

# Public Notice

U.S. Army Corps  
of Engineers

In Reply to Application Number  
NAB-2019-62106-M44 (AL DPW Oldtown Rd  
Garage/Building)

Baltimore District  
PN-20-22

Comment Period: March 31, 2020 to April 30, 2020

**THE PURPOSE OF THIS PUBLIC NOTICE IS TO INFORM INTERESTED PARTIES OF THE PROPOSED ACTIVITY AND TO SOLICIT COMMENTS. NO DECISION HAS BEEN MADE AS TO WHETHER OR NOT A PERMIT WILL BE ISSUED AT THIS TIME.**

This District has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 USC 1344), as described below:

**APPLICANT:**

Mr. James L. Webber, P.E.  
Allegany County Department of Public Works  
701 Kelly Road  
Cumberland, Maryland 21502

**WATERWAY AND LOCATION OF THE PROPOSED WORK:** The proposed project is located adjacent to the North Branch of the Potomac River, in Oldtown, Allegany County, Maryland (39.541667, -78.591667).

**OVERALL PROJECT PURPOSE:** To construct a salt storage building, garage, and regional trash/recycling drop off facility in the Oldtown area of southern Allegany County.

**PROJECT DESCRIPTION:** The applicant proposes to construct a salt building, garage/office space, and trash/recycling drop off facility to be utilized by the Allegany County Roads Division. The project would result in permanent farmed wetland impacts (pasture) of 62,290 square feet (1.43 acre). The project site is located adjacent to a MD State Highway Administration salt dome facility. Please refer to the table below for a summary of aquatic resource impacts.

**EFFECTS ON AQUATIC RESOURCES:**

Activity (i.e. culvert)	Stream Impact (lf)	Wetland Impact (Acres)	Authority (Section 10/404/408)
Fill/Grading	0	1.43	404

**LEAD FEDERAL AGENCY:** The U.S. Army Corps of Engineers, as the lead federal agency, is responsible for all coordination pursuant to applicable federal authorities.

**APPLICANT'S PROPOSED AVOIDANCE, MINIMIZATION, AND COMPENSATORY MITIGATION:**

Avoidance and minimization: The project features and site layout have been designed as close as practicable to MD 51 to minimize impacts to wetlands.

Mitigation: As mitigation, the applicant proposes to create 1.43 acres of wetland at the south end of the site, adjacent to an existing wetland area.

**CORPS EVALUATION REQUIREMENTS:** This project will be evaluated pursuant to Corps Regulatory Program Regulations (33 CFR Parts 320-332). The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit, which reasonable may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors, which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are conservation, economic, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, and consideration of property ownership and in general, the needs and welfare of the people. The evaluation of the impact of this project will also include application of the Clean Water Act Section 404(b)(1) Guidelines promulgated by the Administrator, U.S. Environmental Protection Agency.

**ENDANGERED SPECIES:** A preliminary review of this application indicates that the proposed work will have no effect federally-listed threatened or endangered species or their critical habitat, pursuant to Section 7 of the Endangered Species Act, as amended. As the evaluation of this application continues, additional information may become available which could modify this preliminary determination.

**HISTORIC RESOURCES:** Pursuant to Section 106 of the National Historic Preservation Act of 1966 and applicable guidance, the Corps has reviewed the latest published version of the National Register of Historic Places and initially determined that no registered properties listed as eligible for inclusion, therein, are located at the site of the proposed work. The Corps has made the preliminary determination that the proposed project has no potential to cause effectson historic properties. The Corps final eligibility and effect determination will be based on coordination with the State Historic Preservation Office as appropriate and required, and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the Corps' identified permit area.

**TRIBAL RESOURCES:** Section 106 of the National Historic Preservation Act also requires federal agencies to consult with federally-recognized American Indian tribes that attach religious and cultural significance to historic properties that may be affected by the agency's undertaking. Corps Tribal Consultation Policy mandates an open, timely, meaningful, collaborative, and effective deliberative communication process that emphasizes trust, respect, and shared responsibility. The policy further emphasizes that, to the extent practicable and permitted by law, consultation works toward mutual consensus and begins at the earliest planning stages, before decisions are made and actions taken. The Corps final eligibility and effect determination will be based on coordination with interested tribes, in accordance with the Corps current tribal standard operating procedures as appropriate and required, and with full consideration given to the proposed undertaking's potential direct and indirect effects on tribal resources.

**MODIFICATION OF CIVIL WORKS PROJECTS: 33 USC 408 (SECTION 408):** All Section 408 proposals will be coordinated internally at USACE. The Section 408 decision will be issued along with the Section 404 and/or Section 10 decision. Please see the following link for more information regarding Section 408:  
<https://www.nab.usace.army.mil/section408/>.

**WATER QUALITY CERTIFICATION:** The applicant is required to obtain a water quality certification in accordance with Section 401 of the Clean Water Act.

The applicant must obtain any state or local government permits which may be required.

**SUBMISSION OF COMMENTS:** The Corps of Engineers is soliciting comments from the public; federal, state, and local agencies and officials; Indian tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments provided will become part of the public record for this action and are subject to release to the public through the Freedom of Information Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Written comments concerning the work described above related to the factors listed above or other pertinent factors must be received by the U.S. Army Corps of Engineers, Baltimore District within the comment period specified above through postal mail at the address below or electronic submission to the project manager email address below. Written comments should reference the Application Number (NAB-2019-62106-M44).

**PUBLIC HEARING REQUESTS:** Any person who has an interest which may be adversely affected by the issuance of this permit may request a public hearing. The request, which must be in writing, must be received within the comment period as specified above to receive consideration. Also it must clearly set forth the interest which may be adversely affected by this activity and the manner in which the interest may be adversely affected. The public hearing request may be submitted by electronic mail or mailed to the following address:

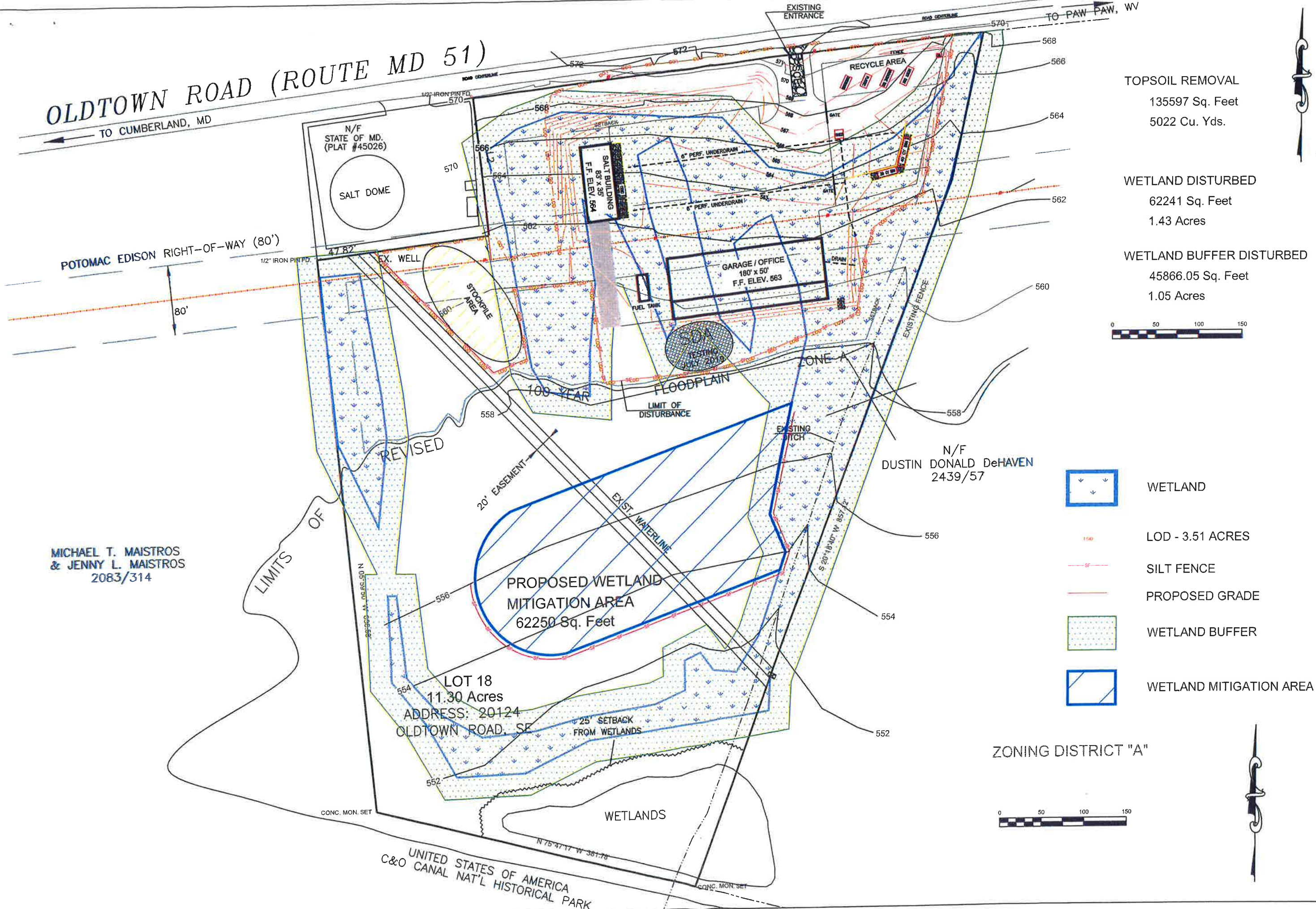
Ms. Jamie Larkin  
(Jamie.H.Larkin@usace.army.mil)  
U.S. Army Corps of Engineers, Baltimore District  
Regulatory Branch  
2 Hopkins Plaza  
Baltimore, Maryland 21201

