



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

AGENDA

WASHINGTON COUNTY PLANNING COMMISSION

November 7, 2022, 7:00 PM
100 W Washington Street, Room 2000

CALL TO ORDER AND ROLL CALL

MINUTES

1. October 3, 2022 Planning Commission regular meeting minutes * **Discussion/Action**

NEW BUSINESS

PRELIMINARY CONSULTATIONS

1. **Trammel Crow – Rhoton Farm [PC-22-002]** Preliminary consultation for the proposed construction of a 1 million square foot warehouse on 99 acres located along the east side of Greencastle Pike, just north of Huyett's Crossroads; Zoning: PI (Planned Industrial); Planner: Lisa Kelly * **Information/Discussion**

MODIFICATIONS

1. **Sharpsburg Pike Holding LLC [OM-22-010]** Modification request to create a commercial lot without usable public road frontage at 10319 Sharpsburg Pike; Zoning: HI (Highway Interchange); Planner: Lisa Kelly * **Discussion/Action**

SITE PLANS

1. **Valley Storage [SP-22-014]** Site plan to create 3 mini storage buildings on a 4 acre parcel along the southeast side of Robinwood Drive; Zoning: BL (Business Local); Planner: Lisa Kelly * **Discussion/Action**
2. **Cushwa Farm Warehouse [SP-22-027]** Site plan for a proposed 510,000 square foot warehouse with office on 60.2 acres along the south side of Hopewell Road; Zoning: HI (Highway Interchange); Planner: Lisa Kelly * **Discussion/Action**

FOREST CONSERVATION

1. **Cushwa Farm Warehouse [SP-22-027]** Request to remove 4 specimen trees from the proposed Cushwa Farm Warehouse site at 11159 Hopewell Road; Planner: Travis Allen **Discussion/Action**

OTHER BUSINESS

1. **Update of Projects Initialized** – Jennifer Kinzer * **Information/Discussion**

ADJOURNMENT

WORKSHOP

1. Comprehensive Plan Update – Land Use Plan discussion; Planner: Jill Baker **Information/Discussion**

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

WWW.WASHCO-MD.NET

UPCOMING MEETINGS

1. Monday, December 5, 2022, 7:00 p.m. – Washington County Planning Commission regular meeting

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

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

PRELIMINARY CONSULTATION
PC-22-002 – TRAMMEL CROW – RHOTON FARM

A preliminary consultation was held on Thursday, September 22, 2022 at 1:30 p.m. in the Washington County Administrative Annex, 747 Northern Avenue, Room 124, Hagerstown, MD. A concept plan was presented for a proposed 1,000,000 square foot warehouse building on 99 acres located along the east side of Greencastle Pike, just north of Huyett's Crossroad. The property is currently zoned PI – Planned Industrial.

The following were present at the consultation: Lisa Kelly, Senior Planner; Travis Allen, Comprehensive Planner; and Misti Grimmer, Senior Office Associate, Washington County Department of Planning & Zoning; Brian Hopkins, Plan Reviewer, Washington County Division of Engineering; Jonathan Horowitz, Washington County Department of Business Development; Kellen Douglas, City of Hagerstown Water Department; Trevor Frederick, Frederick, Seibert & Associates, consultant; and Thomas Cross, Trammell Crow Company.

City of Hagerstown Water Department

Mr. Douglas noted that water service would come off the 12" water line. A pre-annexation agreement must be submitted and approved by the City Planning Department prior to approval from the City Water Department.

Washington County Division of Environmental Management – Water Quality

Written comments were provided as follows and are attached to this summary.

1. The developer will be responsible to install off-site sewer to this project
2. The sewage from this project will flow to the Cedar Springs Pump Station; there is a fee of \$1,000 per acre or \$1,000 per edu, whichever is greater
3. Review fee due

Washington County Division of Engineering

Mr. Hopkins stated that written comments were sent prior to the consultation, a copy is attached to this summary. There was a brief discussion regarding the promotion of connectivity and access in the PI district as it relates to the entrance and associated drive. This access should be designed to allow for a possible conversion to a public road in the future. Mr. Frederick stated that the drive aisle is being designed to connect to future development by the developer; this is not being planned as a public road. Mr. Hopkins stated this should be designed to County standards for a dedicated road in case the County has to take it over in the future. Mr. Frederick stated it will be designed to meet County standards in case there is a future dedication needed.

Mr. Hopkins noted that an access is proposed from MD Route 63, therefore, approval will be required from the State Highway Administration.

Mr. Hopkins stated that the preliminary consultation satisfies the storm water concept plan requirement for this project. The Geotech report supplied with the concept plan is preliminary in nature; a final report will be required at the next stage in order to provide recommendations based on the final design.

Mr. Frederick made an inquiry regarding the Traffic Impact Study for this project. Mr. Hopkins stated he reviewed this study and did not have any major comments. Mr. Frederick believes that one of the conclusions of the TIS was a contribution to the MD Route 63 Business Parkway/Halfway Boulevard intersection.

Washington County Department of Planning & Zoning – Forest Conservation

Mr. Allen stated that both on-site and off-site mitigation is being proposed. He recommended showing the on-site retention area on the concept plan and also have a preliminary idea of off-site mitigation prior to presentation of the plan to the Planning Commission. Mr. Allen recommended exploring all potential opportunities for on-site planting due to the amount of disturbance being proposed specifically outside the limit of disturbance around the stream and existing easement. He suggested plantings along Greencastle Pike where there are steep slopes and sensitive areas. Mr. Allen also recommended landscaping buffers for the existing residential properties next to the site.

Washington County Sheriff's Office

Written comments were received and are attached to this summary.

Washington County Health Department

Written comments were received and are attached to this summary.

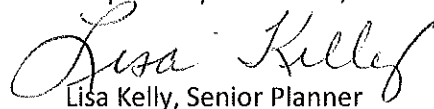
Washington County Department of Planning & Zoning

Ms. Kelly stated that a site plan will be required. She reiterated Mr. Allen's recommendation for landscaping buffers for the existing residential properties. She suggested a combination of deciduous trees and evergreens. If any Zoning Ordinance requirements, such as number of parking spaces or setbacks, are required, Ms. Kelly suggested that the developer begin the process for such requests as soon as possible with the Board of Appeals. Ms. Kelly asked the developer to be cognizant of the lighting on the property so as not to spillover on the neighbors.

Closing Comments

All agencies will receive a written summary of the consultation. If there are any discrepancies in the summary, Planning & Zoning staff should be contacted immediately. The written summary will then be submitted to the Planning Commission for review. Planning Commission comments shall also be incorporated and made a part of the record of comments which will need to be addressed by the developer as the project proceeds through the approval process.

Respectfully submitted,

A handwritten signature in cursive script that reads "Lisa Kelly".

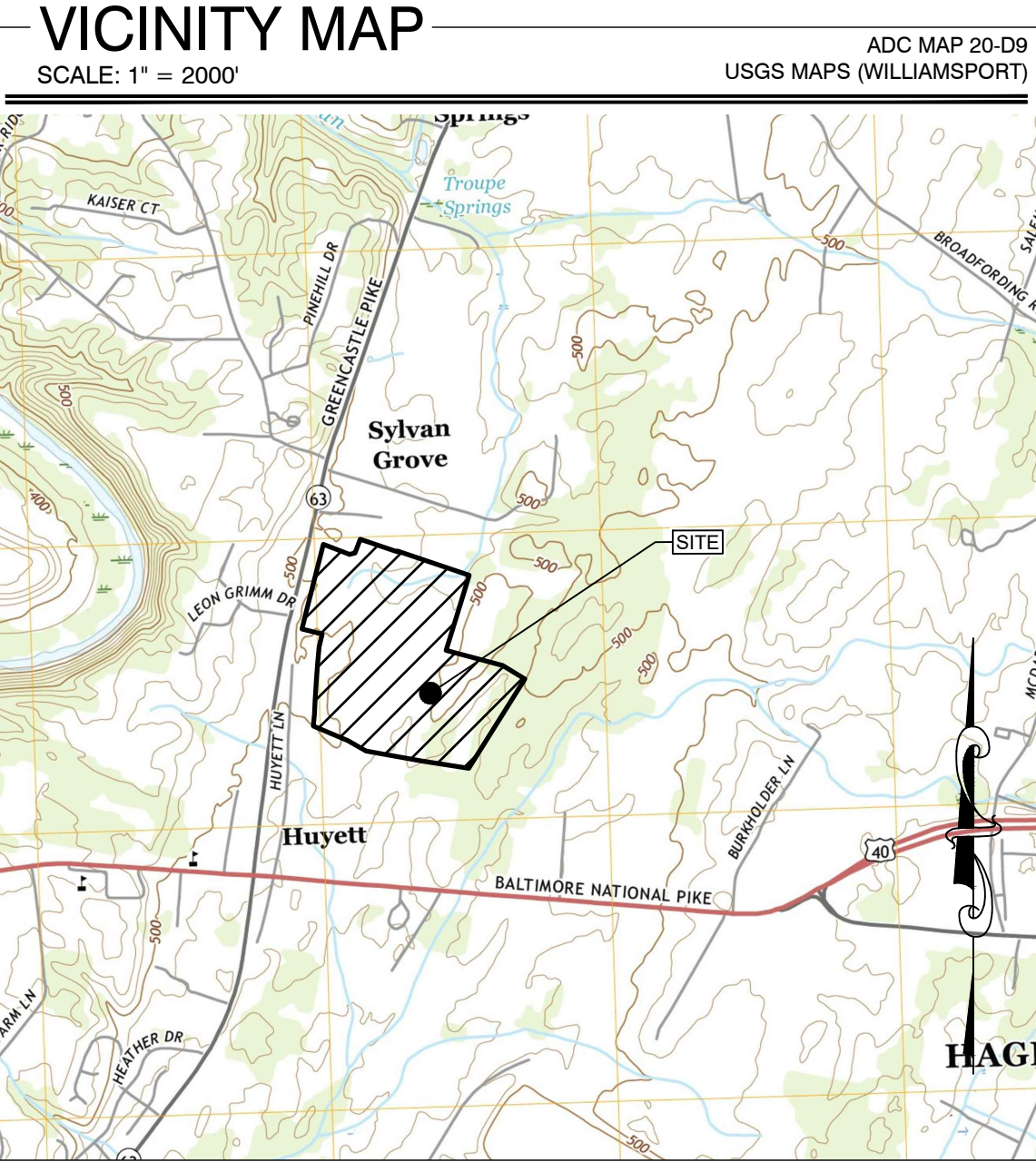
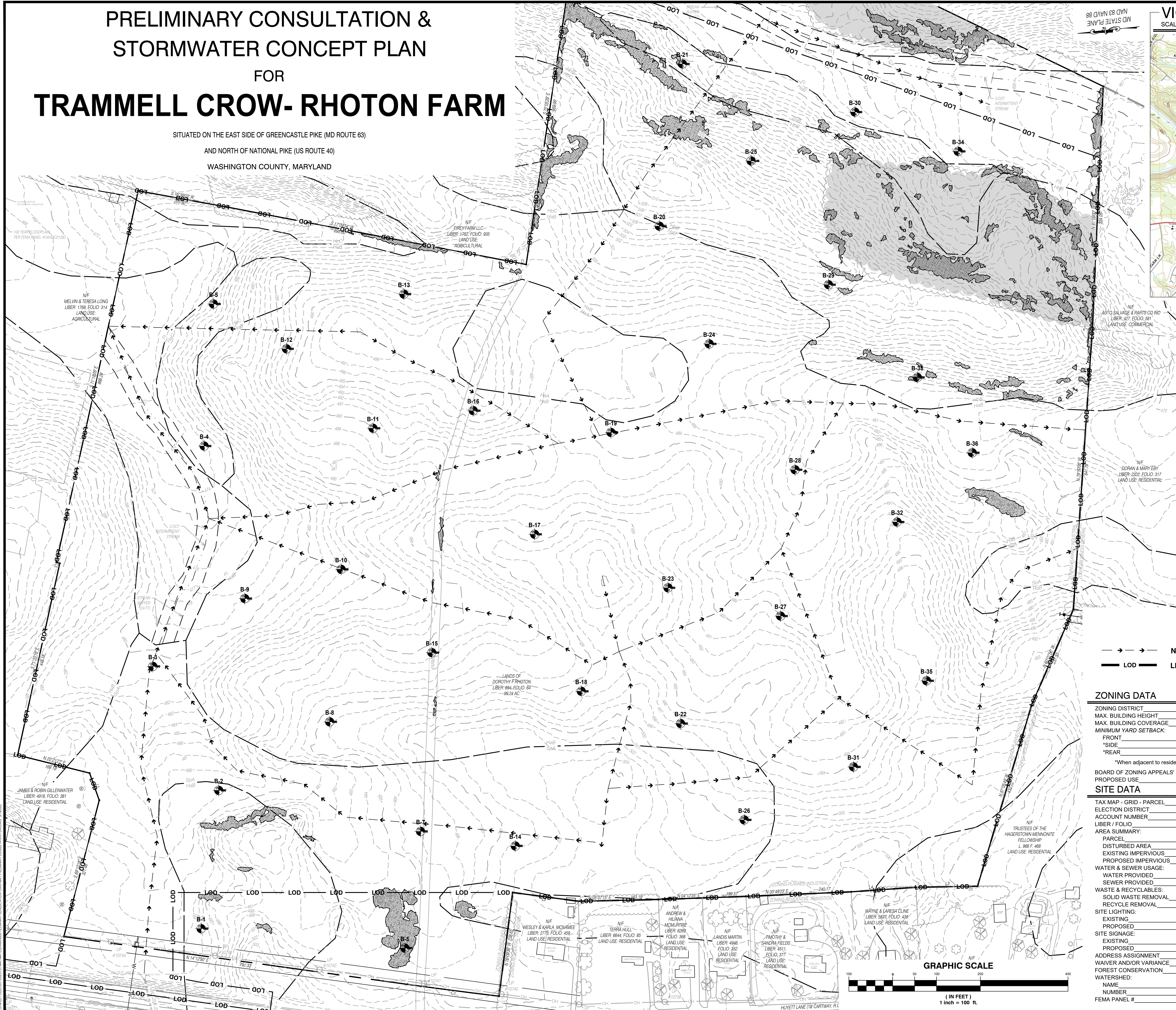
Lisa Kelly, Senior Planner

Washington County Dept. of Planning & Zoning

LAK/dse
Attachments

PRELIMINARY CONSULTATION &
STORMWATER CONCEPT PLAN
FOR
TRAMMELL CROW- RHOTON FARM

SITUATED ON THE EAST SIDE OF GREENCASTLE PIKE (MD ROUTE 63)
AND NORTH OF NATIONAL PIKE (US ROUTE 40)
WASHINGTON COUNTY, MARYLAND



SOIL CHART			
SOILS	H.S.G.	Ratio (%)	Kw
Ft	B	8.60%	0.37
HaA	B	2.50%	0.37
HaB	B	56.50%	0.37
HaC	B	1.40%	0.37
HbB	B	11.40%	0.37
HbC	B	1.00%	0.37
HcC	B	2.80%	0.37
SpA	C	15.70%	0.49

- NOTES:
1. THERE ARE NO STREAMS, WETLANDS, OR 100 YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 24043C01200 DATED 08-15-2017, FLOOD ZONE X.
 2. THERE ARE FORESTS, STEEP SLOPES AND HIGHLY ERODIBLE SOILS FOUND WITHIN THE PARCELS.

OWNER:
DOROTHY F. RHOTON
161 SOUTHERN OAK DRIVE
HAGERTOWN, MD 21740

DEVELOPER:
TC MIDATLANTIC
DEVELOPMENT V, INC
888 16TH STREET, NW,
WASHINGTON, DC 20006

- EXISTING FOREST (QUALIFIED)
- HIGHLY ERODIBLE SOILS & STEEP SLOPES (SLOPES>15% OR SLOPES>5% AND Kw>0.35)

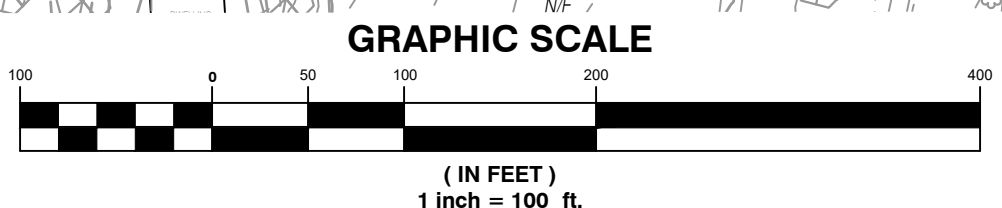
- NATURAL DRAINAGE PATH
- LOD LIMIT OF DISTURBANCE

ZONING DATA	
ZONING DISTRICT	PI - PLANNED INDUSTRIAL DISTRICT
MAX. BUILDING HEIGHT	75 FT.
MAX. BUILDING COVERAGE	50% (TOTAL LOT AREA)
MINIMUM YARD SETBACK:	
FRONT	150 FT.
*SIDE	75 FT.
*REAR	75 FT.

*When adjacent to residential development, it shall be 150 feet.

BOARD OF ZONING APPEALS' CASE	PARKING REDUCTION
PROPOSED USE	WAREHOUSING (PERMITTED USE)

SITE DATA	
TAX MAP - GRID - PARCEL	0036-0016-0496
ELECTION DISTRICT	13
ACCOUNT NUMBER	030820
LIBER / FOLIO	894 / 64
AREA SUMMARY:	
PARCEL	99.24 Ac
DISTURBED AREA	95.0 Ac
EXISTING IMPERVIOUS	0.00 AC
PROPOSED IMPERVIOUS	60.0 AC (60%)
WATER & SEWER USAGE:	
WATER PROVIDED	2800 GPD; CITY OF HAGERSTOWN WATER DIVISION
SEWER PROVIDED	2800 GPD; WASHINGTON COUNTY DEPT. OF WATER QUALITY
WASTE & RECYCLABLES:	
SOLID WASTE REMOVAL	PRIVATE HAULER
RECYCLE REMOVAL	PRIVATE HAULER
SITE LIGHTING:	
EXISTING	NONE
PROPOSED	POLE & BUILDING MOUNTED
SITE SIGNAGE:	
EXISTING	NONE
PROPOSED	GROUND MOUNTED
ADDRESS ASSIGNMENT	GREENCASTLE PIKE, HAGERSTOWN, MARYLAND 21740
WAIVER AND/OR VARIANCE	PARKING REDUCTION (REQ: 736, PROV: 566)
FOREST CONSERVATION	18.01 AC, (ON-SITE RETENTION & AFFORESTATION)
WATERSHED:	
NAME	CONOCOCHIEGUE CREEK
NUMBER	02-14-05-04
FEMA PANEL #	24043C01200



PROJECT NO. 1494.TC

DWN BY: ABRAM MYERS

DATE: 07.18.2022

PROJECT MANAGER: TREVOR FREDERICK

EMAIL: TFREDERICK@FSA-INC.COM

TAX MAP - GRID - PARCEL: 0036-0016-0496

SCALE: 1" = 100'

SHEET TITLE: ENVIRONMENTAL RESOURCE MAP

C-101

SHEET 01 OF 02

FS&A

FREDERICK, SEBERT & ASSOCIATES, INC.

