



Washington County

M A R Y L A N D

DEPARTMENT OF PLANNING & ZONING

COMPREHENSIVE PLANNING | LAND PRESERVATION | FOREST CONSERVATION | GIS

AGENDA

WASHINGTON COUNTY PLANNING COMMISSION REGULAR MEETING

October 2, 2017, 7:00 PM

WASHINGTON COUNTY ADMINISTRATION BUILDING
100 WEST WASHINGTON STREET
2ND FLOOR, PUBLIC MEETING ROOM #2000

CALL TO ORDER AND ROLL CALL

MINUTES

1. September 11, 2017 Planning Commission meeting *

OLD BUSINESS

1. Recommendation for RZ-17-003 – Downsville Pike Land, LLC; Requested change in zoning from RS (Residential Suburban) to HI (Highway Interchange) on 1.6 acres of land at 10662 and 10656 Downsville Pike
2. Recommendation for RZ-17-004 – Bluegrass Commercial LLC – Request to apply the RB (Rural Business) floating zone over the existing RV (Rural Village) zoning on 7.15 acres at 21314 and 21338 Leitersburg Pike and 21385 Leiters Mill Road
3. Recommendation for RZ-17-005 – BSM Big Pool, LLC – Request to apply the RB (Rural Business) floating zone over the existing RV (Rural Village) and EC (Environmental Conservation) zoning on 3.18 acres of land at 11412 Tedrick Drive and 11079 Big Pool Road
4. Recommendation for RZ-17-006 – 17119 Virginia Avenue LLC; Requested change in zoning from FS (Residential Suburban) to BG (Business General) on 0.528 acres at 17109 Virginia Avenue
5. Recommendation for RZ-17-007 – Text amendment for various articles and sections of the Washington County Zoning Ordinance pertinent to "Banquet/Reception Facilities, Bed and Breakfast, Boarding House and Country Inns
6. Recommendation for RZ-17-009 – A & W Plus, Inc.; Request to apply the RB (Rural Business) floating zone over the existing RV (Rural Village) on 11.74 acres of land at 12408 Learning Lane (former Conococheague Elementary School)

SUBDIVISIONS

1. Beaver Creek Fields (S-17-025) – Preliminary/Final plat of Lots 1-6 and Lots A-B for Beaver Creek Fields located along the north side of National Pike on 12.46 acres; Zoning: A(R) – Agricultural Rural and RV (Rural Village); Planner: Cody Shaw *

SITE PLANS

1. Atlantic Homes (SP-17-023) – Site Plan for proposed real estate office along the south side of West Oak Ridge Drive; Zoning: HI (Highway Interchange); Planner: Lisa Kelly *

OTHER BUSINESS

1. Update of Staff Approvals – Tim Lung

ADJOURNMENT

UPCOMING MEETINGS

1. Monday, November 6, 2017, 7:00 p.m., Washington County Planning Commission regular meeting, Washington County Administration Building, 100 W. Washington Street, 2nd 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.*

**WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING
September 11, 2017**

The Washington County Planning Commission held a regular monthly meeting on Monday, September 11, 2017 at 7:00 p.m. at the Washington County Administration Building, 100 W. Washington Street, Room 2000, Hagerstown, Maryland.

Commission members present were: Chairman Clint Wiley, B. J. Goetz, Jeremiah Weddle, Denny Reeder, and Ex-Officio Commissioner Leroy Myers. 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 and Cody Shaw, Chief of Plan Review.

CALL TO ORDER

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

MINUTES

Motion and Vote: Commissioner Myers made a motion to approve the minutes of the August 7, 2017 public information meeting and regular meeting as presented. The motion was seconded by Mr. Reeder and unanimously approved.

NEW BUSINESS

SITE PLANS

Hopewell Station (SP-17-012)

Mr. Shaw presented for review and approval a site plan for Hopewell Station located along the southwest side of Hopewell Road. The property is currently zoned RM (Residential, Multi-family). The applicant is proposing a 60 unit apartment complex on 8.48 acres. There will be five apartment buildings and a community center on the site. Solid waste will be handled through multiple screened dumpsters on site. Total parking required is 138 spaces with four recreational vehicle spaces; a total of 142 spaces will be provided. Proposed impervious area for the site is 29%. The site is served by public water from the City of Hagerstown and public sewer from Washington County. Storm water management will be handled via storm water bio-retention ponds. Forest Conservation requirements will be met via on-site retention and a payment-in-lieu of planting. Approvals have been received from the following agencies: Washington County Addressing, Washington County Board of Education and the Soil Conservation District. Revisions have been submitted to and approvals are pending from the following agencies: Washington County Engineering - Plan Review, Washington County Health Department, Forest Conservation, City of Hagerstown Water Department, Washington County Water Quality, and Washington County Land Use - Plan Review.

Discussion and Comments: Mr. Bowen made an inquiry regarding the road mitigation fee. Mr. Andrew Wilkinson, Divelbiss & Wilkinson, legal counsel for the applicant, stated that a road mitigation fee has been negotiated with the County as part of the APFO requirements. In addition, school mitigation will also be required; the applicant will utilize the Alternative Mitigation Contribution. The contribution for schools will be approximately \$128,000.

Motion and Vote: Mr. Weddle made a motion to grant staff the authority to approve the site plan pending receipt of all agency approvals. The motion was seconded by Mr. Goetz and unanimously approved.

Maryland Fiberglass (SP-17-022)

Mr. Shaw presented for review and approval a site plan for Maryland Fiberglass located along the east side of Governor Lane Boulevard. The property is currently zoned PI - Planned Industrial. The applicant is proposing to construct a 30,266 square foot addition for the manufacturing of fiberglass sheets and

considering the retail sale of mulch, gravel, stone, etc.; however, they have changed their minds and do not wish to pursue retail sales at this time.

Mr. Weddle expressed his concern that investors will begin looking outside the Urban Growth Area to purchase several small tracts of land, apply the Rural Business zoning, and establish many small, niche businesses in the rural area, which is not the intent of the Rural Business zoning. Mr. Divelbiss noted that the proposed uses of this request create a low demand on infrastructure and a level of intensity that is compatible with its location unlike many businesses that would need public water, public sewer, create more traffic, etc. Mr. Weddle made an inquiry with regard to how the uses will be tracked in the future (i.e. number of employees, hours of operation, etc.). Mr. Divelbiss stated that the approved use or the intensity of the use cannot be changed without the approval of the Planning Commission or the Board of County Commissioners. Also, a site plan will be required with parameters set on the site plan that will be enforceable by the Zoning Code Officials.

Mr. Kline asked if there are currently traffic related issues for the contractor when entering and exiting the property. Mr. Michael Scott, 21616 Kelso Drive, Hagerstown, MD, owner of the property and co-applicant of this request, stated they do not currently have issues leaving the property. Several of the entrances/exits on the site have been closed off. Mr. Scott has been working with SHA to clear some of the trees on the property to address sight distance issues. Mr. Kline expressed his opinion that this is the type of area suitable for a utility storage yard due to the hauling of large pieces of equipment and its effects on traffic.

Mr. Frederick briefly discussed the number of entrances onto Leitersburg Pike; he anticipates that this number will be reduced by the State Highway Administration during the site plan process. He expressed his opinion that rezoning these properties to RB would keep this business in its current location and thereby leave land within the UGA available for larger, more intense uses.

Public Comment

- Herman Niedzielski, 21512 Leitersburg/Smithsburg Road, Hagerstown – Mr. Niedzielski stated he does not have an objection to the rezoning request; however, he is concerned with runoff into the Antietam Creek from the site. He expressed his concern with regard to the volume of increased traffic in the area and safety issues. As a member of the Leitersburg Fire Company, he has seen numerous accidents in this area and believes consideration needs to be given to safety. Mr. Niedzielski has contacted the SHA regarding several concerns and has received a reply (a copy of which he submitted for the record).
- Robert Vale, Jr., Leitersburg/Smithsburg Road, Hagerstown – Mr. Vale expressed his concern with regard to the appearance of the historic village of Leitersburg due to the lack of ownership, maintenance and care. He also expressed his concern with regard to traffic and safety. Mr. Vale expressed his opinion that public water and sewer is needed in Leitersburg. He recommended that, if approved, the Commission ensures that the visual appearance will not have a negative impact on the historic village.

Applicant's Rebuttal

Mr. Divelbiss stated that measures will be put in place to protect the Antietam Creek from runoff. He stated that all concerns with regard to traffic issues have been noted and believes these issues will be addressed during the site plan process.

Discussion and Comments

Mr. Weddle asked what measures will be taken to protect the appearance of the neighborhood and the current residents in the Rural Village. Mr. Divelbiss believes there will be a request for significant buffering of the perimeter of this property. He noted that SHA recently trimmed and cleared trees within its right-of-way that served as a buffer. Mr. Goetz noted that the village of Leitersburg sits higher than the subject site and he recommends that consideration be given to this fact when determining adequate buffering.

storage on a 15 acre parcel. Hours of operation will be 24 hours per day, 7 days per week. There will be a total of 45 employees working three shifts (15 employees per shift). Total parking required is 24 spaces; 27 parking spaces will be provided. The overall site impervious area is 44.6%. The site is served by public water from the City of Hagerstown and public sewer from Washington County. Storm water will be handled via impervious area reduction and a grass swale. Forest Conservation Ordinance requirements were previously addressed under the Forest Conservation Master Plan for the Industrial Parks owned by the Hagerstown Industrial Foundation, Inc. The Soil Conservation District has approved the plan. Revisions have been submitted to and approvals are pending from the following agencies: Washington County Health Department; Washington County Land Use – Plan Review; Washington County Engineering – Plan Review; City of Hagerstown Water Department; Washington County Addressing; Washington County Water Quality; and the Soil Conservation District.

Discussion and Comments: Mr. Lung noted that the plan is being presented this evening without full agency approvals because this is considered a “fast-track” project.

Motion and Vote: Commission Myers made a motion to grant staff the authority to approve the site plan pending receipt of all agency approvals. The motion was seconded by Mr. Weddle and unanimously approved with Mr. Goetz abstaining from any discussions and the vote for approval.

-OTHER BUSINESS

Sharpsburg Elementary School

Mr. Lung presented for review and approval a parking determination for the proposed new Sharpsburg Elementary School. In accordance with Section 22.12 of the Zoning Ordinance, a detailed parking analysis and study was prepared and submitted for Planning Commission approval because the Zoning Ordinance requires such a study for this use.

Discussion and Comments: Mr. Paul Crampton of MK Consulting Engineers, LLC was present at the meeting and briefly explained the parking analysis and study. He stated that the analysis was based on a comparison of other schools recently completed, in this case, the Jonathan Hager Elementary School, which has a comparable number of staff members and student rated capacity. The Jonathan Hager school currently has 86 parking spaces; 94 spaces are proposed for the Sharpsburg Elementary School. Mr. Chad Criswell with the Washington County Board of Education stated that Sharpsburg currently has 48 parking spaces.

Mr. Wiley expressed his opinion that 94 parking spaces may not be adequate because the school will have a full-size gym that can be rented to host sporting events. Mr. Criswell stated that the Maugansville Elementary School, which opened in 2009, is a larger school than the proposed Sharpsburg school which will have approximately the same number of parking spaces. He noted that during school events, parking will be permitted along the bus loading area and on the paved play area. Discussions with school staff and the principal at Sharpsburg have focused on ways to control the number of people visiting the school at one time. Commissioner Myers suggested that additional overflow parking could be accommodated along one side of the southernmost access road during large events.

Mr. Goetz made an inquiry regarding the number of entrances and the flow of traffic picking up children after school. Mr. Criswell explained how this would be handled with the assistance of the school staff.

Motion and Vote: Commissioner Myers made a motion to approve the parking determination for the proposed Sharpsburg Elementary School as presented. The motion was seconded by Mr. Goetz and unanimously approved.

Update of Staff Approvals

Mr. Lung reported the following for the month of August: Land Development/Permit review – 6 entrance permits; 1 flood plain permit; 8 grading permits; 1 non-residential ag certificate; 1 non-residential commercial permit; 2 utility permits; Land Development Plan Review – 2 preliminary subdivision plats (Villas at Gateway, Paradise Heights Section B); 2 site plans (Maryland Fiberglass, Atlantic Homes); 2 site-specific grading plans (Westfields); 3 standard grading plans; 2 traffic impact studies (proposed

restaurant site on east side of Sharpsburg Pike, commercial development in the City); Approvals issued: 2 simplified subdivision plats; 1 residential replat, 4 Forest Stand Delineation, 3 site specific grading plans, 1 preliminary/final subdivision plat; 5 site plans (City/County landfill gas mitigation control system, Bowman Cornfield, expansion of Bowman Truck Terminal, parking area for Merkle Response, parking lot addition for A C & T on Virginia Avenue) and 3 red-line revisions (Ringgold Church of Christ, Yogi Bear Campground, minor landscaping revision to Sunbelt Rentals off Crayton Boulevard.