It is requested that you communicate this information concerning the proposed work to any persons known by you to be interested, who did not receive a copy of this notice.

General information regarding the Corps' permitting process can be found on our website at <https://www.nab.usace.army.mil/Missions/Regulatory.aspx>. This public notice has been prepared in accordance with Corps implementing regulations at 33 CFR 325.3. If you have any questions concerning this specific project, or would like to request a paper copy of this public notice, please contact Jamie Larkin, 410-962-4522, [Jamie.H.Larkin@usace.army.mil](mailto:Jamie.H.Larkin@usace.army.mil). This public notice is issued by the Chief, Regulatory Branch.



# OLDTOWN ROAD (ROUTE MD 51)



**TOPSOIL REMOVAL**  
 135597 Sq. Feet  
 5022 Cu. Yds.  
  
**WETLAND DISTURBED**  
 62241 Sq. Feet  
 1.43 Acres  
  
**WETLAND BUFFER DISTURBED**  
 45866.05 Sq. Feet  
 1.05 Acres



- WETLAND
- LOD - 3.51 ACRES
- SILT FENCE
- PROPOSED GRADE
- WETLAND BUFFER
- WETLAND MITIGATION AREA

ZONING DISTRICT "A"



MICHAEL T. MAISTROS  
 & JENNY L. MAISTROS  
 2083/314

REVISIONS	
NO.	DATE

DESIGNED:	JLW
DRAWN:	TLL
CHECKED:	JLW

DECEMBER 2019	
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**EROSION AND SEDIMENT PLAN**  
**OLDTOWN GARAGE SITE**  
 MD ROUTE 51  
 OLDTOWN ROAD

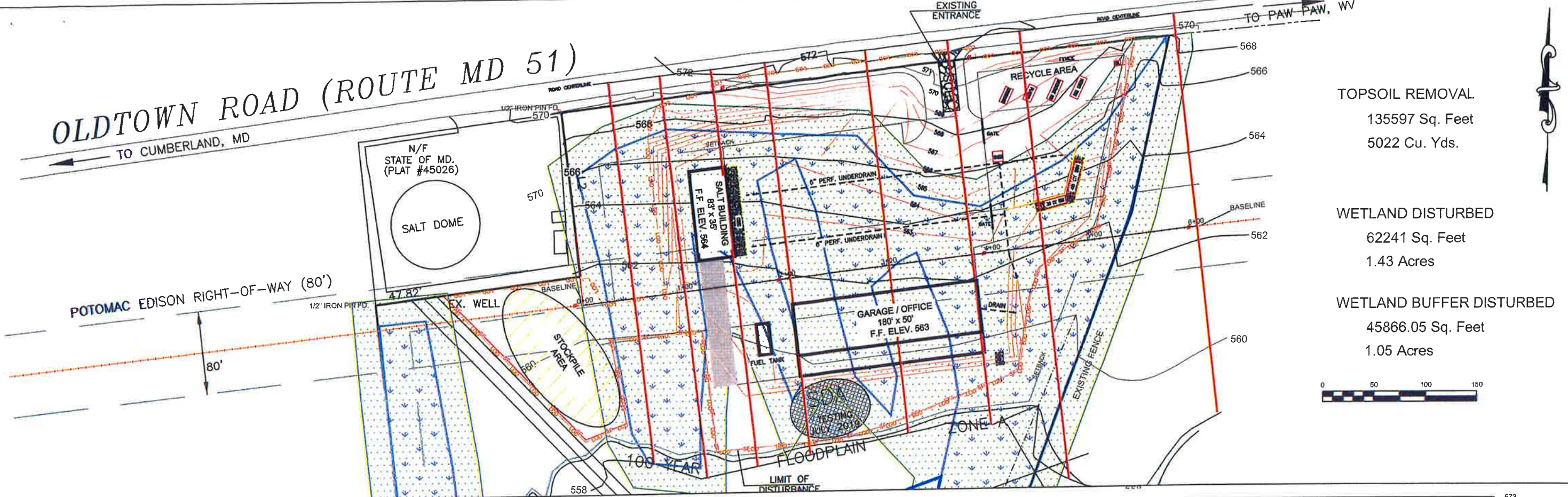
ALLEGANY COUNTY COMMISSIONERS 701 KELLY ROAD CUMBERLAND, MARYLAND 21502	ALLEGANY COUNTY DEPARTMENT OF PUBLIC WORKS ATTN: PROJECT ENGINEER PHONE: 301-777-5833 X 207 701 KELLY ROAD, SUITE 300 CUMBERLAND, MARYLAND 21502
OWNER:	ENGINEER:

DRAWING NO.
1 OF 3



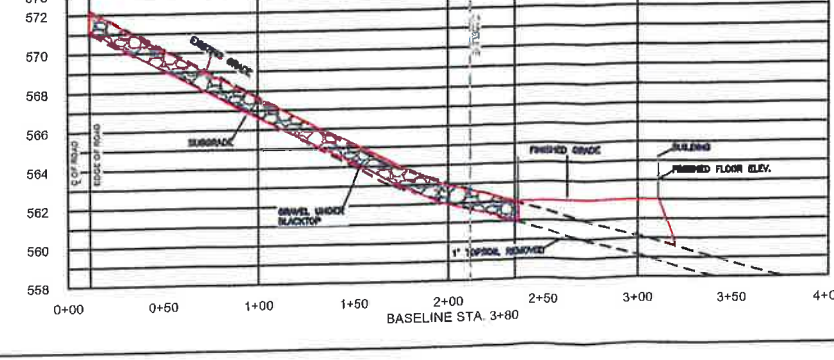
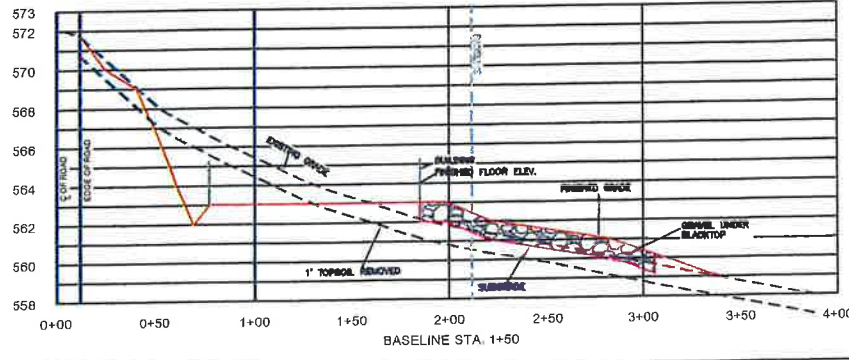
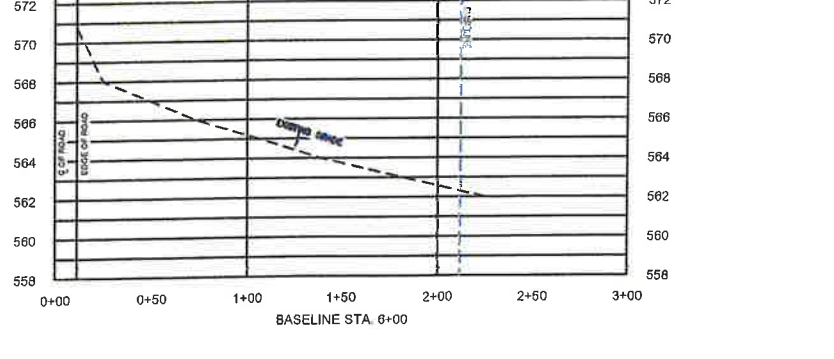
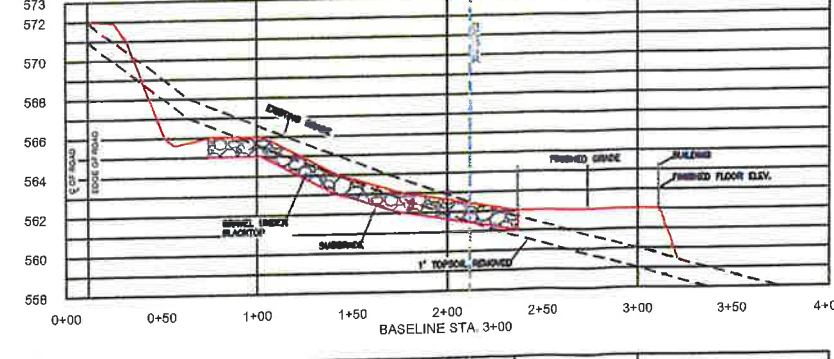
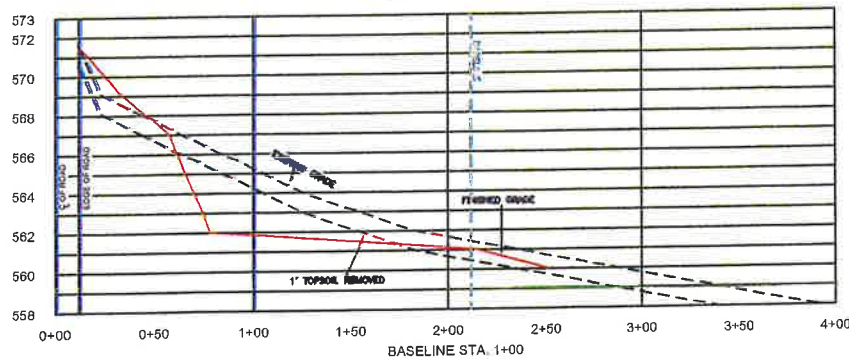
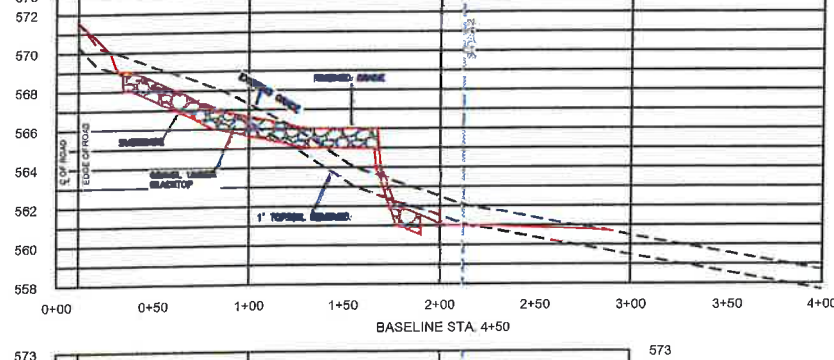
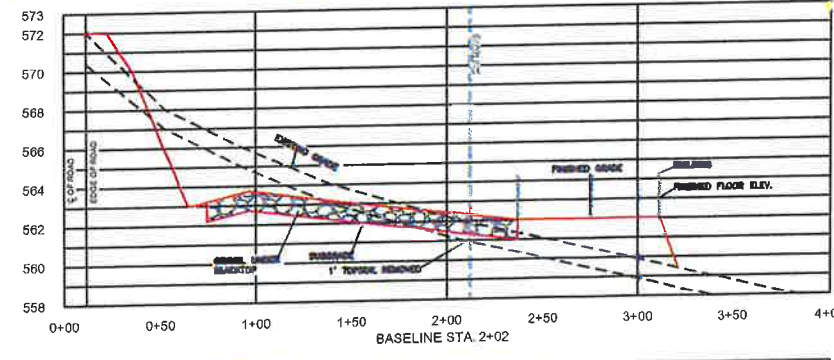
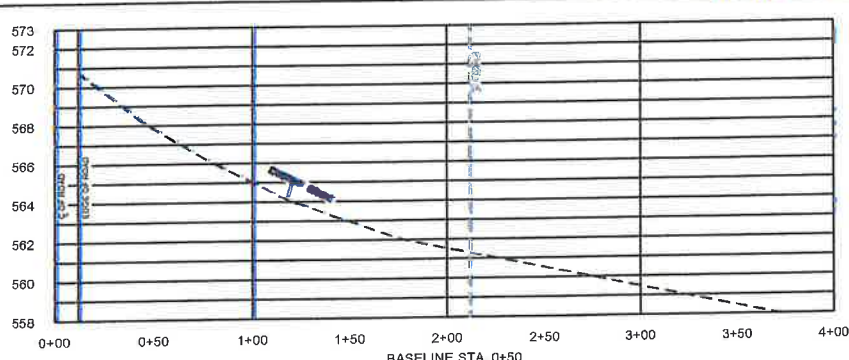
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 45866.05 Sq. Feet  
 1.05 Acres



VERTICAL 1:5  
 HORIZONTAL 1:50

NO.	DATE	DESIGNED:	DRAWN:	CHECKED:
1	DECEMBER 2019	JLW	TLL	JLW

**CROSS SECTIONS**  
**OLDTOWN GARAGE SITE**  
 MD ROUTE 51  
 OLDTOWN ROAD

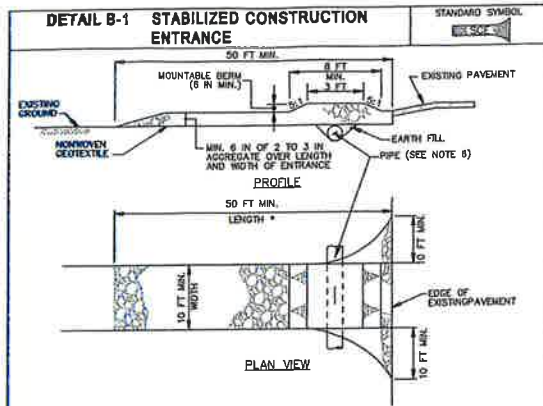
**ALLEGANY COUNTY COMMISSIONERS**  
 701 KELLY ROAD  
 CUMBERLAND, MARYLAND 21502

**ALLEGANY COUNTY DEPARTMENT OF PUBLIC WORKS**  
 ATTN: PROJECT ENGINEER PHONE: 301-777-5935 X 207  
 701 KELLY ROAD, SUITE 300  
 CUMBERLAND, MARYLAND 21502

**OWNER:**  
**ENGINEER:**

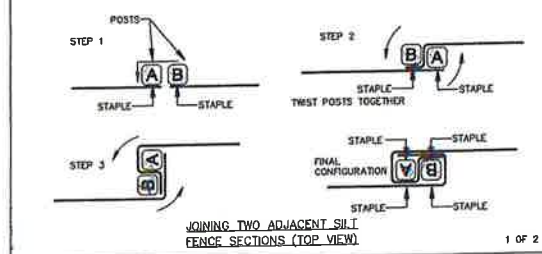
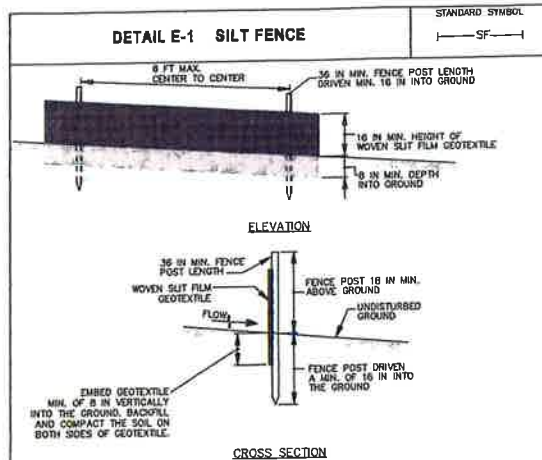




