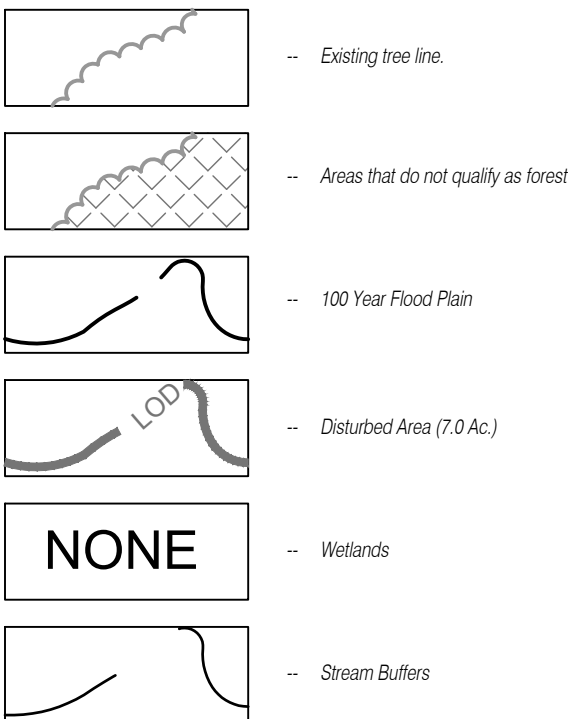
## CERTIFICATE OF APPROVAL

## FINAL APPROVAL GRANTED

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

BY:  
WASHINGTON COUNTY PLANNING COMMISSION  
FINAL APPROVAL GOOD FOR ONE HUNDRED  
EIGHTY (180) DAYS FROM ABOVE DATE

## HATCH LEGEND



Maryland DNR Wildlife and Heritage Service has concluded that there may be habitat of state-listed rare, threatened or endangered species in the immediate vicinity of the project site. Present and future property owners are encouraged to take the following measures to aid in protection of this habitat:

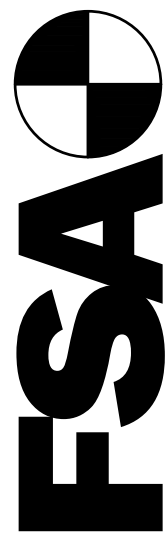
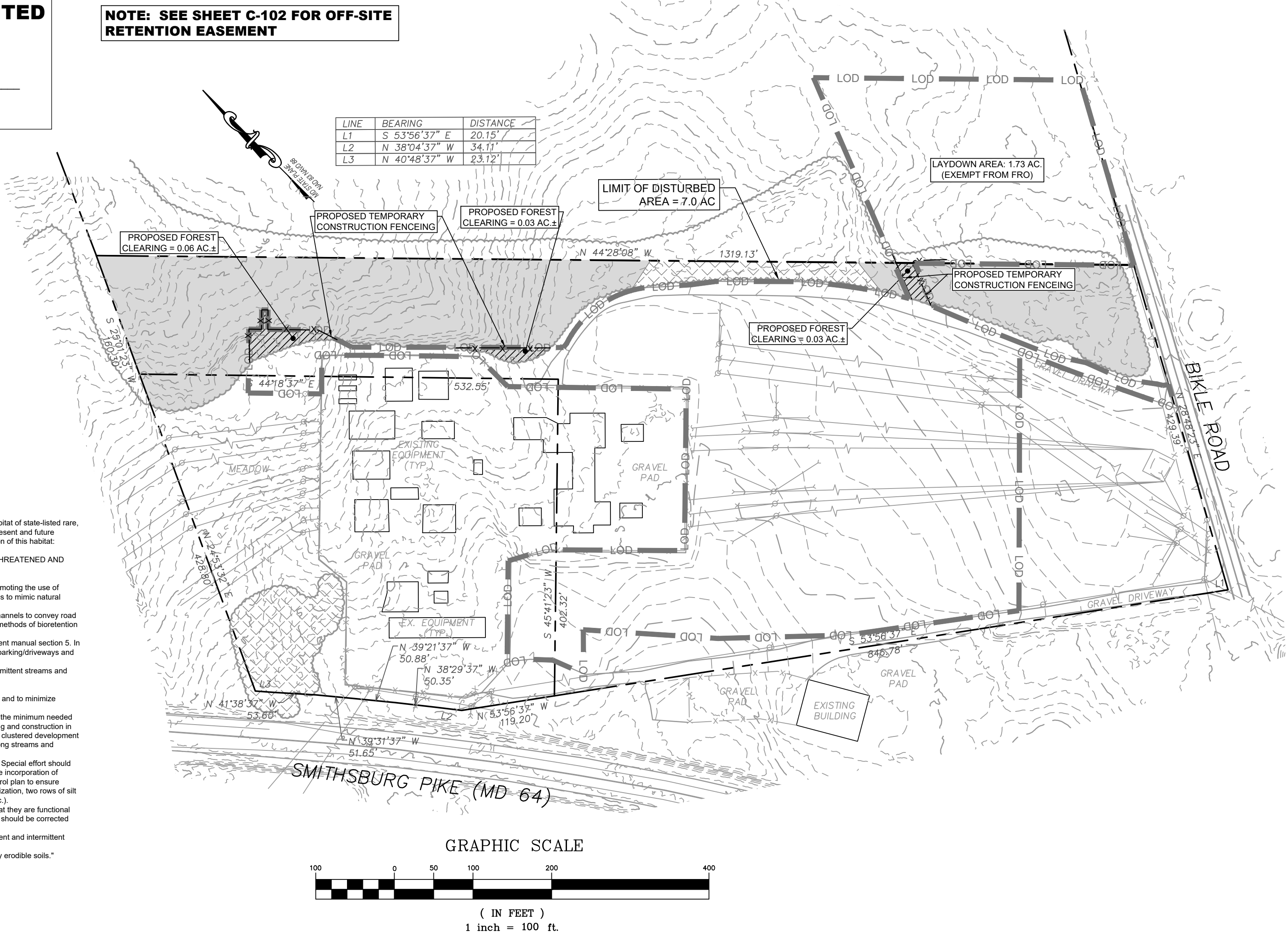
### PROTECTION MEASURES FOR AQUATIC HABITATS SUPPORTING RARE, THREATENED AND ENDANGERED SPECIES

