



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

## AGENDA

### WASHINGTON COUNTY PLANNING COMMISSION

October 3, 2022, 7:00 PM

100 W Washington Street, Room 2000

#### CALL TO ORDER AND ROLL CALL

#### MINUTES

1. August 29, 2022 Planning Commission regular meeting minutes \* **Discussion/Action**

#### NEW BUSINESS

#### PRELIMINARY CONSULTATIONS

1. **2003 Mason Dixon LLC [PC-22-001]** Preliminary consultation for the proposed construction of two warehouses on 172 acres located along the south side of Mason Dixon Road, west of I-81; Zoning: PI (Planned Industrial); Planner: Lisa Kelly \* **Information/Discussion**

#### SITE PLANS

1. **Chick-Fil-A – Sharpsburg Pike [SP-22-025]** Site plan for a proposed restaurant with drive-thru at 10510 Vida Drive; Zoning: HI (Highway Interchange); Planner: Lisa Kelly \* **Discussion/Action**
2. **King’s Farm Winery – Stottlemeyer Road [SP-22-023]** Site plan for a proposed event center with a farm winery and vineyard located along the east side of Stottlemeyer Road, north of National Pike; Zoning: A (Agricultural); Planner: Lisa Kelly \* **Discussion/Action**

#### OTHER BUSINESS

1. **Update of Projects Initialized** – Jennifer Kinzer \* **Information/Discussion**

#### ADJOURNMENT

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#### WORKSHOP

1. Comprehensive Plan Update

#### UPCOMING MEETINGS

1. Monday, November 7, 2022, 7:00 p.m. – Washington County Planning Commission regular meeting

#### **\*a t t a c h m e n t s**

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

**PRELIMINARY CONSULTATION**  
**PC-22-001 – 2003 MASON DIXON LLC**

A preliminary consultation was held on Monday, August 29, 2022 at 1:30 p.m. in the Washington County Administrative Annex, 747 Northern Avenue, Room 124, Hagerstown, MD. A concept plan was presented for 2003 Mason Dixon LLC. The developer is proposing to construct two (2) warehouse buildings on 172 acres located along the south side of Mason Dixon Road and west of I-81. The property is currently zoned PI – Planned Industrial.

The following were present at the consultation: Jennifer Kinzer, Deputy Director; Lisa Kelly, Senior Planner; and Misti Grimmer, Senior Office Associate, Washington County Department of Planning & Zoning; Brian Hopkins, Plan Reviewer, Washington County Division of Engineering; Justin Doty, Frederick, Seibert & Associates, consultant; Jason Divelbiss, land use counsel for 2003 Mason Dixon LLC; and Brad Fulton, 2003 Mason Dixon LLC.

**Washington County Division of Engineering**

Mr. Hopkins provided the following comments: 1) no revisions are required for the storm water concept plan; 2) a memo was sent to Planning & Zoning stating that the traffic studies are to be coordinated with the State of Pennsylvania; and 3) comments should be referenced on the storm water concept review. A copy of the written comments is attached.

Ms. Kelly stated that the plan was routed to the Maryland State Highway Administration but not PennDOT. Mr. Hopkins stated that coordination will be needed with PennDOT since the site will be accessed on SR 0163 (a PennDOT owned road). Mr. Doty stated that a scoping review was submitted to PennDOT with Washington County being represented as well.

**Maryland State Highway Administration**

Ms. Kelly stated that the Maryland State Highway Administration provided the following comments: 1) a traffic study needs to be performed to determine the affect this site will have on the I-81 exit and entrance ramps; and 2) contact Linda Poffenberger to review the scoping of the traffic study. A copy of the written comments is attached.

There was a brief discussion regarding the approvals from both MD SHA and PennDOT during the site plan stage. Ms. Kelly will coordinate with both agencies at that time.

**Washington County Sheriff's Office**

Ms. Kelly noted that Sheriff Mullendore commented that while the warehouse would be located in Washington County and in the jurisdiction of the Sheriff's Office, Mason Dixon Road is under the authority of the Pennsylvania State Police. A copy of the written comments is attached.

**Washington County Health Department**

Ms. Kelly noted that water and sewer allocation forms will be required and a \$25.00 review fee is required. A copy of the written comments is attached.

Mr. Divelbiss noted that service will be coming from Antrim Township. Ms. Kelly recommended that the developer contact Kimmy Armstrong at the Health Department for further clarification at the time the site plan is submitted.

**Washington County Soil Conservation District**

The following written comments were received: 1) controls will be required to protect the stream and stream buffer during site work and construction of the bridge over the stream; and 2) specialized stabilization detail for highly erodible soils on the site may be required and should be provided on the grading/site plan. A copy of the written comments is attached.

**Washington County Department of Planning & Zoning**

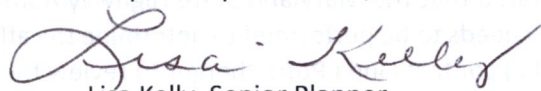
Ms. Kelly provided the following comments: 1) a site plan will be required; 2) parking reduction requirements must be submitted to the Board of Appeals; 3) if the buildings are being done in phases, show both buildings on one site plan; 4) make sure all parking spaces meet the required lengths.

Mr. Divelbiss questioned the height limitations set forth in the Zoning Ordinance for the PI zoning district. Ms. Kelly recommended contacting Katie Rathvon, Zoning Coordinator, for clarification.

**Closing Comments**

All agencies will receive a written summary of the consultation. If there are any discrepancies in the summary, Planning & Zoning staff should be contacted immediately. The written summary will then be submitted to the Planning Commission for review. Planning Commission comments shall also be incorporated and made a part of the record of comments which will need to be addressed by the developer as the project proceeds through the approval process.

Respectfully submitted,



Lisa Kelly, Senior Planner

Washington County Dept. of Planning & Zoning

LAK/dse  
Attachments

**2003 MASON DIXON LLC**

Preliminary Consultation Plan  
Washington County, Maryland  
July, 2022

0' 120' 240' 360'



**MASON DIXON ROAD (S.R. 0163)**

**DALEY ROAD**

**NORFOLK SOUTHERN RAILWAY**

**BUILDING #1  
WAREHOUSE**

PROPOSED FOREST  
CONSERVATION  
PLANTING AREA

**BUILDING #2  
WAREHOUSE**

PROPOSED FOREST  
CONSERVATION  
PLANTING AREA

**100 YEAR FLOODPLAIN**

**100 YEAR FLOODPLAIN**

**ZONING DATA**

ZONING	PI - PLANNED INDUSTRIAL DISTRICT
EXISTING USE	AGRICULTURAL
PROPOSED USE	WAREHOUSE, OFFICE
BUILDING HEIGHT	75' MAXIMUM HEIGHT
BUILDING COVERAGE	50% MAXIMUM COVERAGE (TOTAL LOT AREA)
SETBACKS	
FRONT	150'
SIDE/REAR	75' (ADJACENT TO BUSINESS OR INDUSTRIAL DISTRICT)
	150' (ADJACENT TO RESIDENTIAL DISTRICT)

\*EXCEPT WHERE LOT AND PROPOSED USES ABUT AND REQUIRE ACCESS TO A RAILROAD OR RAILROAD SIGNING, THE SIDE OR REAR YARD SETBACK ABUTTING THE RAILROAD OR RAILROAD SIDING SHALL NOT BE REQUIRED

**CONCEPT DATA**

TAX MAP	0010-0020-0068
ELECTION DISTRICT	13
ACCOUNT NUMBER	000239
LIBER / FOLIO	02173 / 00676
PARCEL AREA	172.29 ACRES ±
DISTURBED AREA	140.2 ACRES ±
BUILDING DATA	
	BUILDING 1- 1,240,000 SF
	15,000 SF (OFFICE SPACE)
	1,225,000 SF (WAREHOUSE SPACE)
	BUILDING 2- 612,000 SF
	15,000 SF (OFFICE SPACE)
	597,000 SF (WAREHOUSE SPACE)
WATER	ANTRIM TOWNSHIP MUNICIPAL AUTHORITY (ATMA)
SEWER	ANTRIM TOWNSHIP MUNICIPAL AUTHORITY (ATMA)
FOREST CONSERVATION	25.8 ACRES ± (ON-SITE PLANTING EASEMENT)
WATERSHED	CONOCOCHIEGUE CREEK
WATERSHED NUMBER	02-14-05-04
FEMA PANEL	24043C01100 & 24043C01280

**PARKING DATA**

WAREHOUSE	1 SPACE PER 1,500 SF GFA PLUS 1 SPACE PER 300 GFA OF SALES AND/OR OFFICE SPACE
REQUIRED PARKING	1,822,000 SF / 1,500 SF = 1,215 SPACES
	30,000 SF / 300 SFA = 100 SPACES
	= 1,315 SPACES **
PROPOSED PARKING	1,116 SPACES **
	641 TRAILER DROPS

\*\*A PARKING REDUCTION WAIVER IS BEING ASSUMED FOR THIS PROJECT



**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

**SITE PLAN STAFF REPORT**

**BASE INFORMATION**

**SITE NAME.....:** Chick-Fil-A - FSU #05187 - Sharpsburg Pike  
**NUMBER.....:** SP-22-025

**OWNER.....:** BOWMAN 2000 LLC  
**LOCATION.....:** Intersection of Sharpsburg Pk & Col. Henry K Douglas Dr. Hagerstown MD 21742  
**DESCRIPTION.....:** Proposed Chick Fil A Fast Food with drive thru Lot 2 Bowman LLC

**ZONING.....:** Highway Interchange  
**COMP PLAN LU.....:** Commercial  
**PARCEL.....:** 10012627  
**PLANNING SECTOR.....:** 1  
**ELECTION DISTRICT.....:** 10

**TYPE.....:** Commercial  
**GROSS ACRES.....:** 1.93  
**DWELLING UNITS.....:**  
**TOTAL LOTS.....:** 1  
**DENSITY.....:** 0 Units Per Acre

**PLANNER.....:** Lisa A Kelly  
**ENGINEER.....:** BOHLER ENGINEERING P C  
**RECEIVED.....:** June 27, 2022

**SITE ENGINEERING**

*HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION*

**FLOOD ZONE.....:** No  
**WETLANDS.....:** None  
**WATERSHED.....:** Antietam Creek  
**ENDANGERED SPECIES.....:** None  
**STEEP SLOPES.....:** No  
**STREAM BUFFER.....:** No  
**HISTORIC INVENTORY.....:** I517; I518  
**EASEMENTS PRESENT.....:** None

Staff Comments:

*Not Applicable*



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<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	Landscaping Meets Requirements
Lighting Plan Meets Requirements	Pedestrian Access is Adequate	Bus Stop is Within Walking Distance
Loading Area Meets Requirements		
Parking Spaces - Total Planned	Parking Spaces - Per Dwelling Unit	<b>Not Fast Track</b>
Parking Spaces - Minimum Required	Recreational Parking Provided	

**ACCESS SPACING VARIANCE NEEDED: No**

	<i>SCHOOL INFORMATION</i>		
	<b>ELEMENTARY</b>	<b>MIDDLE</b>	<b>HIGH</b>
<b>SCHOOL DISTRICT</b>	Rockland Woods	E Russell Hicks	South Hagerstown
<b>PUPIL YIELD</b>			
<b>CURRENT ENROLLMENT</b>			
<b>MAXIMUM CAPACITY</b>			

<i>PUBLIC FACILITIES INFORMATION</i>	
<b>FIRE DISTRICT.....:</b>	FUNKSTOWN
<b>AMBULANCE DISTRICT.....:</b>	HAGERSTOWN

	<i>WATER &amp; SEWER INFORMATION</i>	
	<b>WATER</b>	<b>SEWER</b>
<b>METHOD.....:</b>	City	County
<b>SERVICE AREA.....:</b>	City	County
<b>PRIORITY.....:</b>	1-Existing Service	1-Existing Service
<b>NEW HYDRANTS.....:</b>		
<b>GALLONS PER DAY SEWAGE...:</b>		
<b>PLANT INFO.....:</b>		Conococheague

## Site Plan for Chick Fil A Restaurant

Presented is a site plan for Chick Fil A Restaurant.

The subject site is located along the east side of Sharpsburg Pike at its intersection with HK Douglas Drive. Zoning is Highway Interchange.

The developer is proposing to construct a drive thru restaurant on a 1.96 acre parcel. Total building area will be 5,201 square feet.

Hours of operation will be Monday thru Saturday from 6 am to 11 pm.

Freight and delivery – several days a week.

The site will be served by public water and sewer.

There will be access into the site from HK Douglas Drive and the private access drive to the rear of the building.

Solid waste disposal will be an enclosed dumpster.

Lighting will be building mounted and pole mounted throughout the parking area.

A total of 75 parking spaces are required – 83 spaces will be provided.

Signage will be a pole mounted sign in front of the building along Sharpsburg Pike and building mounted signs.

A variance from the Board of Appeals was approved June 7, 2022 to allow for the sign to be placed 15 feet from Sharpsburg Pike right of way as opposed to the required 25 feet; Reduction in 40 foot front yard setback to 22 feet.

Forestation requirements were met in 2018 by approving an off site retention plat of existing forest of 3.86 acres.

Landscaping will be place throughout parking site and along property lines.

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**BEFORE THE BOARD OF APPEALS  
FOR WASHINGTON COUNTY, MARYLAND**

**CHICK-FIL-A INC.**

**APPEAL NO. AP2022-016**

**APPELLANT**

\* \* \* \* \*

**OPINION**

Chick-fil-A, Inc., a Georgia limited liability company (hereinafter, "Appellant"), requests a variance from the minimum 40 foot front yard setback requirement to 22 feet for placement of a proposed drive-through restaurant canopy, and a variance from the minimum 25 foot setback from the street right-of-way to 15 feet for placement of a proposed freestanding sign, each located on the subject property. The subject property is located at the northeast corner of the intersection at Sharpsburg Pike (MD Route 65) and Col. Henry K. Douglas Drive, Hagerstown, Maryland (tax account ID# 10-012627), zoned Highway Interchange. The Board held a public hearing on the matter on May 11, 2022.

The appeal was heard pursuant to Article 25 of the Zoning Ordinance for Washington County, Maryland (hereinafter, "Ordinance") and upon proper notice to the parties and general public as required.

**FINDINGS OF FACT**

Based upon the testimony given, all information and evidence presented, and upon a study of the specific property involved and the neighborhood in which it is located, the Board makes the following findings of fact:

1. The subject property is located at the northeast corner of the intersection at Sharpsburg Pike (MD Route 65) and Col. Henry K. Douglas Drive, Hagerstown, Maryland (tax account ID# 10-012627), is zoned Highway Interchange (HI), and has been owned by Bowman 2000, LLC, since December 2000. Said owner has authorized Appellant to apply for the variances requested.
2. The subject property is an irregularly shaped lot comprised of approximately 2.05 acres, and currently is vacant.

3. The subject property is the proposed location for an approximately 4,997 SF Chick-Fil-A restaurant with indoor and outdoor seating areas, a three-lane drive-through, parking, and other infrastructure elements (hereinafter collectively, the Project”).

4. The general requirements for setbacks in the HI zoning district are set forth in Section 19.7(B) of the Ordinance. In addition, since the subject property fronts on two (2) public roads, it is considered to have two front yards (see Ordinance, Article 28A, “Lot” definition, part D), with each front yard in the HI zoning district having a setback requirement of 40 feet.

5. Appellant’s Project plan submitted to the Board shows the canopy over the southern portion of the drive-through extending to 23.63 feet from the subject property boundary along Col. Henry K. Douglas drive. The canopies are necessary design elements to provide cover and weather protection for the restaurant employees taking orders in the drive-through lanes. Appellant is requesting a variance from the 40 foot front yard setback requirement to a distance of 22 feet, to allow for reasonable flexibility in the final design (and avoid having to come back to the Board for additional relief). In all other respects, said canopies are proposed to be located in compliance with applicable setback requirements.

6. The general requirements for freestanding sign setbacks in the HI zoning district are set forth in Section 22.23(e) of the Ordinance. One of said requirements specifies “that no part of the supporting structure [of a freestanding sign] is less than twenty-five (25) feet from the street right-of-way.”

7. Appellant’s Project plan calls for the supporting monopole structure of a freestanding sign to be located near the southwest corner of the front yard fronting on Sharpsburg Pike a distance of 15 feet from the street right-of-way, thus prompting the request for a variance. In all other respects, said sign is proposed to be located in compliance with applicable freestanding sign requirements.

8. The subject property is unique in a manner different from other properties in the surrounding area, in that the property fronts public roads on two (2) sides, thus having to comply with the front yard setback requirement for both of those sides. Additionally, the Property has an egress-only access point to Col. Henry K. Douglas Drive, which imposes practical restrictions on the Property with regard to safe vehicular access.

9. Appellant's counsel and Appellant's project engineer testified in support of the application for variances. Appellant's counsel submitted a detailed written statement in support of the application, along with a site plan showing details of the Project, and drawings representing the proposed restaurant exterior and freestanding sign design and dimensions. All of said items were received into the record.

10. No other persons testified or provided written or electronic communications in support of or in opposition to the application.

11. A memorandum was received and read into the record from a Senior Plan Reviewer/Floodplain Manager of the Washington County Division of Engineering stating that the Division had "no comment on the setback reduction for the canopy." In addition, the memorandum stated:

"There is an existing Water Quality Swale located east of the street Right-of-Way line extending from approximately 15 feet and a Potomac Edison Right-of-Way extending approximately 9 to 10 feet from the street Right-of-Way. Therefore, we recommend no less than a 15 feet setback from the street Right-of-Way should be maintained for stormwater management and easement purposes."

#### **RATIONALE**

The Board has authority to grant a variance upon a showing of practical difficulty or undue hardship (Ordinance §§25.2(c) and 25.56).<sup>1</sup> "Practical difficulty" may be found by the Board when: (1) strict compliance would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome; and (2) denying the variances would do substantial injustice to the applicant and a lesser relaxation than that applied for would not give substantial relief; and 3) granting the variance would observe the spirit of the Ordinance and secure public safety and welfare (Ordinance §25.56(A)).

"Undue hardship" may be found when: (1) strict compliance with the

<sup>1</sup> "When the terms unnecessary hardship (or one of its synonyms) and practical difficulties are framed in the disjunctive ("or"), Maryland court generally have applied the more restrictive hardship standard to use variances, while applying the less restrictive practical difficulties standard to area variances because use variances are viewed as more drastic departures from zoning requirements." *Belvoir Farms Homeowners Ass'n, Inc. v. North*, 355 Md. 259, 276 n.10 (1999)(citations omitted).

Ordinance would prevent the applicant from securing a reasonable return from or to make reasonable use of the property; and (2) the difficulties or hardships are peculiar to the property and contrast with those of other property owners in the same district; and (3) the hardship is not the result of the applicant's own actions (Ordinance §25.56(B)).

Practical difficulty and undue hardship are the result of a property being unique. "Uniqueness' of a property for zoning purposes requires that the subject property have an inherent characteristic not shared by other properties in the area, i.e., its shape, topography, subsurface condition, environmental factors, historical significance, access or non-access to navigable waters, practical restrictions imposed by abutting properties (such as obstructions) or other similar restrictions." *North v. St. Mary's Cnty.*, 99 Md. App. 502, 514 (1994).

In this case, Appellant's counsel testified that the circumstances (as noted by the Board in the Findings of Fact set forth hereinabove) present a practical difficulty if Appellant must comply strictly with the setback requirements for the proposed canopy and freestanding sign. Specifically, he pointed out that the Property's unique corner location and egress situation onto Col. Henry K. Douglas Drive make it impractical to situate the proposed restaurant building, parking areas, drive-through aisles, canopies, and other necessary design elements in any other way without significantly compromising the traffic, operational, and safety elements of the Project. Furthermore, he testified that having the freestanding sign along the more-heavily trafficked Sharpsburg Pike will better draw patrons to the site, which is vital to the economic success of the Project.

In consideration of the foregoing and the Findings of Fact, the Board finds that for the variances requested in this case, and upon the testimony and evidence presented herein, that the uniqueness and existing limitations of the subject property, and the impracticality of requiring strict compliance with the Ordinance, all combine to result in a practical difficulty for Appellant if the Ordinance were strictly enforced. Moreover, the Board finds that strict compliance would prevent Appellant from using the subject property for a permitted purpose or render conformance unnecessarily burdensome, a lesser relaxation that that applied for would not give substantial relief, and granting the variances will observe the spirit of the Ordinance and secure public safety and welfare.

Therefore, Appellant's request for variances on the subject property from: (1) the minimum 40 foot front yard setback requirement along Col. Henry K. Douglas Drive to 22 feet for construction and location of a proposed drive-through canopy; and (2) the minimum 25 foot setback requirement from the public road right-of-way along Sharpsburg Pike to 15 feet for the construction and location of the supporting monopole structure for a freestanding sign, are GRANTED, each by a vote of 5-0. Said variances are granted upon the conditions that construction and location upon the subject property of the proposed drive-through canopy and the proposed supporting monopole structure for a freestanding sign are completed in a manner consistent with the testimony and evidence presented herein and in compliance with all other applicable government regulations.

BOARD OF APPEALS

By: Michael Zampelli, Co-Chair

**Date Issued: June 7, 2022**

Notice of Appeal Rights

Any person or persons, jointly or severally, aggrieved by any decision of the Board of Appeals, or any taxpayer, or any officer, department, board, or bureau of the jurisdiction, may appeal the same to the Circuit Court for Washington County within thirty (30) days, in a manner set forth in Md. Code Ann., Land Use, § 4-401.

**SITE DATA:**

- LOT IS TO BE DEVELOPED WITH ONE (1) COMMERCIAL BUILDING, TWO (2) CANOPIES, PARKING LOT, AND LANDSCAPED AREAS.
- SITE LIGHTING HAS BEEN DESIGNED IN SUCH A MANNER THAT ELIMINATES GLARE ONTO STREETS OR ADJACENT PROPERTIES.
- SIGNAGE IS PROPOSED AND WILL CONSIST OF VARIOUS BUILDING MOUNTED SIGNS WHICH WILL COMPLY WITH DIVISION II, SECTION 22.22, 22.23 AND 22.25. A VARIANCE HAS BEEN GRANTED FOR THE ONE (1) PYLON SIGN (APPEAL NO. AP2022-018).
- THE SITE SHALL COMPLY WITH THE MARYLAND BUILDING CODE FOR THE HANDICAPPED AND THE AMERICANS WITH DISABILITIES ACT.
- AREA SUMMARY:  
TOTAL AREA.....1.96 AC.  
TOTAL BUILDING AREA.....5,201 S.F.  
TOTAL EXISTING IMPERVIOUS AREA.....0.15 AC. OR 0.09%  
TOTAL PROPOSED IMPERVIOUS AREA.....1.56 AC. OR 79.59%
- TOTAL DISTURBED AREA: 78,292 S.F. OR 1.80 AC.
- LOT DATA:  
ZONE: HI (HIGHWAY INTERCHANGE DISTRICT)  
PROPOSED USE: STANDARD RESTAURANT
- SOLID WASTE WILL BE STORED ON-SITE IN SCREENED TRASH ENCLOSURES. COLLECTION WILL BE PROVIDED BY A PRIVATELY CONTRACTED COMPANY.
- COLLECTION AND STORAGE OF RECYCLABLE MATERIAL AS REQUIRED BY ZONING ORDINANCE SECTION 4.20 WILL BE PROVIDED BY RECYCLING STORAGE AREAS. COLLECTION WILL BE PROVIDED BY A PRIVATELY CONTRACTED COMPANY.
- IN CONFORMANCE WITH THE STORMWATER MANAGEMENT ORDINANCE OF WASHINGTON COUNTY, A PERFORMANCE SECURITY PRIVATE DEVELOPMENT AGREEMENT AND EXECUTED MAINTENANCE AGREEMENT SHALL BE REQUIRED FROM THE DEVELOPER PRIOR TO ISSUANCE OF ANY BUILDING OR GRADING PERMIT FOR CONSTRUCTION PER THESE PLANS.
- A THIRD PARTY QUALIFIED PROFESSIONAL MUST BE PRESENT AT THE PRE-CONSTRUCTION MEETING SCHEDULED WITH WASHINGTON COUNTY DEPARTMENT OF PUBLIC WORKS ENGINEERING AND CONSTRUCTION AND THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT. CONSTRUCTION INSPECTIONS WILL BE REQUIRED FOR THIS PROJECT PER THE "ROADWAY AND STORMWATER MANAGEMENT VERIFICATION PROCEDURES" DATED OCTOBER 17, 2008.