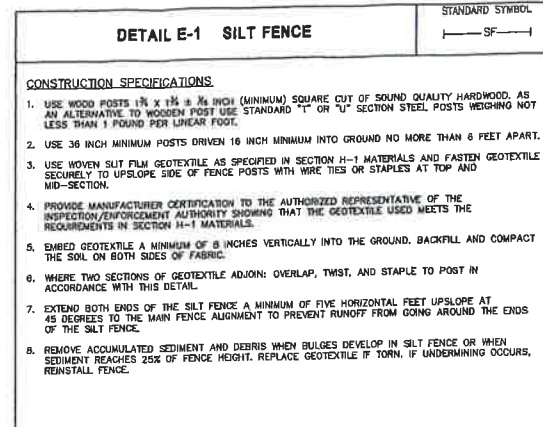


- CONSTRUCTION SPECIFICATIONS**
- PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (\*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SIDE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
  - PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE. MAINTAIN POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
  - PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
  - PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
  - MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE SOIL TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL  
 U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL  
 U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



- CONSTRUCTION SPECIFICATIONS**
- USE WOOD POSTS 1 1/2" x 1 1/2" x 3/4" (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD. AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "I" OR "U" SECTION STEEL. POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
  - USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.
  - USE WOVEN SILT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION.
  - PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
  - EMBED GEOTEXTILE A MINIMUM OF 6 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC.
  - WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN, OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
  - EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.
  - REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL FENCE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL  
 U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

- SEQUENCE OF CONSTRUCTION**
- CONTACT MDE AT LEAST FIVE (5) DAYS PRIOR TO START OF CONSTRUCTION (301-689-1487).
  - CONTACT "MISS UTILITY" AT 1-800-257-7777 SEVENTY-TWO (72) HOURS PRIOR TO THE START OF CONSTRUCTION.
  - INSTALL SILT FENCE. (DETAIL E-1)
  - MAINTAIN EXISTING ENTRANCE AND CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AS NEEDED. (DETAIL B-1)
  - DEPOSIT SHALE IN STOCKPILE AREA.
  - MAINTAIN SILT FENCE AS NECESSARY.

- REQUIRED EROSION AND SEDIMENT CONTROL NOTES**
- The contractor shall protect all points of construction ingress and egress to prevent the deposition of materials onto public roads. All materials deposited onto public roads shall be removed immediately.
  - The contractor shall inspect daily and maintain continuously in all effective operating condition all erosion and sediment control measures until such time as permanent stabilization of exposed soil occurs.
  - When property is brought to finished grade during the months of November through February, and permanent stabilization is found to be impractical, temporary seed and anchored straw mulch shall be applied to disturbed areas. The final permanent stabilization of such property shall be applied by April 15 or earlier if ground and weather conditions allow.
  - The site's approved Erosion and Sediment Control Plans shall be available at the site.
  - The applicant is responsible for obtaining any other federal, state, or local authorizations which may be required.
  - Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within three (3) calendar days as to the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes, and all slopes greater than 3 horizontal to 1 vertical (3:1); and seven (7) days as to all other disturbed or graded areas on the project site.
  - The approval of this plan makes no representation as to the existence or nonexistence of any utilities at this site. It is the responsibility of the landowners or operators and contractors to assure that no hazard exists or damage will occur to utilities. It is suggested that Miss Utility be contacted at: Phone 1-800-257-7777.

**SITE DATA**

TOTAL SITE AREA: 0.99 ACRE ±  
 TOTAL AREA OF DISTURBANCE: 0.99 ACRE ±  
 EXISTING IMPERVIOUS AREA: 0.0 ACRE ±  
 PROPOSED IMPERVIOUS AREA: 0.0 ACRE ±  
 CUT/FILL VOLUMES: 0 CY / 15,800 CY

**PERMANENT SEEDING SUMMARY**

SEED MIXTURE (FOR HARDINESS ZONE 6b) (FROM TABLE B-3)				FERTILIZER RATE (20-10-10)	LIME RATE	UREA-FORM (48-0-0)
NO.	SPECIES	APPLICATION RATE (lb/ac)	SEEDING DATES			
1	TALL FESCUE	100	3/15 TO 5/15 8/1 TO 10/15	250 lb/ac (5.8 lb/1000 sq)	2 tons/ac (100 lb/1000 sq)	150 lb/ac
2	KENTUCKY BLUE GRASS - 3 CULTIVARS	RANGING 10-35% OF THE TOTAL MIX BY WEIGHT				

\*NOTE: ABOVE MIXTURE IS FOR LAWN AREAS ONLY. SEE JOINT PERMIT AUTHORIZATION FOR SEED & MULCH SPECIES TO BE USED IN STREAM CHANNELS.

- VEGETATIVE STABILIZATION**
- SCOPE: CONSTRUCTION OF VEGETATIVE STABILIZATION.
  - STANDARDS/SPECIFICATIONS: VEGETATIVE STABILIZATION SHALL CONFORM TO ALL REQUIREMENTS OF "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL".
  - TEMPORARY SEEDING: ANNUAL RYEGRASS, MILLET, OATS, AND/OR RYE CONFORMING TO THE AFOREMENTIONED GUIDELINES.

APPROVED FOR EROSION AND SEDIMENT CONTROL

BY \_\_\_\_\_ DATE \_\_\_\_\_  
 ADAM HEAVNER, ALLEGANY SOIL CONSERVATION DISTRICT

**OWNER'S/DEVELOPER'S CERTIFICATION**

"I/WE HEREBY CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATION OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I HEREBY AUTHORIZE THE RIGHT OF ENTRY FOR PERIODIC ON-SITE EVALUATION BY THE STATE OF MARYLAND, DEPARTMENT OF THE ENVIRONMENT, COMPLIANCE INSPECTORS."

DATE: 3/22/11  
 ADDRESS: 701 KELLY ROAD, CUMBERLAND, MD

PHONE: 301-777-5933  
 PRINTED NAME AND TITLE: PAUL F. KHA, P.E. - DIRECTOR OF PUBLIC WORKS

**DESIGN CERTIFICATION**

"I HEREBY CERTIFY THAT THIS PLAN OF EROSION & SEDIMENT CONTROL AND/OR POND DESIGN IS/ARE IN ACCORDANCE WITH THE 2011 STANDARDS AND SPECIFICATIONS AND ANY OTHER LOCAL OR STATE REQUIREMENTS. ANY STORMWATER STRUCTURES ARE DESIGNED IN ACCORDANCE WITH THE ALLEGANY COUNTY STORMWATER MANAGEMENT ORDINANCE AND ACCEPTED STANDARDS OF ENGINEERING PRACTICE."

DATE: 3/22/11  
 PHONE: 301-777-5933  
 DESIGNER SIGNATURE: ADM PATTERSON, P.E.  
 PRINTED NAME: ADM PATTERSON, P.E.

**REVISIONS**

NO.	DATE	DESIGNED:	DRAWN:	CHECKED:
1	DECEMBER 2019	JLW	TLL	JLW

**EROSION AND SEDIMENT DETAILS**  
 OLDTOWN GARAGE SITE  
 MD ROUTE 51  
 OLDTOWN ROAD

ALLEGANY COUNTY COMMISSIONERS  
 701 KELLY ROAD  
 CUMBERLAND, MARYLAND 21502

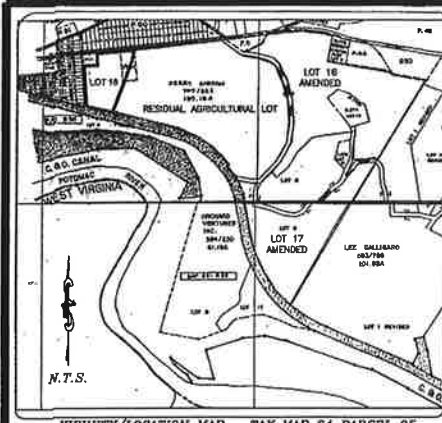
ALLEGANY COUNTY DEPARTMENT OF PUBLIC WORKS  
 ATTN: PROJECT ENGINEER PHONE: 301-777-5933 X 207  
 701 KELLY ROAD, SUITE 300  
 CUMBERLAND, MARYLAND 21502

OWNER:  
 ENGINEER:

**ALLEGANY COUNTY**

DRAWING NO. 3 OF 3





**LEGEND**

- 2' CONTOUR LINE
- BOUNDARY LINE
- CALCULATED POINT UNLESS NOTED
- ADJOINING BOUNDARY LINES
- 100 YEAR FLOOD BOUNDARY
- BUILDING RESTRICTION LINE
- UTILITY POLE
- SEWAGE DISPOSAL AREA
- PARKING LOT
- ZONING DISTRICT BOUNDARY

LINE	BEARING	DISTANCE
L1	N 82°57'43" E	200.00'
L2	N 06°24'15" W	160.07'
L3	N 84°11'34" E	200.00'
L4	N 84°26'01" E	49.54'
L5	S 11°38'16" W	175.82'