UPCOMING MEETINGS

1. Monday, September 18, 2017, 6:00 p.m., Washington County Planning Commission public rezoning meeting, Washington County Circuit Court House, Court Room #1, 24 Summit Avenue, Hagerstown, Maryland
2. Monday, September 25, 2017, 6:00 p.m., Washington County Planning Commission public rezoning meeting, Washington County Circuit Court House, Court Room #1, 24 Summit Avenue, Hagerstown, Maryland
3. Monday, October 2, 2017, 7:00 p.m., Washington County Planning Commission regular meeting, Washington County Administration Building, 100 W. Washington Street, Room 2000, Hagerstown, Maryland

ADJOURNMENT

Commissioner Myers made a motion to adjourn meeting at 7:35 p.m. The motion was seconded by Mr. Reeder and so ordered by the Chairman.

Respectfully submitted,

Clint Wiley, Vice-Chairman

**WASHINGTON COUNTY PLANNING COMMISSION
PUBLIC REZONING INFORMATION MEETING
September 18, 2017**

The Washington County Planning Commission held a public rezoning information meeting on Monday, September 18, 2017 at 6:00 p.m. at the Washington County Court House, Court Room #1, 24 Summit Avenue, Hagerstown, Maryland.

Commission members present were: Chairman Clint Wiley, B. J. Goetz, Jeremiah Weddle, Denny Reeder, Drew Bowen and David Kline. Staff members present were: Washington County Department of Planning & Zoning - Stephen Goodrich, Director; Jill Baker, Chief Planner; Travis Allen, Comprehensive Planner; and Debra Eckard, Administrative Assistant.

CALL TO ORDER

The Chairman called the meeting to order at 6:05 p.m.

RZ-17-004 – Bluegrass Commercial, LLC and Michael and Kelli Scott

Staff Presentation

Mr. Goodrich presented a map amendment request for Bluegrass Commercial, LLC and Michael and Kelli Scott for property located at 21314 (Parcel 131) and 21338 (Parcel 174) Leitersburg Pike and 21385 (Parcel 173) Leiters Mill Road. The applicant is requesting the Rural Business floating zone over the current Rural Village zoning district. Mr. Goodrich explained that, if approved, the Rural Business zoning permissions and restrictions would apply and the Rural Village district would go dormant. At some time in the future, if the property owner desires, the Rural Business zoning could be removed through an administrative procedure and the Rural Village zoning would become active again. The Zoning Ordinance specifies specific information that should be provided and reviewed during the analysis of a rezoning application and includes the following: population analysis, availability of public facilities, emergency services, schools, public transportation, present and future transportation patterns, compatibility with current and proposed development and relationship to the Comprehensive Plan.

Mr. Goodrich noted that the acreage questioned in the Staff Report has been verified as follows: Parcel 131 is 1.94 acres, Parcel 174 is .92 acres and Parcel 173 is 4.29 acres for a total of 7.15 acres. He also noted that the Preliminary Site Plan submitted with the application has been revised and a new copy dated September 8, 2017 was distributed to members just prior to the meeting. The Rural Business zone specifies that the intended use for the property be shown on the site plan as well as the estimated number of employees, hours of operation and trip generation information. The plan indicates that Parcel 174 will be converted to offices to be used by New Direction Utilities. Parcel 173, according to the written application, will be converted to business and professional offices; however, the site plan indicates office or retail space on this parcel. Parcel 131 contains a historic log house which is proposed to be relocated to another site. The site plan for this parcel indicates that the remaining building will be for possible office and retail use; however, the justification statement indicates a mixed use of retail, warehouse and wholesale uses. Mr. Goodrich stated that analysis of the Rural Business district and its ultimate approval is based in part on the specific use proposed and the determination that it is compatible with adjacent properties.

Section 5E.4.b of the Zoning Ordinance recommends that the following criteria should be met before establishing the RB district at a particular location:

1. The proposed location is not within any designated growth area identified by the Washington County Comprehensive Plan.
2. The proposed location has safe and usable road access on a road that meets the standards under the "Policy for Determining Adequacy of Existing Roads". In addition, a traffic study may be required.

3. On site issues relating to sewage disposal, water supply and storm water management can be addressed.
4. The proposed location would not be incompatible with existing land uses, cultural or historic resources or agricultural preservation efforts.

At this time, there is not sufficient information to determine if all of these criteria have been met to establish the RB district at this location.

Mr. Goodrich submitted the rezoning file, in its entirety into the record. He noted that more than 150 notifications were mailed to adjacent property owners; no written comments have been received to date.

Applicant's Presentation

Mr. Jason Divelbiss of Divelbiss & Wilkinson, 13424 Pennsylvania Avenue, Hagerstown, MD, was present at the meeting and represented the applicants, Bluegrass Commercial LLC and Michael and Kelli Scott. Mr. and Mrs. Scott are the owners of Bluegrass Commercial LLC and New Direction Utilities. Mr. Divelbiss noted that New Direction Utilities has been operating at its current location, which is between the parcels that are part of this rezoning application, since 2002. He provided a brief history of the Scott's business and the acquisition of additional parcels of land that are part of this rezoning request.

Mr. Divelbiss addressed several of the outstanding issues as noted in the Staff Report and during Mr. Goodrich's presentation. He noted that the existing structures are intended to be re-used and support New Direction's existing business. If the RB district is approved, the Scotts intend to enlarge or replace the existing 4,000 square foot shop building. A site plan will be required before development of the properties. Mr. Divelbiss explained that the entrances onto the site were not shown on the preliminary site plan because the State Highway Administration would make the final decision regarding the location of entrances onto the site during the site plan process. He also explained that the particular uses are labeled on a revised site plan as follows: Parcel 174 - an office is proposed using the existing structure; Parcel 173 - an office is proposed using the existing structure and the additional grounds would be used for expansion of the existing contractor's storage yard on adjacent 21332 Leitersburg Pike (both uses are permitted in the RB district); and Parcel 131 - the proposed uses are questionable at this time due to setback issues and there is no separate water source. All three parcels have their own septic systems; Parcels 174 and 173 have their own water sources (wells); Parcel 131 uses a cistern for its water source. If a well cannot be obtained on Parcel 131, it is unlikely that an office would be located on this parcel. A revised drawing showing the updated well and septic locations (Applicant's Exhibit #1) was presented to Commission members. To address other data required for this application, Mr. Divelbiss presented the following information:

1. Number of employees: Parcel 174 - 3 to 4 employees; Parcel 173 - 3 to 4 employees; Parcel 131 - 2 to 3 employees; Existing shop - 3 to 5 employees
2. Hours of operation: Weekdays, 7:00 a.m. to 3:00 p.m., may vary depending on business cycle or season; there will not be a 24/7 operation
3. Antietam Creek will provide ways for the applicant to meet the quantity and quality components required for storm water management regulations.

Mr. Divelbiss noted that Leitersburg Pike is classified as an Arterial roadway. The latest traffic volume information shown on the Maryland State Highway Administration website from 2015, shows the Annual Average Daily Traffic count is 10,000 trips per day. (Applicant's Exhibit #2)

The applicant contends that the RB zoning district is appropriate for this area, that it meets the purpose of the RB zoning district to support the existing business, and given the character of the Leitersburg Pike corridor with the Liberty Station and the shop property, the proposed uses would be compatible.

Discussion and Comments: Mr. Wiley asked for clarification of the retail uses proposed. Mr. Fred Frederick of Frederick, Seibert & Associates, 128 South Potomac Street, Hagerstown, MD was present at the meeting and offered the following explanation. During previous conversations, the Scotts were

RZ-17-006 – 17119 Virginia Avenue LLC

Staff Presentation

Mr. Allen presented a map amendment request for 17119 Virginia Avenue, LLC for property located at 17109 Virginia Avenue. The applicant is requesting a change in zoning from RS (Residential Suburban) to BG (Business General) on a 0.528 acre parcel. This request is considered a piecemeal rezoning and as such, the Planning Commission must consider the following criteria as listed in Article 27.3 of the Washington County Zoning Ordinance: population change, availability of public facilities, present and future transportation patterns, compatibility with existing and proposed development, relationship to the Comprehensive Plan and evidence of “change in the character of the neighborhood” or “mistake in the original zoning” of the property.

Mr. Allen gave a brief overview of the criteria outlined above. He noted that this property is located in the Halfway Election District which has grown more slowly than the County as a whole between 1980 and 2010. The site is served by existing public water (City of Hagerstown) and public sewer (Washington County – Conococheague WWTP). Fire and emergency services are provided by the Volunteer Fire Company of Halfway, which is located approximately 1 mile from the site. If the BG zoning district is approved, the site will be used for commercial development; therefore, there will be no impact on the school system and no APFO mitigation will be required.

Mr. Allen noted that during the past 30 years, the overall trend of traffic volumes in this area have decreased. No new major roadway projects are proposed in the immediate vicinity. Public transit service is provided by the Washington County Commuter (Route 441). Current access to the site is a driveway spur off of the access road that serves the Valley Car Wash that is located next door and to the east of this site. There is an existing right hand turn lane that runs for approximately 500 feet both before and after the site. There is no middle turn lane allowing cars to turn left. Comments were received from the Department of Plan Review & Permitting suggesting that a traffic study might be required as a part of the site plan process and that the State Highway Administration will determine access and entrance requirements.

Mr. Allen briefly reviewed existing development in close proximity to the subject site. There is a mixture of commercial and residential uses in the immediate vicinity. The site has existing forest on the western and southern edges of the property; none of which is under easement. There is a large storm water management facility in front of the car wash. A residential structure is currently located on the subject site, which is or will soon be vacant. There is one existing historic site within ½ mile of the subject property.

Mr. Allen stated that this property is located within the commercial land use policy area as shown on the County’s 2002 adopted Comprehensive Plan’s Land Use Map. He noted that Virginia Avenue is one of the major policy areas targeted for commercial development in the Land Use Plan.

Mr. Allen explained the “Change or Mistake Rule” which applies to a piecemeal rezoning; the burden of proof lies with the applicant. He discussed the criteria to be considered to prove a “change” in the character of the neighborhood as follows: define the boundaries of the neighborhood; demonstrate that substantial changes have occurred since the last Comprehensive Zoning Plan; and, show that those changes resulted in the altered character of the neighborhood. Evidence to prove a “mistake” in the original zoning is as follows: the local legislative body failed to take into account projects or trends probable of fruition; the legislative body made decisions based on erroneous information; the legislative body used facts that were later proven to be incorrect; the legislative body could not have foreseen events that have occurred; or the legislative body ignored facts in evidence at the time of the zoning application.

The applicant is claiming a “mistake” in the current zoning of the property and contends that the local legislative body failed to consider the following: the parcel was designated as Commercial in the 2002 adopted Washington County Comprehensive Plan; the property is surrounded by other BL (Business

Local) and BG (Business General) zoning; and the property has frontage along the heavily travelled Virginia Avenue.

Mr. Allen noted that during the 2012 Comprehensive Rezoning of the Urban Growth Area, the input of property owners, local officials, staff and the general public was considered in the assignment of a zoning designation for each parcel affected by the comprehensive rezoning. Property owners were notified of the rezoning process and given an opportunity to appeal the proposed rezoning of their property.

Mr. Allen addressed the applicant's justification statements supporting the rezoning of the subject parcel. He stated that the commercial character of the area surrounding this site has been established for many years. He also noted that the property has approximately 135 feet of road frontage on Virginia Avenue. The applicant also suggested within the narrative of the Justification Statement there has been a substantial change in the character of the neighborhood since the adoption of the Zoning Ordinance and since the zoning of the property to RS. This is evidenced by the increase of commercial uses and development along the Virginia Avenue corridor from I-81 to Massey Boulevard.

In summary, staff does not believe there has been a significant change in the character of the neighborhood. However, there appears to be evidence that a mistake may have been made in the current zoning based on the Comprehensive Plan's Land Use designation, the zoning of surrounding properties, and the fact that this property has frontage on Virginia Avenue. The recent change in ownership of the property and current commercial character of the area along the south side of Virginia Avenue also provides evidence that this property would be better suited for a commercial use than it might have been in 2012.

Applicant's Presentation

Andrew Wilkinson of Divilbiss & Wilkinson, 13424 Pennsylvania Avenue, Suite 302, Hagerstown, MD was present at the meeting to represent the applicant. Mr. Wilkinson clarified that the applicant is not claiming a change in the character of the neighborhood as part of the request to rezone the property. The applicant is claiming there was a mistake in the zoning of this property during the 2012 comprehensive rezoning of the Urban Growth Area.

Mr. Wilkinson distributed a zoning map (Applicant's Exhibit #1) showing the zoning of several properties in this area, which are predominantly zoned for commercial uses. There is currently a two story brick dwelling on the property owned by Mr. and Mrs. Todd Snook. The Snooks also own the car wash located on the adjoining property to the east. Mr. Wilkinson also provided photographs of the immediate area (Applicant's Exhibits 2 and 3). He noted there is a Dollar General store, Carmine's Restaurant, a commercial plaza to the east, to the west there is a parcel owned by an advertising company who uses it for billboards, a dwelling used by a construction company and two auto repair facilities. Mr. Wilkinson also noted the property has 135 feet of road frontage onto Virginia Avenue. He reiterated that the Land Use Plan designates this area as a commercial area and that for these reasons the County erred in the application of the RS district rather than BL.

Public Comment

- Teresa Kesecker, 17108 Virginia Avenue, Williamsport, MD, (representing Donna and Richard Souders) – Ms. Kesecker expressed her opinion that a mistake was not made in the zoning of this property because it has been a residence since 1932. She stated that the house is not currently vacant. Ms. Kesecker briefly described the area and its history of uses, which is a mix of residential and commercial uses. She stated that the addition of the car wash has impacted the area with noise and traffic accidents. She expressed her opinion that there is not enough area on the shoulder for people to pass. She believes another business would add to the ongoing traffic congestion and other related traffic issues.

