



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

**REVISED AGENDA**  
**WASHINGTON COUNTY PLANNING COMMISSION**  
**100 W Washington Street, Room 2000**  
**July 1, 2024, 6:00 PM**

**CALL TO ORDER AND ROLL CALL**

**NEW BUSINESS**

**MINUTES**

1. May 6, 2024 Planning Commission regular meeting and workshop meeting \* **Discussion/Action**

**PRELIMINARY CONSULTATIONS**

1. **7-11 at Showalter Road [PC-24-002]** – Misty Wagner-Grillo \* **Information/Discussion**  
Concept plan for the proposed new construction of a convenience store with fuel stations and a fuel canopy for both auto and commercial fuel; Location: corner of Crayton Boulevard and Showalter Road; Zoning: HI (Highway Interchange)

**ORDINANCE MODIFICATION**

1. **Darrin & Nikki Eichelberger/Joseph & Cheryl Eichelberger [OM-24-006]** \* **Discussion/Action**  
Request to allow the creation of a 40-acre parcel for agricultural purposes only, not for development; Location 17000 Shepherdstown Pike; Zoning: P (Preservation)

**SITE PLAN**

1. **Billotti Farm Brewery [SP-23-050]** – Misty Wagner-Grillo \* **Discussion/Action**  
Proposed farm brewery building for production and tasting room; Location: 23433 Ringgold Pike; Zoning: A(R) (Agricultural Rural)

**OTHER BUSINESS**

1. **Update of Projects Initialized** – Jill Baker \* **Information/Discussion**
2. **Discussion of Planning Commission Alternates** – Jill Baker **Information/Discussion**

**ADJOURNMENT**

**UPCOMING MEETINGS**

1. August 5, 2024, 6:00 p.m. – Washington County Planning Commission regular meeting

\*attachments

The Planning Commission reserves the right to vary the order in which the cases are called. Individuals requiring special accommodations are required 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.

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

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**WASHINGTON COUNTY PLANNING COMMISSION  
REGULAR MEETING AND WORKSHOP  
May 6, 2024**

The Washington County Planning Commission held its regular monthly meeting and a workshop on Monday, May 6, 2024 at 6:00 p.m. at the Washington County Administrative Complex, 100 W. Washington Street, Room 2000, Hagerstown, MD.

**CALL TO ORDER AND ROLL CALL**

The Vice-Chairman called the meeting to order at 6:00 p.m.

Planning Commission members present were: David Kline, Denny Reeder, Terrie Shank, Jeff Semler and Ex-officio County Commissioner Randy Wagner. Staff members present were: Washington County Department of Planning & Zoning: Jill, Baker, Director; Jennifer Kinzer, Deputy Director; Misty Wagner-Grillo, Planner; and Washington County Division of Engineering: Heather Williams, Senior Plan Reviewer.

**NEW BUSINESS**

**MINUTES**

**Motion and Vote:** Mr. Reeder made a motion to approve the minutes of the April 1, 2024 regular meeting as presented. The motion was seconded by Ms. Shank and unanimously approved.

**ORDINANCE MODIFICATION**

**Lloyd Gearhart Lot 1 [OM-24-002]**

Ms. Wagner-Grillo presented for review and approval an ordinance modification to create a new lot on a road with less than 16 feet width of paving along the lot frontage. The property is located at 11326 Marbern Road and is currently zoned RU (Residential Urban). Mr. Gearhart wishes to subdivide a portion of the property for his son. Ms. Wagner-Grillo explained that parts of Marbern Road are 13.5 feet wide and is a dead-end road beyond this property. The Adequate Public Facilities Ordinance, Section 4.1.2, states that the road must be at least 16 feet wide in front of the parcel to be subdivided. The County's Engineering Department does not recommend the subdivision of this lot without widening of the road.

**Motion and Vote:** Mr. Semler made a motion to approve the ordinance modification as presented. The motion was seconded by Ms. Shank and unanimously approved.

**SITE PLANS**

**Obidi Holdings, LLC [SP-23-005]**

Ms. Williams presented for review and approval a site plan for a proposed change of use from a gun shop to a dwelling unit/medical office, which is a special exception use within the RS zoning district, on property located at 13316 Marsh Pike. The property is currently zoned RS (Residential Suburban). The total site area is 20,000 square feet with a proposed reduction from 73.2% to 65.5% of impervious area. A special exception was granted (AP-1447) for the previous gun shop use and a variance from the rear yard setback. A second variance (AP-2164) was approved for the rear yard depth from 50 feet to 2 feet. These special exceptions were both granted with the understanding that the existing building structure and building footprint remain unchanged. The applicant is proposing to demolish the current building and build a new structure on the site, which will be dependent on new approvals from the Board of Zoning Appeals. Proposed hours of operation for the medical facility will be Monday thru Friday from 8:30 am to 4:30 pm and Saturday from 9 am to 12 pm. The site is served by County public sewer services and public water from the City of Hagerstown. Proposed lighting and signage are in compliance with the Zoning Ordinance. Both the new disturbance and the increase in impervious area are below the threshold at which Forest Conservation is required. Approvals are pending from the Department of Water Quality, Land Development and the Board of Zoning Appeals.

**Motion and Vote:** Mr. Semler made a motion to approve the site plan contingent upon all agency approvals and approval from the Board of Zoning Appeals. The motion was seconded by Mr. Reeder and unanimously approved.

**Benevola SEC [SP-23-006]**

Ms. Williams presented for review and approval a site plan for a solar energy facility located at 20401 Benevola Church Road on the existing quarry owned by Martin Marietta Materials, Inc. The property is currently zoned A(R) – Agricultural Rural. A special exception (AP2021-025) was granted to establish the solar energy generating system (SEGS) on property designated as a priority preservation area with a mineral industrial floating zone. All SEGS requirements dictated in the County’s Zoning Ordinance have been met. No new lighting or additional signage is proposed; no additional water or sewage services are proposed. Vehicular access will be provided by an existing industrial access road. Forest Conservation requirements have been met through the payment-in-lieu of planting option.

**Motion and Vote:** Mr. Reeder made a motion to approve the site plan as presented. The motion was seconded by Ms. Shank and unanimously approved.

### **OTHER BUSINESS**

#### **Black Rock Holdings LLC**

Mr. Matthew Powell of DRB Homes, 10212 Governor Lane Blvd., Williamsport, presented a request to use the clustering provision found in the County’s Zoning Ordinance for the planning and engineering of a “by-right” site development plan for property within the Black Rock PUD. He explained that the clustering provision allows a smaller lot size with open space being dedicated for joint use by the residents of the cluster subdivision. The total number of lots and dwelling units shall not exceed the number that would be permitted if developed under normal lot size requirements of the zoning district; therefore, no additional density would be permitted.

**Discussion and Comments:** Mr. Kline explained there have been numerous, contentious meetings regarding this subdivision in the past. He noted that staff has not provided a staff report and he believes the Planning Commission should not make a decision until staff weighs in on traffic, water and sewer issues, etc. Mr. Kline expressed his concern that the developer would come back at a later date and try to build more houses on the open space areas.

Ms. Baker responded there is no staff report to provide at this time. The clustering provision is detailed in the Zoning Ordinance. This provision does not allow a higher density than what is permitted by right in the RT (Residential Transition) zoning district. The RT zoning district permits single-family and two-family dwelling units only. The PUD overlay opened up the residential uses permitted by allowing townhouses and apartment complexes. Using the RT zoning district without the PUD overlay, approximately 450-900 dwelling units would be permitted depending on the number of single-family and two-family units proposed. Traffic impacts and water and sewer impacts will not change regardless if the developer uses the clustering provision or not. The clustering concept will go through agency reviews just as any other subdivision goes through for traffic impacts, sewer and water allocations, water pressure determinations, school capacity issues, etc. Ms. Baker explained that the clustering concept would preserve more open space, reduce infrastructure costs and help preserve environmental resources. She noted that the open space areas could not be further subdivided and used for additional housing without the approval of the Planning Commission. Ms. Baker stated that one cluster development has already been approved in the County in the rural area.

Mr. Kline noted that the Smart Growth concept was very popular in the O’Malley administration and he believes that clustering is a smart concept. Mr. Wagner expressed his opinion that more open space would be beneficial for residents. Ms. Baker stated that clustering will provide less infrastructure, less impervious surfaces, more open space and more affordable housing. She reminded members that there have been several discussions during our Comp Plan meetings about more affordable housing.

Ms. Baker noted that there have been court cases relative to the PUD; however, this project is unrelated to any of those cases. One complaint made by the opposition was that lot sizes were not similar to the existing lots in the area. While this may make part of the development look different, concerns could be addressed with the developer.

Commissioner Wagner asked if the remaining lands could be put into a preservation program. Ms. Baker stated it would not qualify for any of the County’s current land preservation programs. However, the developer could donate the land to the County for a park.

Mr. Kline expressed his opinion that the public is going to perceive this as a “back door” way to get increased density in this development. Mr. Powell reiterated that the development cannot get more density by using the clustering provision than could be developed by removing the PUD overlay. The underlying RT zoning would allow up to 900 units on larger lot sizes and with less open space. He believes the clustering concept would be more beneficial to the residents and the County as a whole.

**Motion and Vote:** Mr. Reeder made a motion to approve the use of the clustering provision with the standards set forth in the request for minimum lot sizes and setbacks. The motion was seconded by Mr. Semler and unanimously approved.

## **Annual Report**

Ms. Kinzer presented the Annual Report for calendar year 2023, which is required by the Maryland Department of Planning. She highlighted the following data submitted in the report:

- Residential permits issued: 31% in the rural area; 69% in the urban area
- Rezoning – two applications were approved; both were voluntary down-zonings.
- Agricultural Land Preservation – 934.87 acres were permanently preserved at a value of \$3,664,071.15. The County has just surpassed 40,000 acres in permanently preserved land.
- No major subdivisions were approved in 2023. Approximately 230 acres were lost to subdivision in 2023; 172 acres in the rural area and 57.5 acres in the urban area.
- 61% of development occurred in the rural area; 39% occurred in the urban area
- Commercial development – 22% of the acreage and 2% of the gross square footage were in non-PFA areas; 78% of the acreage and 98% of the gross square footage were in the urbanized areas

## **Update of Projects Initialized**

Ms. Kinzer provided a written report for land development plan review projects initialized during the month of March (a total of 59 projects) which included three preliminary/final plats and four site plans. Ms. Kinzer noted that permitting activity is beginning to pick up.

Commissioner Wagner made a motion to adjourn to Closed Session at 6:50 pm. The motion was seconded by Mr. Semler and so ordered by the Chairman.

### **CLOSED SESSION**

*To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; or any other personnel matter that affects one or more specific individuals.*

At 7:05 pm Mr. Reeder made a motion to adjourn the Closed Session portion of the meeting and go back to Open Session. The motion was seconded by Mr. Semler and so ordered by the Chairman.

## **WORKSHOP**

### **Rural Areas**

Ms. Baker began the workshop with a discussion of comments received regarding the rural areas of the County. The first comment was regarding septic tiers. Septic Tiers which were adopted by the State of Maryland in 2012. A handout was distributed to members showing the four tiers and their definitions. Tier 1 – existing public water and sewer; Tier 2 – the urban area where water and sewer services are expected to be extended; Tier 3 – areas in the rural area where there is existing cluster development that are not predominately ag or forestry resources; Tier 4 - areas that are predominately ag or forestry resources.

Staff has tried to get a Septic Tiers map adopted in the County; however, all attempts have failed. Therefore, the County has the most restrictive regulations with regard to development in the rural areas (seven lots maximum). The Maryland Department of Planning has stated it will not accept the proposed Septic Tiers Map as part of the Comprehensive Plan. A proposed map will need to go through an independent review process with MDP. Staff believes this should be left in the Comp Plan because it is part of the County's growth policies and will provide a starting place for other evaluations in the Comp Plan.

Ms. Baker noted there were two opposing points relative to septic tiers. The Home Builders Association supports the proposal to establish Tier 3 areas that encircle the Urban Growth Area (UGA) in order to provide flexibility and alleviate some pressure on home building due to limited water resources in the UGA. They also believe it will help the smaller home builders compete in the housing market. The Greater Hagerstown Committee (GHC) submitted comments that they support the re-sizing of the growth area and that higher densities should surround the growth area. Outside of the growth area, the density should be one unit per 25 acres to limit density sprawl. GHC voiced concerns where the Tier 3 areas are located because they coincide with known health issues. In addition, they want protection for the rural area resources and areas that are currently zoned for one dwelling unit per 5 acres should be rezoned for one dwelling unit per 20 or 30 acres. Ms. Baker asked members if they are in favor of changing the agricultural zoned areas to one dwelling unit per 20 or 30 acres instead of one dwelling unit per 5 acres.

- **Consensus:** The Planning Commission is not in favor of changing agriculturally zoned properties to one dwelling per 20 or 30 acres.



Ms. Baker asked the Planning Commission if there should be a Tier 3 area outside of the PFAs. Not having a Tier 3 area would support the proposed goals of water quality and directing growth into the growth areas. After much discussion, staff recommends that the Tier 3 areas should be very limited, mostly in the Priority Funding Areas (PFA). Staff is basing their recommendation on the following reasons: it supports Smart Growth policies that limit sprawl and development outside of areas with public water and sewer and greater densities are being proposed inside the growth area to provide additional opportunities for much needed housing stock. Ms. Baker noted that the Home Builders Association supports greater densities. They support the Tier 3 areas to alleviate growth issues associated with the lack of water resources. Ms. Baker explained that by adopting Tier 3, it would allow subdivisions larger than 7 lots which could put a burden on the limited infrastructure in our rural areas. There would be the potential for a large subdivision to be located beside land we are trying to preserve for farming operations. She noted there are not a lot of Tier 3 areas proposed. Members reviewed the areas where Tier 3 is proposed.

- **Consensus:** Eliminate the Tier 3 areas around the growth area.

### **Priority Preservation Areas (PPAs)**

The Ag Land Preservation Advisory Board submitted comments requesting that PPAs be extensively expanded. The Board wants to use the PPAs as a tool to block the growth areas from expanding. Planning Commission members reviewed a map distributed by staff showing the areas where the ALPAB would like to expand the areas. Ms. Baker stated that MDP will not accept any changes to the PPAs during the Comprehensive Plan review; that will need to be an independent review. There are specific criteria required by the State of Maryland when designating a PPA. Ms. Baker explained that the PPA areas are intended to be areas where we want to preserve land. The most cost-effective way to support the PPA is to build large blocks of land to protect them from sprawl development, nuisance complaints, etc. The law states that PPAs must equal at least 80% of our preservation goal, which is currently 50,000 acres.

At this point in time, staff does not support the proposed changes. Adding additional area does not build our blocks and creates more competition. Staff has chosen PPA areas that have top soils, where there is existing blocks of land, and where we have been successful with other types of easements. Staff has researched other areas where growth areas have been blocked in. This would not allow the County to grow where it should be growing or expanding in the future. Another reason staff does not support the expansion is because it will cause sprawl with easements which will not serve us well with the limited funds we have to preserve land.

- **Consensus:** The Planning Commission agrees with staff's recommendation that the Priority Preservation Areas should not be expanded due to the reasons given by staff.

Ms. Baker stated that as a way to address these comments, staff is considering changing the Implementation chapter of the Comp Plan. Goal 6 recommends updating the County's preservation goals which could be moved from a medium-term goal to a short-term goal and adding a recommendation to re-evaluate the PPAs as a short-term goal.

### **Alternative and Renewable Energy Sources**

Ms. Baker stated that several comments were received from the general public during our public outreach meetings that more information is needed in the Plan related to alternative and renewable energy sources and where they should be located. Staff is working on making changes to the document.

- **Consensus:** The Planning Commission agrees that more information should be included in the Comp Plan.

### **Special Planning Areas**

Ms. Baker explained that Special Planning Areas are a subset of Sensitive Areas in Washington County. State law requires mitigation of stream buffers, flood plains, steep slopes and threatened and endangered species. The law also allows communities to implement local planning areas. Washington County implemented Special Planning Areas for the Edgemont Reservoir and the Beaver Creek Trout Hatchery. There are special sections in the Subdivision Ordinance that require best management practices to be used for septic systems, etc. Staff discussed eliminating the Edgemont Reservoir because it is unclear if the City of Hagerstown will continue to use it as a resource. Environmental groups are opposed to this idea because they believe this is a critical watershed to our water quality efforts.

- **Consensus:** The Planning Commission wants to keep the Edgemont Reservoir and the Beaver Creek Trout Hatchery as Special Planning Areas.

Recommendations were made by the environmental groups to extend the Special Planning Areas to the Little Antietam Creek North watershed area. This recommendation is based on the following: the sensitive nature of the aquatic habitats in the area, the area supports a naturally occurring reproduction habitat

for trout, the existence of land preservation easements, it's part of the PPA, and the implication that the health of the creek is not good. Criteria produced by the State to evaluate water quality in a watershed was used as part of the Water Resources Element in the Comp Plan. Ms. Baker briefly summarized staff's evaluation process for determining the placement of the tiers used on the Tiers Map.

Another comment received is that the County is not doing enough to protect Special Planning Areas from developmental impacts. Recommendations from the environmental groups include the following: add more restrictions to development such as decreasing square footage requirements for sediment and erosion control plans, increasing buffer requirements beyond slope requirements for stream buffers, and limiting additional impervious surfaces. Staff prepared a map showing areas that may be considered for additional Special Planning Areas. Mr. Allen stated that staff believes we should target watersheds of higher value which have a better stream quality because it is easier to maintain the health of a stream than it is to restore it after the fact.

Ms. Baker noted that the special planning areas need to be in areas where there is a logical and specific need for protection. Of particular interest is the Smithsburg area along Route 77 where the Appalachian Trail is located. Staff is recommending rezoning this area to EC – Environmental Conservation.

- **Consensus:** The Planning Commission agrees with this recommendation.

One resident attended several of our public outreach meetings and expressed a desire to establish a scenic easement designation on all lands west of Hancock.

- **Consensus:** The Planning Commission is adamantly opposed to this idea.

### **Rural Villages**

Ms. Baker stated that several comments have been received during the public outreach meetings with regard to the approval of a Dollar General in the Cascade area. Staff has discussed the idea of drafting Design Guidelines for all Rural Villages in the County to minimize impacts in the contextual areas of infill development. In Rural Villages where a Historic Inventory has been completed indicating the contributing historic structures the Historic District Commission has architectural review authority. This provides continuity and maintains the character of the Rural Village.

- **Consensus:** The Planning Commission agrees that all Rural Villages should have Design Guidelines for new infill development.

Ms. Baker explained that staff will now begin making changes and revisions to the draft documents. A second draft will be brought back to the Planning Commission, hopefully sometime in August.

### **UPCOMING MEETINGS**

1. Washington County Planning Commission regular meeting, June 3, 2024 at 6 p.m.

### **ADJOURNMENT**

Mr. Semler made a motion to adjourn the meeting at 8:20 pm The motion was seconded by Ms. Shank and so ordered by the Vice-Chairman.

Respectfully submitted,

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David Kline, Vice-Chairman

**PRELIMINARY CONSULTATION**  
**PC-24-002 – 7-11 at Showalter Road**

A preliminary consultation was held on June 5, 2024 at 10:00 a.m. via a Teams meeting. A concept plan was presented for the proposed new construction of a convenience store with fuel stations and a fuel canopy for both auto and commercial fuel. The property is located at the corner of Crayton Boulevard and Showalter Road and is currently zoned HI (Highway Interchange).

The following were in attendance: Washington County Department of Planning & Zoning: Misty Wagner-Grillo, Planner; Adam Tressler, GIS Technician; Travis Allen, Senior Planner; and Debra Eckard, Administrative Assistant; Washington County Division of Engineering: Rebecca Calimer, Chief of Plan Review; Washington County Department of Water Quality: Anthony Mace, Capacity Manager and Karen Flook, Allocation Coordinator; City of Hagerstown Water Department: Alerik Hoeh, Assistant Engineer; Washington County Soil Conservation District: Dee Price, District Manager; State Highway Administration: Allan Kujenga; Gary Franks, Development Services Group; and Ashley Ballard, DEACO Group.

**Department of Planning & Zoning**

Ms. Wagner-Grillo stated that this project meets the definition of the County's mixed use retail classification. She noted that a convenience store definition was recently adopted and is expected to be in effect within the next month. The proposed plan meets the newly adopted definition of a convenience store, which permits 5 high-flow fuel pumps, 7 truck parking spaces per 1,000 sq. ft. of gross leasable space, and a maximum of 8 fueling stations per island (2 islands permitted) for a total of 32 individual pumps. The definition also allows for electric vehicle parking/charging stations, car washes (no truck washes), and restaurants that provide indoor and outdoor seating. Ms. Wagner-Grillo explained that the commercial site plan checklist for Planning & Zoning is required for the submittal and, if followed, will cut down on the revisions required throughout the site plan process. Screening will be required for the parcels located east of the proposed development to protect these parcels from glare. A photometric plan will be required.

