SKETCH PLAN & ESD SWM CONCEPT PLAN

FOR

HEAVENS HEIGHTS HOMES, LLC

SITUATED ALONG THE NORTH SIDE OF SOUTHERN BOULEVARD

HAGERSTOWN, MD 21740

CITY OF HAGERSTOWN
WASHINGTON COUNTY, MARYLAND

ESD NARRATIVE 1

This environmental site design plan is for the construction of a 31-lot residential subdivision with one single family dwelling and 30 semidetached dwellings. The project proposes two new public roadways, home construction, and site amenities. The project is situated along the north side of Southern Blvd at its intersection with E. Oak Ridge Dr in Hagerstown, Maryland. The property is currently zoned Residential-Moderate Density (RMOD) and is identified as parcel 1207 within tax map 049. The property contains 12.08 acres.

The proposed limit of disturbance is 7.9 acres with 3.23 acres of impervious area consisting of roads, sidewalks, single family homes, driveways and site ammenities. The required ESD volume is 19,789 c.f.

The following ESDv treatment practices are proposed to treat the site runoff: Rooftop Disconnections (splash roof drains to grade and flow across lawns), non-rooftop disconnections (sheet flow walking paths across permeable areas), Submerged Gravel wetlands (to collect larger drainage areas), and Microbioretention.

OWNER/DEVELOPER:
HEAVENS HEIGHTS HOMES, LLC
18732 BALLANTYNE WAY
HAGERSTOWN, MD 21740

ATTN: EMAD HASSAN
EMAIL: emadeldinhassan@gmail.com
PHONE: 443.765.4400

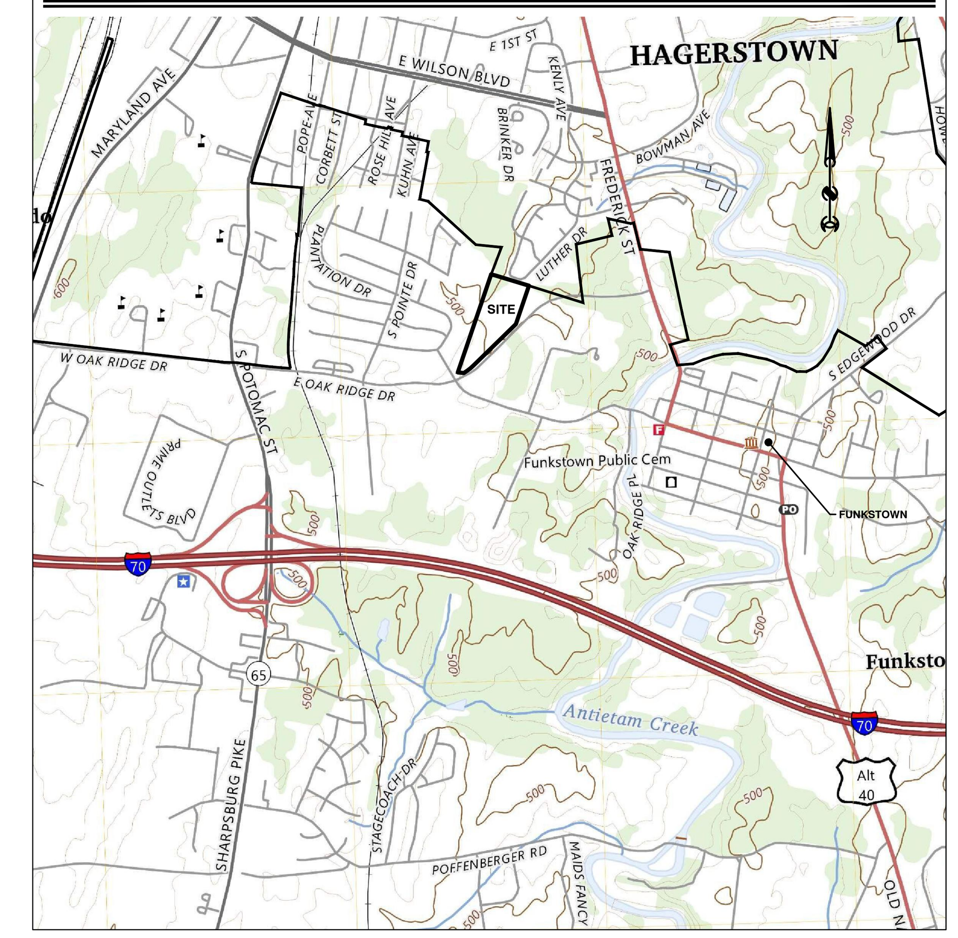
CIVIL ENGINEER / SURVEYOR:
FREDERICK SEIBERT & ASSOCIATES, INC
128 SOUTH POTOMAC STREET
HAGERSTOWN, MD 21740

PROJECT MANAGER: FRED FREDERICK
EMAIL: FFrederick@fsa-inc.com
PHONE: 301.791.3650

VICINITY MAP

SCALE: 1" = 2000'