Applicant's Rebuttal

Mr. Wilkinson stated that the existing house will be vacated by the end of September. He explained that traffic issues will be addressed during the site plan process. Mr. Wilkinson reiterated that Virginia Avenue was designated as a commercial area by the County's adopted Comprehensive Plan's Land Use Map and he believes that a mistake was made during the 2012 comprehensive rezoning of the UGA.

Discussion and Comments

There was a brief discussion regarding the properties located along the south side of Virginia Avenue, which are currently residences. However, these properties are currently zoned BL (Business Local). Mr. Weddle questioned why this one property continued to be zoned for a residential use when all surrounding properties were zoned for commercial uses. Mr. Goodrich believes that the RS zoning was maintained on this property in 2012 because the property was still being actively used as a residence. He explained that zoning does not always follow the recommendations set forth in the Comprehensive Plan's Land Use Plan. He stated that staff would research this issue further.

RZ-17-009 – A & W Plus, Inc.

Staff Presentation

Mr. Goodrich presented a map amendment request for A & W Plus, Inc. for property located at 12408 Learning Lane (the former Conococheague Elementary School). The school was recently closed and the Washington County Public Schools and the Board of County Commissioners determined it would no longer be useful for County purposes. The property was advertised for bids and A & W Plus, Inc. was the successful bidder. The applicant (contract purchaser of the property) is requesting the Rural Business floating zone over the current Rural Village zoning district. The parcel is 11.74 acres in size and has frontage on a dead-end County road. The applicant is proposing to rehabilitate and re-use the existing former school building as an assisted living facility. Also being proposed for construction is a new adult day care facility and medical offices. The proposed uses are all permitted in the RB zoning district, but not permitted in the RV (Rural Village) zoning district. Mr. Goodrich reminded Commission members that the Zoning Ordinance specifies specific information that should be provided and reviewed during the analysis of a rezoning application and includes the following: population analysis, availability of public facilities, emergency services, schools, public transportation, present and future transportation patterns, compatibility with current and proposed development and relationship to the Comprehensive Plan. He also reminded members that, if approved, the Rural Business zoning permissions and restrictions would apply and the Rural Village district would go dormant. At some time in the future, if the property owner desires, the Rural Business zoning could be removed through an administrative procedure and the Rural Village zoning would become active again. Mr. Goodrich stated that the subject parcel has frontage on National Pike; however, the plans do not indicate that there will be access onto National Pike.

Mr. Goodrich stated that there are aspects of the re-development that are unknown at this time, such as traffic related issues. These issues will be addressed during the site plan process if the RB zoning district is approved and applied to this property. The property is served by a private well and septic system; however, it is not known if they will be adequate for the proposed uses. No public water or sewer services are available at this location.

Section 5E.4.b of the Zoning Ordinance recommends that the following criteria should be met before establishing the RB district at a particular location:

1. The proposed location is not within any designated growth area identified by the Washington County Comprehensive Plan.
2. The proposed location has safe and usable road access on a road that meets the standards under the "Policy for Determining Adequacy of Existing Roads". In addition, a traffic impact study may be required.

3. On site issues relating to sewage disposal, water supply and storm water management can be addressed.
4. The proposed location would not be incompatible with existing land uses, cultural or historic resources or agricultural preservation efforts.

At this time, there is not sufficient information to determine if all of these criteria have been met to establish the RB district at this location.

When the Planning Commission makes its recommendation to the Board of County Commissioners, it should determine if the application meets the following criteria from Section 5E.6.c of the Zoning Ordinance:

1. The proposed district will accomplish the purpose of the RB district
2. The proposed site development meets criteria identified in Section 5E.4 of the RB Article.
3. Roads providing access are appropriate for serving the business traffic generated by the proposed RB land use
4. Adequate sight distance along roads can be provided at proposed points of access to the site.
5. The proposed landscape areas can provide adequate buffering of the proposed uses from existing land uses in the area.
6. The proposed use is not of a scale, intensity or character that would be incompatible with adjacent land uses or structures.

Mr. Goodrich submitted the rezoning file, in its entirety into the record. He noted that more than 150 notifications were mailed to adjacent property owners; no written comments have been received to date.

Discussion and Comments:

Mr. Kline expressed his opinion that rehabilitation and re-use of the property is a good idea.

Applicant's Presentation

Mr. Javed Aizaz, 6120 Baltimore National Pike, Catonsville, MD, representing the contract purchaser of the property, stated it is the intent of A & W Plus, Inc. to convert the existing building into an assisted living facility, working very closely with the County. The number of units (50 to 75 are proposed) will be based on the capacity of the existing water and sewer facilities. After the assisted living facility is operational, an adult day care center is proposed for the residents. In the future, medical facilities may be constructed on the site for geriatric care.

Public Comment

- Karen Frisby, 12425 Learning Lane, Hagerstown – Ms. Frisby does not have any objection to the proposed uses; however, she does not want public water and sewer. She expressed concern with regard to traffic related issues on Route 40.
- Randy Dick, 21912 Beaverbrook Drive, Smithsburg, on behalf of Marcella Clinger owner of the Deer Lodge Mobile Home Park – Ms. Clinger recently installed an expensive septic system for the mobile home park and wishes to express her concern and desire that runoff from any development on this site not negatively affect that new septic system.
- Susan Small, Real Property Administrator for the Washington County Engineering Department – Ms. Small explained that three schools were given to the Board of County Commissioners in 2015. She has been working very closely with the applicant (contract purchaser) and expressed her opinion that re-using the property will benefit Washington County. The proposed use will also need to be approved by the Board of Public Works; an application has been submitted.

ADJOURNMENT

Chairman Wiley adjourned the meeting at 8:10 p.m.

UPCOMING MEETING

1. Monday, September 25, 2017, 6:00 p.m., Washington County Planning Commission Public Rezoning Meeting, Washington County Court House, Court Room #1, 24 Summit Avenue, Hagerstown, Maryland
2. Monday, October 2, 2017, 7:00 p.m., Washington County Planning Commission regular meeting, Washington County Administration Building, 100 W. Washington Street, Room 2000, Hagerstown, Maryland

Respectfully submitted,

Clint Wiley, Chairman

**PRELIMINARY-FINAL PLAT STAFF REPORT****BASE INFORMATION**

SITE NAME.....: Beaver Creek Fields
NUMBER.....: S-17-025

OWNER.....: FULTON JANET STILES
LOCATION.....: National Pike N/S
DESCRIPTION.....: P/F Plat of Lots 1-6 and Lots A-B for Beaver Creek Fields

ZONING.....: A(R); RV Refer to Map
COMP PLAN LU.....: Agriculture
PARCEL.....: 16012564
PLANNING SECTOR.....: 2
ELECTION DISTRICT.....: 16

TYPE.....: Single Family
GROSS ACRES.....: 12.46
DWELLING UNITS.....: 8
TOTAL LOTS.....: 8
DENSITY.....: 0.6421 Units Per Acre

PLANNER.....: Cody L Shaw
ENGINEER.....: FREDERICK SEIBERT & ASSOCIATES
RECEIVED.....: No Date Available

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

FLOOD ZONE.....: Yes
WETLANDS.....: No
WATERSHED.....: Antietam Creek
ENDANGERED SPECIES.....: State Listed
STEEP SLOPES.....: No
STREAM BUFFER.....: No
HISTORIC INVENTORY.....: II0088 NOT ON NATIONAL REGISTER
EASEMENTS PRESENT.....: None

SCHOOL INFORMATION

| | ELEMENTARY | MIDDLE | HIGH |
|---------------------------|-------------------|---------------|-------------|
| SCHOOL DISTRICT | Greenbrier | Boonsboro | Boonsboro |
| PUPIL YIELD | | | |
| CURRENT ENROLLMENT | 213 | 796 | 871 |
| MAXIMUM CAPACITY | 252 | 872 | 1030 |

PUBLIC FACILITIES INFORMATION

FIRE DISTRICT.....: MT AETNA
AMBULANCE DISTRICT.....: BOONSBORO

WATER & SEWER INFORMATION

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



WASHINGTON COUNTY DIVISION OF ENGINEERING & CONSTRUCTION MANAGEMENT | PLAN REVIEW

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

SERVICE AREA.....:

PRIORITY.....:

NEW HYDRANTS.....:

GALLONS PER DAY SEWAGE...:

PLANT INFO.....:

Staff Comments:

Not Applicable

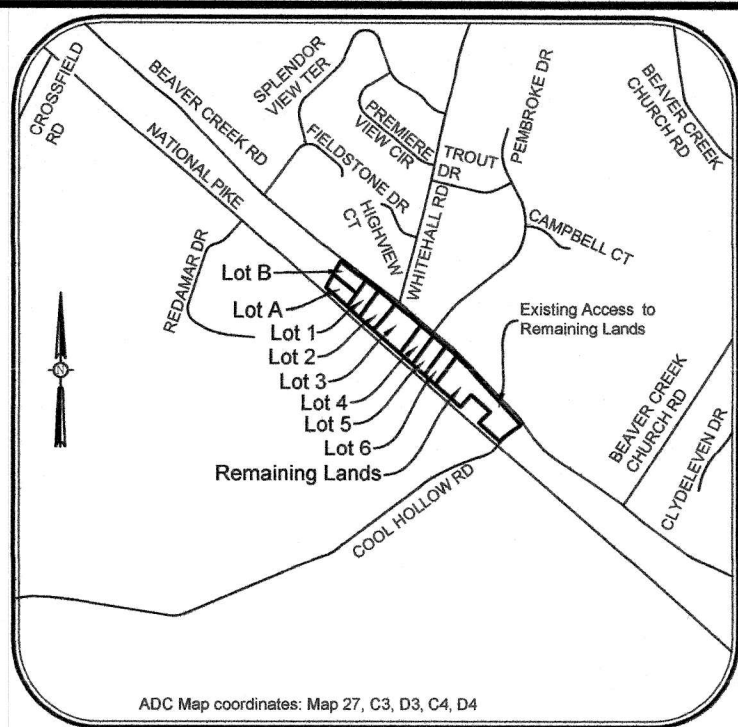
Well

7-No Planned Service-Well

Septic

7-No Planned Service-Septic

None



VICINITY MAP
SCALE 1"=2000'

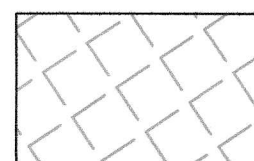
| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 29°08'14" E | 8.44' |
| L2 | S 36°18'29" W | 8.50' |
| L3 | S 44°30'19" E | 72.69' |
| L4 | S 36°32'50" W | 8.51' |
| L5 | N 36°32'50" E | 8.53' |
| L6 | S 52°38'41" E | 19.50' |
| L7 | S 36°18'29" W | 8.35' |
| L8 | S 50°04'14" E | 65.63' |
| L9 | N 36°32'50" E | 8.45' |
| L10 | S 50°06'11" E | 51.16' |
| L11 | N 36°32'50" E | 8.25' |
| L12 | S 52°20'34" E | 52.12' |
| L13 | S 51°21'17" E | 54.26' |
| L14 | S 05°02'32" E | 11.27' |
| L15 | S 05°02'32" E | 23.27' |
| L16 | S 86°16'13" W | 35.36' |
| L17 | S 38°45'06" E | 22.77' |
| L18 | S 50°41'15" W | 25.80' |
| L19 | S 59°29'19" W | 54.35' |
| L20 | S 42°54'13" W | 57.82' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1 | 641.65' | 139.72' | 139.44' | S 52°06'56" W | 12°28'34" |