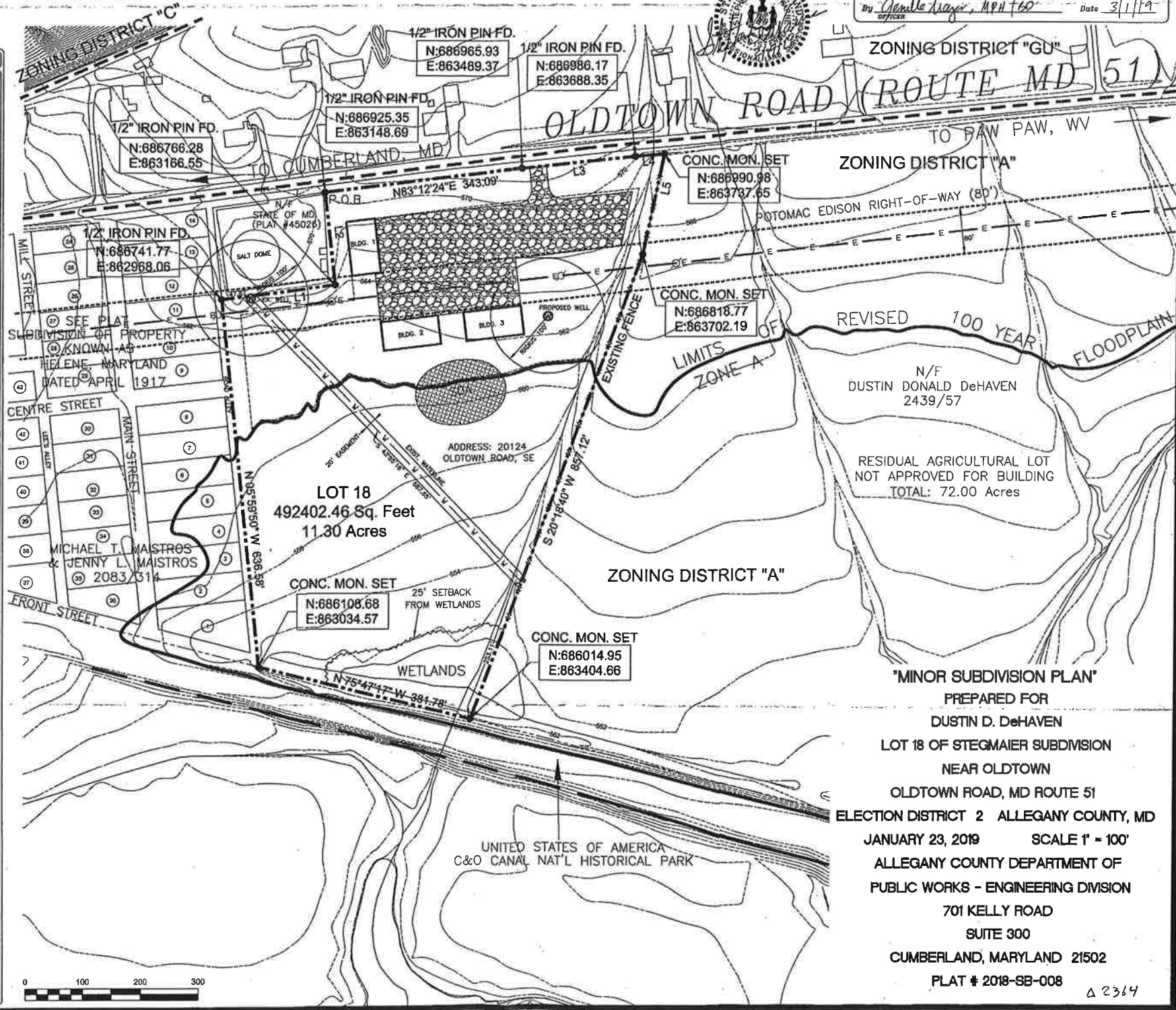
**- OWNER'S CERTIFICATION -**  
 The subdivision as shown hereon is made with my consent and at my direction. The monuments as shown are in place. The requirements, Article 17, Paragraphs 71 to 74 of Annotated Code of Maryland have been complied with as it concerns the making of this plat and setting of markers. Roads and Right of Ways, as shown are hereby dedicated for public use.  
 Signature: [Signature] DATE: 3-7-19  
 DUSTIN D. DeHAVEN  
 P.O. BOX 6088 20509  
 683 CASTANEA DRIVE  
 MARTINSBURG, WV 25403

**- SURVEYOR'S CERTIFICATION -**  
 I hereby certify this plat to be correct and accurate. The monuments shown hereon have been placed and meet all requirements of Allegany County Subdivision Regulations and other applicable laws pertaining to this plat have been met. Setting of the markers has been complied with.  
 Signature: [Signature] 2/19/19  
 Stephen A. Warner MD PLS NO 21256

**- NOTARY -**  
 I HEREBY CERTIFY, that on this 7th day of March 2019, DUSTIN D. DeHAVEN before me personally appeared and acknowledged that he executed the same for the purpose herein contained.  
 WITNESS MY HAND AND NOTARIAL SEAL  
 Signature: [Signature] 12/16/08  
 MY COMMISSION EXPIRES: [Date]

Approved for the Allegany County Planning & Zoning Commission  
 By: [Signature] Date: 3-4-2019  
 DIVISION OF LAND DEVELOPMENT SERVICES  
 Approved for the Allegany County Department of Planning & Growth  
 By: [Signature] Date: 2/16/19  
 Approved for the Allegany County Department of Public Works  
 By: [Signature] Date: 2/15/19  
 COUNTY ENGINEER  
 Approved by the Allegany County Health Department  
 By: [Signature] MPH 160 Date: 3/1/19  
 OFFICER