U.S.G.S. MAP: HAGERSTOWN



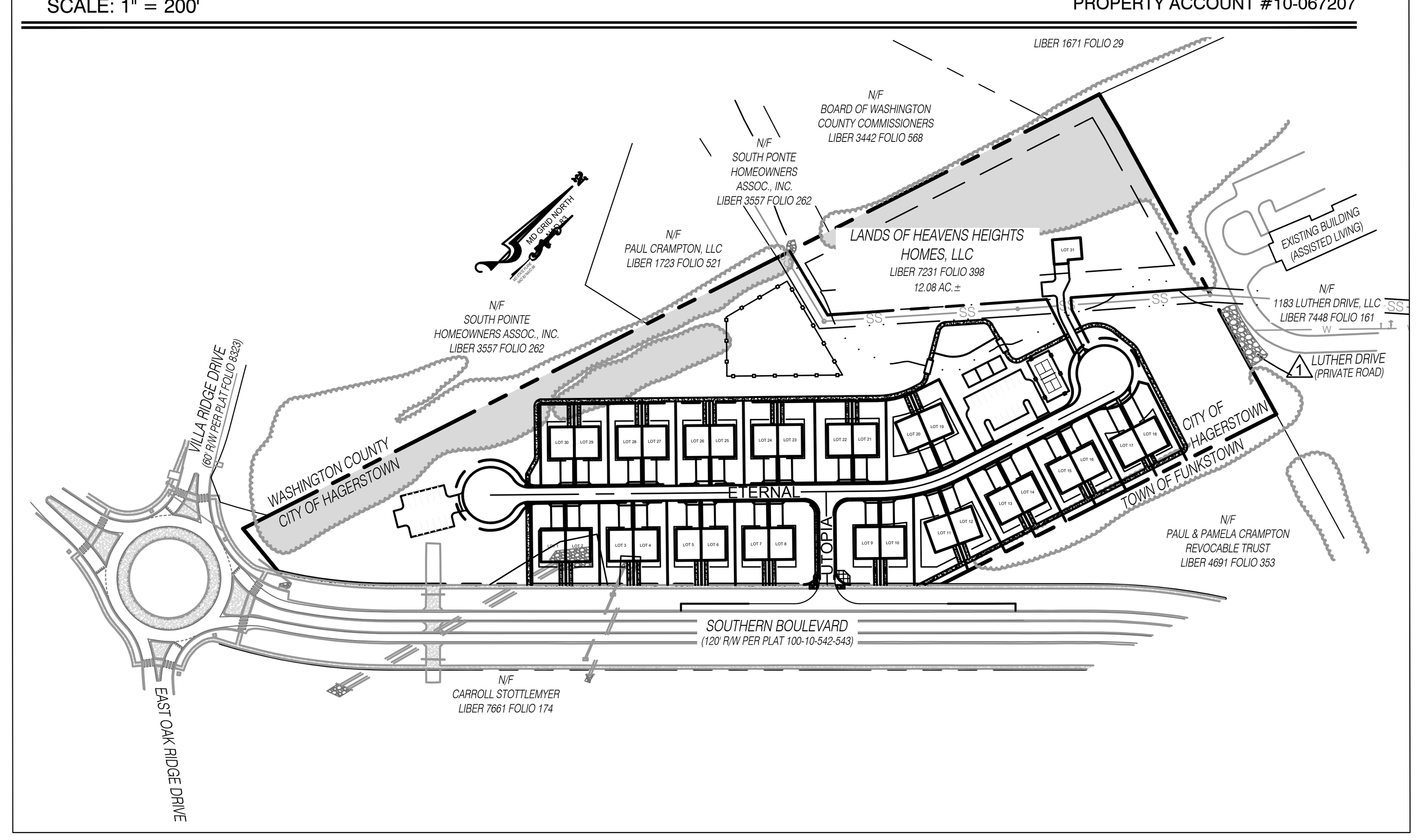
SHEET INDEX

TYPE	NUMBER	TITLE
C-001	SHEET 01	COVER SHEET
C-002	SHEET 02	NOTES & LEGENDS
C-101	SHEET 03	ENVIRONMENTAL RESOURCE MAP
C-102	SHEET 04	SKETCH PLAN

LOCATION PLAN

SCALE: 1" = 200'

TAX MAP - GRID - PARCEL - 0049-0023-1
PROPERTY ACCOUNT #10-067207



DISTURBED AREA QUANTITY

1 **THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY __7.9__ ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY __TBD__ CU. YDS. OF EXCAVATION AND APPROXIMATELY __TBD__ CU. YDS. OF FILL.**

SKETCH PLAN SIGNATURE BLOCK

Reviewed by the Hagerstown Planning Commission on 1/14/2026 and authorized to proceed to development plan or site plan phase of review, subject to any conditions set forth in the minutes of the Planning Commission and reflected in notations here-on. Review at this stage of development is conceptual. As such, approval of a sketch plan does not convey any vesting rights. The City of Hagerstown and other review agencies reserve the right to raise issues or concerns not detected in this sketch plan review.