- Pursue environmentally sensitive design to address stormwater runoff by promoting the use of nonstructural best management practices to the maximum extent. The goal is to mimic natural infiltration patterns across the site in order to maintain natural hydrology.
  - Methods to pursue include the use of sheet flow to buffers, vegetated channels to convey road runoff (i.e. roadside swales), disconnection of roof and non-roof runoff, methods of bioretention such as rain gardens.
  - Reduce impervious cover as outlined in the MDE stormwater management manual section 5. In addition to these methods, options to pursue include the use of shared parking/driveways and pervious materials wherever possible.
  - Locate impervious surfaces as far as possible from permanent and intermittent streams and their floodplains.
- In order to minimize risk of sedimentation in the aquatic and wetland habitats and to minimize changes to the hydrology of these habitats:
  - Minimize clearing and retain forest - The limits of disturbance should be the minimum needed to build homes, allow access and provide fire protection. Conduct clearing and construction in phases in order to avoid having large areas cleared at one time. Pursue clustered development in order to allow retention of large blocks of contiguous upland forest along streams and wetlands.
  - Stabilize soil - Stabilization should occur immediately (within 24 hours). Special effort should be made to retain fine particle silt, sand and clay sediments including the incorporation of redundant/additional control measures in the sediment and erosion control plan to ensure maximum filtration of any sediment-laden runoff (e.g., accelerated stabilization, two rows of silt fence spaced 6 ft apart or more, super silt fence instead of silt fence, etc.).
  - Inspect frequently - All measures should be inspected daily to ensure that they are functional from the very initial stages through final construction, and any problems should be corrected immediately.
  - Provide a minimum 100 ft undisturbed forested upland buffer to permanent and intermittent streams and nontidal wetlands.
  - Avoid disturbing steep slopes (15% slope or greater) and areas of highly erodible soils."

OWNER:  
POTOMAC EDISON COMPANY TAX DEPT.  
800 CABIN HILL DRIVE  
GREENSBURG, PA 15601-1689

MISC PLAT NO \_\_\_\_\_  
DATE \_\_\_\_\_  
WASHINGTON COUNTY

NOTE: SEE SHEET C-102 FOR OFF-SITE  
RETENTION EASEMENT



## RINGGOLD SUBSTATION

SITUATE AT THE NORTHERN INTERSECTION OF  
BIKE ROAD AND SMITHSBURG PIKE MD ROUTE 64

WASHINGTON COUNTY, MARYLAND

PROJECT NO.

7099.6

DWN BY

DWH

PROJECT MANAGER

DATE

06-05-2020

SCALE

EMAIL

TAX MAP GRID/ PARCEL

0040-0001-0100/0235

SCALE

1" = 100'