BULK REQUIREMENTS:	ALLOWED/ REQUIRED	PROVIDED
<b>A. MIN. BUILDING SETBACK</b>		
FRONT (SHARPSBURG PIKE, MD RTE 65)	40'	69.11'
FRONT (COLONEL HENRY K. DOUGLAS DRIVE)	40'	25.84"
REAR SETBACK (EAST)	10'	271.75'
SIDE SETBACK (NORTH)	10'	13.17'
<b>B. BUILDING GROSS FLOOR AREA</b>	-	5,201 S.F.
<b>C. MAX. BUILDING HEIGHT (PROPOSED)</b>	75'	425'
<b>D. LANDSCAPE BUFFER YARD ALONG RESIDENTIAL USE/ZONES</b>		
PER ZONING ORDINANCE SECTION 19.A.8	25'	N/A
<b>E. MAXIMUM IMPERVIOUS SURFACE</b>	85%	79.59%
<b>F. PARKING REQUIRED</b>		
RESTAURANT: 1 SPACE/75 S.F. OF GFA	75 SPACES	83 SPACES

- \* VARIANCE HAS BEEN GRANTED (APPEAL NO. AP2022-018)
- BOWMAN 2000 LLC WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL PRIVATE ACCESS ROADS AND PRIVATE SIDEWALKS SHOWN ON THESE PLANS.
  - ALL WORK AND MATERIALS SHALL COMPLY WITH ALL WASHINGTON COUNTY REGULATIONS AND CODES AND D.S.H.A. STANDARDS.
  - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

# SITE PLAN



**FSU #05187**  
**LOCATION OF SITE**  
**INTERSECTION OF SHARPSBURG PIKE (MD RTE 65)**  
**& COLONEL HENRY K. DOUGLAS DRIVE**  
**TM 57 G 10 P 149 LOT 2**  
**HAGERSTOWN, MD 21740**  
**WASHINGTON COUNTY**

**PLAN REFERENCES AND CONTACTS**

- REFERENCES**
- ALTAINSPS LAND TITLE SURVEY  
BY: BOHLER ENGINEERING, INC.  
ENTITLED: "ALTAINSPS LAND TITLE SURVEY; CHICK-FIL-A, INC., LOT 2 BOWMAN 2000 LLC-SHARPSBURG PIKE, 10TH ELECTION DISTRICT, WASHINGTON COUNTY, MARYLAND"  
JOB NO: 50220502  
DATED: 03/18/2022
  - TRAFFIC STUDY  
BY: STREET TRAFFIC STUDIES, L.T.D.  
ENTITLED: "TRAFFIC IMPACT ANALYSIS; BOWMAN SHARPSBURG PIKE; WASHINGTON COUNTY, MARYLAND"  
JOB NO: 6500  
DATED: 09/07/18
  - SIGNAGE PLAN:  
BY: CLAYTON SIGNS  
ENTITLED: "LOG187; CHICK-FIL-A AT HAGERSTOWN, MD (SHARPSBURG); SHARPSBURG PIKE (MD RTE 65); HAGERSTOWN, MD 21740"  
DATED: 02/07/22  
REVISED: 04/09/22

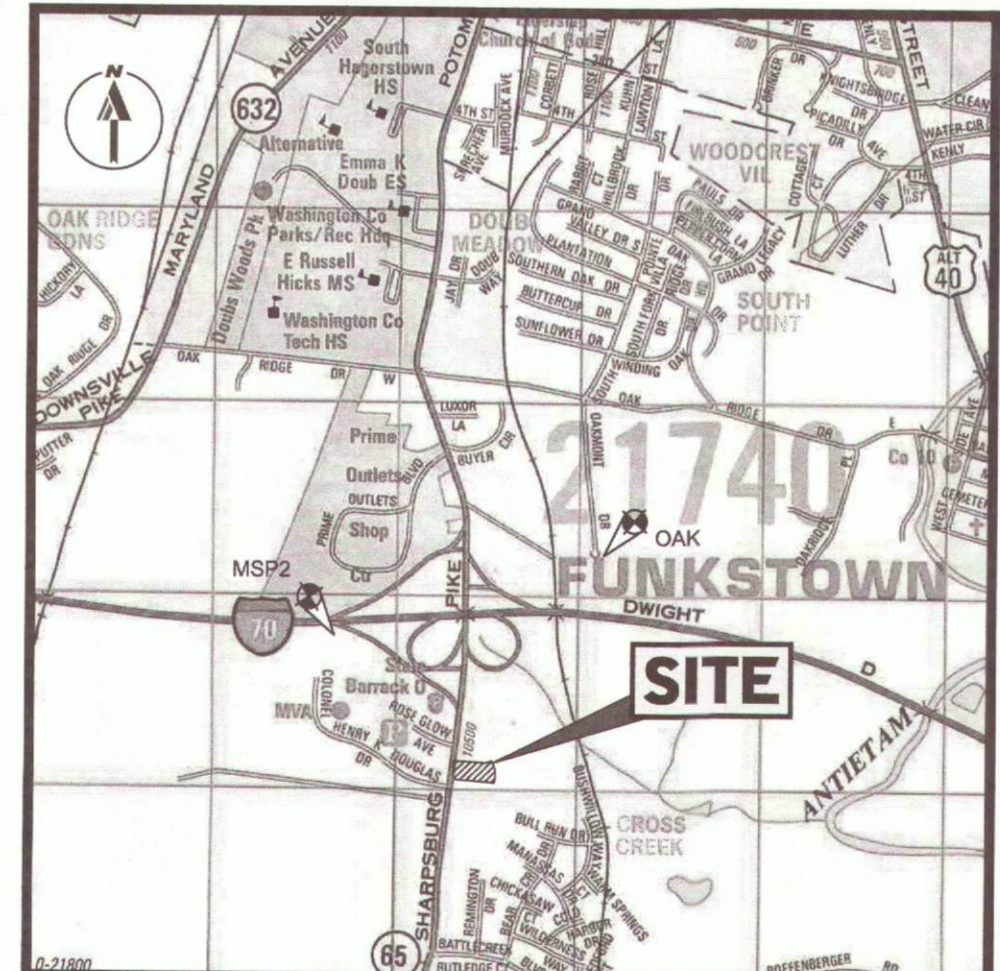
- SOIL CONSERVATION DISTRICT  
WASHINGTON COUNTY SOIL CONSERVATION DISTRICT  
260 MARYLAND AVENUE, SUITE 101  
HAGERSTOWN, MD 21740  
CONTACT: ELMER WEBLEY, DISTRICT MANAGER  
PHONE: (301) 797-8821, EXT: 3
- PUBLIC WORKS  
WASHINGTON COUNTY DIVISION OF PUBLIC WORKS  
100 WEST WASHINGTON STREET, SUITE 2400  
HAGERSTOWN, MD 21740  
CONTACT: ANDREW ESHLEMAN, DIRECTOR  
PHONE: (240) 313-2257

- GOVERNING AGENCIES**
- ENGINEERING DEPARTMENT  
WASHINGTON COUNTY ENGINEERING  
WASHINGTON COUNTY ADMINISTRATION ANNEX  
747 NORTHERN AVENUE  
HAGERSTOWN, MD 21740  
CONTACT: SCOTT HOBBS, DIRECTOR  
PHONE: (240) 313-2446
  - PLANNING DEPARTMENT  
WASHINGTON COUNTY DIVISION OF PLAN REVIEW AND PERMITTING  
WASHINGTON COUNTY ADMINISTRATION ANNEX  
747 NORTHERN AVENUE  
HAGERSTOWN, MD 21740  
CONTACT: REBECCA CALIMER, CHIEF OF PLAN REVIEW  
PHONE: (240) 313-2493

- ELECTRIC  
POTOMAC EDISON  
18022 BOWER AVENUE  
WILLIAMSPORT, MD 21795  
CONTACT: NEW COMMERCIAL SERVICE  
PHONE: (800) 686-0011
- TELEPHONE  
VERIZON  
1710 UNDERPASS WAY  
HAGERSTOWN, MD 21740  
CONTACT: DAN RUTH  
PHONE: (301) 790-7115

- SANITARY  
DEPARTMENT OF WATER QUALITY  
15232 ELLIOTT PARKWAY  
WILLIAMSPORT, MD 21795  
CONTACT: DANIEL DIVITO  
PHONE: (240) 313-2600
- NATURAL GAS  
COLUMBIA GAS  
55 SYCAMORE STREET  
HAGERSTOWN, MD 21740  
CONTACT: GREG THOMAS  
PHONE: (301) 964-1065

- UTILITY CONTACTS



**VICINITY MAP**

COPYRIGHT ADC THE MAP PEOPLE  
 PERMIT USE NO. 20602153-5  
 MAP 21, C-12  
 SCALE: 1"=2000'

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER DOES NOT GUARANTEE THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

DEVELOPMENT	IMPERVIOUS SQUARE FOOTAGE	IMPERVIOUS ACRES	IMPERVIOUS PERCENTAGE
EXISTING W.S. AREA (15.5 AC)	0	0.00	0.00%
MD65 ROAD IMPROVEMENTS (GP-16-014)	1885	0.04	0.50%
ACCESS ROAD (GP-18-004)	19602	0.45	5.50%
SHEETZ CONVENIENCE STORE	71002	1.63	10.50%
CHICK-FIL-A RESTAURANT	81197	1.40	9.03%
<b>TOTAL</b>	<b>153686</b>	<b>3.53</b>	<b>25.53%</b>

\* COVERAGE NUMBERS FROM PREVIOUSLY APPROVED PLANS.

**STORMWATER NARRATIVE**

THIS STORMWATER MANAGEMENT NARRATIVE IS FOR THE DEVELOPMENT OF A PREVIOUSLY GRADED BUILDING LOT INTO A 4.967 SQUARE FOOT CHICK-FIL-A RESTAURANT AND ASSOCIATED DRIVE AISLES, DRIVE-THRU, PARKING SPACES, AND LANDSCAPED AREAS. THE SITE IS LOCATED ON THE NORTH-EAST CORNER OF THE SHARPSBURG PIKE (MD RTE 65) AND COLONEL HENRY K. DOUGLAS DRIVE INTERSECTION. THE SITE IS LOCATED WITHIN THE REVIEW JURISDICTION OF THE WASHINGTON COUNTY PLAN REVIEW DEPARTMENT AND WASHINGTON COUNTY SOIL CONSERVATION DISTRICT. THE DEVELOPMENT OF THE SITE WILL CREATE 1.80 ACRES OF SOIL DISTURBANCE. THE SITE CURRENTLY HAS 0.15 ACRES OF EXISTING IMPERVIOUS COVER AND THE PROPOSED DEVELOPMENT WILL CREATE 1.40 ACRES OF NEW IMPERVIOUS. THE STORMWATER RUNOFF CREATED BY THE PROPOSED DEVELOPMENT WILL BE TREATED AND CONTROLLED IN AN EXISTING STORMWATER POND (BOWMAN SHARPSBURG PIKE, POND: 09-0878), LOCATED TO THE EAST OF THE EXISTING MCDONALDS. THE EXISTING STORMWATER FACILITY WAS DESIGNED AND CONSTRUCTED TO PROVIDE WQV, CPV, QP, AND QI FOR 75% IMPERVIOUS COVERAGE OF THE ENTIRE 15.5-ACRE PARCEL.

**DISTURBED AREA QUANTITY**  
 THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 1.80 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 405 CU. YDS. OF EXCAVATION AND 1,314 CU. YDS. OF FILL.

**WASHINGTON COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL**

BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 (PLAN IS VALID FOR TWO YEARS FROM DATE OF APPROVAL)

**ENGINEER'S STORMWATER MANAGEMENT CERTIFICATION**  
 I VERIFY AND AFFIRM THAT THE CONSTRUCTION FOR THE STORMWATER MANAGEMENT FACILITIES AS PERFORMED EITHER MEETS OR EXCEEDS THE REQUIREMENTS AND DESIGN INTENT OF THIS PLAN, INCLUDING ALL SPECIFICATIONS AND REFERENCED STANDARDS, AND HAS BEEN COMPLETED IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICES. I ALSO VERIFY AND AFFIRM THAT THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES HAS BEEN COMPLETED IN ACCORDANCE WITH THE CONSTRUCTION INSPECTION DOCUMENTATION AND THE AS-BUILT INFORMATION; THAT IT HAS BEEN DONE IN ACCORDANCE WITH WASHINGTON COUNTY REQUIREMENTS AND AT A LEVEL DEEMED NECESSARY TO ASSURE THE VERIFICATION MADE HEREIN; AND ALL DISCREPANCIES BETWEEN THE AS-BUILT INFORMATION AND APPROVED PLANS HAVE BEEN NOTED AND ARE CONSIDERED ACCEPTABLE TO THE CONSULTANT.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ SEAL: \_\_\_\_\_

**OWNER/DEVELOPER CERTIFICATION**  
 "I/WE CERTIFY ANY/ALL 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 DEPT. OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SOIL EROSION AND SEDIMENT."  
 DATE: \_\_\_\_\_ PRINTED NAME: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

**OWNER/DEVELOPER 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)."

DATE: \_\_\_\_\_ PRINTED NAME: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

**WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY**  
 THIS APPROVAL IS FOR GENERAL CONFORMANCE WITH THE COUNTY'S REQUIREMENTS FOR DESIGN AND LAYOUT OF PROPOSED SEWER AND/OR WATER SYSTEM IMPROVEMENTS OR EXTENSIONS. ALL SEWER AND/OR WATER SYSTEM IMPROVEMENTS OR EXTENSIONS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE COUNTY'S LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF SANITARY SEWERS AND/OR WATER LINES. THIS APPROVAL DOES NOT GUARANTEE AVAILABILITY OF SEWER AND/OR WATER SERVICE. SEWER AND/OR WATER SERVICE AVAILABILITY IS SUBJECT TO CONFORMANCE WITH ALL RULES, POLICIES AND REGULATIONS ESTABLISHED BY THE COUNTY AND IN EFFECT AT THE TIME APPLICATION FOR SERVICE IS MADE AND/OR THE AVAILABILITY OF ALL OCCUPANCY REMAINING IN OTHER JURISDICTIONS' FACILITIES THAT MAY BE GRANTED TO THE COUNTY. THIS APPROVAL SHALL BE VALID FOR TWO YEARS.  
 DATE: \_\_\_\_\_ PRINTED NAME: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

**WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY**  
 APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
 WASHINGTON COUNTY DIVISION OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

PREPARED BY

**BOHLER //**

CONTACT: DANIEL S. HANEY, P.E.

**BENCHMARK INFORMATION**  
 ELEVATIONS ARE BASED ON NAVD 88 DATUM DETERMINED BY GPS OBSERVATIONS, COORDINATES AND MERIDIAN ARE BASED ON THE MARYLAND COORDINATE SYSTEM (MCS) AND TIED INTO THE FOLLOWING WASHINGTON COUNTY SURVEY CONTROL STATION MONUMENTS:  
 MSP2 (BRONZE DISK)  
 N 706.731.08, E 1, 105,873.02 ELEV. 532.187  
 OAK (BRONZE DISK)  
 N 707.712.69, E 1, 108,328.93 ELEV. 511.921

**OWNER**  
 BOWMAN 2000 LLC  
 10228 GOVERNOR LANE BLVD, SUITE 3002  
 WILLIAMSPORT, MD 21795  
 PHONE: 301-582-1555

**DEVELOPER**  
 CHICK-FIL-A, INC.  
 5200 BUFFINGTON ROAD  
 ATLANTA, GA 30349  
 CONTACT: BRENT EDMISTON  
 PHONE: 336-210-8072

**SITE DATA**  
 ZONE: HI (HIGHWAY INTERCHANGE DISTRICT)  
 ELECTION DISTRICT: 10  
 MIDE WATER-SHEED: ANTIETAM CREEK  
 MIDE WATER-SHEED NO.: 02145052  
 SP-22-025



5200 Buffington Rd  
 Atlanta Georgia 30349-2988

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 Know what's below.  
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 ALWAYS CALL 811  
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**REVISIONS:**

MARK	DATE	BY	
1	8/12/22	JMR	
REVISED PER COUNTY COMMENTS	MARK	DATE	BY
2	9/14/22	JMR	
REVISED PER COUNTY COMMENTS	MARK	DATE	BY

ANDREW G. STINE  
 PROFESSIONAL ENGINEER  
 I AM AN ACTIVE LICENSED PROFESSIONAL ENGINEER UNDER THE PROVISIONS OF THE PROFESSIONAL ENGINEER AND ARCHITECT ACT, TITLE 8-103, OF THE MARYLAND REGULATION CODE. LICENSE NO. PBT-15787 (ISSUED 01/23/20)

**BOHLER //**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 LAND SURVEYING  
 PROGRAM MANAGEMENT  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 CONSULTATION SERVICES  
 991 DULANEY VALLEY ROAD, SUITE 601  
 TOWSON, MARYLAND 21284  
 Phone: (410) 821-7900  
 Fax: (410) 821-7867  
 MD@BohlerEng.com

**BOHLER //**  
 901 DULANEY VALLEY ROAD, SUITE 601  
 TOWSON, MARYLAND 21284  
 Phone: (410) 821-7900  
 Fax: (410) 821-7867  
 MD@BohlerEng.com

**STORE**  
 INTERSECTION OF SHARPSBURG PIKE (MD RTE 65) & COLONEL HENRY K. DOUGLAS DRIVE  
 HAGERSTOWN, MD 21740  
 WASHINGTON COUNTY  
 TM 57, G 10, P 149, LOT 2

SHEET TITLE  
**COVER SHEET**

DWG EDITION **02.4**

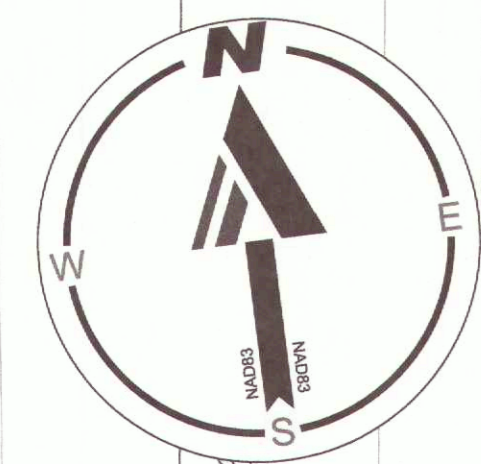
PRELIMINARY  
 80% SUBMITTAL  
 FOR CONSTRUCTION

JOB NO.: MD206502  
 STORE: 05187  
 DATE: 06/17/2022  
 DRAWN BY: JMR  
 CHECKED BY: DSH  
 CAD ID: CND5

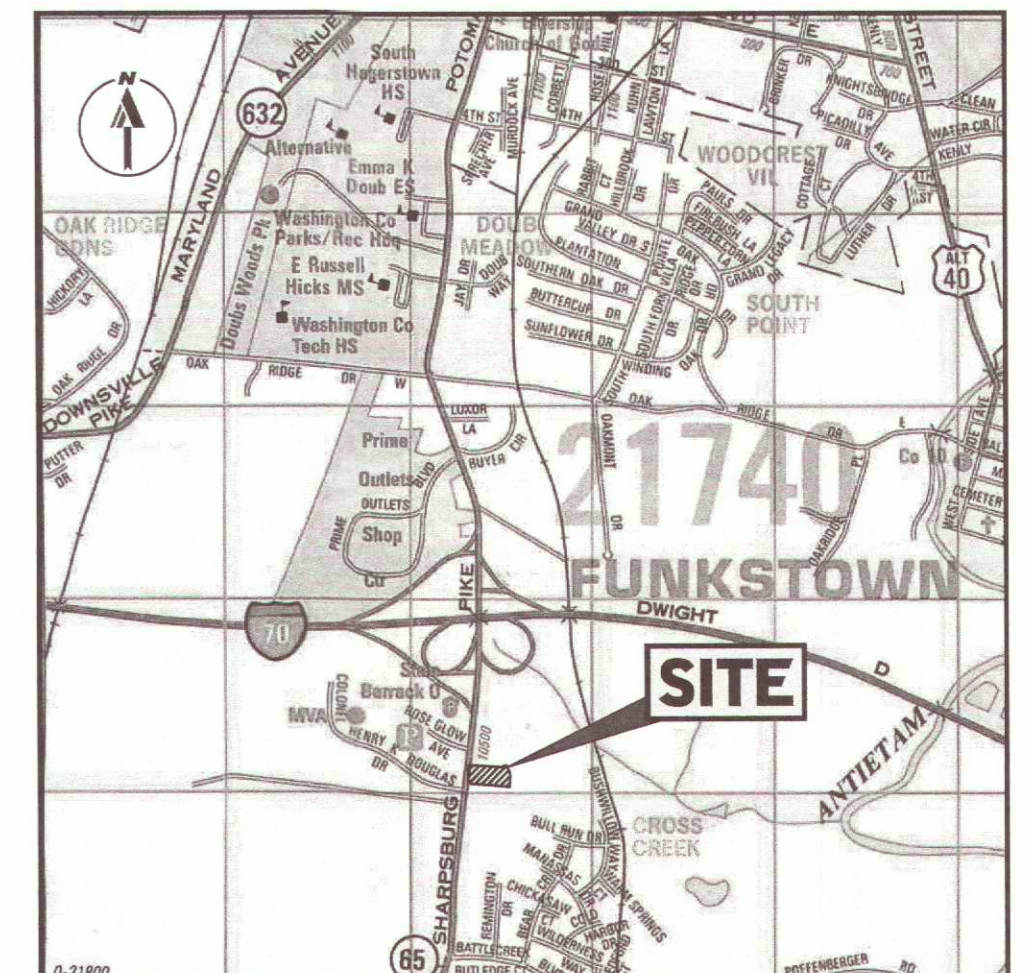
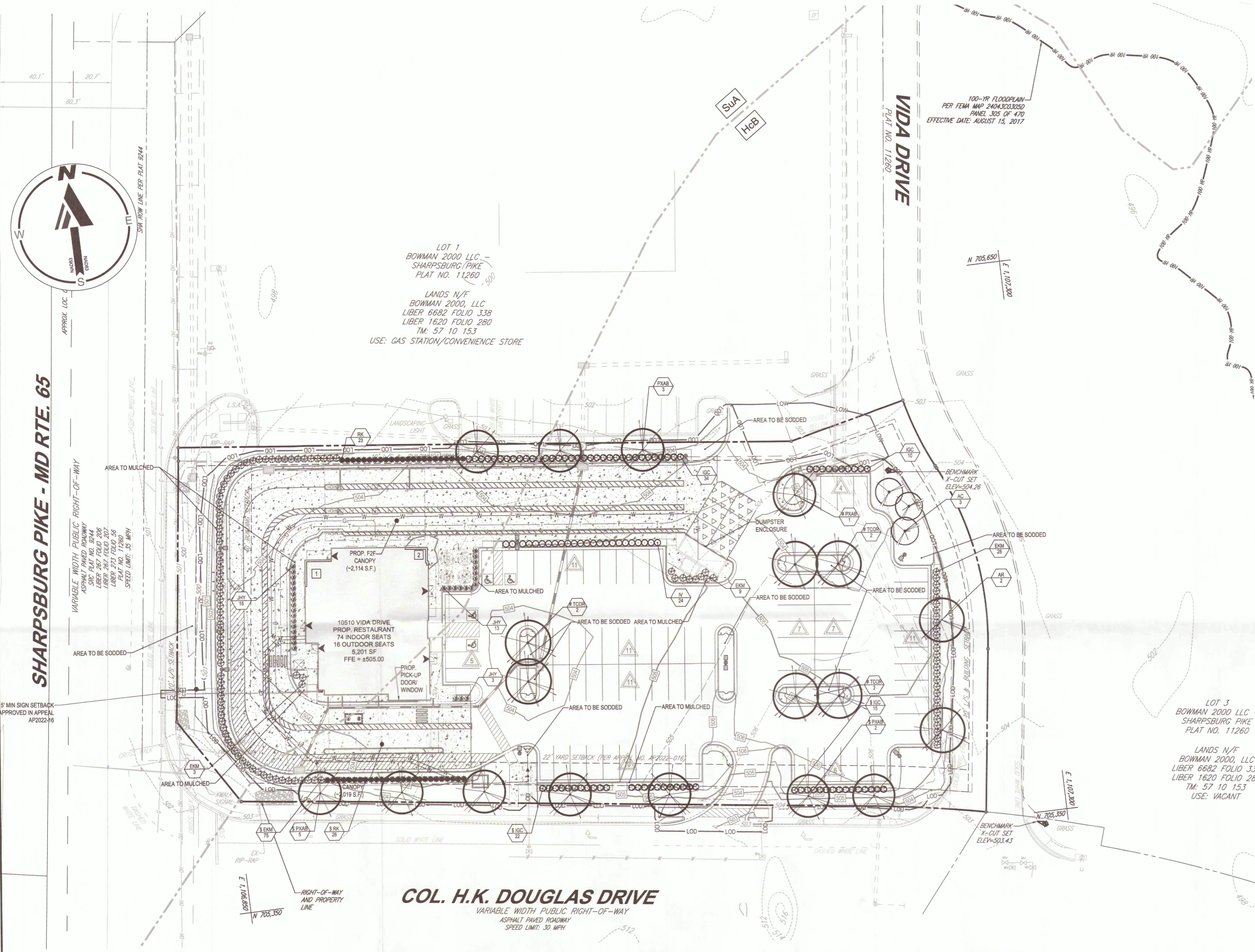
**C-101**

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SHARPSBURG PIKE - MD RTE. 65

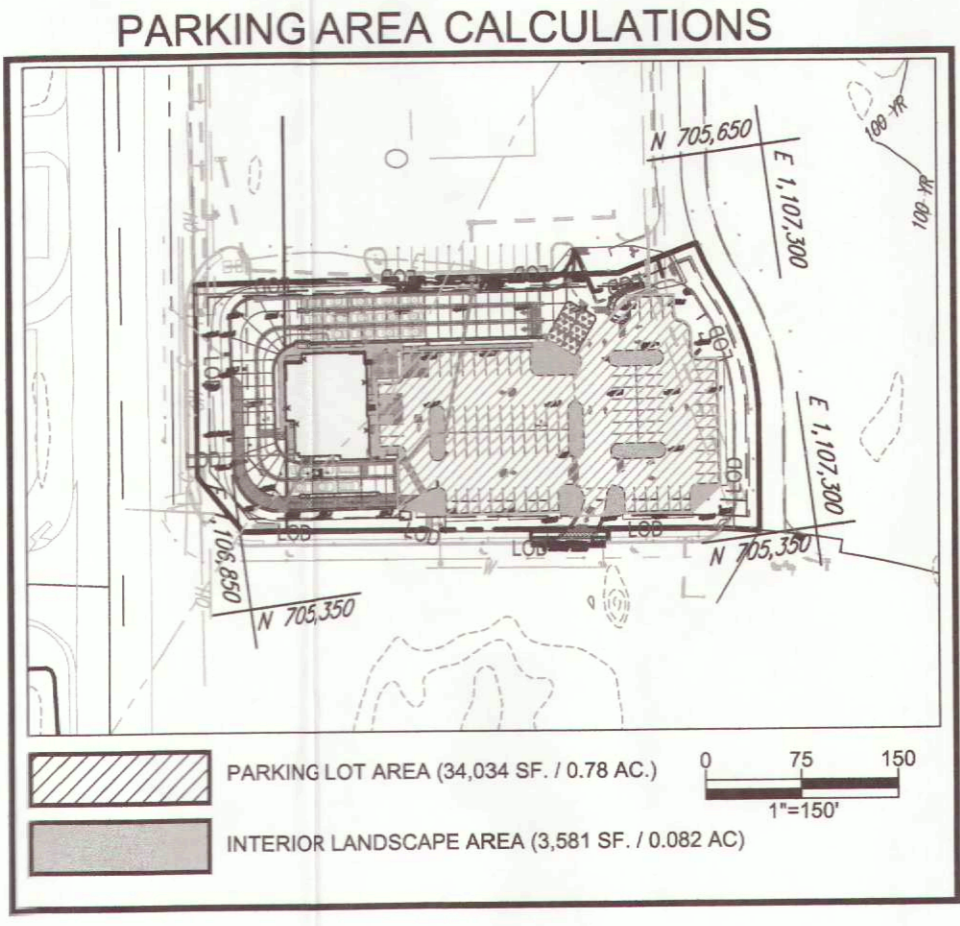
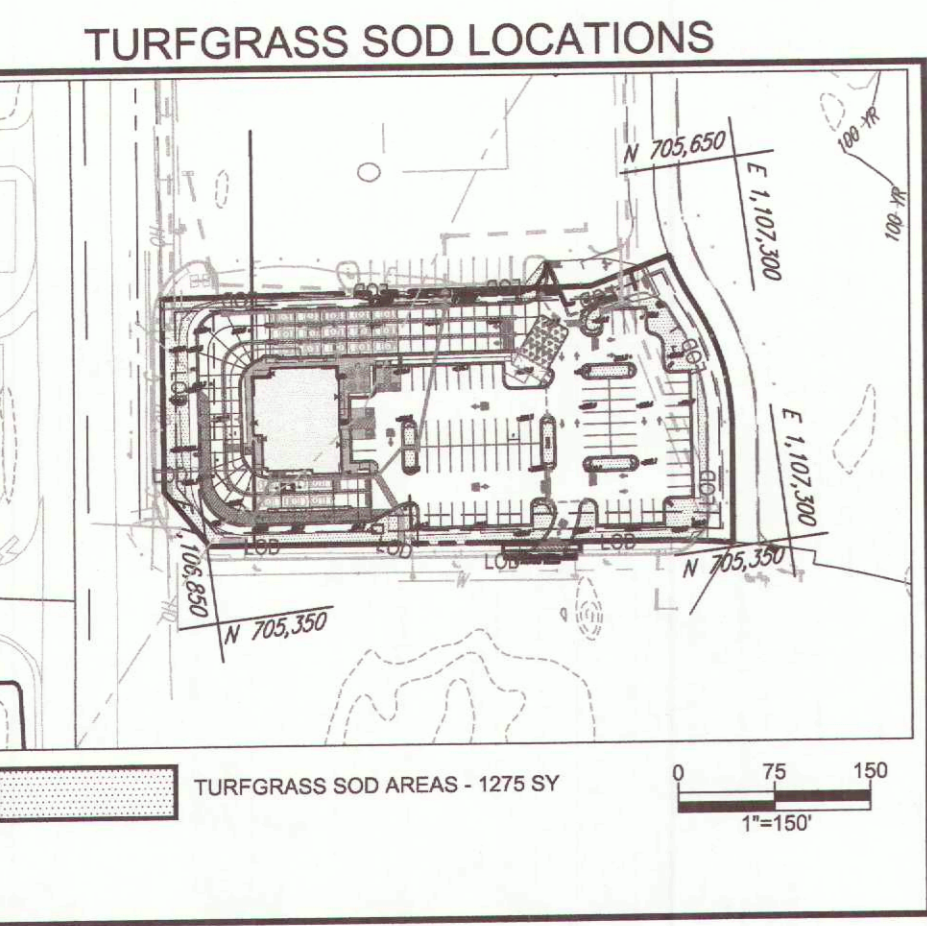