CIVIL ENGINEER - SURVEYING, LANDSCAPE ARCHITECTS - LAND PLANNERS

10200 WILLOW CREEK STREET

HAGERSTOWN, MD 21740

771.751.8000

771.751.8111

771.751.8007

DATE:

DESCRIPTION:

TRAMMELL CROW - RHOTON FARM

SITUATED ON THE EAST SIDE OF GREENCASTLE PIKE AND ROUTE 63

AND NORTH OF NATIONAL PIKE (US ROUTE 40)

WASHINGTON COUNTY, STATE

TRAMMELL CROW COMPANY



WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

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

ORDINANCE MODIFICATION STAFF REPORT

BASE INFORMATION

SITE NAME.....: Sharpsburg Pike Holding LLC
NUMBER.....: OM-22-010

OWNER.....: SHARPSBURG PIKE HOLDING LLC
LOCATION.....: 10319 Sharpsburg Pike Hagerstown MD 21740
DESCRIPTION.....: Modification to create a commercial lot without usable public road frontage

ZONING.....: Highway Interchange RB
COMP PLAN LU.....: High Density Residential
PARCEL.....: 10066000
PLANNING SECTOR.....: 1
ELECTION DISTRICT.....: 10

TYPE.....:
GROSS ACRES.....: 12.67
DWELLING UNITS.....:
TOTAL LOTS.....: 5
DENSITY.....: N/L Units Per Acre

PLANNER.....: Lisa A Kelly
ENGINEER.....: FREDERICK SEIBERT & ASSOCIATES
RECEIVED.....: October 21, 2022

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

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

SCHOOL INFORMATION

	ELEMENTARY	MIDDLE	HIGH
Staff Comments:			
SCHOOL DISTRICT	Rockland Woods	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



WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

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PRIORITY.....:

1-Existing Service

1-Existing Service

NEW HYDRANTS.....:

GALLONS PER DAY SEWAGE....:

PLANT INFO.....:

Conococheague

RECEIVED

OCT 19 2022

WASHINGTON COUNTY PLANNING COMMISSION

Washington County
Dept. of Planning & Zoning

APPLICATION FOR SUBDIVISION ORDINANCE MODIFICATION

APPLICANTNAME Sharpsburg Pike Holding, LLC c/o Sasaan ShaoolMAILING ADDRESS 1741 Dual Highway, Suite B, Hagerstown, MD21740TELEPHONE _____
(home) (work) (cell)PROPERTY OWNERNAME Same as above

MAILING ADDRESS _____

TELEPHONE _____
(home) (work) (cell)CONSULTANTNAME FSA c/o Trevor FrederickADDRESS 128 S Potomac St, Hagerstown, MD 21740TELEPHONE 301-791-3650DESCRIPTION OF PROPERTYPARCEL REFERENCE: MAP 57 GRID 10 PARCEL 160PROPOSED LOT ACREAGE 12.67 TOTAL SITE ACREAGE 12.67ZONING DISTRICT H1 ROAD FRONTAGE(FT) 550'

LOCATION / ADDRESS

East side of Sharpsburg Pike along Col Henry K Douglas Dr and 1000' south of same along Sharpsburg Pike

EXISTING AND PROPOSED USE OF PROPERTY

Existing vacant commercially zoned land going through the plan review process to become a small retail and fast food establishments.

LOT TO BE CONVEYED TO IMMEDIATE FAMILY MEMBER No

SUBDIVISION MODIFICATION INFORMATION

MODIFICATION TO SUBDIVISION ORDINANCE SECTION 405.11.B

MODIFICATION IS TO ALLOW Five lots be created w/o useable road frontage. Although there is 250' of frontage along Col Henry K Douglas Dr. and 300' along Sharpsburg Pike, access restrictions and congestion mitigation suggest a single point of access for multiple user is safer and therefore lots 4,5,6,7&8 will not be accessed by a road that has been dedicated to public use.

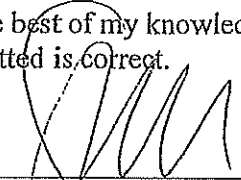
STATEMENT OF JUSTIFICATION TO THE REQUESTED MODIFICATION (quantify modification -- i.e. hardship resulting from irregular shape; safety hazard; topographic conditions; extraordinary hardship; other

As stated previously, the combined lots have over 550' of public road frontage. SHA and County Access separation criteria along with proper traffic engineering and planning principals suggest that the proposed lots and future businesses would be more safely accessed by a common access point serving all of the lots. The developer would like to provide said common access along Sharpsburg Pike which would serve all five lots and eventually tie to the existing access that connects to Col Henry K Douglas Dr. This is not uncommon to most shopping malls or multi-use retail centers. Detailed easements will be shown on the final plats and written joint use and maintenance agreements will be prepared for individual lots and users. Not permitting the modification would not allow the highest and best uses to occupy said lots.

(Attach additional sheets if necessary)

In addition, two (2) sketch plans, drawn to scale must accompany this application showing: the dimensions and shape of proposed lot with acreage; size and location of existing and/or future structures; existing/proposed roadways and associated access right-of-ways or easements; existing/proposed entrance/exit to property; natural or topographic peculiarities of the lot in question.

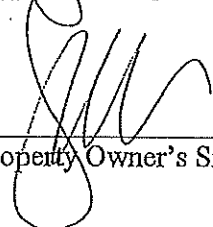
To the best of my knowledge, the information provided in this application and other material submitted is correct.



Applicant's Signature

10/18/22

Date



Property Owner's Signature

10/18/22

Date

STAFF USE ONLY:

STAFF PLANNER: _____ DATE RECEIVED: _____

NUMBER: _____

MEETING DATE: _____

SUBDIVISION MODIFICATION APPLICATION CHECKLIST

The following items are required as part of the Subdivision Modification application:

Applicant

☒

Staff

☐

A complete Application Form, signed by the applicant, property owner, and consultant (if applicable). All information must be typed or clearly printed on the application. **Please include this checklist.**

☒☐

A filing fee of \$115.00. Make check payable to: **Washington County Treasurer**. Include fee worksheet.

☒☐

Twelve (12) sketch plans, drawn to scale, showing:

☒☐

a. dimensions & shape of proposed lot with acreage;

☒☐

b. size & location of existing and/or future structures;

☒☐

c. existing/proposed roadways and associated access right of way or easements;

☒☐

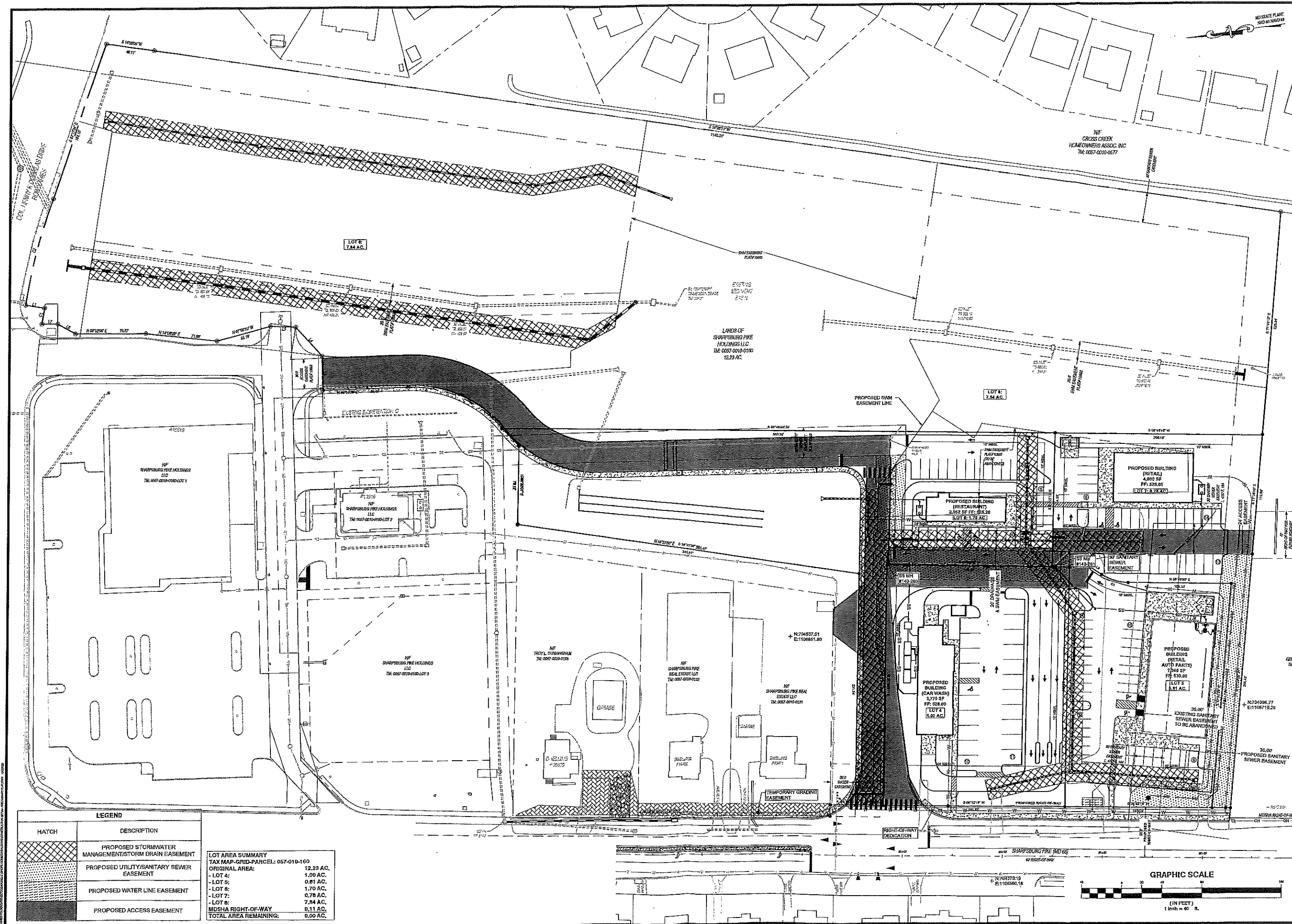
d. existing/proposed entrance/exit to property;

☒☐

e. natural or topographic peculiarities of the lot in question.

☒☐

Any additional drawings, pictures, or information that will assist the Planning Commission in making its decision.

[illegible]

Site Plan for Valley Storage

Presented is a site plan for Valley Storage.

The subject site is located along the southeast side of Robinwood Drive. Zoning is Business Local.

The developer is proposing to create 3 mini storage buildings on a 4 acre parcel. Building 1 will be 12,000 square feet in size; Building 2 will be 30,000 square feet; and Building 3 will be 13,615 square feet.

Access will be from an existing entrance that currently serves another storage facility on site.

Hours of operation will be 7 days a week 24 hours per day.

No water and sewer facilities will be used.

Solid waste will be an inside collection facility.

Site will be served by building mounted lights.

Site will be surrounded by an 8 foot black rod iron fence with gate.

Existing signage is located at entrance. A new building mounted sign will also be installed on one of the new buildings.

Forestation requirements were met when a previous site plan for this business was approved in 2007 – payment in lieu of \$4,443.12.

A landscaped bed will be located along the front of the buildings. Evergreens are to be planted along the length of the eastern property line and part of the northern boundary of the site.



WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

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

SITE PLAN STAFF REPORT

BASE INFORMATION

SITE NAME.....: Valley Storage
NUMBER.....: SP-22-014

OWNER.....: WILLIAMSPORT STORAGE BINS INC
LOCATION.....: North side of Robinwood Dr & north side of Mt. Aetna Rd. Hagerstown MD
21740
DESCRIPTION.....: Proposed expansion to storage warehouse site - construction of two additional
storage buildings

ZONING.....: Business, Local
COMP PLAN LU.....: Low Density Residential
PARCEL.....: 18006375
PLANNING SECTOR.....: 1
ELECTION DISTRICT.....: 18

TYPE.....: Commercial
GROSS ACRES.....: 4.14
DWELLING UNITS.....:
TOTAL LOTS.....: 1
DENSITY.....: 0 Units Per Acre

PLANNER.....: Lisa A Kelly
ENGINEER.....: FREDERICK SEIBERT & ASSOCIATES
RECEIVED.....: March 31, 2022

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

FLOOD ZONE.....: No
WETLANDS.....: None
WATERSHED.....: Antietam Creek
ENDANGERED SPECIES.....: None
STEEP SLOPES.....: No
STREAM BUFFER.....: No
HISTORIC INVENTORY.....: No Resources Present
EASEMENTS PRESENT.....: None
Staff Comments:
Not Applicable



WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

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

ACCESS SPACING VARIANCE NEEDED: No

	SCHOOL INFORMATION		
	ELEMENTARY	MIDDLE	HIGH
SCHOOL DISTRICT	Eastern	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	City
SERVICE AREA.....:	City	City
PRIORITY.....:	1-Existing Service	1-Existing Service
NEW HYDRANTS.....:		
GALLONS PER DAY SEWAGE....:		
PLANT INFO.....:		Hagerstown (City)

APPROVALS

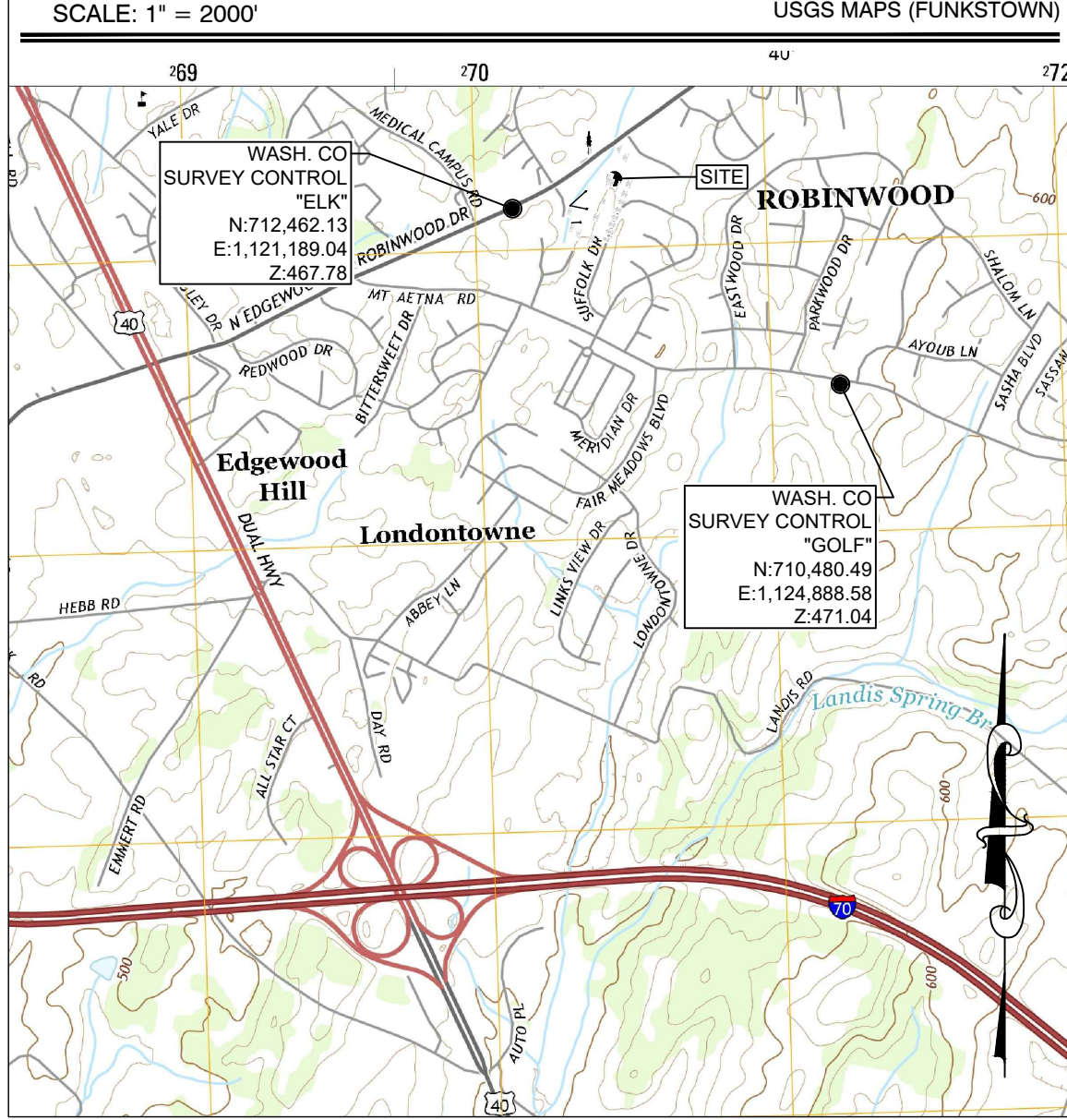
<div>MD-ENG-6A 1/89</div> <div>UTILITY NOTIFICATION</div> <div>The Soil Conservation District makes no representation as to the existence or nonexistence of any utilities at the construction site. Shown on these construction drawings are those utilities which have been identified. It is the responsibility 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</div> <div>DISTURBED AREA QUANTITY</div> <div>THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 3.1 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 4.894 CU. YDS. OF EXCAVATION AND APPROXIMATELY 9.958 CU. YDS. OF FILL.</div> <div>WASHINGTON COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL</div> <div>By: _____ Date: _____ (PLAN IS VALID FOR TWO YEARS FROM DATE OF APPROVAL)</div> <div>APPROVAL: WASHINGTON COUNTY DIVISION OF ENGINEERING</div> <div>SIGNATURE _____ DATE _____</div> <div>ENGINEER / ARCHITECT DESIGN CERTIFICATION</div> <div>I hereby certify this plan for soil erosion and sediment control has been designed in accordance with local ordinances, COMAR 26.17.01.07, and Maryland Standards and Specifications for Soil Erosion and Sediment Control.</div> <div>10.04.2022 49808 DATE REG. NO. SIGNATURE</div>	<div>USDA SCS</div> <div>OWNER / DEVELOPERS CERTIFICATION</div> <div>"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."</div> <div>10/26/2021 TODD SNOOK DATE PRINTED NAME</div> <div>SIGNATURE</div> <div>OWNER / DEVELOPERS CERTIFICATION</div> <div>"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)."</div> <div>10/26/2021 TODD SNOOK DATE PRINTED NAME</div> <div>SIGNATURE</div>
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SITE PLAN
FOR
VALLEY STORAGE
SITUATE ALONG THE NORTH SIDE OF ROBINWOOD DRIVE
AND NORTH OF MT. ATENA ROAD
HAGERSTOWN
WASHINGTON COUNTY, MARYLAND

CLIENT/OWNER/DEVELOPER:
WILLIAMSPORT STORAGE BINS
1825 HOWELL ROAD
HAGERSTOWN, MARYLAND 21740
ATTN: TODD SNOOK
EMAIL: TODD@VALLEYSTORAGECO.COM
PHONE: 240.513.6336

CIVIL ENGINEER / SURVEYOR:
FSA INC.
128 SOUTH POTOMAC STREET
HAGERSTOWN, MARYLAND 21740
PROJECT MANAGER: TREVOR FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
PHONE: 301.791.3650