A written summary of the Preliminary Consultation will be prepared and presented to the Planning Commission for its review and to provide additional comments to the developer. After the Planning Commission's review, a site plan may be submitted.

Mr. Franks noted that the current plan shows shared drive aisles along the eastern and southern boundaries with the property line going down the middle of the aisles. Ms. Wagner-Grillo asked if the property is going to be subdivided; Mr. Franks said it would be subdivided. Ms. Calimer explained that a preliminary site plan could be submitted which would combine the subdivision plat, site plan and construction plans in one submission. Following approval of the preliminary site plan, a final plat would be required.

**Division of Engineering**

Ms. Calimer stated an ESD Stormwater Concept Plan is required and will be reviewed by the County Engineering Department and the Soil Conservation District. This plan must be approved prior to submission of the preliminary site plan. Ms. Calimer stated that the County has a concurrent review policy; therefore, after the site plan has been accepted by the Department of Planning & Zoning, the developer may apply for permits (at the developer's own risk). The site plan must be fully approved and closed before any permits will be issued. A notification when the site plan is fully approved will be sent to the consultant/developer when all agency approvals and signatures have been obtained.

Mr. Franks asked if this parcel was included in a master plan regional BMP. Ms. Calimer stated the developer will be responsible for storm water management on site. Mr. Franks asked if the County objects to using underground storage for storm water management. Ms. Calimer stated there is no objection; the

developer should follow the regulations and guidelines in the Engineering's site plan checklist. Ms. Calimer noted that this project is located in the Airport Overlay Wildlife Management Area zone. The design of the storm water management area should avoid ponding water to avoid attracting waterfowl.

Ms. Calimer stated that a Traffic Impact Study will be required. The traffic engineer must submit a scoping request form to the County Engineering Department. She noted that the proposed entrance off Crayton Boulevard will be right-in/right-out only. The entrance off Showalter Road will be a full movement entrance; however, as part of the Traffic Impact Study, consideration will be given to accel/decel lanes, dedicated left turn lanes, etc.

Ms. Calimer explained that between plan approval and permit issuance, both the road improvements and entrance connections as well as storm water management will require agreements and bonding. Forms will be provided after the plan is approved and before permits are issued.

#### **State Highway Administration**

Mr. Kujenga stated that SHA will let the County take the lead on the Traffic Impact Study and will be assisting with the scoping.

#### **Washington County Soil Conservation District**

Ms. Price stated that a soils map from a digitized source with property boundaries delineated will be required. She recommended referring to the 2011 Maryland Standard and Specifications for Soil Erosion and Sediment Control document which outlines the stages of reviews, plan types and requirements. This document talks about highly erodible soils, steep slopes, water courses, etc. which will be extremely helpful in preparing the ESD Stormwater Concept Plan discussed previously.

Ms. Price asked if there is a GeoTech on board for this project. Mr. Franks asked if a full-site survey and a site specific GeoTech Report, would suffice for the environmental resources on the property. Ms. Price noted that the SCD looks for groundwater elevations or levels, depth, rock encounter issues, etc. She noted that the sensitive area review criteria can be found on SCD's website.

Ms. Price asked what the proposed disturbed area quantity is for this project. Mr. Franks stated it is approximately 4 ½ to 5 acres. Ms. Price noted that after all approvals are received and a letter has been received from the Soil Conservation District, a Maryland Department of the Environment Notice of Intent permit will be required. There will be an automatic 14 day public review comment period that occurs. After this permit has been obtained, then a pre-construction meeting can be scheduled.

#### **Washington County Department of Water Quality**

Mr. Mace stated there are 2 force mains in Showalter Road; proceeding west towards Love's there are two gravity manholes where connections would be available. Mr. Franks asked if there is anything closer to the proposed site. Mr. Mace stated there is a force main across the street; however, they would not allow connection there. Mr. Franks asked if the extension should be made outside of the pavement along Showalter Road. Mr. Mace confirmed this location. He noted that the County would take ownership of the extension after it is made. Mr. Mace stated that Love's has a low pressure main going into the manhole. Mr. Franks asked if they could do the same instead of extending the main. Mr. Mace stated he would check into this matter and get back to Mr. Franks. Mr. Franks asked if on-site septic would be permitted. Mr. Mace explained it would not be allowed due to the close proximity of the sewer line.

#### **City of Hagerstown Water Department**

Mr. Hoeh stated that the property is located within the City's MRGA (Medium Range Growth Area) and is eligible for water service. There is an existing 12-inch water line in Showalter Road that transitions into an 8-inch line running along most of the north side of the property. Mr. Hoeh explained that the anticipated daily use for allocation will be needed, the meter size must be indicated and any fire suppression requirements must be noted on the plan. A pre-annexation agreement will be required. Mr. Franks asked

if the City tests the fire flow on existing hydrants. Mr. Hoeh confirmed it can be done and a request for the testing should be sent to him. No fees are associated with the testing.

**Washington County Health Department**

A representative was not present at the meeting; however, the following written comment was submitted: water and sewer allocation forms will be required. If the property is to be served by public water, the designation must be W-1 prior to approval. Contact information will be sent to the consultant.

**Hagerstown Regional Airport**

A representative was not present at the meeting; however, Mr. Neil Doran provided the following written comments: 1) detailed design drawings showing the vertical profile and height above ground of structures such as the fuel canopy and the convenience store must be submitted; 2) locations of habitable buildings, fuel storage tanks and pumps and vehicle parking areas should be labeled; 3) the site plan should depict the runway 02-20 Runway Protection Zone (RPZ) and the dimensions of the easement area; 4) an online 7460 form must be submitted to the Obstruction Evaluation Airspace Analysis of the FAA; and 5) an airspace analysis needs to be completed and submitted to determine impacts.

**Forest Conservation**

Mr. Allen stated that this project will need to comply with the County's Forest Conservation Ordinance. Typically, on a commercial project of this size, the project would qualify for using the Payment-in-Lieu option to satisfy forest conservation requirements. Mr. Allen explained that usually on commercial site plans, forest conservation calculations are based on limited disturbance only. However, because the property is going to be subdivided and other factors discussed today, the larger of the calculations of disturbance will be used to determine the mitigation requirement. Forest conservation mitigation will be required when the preliminary site plan is ready for approval, and before the final plat is submitted.

**Addressing**

Mr. Tresler noted that the proposed road connecting off Showalter Road will need to be named for 911 purposes. Street naming guidelines are available on-line or staff can send this information via e-mail.

**Closing Comments**

All reviewing agencies will receive a copy of the written summary. If there are any discrepancies in the written summary, the Department of Planning & Zoning should be notified immediately. The summary will also be submitted to the Planning Commission for its review and comment. Planning Commission comments will be made a part of the record and should be addressed by the developer as the plan moves through the approval process.

Respectfully submitted,

Misty Wagner-Grillo  
Washington County Department of Planning &  
Zoning

MAWG/dse





### SITE NOTES:

1. PROPOSED COMMERCIAL ENTRANCE LOCATIONS ARE SUBJECT TO COUNTY AND DOT APPROVAL AND MAY REQUIRE A TIA TO BE PREPARED BY A TRAFFIC ENGINEER. FURTHER INVESTIGATION INTO THE PROPOSED ENTRANCE LOCATIONS IS RECOMMENDED PRIOR TO PROCEEDING WITH SITE DESIGN DRAWINGS.
2. THIS PLAN ASSUMES THAT THE PROPOSED STORMWATER MITIGATION REQUIREMENTS WILL BE ACHIEVED ON-SITE AND THAT AN ADEQUATE OUTFALL IN LOCATED IMMEDIATELY ADJACENT TO THE PARCEL BOUNDARY.
3. ALL PROPERTY LINES ARE BASED OFF OF THE COUNTY FILES PROVIDED BY THE SELLER AND SHOULD BE VIEWED AS APPROXIMATE. ONCE A SURVEY IS AVAILABLE THE PROPOSED LAYOUT SHOULD BE REEVALUATED.

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### SITE SUMMARY

PARCEL AREA = 4.50 AC.±  
 PROPOSED ZONING= HI

PARKING CALCULATIONS  
 REQUIRED = 16 (1/300SF)  
 PROPOSED = 52 SPACES

BUILDING SETBACKS  
 FRONT = 40'  
 SIDE (WEST) = 40'  
 SIDE (EAST) = 10'  
 REAR = 10'

LANDSCAPE BUFFERS  
 FRONT = 10'  
 SIDE (WEST) = 10'  
 SIDE (EAST) = 5'  
 REAR = 5'

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REV.	DESCRIPTION	DATE
1	REVISED PER 7-11 COMMENTS	09/06/23
2	REVISED BUILDING FOOTPRINT	03/18/24
3		
4		
5		
6		
7		
8		
9		
10		
11		

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DESIGNED BY: GF  
 DRAWN BY: GF  
 REVIEWED BY:

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PROJECT NAME/LOCATION ID: SHOWALTER RD. 7-ELEVEN  
 SHEET TITLE: CONCEPTUAL SITE PLAN  
 PROJECT ID: SHOWALTER RD. & CRAYTON BLVD. WASHINGTON COUNTY, MD

DRAWING SCALE

SCALE: 1"=50'

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5

CONCEPT PLAN



**WASHINGTON COUNTY PLANNING COMMISSION**  
**APPLICATION FOR SUBDIVISION ORDINANCE MODIFICATION**

**APPLICANT**

NAME Darrin & Nikki Eichelberger/Joseph & Cheryl Eichelberger  
MAILING ADDRESS 17826 Millers Sawmill Rd, Sharpsburg, MD 21782  
TELEPHONE 301-582-3778 301-791-3650 301-992-2070  
(home) (work) (cell)

**PROPERTY OWNER**

NAME Cathy Scott  
MAILING ADDRESS 17000 Shepherdstown Pike, P.O. Box 184 Sharpsburg, MD 21782  
TELEPHONE \_\_\_\_\_ 410-206-2366  
(home) (work) (cell)

**CONSULTANT**

NAME Frederick, Seibert and Associates, Inc.  
ADDRESS 128 S. Potomac St., Hagerstown, MD 21740  
TELEPHONE 301-791-3650

**DESCRIPTION OF PROPERTY**

PARCEL REFERENCE: MAP 79 GRID 5 PARCEL 1  
PROPOSED LOT ACREAGE 40 ac TOTAL SITE ACREAGE 103.76 ac  
ZONING DISTRICT P ROAD FRONTAGE(FT) 684.38 ft

LOCATION / ADDRESS

17000 Shepherdstown Pike, Sharpsburg MD 21782

EXISTING AND PROPOSED USE OF PROPERTY Agricultural farm land and land conservation

LOT TO BE CONVEYED TO IMMEDIATE FAMILY MEMBER No

**SUBDIVISION MODIFICATION INFORMATION**

MODIFICATION TO SUBDIVISION ORDINANCE SECTION 318.D

MODIFICATION IS TO ALLOW The creation of a 40 acre parcel for agricultural purposes only and not for development or to build a single family home

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

The applicant is currently under contract with the property owner to purchase this 40 acres of agricultural farm ground. The applicant currently owns the 173 ac. parcel adjacent to this proposed 40 ac. lot. The applicants recently placed their 173 ac. into the Rural Legacy Program. Due to the Rural Legacy guidelines they cannot add this 40 ac. lot to their existing 173 ac. parcel. The applicants intention for the proposed 40 ac. lot is to place it in the Rural Legacy program once they take ownership in order to preserve it and prevent future development. The applicants do not wish to create any building lots or put any personal residence on this 40 ac parcel

(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.

Dennis E. Scheiberg      Nikka S. Guchelberger      6/19/24  
Applicant's Signature      Date

Cathy Scott      6/19/24  
Property Owner's Signature      Date

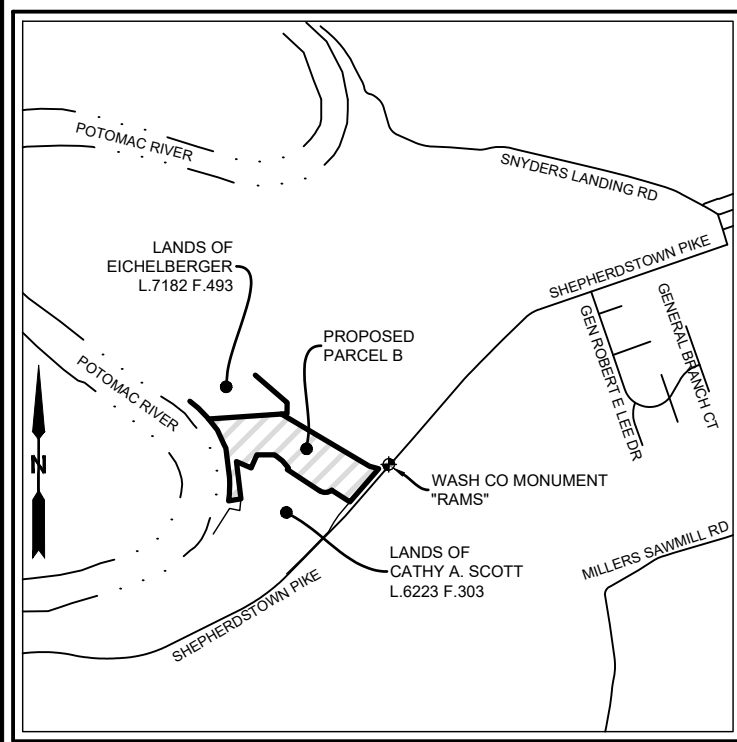
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**STAFF USE ONLY:**

STAFF PLANNER: \_\_\_\_\_ DATE RECEIVED: \_\_\_\_\_

NUMBER: \_\_\_\_\_

MEETING DATE: \_\_\_\_\_



VICINITY MAP  
SCALE 1"=3000'

**Sensitive Area Notice**

The stream buffers shown hereon are established pursuant to the requirements of the Washington County Subdivision Ordinance Article IV, Section 409. In an effort to preserve or improve water quality, the property owner is required to establish and thereafter maintain in perpetuity vegetative ground cover in accordance with urban best management practices recommended by the Washington County Soil Conservation District. No permanent structures or construction are permitted within the stream buffer except those designed to improve water quality or flow as approved by the Washington County Planning Commission in accordance with all applicable regulations, laws, and policies. No septic systems shall be constructed within the buffer nor shall any reserve area be established within the buffer.

**Soil Table**

Soil	Area (Ac.)	%
Co	0.73	1.82
OrF	4.64	11.60
HcD	11.71	29.27
HbB	3.33	8.32
HbC	4.04	10.10
SsA	1.90	4.75
HcC	3.25	8.13
DcC	1.05	2.63
DsB	9.35	23.38

**LEGEND**

- = PROPERTY LINE
- - - = PROPOSED PROPERTY LINE
- ⋯ = PROPERTY LINE TO BE VACATED
- - - = RIGHT OF WAY
- = PROPERTY CORNER
- ▧ = SCENIC EASEMENT
- = STEEP SLOPES > 25%

**OWNER'S STATEMENT**

Application is hereby made for approval of the indicated transfer of land for enlargement purposes only and not for development except as indicated hereon. Any development of this land other than for permitted accessory uses or any future separation of the parcels combined hereon will be submitted in the regular manner for approval in accordance with the provisions of the existing Subdivision Ordinance.

Date: \_\_\_\_\_ Owner, Cathy A. Scott

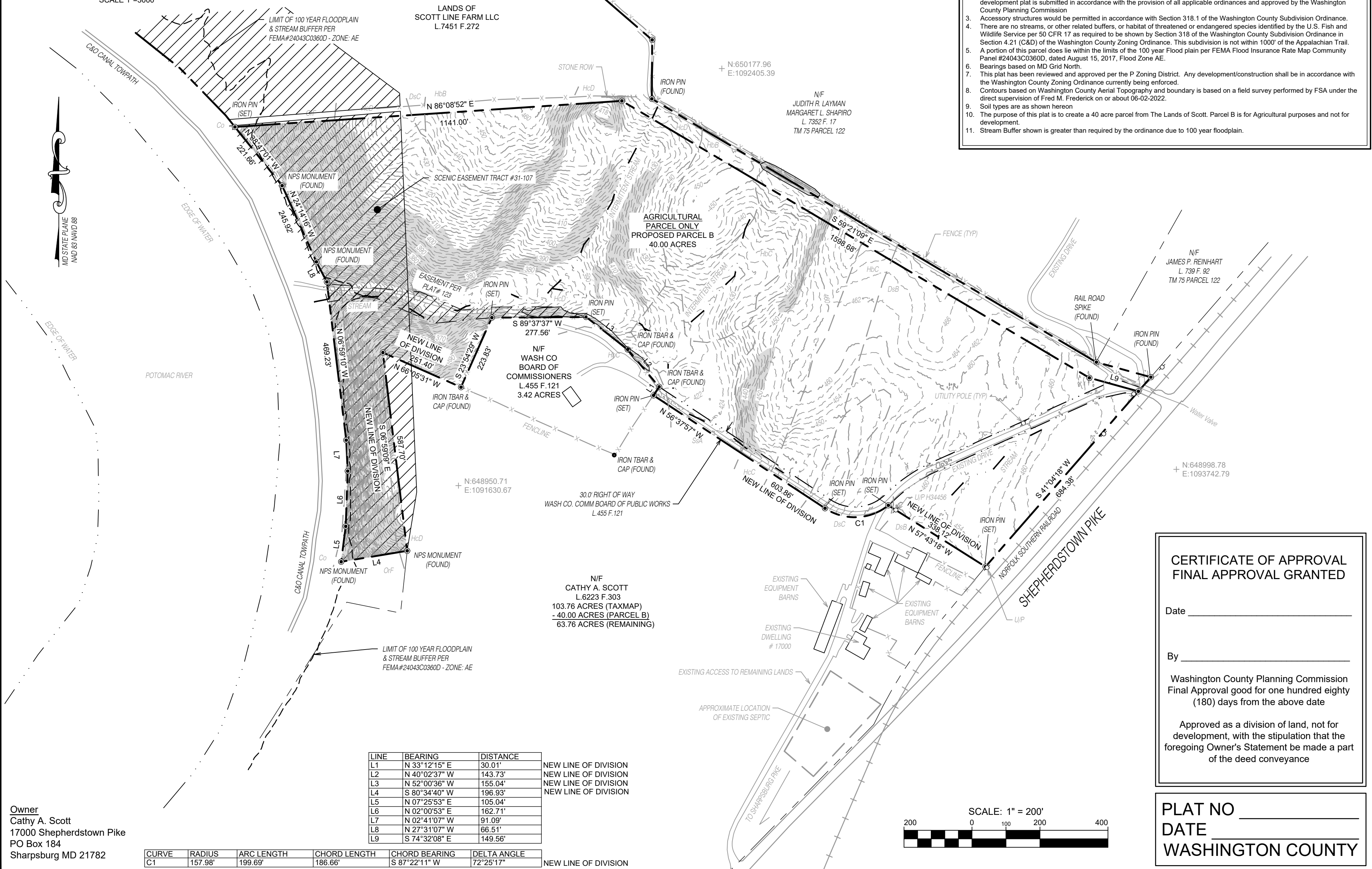
**LAND SURVEYOR'S CERTIFICATION**

I hereby certify that the plan shown hereon is correct; that it is a subdivision of part of the lands conveyed by Cathy A. Scott, Personal Representative of The Estate of Roy Allen Scott, to Cathy A. Scott, by deed dated March 27, 2020, and recorded in the Land Records of Washington County, Maryland in Liber 6223, folio 303, and that stones marked □ and/or bars marked ○ have been placed as indicated.  
I hereby certify that these documents were prepared by me or under my responsible charge, and that I am a duly licensed Professional Land Surveyor under the Laws of the State of Maryland, License No. LS-10731 Expiration Date 1/16/2026.

Date: \_\_\_\_\_ Professional Land Surveyor

**GENERAL NOTES**

- Zoning is P.
- No development shall mean that building or zoning permits, including Residential, will not be issued until such a time as a development plat is submitted in accordance with the provision of all applicable ordinances and approved by the Washington County Planning Commission.
- Accessory structures would be permitted in accordance with Section 318.1 of the Washington County Subdivision Ordinance.
- There are no streams, or other related buffers, or habitat of threatened or endangered species identified by the U.S. Fish and Wildlife Service per 50 CFR 17 as required to be shown by Section 318 of the Washington County Subdivision Ordinance in Section 4.21 (C&D) of the Washington County Zoning Ordinance. This subdivision is not within 1000' of the Appalachian Trail.
- A portion of this parcel does lie within the limits of the 100 year Flood plain per FEMA Flood Insurance Rate Map Community Panel #24043C0360D, dated August 15, 2017, Flood Zone AE.
- Bearings based on MD Grid North.
- This plat has been reviewed and approved per the P Zoning District. Any development/construction shall be in accordance with the Washington County Zoning Ordinance currently being enforced.
- Contours based on Washington County Aerial Topography and boundary is based on a field survey performed by FSA under the direct supervision of Fred M. Frederick on or about 06-02-2022.
- Soil types are as shown hereon.
- The purpose of this plat is to create a 40 acre parcel from The Lands of Scott. Parcel B is for Agricultural purposes and not for development.
- Stream Buffer shown is greater than required by the ordinance due to 100 year floodplain.