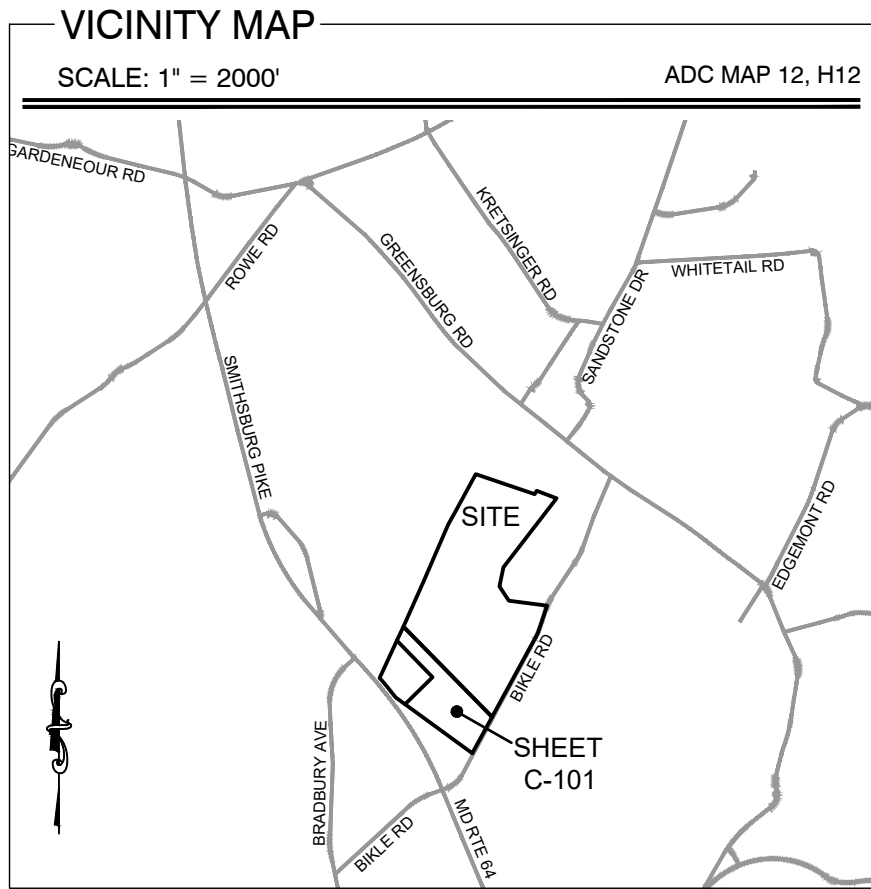
SHEET TITLE

## FOREST RETENTION EASEMENT PLAT

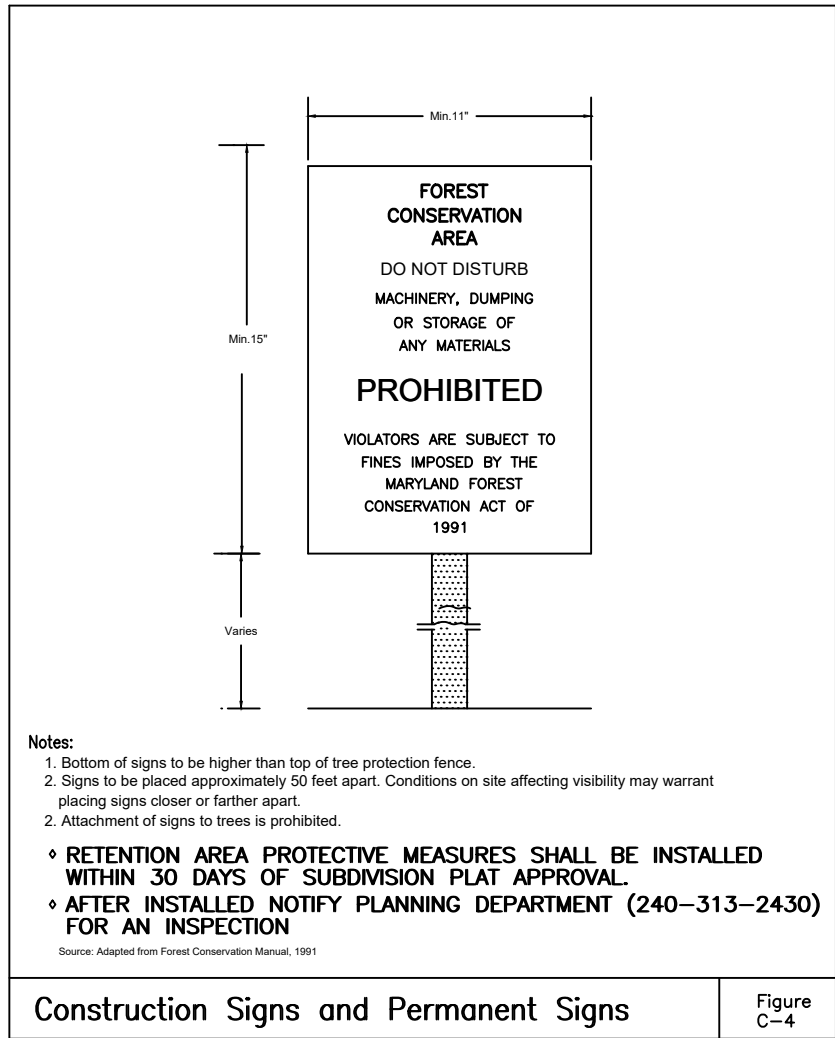
C-101

SHEET 1 OF 2





- FOREST CONSERVATION SEQUENCE OF CONSTRUCTION
1. All temporary protection devices and/or permanent devices shall be put into place.
    - Permanent signage will be placed as shown on the plan around the perimeter of the entire Forest Area within 30 days of subdivision plat approval and/or completion of construction.
    - During any building or site construction, the forest retention area(s) shall be protected by highly visible, well anchored temporary fencing.
    - All temporary fencing shall be in place prior to any grading or land clearing.
    - All temporary fencing shall be maintained throughout construction and until all graded areas have been stabilized.
    - Attachment of signs or any other objects to trees is prohibited.
    - No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas.
  2. A pre-construction meeting will be required after the boundaries of the limits of disturbance have been staked and flagged, the forest protection devices have been installed, and before any disturbance has taken place on the site. It is the owner and/or developer's responsibility to arrange for the pre-construction meeting. The owner and/or developer shall contact the Washington County Planning and Zoning Department (240-313-2430) for inspection of the installed devices prior to the start of construction with at least five (5) days notice. If the inspection reveals improperly installed protection devices, corrections will have to be made and re-inspected prior to the start of construction.
  3. Once approval has been granted by the Washington County Plan Review & Permitting Department, clearing and/or grading of the site for construction of street, utility, and building areas may commence.
  4. A post-construction meeting will be required after all construction has ceased and graded areas have been stabilized, all temporary protective devices shall be removed and replaced with the appropriate permanent signage. It is the owner and/or developer's responsibility to arrange for the post-construction meeting. The owner and/or developer shall contact the Washington County Department of Plan Review and Permitting (240-313-2430) for inspection of the final installed devices with at least five (5) days notice. If the inspection reveals improperly installed permanent protection devices, corrections will have to be made and re-inspected prior to the completion of site stabilization.



OWNERS' STATEMENT

I/we do hereby certify, for ourselves, heirs and assigns, that I/we are the legal and true owner(s) of the property shown and described on this plat and that I/we hereby adopt the forest retention easement plat as shown hereon. The forest retention easement as shown hereon shall be perpetual, run with the property, and shall bind the owner(s) and its respective personal representatives, heirs, assigns, and successors to the conditions and restrictions set forth on this plat and within the Washington County Forest Conservation Ordinance.