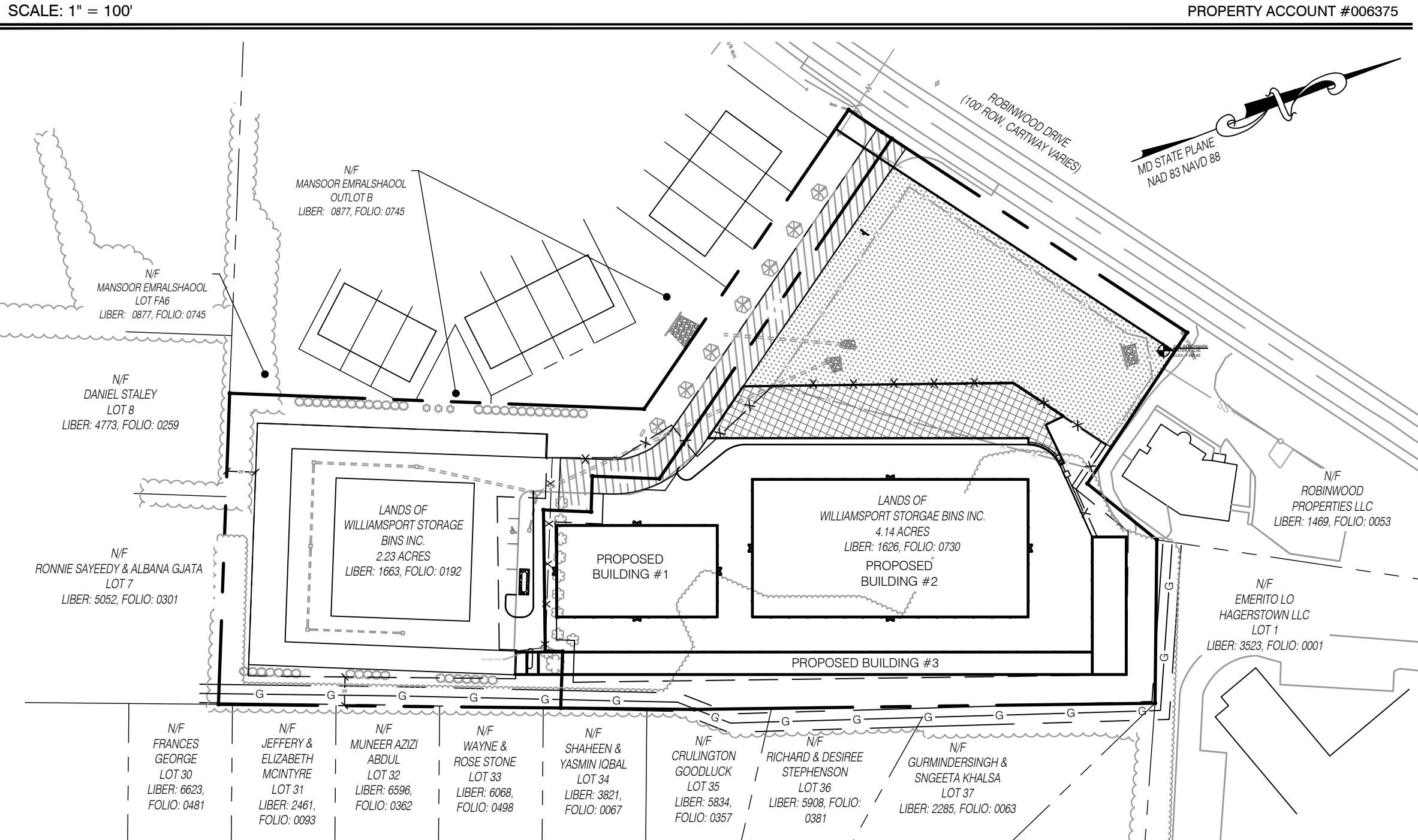
VICINITY MAP



SHEET INDEX

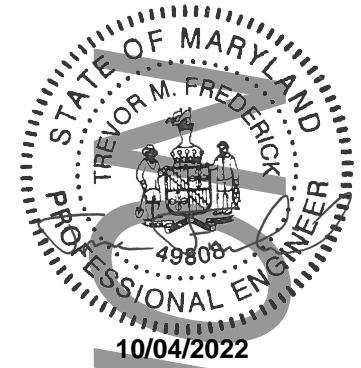
TYPE	NUMBER	TITLE
C-001	SHEET 01	COVER SHEET
C-002	SHEET 02	GENERAL NOTES
C-101	SHEET 03	EXISTING CONDITIONS & DEMOLITION PLAN
C-102	SHEET 04	SEDIMENT & EROSION CONTROL PLAN
C-103	SHEET 05	GRADING & DRAINAGE PLAN
C-104	SHEET 06	SITE & DIMENSION PLAN
C-401	SHEET 07	STORM DRAIN PROFILES & DETAILS
C-501	SHEET 08	CONSTRUCTION DETAILS & NOTES - E & S CONTROLS
C-502	SHEET 09	STORMWATER MANAGEMENT DETAILS
L-101	SHEET 10	LANDSCAPE PLAN & NOTES

LOCATION PLAN



ESD PRACTICES SUMMARY TABLE						
CONSTRUCTION TYPE (NEW, REDEVELOPMENT, RESTORATION): NEW						
ESD PRACTICES (CHAPTER 5 - NON-STRUCTURAL & STRUCTURAL)						
TYPE	NO.	DA TO STRUCTURE (AC.)	IMPERVIOUS DA TO STRUCTURE (AC)	ESDv (CF)	ESDv (AC, FT)	Pe ADDRESSED (IN)
MICRO BIORETENTION	1	0.6	0.5	1743	0.04	1.00

The purpose of this project is to construct 4 mini-warehouse buildings on an undeveloped property. Stormwater management will be provided within an existing wet pond and proposed micro bioretention BMP. These BMPs provide the required water quality volume (WQv) and environmental site design volume (ESDv). In addition, the wet pond provides quantity management up to and including the 100-yr storm event.



Professional Certification
I hereby certify that these documents were prepared or approved by me and that I am a duly licensed professional engineer in the State of Maryland.
Trevor Frederick
License # 20981
Expiration Date 10/04/2022

FSA INC.
TREVOR FREDERICK
CIVIL ENGINEER / SURVEYOR
128 SOUTH POTOMAC STREET
HAGERSTOWN, MARYLAND 21740
PHONE: 301.791.3650
FAX: 301.791.3650

DATE	DESCRIPTION
04.23.2022	Revised per agency comments

VALLEY STORAGE
SITUATE ALONG THE NORTH SIDE OF
ROBINWOOD DRIVE AND NORTH OF MT. ATENA ROAD
HAGERSTOWN
WASHINGTON COUNTY, MARYLAND
CLIENT: TODD SNOOK
1825 HOWELL ROAD, HAGERSTOWN, MARYLAND 21740
240.513.6336

PROJECT NO.	3908.1
DWN BY	ABRAM MYERS
DATE	10-11-2021
PROJECT MANAGER	T. FREDERICK
EMAIL	TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL	0050 - 0015 - 1377
SCALE	AS SHOWN

SHEET TITLE	COVER SHEET
C-001	SHEET 01 OF 10



GENERAL NOTES

- Any damage to adjoining public roads, utilities, etc. during construction will be repaired in kind by the contractor.
- 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.
- 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.
- The contractor shall locate existing utilities in advance of construction operations in the vicinity of proposed utilities.
- 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.
- 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.
- 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
Potomac Edison	1-800-255-3443
Columbia Gas (New Business)	1-800-440-6111
Columbia Gas (Conflicts)	(301) 964-1065
Verizon	(301) 790-7124
Antietam Cable	(240) 420-2082
Washington County Division of Permits & Inspections	(240) 313-2450
Washington County Soil Conservation District	(301) 797-6821 Ext. 3

- The contractor shall be responsible for coordination of his construction with the construction of other contractors.
- Benchmarks as shown on the plans. Contractor to verify with engineer prior to construction.
- The contractor shall notify the Architect/Engineer, before construction, of any conflicts between the plans and actual field conditions.
- 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.
- 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.
- 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.
- 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.
- Sediment erosion control measures shall be installed per sediment erosion control plans, details and specifications.
- 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.
- 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.
- The existing site contours shown hereon are LIDAR 1' contours. (Contour accuracy is to plus or minus one half the contour interval).
- Limit of disturbed areas are to be the limit of property ownership, unless otherwise noted.
- Exterior lighting will consist of building mounted lights.
- This project has a projected start date of March 2022 and a completion date of July 2022.
- 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.
- There are no Board of Zoning Appeals Cases for this property.
- Stormwater management is addressed through an existing Wet pond from SP-05-001 and proposed micro bioretention BMP.
- All existing drainage culverts and drainage easements are to be maintained and unaltered.
- All proposed retaining walls over three feet high requires a building permit and shall be designed according to the applicable Building Code and/or AASHTO standard, and shall be approved prior to construction, by the Washington County Division Permits and Inspections.

DIVISION OF PLAN REVIEW & PERMITTING 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."
- This project will require a third party qualified professional to be present at the preconstruction meeting. Construction inspection will be required for this project per the "Roadway and Stormwater Management Construction Verification Procedures" dated October 17, 2008.
- 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.
- 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.

FIRE DEPARTMENT NOTES

- Construction occurring on this site shall comply with NFPA 241, standard for safeguarding construction, alteration, and demolition operations, and chapter 16 of NFPA 1, uniformed fire code.
- No open burning is permitted. Permits are required to perform blasting operations within the city of Hagerstown.
- New buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property (NFPA 1-10.13.1).
- A fire department access box (knox box) shall be installed. This box will be required to contain keys to the building, gates, fire protection system keys and other areas as requested by the fire department. Plans should reflect the location of box near the main entrance. Application information may be obtained from this office by the general contractor or online at www.knoxbox.com.

ZONING DATA

ZONING DISTRICT	BL - BUSINESS, LOCAL DISTRICT
BUILDING HEIGHT	25 FT
MINIMUM YARD SETBACK:	
FRONT	25 FT.
SIDE	10 FT.
REAR	10 FT.
BOARD OF ZONING APPEALS' CASE	NONE

SITE DATA

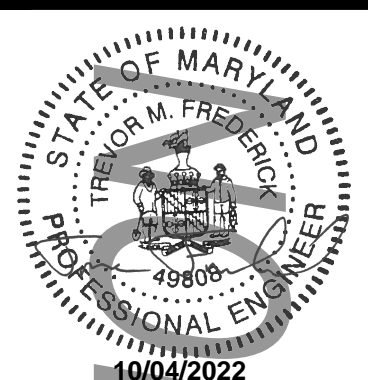
TAX MAP - GRID - PARCEL	0050-0015-1377
ELECTION DISTRICT	18
ACCOUNT NUMBER	006375
LIBER / FOLIO	01626 / 00730
PLAT NUMBER	9454
AREA SUMMARY:	
PARCEL	4.14 Ac
DISTURBED AREA	135,036 SF / 3.1 Ac
EXISTING IMPERVIOUS	0 SF / 0.0 AC (0%)
PROPOSED TOTAL IMPERVIOUS	94,758 SF / 2.17 AC (70%)
BUILDING SUMMARY:	
BUILDING #1	12,000 SF
BUILDING #2	30,000 SF
BUILDING #3	13,615 SF
HEIGHT	20 FT
PROPOSED USE	MINI STORAGE
HOURS OF OPERATION	24 HOURS A DAY / 7 DAYS A WEEK
EMPLOYEE SUMMARY:	
OFFICE	0
WAREHOUSE	0
WATER & SEWER USAGE:	
WATER PROVIDED	N/A
SEWER PROVIDED	N/A
EXISTING ALLOCATION	0 GPD
PROPOSED ALLOCATION	0 GPD
WASTE & RECYCLABLES:	
SOLID WASTE REMOVAL	INSIDE COLLECTION, PRIVATE HAULER
RECYCLE REMOVAL	INSIDE COLLECTION, PRIVATE HAULER
SITE LIGHTING:	
EXISTING	NONE
PROPOSED	BUILDING MOUNTED @ 8 FT HEIGHT
SITE SIGNAGE:	
EXISTING	YES, GROUND MOUNTED
PROPOSED	BUILDING MOUNTED FACING STREET, 400 SF
ADDRESS ASSIGNMENT BUILDING #1	11131 ROBINWOOD DRIVE, HAGERSTOWN, MD 21742
ADDRESS ASSIGNMENT BUILDING #2	11129 ROBINWOOD DRIVE, HAGERSTOWN, MD 21742
WAIVER AND/OR VARIANCE	NONE
FOREST CONSERVATION	SATISFIED BY PIL FOR \$4,443.12 ON PLAT 9455, S-07-070
WATERSHED:	
NAME	ANTIETAM CREEK
NUMBER	02-14-05-02
FEMA PANEL #	24043C0306D, AUGUST 15, 2017

LEGEND

	EXISTING	PROPOSED
SUBJECT BOUNDARY		
BUILDING SETBACK LINE		
RIGHT OF WAY		
EASEMENT LINE		
ADJOINER BOUNDARY		
FENCE (METAL)		
FENCE (WOODEN)		
DITCH (STREAM)		
EDGE OF WATER		
WETLAND		
FLOODPLAIN		
SOIL BOUNDARY		
RAILWAY		
CENTERLINE		
EDGE OF PAVEMENT		
EDGE OF GRAVEL		
CURB		
WALL		
GUARD RAIL		
EDGE OF CONCRETE		
BUILDING		
MAIL BOX		
SIGN (ROAD)		
SIGN (SITE)		
TRAFFIC SIGNAL		
TOPOGRAPHIC FEATURES		
CONTOUR (INDEX)		
CONTOUR (INTERMEDIATE)		
SPOTS ELEVATION		
VEGETATION AREAS		
TREELINE		
DECIDUOUS TREES		
EVERGREEN TREES		
SANITARY SEWER		
GRAVITY LINE		
FORCE MAIN LINE		
LATERAL		
MANHOLE		
CLEANOUT		
VALVE		
WATER		
COLD WATER LINE		
HOT WATER LINE		
MANHOLE		
FIRE HYDRANT		
VALVE		
METER		
WELL		
STORM DRAINAGE		
STORM SEWER LINE		
ROOF DRAIN LINE		
MANHOLE		
INLETS		
CLEANOUT		
UTILITIES		
GAS LINE		
ELECTRICAL LINE		
FIBER OPTIC LINE		
COMMUNICATION LINE		
OVERHEAD LINES		
MANHOLE		
PEDS, BOX, & ETC		
POLE		
LIGHT POLE		
GAS METER		
GAS VALVE		

LEGEND - ABBREVIATIONS

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	OC	ON CENTER
ADS	ADVANCED DRAINAGE SYSTEM	PC	POINT OF CURVE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIAL	PCC	POINT OF COMPOUND CURVE
AWWA	AMERICAN WATER WORKS ASSOCIATION	PGL	PROPOSED GRADE LINE
BLDG	BUILDING	PRC	POINT OF REVERSE CURVE
BOT	BOTTOM	PT	POINT OF TANGENT
CIP	CAST IRON PIPE	PVC	POINT OF VERTICAL CURVE
CL	CENTERLINE	PVI	POINT OF VERTICAL INTERSECTION
CMP	CORRUGATED METAL PIPE	PVT	POINT OF VERTICAL TANGENT
CO	SANITARY SEWER CLEAN-OUT	ROW	RIGHT-OF-WAY
COMM	COMMUNICATION	SAN	SANITARY
CONC	CONCRETE	SCE	STABILIZED CONSTRUCTION ENTRANCE
DA	DRAINAGE AREA	SDR	STANDARD DIMENSION RATIO
DIA	DIAMETER	SIP	SET IRON PIN
EGL	EXISTING GRADE LINE	SD	STORM DRAINAGE
EX	EXISTING	SDMH	STORM DRAIN MANHOLE
EIP	EXISTING IRON PIN	SF	SQUARE FEET
FFE	FINISH FLOOR ELEVATION	SS	SANITARY SEWER
FH	FIRE HYDRANT	SSMH	SANITARY SEWER MANHOLE
GV	GATE VALVE	STA	STATION
HGL	HYDRAULIC GRADE LINE	STD	STANDARD
HDPE	HIGH DENSITY POLYETHYLENE	SY	SQUARE YARDS
INV	INVERT	TAN	TYPE AS NOTED
LF	LINEAR FEET	TEMP	TEMPORARY
MAX	MAXIMUM	TS	TOP OF STRUCTURE
MB	MAIL BOX	TG	TOP OF GRATE
MIN	MINIMUM	TR	TOP OF RIM
MJ	MECHANICAL JOINT	TYP	TYPICAL
NO	NUMBER	U/P	UTILITY POLE
NIC	NOT IN CONTRACT	VIF	VERIFY IN FIELD
NTS	NOT TO SCALE	WL	WATERLINE
OAC	OR APPROVED EQUAL	WM	WATER METER
		WV	WATER VALVE



Professional Certification
I hereby certify that these documents were prepared or approved by me and that I am a duly licensed professional in the State of Maryland. License # 20881
Expiration Date: 06/30/2022

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
REGISTERED PROFESSIONAL ENGINEERS • LAND PLANNERS
102 WEST PATOMAC STREET
HAGERSTOWN, MARYLAND 21740
PHONE: 410-326-2740
FAX: 410-326-2740
WWW.FSA-INC.COM
NORTH HAVEN, CONNECTICUT 06460
NEW BRUNSWICK, NEW JERSEY 07102
NEW YORK, NEW YORK 10001
WASHINGTON, D.C. 20004
WEST PALM BEACH, FLORIDA 33411
WEST VIRGINIA 26010