FOR THE HAGERSTOWN PLANNING COMMISSION

Name
Planning and Code Administration Department

811
Know what's **below.**
Call before you dig.

01/02/2026

FSA
FREDERICK SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS

MARK	DESCRIPTION	DATE
1	Revised per agency comments	12/10/2025

NOT APPROVED FOR CONSTRUCTION

HEAVENS HEIGHTS HOMES, LLC
SITUATED ALONG THE NORTH SIDE OF SOUTHERN BLVD AT ITS INTERSECTION WITH E. OAK RIDGE DR
HAGERSTOWN, MD 21740
CITY OF HAGERSTOWN
WASHINGTON COUNTY

HEAVENS HEIGHTS HOMES, LLC
18732 BALLANTYNE WAY HAGERSTOWN, MD 21740
PHONE: 443.765.4400

PROJECT NO. 7862.0	
DWN BY ALT	DATE 07/28/2025
PROJECT MANAGER Fred Frederick	EMAIL FFrederick@fsa-inc.com
TAX MAP - GRID - PARCEL 049-023-1207	
SCALE AS SHOWN	
SHEET TITLE	

COVER SHEET

C-001

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.
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.
4. 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.
5. Be aware that in the event of discrepancy between scaled and figured dimensions shown on the plan, the figured dimensions shall govern.
6. Load bearing fills (Class 1) proposed for support of buildings, walls, and other structures whose function thereof would be especially impaired by the settlement shall be compacted at optimum moisture content to a 95% density.
7. Load bearing fills (Class 2) proposed for support of roadways, pavement, and structures which would not be especially impaired by moderate settlement shall be compacted at optimum moisture content to a 90% density.
8. All fills shall be placed in approximately horizontal layers each layer having a loose thickness of not more than eight (8) inches for class 1 and twelve (12) inches for class 2.
9. 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.
10. 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.
11. All handicapped parking spaces shall be designed, ramped and signed to meet the minimum requirements of the Maryland code for the handicapped.
12. The existing site contours shown hereon are a combination of Lidar and field survey contours as completed and verified by FSA (Contour accuracy is to plus or minus one half the contour interval).
13. Limit of disturbed areas are to be the limit of property ownership, unless otherwise noted.

CONCEPT NOTES

1. This plan is conceptual and subject to change.
2. Field surveying has been completed for this concept plan. All base information is comprised of GIS information, field survey, boundary location, and aerial mapping.
3. △1 This parcel does not lie within the 100 year floodplain limits per flood insurance rate map, community panel Nos. 24043C0302D and 24043C305D dated 08-15-2017
4. There are no wetlands or related buffers within this parcel.
5. There are no existing or proposed railroad right-of-ways located on this parcel.
6. There are no known or nor suspected human burial sites on this parcel.
7. All proposed access points and driveways must be reviewed and approved by the reviewing agencies and are subject to change.
8. There are no board of zoning appeals cases for this parcel.
9. The street connection/entrance to Southern Blvd will require Washington County Approval and Entrance Permit.
10. △1 △2 This property was annexed into the City of Hagerstown municipal boundary under A-2023-06
11. There is a 21" public gravity sewer main and associated 20' wide City of Hagerstown sanitary sewer easement on the tract of land.
12. There are no zoning overlays over this property.
13. Waivers are required to construct stormwater management areas fronting on public street right-of-ways.
14. All fire hydrants shall meet the Hagerstown Water Department specifications.New fire hydrants shall be designed to provide a minimum flow of 1,000 gpm.
15. △1 Electric service will be provided by Potomac Edison.
16. △1 The developer is responsible for installing street lighting system per the City of Hagerstown Light Department Street Light Installation Specifications.
17. △1 A street lighting design plan must be included in the site development plan submission with the location and depth of wiring, conduit runs, and hand box sizes per Section B.1 of the Street Light Manual.
18. △1 Hagerstown Light Department does not provide lighting for parking lots or private areas. Any developer proposed lighting shall be on a separate circuit.
19. △1 Due to the existence of Swanpond series soils onsite which often reflect a higher ground water table, developer to take caution on the construction of basements. Developer is urged to consult with geotechnical engineer before proceeding with any basement construction.
20. △1 There are existing forest, agricultural fields, five specimen trees, steep slopes, intermittent stream and 20' wide sanitary sewer easement on this parcel.
21. △1 There are no significant historical resources on this parcel.
22. △1 Two car garages are planned for each dwelling unit.
23. △1 There are no known public improvements planned by public authorities for future construction on or near the tract to the extent know to developer.

△1 PARKING, LOADING & BICYCLE DATA

USE	REQUIREMENT	CALCULATION	REQUIRED
SINGLE FAMILY DWELLINGS	3 SPACES PER UNIT	3 SPACES X 31 UNITS	93 SPACES
TOTAL PROVIDED PARKING SPACES		△2 **SPACE - 9' x 18'**	**93 SPACES (2.41/UNIT)** **63 ON LOT (IN DRIVEWAYS)** **0 ON STREET** **30 OFF STREET (PARKING LOT)**

HAGERSTOWN FIRE DEPT. NOTES:

Construction occurring on this site shall comply with NFPA 1, *Fire Code section 4.5.6 Construction, Repairs, and Improvements and chapter 16 Safeguarding Construction, Alteration, and Demolition Operations, and* **with NFPA 241,** *Standard for Safeguarding Construction, Alteration, and Demolition Operations.* **In addition, the City Fire Prevention Code states:**

- **No open air burning is permitted**
- **A permit is required from the Hagerstown Fire Marshal before performing blasting operations**
- **Fire Department access shall be maintained to all buildings during construction**
- **Approved Address Numbers must be plainly legible and visible from the street or road fronting the property**

New water mains for the purpose of providing water to fire protection systems shall be designed and installed in compliance with *NFPA 24, Standard for the Installation of Private Fire Service Mains and their Appurtenances.* **Fire Marshal inspections and Testing is required.**

All fire hydrants shall meet the Hagerstown Water Department specifications. New fire hydrants shall be designed to provide a minimum flow of 1,000 GPM.

