



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

WASHINGTON COUNTY PLANNING COMMISSION  
REGULAR MEETING  
July 10, 2017, 7:00 PM  
WASHINGTON COUNTY ADMINISTRATION BUILDING  
100 WEST WASHINGTON STREET  
2<sup>ND</sup> FLOOR, PUBLIC MEETING ROOM #2000

**CALL TO ORDER AND ROLL CALL**

**MINUTES**

1. June 5, 2017 Planning Commission regular meeting \*

**OLD BUSINESS**

1. Bowman Cornfield (SP-16-005) Site Plan for a proposed convenience store, restaurant and gas pumps on a 13.3 acre parcel located at the intersection of Lappans and Spielman Roads; Zoning: HI (Highway Interchange); Planner: Lisa Kelly \*

**NEW BUSINESS**

**SUBDIVISION**

1. Westfields Section 6 - Proposed revision to lot configuration within Section 6, more specifically the lots created via the recorded Section 6A Final Plat; Property located along the west side of Sharpsburg Pike; Zoning: RT (Residential Transition); Planner: Lisa Kelly \*

**FOREST CONSERVATION**

1. Freedom Hills, Section B – Request to change mitigation; Property located along Garden View Drive; Planner: Lisa Kelly \*

**OTHER BUSINESS**

1. Linac Automobile – Owner is requesting a change of use/intensity of the property located at 20410 Leitersburg Pike; Zoning: RB (Rural Business); Planner: Tim Lung \*
2. Update of Staff Approvals – Tim Lung
3. Demolition Permit #2017-02234 – Property located at 20463 Beaver Creek Road; 2-story stone house in Historic Inventory #WA-II-088; Planner: Steve Goodrich \*
4. Water & Sewer Plan Amendment (WS-17-001) Planner: Jill Baker

**ADJOURNMENT**

**UPCOMING MEETINGS**

1. Monday, August 7, 2017, 7:00 p.m., Washington County Planning Commission regular meeting, Washington County Administration Building, 100 W. Washington Street, 2<sup>nd</sup> Floor, Public Meeting Room #2000, 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.

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

**WASHINGTON COUNTY PLANNING COMMISSION  
REGULAR MEETING  
June 5, 2017**

The Washington County Planning Commission held a regular meeting on Monday, June 5, 2017 at 7:00 p.m. at the Washington County Administration Building, 100 West Washington Street, Public Meeting Room 2000, 2nd Floor, Hagerstown, Maryland.

Commission members present were: Chairman Clint Wiley, Drew Bowen, Dennis Reeder, David Kline, and Jeremiah Weddle. Ex-Officio Commissioner Leroy Myers was absent. Staff members present were: Washington County Department of Planning & Zoning - Stephen Goodrich, Director and Debra Eckard, Administrative Assistant; Washington County Department of Plan Review & Permitting – Tim Lung, Director/Zoning Administrator, Lisa Kelly, Senior Planner and Cody Shaw, Senior Planner.

**CALL TO ORDER**

The Chairman called the meeting to order at 7:00 p.m.

**MINUTES**

**Motion and Vote:** Mr. Reeder made a motion to approve the minutes of the May 1, 2017 regular meeting as presented. The motion was seconded by Mr. Kline and unanimously approved.

**OLD BUSINESS**

**Todd Mike Investments LLC (SP-14-015)**

Mr. Shaw reminded members that a site plan was approved for Todd Mike Investments LLC on July 16, 2016 for an on-line auction and construction equipment storage yard. The property is located at 9222 Stottlemyer Road and is currently zoned RB (Rural Business). The Planning Commission is being asked to determine if the change in use from an on-line auction to an auction house is a major or a minor change. Mr. Shaw noted the following proposed changes: change in hours of operation from by appointment to 8 a.m. to dusk, 7 days per week with on-site auctions occurring periodically; a change in the number of employees from 2 to 12; change in deliveries from one truck daily to event related truck traffic and occasional off-hour deliveries; change in the total number of parking spaces from 9 to 25, based on one space per employee plus one space for projected auction attendees; increase in size of contractor's storage area; inclusion of a non-permanent event tent; inclusion of a new sign; and additional vegetative screening along Stottlemyer Road. The Board of Zoning Appeals reviewed the plan on April 19, 2017 and granted the applicant a variance from the requirement to provide a stable, dust-free surface for a parking lot. The BZA's opinion included a restriction that no more than 15 events per year would be allowed on-site.

**Discussion and Comments:** Mr. Bowen confirmed there would not be any night-time events on this site. He believes that the concerns of the neighbors have been addressed if no events are permitted on the site after dark. Mr. Weddle asked if the tree line could be extended to protect the neighboring properties. Members agreed, by consensus, that the tree line should be extended; Mr. Schreiber stated this would not be an issue and the applicant would comply with the request.

**Motion and Vote:** Mr. Bowen made a motion that the proposed changes should be considered a minor change and that no public hearing will be required. The motion was seconded by Mr. Kline and unanimously approved.

## **NEW BUSINESS**

### **-SITE PLANS**

#### **Rosewood PUD, Phase II-B, Lots 71-105 (PSP-16-003)**

Mr. Shaw presented for review and approval a preliminary site plan for Rosewood PUD, Phase II-B, Lots 71-105 located along the northeast side of Professional Drive. The developer is proposing 35 residential townhouse lots. The site is served by public water and public sewer from the City of Hagerstown. The site has .19 acre of open space broken up into three different areas; a large tot lot is proposed in Area #2 as shown on the plan. Required parking is 88 spaces; 89 parking spaces will be provided. Forest Conservation Ordinance requirements have been met via a Forest Conservation Plan approved in 2006. All agency approvals have been received. The applicant is requesting a reduction from the 10 foot rear yard setback requirement to 7 feet to allow the construction of covered entry porches on the end units only.

**Motion and Vote:** Mr. Bowen made a motion to approve the preliminary site plan with the reduction from the 10 foot rear yard setback requirements to 7 feet as presented. The motion was seconded by Mr. Weddle and unanimously approved.

#### **Med Express (SP-17-005)**

Mr. Shaw presented for review and approval a site plan for Med Express located at 13527 Pennsylvania Avenue, Lot 1. The developer is proposing a medical office on 0.63 acres in the former Pizza Hut building. The hours of operation will be 8 a.m. to 7 p.m., 7 days per week. There will be 14 employees. The total number of required parking is 25 spaces; 33 parking spaces are proposed. The existing impervious area is being reduced by 1.9%. The site is served by public water from the City of Hagerstown and public sewer from Washington County. Storm water management will be provided utilizing existing storm water management facilities in addition to new lawn and landscaping improvements. Landscaping and lighting plans have been reviewed and meet all County standards. Approvals from the City Water & County Sewer Departments are pending; all other agency approvals have been received.

**Discussion and Comments:** Mr. Bowen asked if all traffic issues have been reviewed. Mr. Shaw stated that the plan has been routed to the State Highway Administration and the Washington County Engineering Department and both agencies have given their approval. He also noted that Med Express will utilize the existing access between the former Pizza Hut and Martin's grocery store.

**Motion and Vote:** Mr. Kline made a motion to approve the site plan contingent upon approval from the City of Hagerstown Water & County Sewer Departments. The motion was seconded by Mr. Weddle and unanimously approved.

#### **Bowman Cornfield (SP-16-005)**

Ms. Kelly presented for review and approval a site plan for a proposed convenience store, restaurant and gas fueling station on a 13.3 acre parcel located at the intersection of Lappans Road and Spielman Road. The property is currently zoned HI (Highway Interchange). The developer is proposing to construct an 11,180 square foot convenience store with a restaurant and drive-thru, gas pumps with canopy and a car wash. There will be 16 gas pumps located in front of the building. The diesel pumps with canopy will be to the rear of the store with a truck washing facility. Four truck parking spaces will be provided behind the convenience store. There will be two access points from Spielman Road. The truck and car fueling areas will be separated by the convenience store and landscaping areas. The site will be served by public water and public sewer. There will be 30 employees working 3 shifts. Hours of operation will be 7 days per week, 24 hours per day. Required parking is 95 spaces; 107 spaces will be provided. Lighting will be building mounted and pole mounted throughout the site. There will be a screened dumpster and compactor on the site adjacent to the store. Two stand-alone signs and building mounted signs are proposed; architectural details and profiles are still being developed and have not been reviewed by staff. All signs will meet Zoning Ordinance requirements. Landscaping will be located throughout the parking lot, around the building and dumpster, as well as plantings within the storm water management area. An

existing storm water management facility is located on the site. Forest Conservation Ordinance requirements have been met by off-site retention of existing forest; an easement plat has been reviewed, approved and recorded. The State Highway Administration has reviewed and approved the site plan. SHA will require the following improvements to be finalized prior to the opening of the convenience store: the existing truck entrance must be relocated for better sight distance; construction of a new car entrance; widening of Spielman Road, west of centerline along the entire project frontage; mill and overlay Spielman Road west of centerline along entire project frontage; drainage pipe extensions to accommodate road widening; reconfigure lane striping at Spielman and Lappans Road intersection; single pole and light modification. All agency approvals have been received. Ms. Kelly noted that a specific business has not been selected for this site.

**Discussion and Comments:** Mr. Reeder asked if there would be overnight parking for trucks. Ms. Kelly stated there would be no overnight facilities for the drivers; therefore, no overnight parking will be permitted. Mr. Reeder asked how the parking will be monitored. Mr. Fred Frederick of Frederick, Seibert & Associates, the consultant, stated this is not a truck stop. He entered into the record, photos of 3 different truck stops in the county. He also entered into the record photos of 2 convenience stores with restaurants to show Commission members the difference.

Mr. Frederick stated that the convenience store will be approximately 4,200 square feet; there will be no seating for the restaurant; and there will be some office space. He explained that a specific business has not been selected because it was Mr. Bowman's original intent to locate his business at this location. Mr. Rob Ferree of Bowman Development, the developer, stated that Mr. Bowman had planned to use this site to supplement the fueling operation at the truck terminal on Governor Lane Boulevard; however, new fuel pumps have been installed at that location to meet MDE requirements. He stated that the approved site plan will be used as a marketing tool to market the site more efficiently. .

Mr. Wiley asked if a convenience store operator is found and wants to make a change to the plan, would the Planning Commission again review the plan and the proposed changes. Mr. Frederick stated that it would come back unless the operator would conform his business to the proposed building layout being approved.

Mr. Bowen asked if the proposed convenience store is a permitted use in the HI zoning district. Mr. Lung stated that the proposed uses as shown on the site plan are permitted in the HI zoning district; however, a "truck stop" is a special exception use in the HI district. He stated that if the developer would want a "truck stop" at this location, a new site plan would be required. He also reviewed the definition of a "truck stop" as defined in the County's Zoning Ordinance, which includes the following criteria: "a structure or land use primarily for the sale of fuel for trucks and usually long-term truck parking, incidental service or repair of trucks, overnight accommodations or restaurant facilities open to serve the general public or a group of facilities consisting of such a use and attendant eating, repair, sleeping or truck parking facilities".

Mr. Weddle asked if a sign stating "no overnight parking" could be posted. Mr. Ferree stated that could be done. Mr. Weddle expressed his concern with regard to trucks exiting the site and the safety of other vehicles and drivers on Spielman Road. Mr. Frederick stated that traffic and safety issues have been vetted by the SHA and improvements will be required per SHA comments.

Mr. Wiley explained to the audience that this meeting is not a public hearing and typically audience participation is not allowed during regular meetings; however, to be fair to all who were present for this particular case, the Planning Commission would allow people to make very brief comments.

- Jimmy and Pam Black, 15942 Spielman Road: Mr. Black expressed his concern regarding safety issues and accidents in this area. He stated it is difficult to get out of their driveway.
- Deborah Bachtell, 15900 Falling Waters Road: Ms. Bachtell expressed her concern regarding traffic and the amount of time it takes to get through the intersection at MD Routes 63 and 68 due to tractor trailer traffic already in the area. She also expressed concern regarding the stacking of tractor trailers on the ramp to I-81. Ms. Bachtell believes this use will bring more traffic and crime to her neighborhood.



- Allan Donaldson, 15535 Natural Well Road: Mr. Donaldson expressed his concern with the site being near the railroad tracks, which has shown an increase in rail traffic. He believes there will be a problem with traffic sitting on the tracks.
- Toni Shrader, 15529 Natural Well Road: Ms. Shrader presented the Planning Commission members with written comments before the meeting began. She believes that Washington County does not need another fueling station or truck stop along I-81. Ms. Shrader stated she attended a public hearing for the truck stop recently constructed along I-81 at Showalter Road at which Mr. Ferree spoke and was adamantly opposed to the truck stop because it would lower the value of Mr. Bowman's property in that area. She also noted that Mr. Ferree pointed out how dirty a truck stop would be and that such a use did not belong close to the Airport. Ms. Shrader asked if school bus trips were taken into account on the traffic study for this property. She noted that Spielman and Lappans Roads are thoroughfares to the Williamsport school complex. Ms. Shrader believes there should be less gas pumps and there should not be a truck washing facility on this site.
- Paul Miner, 14938 Falling Waters Road: Mr. Miner expressed his concern with regard to the JFK Run that is held once a year in that area. He believes it will be extremely dangerous with people running and truck traffic on this road. Mr. Miner is also concerned about the intersection and its dangers to drivers.
- Ron Brais, 15740 Falling Waters Road: Mr. Brais expressed his concern for safety conditions at the intersection and the increased amount of truck traffic.
- Richard Davis, 14614 Falling Waters Road: Mr. Davis expressed his opinion that this site is not designed for the type of business that is proposed. He believes trucks will be waiting along the ramps of I-81 which will create a safety hazard.
- Robert Harsh, 15834 Falling Waters Road: Mr. Harsh explained that he has been a firefighter most of his life and expressed his concern for safety issues at the corner. He related several accidents that he has witnessed there. Mr. Harsh also expressed concern that no traffic lights are proposed.
- Barbara Hovermale, 16286 Spielman Road: Ms. Hovermale expressed her opinion that the type of business proposed should not be permitted. She believes that this type of development will negatively impact the cleanliness and historic value of Williamsport. She expressed her opinion that the traffic is a hazard to health, life and property. Ms. Hovermale also believes this business will negatively impact the business (feed store) across the road.
- Johann Wehrle, 13152 John Martin Drive: Mr. Wehrle stated that Elmwood Farm is less than one mile away from the proposed site and is a development that is growing rapidly. He noted there are many young families with school-aged children riding buses through this area and safety is a major concern.

**Discussion and comments:** Mr. Kline stated that following all the comments heard during the meeting regarding traffic and safety issues, he is uncomfortable making a decision. He expressed his opinion that the location of the property along I-81 makes it ideal for a gas station and fast food restaurant; however, he would like to make several site visits during various times of the day to observe traffic conditions.

Mr. Wiley requested that Commission members be given a copy of the traffic study. Mr. Bowen appreciated all the comments and safety issues that were expressed; however, he acknowledged that if the zoning allows this type of use and safety issues are addressed properly he would vote for this development. He also believes that the Commission should review the traffic study and visit the site before making a decision. Mr. Reeder stated that he lives on Spielman Road and he expressed his concern with regard to stacking of tractor trailers on the I-81 ramp and Spielman Road. There was a brief explanation from Mr. Frederick and Mr. Ferree on data that was used and collected during the traffic study.

**Motion and Vote:** Mr. Kline made a motion to table this item until the July meeting. The motion was seconded by Mr. Weddle and unanimously approved.

#### **Daley Drive Auto Sales (SP-16-034)**

Ms. Kelly presented for review and approval a site plan for a proposed used car sales business in an existing garage located along the west side of Daley Drive just north of its intersection with Reiff Church Road. The property is zoned A(R) – Agricultural Rural with a Rural Business floating zone over 1.3 acres of the site. The Planning Commission and Board of County Commissioners approved the RB overlay (RZ-16-002) in 2016. The remaining 1.44 acres is zoned A(R). There is an existing access from Daley Road. The gravel sales lot will be 3,500 square feet in size. There will be one employee on the site. Hours of operation will be 9 a.m. to 5 p.m., Monday thru Friday and 9 a.m. to 2 p.m. on Saturday. Three parking spaces are required; four parking spaces will be provided. The site is served by individual well and septic. Lighting and signage will be building mounted. Solid waste will be collected in an inside receptacle. The site is exempt from Forest Conservation Ordinance requirements because there is no disturbance. The existing tree line will provide screening from the adjacent farm. All agency approvals have been received.

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

#### **NTB Tire & Service Center (SP-17-004)**

Ms. Kelly presented for review and approval a site plan for property located at the Valley Mall adjacent to Massey Boulevard. The property is 1.04 acres in size and is currently zoned PB (Planned Business). The developer is proposing to construct a 7,100 square foot tire, battery, brake sales and service center, which will include 8 service bays. A modification was granted in February 2016 to allow this lot to be created without public road frontage. Access to the site will be from the interior cul-de-sac. The site will be served by public water and sewer. The number of employees will be 10. Hours of operation will be Monday thru Friday, 7:30 a.m. to 8:00 p.m., Saturday 7:30 a.m. to 7:00 p.m., and Sunday 9:00 a.m. to 6:00 p.m. Parking required is 26 spaces; 32 spaces will be provided. In 1999, a variance was granted for the parking setbacks when the Valley Mall was expanded and additional parcels were added. Sidewalks will be installed around the building. An enclosed dumpster will be used for solid waste disposal. Freight and delivery services will be two times per week. There will be one monument sign located in the northeast corner of the site. Lighting will be pole and building mounted. Lighting will be directed downward with no glare onto Massey Boulevard. Landscaping will be provided on the site with various trees, shrubs, daylilies and ornamental grasses. Forest Conservation Ordinance requirements were met in 1999 with a payment-in-lieu. All agency approvals have been received.

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

#### **-OTHER BUSINESS**

##### **Westfields Section 6**

Chairman Wiley announced that this item has been withdrawn from the agenda per the consultant's request.

##### **Update of Staff Approvals**

Mr. Lung reported the following submittals for the month of April: Engineering/Permit review – 10 entrance permits; 12 grading permits; 4 utility permits; Plan Review – 2 two year updates; 5 standard grading plans; 1 site specific grading plan; 1 subdivision replat; 1 final subdivision plat for Westfields Section 6C; 1 minor residential preliminary/final subdivision plats; 6 traffic studies (scoping requests); and 1 site plan for the Resh Road Landfill (gas mitigation control project).

Mr. Lung reported the following submittals for the month of May: Engineering/Permit review – 11 entrance permits; 15 grading permits; 2 utility permits; Plan Review – 4 storm water concept plans; 1 PUD development plan (Rosewood revision); 1 forest conservation plan; 2 forest stand delineations; 2 site

specific grading plans; 5 standard grading plans; 1 preliminary consultation for Bowman Development truck terminal improvements on Governor Lane Boulevard; 3 simplified plats; 1 final subdivision plat for Rosewood PUD, Phase IIB; 4 subdivision replats; 1 minor residential preliminary/final subdivision plat; 2 site plans (Meritus Health Clinic on Crayton Boulevard, CRS station off Oliver Drive).

Mr. Lung reported the following approvals for the month of May: 2 minor red-line revision site plans; a minor change of use site plan for Vine Church, Smithsburg; Fahrney-Keedy Bowman Center; 2 subdivision replats; 1 minor residential subdivision; and 2 forest stand delineations.

### **Rezoning Schedule**

Mr. Goodrich explained that staff has been discussing the adequacy of the current rezoning schedule, which is two cycles per year. He asked Commission members for their feedback regarding a change in the number of cycles per year. There has been a claim by one individual that two cycles per year is slowing down development. Mr. Goodrich explained that the process has been changed over the years due to changes in State law and noted that the current cycles cannot be shortened due to certain procedures that must be followed. Planning Commission members expressed their opinions that while they are happy to accommodate the public, they don't feel there is a need to add additional rezoning cycles at this time.

### **Election of Officers**

**Motion and Vote:** Mr. Bowen made a motion to nominate Mr. Wiley as Chairman. The motion was seconded by Mr. Kline and unanimously approved.

**Motion and Vote:** Mr. Kline made a motion to nominate Mr. Bowen as Vice-Chairman. The motion was seconded by Mr. Reeder and unanimously approved.

### **UPCOMING MEETINGS**

1. Monday, July 10, 2017, 7:00 p.m., Washington County Planning Commission regular meeting, Washington County Administration Building, 100 W. Washington Street, Room #2000, Hagerstown, Maryland

### **ADJOURNMENT**

Mr. Bowen made a motion to adjourn meeting at 8:45 p.m. The motion was seconded by Mr. Kline and so ordered by the Chairman.