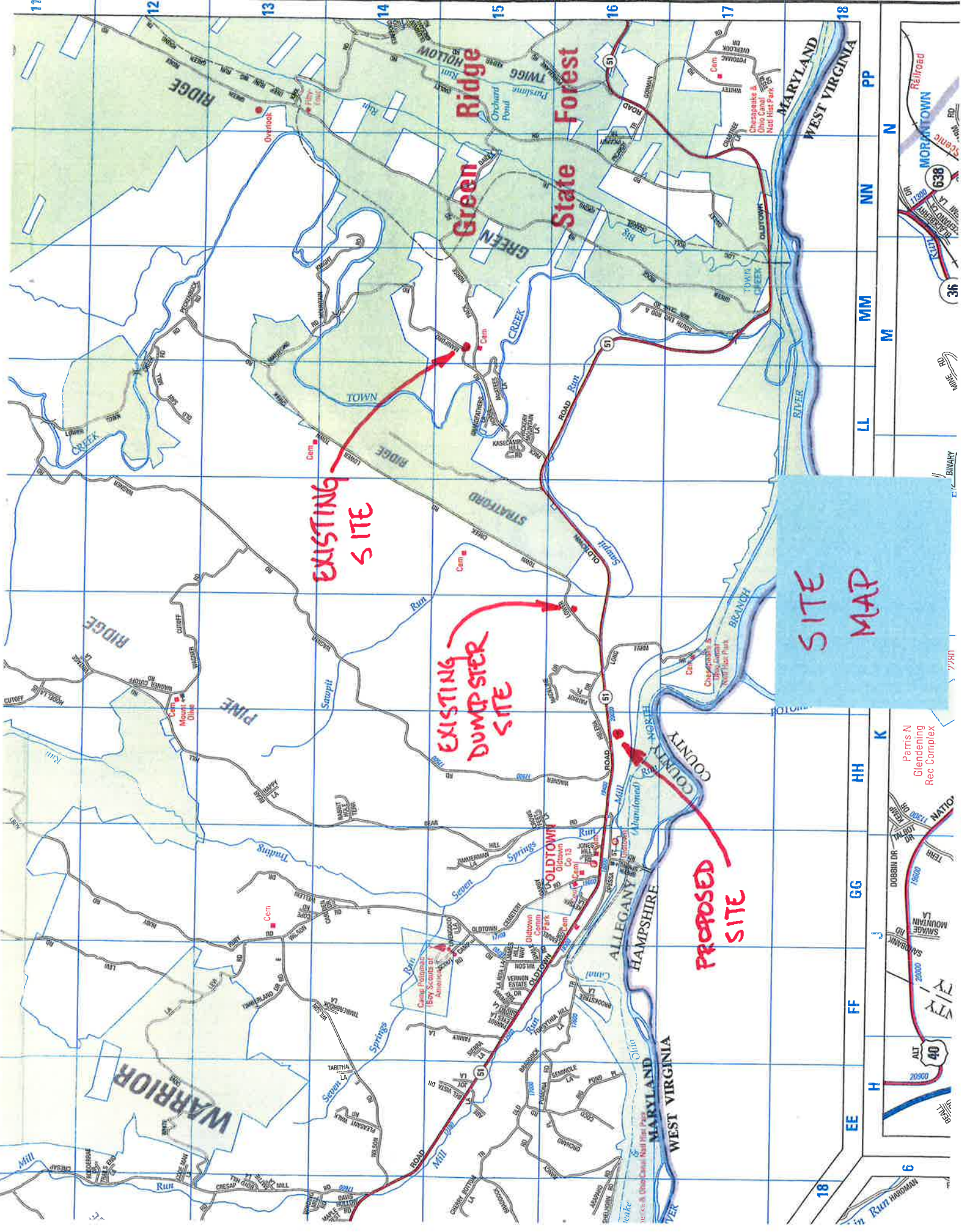
- NOTES**
1. SUBDIVISION PLAT # 2018-SB-008
  2. THIS PROPERTY LIES WITHIN FLOOD ZONE "A", AS SHOWN ON TAX MAP 64 PARCEL 95, 2018-SB-008.
  3. FLOODPLAIN BOUNDARY, AS DEPICTED HEREON, IS DERIVED FROM FEMA FIRM PANEL 14007C01, DATED NOVEMBER 16, 2017, AT "BEST AVAILABLE DATA". REFERENCE FEMA FLOODPLAIN MANAGEMENT SOLUTION L-3A.
  4. THIS PLAT DOES NOT REPRESENT AN APPROVED FEMA PLAN.
  5. ZONING DISTRICT "A" SETBACKS: FRONT, 60' FROM RIGHT-OF-WAY OR 15' FROM CENTRALLINE, THE GREATER OF THE TWO DISTANCES APPLIED. REAR, FOLLOWS THE LIMIT OF THE REVISED 100-YEAR FLOODPLAIN.
  6. 20' OR FIRE SEPARATION DISTANCE AS REQUIRED BY THE BUILDING CODE OF ALLEGANY COUNTY, WHICHEVER IS GREATER.
  7. THIS PLAT AND EACH DEED ACCOMPANYING THIS PLAT SHALL CLEARLY RESERVE IN THE LOCATION AND WIDTH OF THE RIGHT OF WAY SUCH RIGHT OF WAY SHALL BE DEDICATED TO PUBLIC USE.
  8. THIS PLAT AND EACH DEED ACCOMPANYING THIS PLAT SHALL CLEARLY INDICATE THAT ALLEGANY COUNTY SHALL NOT ASSUME RESPONSIBILITY FOR CONSTRUCTION AND OR MAINTENANCE OF ANY WATER OR SEWER UTILITIES WITHIN, OR TO SERVE, THIS KNOW SUBDIVISION UNTIL SUCH TIME AS THESE UTILITIES HAVE BEEN CONSTRUCTED TO CONFORM TO THE SPECIFICATIONS OF THE ALLEGANY COUNTY UTILITIES DIVISION.
  9. SEE MARYLAND HIGHWAY ADMINISTRATION PLAT 46026.
  10. SEE ADDITIONAL PLATS THAT Pertain TO THIS PLAT. MARYLAND LAND RECORD PLAT NUMBERS 842, 843, 847, 848 AND 849. ALSO, SEE ALLEGANY COUNTY PLATS S-89-81, S-90-84, TOS-88-008 AND 2018-SB-022.
  11. RESIDUAL AGRICULTURAL LOT IS NOT A LEGALLY ESTABLISHED LOT UNDER CODES 88.04.03 AND MAY NOT BE CONSIDERED FOR DEVELOPMENT UNTIL SUCH TIME AS EITHER THE PARCEL CAN BE SERVED BY A COMMUNITY SEWAGE DISPOSAL SYSTEM OR EVALUATION OF THE PARCEL DEMONSTRATES THAT THE PARCEL MEETS THE PROVISIONS SET FORTH IN THE CODES OF MARYLAND REGULATIONS FOR SUBDIVISION OF LAND IN PLACE AT THE TIME THE PROPOSAL IS SUBMITTED. FURTHERMORE, DEVELOPMENT MUST BE CONSISTENT WITH APPLICABLE STATE AND COUNTY CODES, REGULATIONS AND LAWS AND THE PARCEL MAY NOT BE SERVED BY NON-CONVENTIONAL MEANS OF ON-SITE SEWAGE DISPOSAL.
  12. RESIDUAL AGRICULTURAL LOT: A HOME LOCATION ADDRESS SHALL BE ASSIGNED UPON THE SUBJECT PROPERTY BEING A RESIDUAL LOT AND AN APPROPRIATE LAND USE PERMIT APPLICATION SUBMITTED TO THE ALLEGANY COUNTY LAND DEVELOPMENT SERVICES OFFICE.
  13. AT A MINIMUM A 20' SETBACK SHALL BE MAINTAINED FROM THE CENTRELINE OF ALL STREAMS AND DRAINWAYS, INCLUDING INTERMITTENT STREAMS, UNLESS OTHERWISE SHOWN.
  14. WETLANDS EXIST ON LOT 18.
  15. ADDRESS FOR LOT 18 WILL BE: 20124 OLDTOWN ROAD, SE.
  16. 7.5' DRAINAGE AND UTILITY EASEMENT ALONG ALL PROPERTY LINES.
  17. ZONING DISTRICT BOUNDARY BETWEEN "A" AND "GU" FOLLOWS OLDTOWN ROAD (MD ROUTE 51).



**"MINOR SUBDIVISION PLAN"**  
 PREPARED FOR  
 DUSTIN D. DeHAVEN  
 LOT 18 OF STEGMAIER SUBDIVISION  
 NEAR OLDTOWN  
 OLDTOWN ROAD, MD ROUTE 51  
 ELECTION DISTRICT 2 ALLEGANY COUNTY, MD  
 JANUARY 23, 2019 SCALE 1" = 100'  
 ALLEGANY COUNTY DEPARTMENT OF  
 PUBLIC WORKS - ENGINEERING DIVISION  
 701 KELLY ROAD  
 SUITE 300  
 CUMBERLAND, MARYLAND 21502  
 PLAT # 2018-SB-008







EXISTING  
SITE

EXISTING  
DUMPSTER  
SITE

PROPOSED  
SITE

SITE  
MAP



Parris N  
Glendening  
Rec Complex

# Alternatives Analysis

As stated in the Purpose and Needs Statement, Allegany County is in dire need of a new County roads garage and trash/recycling drop-off area for the southern portion of the County. Our office looked at 13 different sites to determine the best available site for the new facility. **All sites would require onsite alternatives.** See attached maps. The following are notes on each site:

## **Site 1 (Old Oldtown Road) (Map 1/8)**

- Two (2) properties were investigated in this area
- None were for sale
- Site is in a nice residential area
- Existing road has a sharp, hairpin turn

## **Site 2 (Bible Hill) (Map 1/8)**

- Not for sale
- Bad traffic site distance

## **Site 3 (Cresap Mill) (Map 2/8)**

- Not for sale
- Floodplain on the west
- Steep slopes

## **Site 4 (East Wilson Road) (Map 2/8)**

- Two (2) properties were investigated in this area
- None were for sale
- Bad traffic site distance
- Bad intersection

## **Site 5 (Bel Vista) (Map 3/8)**

- One acre parcel for sale
- Site not large enough
- Site is in a nice residential area



**Site 6 (East Wilson Road) (Map 4/8)**

- Not for sale
- Long distance from Route 51
- Bad site distance

**Site 7 (Oldtown Cemetery Road) (Map 5/8)**

- Not for sale
- Bad traffic site distance
- Bad intersection

**Site 8 (Bear Hill Road) (Map 5/8)**

- Owned by Allegany County
- Flood buyout property – development not allowed
- Floodplain

**Site 9 (Wagner Road) (Map 6/8)**

- Two (2) properties were investigated in this area.
- None were for sale
- Steep slopes
- Floodplain
- Bad traffic site distance

**Site 10 (Helena Drive) (Map 6/8)**

- Not for sale
- Site is in a nice residential area
- Bad traffic site distance
- Bad intersection

**\*Site 11 (Gibson Farm) (Map 6/8)**

- Owned by Allegany County
- Good traffic site distance
- Good grades
- Located next to an existing MDOT salt dome