To the best knowledge of the owner or developer, no human burial site is known or believed to exist on the property. If a human burial site is known or believed to be present. Copies of any available documentation that shows burial shall be submitted as an addendum to the plan.

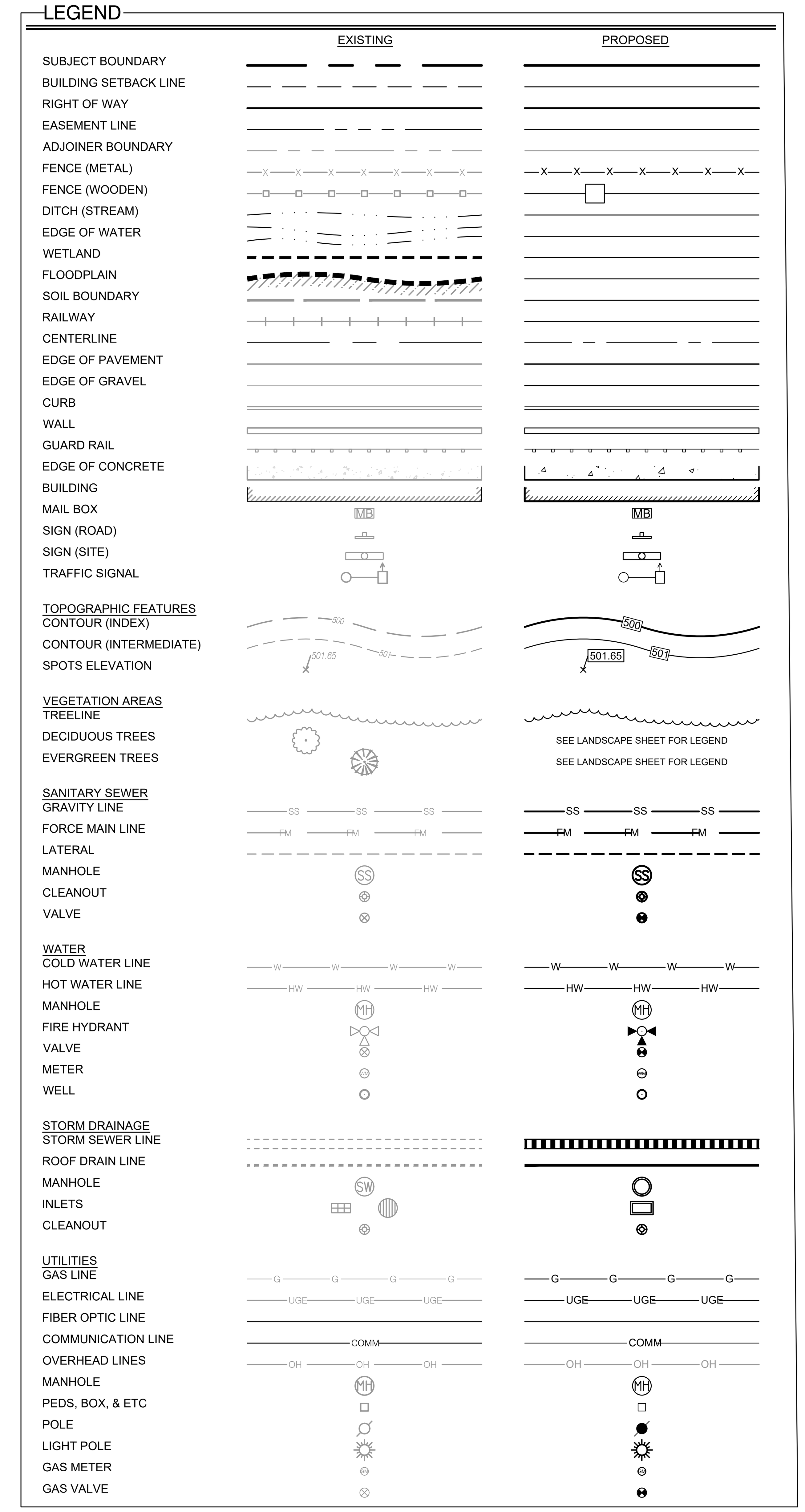
ZONING DATA

ZONING DISTRICT	RMOD- RESIDENTIAL-MODERATE DENSITY
CITY UNIQUE PARCEL ID	TO BE PROVIDED
TAX MAP - GRID - PARCEL	0049-0023-1207
ELECTION DISTRICT	10
ACCOUNT NUMBER	067207
BUILDING HEIGHT	35 FT (3 STORIES)
MINIMUM YARD SETBACK SINGLE FAMILY DWELLING:	
FRONT	25 FT.
SIDE	4 FT. (15' MINIMUM AGGREGATE WIDTH AND 2 SIDE YARDS REQUIRED)
REAR	35 FT.
MINIMUM YARD SETBACK SINGLE FAMILY SEMI-DETACHED DWELLING:	
FRONT	25 FT.
SIDE	10 FT. (1 SIDE YARD REQUIRED)
REAR	35 FT.
EXISTING USE	VACANT LOT
PROPOSED USE	RESIDENTIAL
BUILDINGS	RESIDENTIAL SINGLE FAMILY
RESIDENTIAL	15 SEMI-DETACHED BUILDING = 30 UNITS & 1 SINGLE FAMILY UNIT 31 TOTAL RESIDENTIAL UNITS
LOT DENSITY	2.56 UNITS/ACRE
OPEN SPACE SUMMARY:	
PARCEL	12.08 Ac.
REQUIRED OPEN SPACE	WALKING/BIKING PATHS, PICNIC PAVILIONS AND TOT LOT
△2 OPEN SPACE PROVIDED	WALKING PATH, DOG PARK, PICKLEBALL COURT, TOT LOT & GARDENS (29,991 S.F.)

SITE DATA

LIBER / FOLIO	07231 / 00398
AREA SUMMARY:	
PARCEL	12.08 Ac.
DISTURBED AREA	332,833 SF / 7.61 Ac
WATER & SEWER USAGE:	
WATER PROVIDED	CITY OF HAGERSTOWN WATER DIVISION
SEWER PROVIDED	CITY OF HAGERSTOWN WASTEWATER DIVISION
PROPOSED ALLOCATION	6,200 G.P.D. (31 EDU)
SITE LIGHTING:	
EXISTING	NONE
PROPOSED	STREET LIGHTS PER HLD
FOREST CONSERVATION	2.07 ACRES ON SITE RETENTION AND STREET TREES
WATERSHED:	
NAME	ANTIETAM CREEK
NUMBER	02-14-05-02
FEMA PANEL #	24043C0302D DATED 08/15/2017 & 24043C0305D DATED 08/15/2017
EXISTING IMPERVIOUS	0.03 AC.
PROPOSED IMPERVIOUS	3.14 AC.
SENSITIVE AREA	THERE ARE SENSITIVE AREAS WITHIN THE SITE INCLUDING STEEP SLOPES, HIGHLY ERODIBLE SOILS AND FOREST
