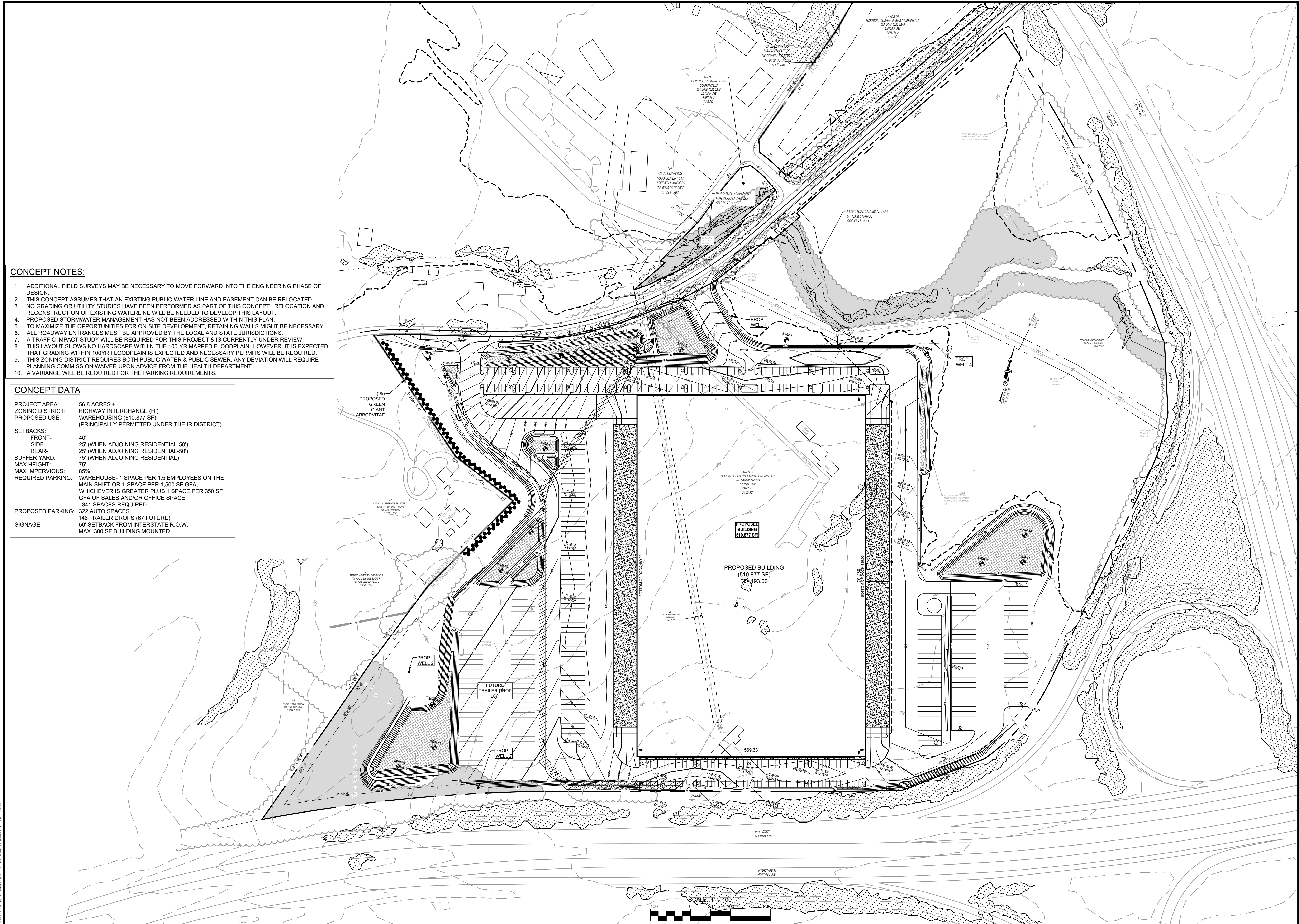


- CONCEPT NOTES:**
1. ADDITIONAL FIELD SURVEYS MAY BE NECESSARY TO MOVE FORWARD INTO THE ENGINEERING PHASE OF DESIGN.
  2. THIS CONCEPT ASSUMES THAT AN EXISTING PUBLIC WATER LINE AND EASEMENT CAN BE RELOCATED.
  3. NO GRADING OR UTILITY STUDIES HAVE BEEN PERFORMED AS PART OF THIS CONCEPT. RELOCATION AND RECONSTRUCTION OF EXISTING WATERLINE WILL BE NEEDED TO DEVELOP THIS LAYOUT.
  4. PROPOSED STORMWATER MANAGEMENT HAS NOT BEEN ADDRESSED WITHIN THIS PLAN.
  5. TO MAXIMIZE THE OPPORTUNITIES FOR ON-SITE DEVELOPMENT, RETAINING WALLS MIGHT BE NECESSARY.
  6. ALL ROADWAY ENTRANCES MUST BE APPROVED BY THE LOCAL AND STATE JURISDICTIONS.
  7. A TRAFFIC IMPACT STUDY WILL BE REQUIRED FOR THIS PROJECT & IS CURRENTLY UNDER REVIEW.
  8. THIS LAYOUT SHOWS NO HARDSCAPE WITHIN THE 100-YR MAPPED FLOODPLAIN. HOWEVER, IT IS EXPECTED THAT GRADING WITHIN 100YR FLOODPLAIN IS EXPECTED AND NECESSARY PERMITS WILL BE REQUIRED.
  9. THIS ZONING DISTRICT REQUIRES BOTH PUBLIC WATER & PUBLIC SEWER. ANY DEVIATION WILL REQUIRE PLANNING COMMISSION WAIVER UPON ADVICE FROM THE HEALTH DEPARTMENT.
  10. A VARIANCE WILL BE REQUIRED FOR THE PARKING REQUIREMENTS.

**CONCEPT DATA**

PROJECT AREA	56.8 ACRES ±
ZONING DISTRICT:	HIGHWAY INTERCHANGE (HI)