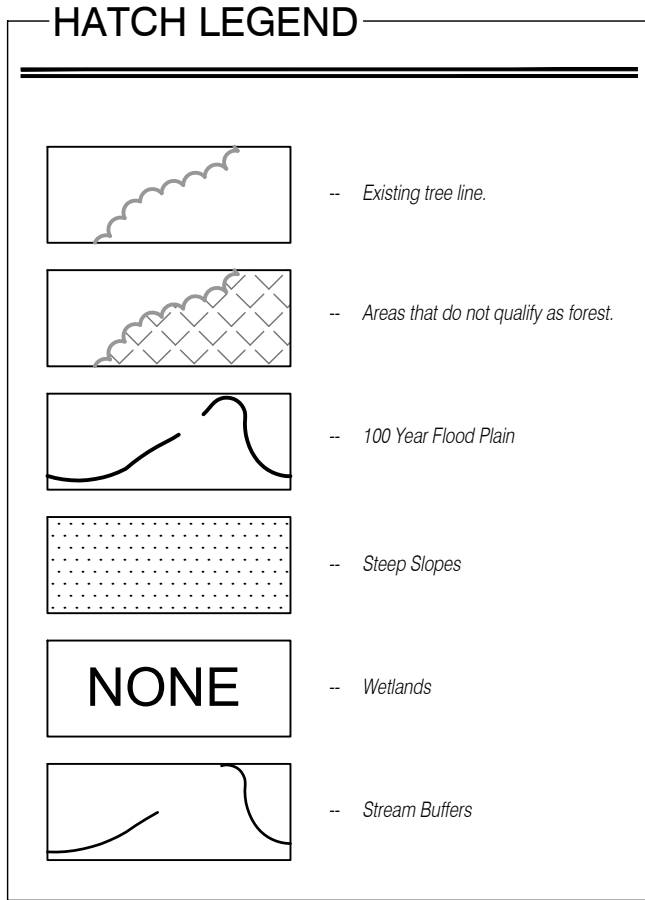
Owner: Vixen Hollow, LLC Date

- FORESTATION NOTES
1. Forest areas shown hereon have been reviewed and approved by the Washington County Planning Commission and are in compliance with the requirements of the Washington County Forest Conservation Ordinance. Clearing of forested areas have not been approved. Those areas noted as "Forest Retention Areas" are not to be disturbed by a regulated activity as defined in the Forest Conservation Ordinance until that regulated activity and its associated forest disturbance is reviewed and approved by the Washington County Planning Commission according to the requirements and standards of the Forest Conservation Ordinance in effect at the time.
  2. Property owners are advised that there are penalties and fines associated with violation of these restrictions. Activities of a recreational or passive nature, as long as