WAIVER AND/OR VARIANCE	NONE

LEGEND



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

STATE OF MARYLAND ANTHONY L. TAYLOR 44044 PROFESSIONAL ENGINEER

01/02/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND, License # 44044, Expiration Date 06-09-2027.

FSA
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CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301.791.3650
20 WEST BALTIMORE STREET, GREENCASTLE, PA 17225, 717.597.1007
505 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717.701.8111
5201 SPRING ROAD, SHERMANS DALE, PA 17090, 717.567.3680

MARK:	DESCRIPTION:	DATE:
△1	Revised per agency comments	12/10/2025
△2	Revised per agency comments	01/02/2026

NOT APPROVED FOR CONSTRUCTION

HEAVENS HEIGHTS HOMES LLC
SITUATED ALONG THE NORTH SIDE OF SOUTHERN BLVD AT ITS INTERSECTION WITH E. OAK RIDGE DR.
HAGERSTOWN, MD 21740
CITY OF HAGERSTOWN
WASHINGTON COUNTY

HEAVENS HEIGHTS HOMES LLC
18732 BALLANTYNE WAY, HAGERSTOWN, MD 21740
PHONE: 443.765.4400

PROJECT NO. 7862.0	
DWN BY ALT	*DATE* 07/28/2025
PROJECT MANAGER Fred Frederick	*EMAIL* FFrederick@fsa-inc.com
TAX MAP - GRID - PARCEL 0049-0023-1207	
SCALE AS SHOWN	

SHEET TITLE

GENERAL NOTES

C-002

NOTES:

1. THIS PARCEL DOES NOT LIE IN THE 100 YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 24043C0302D & 24043C0305D DATED 08-15-2017.
2. THERE ARE NO WETLANDS WITHIN THIS PARCEL.

Soils

Natural Drainage Path

Watershed Boundary

2 LOD Limit of Disturbance

Steep Slopes (Slopes $\geq$25%)

Qualified Forest

NONE Wetlands

NONE Wetlands Buffer

Highly Erodable Soils (Slopes$\geq$15%) 1

Ft - Funkstown silt loam
Soil Properties & Characteristics:
Slope: 0 to 3 Percent
Drainage Class: moderately well drained
Depth to Seasonal High Water Table: 24 to 42 inches
Flooding: Frequent
Erosion Hazard: Moderate
Depth to Bedrock: more than 80 inches

