



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

WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING
January 9, 2017, 7:00 PM
WASHINGTON COUNTY ADMINISTRATION BUILDING
100 WEST WASHINGTON STREET
2ND FLOOR, ROOM 255

CALL TO ORDER AND ROLL CALL

MINUTES

1. December 5, 2016 Planning Commission regular meeting *

NEW BUSINESS

PRELIMINARY CONSULTATIONS

1. Pharmacy/Drug Store – Jefferson Boulevard (PC-16-001) – Concept plan for a proposed pharmacy/drug store located at the intersection of Jefferson Boulevard and Mapleville Road; Zoning: BL (Business Local); Planner: Lisa Kelly *

SITE PLANS

1. Container Homes of Maryland (SP-16-041) – Site plan for Container Homes of Maryland located along the east side of Black Rock Road; Zoning: RV (Rural Village); Planner: Cody Shaw *
2. Emerald Pointe PUD Commercial Area (SP-16-014) – Site plan for the Emerald Pointe PUD commercial area located northeast of the intersection of Marsh Pike and Leitersburg Pike on 8.32 acres; Zoning: RT(PUD) – Residential Transition, Planned Unit Development; Planner: Lisa Kelly *

OTHER BUSINESS

1. Rosewood PUD Revised Development Plan Determination (DP-16-001) – Revision to the previously approved Rosewood PUD Development Plan (DP-15-001 and DP-12-001) for property located along the northwest side of Robinwood Drive; Request by developer to determine if the proposed change is a minor or a major change; Zoning: RS(PUD) – (Residential Suburban Planned Unit Development); Planner: Tim Lung *
2. Update of Staff Approvals – Tim Lung

CLOSED SESSION

To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, and/or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction.

ADJOURNMENT

UPCOMING MEETINGS

1. Monday, January 23, 2017, 3:00 p.m., Washington County Planning Commission workshop meeting, Washington County Administration Building, 100 W. Washington Street, Room 255, Hagerstown, Maryland
2. Monday, February 6, 2017, 7:00 p.m., Washington County Planning Commission regular meeting, Washington County Administration Building, 100 W. Washington Street, Room 255, Hagerstown, Maryland
3. Monday, February 13, 2017, 7:00 p.m., Washington County Planning Commission workshop meeting, Washington County Administration Building, 100 W. Washington Street, Room 255, Hagerstown, Maryland

**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 240-313-2435 Voice/TDD, to make arrangements no later than ten (10) 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

M A R Y L A N D

DIVISION OF

ENGINEERING & CONSTRUCTION MANAGEMENT

PLAN REVIEW | PERMITTING | ENGINEERING | CONSTRUCTION

PRELIMINARY CONSULTATION DISTRIBUTION

TO: Washington County Health Dept.
Washington County ECM Engineering
Washington County PR Engineering
Washington County DEM-Engineering Services
Washington County Soil Conservation District
City of Hagerstown Utilities
Maryland State Highway Administration
Washington County Emergency Services
Potomac Edison
Verizon
Washington County Grid Technician
Washington County Sheriff's Dept.
Smithsburg Fire Department

FROM: Lisa Kelly

DATE: November 10, 2016

RE: Preliminary Consultation
PC-16-001 – Pharmacy/Drugstore – Jefferson Blvd.

Please find attached the preliminary consultation for the above referenced project.

LAK/msb

Attachment

**Cc: Tim Lung, Deputy Director, ECM -Plan Review
Frederick, Seibert & Associates, Inc.
Bowman Cavetown LLC, Owner/Developer**

**PRELIMINARY CONSULTATION
PC-16-001 – PHARMACY – DRUGSTORE – JEFFERSON BLVD.**

A preliminary consultation was held on Thursday, November 10, 2016 at 1:30 p.m. in the offices of the Washington County Division of Engineering & Construction Management (ECM) - Department of Plan Review, 80 West Baltimore Street, Hagerstown, Maryland. A concept plan was presented for a proposed Pharmacy/Drug Store situated at the intersection of Jefferson Blvd. (MD 64) and Mapleville Rd (MD 66). Currently the zoning is BL (Business Local).

Present and participating in the consultation were: Lisa Kelly, Senior Planner, Mark Stransky, Plan Reviewer & Flood Plain Manager, Gail Abbott, Plan Reviewer, Mist Brandenburg, Sr. Office Associate, Washington County Division of ECM-Plan Review Department; Gary Johnson, Washington County Soil Conservation District; Kim Ridenour & Ed Norman City of Hagerstown Utilities; Mark McKenzie, Maryland State Highway Administration; Dave Trostle, Frederick, Seibert & Associates, Inc., Consultant; Rob Ferree & Dan Hockman, Owner/ Developer.

WASHINGTON COUNTY SOIL CONSERVATION DISTRICT

Mr. Gary Johnson was present and provided the following comments. He stated that a Soils Map and supporting documentation would be required, per comments from Ms. Dee Price.

WASHINGTON COUNTY HEALTH DEPARTMENT

This plan was sent to the Washington County Health Dept. for review; however, they have no comments at this time.

CITY OF HAGERSTOWN UTILITIES

Mr. Ed Norman and Ms. Kim Ridenour were present and provided the following comments. Mr. Norman stated that everything being proposed appears to fit closely with the proposed concept and there should be no significant problems. He confirmed that in accordance with regulations of the Maryland State Fire Marshal, no sprinkler system would be required in this building. Mr. Ferree stated that Rite Aide recently submitted a plan showing a smaller foot print than had initially been submitted. Mr. Norman commented that this would make the use more compatible with the 400 gallon/day existing water allocation. He confirmed that the water main is 1 inch in diameter and further stated that the pressure is adequate at the current meter settings of 28 –30 psi; it measured 9 gallons/ minute when tested. Ms. Ridenour stated that a 5/8 inch water meter would be required and she reiterated that water usage could not exceed 400 gallons / day.

WASHINGTON CO. PLAN REVIEW & PERMITTING 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 stated that she would be providing 'Draft' comments due to a number of questions she had and the possibility that some of the comments would not be applicable after this meeting. Her 'Draft' comments were as follows:

1. ITE (881) predicts peak hour trips of 38 (AM) and 111(PM). A Traffic Impact Study will be required.

2. MD 66 is classified as a Major Collector in the County's Comprehensive Plan. County standards require 300' between access points. 190' is shown on the Concept plan. However, it does appear that sight distance could be an issue if the driveway is moved to the south to increase access spacing.
3. State Highway Administration (SHA) will need to approve the proposed main driveway entrance and any entrance improvements on MD 66.
4. Sight distance needs to be verified for all access driveways.
5. County commercial driveway standards will be required for Paden Avenue access.
6. Paden Avenue is inadequate in both width and the MD 66 / Paden Avenue intersection and will require mitigation.
7. Previous meetings between the County and the developer for this site discussed layout changes to Paden Avenue (cul-de-sac or intersection re-alignment with MD 66). What is the status of these plans with this project?
8. The County will not support a major commercial development on this parcel without an improvement to the MD 66 /Paden Avenue intersection.
9. The developer is encouraged to approach and begin working with affected neighbors as soon as possible regarding any changes to Paden Avenue.
10. The developer will be required to take the lead in advocating for and implementing changes to Paden Avenue.
11. If the cul-de-sac improvement option is chosen, several items should be noted;
 - a. This option would involve vacating County Right of Way (ROW). This process will involve the County Commissioners. The County recommends that a public meeting be conducted to allow any issues with this option to be discussed and resolved.
 - b. The County will not advocate for this option, however the County does not necessarily object as long as any issues involving any affected neighbors are adequately addressed.

