

**GENERAL NOTES**

1. TAX MAP 40, GRID 19, PARCEL 88
2. ELECTION DISTRICT: 07
3. DEED REFERENCE: BEING ALL OF THE LANDS CONVEYED TO HOUSING AUTHORITY OF WASHINGTON COUNTY, A PUBLIC BODY CORPORATE OF THE STATE OF MARYLAND, BY THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, BY DEED DATE OCTOBER 20, 1981 AND RECORDED AMONG THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND AT LIBER 736, FOLIO 300.
4. SITE AREA PER DEED = 5.19 AC.±
5. THE PROPERTY LINES SHOWN HEREON ARE FROM DEEDS OF RECORD. NO BOUNDARY SURVEY HAS BEEN PERFORMED BY TRIAD ENGINEERING, INC.
6. TOPOGRAPHIC FEATURES SHOWN HEREON WERE DERIVED FROM AERIAL PHOTOGRAMMETRY BY WASHINGTON COUNTY G.I.S. DEPARTMENT. NO TOPOGRAPHIC SURVEY WAS PERFORMED BY TRIAD ENGINEERING, INC.
7. UTILITIES WERE DERIVED FROM SITE PLAN DRAWINGS PREPARED BY ELEANOR LAKIN (CERTIFIED BY WILLIAM TEACH) AND DATED 8-5-82. NO LOCATION SURVEY WAS PERFORMED BY TRIAD ENGINEERING, INC.
8. SITE IS ZONED "TR" - TOWN RESIDENTIAL DISTRICT
9. EXISTING USAGE IS SINGLE FAMILY ATTACHED DWELLINGS (TOWNHOUSE) WHICH IS A SPECIAL EXCEPTION USAGE IN THE 'TR' DISTRICT. EXISTING 28 UNITS.
10. PURPOSE OF THIS PLAN IS FOR THE ADDITION OF A 16 UNIT MULTI-FAMILY RESIDENTIAL (APARTMENT) DWELLING. MULTI-FAMILY (APARTMENT) DWELLINGS ARE A SPECIAL EXCEPTION USAGE WITHIN THE 'TR' DISTRICT PER TABLE 305 B(10) OF THE TOWN OF SMITHSBURG ZONING ORDINANCE.
11. PROPOSED BUILDING HEIGHT = 45 ft.
12. MINIMUM LOT REQUIREMENTS PER SECTION 401 OF THE TOWN OF SMITHSBURG ZONING ORDINANCE:

USAGE	LOT AREA	LOT AREA PER UNIT	LOT WIDTH	FRONT YARD	SIDE YARD	REAR YARD	MAX. BLDG. HEIGHT
TOWNHOUSE	12,000 sq. ft.	4,000 sq. ft.*	20 ft.	15 ft.	15 ft.	15 ft.	35 ft.
APARTMENT	22,000 sq. ft.	3,600 sq. ft.	200 ft.	15 ft.	15 (20) ft.**	15 ft.	35 (45) ft.**

\* MAXIMUM DENSITY OF 8 DWELLING UNITS / ac. = (8 UNITS x 5.19 ac. = 41 UNITS)

\*\* MAXIMUM BUILDING HEIGHT MAY BE EXTENDED TO 45 ft. PROVIDED THAT EACH SIDE YARD DEPTH IS INCREASED 1/2 ft. FOR EVERY 1 ft. ABOVE 35 ft.  
(45 ft. - 35 ft. = 10 ft / 2 = 5 ft. + 15 ft. = 20 ft.)

NOTE - M.B.S.L. REFERS TO MINIMUM BUILDING SETBACK LINE AS DEFINED BY THE ZONING ORDINANCE. B.R.L. REFERS TO BUILDING RESTRICTION LINE IMPOSED BY AN AGENCY OR THE OWNER

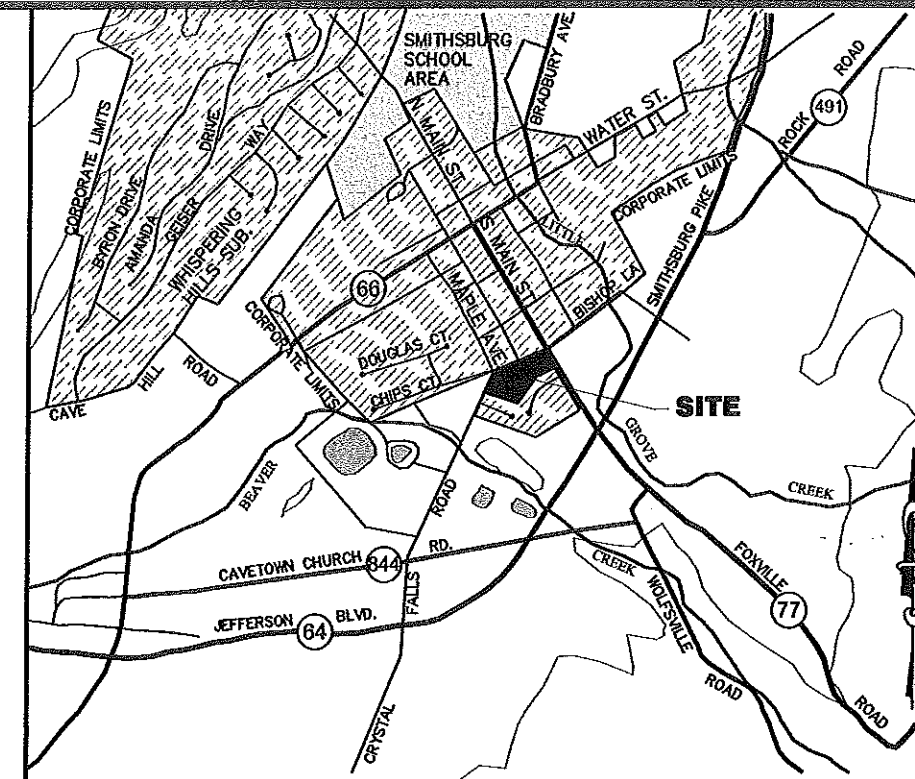
13. PARKING REQUIREMENTS PER SECTION 600 OF THE TOWN OF SMITHSBURG ZONING ORDINANCE:
 