**VICINITY MAP**  
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 MAP 21, C-12  
 SCALE: 1"=2000'

**WASHINGTON COUNTY COMPLIANCE CHARTS**

SECTION	REQUIREMENTS	CALCULATIONS/PROPOSED
8. I.	ALL SURFACE PARKING FACILITIES OF 10,000 SQUARE FEET OR MORE SHALL HAVE LANDSCAPED AREAS WITHIN THE CONFINES OF THE FACILITY, WHICH CONSTITUTE A MINIMUM OF 5% OF THE TOTAL IMPERVIOUS AREA OF THE PARKING FACILITY.	LOT 1 PROPOSED PARKING AREA: 34,034 S.F. 34,034 S.F. x .05 = 1,702 S.F. REQUIRED: 1,702 S.F. OR 5% PROPOSED: 3,581 S.F. OR 11%
8. II.	THE LANDSCAPED AREAS SHALL BE UNPAVED, PERMEABLE LINEAR STRIPS OR VARIABLE SHAPED ISLANDS IN THE INTERIOR OF THE PARKING FACILITY WHICH SHALL BE PLANTED WITH GROUND COVER OF SHRUBS, TREES, OR GRASSES. THE PRIMARY PLANT MATERIAL USED IN LANDSCAPING AREAS SHOULD BE TREES THAT PROVIDE SHADE. THE TOTAL NUMBER OF TREES RECOMMENDED SHOULD BE 1 TREE PER 300 SQUARE FEET OF TOTAL LANDSCAPING AREAS REQUIRED FOR THE PARKING AREA. TREES SHALL HAVE A MINIMUM CALIPER OF TWO (2) INCHES AT THE TIME OF PLANTING.	REQUIRED TREES: 1 TREE PER 300 S.F. OF REQUIRED GREEN SPACE 1,702 S.F. X (1 TREE / 300 S.F.) = 6 TREES PROPOSED TREES: 7 * INDICATES PLANT MATERIAL UTILIZED TO FULFILL THIS REQUIREMENT.
8. V.	LANDSCAPE ISLANDS SHALL BE REQUIRED EVERY 15 SPACES.	COMPLIES PROVIDED: 86 SPACES, MAXIMUM 14 SPACES PER PARKING BAY
9. I.	THE PERIPHERY OF OFF-STREET PARKING FACILITIES SHALL BE ADEQUATELY SCREENED FROM ANY PARCEL ZONED FOR OR OCCUPIED BY RESIDENTIAL DWELLINGS, SCHOOLS, CHURCHES, OR INSTITUTIONS FOR HUMAN CARE AS WELL AS ROADWAY FRONTAGES SO AS TO PREVENT HEADLIGHT GLARE ONTO ADJACENT PARCELS AND/OR ROADWAYS.	COL. H.K. DOUGLAS DRIVE: COMPLIES SHARPSBURG PIKE: COMPLIES PROVIDED: SHADE TREES: 7 SHRUBS: 63 ORNAMENTAL TREE: 0 SHRUBS: 75 * INDICATES PLANT MATERIAL UTILIZED TO FULFILL THIS REQUIREMENT.
9. II.	SCREENING MAY IN THE FORM OF A SOLID FENCE, VEGETATIVE SCREENING OR BOTH, GRADE TO THE SPECIFIED HEIGHT DETERMINED BY THE PLANNING COMMISSION OR ITS DESIGNEE. FENCING SHALL BE CONSTRUCTED OF VINYL, STONE, BRICK, EARTHEN BERM OR OTHER MECHANISM AS APPROVED BY THE PLANNING COMMISSION, AND MUST BE A MINIMUM OF 4 FT IN HEIGHT AS MEASURED FROM THE GRADE OF THE PARKING AREA.	COL. H.K. DOUGLAS DRIVE: COMPLIES, VEGETATIVE SCREEN SHARPSBURG PIKE: COMPLIES, VEGETATIVE SCREEN
SECTION 19A.8:	OFF-STREET PARKING AND DESIGN REQUIREMENTS	WHERE THE ADJOINING LOT IS EITHER ZONED FOR OR CONTAINS DWELLINGS, HOSPITALS, NURSING HOMES, SCHOOLS, OR OTHER INSTITUTIONS FOR HUMAN CARE, THERE SHALL BE A 25 FOOT BUFFER YARD BETWEEN THE LOT LINE AND ANY AREA OF THE LOT PROPOSED FOR USE OR DEVELOPMENT IF THE ALLOWED PRINCIPAL PERMITTED USE OR SPECIAL EXCEPTION USE WOULD BE CONSIDERED PERMITTED BECAUSE OF ITS ASSOCIATION WITH A BL, BG, OR PB DISTRICT. PERIMETER SCREENING IN THE FORM OF A SOLID FENCE, VEGETATIVE SCREENING OR BOTH AS DETERMINED BY THE PLANNING COMMISSION DURING THE SITE PLAN REVIEW SHALL BE REQUIRED FOR ALL BL, BG, AND PB USES. THE VEGETATIVE SCREENING SHALL BE A MINIMUM OF TEN (10) FEET OVERALL IN HEIGHT AND TWO (2) INCH CALIBER AT THE TIME OF PLANTING. TREES SHALL BE OF A SPECIES HAVING AVERAGE MATURE SPREAD OF CROWN OF A MINIMUM TEN (10) FEET UNDER NORMAL GROWING CONDITIONS. THE TREES SHALL BE PLANTED AND SPACED SO AS TO CREATE AN OPAQUE SCREEN BETWEEN THE ADJOINING LAND USES. A MINIMUM OF TEN (10) TREES PER HUNDRED LINEAR FEET OF PERIMETER BUFFER AREA SHALL BE REQUIRED, WHERE ANY OF THE BL, BG OR PB USES ARE ACROSS A PUBLIC ROAD BUFFER YARD AND PERIMETER SCREENING REQUIREMENT MAY BE WAIVED BY THE PLANNING COMMISSION.
SECTION 22.12(f):	OFF-STREET PARKING AND DESIGN REQUIREMENTS	NOT APPLICABLE

**COL. H.K. DOUGLAS DRIVE**  
 VARIABLE WIDTH PUBLIC RIGHT-OF-WAY  
 ASPHALT PAVED ROADWAY  
 SPEED LIMIT: 30 MPH



**LANDSCAPE SCHEDULE**

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONT.
<b>SHADE TREES</b>					
AR	2	ACER RUBRUM	RED MAPLE	2 1/2-3" CAL / 12-14'	B+B
PXAB	11	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	2 1/2-3" CAL / 12-14'	B+B
TCOR	6	TILIA CORDATA	LITTLELEAF LINDEN	2 1/2-3" CAL.	B+B
SUBTOTAL:	19				
<b>ORNAMENTAL TREES</b>					
AC	3	AMELANCHIER CANADENSIS	MULTI STEM SHADLOW SERVICEBERRY	1-1 1/2" CAL / 8-10'	B+B
SUBTOTAL:	3				
<b>DECIDUOUS SHRUBS</b>					
IV	24	ITEA VIRGINICA 'HENRY'S GARNET'	GARNET SWEETSRRRE	24-30"	#5 CAN
RK	48	ROSA 'KNOCKOUT'	KNOCKOUT ROSE	18-24"	#3 CAN
SUBTOTAL:	73				
<b>EVERGREEN SHRUBS</b>					
EKM	115	EUONYMUS KUALTSCHOVICUS 'MANHATTAN'	MANHATTAN SPREADING EUONYMUS	24-30"	#5 CAN
IGC	81	ILEX GLABRA 'COMPACTA'	DWARF INKBERRY HOLLY	24-30"	#5 CAN
JHY	32	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA JUNIPER	18-24" SPRD	#3 CAN
SUBTOTAL:	228				

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN THE AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN WILL DICTATE.



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 Atlanta Georgia, 30349-2968  
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REVISIONS:  
 MARK DATE BY  
 1 8/12/22 JMR  
 REVISED PER COUNTY  
 COMMENTS  
 MARK DATE BY  
 2 9/14/22 JMR  
 REVISED PER COUNTY  
 COMMENTS  
 MARK DATE BY

**E.R. McWILLIAMS**  
 REGISTERED LANDSCAPE ARCHITECT  
 PROFESSIONAL CERTIFICATION  
 LICENSE NUMBER: 15889-000001  
 AND THAT I AM A FULLY LICENSED LANDSCAPE ARCHITECT  
 UNDER THE BOARD OF PROFESSIONAL ARCHITECTS  
 LICENSE NO. 389-00000000-0000

**BOHLER//**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 LAND SURVEYING  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 TRANSPORTATION SERVICES

**BOHLER//**  
 901 DULANEY VALLEY ROAD, SUITE 601  
 TOWSON, MARYLAND 21284  
 Phone: (410) 821-7950  
 Fax: (410) 821-7987  
 MD@BohlerEng.com

STORE  
 INTERSECTION OF SHARPSBURG PIKE (MD RTE 65) & COLONEL HENRY K. DOUGLAS DRIVE HAGERSTOWN, MD 21740 WASHINGTON COUNTY TM 57, G 10, P 148, LOT 2

SHEET TITLE  
**LANDSCAPE PLAN**  
 DWG EDITION **02.4**  
 PRELIMINARY  
 80% SUBMITTAL  
 FOR CONSTRUCTION

JOB NO. : MD206502  
 STORE : 05187  
 DATE : 06/17/2022  
 DRAWN BY : JMR  
 CHECKED BY : DSH  
 CAD ID : LSCP-1

**OWNER**  
 BOWMAN 2000 LLC  
 10228 GOVERNOR LANE BLVD, SUITE 3002  
 WILLIAMSPORT, MD 21795  
 PHONE: 301-562-1555

**DEVELOPER**  
 CHICK-FILA, INC.  
 5200 BUFFINGTON ROAD  
 ATLANTA, GA 30349  
 CONTACT: BRENT EDMISTON  
 PHONE: 338-210-6072

**SITE DATA**  
 ZONE: HI (HIGHWAY INTERCHANGE DISTRICT)  
 ELECTION DISTRICT: 10  
 MDE WATERSHED: ANTIETAM CREEK  
 MDE WATER SHED NO.: 02140502  
 SP-22-025

SHEET  
**C-701**





**SITE PLAN STAFF REPORT**

**BASE INFORMATION**

SITE NAME.....: King's Farm LLC  
NUMBER.....: SP-22-023

OWNER.....: KINGS FARM LLC  
LOCATION.....: 9415 Stottlemyer Rd Boonsboro MD 21713  
DESCRIPTION.....: Proposed banquet facility in a barn

ZONING.....: EC; A(R) Refer to Map  
COMP PLAN LU.....: Agriculture  
PARCEL.....: 16022780  
PLANNING SECTOR.....: 2  
ELECTION DISTRICT.....: 16

TYPE.....: Commercial  
GROSS ACRES.....: 86.83  
DWELLING UNITS.....:  
TOTAL LOTS.....: 1  
DENSITY.....: 0 Units Per Acre

PLANNER.....: Lisa A Kelly  
ENGINEER.....: R LEE ROYER & ASSOCIATES  
RECEIVED.....: June 9, 2022

**SITE ENGINEERING**

*HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION*

FLOOD ZONE.....: No  
WETLANDS.....: None  
WATERSHED.....: Antietam Creek  
ENDANGERED SPECIES.....: State Listed  
HISTORIC INVENTORY.....: No Resources Present  
EASEMENTS PRESENT.....: None

*SITE DESIGN*

Impervious Area Plan	Impervious Maximum Allowed	Open Space Area Planned
Staff Comments:		
<del>Not Applicable</del> Open Space Minimum Required	Residential Amenity Plans	Solid Waste Disposal Plans
Materials Stored on Site	Buffer Design Meets Requirements	Landscaping Meets Requirements
Lighting Plan Meets Requirements	Pedestrian Access is Adequate	Bus Stop is Within Walking Distance
Loading Area Meets Requirements		Not Fast Track
Parking Spaces - Total Planned	Parking Spaces - Per Dwelling Unit	
Parking Spaces - Minimum Required	Recreational Parking Provided	

**ACCESS SPACING VARIANCE NEEDED: No**



**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

*SCHOOL INFORMATION*

	<b>ELEMENTARY</b>	<b>MIDDLE</b>	<b>HIGH</b>
<b>SCHOOL DISTRICT</b>	Greenbrier	Boonsboro	Boonsboro
<b>PUPIL YIELD</b>			
<b>CURRENT ENROLLMENT</b>			
<b>MAXIMUM CAPACITY</b>			

*PUBLIC FACILITIES INFORMATION*

<b>FIRE DISTRICT.....:</b>	MT AETNA
<b>AMBULANCE DISTRICT.....:</b>	BOONSBORO

*WATER & SEWER INFORMATION*

	<b>WATER</b>	<b>SEWER</b>
<b>METHOD.....:</b>	Well/Cistern	Septic Tank
<b>SERVICE AREA.....:</b>	Well	Septic
<b>PRIORITY.....:</b>	7-No Planned Service-Well	7-No Planned Service-Septic
<b>NEW HYDRANTS.....:</b>		
<b>GALLONS PER DAY SEWAGE...:</b>		
<b>PLANT INFO.....:</b>		None

## Site Plan for Kings Farm Winery

Presented is a site plan for Kings Farm Winery.

The subject site is located along the east Stottlemeyer Road, north of National Pike.

Zoning is Agriculture Rural.

The developers are proposing to construct an events center with a farm winery and vineyard. Will include a tasting room. The proposed barn will be 4200 square feet in size and the accessory building will be 1200 square feet in size. There will be walkways connecting these two structures. There will be no kitchen – only catering setup. One access point on Stottlemeyer Road will serve the site with a long gravel driveway being constructed to reach the buildings from the road.

The site will be served by individual well and septic.

The vineyard and winery will be open several days a month with the events center operating 1 to 2 days a month.

Proposed parking is 85 spaces with 85 being constructed with True Grid pavers.

The vineyards will be located in front of the buildings.

Projected employees will be 3. Freight and delivery will be once a month.

Forest requirements will be met by retaining .89 acres of existing forest on site.

A variance from the Board of Appeals was granted in August 2021 to allow for a special exception to create a banquet facility on site.

Landscaping will be placed around the buildings and parking area.

**BEFORE THE BOARD OF APPEALS  
FOR WASHINGTON COUNTY, MARYLAND**

**GRETCHEN SIMARD**

**APPELLANT**

**APPEAL No. AP2021-018**

\* \* \* \* \*

**OPINION**

Gretchen Simard (hereinafter, “Appellant”) requests a special exception to allow the establishment of a banquet facility at the subject property. The subject property, owned by King’s Farm, LLC, a Maryland limited liability company, is located on a vacant parcel of land containing approximately 86.83 acres on the East side of Stottlemyer Road, Boonsboro, Maryland (Tax ID 16-022780), and is zoned Agricultural (Rural). The Board held a public hearing on the matter on July 7, 2021.

The appeal was heard pursuant to Article 25 of the Zoning Ordinance for Washington County, Maryland (hereinafter, the “Ordinance”) and upon proper notice to the parties and general public as required.

**FINDINGS OF FACT**

Based upon the testimony given, all information and evidence presented, and upon a study of the specific property involved and the neighborhood in which it is located, the Board makes the following findings of fact:

1. Appellant and her business partner, Robert Koning, are both members of King’s Farm, LLC, owner of the subject property located on the East side of Stottlemyer Road, Boonsboro, Maryland. The subject property is zoned Agricultural (Rural) (A(R)).
2. Subject property is a vacant parcel containing approximately 86.83 acres.
3. Appellant and Mr. Koning would like for their company, King’s Farm, LLC (hereinafter, the “LLC”), to construct and operate a banquet facility on the subject property.
4. A special exception is required to operate a banquet/reception facility in the A(R) zoning district (Ordinance §3.3(1)(B)), and Appellant is seeking a special

exception to do so.<sup>1</sup>

5. The LLC plans to construct several buildings on the subject property to serve collectively as a banquet facility (hereinafter, the “Facility”) for hosting events such as weddings, corporate outings, and the like. These buildings would include a barn-type structure and a pavilion.

6. The Facility would be situate on the subject property among an approximately 4-acre area of deciduous trees in the “center” of the subject property (keeping a natural screen of 4-5 trees deep on all sides of the Facility), no closer than 980 feet East of Stottlemyer Road and over 1000 feet West from US Interstate 70, with parking adjacent to and North of said buildings. Said parking would be accessed by a crushed stone pathway leading North from Stottlemyer road, around a large decorative garden area situate approximately half-way to the Facility, then turning West to the boundary with a neighboring property, then turning North to the parking area. Appellant and Mr. Koning stated they would employ measures to control dust generated on the path by vehicular travel.

7. Approximately 10 acres in front of the Facility will used for cultivation of grapevines used to produce wine. This will provide additional natural screening for the Facility.

8. A significant remainder of the subject property will be kept in agricultural use to generate products grown and raised on the subject property (e.g., meats and wine) for use at Facility events and to generate additional income from sales of such products resulting from said events.

9. The Facility will be available for use year-round, but primarily on weekends and during moderate seasonal times.

10. One witness (the most-affected neighbor) who signed a letter of support for the application testified “not in opposition” but with some questions regarding the Facility, including road width, the direction and road by which Facility attendees would likely access the subject property, and noise levels generated by events at the facility. Appellant and Mr. Koning responded to each of those questions and appeared to satisfy said witness with the responses.

---

<sup>1</sup>A previous appeal (AP2007-082) was brought by a former owner of the subject property seeking a variance from the 16 foot road width requirement as mandated by the Adequate Public Facilities Ordinance. Said appeal was granted to allow two sections of Stottlemyer Road on which the subject property fronts to vary between 4” and 7” less than the said road width requirement.

11. Thirteen letters expressing general support of the application were submitted by nearby residents and property owners on both sides of Stottlemeyer Road.

#### **RATIONALE**

The Board has authority to grant a special exception pursuant to Section 25.2(b) of the Ordinance. A special exception is defined as “a grant of a specific use that would not be appropriate generally or without restriction; and shall be based upon a finding that the use conforms to the plan and is compatible with the existing neighborhood” (Ordinance, Article 28A).

In the instant case, Appellant and Mr. Koning testified that their LLC has owned the subject property since 2012. They testified that they wanted to construct and operate the Facility to generate income in addition to that currently received from purely agricultural activity. Moreover, they testified they understood obtaining the special exception is just the first step in a longer process of planning for and permitting of the Facility and its infrastructure.

They expressed a desire to be “good neighbors” and to operate the Facility in an appropriate manner so as to “maintain serenity of the rural area”. They did not object to suggestions by the Board for limitations on the number of guests and on the volume of amplified music and vocals.

Appellant and Mr. Koning provided testimony and photographic evidence to show the layout of the Facility and supporting infrastructure (parking, pathway, etc.). The Board discussed and considered said testimony and photographic evidence given in support of Appellant's contention that the Facility would not present adverse effects greater than other similar uses in the A(R) zoning district. The Board also read into evidence and considered all of the letters in support of the application. The Board also considered testimony from the most-affected neighbor, and Appellant's and Mr. Koning's responses to said neighbor questions and concerns. The Board noted with approval the candor of Appellant and Mr. Koning regarding their stated desire to operate the Facility in a responsible manner and to be “good neighbors,” particularly with their testimony in response to the concerns raised of the most-affected neighbor. Lastly, the Board discussed with Appellant and Mr. Koning certain noise and occupancy restrictions they believed appropriate for operation of the Facility, especially in such a rural location.

The Board finds that the current use at the subject property currently has no greater “adverse effects above and beyond those inherently associated with such a

special exception use irrespective of its location within the zone.” *Schultz v. Pritts*, 291 Md. 1, 15 (1981). For all these reasons, the Board concludes that this appeal meets the criteria for a special exception, secures public safety and welfare, otherwise conforms to and upholds the spirit of the Ordinance, and is compatible with the existing neighborhood.

Therefore, Appellants’ request for a special exception to establish and operate a banquet facility at the subject property is GRANTED, by a vote of 5-0. Said variance is granted upon the condition that: (1) occupancy at the Facility shall be limited to no more than two hundred fifty (50) attendees at any single event; (2) amplified music or vocals generated at the Facility shall not exceed one hundred three (103) decibels at a distance of six (6) feet from the amplified source; (3) there shall be no amplified music or vocals generated at the Facility after 10:30p.m. Eastern Time; and (4) operation of the banquet facility will be operated in a manner consistent with the testimony and evidence presented herein and in compliance with all other applicable governmental requirements.

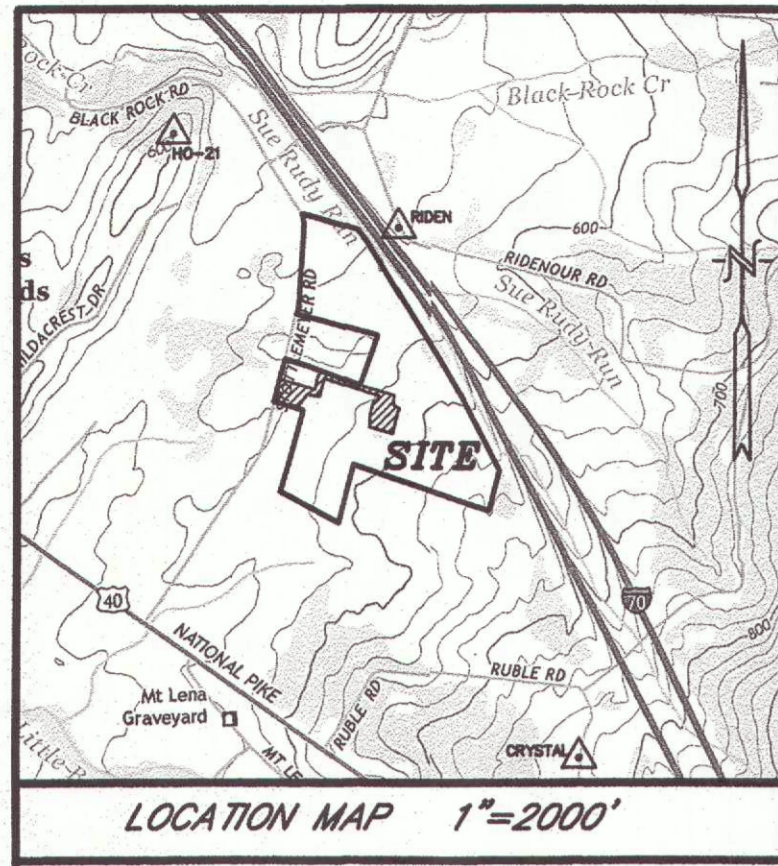
BOARD OF APPEALS

By: Paul Fulk, Chair

**Date Issued: August 6, 2021**

Notice of Appeal Rights

Any person or persons, jointly or severally, aggrieved by any decision of the Board of Appeals, or any taxpayer, or any officer, department, board, or bureau of the jurisdiction, may appeal the same to the Circuit Court for Washington County within thirty (30) days, in a manner set forth in Md. Code Ann., Land Use, § 4-401.