Storm Water Management

12. No Storm Water Management (SWM) is shown or considered on the Concept Plan.
13. Are there any sensitive areas on the site?
14. Storm water drains toward SHA ROW. SHA Hydrology & Hydraulics (H&H) review may be required.
15. SW quantity management may be an issue (12" pipe). What storm will SHA require management?

16. The County encourages above ground SWM. Justification for underground SWM will be required.

17. Could any pavement be reduced to provide room for SWM?
Other

18. Good drainage will be required for the wall since it is located at the low end of the site.

Additional Notes from the Preliminary Consultation Meeting held 11/10/16;

19. The access connection to Paden Avenue may or may not be necessary. It will be discussed with the tenant.

20. Previously, Paden Avenue residents were concerned about increased traffic and Paden Avenue being used as a cut through.

21. Sight distance could be an issue if re-alignment of Paden Avenue is chosen.

22. The traffic study may analyze the site traffic both with and without a Paden Avenue access.

MARYLAND STATE HIGHWAY ADMINISTRATION

Mr. Mark McKenzie was present and provided the following comments. Mr. McKenzie stated that the State Highway Administration (SHA) would work with Washington County Plan Review Dept. to complete a Traffic Study and Scope and would require 6 copies of the study be sent to SHA. If the intersection of Paden Ave. and Route 66 is considered as an access point, SHA would require that it be improved to their Commercial Standards. Currently their minimum requirement is 25 ft. from edge of gutter to edge of gutter. SHA would also require a stormwater review. Mr. Trostle commented that currently there is a 12 in. stormwater pipe on the property. Mr. McKenzie stated that the current SHA requirement is an 18 in. stormwater pipe. He added that the site would also be required to undergo an SHA Landscape Division Review to ensure that it was not included in the areas proposed for planting.

WASHINGTON COUNTY SHERIFF'S DEPARTMENT

The following written comments were provided by Sheriff Doug Mullendore, a copy of which is attached to this summary. "I have reviewed the plans for the Pharmacy / Drugstore off of Paden Ave, Smithsburg, PC-16-001. As long as the entrance and exit is off of Paden Ave. I am good with what is proposed. I didn't see any other entrances or exits."

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

Ms. Lisa Kelly was present and provided the following comment. Ms. Kelly stated that a Site Plan would be required to be submitted to the Washington County Plan Review Department. She further stated that lighting and landscaping would be closely scrutinized due to the residences located around the property. Additionally, she stated that consideration should be given to relocating the dumpster due to single family homes in the vicinity; if it is not relocated then screening should be installed. An additional Payment in Lieu fee, which was not covered by the requirements of the Unmanned Fueling Station Site Plan, would be required for the acreage added to the plan.

The minutes will be prepared for the January 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 cursive script that reads "Lisa Kelly". The signature is written in black ink and is positioned above the printed name and title.

Lisa Kelly
Senior Planner

LAK/msg
Attachments



Washington County

M A R Y L A N D

DIVISION OF
ENGINEERING & CONSTRUCTION MANAGEMENT
PLAN REVIEW | PERMITTING | ENGINEERING | CONSTRUCTION

November 10, 2016

Dave Trostle
FSA Inc.
128 South Potomac Street
Hagerstown, MD 21740

Re: Pharmacy / Drug Store – Jefferson Blvd (PC-16-001)

Dear Dave,

I have reviewed the above-referenced Preliminary Concept plan and am providing the following comments for consideration:

Traffic Issues, Circulation, Driveways, etc.

1. ITE (881) predicts peak hour trips of 38 (AM) and 111 (PM). A Traffic Impact Study will be required.
2. MD 66 is classified as a Major Collector in the County's Comprehensive Plan. County standards require 300' between access points. 190' is shown on the Concept plan. However, it does appear that sight distance could be an issue if the driveway is moved to the south to increase access spacing.
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20. Previously, Paden Avenue residents were concerned about increased traffic and Paden Avenue being used as a cut through.
21. Sight distance could be an issue if re-alignment of Paden Avenue is chosen.
22. The traffic study may analyze the site traffic both with and without a Paden Avenue access.

Please contact me if you have any questions.

Respectfully,

Gail C. Abbott

Gail Abbott, PE, CFM
Plan Reviewer
Plan Review Department

Kelly, Lisa

From: Mullendore, Doug
Sent: Wednesday, October 12, 2016 3:47 PM
To: Kelly, Lisa
Subject: PC-16-001

Lisa,

I have reviewed the plans for the Pharmacy/Drug Store off of Paden Ave, Smithsburg, PC-16-001. As long as the entrance and exit is off of Paden Ave. I am good with what is proposed. I didn't see any other entrances or exits. Thanks for the opportunity to review and comment.

Sheriff Doug Mullendore
Washington County Sheriff's Office
500 Western Maryland Parkway
Hagerstown, Maryland 21740
Email: dmullendore@washco-md.net
Phone: 240-313-2101
Fax: 240-313-2105

Kelly, Lisa

From: Kimmy Armstrong -DHMH- [kimmy.armstrong@maryland.gov]
Sent: Wednesday, October 12, 2016 8:42 AM
To: Kelly, Lisa
Subject: PC-16-001

re:
PC-16-001
We have no comments.
Kimmy Armstrong

--
Kimmy Armstrong, REHS
Washington County Health Dept.
Div. of Env. Health
1302 Pennsylvania Ave.
Hagerstown, MD 21740
240-313-3426

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 CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
 128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740
 101 NORTH HANOVER STREET, GREENSBORO, PENNSYLVANIA 17225
 100 WEST BALKANCE STREET, PENNSYLVANIA 17113
 (301) 414-4478
 www.fredrick.com
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 (771) 791-0007