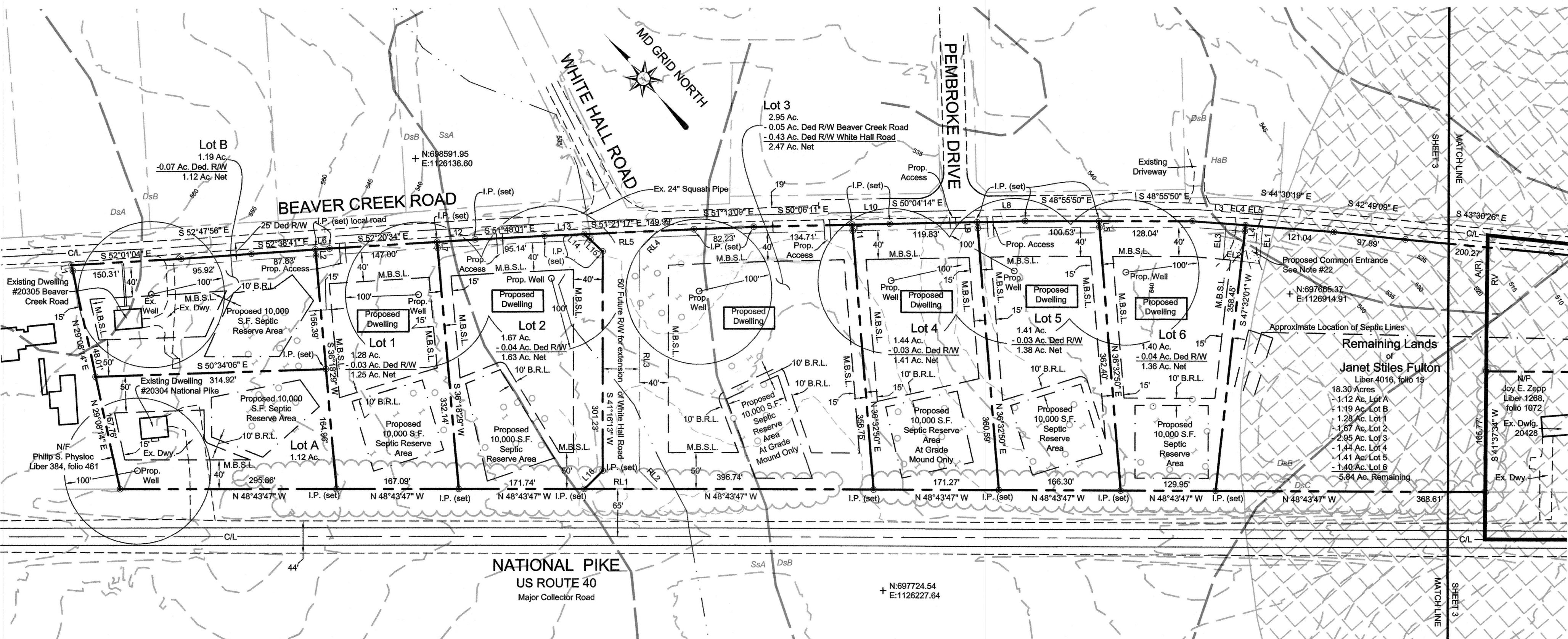
| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| FL1 | S 38°22'53" E | 132.85' |
| FL2 | S 17°16'05" E | 89.31' |
| FL3 | S 86°53'39" E | 61.82' |
| FL4 | S 31°08'32" E | 119.08' |
| FL5 | S 47°58'20" W | 164.46' |
| FL6 | N 48°43'47" W | 269.81' |
| FL7 | N 42°27'52" E | 170.09' |
| FL8 | N 44°46'14" W | 95.89' |
| FL9 | N 53°44'00" E | 56.22' |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| EL1 | S 45°29'41" W | 50.86' |
| EL2 | N 42°27'59" W | 50.00' |
| EL3 | N 45°29'41" E | 49.08' |
| EL4 | S 44°30'19" E | 26.76' |
| EL5 | S 44°30'19" E | 23.21' |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| RL1 | S 48°43'47" E | 100.00' |
| RL2 | N 03°43'47" W | 35.36' |
| RL3 | N 41°16'13" E | 303.52' |
| RL4 | N 84°57'28" E | 36.16' |
| RL5 | N 51°21'17" W | 100.05' |



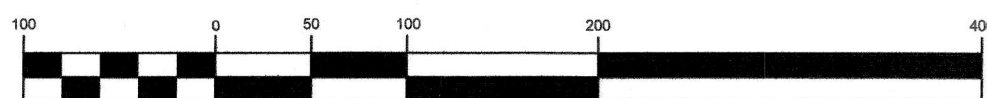
Endangered Species



Sheet Index

| | |
|---------|----------------------------------|
| Sheet 1 | Detail of Lots |
| Sheet 2 | Notes and Signatures |
| Sheet 3 | Onsite Forest Conservation Plat |
| Sheet 4 | Offsite Forest Conservation Plat |

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

Owner:

Janet Stiles Fulton
9004 Old National Pike
Boonsboro MD 21713

| Revised Per | Date |
|-------------|------|
| | |

| | |
|-------------------------|------------------|
| TAX MAP 58-22-488 | DISTRICT 16 |
| DRAWING NUMBER 01 OF 04 | |
| DRAWN BY: LEJ | DATE: 6.16.17 |
| CHECKED BY: | DATE: |
| SCALE: 1" = 100' | |

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CIVIL ENGINEERS SURVEYORS LANDSCAPE ARCHITECTS LAND PLANNERS
128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740
20 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225
101 NORTH HANOVER STREET, CARLISLE, PENNSYLVANIA 17013
(301) 791-3650 (301) 416-7478 (717) 597-1007 (717) 701-8111 FAX: (301) 798-4956

JOB NUMBER: 5444

PLAT NO _____
DATE _____
WASHINGTON COUNTY

Preliminary/Final Plat of Subdivision

Lots 1-6
Lots A and B
of

Beaver Creek Fields

Situate north of National Pike (US Rte. 40), south of
Beaver Creek Road, and west of Cool Hollow Road

WASHINGTON COUNTY, MARYLAND

Maryland State Endangered Species Notice

Maryland Department of Natural Resources Natural Heritage Program indicates the potential for the existence of the habitat of a Maryland designated threatened or endangered species. Current and future owners are advised to contact the Natural Heritage Program for additional information on program guidelines or further determination of the existence of the habitat. No additional land use restrictions are imposed by Washington County.

General Notes

- 10,000 square feet is hereby reserved for sewage disposal. No permanent physical objects are permitted in this area.
- There is a 10 ft. wide drainage and utilities easement along all front lot lines and an 8 ft. wide drainage and utilities easement along all side and rear lot lines hereby reserved unless otherwise shown hereon.
- Bearings, distances and coordinates are based on MD Grid NAD83.
- Soil types are as shown hereon.
- Minimum Building Setbacks: front yard-40'; side yard-15'; rear yard-50'. Minimum Building Setback Lines are based on the current Washington County Zoning Ordinance. Accessory structures may be constructed in accordance with Section 4.10 and Section 23.5 (b). Accessory Structures are not permitted without the placement of the principal permitted structure. Lots to be subdivided are zoned A(R) - Agricultural (Rural).
- Total upstream watershed affecting this subdivision: is less than 400 Acres.
- Lots 1-6 and A-B do not lie in the 100 year flood plain per FEMA Flood Insurance Rate Map, Community Panel No. 24043C0310D, dated August 15, 2017, Flood Zone X.
- Contours based on Washington County Aerial Topography and boundary is based on a field survey performed by FSA, Inc.
- Except as shown on this plan, there are no steep slopes, floodplains, or other related buffers as required to be shown by Sections 306, 307 and 314 of the Washington County Subdivision Ordinance and Section 4.21 (CADD) of the Washington County Zoning Ordinance. This subdivision is not within 1000' of the Appalachian Trail.
- An additional right of way 25 feet in width as measured from the centerline of Beaver Creek Road is hereby dedicated for the purpose of future road widening of said road. National Pike is subject to the existing right of way described in State Roads Commission Plat No. 2446, Plat No. 2447, and Plat No. 2448. This right of way coincides with the south western boundary of the property.
- No other wells or septic lines within 100 feet of the Lot Lines.
- All grading on each lot, done either before or after the construction of a dwelling or their appurtenances, shall be the full responsibility of the lot owner.
- No permanent structures (fences, sheds, play equipment, retaining walls, etc.) shall be permitted within any storm drainage easement, either shown or described, on the Final Plat of Subdivision.
- The proposed well location shown hereon are for general purposes only and are not to be construed as the only approved location for a proposed well. The proposed well location must be at least 100 feet away from any septic area or reserve septic area on any lot, at least 10 feet from any property line, 30 feet from the house foundation and 15 feet from any road or right-of-way.
- This plat has been reviewed and approved per the A(R) Zoning District. Any development/construction shall be in accordance with the Washington County Zoning Ordinance currently being enforced.
- This plat was prepared without the benefit of a title report and therefore may not indicate all encumbrances on this property.
- Any development must comply with the Washington County Stormwater Management, Grading, Soil Erosion and Sediment Control Ordinance.
- Access to US Route 40 is prohibited except as shown existing hereon.
- The remaining lands is not a legally established lot under COMAR 26.04.03 and may not be considered for development until such time as either the parcel can be served by a community sewage disposal systems or evaluation of the parcel demonstrates that the parcel meets the provision set forth in the Code of Maryland Regulations for subdivision of land in place at the time the proposal is submitted. Furthermore, development must be consistent with applicable State and County Codes, regulations and laws and the parcel may not be served by non-conventional means of on-site sewage disposal.
- On June 2, 2017, the Washington County Planning Commission granted a variance from the density requirement of the Washington County Subdivision Ordinance from one dwelling unit per five acres to one dwelling unit per 1.91 acres. Appeal No. AP2017-017.
- The intermittent stream shown hereon has a drainage area of less than 40 acres and does not meet the requirements for a stream buffer as set forth in the Washington County Subdivision Ordinance.
- The proposed common entrance shown hereon is for the benefit of Lot 6 and Remaining Lands. Both lots are subject to the common entrance easement as shown hereon.
- Lots A and B are exempt from Forest Conservation. Please see the Real Estate Transfer Declaration of Intent to the right.

Tracking Notes

- This residential subdivision plat is subject to all applicable local, state and federal laws and regulations. Any further potential of subdivision of any lots or remaining lands created by this subdivision is subject to the requirements of the Maryland Annotated Code, Environment Article, Section 9-206 and all applicable local, state and federal laws and regulations.
- In accordance with the requirements of the Maryland Annotated Code, Environment Article, Section 9-206, upon recordation of this plat, a total of 6 residential lots, plats, building sites, or other division of land have been created from the parent parcel or tract since October 1, 2012. In accordance with Maryland Annotated Code, Environment Article, Section 9-206, and subject to all other applicable local, state and federal laws, there are not more than 1 (remaining) residential lots, plats, building sites, or other divisions of land allowed as a subdivision.
- This residential minor subdivision may not be resubdivided or further subdivided into an additional building lot(s). Please note, for a simplified plat, notes 1 and 2 will apply. However, any new lot created under a simplified plat and denoted "not for development" will not be counted toward the 7 lot limit until such lot is submitted as a residential subdivision final plat.

ADDRESS ASSIGNMENTS:

Lot 1 - 20311 Beaver Creek Road
Lot 2 - 20315 Beaver Creek Road
Lot 3 - 20409 Beaver Creek Road
Lot 4 - 20417 Beaver Creek Road
Lot 5 - 20425 Beaver Creek Road
Lot 6 - 20435 Beaver Creek Road
Lot A - 20304 National Pike
Lot B - 20305 Beaver Creek Road
Remaining Lands - 20463 Beaver Creek Road

Note: Each address is based on the entrance as shown on this plat. If the driveway is constructed at a different location from that shown hereon, the address listed above may VOID and the owner/developer of the lot must reapply to the Planning Commission for a new address assignment.

Soil Table

| Soil | Area (Ac.) | % |
|------|------------|------|
| DsA | 0.2 | 1.1 |
| DsB | 11.3 | 61.7 |
| DsC | 2.1 | 11.5 |
| HaB | 2.3 | 12.6 |
| SsA | 2.4 | 13.1 |

Note:

Lots A and B as shown on this subdivision plat has been determined to be exemption lots per section 5C.4 of the Washington County Zoning Ordinance. Lots A and B do not meet density requirements per section 5C.4 of the Zoning Ordinance, thus they cannot be further subdivided.

Dedication for Individuals

I/we do hereby certify, for ourselves and our personal representatives, heirs and assigns, that I/we are the legal and true owner(s) of the property shown and described on this plat and that I/we hereby adopt the plan of subdivision shown hereon, hereby establish the minimum building restriction lines shown hereon, hereby dedicate to public use all utility and drainage easement areas and all alley, street, and road rights of way designated on this plat, hereby agree to keep open all spaces and recreation areas shown hereon and hereby agree that said dedication shall not impose and responsibility on the Board of County Commissioners of Washington County regarding the subjects of such dedications until legal acceptance thereof by said Board, and I/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 said easements and rights of way, hereby agree to convey the same to said Board for the use of said Washington County, without consideration, upon the legal acceptance of said easements and/or rights of way by said Board.

This deed and agreement of dedication shall be binding upon my/our grantees, assigns, successors, heirs, and personal representatives.

There are no suits, actions at law, leases, liens, mortgages, trusts, easements, or rights of way affecting the property included on this plan of subdivision except the following:

and all parties having an interest therein have here unto affixed their signatures, indicating their assent to this plan of subdivision.

I/we do hereby assent to this plan of subdivision.

Witness our hands and seals this 30 day of JUNE, 2017.

Janet Stiles Fulton (Seal)
Owner: Janet Stiles Fulton

Witness

Interim Facilities Provision Certification

In compliance with C.O.M.A.R. 26.03.01.05 B (1) and (2), the individual water supply and individual sewer systems are hereby permitted on a temporary interim basis. Future lot owners are advised that the individual systems serving the lot(s) indicated on this plat are of a temporary interim nature and that connection to a future community system shall be made within one (1) year or less after the system become available.

Janet Stiles Fulton (Seal)
Owner: Janet Stiles Fulton

Certificate of Approval of Individual Water Supply and Individual Sewage System

I hereby certify that the minimum ownership area complies with the minimum width and minimum area requirements specified in C.O.M.A.R. 26.04.03.03. Such minimum ownership shall remain equal to the minimum width and minimum area set forth in C.O.M.A.R. 26.04.03.03.A (2) until community sewerage and water have been made available. Not more than one principle building may be erected or constructed on a lot or lots contained in the minimum ownership areas established by C.O.M.A.R. 26.04.03.A (2) until community sewerage has been made available.