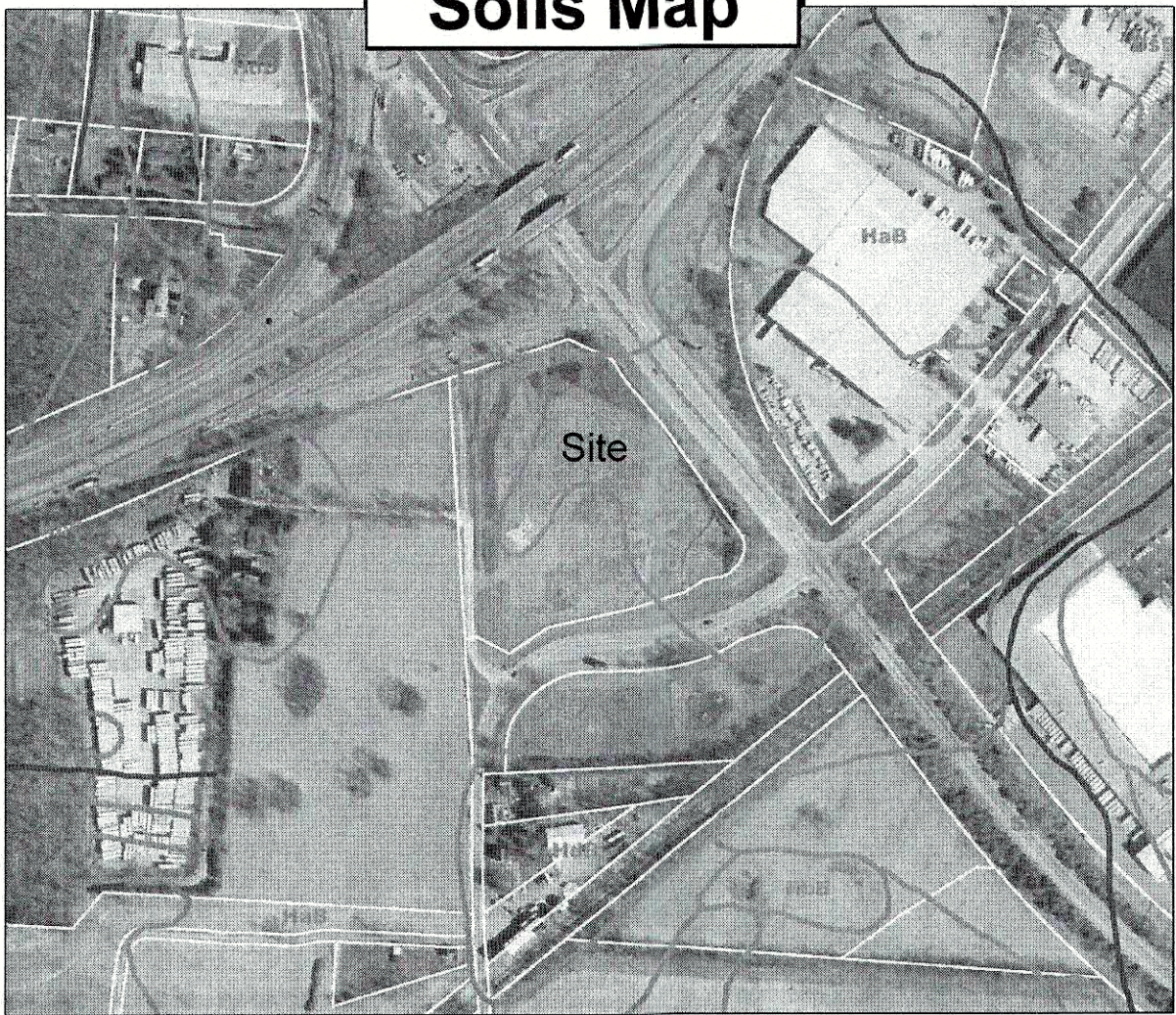
Respectfully submitted,

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Clint Wiley, Vice-Chairman



## Soils Map



Scale: 1" = 500'

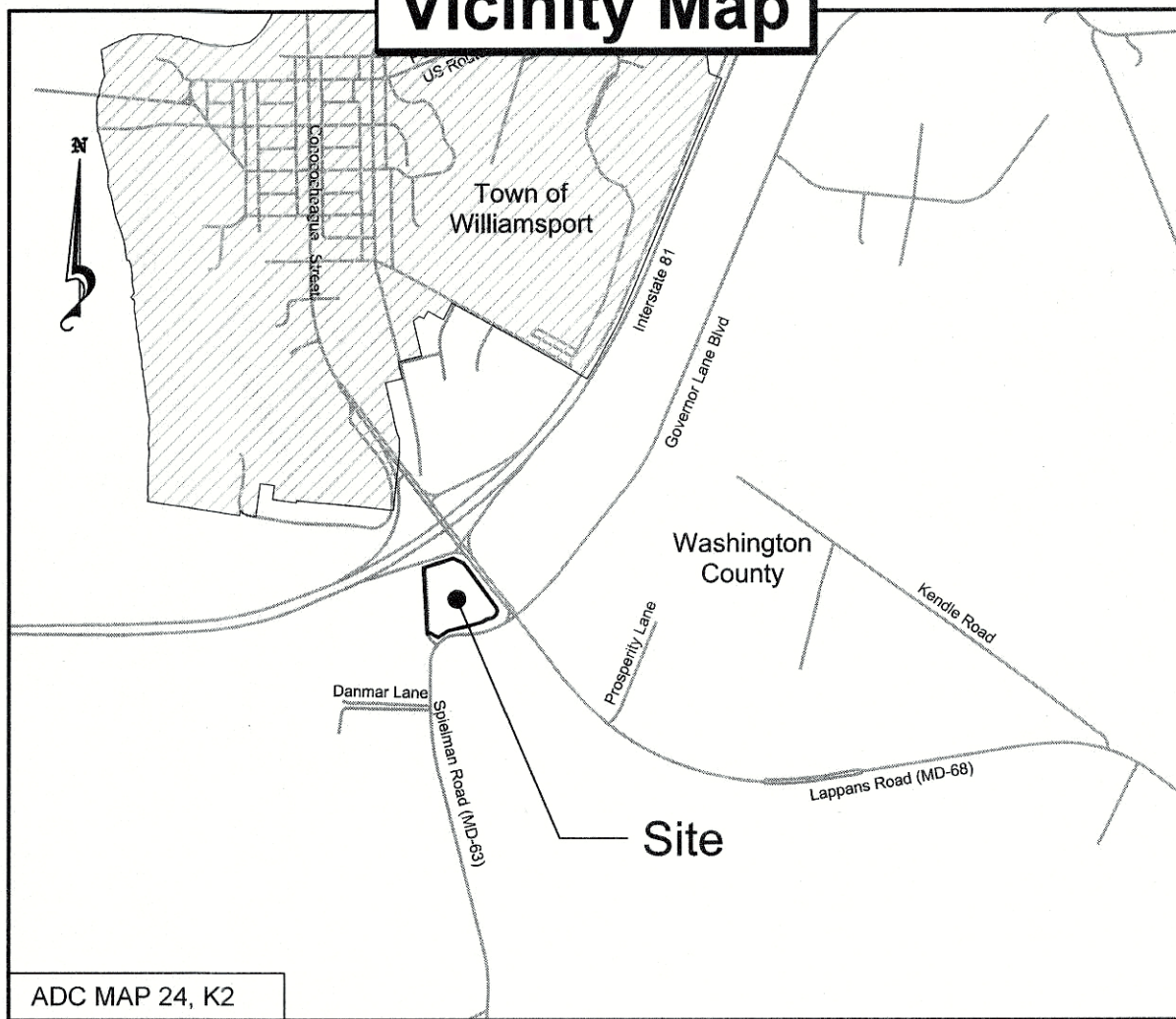
## Site Plan for

# Bowman Cornfield

Mile Point 6.52  
15919 Spielman Road / MD Route 63  
Washington County, Maryland

Owner/Developer:  
Bowman-Spielman LLC  
10228 Governor Lane Boulevard  
Suite 3002  
Williamsport, MD 21795  
Phone: 301-582-1555

## Vicinity Map



ADC MAP 24, K2  
Upper Potomac River  
Watershed #02140501

Scale 1" = 2000'

## Approvals

<b>MD-ENG-6A</b> 1/89  <b>UTILITY NOTIFICATION</b> The Soil Conservation District makes no representation as to the existence or nonexistence of any utilities at the construction site. Shown on these construction drawings are those utilities which have been identified. It is the responsibility of the landowners or operators and contractors to assure themselves that no hazard exists or damage will occur to utilities. It is suggested that Miss Utility be contacted at:  Phone No. 1-800-257-7777	<b>USDA</b> SCS  <b>OWNER / DEVELOPERS CERTIFICATION</b> "I/We certify all any parties responsible for clearing, grading, construction and/or development will, be done pursuant to this plan and responsible personnel involved in the construction project will have a Certificate of Training at a Maryland Dept. of the Environment approved training program for the control of soil erosion and sediment."  DATE: 8-12-15 PRINTED NAME: [Signature] SIGNATURE: [Signature]
<b>DISTURBED AREA QUANTITY</b>  THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 13.3 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 7,335 CU. YDS. OF EXCAVATION AND APPROXIMATELY 26,850 CU. YDS. OF FILL.	<b>OWNER / DEVELOPERS CERTIFICATION</b> "I/We hereby certify that all clearing, grading, construction and/or development will be done pursuant to this plan and in accordance with the Stormwater Management Ordinance of Washington County and the policy on construction of subdivision infrastructure for acceptance and ownership by Washington County (S-3)."  DATE: 8-12-15 PRINTED NAME: [Signature] SIGNATURE: [Signature]
<b>WASHINGTON COUNTY SOIL CONSERVATION DISTRICT</b> SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL  By: _____ Date: _____ (PLAN IS VALID FOR TWO YEARS FROM DATE OF APPROVAL)	<b>ENGINEER / ARCHITECT DESIGN CERTIFICATION</b> I hereby certify this plan for soil erosion and sediment control has been designed in accordance with local ordinances, COMAR 26.07.01.07, and Maryland Standards and Specifications for Soil Erosion and Sediment Control.  05/22/2017 20945 DATE REG. NO. SIGNATURE: [Signature]
<b>WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY</b> This approval is for general conformance with the County's requirements for design and layout of proposed sewer and/or water system improvements or extensions. All sewer and/or water system improvements or extensions shall be constructed in strict accordance with the County's latest addition of the Standard Specifications for Construction of Sanitary Sewers and/or Water Lines. This approval does not guarantee availability of sewer and/or water service. Sewer and/or water service availability is subject to conformance with all rules, policies and regulations established by the County and in effect at the time application for service is made, and/or the availability of allocation remaining in other jurisdictions' facilities that may be granted to the County. This approval shall be valid for a period of TWO years.  SIGNATURE: _____ DATE: _____	<b>Professional Certification</b> I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 20945, Expiration Date: 2017-08-23.  [Seal of the State of Maryland, Professional Engineer, License No. 20945, Expiration Date: 08/28/2017]
<b>WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY</b> This plan/plate has been reviewed by the Washington County Department of Water Quality for inclusion into the county capacity management plan for the system that serves this project. Allocation granted for construction shown on this plan/plate shall be in accordance with the capacity management plan developed for this system based on availability of allocation remaining in the facility.  SIGNATURE: _____ DATE: _____	<b>ENGINEER'S STORMWATER MANAGEMENT CERTIFICATION</b> "I verify and affirm that the Construction for the Stormwater Management Facilities as performed either meets or exceeds the requirements and design intent of this plan, including all specifications and referenced standards, and has been completed in accordance with good construction practices. I also verify and affirm that I have reviewed the construction inspection documentation and the as-built information, that it has been done in accordance with Washington County requirements and at a level deemed necessary to assure the Verification made herein; and all discrepancies between the as-built information and approved plans have been noted and are considered acceptable to the Consultant."  SIGNATURE: _____ DATE: _____ SEAL: _____
<b>WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY</b> This plan/plate has been reviewed by the Washington County Department of Water Quality for inclusion into the county capacity management plan for the system that serves this project. Allocation granted for construction shown on this plan/plate shall be in accordance with the capacity management plan developed for this system based on availability of allocation remaining in the facility.  SIGNATURE: _____ DATE: _____	<b>AS-BUILT CERTIFICATION</b> I hereby certify that the stormwater management facilities (both BMPs and ESD practices) shown on the plans have been constructed in accordance with the plans approved by the Maryland Department of the Environment, except as noted in red on the "AS-BUILT" drawings.  Name: _____ Signature: _____ Maryland Registration Number (PE or LS): _____ Date: _____ MDE No.: _____ Facilities being certified (list each individually using facility ID number and/or description): _____  "Certify" means to state or declare a professional opinion based on sufficient and appropriate onsite inspections and material tests conducted during construction.

**FREDERICK SEIBERT & ASSOCIATES, INC.** ©2017

CIVIL ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ LAND PLANNERS  
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(301) 791-3650 (301) 416-7478 (717) 597-1007 FAX (301) 739-4956

## MDSHA Notes

The following standards (construction and temporary traffic control) are required for this project.

MD - 374.51	Precast COG Inlet
MD - 374.68	Precast or Cast In Place COG/COS Opening for 8" Curb 5' or 10' only
MD - 378.06	Standard Type K Inlet Single Frame and Grate
MD - 368.01	Standard Concrete End Section Round Concrete Pipe
MD - 370.01	Standard Metal End Section Round Metal Pipe
MD - 381.02	Precast Yard Inlet
MD - 605.02	Type B Traffic Barrier End Treatment
MD - 605.22	Traffic Barrier W Beam Single Face
MD - 620.02	Standard Types A and B Concrete Curb and Combination Concrete Curb and Gutter
MD-104.00-01 - MD-104.00-18	General Notes
MD-104.01-01 - MD-104.01-81	Sign Placement and Misc. Standards
MD-104.02-01	Shoulder Work/2-Lane, 2-Way Greater than 40 MPH
MD-104.02-03	Lane Shift Right or Left Side/2-Lane, 2-Way Equal/Less Than 40 MPH/15 Min. - 12 Hrs. or Daytime Only
MD-104.02-13	Intersection Flagginf Operation 2-Lane, 2-Way Greater than 40 MPH
MD-104.04-01	Shoulder Work/Divided Uncon. Greater than 40 MPH
MD-104.04-05	Right Lane Closure/Divided Uncon. Greater than 40 MPH

For all standards referred to on the plans the contractor must go to the book of standards which will have the most current version. the book of standards can be accessed at:

<http://apps.roads.maryland.gov/businesswithsha/bizstdspecs/desmanualstdpub/publicationsonline/ohd/bookstd/index.asp>

All items are to be constructed in accordance with the current version of the referenced standard at the time of construction.

## Sheet Index

TYPE	NUMBER	TITLE
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G-002	Sheet 2	General Notes
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C-101	Sheet 4	Site Plan
C-102	Sheet 5	Grading & Sediment Erosion Control Plan
C-103	Sheet 6	Utility Plan
C-501	Sheet 7	Site Details and Notes
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C-503	Sheet 9	Sediment Erosion Control Details & Notes
C-504	Sheet 10	Utility Details & Notes
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C-105	Sheet 17	SHA Striping and Signage Plan
C-106	Sheet 18	SHA Stormwater Management Plan
C-506	Sheet 19	SHA Stormwater Management Details & Notes
C-203	Sheet 20	SHA Cross Sections
C-204	Sheet 21	SHA Cross Sections
C-205	Sheet 22	SHA Cross Sections
C-206	Sheet 23	SHA Cross Sections
C-107	Sheet 24	Offsite Utility Plan and Profile
C-507	Sheet 25	Offsite Utility Details

## SWM Narrative

The purpose of this project is to construct a convenience store and gas station on a previously developed lot. The lot is located along the southwest corner of the intersection of Lapps Road (MD 68) and Spielman Road (MD 63) and designated as parcel 148 on tax map 56. The parcel covers 9.11 acres.

### Existing Conditions

The existing conditions include a gravel pad, soil stockpiles, and stormwater management pond from a previously approved site plan by "Davis, Renn, & Associates, Inc." dated 7-17-2001. The land cover consists of gravel, grass, meadow.

### Drainage Patterns

The drainage across the site is from the south to the north. There are two cross culverts that flow underneath of Spielman Road. The easternmost culvert discharges into a grass swale that bypasses the site and flows north within the MDSHA right-of-way. The westernmost culvert discharges into a grass swale that bypasses the site and flows down an existing paved lane. These swales meet up in the MDSHA right-of-way and discharge through a cross culvert that flows underneath of I-81.

### Soils

The soils on site include HaB, HcC, SuA and Ud. These soils all fall within hydrological soil groups B and C. See appendix B for details.

Per the USDA Natural Resources Conservation Service the Hydrologic Soil Group B is defined as having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Per the USDA Natural Resources Conservation Service the Hydrologic Soil Group C is defined as:

Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

There are no forests, wetlands, streams or related buffers or steep slopes on site.

### Proposed Conditions

The proposed conditions include an 11,180 SF convenience store, 2560 SF Truck Wash, 1390 SF Car Wash, macadam and concrete parking lot, and sidewalk. The land cover will consist of impervious coverage, and open space. The proposed impervious coverage for the site is 5.18 acres.

### Water Quality

The site has stormwater management provided within the existing pond located on-site. However, with the proposed SHA improvements within the right-of-way, water quality must be addressed for the new impervious coverage within the right-of-way.

This plan proposes 0.55 acres of new impervious coverage within the SHA right-of-way. The ESD volume required to treat this area is 4,931 CF. The steep slopes and lack of natural features prevent the use non-structural practices to treat ESD. Micro-bio retention facilities were selected to treat the impervious runoff within the right-of-way.

A total of 0.66 acres of SHA impervious coverage will sheet flow into two (2) separate micro bio retention areas. Curb openings will capture the flow from the road and discharge through riprap inlets to the bio areas. A total of 4160 SF of micro bio retention will provide 4940 CF of treatment volume.

### Water Quantity

Water quantity for the site has been provided within the existing stormwater management pond. The pond was designed and constructed to manage 5.76 acres of impervious coverage from the previously approved site plan. Since this plan only proposed 5.18 acres of impervious coverage, stormwater management is addressed.

### Downstream Drainage Easement Evaluation:

The site outlets into a MDSHA swale along the east side of the I-81 off ramp. The proposed conditions will remain the same as the existing and no adverse impacts will result from this development.

		GRADING CHK BY: SGZ	DATE: 1/29/16	PROJECT NUMBER: 5809
		SEC CHK BY: TMF	DATE: 1/29/16	
		SWM CHK BY: KDM	DATE: 1/29/16	
		PLAN CHK BY: KDM	DATE: 1/29/16	
DESCRIPTION:				

Revised per SHA comments	10-4-16
Revised per Agency comments	9-30-16
Initial Submittal	2-16-16

Cover Sheet
G-001
SHEET 1 OF 25
SP-16-005



**MEMO — June 23, 2017**

**SUBJECT — Bowman Cornfield Project  
Response to Citizens Flyer**

**TO — Tim Lung, WC Director of Plan Review & Permitting**

**CC — Rob Ferree, Bowman Development**

**FROM — David Trostle, Project Manager**

**REMARKS:**

The developer and their design team (FSA and STS) reviewed the Public Truck Stop Flyer that was sent to local residents this week and wanted to provide your office with a factual response/clarification for each item. Our responses to each paragraph are indicated in "red". Please feel free to contact myself or Rob Ferree with any questions or comments.

**RECEIVED**

**JUN 26 2017**

**WASHINGTON COUNTY  
PLAN REVIEW DEPARTMENT**

# URGENT!!! TRUCK STOP PROPOSED

## BOWMAN CORNFIELD

### INTERSECTION OF Rt. 68 & RT. 63 SPIELMAN ROAD

A Truck Stop disguised as a convenience store / gas station / restaurant is being proposed at the Rt. 68 and Rt. 63 Spielman Rd. and Governor Lane intersection. This is the same location where a Truck Stop was proposed in 2000.

- The use of this site is not a truck stop, the structure or land is not intended to be used primarily for the sale of fuel for trucks and/or does not include the following: long term truck parking, repair of trucks, overnight accommodations.
- Examples of Truck Stops are:
  - Pilot at French Lane
  - Pilot at Halfway Blvd.
  - AC&T at Halfway Blvd.
  - Loves at Showalter Road

The proposed development has **12 dedicated Tractor Trailer diesel pumps, a Tractor Trailer wash and a dedicated entrance and exit for Tractor Trailers.** The developer plans to use the shoulders on Rt 68 and Rt 63 Spielman Rd. as travel lanes.

- The plan proposes 12 tractor trailer diesel pumps but that is only 5 fueling stations (lanes). Typically, tractor trailers fill tanks on both sides of the tractor.
- The site also has 16 fueling stations (3 times) for vehicular use. The dedicated entrance for tractor trailers was designed for safety reason. The location of this entrance provides the maximum site distance on Spielman Road and also doesn't mix vehicular and truck traffic.
- Examples of Mixed Use Food Sales/Retail/Fuel Sales (truck & vehicle)
  - AC&T at Prime Outlets
  - Liberty at Route 65 and I-70
  - AC&T at Lappans Road
  - AC&T on Garland Groh Blvd.
  - Sheetz in Greencastle at Route 11 and I-81
- The entrance and roadway improvements (including proposed shoulder widths) were designed per current MDSHA standards. These improvements were reviewed and approved by MDSHA
- The proposed truck wash is an option being considered for the convenience of the D.M Bowman, Inc. drivers. There is a need to support the drivers at a location convenient to the existing truck terminal at Governor Lane Blvd.



Washington County zoning says a convenience store is to be no larger than 5000 square feet, including the gas pumps. The building being proposed is 11,180 square feet. The proposal includes a 5000 square foot fast food restaurant and a 1,858 sq. foot office. These areas could easily be converted and used for other purposes, such as showers and amenities for Truckers.

- Definition used during design and the review/approval process was Mixed Use Food Sales/Retail/Office/Fuel Sales which is allowed in HI District, under the BG and BL Districts. Functional description updated on plan set.

In June of 2000, there were already 84 school bus trips daily through this intersection. That was before the Elmwood Farms and other housing existed. Anyone familiar with this location knows that this is already a dangerous intersection.

- TIS (Traffic Impact Study) was conducted while school was in session and these trips were accounted for. MDSHA has approved this plan after reviewing it for all safety concerns and making the developer address the current deficiencies.

The MD 68/North bound 181 ramp intersection, east bound left turn lane and the MD 68/ South bound 181 on ramp intersection are not adequate to handle the existing or projected traffic volume. One of the developer's solutions to alleviate some of the traffic problems is to **close the Park and Ride lot** which the state recently spent millions building and is used by many local residents. Another solution is to **allow it to be built and wait 6 months to see whether traffic lights on Rt. 68 are necessary**. Will it take a traffic fatality or serious injuries to convince them that traffic lights are needed? The increase in truck traffic and accidents will result in a slower fire/rescue response time for many residents.

- The closure of the Park and Ride was an option listed in the approved TIS (Traffic Impact Study) to help the stacking area, however, the approved study also states "the existing movement operates without any significant delay and/or queuing and we are not recommending that the Park & Ride Lot be closed." The State has approved the TIS.
- No improvements were required by SHA at I-81 during approval of this plan. It also should be pointed out that SHA has improvements proposed with the I-81 project that will increase the left turn lane under I-81. These improvements will increase the stacking area. The SHA improvements will take place prior to development of Bowman Project.
- Signal warrant studies were conducted at the MD68/Northbound I-81 and MD 68 Southbound I-81 off ramp intersection during the review and approval of the TIS. The study found no issues reported at I-81 as evidenced by the acceptable levels of service at the intersections. With projected traffic growth in (2018 adjusted growth volumes), projected planned developments (Grumbacker Lane and Elmwood Farms) and site generated traffic, it was recommended that full signal warrant studies be conducted at the intersections once the site has been developed to determine if actual conditions justify signalization at that time. If required, this will be the responsibility of Bowman. Additional surety was required by SHA should additional signals be warranted.
- Under this plan, the intersection of MD68 & MD63 will be improved. A dedicated left turn lane & signal will be provided from Spielman Road onto Lappans Road.

The crimes associated with Truck Stops... **drugs, human trafficking, prostitution**, etc. should be a major consideration. Our county is already overwhelmed by the scourge of drug dealers and addiction.

- The site is not a truck stop; no long term truck parking, showers or overnight accommodations are proposed.

If you are concerned about this proposal, please appear at the **Planning and Zoning meeting on July 10, 2017 at 7:00 pm, 100 West Washington Street, Hagerstown MD**. Please check the Planning Commission Agenda on the Washington County Maryland website.