S EIBERT & ASSOCIATES, INC.
 @ 2016

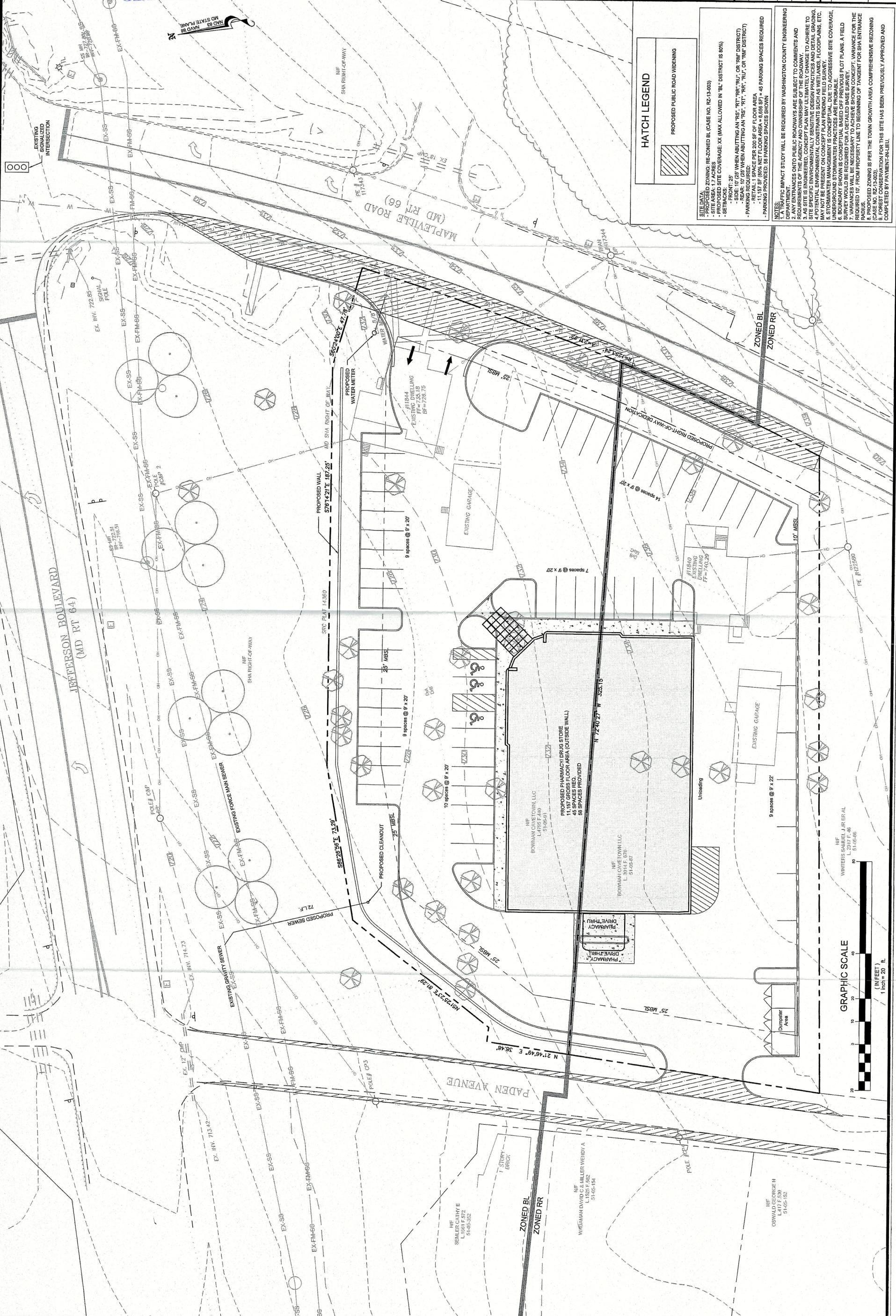
DEC 16 2016

MARK	DESCRIPTION	DATE

Concept Plan For Pharmacy/ Drug Store
 Shiloh South of Jefferson Blvd (MD-64)
 Hagerstown
 WASHINGTON COUNTY, MARYLAND
 Client:
 Bowman Cavetown LLC
 12228 Governor Lane Blvd, Suite 302, Williamsport, MD
 301-223-1093

PROJECT NO:	6086
CAD DWG FILE:	Pharmacy Concept
DWG BY:	BAW
DATE:	09-26-2016
CHK BY:	
DATE:	2016
DIST:	51-05-91
ELECTION DIST:	07
TAX MAP:	
SCALE:	1" = 20'

PHARMACY CONCEPT PLAN
 SHEET 1 OF 1
 C-101



HATCH LEGEND
 PROPOSED PUBLIC ROAD WIDENING

SITE DATA:
 - PROPOSED ZONING: RE-ZONED BL (CASE NO. RZ-14-003)
 - SITE AREA: 1.7 ACRES
 - PROPOSED SITE COVERAGE: XX (MAX ALLOWED IN "BL" DISTRICT IS 80%)
 - SETBACKS:
 - FRONT: 25'
 - SIDE: 10' @ 65' WHEN ABUTTING AN "RS", "RT", "RR", "RU", OR "RM" DISTRICT
 - PARKING REAR: 10' @ 25' WHEN ABUTTING AN "RS", "RT", "RR", "RU", OR "RM" DISTRICT
 - RETAIL: 1 SPACE PER 200 SF OF FLOOR AREA
 - 11,157 SF 80% NET FLOOR AREA = 6,686 SF = 46 PARKING SPACES REQUIRED
 - PARKING PROVIDED: 58 PARKING SPACES SHOWN

NOTES:
 1. A TRAFFIC IMPACT STUDY WILL BE REQUIRED BY WASHINGTON COUNTY ENGINEERING DEPARTMENT.
 2. ALL CHANGES ONTO PUBLIC ROADWAYS ARE SUBJECT TO COMMENTS AND APPROVAL BY THE WASHINGTON COUNTY ENGINEERING DEPARTMENT.
 3. AS THIS SITE IS ENGINEERED, CONCEPT PLAN MAY ULTIMATELY CHANGE TO ADHERE TO SITE SPECIFIC ENVIRONMENTALLY SENSITIVE DESIGN PRACTICES AND DETAIL GRADING.
 4. POTENTIAL ENVIRONMENTAL CONSTRAINTS SUCH AS WETLANDS, FLOODPLAINS, ETC.
 5. STORMWATER MANAGEMENT CONCEPTS INCLUDING FIELD SURVEY, UNDERGROUND STORMWATER PRACTICES ARE PROBABLE.
 6. BOUNDARY SHOWN IS CONCEPTUAL BASED OFF PREVIOUS PLOT PLANS. A FIELD SURVEY SHOULD BE REQUIRED FOR A DETAILED BASE SURVEY.
 7. WETLANDS WERE IDENTIFIED BY FIELD SURVEY. VARIANCE FOR THE REQUIRED 10' FROM PROPERTY LINE TO BEGINNING OF TANGENT FOR SPA ENTRANCE RADIUS.
 8. PROPOSED ZONING IS PER THE TOWN GROWTH AREA COMPREHENSIVE REZONING.
 9. FOREST CONSERVATION FOR THIS SITE HAS BEEN PREVIOUSLY APPROVED AND COMPLETED BY PAYMENT-IN-LIEU.



WINTERS SAMUEL JUR ET AL
 L. 2317 F. 46
 51-05-06



**DIVISION OF ENGINEERING & CONSTRUCTION MANAGEMENT
PLAN REVIEW DEPARTMENT**

Washington County Administrative Annex
80 West Baltimore Street
Hagerstown, Maryland 21740-6003
Telephone/TDD 240-313-2460
Fax: 240-313-2461

Hearing Impaired CALL 7-1-1 for Maryland Relay

S I T E P L A N S T A F F R E P O R T

BASE INFORMATION

SITE NAME....: CONTAINER HOMES OF MARYLAND
NUMBER.....: SP-16-041

OWNER.....: BEEMAN CARL
LOCATION....: BLACK ROCK ROAD E/S
DESCRIPTION.: SITE PLAN FOR CONTAINER HOMES OF MARYLAND rev 1

ZONING.....: RV RURAL VILLAGE
COMP PLAN...: RV Rural Village
PARCEL.....: 05920001600REM
SECTOR.....: 2
DISTRICT....: 16

TYPE.....: CM
GROSS ACRES.: 2.20
DWEL UNITS..: 0
TOTAL LOTS..: 0
DENSITY.....: 0 UNITS PER ACRE

PLANNER.....: CODY SHAW
SURVEYOR....: FREDERICK SEIBERT & ASSOCIATES
RECEIVED....: 10/27/2016

FOREST REVIEW FEE.....:\$0.00
DEVELOPMENT REVIEW FEE..:\$800.00

SITE ENGINEERING

	WATER	SEWER
METHOD.....	PRIVATE	PRIVATE
SERVICE AREA.....	N/A	N/A
PRIORITY.....	7	7
NEW HYDRANTS.....	0	
GALLONS PER DAY SEWAGE...	0	
SEWER PLANT.....		