# SITE PLAN for KING'S FARM WINERY

Situate on the east side of  
Stottlemyer Road  
Washington County, Maryland

- NOTES:**
- 1) SITE IS IN ANTIETAM CREEK WATERSHED, #02140502-0124, CLASS A.
  - 2) THERE IS NO 100 YEAR FLOODPLAIN DELINEATED ON THE SITE; FIRM MAP 24043C03100 EFFECTIVE 8/15/17, ZONE X.
  - 3) THERE ARE NO WETLANDS, HIGHLY ERODIBLE SOILS, STREAMS, STEEP SLOPES OR SENSITIVE AREAS REQUIRING A BUFFER ON THE SITE.
  - 4) A DOWNSTREAM EASEMENT SHALL NOT BE REQUIRED AS THE PLAN WILL MEET SWM CONDITIONS SET FORTH IN SECTION 3.6.2.C.
  - 5) LIMIT OF DISTURBANCE APPROXIMATELY 4.0 ACRES.
  - 6) NO PERMANENT STRUCTURES (FENCES, SHEDS, PLAY EQUIPMENT, RETAINING WALLS, ETC.) SHALL BE PERMITTED WITHIN ANY STORM DRAINAGE EASEMENT OR DRAINAGE EASEMENT EITHER SHOWN OR DESCRIBED ON A FINAL PLAT OR EASEMENT PLAT.
  - 7) ALL GRADING ON LOT/PARCEL, EITHER BEFORE OR AFTER THE CONSTRUCTION OF A DWELLING, OR APPURTENANCES, SHALL BE THE FULL RESPONSIBILITY OF THE LOT/PARCEL OWNER.
  - 8) ANY MODIFICATIONS OF THE APPROVED STANDARD GRADING AND SOIL EROSION & SEDIMENT CONTROL PLAN FOR A SINGLE LOT SINGLE FAMILY RESIDENTIAL CONSTRUCTION AND MINOR EARTH DISTURBANCES SHALL BE REVIEWED AND APPROVED BY THE DIVISION AND THE DISTRICT PRIOR TO CONSTRUCTION.
  - 9) THE DEVELOPER/CONTRACTOR MUST CONTACT THE CERTIFYING ENGINEER AND THE COUNTY AT LEAST 5 DAYS PRIOR TO THE START OF CONSTRUCTION OF THE SWM SYSTEM TO SCHEDULE AND COORDINATE INSPECTION TIME AND TABLES.
  - 10) A UTILITY PERMIT WILL BE REQUIRED FOR ANY PROPOSED UTILITY WORK LOCATED WITHIN THE COUNTY RIGHT-OF-WAY.
  - 11) THE DIVISION AND THE DISTRICT SHALL BE CONTACTED AT LEAST FIVE DAYS PRIOR TO THE START OF CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING.
  - 12) BENCHMARK IS EXISTING IRON PIN AT PROPERTY CORNER WEST OF PROPOSED GRASS PARKING AREA, ELEVATION 575.25.
  - 13) A VARIANCE WAS GRANTED ON NOVEMBER, 16, 2007, TO APPEAL THE ROAD WIDTH REQUIREMENT FOR STOTTLEMYER ROAD. AP2007-082.
  - 14) A VARIANCE WAS GRANTED ON AUGUST 6, 2021, TO ALLOW FOR A SPECIAL EXCEPTION TO ESTABLISH AND OPERATE A BANQUET FACILITY ON THIS PROPERTY. AP2021-018.  
**CONDITIONS:** (1) Occupancy at the facility shall be limited to no more than two hundred fifty (250) attendees at any single event; (2) amplified music or vocals generated at the Facility shall not exceed one hundred three (103) decibels at a distance of six (6) feet from the amplified source; (3) there shall be no amplified music or vocals generated at the Facility after 10:30pm Eastern Time; and (4) operation of the banquet facility will be operated in a manner consistent with the testimony and evidence presented herein and in compliance with all other applicable governmental requirements.  
PER OPINION, SITE IS AT LEAST 980' FROM STOTTLEMYER ROAD AND 1000' FROM INTERSTATE 70.
  - 15) THE GRASS PARKING AREA SHALL BE MOWED AND MAINTAIN A GOOD GRASS COVER. ANY BARE SPOTS OR DAMAGE SHALL BE RE-SEEDED AND/OR FIXED IMMEDIATELY.
  - 16) IN CONFORMANCE WITH THE STORMWATER MANAGEMENT ORDINANCE OF WASHINGTON COUNTY, A PERFORMANCE SECURITY AND EXECUTED MAINTENANCE AND ACCESS AGREEMENT SHALL BE REQUIRED FROM THE DEVELOPER PRIOR TO ISSUANCE OF ANY BUILDING OR GRADING PERMIT FOR CONSTRUCTION PER THESE PLANS.

**OWNER/DEVELOPER:**  
KING'S FARM, LLC.  
10702 MAPLEVILLE RD  
HAGERSTOWN, MD 21742

**CONTACT: ROBERT KONING**  
240-329-1962  
**OR GRETCHEN SIMARD**  
804-721-5681

## 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.

Signature of Owner/Developer: *[Signature]* Title: OPERATIONS MGR Date: 5/17/2022  
KING'S FARM, LLC

**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.

Date: 6/7/22 Reg. No. 22821 Signature: *[Signature]*



Approved:  
Washington County Division of Engineering

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

WASHINGTON COUNTY SOIL CONSERVATION DISTRICT  
SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL

By: \_\_\_\_\_  
Date: \_\_\_\_\_  
(PLAN IS VALID FOR TWO YEARS FROM DATE OF APPROVAL)

**ENGINEER'S STORMWATER MANAGEMENT CERTIFICATION**

I verify and affirm that the Construction for the Stormwater Management Facilities as performed either meets or exceeds the requirements and design intent of this plan, including all specifications and referenced standards, and has been completed in accordance with good construction practices. I also verify and affirm that I have reviewed the construction inspection documentation and the as-built information; that it has been done in accordance with Washington County requirements and at a level deemed necessary to assure the Verification made herein; and all discrepancies between the as-built information and approved plans have been noted and are considered acceptable to the Consultant.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Seal: \_\_\_\_\_

**DISTURBED AREA QUANTITIES**

The total area to be disturbed shown on these plans has been determined to be approximately 5.04 acres and the total amount of excavation and fill as shown on these plans has been computed to be approximately 340 cubic yards of excavation and 500 cubic yards of fill.

**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.

**SITE DATA**

TOTAL PARCEL AREA: 86.8 ACRES  
ZONE: A(R) AGRICULTURAL (RURAL)  
MINIMUM REQUIREMENTS  
LOT AREA: 5 ACRES  
LOT WIDTH: 300 FT  
FRONT YARD: 50 FT  
SIDE YARD: 100 FT  
REAR YARD: 50 FT

**PROPOSED USE:** The principal use is for a vineyard and farm winery. The site will also be used to hold events which are primarily wedding events. Buildings will be used for the vineyard for storage of supplies, air conditioned grape storage at harvest time, maintenance, and improvements of the vineyard, for a farm winery with a tasting room, storage of wine barrels and hosting events.

**SEWAGE DISPOSAL:** On lot septic

**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.

**FREIGHT & DELIVERY REQUIREMENTS:** Once a month box truck only

**PROPOSED HOURS OF OPERATION:**  
VINEYARD: 8:00 am to 5:00 pm, 20 days per month  
WINERY: 9:00 am to 4:00 pm, 20 days per month  
TASTING ROOM: Fri 9:00 pm to 7:00 pm & Sat/Sun 11:00 am to 7:00 pm  
EVENTS: 9:00 pm to 9:00 pm, 1-2 events per month

**EMPLOYEES:** 3

**GUESTS:** Estimated at 50 per week for winery  
25-250 for events  
No more than 250 personnel are to be on site and served per Appeals decision.

**PARKING REQUIREMENT:** Banquet facility- 1 space per 50 sq ft of GFA  
4200 sq. ft = 84 spaces required, 84 provided

**FULL KITCHEN:** None, catering setup area only

**WINERY PEAK HOUR TRIPS:** 4-5 (Friday pm)  
**EVENTS PEAK HOUR TRIPS:** 11-13 (Saturday or Sunday with peak hours at 3-4pm, 4-5pm, 5-6pm, and 6-7pm)

**ADDRESS ASSIGNMENTS:**

ACCESSORY BUILDING: 21215 CHAMPAGNE LANE  
BARN: 21219 CHAMPAGNE LANE

**ADDRESS NOTE:** EACH ADDRESS IS BASED ON THE ENTRANCE LOCATION AS SHOWN ON THIS PLAT. 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.

**AREAS WITHIN LIMIT OF DISTURBANCE:**

EXISTING IMPERVIOUS = 0 SQ FT  
PROPOSED DRIVE = 29,621 SQ FT  
PROPOSED PERVIOUS PARKING = 15,120 SQ FT  
PROPOSED PERVIOUS WALKWAY = 1,715 SQ FT  
PROPOSED BUILDINGS = 7080 SQ FT  
PERVIOUS AREAS = 166,006 SQ FT  
TOTAL AREA = 219,542 SQ FT OR 5.04 ACRES

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)
Reinforced Turf		0.62	0.10	0.009	0.0101	1.0
Rooftop Disconnect		0.16	0.16	0.011	0.0127	1.0
Non-rooftop Disconnect		2.98	0.54	0.0476	0.03	0.57
Infiltration Berm 1	1	0.46	0.07	0.006	0.0074	1.08
Infiltration Berm 2	2	1.67	0.03	0.009	0.032	3.40
Infiltration Berm 3	3	2.07	0.20	0.021	0.013	0.55
Infiltration Berm 4	4	3.25	0.01	0.013	0.1188	8.31

**SHEET INDEX**

SHEET 1 - COVER SHEET  
SHEET 2 - SITE PLAN  
SHEET 3 - SITE PLAN  
SHEET 4 - GRADING & SOIL EROSION PLAN  
SHEET 5 - LANDSCAPING & LIGHTING PLAN  
SHEET 6 - TRUEGRID DETAILS  
SHEET 7 - NOTES AND DETAILS  
SHEET 8 - NOTES AND DETAILS

RECEIVED  
SEP 15 2022  
WASHINGTON COUNTY  
DEPT. OF PLANNING & ZONING

COVER SHEET FOR  
**KING'S FARM WINERY**  
SITUATE ALONG THE  
EAST SIDE OF STOTTLEMYER ROAD  
ELECTION DISTRICT 16  
WASHINGTON COUNTY  
MARYLAND

SP-22-023

DEED REFERENCE: 4971/266

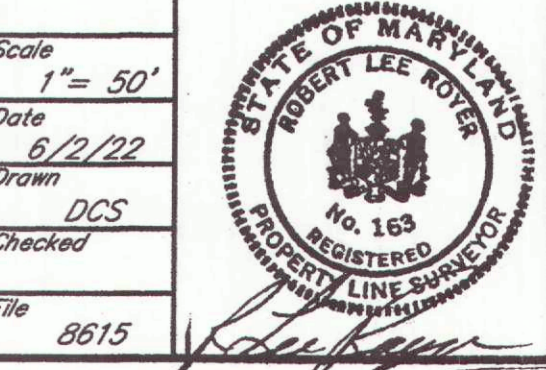
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GRID: 2  
PARCEL: 471

Record of Revisions		
Date	Initials	Revision Made
8/9/22	JAS	per County comments
8/12/22	JAS	per County comments

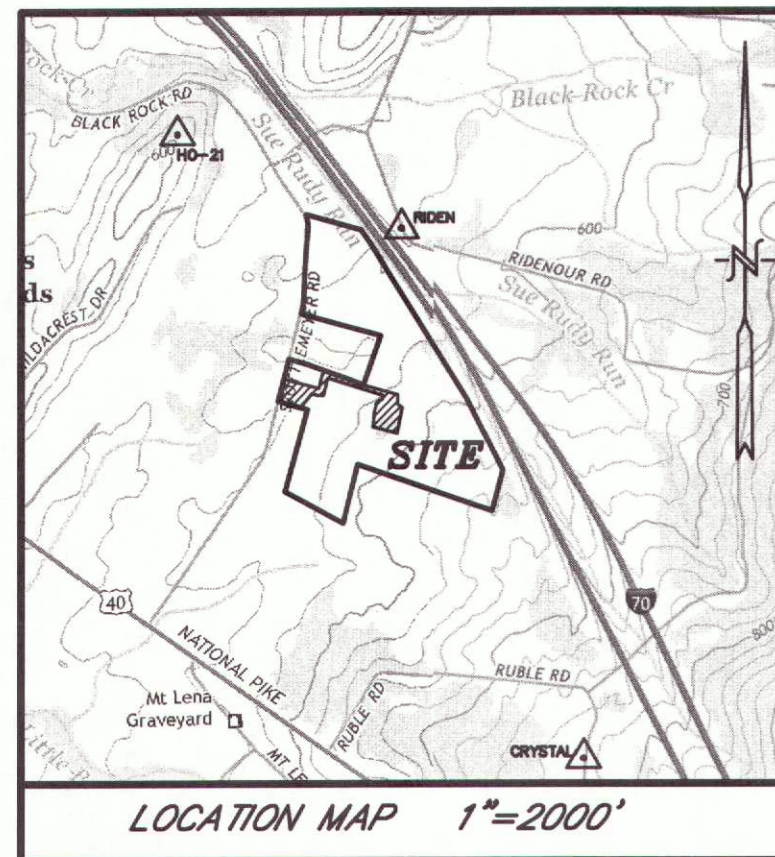


**R LEE ROYER & ASSOCIATES**  
SURVEYING  
PENNSYLVANIA - MARYLAND  
10764 BUCHANAN TRAIL EAST  
WAYNESBORO, PA 17268  
717-762-5619

SHEET 1



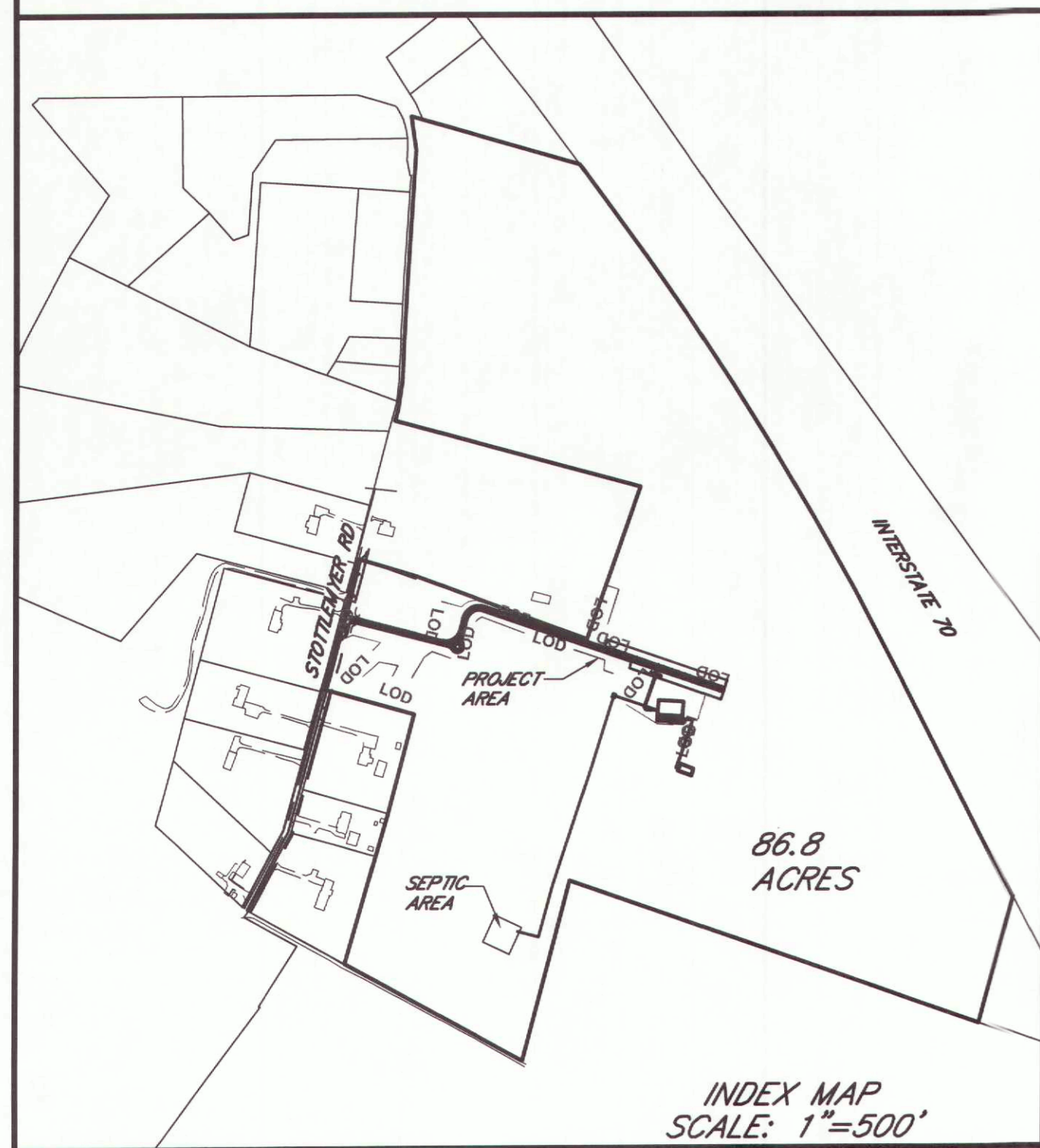
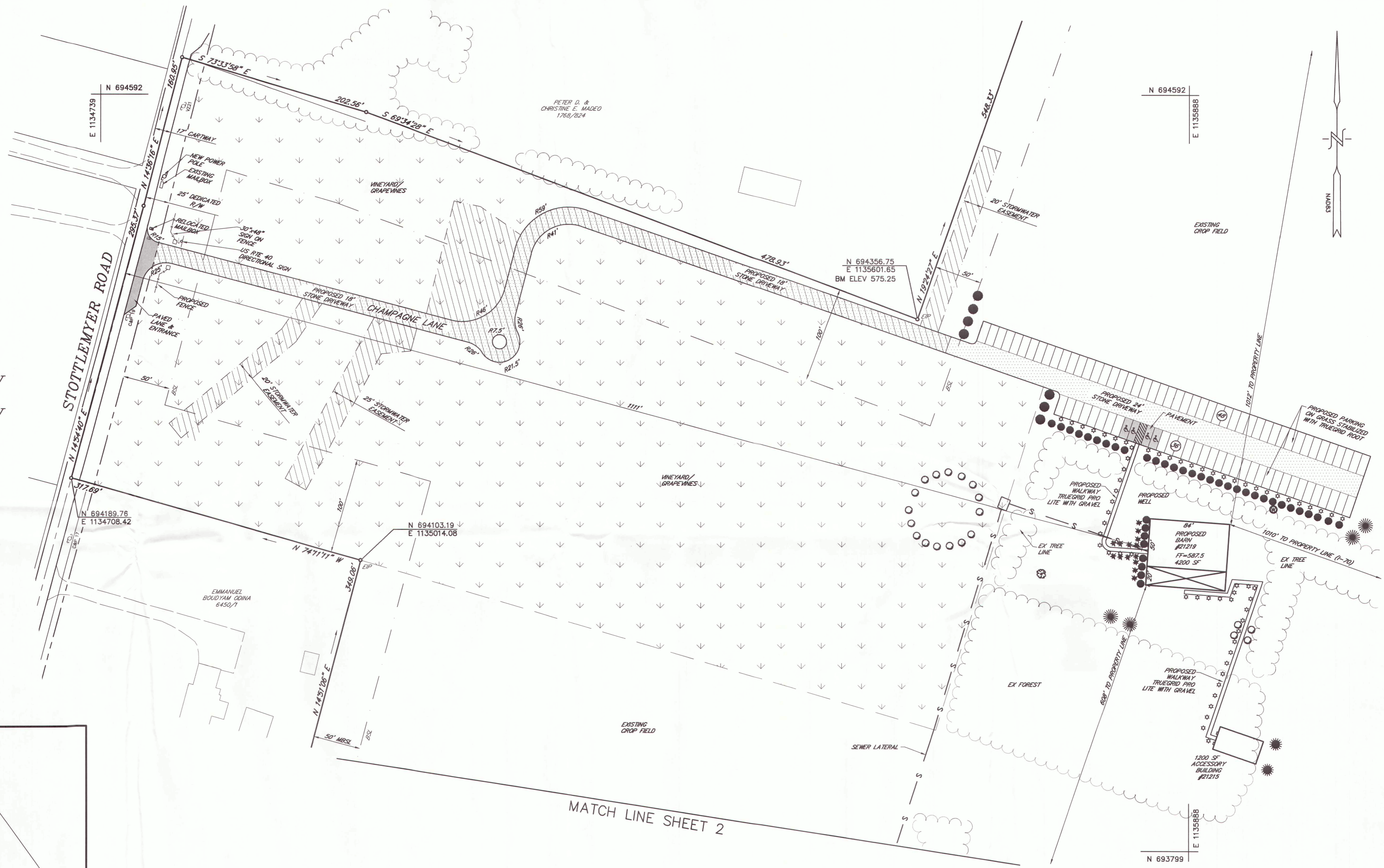




ADC MAP 27 GRID H5

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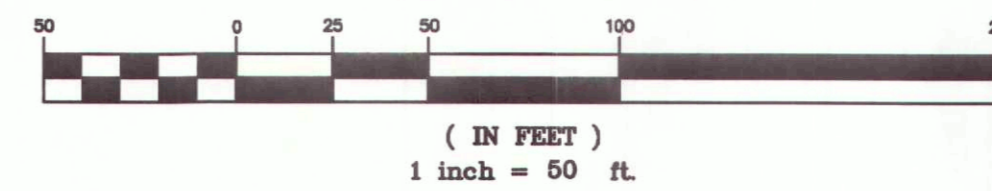
- SOIL BOUNDARY
- SOIL TYPE
- EXISTING CONTOURS
- TREE LINE
- BUILDING SETBACK LINE
- LIMIT OF DISTURBANCE
- NON-ROOFTOP DISCONNECT (SOIL AMENDMENTS)
- NON-ROOFTOP DISCONNECT (VEGETATIVE FILTER)
- STORMWATER EASEMENT
- PROPOSED STONE
- PROPOSED PAVEMENT
- VINEYARD/GRAPEVINES



INDEX MAP  
SCALE: 1"=500'

MATCH LINE SHEET 2

**GRAPHIC SCALE**



**SITE PLAN FOR KING'S FARM WINERY**  
SITUATE ALONG THE EAST SIDE OF STOTTLEMYER ROAD  
ELECTION DISTRICT 16  
WASHINGTON COUNTY  
MARYLAND

SP-22-023

Record of Revisions			
Date	Initials	Revision Made	
8/5/22	JAS	per County comments	

**OWNER/DEVELOPER**  
KING'S FARM, LLC  
CONTACT: ROBERT KONING  
10702 MARLEVILLE RD  
HAGERSTOWN, MD 21742  
240-329-1962

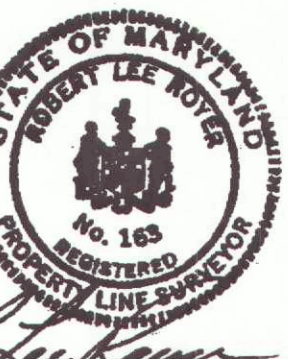
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PARCEL: 471



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PENNSYLVANIA - MARYLAND  
10764 BUCHANAN TRAIL EAST  
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SHEET 2

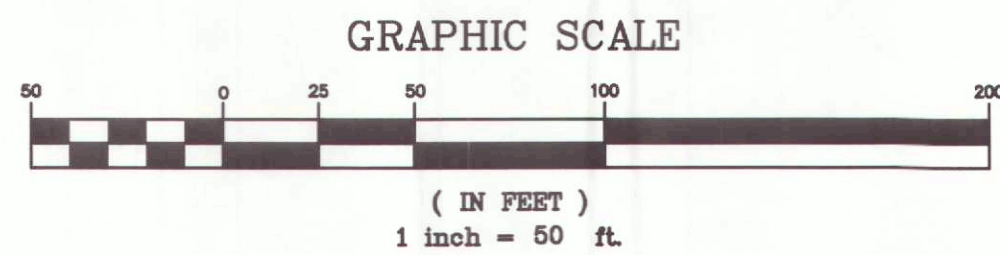
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Date	6/2/22
Drawn	DCS
Checked	
Title	8615





**LEGEND**

- SOIL BOUNDARY
- SOIL TYPE
- EXISTING CONTOURS
- TREE LINE
- BUILDING SETBACK LINE
- LIMIT OF DISTURBANCE
- NON-ROOFTOP DISCONNECT (SOIL AMENDMENTS)
- NON-ROOFTOP DISCONNECT (VEGETATIVE FILTER)
- STORMWATER EASEMENT
- PROPOSED STONE
- PROPOSED PAVEMENT
- VINEYARD/GRAPEVINES



SITE PLAN  
FOR  
**KING'S FARM WINERY**  
SITUATE ALONG THE  
EAST SIDE OF STOTTELMYER ROAD  
ELECTION DISTRICT 16  
WASHINGTON COUNTY  
MARYLAND

SP-22-023

Record of Revisions		
Date	Initials	Revision Made

**OWNER/DEVELOPER**  
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CONTACT: ROBERT KONING  
10702 MAPLEVILLE RD  
HAGERSTOWN, MD 21742  
240-329-1962

**SITE DATA & LOT REQUIREMENTS**  
ZONE: A(R)-AGRICULTURAL(RURAL)  
LOT AREA: 5 ACRES  
LOT WIDTH: 300 FT  
FRONT YARD: 50 FT  
SIDE YARD: 100 FT  
REAR YARD: 50 FT

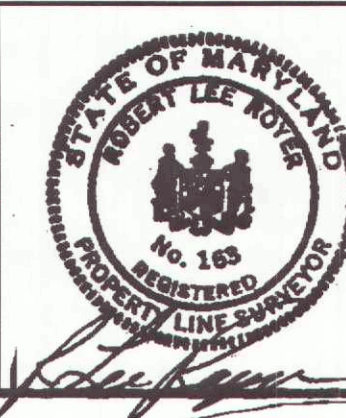
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TAX MAP: 64  
GRID: 2  
PARCEL: 471