Date: _____

County Health Officer

Land Surveyor's Certification

I hereby certify that the plan shown hereon is correct; that it is a subdivision of part of the lands conveyed by Joy Elaine Stark Zepp and William Wilbur Zepp, to Janet Stiles Fulton, by deed dated December 22, 2010, and recorded in the Land Records of Washington County, Maryland in Liber No. 4016, folio 15 and that stories marked ☐ and/or bars marked ☐ have been placed as indicated.

I hereby certify that these documents were prepared by me or under my responsible charge, and that I am a duly licensed Professional Land Surveyor under the Laws of the State of Maryland, License No. LS-10731 Expiration Date 1/16/2018.

Date: July 3, 2017

Professional Land Surveyor

Real Estate Transfer Declaration of Intent (Lots A and B)

Account # 16-012564 District 16 Map 58 Grid 22 Parcel 488

Name(s): Janet Stiles Fulton

Location: 20304 National Pike and 20503 Beaver Creek Road

Current Deed Reference(s): Liber 4016 Folio 15

I (We), Janet Fulton Stiles, the Owner(s) of the real property located north of National Pike and south of Beaver Creek Road, and described in the above referenced deed(s) hereby declare my (our) intention to invoke the real estate transfer exemption for the above property, in accordance with the provisions of the Washington County Forest Conservation Program and COMAR 08.19.01.04, for a period of at least five (5) consecutive full taxable years following this date.

This declaration grants an exemption for a real estate transfer to provide a security, leasehold or other legal or equitable interest, including a transfer of title, of a portion of a lot or parcel based on the Washington County Forest Conservation Program. If the Owner makes application for an activity regulated under the Forest Conservation Program, clears more than 20,000 square feet of forest, or violates the requirements of a previous Forest Conservation Plan on all or part of the parcel within the five (5) year period, Washington County may require the owner to meet the forest conservation threshold established in the Forest Conservation Program and COMAR 08.19.03, and may also assess a noncompliance fee for forested areas cut in violation of this exemption.

I (We) declare, under the penalties of law, that this declaration, including any accompanying forms and statements, has been examined by me (us) and the information contained herein, to the best of my (our) knowledge, information, and belief, is true, correct and complete.

Signature(s): *Janet Stiles Fulton* (Seal) 6/30/17 (Date)

Certificate of Approval FINAL APPROVAL GRANTED

DATE: _____

By: _____
Washington County Planning Commission
Final Approval good for one hundred
eighty (180) days from above date

PLAT NO _____
DATE _____
WASHINGTON COUNTY

Preliminary/Final Plat of Subdivision

Lots 1-6

Lots A and B

of

Beaver Creek Fields

Situate north of National Pike (US Rte. 40), south of Beaver Creek Road, and west of Cool Hollow Road

WASHINGTON COUNTY, MARYLAND

| Revised Per | Date |
|-------------|------|
| | |

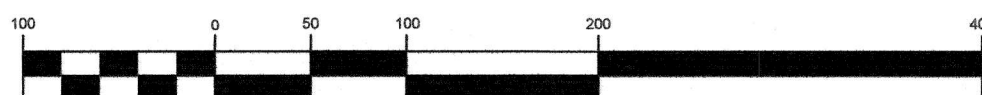
| | |
|-------------------------------|------------------|
| TAX MAP 58-22-488 DISTRICT 16 | |
| DRAWING NUMBER 02 OF 04 | |
| DRAWN BY: LEJ | DATE: 6.16.17 |
| CHECKED BY: | DATE: |
| SCALE: 1" = 100' | |

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CIVIL ENGINEERS SURVEYORS LANDSCAPE ARCHITECTS LAND PLANNERS
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(301) 791-3650 (301) 416-7478 (717) 581-1007 (717) 701-8111 FAX: (301) 739-4956

JOB NUMBER 5444

GRAPHIC SCALE



Owner:

Janet Stiles Fulton
9004 Old National Pike
Boonsboro MD 21713

Lots 1 - 6

FOREST CONSERVATION WORKSHEET 2.2 OFFSITE TRACT UNDER THE SAME OWNERSHIP AS SUBDIVIDED PARCEL

NET TRACT AREA

A. Total Tract Area..... = 10.03 Ac.
B. Deductions..... = 0.00 Ac.
C. Net Tract Area..... = 10.03 Ac.

LAND USE CATEGORY AREA

D. Afforestation Threshold (Net Tract Area x 20%)..... = 2.01 Ac.
E. Conservation Threshold (Net Tract Area x 50%)..... = 5.02 Ac.

EXISTING FOREST COVER

F. Existing Forest Cover within the Net Tract Area..... = 1.30 Ac.
G. Area of Forest Above Conservation Threshold..... = 0.00 Ac.

BREAK EVEN POINT

H. Break Even Point..... = 1.30 Ac.
I. Forest Clearing Permitted Without Mitigation..... = 0.00 Ac.

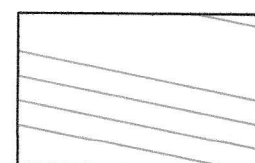
PROPOSED FOREST CLEARING

J. Total Area of Forest to be Cleared..... = 0.00 Ac.
K. Total Area of Forest to be Retained..... = 1.30 Ac.

PLANTING REQUIREMENTS

L. Reforestation for Clearing Above the Conservation Threshold..... = 0.00 Ac.
M. Reforestation for Clearing Below the Conservation Threshold..... = 0.00 Ac.
N. Credit for Retention above the Conservation Threshold..... = 0.00 Ac.
P. Total Reforestation Required..... = 0.00 Ac.
Q. Total Afforestation Required..... = 0.71 Ac.
R. Total Planting Requirement..... = 0.71 Ac.

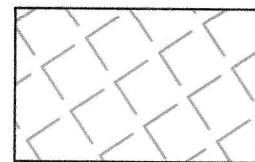
or Pay in Lieu = 30,927.6 S.F. x \$0.36/S.F. = \$11,133.94



-- Floodplain



-- FCE



-- Endangered Species

General Notes:

Forest areas shown hereon have been reviewed and approved by the Washington County Planning Commission and are in compliance with the requirements of the Washington County Forest Conservation Ordinance. Clearing of forested areas have not been approved. Those areas noted as "Forest Retention Areas" are not to be disturbed by a regulated activity as defined in the Forest Conservation Ordinance until that regulated activity and its associated forest disturbance is reviewed and approved by the Washington County Planning Commission according to the requirements and standards of the Forest Conservation Ordinance in effect at the time.

Property owners are advised that there are penalties and fines associated with violation of these restrictions. Activities of a recreational or passive nature, as long as there is no forest disturbance, removal of the existing forest, or inhibition of its natural growth processes are permitted in these forest areas.

This note or reference to its existence on this plat shall be included in each and every deed of conveyance for any lot shown on this plat.

The Retention Area shown on this plat is to be retained by the respective property owners in a natural forested condition, pursuant to the Washington County Forest Conservation Ordinance of 1993. Furthermore, the use of the Retention and Planting Area shall be limited to forest conservation practices activities which are consistent with the preservation of the Retention Area as natural forest land, as stipulated by the same Ordinance.

FOREST CONSERVATION SEQUENCE OF CONSTRUCTION

- All temporary protection devices and/or permanent devices shall be put into place.
 - Permanent signage will be placed as shown on the plan around the perimeter of the entire Forest Area within 30 days of subdivision plat approval and/or completion of construction.
 - Attachment of signs or any other objects to trees is prohibited.
 - No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas.
 - Once all signage is in place, the owner and/or developer shall contact the Washington County Department of Plan Review and Permitting (240-313-2430) for inspection of the final installed devices with at least five (5) days notice. If the inspection reveals improperly installed permanent protection devices, corrections will have to be made and re-inspected prior to the completion of site stabilization.

GENERAL NOTES:

Clearing of forested areas shown on this plat have been reviewed and approved by the Washington County Planning Commission and are in compliance with the requirements of the Washington County Forest Conservation Ordinance. Clearing of other forested areas have not been approved. Those areas noted as "Forest Retention Areas" are not to be disturbed by a regulated activity as defined in the Forest Conservation Ordinance until that regulated activity, and its associated forest disturbance, is reviewed and approved by the Washington County Planning Commission according to the requirements and standards of the Forest Conservation Ordinance in effect at the time.

Property owners are advised that there are penalties and fines associated with the violation of these restrictions. Activities of a recreational or passive nature, as long as there is no forest disturbance, removal of the existing forest, or inhibition of its natural growth processes, are permitted in these forested areas.

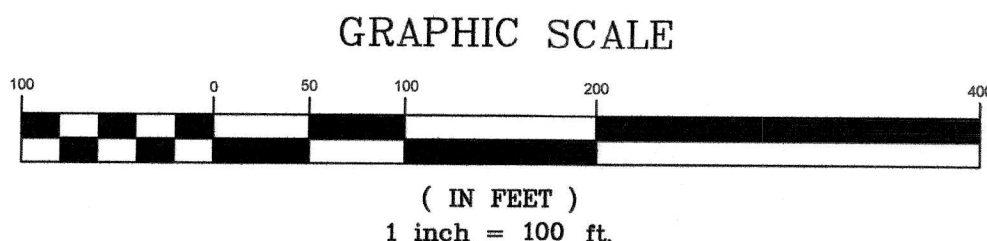
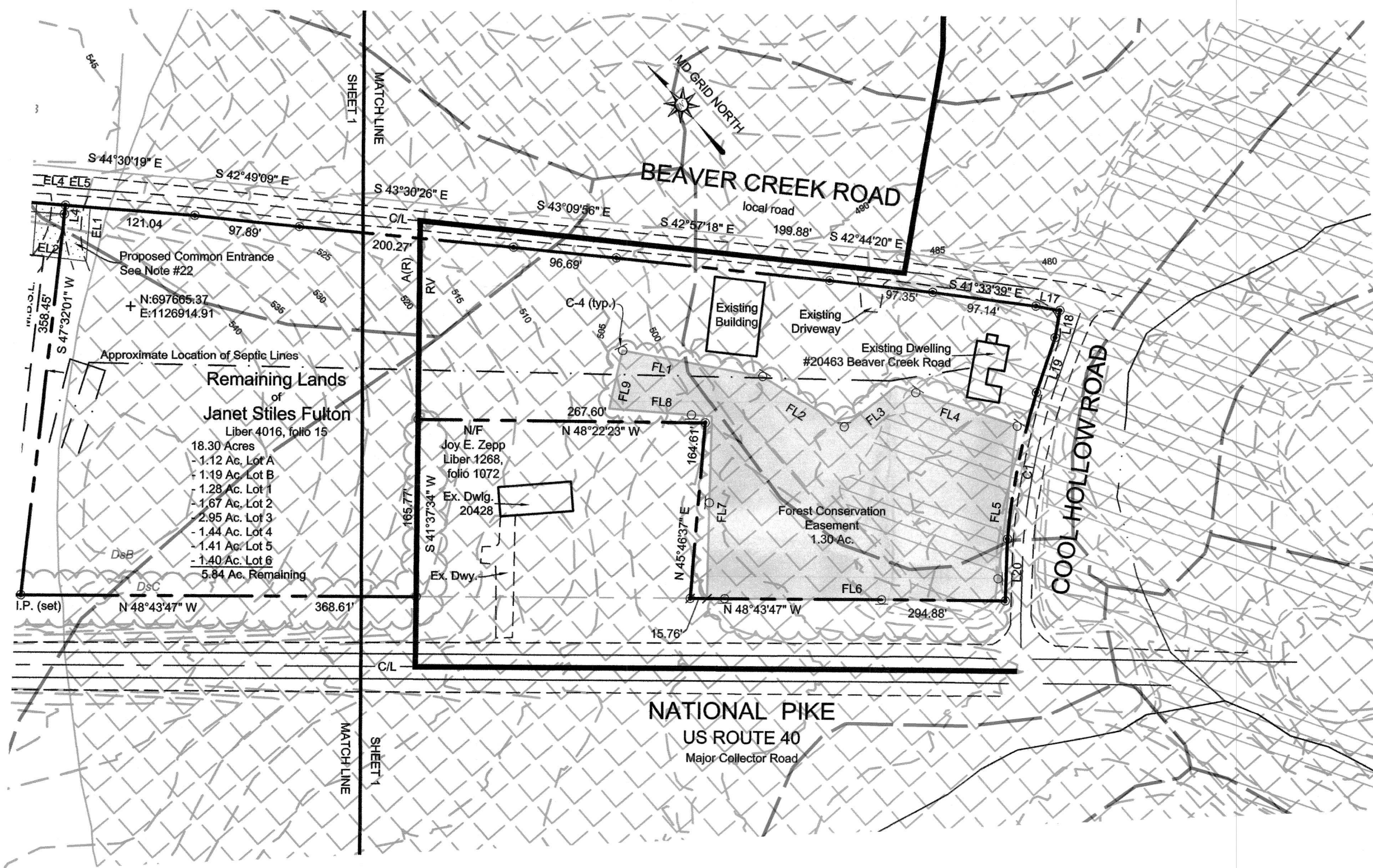
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The Retention Area shown on this plat is to be retained by the respective property owners in a natural forested condition, pursuant to the Washington County Forest Conservation Ordinance of 1993. Furthermore, the use of the Retention Area shall be limited to forest conservation practices and recreational activities which are consistent with the preservation of the Retention Area as a natural forest land, as stipulated by the same ordinance.