Also please contact... **County Commissioners:** Terry Baker, Jeff Cline, Wayne Keefer, Leroy Myers, and John Barr at **commissioners@waslico-md.net**, the **Washington County Planning Commission:** Dennis Reeder, Clint Wiley, Andrew Bowen, David Kline, Terry Reiber, and Jeremiah Weddle at **deckard@washco-md.net**

**Anthony Crawford 1-800-760-7138, MD State Highway**

**Sen. Serafini, 301-223-8155**

**andrew.serafini@senate.state.md.us Del. Neil Parrott 301-660-**

**4263, neil.P.arrott@house.state.md.us**

**Del. William Wivell 301-824-3369,**

**w1lliam.wivell@house.state.md.us Del. Mike McKay 301-858-3321**

**mike.mckay@house.state.md.us**

**Questions, contact: 301-223-9271 or 301-223-7834 or gkhbh@myacttv.net**



**Eckard, Debra S.**

---

**From:** Walter Tracy <w.tracy@myactv.net>  
**Sent:** Sunday, June 25, 2017 9:20 AM  
**To:** Eckard, Debra S.  
**Subject:** Truck stop at Rt 68 and spiel man

How many truck stops do we need? Is there supposed to be one at every exit? There is a truck stop on Governor Lane blvd with plenty of ground to expand and develop. The traffic at the light at Rt68/63 is tied up sometimes because of trucks from Governor Lane and this would really create a hazard and potential for more accidents. I wish you would vote against this proposal and convince Mr. Bowman to place a grocery store and restaurant at this location instead.  
Sincerely Walter Tracy

Kathleen H Hull

PO Box 177, Sharpsburg MD 21782

kathhhull@gmail.com

Dear Mr. Wiley-

I am sending this same letter to all members of the Planning Panel and County Commissioners. First, thank you for postponing Mr. Bowman's proposal to build a large truck stop at the corner of Rt. 68 and Spielman Road. That property is, at present, a parking lot for some of his large semi-trailers. I am sure he wants to develop the land for something more profitable. He proposed a similar truck stop project for that land some years ago and that proposal was denied. Thank you for denying it. I am bringing to your attention some problems that I see with any such large commercial project on that property.

Now, I want to clearly state that Mr. Bowman and his wife have been charitable and valuable community leaders for many years, and his Bowman's Trucking business is well-known for treating employees very well. He deserves our respect and gratitude for all he has accomplished.

This said, I am a retired teacher, and have over 20 years experience driving Spielman Road twice daily from my home in Sharpsburg to schools in Williamsport, Clear Spring, and Hancock. These roads are regular school bus routes. Just one sleepy semi-truck driver coming out of the proposed truck stop onto Spielman road could kill half a bus full of our elementary students. We must always hope for the best - but prepare for the worst.

The present proposal calls for an exit onto Spielman Road about one semi-trailer length from Rt 68. This would, at best cause extreme congestion at that point and make it even more dangerous to go the other direction, with tractor trailers cutting in front of you, then, immediately passing Gowers Feed Store which is on a railroad crossing. Yes, trains do often slow or stop at Gowers, which is on a curve and about 4 semi-trailer lengths from the proposed exit. The proposed exit would also make turning onto 68 toward I-81 difficult and going across onto Gov. Lane Blvd. would also be more difficult and dangerous. I go to Homewood at Williamsport 5 days a week to be with my 101 - year old mother, so I know how congested that traffic-light area can be now, now - without and before any such truck stop.

Thank you for listening to our "public comments." With the new MD state proposals to make Washington County a priority for growth in business, manufacturing, and transportation, I ask you to help Mr. Bowman find a more appropriate use for his land. Maybe build and rent out spaces for small manufacturers, drive-in business consulting firms, something that will not cause a more dangerous traffic pattern for those of us who must use this interchange every day.

Sincerely,

Kathleen 14-1411

6/7/17

# Washington County Planning Commission

As someone who has lived on Kendle Road for 67 years I support the Bowman Proposal for a convenience store on Lappans and Spielman roads. There are ~~several~~ several reasons it's a good idea

1. Property taxes on the ~~property~~ land will increase significantly.
2. It will create more local jobs in construction and retail.
3. For those traveling on Interstate 81, it will mean a closer access for food, water and gasoline thus conserving energy.
4. For local residents it will mean shorter trips to purchase necessities such as milk and other staples.
5. Obviously many people from out of state will be spending at that Convenience store which will improve the local economy.

16438 Kendle Road  
Williamsport, md  
21795

Thank-you  
Robert B. Ebersole



## General Notes

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

Miss Utility 1-800-257-7777  
Maryland Department of the Environment (301) 885-2850  
Washington County Division of Public Works - Engineering & Construction (240) 313-2400  
Washington County Dept. of Water Quality (240) 313-2615  
Potomac Edison 1-800-255-3443  
Verizon (301) 790-7124  
Antietam Cable (240) 420-2082  
Washington County Soil Conservation District (301) 797-6921 ext. 3  
City of Hagerstown Utility Water Department (301) 739-8577 ext. 654

- G.8 The contractor shall be responsible for coordination of his construction with the construction of other contractors.  
G.9 Benchmark shown on pond weir wall on Sheet V-101. Elevations based on NAVD 88.  
G.10 The contractor shall notify the Architect/Engineer, before construction, of any conflicts between the plans and actual field conditions.  
G.11 The contractor shall protect all utilities and culvert pipes during construction by insuring proper cover, increasing cover, or constructing roadway and parking through base course before loading site with heavy vehicles.  
G.12 Job site safety is the sole responsibility of the contractor. The Contractor shall perform all excavation in accordance with O.S.H.A. Regulations for trench safety.  
G.13 The contractor shall perform his own field inspection and surveys (if necessary) to determine the limit of earthwork needed to complete this project. Any earthwork quantities that may be shown hereon are preliminary estimates only, and are intended for Soil Erosion Control plan review, if required. There has been no correction made to the earthwork quantities shown hereon due to the compaction of fill.  
G.14 The contractor shall be aware that in the event of discrepancy between scaled and figured dimensions shown on the plan, the figured dimensions shall govern.  
G.15 Sediment erosion control measures shall be installed per sediment erosion control plans, details and specifications.  
G.16 Load bearing fills (Class 1) proposed for support of buildings, walls, and other structures whose function thereof would be especially impaired by the settlement shall be compacted at optimum moisture content to a 95% density.  
G.17 Load bearing fills (Class 2) proposed for support of roadways, pavement, and structures which would not be especially impaired by moderate settlement shall be compacted at optimum moisture content to a 90% density.  
G.18 Load bearing fills (Class 2) proposed for support of roadways, pavement, and structures within SHA Right-of-Way (ROW) shall conform to the current SHA Specifications as outlined in the Maryland Department of Transportation Standard Specifications for Construction and Materials.  
G.19 All fills shall be placed in approximately horizontal layers each layer having a loose thickness of not more than eight (8) inches for class 1 and twelve (12) inches for class 2.  
G.20 The entire area included within the proposed limits of cut and fill shall be stripped of all root material, trash and other organic and otherwise objectionable, non-complying and unsuitable soils and materials.  
G.21 It shall be distinctly understood that failure to mention specifically any work which would naturally be required to complete the project shall not relieve the contractor of his responsibility to complete such work.  
G.22 All handicapped parking spaces shall be designed, ramped and signed to meet the minimum requirements of the Maryland code for the handicapped.  
G.23 The existing site contours shown hereon were obtained from a survey completed by FSA on 8-14-2015 (Contour accuracy is to plus or minus one half the contour interval).  
G.24 Limit of disturbed areas are to be the limit of property ownership, unless otherwise noted.  
G.25 Exterior lighting will consist of building mounted lights as shown on the architectural plans and pole mounted lights directed on site as shown on the site plan and electrical plan.  
G.26 The contractor shall provide MOSH safety assistance for W.P.C. inspector.  
G.27 Applicant to provide as built mylars at the completion of the project.  
G.28 This project has a projected start date of May 2017 and a completion date of November 2017.  
G.29 A complete set of approved plans and a copy of the grading permit must be on site and available for use by the inspector, or other representative of Washington County Division of Public Works.  
G.30 The site will be serviced with public water (City of Hagerstown) and public sewer (Department of Water Quality).  
G.31 A previously approved site plan titled "Bowman C Store" by Davis, Renn & Associates, Inc. was approved by Washington County in July 2001.  
G.32 Forestation has been addressed per off-site forest conservation easement per Plat xxxx.

## Site Data

Tax Map 56-14-148  
Election District 02  
Zoning HI- Highway Interchange  
Setbacks Front- 40'  
Side- 10'  
Rear- 10'

Max. Building Height 75'  
Functional Description Gas Station/ Convenience Store and Restaurant  
Number of Employees 20 Main Shift Employees; 3 Shifts  
Hours of Operation 24 Hours Per Day; 7 Days Per Week  
Deliveries Fuel Trucks 3-4 Times Per Week; Box Truck Daily  
Parcel Area 9.11 Ac +/-  
Proposed Building Area 11,180 S.F. (5,000 S.F. - Restaurant, 4,322 S.F. - C-Store, 1858 S.F. - Office Space)

Proposed Building Height 30'  
Proposed Impervious Area 225,556 S.F. (57%)  
Total Parking Required 95 Spaces 1 space per 75 G.F.A. for restaurant area 5 spaces per 1,000 G.F.A. for commercial retail sales, and 1 space per 350 G.F.A. of office space  
Total Parking Provided 107 Spaces  
Regular- 101  
Handicap- 6

Water & Sewer Usage Existing Allocation= 0 G.P.D.  
Proposed Allocation= 8,200 G.P.D.  
Proposed Waste Water Discharge 8,200 G.P.D.  
Pole and Building Mounted  
Onsite Dumpster and Compactor

Proposed Site Lighting (See Site Plan)  
Solid Waste (Storage and Collection)  
Proposed Signage As Shown on Plans  
Forestation Previously Approved on Grading Plans  
Address Assignment 15919 Spielman Road  
Sensitive Area There are no known floodplains, streams and related buffers, or habitat of threatened or endangered species identified by the US Fish and Wildlife Service per CFR 17 as required to be shown by section 4.21 of the zoning ordinance.

Impervious Parking Area 44,051 S.F.  
Parking Landscape Area 7,123 S.F. (16%)

**SHA Specifications for Temporary & Permanent Stabilization.** Refer to the Table of SHA Landscape Notes in this plan set for requirements related to topsoil, seed, fertilizer, plants, and other materials. SHA Standard Specifications for Construction and Materials shall supersede all other specifications for landscape construction within property of the Maryland State Highway Administration (SHA), and all landscape construction of SHA property shall conform to the requirements of the SHA Landscape Notes and current SHA Standards and Specifications.

## Legend

Existing Features		Proposed Features
	Subject Boundary	
	Adjoining Boundary	
	Contour (Index)	
	Contour (Intermediate)	
	Treeline	
	Edge of Water	
	Flow Line	
	Centerline	
	Edge of Pavement	
	Edge of Gravel	
	Edge of Concrete	
	Concrete Curb	
	Guard Rail	
	Fence Line	
	Electric Line (Underground)	
	Electric Line (Overhead)	
	Gas Line	
	Sanitary Sewer	
	Sanitary Sewer Force Main	
	Storm Drain	
	Telephone Line	
	Water Line	
	Fire Water Line	

## Legend

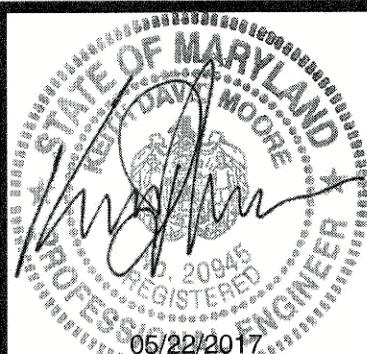
Existing Features		Proposed Features
	Fire Hydrant	
	Water Grate Valve	
	Water Meter Single/Double	
	Water Meter Vault	
	Cap/Plug, Reducer, Bend	
	Sanitary Sewer Mahole	
	Sanitary Sewer Stub	
	Sanitary Sewer Cleanout	
	Sanitary Sewer Meter Single / Double	
	Storm Drain Inlet	
	Storm Drain Manhole	
	Storm Drain End Section	
	Storm Drain Headwall	
	Utility Pole	
	Lighting	
	Gas Valve	
	Concrete Bollard	
	Handicap Parking Symbol	
	Road Sign	
	Site Sign	
	Concrete Wheel Stop	
	Parking Space Count	
	Spot Elevation	
	Building / House	
	Control Point	
	Detail Reference	

## Washington County Standard Notes

- In conformance with the Stormwater Management Ordinance of Washington County, a Performance Security and Executed Maintenance Agreement shall be required from the developer prior to issuance of any building or grading permit for construction per these plans.
- Developer/contractor shall contact the certifying engineer and the county at least 5 days prior to the start of construction of the stormwater management system to schedule and coordinate inspection time tables.
- This development plan must comply with the current Washington County Stormwater Management, Grading, Soil Erosion and Sediment Control Ordinance.
- All grading for this project shall be the full responsibility of the property owner.
- No permanent structures (e.g., fences, sheds, play equipment, retaining walls) shall be permitted within any stormwater or storm drainage easement on this property.

## Abbreviation Legend

AASHTO = American Association of State Highway and Transportation Officials	N.T.S. = Not to Scale
ADS = Advanced Draining System	O.A.E. = Or Approval Equal
ASTM = American Society for Testing and Materials	O.C. = On Center
AWWA = American Water Works Association	PC = Point of Curve
BLDG = Building	PCC = Point of Compound Curve
BOT = Bottom	PGL = Proposed Grade Line
CIP = Cast Iron Pipe	PRC = Point of Reverse Curve
CL = Centerline	PT = Point of Tangent
CMP = Corrugated Metal Pipe	PVC = Point of Vertical Curve
CO = Sanitary Sewer Cleanout	PVI = Point of Vertical Intersection
CONC = Concrete	PVT = Point of Vertical Tangent
DA = Drainage Area	R/W = Right-of-Way
DIA = Diameter	SAN = Sanitary
EGL = Existing Grading Line	SCE = Stabilized Construction Entrance
EX = Existing	SDR = Standard Dimension Ratio
FH = Fire Hydrant	SDMH = Storm Drain Manhole
GV = Gate Valve	SF = Square Feet
HGL = Hydraulic Grade Line	SSMH = Sanitary Sewer Manhole
HDPE = High Density Polyethylene	STA. = Station
INV = Invert	STD = Standard
LF = Linear Feet	SY = Square Yards
MAX = Maximum	T.A.N. = Type of Noted
MB = Mail Box	TEMP = Temporary
MIN = Minimum	TG = Top of Grate
MJ = Mechanical Joint	TYP = Typical
NO = Number	VIF = Verify in Field
N.T.C. = Not This Contract	WM = Water Valve



Professional Certification  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 20845. Expiration Date: 06/22/2017.

FREDERICK SEIBERT & ASSOCIATES, INC.  
© 2017  
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS  
128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740  
201 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225  
101 NORTH HANOVER STREET, CARLEISLE, PENNSYLVANIA 17013  
P.O. BOX 10000, HAGERSTOWN, MARYLAND 21740  
P.O. BOX 10000, HAGERSTOWN, MARYLAND 21740

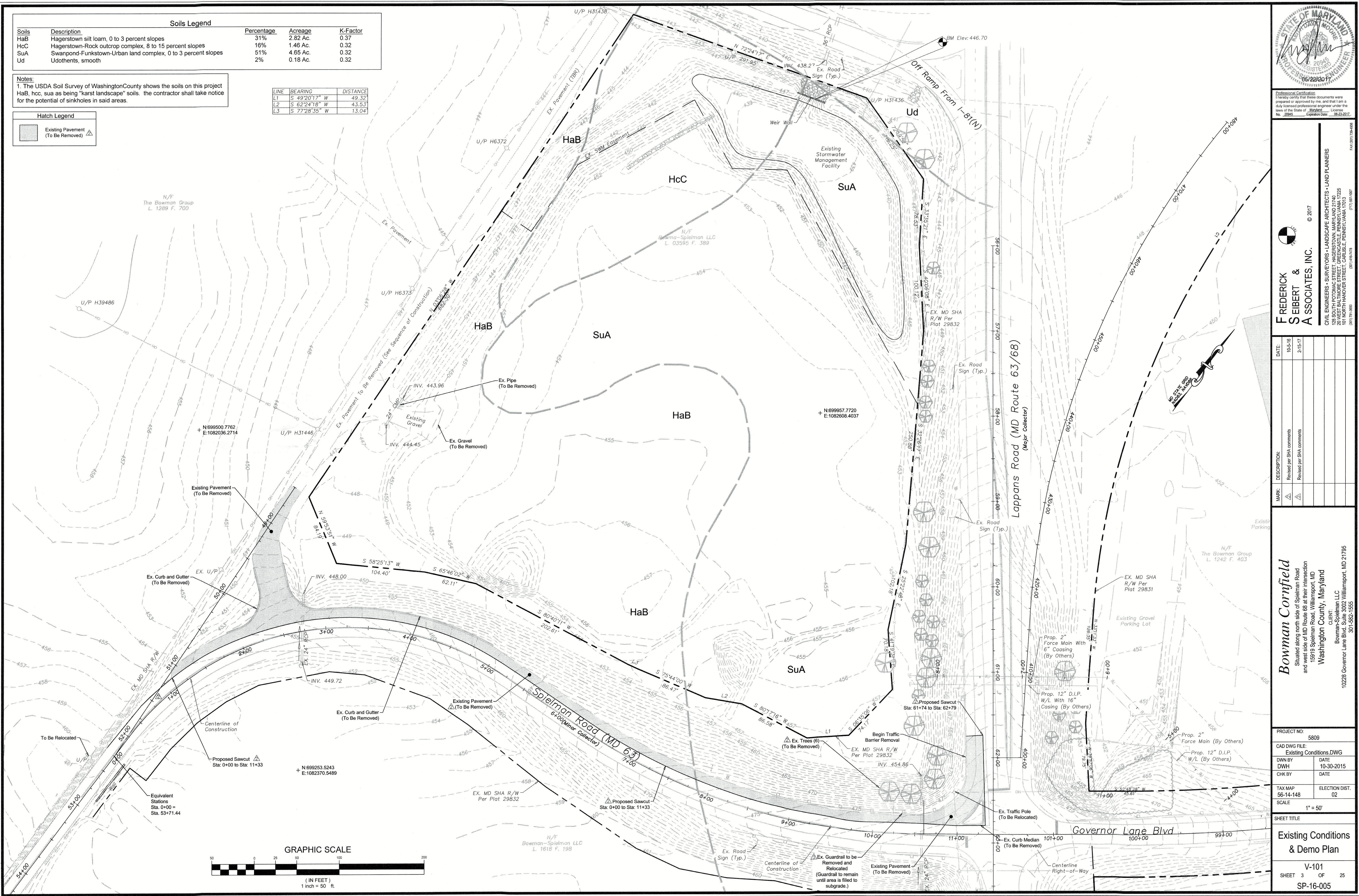
DATE:	DESCRIPTION:	MARK:
3-28-2016	Revised per Planning comments	
10-5-16	Revised per SHA comments	

**Bowman Cornfield**  
Sited along north side of Spielman Road  
and west side of MD Route 68 at their intersection  
15919 Spielman Road, Williamsport, MD  
Washington County, Maryland  
CLIENT:  
Bowman-Spielman LLC  
10226 Governor Lane Blvd., Suite 302 Williamsport, MD 21795  
301-382-1635

PROJECT NO:	5809
CAD DWG FILE:	General Notes.DWG
DWN BY:	DWH
DATE:	10-30-2015
CHK BY:	DST
DATE:	2016
TAX MAP:	56-14-148
ELECTION DIST.:	02
SCALE:	N.T.S.
SHEET TITLE:	General Notes
G-002	
SHEET 2 OF 25	SP-16-005



P:\Projects\5809\DWG\5809 CONSTRUCTION SET\03 - 5809 V-101 Existing Conditions.dwg, Layout1, 5/19/2017 2:49:54 PM.  
DWG To PDF.pcf

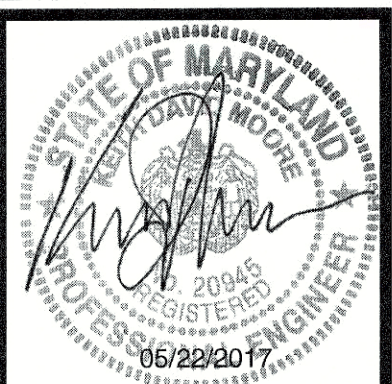
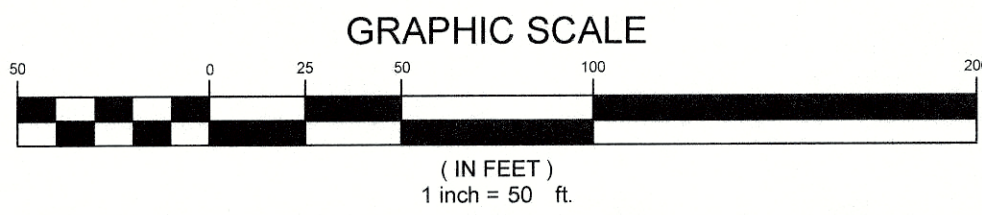


Soils Legend				
Soils	Description	Percentage	Acreage	K-Factor
HaB	Hagerstown silt loam, 0 to 3 percent slopes	31%	2.82 Ac.	0.37
HcC	Hagerstown-Rock outcrop complex, 8 to 15 percent slopes	16%	1.46 Ac.	0.32
SuA	Swanpond-Funkstown-Urban land complex, 0 to 3 percent slopes	51%	4.65 Ac.	0.32
Ud	Udothents, smooth	2%	0.18 Ac.	0.32

Notes:  
1. The USDA Soil Survey of Washington County shows the soils on this project  
HaB, hcc, sua as being "karst landscape" soils. the contractor shall take notice  
for the potential of sinkholes in said areas.

Hatch Legend	
	Existing Pavement (To Be Removed)

LINE	BEARING	DISTANCE
L1	S 49°20'17" W	49.32
L2	S 62°24'18" W	43.53
L3	S 77°28'35" W	13.04



Professional Certification  
I hereby certify that these documents were  
prepared or approved by me, and that I am a  
 duly licensed professional engineer under the  
 laws of the State of Maryland. License  
 No. 20955 Expiration Date: 06/22/2017.

FREDERICK  
SEIBERT &  
ASSOCIATES, INC.