STORM WATER MANAGMT TYPE.: EXEMPT
DRAIN DIRECTION.....: E
FLOOD ZONE.....: A
WETLANDS.....: N
TOPOGRAPHY.....: MOSTLY FLAT
BEDROCK.....: —
VEGETATION.....: Forest; tree screening

SITE DESIGN

IMPERVIOUS SURFACE PLANNED...: 4% BUFFER DESIGN MEETS REQUIREMENTS.: Y
 IMPERVIOUS MAXIMUM ALLOWED...: *N/A* LANDSCAPING MEETS REQUIREMENTS...: Y
 LIGHTING PLAN MEETS REQUIREMENTS.: Y
 OPEN SPACE AREA PLANNED-AC...: 0 PEDESTRIAN ACCESS IS ADEQUATE...: N
 OPEN SPACE MINIMUM ALLOWED...: 0 BUS ROUTE WITHIN WALKING DIST...: N
 TOTAL PARKING SPACES PLANNED.: 3 LOADING AREAS MEET REQUIREMENTS.: Y
 PARKING SPACES-MINIMUM REQD.: 3
 PARKING SPACES/DWELLING UNIT.: 0
 RECREATIONAL VEHICLE PARKING.: N

RESIDENTIAL AMENITY PLANS...: N/A

SOLID WASTE DISPOSAL PLANS...: STORED INSIDE; PRIVATE HAULER
 MATERIALS STORED ON SITE...: CONTAINER HOMES

COMMUNITY FACILITIES

	ELEM	MID	HI
SCHOOL NUMBER CODE	20	5	6
PUPIL YIELD	0	0	0
CURRENT ENROLLMENT	0	0	0
MAXIMUM CAPACITY	0	0	0

PROPOSED NEW ROAD NAMES

- 1 *N/A*
 - 2
 - 3
 - 4
 - 5
 - 6
 - 7
 - 8
 - 9
 - 10
- 

NUMBER OF ACCESS POINTS:1
 COUNTY HISTORIC INVENTORY SITE #: NOT HIST
 ON NATIONAL HISTORIC REGISTER : N

FIRE DISTRICT: 16 MILES TO STATION: *1.5*
 AMBULANCE DIST: 79 MILES TO STATION: *4.3*

COMMENTS:
 SITE PLAN FOR CONTAINER HOMES OF MARYLAND rev 1

FUNCTIONAL DESCRIPTION FOR THIS SITE IS FOR MODEL CONTAINER HOME DISPLAY. CUSTOMERS WILL LOOK AT TWO DIFFERENT CONTAINER HOME OPTIONS AND CHOOSE WHICH THEY WANT. HOMES ARE STATIONED AT A DIFFERENT SITE, AND WILL BE FITTED OUT ON THE CUSTOMERS PROPERTY. THIS SITE IS ALLOWED A MAXIMUM OF TWO SAMPLE CONTAINER HOMES, AND MANUFACTURING/CONSTRUCTION OF CONTAINER HOMES IS PROHIBITED AT THIS SITE. THIS SITE IS FOR DISPLAY OF MODEL HOMES ONLY.

SITE WILL HAVE ONE EMPLOYEE.

WATER AND SEWER SERVICE IS PROVIDED BY WELL AND SEPTIC.

HOURS OF OPERATION ARE MONDAY THROUGH SATURDAY 8AM - 5PM,
BY APPOINTMENT ONLY.

REQUIRED PARKING IS THREE SPACES, AND THREE SPACES HAVE
BEEN PROVIDED.

THERE IS NO REQUIRED LIGHTING FOR THE SITE.

SITE IS EXEMPT FROM FOREST CONSERVATION DUE TO BEING LESS
THAN 20,000 SQ FT OF DISTURBANCE.

SITE IS EXEMPT FROM STORMWATER MANAGEMENT DUE TO BEING LESS
THAN 5,000 SQ FT OF DISTURBANCE.

NO SIGNAGE IS PROPOSED WITH THIS SITE, THUS NONE IS
PROVIDED.



**DIVISION OF ENGINEERING & CONSTRUCTION MANAGEMENT
PLAN REVIEW DEPARTMENT**

Washington County Administrative Annex
80 West Baltimore Street
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Telephone/TDD 240-313-2460
Fax: 240-313-2461

Hearing Impaired CALL 7-1-1 for Maryland Relay

S I T E P L A N S T A F F R E P O R T

BASE INFORMATION

SITE NAME...: EMERALD POINTE PUD COMMERCIAL AREA
NUMBER.....: SP-16-014

OWNER.....: EMERALD POINTE INC.
LOCATION....: NORTHEAST SIDE OF INTERSECTION OF MARSH
DESCRIPTION.: SITE PLAN FOR PROPOSED COMMERCIAL AREA FOR

ZONING.....: RTPD RESIDENTIAL TRANSITION - PUD
COMP PLAN...: LD Low Density Residential
PARCEL.....: 0380109030000A
SECTOR.....: 1
DISTRICT....: 27

TYPE.....: CM
GROSS ACRES.: 8.32
DWEL UNITS..: 0
TOTAL LOTS..: 1
DENSITY.....: 0 UNITS PER ACRE

PLANNER.....: LISA KELLY
SURVEYOR....: FOX & ASSOCIATES INC
RECEIVED....: 04/13/2016

FOREST REVIEW FEE.....:\$0.00
DEVELOPMENT REVIEW FEE...:\$1,166.00

SITE ENGINEERING

	WATER	SEWER
METHOD.....	PUBLIC	PUBLIC
SERVICE AREA.....	HN	HN
PRIORITY.....	1	1
NEW HYDRANTS.....	0	
GALLONS PER DAY SEWAGE....	0	
SEWER PLANT.....		

STORM WATER MANAGMT TYPE.:
DRAIN DIRECTION.....:
FLOOD ZONE....: A
WETLANDS.....: N
TOPOGRAPHY....: FLAT
BEDROCK.....:
VEGETATION.....:

SITE DESIGN

IMPERVIOUS SURFACE PLANNED...: 52% BUFFER DESIGN MEETS REQUIREMENTS.: Y
 IMPERVIOUS MAXIMUM ALLOWED...: 0% LANDSCAPING MEETS REQUIREMENTS...: Y
 LIGHTING PLAN MEETS REQUIREMENTS.: Y
 OPEN SPACE AREA PLANNED-AC...: 0 PEDESTRIAN ACCESS IS ADEQUATE...: Y
 OPEN SPACE MINIMUM ALLOWED...: 0 BUS ROUTE WITHIN WALKING DIST...:
 TOTAL PARKING SPACES PLANNED.: 348 LOADING AREAS MEET REQUIREMENTS...: Y
 PARKING SPACES-MINIMUM REQ'D.: 340
 PARKING SPACES/DWELLING UNIT.: 0
 RECREATIONAL VEHICLE PARKING.: N

RESIDENTIAL AMENITY PLANS...: N/A

SOLID WASTE DISPOSAL PLANS...: DUMPSTER

MATERIALS STORED ON SITE...: N/A

COMMUNITY FACILITIES

	ELEM	MID	HI
SCHOOL NUMBER CODE	0	0	0
PUPIL YIELD	0	0	0
CURRENT ENROLLMENT	0	0	0
MAXIMUM CAPACITY	0	0	0

PROPOSED NEW ROAD NAMES

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10

NUMBER OF ACCESS POINTS: 2

COUNTY HISTORIC INVENTORY SITE #: NOT HIST
 ON NATIONAL HISTORIC REGISTER : N

FIRE DISTRICT: 27 MILES TO STATION: .5
 AMBULANCE DIST: 75 MILES TO STATION: 3

COMMENTS:

SITE PLAN FOR PROPOSED COMMERCIAL AREA FOR EXISTING EMERALD
 POINTE PUD REV 2

SENT COPY TO FRED NUGENT 5/16/2016



**ENGINEERS
SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS**

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

December 21, 2016

Washington County Plan Review & Permitting
80 West Baltimore Street
Hagerstown, Maryland 21740

Attention: Lisa Kelly, Planner

Re: Emerald Pointe Commercial Center Site Plan, SP-16-014

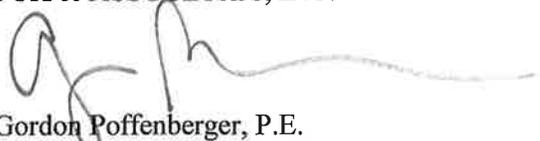
Dear Lisa,

Attached please find seven (7) copies of the relevant site plan sheets for the Planning Commission packets. As of this date, Ed Norman of City Water has signed the drawings and the originals will be going to Mark Bradshaw today. By the January P.C. meeting on 1/9/17, we should have all of the local agency approvals. That will leave only the Maryland State Highway Administration (MSHA) as the only outstanding agency. We are requesting that this project be presented to the Planning Commission on this date so we can request an approval contingent upon obtaining the MSHA access permit. The MSHA comments are mainly from the Highway Hydraulics Division (HHD). These comments can be addressed without impacting the site layout. The other MSHA agencies have approved the overall access geometry (lane lengths and widths, taper lengths, etc). The following is a brief description of the MSHA requested revisions & supporting information:

1. A reversal from the first review, the MSHA is requesting thermoplastic pavement markings.
2. MSHA is requesting a Sidewalk Maintenance Agreement since the sidewalk will be located within the MSHA right-of-way.
3. Obtain MDE permit. An application for this permit has been submitted.
4. Revise SWM to treat SHA runoff in the SHA right-of-way.
5. Revise previously submitted hydraulic model to existing MD60 culverts.

Please feel free to call me with any additional questions or concerns.

Sincerely,
FOX & ASSOCIATES, INC.



Gordon Poffenberger, P.E.
Director of Engineering

C: Paul Crampton, client
Jason Divelbiss, counsel
file

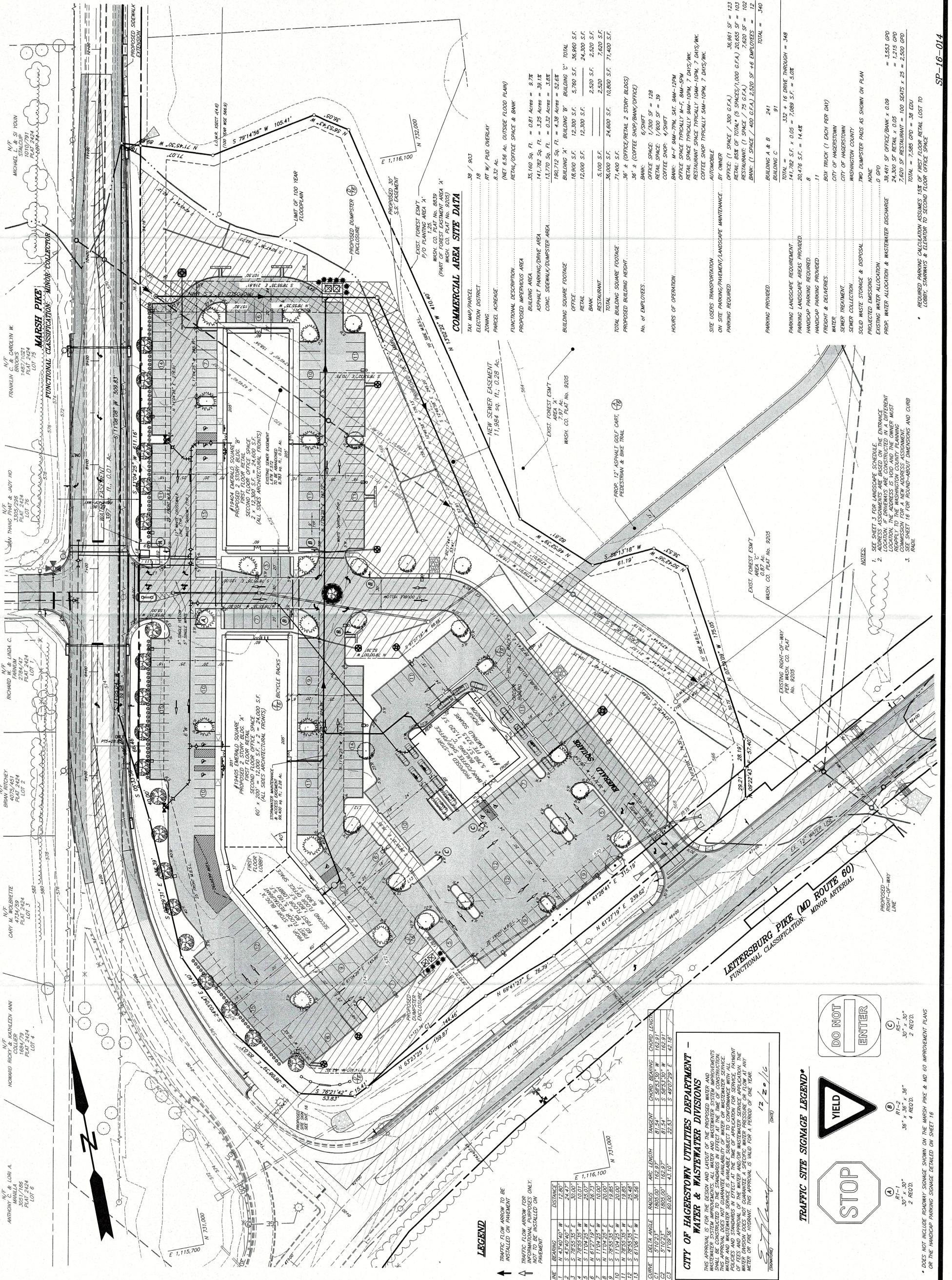
DATE	REVISION	BY

SITE PLAN
EMERALD POINTE P.U.D.
COMMERCIAL AREA
SITUATE AT THE INTERSECTION OF MD RT. 60, MARSH PIKE
WASHINGTON COUNTY, MARYLAND
ELECTION DISTRICT 18 (CHEWVILLE)

SCALE: 1"=40'
PROFESSIONAL CERTIFICATION
STATE OF MARYLAND
PROFESSIONAL ENGINEER
No. 11010
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 2088 - EXP. 08/12/2018

PROJECT NO. 14-31030
DRAWING NO. 0-5519
DATE: MARCH, 2014
DRAWN BY: G.S.P.
CHECKED BY: G.S.P.