**Site 12 (lower Town Creek) (Map 7/8)**

- Two (2) properties were investigated in this area
- None were for sale

- Bad traffic site distance
- Bad intersection
- Steep slopes

**Site 13 (Pack Horse Road) (Map 8/8)**

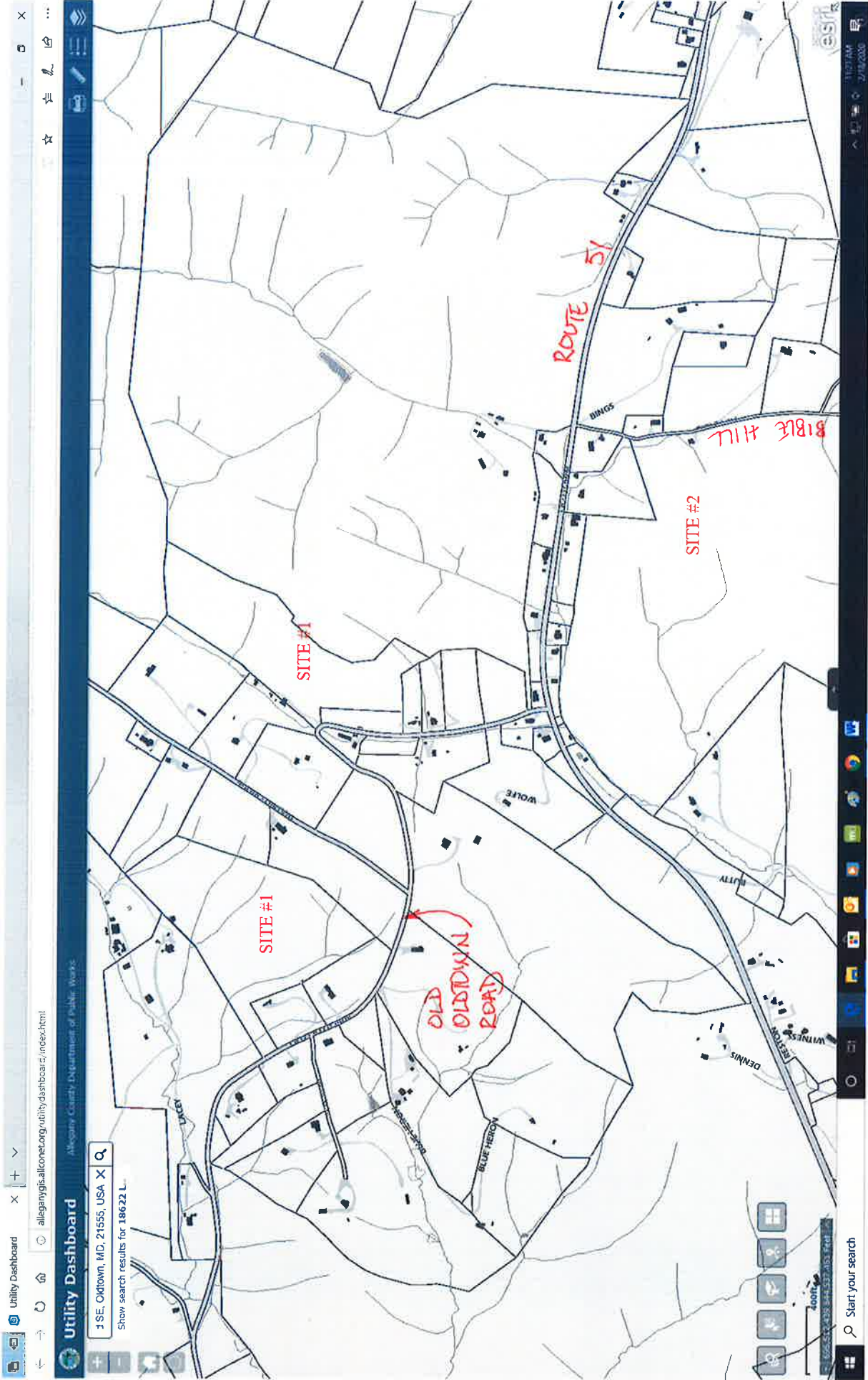
- Not for sale
- Located next to the existing roads garage
- Located over a mile from Route 51
- Windy road with a hairpin turn

All sites are zoned either “C” (Conservation), “GU” (General Urban), or “A” (Agriculture), where the construction of institutional uses (government offices) are permitted.

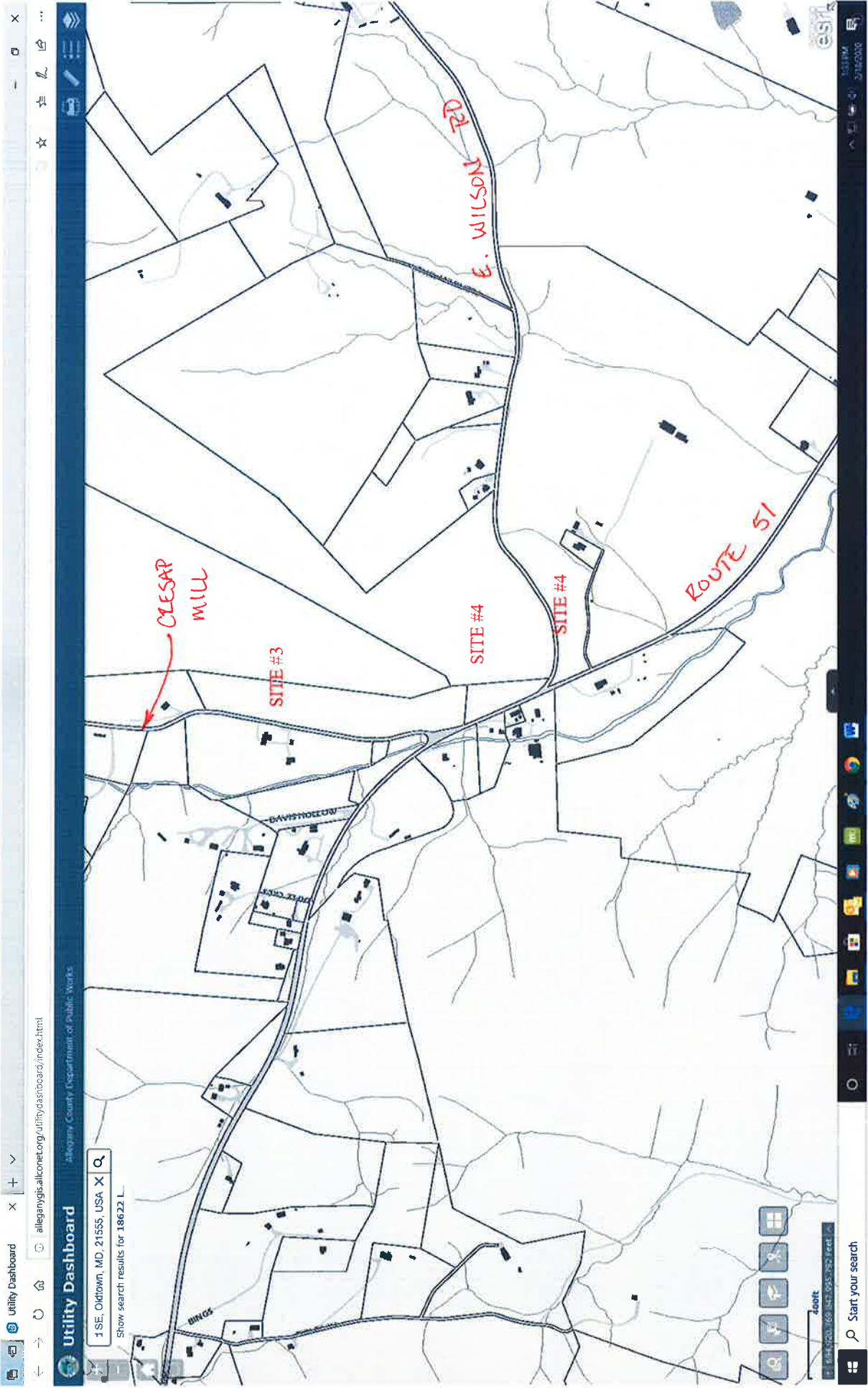
\*Site 11 was chosen as the best site. Not many other properties were for sale during our search and the County purchased the property for the following reasons:

- Located next to a similar site (existing MDOT salt dome)
- Good site distance for an entrance
- Direct access to Route 51
- Good grades requiring little earthwork
- Site large enough for garage, salt shed, and trash/recycling drop-off area, as well as associated appurtenances
- Soils perked - site approved for on-site septic
- Site was previously used for farming and agriculture (hay, corn, and cattle). The amount of wetland area was a surprise, seeing as the property had been farmed for years





1/8



2/8



Utility Dashboard

1 SE, Oddtown, MD, 21555, USA X Q

Show search results for 18622 L...