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

Shannon Stotler
Shannon Stotler

6-20-17



Owner:
Janet Stiles Fulton
9004 Old National Pike
Boonsboro MD 21713

| Revised Per | Date |
|-------------|------|
| | |

| | |
|-------------------------|---------------|
| TAX MAP 58-22-488 | DISTRICT 16 |
| DRAWING NUMBER 03 OF 04 | |
| DRAWN BY: LEJ | DATE: 6.16.17 |
| CHECKED BY: | DATE: |
| SCALE: 1" = 100' | |

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CIVIL ENGINEERS SURVEYORS LANDSCAPE ARCHITECTS LAND PLANNERS
128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740
20 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225
101 NORTH HANOVER STREET, CARLISLE, PENNSYLVANIA 17013
(301) 791-3850 (301) 416-7478 (717) 967-1007 (717) 701-8111 FAX (301) 738-4956

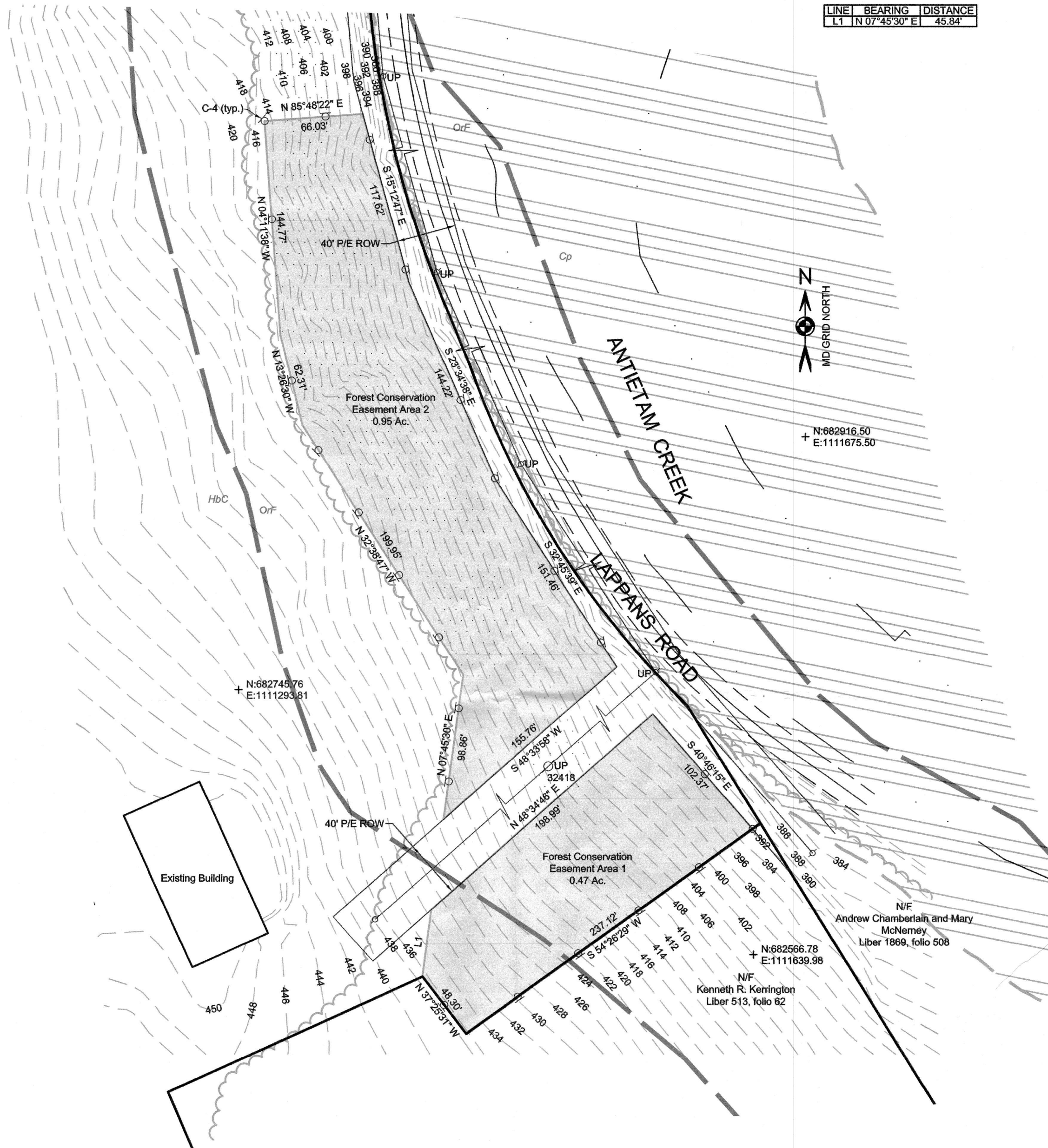
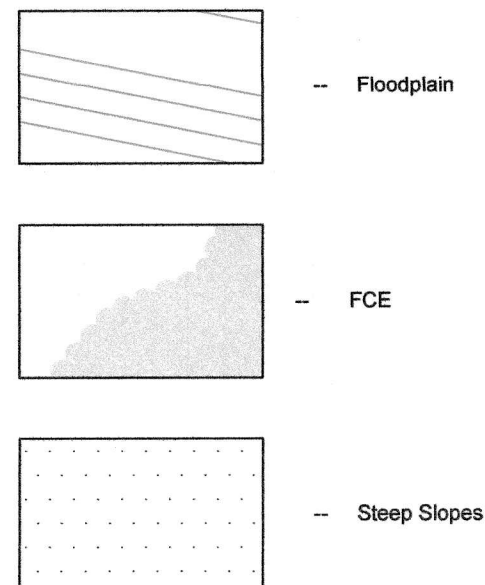
JOB NUMBER: 5444

PLAT NO _____
DATE _____
WASHINGTON COUNTY

Onsite Forest Conservation Easement Plat
for the Subdivision
of
Lots 1-6
of
Beaver Creek Fields
Situate north of National Pike (US Rte. 40), south of
Beaver Creek Road, and west of Cool Hollow Road
WASHINGTON COUNTY, MARYLAND

Lots 1 - 6

| FOREST CONSERVATION WORKSHEET 2.2 | |
|---|-------------|
| OFFSITE TRACT UNDER THE SAME OWNERSHIP AS SUBDIVIDED PARCEL | |
| NET TRACT AREA | |
| A. Total Tract Area..... | = 10.03 Ac. |
| B. Deductions..... | = 0.00 Ac. |
| C. Net Tract Area..... | = 10.03 Ac. |
| LAND USE CATEGORY ARA | |
| D. Afforestation Threshold (Net Tract Area x 20%)..... | = 2.01 Ac. |
| Acreage retained on Remaining Lands..... | = 1.30 Ac. |
| New Afforestation Threshold..... | = 0.71 Ac. |
| X 2 (Offsite)..... | = 1.42 Ac. |
| E. Conservation Threshold (Net Tract Area x 50%)..... | = 5.02 Ac. |
| EXISTING OFFSITE FOREST COVER | |
| F. Existing Forest Cover within the Net Tract Area..... | = 1.30 Ac. |
| G. Area of Forest Above Conservation Threshold..... | = 0.00 Ac. |
| BREAK EVEN POINT | |
| H. Break Even Point..... | = 1.30 Ac. |
| I. Forest Clearing Permitted Without Mitigation..... | = 0.00 Ac. |
| PROPOSED FOREST CLEARING | |
| J. Total Area of Forest to be Cleared..... | = 0.00 Ac. |
| K. Total Area of Forest to be Retained..... | = 1.30 Ac. |
| PLANTING REQUIREMENTS | |
| L. Reforestation for Clearing Above the Conservation Threshold..... | = 0.00 Ac. |
| M. Reforestation for Clearing Below the Conservation Threshold..... | = 0.00 Ac. |
| N. Credit for Retention above the Conservation Threshold..... | = 0.00 Ac. |
| P. Total Reforestation Required..... | = 0.00 Ac. |
| Q. Total Afforestation Required..... | = 0.71 Ac. |
| R. Total Planting Requirement..... | = 0.71 Ac. |
| or Pay in Lieu = 30,927.6 S.F. x \$0.36/S.F. = \$11,133.94 | |



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 07°45'30" E | 45.84' |

General Notes:

Forest areas shown hereon have been reviewed and approved by the Washington County Planning Commission and are in compliance with the requirements of the Washington County Forest Conservation Ordinance. Clearing of forested areas have not been approved. Those areas noted as "Forest Retention Areas" are not to be disturbed by a regulated activity as defined in the Forest Conservation Ordinance until that regulated activity and its associated forest disturbance is reviewed and approved by the Washington County Planning Commission according to the requirements and standards of the Forest Conservation Ordinance in effect at the time.

Property owners are advised that there are penalties and fines associated with violation of these restrictions. Activities of a recreational or passive nature, as long as there is no forest disturbance, removal of the existing forest, or inhibition of its natural growth processes are permitted in these forest areas.

This note or reference to its existence on this plat shall be included in each and every deed of conveyance for any lot shown on this plat.

The Retention Area shown on this plat is to be retained by the respective property owners in a natural forested condition, pursuant to the Washington County Forest Conservation Ordinance of 1993. Furthermore, the use of the Retention and Planting Area shall be limited to forest conservation practices activities which are consistent with the preservation of the Retention Area as natural forest land, as stipulated by the same Ordinance.

FOREST CONSERVATION SEQUENCE OF CONSTRUCTION

- All temporary protection devices and/or permanent devices shall be put into place.
 - Permanent signage will be placed as shown on the plan around the perimeter of the entire Forest Area within 30 days of subdivision plat approval and/or completion of construction.
 - Attachment of signs or any other objects to trees is prohibited.
 - No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas.
 - Once all signage is in place, the owner and/or developer shall contact the Washington County Department of Plan Review and Permitting (240-313-2430) for inspection of the final installed devices with at least five (5) days notice. If the inspection reveals improperly installed permanent protection devices, corrections will have to be made and re-inspected prior to the completion of site stabilization.

GENERAL NOTES:

Clearing of forested areas shown on this plat have been reviewed and approved by the Washington County Planning Commission and are in compliance with the requirements of the Washington County Forest Conservation Ordinance. Clearing of other forested areas have not been approved. Those areas noted as "Forest Retention Areas" are not to be disturbed by a regulated activity as defined in the Forest Conservation Ordinance until that regulated activity, and its associated forest disturbance, is reviewed and approved by the Washington County Planning Commission according to the requirements and standards of the Forest Conservation Ordinance in effect at the time.

Property owners are advised that there are penalties and fines associated with the violation of these restrictions. Activities of a recreational or passive nature, as long as there is no forest disturbance, removal of the existing forest, or inhibition of its natural growth processes, are permitted in these forested areas.

This note, or reference to its existence on this plat, shall be included in each and every deed of conveyance for any lot shown on this plat.

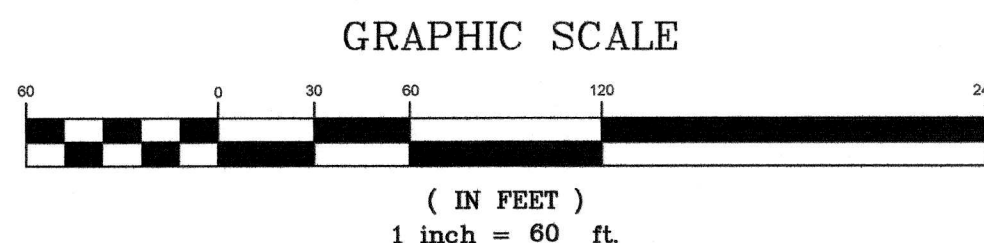
The Retention Area shown on this plat is to be retained by the respective property owners in a natural forested condition, pursuant to the Washington County Forest Conservation Ordinance of 1993. Furthermore, the use of the Retention Area shall be limited to forest conservation practices and recreational activities which are consistent with the preservation of the Retention Area as a natural forest land, as stipulated by the same ordinance.