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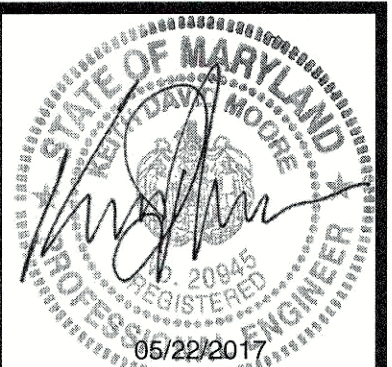
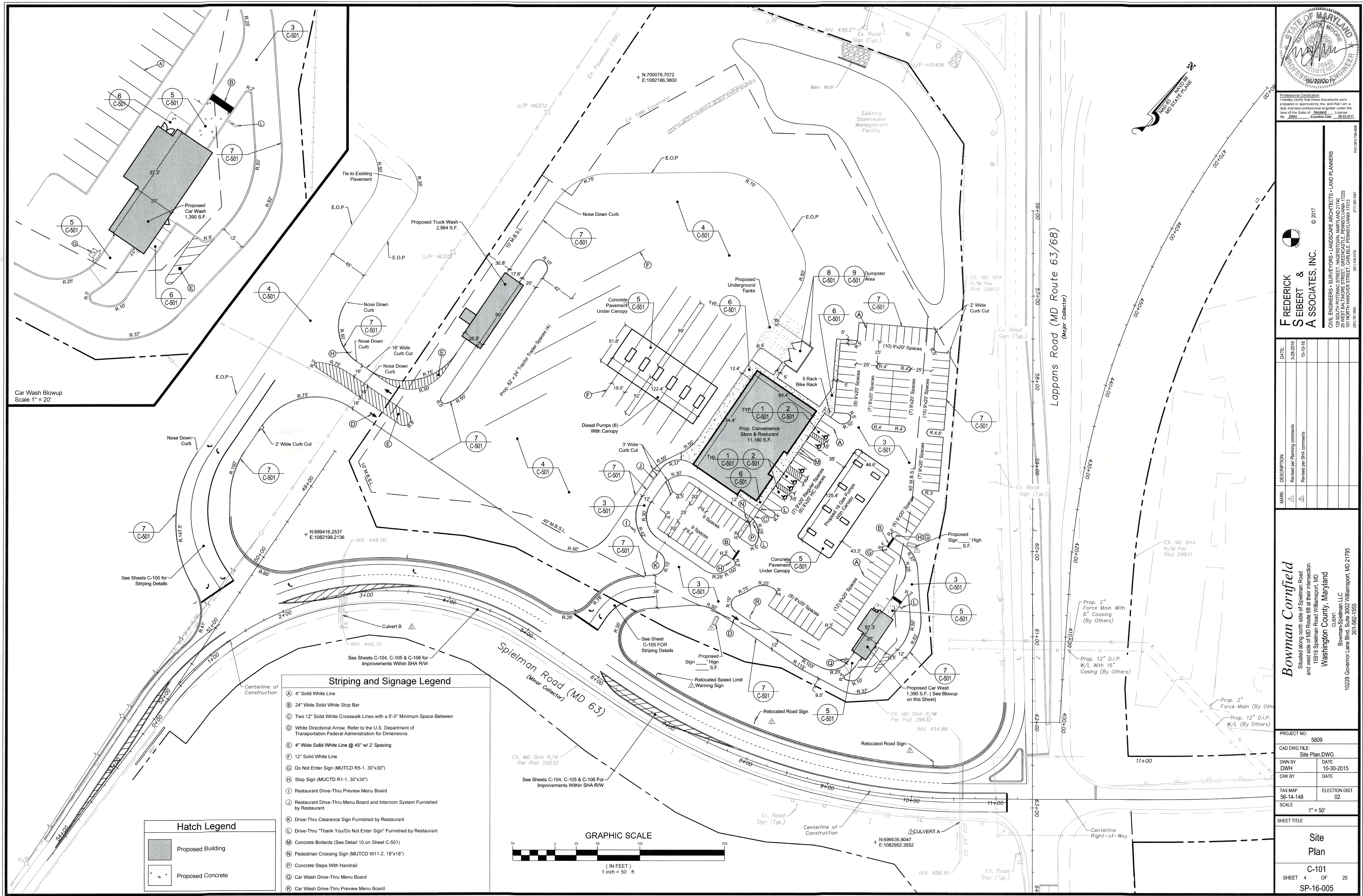
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS - LAND PLANNERS  
128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740  
20 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17226  
101 NORTH HANOVER STREET, CARLEISE, PENNSYLVANIA 17015  
(410) 398-5466 (410) 448-5453 (410) 398-5400 FAX (410) 398-5466

MARK	DESCRIPTION	DATE
	Revised per SHA comments	10-5-16
	Revised per SHA comments	2-15-17

**Bowman Cornfield**  
Sited along north side of Spielman Road  
and west side of MD Route 68 at their intersection  
1939 Spielman Road, Williamsport, MD  
Washington County, Maryland  
CLIENT:  
Bowman-Spielman LLC  
10228 Governor Lane Blvd. Suite 3022 Williamsport, MD 21795  
301-582-1833

PROJECT NO: 5809	
CAD DWG FILE: Existing Conditions.DWG	
DWN BY: DWH	DATE: 10-30-2015
CHK BY:	DATE:
TAX MAP: 56-14-148	ELECTION DIST: 02
SCALE: 1" = 50'	
SHEET TITLE: Existing Conditions & Demo Plan	
V-101	
SHEET 3	OF 25
SP-16-005	





Professional Certification  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 35845 Expiration Date: 05/22/2017

**FREDERICK SEIBERT & ASSOCIATES, INC.**  
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CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS  
128 SOUTH POTOMAC STREET • HAGERSTOWN, MARYLAND 21740  
101 NORTH HANOVER STREET • CARLISLE, PENNSYLVANIA 17013  
(301) 993-3650 (301) 454-276 (717) 997-5007 FAX (301) 738-4666

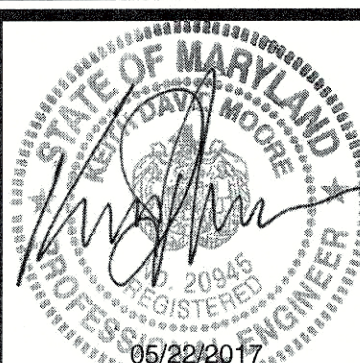
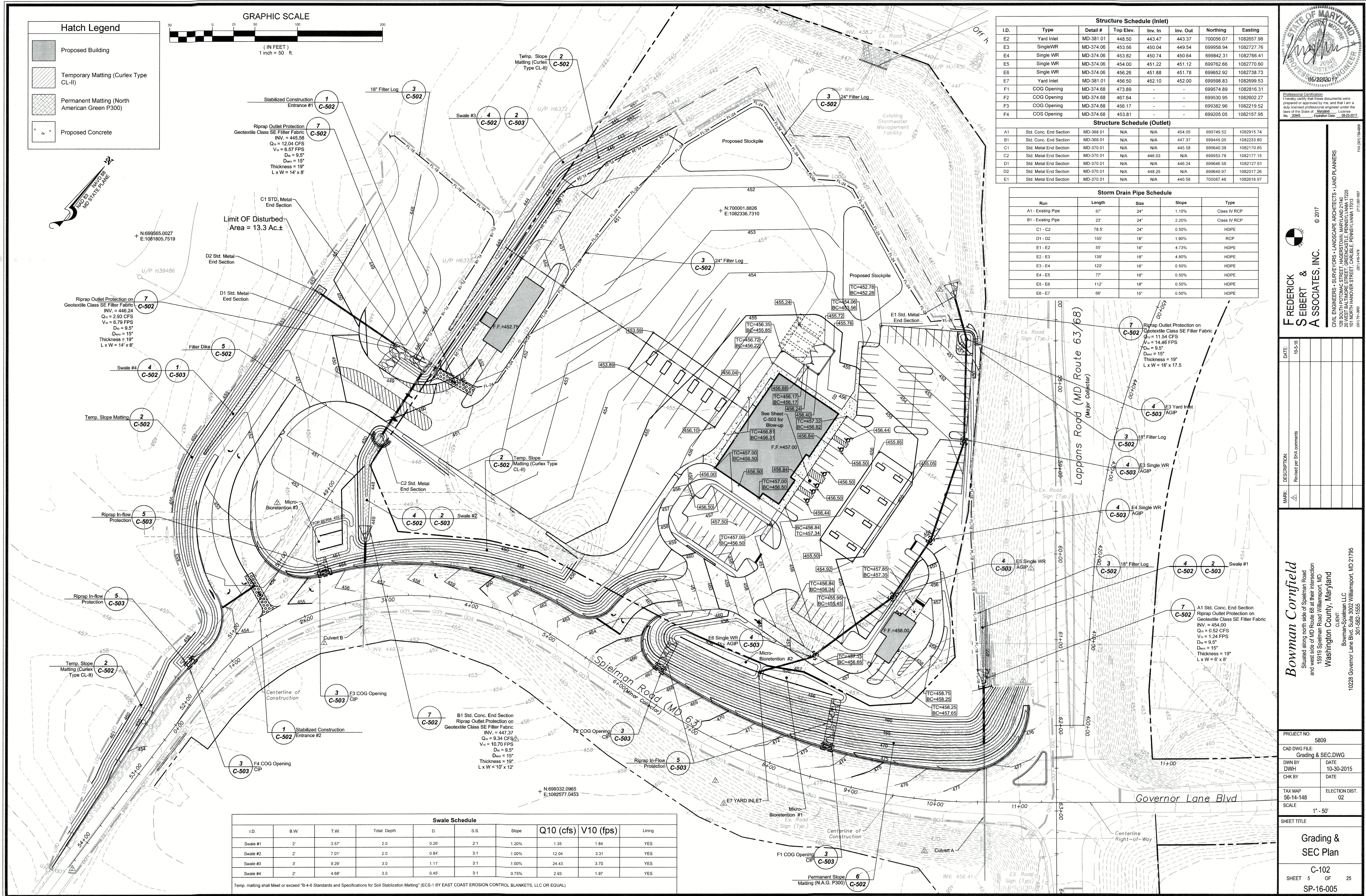
MARK	DESCRIPTION	DATE
△	Revised per Planning comments	3-28-2016
△	Revised per SHA comments	10-10-16

**Bowman Cornfield**  
Sited along north side of Spielman Road and west side of MD Route 63 at their intersection  
15919 Spielman Road Williamsport, MD  
Washington County, Maryland  
Client: Bowman-Spielman, LLC  
10226 Governor Lane Blvd. Suite 302 Williamsport, MD 21795  
301-582-1555

PROJECT NO:	5809
CAD DWG FILE:	Site Plan.DWG
DWN BY:	DWH
CHK BY:	DATE
TAX MAP:	56-14-148
ELECTION DIST.	02
SCALE:	1" = 50'
SHEET TITLE:	Site Plan
C-101	
SHEET 4 OF 25	
SP-16-005	



P:\Projects\5809.Dwg\5809 CONSTRUCTION SET 05- 5809 C-102 Grading & SEC.dwg, Layout, 5/19/2017 2:50:26 PM  
DWG To PDF.pc3



I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 10095, Expiration Date: 05/22/2017.

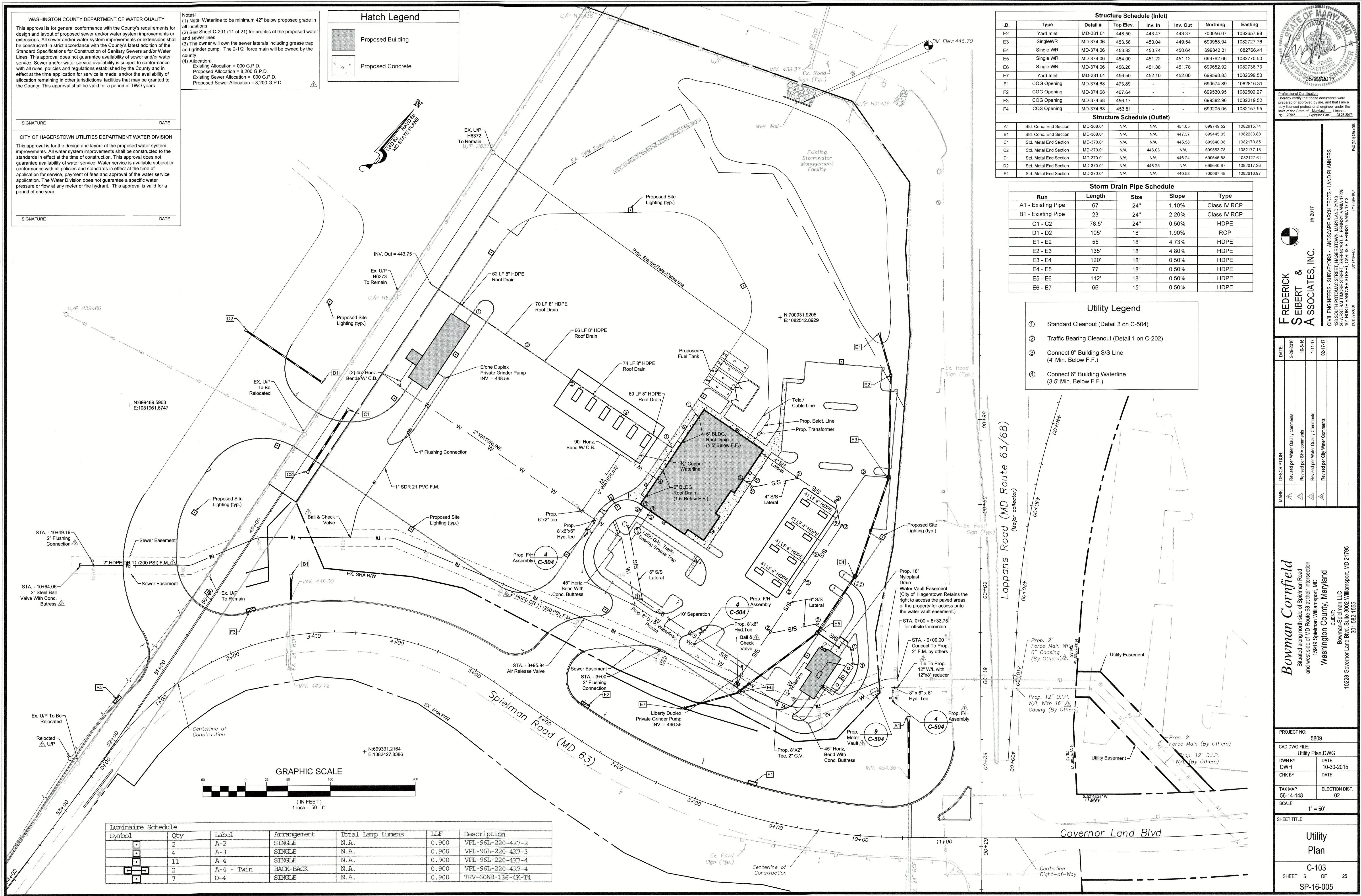
**FREDERICK S. EIBERT & ASSOCIATES, INC.**  
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS - LAND PLANNERS  
128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21426  
20 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225  
101 NORTH HANOVER STREET, CARLEISLE, PENNSYLVANIA 17013  
© 2017

DATE:	10-30-16
DESCRIPTION:	Revised per SHA comments
MARK:	

**Bowman Cornfield**  
Sited along north side of Spielman Road and west side of MD Route 63 at their intersection, 15919 Spielman Road, Williamsport, MD, Washington County, Maryland  
CLIENT: Bowman-Spielman LLC  
10228 Governor Lane Blvd., Suite 302, Williamsport, MD 21795  
301-582-1235

PROJECT NO:	5809
CAD DWG FILE:	Grading & SEC.DWG
DWN BY:	DWH
CHK BY:	DATE: 10-30-2015
TAX MAP:	56-14-148
ELECTION DIST.:	02
SCALE:	1" = 50'
SHEET TITLE:	Grading & SEC Plan
C-102	SHEET 5 OF 25
SP-16-005	





WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

This approval is for general conformance with the County's requirements for design and layout of proposed sewer and/or water system improvements or extensions. All sewer and/or water system improvements or extensions shall be constructed in strict accordance with the County's latest addition of the Standard Specifications for Construction of Sanitary Sewers and/or Water Lines. This approval does not guarantee availability of sewer and/or water service. Sewer and/or water service availability is subject to conformance with all rules, policies and regulations established by the County and in effect at the time application for service is made, and/or the availability of allocation remaining in other jurisdictions' facilities that may be granted to the County. This approval shall be valid for a period of TWO years.

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

CITY OF HAGERSTOWN UTILITIES DEPARTMENT WATER DIVISION

This approval is for the design and layout of the proposed water system improvements. All water system improvements shall be constructed to the standards in effect at the time of construction. This approval does not guarantee availability of water service. Water service is available subject to conformance with all policies and standards in effect at the time of application for service, payment of fees and approval of the water service application. The Water Division does not guarantee a specific water pressure or flow at any meter or fire hydrant. This approval is valid for a period of one year.

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

Notes:

(1) Note: Waterline to be minimum 42" below proposed grade in all locations.

(2) See Sheet C-201 (11 of 21) for profiles of the proposed water and sewer lines.

(3) The owner will own the sewer laterals including grease trap and grinder pump. The 2-1/2" force main will be owned by the county.

(4) Allocation:

Existing Allocation = 000 G.P.D.

Proposed Allocation = 8,200 G.P.D.

Existing Sewer Allocation = 000 G.P.D.

Proposed Sewer Allocation = 8,200 G.P.D.

Hatch Legend

	Proposed Building
	Proposed Concrete

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	2	A-2	SINGLE	N.A.	0.900	VPL-96L-220-4K7-2
	4	A-3	SINGLE	N.A.	0.900	VPL-96L-220-4K7-3
	11	A-4	SINGLE	N.A.	0.900	VPL-96L-220-4K7-4
	2	A-4 - Twin	BACK-BACK	N.A.	0.900	VPL-96L-220-4K7-4
	7	D-4	SINGLE	N.A.	0.900	TRV-60NB-136-4K-T4

Structure Schedule (Inlet)

ID.	Type	Detail #	Top Elev.	Inv. In	Inv. Out	Northing	Easting
E2	Yard Inlet	MD-381.01	448.50	443.47	443.37	700056.07	1082657.98
E3	SingleWR	MD-374.06	453.56	450.04	449.54	699558.94	1082727.76
E4	Single WR	MD-374.06	453.82	450.74	450.64	699842.31	1082766.41
E5	Single WR	MD-374.06	454.00	451.22	451.12	699762.66	1082770.60
E6	Single WR	MD-374.06	456.26	451.88	451.78	699552.92	1082738.73
E7	Yard Inlet	MD-381.01	456.50	452.10	452.00	699558.83	1082699.53
F1	COG Opening	MD-374.68	473.89	-	-	699574.89	1082816.31
F2	COG Opening	MD-374.68	467.64	-	-	699530.95	1082602.27
F3	COG Opening	MD-374.68	456.17	-	-	699382.96	1082219.52
F4	COS Opening	MD-374.68	453.81	-	-	699205.05	1082157.95

Structure Schedule (Outlet)

ID.	Type	Detail #	Top Elev.	Inv. In	Inv. Out	Northing	Easting
A1	Std. Conc. End Section	MD-368.01	N/A	N/A	454.05	699749.52	1082915.74
B1	Std. Conc. End Section	MD-368.01	N/A	N/A	447.37	699445.05	1082233.80
C1	Std. Metal End Section	MD-370.01	N/A	N/A	445.58	699640.38	1082170.85
C2	Std. Metal End Section	MD-370.01	N/A	446.03	N/A	699553.78	1082177.15
D1	Std. Metal End Section	MD-370.01	N/A	N/A	446.24	699646.58	1082127.61
D2	Std. Metal End Section	MD-370.01	N/A	448.25	N/A	699640.97	1082017.26
E1	Std. Metal End Section	MD-370.01	N/A	N/A	440.58	700087.48	1082616.97

Storm Drain Pipe Schedule

Run	Length	Size	Slope	Type
A1 - Existing Pipe	67'	24"	1.10%	Class IV RCP
B1 - Existing Pipe	23'	24"	2.20%	Class IV RCP
C1 - C2	78.5'	24"	0.50%	HDPE
D1 - D2	105'	18"	1.90%	RCP
E1 - E2	55'	18"	4.73%	HDPE
E2 - E3	135'	18"	4.80%	HDPE
E3 - E4	120'	18"	0.50%	HDPE
E4 - E5	77'	18"	0.50%	HDPE
E5 - E6	112'	18"	0.50%	HDPE
E6 - E7	66'	15"	0.50%	HDPE

- Utility Legend
- ① Standard Cleanout (Detail 3 on C-504)
  - ② Traffic Bearing Cleanout (Detail 1 on C-202)
  - ③ Connect 6" Building S/S Line (4' Min. Below F.F.)
  - ④ Connect 6" Building Waterline (3.5' Min. Below F.F.)

STATE OF MARYLAND  
PROFESSIONAL ENGINEER  
05/22/2017

Professional Certification  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 2895 Expiration Date: 08-23-2017.

FREDERICK SEIBERT & ASSOCIATES, INC.

CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS - LAND PLANNERS  
128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740  
20 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225  
101 NORTH HANOVER STREET, CARLEISLE, PENNSYLVANIA 17013

05/19/2017

DATE: 3-28-2016 10-5-16 02-17-17

DESCRIPTION: Revised per Water Quality comments Revised per SHM comments Revised per Water Quality Comments Revised per City Water Comments

MARK: A A A A

**Bowman Cornfield**  
Sited along north side of Spielman Road and west side of MD Route 68 at their intersection, 15919 Spielman Williamsport, MD Washington County, Maryland

CLIENT: Bowman-Spielman LLC  
10228 Governor Lane Blvd, Suite 302 Williamsport, MD 21795  
301-582-1855

PROJECT NO: 5809

CAD DWG FILE: Utility Plan.DWG

DWN BY: DWH DATE: 10-30-2015

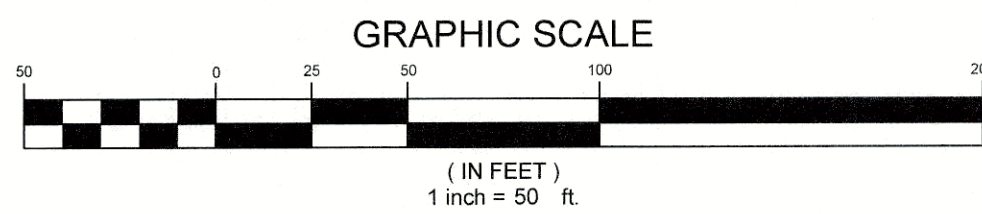
CHK BY: DATE:

TAX MAP: 56-14-148 ELECTION DIST: 02

SCALE: 1" = 50'

SHEET TITLE: Utility Plan

C-103 SHEET 6 OF 25 SP-16-005







ENGINEERS  
SURVEYORS  
PLANNERS  
LANDSCAPE ARCHITECTS

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

June 21, 2017

RECEIVED

Lisa Kelly  
Washington County Department of Plan Review and Permitting  
80 W. Baltimore Street  
Hagerstown, MD 21740

JUN 22 2017

WASHINGTON COUNTY  
PLAN REVIEW DEPARTMENT

Re: Westfields Subdivision  
Section 6 Revision

Dear Lisa,

I'm writing to document previous discussions we've had with Tim Lung pertaining to a proposed revision to the lot configuration within Section 6, more specifically the lots created via the recorded Section 6A Final Plat. The Final Plat for Section 6A was prepared and approved and has been recorded as Washington County Plat Numbers 9337-9339. This plat created twenty-three (23) single family lots, twenty (20) of which were 100' wide lots and the remaining three (3) were 80' lots.