there is no forest disturbance, removal of the existing forest, or inhibition of its natural growth processes are permitted in these forest areas.
  3. This note or reference to its existence on this plat shall be included in each and every deed of conveyance for any lot shown on this plat.
  4. The Retention Area shown on this plat is to be retained by the respective property owners in a natural forested condition, pursuant to the Washington County Forest Conservation Ordinance of 1993. Furthermore, the use of the Retention and Planting Area shall be limited to forest conservation practices activities which are consistent with the preservation of the Retention Area as natural forest land, as stipulated by the same Ordinance.

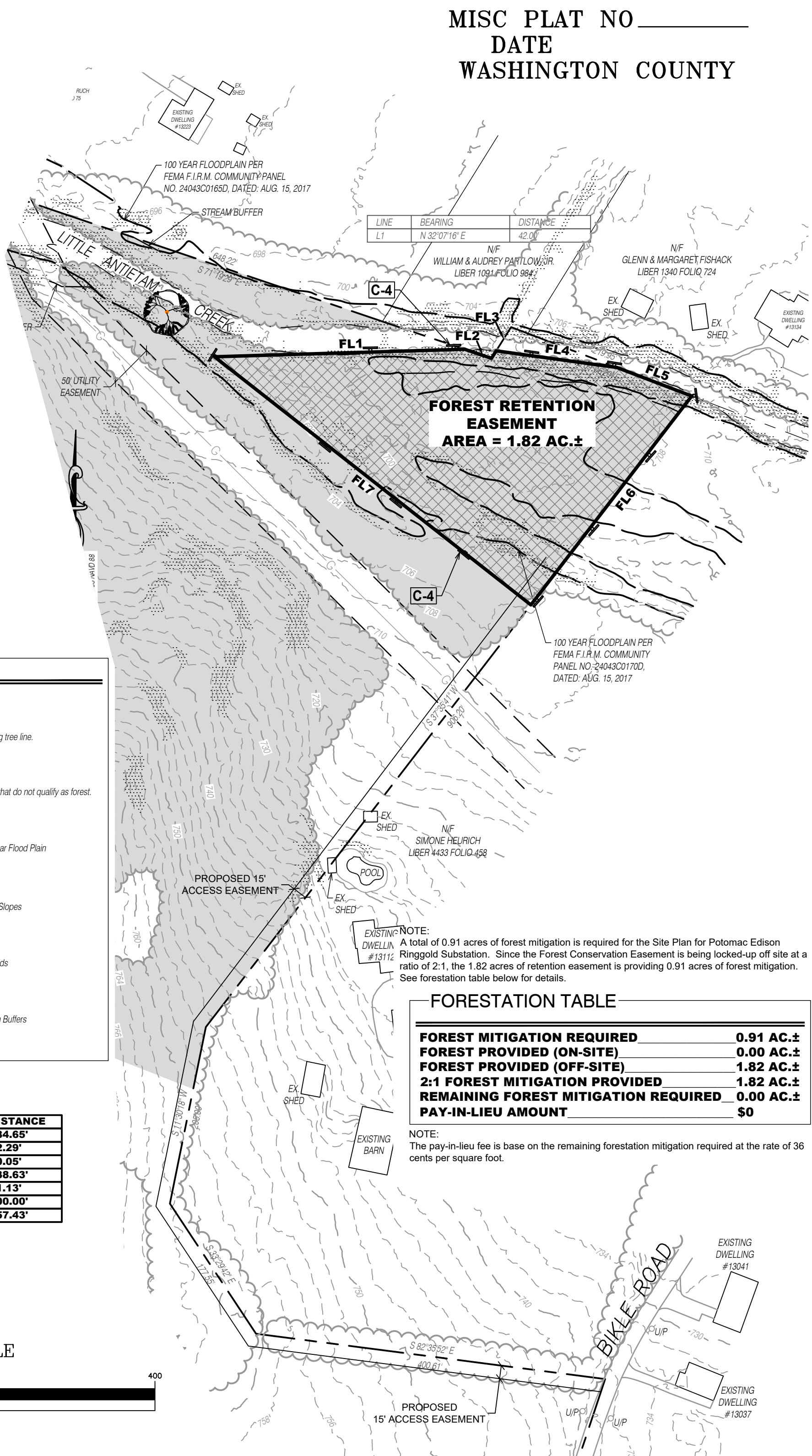
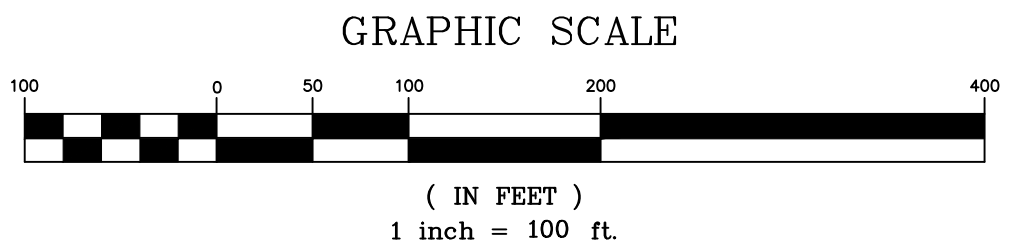
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FOREST CONSERVATION WORKSHEET 2.2