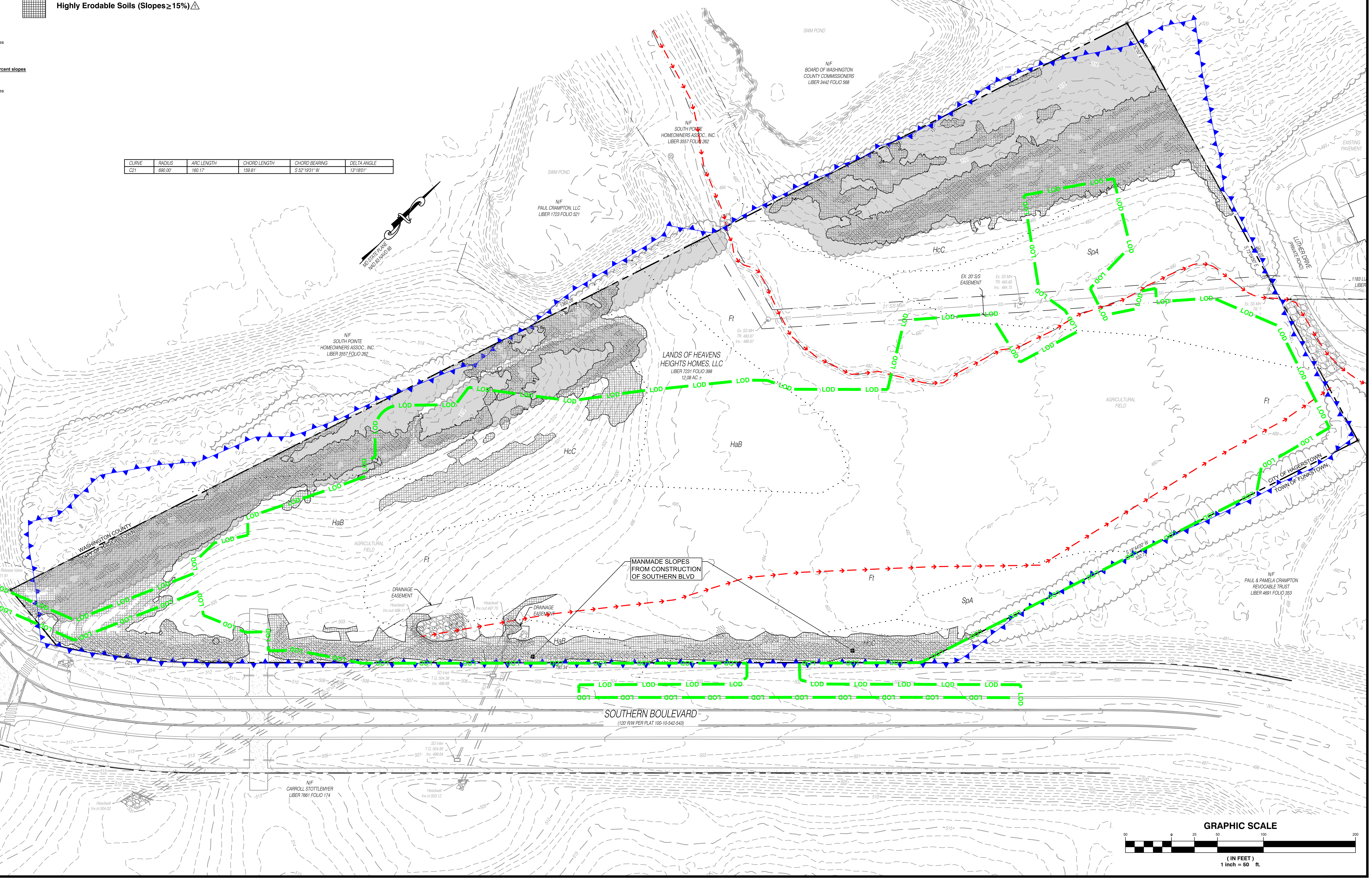
HaB - Hagerstown silt loam, 3 to 8 percent slopes
Soil Properties & Characteristics:
Slope: 3 to 8 Percent
Drainage Class: well drained
Depth to Seasonal High Water Table: more than 80 inches
Flooding: None
Erosion Hazard: Moderate
Depth to Bedrock: 43 to 98 inches

HaC - Hagerstown silt loam, 8 to 15 percent slopes
Soil Properties & Characteristics:
Slope: 8 to 15 Percent
Drainage Class: well drained
Depth to Seasonal High Water Table: more than 80 inches
Flooding: None
Erosion Hazard: Moderate
Depth to Bedrock: 43 to 98 inches

HcC - Hagerstown-Rock outcrop complex, 8 to 15 percent slopes
Soil Properties & Characteristics:
Slope: 8 to 15 Percent
Drainage Class: well drained
Depth to Seasonal High Water Table: more than 80 inches
Flooding: None
Erosion Hazard: Moderate
Depth to Bedrock: more than 80 inches

SpA - Swanpond silt loams, 0 to 3 percent slopes
Soil Properties & Characteristics:
Slope: 0 to 3 Percent
Drainage Class: moderately well drained
Depth to Seasonal High Water Table: 30 to 42 80 inches
Flooding: None
Erosion Hazard: Moderate
Depth to Bedrock: more than 80 inches

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C21	690.00'	160.17'	159.81'	S 52°19'31" W	13°18'01"



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NOT APPROVED FOR CONSTRUCTION

01/02/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND, License # 44044, Expiration Date 06-09-2027.