The project developer is proposing a revision to the Section 6A Final Plat that will be done in the form of a replat. The revision will consist of vacating the twenty – 100' wide lots currently planned on Bathgate Terrace & Brownstone Place and re-platting those lot areas with forty semi-detached residential lots. This re-platting procedure was discussed with Tim Lung during a meeting of 4-26-2017. I've attached a number of documents that may assist you in making a presentation of this proposed revision at the July 10, 2017 Planning Commission meeting. These documents include the following:

- Washington County Plat Numbers 9337-9339. *This plat depicts the current platted configuration of Section 6A. The intent is to vacate the platted lot lines for the 100' lots, lots 543-562, and re-plat the area with forty (40) semi-detached lots. Please note that lots 212,366 and 367 are not impacted by the re-plat proposed.*
- Sketch Plan Westfields Section 6. *This plan depicts the proposed layout of the semi-detached lots where the 100' wide single family lots were originally proposed. The semi-detached (duplex) lots proposed have minimum lot dimensions of a width of no less than 49' and a depth of no less than 130' which yield a minimum lot area of 6,370 SF. The building restriction lines used are Front-25'; Rear-20'; and Side-8'. The alignment and geometry of Bathgate Terrace and Brownstone Place is not proposed to be altered in anyway and will remain open section roadways. The area of open space within Section 6A was reduced by 0.17 acres, but this reduction is*

- *more than offset by the elimination of lots and the addition of open space within Section 7, which is discussed in greater detail below.*
- Concept Plan 11" x 17" Color Rendering dated January 10, 2013. *This colored concept plan is the most recent document you should have in your files.*
- Concept Plan 11" x 17" Color Rendering (B) dated June 19, 2017 *This colored concept plan is representative of the revisions that are proposed within Section 6A, i.e. the increase from twenty (20) single family lots to forty (40) semi-detached lots within the area designated as Section 6A on the above referenced Final Plat (W.C. Plat No. 9337-9339). This exhibit also depicts a revision to section 7 where 20 lots were eliminated from Section 7 resulting in the yield of the Westfields project as a whole remaining at 773 lots. The eliminated lots are now open space. The area of open space increased from 135.05 acres, citing the January 10, 2013 Concept Plan, to 147.28 acres, citing the June 19, 2017 Concept Plan. Additionally, the lots revised within Section 7 also included eliminating two (2) cul-de-sacs and revising the Alloway Drive roadway section from a closed section (curb) to open section (roadside drainage ditches). This roadway section revision only applied to a relatively short section of Alloway Drive as the majority of Alloway Drive was originally designed and approved as an open section roadway initially. This open section roadway is consistent with other 80' wide lots within Section 7.*

In closing, we trust that this correspondence as well as the attachments does provide for a clear overview of the lot type revisions and roadway section revisions we're seeking approval on. We respectfully request that this topic be added to the Planning Commissions Agenda for discussion at their regular meeting of July 10, 2017. Eight (8) copies of this letter and the above referenced attachments are enclosed for Planning Commission use.

Sincerely,  
FOX & ASSOCIATES, INC.



Stephen C. Cvijanovich  
Senior Project Manager

CC: Jonathan Pembroke



# WESTFIELDS

REVISED JANUARY 10, 2013



## LEGEND

- SECTION 1 LOTS  
76 LOTS RECORDED
- SECTION 2 LOTS  
36 LOTS RECORDED
- SECTION 3 LOTS  
184 LOTS RECORDED
- SECTION 4A - 50 UNRECORDED LOTS  
SECTION 4B: 47 RECORDED LOTS  
SECTION 4C: 20 RECORDED LOTS
- SECTION 5 LOTS  
69 LOTS RECORDED
- SECTION 6 LOTS  
23 LOTS RECORDED  
71 LOTS REMAINING TO BE RECORDED
- SECTION 7 LOTS  
126 LOTS REMAINING TO BE RECORDED
- SECTION 8 LOTS  
71 LOTS REMAINING TO BE RECORDED
- OPEN SPACE
- RETAINED FOREST
- PLANTED FOREST
- STORMWATER POND
- SCHOOL SITE
- PROPOSED DAY CARE CENTER

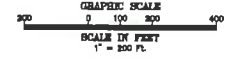
ORIGINAL TOTAL NUMBER OF LOTS - 773 LOTS  
CURRENT TOTAL NUMBER OF LOTS - 773 LOTS

## SITE DATA

TOTAL SITE AREA	243.00 ACRES
ROAD R.O.W. AREA	93.8 ACRES
DEDICATED R.O.W.	1.02 ACRES
S.W.M. AREA	18.72 ACRES
NET SITE AREA	310.0 ACRES
TOTAL NUMBER OF UNITS	773
	FAMILY UNITS
GROSS DENSITY	1.7 UNITS/ACRE
NET DENSITY	2.1 UNITS/ACRE
OPEN SPACE AREA	133.05 ACRES
RETAINED FOREST AREA	35.63 ACRES
PLANTED FOREST AREA	11.2 ACRES
TOTAL ON-SITE FOREST	76.78 ACRES

## SYMBOL LEGEND

<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">100</span>	SINGLE FAMILY SEMI-DETACHED UNITS SINGLE FAMILY UNITS MINIMUM LOT AREA 5,600 SQ. FT. TYPICAL LOT DIMENSIONS: 40' X 127' PROPOSED BUILDING SETBACKS: FRONT 25', SIDE 8', REAR 40'
<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">550</span>	SINGLE FAMILY 65' WIDE UNITS SINGLE FAMILY UNITS MINIMUM LOT AREA 7,700 SQ. FT. TYPICAL LOT DIMENSIONS: 55' X 140' PROPOSED BUILDING SETBACKS: FRONT 25', SIDE 6', REAR 40'
<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">585</span>	SINGLE FAMILY 65' WIDE UNITS SINGLE FAMILY UNITS MINIMUM LOT AREA 7,962 SQ. FT. TYPICAL LOT DIMENSIONS: 65' X 130' PROPOSED BUILDING SETBACKS: FRONT 25', SIDE 8', REAR 40'
<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">580</span>	SINGLE FAMILY 100' WIDE UNITS SINGLE FAMILY UNITS MINIMUM LOT AREA 10,400 SQ. FT. TYPICAL LOT DIMENSIONS: 65' X 150' PROPOSED BUILDING SETBACKS: FRONT 30', SIDE 8', REAR 40'
<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">1000</span>	SINGLE FAMILY 100' WIDE UNITS SINGLE FAMILY UNITS MINIMUM LOT AREA 23,000 SQ. FT. TYPICAL LOT DIMENSIONS: 100' X 140' PROPOSED BUILDING SETBACKS: FRONT 30', SIDE 10', REAR 40'

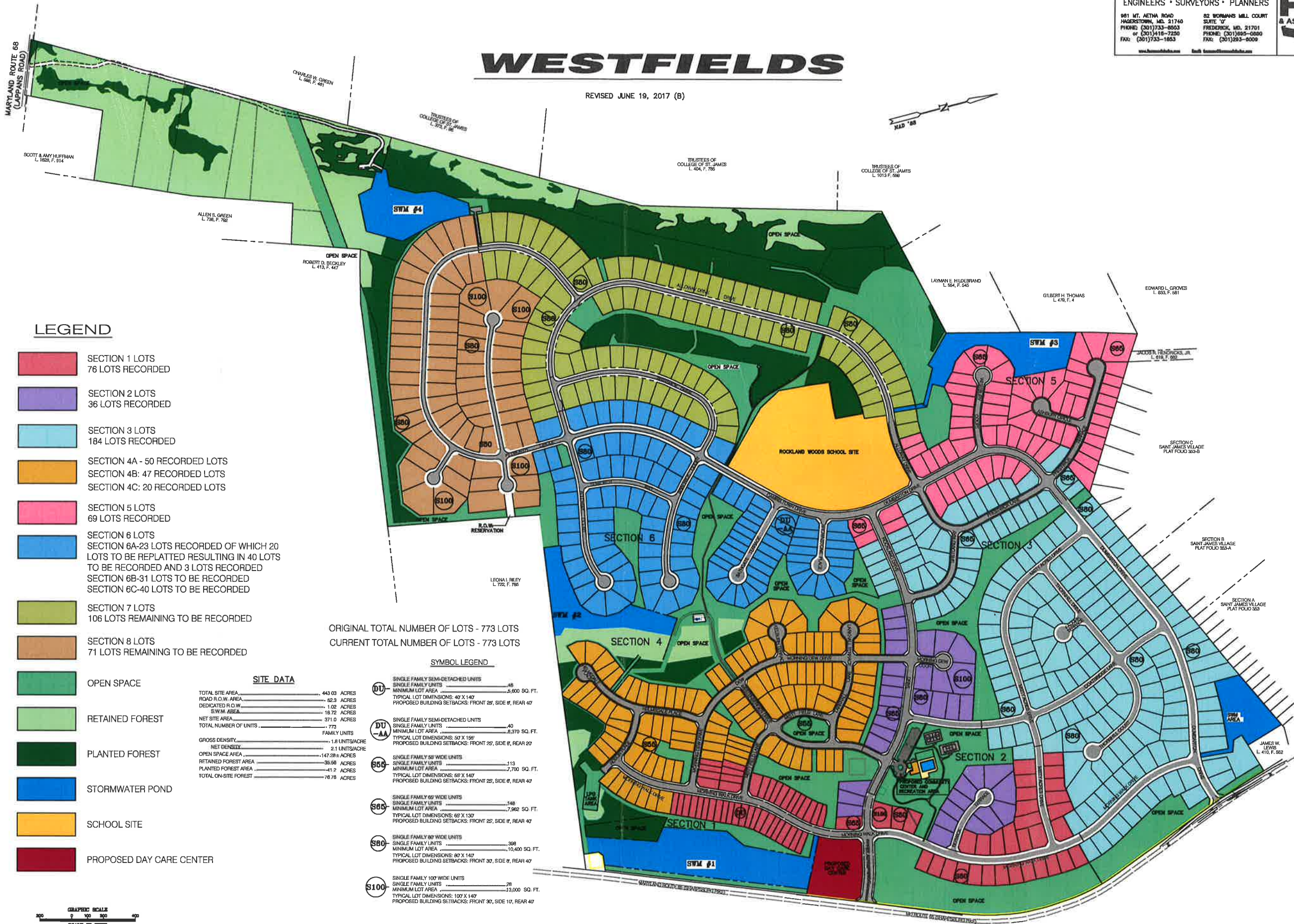


**RENN ENGINEERING, INC.**  
ENGINEERS PLANNERS SURVEYORS  
634 SWEENEY DRIVE SUITE 7 HAGERSTOWN, MARYLAND 21740  
TELEPHONE 301-730-5000 OR 240-347-4900 EMAIL: ADMIN@RENNENGINEERING.COM



# WESTFIELDS

REVISED JUNE 19, 2017 (B)



## LEGEND

- SECTION 1 LOTS  
76 LOTS RECORDED
- SECTION 2 LOTS  
36 LOTS RECORDED
- SECTION 3 LOTS  
184 LOTS RECORDED
- SECTION 4A - 50 RECORDED LOTS  
SECTION 4B: 47 RECORDED LOTS  
SECTION 4C: 20 RECORDED LOTS
- SECTION 5 LOTS  
69 LOTS RECORDED
- SECTION 6 LOTS  
SECTION 6A-23 LOTS RECORDED OF WHICH 20  
LOTS TO BE REPLATTED RESULTING IN 40 LOTS  
TO BE RECORDED AND 3 LOTS RECORDED  
SECTION 6B-31 LOTS TO BE RECORDED  
SECTION 6C-40 LOTS TO BE RECORDED
- SECTION 7 LOTS  
106 LOTS REMAINING TO BE RECORDED
- SECTION 8 LOTS  
71 LOTS REMAINING TO BE RECORDED
- OPEN SPACE
- RETAINED FOREST
- PLANTED FOREST
- STORMWATER POND
- SCHOOL SITE
- PROPOSED DAY CARE CENTER

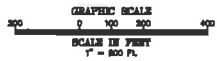
ORIGINAL TOTAL NUMBER OF LOTS - 773 LOTS  
CURRENT TOTAL NUMBER OF LOTS - 773 LOTS

## SYMBOL LEGEND

- DU** SINGLE FAMILY SEMI-DETACHED UNITS  
SINGLE FAMILY UNITS  
MINIMUM LOT AREA .5,600 SQ. FT.  
TYPICAL LOT DIMENSIONS: 40' X 140'  
PROPOSED BUILDING SETBACKS: FRONT 25', SIDE 8', REAR 40'
- DU-AA** SINGLE FAMILY SEMI-DETACHED UNITS  
SINGLE FAMILY UNITS  
MINIMUM LOT AREA .8,370 SQ. FT.  
TYPICAL LOT DIMENSIONS: 60' X 150'  
PROPOSED BUILDING SETBACKS: FRONT 25', SIDE 8', REAR 20'
- S65** SINGLE FAMILY 65' WIDE UNITS  
SINGLE FAMILY UNITS  
MINIMUM LOT AREA .7,700 SQ. FT.  
TYPICAL LOT DIMENSIONS: 65' X 140'  
PROPOSED BUILDING SETBACKS: FRONT 25', SIDE 8', REAR 40'
- S65** SINGLE FAMILY 65' WIDE UNITS  
SINGLE FAMILY UNITS  
MINIMUM LOT AREA .7,982 SQ. FT.  
TYPICAL LOT DIMENSIONS: 65' X 130'  
PROPOSED BUILDING SETBACKS: FRONT 25', SIDE 8', REAR 40'
- S80** SINGLE FAMILY 80' WIDE UNITS  
SINGLE FAMILY UNITS  
MINIMUM LOT AREA .10,400 SQ. FT.  
TYPICAL LOT DIMENSIONS: 80' X 140'  
PROPOSED BUILDING SETBACKS: FRONT 30', SIDE 8', REAR 40'
- S100** SINGLE FAMILY 100' WIDE UNITS  
SINGLE FAMILY UNITS  
MINIMUM LOT AREA .13,000 SQ. FT.  
TYPICAL LOT DIMENSIONS: 100' X 140'  
PROPOSED BUILDING SETBACKS: FRONT 30', SIDE 10', REAR 40'

## SITE DATA

TOTAL SITE AREA	443.03 ACRES
ROAD R.O.W. AREA	62.3 ACRES
DEDICATED R.O.W.	1.02 ACRES
SWIM AREA	18.72 ACRES
NET SITE AREA	371.0 ACRES
TOTAL NUMBER OF UNITS	773
FAMILY UNITS	773
GROSS DENSITY	1.8 UNITS/ACRE
NET DENSITY	2.1 UNITS/ACRE
OPEN SPACE AREA	147.28± ACRES
RETAINED FOREST AREA	35.58 ACRES
PLANTED FOREST AREA	41.2 ACRES
TOTAL ON-SITE FOREST	76.78 ACRES









WASHINGTON COUNTY CIRCUIT COURT (Plats) Plat 9337-9339, MSA-C2167-6840, Date available 2/16/2007

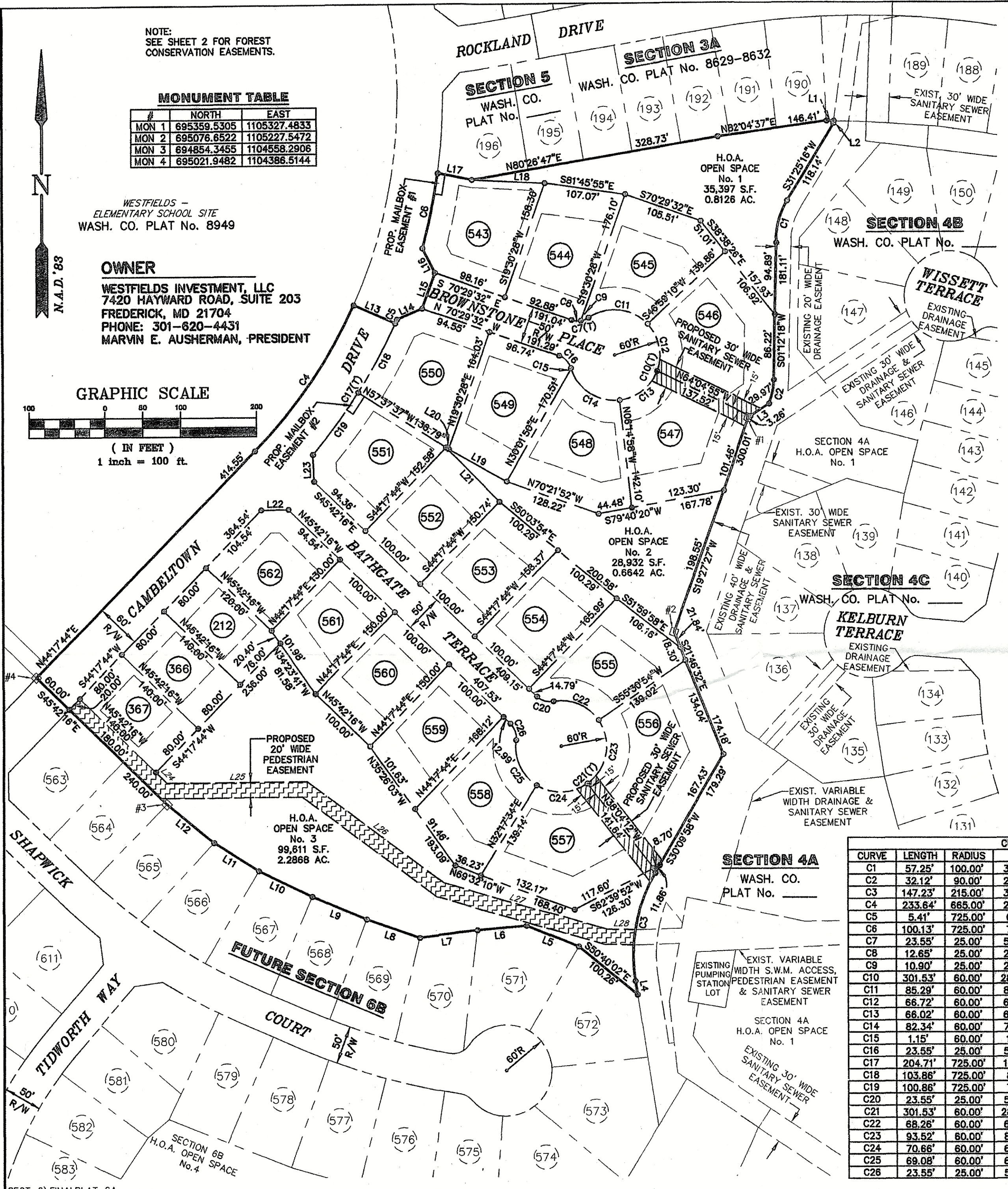
NOTE:  
SEE SHEET 2 FOR FOREST  
CONSERVATION EASEMENTS.

#	NORTH	EAST
MON 1	695359.5305	1105327.4833
MON 2	695076.6522	1105227.5472
MON 3	694854.3455	1104558.2906
MON 4	695021.9482	1104386.5144

WESTFIELDS -  
ELEMENTARY SCHOOL SITE  
WASH. CO. PLAT No. 8949

**OWNER**  
WESTFIELDS INVESTMENT, LLC  
7420 HAYWARD ROAD, SUITE 203  
FREDERICK, MD 21704  
PHONE: 301-620-4431  
MARVIN E. AUSERMAN, PRESIDENT

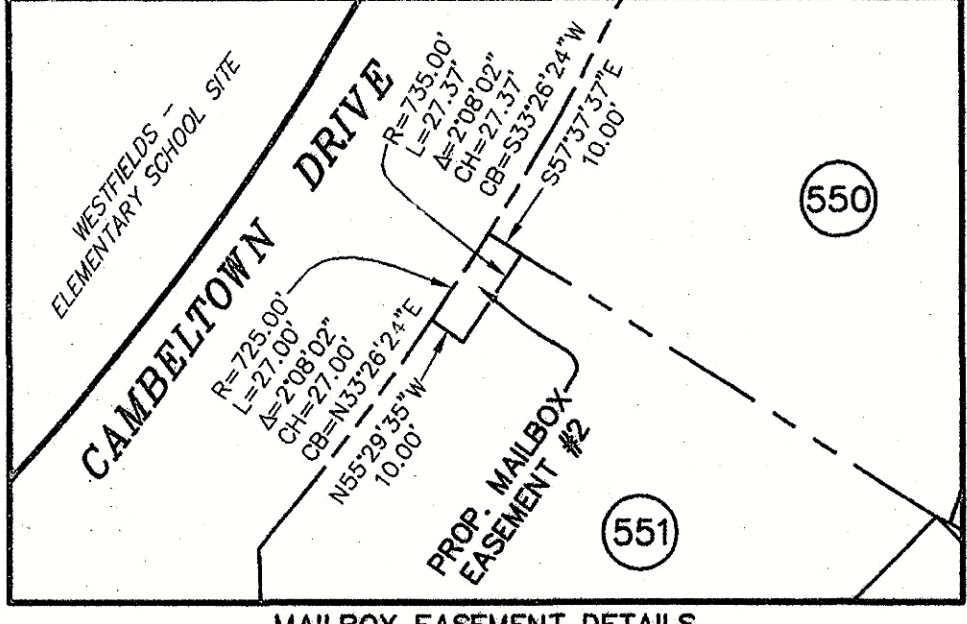
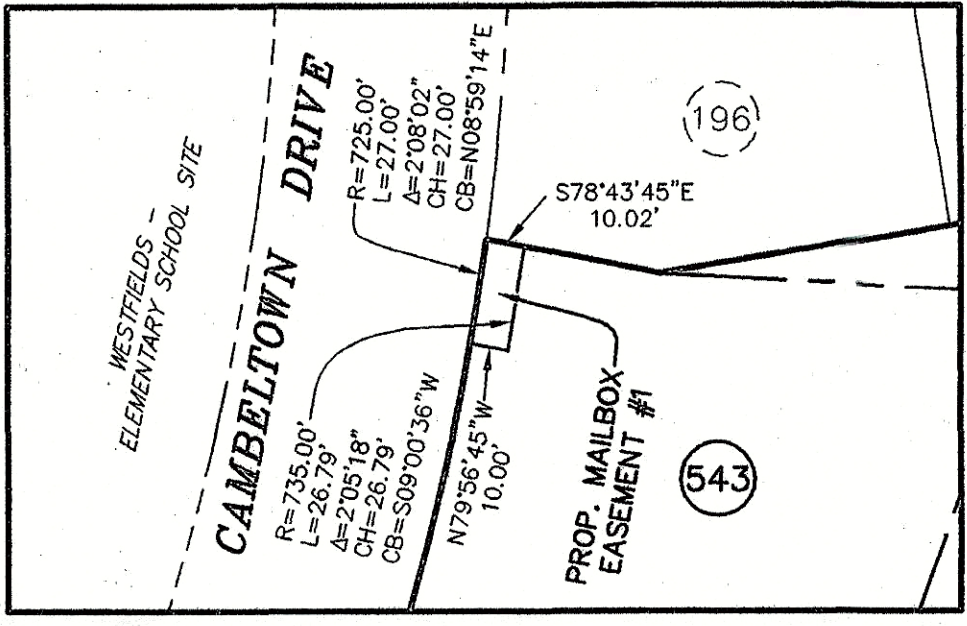
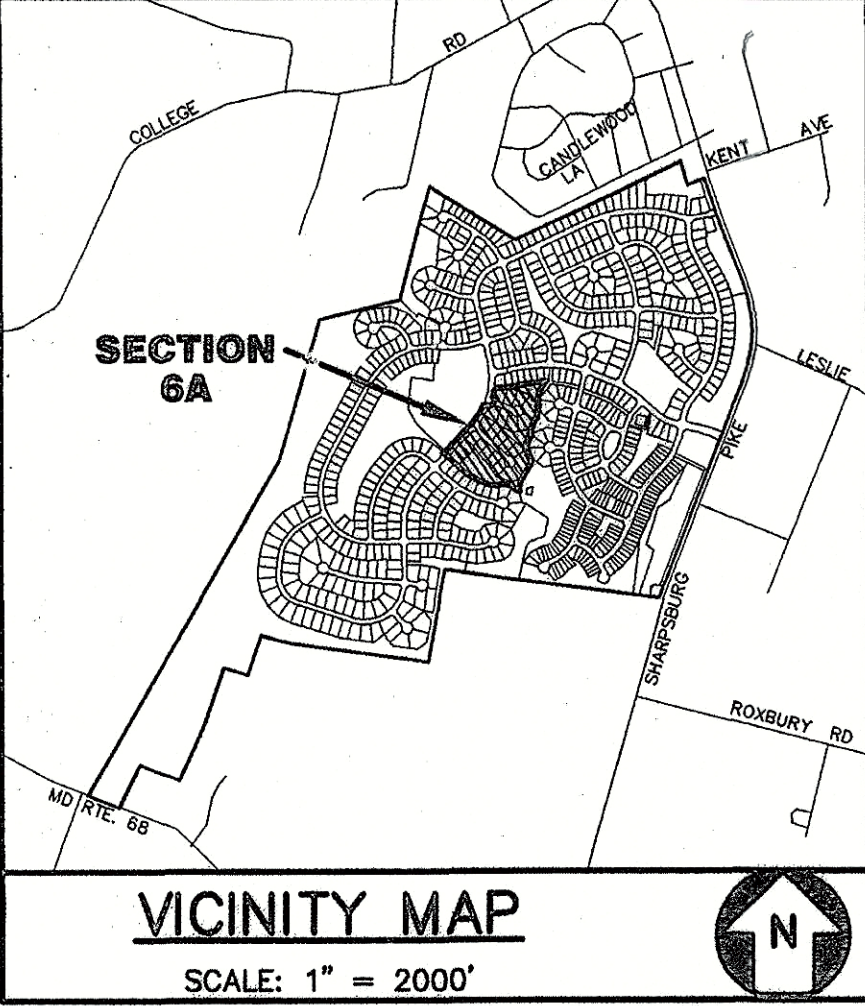
**GRAPHIC SCALE**  
( IN FEET )  
1 inch = 100 ft.