LINE	BEARING	DISTANCE	
L1	N 33°12'15" E	30.01'	NEW LINE OF DIVISION
L2	N 40°02'37" W	143.73'	NEW LINE OF DIVISION
L3	N 52°00'36" W	155.04'	NEW LINE OF DIVISION
L4	S 80°34'40" W	196.93'	NEW LINE OF DIVISION
L5	N 07°25'53" E	105.04'	
L6	N 02°00'53" E	162.71'	
L7	N 02°41'07" W	91.09'	
L8	N 27°31'07" W	66.51'	
L9	S 74°32'08" E	149.56'	

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	157.98'	199.69'	186.66'	S 87°22'11" W	72°25'17"

Owner  
Cathy A. Scott  
17000 Shepherdstown Pike  
PO Box 184  
Sharpsburg MD 21782

**CERTIFICATE OF APPROVAL  
FINAL APPROVAL GRANTED**

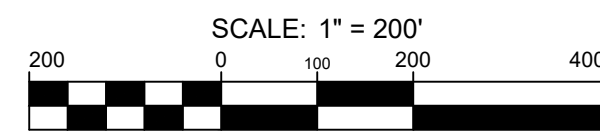
Date: \_\_\_\_\_

By: \_\_\_\_\_

Washington County Planning Commission  
Final Approval good for one hundred eighty (180) days from the above date

Approved as a division of land, not for development, with the stipulation that the foregoing Owner's Statement be made a part of the deed conveyance

PLAT NO \_\_\_\_\_  
DATE \_\_\_\_\_  
WASHINGTON COUNTY



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

15 EAST MAIN STREET  
NEW BEDFORD, MA 01746  
717.275.1837

565 SOUTH HANOVER STREET  
CARLETON, VA 22701  
717.771.8111

20 WEST BALTIMORE STREET  
GREENSBORO, NC 27407  
717.597.1607

128 SOUTH POTOMAC STREET  
HAGERSTOWN, MD 21740  
301.791.8880

**SIMPLIFIED PLAT  
OF THE LANDS OF CATHY SCOTT: PARCEL B**

17000 SHEPHERDSTOWN PIKE  
SHARPSBURG MARYLAND  
WASHINGTON COUNTY

PO BOX 85, SHARPSBURG PIKE, SHARPSBURG MD 21782

PROJECT NO: 2022-0145

DWN BY: MTJ DATE: 06-19-2024

PROJECT MANAGER: FFrederick  
EMAIL: FFrederick@fsa-inc.com

PROPERTY INFORMATION / ACCT#: 79-05-01 / 01-011065

SCALE: 1" = 200'

SHEET TITLE

**SIMPLIFIED  
SUBDIVISION PLAT**

SHEET 01 OF 01

F:\S4450\PROJECTS\2022\1450\DWG\2022-0145 - DWG 2024-06-19



**SITE PLAN STAFF REPORT**

**BASE INFORMATION**

**SITE NAME.....:** Billotti Farm Brewery  
**NUMBER.....:** SP-23-050

**OWNER.....:** BILLOTTI SAM IV BILLOTTI CASSANDRA ANN  
**LOCATION.....:** 23433 RINGGOLD Pike  
 Smithsburg, MD 21783

**DESCRIPTION.....:** Constructing a farm brewery building for production and tasting room.  
 Proposing public parking with reinforced turf. Entrance drive is existing.  
 Stormwater will be controlled by micro bio-retention and disconnect credits.  
 Site will have a well and septic.

**ZONING.....:** Agricultural, Rural  
**COMP PLAN LU.....:** Agriculture  
**PARCEL.....:** 14003800  
**PLANNING SECTOR.....:** 4  
**ELECTION DISTRICT.....:** 14

**TYPE.....:** Commercial

**GROSS ACRES.....:**  
**DWELLING UNITS.....:**  
**TOTAL LOTS.....:** 1  
**DENSITY.....:** N/L Units Per Acre

**PLANNER.....:** Misty Wagner-Grillo  
**ENGINEER.....:** R LEE ROYER & ASSOCIATES  
**RECEIVED.....:** January 4, 2024

**SITE ENGINEERING**

*HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION*

**FLOOD ZONE.....:** No  
**WETLANDS.....:** None  
**WATERSHED.....:** Antietam Creek  
**ENDANGERED SPECIES.....:** State Listed  
**STEEP SLOPES.....:** No  
**STREAM BUFFER.....:** No  
**HISTORIC INVENTORY.....:** No Resources Present  
**EASEMENTS PRESENT.....:** S-18-038  
**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

<i>SITE DESIGN</i>		
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	Private
Lighting Plan Meets Requirements	Yes	Landscaping Meets Requirements
Yes	Pedestrian Access is Adequate	Yes
Loading Area Meets Requirements		Bus Stop is Within Walking Distance
Parking Spaces - Total Planned	Parking Spaces - Per Dwelling Unit	Not Fast Track
8		
Parking Spaces - Minimum Required	Recreational Parking Provided	
6	No	

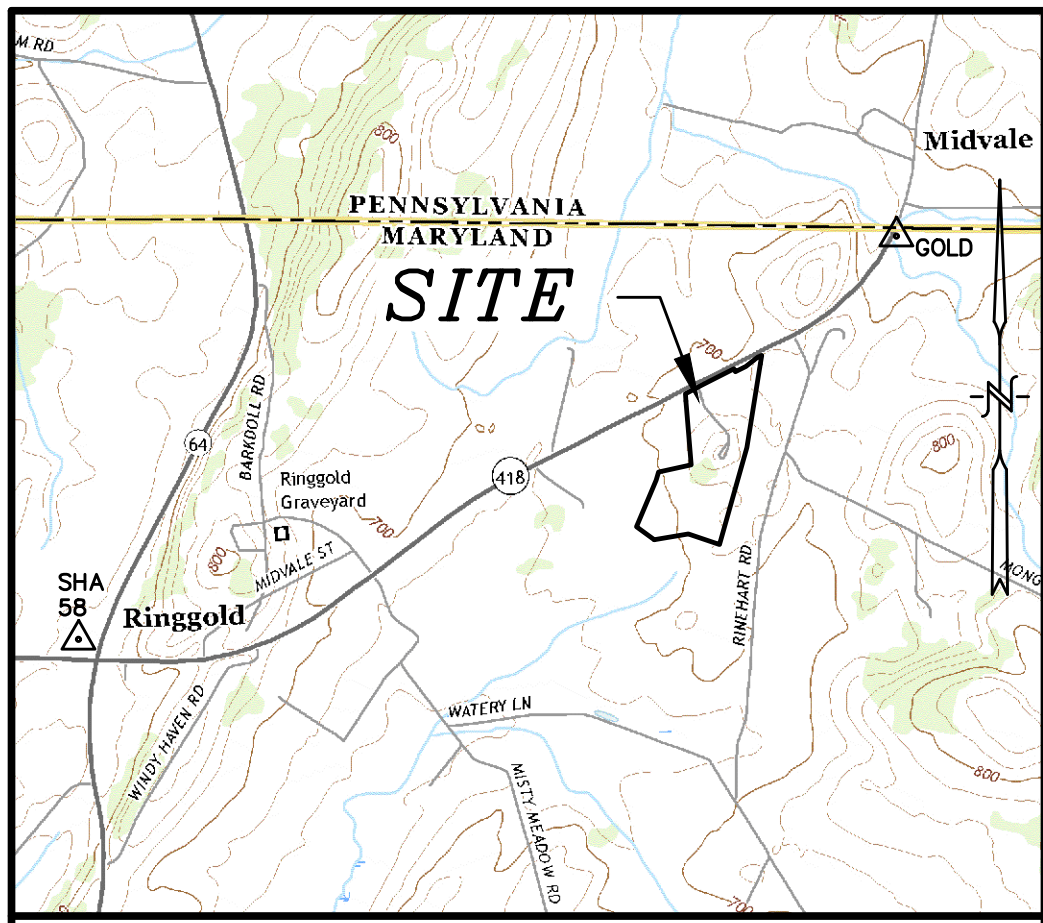
ACCESS SPACING VARIANCE NEEDED: No  
 NUMBER OF ACCESS POINTS: 1

	<i>SCHOOL INFORMATION</i>		
	ELEMENTARY	MIDDLE	HIGH
SCHOOL DISTRICT	Cascade	Smithsburg	Smithsburg
PUPIL YIELD			
CURRENT ENROLLMENT			
MAXIMUM CAPACITY			

<i>PUBLIC FACILITIES INFORMATION</i>	
FIRE DISTRICT.....:	Smithsburg
AMBULANCE DISTRICT.....:	Smithsburg

	<i>WATER &amp; SEWER INFORMATION</i>	
	WATER	SEWER
METHOD.....:	No Provider	No Provider
SERVICE AREA.....:	No Provider	No Provider
PRIORITY.....:	7-No Planned Service-Well	7-No Planned Service-Septic
NEW HYDRANTS.....:		
GALLONS PER DAY SEWAGE...:		
PLANT INFO.....:		None





COUNTY CONTROL  
 GOLD  
 N: 748314.97  
 E: 1159473.59  
 ELEV: 682.95'  
 SHA 58  
 N: 744049.7301  
 E: 1150856.6676  
 ELEV: 664.99'

# SITE PLAN for BILLOTTI FARM BREWERY

Located at 23433 Ringgold Pike  
 Washington County, Maryland

## APPROVALS

### Owner/Developer's 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).

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 Department of the Environment approved training program for the control of soil erosion and sediment.

12/19/2023 *Sam Bilotti, IV* *Cassandra Bilotti*  
 DATE PRINTED NAME SIGNATURE

ENGINEER 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.



ENGINEER PROFESSIONAL CERTIFICATION  
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

3/01/24 22821 9/01/2024 *Donald*  
 Date Reg. No. Expires Signature

Approved:  
 Washington County Division of Engineering

Signature \_\_\_\_\_ Date \_\_\_\_\_

### SITE DATA

TOTAL PARCEL AREA: 27.56 ACRES  
 ZONE: A(R) AGRICULTURAL (RURAL)  
 MINIMUM REQUIREMENTS  
 LOT AREA: 3 ACRES  
 LOT WIDTH: 300 FT  
 FRONT YARD: 50 FT  
 SIDE YARD: 50 FT  
 REAR YARD: 50 FT

PROPOSED USE: Farm based alcohol production facility, brewery & tasting room

BREWERY NAME: LOST WEEKEND FARM BREWERY

SEWAGE DISPOSAL: On lot septic  
 Two 1300 gallon holding tanks for beer production waste water

SOLID WASTE DISPOSAL: All items that can be recycled will be recycled.  
 Remaining waste collected weekly by approved vendor  
 Waste totes and recycle bins to be stored out of sight of neighbors and street.  
 No dumpster proposed.

FREIGHT & DELIVERY REQUIREMENTS: Once a month box truck only

SIGN: No sign proposed

PROPOSED HOURS OF OPERATION: Thursday 3-9pm  
 Friday 3-9pm  
 Saturday 11am-9pm  
 Sunday 11am-6pm

EMPLOYEES: 3

GUESTS: Estimated at 50 per week

PEAK HOUR TRIPS: 4-5

ADT for existing and proposed use: 10-12

PARKING REQUIREMENT: 5 spaces per 1000 sq. ft. GFA  
 1125 sq. ft. GFA= 6 spaces required, 8 provided

FULL KITCHEN: None

### ADDRESS ASSIGNMENTS:

HOUSE: 23435 RINGGOLD PIKE

BREWERY BUILDING: 23433 RINGGOLD PIKE

ADDRESS NOTE: EACH ADDRESS IS BASED ON THE ENTRANCE LOCATION AS SHOWN ON THIS PLAN. IF DRIVEWAYS ARE CONSTRUCTED AT A DIFFERENT LOCATION, THE ADDRESS FOR THAT LOT IS VOID, AND THE OWNER/DEVELOPER OF THE LOT MUST REAPPLY TO THIS OFFICE FOR A NEW ADDRESS ASSIGNMENT.

### UTILITY LIST

THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS:

POTOMAC EDISON 1-800-255-3443  
 VERIZON 301-790-7124  
 ANTIETAM CABLE 240-420-2082

CALL BEFORE YOU DIG!  
 THE "MISS UTILITY LAW" (MARYLAND UNDERGROUND FACILITIES DAMAGE PREVENTION LAW) REQUIRES THAT MISS UTILITY BE CALLED AT LEAST 3 WORKING DAYS IN ADVANCE OF THE PLANNED WORK TO ALLOW TIME FOR MARKING. THAT THE MARKS BE RESPECTED AND PROTECTED, AND THAT EXCAVATION BE COMPLETED CAREFULLY.  
 CALL 811  
 OR  
 1-800-257-7777  
 www.missutility.net/maryland

ESD Practices (Chapter 5 - Non-Structural & Structural)						
TYPE	NO	DA to Structure (Ac)	Impervious DA to Structure (Ac)	WQv (Ac-Ft)	ESDv (Ac-Ft)	PE Addressed (in)
Permeable Pavement	1	0.018	0.017	0.0023	0.0023	1.70
Reinforced Turf	1	0.069	0.064	0.0058	0.0058	1.13
Rooftop Disconnect	1	0.020	0.020	0.0010	0.0010	0.61
Non-rooftop Disconnect	1	0.099	0.009	0.0012	0.0012	1.12
Micro-bio retention	1	0.459	0.208	0.0500	0.0500	2.85

### AREAS WITHIN LIMIT OF DISTURBANCE:

EXISTING IMPERVIOUS = 0 SQ FT  
 PROPOSED IMPERVIOUS DRIVE = 2186 SQ FT  
 PROPOSED PERVIOUS PARKING = 1260 SQ FT  
 PROPOSED PERMEABLE PAVERS = 512 SQ FT  
 PROPOSED CONCRETE = 200 SQ FT  
 PROPOSED BUILDING = 3773 SQ FT  
 PERVIOUS AREAS = 20,819 SQ FT  
 TOTAL AREA = 28,750 SQ FT OR 0.66 ACRES

Record of Revisions		
Date	Initials	Revision Made
3/1/24	JAS	per County comments
5/8/24	JAS	per County comments
6/3/24	JAS	per County comments
6/12/24	JAS	per County comments

DEED REFERENCES: 3824/28  
 7357/46  
 TAX MAP: 13  
 GRID: 21  
 PARCEL: 83  
 ACCOUNT: 14003800

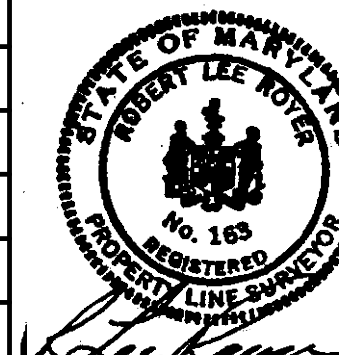


### R LEE ROYER & ASSOCIATES SURVEYING

PENNSYLVANIA - MARYLAND  
 10764 BUCHANAN TRAIL EAST  
 WASHINGTON, PA 15388  
 717-762-6619

SHEET 1

Scale  
 Date 12/13/23  
 Drawn JAS  
 Checked  
 Title 8914



### Forest Conservation Worksheet 2.2

Net Tract Area			
A	Total Tract Area	A =	0.80
B	Deductions	B =	0.00
C	Net Tract Area	C =	0.80
Land Use Category			
	ARA	MDR	IDA
	0	0	0
	Input the number "1" under the appropriate land use zoning, and limit to only one entry		
	MPD	CIA	
	0	0	
D	Afforestation Threshold ( Net Tract Area x 20% )		D = 0.16
E	Conservation Threshold ( Net Tract Area x 50% )		E = 0.40
Existing Forest Cover			
F	Existing Forest Cover within the Net Tract Area		F = 0.00
G	Area of Forest Above Conservation Threshold		G = 0.00
Break Even Point			
H	Break Even Point		H = 0.00
I	Forest Clearing Permitted Without Mitigation		I = 0.00
Proposed Forest Clearing			
J	Total Area of Forest to be Cleared		J = 0.00
K	Total Area of Forest to be Retained		K = 0.00
Planting Requirements			
L	Reforestation for Clearing Above the Conservation Threshold		L = 0.00
M	Reforestation for Clearing Below the Conservation Threshold		M = 0.00
N	Credit for Retention above the Conservation Threshold		N = 0.00
P	Total Reforestation Required		P = 0.00
Q	Total Afforestation Required		Q = 0.16
R	Total Planting Requirement		R = 0.16
**PIL Calculation Convert Planting Requirement to Sq. Ft.			6969.60
If Project is outside of a Priority Funding Area			2509.06

Note: Forest Conservation requirements for this project have been met using the Express Procedure PIL option in the amount of \$2,509.06.

SHEET INDEX  
 SHEET 1 - COVER SHEET  
 SHEET 2 - SITE PLAN  
 SHEET 3 - GRADING & SOIL EROSION PLAN  
 SHEET 4 - LANDSCAPING PLAN  
 SHEET 5 - NOTES AND DETAILS  
 SHEET 6 - NOTES AND DETAILS  
 SHEET E1.0 - LIGHTING PLAN

COVER SHEET  
 FOR  
 BILLOTTI FARM BREWERY  
 SITUATE ALONG THE  
 SOUTH SIDE OF RINGGOLD PIKE  
 ELECTION DISTRICT 14  
 WASHINGTON COUNTY  
 MARYLAND

SP-23-050

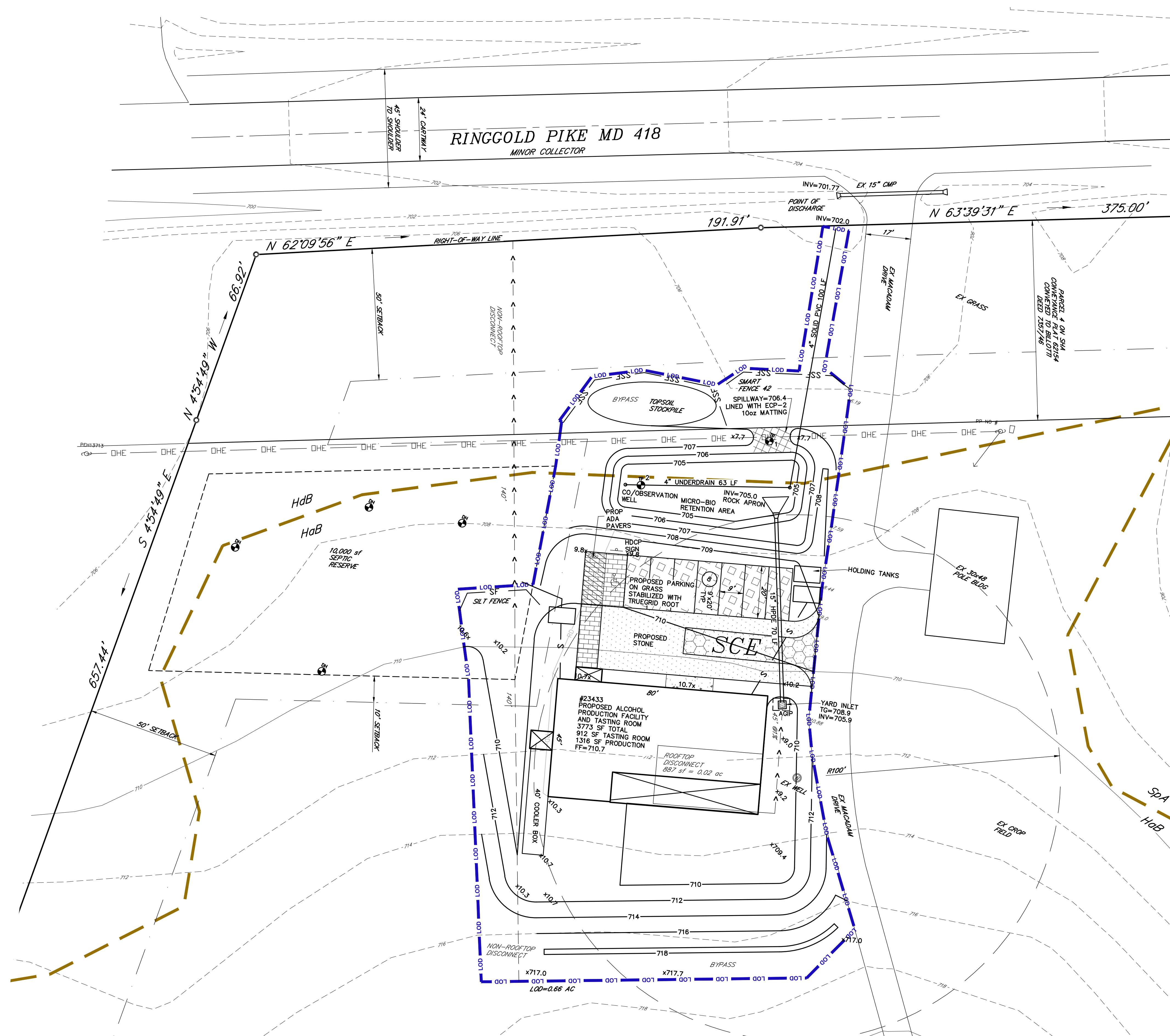
### UTILITY NOTIFICATION

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 contractor 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 At least 48 hours in advance of start of construction.