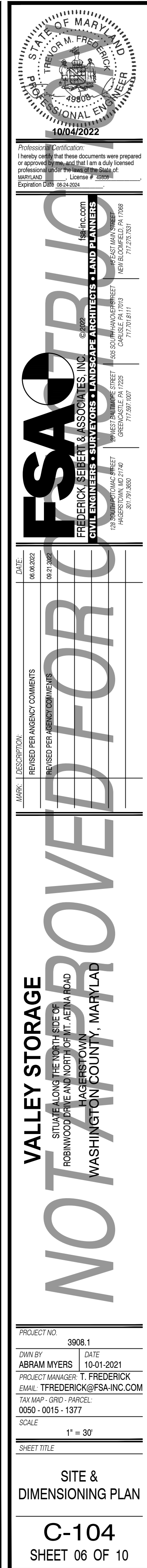
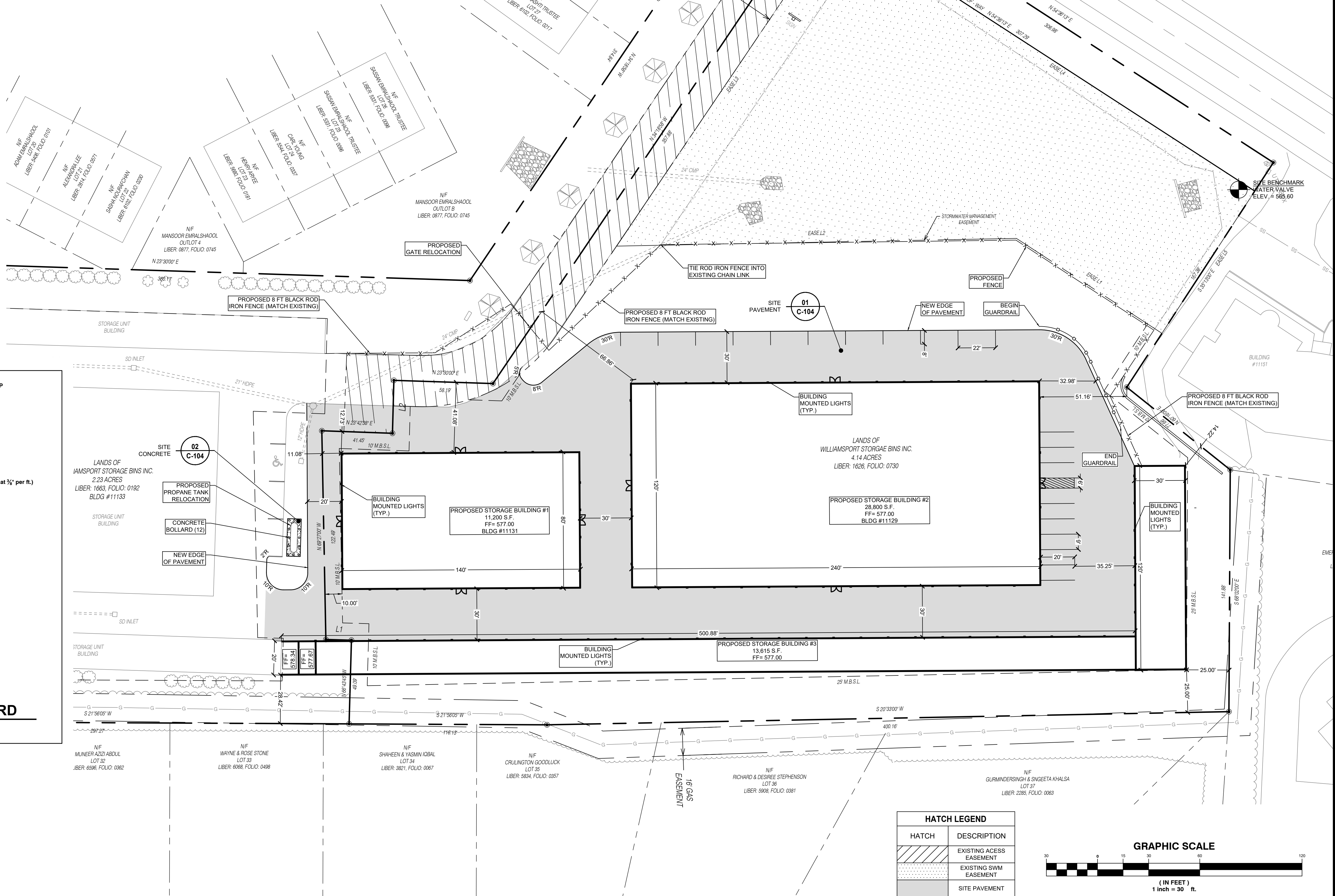
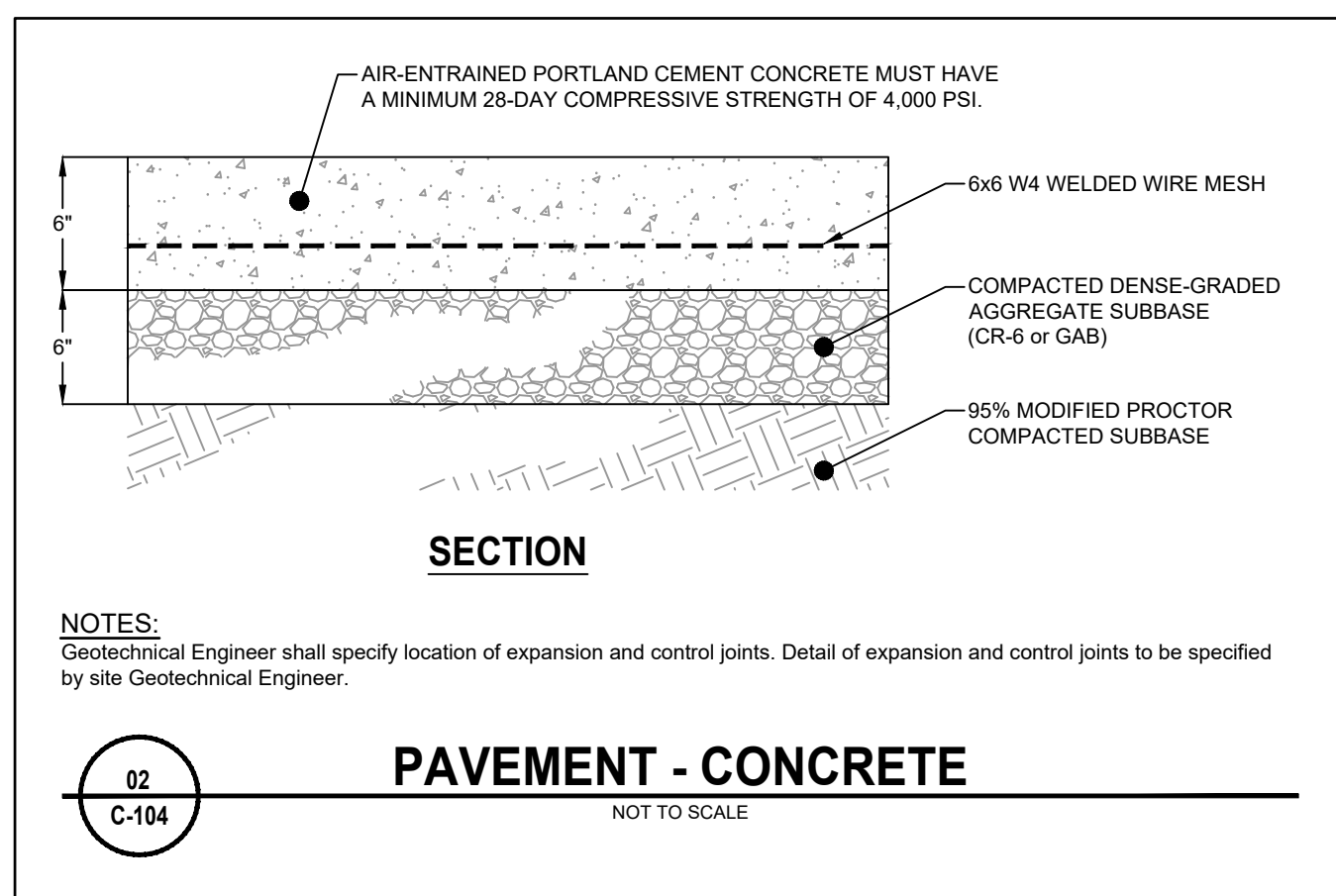
DATE: 04.08.2022
WORK DESCRIPTION: REVISION PER AGENCY COMMENTS

NOT APPROVED FOR CONSTRUCTION
VALLEY STORAGE
STATIONED ALONG THE NORTH SIDE OF
ROBINWOOD DRIVE AND NORTH OF PLAT 2514, ROAD
HAGERSTOWN, MARYLAND
WASHINGTON COUNTY, MARYLAND
CLIENT: TODD SNOOK
1825 HOWELL ROAD, HAGERSTOWN, MARYLAND 21740
240.513.6836

PROJECT NO.	3908.1
DWN BY	ABRAM MYERS
DATE	10-11-2021
PROJECT MANAGER	T. FREDERICK
EMAIL	TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL	0050 - 0015 - 1377
SCALE	NTS
SHEET TITLE	GENERAL NOTES

GENERAL
NOTES

C-002
SHEET 02 OF 10



GENERAL LANDSCAPE NOTES:

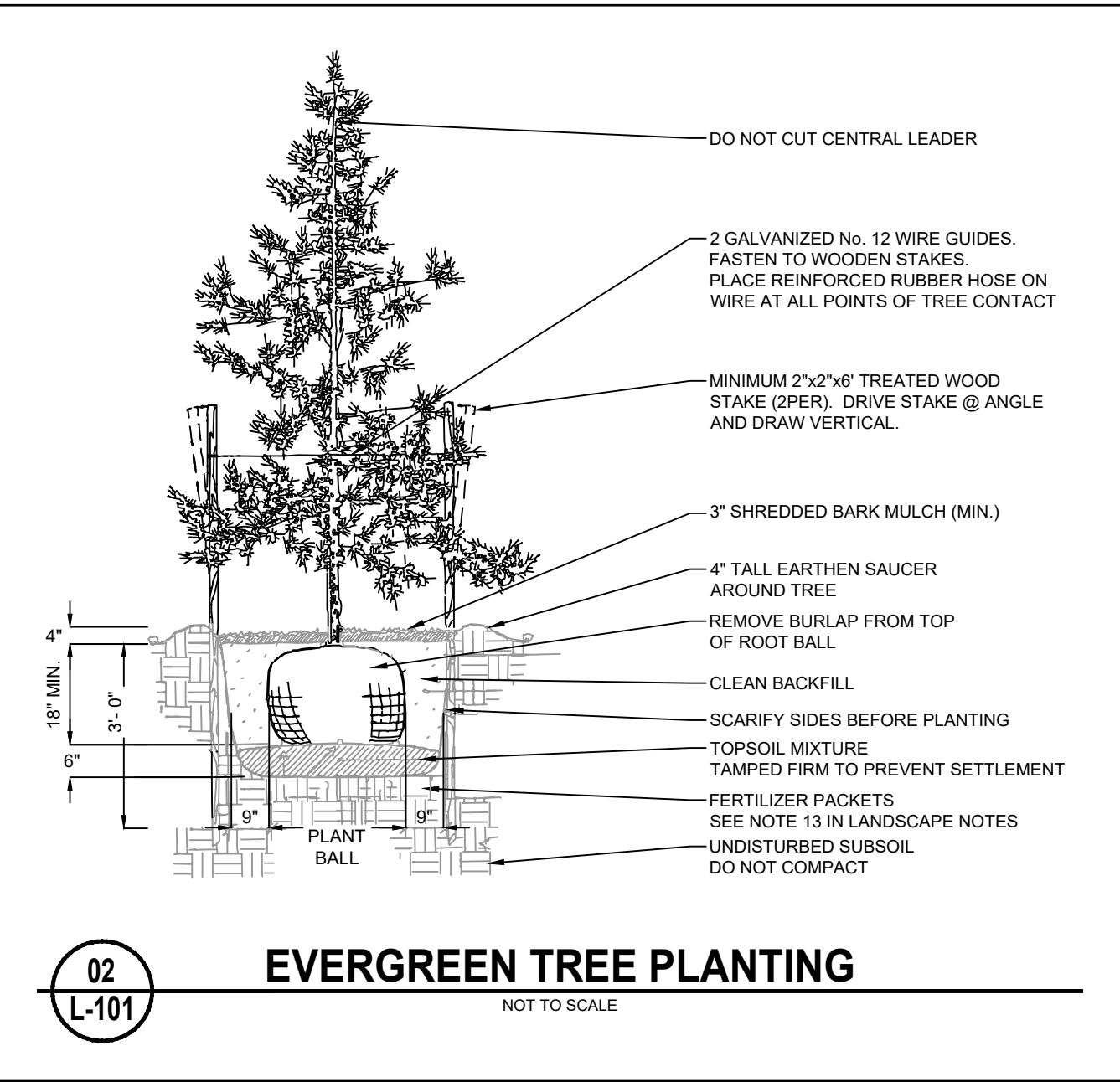
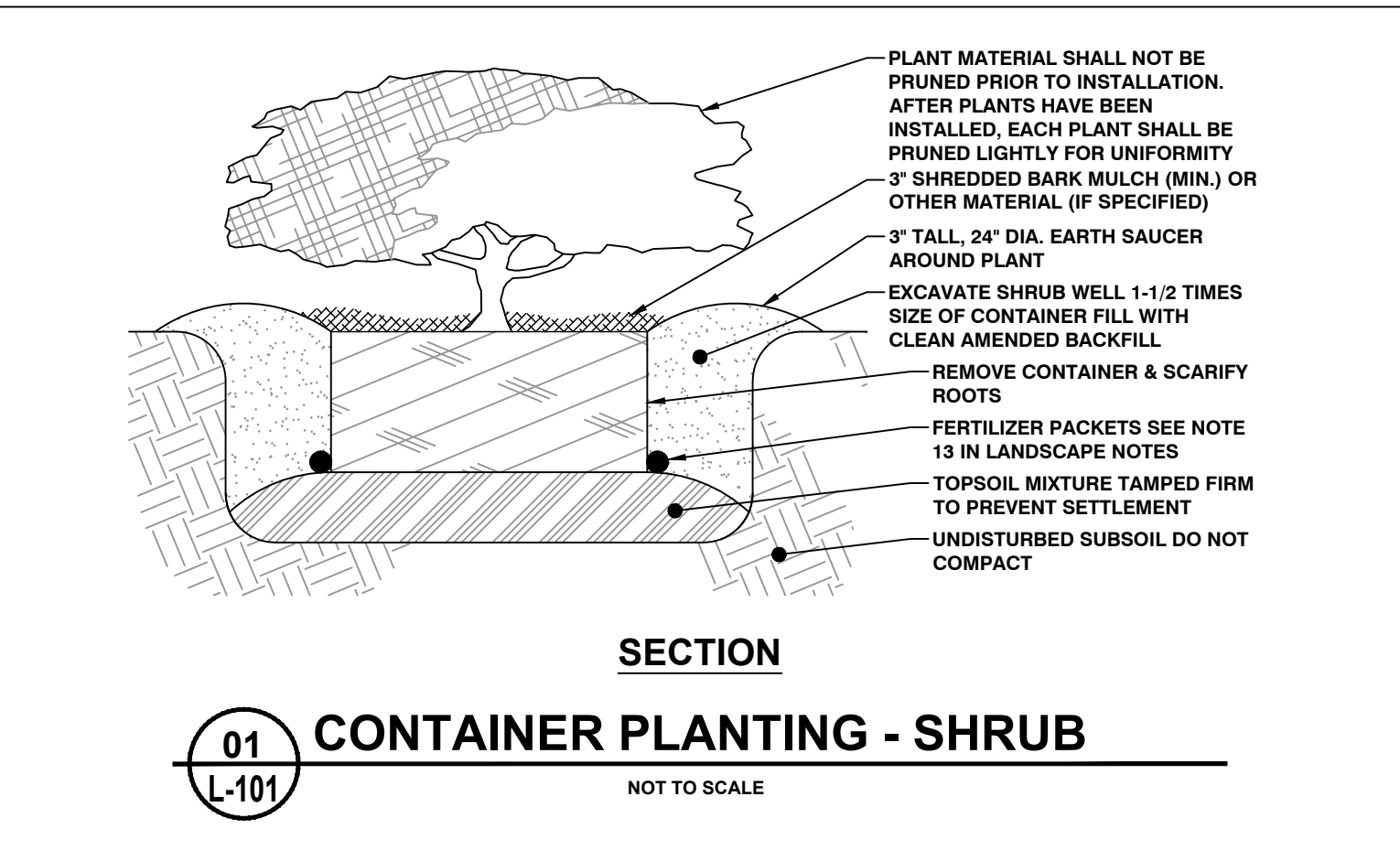
- Landscape contractor is to call Miss Utility and have all underground utilities marked prior to any digging or planting.
- Applicant to install landscaping per this Site Plan.
- Landscape Contractor shall install all plant material in a timely fashion.
- Landscape Contractor shall be responsible for all watering, weeding, repairs and replacements prior to final acceptance.
- NO Substitutions of plant material without written permission of FSA. Planting plans have been proposed with plant sizes, types, and locations as important design elements.
- Plants shall be in accordance with the current issue of American Standards for Nursery Stock published by the American Association of Nurserymen.
- All plants shall be watered thoroughly during installation and prior to final acceptance.
- All bark mulched areas shall be first covered with Typar Weed Barrier or approved equal.
- All planting bed areas on the site shall be mulched with a hardwood bark mulch at a depth of approx. 3", unless noted otherwise.
- Plant material shall be inspected yearly in order to remove and replace dead, diseased vegetation.
- Warranted plant material that is 25% dead or more shall be considered dead and shall be replaced at no charge.
- All plant material shall be warranted for two years. 60 days prior to the end of the warranted period, the Engineering Department shall perform an inspection. Of which there should be an 90% survival rate of all plant material. All surviving plant material shall be found in a healthy condition. The warranty shall commence on the date of initial acceptance by the owner.
- The landscape contractor shall conduct a final inspection with the owner or owner's representative at the end of the warranty period.
- Fertilizer Packets are to be Nutri-Pak 16-8-8 or approved equal per manufacturer's recommendations.
- Landscape is recommended to be installed during the two growing seasons. Spring: April 15-June 15, Fall: September 1-November 1.


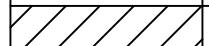
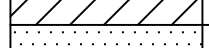
MAINTENANCE:

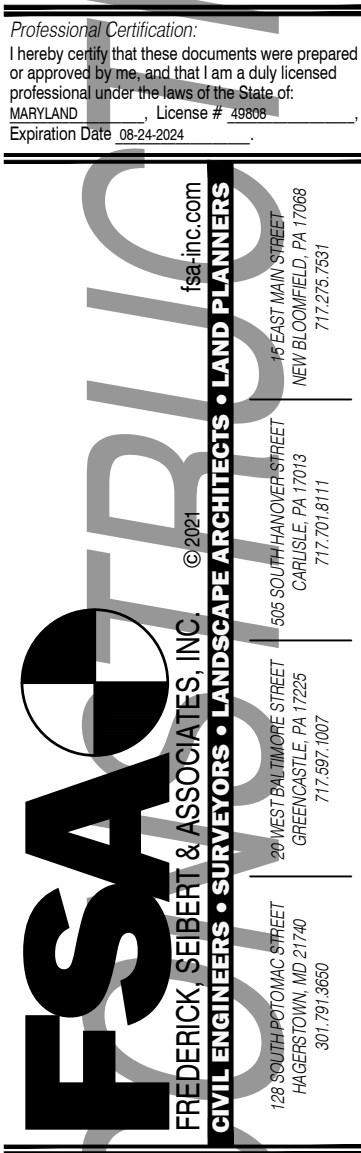
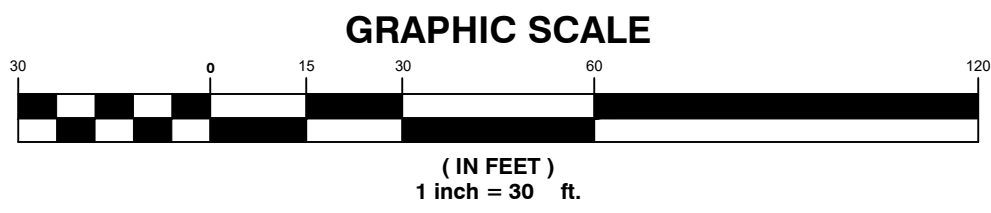
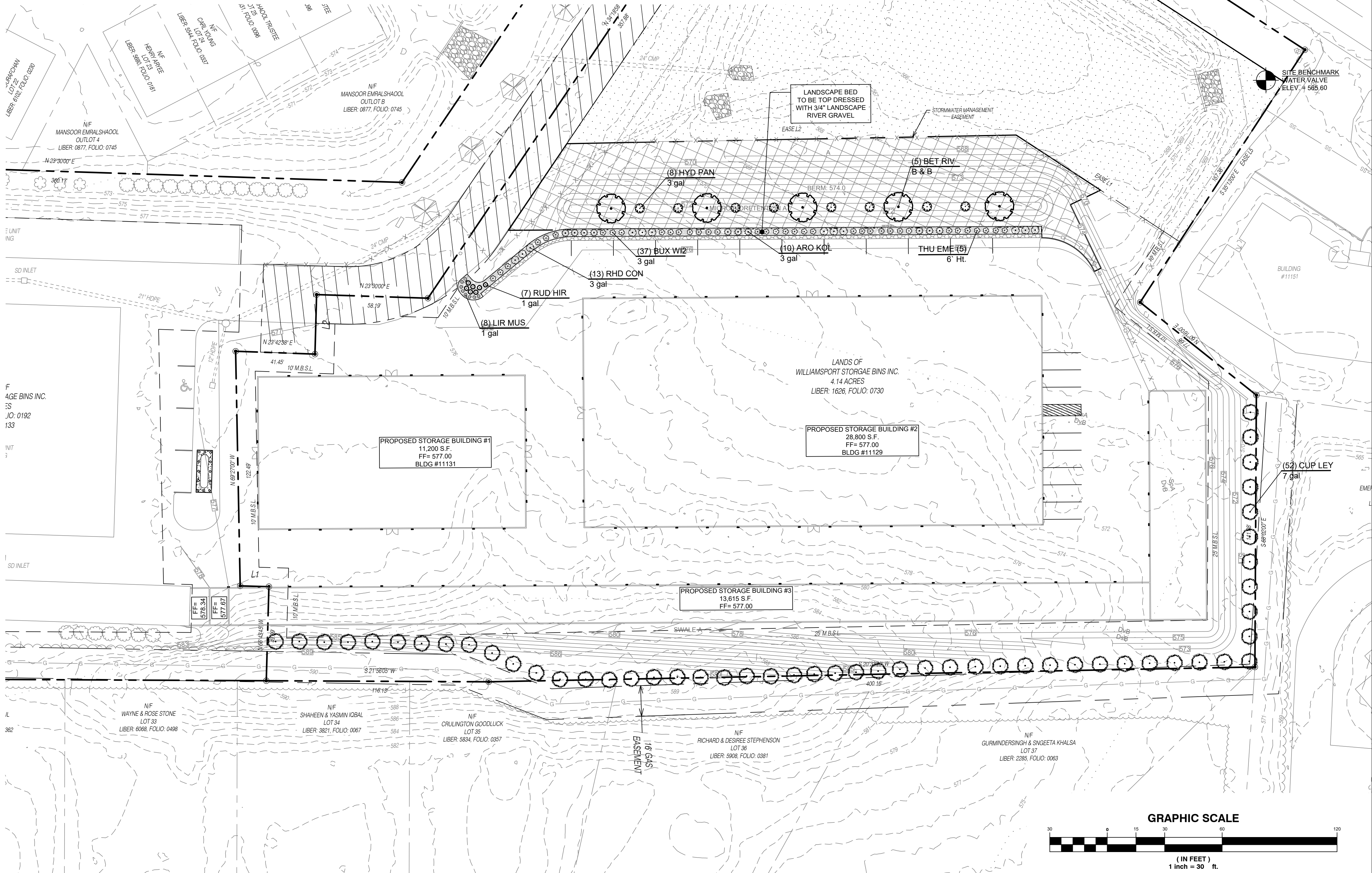
- Owner to remove silt/sediment if the accumulation of sediment exceeds one inch over the bioretention area.
- All trash and debris should be removed from the top of the bioretention area as necessary.
- Areas devoid of mulch shall be re-mulched on an annual basis.
- Keep shrubs trimmed to 24 inches or lower around street edge and driveway edge buffer to allow visibility into the site from public areas.