PLAT NO. 9337  
DATE: JAN 08 2008  
WASHINGTON COUNTY

**LEGEND**

- PEDESTRIAN EASEMENT
- SANITARY SEWER EASEMENT
- CONCRETE MONUMENT (SET)
- 5/8" REBAR WITH CAP (SET) UNLESS OTHERWISE NOTED
- B.S.L. BUILDING SETBACK LINE
- M.B.S.L. MINIMUM BUILDING SETBACK LINE (TYP.)
- (T) TOTAL DISTANCE
- R/W RIGHT-OF-WAY



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH. BEARING
C1	57.25'	100.00'	32°48'09"	29.43'	S15°01'12"W
C2	32.12'	90.00'	20°27'04"	18.24'	N11°25'50"E
C3	147.23'	215.00'	38°14'10"	78.63'	S10°32'53"W
C4	233.64'	865.00'	20°07'49"	118.04'	N34°13'49"E
C5	6.41'	725.00'	0°25'40"	2.71'	N23°57'05"E
C6	100.13'	725.00'	7°54'49"	50.15'	N11°52'37"E
C7	23.55'	25.00'	53°58'05"	12.73'	N82°31'26"E
C8	12.65'	25.00'	28°59'04"	6.46'	S84°59'03"E
C9	10.90'	25.00'	24°59'02"	5.54'	N68°01'54"E
C10	301.53'	60.00'	287°56'10"	43.64'	N19°30'28"E
C11	85.29'	60.00'	81°26'47"	51.65'	N83°44'13"W
C12	66.72'	60.00'	63°42'55"	37.29'	N11°09'22"W
C13	66.02'	60.00'	63°02'57"	36.80'	N52°13'34"E
C14	82.34'	60.00'	78°37'32"	49.13'	S56°56'12"E
C15	1.15'	60.00'	1°06'00"	0.58'	S17°04'28"E
C16	23.55'	25.00'	53°58'05"	12.73'	N43°30'29"W
C17	204.71'	725.00'	16°10'42"	103.04'	N32°15'16"E
C18	103.86'	725.00'	8°12'28"	52.02'	N28°16'09"E
C19	100.86'	725.00'	7°58'14"	50.51'	N36°21'30"E
C20	23.55'	25.00'	53°58'05"	12.73'	S72°41'19"E
C21	301.53'	60.00'	287°56'10"	43.64'	N19°30'28"E
C22	68.26'	60.00'	65°11'16"	38.36'	N67°04'44"W
C23	93.52'	60.00'	89°18'23"	59.28'	N10°10'05"E
C24	70.66'	60.00'	67°28'18"	40.07'	N88°33'28"E
C25	69.08'	60.00'	65°58'14"	38.94'	S24°43'18"E
C26	23.55'	25.00'	53°58'42"	12.73'	N18°43'32"W

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S88°40'03"E	9.69'	L15	S19°47'09"W	50.00'
L2	S08°00'56"W	3.05'	L16	N26°50'07"W	36.17'
L3	N56°18'56"E	33.23'	L17	N78°43'45"W	45.82'
L4	N09°04'12"W	18.16'	L18	N87°08'35"W	96.30'
L5	N67°47'14"W	73.98'	L19	N60°45'44"W	87.76'
L6	S85°15'28"W	65.38'	L20	N60°45'44"W	3.88'
L7	N82°45'54"E	76.55'	L21	N44°39'18"W	100.02'
L8	S70°44'36"E	74.28'	L22	N89°17'44"E	36.01'
L9	S66°48'11"E	77.55'	L23	N01°54'53"W	35.41'
L10	S64°03'46"E	78.50'	L24	N45°42'16"W	20.68'
L11	S57°24'36"E	70.11'	L25	S89°51'17"W	185.53'
L12	S50°44'43"E	80.14'	L26	N53°10'48"W	223.53'
L13	N65°50'05"W	60.00'	L27	N73°52'32"W	224.52'
L14	N66°07'44"E	36.34'	L28	N89°06'28"W	37.05'

SECT-6 FINAL PLAT-6A

DRAWN BY C.A.S.  
DATE JULY 2007  
CHECKED BY  
DATE  
APPROVED BY  
DATE  
SCALE  
1" = 100'

REVISIONS:

**DAVIS, RENN & ASSOCIATES, INC.**  
ENGINEERS  
P.O. BOX 246  
HAGERSTOWN, MARYLAND  
TELEPHONE 301-739-5660

PLANNERS  
SURVEYORS  
21741

**FINAL PLAT**  
**WESTFIELDS - SECTION 6A**

PROPERTY MAP 57 - PARCEL 587  
ELECTION DISTRICT 10

PROPERTY MAP 62 - PARCEL 272  
WASHINGTON COUNTY

PROPERTY MAP 62 - PARCEL 11  
MARYLAND

FILE No. S-07-113

SHEET NO. 1 OF 3  
PROJECT NO. 021066  
FILE NO. C-1569

PA8844 MSA C2167 6840-1



# ACREAGE SUMMARY & SITE DATA

ENTIRE SUBDIVISION.....443.0400 ACRES  
 LESS SECTION 1.....(42.9906 ACRES)  
 LESS SECTION 2.....(23.2472 ACRES)  
 LESS SECTION 3.....(77.8451 ACRES)  
 LESS SECTION 4.....(53.7653 ACRES)  
 LESS SECTION 5.....(25.8271 ACRES)  
 LESS SECTION 6A.....(14.9725 ACRES)  
 LESS SCHOOL SECTION.....(15.4895 ACRES)  
 REMAINING LANDS.....188.9027 ACRES

SECTION 6A LOTS.....9.0248 ACRES  
 SECTION 6A ROADS.....2.1842 ACRES  
 SECTION 6A OPEN SPACE AREA.....3.7635 ACRES  
 TOTAL AREA SECTION 6A.....14.9725 ACRES  
 ZONING....."A" AGRICULTURAL DISTRICT  
 M.B.S.L. (LOTS 543-562).....F. 30', S. 10', R. 40'  
 M.B.S.L. (LOTS 212, 366 & 367).....F. 30', S. 8', R. 40'  
 TOTAL LOTS.....23  
 LOTS PER ACRE.....1.5 LOTS PER ACRE (GROSS)

## DEDICATION FOR CORPORATIONS

We, Marvin E. Ausherman, President, and James B. MacGillivray, Secretary of Westfields Investment, LLC, a Maryland Limited Liability Company, do hereby certify that the corporation is a legal and true owner of the property shown and described on this plat and that the corporation does adopt this Plan of Subdivision, establish the minimum building restriction lines, dedicate to public use all utility and drainage easement areas and all alley, street, and road rights of way designated on this plat, agree to keep open all spaces and recreation areas shown, and agree that the dedications shall not impose any responsibility on the Board of County Commissioners of Washington County regarding the subjects of such dedications until legal acceptance thereof by said Board, and we hereby reserve the fee simple title to the land underlying said easements, rights of way, open spaces and recreation areas and, with regard to the said easements and rights of way, hereby agree to convey the same to said Board, for the use of said Washington County, without consideration, upon the legal acceptance of said easements and/or rights of way by said Board.

This deed and agreement of dedication shall be binding upon the corporation's grantees, assigns, and successors.

WITNESS our hands and seals this 10th day of December, 2007.

Marvin E. Ausherman (SEAL)  
 President

James B. MacGillivray (SEAL)  
 Secretary

WITNESS: Gregory Holder

We also certify that the community water and/or community sewerage system proposed for this subdivision will be available to all lots offered for sale. We also certify that plans for the community water supply and/or community sewerage system facilities, including any necessary point of discharge, have been approved by the Department of Health and Mental Hygiene.

There are no suits, actions at law, leases, liens, mortgages, trusts, easements or rights of way affecting the property included in this plan of subdivision except the following: Deed of Trust to Mercantile Mortgage Corporation, in Liber 3161, Folio 704, Water & Sewer Easement to Washington County Sanitary District in Liber 1099, Folio 262. And all parties and interests thereto have hereunto affixed their signatures, indicating their assent to this plan of subdivision.

We hereby assent to this plan of subdivision.

WESTFIELDS INVESTMENT, LLC  
 By: Marvin E. Ausherman

Attest: James B. MacGillivray  
 Secretary

Date: December 10, 2007

(Corporate Seal)

WITNESS: Gregory Holder

LOT ACREAGE TABLE			
LOT #	SQ. FT.	ACRES±	STREET ADDRESS
212	11,160	0.2562	9419 CAMBELTOWN DRIVE
366	11,200	0.2571	9415 CAMBELTOWN DRIVE
367	11,200	0.2571	9411 CAMBELTOWN DRIVE
543	17,679	0.4058	SEE GENERAL NOTE 16
544	17,708	0.4065	18206 BROWNSTONE PLACE
545	17,972	0.4126	18210 BROWNSTONE PLACE
546	23,355	0.5361	18214 BROWNSTONE PLACE
547	20,971	0.4814	18213 BROWNSTONE PLACE
548	18,539	0.4256	18209 BROWNSTONE PLACE
549	17,720	0.4068	18205 BROWNSTONE PLACE
550	18,622	0.4275	SEE GENERAL NOTE 16
551	17,064	0.3917	SEE GENERAL NOTE 16
552	15,166	0.3482	18206 BATHGATE TERRACE
553	15,456	0.3548	18210 BATHGATE TERRACE
554	16,218	0.3723	18214 BATHGATE TERRACE
555	16,474	0.3782	18218 BATHGATE TERRACE
556	27,252	0.6256	18222 BATHGATE TERRACE
557	22,224	0.5102	18221 BATHGATE TERRACE
558	16,958	0.3893	18217 BATHGATE TERRACE
559	15,906	0.3652	18213 BATHGATE TERRACE
560	15,000	0.3444	18209 BATHGATE TERRACE
561	14,000	0.3214	18205 BATHGATE TERRACE
562	15,276	0.3507	SEE GENERAL NOTE 16
TOTAL	393,120	9.0248	

TOTAL LOTS SEC. 6A = 23

## CERTIFICATE OF APPROVAL OF COMMUNITY WATER AND/OR SEWERAGE SYSTEM

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

Earl E. Shiner  
 COUNTY HEALTH OFFICER

24 Dec '07  
 DATE:

## CERTIFICATE OF APPROVAL FINAL APPROVAL GRANTED

12/21/07  
 DATE

WASHINGTON COUNTY PLANNING COMMISSION

BY: Michael C. Pappas

## CERTIFICATE FOR LENDING INSTITUTIONS

WE DO ASSENT TO THIS PLAN OF SUBDIVISION:

[Signature]

Luscher M. Conary 12/10/07  
 WITNESS DATE

Paul W. Parker

Luscher M. Conary 12/10/07  
 WITNESS DATE

## "ENVIRONMENTALLY SENSITIVE AREAS" NOTE

THERE ARE NO FLOODPLAINS, STEEP SLOPES, STREAMS AND RELATED BUFFERS, OR HABITAT OF THREATENED OR ENDANGERED SPECIES IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE PER 50 CFR 17 AS REQUIRED TO BE SHOWN BY SECTION 314 OF THE SUBDIVISION ORDINANCE AND SECTION 4.21 OF THE ZONING ORDINANCE, EXCEPT AS SHOWN HEREON.

## SURVEYOR'S STATEMENT

I HEREBY CERTIFY, THAT THE PLAN SHOWN HEREON IS CORRECT: THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY WESTFIELDS DEVELOPMENT, LLC TO WESTFIELDS INVESTMENT, LLC ON OCTOBER 31, 2006 AND RECORDED IN THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND IN LIBER 3161, AT FOLIO 683, AND THAT CORNERS WERE FOUND OR SET AS SHOWN HEREON. PREPARED UNDER MY RESPONSIBLE CHARGE:

Jedd W. Beall  
 JEDD W. BEALL,  
 PROPERTY LINE SURVEYOR  
 MD. REG. NO. 540

12-04-07  
 DATE



PLAT NO. 9339  
 DATE: JAN 9 R 2008  
 WASHINGTON COUNTY

## FINAL PLAT WESTFIELDS - SECTION 6A

FILE No. S-07-113

PROPERTY MAP 57 - PARCEL 587  
 ELECTION DISTRICT 10

PROPERTY MAP 62 - PARCEL 272  
 WASHINGTON COUNTY

PROPERTY MAP 62 - PARCEL 11  
 MARYLAND

SHEET NO.  
 3 OF 3  
 PROJECT NO.  
 021066  
 FILE NO.  
 C-1569

## DAVIS, RENN & ASSOCIATES, INC.

ENGINEERS PLANNERS SURVEYORS  
 P.O. BOX 246 HAGERSTOWN, MARYLAND  
 TELEPHONE 301-739-5660

21741

1148844 MSA CSu 2167 68403

WASHINGTON COUNTY CIRCUIT COURT (Plats) Plat 9337-9339, MSA\_C2167\_6840. Date available 2008/01/08. Printed 04/18/2011.





FOX & ASSOCIATES, INC.

ENGINEERS • SURVEYORS • PLANNERS

82 WORMANS MILL COURT  
SUITE 'C'  
FREDERICK, MD. 21701  
PHONE: (301)733-8503  
or (301)416-7250  
FAX: (301)733-1853  
Email: foxassoc@foxassocinc.com  
www.foxassocinc.com

DRAWN BY

REVISION

DATE

SKETCH PLAN

WESTFIELDS

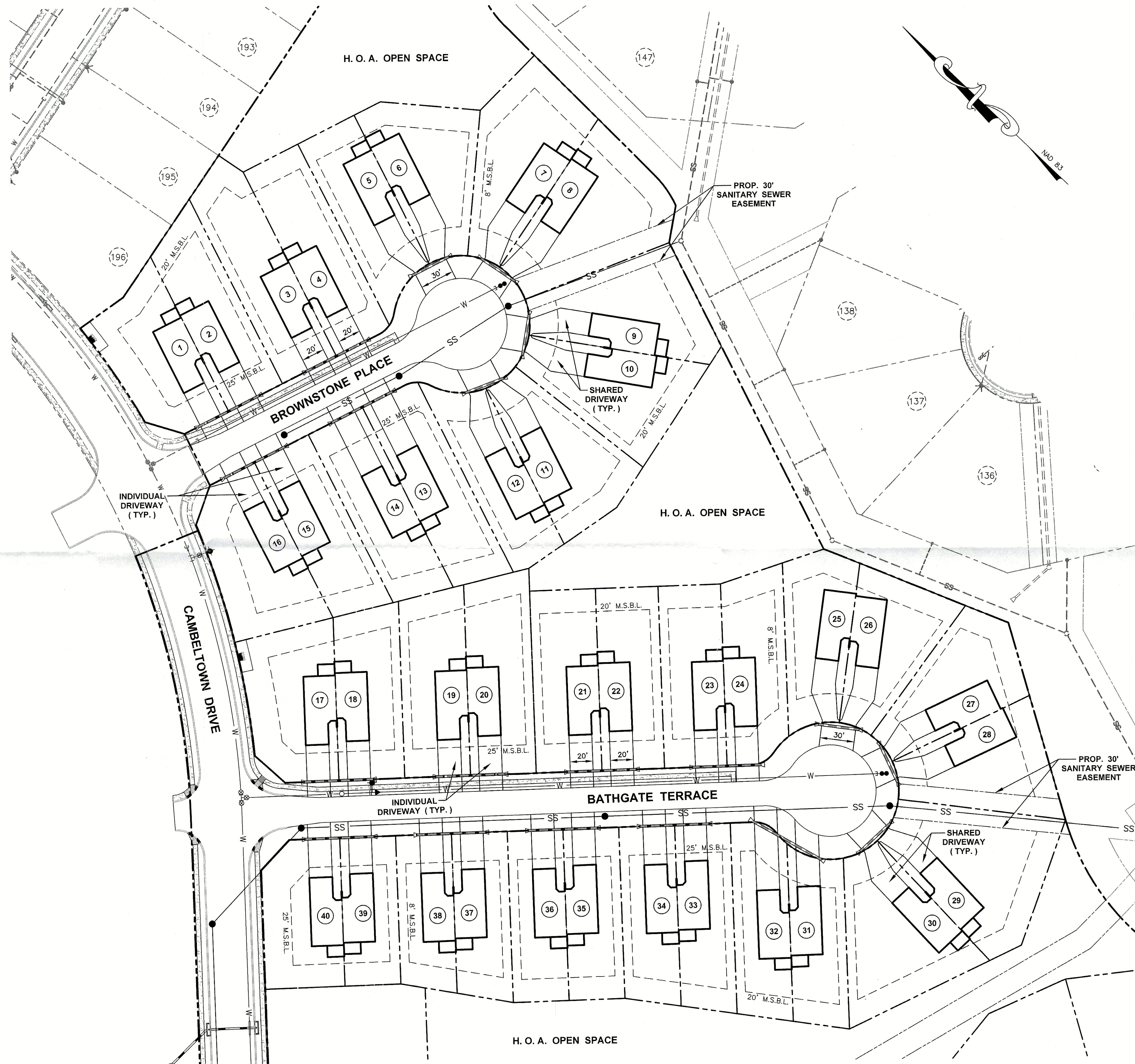
SECTION 6

SITUATE ON THE WEST SIDE OF SHARPSBURG PIKE  
ELECTION DISTRICT 10  
WASHINGTON COUNTY, MARYLAND

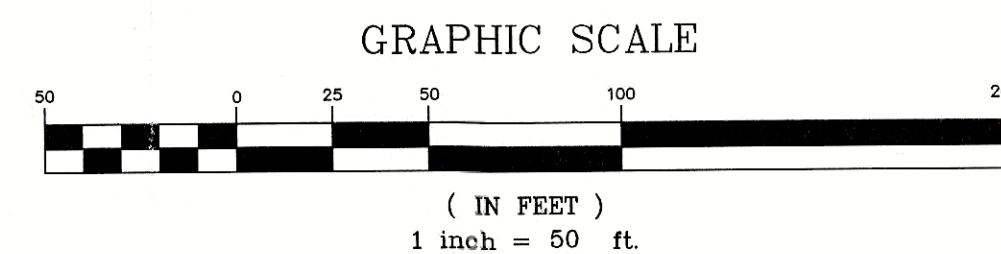
SCALE: 1" = 50'

PROJECT NO. 15-42140  
DRAWING NO. D-5907  
DATE: JUNE 2017  
DRAWN BY: RLB  
CHECKED BY: SCC

SHEET 1 OF 1



- NOTES:
- 40 DUPLEX LOTS
  - MINIMUM BUILDING SETBACKS  
FRONT - 25'  
REAR - 20'  
SIDE - 8'







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

# MEMORANDUM

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TO: Washington County Planning Commission  
FROM: Lisa Kelly, Senior Planner *Lisa Kelly*  
DATE: June 26, 2017  
SUBJECT: Freedom Hills Section B Forest Conservation Requirements

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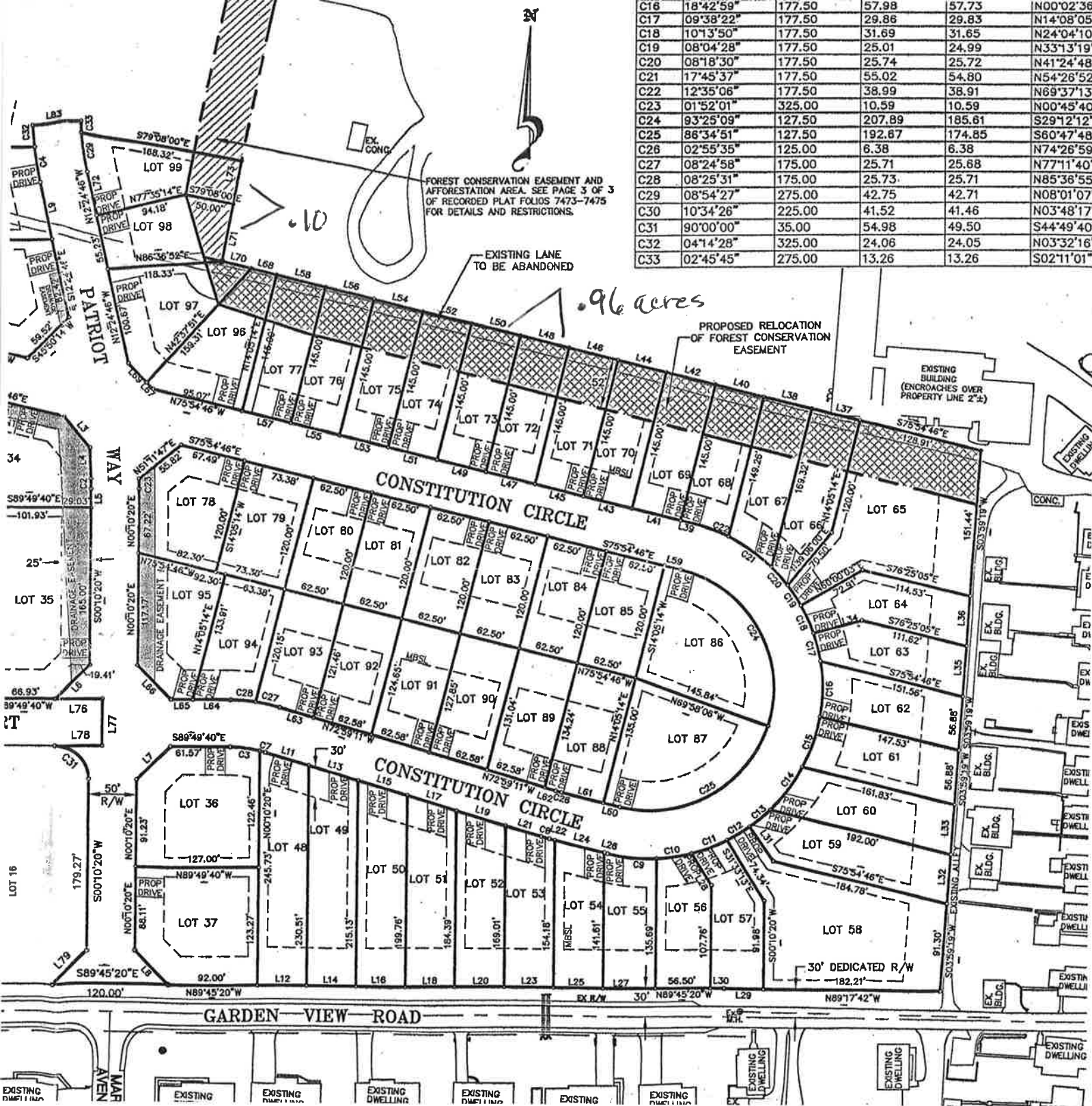
When the first section of Freedom Hills was approved in 2001, it was determined by the forest conservation worksheet that the mitigation required for the entire development was 9.36 acres. The Planning Commission approved the developer to mitigate 4.72 acres of this total by paying the fee in lieu in the amount of \$20,256.32. The remaining 4.64 acres of mitigation was to be addressed by the developer planting (afforestation) on the Freedom Hills site. A surety for this acreage was posted in 2003 for the amount of \$20,211.84.