SHEET 2 OF 38



COMMERCIAL AREA SITE DATA

FUNCTIONAL DESCRIPTION	AREA	AREA	PERCENTAGE
PROPOSED IMPERVIOUS AREA	35,160 Sq. Ft.	0.81 Acres	9.7%
ASPHALT PARKING/DRIVE AREA	141,782 Sq. Ft.	3.25 Acres	30.1%
CONC. SIDEWALK/DUMPSTER AREA	150,712 Sq. Ft.	4.38 Acres	52.6%
BUILDING SQUARE FOOTAGE	18,900 S.F.	5,780 S.F.	36,960 S.F.
OFFICE	12,000 S.F.	2,520 S.F.	24,300 S.F.
RETAIL	5,100 S.F.	2,520 S.F.	7,620 S.F.
BANK	18,900 S.F.	10,800 S.F.	71,400 S.F.
RESTAURANT	36,000 S.F.	24,600 S.F.	10,800 S.F.
TOTAL	71,400 S.F.	36,861 S.F.	123
TOTAL BUILDING SQUARE FOOTAGE	71,400 S.F.	20,655 S.F.	103
PROPOSED BUILDING HEIGHT	36' ± (OFFICE SHOP/BANK/OFFICE)	36' ± (OFFICE SHOP/BANK/OFFICE)	102
No. of EMPLOYEES	6/SHIFT	1,200 S.F. = 128	1,215 GPD
OFFICE SPACE	1,200 S.F. = 128	1,200 S.F. = 128	1,215 GPD
RETAIL SPACE	1,200 S.F. = 128	1,200 S.F. = 128	1,215 GPD
COFFEE SHOP	4/SHIFT	1,200 S.F. = 128	1,215 GPD
HOURS OF OPERATION	BY OWNER	1,200 S.F. = 128	1,215 GPD
SITE USERS TRANSPORTATION	BY OWNER	1,200 S.F. = 128	1,215 GPD
ON SITE PARKING/PAVEMENT/LANDSCAPE MAINTENANCE	BY OWNER	1,200 S.F. = 128	1,215 GPD
PARKING REQUIRED	BY OWNER	1,200 S.F. = 128	1,215 GPD
PARKING PROVIDED	BY OWNER	1,200 S.F. = 128	1,215 GPD
PARKING LANDSCAPE REQUIREMENT	BY OWNER	1,200 S.F. = 128	1,215 GPD
HANDICAP PARKING PROVIDED	BY OWNER	1,200 S.F. = 128	1,215 GPD
FREIGHT & DELIVERIES	BY OWNER	1,200 S.F. = 128	1,215 GPD
SEWER TREATMENT	BY OWNER	1,200 S.F. = 128	1,215 GPD
SEWER COLLECTION	BY OWNER	1,200 S.F. = 128	1,215 GPD
SOLID WASTE STORAGE & DISPOSAL	BY OWNER	1,200 S.F. = 128	1,215 GPD
PROTECTED EMISSIONS	BY OWNER	1,200 S.F. = 128	1,215 GPD
EXISTING WATER ALLOCATION	BY OWNER	1,200 S.F. = 128	1,215 GPD
PROP. WATER ALLOCATION & WASTEWATER DISCHARGE	BY OWNER	1,200 S.F. = 128	1,215 GPD
TOTAL	BY OWNER	1,200 S.F. = 128	1,215 GPD

NOTES:
1. SEE SHEET 1 FOR LANDSCAPE SCHEDULE.
2. ADDRESS ASSIGNMENTS ARE BASED ON THE ENTRANCE LOCATION. IF DRIVEWAYS ARE CONSTRUCTED IN A DIFFERENT LOCATION, THE ADDRESS IS VOID AND THE OWNER MUST COMMISSION FOR A NEW ADDRESS ASSIGNMENT.
3. SEE SHEET 16 FOR ROUNDABOUT DIMENSIONS AND CURB RADIUS.

ANTHONY & LORI A.
MANILLA
3031/186
FLAT 2424
LOT 6

HOWARD RICHY & KATHLEEN ANN
COLLER
1684/79
FLAT 2424
LOT 4

CARY M. WILBERTTE
FLAT 2424
LOT 3

BRIAN RITCHIEY
4075/451
FLAT 2424
LOT 2

RICHARD W. JANDA C.
FARMIN
2784/47
FLAT 2424
LOT 1

SAN THOMAS & JODY HD
LOT 76
LOT 75

MICHAEL L. & SI YOUN
STALCUP
1070/79
FLAT 2424
LOT 5

FRANKLIN C. & CAROLYN W.
FLAT 2424
LOT 74

N.W. & S.Y. YOUN
STALCUP
1070/79
FLAT 2424
LOT 5

EMERALD SQUARE
PROPOSED 2 STORY OFFICE SPACE
SECOND FLOOR OFFICE SPACE
2 x 12,000 S.F. = 24,000 S.F.
(ALL SIDES ARCHITECTURAL FRONTS)

EMERALD SQUARE
PROPOSED 2 STORY OFFICE SPACE
FIRST FLOOR OFFICE SPACE
2 x 12,000 S.F. = 24,000 S.F.
(ALL SIDES ARCHITECTURAL FRONTS)

EMERALD SQUARE
PROPOSED 2 STORY OFFICE SPACE
FIRST FLOOR OFFICE SPACE
2 x 12,000 S.F. = 24,000 S.F.
(ALL SIDES ARCHITECTURAL FRONTS)

EMERALD SQUARE
PROPOSED 2 STORY OFFICE SPACE
FIRST FLOOR OFFICE SPACE
2 x 12,000 S.F. = 24,000 S.F.
(ALL SIDES ARCHITECTURAL FRONTS)

TRAFFIC FLOW ARROW TO BE INSTALLED ON PAVEMENT

TRAFFIC FLOW ARROW FOR INFORMATIONAL PURPOSES ONLY. NOT TO BE INSTALLED ON PAVEMENT

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TRAFFIC FLOW ARROW FOR INFORMATIONAL PURPOSES ONLY. NOT TO BE INSTALLED ON PAVEMENT

LINE	BEARING	DISTANCE
L1	N 43°40'40" E	24.27'
L2	S 43°40'40" E	24.27'
L3	S 29°55'35" E	30.00'
L4	N 29°55'35" W	10.00'
L5	N 61°27'19" E	28.23'
L6	N 11°04'25" W	10.00'
L7	N 11°04'25" E	20.00'
L8	S 29°55'35" E	19.85'
L9	N 29°55'35" W	10.00'
L10	N 29°55'35" W	10.00'
L11	N 29°55'35" E	25.48'
L12	S 29°55'35" E	25.48'
L13	S 61°06'11" W	36.26'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH
C1	59°10'23"	1863.00'	162.97'	162.97'
C2	41°09'36"	60.00'	43.10'	42.18'

CITY OF HAGERSTOWN UTILITIES DEPARTMENT - WATER & WASTEWATER DIVISIONS
THIS APPROVAL IS FOR THE DESIGN AND LAYOUT OF THE PROPOSED WATER AND WASTEWATER SYSTEM IMPROVEMENTS. THE CITY ENGINEER'S OFFICE DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CITY ENGINEER'S OFFICE DOES NOT GUARANTEE THE AVAILABILITY OF WATER OR WASTEWATER SERVICE. WATER AND WASTEWATER SERVICE IS AVAILABLE SUBJECT TO CONFORMANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES. THE CITY ENGINEER'S OFFICE DOES NOT GUARANTEE A SPECIFIC WATER PRESSURE OR FLOW AT ANY METER OR FIRE TAPPING. THIS APPROVAL IS VALID FOR A PERIOD OF ONE YEAR.

TRAFFIC SITE SIGNAGE LEGEND
STOP
YIELD
DO NOT ENTER

1. 30' x 30' 2 REQ'D.
2. 30' x 30' 2 REQ'D.
3. 36" x 36" 4 REQ'D.

1. 30' x 30' 2 REQ'D.
2. 30' x 30' 2 REQ'D.
3. 36" x 36" 4 REQ'D.