NET TRACT AREA	
A. Total Tract Area.....	= 5.27 Ac.
B. Deductions.....	= 0.00 Ac.
C. Net Tract Area.....	= 5.27 Ac.
LAND USE CATEGORY - IDA	
D. Afforestation Threshold ( Net Tract Area x 15% ).....	= 0.79 Ac.
E. Conservation Threshold ( Net Tract Area x 20% ).....	= 1.05 Ac.
EXISTING FOREST COVER	
F. Existing Forest Cover within the Net Tract Area.....	= 0.12 Ac.
G. Area of Forest Above Conservation Threshold.....	= 0.00 Ac.
BREAK EVEN POINT	
H. Break Even Point.....	= 0.12 Ac.
I. Forest Clearing Permitted Without Mitigation.....	= 0.00 Ac.
PROPOSED FOREST CLEARING	
J. Total Area of Forest to be Cleared.....	= 0.12 Ac.
K. Total Area of Forest to be Retained.....	= 0.00 Ac.
PLANTING REQUIREMENTS	
L. Reforestation for Clearing Above the Conservation Threshold.....	= 0.00 Ac.
M. Reforestation for Clearing Below the Conservation Threshold.....	= 0.24 Ac.
N. Credit for Retention above the Conservation Threshold.....	= 0.00 Ac.
P. Total Reforestation Required.....	= 0.24 Ac.
Q. Total Afforestation Required.....	= 0.67 Ac.
R. Total Planting Requirement.....	= 0.91 Ac.
or 39,639.60 S.F.	



LINE	BEARING	DISTANCE
FL1	N 88°16'17" E	284.65'
FL2	S 71°19'29" E	32.29'
FL3	N 32°07'16" E	10.05'
FL4	S 82°10'16" E	138.63'
FL5	S 69°06'20" E	91.13'
FL6	S 37°35'41" W	300.00'
FL7	N 51°56'49" W	457.43'



FORESTATION TABLE

FOREST MITIGATION REQUIRED	0.91 AC.±
FOREST PROVIDED (ON-SITE)	0.00 AC.±
FOREST PROVIDED (OFF-SITE)	1.82 AC.±
2:1 FOREST MITIGATION PROVIDED	1.82 AC.±
REMAINING FOREST MITIGATION REQUIRED	0.00 AC.±
PAY-IN-LIEU AMOUNT	\$0

NOTE: The pay-in-lieu fee is based on the remaining forestation mitigation required at the rate of 36 cents per square foot.

FSA

FREDERICK SEIBERT & ASSOCIATES, INC.

CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS

128 SOUTH POTOMAC STREET  
HAGERSTOWN, MD 21740  
301.791.8600

20 WEST BALTIMORE STREET  
GREENCASTLE, PA 17225  
717.597.1007

505 SOUTH HANOVER STREET  
CARLEISLE, PA 17013  
717.597.1811

6301 SPRING ROAD  
SHERMANS DALE, PA 17360  
717.567.8860

RINGGOLD SUBSTATION

SITUATE ALONG THE WESTERN SIDE OF BIKLE ROAD  
NORTH OF SMITHSBURG PIKE MD ROUTE 64

WASHINGTON COUNTY, MARYLAND

PROJECT NO. 7099.6	
DWN BY DWH	DATE 06-05-2020
PROJECT MANAGER	EMAIL
TAX MAP GRID-PARCEL 0040-0002-0040	
SCALE 1" = 100'	
SHEET TITLE	