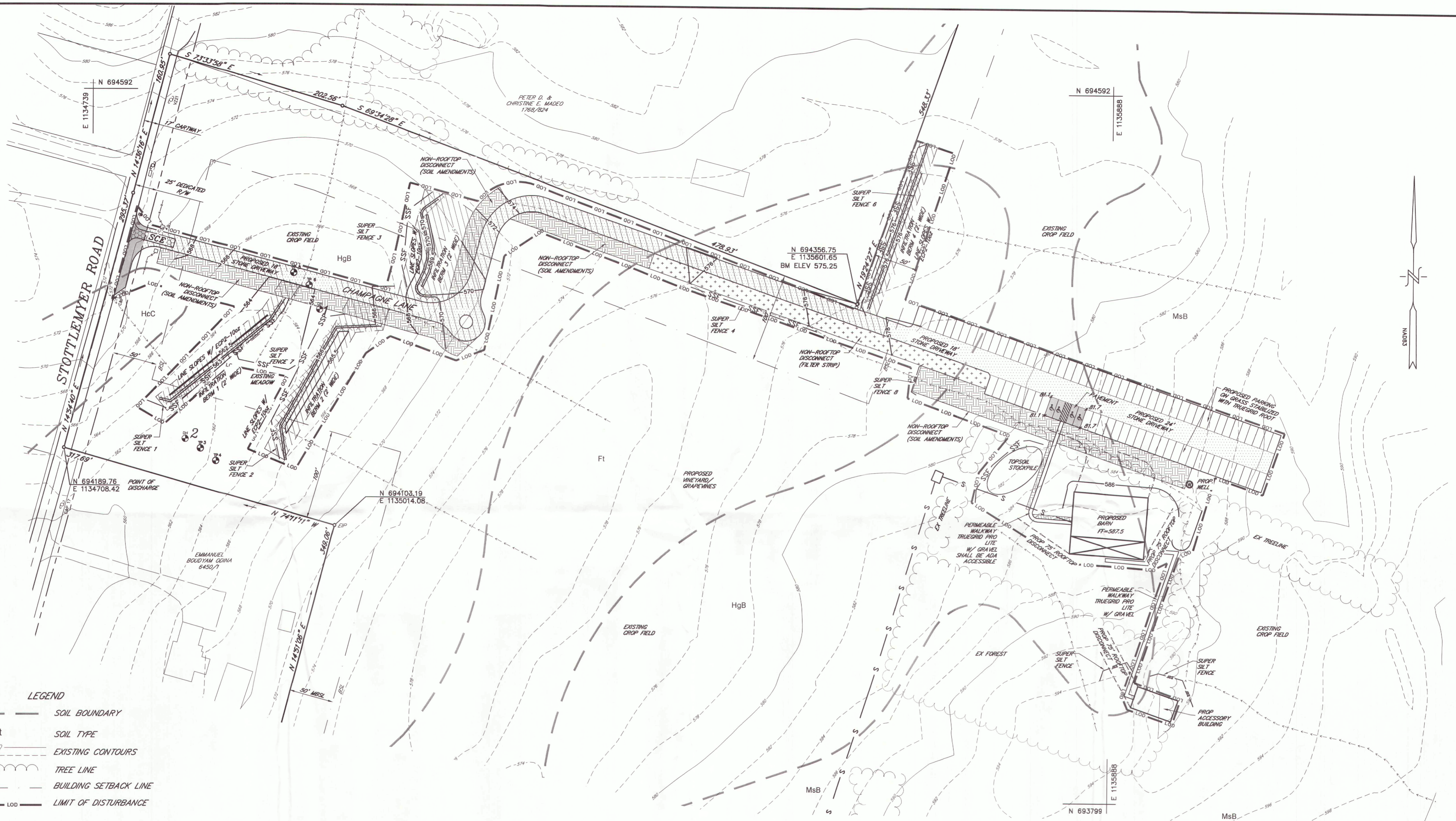


**R LEE ROYER & ASSOCIATES**  
SURVEYING  
PENNSYLVANIA - MARYLAND  
10764 BUCHANAN TRAIL, EAST  
WAYNEBORO, PA 17268  
717-763-6619

SHEET 3

Project Area	5.04 AC.
Scale	1" = 50'
Date	6/2/22
Drawn	DCS
Checked	
File	8615





**LEGEND**

- SOIL BOUNDARY
- SOIL TYPE
- EXISTING CONTOURS
- TREE LINE
- BUILDING SETBACK LINE
- LIMIT OF DISTURBANCE
- NON-ROOFTOP DISCONNECT (SOIL AMENDMENTS)
- NON-ROOFTOP DISCONNECT (VEGETATIVE FILTER)
- STORMWATER EASEMENT
- PROPOSED STONE
- PROPOSED PAVEMENT
- VINEYARD/GRAPEVINES

**SOILS:**  
 Ft - Funkstown silt loam  
 HcC - Hagerstown-Rock outcrop complex, 8-15% slopes  
 HgB - Hagerstown-Opequan-Rock outcrop complex, 0-8% slopes  
 MsB - Murrill gravelly loam, 3-8% slopes

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

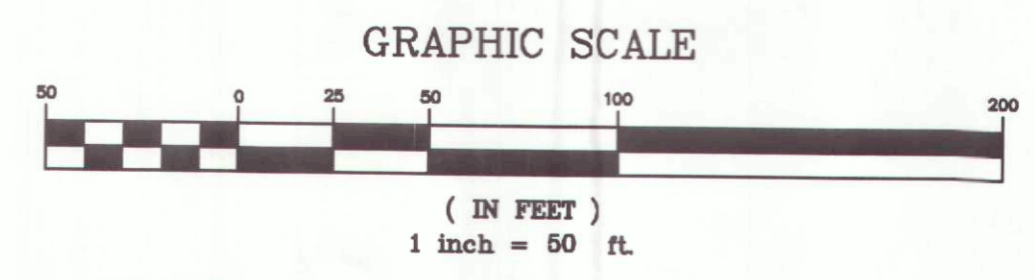
A COMPLETE SET OF APPROVED PLANS AND A COPY OF THE GRADING PERMIT MUST BE ON SITE AND AVAILABLE FOR USE BY THE INSPECTOR OR OTHER REPRESENTATIVE OF WASHINGTON COUNTY DIVISION OF PUBLIC WORKS.  
 ANY SPOIL AND/OR BORROW, MUST COME FROM AND/OR GO TO, A SITE WITH AN APPROVED AND CURRENT SOIL EROSION AND SEDIMENT CONTROL PLAN.

Record of Revisions		
Date	Initials	Revision Made
8/5/22	JAS	per County comments

**OWNER/DEVELOPER**  
 KING'S FARM, LLC  
 CONTACT: ROBERT KONING  
 10702 MAPLEVILLE RD  
 HAGERSTOWN, MD 21742  
 240-329-1962

**SITE DATA & LOT REQUIREMENTS:**  
 ZONE: A(R)-AGRICULTURAL(RURAL)  
 LOT AREA: 5 ACRES  
 LOT WIDTH: 300 FT  
 FRONT YARD: 50 FT  
 SIDE YARD: 100 FT  
 REAR YARD: 50 FT

**DEED REFERENCE:** 4971/266  
**TAX MAP:** 64  
**GRID:** 2  
**PARCEL:** 471



GRADING &  
 SOIL EROSION PLAN  
 FOR  
**KING'S FARM WINERY**  
 SITUATE ALONG THE  
 EAST SIDE OF STOTTEMYER ROAD  
 ELECTION DISTRICT 16  
 WASHINGTON COUNTY  
 MARYLAND  
 SP-22-023

**R LEE ROYER & ASSOCIATES**  
 SURVEYING  
 PENNSYLVANIA - MARYLAND  
 10764 BUCHANAN TRAIL EAST  
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 717-763-5618

Project Area  
 5.04 AC.  
 Scale  
 1" = 50'  
 Date  
 6/2/22  
 Drawn  
 DCS  
 Checked  
 File  
 8615



QTY	CONTAINER	PLANT SCHEDULE
41	3 GAL	RHODODENDRON (AZALEA BUSHES)
14	2 GAL	PLAINTAIN LILIES (HOSTAS)
7	B&B	THUJA OCCIDENTALIS (EMERALD GREEN ARBORVITAE)
20	3 GAL	HYDRANGEA PANICULATA (HYDRANGEAS)
2	B&B	PINUS STROBUS (EASTERN WHITE PINE)
2	B&B	PICEA GLAUCA (ALBERTA SPRUCE)
1	B&B	CORNUS (DOGWOOD)

WALKWAY LIGHT

Lighting for King's Farm Winery has been designed to promote safety and security onsite using energy efficient lighting fixtures. All of the area to be illuminated along pathways and on and around the buildings will have a fence row of trees between the lighting and all neighboring homes as well as Stottlemyer Road. The new parking area will have screening trees (which will grow to 4' tall within 2 years) and shrubs planted to screen the parking area which will also screen the parking lighting from view of the road or neighboring houses.

All pathways/walkways and the front of all parking spaces will be illuminated with low voltage pathway lights. These lights will be spaced out 12 feet apart as per manufacturer's specifications and will be 11 inches wide and 17 inches tall. These 8 Watt LED energy efficient lights will provide 400 LM of light per fixture which covers approximately 3' x 12'. These lights are downward facing and will light up the walking paths from the parking area to the building(s). Lighting placed 12' apart as per manufacturer's recommendation will produce 1.03 foot-candles of light along the designated pathways.

XMCO5Y+ Low Voltage Landscape Lights 400LM Smart Pathway Lights with APP Control. Adjustable Dual-Head Warm White & RGB, Works with Alexa, 12V 8W Outdoor Path Lights for Garden Lawn Walkway or comparable

The covered porch along the entire South side of the barn building (84') will have ceiling lights that will illuminate the entire porch area as well as light the entrances to the porch area when the building is in use. 12 lights with two 13 watt LED bulbs per fixture will produce 11,200 lumens for the 1680 square foot porch = 6.67 lumens per square foot = 0.62 foot-candles. The exterior of the porch will have wall mounted lights, to provide 800 lumens per light to illuminate a 10 foot border around the entrance side and South side of the building. One 17 watt LED bulb (1100 lumens per bulb) for each of 8 posts will illuminate 768 square feet = 1.06 foot-candles per square foot. The wall mounted lights will include some motion detection downward facing security lights as part of the security system for the building that will provide safety and security when the building is not in use.

PRODUCT DETAILS

Model Number: YJ-312-4-ST

Item Weight: 10.16 pounds

Product Dimensions: 17.32 x 11.02 x 5.9 inches

Color: Black

Type of Bulb: LED

Luminous Flux: 400 Lumen

Light Direction: Adjustable

Special Features 12V Low Voltage System, Rotating 340° Double-head Lighting, XMCO5Y+ App Control, Works with Alexa, IP 65 Waterproof, Dimmable Warm White 16& M RGB Colors, Sync with Music, Schedule, Timer, Plan, Power Memory, Designed for Outdoor Use, Power Adapter and cables included.

Included Components: 1 x 36W Power Adapter, 1 x User Manual, 4 x Landscape Light, 4 x 8.2FT Landscape Light Cable, 1 x 13.1FT Extension Power Cable, 4 x Aluminum Ground Stake

Material: Aluminum

Shade Material: Aluminum

Color Temperature: 2700 Kelvin

Maximum Compatible: Wattage 36 Watts

Voltage: 12 Volts

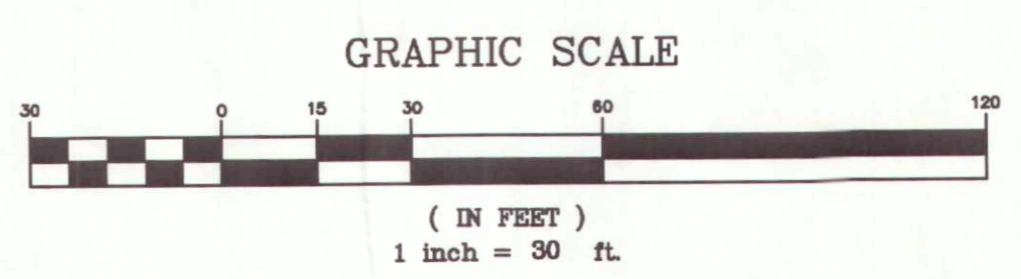
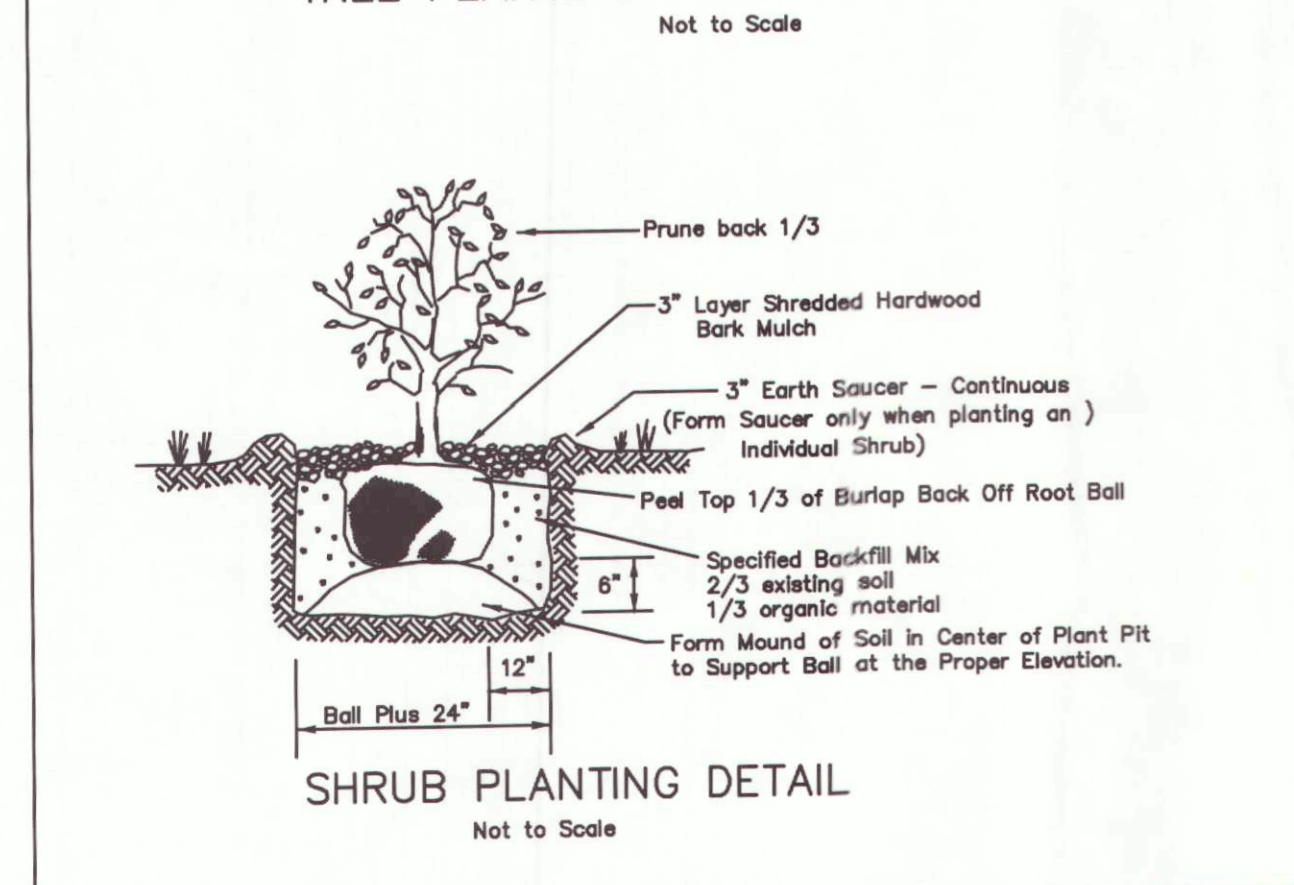
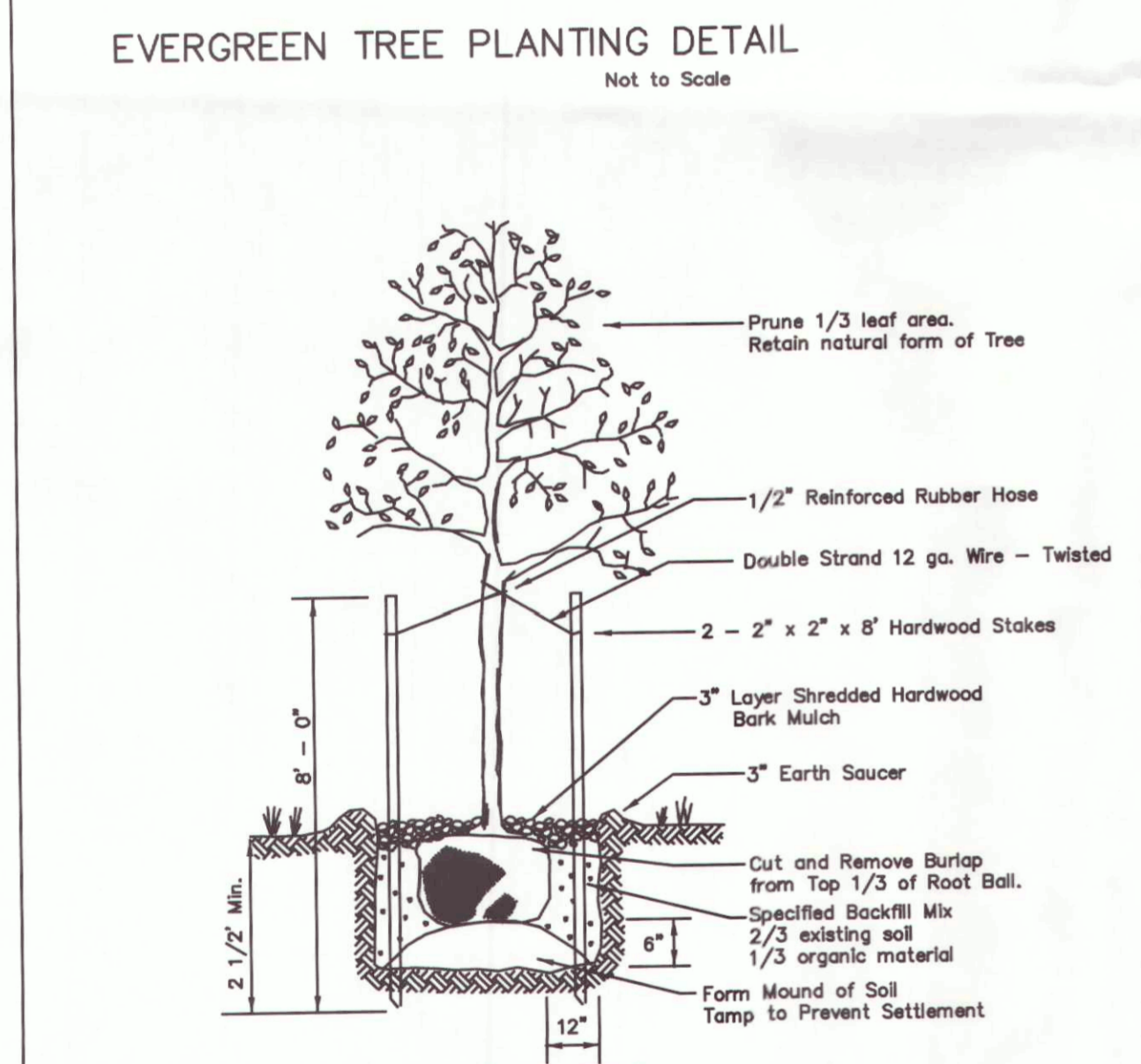
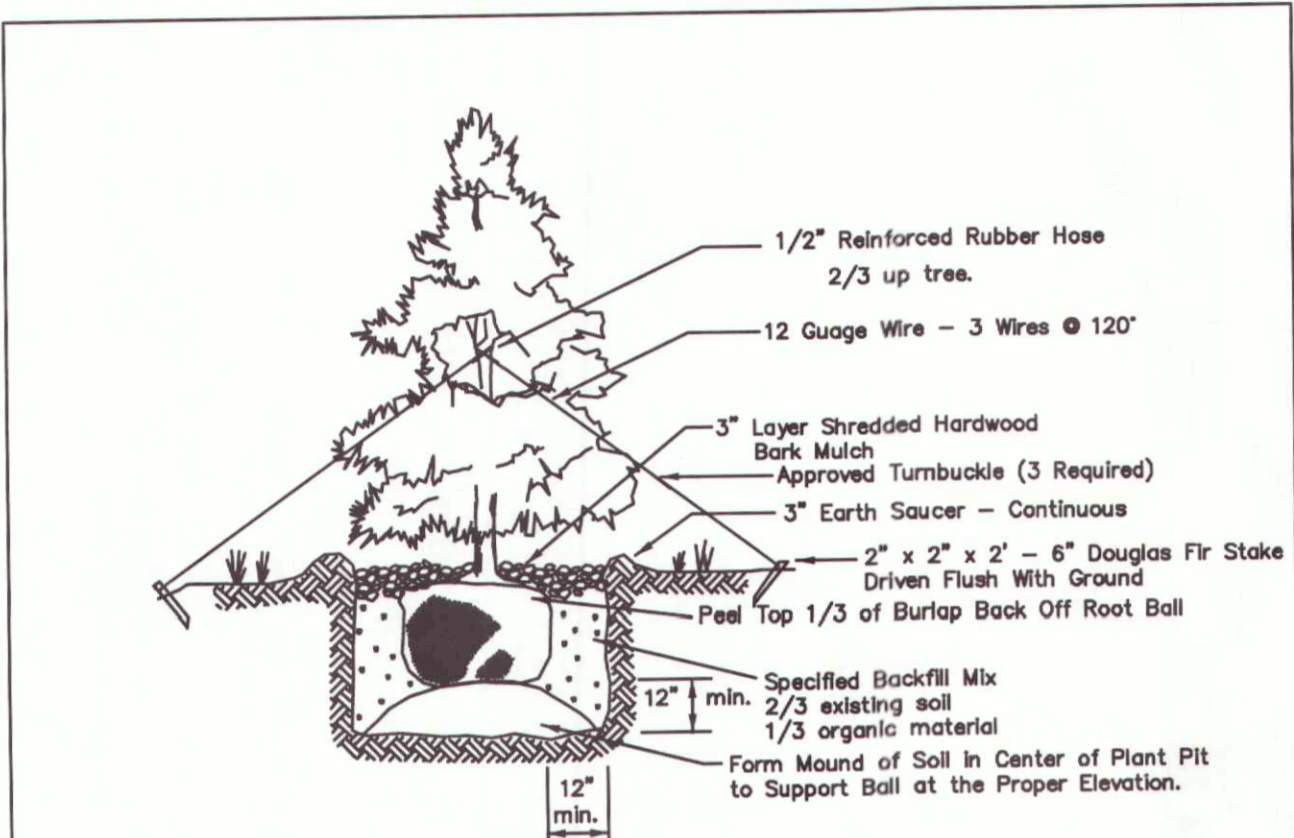
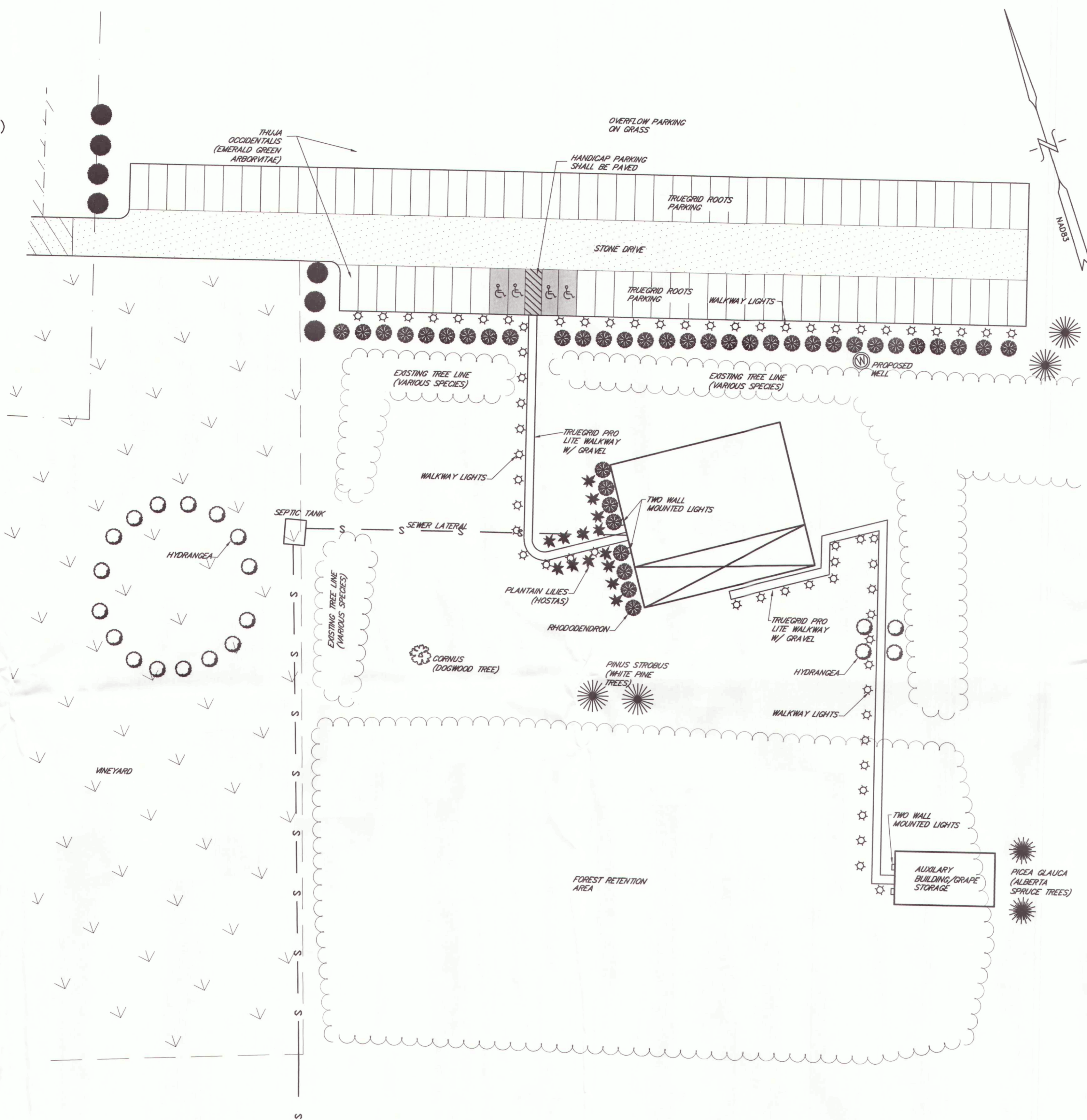
Wattage: 8 watts

Power Source: AC

Batteries Included: No

Batteries Required: No

Specific Uses: Outdoor use only



Record of Revisions		
Date	Initials	Revision Made

**OWNER/DEVELOPER**  
KING'S FARM, LLC  
CONTACT: ROBERT KONING  
10702 MAPLEVILLE RD  
HAGERSTOWN, MD 21742  
240-329-1962

**SITE DATA & LOT REQUIREMENTS**  
ZONE: A(R)-AGRICULTURAL(RURAL)  
LOT AREA: 5 ACRES  
LOT WIDTH: 300 FT  
FRONT YARD: 50 FT  
SIDE YARD: 100 FT  
REAR YARD: 50 FT

DEED REFERENCE: 4971/266  
TAX MAP: 64  
GRID: 2  
PARCEL: 471



**R LEE ROYER & ASSOCIATES**  
SURVEYING  
PENNSYLVANIA - MARYLAND  
10764 BUCHANAN TRAIL EAST  
WAYNESBORO, PA 17268  
717-762-5619

Project Area: 5.04 AC  
Scale: 1" = 50'  
Date: 6/2/22  
Drawn: DCS  
Checked: [Signature]  
File: 8615



LANDSCAPE & LIGHTING PLAN  
FOR  
**KING'S FARM WINERY**  
SITUATE ALONG THE  
EAST SIDE OF STOTTELMYER ROAD  
ELECTION DISTRICT 16  
WASHINGTON COUNTY  
MARYLAND