- SOIL BOUNDARY
- SOIL TYPE
- EXISTING CONTOURS
- TREE LINE
- BUILDING SETBACK LINE
- LIMIT OF DISTURBANCE
- OVERHEAD ELECTRIC LINE
- STORMWATER EASEMENT
- REINFORCED TURF
- PROPOSED STONE
- PROPOSED PAVERS
- SMART FENCE 42
- DEEP HOLES

CALL BEFORE YOU DIG!  
 THE "MISS UTILITY LAW" (MARYLAND UNDERGROUND FACILITIES DAMAGE PREVENTION LAW) REQUIRES THAT MISS UTILITY BE CALLED AT LEAST 3 WORKING DAYS IN ADVANCE OF THE PLANNED WORK TO ALLOW TIME FOR MARKING THAT THE MARKS BE RESPECTED AND PROTECTED, AND THAT EXCAVATION BE COMPLETED CAREFULLY.  
 CALL 811  
 OR  
 1-800-257-7777  
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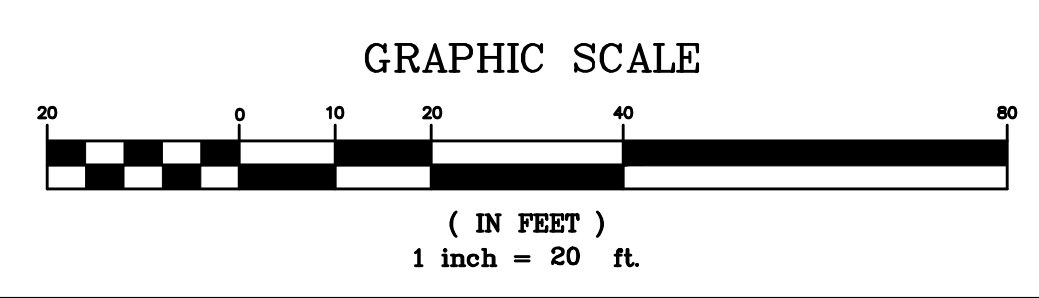
GRADING & SOIL EROSION PLAN  
 FOR  
**BILLOTTI FARM BREWERY**  
 SITUATE ALONG THE  
 SOUTH SIDE OF RINGGOLD PIKE  
 ELECTION DISTRICT 14  
 WASHINGTON COUNTY  
 MARYLAND

NOTES:  
 ALL BACKFILL AREAS MUST BE COMPACTED TO 95% STANDARD PROCTOR AS PER ASSHTO T-180

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.  
 ANY SPOIL AND/OR BORROW, MUST COME FROM AND/OR GO TO, A SITE WITH AN APPROVED AND CURRENT SOIL EROSION AND SEDIMENT CONTROL PLAN.

SOILS  
 HaB - Hagerstown silt loam, 3-8% slopes  
 HdB - Hagerstown silt loam, 3-8% slopes, very rocky

Percentage  
 31%  
 69%



Record of Revisions		
Date	Initials	Revision Made
3/1/24	JAS	per County comments
5/8/24	JAS	per County comments
6/3/24	JAS	per County comments
6/12/24	JAS	per County comments

DEED REFERENCE: 3824/28  
 TAX MAP: 13  
 GRID: 21  
 PARCEL: 83  
 ACCOUNT: 14003800



**R LEE ROYER & ASSOCIATES**  
 SURVEYING  
 PENNSYLVANIA - MARYLAND  
 10764 BUCHANAN TRAIL EAST  
 WASHINGTON, PA 15388  
 717-762-5619  
 SHEET 3

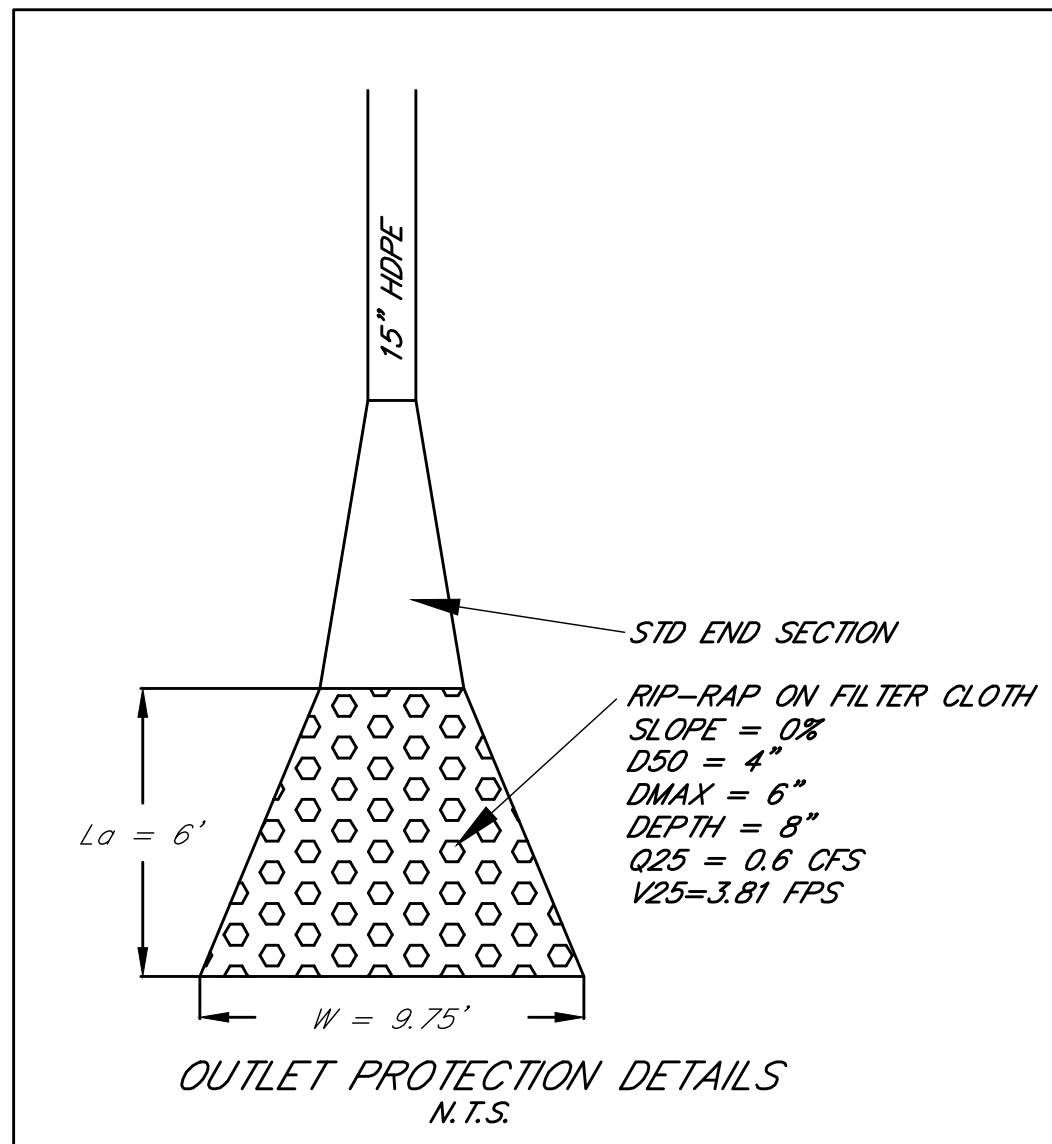
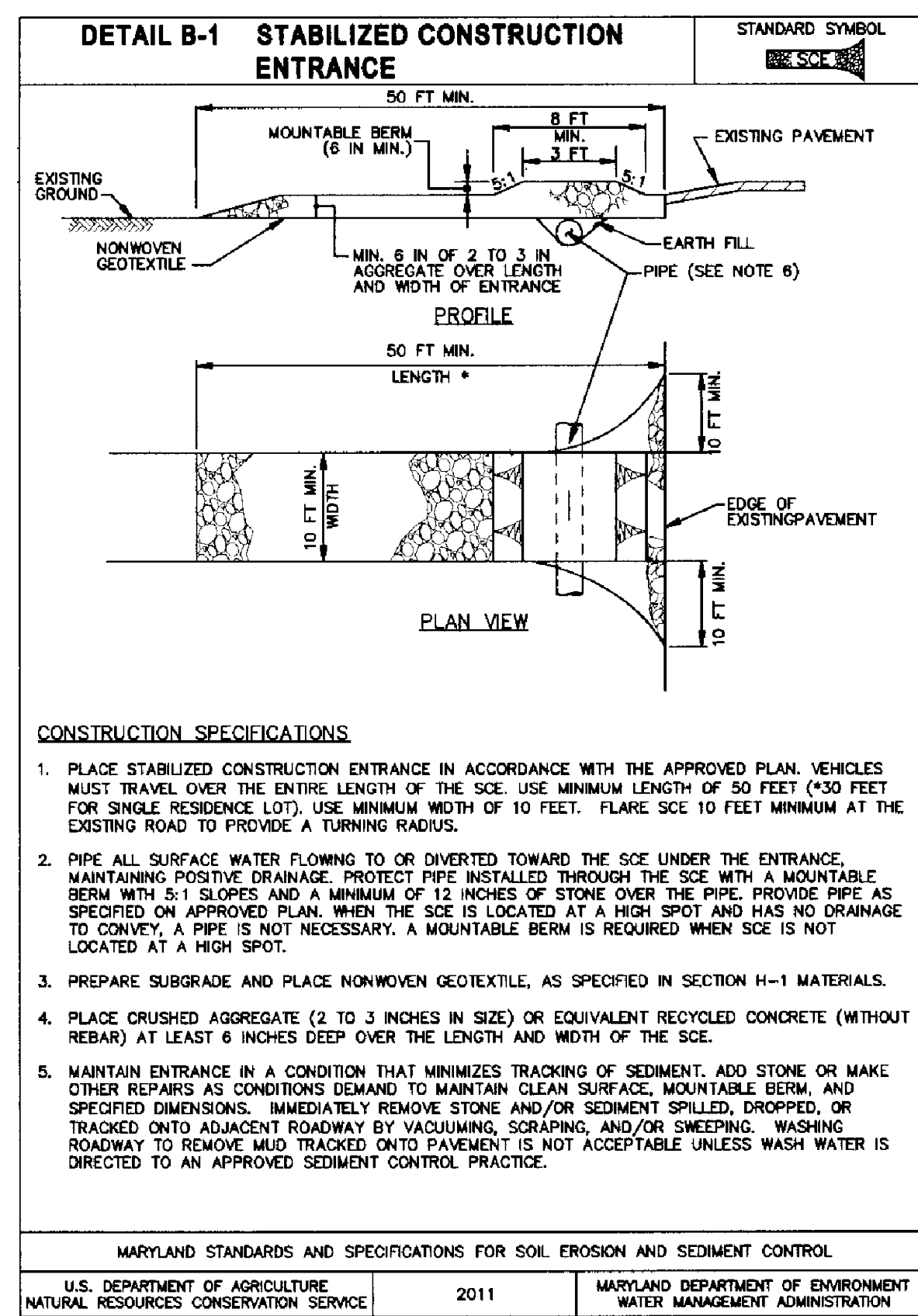
Scale 1" = 20'  
 Date 12/13/23  
 Drawn JAS  
 Checked  
 Title 8914

SP-23-050









**B-4-8 STANDARDS AND SPECIFICATIONS**

**FOR STOCKPILE AREA**

**Definition**  
A mound or pile of soil protected by appropriately designed erosion and sediment control measures.

**Purpose**  
To provide a designated location for the temporary storage of soil that controls the potential for erosion, sedimentation, and changes to drainage patterns.

**Conditions Where Practice Applies**

Stockpile areas are utilized when it is necessary to salvage and store soil for later use.

**Criteria**

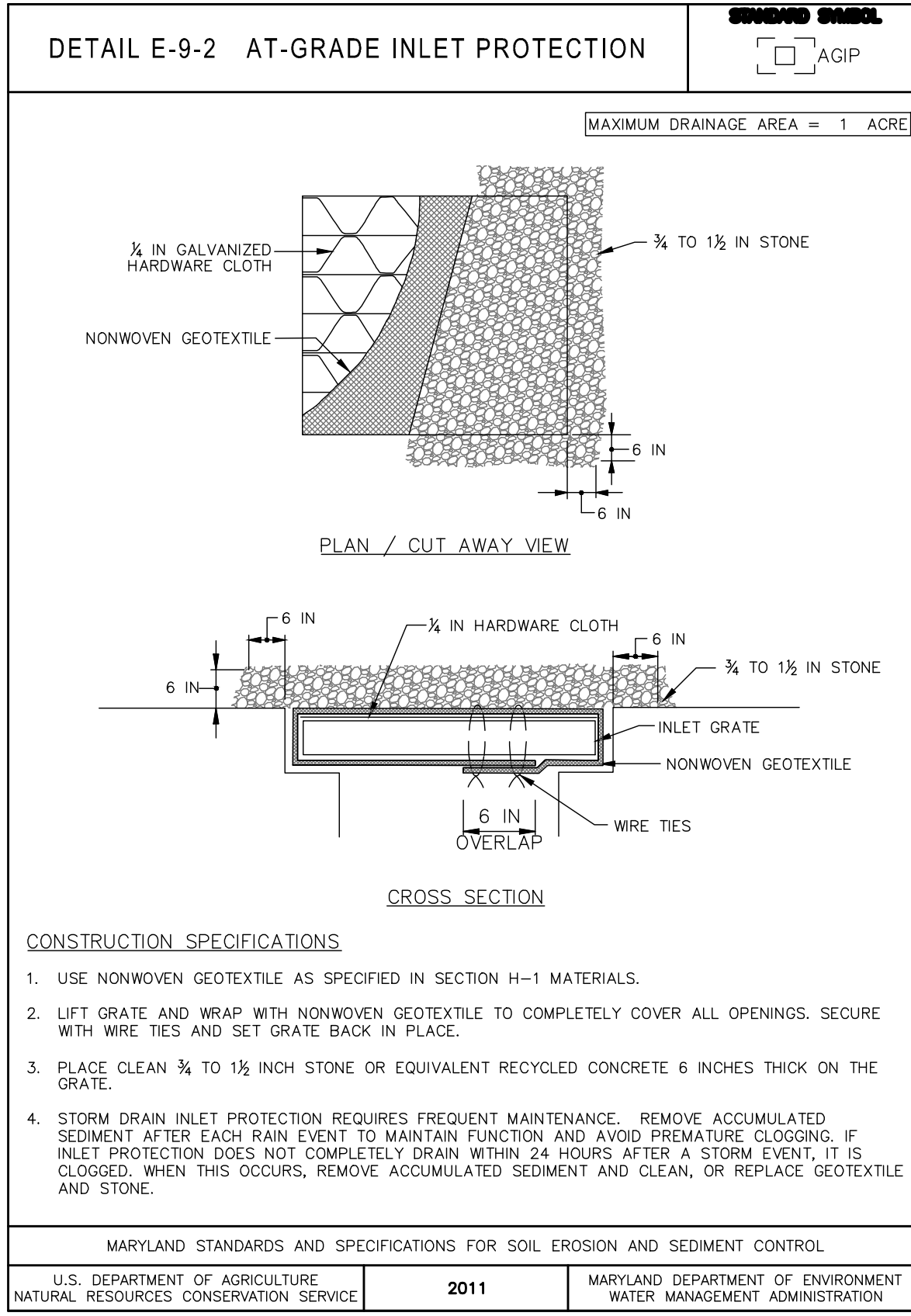
- The stockpile location and all related sediment control practices must be clearly indicated on the erosion and sediment control plan.
- The footprint of the stockpile must be sized to accommodate the anticipated volume of material and based on a side slope ratio no steeper than 2:1. Benching must be provided in accordance with Section B-3 Land Grading.
- Runoff from the stockpile area must drain to a suitable sediment control practice.
- Access the stockpile area from the upgrade side.
- Clear water runoff into the stockpile area must be minimized by use of a diversion device such as an earth dike, temporary swale or diversion fence. Provisions must be made for discharging concentrated flow in a non-erosive manner.
- Where runoff concentrates along the toe of the stockpile fill, an appropriate erosion/sediment control practice must be used to intercept the discharge.
- Stockpiles must be stabilized in accordance with the 3/7 day stabilization requirement as well as Standard B-4-1 Incremental Stabilization and Standard B-4-4 Temporary Stabilization.
- If the stockpile is located on an impervious surface, a liner should be provided below the stockpile to facilitate cleanup. Stockpiles containing contaminated material must be covered with impermeable sheeting.

**Maintenance**

The stockpile area must continuously meet the requirements for Adequate Vegetative Establishment in accordance with Section B-4 Vegetative Stabilization. Side slopes must be maintained at no steeper than a 2:1 ratio. The stockpile area must be kept free of erosion. If the vertical height of a stockpile exceeds 20 feet for 2:1 slopes, 30 feet for 3:1 slopes, or 40 feet for 4:1 slopes, benching must be provided in accordance with Section B-3 Land Grading.

**SOIL EROSION, SEDIMENT CONTROL, & SEEDING NOTES**

- All soil erosion/sediment control measures shall comply with the "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control" and the provisions of the approved plan.
- All grading and stabilization shall comply with the "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control", "Section B – Grading and Stabilization" and the provisions of the approved plan.
- All soil erosion and sediment control practices (BMP's) are to be constructed and/or installed prior to or at the initiation of grading in accordance with "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control", and the approved plan.
- A grading unit is the maximum contiguous area allowed to be graded at a given time and is limited to 20 acres. Work may proceed to a subsequent grading unit when at least 50 percent of the disturbed area in the preceding grading unit has been stabilized and approved by the enforcement authority and/or the Washington County Soil Conservation District (approval authority). Unless otherwise specified and approved by the approval authority, no more than 30 acres cumulatively may be disturbed at a given time.
- For initial soil disturbance or re-disturbance, temporary or permanent stabilization must be completed within:
  - Three (3) calendar days as to the surface of all perimeter dikes, swales, ditches, perimeter slopes, and all slopes steeper than 3 horizontal to 1 vertical (3:1); and
  - Seven (7) calendar days as to all other disturbed or graded areas on the project site not under active grading.
- Stockpiles must be stabilized in accordance within the 7 day stabilization requirement, as well as, Standard B-4-1 Incremental Stabilization and Standard B-4-4 Temporary Stabilization (as applicable).
- All constructed channels and swales shall have specified treatment installed to the design flow depth completed downstream to upstream as construction progresses. An installation detail shall be shown on the plans.
- All storm drain and sanitary sewer lines not in paved areas are to be mulched and seeded within 3 days after initial backfill unless otherwise specified on plans.
- Electric Power, telephone, and gas lines are to be compacted, seeded, and mulched within 3 days after initial backfill unless otherwise specified on plans.
- No slope shall be greater than 2:1.
- As required by Section B. of the Maryland Standards and Specifications for Soil Erosion and Sediment Control, "Adequate Vegetative Stabilization", is defined as 95 percent ground cover. The Washington County Soil Conservation District requires the project adhere to this for scheduling of the Final Site Closeout Review, and/or release of the site for soil erosion and sediment control.



Temporary Seeding Summary

No.	Species	Application Rate (lb./ac)	Seeding Dates	Seeding Depths	Fertilizer Rate (10-20-20)	Lime Rate
1	Barley (Hordeum vulgare)	96 lb./ac 2,200 / 1000 sf	Mar 1-May 15 Aug 1-Oct 15	1 in.	4.35 lb./ac (10 lb / 1000 sf)	2 tons/ac (90 lb / 1000 sf)

Permanent Seeding Summary

No.	Species	Application Rate (lb./ac)	Seeding Dates	Seeding Depths	N	P205	K20	Lime Rate
6	Tall Fescue (Lolium arundinaceum) Perennial Ryegrass (Lolium perenne) PLUS ONE OF THE FOLLOWING LEGUMES: Birdsfoot Trefoil (Lotus corniculatus) White Clover (Trifolium repens)	40 lbs. / ac 0.93 lb./1000 sf 25 lbs. / ac 0.57 lb./1000 sf  8 lbs. / ac 0.18 lb./1000 sf 5 lbs. / ac 0.11 lb./1000 sf	Mar 1-May 15 Aug 1-Oct 15	1/4 in. to 1/2 in.  1/4 in. to 1/2 in.	45 lb./ac (1 lb./1000 sf)	90 lb./ac (2 lb./1000 sf)	90 lb./ac (2 lb./1000 sf)	2 tons/ac (90 lb / 1000 sf)

- Notes:**
- Inspection of E&SC BMP's is to be done weekly and after each rain event. Inspectors to keep detailed reports of inspections. See checklist.
  - Any encroachment into natural areas and any disturbance outside the LOD shall be considered a violation of the plan and will require corrective action with the review and re-approval of the plan to include the new disturbed areas.
  - All construction materials, vehicles, equipment and stockpiles will be kept within the LOD and off of the infiltration BMP's as field marked. All construction vehicles and equipment are required to enter and leave the site via the stabilized construction entrance (SCE). Any sediments tracked onto the road must be removed immediately to prevent polluting streams.