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

Shannon Stotler 8-6-17
Shannon Stotler

PLAT NO _____
DATE _____
WASHINGTON COUNTY

Owner:
Janet Stiles Fulton
9004 Old National Pike
Boonsboro MD 21713



| Revised Per | Date |
|-------------|------|
| | |

| | |
|-------------------------------|------------------|
| TAX MAP 58-22-488 DISTRICT 16 | |
| DRAWING NUMBER 04 OF 04 | |
| DRAWN BY: LEJ | DATE: 8.10.17 |
| CHECKED BY: | DATE: |
| SCALE: 1" = 60' | |

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JOB NUMBER: 5444

Offsite Forest Conservation Easement Plat
for the Subdivision
of
Lots 1-6
of
Beaver Creek Fields
Situate north of National Pike (US Rte. 40), south of
Beaver Creek Road, and west of Cool Hollow Road
WASHINGTON COUNTY, MARYLAND



SITE PLAN STAFF REPORT

BASE INFORMATION

SITE NAME.....: Atlantic Homes LLC
NUMBER.....: SP-17-023

OWNER.....: BRAWNER TROY & BRAWNER ROBIN
LOCATION.....: South side of West Oak Ridge Drive
DESCRIPTION.....: Site Plan for Real Estate Office

ZONING.....: Highway Interchange
COMP PLAN LU.....: Commercial
PARCEL.....: 10005515
PLANNING SECTOR.....: 1
ELECTION DISTRICT.....: 10

TYPE.....:
GROSS ACRES.....:
DWELLING UNITS.....:
TOTAL LOTS.....: 1
DENSITY.....: N/L Units Per Acre

PLANNER.....: Lisa A Kelly
ENGINEER.....: FREDERICK SEIBERT & ASSOCIATES
RECEIVED.....: No Date Available

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

FLOOD ZONE.....: No
WETLANDS.....: No
WATERSHED.....: Antietam Creek
ENDANGERED SPECIES.....: None
HISTORIC INVENTORY.....: No Resources Present ON NATIONAL REGISTER
EASEMENTS PRESENT.....: None

SITE DESIGN

| Impervious Area Plan | Impervious Maximum Allowed | Open Space Area Planned |
|-----------------------------------|------------------------------------|-------------------------------------|
| 22 | | |
| Open Space Minimum Required | Residential Amenity Plans | Solid Waste Disposal Plans |
| | n/a | Inside |
| Materials Stored on Site | Buffer Design Meets Requirements | Landscaping Meets Requirements |
| No | Yes | Yes |
| Lighting Plan Meets Requirements | Pedestrian Access is Adequate | Bus Stop is Within Walking Distance |
| Yes | | |
| Loading Area Meets Requirements | | |
| | | Not Fast Track |
| Parking Spaces - Total Planned | Parking Spaces - Per Dwelling Unit | |
| 9 | | |
| Parking Spaces - Minimum Required | Recreational Parking Provided | |
| 9 | No | |



NUMBER OF ACCESS POINTS: 1

SCHOOL INFORMATION

| | ELEMENTARY | MIDDLE | HIGH |
|---------------------------|-------------------|-----------------|------------------|
| SCHOOL DISTRICT | Emma K Doub | E Russell Hicks | South Hagerstown |
| PUPIL YIELD | | | |
| CURRENT ENROLLMENT | | | |
| MAXIMUM CAPACITY | | | |

PUBLIC FACILITIES INFORMATION

| | |
|---------------------------------|------------|
| FIRE DISTRICT.....: | FUNKSTOWN |
| AMBULANCE DISTRICT.....: | HAGERSTOWN |

WATER & SEWER INFORMATION

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

Staff Comments:

Not Applicable



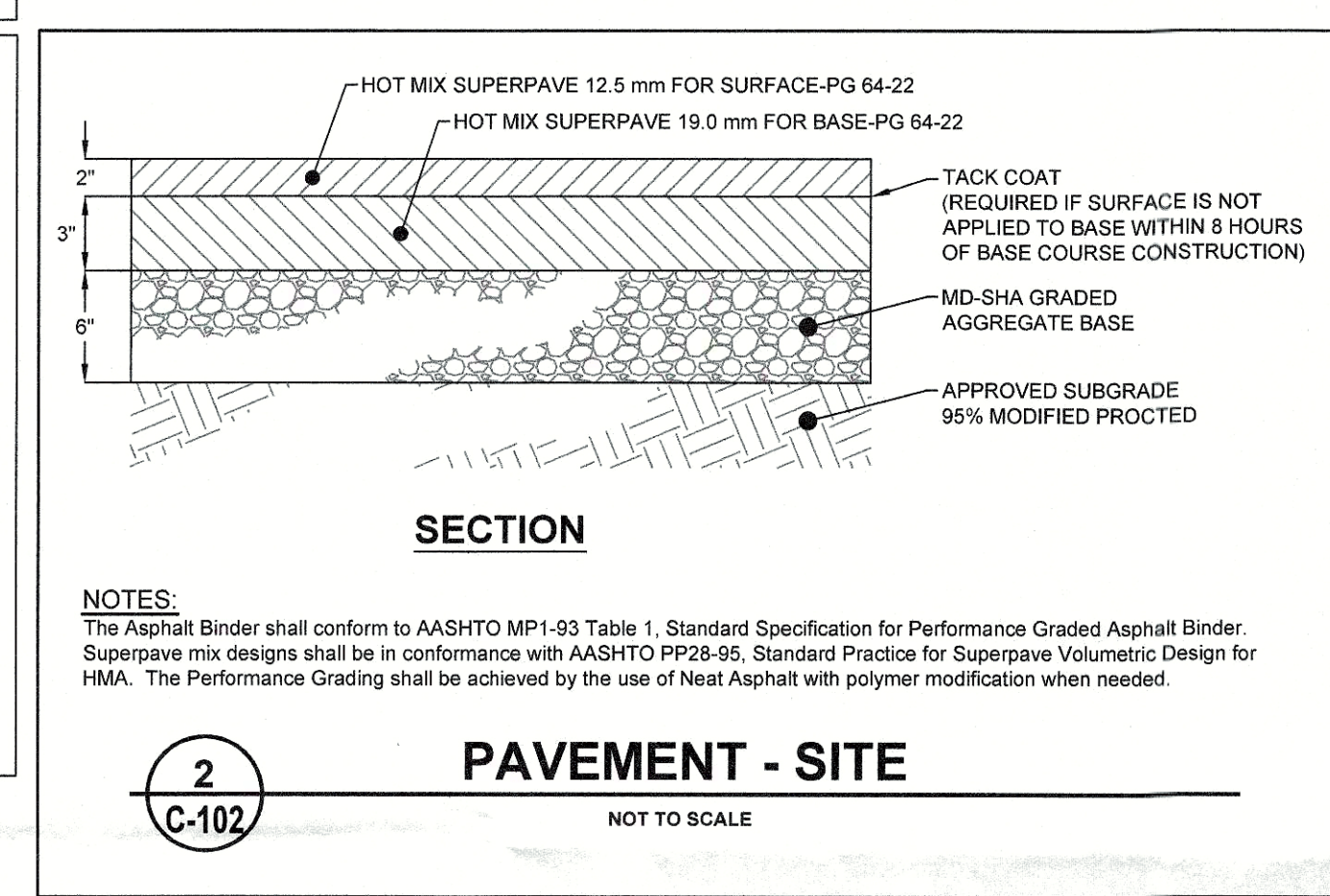
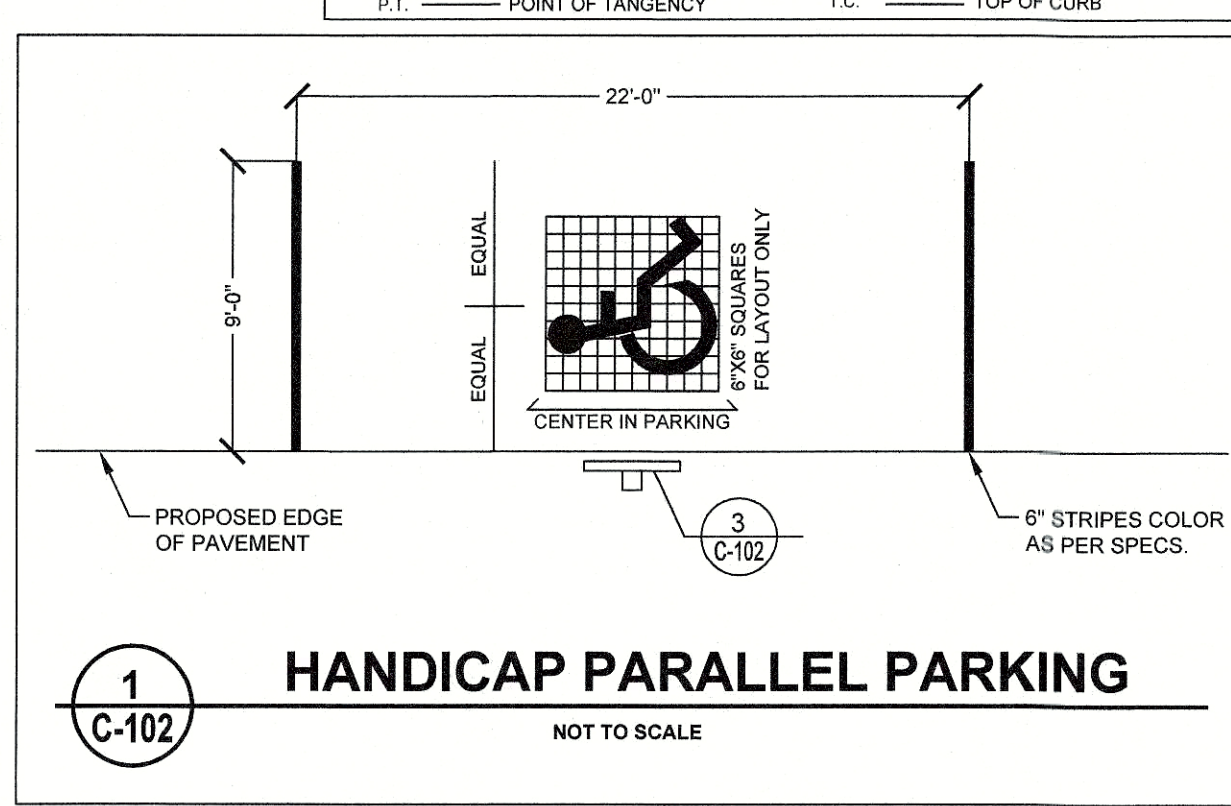
VICINITY MAP SCALE: 1" = 2000'

| Sheet Index | | |
|-------------|---------|------------------|
| TYPE | NUMBER | TITLE |
| C-101 | SHEET 1 | SITE PLAN |
| C-201 | SHEET 2 | PLAN AND PROFILE |

| Site Data | |
|------------------------|--|
| TAX MAP | 49-22-47 |
| ELECTION DISTRICT | 10 |
| ZONING | HI - HIGHWAY INTERCHANGE |
| SETBACKS | FRONT- 40' SIDE- 10' REAR- 10' |
| FUNCTIONAL DESCRIPTION | REAL ESTATE OFFICE |
| NUMBER OF EMPLOYEES | 5 |
| HOURS OF OPERATION | 8AM - 5PM, MON. - FRI. |
| DELIVERIES | UPS WEEKLY |
| PARCEL AREA | 0.95 AC. |
| IMPERVIOUS AREA | 9,254 S.F. (22%) |
| FLOOR AREA | 2,700 SF |
| TOTAL PARKING REQUIRED | 9 SPACES |
| TOTAL PARKING PROVIDED | 9 SPACES |
| WATER & PROP. SEWER | CITY OF HAGERSTOWN |
| PROPOSED SITE LIGHTING | BUILDING MOUNTED |
| SOLID WASTE | TRASH CAN & PRIVATE HAULER |
| PROPOSED SIGNAGE | BUILDING MOUNTED |
| SENSITIVE AREAS | 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 BY SECTION 4.21 OF THE ZONING ORDINANCE. |

| | |
|---|-------------|
| MD-ENG-6A 1/89 | USDA SCS |
| UTILITY NOTIFICATION The Soil Conservation District makes no representation as to the existence or nonexistence of any utilities at the construction site. Shown on these 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: Phone No. 1-800-257-7777 | |
| DISTURBED AREA QUANTITY THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 0.1 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 10 CU YDS. OF EXCAVATION AND APPROXIMATELY 0 CU YDS. OF FILL. | |
| APPROVAL: WASHINGTON COUNTY PLAN REVIEW DEPARTMENT SIGNATURE _____ DATE _____ | |
| THE LIMIT OF DISTURBANCE IS LESS THAN 5,000 SF NO SWM IS REQUIRED. | |

| Legend | | FEATURE |
|----------------------------------|----------|----------------------------|
| SYMBOL | EXISTING | PROPOSED |
| PROPERTY LINE, CORNER | | |
| PERMANENT EASEMENT | | |
| CENTERLINE | | |
| CONTOURS | | |
| TREE LINE | | |
| EDGE OF PAVEMENT | | |
| CONCRETE CURB | | |
| FENCE LINE | | |
| STREAM OR DITCH | | |
| FLOW LINE | | |
| WATER LINE | | |
| SANITARY SEWER LINE, STUB | | |
| GAS LINE | | |
| FORCE MAIN | | |
| STORM DRAIN, END SECTION | | |
| ROOF DRAIN PIPE | | |
| WATER VALVE | | |
| WATER CAP, REDUCER, BEND | | |
| FIRE HYDRANT, METER | | |
| OVERHEAD ELECTRIC LINE | | |
| GUARDRAIL | | |
| RAILROAD TRACKS | | |
| BUILDINGS, HOUSES, GARAGES | | |
| SANITARY SEWER MANHOLE | | |
| STORM DRAIN INLET | | |
| UTILITY POLE | | |
| HANDICAP PARKING | | |
| POLE LIGHT | | |
| ROAD SIGN | | |
| SPOT ELEVATION | | |
| DOUBLE WATER METER | | |
| DOUBLE SEWER CLEANOUT | | |
| DETAIL # _____ SHEET # _____ | | DETAIL REFERENCE |
| P.I. _____ POINT OF INTERSECTION | | P.O.L. _____ POINT ON LINE |
| P.C. _____ POINT OF CURVATURE | | B.C. _____ BOTTOM OF CURB |
| P.T. _____ POINT OF TANGENCY | | T.C. _____ TOP OF CURB |