PROPOSED USE:	WAREHOUSING (510,877 SF) (PRINCIPALLY PERMITTED UNDER THE IR DISTRICT)
SETBACKS:	
FRONT-	40'
SIDE-	25' (WHEN ADJOINING RESIDENTIAL-50')
REAR-	25' (WHEN ADJOINING RESIDENTIAL-50')
BUFFER YARD:	75' (WHEN ADJOINING RESIDENTIAL)
MAX HEIGHT:	75'
MAX IMPERVIOUS:	85%
REQUIRED PARKING:	WAREHOUSE- 1 SPACE PER 1.5 EMPLOYEES ON THE MAIN SHIFT OR 1 SPACE PER 1,500 SF GFA. WHICHEVER IS GREATER PLUS 1 SPACE PER 350 SF GFA OF SALES AND/OR OFFICE SPACE =341 SPACES REQUIRED
PROPOSED PARKING:	322 AUTO SPACES 146 TRAILER DROPS (67 FUTURE)
SIGNAGE:	50' SETBACK FROM INTERSTATE R.O.W. MAX. 300 SF BUILDING MOUNTED



**NOT APPROVED FOR CONSTRUCTION**

**CUSHWA FARMS WAREHOUSE**  
 SITUATED AT 11185 HOPKINS ROAD  
 HAGERSTOWN, MARYLAND  
 WASHINGTON COUNTY  
 PENNSYLVANIA PERMITS  
 1680 WISCONSIN AVE NW, SUITE 300, WASHINGTON, DC 20007  
 202.728.6400

DATE: \_\_\_\_\_  
 MARK DESCRIPTION: \_\_\_\_\_

PROJECT NO.	4912.1
DWN BY	DATE
TMF	12.02.2021
PROJECT MANAGER	EMAIL

PROPERTY INFORMATION  
 0048-0022-0245  
 SCALE 1" = 100'  
 SHEET TITLE

**CONCEPT PLAN**

**C-101**  
 SHEET 01 OF 01

**FS&C PUBLIC**  
 FREDERICK SEIBERT & ASSOCIATES, INC.  
 CIVIL ENGINEER & SURVEYOR LANDSCAPE ARCHITECTS & LAND PLANNERS  
 12200 WOODBURN DRIVE  
 WASHINGTON, DC 20007  
 202.728.6400  
 171.761.8111  
 171.725.2521