Utility Dashboard

Allegheny County Department of Public Works

ROUTE 51

SITE #5

RCL VISTA

400ft

Start your search

esri

3/18/2020

3/8

Unity Dashboard x + v | alleganygis.allconnect.org/utilitydashboard/index.html

Unity Dashboard | Allegany County Department of Public Works

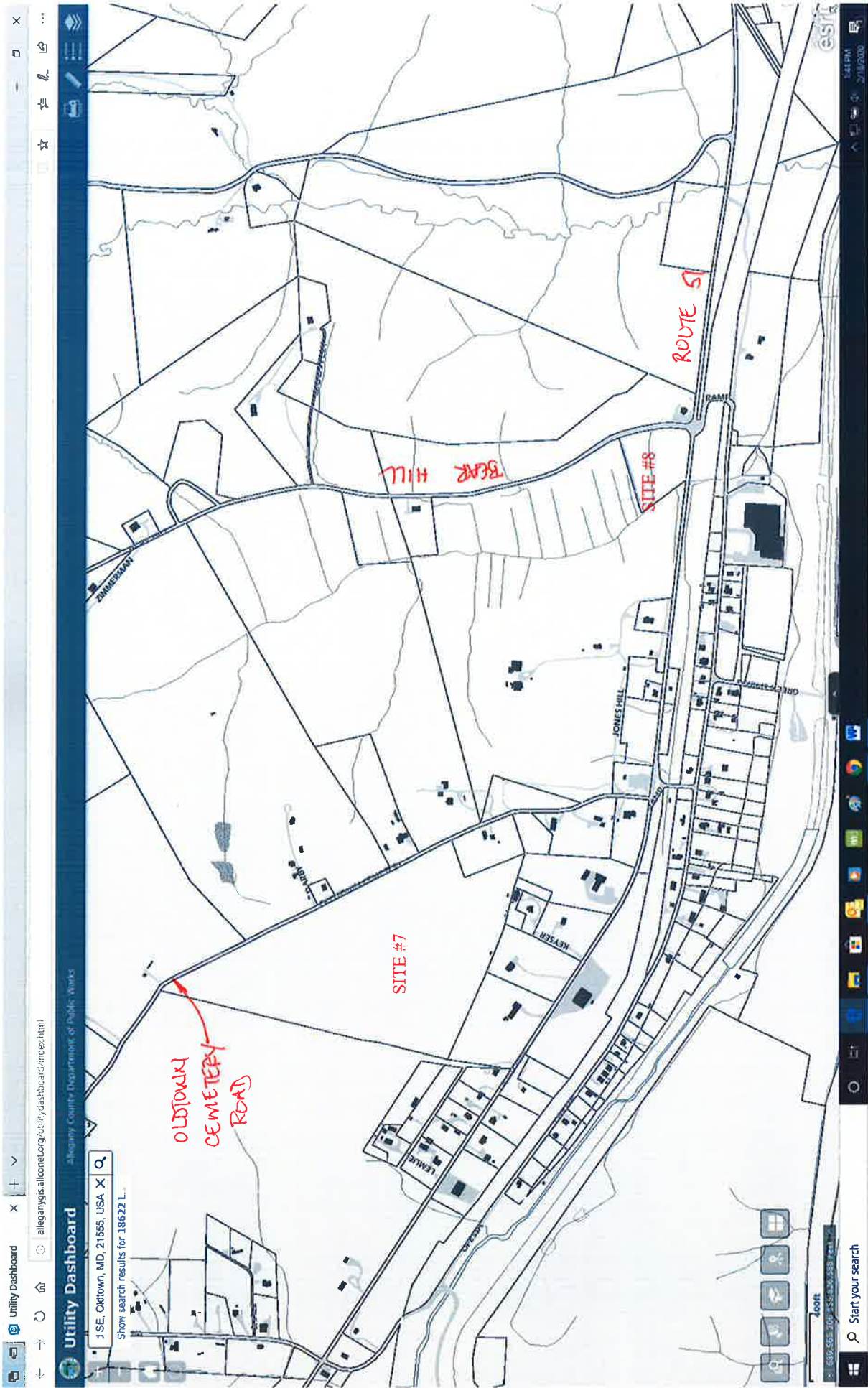
1 SE, Oldtown, MD, 21555, USA X Q  
Show search results for 19622 L

1000'

Start your search

1:38 PM 2/18/2025





5/8

6/8

Utility Dashboard

1 SE, Oldtown, MD, 21555, USA

Show search results for 18622 L...

Utility Dashboard

alleganycounty.org/utilitydashboard/index.html

allegany County Department of Public Works

BEAR HILL

WAGNER

HELLEN

ROUTE 51

SITE #8

SITE #9

SITE #10

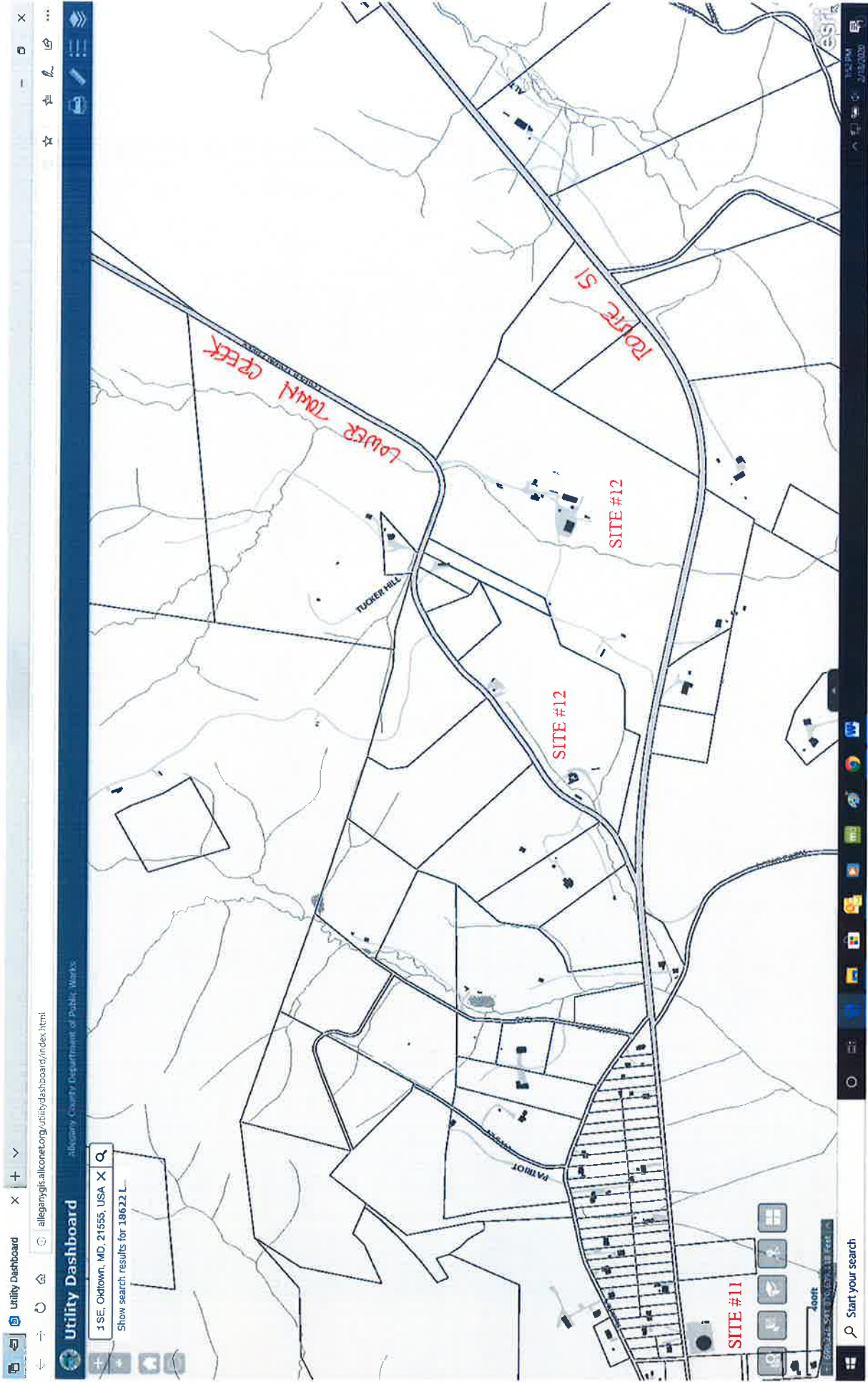
SITE #11

ESRI

1:44 PM 2/13/2020

Start your search





7/8



8/8