MARK:	DESCRIPTION:	DATE:
1	Revised per agency comments	12/10/2025
2	Revised per agency comments	01/02/2026

FSA
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11142 WILLIAMSPORT PIKE GREENCASTLE, PA 17225 717.597.1007
505 SOUTH HANOVER STREET CARLISLE, PA 17013 717.701.8111
15 EAST MAIN STREET NEW BLOOMFIELD, PA 17068 717.275.7531

HEAVENS HEIGHTS HOMES LLC

SITUATED ALONG THE NORTH SIDE OF SOUTHERN BLVD AT ITS INTERSECTION WITH E. OAK RIDGE DR.
HAGERSTOWN, MD 21740
CITY OF HAGERSTOWN
WASHINGTON COUNTY, MARYLAND

CLIENT: HEAVENS HEIGHTS HOMES, LLC
18732 BALLANTYNE WAY, HAGERSTOWN, MD 21740
PHONE: 443.765.4400

PROJECT NO. 7862.0	
DWN BY ALT	DATE 07/29/2025
PROJECT MANAGER: F. FREDERICK	
EMAIL: FFrederick@fsa-inc.com	
TAX MAP - GRID - PARCEL: 0049 - 0023 - 1207	
SCALE 1" = 50'	

SHEET TITLE

ENVIRONMENTAL RESOURCE MAP

C-101

SHEET 03 OF 04

C-2025-0x

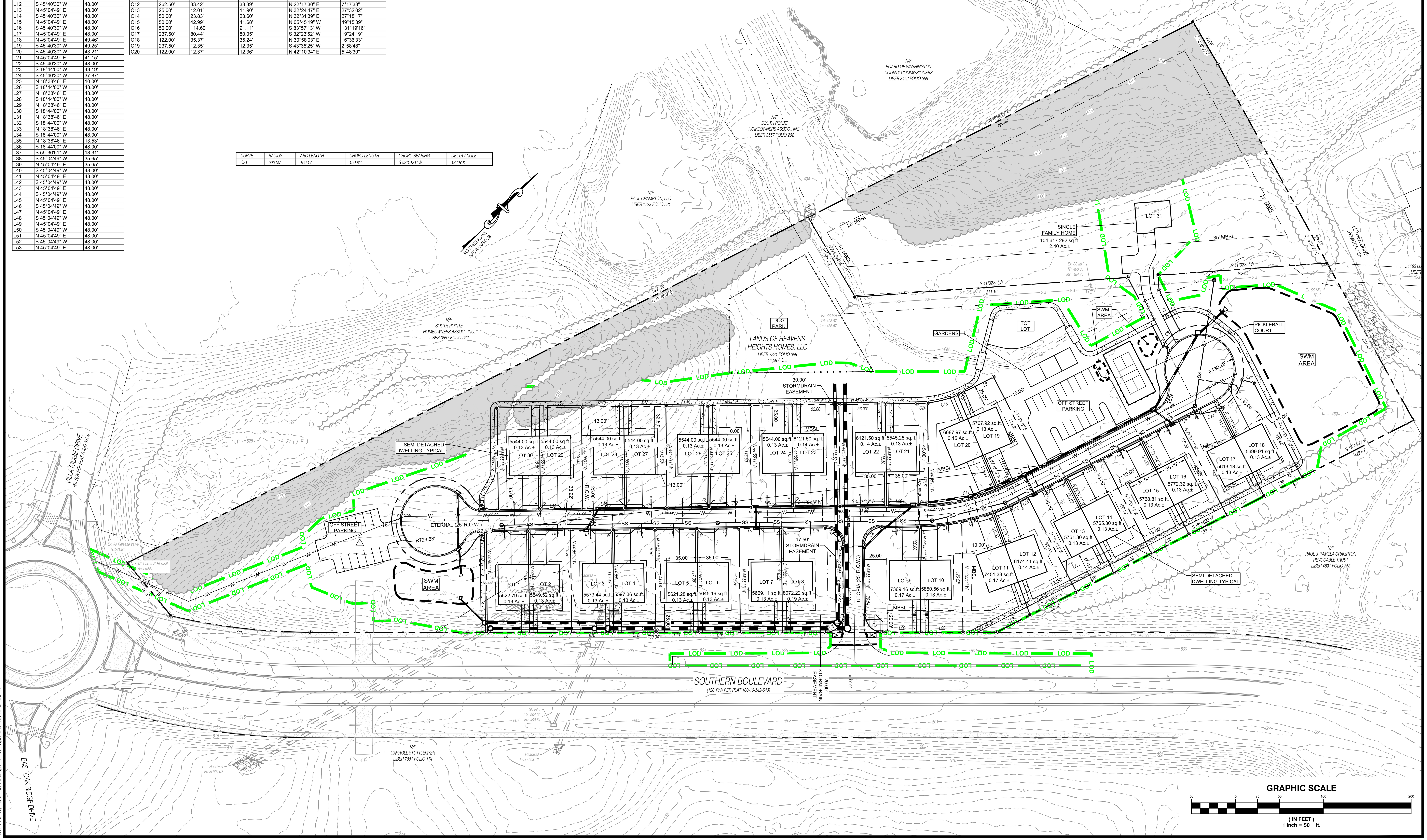
NOTES: △1

1. THIS PARCEL DOES NOT LIE IN THE 100 YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 24043C0302D & 24043C0305D DATED 08-15-2017.
2. THERE ARE NO WETLANDS WITHIN THIS PARCEL.