WALKWAYS

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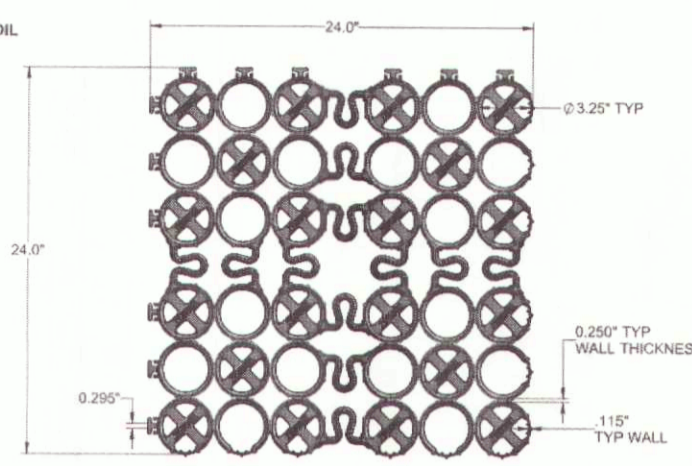
TRUEGRID PRO LITE 24" X 24" X 1.0"

US PATENT NO. 8,734,049

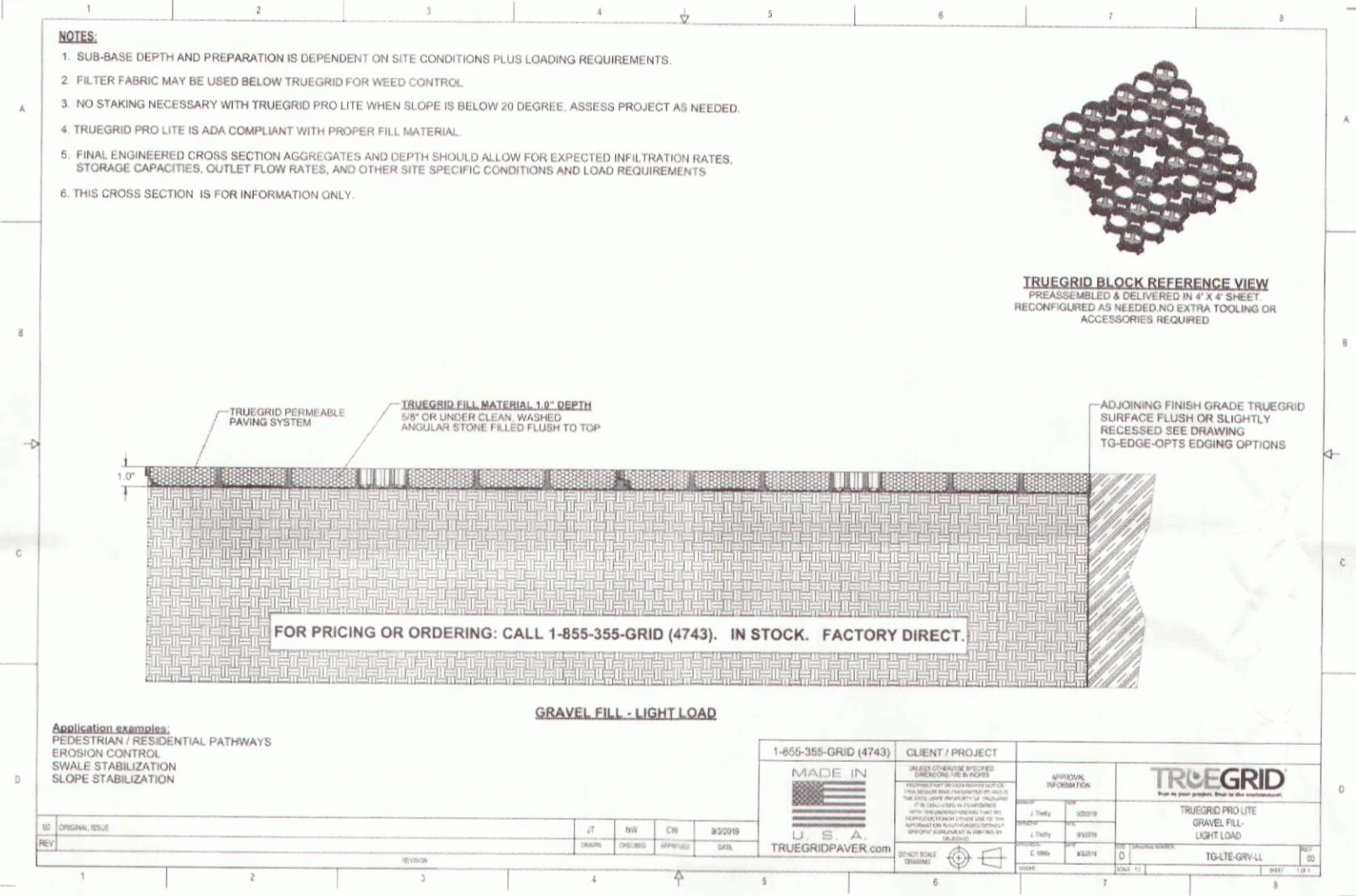
**PROPRIETARY FEATURES:**

- 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 CHANGES)
- 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.



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



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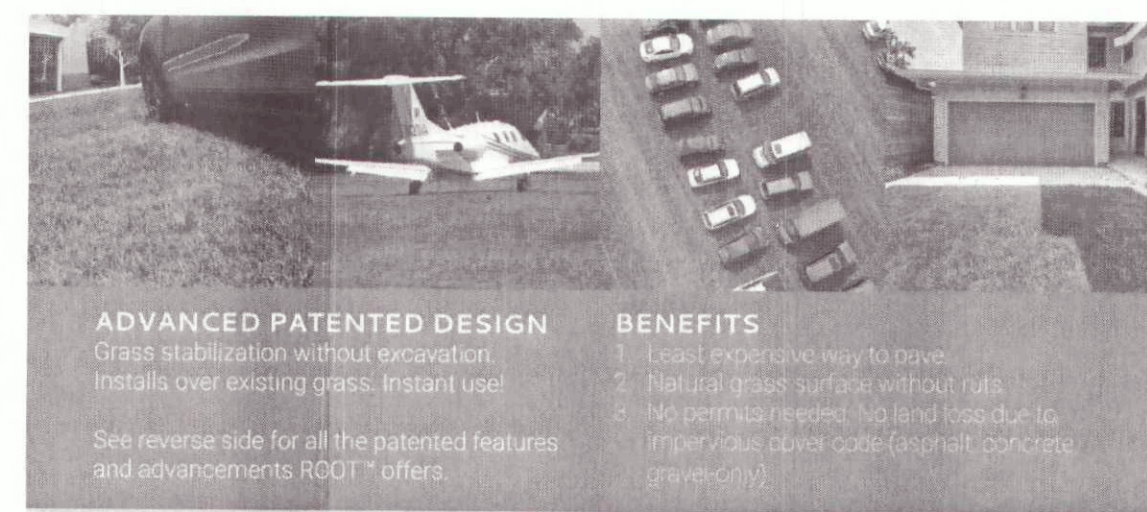
<p><b>PROPRIETARY FEATURES:</b></p> <p>1) X-ANCHORS (NO STAKING NEEDED)</p> <p>2) 3 POINT MALE/FEMALE LOCKING TABS</p> <p>3) S-FLEX JOINTS (BUILT IN EXPANSION JOINTS FOR SOIL MOVEMENT AND SEASONAL CHANGES)</p> <p>4) HOOP-STRENGTH DESIGN</p>	
<p><b>OTHER:</b></p> <p>1) 100% POST-CONSUMER RECYCLED HDPE</p> <p>2) DELIVERED IN PREASSEMBLED 4' X 4' SHEETS THAT CAN BE RECONFIGURED, AS NEEDED.</p> <p>3) TRACTION TREAD.</p>	
<p><b>NOTES:</b></p> <p>1. SUB-BASE DEPTH AND PREPARATION IS DEPENDENT ON SITE CONDITIONS PLUS LOADING REQUIREMENTS.</p> <p>2. FILTER FABRIC MAY BE USED BELOW TRUEGRID FOR WEED CONTROL.</p> <p>3. NO STAKING NECESSARY WITH TRUEGRID PRO LITE (WHEN SLOPE IS BELOW 2% GRADE, ASSESS PROJECT AS NEEDED).</p> <p>4. TRUEGRID PRO LITE IS ADA COMPLIANT WITH PROPER FILL MATERIAL.</p> <p>5. FINAL ENGINEERED CROSS SECTION AGGREGATES AND DEPTH SHOULD ALLOW FOR EXPECTED INFILTRATION RATES, STORAGE CAPACITY, OUTFLOW RATES, AND OTHER SITE SPECIFIC CONDITIONS AND LOAD REQUIREMENTS.</p> <p>6. THIS CROSS SECTION IS FOR INFORMATION ONLY.</p>	<p>TRUEGRID Paver.com 855-355-GRID (4743) U.S. Patent No. 8,734,049</p> <p><b>TRUEGRID</b> True to your project. True to the environment.</p>

CAR PARKING

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



The World's Strongest Permeable Paver Company introduces TRUEGRID® ROOT™ Permeable Pavers. Heavy Loads, Instant Use Grass Paving

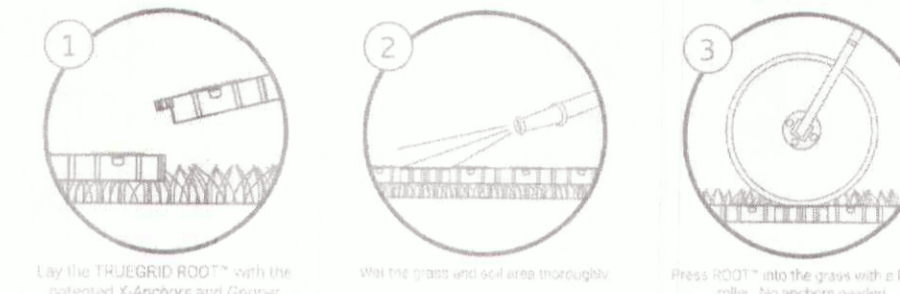


**ADVANCED PATENTED DESIGN**  
Grass stabilization without excavation. Install over existing grass. Instant use. See reverse side for all the patented features and advancements ROOT™ offers.

**BENEFITS**

- 1) Least expensive way to have
- 2) Natural grass surface without ruts
- 3) No permits needed. No need to conduct for
- 4) Interlocking design seals (prevents concrete
- 5) grass from growing through)

HERE'S HOW IT WORKS:



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

TRUEGRIDPaver.com  
855-355-GRID (4743)  
U.S. Patent No. 8,734,049

**TRUEGRID**  
True to your project. True to the environment.

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 & Scour Protection
- Festival Site Protection
- Fairground Turf Support



**TRUEGRID® ROOT™ IN ACTION**

Scan the QR code for more information.  
Visit us on TRUEGRIDPaver.com

	TRUEGRID® ROOT™	Asphalt	Concrete
Strength Over Existing Surface	✓ Yes	X No	X No
100% Permeable	✓ Yes	X No	X No
Least Expensive Paving Option	✓ Yes	X No	X No

TRUEGRIDPaver.com  
855-355-GRID (4743)  
U.S. Patent No. 8,734,049

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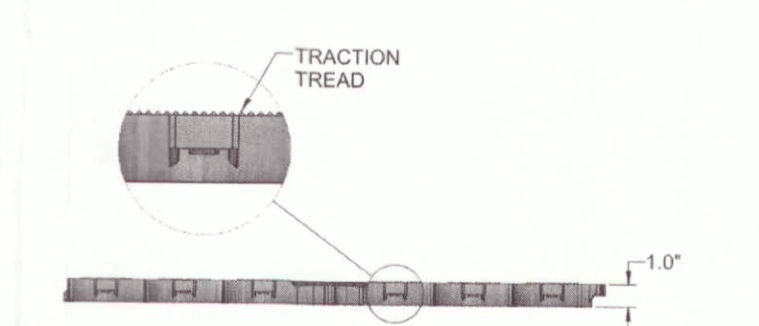
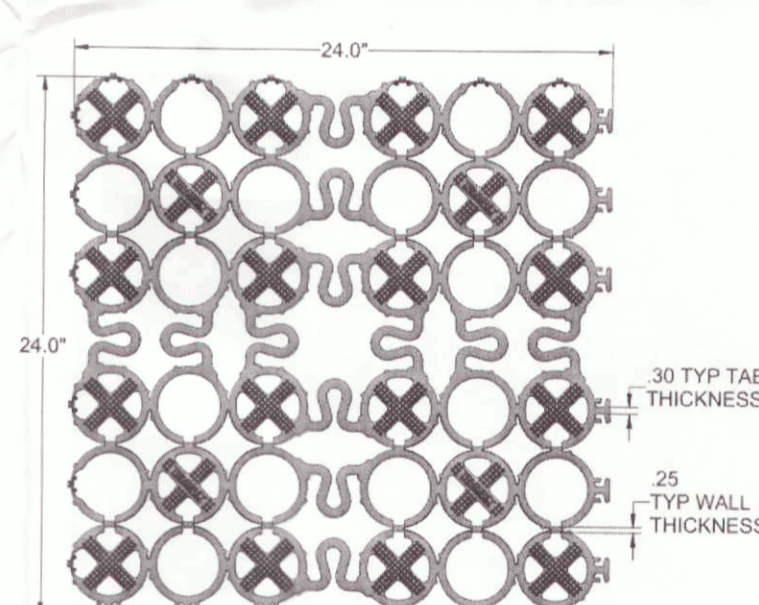
TRUEGRID ROOT 24" X 24" X 1.0"

US PATENT NO. 8,734,049

**PROPRIETARY FEATURES:**

- 1) X-ANCHORS (NO STAKING NEEDED)
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TRUEGRID DETAILS FOR  
**KING'S FARM WINERY**  
SITUATE ALONG THE  
EAST SIDE OF STOTTELMYER ROAD  
ELECTION DISTRICT 16  
WASHINGTON COUNTY  
MARYLAND

SP-22-023

Record of Revisions		
Date	Initials	Revision Made

**OWNER/DEVELOPER**  
KING'S FARM, LLC  
CONTACT: ROBERT KONING  
10702 MAPLEVILLE RD  
HAGERSTOWN, MD 21742  
240-329-1962

**SITE DATA & LOT REQUIREMENTS**  
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LOT AREA: 5 ACRES  
LOT WIDTH: 300 FT  
FRONT YARD: 50 FT  
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REAR YARD: 50 FT

DEED REFERENCE: 4971/266  
TAX MAP: 64  
GRID: 2  
PARCEL: 471

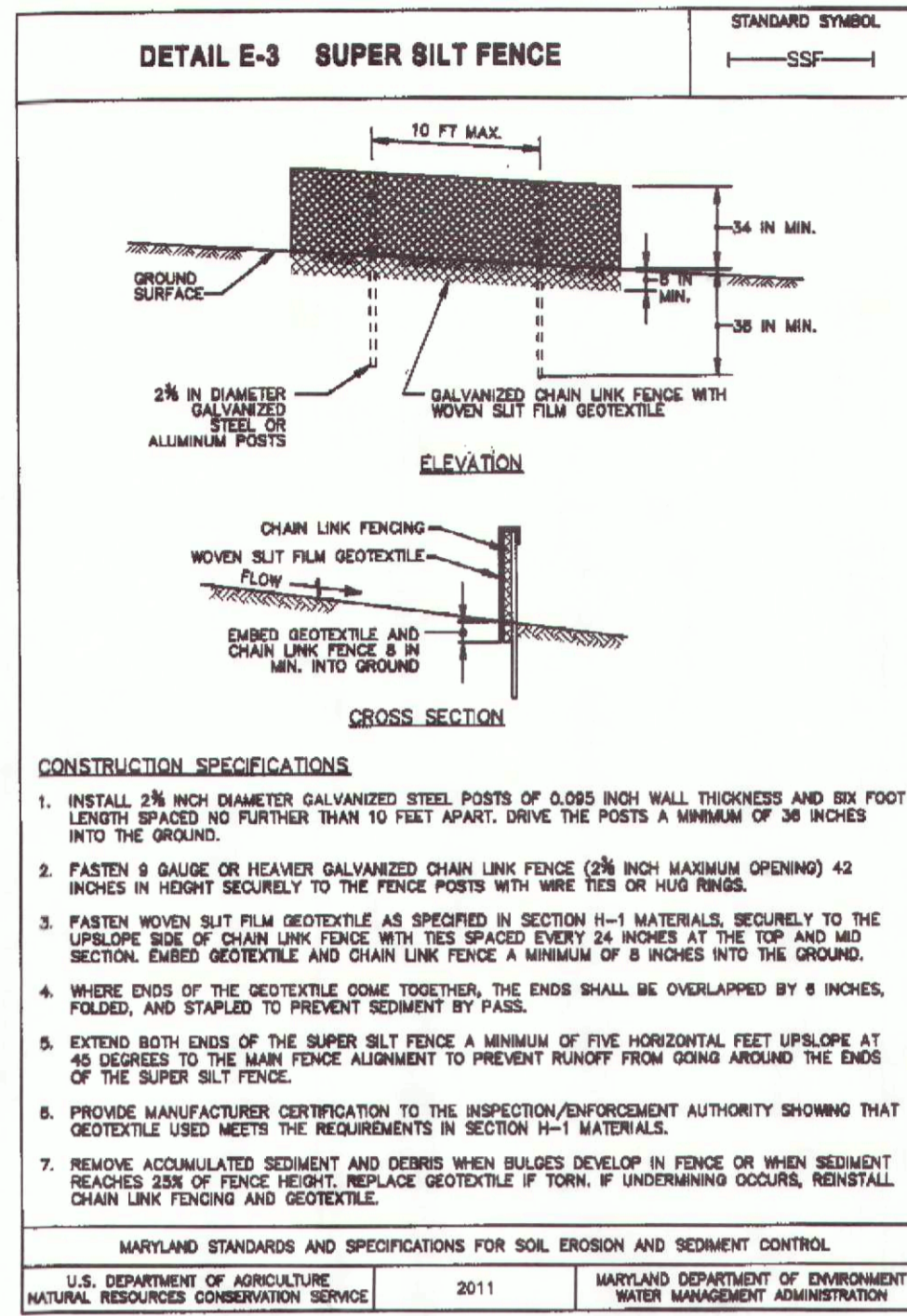
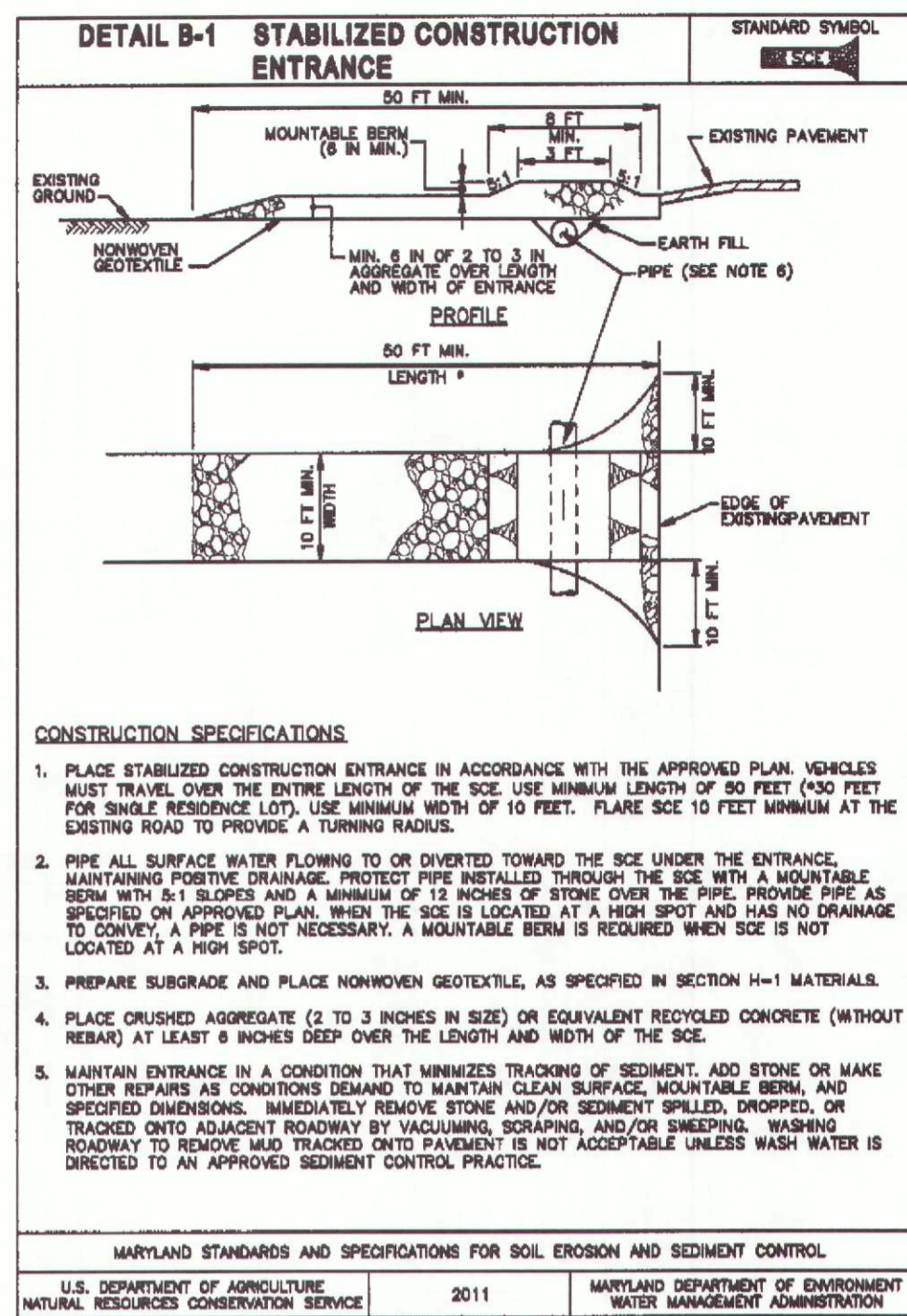


**R LEE ROYER & ASSOCIATES**  
SURVEYING  
PENNSYLVANIA - MARYLAND  
10764 BUCHANAN TRAIL EAST  
WAYNESBORO, PA 17268  
717-763-5619

Project Area	5.04 AC.
Scale	1" = 50'
Date	6/2/22
Drawn	DCS
Checked	
File	8615



SHEET 6



**Notes:**

- Inspection of E&S 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.

**STOCKPILE NOTES**

- 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**

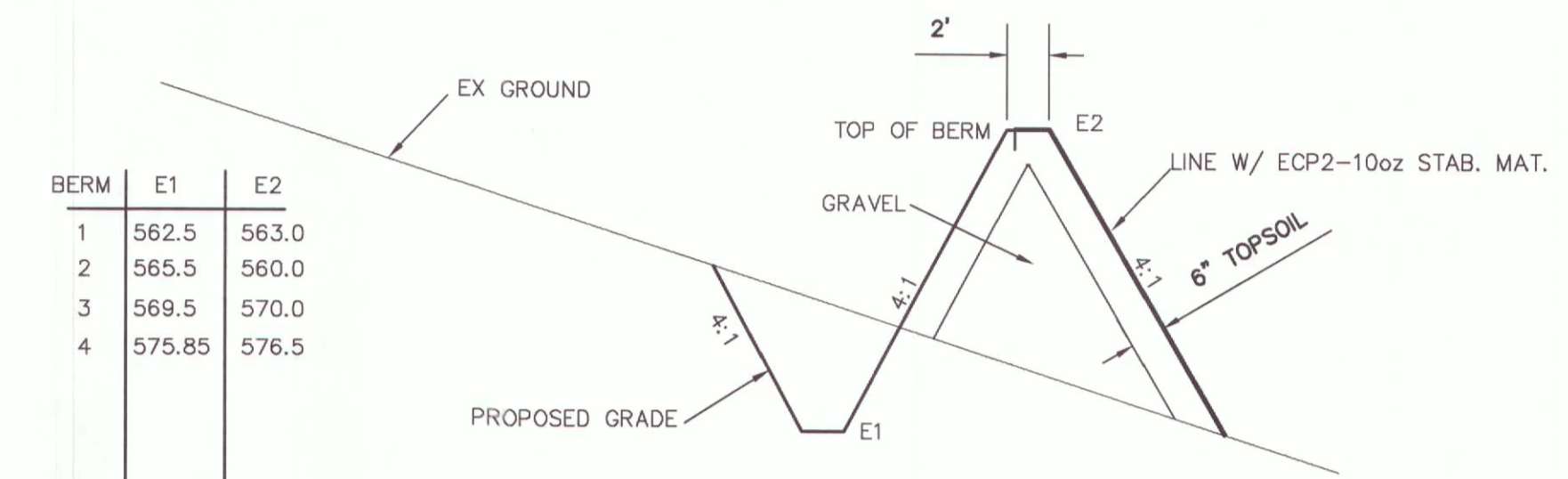
The stockpile area must continuously meet the requirements for Adequate Vegetative Establishment in accordance with Section B-4 Vegetative Stabilization. Side slopes must be maintained at no steeper than a 2:1 ratio. The stockpile area must be kept free of erosion. If the vertical height of a stockpile 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.

**Temporary Seeding Summary**

Seed Mixture (Hardiness Zone 6b)					Fertilizer Rate (10-20-20)	Lime Rate
No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths		
1	Barley (Hordeum vulgare)	96 lb./ac 2.2lb / 1000 sf	Mar 1-May 15 Aug 1-Oct 15	1 in.	4.36 lb./ac (10 lb. / 1000 sf)	2 tons/ac (90 lb. / 1000 sf)

**Permanent Seeding Summary**

Seed Mixture (Hardiness Zone 6b)					Fertilizer Rate (10-20-20)			Lime Rate
No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths	N	P205	K20	
6	Tall Fescue (Lolium arundinaceum) Perennial Ryegrass (Lolium perenne) <i>PLUS ONE OF THE FOLLOWING LEGUMES:</i> Birdfoot 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)



**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 of 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.

**For sites 1.0 acre or more, the following are required:**

- Maryland Department of the Environment, General Permit for Stormwater Associated with a Construction Activity, NPDES Permit Number MDRC, State Discharge Permit Number 14GP, or an Individual Permit.
- The Maryland Department of the Environment (General/Individual Permit - Notice of Intent- NOI) application and permit shall be posted and/or available on-site at all times.
- During construction, all soil erosion and sediment control practices (BMP's) shall be inspected and recorded on the "Standard Inspection Form", "General Permit for Stormwater Associated with Construction Activity" per the Maryland Department of the Environment (General/Individual Permit - Notice of Intent - NOI).
- Following construction and release of the site for soil erosion and sediment control by the Washington County Soil Conservation District, i.e., all portions of a site have been permanently stabilized, and all stormwater discharges from construction sites that are authorized by the permit are eliminated, the authorized permittee shall submit the Maryland Department of the Environment, General/Individual Permit - Notice of Termination-NOI.