FOREST RETENTION EASEMENT PLAT

C-102

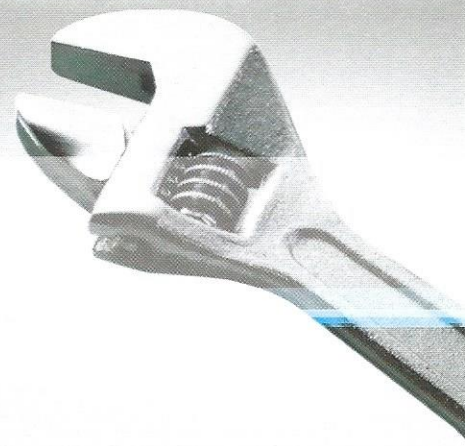
SHEET 2 OF 2

OWNER:  
VIXEN HOLLOW, LLC  
16039 CLOVERTON LN.  
WILLIAMSPORT, MD 21795



# ADKINS AUTOMOTIVE LLC

EZ-DUMPER & AMSOIL DEALER



September 22, 2020

Washington County Permitting  
80 West Baltimore Street  
Hagerstown, MD 21740

RE: Business Concept Plan

Dear Mr. Holloway:

Attached is a copy of the business concept plan that we're proposing for the property located at 21036 National Pike, Boonsboro, MD 21713 (currently known as Family Rec Center) being purchased by Jason Adkins and Tanya Phillips as owners of JTA Investments LLC.

We would like to move Adkins Automotive LLC operations to this location. The intent of the mini golf and the go-carts will be to reopen at a later date due to the failure of maintenance that needs to be completed from the previous operators that leased the property. The primary focus of this property will be to begin the operation of Adkins Automotive LLC.

We would like to be a part of the November meeting. This property will ultimately be known as "Adkins Business Park".

Respectfully,

Jason Adkins  
President of Adkins Automotive LLC



9920 CRYSTAL FALLS DRIVE  
HAGERSTOWN, MD 21740

240.347.4383  
888.550.9139  
WWW.ADKINSAUTO.NET



A hand-drawn site plan on graph paper. The plan shows a property with several buildings and areas. At the top, there is a long building labeled 'CUB HOUSE'. Below it, a 'TRUCK LOT' is indicated. To the right of the cub house, there is a parking area with the text 'POT POT 2 COURSES IN OUR 2 RATES'. Below the cub house, there is a 'CARELIGHT TRUCK SHOP' and a 'PARKING LOT'. In the center, there is an 'OFFICE' building. To the left of the office, there is a 'FINE TRUCK STOP' and a 'GO KART SMALL TRACK'. To the right of the office, there is a 'GO KART LARGE TRACK'. At the bottom right, there is a 'SEPTIC FIELD' and a 'FLOWERS' area. The plan is bordered by 'OPEN FIELD' on the left and right sides. A 'PARKING ?' label is at the top left. A 'ADAMS BUSINESS PARK SIGN' is at the bottom right. The drawing includes various lines, arrows, and decorative elements like clouds and trees.

A hand-drawn site plan on graph paper. The plan shows a property with several buildings and areas. At the top, there is a long building labeled 'CUB HOUSE'. Below it, a 'TRUCK LOT' is indicated. To the right of the cub house, there is a parking area with the text 'POT POT 2 COURSES IN OUR 2 RATES'. Below the cub house, there is a 'TRUCK SHOP' and a 'PARKING LOT'. In the center, there is an 'OFFICE' building. To the left of the office, there is a 'FINE TRUCK' area. Below the office, there is a 'GO KART SMALL TRACK' area. To the right of the office, there is a 'SEPTIC FIELD' area. At the bottom, there is a 'GO KART LARGE TRACK' area. The plan is bordered by 'OPEN FIELD' on the left and right sides. A 'ADAMS BUSINESS PARK SIGN' is located on the right side. The top of the plan is decorated with a row of small, stylized trees or bushes.

A hand-drawn site plan on graph paper. The plan shows a property with several buildings and areas. At the top, there is a long building labeled 'CUB HOUSE'. Below it, a 'TRUCK LOT' is indicated. To the right of the cub house, there is a parking area with the text 'POT POT 2 COURSES IN OUR 2 RATES'. Below the cub house, there is a 'TRUCK SHOP' and a 'PARKING LOT'. In the center, there is an 'OFFICE' building. To the left of the office, there is a 'FINE TRUCK' area. Below the office, there is a 'GO KART SMALL TRACK' area. To the right of the office, there is a 'SEPTIC FIELD' area. At the bottom, there is a 'GO KART LARGE TRACK' area. The plan is bordered by 'OPEN FIELD' on the left and right sides. A 'PARKING ?' label is at the top left. A 'ADJACENT BUSINESS PARKING SIGN' is at the bottom right.