**Standard Utility Notes**

- Contractor to only open up length of trench that can be constructed and backfilled in one working day in paved areas.
- Contractor to place excavated materials in a dump truck and hauled to an approved location to waste materials to paved areas.
- Contractor to backfill trench with approved materials and stabilize disturbed areas the same working day.
- In areas where the construction takes to place outside of the existing roadbed, Contractor to install silt fence along the downhill side of the trench before beginning construction and place excavated material from the trench on the uphill side.
- If dewatering of the trench is required, Contractor to pump water to a filter bag to dewater.
- Contractor to sweep streets of any debris or sediments caused by construction operations and dispose of at an approved location.
- Contractor to stabilize all disturbed areas with seed & mulch or appropriate street repair.

**SEQUENCE OF CONSTRUCTION**

- Notify WCCSD at 301-797-6821 and Washington County DPW-Engineering & Construction 240-313-2400 at least 5 days prior to the start of construction to schedule a Pre-Construction Meeting. Install Stabilized Construction Entrance (SCE).
- Install silt fences as shown on the plan.
- Once perimeter controls are in place, contractor can begin to strip topsoil and stockpile.
- Temporarily seed and mulch all topsoil stockpiles in accordance with the Soil Erosion, Sediment Control & Seeding Notes and Summaries.
- Begin construction of building.
- Perform permanent seeding and mulching in accordance with the Soil Erosion, Sediment Control & Seeding Notes and Summaries.
- Once the site, upstream watershed draining to water quality features is stabilized, the contractor shall contact the Washington County Soil Conservation District at 301-797-6821 and Washington County DPW-Engineering & Construction 240-313-2400 at least (5) days prior to the construction of water quality practices to schedule an interim inspection (County monitors construction/District authorizes this progression).
- Construct micro bio-retention area, provide stabilization.
- Notify the Washington County Soil Conservation District at 301-797-6821 and the County at least (5) days prior to the removal of any soil erosion and sediment control features to schedule a Final Site Closeout Review Meeting (Vegetation must meet the 95% overall stabilization requirement per the 2011 Maryland Standards and Specifications for Soil, prior to scheduling meeting).
- Stabilize areas of soil erosion and sediment control removal.

**NOTICE OF REQUIRED STORMWATER MANAGEMENT INSPECTIONS SAND FILTERS, BIORETENTION AND RAIN GARDEN FACILITIES**

The following inspections are required to be performed by the Qualified Professional for the construction of any sand filter, bioretention or rain garden facility. Additional inspections may be needed based on professional engineering judgment. Each inspection is required at the start of each stage.

Inspection Item	Certifying Engineer	Date	County Inspector	Date
EXCAVATION OF FACILITY Prior to excavation, verify sediment and erosion control features are in place to prevent sediment inflow. Verify all flagging required in the area for sensitive area protection. Verify grading is accurately staked-out and re-staked as needed. Facility dimensions shall be verified and soils checked for infiltration. Verify contributing area is permanently stabilized. Verify that water is not present. Ensure roughening of side walls if sheared and sealed by heavy equipment. Verify that compaction of facility base is minimized.				
PLACEMENT OF FILTER CLOTH (Trenches) - Ensure filter fabric is overlapping six (6) inches between strips of cloth. Ensure tree roots or other obstacles are removed from facility walls or sides and base to prevent tearing. Verify that uphill fabric roll overlaps two (2) feet over downhill roll.				
PLACEMENT OF UNDERDRAINS AND OBSERVATION WELLS - Location, size and material of underdrain and observation wells shall be verified prior to stone placement. Verify pipe ends capped. Verify 3" gravel cover.				
Placement of Filtering Media - Verify bottom layer material and thickness. Verify sand and/or filter media material and thickness. Verify filter fabric or pea gravel used between sand layers. Verify top filter media layer.				
PLACEMENT OF SAND FILTER OR GRAVEL DIAPHRAGM - Verify depth and width of sand and/or diaphragm layer. Verify fill material.				
STABILIZATION AND LANDSCAPING - Verify site top soiled, seeded and mulched. Verify embankment top soiled and seeded. Verify location, size, type and number of planted landscape material. Verify no more than 1/8 inch root ball exposed. Verify planting stock kept moist during on-site storage. Verify installation location, size, material type of fencing or other safety barriers.				

The Qualified Professional may request the presence of a County Construction Standards Inspector at least 24 hours in advance by calling 240-313-2400.

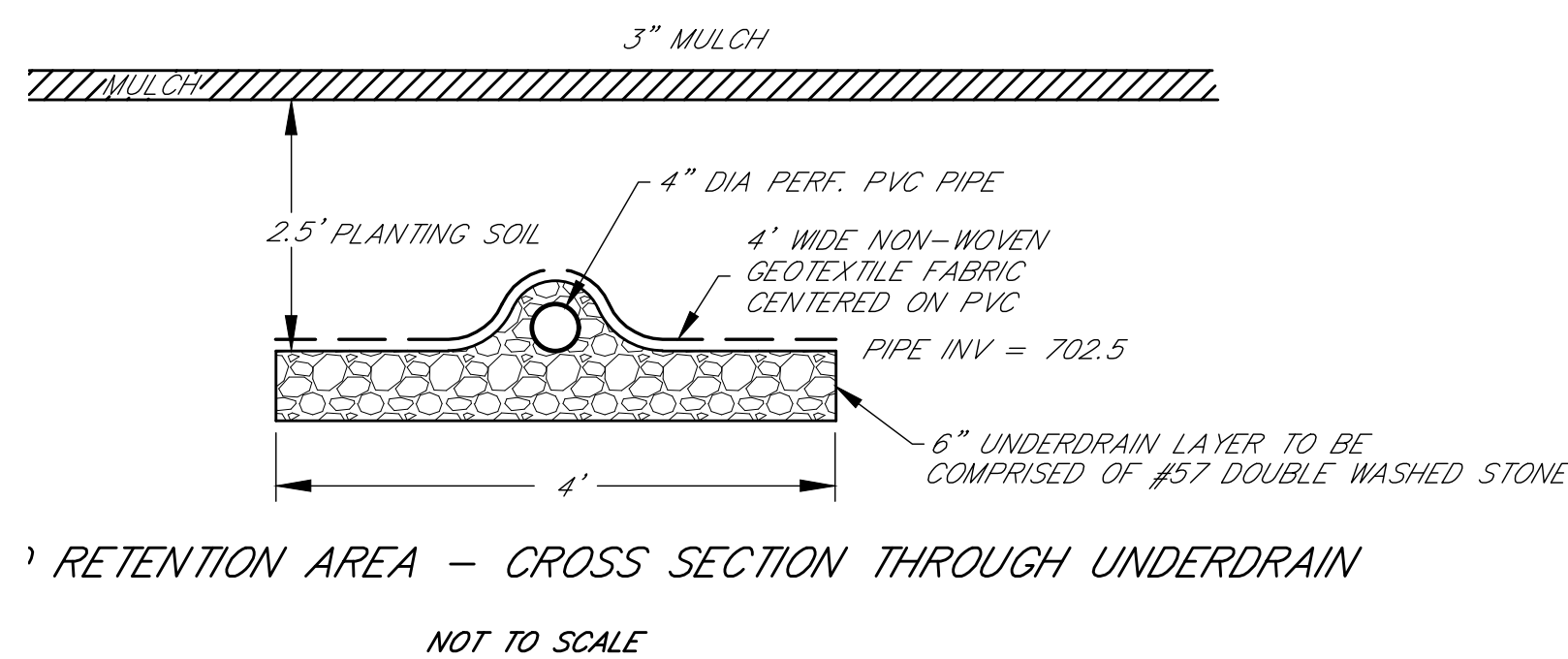
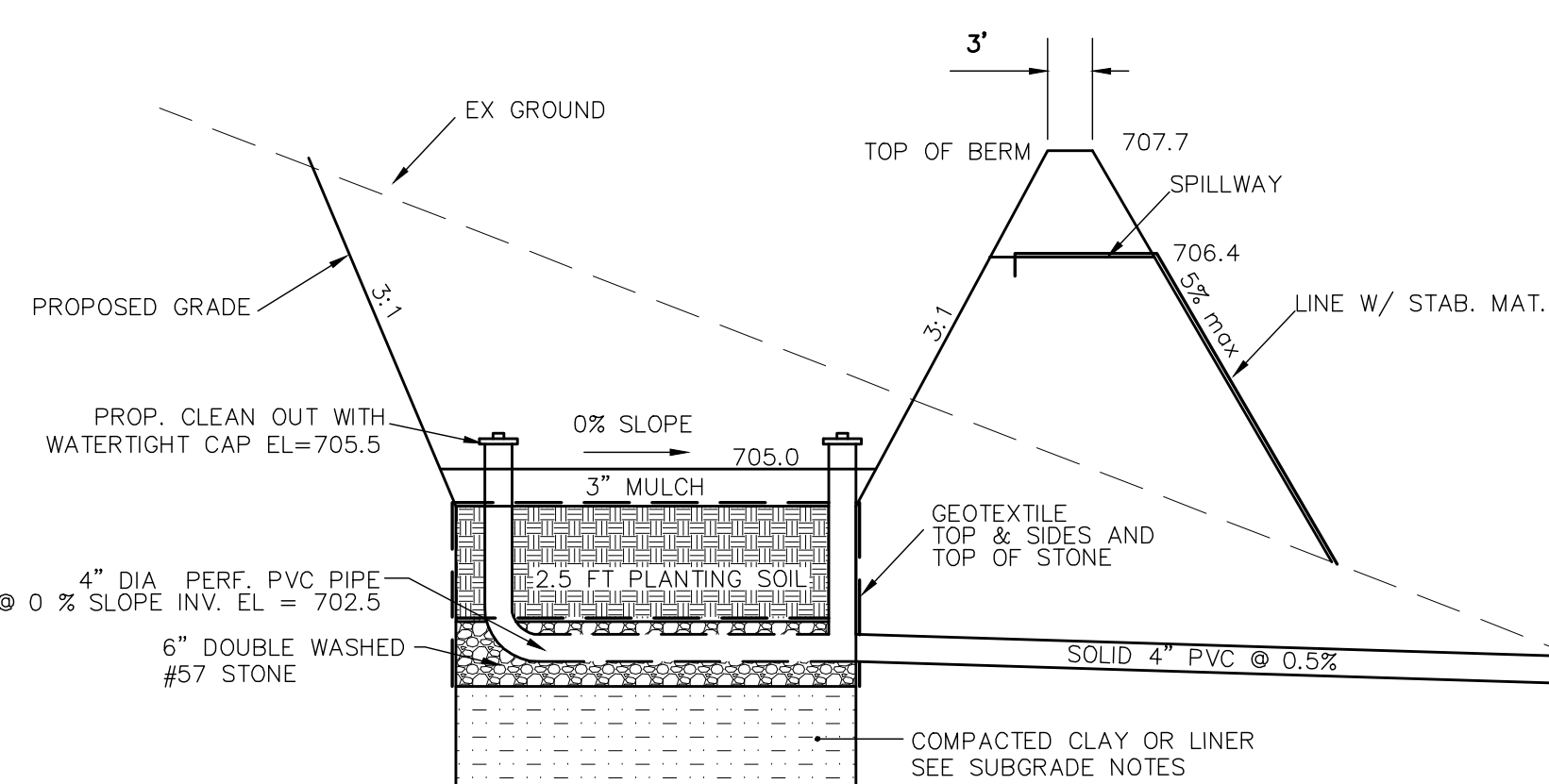
**Appendix B.4. Construction Specifications for Environmental Site Design Practices**

**Table B.4.1 Materials Specifications for Micro-Bioretenion, Rain Gardens & Landscape Infiltration**

Material	Specification	Size	Notes
Plantings	see Appendix A, Table A.4	n/a	plantings are site-specific
Filtering soil (2' to 4' deep)	loamy sand (60-65%) & compost (35-40%) or sandy loam (30%), coarse sand (30%) & compost (40%)	n/a	USDA soil types loamy sand or sandy loam, clay content < 5%
Organic content	Min. 10% by dry weight (ASTM D 2974)		
Mulch	sterilized hardwood		aged 6 months, minimum; no pine or wood chips
Pea gravel diaphragm	pea gravel: ASTM-D-448	NO. 8 OR NO. 9 (1/8" TO 3/8")	
Curtain drain	ornamental stone: washed cobbles	stone: 2" to 5"	
Geotextile		n/a	PE Type I nonwoven
Gravel (underdrains and infiltration berms)	AASHTO M-43	NO. 57 OR NO. 6 AGRREGATE (3/8" to 3/4")	
Underdrain piping	F 758, Type PS 28 or AASHTO M-278	4" to 6" rigid schedule 40 PVC or SDR35	Slotted or perforated pipe; 3/8" perf. @ 6" on center, 4 holes per row; minimum of 3" of gravel over pipes; not necessary underdrain pipes. Perforated pipe shall be wrapped with 1/4-inch galvanized hardware cloth
Poured in place concrete (if required)	MSHA Mix No. 3; f' = 3500 psi @ 28 days, normal weight, air-entrained, reinforcing to meet ASTM-615-60	n/a	on-site testing of poured-in-place concrete required: 28-day strength and slump test; all concrete design (cast-in-place or pre-cast) not using previously approved State or local standards requires design drawings sealed and approved by a professional structural engineer licensed in the State of Maryland - design to include meeting ACI Code 350.3R/89; vertical loading (H-10 or H-20); allowable horizontal loading (based on soil strength); and analysis of potential cracking
Sand	AASHTO-M-6 or ASTM-C-33	0.02" to 0.04"	Sand substitutions such as Database and Greystone (AASHTO) #10 are not acceptable. No calcium carbonated or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.

**Bio-retention Subgrade Notes:**

- Remove 2 feet of the SWM facilities subgrade.
- Replace the removed soil materials with soils that meet the following minimum requirements:
  - The materials shall have a maximum dry density of at least 105 pcf as per ASTM D-698.
  - Acceptable materials shall be CL or CH with no rock greater than 1-inch in diameter and a permeability less than 10-6 cm/sec.
  - Materials are to be placed in 6-inch lifts and properly compacted to at least 95% of the maximum dry density value as determined by ASTM D-698. A sufficient number of in-place density tests should be performed by an experienced Engineering Technician to verify that the proper degree of compaction is being obtained.
- Alternatively, a 30-millimeter PVC lining or equivalent (ex. EPDM) can be used as a liner. If this option is selected, it is recommended to install a 6-inch layer of clean soil materials beneath the PVC lining, as bedrock or other potentially abrasive in-situ materials are expected to be encountered.



**MICRO BIO-RETENTION SCHEDULE**

AREA (S.F.)	PONDING DEPTH (FT)	FINISH GRADE ELEV.	BOT MEDIA ELEV.	COs	LINER OR COMPACTED CLAY SUBGRADE REQUIRED	10-YR WSEL	100-YR WSEL
1335	1.4	705.0	701.25	2	YES	706.26	706.55

**Record of Revisions**

Date	Initials	Revision Made
3/1/24	JAS	per County comments
5/7/24	JAS	per County comments
6/3/24	JAS	per County comments

DEED REFERENCE: 3824/28  
TAX MAP: 13  
GRID: 21  
PARCEL: 83  
ACCOUNT: 14003800



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PENNSYLVANIA - MARYLAND  
10764 BUCHANAN TRAIL EAST  
WATERSBORO PA 17268  
717-762-5619  
SHEET 5

**NOTES & DETAILS FOR BILLOTTI FARM BREWERY**  
SITUATE ALONG THE SOUTH SIDE OF RINGGOLD PIKE ELECTION DISTRICT 14 WASHINGTON COUNTY MARYLAND

Scale	Date	Drawn	Checked	Title
	12/13/23	JAS		8914





CAR PARKING (NOT HDCP SPACE)

**TRUEGRID® ROOT™**  
World's Strongest and Quickest Grass Pavement



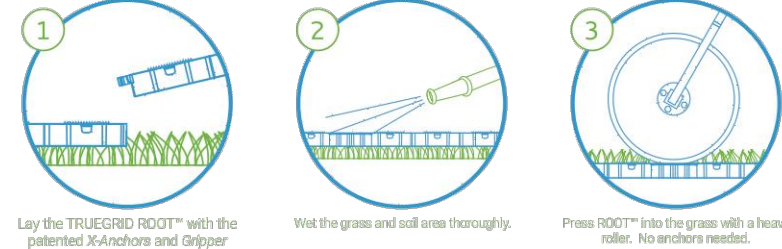
**ADVANCED PATENTED DESIGN**  
Grass stabilization without excavation. Installs over existing grass. Instant use.

**BENEFITS**

1. No permits needed. No land loss due to intensive cover code (asphalt, concrete, gravel, etc.)
2. Natural grass surface without ruts.
3. No permits needed. No land loss due to intensive cover code (asphalt, concrete, gravel, etc.)

See reverse side for all the patented features and advancements ROOT™ offers.

HERE'S HOW IT WORKS:



That's it! Park and drive on your stabilized ROOT™ grass pavement. No ruts.

TRUEGRID Paver.com  
855-355-GRID (4743)  
US Patent No. 8,734,049



TRUEGRID ROOT™ 24" X 24" X 1.0"  
US PATENT NO. 8,734,049

**PROPRIETARY FEATURES:**

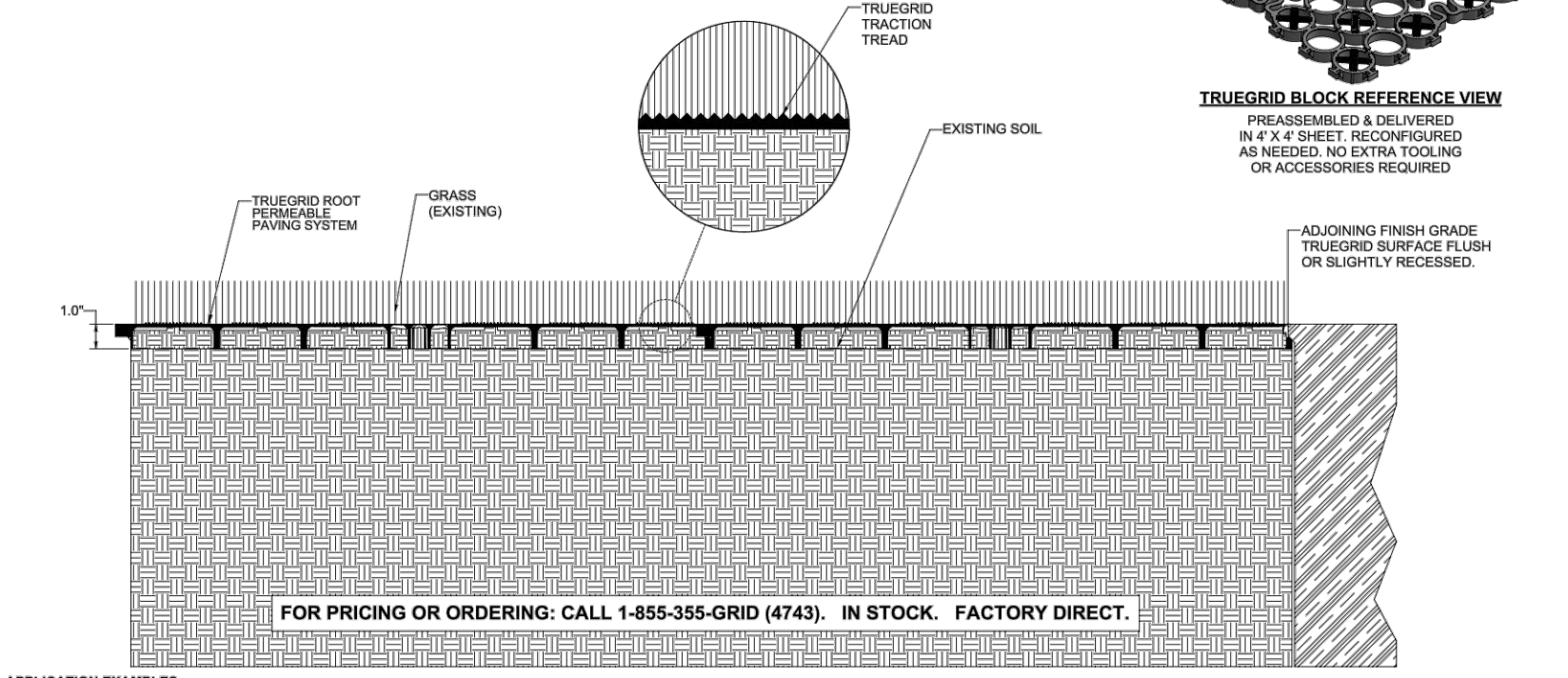
- 1) X-ANCHORS (NO STAKING NEEDED)
- 2) 3-POINT MALE/FEMALE LOCKING TABS
- 3) S-FLEX JOINTS (BUILT IN EXPANSION JOINTS FOR SOIL MOVEMENT AND SEASONAL CHANGE)
- 4) HOOP STRENGTH DESIGN

**OTHER:**

- 1) 100% POST-CONSUMER RECYCLED HDPE
- 2) DELIVERED IN PREASSEMBLED 4' X 4' SHEETS THAT CAN BE RECONFIGURED, AS NEEDED.
- 3) TRACTION TREAD.