**SEQUENCE OF CONSTRUCTION**

- Notify WCCD at 301-797-6821 (ext 3) 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 entrance and driveway. Stone driveway immediately.
- 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. Ext 3 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 infiltration berms and soil amendments, provide stabilization.
- Notify the Washington County Soil Conservation District at 301-797-6821. Ext 3 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.

**Unified Sizing Criteria Chart:**

**Area A**

Category	Volume Required	Notes
Water Quality Volume	1367 cubic feet	2285 cf w/ Infiltration Berm 651 cf w/ Non-rooftop disconnect
Recharge Volume	127 cubic feet	2285 cf w/ Infiltration Berm 651 cf w/ Non-rooftop disconnect
ESD volume	2728 cubic feet	2285 cf w/ Infiltration Berm 651 cf w/ Non-rooftop disconnect
Channel Protection Volume	0 cubic feet	Not Required
Over Bank Flood Protection Volume	0 cubic feet	Not Required
Extreme Flood Volume	0 cubic feet	Not Required
		RCNpre= 75.4, RCNpost=75.2

**Area B**

Category	Volume Required	Notes
Water Quality Volume	2073 cubic feet	5175 cf w/ Infiltration Berm 119 cf w/ Rooftop disconnect 667 cf w/ Non-rooftop disconnect
Recharge Volume	329 cubic feet	5175 cf w/ Infiltration Berm 119 cf w/ Rooftop disconnect 667 cf w/ Non-rooftop disconnect
ESD volume	4145 cubic feet	5175 cf w/ Infiltration Berm 119 cf w/ Rooftop disconnect 667 cf w/ Non-rooftop disconnect
Channel Protection Volume	0 cubic feet	Not Required
Over Bank Flood Protection Volume	0 cubic feet	Not Required
Extreme Flood Volume	0 cubic feet	Not Required
		RCNpre= 68.6, RCNpost=66.1

**Infiltration Berm Inspection:**  
 Regular inspections shall be made during the following stages of construction:  
 - During placement of gravel media, and soil.  
 - Upon completion of final grading and establishment of permanent stabilization.

**Infiltration Berm Maintenance Criteria:**  
 The following items should be addressed to ensure proper maintenance and long-term performance of infiltration berms:  
 - Berms should be inspected regularly to ensure that ponding water does not create nuisance conditions.  
 - Signs of concentrated flow and other surface erosion should be repaired to promote sheetflow.  
 - A dense mat of vegetation should be present at all times. Vegetation should be replaced as needed.  
 - When infiltration berms are incorporated in a system using other practices, the Maintenance Criteria for that practice shall also be considered.

**NOTICE OF REQUIRED STORMWATER MANAGEMENT INSPECTIONS**

**INFILTRATION BERMS & LANDSCAPE INFILTRATION**  
 The following inspections are required to be performed by the Qualified Professional for the construction of any Infiltration Berm or Landscape Infiltration. 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
<b>EXCAVATION OF FACILITY</b> Prior to excavation, verify soil erosion and sediment 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 water is not present. Ensure roughening of side walls if sheared and sealed by heavy equipment. For infiltration ponds, the initial excavation should be carried to not less than two (2) feet above the final elevation of the facility floor. Final excavation shall occur only when area draining to facility is permanently stabilized.				
<b>Placement of Filtering Media</b> - Verify bottom layer material and thickness. Verify stone aggregate layer material and thickness. Verify stone placement in twelve (12) inch loose lifts. Verify top filter media layer.				
<b>Installation of Final Cover</b> - Verify cover and capping of observation well. Verify permanent stabilization of basin floor, side slopes, and berm.				
<b>Pretreatment Area</b> - The slope of land draining to facility shall be verified. Verify length of grass filter strip. Verify aggregate type.				
<b>Landscaping</b> (as required per facility type per approved plans and MD378) - Verify planting area scarified prior to planting. Verify nutrient amendments added to excavated zones (as required per plan). Verify location, size, type and number of planted landscape material. Verify mulch used for seeding. Verify vegetation survival rate of at least 50 percent during second growing season.				

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-Bioremediation, Rain Gardens & Landscape Infiltration**

Material	Specification	Size	Notes
Planting 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 2914)		
Mulch	shredded 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")	
Certain drain	ornamental stone: washed cobbles	stone: 2" to 5"	
Geotextile	AASHTO M-43	n/a	PE Type 1 nonwoven
Gravel (underdrains and infiltration berms)	AASHTO M-43	NO. 57 OR NO. 6 AGGREGATE (3/8" to 3/4")	
Underdrain piping	F 758, Type FS 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 2' of gravel over pipes, and 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'c = 3500 psi @ 28 days, normal weight, air-entrained, reinforcing to meet ASTM-C15-02	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(8); vertical loading (B-10 or B-20); allowable horizontal loading (based on soil pressure); and analysis of potential cracking.
Sand	AASHTO M-6 or ASTM-C-33	0.02" to 0.04"	Sand substitutions such as Diabase and Gneiss (AASHTO #10 are not acceptable. No sodium sulfonated or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.

**Record of Revisions**

Date	Initials	Revision Made
8/5/22	JAS	per County comments
9/8/22	JAS	per SCD comments

**NOTES & DETAILS FOR**

**KING'S FARM WINERY**  
 SITUATE ALONG THE  
 EAST SIDE OF STOTTELMYER ROAD  
 ELECTION DISTRICT 16  
 WASHINGTON COUNTY  
 MARYLAND

SP-22-023

**OWNER/DEVELOPER**  
 KING'S FARM, LLC  
 CONTACT: ROBERT KONING  
 10702 MAPLEVILLE RD  
 HAGERSTOWN, MD 21742  
 240-329-1962

**SITE DATA & LOT REQUIREMENTS**  
 ZONE: A(1)-AGRICULTURAL(RURAL)  
 LOT AREA: 5 ACRES  
 LOT WIDTH: 300 FT  
 FRONT YARD: 50 FT  
 SIDE YARD: 100 FT  
 REAR YARD: 50 FT

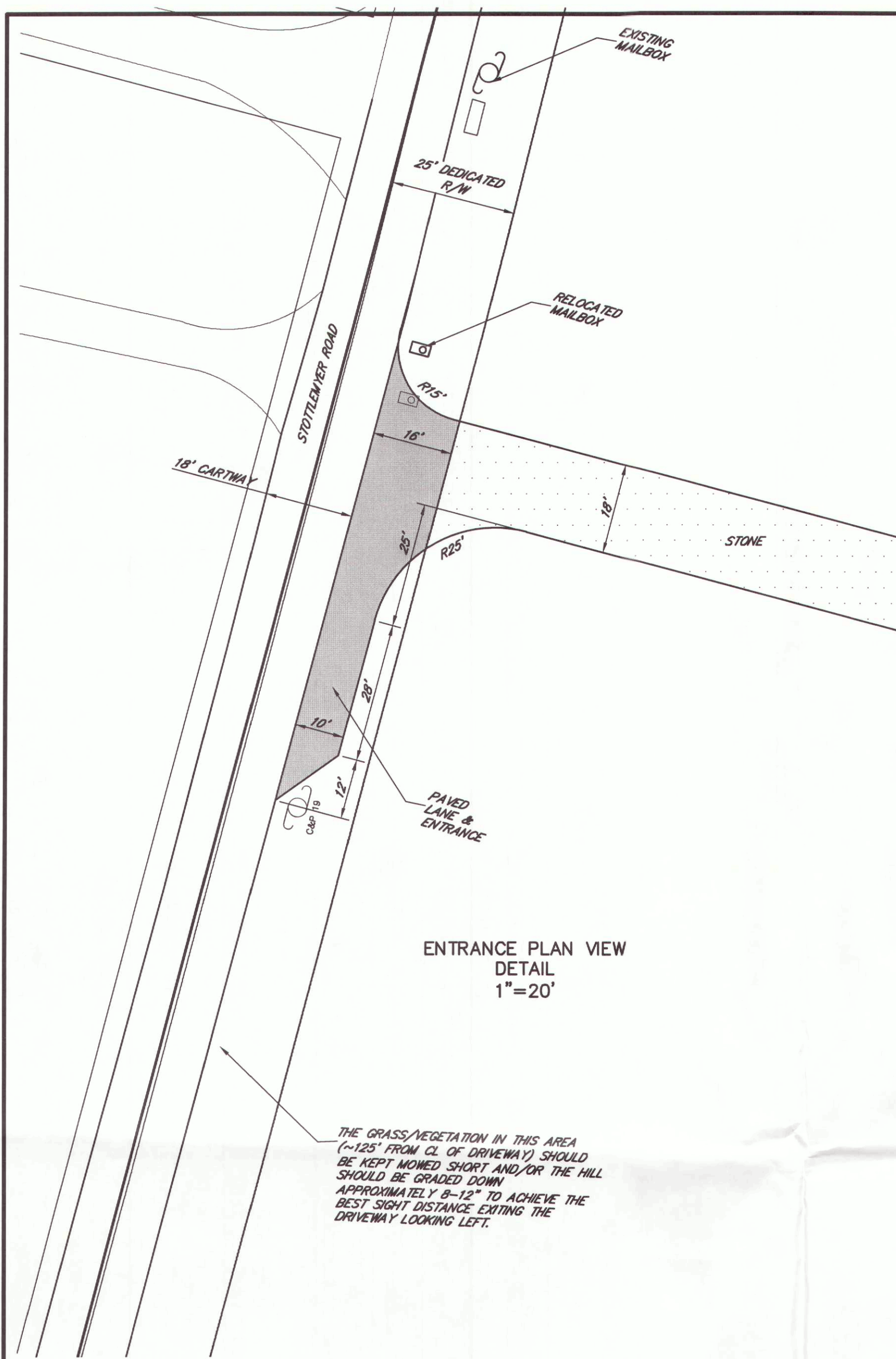
**DEED REFERENCE:** 4971/266  
**TAX MAP:** 64  
**GRID:** 2  
**PARCEL:** 471



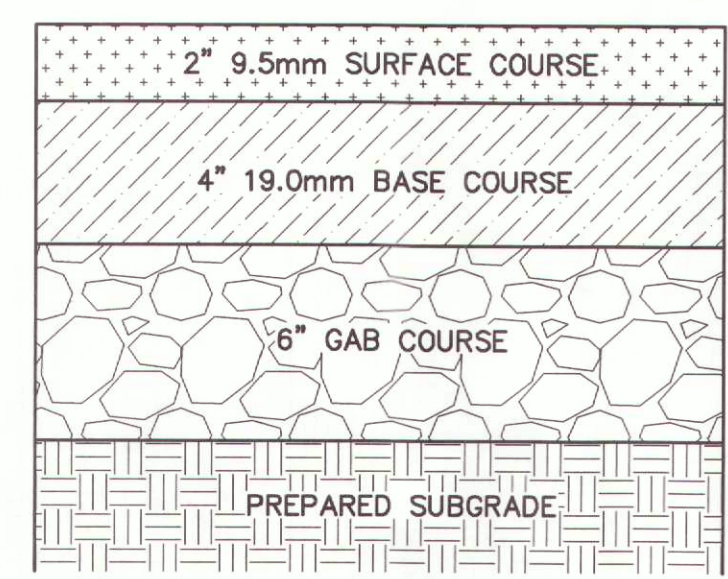
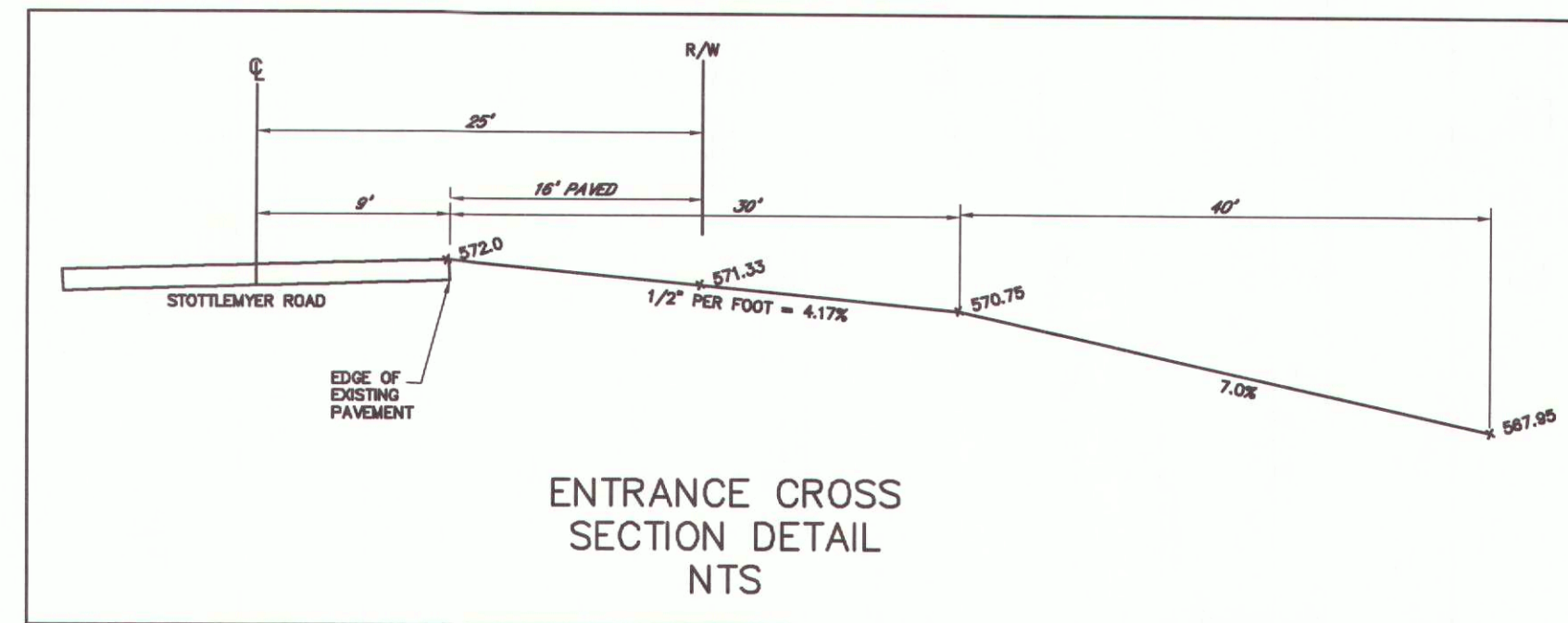
**R LEE ROYER & ASSOCIATES**  
 SURVEYING  
 PENNSYLVANIA - MARYLAND  
 10764 BUCHANAN TRAIL EAST  
 WAYNESBORO, PA 17268  
 717-762-8619

SHEET 7

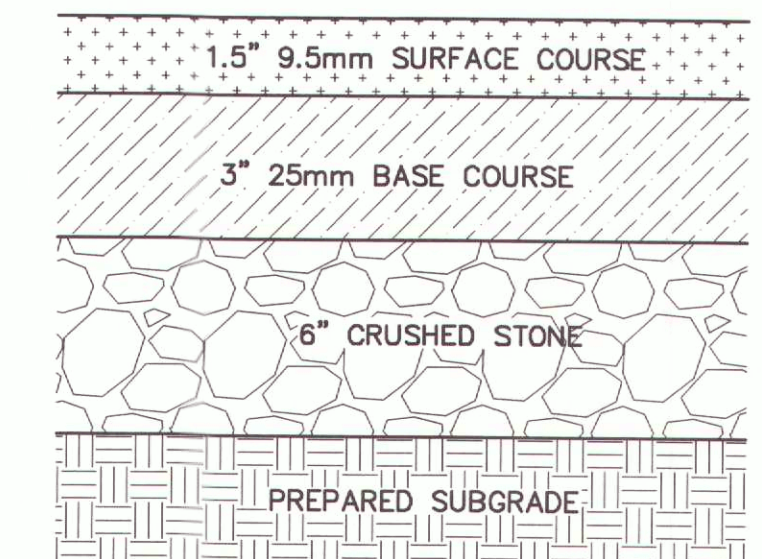
Project Area  
 Scale  
 Date 8/2/22  
 Drawn DCS  
 Checked  
 File 8615



THE GRASS/VEGETATION IN THIS AREA (6-12\"/>



ENTRANCE PAVING DETAIL NTS

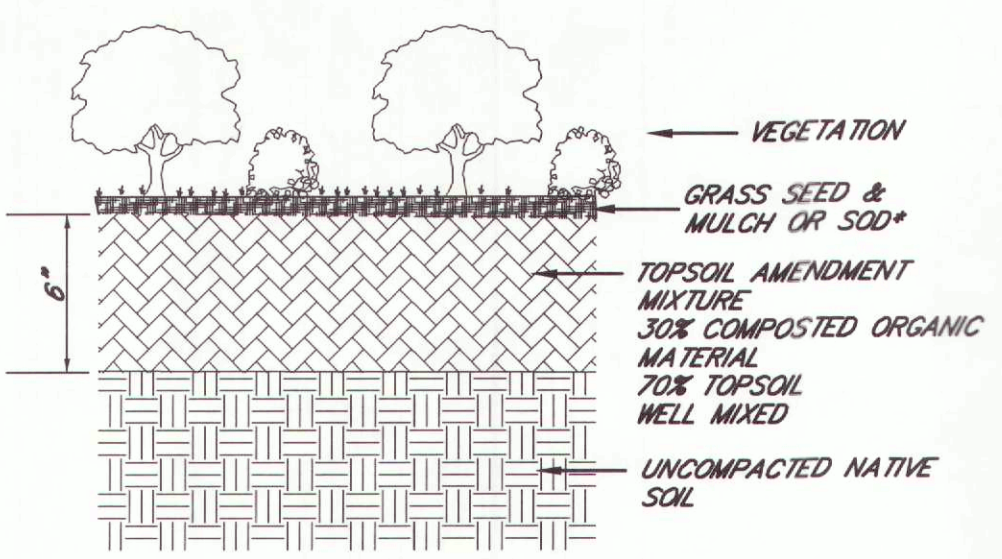


HANDICAPPED PARKING PAVING DETAIL NTS

- ENTRANCE PERMIT CONDITIONS:
1. Driveway and property lines shall be staked prior to approval of subject permit.
  2. Existing drainage along County right-of-way in not to be disturbed, unless otherwise approved in writing by the Division Director.
  3. Driveway must be paved minimum 25-feet from centerline of roadway.
  4. The applicant must complete the driveway within two (2) years (cash/bond expiration date is shown on permit). If the construction of the entrance is in conjunction with the construction of a new building structure, the entrance must be completed prior to the issuance of the Use & Occupancy permit or at the end of the two year deadline, whichever comes first. If the entrance is not constructed according to the standards of the County, the County will make the claim on the bond.
  5. The permittee will assume the responsibility for damages to adjoining property which may be the result of any changes to the present drainage conditions and agrees to hold Washington County harmless from any action resulting from the changes.
  6. Maintenance of traffic. Normal traffic along County right-of-way must be maintained at all times, using signs, flashers, barricades, flagmen, etc.
  7. No obstructions shall be placed on or within Washington County's right-of-way without the written permission of the Washington County Division of Engineering or its duly authorized agent.
  8. All mud and debris tracked and/or spilled on the County highway shall be removed promptly to eliminate potential hazards. Mud on roadways is considered a violation of the State's erosion and sediment control requirements and, as such, is subject to the enforcement activities of the Inspectors of the Maryland Department of Environment.
  9. No equipment with cleated wheels or tracks is permitted on roadway or shoulder pavement, and any damage done to Washington County's property will be the responsibility of the permittee.
  10. The use of explosives will not be permitted within ten (10) feet of the edge of pavement and/or within fifty (50) feet of any bridge or drainage structure. Extreme care must be taken to ensure no damage to the roadway. A minimum charge shall be used at all times.
  11. No curbing shall be permitted within the limits of the County right-of-way, unless the Washington County Division of Engineering grants permission. Such written permission shall be attached to and become a part of this permit.
  12. PADS MUST BE USED ON ALL BACKHOE OUTRIGGERS.
  13. Starting of work, within the County's right-of-way, or any occupancy thereof, including ingress and egress, by the permittee and/or their agents, constitutes full acceptance of all the terms of this permit. Failure to comply with any of the terms of this permit constitutes a violation of the entire permit and could result in the termination thereof and denial of access until such time as the terms are complied with.
  14. It is the responsibility of the permittee to make his agent or contractor familiar with the terms of the permit.
  15. It shall be the responsibility of the permittee to notify Washington County Permits and Inspections office forty-eight (48) hours in advance of any construction and again upon completion for a final inspection. Failure to notify this office will be justification for cancellation of permit.



DIRECTIONAL SIGN FOR EXITING DRIVEWAY



TOPSOIL AMENDMENT MIXTURE DETAIL Not to Scale

- Soil Amendments
1. Once the upslope contributory drainage area is stabilized begin installation of the soil amendments.
  2. Over excavate areas to receive soil amendments per the details show hereon. The area shall be ripped prior to soil amendment placement. The subgrade shall be inspected and certified prior to placement of soil amendments.
  3. The soil amendment shall be mixed and placed at the locations and according to the details shown hereon. Care shall be taken to not compact these areas.
  4. The areas shall be seeded and mulched per the stabilization specifications shown hereon.
  5. A licensed design professional shall inspect the installation.
  6. Inspect yearly for compaction, vegetation cover or sediments. Soil amendment process may be repeated if compaction or water ponding occurs.

Record of Revisions		
Date	Initials	Revision Made

NOTES & DETAILS FOR  
**KING'S FARM WINERY**  
 SITUATE ALONG THE  
 EAST SIDE OF STOTTELMYER ROAD  
 ELECTION DISTRICT 16  
 WASHINGTON COUNTY  
 MARYLAND

SP-22-023

OWNER/DEVELOPER  
 KING'S FARM, LLC  
 CONTACT: ROBERT KONING  
 10702 MAPLEVILLE RD  
 HAGERSTOWN, MD 21742  
 240-329-1962

SITE DATA & LOT REQUIREMENTS  
 ZONE: A(R)-AGRICULTURAL(RURAL)  
 LOT AREA: 5 ACRES  
 LOT WIDTH: 300 FT  
 FRONT YARD: 50 FT  
 SIDE YARD: 100 FT  
 REAR YARD: 50 FT

DEED REFERENCE: 4971/266  
 TAX MAP: 64  
 GRID: 2  
 PARCEL: 471



**R LEE ROYER & ASSOCIATES**  
 SURVEYING  
 PENNSYLVANIA - MARYLAND  
 10764 BUCHANAN TRAIL EAST  
 WATNERSBORO, PA 17268  
 717-763-6619  
 SHEET 8

Scale	
Date	
Drawn	
Checked	
File	

**Plan Review Projects Initialized - August 01, 2022 - August 31, 2022**

Land Development Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
AR-22-014	APFO Road Adequacy	Paid	01-Aug-22	13936 PATRIOT WAY, LOT 106, FREEDOM HILLS, SEC. C-1	13936 PATRIOT WAY HAGERSTOWN, MD 21740		FREEDOM HILL HOMES LLC
AR-22-015	APFO Road Adequacy	Paid	01-Aug-22	13934 PATRIOT WAY, FREEDOM HILLS, SEC. C-1, LOT 107	13934 PATRIOT WAY HAGERSTOWN, MD 21740		FREEDOM HILL HOMES LLC
FP-22-002	Boonsboro Forest Conservation	Approved	16-Aug-22	PACHECO & ASSOCIATES INC	50 ST. PAUL STREET BOONSBORO MD 21713	TRIAD ENGINEERING	PACHECO & ASSOCIATES INC
FS-22-022	Boonsboro Forest Stand Delineation	Approved	08-Aug-22	LANDS OF PACHECO & ASSOCIATES INC.	50 ST. PAUL STREET BOONSBORO MD 21713	TRIAD ENGINEERING	PACHECO & ASSOCIATES INC
SWCP22-027	County Stormwater Concept Plan	In Review	03-Aug-22	CERTAINTEED WAREHOUSE ADDITION	10131 GOVERNOR LANE BLVD WILLIAMSPORT MD 21795		CERTAINTEED CORPORATION
SWCP22-028	County Stormwater Concept Plan	Approved	18-Aug-22	RUST-OLEUM DUST COLLECTOR	16410 INDUSTRIAL LANE WILLIAMSPORT MD 21795	FOX & ASSOCIATES INC	RUST-OLEUM CORP
SWCP22-029	County Stormwater Concept Plan	In Review	19-Aug-22	16500 HUNTERS GREEN PARKWAY	16500 HUNTERS GREEN PARKWAY HAGERSTOWN MD 21740	LANGAN ENGINEERING & ENVIRONMENTAL SERVICES	WESTERN HAGERSTOWN DISTRIBUTION CE
SWCP22-030	County Stormwater Concept Plan	In Review	23-Aug-22	DOWNSVILLE SOLAR II	17137 BLACK STALLION LANE HAGERSTOWN MD 21740	KIMLEY-HORN & ASSOCIATES INC	VATERS MICHAEL D SR
SWCP22-031	County Stormwater Concept Plan	In Review	26-Aug-22	WASHINGTON COUNTY SELF STORAGE	1466 POTOMAC STREET HAGERSTOWN MD 21740	KIMLEY-HORN & ASSOCIATES INC	DEVELOPMENT COMPANY OF AMERICA LLC
FS-22-021	Forest Stand Delineation	Approved	01-Aug-22	MFJ ENTERPRISES LLC	NORTH SIDE OF ROLLING ROAD HAGERSTOWN MD 21742	FREDERICK SEIBERT & ASSOCIATES	MFJ ENTERPRISES LLC
FS-22-023	Forest Stand Delineation	Approved	09-Aug-22	COURIE DOON FARM LLC - LOTS 2-4	EAST SIDE OF ROHRERSVILLE RD & WEST OF LOCUST GROVE RD.	FOX & ASSOCIATES INC	COURIE DOON FARM LLC
FS-22-025	Forest Stand Delineation	Approved	18-Aug-22	WASHINGTON COUNTY SELF STORAGE	1466 S POTOMAC ST. HAGERSTOWN MD 21740	KIMLEY-HORN & ASSOCIATES INC	DEVELOPMENT COMPANY OF AMERICA LLC
FS-22-026	Forest Stand Delineation	Approved	19-Aug-22	TRAMMELL CROW - RHOTON FARM	EAST SIDE OF GREENCASTLE PIKE (MD RT 63) & NORTH OF NATIONAL PIKE (US RT 40)	FREDERICK SEIBERT & ASSOCIATES	RHOTON DOROTHY F
FS-22-027	Forest Stand Delineation	Approved	26-Aug-22	ROY A SYLVESTER	13029 SPICKLER RD CLEAR SPRING MD 21722	FREDERICK SEIBERT & ASSOCIATES	SYLVESTER ROY A
SIM22-037	IMA	Active	01-Aug-22	2021 DOWNSVILLE PIKE LLC	10549 DOWNSVILLE PIKE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	BSM WILLIAMSPORT LLC
SIM22-038	IMA	Active	03-Aug-22	21375 BOONSBORO MOUNTAIN ROAD BO	21375 BOONSBORO MOUNTAIN ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	BASILE ANTHONY C
SIM22-039	IMA	Active	03-Aug-22	9508 STOTTLEMYER ROAD BO	9508 STOTTLEMYER ROAD BOONSBORO, MD 21713	FOX & ASSOCIATES INC	NEWMAN MARK A
SIM22-040	IMA	Active	05-Aug-22	13523 BROADFORDING CHURCH ROAD HN	13523 BROADFORDING CHURCH ROAD HAGERSTOWN, MD 21740	TRIAD ENGINEERING	CHURCH BROADFORDING OF BRETHERN
SIM22-041	IMA	Active	09-Aug-22	MASSEY HYUNDAI	1706 MASSEY BOULEV HAGERSTOWN, MD 21740	FOX & ASSOCIATES INC	MASSEY BOULEVARD LLC
SIM22-042	IMA	Requested	30-Aug-22	1561 HOFFMASTER ROAD KN	1561 HOFFMASTER ROAD KNOXVILLE, MD 21758	TRIAD ENGINEERING	HOUGH GREGORY A JR HOUGH AMBER N
SIM22-043	IMA	Active	30-Aug-22	4832 TOYER ROAD KE	4832 TOYER ROAD KEEDYSVILLE, MD 21756	FOX & ASSOCIATES INC	YOUNG JOSEPH PATRICK