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	DETAIL
	BET RIV	Betula Nigra	River Birch	2" Cal.	B&B	5	2/L-101
	CUP LEY	Cupressocyparis Leylandii	Leyland Cypress	6' Ht.	B&B	52	2/L-101
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	DETAIL
	RHD CON	Rhododendron 'Conlec	Autumn Royalty Azalea	3 gal.		16	1/L-101
	ARO KOL	Aronia melanocarpa Low Scape Mound	Low Scape Mound Chokeberry	3 gal		10	1/L-101
	BUX W12	Buxus microphylla japonica 'Winter Gem'	Winter Gem Boxwood	3 gal		37	1/L-101
	LIR MUS	Liriope muscari	Lily Turf	1 gal		8	1/L-101
	RUD HIR	Rudbeckia hirta	Black-eyed Susan	1 gal		7	1/L-101
	HYD PAN	Hydrangea Paniculate	Panicle Hydrangea	3 gal		8	1/L-101



HATCH LEGEND	
HATCH	DESCRIPTION
	EXISTING ACCESS EASEMENT
	EXISTING SWM EASEMENT
	3/4" RIVER GRAVEL



DATE	10/04/2022
REVISION	01
DESCRIPTION	REVISED PER AGENCY COMMENTS

NOT FOR CONSTRUCTION

VALLEY STORAGE

STUDY ALONG THE NORTH SIDE OF ROBINWOOD DRIVE AND NORTH OF AT. ASTA ROAD WASHINGTON COUNTY, MARYLAND

PROJECT NO.	3908.1
DWN BY	ABRAM MYERS
DATE	06-06-2022
PROJECT MANAGER	T. FREDERICK
EMAIL	TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL	0050 - 0015 - 1377
SCALE	1" = 30'
SHEET TITLE	LANDSCAPE PLAN & NOTES

L-101

SHEET 10 OF 10

Site Plan for Cushwa Farm Warehouse

Presented is a site plan for Cushwa Farm Warehouse.

The subject site is located along the south side of Hopewell Road and lies north of I-81. Zoning is Highway Interchange.

The developer is proposing to create a 510,000 square foot warehouse with office on 60.2 acres. Height of the building is 53 feet.

The development will have two access points on Hopewell Road.

Hours of operation will be 7 days a week 24 hours per day.

Employees will be 142 persons per shift; 16 per shift in office.

The site will be served by a well and public sewer.

Solid waste will be taken care of by trash compacter in bay.

Site lighting will be pole mounted and building mounted.

Signs will be building mounted with a monument sign constructed at the entrance.

A variance was granted by the Board of Zoning Appeals on October 3, 2022 to reduce the required number of parking spaces from 453 to 316. A reduction in the 25foot setback from street right of way to 0 for monument sign was also granted.

Landscaping will be added throughout the parking lot and along the property lines.

Forest requirements will be met by planting new trees and retaining existing forest for a total of 6.43 acres.



WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

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

SITE PLAN STAFF REPORT

BASE INFORMATION

SITE NAME.....: Cushwa Farm Warehouse
NUMBER.....: SP-22-027

OWNER.....: HOPEWELL ROAD LLC
LOCATION.....: Southside of Hopewell Road and northside of I-81
DESCRIPTION.....: Proposed warehouse and office building

ZONING.....: Highway Interchange
COMP PLAN LU.....: Low Density Residential
PARCEL.....: 26013054
PLANNING SECTOR.....: 1
ELECTION DISTRICT.....: 26

TYPE.....: Commercial
GROSS ACRES.....: 60.62
DWELLING UNITS.....:
TOTAL LOTS.....: 1
DENSITY.....: 0 Units Per Acre

PLANNER.....: Lisa A Kelly
ENGINEER.....: FREDERICK SEIBERT & ASSOCIATES
RECEIVED.....: July 12, 2022

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

FLOOD ZONE.....: Yes
WETLANDS.....: Yes
WATERSHED.....: Conococheague Creek
ENDANGERED SPECIES.....: None
STEEP SLOPES.....: No
STREAM BUFFER.....: Yes
HISTORIC INVENTORY.....: I356
EASEMENTS PRESENT.....: None

Staff Comments:

Not Applicable



WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

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

SITE DESIGN		
Impervious Area Plan	Impervious Maximum Allowed	Open Space Area Planned
27		
Open Space Minimum Required	Residential Amenity Plans	Solid Waste Disposal Plans
	N/A	
Materials Stored on Site	Buffer Design Meets Requirements	Landscaping Meets Requirements
Inside storage	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	
316		
Parking Spaces - Minimum Required	Recreational Parking Provided	
453		

ACCESS SPACING VARIANCE NEEDED: No

NUMBER OF ACCESS POINTS: 2

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

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

	WATER & SEWER INFORMATION	
	WATER	SEWER
METHOD.....:	Well/Cistern	County
SERVICE AREA.....:	Well	County
PRIORITY.....:	5-Long Term Planned Service	3-Programmed Service
NEW HYDRANTS.....:		
GALLONS PER DAY SEWAGE....:		
PLANT INFO.....:		Conococheague

**BEFORE THE BOARD OF APPEALS
FOR WASHINGTON COUNTY, MARYLAND**

HOPEWELL ROAD, LLC
Appellant

Appeal No.: AP2022-037

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OPINION

Hopewell Road, LLC (hereinafter "Appellant") requests a variance from the required 453 employee/customer parking spaces to reduce it to 316 parking spaces at the subject property. The subject property is located at 11159 Hopewell Road, Hagerstown, Maryland and is zoned Highway Interchange. The Board held a public hearing in this matter on September 14, 2022.

This appeal was heard pursuant to Article 25 of the Zoning Ordinance for Washington County and upon proper notice to the parties and general public as required.

Findings of Fact

Based upon the testimony given, all information and evidence presented, and upon a study of the specific property involved and the neighborhood in which it is located, the Board makes the following findings of fact:

1. The subject property is located at 11159 Hopewell Road, Hagerstown, Maryland and is owned by Appellant. The subject property is zoned Highway Interchange.
2. The subject property consists of approximately 60.62 acres and has an irregular shape, running to a point at the southwest corner of the property and also containing a jagged outcropping of the western boundary line.
3. Appellant plans to construct a large warehouse distribution center which

will total approximately 459,877 square feet, with an interior office space of approximately 51,000 square feet.

4. Appellant's proposed concept plan includes 316 parking spaces for employees/customers.

5. Appellant expects to have two (2) working shifts that will overlap slightly during the shift transition period. Each shift will have approximately 142 employees working on the floor and no more than 16 people working in the office area.

6. Appellant does not anticipate customer traffic to the subject property. The office space will serve the distribution operation and will not be open to the public.

7. There was no opposition presented to this appeal.

Rationale

The Board has authority to grant a variance upon a showing of practical difficulty or undue hardship. §§ 25.2(c) and 25.56.¹ "Practical Difficulty" may be found by the Board when: (1) strict compliance would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome; and (2) denying the variance would do substantial injustice to the applicant and a lesser relaxation than that applied for would not give substantial relief; and (3) granting the variance would observe the spirit of the Ordinance and secure public safety and welfare. § 25.56(A).

Practical difficulty and undue hardship are the result of a property being unique. "'Uniqueness' of a property for zoning purposes requires that the subject property have an inherent characteristic not shared by other properties in the area, i.e., its shape,

¹ "When the terms unnecessary hardship (or one of its synonyms) and practical difficulties are framed in the disjunctive ("or"), Maryland courts generally have applied the more restrictive hardship standard to use variances, while applying the less restrictive practical difficulties standard to area variances because use variances are viewed as more drastic departures from zoning requirements." *Belvoir Farms Homeowners Ass'n, Inc. v. North*, 355 Md. 259, 276 n.10 (1999) (citations omitted).

topography, subsurface condition, environmental factors, historical significance, access or non-access to navigable waters, practical restrictions imposed by abutting properties (such as obstructions) or other similar restrictions." *North v. St. Mary's Cnty.*, 99 Md. App. 502, 514 (1994).)

In the instant case, Appellant's proposed warehouse would require 453 parking spaces based on the formula set forth in Section 21.12(b) of the Ordinance. Appellant only has a need for 316 parking spaces, meaning that compliance with the Ordinance requirements would result in additional 137 parking spaces that are unnecessary. This means more impervious surface area, less green space and overall impact on the property because of the need for additional developed land area. This is vital given the rocky terrain and the irregular shape of the subject property. The variance request not only seeks to reduce the total area to be developed, but it is consistent with maintaining as much of the natural characteristics of the subject property as possible while also being the minimum necessary to effectuate the project. Based on the foregoing, the Board finds that requiring strict compliance with the Ordinance would prevent Appellant from making reasonable use of the property, that the difficulties are peculiar to the subject property, and are not the result of Appellant's own actions.

Accordingly, the request for a variance from the required 25-foot setback from the street right-of-way to 0 feet for a proposed freestanding sign at the subject property is GRANTED, by a vote of 5-0. The application is granted upon the condition that the proposed use be consistent with the testimony and evidence presented herein.

Date Issued: October 3, 2022

BOARD OF APPEALS

By: Jay Miller, Chair

Notice of Appeal Rights

Any party aggrieved by a final order of the Authority in a contested case, whether such decision is affirmative or negative in form, is entitled to file a petition for judicial review of that order to the Circuit Court for Washington County within thirty (30) days of the date of the order.

APPROVALS

<div>MD-ENG-6A 1/89</div> <div>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 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</div> <div>DISTURBED AREA QUANTITY THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY <u>51</u> ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY <u>193,733</u> CU. YDS. OF EXCAVATION AND APPROXIMATELY <u>137,678</u> CU. YDS. OF FILL.</div> <div>WASHINGTON COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL By: _____ Date: _____ (PLAN IS VALID FOR TWO YEARS FROM DATE OF APPROVAL)</div> <div>APPROVAL: WASHINGTON COUNTY DIVISION OF ENGINEERING SIGNATURE _____ DATE _____ WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY This plan/plat has been reviewed by the Washington County Department of Water Quality for inclusion into the county capacity management plan for the system that serves this project. Allocation granted for construction shown on this plan/plat shall be in accordance with the capacity management plan developed for this system based on availability of allocation remaining in the facility. SIGNATURE _____ DATE _____ WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY This approval is for general conformance with the County's requirements for design and layout of proposed sewer and/or water system improvements or extensions. All sewer and/or water system improvements or extensions shall be constructed in strict accordance with the County's latest 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 _____</div>		<div>OWNER / DEVELOPERS CERTIFICATION "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 _____ Printed Name _____ Signature _____ OWNER / DEVELOPERS CERTIFICATION "I/we hereby certify that all clearing, grading, construction and/or development will be done pursuant to this plan and in accordance with the Stormwater Management Ordinance of Washington County and the policy on construction of subdivision infrastructure for acceptance and ownership by Washington County (S-3)." Date _____ Printed Name _____ Signature _____ ENGINEER / ARCHITECT DESIGN CERTIFICATION I hereby certify this plan for soil erosion and sediment control has been designed in accordance with local ordinances, COMAR 26.17.01.07, and Maryland Standards and Specifications for Soil Erosion and Sediment Control. DATE _____ REG. NO. _____ SIGNATURE _____ ENGINEER'S STORMWATER MANAGEMENT CERTIFICATION "I verify and affirm that the Construction for the Stormwater Management Facilities as performed either meets or exceeds the requirements and design intent of this plan, including all specifications and referenced standards, and has been completed in accordance with good construction practices. I also verify and affirm that I have reviewed the construction inspection documentation and the as-built information; that it has been done in accordance with Washington County requirements and at a level deemed necessary to assure the Verification made herein; and all discrepancies between the as-built information and approved plans have been noted and are considered acceptable to the Consultant." SIGNATURE _____ DATE _____ SEAL _____</div>
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SITE PLAN
FOR
CUSHWA FARM WAREHOUSE

SITUATED AT 11159 HOPEWELL ROAD

WILLIAMSPORT

WASHINGTON COUNTY, MARYLAND

CLIENT/OWNER/DEVELOPER:
HOPEWELL ROAD LLC
1680 WISCONSIN AVENUE NW, SUITE 300
WASHINGTON, DC 20007

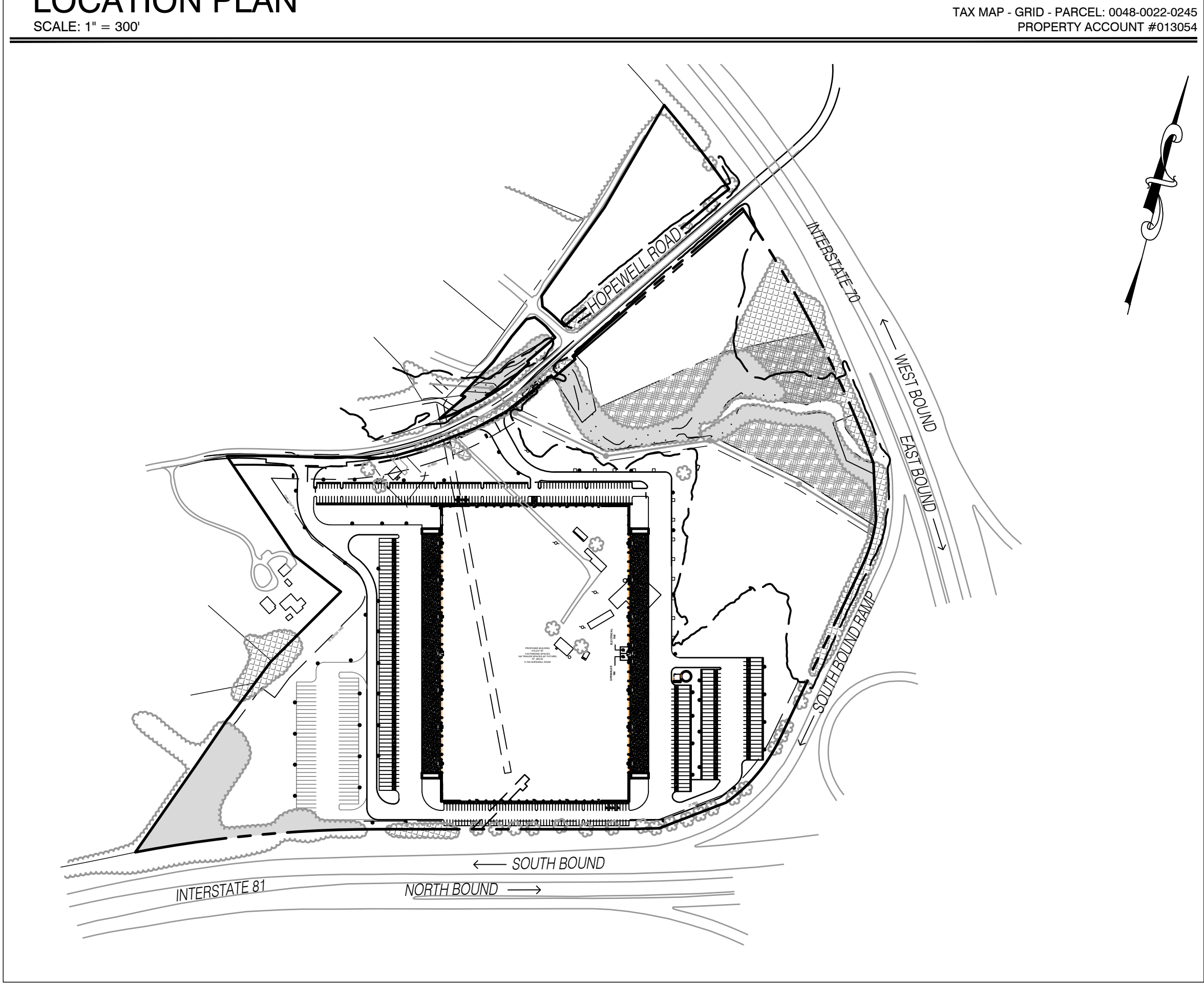
PROJECT MANAGER: MICHAEL LEFKOWITZ
EMAIL: MLEFKOWITZ@PZRE.COM
PHONE: 202.729.6401

CIVIL ENGINEER / SURVEYOR:
FSA INC.
128 SOUTH POTOMAC STREET
HAGERSTOWN, MARYLAND 21740

PROJECT MANAGER: TREVOR FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
PHONE: 301.791.3650