LINE	BEARING	DISTANCE
L1	S 45°40'30" W	48.00'
L2	N 45°04'49" E	48.00'
L3	N 18°38'41" E	37.27'
L4	S 18°38'47" W	37.27'
L5	S 48°46'42" E	17.44'
L6	S 45°40'30" W	48.00'
L7	N 45°04'49" E	40.54'
L8	S 45°40'30" W	48.00'
L9	N 45°04'49" E	48.00'
L10	S 45°40'30" W	48.00'
L11	N 45°04'49" E	48.00'
L12	S 45°40'30" W	48.00'
L13	N 45°04'49" E	48.00'
L14	S 45°40'30" W	48.00'
L15	N 45°04'49" E	48.00'
L16	S 45°40'30" W	48.00'
L17	N 45°04'49" E	48.00'
L18	N 45°04'49" E	49.46'
L19	S 45°40'30" W	49.25'
L20	S 45°40'30" W	43.21'
L21	N 45°04'49" E	41.15'
L22	S 45°40'30" W	48.00'
L23	S 18°44'00" W	43.19'
L24	S 45°40'30" W	37.87'
L25	N 18°38'46" E	10.00'
L26	S 18°44'00" W	48.00'
L27	N 18°38'46" E	48.00'
L28	S 18°44'00" W	48.00'
L29	N 18°38'46" E	48.00'
L30	S 18°44'00" W	48.00'
L31	N 18°38'46" E	48.00'
L32	S 18°44'00" W	48.00'
L33	N 18°38'46" E	48.00'
L34	S 18°44'00" W	48.00'
L35	N 18°38'46" E	13.53'
L36	S 18°44'00" W	48.00'
L37	S 59°36'51" W	13.31'
L38	S 45°04'49" W	35.65'
L39	N 45°04'49" E	35.65'
L40	S 45°04'49" W	48.00'
L41	N 45°04'49" E	48.00'
L42	S 45°04'49" W	48.00'
L43	N 45°04'49" E	48.00'
L44	S 45°04'49" W	48.00'
L45	N 45°04'49" E	48.00'
L46	S 45°04'49" W	48.00'
L47	N 45°04'49" E	48.00'
L48	S 45°04'49" W	48.00'
L49	N 45°04'49" E	48.00'
L50	S 45°04'49" W	48.00'
L51	N 45°04'49" E	48.00'
L52	S 45°04'49" W	48.00'
L53	N 45°04'49" E	48.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	122.00'	8.56'	8.55'	N 20°39'14" E	4°01'05"
C2	237.66'	16.79'	16.79'	S 20°40'12" W	4°02'51"
C3	50.00'	26.23'	25.93'	S 03°15'55" W	30°03'19"
C4	25.00'	7.58'	7.55'	N 36°23'48" E	17°22'03"
C5	20.00'	31.42'	28.28'	S 89°55'11" E	90°00'00"
C6	20.00'	31.62'	28.43'	S 00°22'40" W	90°35'41"
C7	20.00'	31.21'	28.14'	N 89°37'20" W	89°24'19"
C8	20.00'	31.42'	28.28'	N 00°04'49" E	90°00'00"
C9	262.50'	1.85'	1.85'	N 44°52'44" E	0°24'11"
C10	262.41'	48.30'	48.24'	N 39°24'17" E	10°32'49"
C11	262.38'	37.55'	37.51'	N 30°02'14" E	8°11'56"
C12	262.50'	33.42'	33.39'	N 22°17'30" E	7°17'38"
C13	25.00'	12.01'	11.90'	N 32°24'47" E	27°32'02"
C14	50.00'	23.83'	23.60'	N 32°31'39" E	27°18'17"
C15	50.00'	42.99'	41.68'	N 05°45'19" W	49°15'39"
C16	50.00'	114.60'	91.11'	S 83°57'13" W	131°19'16"
C17	237.50'	80.44'	80.05'	S 32°23'52" W	19°24'19"
C18	122.00'	35.37'	35.24'	N 30°58'03" E	16°36'33"
C19	237.50'	12.35'	12.35'	S 43°35'25" W	2°58'48"
C20	122.00'	12.37'	12.36'	N 42°10'34" E	5°48'30"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C21	690.00'	160.17'	159.81'	S 52°19'31" W	13°18'01"



NOT APPROVED FOR CONSTRUCTION

01/02/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND, License # 44044, Expiration Date 06-09-2027.

FSA FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717.275.7531

MARK	DESCRIPTION	DATE
△1	Revised per agency comments	12/10/2025

HEAVENS HEIGHTS HOMES LLC
SITUATED ALONG THE NORTH SIDE OF SOUTHERN BLVD AT ITS INTERSECTION WITH E. OAK RIDGE DR.
CITY OF HAGERSTOWN
WASHINGTON COUNTY, MARYLAND
CLIENT: HEAVENS HEIGHTS HOMES, LLC
18732 BALLANTINE WAY, HAGERSTOWN, MD 21740
PHONE 443.765.4400

PROJECT NO. 7862.0	
DWN BY ALT	DATE 07/29/2025
PROJECT MANAGER: F. FREDERICK	
EMAIL: FFrederick@fsa-inc.com	
TAX MAP - GRID - PARCEL: 0049 - 0023 - 1207	
SCALE 1" = 50'	
SHEET TITLE	

SKETCH PLAN

C-102

SHEET 04 OF 04

C-2025-0x