<b>EXISTING TOWNHOUSES</b>	2.5 SPACES / DWELLING UNIT = (2.5 x 28 UNITS =	<b>70 SPACES</b>
<b>EXISTING COMMUNITY CENTER</b>	1 SPACE / 250 sq.ft. + 1 SPACE / 2 EMPLOYEES =	
	(1,640 sq.ft. / 250) sq.ft. + 1	<b>8 SPACES</b>
<b>(SUBTOTAL EXISTING REQUIRED SPACES)</b>		<b>= 78 SPACES</b>
<b>PROPOSED APARTMENTS</b>	2.5 SPACES / DWELLING UNIT = (2.5 x 16 UNITS)=	<b>40 SPACES</b>
<b>FUTURE COMMUNITY CENTER EXPANSION</b>	1 SPACE / 250 sq.ft. = (960 sq.ft./250)	<b>= 4 SPACES</b>
<b>TOTAL REQUIRED PARKING</b>		<b>= 122 SPACES</b>
14. EXISTING PARKING
 

	REGULAR	A.D.A. ACCESSIBLE	
	69	4	<b>= 73 SPACES</b>
15. PROPOSED PARKING:
 

	REGULAR	A.D.A. ACCESSIBLE	
EXISTING PARKING REMAINING	50	5	
+ NEW PARKING	32	4	
+ COMPACT CAR PARKING	9	0	
<b>TOTAL PARKING PROVIDED</b>	<b>91</b>	<b>9</b>	<b>= 100 SPACES</b>

(NOTE: 17 STREETSIDE PARKING SPACES ARE AVAILABLE ALONG BISHOP LANE)
16. SITE IS SERVED BY PUBLIC WATER SYSTEM PROVIDED BY THE TOWN OF SMITHSBURG.
17. SITE IS SERVED BY A PUBLIC SANITARY SEWER SYSTEM PROVIDED BY WASHINGTON COUNTY.
18. THERE ARE NO INTERMITTENT STREAMS CROSSING THIS SITE AS SHOWN ON SHEET NUMBER 27 OF 58 OF THE SOIL SURVEY OF WASHINGTON COUNTY, MARYLAND, HOWEVER, THERE IS AN EXISTING DRAINAGE SWALE MEETING THE STREAM BUFFER REQUIREMENTS AS DEFINED BY WASHINGTON COUNTY SOIL CONSERVATION DISTRICT. A STREAM BUFFER IS PROPOSED.
19. THERE ARE NO AREAS OF KNOWN HABITATS OF THREATENED OR ENDANGERED SPECIES IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE AS PER 50 CFR 17.
20. THIS SITE IS NOT WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA COMMUNITY PANEL NO. 240070 0125 A, EFFECTIVE MAY 1, 1978. SITE IS IN ZONE C.
21. THERE ARE NO WETLANDS ON THE SITE PER MAPPING BY THE U.S. DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE.
22. THIS SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE MARYLAND ACCESSIBILITY CODE FOR THE HANDICAPPED.



**VICINITY MAP**

SCALE: 1" = 2,000'

**TRIAD ENGINEERING, INC.**

1075-D SHERMAN AVENUE  
HAGERSTOWN, MD 21740  
PH: 301.797.6400 FAX: 301.797.2424

OFFICE LOCATIONS  
MARYLAND • PENNSYLVANIA • VIRGINIA • WEST VIRGINIA

CADD FILE: 3256-ZAB-1	JOB NO: 03-07-0395	DRAWN BY: R.L.B.	CHECKED BY: R.K.C.	SCALE: 1"=60'
		DATE: 08-31-09		

BLUE MOUNTAIN ESTATES  
APARTMENT BUILDING ADDITION  
BISHOP LANE  
SMITHSBURG, MARYLAND

ZONING APPEALS EXHIBIT



SHEET NUMBER:  
**2 of 2**  
JOB NO.: 03-07-0395

OWNER/DEVELOPER: HOUSING AUTHORITY OF WASHINGTON COUNTY  
ADDRESS: P.O. BOX 2944  
HAGERSTOWN, MD. 21741  
CONTACT: RICHARD WILSON  
EXECUTIVE DIRECTOR  
PHONE: 301-791-3168