Freedom Hills Section B Lots 26-99 was approved by the Planning Department in October 2005. Part of this approved plat included a Forest Conservation Easement Plan which showed an afforestation easement on Lots 65 thru 77 and Lots 96 thru 99 for a total of 1.06 acres of mitigation.

In 2017, Planning Department officials discovered during field inspections that this 1.06 acreage of mitigation was never planted and, therefore, was in violation of the approved 2005 Final Plat for Section B. Planning officials contacted Freedom Hills developer Farhad Memarsadeghi about this situation.

Mr. Memarsadeghi has proposed to take care of this issue by proposing to pay the fee in lieu for the 1.06 acres. Planning and Plan Review staff have discussed this violation and have mutually agreed that there is sufficient land remaining for the developer to plant the 1.06 acres on a portion of Section C that has not had final plat approval.

This proposal by Mr. Memarsadeghi is being presented to the Planning Commission at the July 10<sup>th</sup> meeting for its review and action. Included is a copy of that portion of the plat that shows the originally approved afforestation area.



C16	18°42'59"	177.50	57.98	57.73	N00°02'36"
C17	09°38'22"	177.50	29.86	29.83	N14°08'05"
C18	10°13'50"	177.50	31.69	31.65	N24°04'10"
C19	08°04'28"	177.50	25.01	24.99	N33°13'19"
C20	08°18'30"	177.50	25.74	25.72	N41°24'48"
C21	17°45'37"	177.50	55.02	54.80	N54°26'52"
C22	12°35'06"	177.50	38.99	38.91	N69°37'13"
C23	01°52'01"	325.00	10.59	10.59	N00°45'40"
C24	93°25'09"	127.50	207.89	185.61	S29°12'12"
C25	88°34'51"	127.50	192.67	174.85	S60°47'48"
C26	02°55'35"	125.00	6.38	6.38	N74°26'59"
C27	08°24'58"	175.00	25.71	25.68	N77°11'40"
C28	08°25'31"	175.00	25.73	25.71	N85°36'55"
C29	08°54'27"	275.00	42.75	42.71	N08°01'07"
C30	10°34'26"	225.00	41.52	41.46	N03°48'17"
C31	90°00'00"	35.00	54.98	49.50	S44°49'40"
C32	04°14'28"	325.00	24.06	24.05	N03°32'16"
C33	02°45'45"	275.00	13.26	13.26	S02°11'01"



Washington County

M A R Y L A N D

RECEIVED

JUN 28 2017


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

WASHINGTON COUNTY  
PLANNING DEPARTMENT

# MEMORANDUM

---

TO: Washington County Planning Commission

FROM: Tim Lung, Director/Zoning Administrator 

DATE: June 28, 2017

SUBJECT: RB Zoning Change of Use Determination- Linac Automobile

---

Owners of property located at 20410 Leitersburg Pike are seeking approval to establish a used car lot and gasoline station on this existing lot. Over the years the property has been used for a variety of businesses, the most recent being a sales lot for storage sheds. The property is zoned RB-Rural Business.

The applicant is requesting a change of use/intensity of the site and the planning Commission's determination if the change will require the need for a new public hearing to approve the changed use.

5E.7 Changes in Land Use, addresses such applications

*Changes of land use in approved RB floating districts shall be reviewed by the Planning Commission. Applicants may present information to the Planning Commission delineating how the change of land use may or may not be consistent with the approved site plan for the property. Only land uses permitted in the RB District described in Section 3.3 Land Use Chart of this Ordinance will be considered by the Planning Commission. It will be the determination of the Planning Commission as to whether or not there has been a significant change in the use and intensity of the property that could result in the need for a new public hearing to approve the changed use.*

Staff has no objection to the request that the change of use should not require a public hearing due to the fact that this site had previously been used for a similar use prior to the establishment of the RB zoning. Under the prior zoning, site plans were not required; therefore there is no site plan of record.

A copy of a draft site plan for the proposed use is attached along with the applicant's explanation of the changes.

June 21, 2017

Mr. Timothy Lung  
Deputy Director-Plan Review/Zoning Administrator  
Washington County Division of Engineering and Construction Management  
80 W. Baltimore Street  
Hagerstown, MD 21740

RE: Linac Automobile 20410 Leitersburg Pike

Dear Mr. Lung,

I am working on a plan for a proposed Gas Station / Used Car Lot located at 20410 Leitersburg Pike. The purpose of the plan is to demolish the existing building and replace it with a new building. A gas island will be installed and several spaces will be reserved for display of used vehicles to be sold.

The site is currently the site is zoned A(R) with a RB overlay. Based on section 5E.7 of the zoning ordinance due to the change in use this plan is required to be reviewed by the planning commission to determine if a public hearing is required.

The site is currently vacant and has been so for some time. Based on the information provided by Washington County Permits the site was most recently granted a temporary use in 2009 for storage shed sales, prior to that it was a gas station for many years.

I would also like to request that the Planning Commission consider allowing this plan to be processed as a staff approved site plan.

Thank you



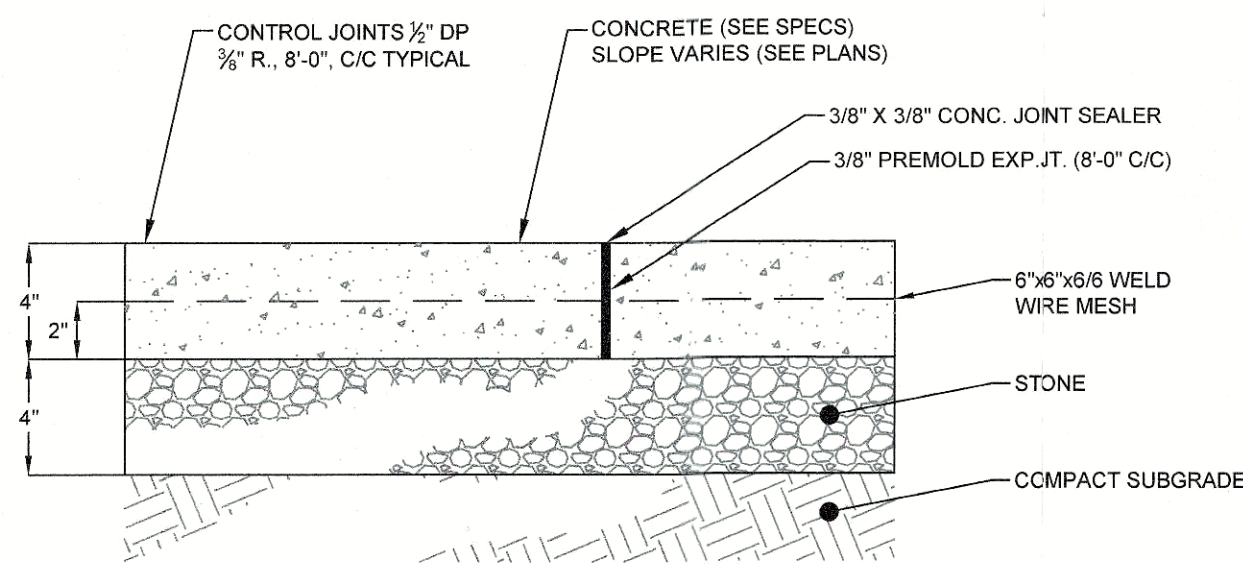
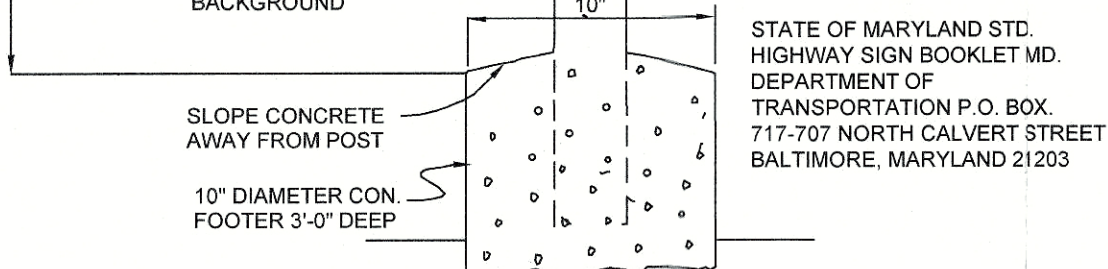
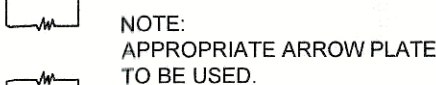
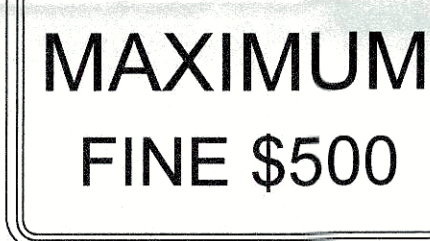
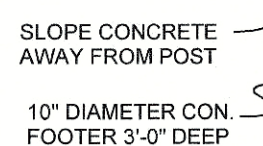
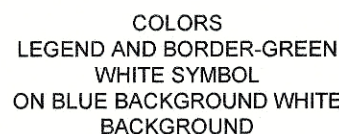
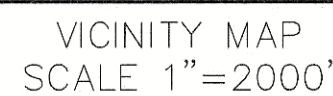
Adam Hager  
Project Manager

**RECEIVED**

JUN 22 2017

WASHINGTON COUNTY  
PLAN REVIEW DEPARTMENT

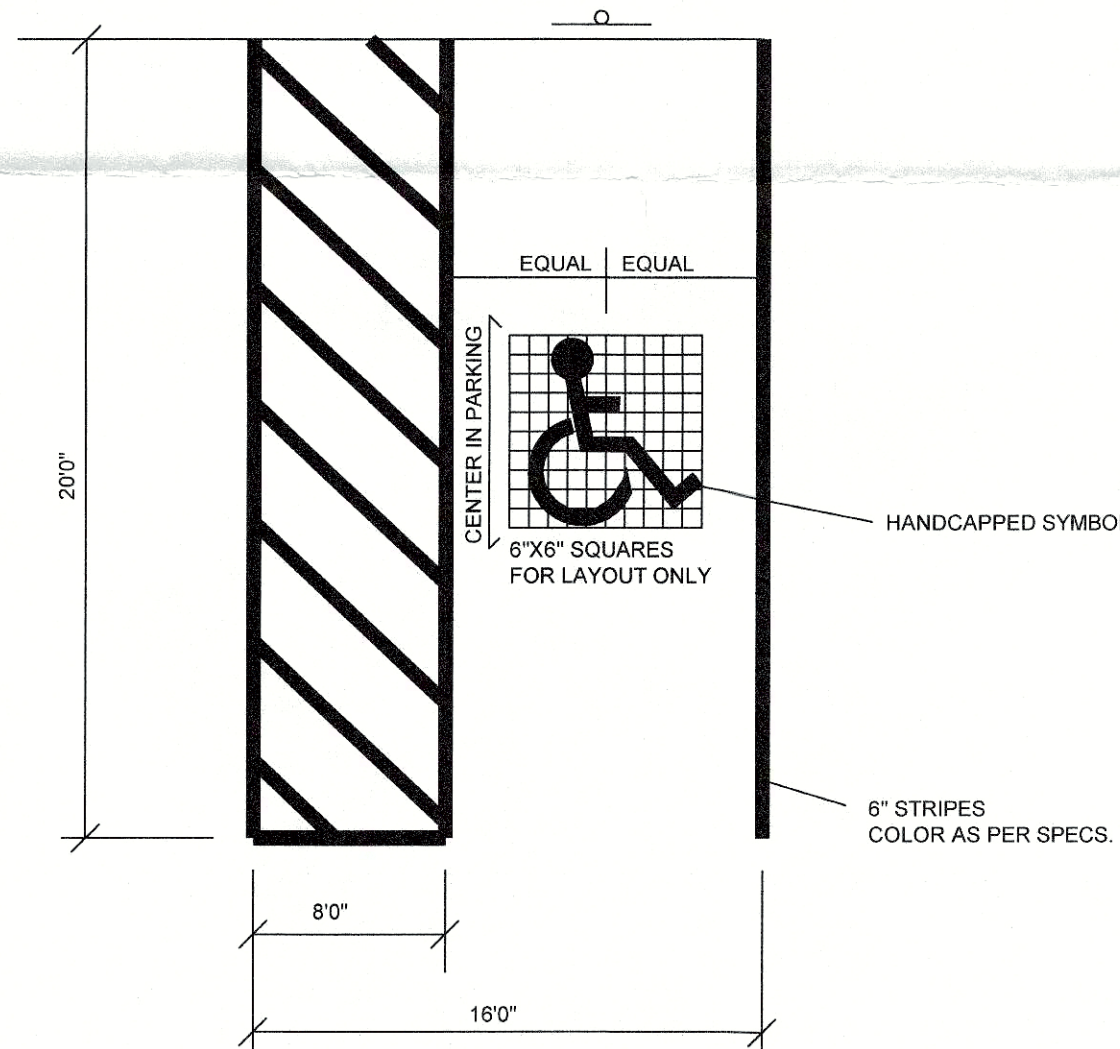
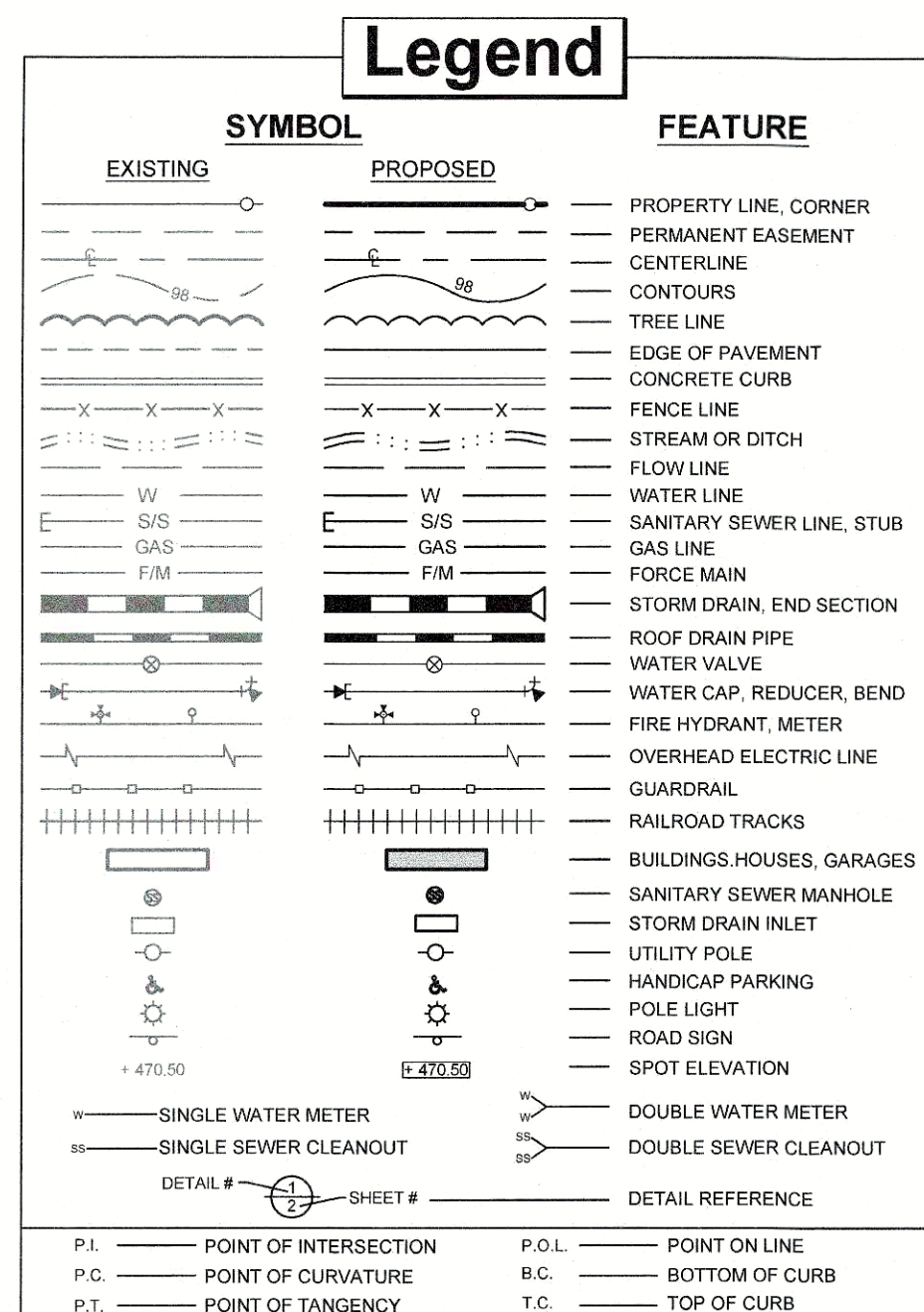




## SECTION

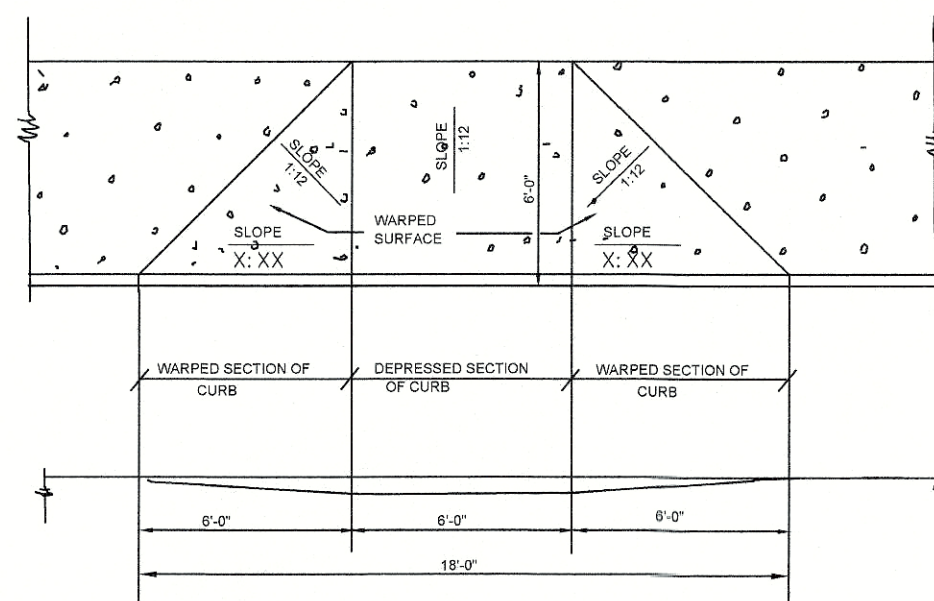
**NOTES:**

1. CLASS P-I AIR ENTRAINED CONCRETE
2. SIDEWALK TO HAVE 3/8" CONTRACTION JOINTS SCORED AT 5'-0" INTERVALS.
3. CONSTRUCT 3/8" EXPANSION JOINTS SPACED EVERY 20' AND BETWEEN CURB AND SIDEWALK WHERE ADJACENT
4. SIDEWALK TO BE BRUSH FINISHED