FOR PRICING OR ORDERING: CALL 1-855-355-GRID (4743). IN STOCK. FACTORY DIRECT.

- NOTES:**
1. IF NEEDED: TYPICAL SEEDING OR HYDROSEEDING METHODS FOR GRASS GROWTH ARE ACCEPTABLE WITH TRUEGRID.
  2. NO STAKING TYPICALLY NECESSARY WITH TRUEGRID ROOT.
  3. THIS CROSS SECTION IS FOR INFORMATION ONLY.



FOR PRICING OR ORDERING: CALL 1-855-355-GRID (4743). IN STOCK. FACTORY DIRECT.

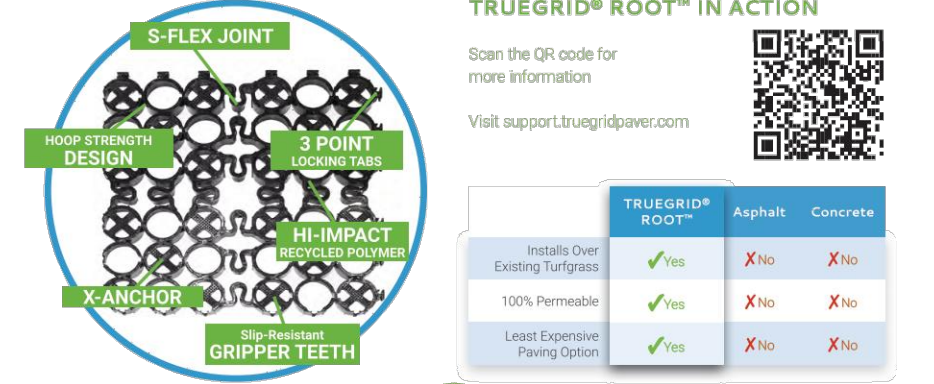
APPLICATION EXAMPLES	1-855-355-GRID (4743)	CLIENT / PROJECT
GRASS PARKING	TRUEGRID PAVEMENT	
GRASS PARKING / STABILIZATION	TRUEGRID PAVEMENT	
GRASS PARKING / STABILIZATION	TRUEGRID PAVEMENT	
GRASS PARKING / STABILIZATION	TRUEGRID PAVEMENT	

**WHY ROOT™?**

- Protects Grass from Rutting
- Fast, Easy Installation
- Usually Costs Less than Asphalt
- Only Available Heavy Load Grass System
- Stabilized Grass Drains. No Runoff
- 100% Recycled Plastic
- Little or No Maintenance
- 60-Year Lifespan

**APPLICATIONS**

- Grass Parking for Cars & Trucks
- RV & Boat Storage & Access
- Light Aircraft Runways & Taxiways
- Helicopter Pads
- Paths & Trails
- Slope & Scar Protection
- Festival Site Protection
- Fairground Turf Support



TRUEGRID® ROOT™ IN ACTION

Scan the QR code for more information.  
Visit support.truegridpaver.com

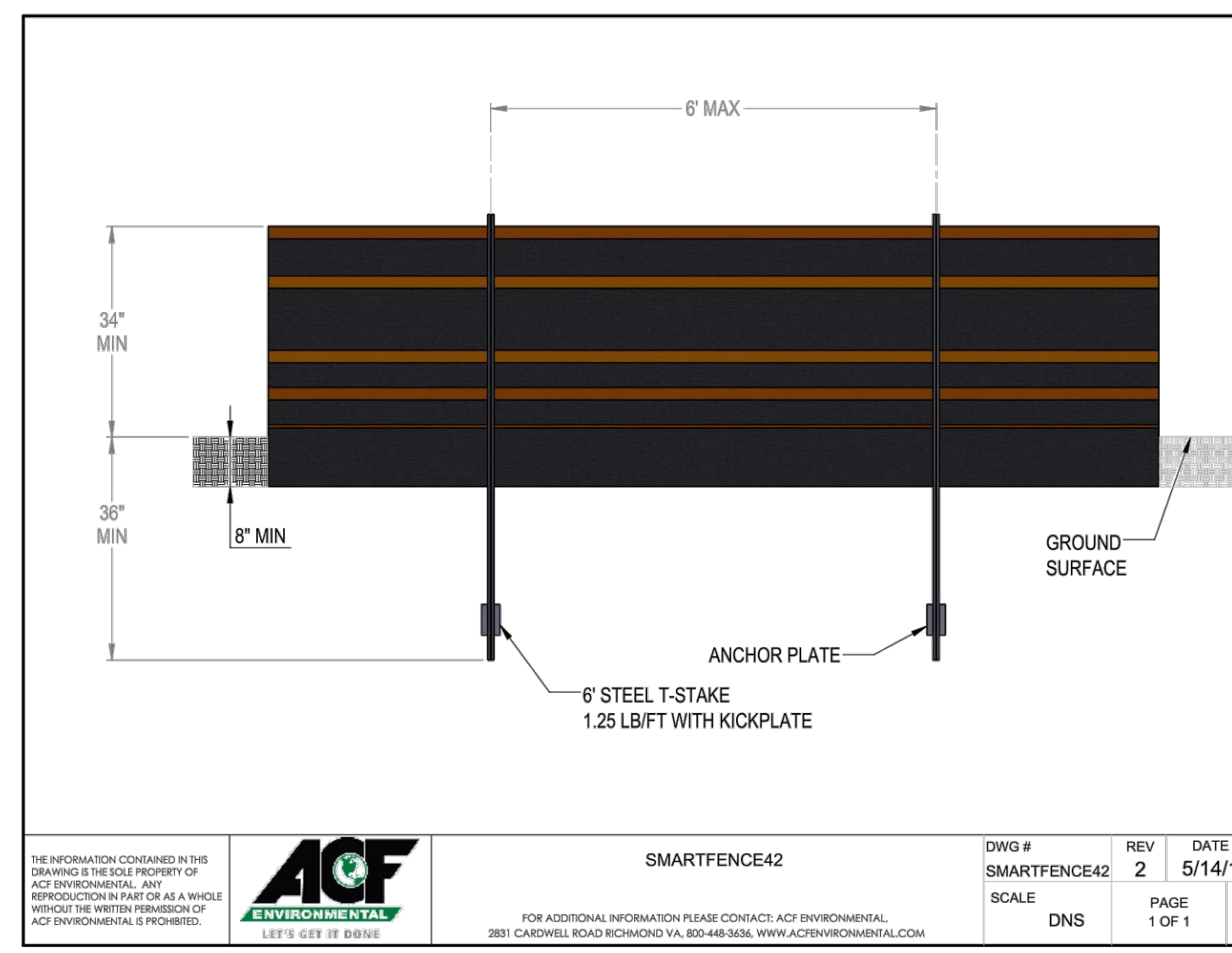
Install Over Existing Surface	Asphalt	Concrete
100% Permeable	Yes	Yes
Local (Optional) Parking Usage	Yes	Yes

TRUEGRID Paver.com  
855-355-GRID (4743)  
US Patent No. 8,734,049



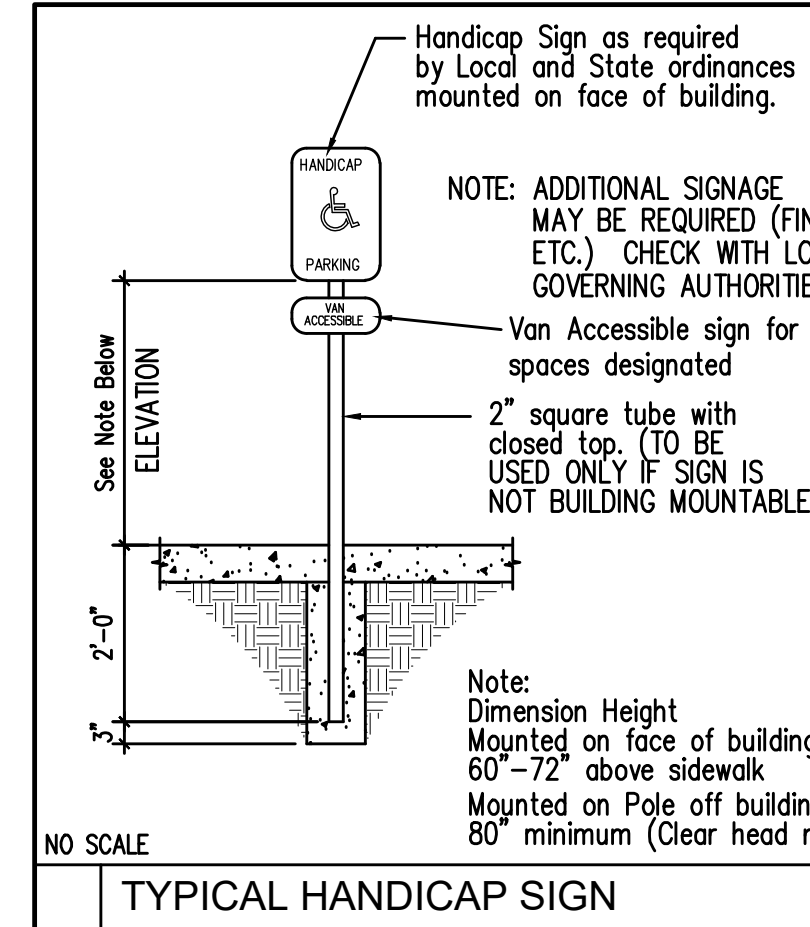
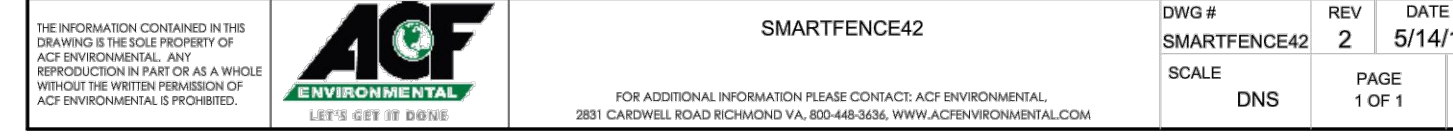
Unified Sizing Criteria Chart:

Category	Volume Required	Notes
Water Quality Volume	637 cubic feet	977 cf w/ micro-bio retention 43 cf w/ rooftop disconnect 52 cf w/ non-roof top disconnect 102 permeable pavement 252 cf w/ reinforced turf Total = 1,426 cf
Recharge Volume	184 cubic feet	977 cf w/ micro-bio retention 43 cf w/ rooftop disconnect 52 cf w/ non-roof top disconnect 102 permeable pavement 252 cf w/ reinforced turf Total = 1,426 cf
ESD volume	1,111 cubic feet	977 cf w/ micro-bio retention 43 cf w/ rooftop disconnect 52 cf w/ non-roof top disconnect 102 permeable pavement 252 cf w/ reinforced turf Total = 1,426 cf
Channel Protection Volume	1,103 cubic feet	977 cf w/ micro-bio retention 43 cf w/ rooftop disconnect 52 cf w/ non-roof top disconnect 102 permeable pavement 252 cf w/ reinforced turf Total = 1,426 cf
Over Bank Flood Protection Volume	4,417 cubic feet	2,178 cf w/ micro-bio retention 43 cf w/ rooftop disconnect 52 cf w/ non-roof top disconnect 102 permeable pavement 252 cf w/ reinforced turf Total = 2,627 cf
Extreme Flood Volume	0 cubic feet	Not Required

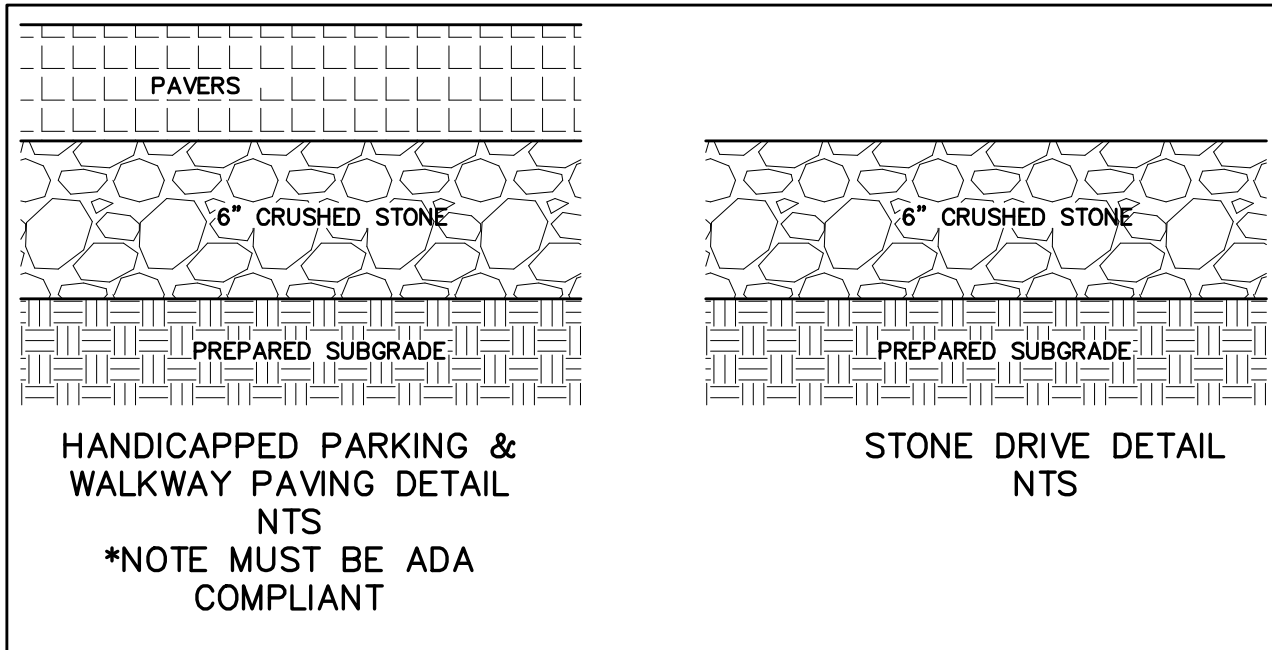


DWG #	REV	DATE
SMARTFENCE42	2	5/14/19

FOR ADDITIONAL INFORMATION PLEASE CONTACT: ACF ENVIRONMENTAL  
881 CARROLL ROAD RICHMOND VA, 802-488-8344 WWW.ACFENVIRONMENTAL.COM



TYPICAL HANDICAP SIGN



HANDICAPPED PARKING & WALKWAY PAVING DETAILS  
\*NOTE MUST BE ADA COMPLIANT

OPERATION & MAINTENANCE PLAN BIO RETENTION

INSPECTION ITEM	INSPECTION REQUIREMENTS	REMEDIAL ACTION
<b>Maintenance Access</b>		
General	Check for accessibility to facility; excessive vegetation; surface stability	Repair erosion and maintain access surface in good condition
<b>Pretreatment</b>		
Grass filter strip	Check for sediment accumulation	Remove sediment as needed
Optional sand layer	Check sand for staining and sediment accumulation	If contaminated, replace first three inches of sand layer
Gravel diaphragm	Check for sediment accumulation and evidence of erosion	Remove sediment and replace gravel as needed
Mulch layer	Check for a 2-3 inch mulch layer	Remove mulch and replace as needed
<b>Filter Bed</b>		
Dewatering	Check for dewatering within 48 hours of rainfall; noticeable odors; water stains on the filter surface or at the outlet; presence of algae or aquatic vegetation	Remove mulch and the top 3-6 inches of soil/sediment and replace with suitable materials per plan specifications; follow up inspections shall confirm adequate dewatering; contact the plan approval authority if the facility does not function as intended
Sediment	Check for sediment accumulation	Remove sediment as needed
Mulch Layer	Check for adequate cover; sediment accumulation; discoloration	Remove and replace mulch and excess sediment as needed
<b>Vegetation</b>		
Plant composition and health	Check for plant composition according to approved plans; invasive species, weeds, and dead or dying vegetation	Remove and replace plants as necessary
Vegetative cover/erosion	Check for erosion, runoff channelization, or bare spots	Repair/grade and stabilize as needed
<b>Outlets</b>		
Underdrain System	Check outlet end to ensure that discharge is not obstructed; check for erosion	Remove any flow obstructions; grade and stabilize any eroded areas to provide stable conveyance
Overflow Spillway	Check for displacement of rip-rap, stable conveyance, and erosion below the outlet	Repair and replace as needed
<b>Conveyance Systems</b>		
General	Check for erosion, flow blockages or bypass, and stable conveyance	Repair/replace and stabilize as needed
<b>Trash &amp; Debris</b>		
General	Check for trash and debris accumulation	Trash and debris shall be disposed of in an acceptable manner

Field conditions may require a modification to the original approval in order to achieve the intended design function. The plan approval authority should be contacted for review and approval of all proposed modifications. Inspection and maintenance should occur after any major rain event (e.g. meeting or exceeding the design rainfall depth for the facility).

- MAINTENANCE:**
1. Owner to remove silt/sediment if the accumulation of sediment exceeds one inch over the bio retention area.
  2. All trash and debris should be removed from the top of the bio retention area as necessary.
  3. Areas devoid of mulch shall be re-mulched on an annual basis.

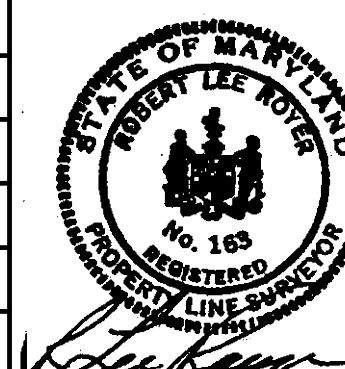
Date	Initials	Revision Made
3/1/24	JAS	per County comments
5/8/24	JAS	per County comments

DEED REFERENCE: 3824/28  
TAX MAP: 13  
GRID: 21  
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WALTONSBORO VA 22198  
717-762-5619  
SHEET 6

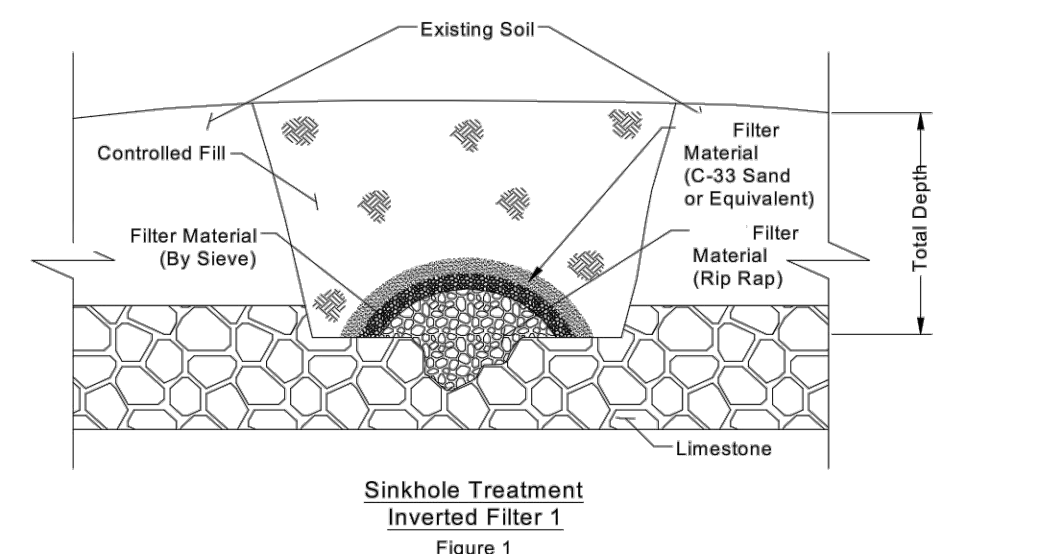
Date	Drawn	Checked	Title
2/23/23	JAS		8914



**SMARTFENCE 42**  
INSTALLATION INSTRUCTIONS

- STEP 1:** Excavate a trench a maximum of 4" wide and 6" deep. The trench shall be hand-cleaned following excavation to remove bulky debris such as rocks, sticks, and soil clods from the trench. Drive studded metal T-posts with anchor plates having a minimum weight of 1.25 lbs./ft. and minimum 72" length into the ground. Drive post into ground a minimum of 36" depth. Post spacing must be no greater than 6 ft maximum (max. 4 ft. across channels and swales).
- STEP 2:** Lay out SMARTFence® 42 along proposed fence line next to anchor trench. Locate one end of the SMARTFence® 42 and position near the initial post. Position SMARTFence® 42 vertically along the initial post.
- STEP 3:** For the initial post, place the end of SMARTFence® 42 along the post height and rotate the post 360 degrees, maintaining tension on the fence system. Secure the fence to the post using steel wire staples or nylon ties at the four (4) orange-colored band locations (minimum 4 attachment locations).
- STEP 4:** For fastening SMARTFence® 42 to studded metal T-posts, use one of the following methods:  
**Method 1:** Using 16-gauge wire, attach SMARTFence® 42 to metal T-posts using 304 SS wire with ratchet ends, securing the fence to the post using safety pliers.  
**Method 2:** Use 8-inch nylon, heavy-duty, UV-stable Zip-ties with min. 120-lb. tensile strength. Puncture two 0.25-inch openings, spaced a width apart equivalent to the width of the post, and secure fence to the post.
- STEP 5:** Drive the initial post with the attached fence into the ground to 36-inch depth.
- STEP 6:** Drive the interior T-posts of the fence system into the ground at least 36 inches.
- STEP 7:** Move to the next T-post while pulling SMARTFence® 42 tightly. Position the SMARTFence® 42 in front of the adjacent T-post in preparation for fastening the fence to the post. Fasten fence to post at all four (4) orange-colored band locations as instructed in Step 4.
- STEP 8:** After the interior posts have been fastened to the SMARTFence® 42, secure the fence to the final post by pulling the final section of fencing taut, then rotating the post 360 degrees, maintaining tension on the fence system. Secure the fence to the post at all four (4) orange-colored band locations with the steel wire or nylon ties per Step 4. Drive the final post into the ground to 36-inch depth.
- STEP 9:** Place bottom 8 inches of fabric into the trench. Backfill trench (overfill) with soil placed around fabric. Compact soil backfill with either manual tamping (or other manual means) or via mechanical equipment such as the front wheel of a tractor, skid steer, roller, or other device (per Note 5 of ASTM D 6462 Standard Practice for Soil Fence Installation). Do not damage the fabric during compaction (damaged fabric shall be replaced).
- SPICING**  
The splicing of adjacent sections of SMARTFence shall follow the requirements of Tennessee Department of Transportation (TDOT) Standard Drawing EC-STR-3E. The TDOT-developed standard for EC-STR-3E is attached.
- SMARTFence® 42 is 100% American Made and is NTPPE Compliant.**

Please contact our team at (866)-426-3357 with questions regarding the installation process.