1. 30' x 30' 2 REQ'D.
2. 30' x 30' 2 REQ'D.
3. 36" x 36" 4 REQ'D.

1. 30' x 30' 2 REQ'D.
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2. 30' x 30' 2 REQ'D.
3. 36" x 36" 4 REQ'D.

1. 30' x 30' 2 REQ'D.
2. 30' x 30' 2 REQ'D.
3. 36" x 36" 4 REQ'D.

1. 30' x 30' 2 REQ'D.
2. 30' x 30' 2 REQ'D.
3. 36" x 36" 4 REQ'D.

1. 30' x 30' 2 REQ'D.
2. 30' x 30' 2 REQ'D.
3. 36" x 36" 4 REQ'D.

DOES NOT INCLUDE ROADWAY SIGNAGE SHOWN ON THE MARSH PIKE & MD 60 IMPROVEMENT PLANS OR THE HANDICAP PARKING SIGNAGE DETAILED ON SHEET 16

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DATE	REVISION	DRAWN BY

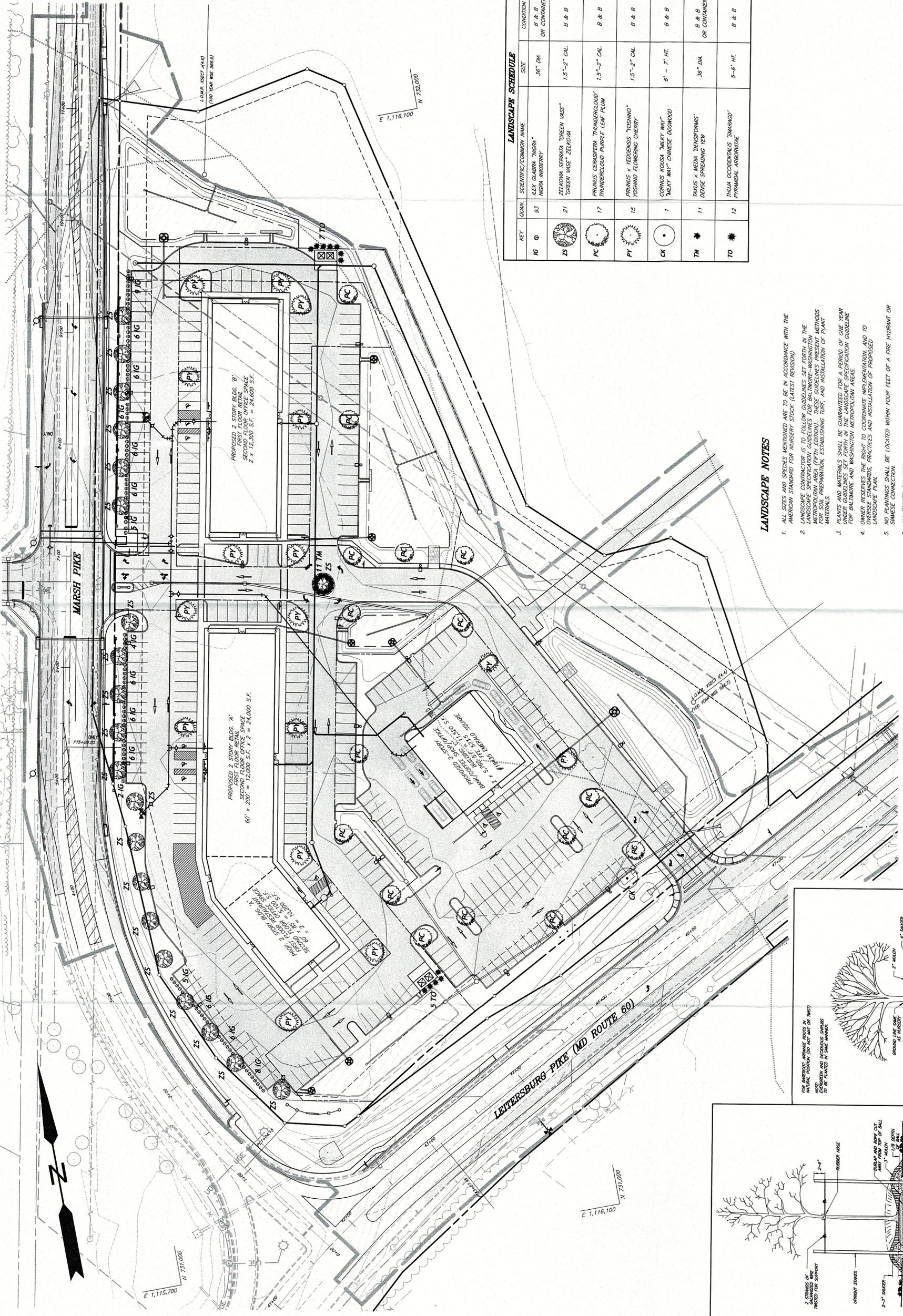
LANDSCAPE PLAN
EMERALD POINTE P.U.D.
COMMERCIAL AREA
SITUATE AT THE INTERSECTION OF MD RT. 60/MARSH PIKE
ELECTION DISTRICT 18 (CHEWVILLE)
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=40'
PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME OR BY AN ADEQUATELY TRAINED AND DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO.: 22853 EXP. DATE: 12/31/16

PROJECT NO. 14-31030
DRAWING NO. D-5519
DATE: MARCH, 2014
DRAWN BY: G.S.P.
CHECKED BY: G.S.P.

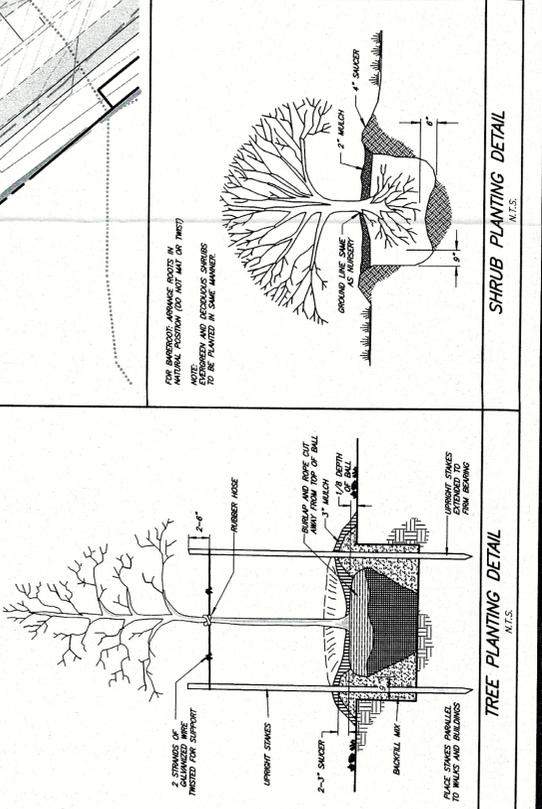
SHEET 3 OF 38



LANDSCAPE SCHEDULE

KEY	QTY	SCIENTIFIC/Common Name	SIZE	CONDITION	SPACING
IG	93	LEY CALERA "NIGRA" NIGRA ANGERBERRY	36" DIA	B & B OR CONTAINER	4' O.C.
ZS	21	ZELKOVIA SERRATA "GREEN VASE" GREEN VASE ZELKOVIA	1.5"-2" CAL	B & B	N/A
PC	17	PRUNUS CERASIFERA "THUNDERCLOUD" THUNDERCLOUD PURPLE LEAF PLUM	1.5"-2" CAL	B & B	N/A
PY	15	PRUNUS X YEDENSIS "YOSHINO" YOSHINO FLOWERING CHERRY	1.5"-2" CAL	B & B	N/A
CK	1	CORNUS KOUSA "MILKY WAY" "MILKY WAY" CHINESE DOGWOOD	6" - 7" HT.	B & B	N/A
TM	11	PAULS X MEDIA "DENIFORMIS" DENISE SPREADING YEW	36" DIA	B & B OR CONTAINER	4' O.C.
TO	12	THALIA OCCIDENTALIS "SMARAGD" PYRAMIDAL ARBOREALIVE	5'-6" HT.	B & B	6' O.C.