LOCATION PLAN

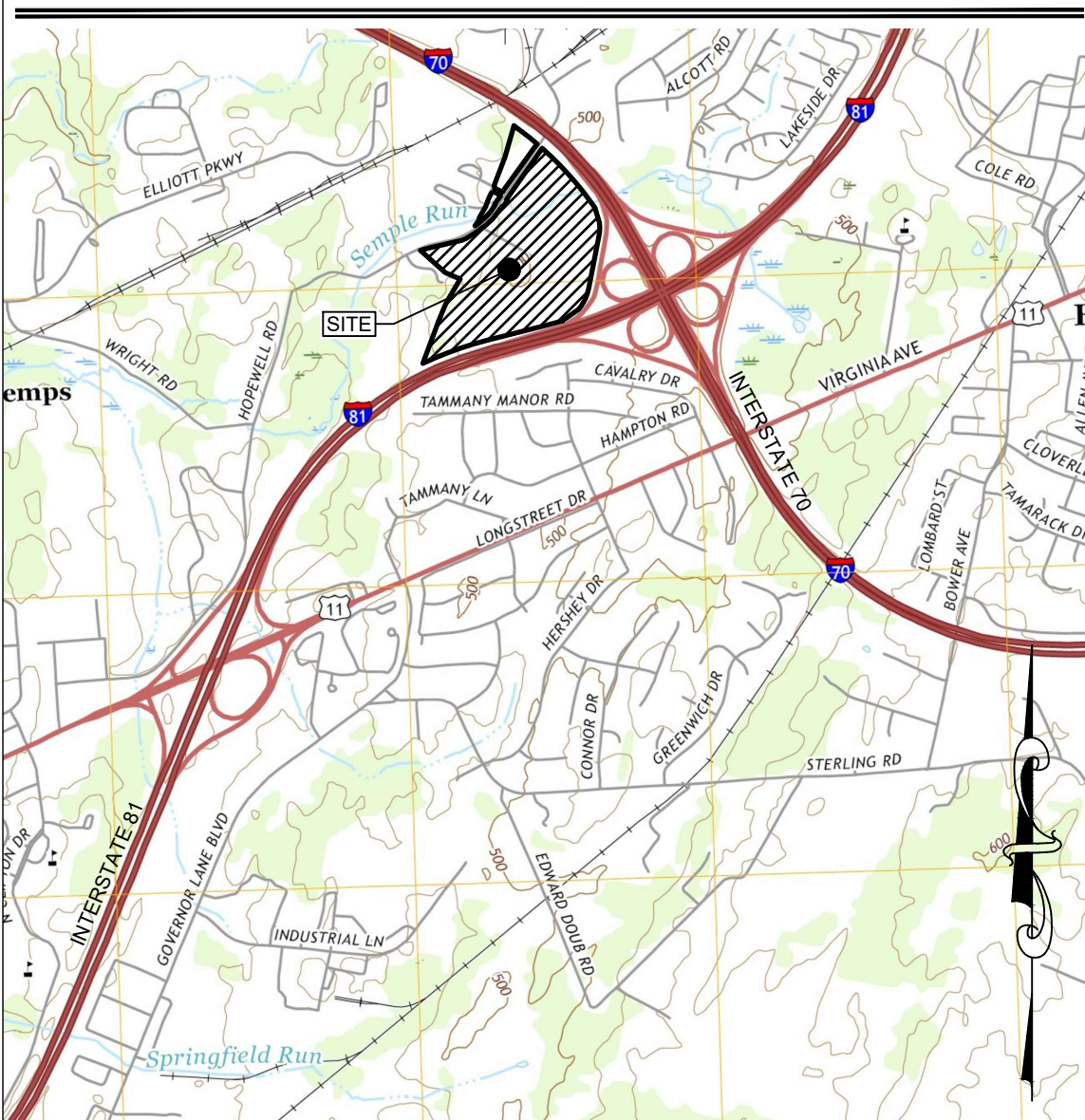
SCALE: 1" = 300'



ESD PRACTICES SUMMARY TABLE						
CONSTRUCTION TYPE (NEW, REDEVELOPMENT, RESTORATION); NEW						
ESD PRACTICES (CHAPTER 5 - NON-STRUCTURAL & STRUCTURAL)						
TYPE	NO.	DA TO STRUCTURE (AC.)	IMPERVIOUS DA TO STRUCTURE (AC.)	ESDv (CF)	ESDv (AC. FT)	Pe ADDRESSED (IN)
MICRO BIORETENTION	1	0.54	0.22	3879	0.09	1.76
MICRO BIORETENTION	2	0.27	0.06	3619	0.09	1.93
MICRO BIORETENTION	3	0.27	0.06	3631	0.09	1.93
MICRO BIORETENTION	4	0.33	0.23	1287	0.03	1.77
MICRO BIORETENTION	5	0.44	0.38	1290	0.03	0.87
SUBMERGED GRAVEL WETLAND	1	12.01	10.35	81,874	1.88	1.57
SUBMERGED GRAVEL WETLAND	2	9.55	8.20	62,874	1.44	1.50
SUBMERGED GRAVEL WETLAND	3	4.65	3.63	28,310	0.65	1.88
NON-ESD PRACTICES (CHAPTER 3 - STRUCTURAL PRACTICES)						
BIORETENTION	1	1.57	0.95	14,464	0.33	1.79
BIORETENTION	2	0.97	0.67	4,806	0.11	1.78
BIORETENTION	3	1.23	1.10	5,143	0.12	1.38

VICINITY MAP

SCALE: 1" = 2000'



SHEET INDEX

TYPE	NUMBER	TITLE
C-001	SHEET 01	COVER SHEET
C-002	SHEET 02	GENERAL NOTES
C-101	SHEET 03	EXISTING CONDITIONS & DEMO PLAN
C-102	SHEET 04	EROSION & SEDIMENT CONTROL PLAN - INITIAL CONTROLS
C-103	SHEET 05	EROSION & SEDIMENT CONTROL PLAN - INTERIM CONTROLS
C-104	SHEET 06	GRADING & DRAINAGE PLAN
C-105	SHEET 07	UTILITY PLAN
C-106	SHEET 08	SITE PLAN
C-107	SHEET 09	PAVING & STRIPING PLAN
C-108	SHEET 10	HOPEWELL ROAD WIDENING PLAN
C-109	SHEET 11	HOPEWELL ROAD WIDENING PLAN
C-110	SHEET 12	FORESTATION PLAN
C-301	SHEET 13	STORMWATER MANAGEMENT PLAN
C-302	SHEET 14	STORMWATER MANAGEMENT PLAN
C-303	SHEET 15	STORMWATER MANAGEMENT PLAN
C-304	SHEET 16	STORMWATER MANAGEMENT DETAILS & NOTES
C-305	SHEET 17	STORMWATER MANAGEMENT PROFILES
C-401	SHEET 18	CONSTRUCTION PROFILES - STORM DRAINAGE
C-402	SHEET 19	CONSTRUCTION PROFILES - STORM DRAINAGE
C-403	SHEET 20	CONSTRUCTION PROFILES - WATER
C-404	SHEET 21	CONSTRUCTION PROFILES - WATER
C-405	SHEET 22	CONSTRUCTION PROFILES - SANITARY SEWER
C-501	SHEET 23	CONSTRUCTION DETAILS & NOTES - E & S CONTROLS
C-502	SHEET 24	CONSTRUCTION DETAILS & NOTES - E & S CONTROLS
C-503	SHEET 25	CONSTRUCTION DETAILS & NOTES - STORM DRAINAGE
C-504	SHEET 26	CONSTRUCTION DETAILS & NOTES - WATER & SEWER
C-505	SHEET 27	CONSTRUCTION DETAILS & NOTES - SITE
L-101	SHEET 28	LANDSCAPE PLAN
L-501	SHEET 29	LANDSCAPE DETAILS & NOTES



Professional Certification
I hereby certify that these documents were prepared or approved by me and that I am a duly licensed professional engineer in the State of Maryland.
WILLIAMSPORT, MARYLAND
License # 20881
Expiration Date 06-30-2025

PROJECT NO. 4912.1
DWN BY ABRAM MYERS
DATE 07.01.2022
PROJECT MANAGER TREVOR FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL 0048-0022-0245
SCALE AS SHOWN
SHEET TITLE COVER SHEET
C-001
SHEET 01 OF 29

DATE 08-24-2023
REVIEWED PER AGENCY COMMENTS
MARK DESCRIPTION

PROJECT NO. 4912.1
DWN BY ABRAM MYERS
DATE 07.01.2022
PROJECT MANAGER TREVOR FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
TAX MAP - GRID - PARCEL 0048-0022-0245
SCALE AS SHOWN
SHEET TITLE COVER SHEET
C-001
SHEET 01 OF 29

NOT APPROVED FOR CONSTRUCTION

CUSHWA FARM WAREHOUSE
11159 HOPEWELL ROAD
WILLIAMSPORT, MARYLAND
WASHINGTON COUNTY
CLIENT: PENZANCE
1680 WISCONSIN AVE NW, SUITE 300, WASHINGTON, DC 20007
202.729.6403

FS&A
FREDERICK, SEBERT & ASSOCIATES, INC.
CIVIL ENGINEER & SURVEYOR
128 SOUTH POTOMAC STREET
HAGERSTOWN, MARYLAND 21740
301.791.3650
717.275.2351

GENERAL NOTES

1. Any damage to adjoining public roads, utilities, etc. during construction will be repaired in kind by the contractor.
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. See geotech report by Triad Engineering for sub-surface findings.
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.
4. The contractor shall locate existing utilities in advance of construction operations in the vicinity of proposed utilities.
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.
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.
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
Potomac Edison	1-800-255-3443
Columbia Gas (New Business)	1-800-440-6111
Columbia Gas (Conflicts)	(301) 964-1065
Verizon	(301) 790-7124
Antietam Cable	(240) 420-2082
Washington County Engineering & Construction	(240) 313-2400
City of Hagerstown Utilities Department	(301) 739-8577 Ext. 650
Washington County Soil Conservation District	(301) 797-6821 Ext. 3

8. The contractor shall be responsible for coordination of his construction with the construction of other contractors.
9. Benchmarks as shown on plans. Contractor shall verify with engineer prior to construction.
10. The contractor shall notify the Architect/Engineer, before construction, of any conflicts between the plans and actual field conditions.
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.
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.
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.
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.
15. Sediment erosion control measures shall be installed per sediment erosion control plans, details and specifications.
16. Please refer to Geotechnical Report completed by Triad Engineering for load bearing fills, etc.
17. 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.
18. 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.
19. All handicapped parking spaces shall be designed, ramped and signed to meet the minimum requirements of the Maryland code for the handicapped.
20. The existing site contours shown hereon are LIDAR 1' contours and field checked by FSA in June 2021. (Contour accuracy is to plus or minus one half the contour interval).
21. Limit of disturbed areas are to be the limit of property ownership, unless otherwise noted.
22. Exterior lighting will consist of building mounted lights and pole mounted lights as shown on the photometrics plans and utility plan.
23. The contractor shall provide MOSH safety assistance for City Utilities Department, Water and Wastewater Division Inspectors.
24. Applicant to provide as built mylars at the completion of the project.
25. This project has a projected start date of January 2023 and a completion date of January 2024.
26. 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 City of Hagerstown.
27. Proposed SWM will consist of on-site micro bio-retention facilities, bio-retention facilities and submerged gravel wetlands.
28. There is an existing public sanitary sewer line and easement that runs through the property that is shown on the plans.
29. There is an existing public water line and easement that runs through the property that is shown on the plans.
30. There are no parks, open space within or adjoining the tract.
31. All existing drainage culverts and drainage easements are to be maintained and unaltered.
32. There are no existing or proposed pumping stations in this development.
33. No outdoor storage of materials except for trailer parking is allowed on the site.
34. A permit will be required from MDE for work within the floodplain.
35. 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.
36. All grading on lot/parcel, either before or after the construction of a dwelling or appurtenances, shall be the full responsibility of the lot/parcel owner.
37. A utility permit will be required for any proposed utility work located within the Washington County right-of-way.
38. Any new entrance (temporary or permanent) on Hopewell Road will require a Washington County Entrance Permit prior to construction.
39. A public works agreement and performance security will be required for all improvements within the county right-of-way that are not otherwise regulated under a utility permit or entrance permit.
40. A County Floodplain Permit will be required for any proposed work in the floodplain.
41. The Board of Zoning appeals granted a variance of the required parking spaces from 453 to 316 at their hearing on September 14, 2022. Appeal No. AP2022-037.
42. A building permit will be required from Washington County to construct the retaining walls on site.

DIVISION OF PLAN REVIEW & PERMITTING NOTES

1. 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."
2. This project will require a third party qualified professional to be present at the preconstruction meeting. Construction inspection will be required for this project per the "Roadway and Stormwater Management Construction Verification Procedures" dated October 17, 2008.
3. 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.
4. 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.
5. This development plan must comply with the current Washington County Stormwater Management, Grading, Soil Erosion and Sediment Control, Ordinance.
6. All grading for this project shall be the full responsibility of the property owner.
7. No permanent structures (e.g., fences, sheds, play equipment, retaining walls) shall be permitted within any stormwater or storm drainage easement on this property.

FIRE DEPARTMENT NOTES

1. Construction occurring on this site shall comply with NFPA 241, standard for safeguarding construction, alteration, and demolition operations, and chapter 16 of NFPA 1, uniform fire code.
2. No open burning is permitted. Permits are required to perform blasting operations within the city of Hagerstown.
3. New buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property (NFPA 1-10.13.1).
4. A fire department access box (knox box) shall be installed. This box will be required to contain keys to the building, gates, fire protection systems and other areas as requested by the fire department. Plans should reflect the location of box near the main entrance. Application information may be obtained from this office by the general contractor or online at www.knoxbox.com.

ZONING DATA

ZONING DISTRICT	HI - HIGHWAY INTERCHANGE DISTRICT
MAXIMUM BUILDING HEIGHT	75 FT
MINIMUM YARD SETBACK:	
FRONT	40 FT.
SIDE	25 FT.
REAR	25 FT.
*EXCEPT WHEN ADJACENT TO RESIDENTIAL DEVELOPMENT, IT SHALL BE 50 FEET	
BOARD OF ZONING APPEALS' CASE	AP2022-037

SITE DATA

TAX MAP - GRID - PARCEL	0048-0022-0245
ELECTION DISTRICT	26
ACCOUNT NUMBER	013054
LIBER / FOLIO	06923 / 00302
PLAT NUMBER	1575/0295
AREA SUMMARY:	
PARCEL 1	56.80 AC.
+ PARCEL 2	3.19 AC.
+ PARCEL 3	0.63 AC.
- RIGHT-OF-WAY DEDICATION	0.38 AC.
REMAINING	60.24 AC.
EXISTING IMPERVIOUS	1.0 AC (1%)
PROPOSED TOTAL IMPERVIOUS	26.7 AC (44%)
BUILDING SUMMARY:	
FOOTPRINT	510,877 SF
OFFICE SPACE	51,100 SF
WAREHOUSE SPACE	459,877 SF
HEIGHT	53 FT
PROPOSED USE	WAREHOUSE & OFFICE (PERMITTED USE)
HOURS OF OPERATION	24 HOURS A DAY / 7 DAYS A WEEK
EMPLOYEE SUMMARY:	
OFFICE	16/SHIFT, 3 SHIFTS/DAY
WAREHOUSE	142/SHIFT, 3 SHIFTS/DAY
FREIGHT/DELIVERY	50 TRUCKS/DAY
WATER & SEWER USAGE:	
WATER PROVIDED	PRIVATE WELL
SEWER PROVIDED	WASHINGTON COUNTY DEPT. OF WATER QUALITY
EXISTING ALLOCATION	0 GPD
PROPOSED ALLOCATION	1000 GPD (5 EDU)
WASTE & RECYCLABLES:	
SOLID WASTE REMOVAL	PRIVATE HAULER: ROLL OFF TRASH COMPACTOR IN BAY
RECYCLE REMOVAL	PRIVATE HAULER: ROLL OFF TRASH COMPACTOR IN BAY
SITE LIGHTING:	
EXISTING	NONE
PROPOSED	POLE & BUILDING MOUNTED
SITE SIGNAGE:	
EXISTING	NONE
PROPOSED	GROUND & BUILDING MOUNTED
ADDRESS ASSIGNMENT	11159 HOPEWELL ROAD, WILLIAMSPORT, MD 21795
ROAD CLASSIFICATION	HOPEWELL ROAD (MINOR COLLECTOR)
WAIVER AND/OR VARIANCE	AP2022-037
FOREST CONSERVATION	6.43 AC., ON SITE RETENTION & PLANTING; MISC PLAT
WATERSHED:	
NAME	CONOCOCHOEAGUE CREEK
NUMBER	02-14-05-04
FEMA PANEL #	24043C0281D

PARKING, LOADING & BICYCLE DATA

USE	REQUIREMENT	CALCULATION	REQUIRED
WAREHOUSE	1 SPACE PER 1,500 SF GFA	459,877 SF / 1,500 SF	307 SPACES
	PLUS 1 SPACE PER 350 GFA OF SALES	51,000 SF / 350 SF	146 SPACES
	AND/OR OFFICE SPACE		
BICYCLE	1 SPACE PER 25 VEHICLE SPACES PROVIDED	316 / 25	13 SPACES
TOTAL REQUIRED SPACES			453 SPACES
TOTAL PROVIDED PARKING SPACES			316 SPACES
TOTAL TRAILER PARKING SPACES			146 SPACES
TOTAL BICYCLE PARKING PROVIDED			13 SPACES

LEGEND

	EXISTING	PROPOSED
SUBJECT BOUNDARY		
BUILDING SETBACK LINE		
RIGHT OF WAY		
EASEMENT LINE		
ADJOINER BOUNDARY		
FENCE (METAL)		
FENCE (WOODEN)		
DITCH (STREAM)		
EDGE OF WATER		
WETLAND		
FLOODPLAIN		
SOIL BOUNDARY		
RAILWAY		
CENTERLINE		
EDGE OF PAVEMENT		
EDGE OF GRAVEL		
CURB		
WALL		
GUARD RAIL		
EDGE OF CONCRETE		
BUILDING		
MAIL BOX		
SIGN (ROAD)		
SIGN (SITE)		
TRAFFIC SIGNAL		
TOPOGRAPHIC FEATURES		
CONTOUR (INDEX)		
CONTOUR (INTERMEDIATE)		
SPOTS ELEVATION		
VEGETATION AREAS		
TREELINE		
DECIDUOUS TREES		
EVERGREEN TREES		
SANITARY SEWER		
GRAVITY LINE		
FORCE MAIN LINE		
LATERAL		
MANHOLE		
CLEANOUT		
VALVE		
WATER		
COLD WATER LINE		
HOT WATER LINE		
MANHOLE		
FIRE HYDRANT		
VALVE		
METER		
WELL		
STORM DRAINAGE		
STORM SEWER LINE		
ROOF DRAIN LINE		
MANHOLE		
INLETS		
CLEANOUT		
UTILITIES		
GAS LINE		
ELECTRICAL LINE		
FIBER OPTIC LINE		
COMMUNICATION LINE		
OVERHEAD LINES		
MANHOLE		
PEDS, BOX, & ETC		
POLE		
LIGHT POLE		
GAS METER		
GAS VALVE		
GEOTECH TEST PIT		

LEGEND - ABBREVIATIONS

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	OC	ON CENTER
ADS	ADVANCED DRAINAGE SYSTEM	PC	POINT OF CURVE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIAL	PCC	POINT OF COMPOUND CURVE
AWWA	AMERICAN WATER WORKS ASSOCIATION	PGL	PROPOSED GRADE LINE
BLDG	BUILDING	PRC	POINT OF REVERSE CURVE
BOT	BOTTOM	PT	POINT OF TANGENT
CIP	CAST IRON PIPE	PVC	POINT OF VERTICAL CURVE
CL	CENTERLINE	PVI	POINT OF VERTICAL INTERSECTION
CMP	CORRUGATED METAL PIPE	PVT	POINT OF VERTICAL TANGENT
CO	SANITARY SEWER CLEAN-OUT	ROW	RIGHT-OF-WAY
COMM	COMMUNICATION	SAN	SANITARY
CONC	CONCRETE	SCE	STABILIZED CONSTRUCTION ENTRANCE
DA	DRAINAGE AREA	SDR	STANDARD DIMENSION RATIO
DIA	DIAMETER	SIP	SET IRON PIN
EGL	EXISTING GRADE LINE	SD	STORM DRAINAGE
EX	EXISTING	SDMH	STORM DRAIN MANHOLE
EIP	EXISTING IRON PIN	SF	SQUARE FEET
FFE	FINISH FLOOR ELEVATION	SS	SANITARY SEWER
FH	FIRE HYDRANT	SSMH	SANITARY SEWER MANHOLE
GV	GATE VALVE	STA	STATION
HGL	HYDRAULIC GRADE LINE	STD	STANDARD
HDPE	HIGH DENSITY POLYETHYLENE	SY	SQUARE YARDS
INV	INVERT	TAN	TYPE AS NOTED
LF	LINEAR FEET	TEMP	TEMPORARY
MAX	MAXIMUM	TS	TOP OF STRUCTURE
MB	MAIL BOX	TG	TOP OF GRATE
MIN	MINIMUM	TR	TOP OF RIM
MJ	MECHANICAL JOINT	TYP	TYPICAL
NO	NUMBER	UP	UTILITY POLE
NIC	NOT IN CONTRACT	VIF	VERIFY IN FIELD
NTS	NOT TO SCALE	WL	WATERLINE
OAC	OR APPROVED EQUAL	WM	WATER METER
		WV	WATER VALVE

DATE: 08-24-2022

MARK DESCRIPTION

REVIEW PER AGENCY COMMENTS

CUSHWA FARM WAREHOUSE

NOT APPROVED FOR CONSTRUCTION

STATE STREET

11159 HOPEWELL ROAD

WILLIAMSPORT-MARYLAND

WASHINGTON COUNTY

CLIENT: PENNANCE

1680 WISCONSIN AVE NW, SUITE 300, WASHINGTON, DC 20007

202.726.0403

PROJECT NO.