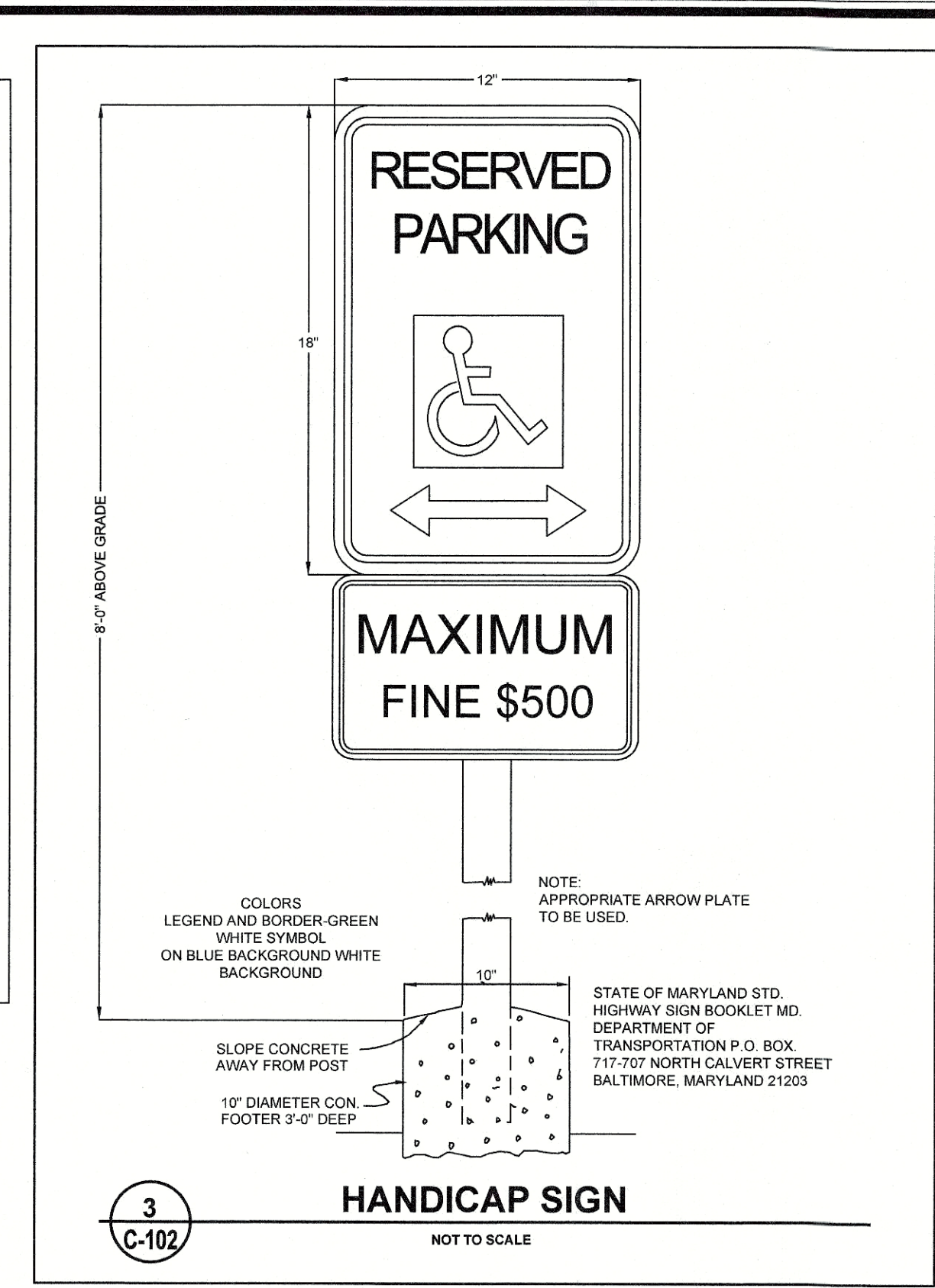
NOTES:
The Asphalt Binder shall conform to AASHTO MPM-93 Table 1, Standard Specification for Performance Graded Asphalt Binder.
Superpave mix designs shall be in conformance with AASHTO PP28-95, Standard Practice for Superpave Volumetric Design for HMA. The Performance Grading shall be achieved by the use of Neat Asphalt with polymer modification when needed.

General Notes

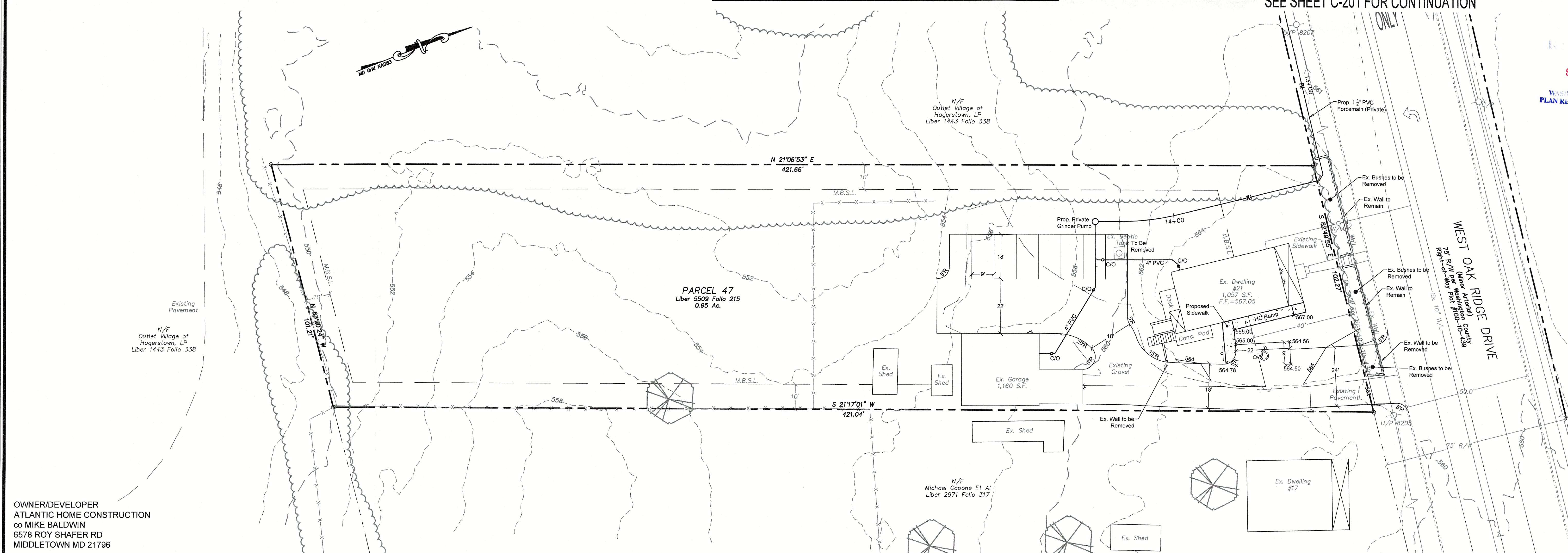
G.1 Any damage to adjoining public roads, utilities, etc. during construction will be repaired in kind by the contractor.
G.2 No subsurface investigation has been performed by Frederick, Seibert and Associates, Inc. to determine ground water, rock, sinkholes or any other natural or man-made existing 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) 665-2850
Washington County Division of Public Works - Engineering & Construction (240) 313-2400
Washington County Soil Conservation District (301) 791-6821 Ext. 3
Potomac Edison 1-800-255-3443
City of Hagerstown Utilities Department (301) 739-8577 Ext. 650

G.8 The contractor shall be responsible for coordination of his construction with the construction of other contractors.
G.9 Benchmarks as shown on plans. 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 All handicapped parking spaces shall be designed, ramped and signed to meet the minimum requirements of the Maryland code for the handicapped.
G.17 The existing site contours shown hereon were obtained from an aerial survey completed and field verified by FSA (Contour accuracy is to plus or minus one half the contour interval).
G.18 The contractor shall provide MOSH safety assistance for Water and Waste Water Division inspector.
G.19 Applicant to provide as built mylars at the completion of the project.
G.20 This project has a projected start date of September 2017 and a completion date of October 2017.
G.21 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.22 The existing garage currently encroaches on the minimum building setback. This encroachment is grandfathered and does not require a variance.
G.23 The parking area is less than 10,000 sf no landscaping required.



STATE OF MARYLAND STD. HIGHWAY SIGN BOOKLET MD DEPARTMENT OF TRANSPORTATION P.O. BOX 717-707 NORTH CALVERT STREET BALTIMORE, MARYLAND 21203



OWNER/DEVELOPER
ATLANTIC HOME CONSTRUCTION
co MIKE BALDWIN
6578 ROY SHAFER RD
MIDDLETOWN MD 21796

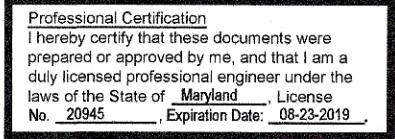
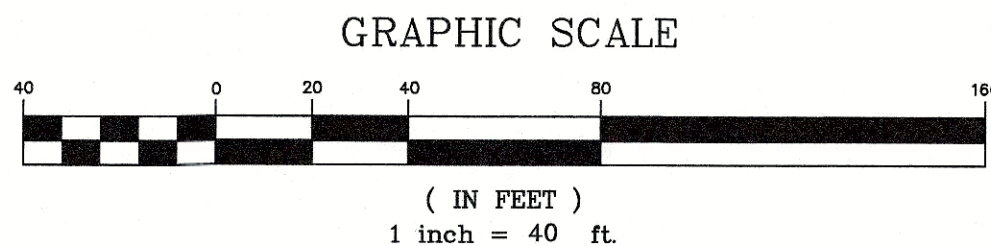
Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 20501 Expires 06/30/2021

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128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740
101 NORTH HANOVER STREET, CARLEISLE, PENNSYLVANIA 17013
(410) 482-2478
(301) 791-5650
(717) 761-6111
www.fsa-inc.com


| DATE: | |
|--------------|--|
| MARK: | |
| DESCRIPTION: | |

ATLANTIC HOMES, LLC
SITING ALONG THE SOUTHERN SIDE OF WEST OAK RIDGE DRIVE
WEST OF SOUTH POTOMAC STREET, MARYLAND ROUTE 65
WASHINGTON COUNTY, MARYLAND
CLIENT: ATLANTIC HOME CONSTRUCTION co MIKE BALDWIN
6578 ROY SHAFER RD MIDDLETOWN MD 21796
(240) 408-1239

| | |
|----------------|--------------------|
| PROJECT NO: | 4658 |
| CAD DWG FILE: | 4658 Site Plan.dwg |
| DWN BY: | DWH |
| CHK BY: | DATE |
| TAX MAP: | 49-22-47 |
| ELECTION DIST: | 10 |
| SCALE: | 1" = 20' |
| SHEET TITLE: | SITE PLAN |
| C-101 | SHEET 1 OF 2 |
| SP-17-023 | |



**FREDERICK
SEIBERT &
A SOCIATES, INC.**



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20 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225
101 NORTH HANOVER STREET, CARLISLE, PENNSYLVANIA 17013

(301) 451-7474
(717) 351-0001
www.fsa-inc.com

(717) 724-8111

[illegible]

ANTIC HOME CONSTRUCTION

SITUATE ALONG THE SOUTHERN SIDE OF WEST OAK RIDGE DRIVE
WEST OF SOUTH POTOMAC STREET MARYLAND ROUTE 65
WASHINGTON COUNTY, MARYLAND

CLIENT:
ATLANTIC HOME CONSTRUCTION CO MIKE BALDWIN
6578 ROY SHAPER RD MIDDLETOWN MD 21796
(240) 409-2268

| | |
|--|----------------------------------|
| <p>The City of Hagerstown Wastewater Division has identified Pump Station 17 for eventual removal. Connection to the City's system is "temporary" without a perpetual guarantee of service.</p> | |
| <p align="center">CITY OF HAGERSTOWN UTILITIES DEPARTMENT WATER & WASTEWATER DIVISIONS</p> | |
| <p>This approval is for the design and layout of the proposed water and wastewater system improvements. All water and wastewater system improvements shall be constructed to the standards in effect at the time of construction. This approval does not guarantee availability of water or wastewater service. Water and wastewater 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 and/or wastewater 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.</p> | |
| <p align="center">SIGNATURE _____</p> | <p align="center">DATE _____</p> |
| <p>EXISTING ADDITIONAL DISCHARGE = 200 G.P.D. PROPOSED ADDITIONAL ADDITIONAL DISCHARGE = 0 G.P.D. PROPOSED WASTEWATER DISCHARGE = 200 G.P.D.</p> | |

| | | | |
|---|----------|----------------|------------|
| PROJECT NO: | | 4658 | |
| CAD DWG FILE: | | | |
| 4658 Site Plan.dwg | | | |
| DWN BY | DWH | DATE | |
| CHK BY | | DATE | 07-24-2017 |
| TAX MAP | 49-22-47 | ELECTION DIST. | 10 |
| SCALE | 1" = 40' | | |
| SHEET TITLE | | | |
| <h1 style="text-align: center;">PLAN AND PROFILE</h1> | | | |
| <h2 style="text-align: center;">C-201</h2> | | | |
| SHEET | 2 | OF | 2 |
| <h3 style="text-align: center;">SP-17-023</h3> | | | |