- LANDSCAPE NOTES**
- ALL SIZES AND SPECIES MENTIONED ARE TO BE IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (LATEST REVISION).
 - LANDSCAPE CONTRACTOR IS TO FOLLOW GUIDELINES SET FORTH IN THE LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE/METROPOLITAN AREA (FIFTH EDITION). THESE GUIDELINES PRESENT METHODS FOR SOIL PREPARATION, ESTABLISHING TURF, AND INSTALLATION OF PLANT MATERIALS.
 - PLANTS AND MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF INSTALLATION IN THE LANDSCAPE SPECIFICATION GUIDELINE FOR BALTIMORE AND WASHINGTON METROPOLITAN AREA.
 - OWNER RESERVES THE RIGHT TO COORDINATE IMPLEMENTATION, AND TO OVERSEE, MAINTAIN, PRACTICES AND INSTALLATION OF PROPOSED LANDSCAPE PLAN.
 - NO PLANTINGS SHALL BE LOCATED WITHIN FOUR FEET OF A FIRE HYDRANT OR SHAMESE CONNECTION.
 - ALL PLANTS SIX FEET IN HEIGHT AND TALLER ARE TO BE STAKED AS NOTED IN LANDSCAPE SPECIFICATION GUIDELINES.
 - ALL PLANTER BEDS SHALL RECEIVE A MINIMUM OF 2"-3" OF DARK, SHREDDED HARDWOOD BARK MULCH.
 - ALL TREES, NOT IN DESIGNATED PLANTER BEDS, SHALL RECEIVE A 5" DIAMETER MULCH BED AROUND TRUNK WITH A MINIMUM OF 3" OF DARK HARDWOOD BARK MULCH.
 - ALL PLANTER BEDS NOT OTHERWISE EDGED BY SIDEWALK OR CURBING, SHALL BE EDGED WITH 6" HIGH, BLACK PLASTIC, CONTINUOUS EDGING MATERIAL.
 - ALL MULCHED AREAS SHALL BE UNDERLAIN WITH LANDSCAPE FABRIC (WEEDBLOCK 3+ LANDSCAPE FABRIC OR ACCEPTED EQUIVALENT).





DIVISION OF
ENGINEERING & CONSTRUCTION MANAGEMENT
PLAN REVIEW | PERMITTING | ENGINEERING | CONSTRUCTION

MEMO

TO: Washington County Planning Commission
FROM: Tim Lung, Deputy Director - Plan Review
DATE: December 20, 2016
SUBJECT: Revision to Rosewood PUD Development Plan

Washco Developments, the developer of Rosewood PUD has requested the Planning Commission's review of a revision to the approved Final Development Plan. A PUD overlay zoning was obtained in 1995. In 1999 a Final Development Plan was approved. Since that time the PUD is being built out in several phases and sub phases. There has been several changes to the originally approved development plan, two of these changes were deemed significant enough to warrant additional public hearings and involved replacement of several areas originally designated for residential development with commercial development. These changes resulted in all of the PUD on the north side of Varsity Lane (now Professional Court) being designated for commercial/office use. In 2014 the Planning Commission approved a "minor" change which revised the previously approved development plan showing office/commercial uses along Capitol Lane to residential townhomes. This was essentially the same as what was approved on the original development plan for the Capitol Lane section of Rosewood. The remaining portion of the PUD north of Professional Court continued to be designated for commercial/office development. The developer is now proposing a revision to the development plan to change a portion of the 7.62 ac commercial/office area in phase III north of O'Neals Place to 35 residential townhouse lots and to change the number of apartment units within a previously approved apartment lot in phase IIB from 20 units to 24 units. The resulting change in the commercial/residential mix will not exceed the previously established residential density or maximum commercial area percentage.

In 2015 the Zoning Ordinance was amended to address changes to approved PUDs. Article 16 "PUD" Planned Unit Development, section 16.5(a) states that, "Minor changes to the approved PUD Development Plan may be approved by the Planning Commission without the need for a public hearing. As a result of the requested change the Planning Commission may establish other requirements deemed necessary to satisfy this article. Cumulative "minor" change requests may result in the determination by the Planning Commission that there has been a major change to the Concept plan on file and require the developer to follow the process established for major changes in a PUD development Plan. The Planning Commission shall make the determination that a change is major or minor through evaluation of whether or not the change is in accordance with the latest concept plan on file as reviewed by the Board of County Commissioners".

Action requested of the Planning Commission at this time would be to determine if this revision would be considered major or minor and if a public hearing should be required. The applicant maintains that this should be considered a minor change. Additional supporting information is provided in the applicant's letter which is attached as well as copies of the current development plan and the proposed plan. The applicant has also submitted a revised Final Development Plan depicting these changes. If the Planning Commission is inclined to determine that this is a minor change, the applicant is requesting that the staff be granted the authority to approve the revised Development Plan.

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



**ENGINEERS
SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS**

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

December 16, 2016

Washington County Planning Commission
80 West Baltimore Street
Hagerstown, Maryland 21740

Attention: Commission Members

Re: Rosewood Revised Final Development Plan

Dear Member,

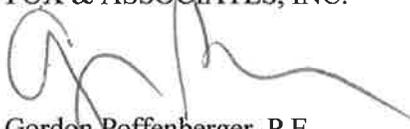
Attached please find seven (7) copies of the revised PUD Final Development Plan and the previously approved PUD FDP. The new plan has been revised per the following:

1. O'Neals Place east of Professional Drive has been revised to be residential townhome lots as originally approved in 2004 and vacated by Plat 10141 in 2012. These lots are proposed to again become part of Phase 2B. The future Phase III office park area has been reduced to 5.24 Acres. The 35 townhome lots shown are exactly as previously approved. It should be noted that the O'Neals Place (east) infrastructure (street and utilities) has been constructed and already exists to support the immediate development of the above-mentioned 35 townhome lots.
2. The apartment building as previously approved on Lot 20 as part of Phase 2B (PSP-12-002) has been revised from 20 units to 24 units.

The same revision was performed a couple years ago on Capital Lane also in Phase IIB of the Rosewood PUD. Similarly, Capital Lane was designed and approved for professional office space. A request was submitted to revise this area to townhome lots. At that time, the Capital Lane revision was deemed a "minor change". We are respectfully requesting the same ruling for O'Neals Place east of Professional Drive. This change would convert the previously planned office space area back to the previously approved 35 residential, townhome lots.

This should accurately summarize our proposed PUD revisions. Please schedule for discussion at the next available Planning Commission meeting. Please feel free to call me with any questions or concerns.

Sincerely,
FOX & ASSOCIATES, INC.



Gordon Poffenberger, P.E.
Director of Engineering

RECEIVED

DEC 19 2016

**WASHINGTON COUNTY
PLAN REVIEW DEPARTMENT**