- Sinkhole Treatment Inverted Filter 1**  
Figure 1
- Notes:**
- 1) Procedure for installing inverted filter to treat sinkholes.
  - 2) Remove and properly dispose of materials dumped in and around the sinkhole, to allow for installation of filter materials (Figure 1).
  - 3) Select a field stone that is about 1.5 times larger than the solution void(s). Place the stone(s) in the void(s) forming a secure "bridge". A gravel/sand mix may be needed to "lock" the stone "bridge" in place, as determined by the geotechnical engineer.
  - 4) Place a layer of filter material over the "bridge" at a minimum thickness of 18 inches. About 30 percent of the material should be larger than the openings between the bridge and the void(s). (A well placed "bridge" should not have large openings around it.) In most cases this material could be Rip Rap.
  - 5) Place a layer of smaller size filter material over the previous layer at a minimum thickness of 9 inches. The size should be 1/4 to 1/2 the size of the previous layer. In most cases this material could be 57 stone.
  - 6) Place a layer of sand size filter material over the previous layer at a minimum thickness of 9 inches. The sand has to be compacted in size with the previous layer to prevent piping. In most cases this material could be C-33 sand or equivalent.
  - 7) (A non-woven filter cloth with a burst strength between 100 to 200 psi can be substituted for the stone and sand filter materials discussed in 4 and 6.)
  - 8) Backfill over the last filter layer (or filter cloth) with soil material to the surface. The mass of any soil material excavated from sinkholes should be considered. Overfill by about 5 percent to allow for settlement. The material should be soil with at least 50% clay material and a minimum of 3 feet thick. The fill materials should be compacted to a minimum of 95% of the standard proctor (ASTM D 1557). Any available topsoil should be placed on the surface.
  - 9) Stone used for the "bridge" and the filters should have a rock strength at least equal to moderately hard (i.e. resistant to abrasion or cutting by knife blades but can be easily cut or broken with light blows of hammer). Shale or similar soft and non-durable rock is not acceptable.

**HILLIS-CARNES**  
ENGINEERING ASSOCIATES, Inc.

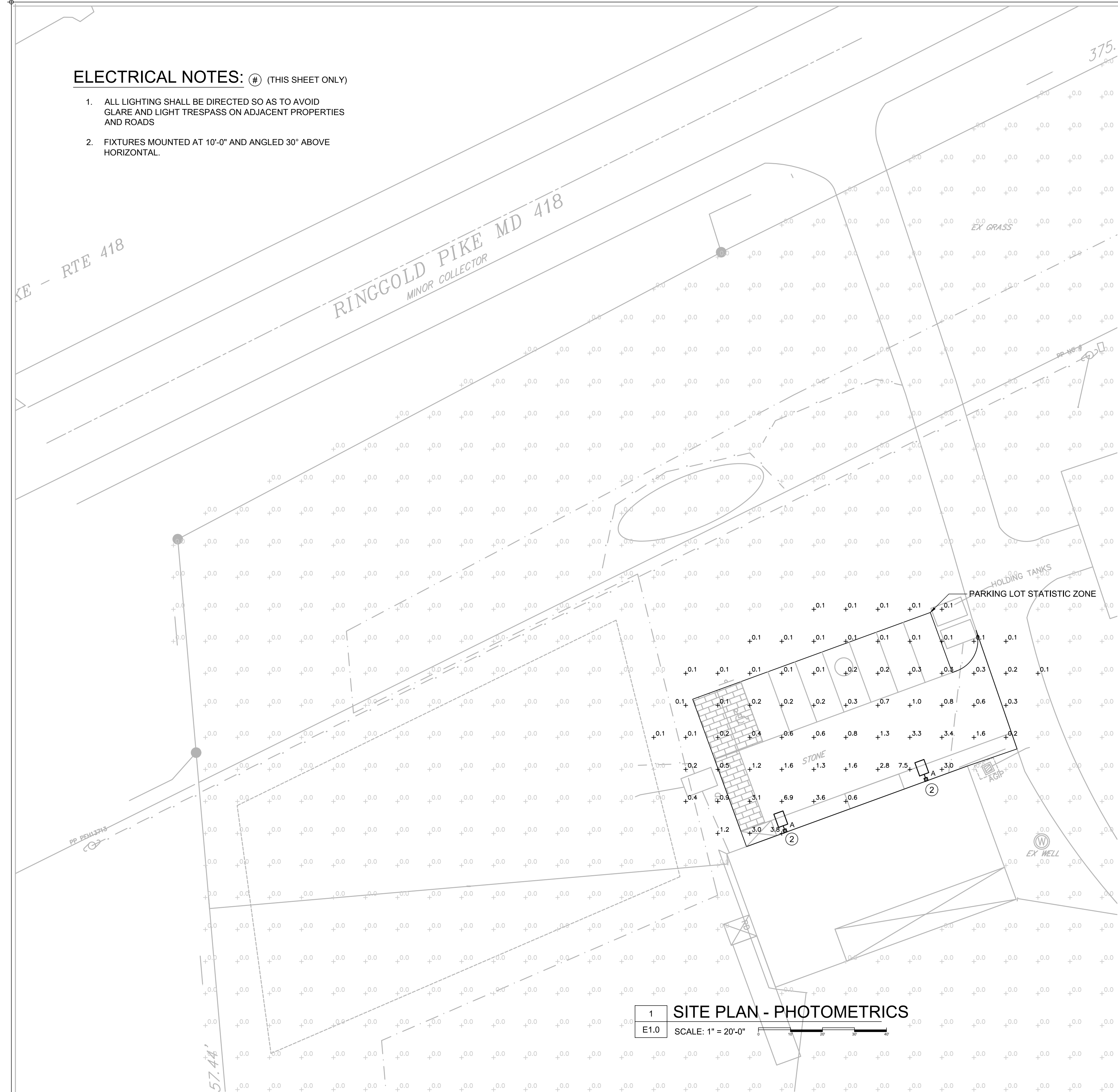
NOTES & DETAILS FOR  
**BILLOTTI FARM BREWERY**  
SITUATE ALONG THE SOUTH SIDE OF RINGGOLD PIKE ELECTION DISTRICT 14 WASHINGTON COUNTY MARYLAND

SP-23-050



**ELECTRICAL NOTES:** (THIS SHEET ONLY)

- ALL LIGHTING SHALL BE DIRECTED SO AS TO AVOID GLARE AND LIGHT TRESPASS ON ADJACENT PROPERTIES AND ROADS
- FIXTURES MOUNTED AT 10'-0" AND ANGLED 30° ABOVE HORIZONTAL.



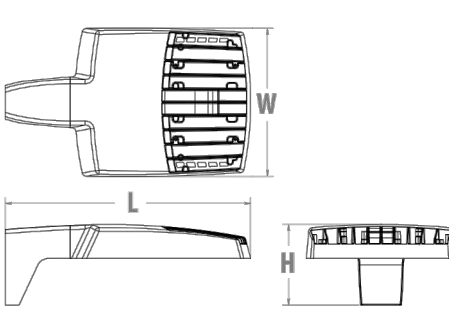
**1 SITE PLAN - PHOTOMETRICS**  
E1.0 SCALE: 1" = 20'-0"



**RSX1 LED Area Luminaire**

**Specifications**

**EPA (ft²/100):** 0.57 ft² (0.05 m²)  
**Length:** 21.8" (55.4 cm) (SPA mount)  
**Width:** 13.3" (33.8 cm)  
**Height:** 3.0" (7.6 cm) Main Body  
 7.2" (18.4 cm) Arm  
**Weight (SPA mount):** 22.0 lbs (10.0 kg)



Color	Header
Notes	
Type	

**Introduction**  
 The new RSX1 LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.  
 The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slitter and other mounting configurations are available.

design select  
 Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit [www.acuitybrands.com/designselect](http://www.acuitybrands.com/designselect).  
 \*See ordering tree for details

Design Select options indicated by this color background.

**Ordering Information** EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (277V-277V)†	SPA Square pole mounting (3.0" min. dia. pole for 1 at 90°, 3.5" min. dia. pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3 Type 3 Wide	MVOLT (347V-440V)†	RPA Round pole mounting (3.2" min. dia. R40 pole for 2, 1, 4 at 90°, 3.0" min. dia. R40 pole for 1 at 90°, 2 at 180°, 3 at 120°)
	P3	50K 5000K	R3S Type 3 Short	XVOLT (277V-480V)†	IMA Mast arm adaptor (fits 2-3/8" dia. horizontal beam)
	P4		R4 Type 4 Wide	(use specific voltage for options as noted)	IS Adjustable slitter (fits 2-3/8" dia. beams)*
			R5 Type 5 Short	120V 277V	WBA Wall bracket†
			R5S Type 5 Short	208V 347V	WBASC Wall bracket with surface conduit box
			AFR Automotive Front Row	240V 480V	AAAP Adjustable tilt arm square pole mounting†
			AFR90 Automotive Front Row Right Rotated		AAWP Adjustable tilt arm wall mounting†
			AFRL90 Automotive Front Row Left Rotated		AAWS Adjustable tilt arm wall bracket and surface conduit box†

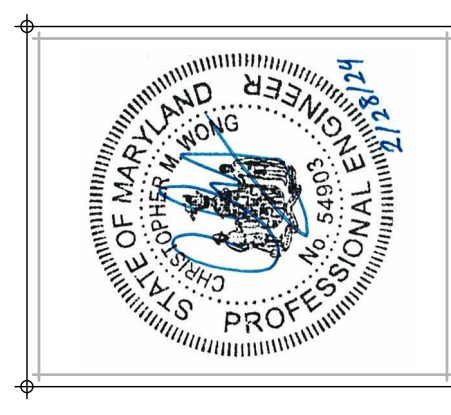
Options	Shipped Installed	Finish
HS Floor-side shield†	Shipped Installed	DDBXD Dark Bronze
FE Photocell, button style†	*Standalone and Networked Sensors/Controls (factory default settings, see table page 9)	DRLDJ Black
PER Seven-wide bezel; lock receptacle only (no controls)†	†NETWORK PIPING: right side (sensor 2) with horizontal, bi-level (sensor/ambient sensor)	DWALD Natural Aluminum
SF Single face (120, 277, 347)†	BAA Bay America's Act Compliant	DWIKD White
DF Double face (200, 240, 480)†	CCE Coastal Construction†	DDBTD Textured Dark Bronze
SPOOVV 200V Surge pack (10KV standard)	*Note: NETWORK PIPING with all light Air can be used as a standalone or networked solution. Sensor coverage patterns is affected when luminaire is tilted.	DDBXD Textured Dark Bronze
FAO Field adjustable output†	Shipped Separately (requires some field assembly)	DRLXD Textured Natural Aluminum
DMC 0-10V dimming system (not back of housing for external control) (cannot ordered separate)	EGS External glare shield†	DWHXD Textured White
	EGFY External glare full visor (360° around light aperture)†	
	BS Bird spikes†	

LITHONIA LIGHTING One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SEER (7378) • [www.acuitybrands.com](http://www.acuitybrands.com) Lithonia RSX1 Area LED Rev. 06/27/23 Page 1 of 9

STATISTICS			
DESCRIPTION	AVG	MAX	MIN
OVERALL	0.0 FC	7.5 FC	0.0 FC
PARKING LOT	1.4 FC	7.5 FC	0.1 FC
PROPERTY LINE	0.0 FC	0.0 FC	0.0 FC

LIGHT FIXTURE SCHEDULE										
SYMBOL	LABEL	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP	NUMBER LAMPS	LUMENS PER LAMP	LIGHT LOSS FACTOR	WATTAGE
	A	2	LITHONIA	RSX1 LED P2 40K R4 MVOLT AAWB EGVF	BUILDING MOUNTED AT 10'-0" ADJUSTED TO 30° ABOVE HORIZONTAL, LED LIGHT FIXTURE WITH EXTERNAL GLARE FULL VISOR	LED	1	9972	0.90	72

Revisions	
#	Description



**PARAGON ENGINEERING SERVICES**  
 MECHANICAL • ELECTRICAL • PLUMBING  
 (771) 864-7274 | WORK • LANCASTER • CHAMBERSBURG • ONETEAM@PServices.org

**BILLOTTI FARM BREWERY**  
 WASHINGTON COUNTY  
 MARYLAND

Drawn By: MFM  
 Checked By: JLS  
 Date: 02-28-2024  
 Scale: AS NOTED  
 Project #: 1548-24-001  
 Sheet Number: **E1.0**

**Plan Review Projects Initialized - May 01, 2024 - May 31, 2024**

Land Development Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
FS-24-008	Forest Stand Delineation	Approved	07-May-24	FOREST STAND DELINEATION FOR ORCHARDS INVESTMENT, LLC		FREDERICK SEIBERT & ASSOCIATES	ORCHARDS INVESTMENT LLC
FS-24-009	Forest Stand Delineation	Revisions Required	16-May-24	DOWNSVILLE ELEMENTARY SCHOOL	10435 DOWNSVILLE PIKE HAGERSTOWN, MD 21740	ADTEK ENGINEERS, INC.	BOARD OF EDUCATION OF WASH CO
FS-24-010	Forest Stand Delineation	Received	29-May-24	FOREST STAND DELINEATION FOR POTOMAC EXCAVATING		FREDERICK SEIBERT & ASSOCIATES	CROSS CREEK BUILDERS LLC
SIM24-032	IMA	Active	03-May-24	19625 AIR VIEW ROAD HN	19625 AIR VIEW ROAD HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	GOETZ ROBERT E JR GOETZ SHERRI R
SIM24-033	IMA	Active	06-May-24	CLOVERLY PHASE 1		FOX & ASSOCIATES INC	CLOVERLY HILL LLC
SIM24-034	IMA	Active	07-May-24	11737 ASHTON ROAD CS	11737 ASHTON ROAD CLEAR SPRING, MD 21722	FREDERICK SEIBERT & ASSOCIATES	ABL MANAGEMENT LLC
SIM24-035	IMA	Active	07-May-24	21630 CHEWSVILLE ROAD SM	21630 CHEWSVILLE ROAD SMITHSBURG, MD 21783	FOX & ASSOCIATES INC	SOMMERS DWIGHT EUGENE SOMMERS ANDREA NOEL
SIM24-036	IMA	Active	09-May-24	11307 WHITE HALL ROAD SM	11307 WHITE HALL ROAD SMITHSBURG, MD 21783	FREDERICK SEIBERT & ASSOCIATES	WALTZ MARK E
SIM24-037	IMA	Active	20-May-24	KIEFFER FUNK SOLAR	11609 KIEFFER FUNK ROAD SMITHSBURG, MD 21783	BECKER MORGAN GROUP INC	JOACHIM WILLIAM LEE JOACHIM JAMES ALAN
SIM24-038	IMA	Active	21-May-24	4820 FOX DEN LANE SH	4820 FOX DEN LANE SHARPSBURG, MD 21782	FREDERICK SEIBERT & ASSOCIATES	SHAFFER CHRISTOPHER B
SIM24-039	IMA	Active	28-May-24	WAWA CONVENIENCE STORE - PA AVENUE HN	13610 PENNSYLVANIA AVENUE HAGERSTOWN, MD 21742	BOHLER ENGINEERING P C	HAGERSTOWN PENNSYLVANIA LLC
SIM24-040	IMA	Active	29-May-24	20908 LEITERS MILL ROAD HN	20908 LEITERS MILL ROAD HAGERSTOWN, MD 21742	OLIVER HOMES INC	GELSINGER EDWARD R GELSINGER DENISE A
SIM24-041	IMA	Active	30-May-24	1042 HARPERS FERRY RD KN	1042 HARPERS FERRY ROAD KNOXVILLE, MD 21758	COREY'S CONSTRUCTION	PRATT JOSHUA DEAN PRATT ANNA M
SIM24-042	IMA	Active	30-May-24	13329 LITTLE ANTIETAM RD HN	13329 LITTLE ANTIETAM ROAD HAGERSTOWN, MD 21742	RMD CONSULTING	ROLLINS ROBERT H III SCULLY CYNTHIA A
SIM24-043	IMA	Active	31-May-24	VALLEY STORAGE	11131 ROBINWOOD DRIVE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	WILLIAMSPORT STORAGE BINS INC
SIM24-044	IMA	Active	31-May-24	20512 SILK TREE COURT HN	20512 SILK TREE COURT HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	BROCKWAY MATTHEW M BROCKWAY NATALIE P
TWN-24-004	Improvement Plan	In Review	10-May-24	TOWN OF HANCOCK WASTEWATER TREATMENT PLANT AERATORS AND COMPOSITE SAMPLER	6502 HESS ROAD HANCOCK, MD 21750		HANCOCK MAYOR & COUNCIL
OM-24-003	Ordinance Modification	Received	20-May-24	ORDINANCE MODIFICATION LOT 227 WESTFIELDS COMMUNITY	9408 ALLOWAY DRIVE HAGERSTOWN, MD 21740	FOX & ASSOCIATES INC	DRB GROUP MID ATLANTIC LLC
OM-24-004	Ordinance Modification	Approved	21-May-24	HAROLD FARROW	14717 SAINT PAUL ROAD CLEAR SPRING, MD 21722	FREDERICK SEIBERT & ASSOCIATES	BRANCHMAN BARBARA JEAN ET AL FARROW HAROLD VINCENT JR