A hand-drawn site plan on graph paper. The plan shows a property with several buildings and areas. At the top, there is a long building labeled 'CUB HOUSE'. Below it, a 'TRUCK LOT' is indicated. To the right of the cub house, there is a parking area labeled 'POT POT' and '2 COURSES IN OUR 2 RATES'. A 'PARKING LOT' is also labeled. In the center, there is a building labeled 'OFFICE'. To the left of the office, there is a 'TRUCK SHOP' and a 'FINE TRUCK' area. At the bottom, there is a 'SEPTIC FIELD' and an 'OPEN FIELD'. A 'BUSINESS PARK SIGN' is located on the right side. The plan also includes a 'TRUCK' area and a 'TRUCK SHOP' area. The entire plan is drawn on a grid background.

A hand-drawn site plan on graph paper. The plan shows a property with several buildings and areas. At the top, there is a long building labeled 'CUB HOUSE'. Below it, a 'TRUCK LOT' is indicated. To the right of the cub house, there is a parking area with 'POT' and 'POT' written, and '2 COURSES IN OUR GRATES'. A 'PARKING LOT' is also labeled. In the center, there is a building labeled 'OFFICE'. To the left of the office, there is a 'TRUCK SHOP' and a 'FINE TRUCK SHOP'. Below the office, there is a 'GO KART SMALL TRACK' and a 'GO KART LARGE TRACK'. To the right of the office, there is a 'SEPTIC FIELD' and a 'FLOWERS' area. At the bottom, there is an 'OPEN FIELD' and a 'PARKING ?' area. The plan is surrounded by a decorative border of small circles.

A hand-drawn site plan on graph paper. The plan shows a property with several buildings and areas. At the top, there is a long building labeled 'CUB HOUSE'. Below it, a 'TRUCK LOT' is indicated. To the right of the cub house, there is a parking area with the text 'POT POT 2 COURSES IN OUR 2 RATES'. Below the cub house, there is a 'CARELIGHT TRUCK SHOP'. To the left of the truck shop, there is a 'FINE TRUCK STOP' (dashed outline). In the center, there is an 'OFFICE' building. Below the office, there is a circular area labeled 'GO KART SMALL TRACK'. To the right of the office, there is a 'SEPTIC FIELD'. At the bottom, there is a 'GO KART LARGE TRACK'. The plan is bordered by 'OPEN FIELD' on the left and right. A 'PARKING LOT' is labeled near the office. A 'BUSINESS PARKING SIGN' is indicated on the right side. The top of the plan has a decorative border with a repeating pattern of small circles.

A hand-drawn site plan on graph paper. The plan shows a property with several buildings and areas. At the top, there is a long building labeled 'CUB HOUSE'. Below it is a 'TRUCK LOT' and a 'CARELIGHT TRUCK SHOP'. To the right of the 'CUB HOUSE' is a 'PARKING LOT' with '2 COURSES IN OUR PRICES' written nearby. In the center is an 'OFFICE' building. To the left of the office is a 'FINE TRUCK SHOP' (dashed outline) and a 'GO KART SMALL TRACK'. To the right of the office is a 'SEPTIC FIELD' and a 'FLOWERS' area. At the bottom, there is an 'OPEN FIELD' and a 'PARKING ?' area. The plan is bordered by 'OPEN FIELD' on the left and right. A decorative border of small circles runs along the top edge.

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A hand-drawn site plan on graph paper. The plan shows a property with several buildings and areas. At the top, there is a long building labeled 'CUB HOUSE'. Below it is a 'TRUCK LOT' and a 'CARELIGHT TRUCK SHOP'. To the right of the 'CUB HOUSE' is a 'PARKING LOT' with '2 COURSES' and 'IN OUR PRICES'. Below the 'CARELIGHT TRUCK SHOP' is a 'FINE TRUCK SHOP'. In the center is an 'OFFICE' building. To the left of the 'OFFICE' is a 'GO KART SMALL TRACK' and a 'GO KART LARGE TRACK'. To the right of the 'OFFICE' is a 'SEPTIC FIELD' and a 'FIREWORKS' area. At the bottom, there are two 'OPEN FIELD' areas. The plan also includes a 'PARKING ?' area at the top left and a 'PARKING LOT' on the right side. The entire plan is enclosed in a rectangular border with a decorative top edge.

A hand-drawn site plan on graph paper. The plan shows a property with several buildings and areas. At the top, there is a long building labeled 'CUB HOUSE'. Below it, a 'TRUCK LOT' is indicated. To the right of the cub house, there is a parking area labeled 'POT POT' and '2 COURSES IN OUR GRATES'. A 'PARKING LOT' is also labeled. In the center, there is a building labeled 'OFFICE'. To the left of the office, there is a 'TRUCK SHOP' and a 'FINE TRUCK' area. At the bottom, there is a 'SEPTIC FIELD' and an 'OPEN FIELD'. A 'BUSINESS PARK SIGN' is located on the right side. The plan also includes a 'TRUCK LOT' and a 'TRUCK SHOP'.