**Plan Review Projects Initialized - August 01, 2022 - August 31, 2022**

Land Development Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
SIM22-044	IMA	Requested	31-Aug-22	23434 FOXVILLE ROAD SM	23434 FOXVILLE ROAD SMITHSBURG, MD 21783	FOX & ASSOCIATES INC	KETLER CHRISTOPHER KETLER REBECCA LYNN
PC-22-002	Preliminary Consultation	In Review	26-Aug-22	TRAMMELL CROW - RHOTON FARM	EAST SIDE OF GREENCASTLE PIKE HAGERSTOWN MD 21740	FREDERICK SEIBERT & ASSOCIATES	RHOTON DOROTHY F
S-22-026	Preliminary-Final Plat	In Review	01-Aug-22	JOSEPH W & DAWN GERACI	4955 MT. BRIAR RD KEEDYSVILLE MD 21756	TRIAD ENGINEERING	GERACI JOSEPH W & GERACI DAWN
S-22-027	Preliminary-Final Plat	In Review	02-Aug-22	DOREEN & LUKE DILLER AND ANGELA & TUHIN BHOWMIK	WEST SIDE OF LEATHERS RD SMITHSBURG MD 21783	FREDERICK SEIBERT & ASSOCIATES	DILLER LUKE M DILLER DOREEN M
S-22-028	Preliminary-Final Plat	In Review	08-Aug-22	MFJ ENTERPRISES LLC - LOT 1	NORTH SIDE OF ROLLING ROAD HAGERSTOWN MD 21742	FREDERICK SEIBERT & ASSOCIATES	MFJ ENTERPRISES LLC C/O MAURICE F JOHNSTON 13261 PENNSYLVANIA AVE
S-22-031	Preliminary-Final Plat	Pending	26-Aug-22	COURIE DOON FARM LLC - LOTS 2-4	4314 LOCUST GROVE RD ROHRERSVILLE 21779	FOX & ASSOCIATES INC	COURIE DOON FARM LLC
S-22-032	Preliminary-Final Plat	In Review	26-Aug-22	KAILORS ADDITION - LOTS 90 A & B	50 W OAK RIDGE DR HAGERSTOWN MD 21740	FOX & ASSOCIATES INC	WASHINGTON COUNTY STUDENT TRADES FOUNDATION INC
S-22-033	Preliminary-Final Plat	In Review	30-Aug-22	ROY A SYLVESTER	13029 SPICKLER RD CLEAR SPRING MD 21722	FREDERICK SEIBERT & ASSOCIATES	SYLVESTER ROY A
PWA2022-009	PWA	Active	26-Aug-22	CURRWOOD HAGERSTOWN LLC - ENTRANCE TO HOWELL ROAD	242 SO BREAKER DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	HAREM INVESTMENTS LLC ET AL C/O ELIZABETH H BOYCE
SP-22-030	Site Plan	In Review	01-Aug-22	55 W OAK RIDGE DRIVE - PHASE II	55 W OAK RIDGE DR HAGERSTOWN MD 21740	HDR ENGINEERING INC	HAGERSTOWN INDUSTRIAL PROPERTIES L
SP-22-031	Site Plan	Mylars Due	18-Aug-22	RUST-OLEUM DUST COLLECTOR	16410 INDUSTRIAL LANE WILLIAMSPORT MD 21795	FOX & ASSOCIATES INC	RUST-OLEUM CORP ATTN HECTOR RODRIGUEZ 16410 INDUSTRIAL LANE
SP-22-032	Site Plan	In Review	26-Aug-22	VIRGINIA AVENUE L.L.C.	SOUTH SIDE OF VIRGINIA AVE NE OF I-70 & CSX RR	FREDERICK SEIBERT & ASSOCIATES	VA AVE LLC C/O TED SHANK
GP-22-012	Site Specific Grading Plan	In Review	15-Aug-22	PARADISE HEIGHTS - SECTION B - LOTS 56-77	PARADISE HEIGHTS SECTION B	FOX & ASSOCIATES INC	PARADISE HEIGHTS LAND
GP-22-013	Site Specific Grading Plan	In Review	26-Aug-22	WESTFIELDS - SECT. 7B	WESTFIELDS DEVELOPMENT - SECTION 7	FOX & ASSOCIATES INC	WESTFIELDS INVESTMENT LLC
SGP-22-060	Standard Grading Plan	Approved	02-Aug-22	FREEDOM HILLS - LOT 106-107	13934 & 13936 PATRIOT WAY HAGERSTOWN MD 21740	ADMAR CUSTOM HOMES	FREEDOM HILL HOMES LLC
SGP-22-061	Standard Grading Plan	Approved	02-Aug-22	ADAM BRIDENDOLPH	15211 FALLING WATERS RD WILLIAMSPORT MD 21795	OLIVER HOMES INC	BECKNER WADE DOUGLAS
SGP-22-062	Standard Grading Plan	In Review	02-Aug-22	ROBERT H ROLLINS III	13329 LITTLE ANTIETAM RD HAGERSTOWN MD 21740	RMD CONSULTING	ROLLINS ROBERT H III SCULLY CYNTHIA A
SGP-22-063	Standard Grading Plan	In Review	09-Aug-22	JACOB K BURTNER	114 SOARING EAGLE LANE KEEDYSVILLE MD 21756	FREDERICK SEIBERT & ASSOCIATES	BURTNER MEGAN LEIGH BURTNER JACOB KELBY
SGP-22-064	Standard Grading Plan	In Review	12-Aug-22	CRACKER BARREL OLD COUNTRY STORE - JASON LATTIMORE	18214 COL HENRY K DOUGLAS DRIVE HAGERSTOWN MD 21740	C&K PAVING	JASON LATTIMORE P.O. BOX 787
SGP-22-065	Standard Grading Plan	Approved	15-Aug-22	JOHN E WARD	20412 TOWNSEND RD ROHRERSVILLE MD 21779	OLIVER HOMES INC	WARD KATHERINE JEANNE WARD JOHN EUGENE

**Plan Review Projects Initialized - August 01, 2022 - August 31, 2022**

Land Development Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
SGP-22-066	Standard Grading Plan	In Review	18-Aug-22	NICOLE L MAGAW	13325 LITTLE ANTIETAM RD HAGERSTOWN MD 21740	FREDERICK SEIBERT & ASSOCIATES	HICKS LAURIE MAGAW CHRISTOPHER
SSWP22-048	Stormwater Standard Plan	Approved	02-Aug-22	ADAM BRIDENDOLPH	15211 FALLING WATERS RD WILLIAMSPORT MD 21795	OLIVER HOMES INC	BECKNER WADE DOUGLAS
SSWP22-049	Stormwater Standard Plan	Approved	02-Aug-22	ROBERT H ROLLINS III	13329 LITTLE ANTIETAM RD HAGERSTOWN MD 21740	RMD CONSULTING	ROLLINS ROBERT H III SCULLY CYNTHIA A
SSWP22-050	Stormwater Standard Plan	Pending	09-Aug-22	JACOB K BURTNER	114 SOARING EAGLE LANE KEEDYSVILLE MD 21756	FREDERICK SEIBERT & ASSOCIATES	BURTNER MEGAN LEIGH BURTNER JACOB KELBY
SSWP22-051	Stormwater Standard Plan	Approved	12-Aug-22	CRACKER BARREL OLD COUNTRY STORE - JASON LATTIMORE	18214 COL HENRY K DOUGLAS DRIVE HAGERSTOWN MD 21740		Jason Lattimore P.O. BOX 787
SSWP22-052	Stormwater Standard Plan	Approved	15-Aug-22	JOHN E WARD	20412 TOWNSEND RD ROHRERSVILLE MD 21779	OLIVER HOMES INC	WARD KATHERINE JEANNE WARD JOHN EUGENE
SSWP22-053	Stormwater Standard Plan	Approved	18-Aug-22	NICOLE L MAGAW	13325 LITTLE ANTIETAM RD HAGERSTOWN MD 21740	FREDERICK SEIBERT & ASSOCIATES	HICKS LAURIE MAGAW CHRISTOPHER
S-22-025	Subdivision Replat	Revisions Required	01-Aug-22	JENNIFER DIXON & ROBERT PRINGLE - LT. 78 - SECT. G SPRING VALLEY	19713 SPRING CREEK RD HAGERSTOWN MD 21742	UNGER SURVEYING & CONSTRUCTION	DIXON JENNIFER PRINGLE ROBERT E
S-22-029	Subdivision Replat	In Review	17-Aug-22	ELVIN LEE & ESTHER LOUISE WEBER - LOT 1	17750-17758 BAKERSVILLE RD BOONSBORO MD 21713	TRIAD ENGINEERING	WEBER ELVIN LEE WEBER ESTHER LOUISE
S-22-030	Subdivision Replat	In Review	19-Aug-22	CHARLES MONFORT - LTS 37 & 49	18526 HORSESHOE BEND RD SHARPSBURG MD 21782	FREDERICK SEIBERT & ASSOCIATES	MONFORT CHARLES ANTON
GPT-22-061	Type 2 Grading Plan	Approved	02-Aug-22	GAVER MEADOWS - LOT 124	33 RAYMOND CROSSING FUNKSTOWN MD 21734	NVR, INC. T/A NV HOMES AND RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
GPT-22-062	Type 2 Grading Plan	Approved	02-Aug-22	GAVER MEADOWS - LOT 129	53 RAYMOND CROSSING FUNKSTOWN MD 21734	NVR, INC. T/A NV HOMES AND RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
GPT-22-063	Type 2 Grading Plan	Approved	15-Aug-22	GAVER MEADOWS - LOT 131	61 RAYMOND CROSSING FUNKSTOWN MD 21734	RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
GPT-22-064	Type 2 Grading Plan	Approved	15-Aug-22	GAVER MEADOWS - LOT 94	50 RAYMOND CROSSING FUNKSTOWN MD 21734	RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
GPT-22-065	Type 2 Grading Plan	Approved	16-Aug-22	GAVER MEADOWS - LOT 133	69 RAYMOND CROSSING FUNKSTOWN MD 21734	RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
GPT-22-066	Type 2 Grading Plan	Approved	24-Aug-22	GAVER MEADOWS - LOT 127	45 RAYMOND CROSSING FUNKSTOWN MD 21734	RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
GPT-22-067	Type 2 Grading Plan	Approved	24-Aug-22	GAVER MEADOWS - LOT 132	65 RAYMOND CROSSING FUNKSTOWN MD 21734	RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
GPT-22-068	Type 2 Grading Plan	Approved	24-Aug-22	GAVER MEADOWS - LOT 96	42 RAYMOND CROSSING FUNKSTOWN MD 21734	RYAN HOMES	DAVID C LYLES DEVELOPERS LLC

**Plan Review Projects Initialized - August 01, 2022 - August 31, 2022**

Permits Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
2022-04143	Entrance Permit	Pending	03-Aug-22	2 FAMILY DWELLING	S-21-028, 20550 & 20554 WOODBRIDGE DRIVE, LOT 1 & 2, LEFT AND RIGHT SIDE	BEN SHAOOL CONSTRUCTION, INC.	3 Praise Bapaz MD LLC
2022-04168	Entrance Permit	Pending	03-Aug-22	2 FAMILY DWELLING	S-21-028, 20556, 20564, 20560 WOODBRIDGE DRIVE, LOT 3, 4, 5, LEFT AND RIGHT SIDE	BEN SHAOOL CONSTRUCTION, INC.	3 Praise Bapaz MD LLC
2022-04198	Entrance Permit	Pending	04-Aug-22	STICK BUILT HOME	S-21-019 9863 RIPPLE DRIVE, LOT 50	RICHMOND AMERICAN HOMES OF MARYLAND, INC	FELIXS FOLLY LLC
2022-04331	Entrance Permit	Approved	12-Aug-22	STICK BUILT HOME	S-18-033 18215 PETWORTH CIRCLE, LOT 685	DAN RYAN BUILDERS INC	WESTFIELDS INVESTMENT LLC
2022-04348	Entrance Permit	Pending	12-Aug-22	STICK BUILT HOME	S-74-104 20412 TOWNSEND ROAD, LOT 5	OLIVER HOMES INC	WARD KATHERINE JEANNE WARD JOHN EUGENE
2022-04407	Entrance Permit	Pending	17-Aug-22	STICK BUILT HOME	LOR 1561 HOFFMASTER ROAD, LOT 169	DAN MOORE	HOUGH GREGORY A JR HOUGH AMBER N
2022-04464	Entrance Permit	Pending	19-Aug-22	STICK BUILT HOME	S-05-135 13325 LITTLE ANTIETAM ROAD, LOT 3	KENNY GARDNER	HICKS LAURIE MAGAW CHRISTOPHER
2022-04552	Entrance Permit	Pending	25-Aug-22	COMMERCIAL	SP-22-027 11159 HOPEWELL ROAD		HOPEWELL ROAD LLC
2022-04554	Entrance Permit	Pending	25-Aug-22	COMMERCIAL	SP-22-027 11159 HOPEWELL ROAD		HOPEWELL ROAD LLC
2022-04546	Entrance Permit	Review	25-Aug-22	STICK BUILT HOME	3708 HARPERS FERRY ROAD SHARPSBURG, MD 21782		KALBFLESH SHERRY A
2022-04379	Floodplain Permit	Approved	16-Aug-22	FLOODPLAIN	11901 GREENCASTLE PIKE		BOWMAN 2000 LLC
2022-04674	Floodplain Permit	Review	31-Aug-22	FLOODPLAIN	3708 HARPERS FERRY ROAD, LOT 2		KALBFLESH SHERRY A
2022-04108	Grading Permit	Pending	01-Aug-22	EDUCATIONAL	S-21-034 17525 KELLETT ROAD		ST JAMES SCHOOL TRUSTEES OF 17641 COLLEGE RD
2022-04115	Grading Permit	Approved	01-Aug-22	STICK BUILT HOME	S-13-008 15211 FALLING WATERS ROAD, LOT 2	OLIVER HOMES INC	BRIDENDOLPH ADAM
2022-04144	Grading Permit	Pending	03-Aug-22	2 FAMILY DWELLING	S-21-028, 20550 WOODBRIDGE DRIVE, LOT 1, LEFT AND RIGHT SIDE	BEN SHAOOL CONSTRUCTION, INC.	3 Praise Bapaz MD LLC
2022-04161	Grading Permit	Pending	03-Aug-22	2 FAMILY DWELLING	S-21-028, 20554 WOODBRIDGE DRIVE, LOT 2, LEFT AND RIGHT SIDE	BEN SHAOOL CONSTRUCTION, INC.	3 Praise Bapaz MD LLC
2022-04169	Grading Permit	Pending	03-Aug-22		S-21-028, 20556 WOODBRIDGE DRIVE, LOT 3, LEFT AND RIGHT SIDE	BEN SHAOOL CONSTRUCTION, INC.	3 Praise Bapaz MD LLC
2022-04176	Grading Permit	Pending	03-Aug-22	2 FAMILY DWELLING	20564 WOODBRIDGE DRIVE, LOT 4	BEN SHAOOL CONSTRUCTION, INC.	3 Praise Bapaz MD LLC
2022-04184	Grading Permit	Pending	03-Aug-22	2 FAMILY DWELLING	S-21-028 20560 WOODBRIDGE DRIVE, LOT 5	BEN SHAOOL CONSTRUCTION, INC.	3 Praise Bapaz MD LLC
2022-04199	Grading Permit	Pending	04-Aug-22	STICK BUILT HOME	S-21-019 9863 RIPPLE DRIVE, LOT 50	RICHMOND AMERICAN HOMES OF MARYLAND, INC	FELIXS FOLLY LLC
2022-04291	Grading Permit	Pending	10-Aug-22	STICK BUILT HOME	LOR 114 SOARING EAGLE LANE		BURTNER MEGAN LEIGH BURTNER JACOB KELBY
2022-04332	Grading Permit	Approved	12-Aug-22	STICK BUILT HOME	S-18-033 18215 PETWORTH CIRCLE, LOT 685	DAN RYAN BUILDERS INC	WESTFIELDS INVESTMENT LLC
2022-04349	Grading Permit	Pending	12-Aug-22	STICK BUILT HOME	S-74-104 20412 TOWNSEND ROAD, LOT 5	OLIVER HOMES INC	WARD KATHERINE JEANNE WARD JOHN EUGENE
2022-04351	Grading Permit	Approved	12-Aug-22	STICK BUILT HOME	61 RAYMOND CROSSING, LOT 131	NVR, INC. T/A NV HOMES AND RYAN HOMES	DAVID C LYLES DEVELOPERS LLC C/O DAVID C LYLES

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Permits Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
2022-04352	Grading Permit	Approved	12-Aug-22	STICK BUILT HOME	50 RAYMOND CROSSING, LOT 94	NVR, INC. T/A NV HOMES AND RYAN HOMES	DAVID C LYLES DEVELOPERS LLC C/O DAVID C LYLES
2022-04389	Grading Permit	Approved	16-Aug-22	STICK BUILT HOME	69 RAYMOND CROSSING, LOT 133	NVR, INC. T/A NV HOMES AND RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
2022-04397	Grading Permit	Approved	16-Aug-22	COMMERCIAL	SP-22-001 11831 HOPEWELL ROAD		PAVESTONE LLC C/O QUIKRETE COMPANIES INC
2022-04408	Grading Permit	Pending	17-Aug-22	STICK BUILT HOME	LOR 1561 HOFFMASTER ROAD, LOT 169	DAN MOORE	HOUGH GREGORY A JR HOUGH AMBER N
2022-04465	Grading Permit	Pending	19-Aug-22	STICK BUILT HOME	S-05-135 13325 LITTLE ANTIETAM ROAD, LOT 3	KENNY GARDNER	HICKS LAURIE MAGAW CHRISTOPHER
2022-04514	Grading Permit	Approved	24-Aug-22	STICK BUILT HOME	65 RAYMOND CROSSING, LOT 132	NVR, INC. T/A NV HOMES AND RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
2022-04517	Grading Permit	Pending	24-Aug-22	STICK BUILT HOME	45 RAYMOND CROSSING, LOT 127	NVR, INC. T/A NV HOMES AND RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
2022-04525	Grading Permit	Pending	24-Aug-22	STICK BUILT HOME	42 RAYMOND CROSSING, LOT 96	NVR, INC. T/A NV HOMES AND RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
2022-04531	Grading Permit	Pending	24-Aug-22	STICK BUILT HOME	SI-94-21 4832 TOYER ROAD		YOUNG JOSEPH PATRICK
2022-04548	Grading Permit	Pending	25-Aug-22	STICK BUILT HOME	S-06-115 1044 HARPERS FERRY ROAD, LOT 6	PAUL & MELANI HARMON	BARRIE SEAN BARRIE JENNIFER
2022-04553	Grading Permit	Pending	25-Aug-22	COMMERCIAL	SP-22-027 11159 HOPEWELL ROAD		HOPEWELL ROAD LLC
2022-04643	Grading Permit	Review	30-Aug-22	CHRISTOPHER KETLER	S-06-049 23434 FOXVILLE ROAD, LOT 1		KETLER CHRISTOPHER KETLER REBECCA LYNN
2022-04557	Grading Permit	Approved	25-Aug-22	PA SR 0163/I-81 SOUTH RAMP INTERSECTION IMPROVEMENTS	14704 CITICORP DRIVE HAGERSTOWN, MD 21742		WASH CO COMMISSIONERS BOARD OF
2022-04292	Grading Permit	Review	10-Aug-22	CBOCS #434 - HAGERSTOWN ADA PARKING MAINTENANCE	PSP-99-001 18214 COLONEL HENRY K DOUGLAS DRIVE, LOT 1		CBOCS INC
2022-04532	Grading Permit	Review	24-Aug-22	IMPROVEMENT ON WEST OAK RIDGE DRIVE AT MD 65 & MD 632	55 WE OAK RIDGE DRIVE HAGERSTOWN, MD 21740		HAGERSTOWN INDUSTRIAL PROPERTIES L
2022-04107	Non-Residential Addition-Alteration Permit	Review	01-Aug-22	EDUCATIONAL	S-21-034 17525 KELLETT ROAD		ST JAMES SCHOOL TRUSTEES OF 17641 COLLEGE RD
2022-04234	Non-Residential Addition-Alteration Permit	Review	05-Aug-22	CELL TOWER	LOR 19626 NEEDY'S LANE		MANILLA ANTHONY CHRISTOPHER 19222 JAMESTOWN DRIVE
2022-04367	Non-Residential Addition-Alteration Permit	Approved	15-Aug-22	COMMERCIAL	SP-22-001 11831 HOPEWELL ROAD, LOT 1	MYERS BUILDING SYSTEMS, INC.	PAVESTONE LLC C/O QUIKRETE COMPANIES INC
2022-04200	Non-Residential Demolition Permit	Approved	04-Aug-22	CUSHWA FARM WAREHOUSE	11159 HOPEWELL ROAD HAGERSTOWN, MD 21740		HOPEWELL ROAD LLC
2022-04551	Non-Residential New Construction Permit	Review	25-Aug-22	COMMERCIAL	SP-22-027 11159 HOPEWELL ROAD	MORGAN GICK MCBEATH ASSOC., PC	HOPEWELL ROAD LLC

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Permits Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
2022-02238.R01	Revision	Review	11-Aug-22	COMMERCIAL	SP-22-016 16730 NATIONAL PIKE, BUILDING 1	FREDERICK SEIBERT & ASSOCIATES	NP NATIONAL PIKE OGISTICS I LLC
2022-04312	Utility Permit	Pending Information	11-Aug-22	DRI/TCC DOWNSVILLE I, LLC	10440 DOWNSVILLE PIKE		
2022-04315	Utility Permit	Approved	11-Aug-22	VERIZON	1 OAK RIDGE DRIVE		BOWMAN GROUP LLP THE
2022-04636	Utility Permit	Review	30-Aug-22		16113 WISHARD ROAD		TURNER BRETT SAMUEL TURNER KELLY MARIE
2022-04667	Utility Permit	Review	31-Aug-22		22003 HOLIDAY DRIVE	CITY OF HAGERSTOWN (WATER DEPT)	GOMEZ ROGELIO A
2022-04670	Utility Permit	Review	31-Aug-22		22016 HOLIDAY DRIVE	CITY OF HAGERSTOWN (WATER DEPT)	ALEXANDER ALLEN L & SANDRA A
2022-04671	Utility Permit	Review	31-Aug-22		13202 ONYX DRIVE	CITY OF HAGERSTOWN (WATER DEPT)	FARLEY JAMES R FARLEY LINDA K
2022-04675	Utility Permit	Review	31-Aug-22		19242 PARADISE MANOR DRIVE		VICARTE MAYER IRAK & TIAN JING
2022-04319	Utility Permit	Review	11-Aug-22	COLUMBIA GAS 11901 GREENCASTLE PIKE	16650 HALFWAY BOULEVARD	COLUMBIA GAS OF MARYLAND INC	
2022-04496	Utility Permit	Approved	23-Aug-22	POTOMAC EDISON	5113 PORTERSTOWN ROAD	POTOMAC EDISON	RAU JEFFREY W & RAU LAURA E W
2022-04502	Utility Permit	Approved	23-Aug-22	61720706 - WPC - GILARDI RD ROAD BORE	6573 GILARDI ROAD	POTOMAC EDISON	CRONISE DOUGLAS C & CRONISE KAREN E
2022-04441	Utility Permit	Approved	18-Aug-22		13853 IDEAL CIRCLE	COLUMBIA GAS OF MARYLAND INC	R LEE DOWNEY LLC
2022-04449	Utility Permit	Approved	19-Aug-22	POTOMAC EDISON	15620 BROADFORDING ROAD	POTOMAC EDISON	OAKS MARK A & CROSS SONJURAE M

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	Type	Total
<b>LandDev</b> <b>Total by Group:</b> <b>59</b>	APFO Road Adequacy	2
	Boonsboro Forest Conservation	1
	Boonsboro Forest Stand Delineation	1
	County Stormwater Concept Plan	5
	Forest Stand Delineation	5
	IMA	8
	Preliminary Consultation	1
	Preliminary-Final Plat	6
	PWA	1
	Site Plan	3
	Site Specific Grading Plan	2
	Standard Grading Plan	7
	Stormwater Standard Plan	6
	Subdivision Replat	3
	Type 2 Grading Plan	8
<b>Permits</b> <b>Total by Group:</b> <b>57</b>	Entrance Permit	10
	Floodplain Permit	2
	Grading Permit	27
	Non-Residential Addition-Alteration Permit	3
	Non-Residential Demolition Permit	1
	Non-Residential New Construction Permit	1
	Revision	1
	Utility Permit	12
<b>Total</b>		<b>116</b>