**Plan Review Projects Initialized - May 01, 2024 - May 31, 2024**

Land Development Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
OM-24-005	Ordinance Modification	Approved	29-May-24	EARL & MARIA BROWN, 14023 MAUGANSVILLE RD & 18005 SHOWALTER ROAD	14023 MAUGANSVILLE ROAD MAUGANSVILLE, MD 21767	FREDERICK SEIBERT & ASSOCIATES	BROWN EARL W JR BROWN MARIA J
PC-24-002	Preliminary Consultation	In Review	01-May-24	CONVENIENCE STORE WITH FUEL SALES		DEVELOPMENT SERVICES GROUP, INC	PERINI INDUSTRIAL LAND LLC
PC-24-003	Preliminary Consultation	In Review	15-May-24	RED ROOF 5	22637 CAVETOWN CHURCH ROAD SMITHSBURG, MD 21783	R LEE ROYER & ASSOCIATES	Ronald B. Martin LAZZARA SHARON CHUKLA
PC-24-004	Preliminary Consultation	In Review	16-May-24	BLACK ROCK REMAINING LANDS	SASHA BOULEV HAGERSTOWN, MD 21742	FOX & ASSOCIATES INC	BLACK ROCK HOLDING II LLC
S-24-015	Preliminary-Final Plat	Revisions Required	01-May-24	MARK D MYERS, LOT 1	14708 NATIONAL PIKE CLEAR SPRING, MD 21722	FREDERICK SEIBERT & ASSOCIATES	MYERS MARK D
S-24-016	Preliminary-Final Plat	Revisions Required	10-May-24	PRELIMINARY/FINAL PLAT - LANDS OF DONALD LEE BUCHANAN & JENNY LEE BUCHANAN	16244 BROADFORDING ROAD HAGERSTOWN, MD 21740	FOX & ASSOCIATES INC	BUCHANAN DONALD LEE
SP-07-052.R03	Redline Revision	Approved	17-May-24	REDLINE FOR CHANGE OF USE TO PET GROOMING	WEST OF MACFEEHILL RD AT MILITARY RD	FREDERICK SEIBERT & ASSOCIATES	FORT RITCHIE, LLC C/O COPT PROPERTY MGMT SERVICES, LLC
SP-24-016	Site Plan	Revisions Required	02-May-24	FINS AND FEATHERS	20925 FISH HATCHERY ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	BARR JAIR E
SP-24-017	Site Plan	In Review	09-May-24	7 BREW	1711 MASSEY BOULEV HAGERSTOWN, MD 21740	SHAWN BARRY	DK VALLEY PLAZA LLC
SP-24-019	Site Plan	Pending	14-May-24	DOWNSVILLE ELEMENTARY SCHOOL	10435 DOWNSVILLE PIKE HAGERSTOWN, MD 21740	ADTEK ENGINEERS, INC.	BOARD OF EDUCATION OF WASH CO
SP-24-020	Site Plan	Pending	31-May-24	AC&T WILLIAMSPORT	16504 VIRGINIA AVENUE WILLIAMSPORT, MD 21795	FREDERICK SEIBERT & ASSOCIATES	FAST GAS CORP
GP-24-005	Site Specific Grading Plan	In Review	06-May-24	COLUMBIA GAS - NATIONAL PIKE BETTERMENT	16960 NATIONAL PIKE HAGERSTOWN, MD 21740		NP NATIONAL PIKE LOGISTICS 1 LLC
SGP-24-030	Standard Grading Plan	In Review	03-May-24	MT. AETNA ROAD GAS LINE INSTALLATION	20110 MOUNT AETNA ROAD HAGERSTOWN, MD 21742		REESER DONALD L & REESER GEORGIA M
SGP-24-031	Standard Grading Plan	Approved	07-May-24	SHENANDOAH ESTATES LOT 4 (ROBERT AND LANA LONG)	7624 SHENANDOAH COURT BOONSBORO, MD 21713	TRIAD ENGINEERING	OLIVER JOHN R CO INC
SGP-24-032	Standard Grading Plan	Approved	08-May-24	SMITH - LEITERS MILL RD	20908 LEITERS MILL ROAD HAGERSTOWN, MD 21742	OLIVER HOMES INC	GELSINGER EDWARD R GELSINGER DENISE A
SGP-24-033	Standard Grading Plan	In Review	09-May-24	ROUTZAHN MODULAR HOME	13291 WASHINGTON SPRINGS WINERY LANE SMITHSBURG, MD 21783	FREDERICK SEIBERT & ASSOCIATES	Travis & Breanna Roiutzahn
SGP-24-038	Standard Grading Plan	Approved	14-May-24	SHENANDOAH ESTATES LOT 12	7606 SHENANDOAH COURT BOONSBORO, MD 21713	OLIVER HOMES INC	OLIVER JOHN R CO INC
SGP-24-039	Standard Grading Plan	Approved	14-May-24	WOODBIDGE LOT 148 - CREEKWOOD	11406 SUNNY HILL COURT HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	FAWN HOLLOW LLC

**Plan Review Projects Initialized - May 01, 2024 - May 31, 2024**

Land Development Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
SGP-24-040	Standard Grading Plan	In Review	17-May-24	HAGERSTOWN REGIONAL AIRPORT OLD FIRE STATION DEMO & FENCE/GATE RELOCATION	14516 PENNSYLVANIA AVENUE HAGERSTOWN, MD 21742		WASH CO COMMISSIONERS
SGP-24-041	Standard Grading Plan	In Review	23-May-24	DAVID L. SUNDERLIN	18712 ROLLING ROAD HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	SUNDERLIN DAVID L
SGP-24-042	Standard Grading Plan	In Review	23-May-24	FOUNTAINHEAD PROPERTIES LOT B	13816 PENNSYLVANIA AVENUE, UNIT# 100 HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	FOUNTAINHEAD PROPERTIES MNGT INC
SGP-24-043	Standard Grading Plan	In Review	23-May-24	CASEY BELL - RED HILL RD	5712 RED HILL ROAD KEEDYSVILLE, MD 21756	RYLEA HOMES, INC.	WEAVER GARY J & WEAVER PAMELA A
SGP-24-044	Standard Grading Plan	In Review	28-May-24	WAHLER, KAYLA & DESIREE	17720 BROADFORDING ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	Wahler, Kayla & Desiree
SWCP24-011	Stormwater Concept Plan	In Review	14-May-24	THE ORCHARDS - TOWN OF SMITHSBURG			ORCHARDS INVESTMENT LLC
SWCP24-012	Stormwater Concept Plan	In Review	14-May-24	DOWNSVILLE ELEMENTARY SCHOOL	10435 DOWNSVILLE PIKE HAGERSTOWN, MD 21740	ADTEK ENGINEERS, INC.	BOARD OF EDUCATION OF WASH CO
SWCP24-013	Stormwater Concept Plan	In Review	15-May-24	RED ROOF 5	22637 CAVETOWN CHURCH ROAD SMITHSBURG, MD 21783		Ronald B. Martin LAZZARA SHARON CHUKLA
SWCP24-014	Stormwater Concept Plan	In Review	16-May-24	HCC - SCHOLAR DRIVE LOOP ROAD	11400 ROBINWOOD DRIVE HAGERSTOWN, MD 21742		HAGERSTOWN Hagerstown COLLEGE
SWCP24-015	Stormwater Concept Plan	In Review	16-May-24	JAMES CLARK	1928 REED ROAD KNOXVILLE, MD 21758		TARLETON FRANCIS D JR TARLETON DOLORES T
SSWP24-023	Stormwater Standard Plan	Approved	08-May-24	SMITH - LEITERS MILL RD	20908 LEITERS MILL ROAD HAGERSTOWN, MD 21742	OLIVER HOMES INC	GELSINGER EDWARD R GELSINGER DENISE A
SSWP24-024	Stormwater Standard Plan	In Review	10-May-24	ROUTZAHN MODULAR HOME		FREDERICK SEIBERT & ASSOCIATES	
SSWP24-025	Stormwater Standard Plan	Revisions Required	15-May-24	COREYS CONSTRUCTION - LUM 2	20050 TOMS ROAD BOONSBORO, MD 21713	MICHAEL GREEN	LUM CHANEY ADDAM
SSWP24-026	Stormwater Standard Plan	In Review	23-May-24	DAVID L. SUNDERLIN	18712 ROLLING ROAD HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	SUNDERLIN DAVID L
SSWP24-027	Stormwater Standard Plan	In Review	23-May-24	CASEY BELL - RED HILL RD		RYLEA HOMES, INC.	WEAVER GARY J & WEAVER PAMELA A
SSWP24-028	Stormwater Standard Plan	In Review	24-May-24	FOUNTAINHEAD PROPERTIES LOT B	13816 PENNSYLVANIA AVENUE, UNIT# 100 HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	FOUNTAINHEAD PROPERTIES MNGT INC
SSWP24-029	Stormwater Standard Plan	In Review	28-May-24	WAHLER, KAYLA & DESIREE	17720 BROADFORDING ROAD HAGERSTOWN, MD 21740	OLIVER HOMES INC	Wahler, Kayla & Desiree
S-24-017	Subdivision Replat	Revisions Required	14-May-24	AGAPE PROPERTIES, LLC	19712 SHEPHERDSTOWN PIKE BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	AGAPE PROPERTIES LLC
S-24-018	Subdivision Replat	Pending	15-May-24	FINAL SUBDIVISION PLAN - REPLAT FOR ALLEN SWOPE	14606 FALLING WATERS ROAD WILLIAMSPORT, MD 21795	APEX LAND SOLUTIONS LLC	SWOPE ALLEN E SWOPE CHERYL M

**Plan Review Projects Initialized - May 01, 2024 - May 31, 2024**

Land Development Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
TIS-24-003	Traffic Impact Study	In Review	14-May-24	13721 OLIVER DR (OLIVER DR RETAIL)	13721 OLIVER DRIVE HAGERSTOWN, MD 21740	STREET TRAFFIC STUDIES, LTD	GHATTAS ENTERPRISES MAUGANS AVE LTD PARTNERSHIP
TYU-24-007	Two Year Update	Revisions Required	14-May-24	EASTERDAY POST OFFICE	W/S OF OSTERTAG PASS & N OF OL NATIONAL PIKE (US ALT 40) BOONSBORO MD 21713	R LEE ROYER & ASSOCIATES	PRESERVE AT FOX GAP LLC



**Plan Review Projects Initialized - May 01, 2024 - May 31, 2024**

Permits Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
2024-02141	Entrance Permit	Approved	02-May-24	STICK BUILT HOME	S-18-035 9372 ALLOWAY DRIVE, LOT 771		DRB GROUP MID ATLANTIC LLC
2024-02185	Entrance Permit	Approved	03-May-24	STICK BUILT HOME	S-06-066 9726 CRYSTAL FALLS DRIVE, LOT 2		SNYDER MARK EDWARD & SANDRA KAY
2024-02197	Entrance Permit	Approved	06-May-24	STICK BUILT HOME	S-18-035 9434 ALLOWAY DRIVE, LOT 233		WESTFIELDS INVESTMENT LLC
2024-02202	Entrance Permit	Approved	06-May-24	SEMI-DETACHED HOME	S-21-031 19628 LAVENDER LANE, LOT 87		DAN RYAN BUILDERS MID ATLANTIC INC
2024-02205	Entrance Permit	Approved	06-May-24	SEMI-DETACHED HOME	S-21-031 19626 LAVENDER LANE, LOT 88		DAN RYAN BUILDERS MID ATLANTIC INC
2024-02253	Entrance Permit	Approved	09-May-24	STICK BUILT HOME	S-18-035 9426 ALLOWAY DRIVE, LOT 231		DRB GROUP MID ATLANTIC LLC
2024-02308	Entrance Permit	Approved	13-May-24	STICK BUILT HOME	S-07-023 7606 SHENANDOAH COURT, LOT 12	OLIVER HOMES INC	OLIVER JOHN R CO INC
2024-02337	Entrance Permit	Approved	14-May-24	STICK BUILT HOME	S-18-035 9401 ALLOWAY DRIVE, LOT 222		DRB GROUP MID ATLANTIC LLC
2024-02402	Entrance Permit	In Progress	16-May-24	STICK BUILT HOME	LOR 5712 RED HILL ROAD, LOT 3	RYLEA HOMES, INC.	WEAVER GARY J & WEAVER PAMELA A
2024-02403	Entrance Permit	Approved	16-May-24	STICK BUILT HOME	S-18-013 9442 ALLOWAY DRIVE, LOT 215		WESTFIELDS INVESTMENT LLC
2024-02404	Entrance Permit	Approved	16-May-24	STICK BUILT HOME	S-92-169 11406 SUNNY HILL COURT, LOT 148	WOODBIDGE HOMES LLC	FAWN HOLLOW LLC
2024-02440	Entrance Permit	In Progress	20-May-24	STICK BUILT HOME	S-22-013 17720 BROADFORDING ROAD, LOT 2	OLIVER HOMES INC	
2024-02490	Entrance Permit	In Progress	22-May-24	STICK BUILT HOME	S-18-035 9422 ALLOWAY DRIVE, LOT 230		DRB GROUP MID ATLANTIC LLC
2024-02507	Entrance Permit	In Progress	23-May-24	STICK BUILT HOME	S-22-028 18712 ROLLING ROAD, LOT 1		SUNDERLIN DAVID L
2024-02235	Floodplain Permit	Review	08-May-24	RESIDENTIAL ADDITION	302 NORTH ANTIETAM STREET		HOPKINS MARY ELIZABETH
2024-02277	Floodplain Permit	Pending Information	10-May-24	TOWN OF HANCOCK WASTEWATER TREATMENT PLANT AERATORS AND COMPOSITE SAMPLER	6502 HESS ROAD HANCOCK, MD 21750		HANCOCK MAYOR & COUNCIL
2024-02427	Floodplain Permit	Review	17-May-24	SWIMMING POOL	S-15-009 10844 HERSHEY DRIVE, LOT 573	GROVES GROUNDWURX	SHANK MICHAEL SHELDON SHANK KRISTI LYNN
2024-02541	Floodplain Permit	Approved	28-May-24	RENOVATION	SI-98-028 17208 TAYLOR'S LANDING ROAD		JOHNSON WILLIAM R JOHNSON ROBIN J
2024-02568	Floodplain Permit	Applied	29-May-24	SWIMMING POOL	115 EAST ANTIETAM STREET		FRAYNA AILEEN
2024-02143	Grading Permit	Approved	02-May-24	WESTFIELDS LOT #771	S-18-035 9372 ALLOWAY DRIVE, LOT 771		DRB GROUP MID ATLANTIC LLC
2024-02182	Grading Permit	In Progress	03-May-24	COMMERCIAL	SP-23-005 13316 MARSH PIKE		OBIDI HOLDINGS LLC
2024-02199	Grading Permit	Approved	06-May-24	WESTFIELDS LOT #233	S-18-035 9434 ALLOWAY DRIVE, LOT 233		WESTFIELDS INVESTMENT LLC
2024-02203	Grading Permit	Approved	06-May-24	ROSEHILL MANOR LOT #87	S-21-031 19628 LAVENDER LANE, LOT 87		DAN RYAN BUILDERS MID ATLANTIC INC
2024-02220	Grading Permit	In Progress	07-May-24	MODULAR HOME	S-19-013 13291 WASHINGTON SPRINGS WINERY LANE, PARCEL 2	BRIAN RECKLEY	
2024-02255	Grading Permit	Approved	09-May-24	WESTFIELDS LOT #231	S-18-035 9426 ALLOWAY DRIVE, LOT 231		DRB GROUP MID ATLANTIC LLC
2024-02266	Grading Permit	In Progress	09-May-24	STICK BUILT HOME	S-20-011 20908 LEITERS MILL ROAD, LOT 5	OLIVER HOMES INC	GELSINGER EDWARD R GELSINGER DENISE A
2024-02285	Grading Permit	In Progress	10-May-24	SOLAR PANELS	SP-23-006 20301 BENEVOLA CHURCH ROAD "BENEVOLA SOLAR ENERGY CENTER"		MARTIN MARIETTA MATERIALS INC



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Permits Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
2024-02309	Grading Permit	Approved	13-May-24	STICK BUILT HOME	S-07-023 7606 SHENANDOAH COURT, LOT 12	OLIVER HOMES INC	OLIVER JOHN R CO INC
2024-02331	Grading Permit	Review	14-May-24		SP-22-014 11131 ROBINWOOD DRIVE		WILLIAMSPORT STORAGE BINS INC
2024-02340	Grading Permit	Approved	14-May-24	WESTFIELDS LOT #222	S-18-035 9401 ALLOWAY DRIVE, LOT 222		DRB GROUP MID ATLANTIC LLC
2024-02357	Grading Permit	In Progress	14-May-24	STICK BUILT HOME	S-06-100 7624 SHENANDOAH COURT, LOT 4		OLIVER JOHN R CO INC
2024-02405	Grading Permit	Approved	16-May-24	STICK BUILT HOME	S-92-169 11406 SUNNY HILL COURT, LOT 148	WOODBIDGE HOMES LLC	FAWN HOLLOW LLC
2024-02406	Grading Permit	Approved	16-May-24	WESTFIELDS LOT # 215	S-18-013 9442 ALLOWAY DRIVE, LOT 215		WESTFIELDS INVESTMENT LLC
2024-02441	Grading Permit	In Progress	20-May-24	STICK BUILT HOME	S-22-013 17720 BROADFORDING ROAD, LOT 2	OLIVER HOMES INC	
2024-02493	Grading Permit	In Progress	22-May-24	WESTFIELDS LOT #230	S-18-035 9422 ALLOWAY DRIVE, LOT 230		DRB GROUP MID ATLANTIC LLC
2024-02508	Grading Permit	In Progress	23-May-24	DAVID L SUNDERLIN	S-22-028 18712 ROLLING ROAD, LOT 1		SUNDERLIN DAVID L
2024-02512	Grading Permit	In Progress	23-May-24	COMMERCIAL	SP-22-002 18417 HENSON BLVD		WASH CO COMMISSIONERS
2024-02528	Grading Permit	In Progress	24-May-24	2 FAMILY DWELLING	S-00-071 13816 PENNSYLVANIA AVENUE, UNIT 100 & UNIT 101, LOT B	FOUNTAINHEAD PROPERTIES MANAGEMENT, INC.	FOUNTAINHEAD PROPERTIES MNGT INC
2024-02534	Grading Permit	In Progress	28-May-24	COMMERCIAL	SP-23-050 23435 RINGGOLD PIKE "BILLOTTI FARM BREWERY"		BILLOTTI SAM IV BILLOTTI CASSANDRA ANN
2024-02174	Grading Permit	Review	03-May-24	COLUMBIA GAS - MT. AETNA RD	20110 MOUNT AETNA ROAD HAGERSTOWN, MD 21742		REESER DONALD L & REESER GEORGIA M
2024-02195	Grading Permit	Review	06-May-24	COLUMBIA GAS - NATIONAL PIKE BETTERMENT	16960 NATIONAL PIKE HAGERSTOWN, MD 21740		NP NATIONAL PIKE LOGISTICS 1 LLC
2024-02279	Grading Permit	Approved	10-May-24	ELMWOOD FARM OFFSITE WATERLINE	16635 INDUSTRIAL LANE		ANTIETAM STORAGE SOLUTIONS LLC
2024-02369	Grading Permit	Review	14-May-24	CROSS CREEK COMMERCIAL MASS GRADING	S-16-036		CROSS CREEK BUILDERS LLC
2024-02460	Grading Permit	Review	21-May-24	MICHAEL EASTERDAY	TYU-24-007 OSTERTAG PASS AND STILES PLACE		PRESERVE AT FOX GAP LLC
2024-02250	Non-Residential Ag Certificate	Review	09-May-24	FARM BUILDING	LOR 21013 LEHMANS MILL ROAD		MARTIN TIMOTHY R & MARTIN LAVONDA K
2024-00675.R01	Revision	Approved	13-May-24	DECK	LOR 18946 SANDYHOOK ROAD		Mofid Aulabi
2024-02171	Utility Permit	Approved	03-May-24	ANTIETAM BROADBAND	17821 BROADFORDING ROAD	ANTIETAM CABLE TELEVISION INC	OBRIEN PAUL H WILLIS RONDA
2024-02175	Utility Permit	Approved	03-May-24		16635 INDUSTRIAL LANE	FOX & ASSOCIATES INC	ANTIETAM STORAGE SOLUTIONS LLC
2024-02194	Utility Permit	Approved	06-May-24		2053 DAY ROAD		DAY ROAD BUILDING LLC
2024-02264	Utility Permit	Approved	09-May-24	ANTIETAM BROADBAND	11026 BALDWIN DRIVE	ANTIETAM CABLE TELEVISION INC	BRADSHAW DANIEL M & BRADSHAW KAYLA M
2024-02539	Utility Permit	Approved	28-May-24	POTOMAC EDISON	18525 BREEZE HILL DRIVE	POTOMAC EDISON	
2024-02445	Utility Permit	Review	20-May-24	COMCAST	301 EASTERN BOULEVARD, JEFFERSON BOULEVARD		CLINE TERRY LEE

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	Type	Total
<b>LandDev</b> <b>Total by Group:</b> <b>58</b>	Forest Stand Delineation	3
	IMA	13
	Improvement Plan	1
	Ordinance Modification	3
	Preliminary Consultation	3
	Preliminary-Final Plat	2
	Redline Revision	1
	Site Plan	4
	Site Specific Grading Plan	1
	Standard Grading Plan	11
	Stormwater Concept Plan	5
	Stormwater Standard Plan	7
	Subdivision Replat	2
	Traffic Impact Study	1
Two Year Update	1	
<b>Permits</b> <b>Total by Group:</b> <b>52</b>	Entrance Permit	14
	Floodplain Permit	5
	Grading Permit	25
	Non-Residential Ag Certificate	1
	Revision	1
	Utility Permit	6
<b>Total</b>		<b>110</b>