## HANDICAPPED PARKING

NOT TO SCALE



## HANDICAP RAMP DETAIL

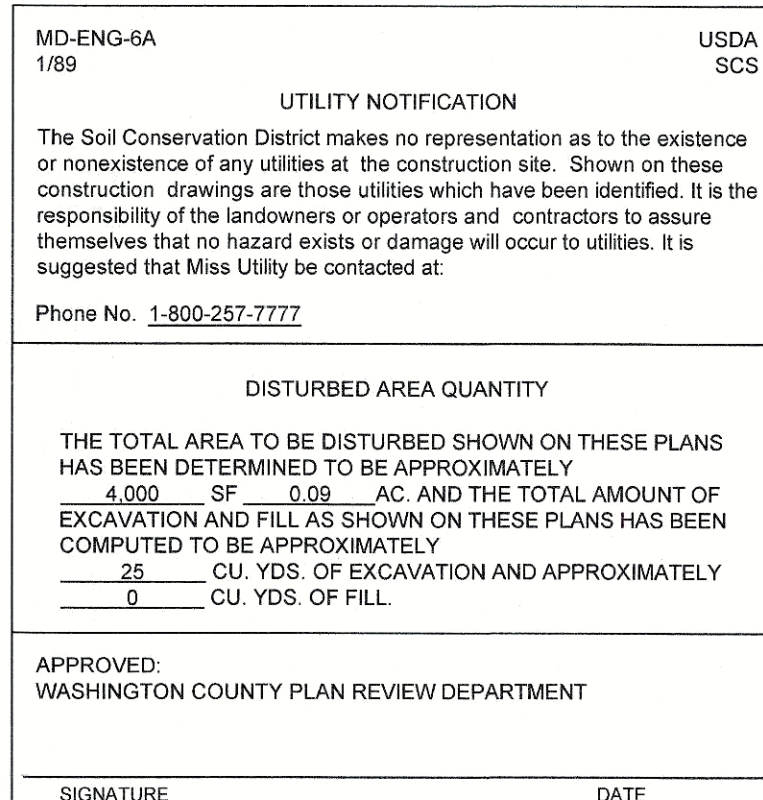
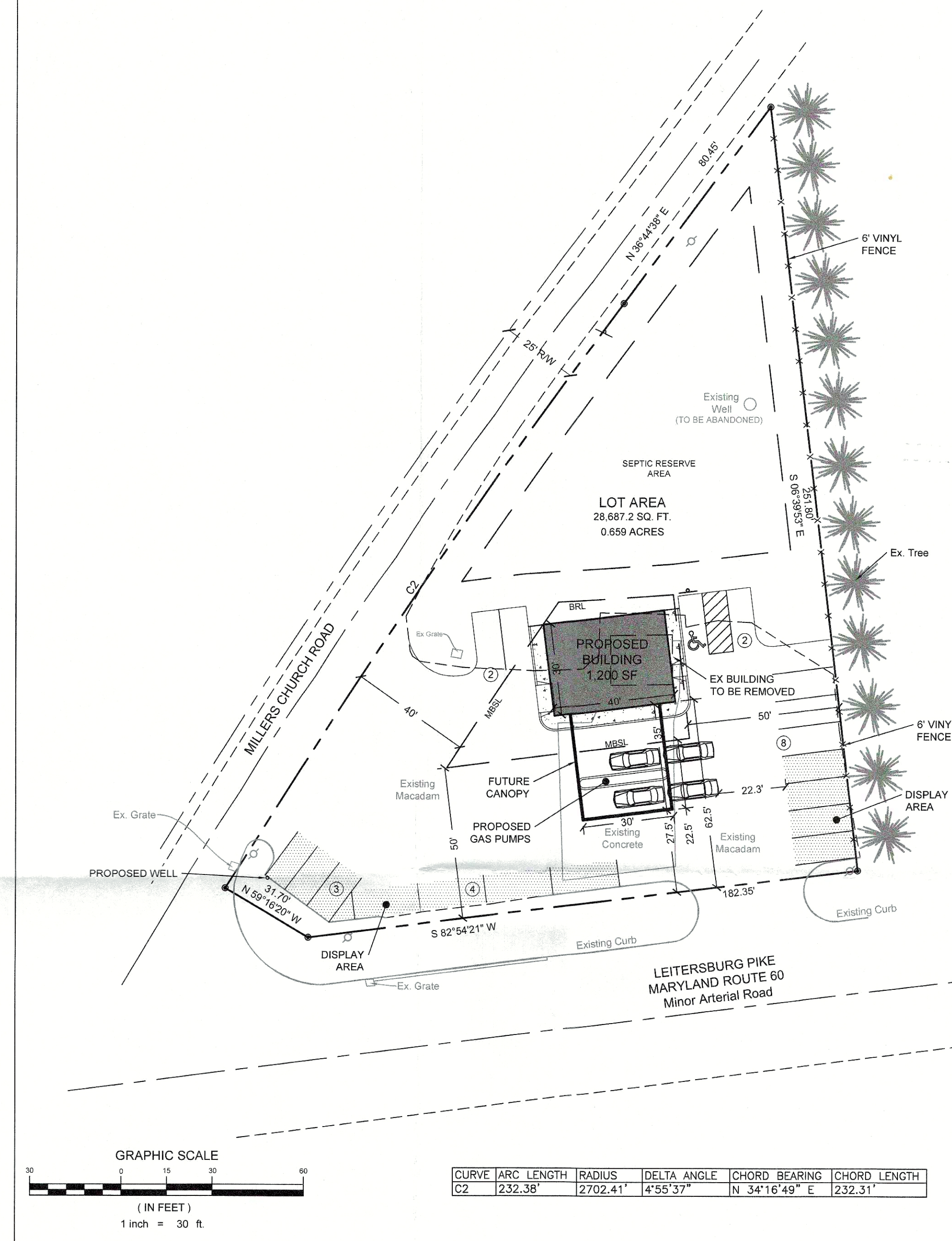
NOT TO SCALE

## Site Data

TAX MAP	25-17-38	
ELECTION DISTRICT	9	
ZONING	RB	
FUNCTIONAL DESCRIPTION	CA SALES/GAS STATION	
NUMBER OF EMPLOYEES	2	
HOURS OF OPERATION	6-MIDNIGHT 7 DAYS A WEEK	
DELIVERIES	UPS WEEKLY	
PARCEL AREA	0.64 AC.	
SHOWROOM/SALES OFFICE	500 GFA	1 space per 500 sq ft of the GFA of showroom and sales office plus one space per employee
RETAIL SALES	800 GLA	
TOTAL PARKING REQUIRED	5 SPACES	5 spaces per 1000 sq. ft. of GLA retail sales
TOTAL PARKING PROVIDED	19 SPACES	
	REGULAR- 18	
	HANDICAP- 1	
WATER & SEWER	WELL & SEPTIC	
SITE LIGHTING	BUILDING MOUNTED/POLE LIGHTS	
SOLID WASTE (STORAGE AND COLLECTION)	TRASH CAN & PRIVATE LAUNDRY	
SIGNAGE	BUILDING MOUNTED	
FORESTATION	EXEMPT: DISTURBED AREA LESS THAN 20,000 S.F.	
SENSITIVE AREAS	<p>THERE ARE NO KNOWN FLOODPLAINS, STREAMS AND RELATED BUFFERS, OR HABITAT OF THREATENED OR ENDANGERED SPECIES IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE PER CFR 17 AS REQUIRED TO BE SHOWN IN SECTION 4.21 OF THE ZONING ORDINANCE</p>	


NOTES:

1. No subsurface investigation has been performed by Frederick, Seibert and Associates, Inc. to determine ground water, rock, sinkholes or any other natural or man-made existing features.
2. FSA, Inc. assumes no liability for the location of any above ground and below ground utilities. Existing utilities are shown from the best available information. Contractor to field verify location and depth of all above and below ground utilities and construct accordingly.
3. All handicapped parking spaces shall be designed, ramped and signed to meet the minimum requirements of the Maryland code for the handicapped.
4. The Board of Zoning Appeals of Washington County granted a variance on May 4, 2017, AP2017-009, from the minimum 50' front yard setback to 27' for the construction of a canopy for a proposed gas pump island.



**Professional Certification**  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 20945, Expiration Date: 08-23-2017

**FREDERICK  
SEIBERT &  
ASSOCIATES, INC.**



© 2017

**RECEIVED**  
JUN 22 2017  
ARCHITECTURAL  
RECORDS

**ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • HAND PLANNERS**  
200 WEST BALTIMORE STREET, GREENSBURG, PENNSYLVANIA 17225  
TEL: 717-765-1100 FAX: 717-765-1101  
101 NORTH HANOVER STREET, CARLEISLE, PENNSYLVANIA 17013

[illegible]

**LINAC AUTOMOBILE**  
20410 LEITERSBURG PIKE  
HAGERSTOWN MD 21742

**WASHINGTON COUNTY MARYLAND**  
CLIENT:  
EMELIKE CHUKWUNA  
702 OGLETHORPE ST WASHINGTON DC 20011  
301.984.7092

PROJECT NO: 7115	
CAD DWG FILE: 7115 Site Plan.dwg	
DWN BY AGH	DATE 05-04-2017
CHK BY	DATE
TAX MAP 25-17-38	ELECTION DIST. 9
SCALE 1" = 30'	
SHEET TITLE	

## SITE PLAN

C-101  
SHEET 1 OF 1  
SP- -



## PERMIT APPLICATION

A notice was added to this record on 2017-05-24.

Condition: Severity: Notice

Total conditions: 1 (Notice: 1)

[View notice](#)[Menu](#)[Reports](#)[Help](#)**Application Type:** [Residential Demolition Permit](#) ←**Application Status:** [Review](#)**Application Name:****File Date:** [05/24/2017](#)**Description of Work:** [Demolish 2878 sq ft two story dwelling](#)**Address:** [20463 BEAVER CREEK RD HAGERSTOWNMD 21740](#) ←**Parcel No:** [16012564](#)**Total Fee Assessed:** [\\$50.00](#)**Total Fee Invoiced:** [\\$50.00](#)**Job Value:** [\\$0.00](#)**Contact Info:** Name

Organization Name

Contact Type

[Janet Stiles Fulton](#)

Applicant

**Licensed Professionals Info:**

Primary

License Number

License Type

Name

**Owner Name:** [FULTON JANET STILES](#) ←**Custom Fields:** **KEY DATES**

Expiration Date

[11/20/2017](#)**GENERAL INFORMATION**

Occupancy Class

Public Owned

—

[No](#)

Building Count

Number of Stories

[1](#)[2](#)**DEMOLITION INFORMATION**

Number of Bathrooms

Class Code

[2](#)[646: 2 Family Dwe](#)**GIS DATA**

Zoning District

Zoning Overlay

[A\(R\); RV](#)

Floodplain

RB Overlay

[Yes](#)[No](#)

Copy 2

NOMINATION FORM  
for theWA-II-088  
District 16

NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

<b>1. NAME</b>				
COMMON: Shank Farm				
AND/OR HISTORIC:				
<b>2. LOCATION</b>				
STREET AND NUMBER: Southwest corner of intersection of Cool Hollow Rd. and Beaver Creek Road				
CITY OR TOWN: Route 9, Hagerstown, Beaver Creek				
STATE Maryland		COUNTY: Washington		
<b>3. CLASSIFICATION</b>				
<b>CATEGORY</b> (Check One)		<b>OWNERSHIP</b>		<b>STATUS</b>
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object		<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both		<input type="checkbox"/> Occupied <input checked="" type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
<input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure		Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered		<b>ACCESSIBLE TO THE PUBLIC</b> Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No
<b>PRESENT USE (Check One or More as Appropriate)</b>				
<input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment		<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input checked="" type="checkbox"/> Other (Specify) vacant
<input type="checkbox"/> Comments				
<b>4. OWNER OF PROPERTY</b>				
OWNER'S NAME: Robert M. Shank				
STREET AND NUMBER: Route 9				
CITY OR TOWN: Hagerstown		STATE: Maryland		
<b>5. LOCATION OF LEGAL DESCRIPTION</b>				
COURTHOUSE, REGISTRY OF DEEDS, ETC: Washington County Court House				
STREET AND NUMBER: West Washington Street				
CITY OR TOWN: Hagerstown		STATE: Maryland		
Title Reference of Current Deed (Book & Pg. #): 281/351				
<b>6. REPRESENTATION IN EXISTING SURVEYS</b>				
TITLE OF SURVEY:				
DATE OF SURVEY: <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local				
DEPOSITORY FOR SURVEY RECORDS:				
STREET AND NUMBER:				
CITY OR TOWN:		STATE:		

SEE INSTRUCTIONS



## B. SIGNIFICANCE

## PERIOD (Check One or More as Appropriate)

- ☐ Columbian      ☐ 16th Century      ☒ 18th Century (late)      ☐ 20th Century  
☐ 15th Century      ☐ 17th Century      ☒ 19th Century

## SPECIFIC DATE(S) (If Applicable and Known)

## AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- |  |                                       |  |  |
|--|---------------------------------------|--|--|
| <input type="checkbox"/> Aboriginal              | <input type="checkbox"/> Education    | <input type="checkbox"/> Political           | <input type="checkbox"/> Urban Planning        |
| <input type="checkbox"/> Prehistoric             | <input type="checkbox"/> Engineering  | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) _____ |
| <input type="checkbox"/> Historic                | <input type="checkbox"/> Industry     | <input type="checkbox"/> Science             | _____  |
| <input type="checkbox"/> Agriculture             | <input type="checkbox"/> Invention    | <input type="checkbox"/> Sculpture           | _____  |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape    | <input type="checkbox"/> Social/Humanitarian | _____  |
| <input type="checkbox"/> Art                     | <input type="checkbox"/> Architecture | <input type="checkbox"/> Theater             | _____  |
| <input type="checkbox"/> Commerce                | <input type="checkbox"/> Literature   | <input type="checkbox"/> Transportation      | _____  |
| <input type="checkbox"/> Communications          | <input type="checkbox"/> Military     |  |  |
| <input type="checkbox"/> Conservation            | <input type="checkbox"/> Music        |  |  |

## STATEMENT OF SIGNIFICANCE

The area of significance of this house is its architecture. A four-bay, stone structure with an off-center front door, it represents a major architectural group in Washington County and the Cumberland Valley. Many such dwellings date from the late 18th or first half of the 19th century.

Although the specific date of the house is not known at the present time, evidence that is available suggests that it was built early in the 19th century.

Like many of the properties in the Beaver Creek area, this farm was owned at an early date by the Newcomer family. The Newcomer's came to Washington County from Lancaster County, Pa. during the later part of the 18th century. Millers by trade, the Newcomers operated the adjacent "Doub's Mill" (WA-II-090) and several other nearby mills. They apparently built a number of stone houses in the Beaver Creek area.

In May of 1831, Samuel and Jacob Newcomer sold the property to David Troup. The farm remained in the Troup family until 1954.

## DEED RECORDS

Liber 281, Folio 351, April 29, 1954

Grantor: Mary L. Martin

Grantee: Robert M. Shank and wife

Parcel 1, 55 acres, "Home Farm," the property was devised by David Troup in Ann M. Martin in his will recorded in Liber G, Folio 463.

Will Liber G. Folio 463, Will of David Troup, made April 27, 1880, probated April 6, 1886.

Liber MM, Folio 594, May 13, 1831

Grantors: Samuel Newcomer and Jacob Newcomer

Grantee: David Troup

\$3,400. Two parcels, part of "The Resurvey on Stull's Forest," 14 acres; and part of "The Resurvey on Well Done," 30 acres, 14 perches.

Deed to Samuel and Jacob Newcomer before 1831 from Joel Newcomer (Liber GG, Folio 989, 1824) 30 acres, 14 perches, part of "Resurvey on Well Done," 10 1/2

October 23, 1824, Grantors" Joel Newcomer and Christian Newcomer Willed to Joel and Christian Newcomer by their father, Henry Newcomer, Liber A, Folio 328, probated August 1, 1795.

SEE INSTRUCTIONS





FRONT (RIGHT) & SIDE (LEFT) VIEW



## Maryland's National Register Properties

[Back to Results List](#)

Photo credit: Paula Stoner Dickey, 03/1974

### Doub's Mill Historic District

Inventory No.: **WA-II-090**

Date Listed: **10/1/1979**

Location: **Beaver Creek Road, Hagerstown, Washington**

**County**

Category: **District**

Period/Date of Construction: **Late 18th-mid 19th century**

[Open National Register Form](#)



[Show Boundary Map](#)

**Description:** The Doub's Mill complex is located near the village of Beaver Creek on Beaver Creek Road, east of Hagerstown. The buildings, dating from the 18th and 19th centuries, are clustered around the mill, which stands on the east bank of Beaver Creek. The settlement which consists for the most part of stone structures, is located at a point where Beaver Creek passes under Beaver Creek Road near its intersection with Cool Hollow Road. The complex is set among rolling hills with many limestone outcroppings. The complex consists of the mill itself, a shop, a late 18th century house, an early 19th century house, a late 19th or early 20th century dwelling, an early 19th century tenant house, and two late 18th or early 19th century farm complexes. The mill is a large limestone building, 2 1/2 stories high and four bays by three bays in dimension. The mill dam is located a short distance upstream. Near the mill is a small one-story, two-bay rough cast stone shop or outbuilding with a massive exterior stone chimney. A stone set in new mortar beside the door is inscribed with the date 1782 and the initials E.P. The main dwelling of the complex is a two-story, four-bay stone structure with a one-story, two-bay frame addition to the rear. The date 1794 and the name Plummer are said to be inscribed in a stone behind the porch roof framing. Two doors are centered on the front or south elevation, each with a four-light transom. On the opposite side of Beaver Creek Road is a large stone end bank barn with framed gables. On the south side of the road is a two-story, three-bay stone house dated 1811 with an early 20th century porch across the north and east elevations.

**Significance:** The Doub's Mill complex consists of a group of late 18th and early 19th century buildings clustered around the large stone grist mill. The significance of the group is twofold. First, the Doub's Mill and surrounding structures illustrate the importance of the grist milling industry to the 18th and 19th century economy of Washington County and the surrounding area. Numerous grist and saw mills were in use along the Antietam, Beaver, and other creeks in the county during the 18th century. A grist mill is depicted on the site of Doub's Mill on 1794, 1808, and 1859 maps of the area. The second significant aspect of the Doub's Mill district is the use of stone construction. All of the major structures included in the district are built of native limestone. The practice of building with local limestone was prominent in the Cumberland Valley during the late 18th and early 19th centuries. This complex of stone buildings set amid limestone studded ridges reflects the popularity of using stone as a construction material.



# FROM NATIONAL REGISTER NOMINATION

## DESCRIPTION

WA II-090

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		DATE _____

### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Doub's Mill complex is located near the village of Beaver Creek on Beaver Creek Road east of Hagerstown in Washington County, Maryland. The buildings, dating from the 18th and 19th centuries, are clustered around the mill which stands on the east bank of Beaver Creek.

The settlement which consists for the most part of stone structures, is located at a point where the Beaver Creek passes under Beaver Creek Road near its intersection with Cool Hollow Road. Beaver Creek Road is the old alignment of what became U.S. Route 40. Present Route 40 now parallels Beaver Creek Road a short distance to the Southwest. The complex is set among rolling hills with many limestone outcroppings. Beaver Creek is one of the cleanest streams in Washington County and supports a natural trout population.

The large limestone building known as Doub's Mill is two and one half stories high, four bays long and three bays wide. Coursed stonework is evident at all elevations with carefully cut voussoirs lining the arches where the race enters and leaves the building. Most windows in the mill are framed with wide wooden members showing pegged joining and quarter round trim. The main entrance to the mill is located in its east gable wall. The door is framed similarly to the windows and includes a four-light transom. Little of the original milling equipment remains, although the present owner has mentioned plans to acquire period machinery for the building. The mill dam is located a short distance upstream. Near the mill is a small, one-story, two-bay, rough cast stone shop or outbuilding with a massive exterior stone chimney. A stone set in new mortar beside the door is inscribed with the date 1782 and the initials E.P.

Just east of the mill is the main dwelling in the complex, a two-story, four-bay stone structure. A one-story, two-bay frame addition extends to the rear or north of the building. The date 1794 and the name Plummer are said to be inscribed in a stone behind the porch roof framing. Two doors are centered in the front or south elevation, each with a four-light transom. The house has had early 20th century alterations to its chimneys and windows, as well as to the porch which extends across the front of the house. On the opposite side of Beaver Creek Road is a large stone end bank barn with framed gables.

On the south side of Beaver Creek Road, opposite the mill and facing north, is a two-story, three-bay stone house dated 1811. An early 20th century porch extends across the north and east elevations. Apparently at the time the porch was added, the first-story windows were elongated. The second-story windows, however, retain their original wide frames. The roof is sheathed with pressed tin shingles.

West of this house is a late 19th or early 20th century dwelling. The Doub's Mill "tenant house" is a one and a half story, three-bay stone structure south of Beaver Creek Road and just east of the creek. Although undated, this small building appears to have been built in the early years of the 19th century.



# SIGNIFICANCE

WA-II-090

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
EHISTORIC	__ ARCHEOLOGY-PREHISTORIC	__ COMMUNITY PLANNING	__ LANDSCAPE ARCHITECTURE	__ RELIGION	
__ 1400-1499	__ ARCHEOLOGY-HISTORIC	__ CONSERVATION	__ LAW	__ SCIENCE	
__ 1500-1599	__ AGRICULTURE	X ECONOMICS	__ LITERATURE	__ SCULPTURE	
__ 1600-1699	X ARCHITECTURE	__ EDUCATION	__ MILITARY	__ SOCIAL/HUMANITARIAN	
X 1700-1799	__ ART	__ ENGINEERING	__ MUSIC	__ THEATER	
X 1800-1899	X COMMERCE	__ EXPLORATION/SETTLEMENT	__ PHILOSOPHY	__ TRANSPORTATION	
__ 1900-	? X COMMUNICATIONS	__ INDUSTRY	__ POLITICS/GOVERNMENT	__ OTHER (SPECIFY)	
		__ INVENTION			

SPECIFIC DATES

BUILDER/ARCHITECT

## STATEMENT OF SIGNIFICANCE

The Doub's Mill complex consists of a group of late 18th and early 19th century buildings clustered around the large stone grist mill. The significance of the group is twofold. First, the Doub's Mill and surrounding structures illustrate the importance of the grist milling industry to the 18th and 19th century economy of Washington County and the surrounding area. Numerous grain and saw mills were in use along the Antietam, Beaver and other creeks in the County during the 18th century. A grist mill is depicted on the site of Doub's Mill on 1794, 1808 and 1859 maps of Washington County.

The second significant aspect of the Doub's Mill district is the use of stone construction. All of the major structures included are built of native limestone. The practice of building with local limestone was prominent in the Cumberland Valley during the late 18th and early 19th centuries. This complex of stone buildings set amid limestone studded ridges reflects the popularity of using the stone as a construction material.

All of the buildings can be traced back to ownership by the Newcomer family during the 18th and early 19th centuries. The mill and its immediate surroundings were part of "Samuel Newcomer's Plantation" during the late 18th century. In his will probated in 1811 Samuel Newcomer directed that his plantation be sold six years after his death. In 1823 Samuel Newcomer, Jacob Newcomer and John Witmer deeded the mill complex to John Doub of Frederick County, Maryland. The mill house and the tenant house remain in the hands of his descendants today. The two farms at the west end of the complex were sold by Samuel and Jacob Newcomer to the Troup and Funk families in whose ownership they remained until relatively recently.

The Doub's Mill district also has great scenic value. With few 20th-century intrusions and its setting among Washington County's rolling hills the complex presents a pleasing pastoral scene.

## REVIEW PROCEDURES - DEMOLITION PERMITS

Adopted by Board of County Commissioners - January 3, 1989  
Amended - July 17, 1990

At the regular meeting on January 3, the Board of County Commissioners adopted a policy to provide that applications for a demolition permit for any structure which is identified in the Washington County Historical Sites Inventory be transmitted to the Planning Commission for review and comment.

It is the Commissioners' intention that both the Planning Commission and the Historic District Commission (via transmittal from Planning) would have the opportunity to review these applications and provide any comments within a maximum of 60 days from the date of application. This policy does not provide for approval or disapproval of the demolition permit by either the Planning Commission or the Historic District Commission. Demolition permits will still be issued solely on the basis of meeting the technical requirements of applicable codes. The Board does feel, however, that proposed demolition of a structure with historical significance should be brought to the attention of all affected or interested parties so that appropriate measures through other existing programs or actions may be taken as necessary.

It is the Board's desire that the review be completed promptly and, as previously stated, within no more than a 60-day period. The demolition permit is not to be issued until the Planning Commission review is complete within the prescribed time frame.

### AMENDMENT - July 17, 1990

It is not the intent of this policy to negate or in any way change the existing authority granted to the Historic District Commission by Article 20 of the Zoning Ordinance regarding review, approval or disapproval of demolition permits in the Historic Preservation (HP) Zone.

### DEMOPOLICY