4912.1

DWN BY

ABRAM MYERS

DATE

07.01.2022

PROJECT MANAGER

TREVOR FREDERICK

EMAIL

TFREDERICK@FSA-INC.COM

TAX MAP - GRID - PARCEL

0048-0022-0245

SCALE

N.T.S.

SHEET TITLE

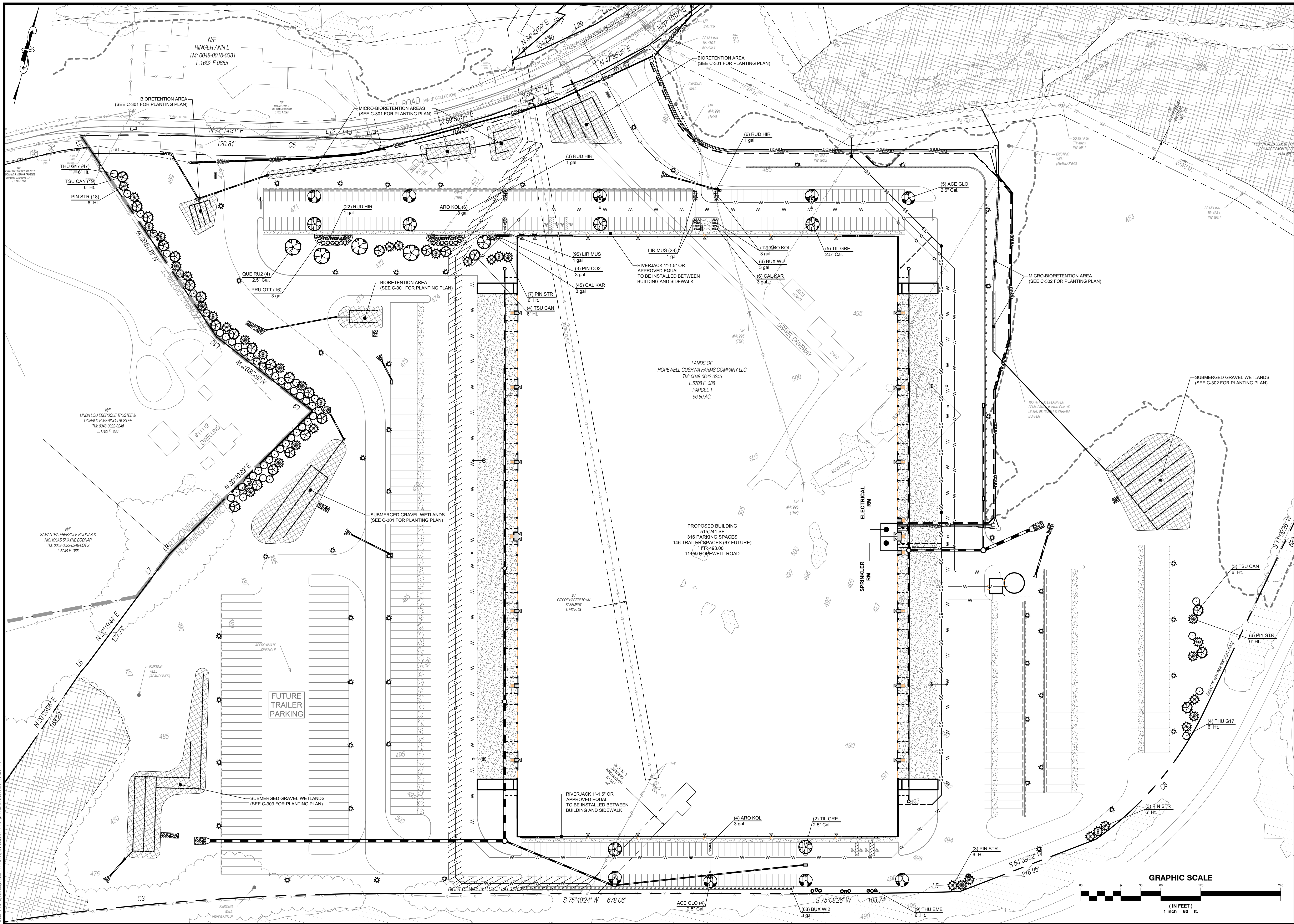
GENERAL

NOTES

C-002

SHEET 02 OF 29

SP-22-027





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

MEMORANDUM

TO: Washington County Planning Commission
FROM: Travis Allen, Comprehensive Planner
DATE: November 7, 2022
RE: Specimen Tree Variance Request for Cushwa Farm Warehouse (SP-22-027)

Attached you will find supporting documentation for a request to remove 4 specimen trees from the Cushwa Farm Warehouse site at 11159 Hopewell Road as a part of its development.

Enclosed for your review are two documents in support of the applicant's request. These include the forest conservation plan; which shows the location of the onsite easements and depicts the specimen trees proposed for removal, and a justification letter from Qualified Professional Shannon Stotler that make their case for this request.

The removal of specimen trees requires that approval of a variance under Article 15 of the FCO. The applicant must demonstrate the conditions of hardship that exist to warrant the removal of the specimen trees and show that their removal would not adversely affect water quality.

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

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

MEMO — Specimen Tree Removal Variance **SUBJECT** — Cushwa Farm Warehouse, SP-22-027

TO — Washington County Planning Commission

CC — Travis Allen

FROM — Shannon Stotler

REMARKS:

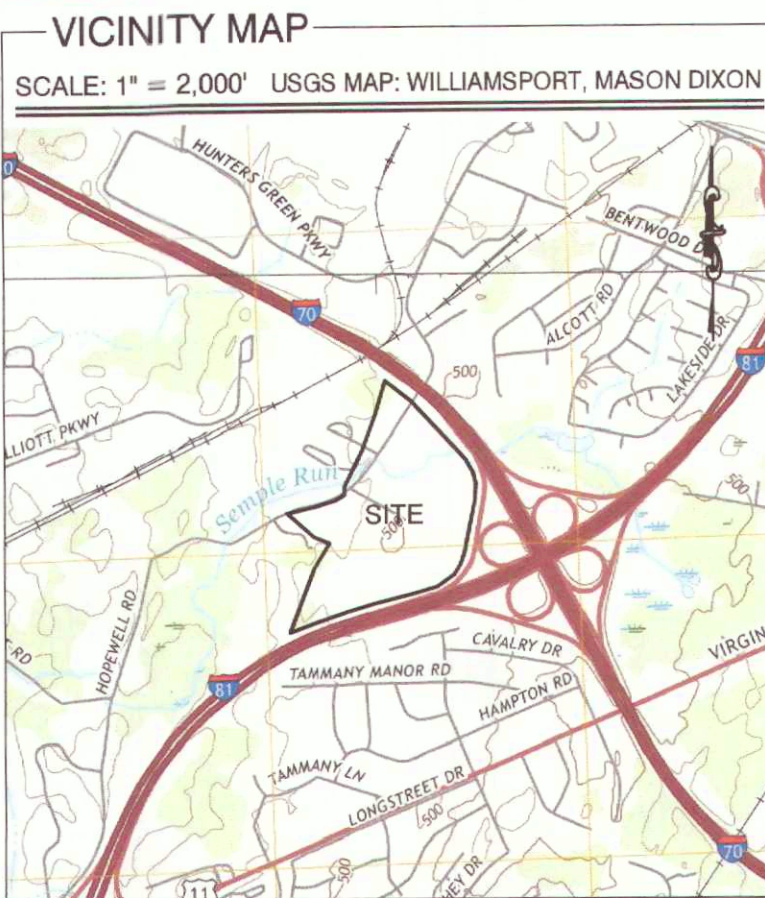
The total tract area of parcel 245 consist of approximately 60 acres. Within the parcel, the proposed development is 41 acres of total disturbance. Out of the total disturbance, 0.28 acres of forest is proposed for clearing along with four (4) specimen trees.

This tract area is zoned Highway Interchange. The four specimen trees are located in the middle of the site, are standalone not within any forest areas, not in priority areas, and the proposed development is changing elevations by 15 feet in some areas. The other 15 specimen trees located on site are among forest areas to remain or being lock up in a forest retention easement. If the specimen trees remained in-place, the development of this site could not occur as is. Water quality will not be adversely affected by removing said specimen trees since the site's improvements propose water quality structures to bring the proposed site to woods in good condition. On behalf of the property owner, I request a variance for the removal of four specimen trees due to the hardship as stated above.

Sincerely,



Shannon Stotler



OWNER:
HOPEWELL ROAD, LLC
1680 WISCONSIN AVE. NW SUITE 300
WASHINGTON, DC 20007

CERTIFICATE OF APPROVAL

FINAL APPROVAL GRANTED

DATE: _____

BY: _____

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

MISC PLAT NO. _____
DATE _____
WASHINGTON COUNTY

QUALIFIED PROFESSIONAL

I certify that I am a qualified professional per requirements of COMAR 08.19.08.01 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 Stoller 6-29-2022
Shannon Stoller Date

LONG TERM PROTECTION NOTES

Long term protection for land shown hereon as Existing Forest or Afforestation Areas shall be provided by way of a perpetual conservation easement. This deed restriction, recorded with the land records of this property, limits the use of the existing forest and afforestation areas to those activities which are consistent with the conservation of forest such as recreational activities, forest management, and wildlife management. Activities of a recreational or passive nature, as long as there is no forest disturbance, removal of forest, or inhibition of its natural growth are permitted in the forest areas. The County or its agents are authorized to inspect the Forest Conservation and Afforestation Easement Areas. A Proposed 15 foot Right-of-way to serve as access for the purpose of ingress and egress of the Existing Forest and Afforestation Areas.

FORESTATION 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 WORKSHEET 2.2

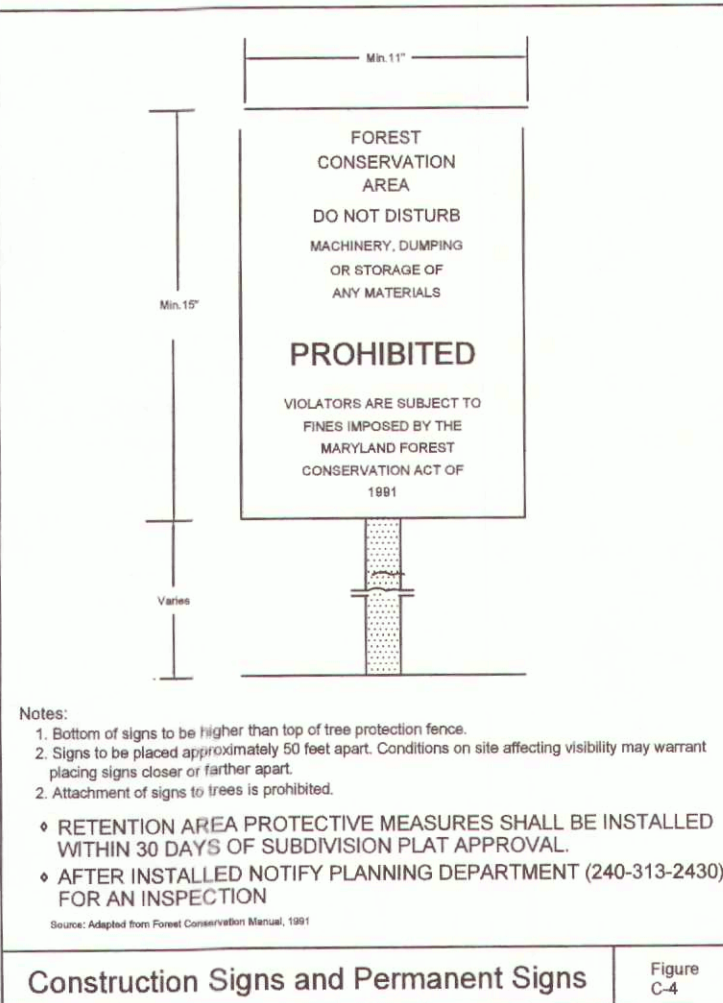
NET TRACT AREA	
A. Total Tract Area	= 41.00 Ac.
B. Deductions	= 0.00 Ac.
C. Net Tract Area	= 41.00 Ac.
LAND USE CATEGORY CIA	
D. Afforestation Threshold (Net Tract Area x 15%)	= 6.15 Ac.
E. Conservation Threshold (Net Tract Area x 15%)	= 6.15 Ac.
EXISTING FOREST COVER	
F. Existing Forest Cover within the Net Tract Area	= 0.28 Ac.
G. Area of Forest Above Conservation Threshold	= 0.00 Ac.
BREAK EVEN POINT	
H. Break Even Point	= 0.28 Ac.
I. Forest Clearing Permitted Without Mitigation	= 0.00 Ac.
PROPOSED FOREST CLEARING	
J. Total Area of Forest to be Cleared	= 0.28 Ac.
K. Total Area of Forest to be Retained	= 0.00 Ac.
PLANTING REQUIREMENTS	
L. Reforestation for Clearing Above the Conservation Threshold	= 0.00 Ac.
M. Reforestation for Clearing Below the Conservation Threshold	= 0.56 Ac.
N. Credit for Retention above the Conservation Threshold	= 0.00 Ac.
P. Total Reforestation Required	= 0.56 Ac.
Q. Total Afforestation Required	= 5.87 Ac.
R. Total Planting Requirement	= 6.43 Ac.
or 280,090.8 S.F.	

FORESTATION TABLE

FOREST REQUIRED	6.43 AC.±
FOREST PROVIDED:	
RETENTION	3.29 AC.±
PLANTING	3.14 AC.±
TOTAL	+ 6.43 AC.±
EASEMENT #1 (SHEET 2)	
EASEMENT #2 (SHEET 2)	1.91 AC.±
EASEMENT #3 (SHEET 3)	1.33 AC.±
TOTAL	+ 6.43 AC.±

HATCH LEGEND

	-- Existing tree line.
	-- Areas that do not qualify as forest.
	-- Areas that qualify as forest.
	-- 100 Year Flood Plain
	-- Forest Clearing 0.28 Ac.
	-- Forest Planting 3.14 Ac.
	-- Forest Retention 3.29 Ac.



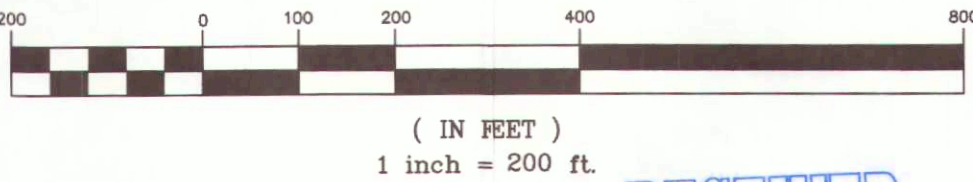
SPECIMEN TREES

1	33" & 34" Sycamore	Save
2	32" Sycamore	Save
3	32" Sycamore	Save
4	35" Sycamore	Save
5	38" Sycamore	Save
6	40" Sycamore	Save
7	35" Sycamore	Save
8	42" Sycamore	Save
9	30" Sycamore	Save
10	35" Sycamore	Save
11	32" Hackberry	Remove
12	35" Black Walnut	Remove
13	36" Black Walnut	Save
14	33" Walnut	Save
15	38" Sycamore	Remove
16	46" Sycamore	Save
17	38" Pin Oak	Remove
18	34" Ash (Dead)	Save
19	30" Hackberry	Save

NOTES:

- The purpose of this Forest Conservation Easement Plat is to provide forest mitigation for the Site Plan for Cushwa Farm Warehouse, SP-22-xxx.
- The Washington County Planning Commission has granted approval to remove four (4) specimen trees, as shown hereon, for the Site Plan for Cushwa Farm Warehouse at the meeting on _____.
- The ten (10) foot Access Easements, as shown hereon, shall be granted to Washington County or their representative, to access for inspection of the forest conservation easements.

GRAPHIC SCALE



RECEIVED

JUL 6 2022

Washington County
Dept. of Planning & Zoning

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
FC1	3669.72'	210.14'	210.11'	S 39°55'25" E	3°16'51"
FC2	3969.72'	309.38'	309.31'	S 67°06'45" W	4°27'55"

FSA

FREDERICK, SEIBERT & ASSOCIATES, INC.

CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS

16 EAST MAIN STREET
NEW BLOOMFIELD, PA 17068
717.275.7531

505 SOUTH HANOVER STREET
CARLEISLE, PA 17033
717.701.8111

20 WEST BALTIMORE STREET
GREENCASTLE, PA 15225
717.397.1007

128 SOUTH POTOMAC STREET
HAGERSTOWN, MD 21740
301.791.3650

CUSHWA FARM WAREHOUSE

SITUATE ALONG THE SOUTHERN SIDE OF HOPEWELL ROAD
NORTHWEST INTERSECTION OF INTERSTATE 81 & 70

WASHINGTON COUNTY, MARYLAND

PENNZANCE
1680 WISCONSIN AVE. NW, STE. 300 WASHINGTON, DC 20007
(202)-729-6403

PROJECT NO. 4912.1

DWN BY DWH DATE 06-28-2022

PROJECT MANAGER: Trevor Frederick
EMAIL: tfrederick@fsa-inc.com

TAX MAP GRID-PARCEL
0048-0022-0245

SCALE 1" = 200'

SHEET TITLE

**FOREST CONSERVATION
EASEMENT PLAT**

C-101
SHEET 01 OF 01

SP-22-027

Plan Review Projects Initialized - September 01, 2022 - September 30, 2022

Land Development Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
AR-22-016	APFO Road Adequacy	Paid	08-Sep-22	11159 HOPEWELL ROAD	11159 HOPEWELL ROAD HAGERSTOWN, MD 21740		HOPEWELL ROAD LLC
FS-22-028	Forest Stand Delineation	Approved	08-Sep-22	METZGER PROPERTIES	22122 JEFFERSON BLVD HAGERSTOWN MD 21740	FOX & ASSOCIATES INC	METZGER PROPERTIES LLC
FS-22-029	Forest Stand Delineation	Revisions Required	12-Sep-22	BRENDA K & GLEN R EBY - LOT 1		FREDERICK SEIBERT & ASSOCIATES	EBY GLENN R EBY BRENDA K
FS-22-030	Forest Stand Delineation	Approved	19-Sep-22	JOHN A PECK	616 BEAVER CREEK ROAD HAGERSTOWN MD 21740	FREDERICK SEIBERT & ASSOCIATES	PECK JOHN A
FS-22-031	Forest Stand Delineation	Approved	21-Sep-22	TRAMMELL CROW - FIREY FARM	12731 GREENCASTLE PIKE HAGERSTOWN MD 21740	FREDERICK SEIBERT & ASSOCIATES	FIREY FARM LLC
FS-22-032	Forest Stand Delineation	Approved	27-Sep-22	JOSHUA SHINHAM	9532 CHILDACREST DR BOONSBORO MD 21713	FREDERICK SEIBERT & ASSOCIATES	SHINHAM JOSHUA D ET AL SHINHAM JENNIFER M
TWN-22-004	Improvement Plan	In Review	13-Sep-22	ACE HARDWARE	WEST SIDE OF OLD NATIONAL PIKE BOONSBORO MD 21713	FREDERICK SEIBERT & ASSOCIATES	MORGAN RUSSELL W
TWN-22-005	Improvement Plan	In Review	20-Sep-22	206 E BALTIMORE STREET - APARTMENT BUILDING	206 E BALTIMORE STREET FUNKSTOWN MD 21734	FOX & ASSOCIATES INC	CRAMPTON PAUL RENTALS LLC
OM-22-007	Ordinance Modification	In Review	12-Sep-22	JTA INVESTMENTS LLC	21036 NATIONAL PIKE BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	JTA INVESTMENTS LLC
OM-22-008	Ordinance Modification	Approved	27-Sep-22	SOUTH HAGERSTOWN LLC	MODIFICATION TO REDUCE FUTURE DEDICATED RIGHT OF WAY FOR A REPLAT	TRIAD ENGINEERING	SOUTH HAGERSTOWN LLC
OM-22-009	Ordinance Modification	Approved	30-Sep-22	TERRY & DEBORAH ROANE - PARCEL B	13201 SLEEPY CREEK LANE SMITHSBURG MD 21783	FREDERICK SEIBERT & ASSOCIATES	ROANE TERRY R & ROANE DEBORAH A
S-22-034	Preliminary-Final Plat	Revisions Required	07-Sep-22	SHERRY KALBFLESH WIGFIELD	3708 HARPERS FERRY RD SHARPSBURG MD 21782	FREDERICK SEIBERT & ASSOCIATES	KALBFLESH SHERRY A
S-22-035	Preliminary-Final Plat	In Review	19-Sep-22	DANNY J & SHARON E BLICKENSTAFF	16345 MT TABLOR RD HAGERSTOWN MD 21740	FREDERICK SEIBERT & ASSOCIATES	BLICKENSTAFF DANNY J BLICKENSTAFF SHARON E
S-22-036	Preliminary-Final Plat	Final Copies Due	27-Sep-22	JOHN A PECK - LOT 1	616 BEAVER CREEK ROAD HAGERSTOWN MD 21740	FREDERICK SEIBERT & ASSOCIATES	PECK JOHN A
S-22-037	Preliminary-Final Plat	In Review	27-Sep-22	LANDS OF SUMMERVILLE - LOT 1	14401 BATTLETOWN RD HAGERSTOWN MD 21742	FREDERICK SEIBERT & ASSOCIATES	SUMMERVILLE JOHN DAVID SR
SP-21-010.R01	Redline Revision	Approved	09-Sep-22	GATEWAY BUSINESS PARK	WEST SIDE OF THE SHARPSBURG PIKE	FREDERICK SEIBERT & ASSOCIATES	WASHCO ARNETT FARM LLC
SP-12-001.R01	Redline Revision	Approved	13-Sep-22	VANFLEET MIKE - REDLINE REVISION FOR POLE BUILDING	NORTH SIDE OF THE SHEPHERDSTOWN PIKENEAR BOONSBORO	FREDERICK SEIBERT & ASSOCIATES	VANFLEET MIKE & DANA STITLEY 19203 SWINGING BRIDGE ROAD
SP-17-026.R01	Redline Revision	Approved	13-Sep-22	SUNNY MEADOWS GARDEN CENTER - NEW PARKING LOT	EAST SIDE OF THE SHARPSBURG PIKE	TRIAD ENGINEERING	J L LLC
SP-09-030.R01	Redline Revision	Approved	14-Sep-22	STONEY CREEK FARM BED & BRKFST	MANOR CHURCH ROAD E/S	CUMP / TRIAD ENGINEERING	STONEY CREEK FARM BED & BREAKFAST ATTN: BRANDON GREEN
SI-22-018	Simplified Plat	Waiting for Final Paper Copies	07-Sep-22	TAMMANY MANOR CIVIC ASSOCIATION, VAN LEAR CIVIC ASSOCIATION INC.	10622 HERSHEY DR WILLIAMSPORT MD 21795	FREDERICK SEIBERT & ASSOCIATES	SUTHERLAND JASON SUTHERLAND ELIZABETH

Plan Review Projects Initialized - September 01, 2022 - September 30, 2022

Land Development Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
SI-22-019	Simplified Plat	Approved	12-Sep-22	CHASE & RACHEL CLARK	13629 WESTVIEW DRIVE CLEAR SPRING, MD 21722	FOX & ASSOCIATES INC	CLARK CHASE GRIMM RACHEL
SI-22-020	Simplified Plat	Revisions Required	21-Sep-22	MICHAEL GODINEZ & JUANITA K HAUPT	9865 MEADOW ROCK DR HAGERSTOWN MD 21740	FREDERICK SEIBERT & ASSOCIATES	HAUPT JUANITA K
SI-22-021	Simplified Plat	In Review	29-Sep-22	INTERSTATE 70 PARTNERS LLC	EAST SIDE OF SHARPSBURG PIKE (MD 65) - END OF STAGECOACH DR, EAST OF CSX & SOUTH OF I-70	FOX & ASSOCIATES INC	INTERSTATE 70 PARTNERS LLC
SI-22-022	Simplified Plat	In Review	30-Sep-22	TERRY & DEBORAH ROANE - PARCEL B	13201 SLEEPY CREEK LANE SMITHSBURG MD 21783	FREDERICK SEIBERT & ASSOCIATES	ROANE TERRY R & ROANE DEBORAH A
GP-22-015	Site Specific Grading Plan	In Review	28-Sep-22	SWEETWATER CROSSING - LOT 8	20508 GATHLAND TRAIL ROHRERSVILLE MD 21779	FOX & ASSOCIATES INC	PEKALA JOSEPH A PEKALA LINDA S
SGP-22-067	Standard Grading Plan	Approved	01-Sep-22	GUY JOSENHANS	11709 ASHTON RD CLEAR SPRING MD 21722	BLUE MOUNTAIN BUILDERS	HORST BRENT E HORST MARY E
SGP-22-068	Standard Grading Plan	Approved	16-Sep-22	JUSTIN M REGGIO	4003 TREGO ROAD KEEDYSVILLE MD 21756	OLIVER HOMES INC	BROWN KENNETH N GRUNITZKY LYDIA
SGP-22-069	Standard Grading Plan	Approved	16-Sep-22	EDDIE C SMITH	13704 BLAIRS VALLEY RD CLEAR SPRING MD 21722	FREDERICK SEIBERT & ASSOCIATES	SMITH EDDIE C 13704 Blair's Valley Rd
SGP-22-070	Standard Grading Plan	In Review	16-Sep-22	ELIZABETH G HANNA	11573 KEMPS MILL RD WILLIAMSPORT MD 21795	FREDERICK SEIBERT & ASSOCIATES	HANNA MARGIE Y C/O WOLVERTON MARGIE Y
SGP-22-071	Standard Grading Plan	Received	30-Sep-22	PDR HOMES - BRYAN LYBURN	13229 PARADISE CHURCH RD HAGERSTOWN MD 21742	FOX & ASSOCIATES INC	FIELDS DAVID M & FIELDS CHRISTINA M
SWCP22-032	Stormwater Concept Plan	In Review	14-Sep-22	METZGER MINI STORAGE		FOX & ASSOCIATES INC	METZGER PROPERTIES LLC
SWCP22-033	Stormwater Concept Plan	In Review	20-Sep-22	206 E BALTIMORE STREET - APARTMENT BUILDING	206 E BALTIMORE STREET FUNKSTOWN MD 21734	FOX & ASSOCIATES INC	CRAMPTON PAUL RENTALS LLC
SSWP22-054	Stormwater Standard Plan	Approved	01-Sep-22	GUY JOSENHANS	11709 ASHTON RD CLEAR SPRING MD 21722	BLUE MOUNTAIN BUILDERS	HORST BRENT E HORST MARY E
SSWP22-055	Stormwater Standard Plan	Approved	16-Sep-22	JUSTIN M REGGIO	4003 TREGO ROAD KEEDYSVILLE MD 21756	OLIVER HOMES INC	BROWN KENNETH N GRUNITZKY LYDIA
SSWP22-056	Stormwater Standard Plan	Approved	16-Sep-22	EDDIE C SMITH	13704 BLAIRS VALLEY RD CLEAR SPRING MD 21722	FREDERICK SEIBERT & ASSOCIATES	SMITH EDDIE C 13704 Blair's Valley Rd
SSWP22-057	Stormwater Standard Plan	Approved	16-Sep-22	ELIZABETH HANNA	11571 KEMPS MILL ROAD WILLIAMSPORT, MD 21795	FREDERICK SEIBERT & ASSOCIATES	HANNA MARGIE Y C/O WOLVERTON MARGIE Y
SSWP22-058	Stormwater Standard Plan	Received	30-Sep-22	PDR HOMES - BRYAN LYBURN	13229 PARADISE CHURCH RD HAGERSTOWN MD 21742	FOX & ASSOCIATES INC	FIELDS DAVID M & FIELDS CHRISTINA M

Plan Review Projects Initialized - September 01, 2022 - September 30, 2022

Permits Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
2022-04705	Entrance Permit	Pending	02-Sep-22	STICK BUILT HOME	S-10-040 11709 ASHTON ROAD, LOT 10	SMOKER STEVIE E	HORST BRENT E HORST MARY E
2022-04850	Entrance Permit	Pending	12-Sep-22	STICK BUILT HOME	LOR 4003 TREGO ROAD, LOT 1	OLIVER HOMES INC	Reggio Justin & Reggio Katrina
2022-04961	Entrance Permit	Pending	19-Sep-22	STICK BUILT HOME	S-84-60 11610 KEMPS MILL ROAD, PARCEL C & D	SCHILDTNECHT RONALD T/A SUN VALLEY CONSTRUCTION	HANNA MARGIE Y C/O WOLVERTON MARGIE Y
2022-04994	Entrance Permit	Pending	21-Sep-22	STICK BUILT HOME	S-21-001 10118 AMELIA COURT, LOT 169	LGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC
2022-05000	Entrance Permit	Pending	21-Sep-22	STICK BUILT HOME	S-21-001 10114 AMELIA COURT LOT 170	LGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC C/O S CASTILLO AP TAX ADMIN
2022-05011	Entrance Permit	Pending	22-Sep-22	STICK BUILT HOME	S-21-001 10004 MAIDS FANCY WAY, LOT 234	LGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC
2022-05031	Entrance Permit	Pending	22-Sep-22	STICK BUILT HOME	S-21-001 10121 AMELIA COURT, LOT 168	LGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC
2022-05036	Entrance Permit	Pending	22-Sep-22	STICK BUILT HOME	S-21-001 10008 MAIDS FANCY WAY, LOT 233	LGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC C/O S CASTILLO AP TAX ADMIN
2022-05060	Entrance Permit	Pending	23-Sep-22	STICK BUILT HOME	S-21-001 MAIDS FANCY WAY, LOT 235	LGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC C/O S CASTILLO AP TAX ADMIN
2022-05168	Entrance Permit	Approved	29-Sep-22	CURRWOOD HAGERSTOWN HOWELL ROAD ENTRANCE	242 SO BREAKER DRIVE HAGERSTOWN, MD 21740		MCB HAGERSTOWN LLC 2002 CLIPPER PARK ROAD
2022-04951	Entrance Permit	Approved	19-Sep-22	FOREST HARVEST	CHESTNUT GROVE ROAD	PARKTON WOODLAND SERVICES	PEACHEY AQUILLAS PEACHEY BARBARA
2022-04836	Entrance Permit	Review	12-Sep-22	STICK BUILT HOME	S-06-115 1044 HARPERS FERRY ROAD, LOT 6	PAUL & MELANI HARMON	BARRIE SEAN BARRIE JENNIFER
2022-04776	Floodplain Permit	Approved	08-Sep-22	MOBILE HOME REPLACEMENT	LOR 15308 FALLING WATERS ROAD		KELLY JEREMY J KELLY LAURA L
2022-04934	Floodplain Permit	Review	16-Sep-22	FLOODPLAIN	13306 GLENDALE DRIVE HAGERSTOWN, MD 21742		DEBOW BRENDA SUE
2022-05094	Floodplain Permit	Pending Information	26-Sep-22	TYLER HAUSLER PAVILION	2841 HARPERS FERRY ROAD SHARPSBURG, MD 21782		HAUSLER TYLER HAUSLER SHERRY
2022-04706	Grading Permit	Pending	02-Sep-22	STICK BUILT HOME	S-10-040 11709 ASHTON ROAD, LOT 10	SMOKER STEVIE E	HORST BRENT E HORST MARY E
2022-04851	Grading Permit	Pending	12-Sep-22	STICK BUILT HOME	LOR 4003 TREGO ROAD, LOT 1	OLIVER HOMES INC	Reggio Justin & Reggio Katrina
2022-04955	Grading Permit	Pending	19-Sep-22	STICK BUILT HOME	SI-17-010 13640 BLAIRS VALLEY ROAD		SMITH EDDIE C
2022-04962	Grading Permit	Pending	19-Sep-22	STICK BUILT HOME	S-84-60 11610 KEMPS MILL ROAD, PARCEL C & D	SCHILDTNECHT RONALD T/A SUN VALLEY CONSTRUCTION	HANNA MARGIE Y C/O WOLVERTON MARGIE Y
2022-04995	Grading Permit	Pending	21-Sep-22	STICK BUILT HOME	S-21-001 10118 AMELIA COURT, LOT 169	LGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC
2022-05001	Grading Permit	Pending	21-Sep-22	STICK BUILT HOME	S-21-001 10114 AMELIA COURT LOT 170	LGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC C/O S CASTILLO AP TAX ADMIN
2022-05006	Grading Permit	Pending	22-Sep-22	APARTMENT	206 EAST BALTIMORE STREET	PAUL CRAMPTON CONTRACTORS INC	CRAMPTON PAUL RENTALS LLC
2022-05012	Grading Permit	Pending	22-Sep-22	STICK BUILT HOME	S-21-001 10004 MAIDS FANCY WAY, LOT 234	LGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC
2022-05032	Grading Permit	Pending	22-Sep-22	STICK BUILT HOME	S-21-001 10121 AMELIA COURT, LOT 168	LGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC
2022-05037	Grading Permit	Pending	22-Sep-22	STICK BUILT HOME	S-21-001 10008 MAIDS FANCY WAY, LOT 233	LGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC C/O S CASTILLO AP TAX ADMIN
2022-05061	Grading Permit	Pending	23-Sep-22	STICK BUILT HOME	S-21-001 MAIDS FANCY WAY, LOT 235	LGI HOMES MARYLAND, LLC	LGI HOMES MARYLAND LLC C/O S CASTILLO AP TAX ADMIN

Plan Review Projects Initialized - September 01, 2022 - September 30, 2022

Permits Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
2022-05116	Grading Permit	Pending	27-Sep-22	STICK BUILT HOME	CHARLOTTE STREET, LOT 147	NVR, INC. T/A NV HOMES AND RYAN HOMES	NVR INC 4991 NEW DESIGN ROAD
2022-05141	Grading Permit	Pending	28-Sep-22	STICK BUILT HOME	GAVER MEADOWS, CHARLOTTE STREET, LOT 141	NVR, INC. T/A NV HOMES AND RYAN HOMES	NVR INC 4991 NEW DESIGN ROAD
2022-05148	Grading Permit	Pending	29-Sep-22	STICK BUILT HOME	43 CHARLOTTE STREET, LOT 30	NVR, INC. T/A NV HOMES AND RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
2022-05068	Grading Permit	Review	26-Sep-22	2012 OAK RIDGE DRIVE, LLC	SP-22-021 18039 OAK RIDGE DRIVE, LOT 8		2012 OAK RIDGE DRIVE LLC
2022-05123	Non-Residential Addition-Alteration Permit	Review	28-Sep-22	COMMERCIAL	SP-05-064 1025 MOUNT AETNA ROAD		GOLDEN PEACH LLC
2022-05124	Non-Residential Ag Certificate	Approved	28-Sep-22	FARM BUILDING	LOR 23734 MONG ROAD		RUDOLPH MARK
2022-04720	Non-Residential Demolition Permit	Approved	06-Sep-22	CREEKSIDE BAR AND GRILL PARTIAL DEMOLITION	1225 SECURITY ROAD		Kehoe Realty LLC c/o Robb & Walsh LLC
2022-01536.R01	Revision	Review	07-Sep-22	STICK BUILT HOME	S-21-036 19520 BLOSSOM LANE, PARCEL A	POTOMAC CONSTRUCTION	SERAFINI ANDREW A SERAFINI DIANA M
2022-04863	Utility Permit	Approved	13-Sep-22	COLUMBIA GAS	16410 INDUSTRIAL LANE	COLUMBIA GAS OF MARYLAND INC	RUST-OLEUM CORP
2022-04867	Utility Permit	Approved	13-Sep-22	POTOMAC EDISON	16301 MCGREGOR DRIVE	POTOMAC EDISON	HIGHLAND MANOR COMMUNITY ASSOC INC
2022-05171	Utility Permit	Approved	29-Sep-22	CURRWOOD HAGERSTOWN HOWELL ROAD WATER CONNECTION	1522 HOWELL ROAD		SEIBERT SHARON K
2022-04957	Utility Permit	Approved	19-Sep-22		13441 VOLVO WAY		MACK TRUCKS INC C/O MS ECHENIQUE
2022-05065	Utility Permit	Approved	25-Sep-22	POTOMAC EDISON	17145 BAKERSVILLE ROAD	POTOMAC EDISON	RICE TIMOTHY H & RICE SHEILA A
2022-05122	Utility Permit	Approved	28-Sep-22	COLUMBIA GAS	11005 ROESSNER AVENUE	COLUMBIA GAS OF MARYLAND INC	MITCHELL JAMES EDWIN
2022-04840	Utility Permit	Review	12-Sep-22		20205 TROVINGER MILL ROAD	COONS JOHN	WEBER KENLIN RICHARD & WEBER KENDRA ANN
2022-04889	Utility Permit	Review	14-Sep-22	POTOMAC EDISON	11709 ASHTON ROAD	POTOMAC EDISON	HORST BRENT E HORST MARY E

Plan Review Projects Initialized - September 01, 2022 - September 30, 2022

	Type	Total
LandDev Total by Group: 37	APFO Road Adequacy	1
	Forest Stand Delineation	5
	Improvement Plan	2
	Ordinance Modification	3
	Preliminary-Final Plat	4
	Redline Revision	4
	Simplified Plat	5
	Site Specific Grading Plan	1
	Standard Grading Plan	5
	Stormwater Concept Plan	2
	Stormwater Standard Plan	5
	Entrance Permit	12
	Floodplain Permit	3
Permits Total by Group: 42	Grading Permit	15
	Non-Residential Addition-Alteration Permit	1
	Non-Residential Ag Certificate	1
	Non-Residential Demolition Permit	1
	Revision	1
	Utility Permit	8
Total		79