Washington County MARYLAND
DEPARTMENT OF PLANNING & ZONING
PLANNING | ZONING | LAND PRESERVATION | FOREST CONSERVATION | GIS

REVISED AGENDA
WASHINGTON COUNTY PLANNING COMMISSION
100 W Washington Street, Room 2000
December 7, 2026, 6:00 PM

CALL TO ORDER AND ROLL CALL

NEW BUSINESS

MINUTES

1. October 8, 2026 Planning Commission workshop minutes* ***Discussion/Action***
2. November 2, 2026 Planning Commission regular meeting minutes * ***Discussion/Action***
3. November 13, 2026 Planning Commission workshop minutes * ***Discussion/Action***

SITE PLANS

1. **Sheetz – Showalter Road – Misty Wagner-Grillo** * ***Discussion/Action***
   Proposed convenience store/gas station with auto and diesel fueling islands; Location: 14076 Warthog Way; Zoning: HI – Highway Interchange
2. **AG Drivelines LLC - Misty Wagner-Grillo** * ***Discussion/Action***
   Proposed building addition of 7,151 sq. ft. for machine shop and retail sales; Location: 13705 Railroad Street, Maugansville; Zoning: BG – Business General with Airport overlay

OTHER BUSINESS

1. **Water and Sewerage Plan Update – Jennifer Kinzer (Introduction)** ***Information/Discussion***
   Presentation by Rhiannon Miller with RK&K
2. **Discussion with Board of Zoning Appeals – Alyssa Sabetto** ***Information/Discussion***
3. **Update of Projects Initialized – Jennifer Kinzer** * ***Information/Discussion***
4. **Director's Report – Alyssa Sabetto** * ***Information/Discussion***

ADJOURNMENT

UPCOMING MEETINGS

1. January 4, 2027, 6:00 p.m, - Washington County Planning Commission regular meeting
2. January 21, 2027, 1 to 3 p.m. – Washington County Planning Commission workshop meeting

*attachments

Disclaimer: Copies of plans contained in this packet do not necessarily reflect the complete plan submission received by our office. The number of pages per plan may be reduced to accommodate size limitations of our website. Complete plans may be viewed in our offices by calling for an appointment.

The Planning Commission reserves the right to vary the order in which the cases are called. Individuals requiring special accommodations are required to contact the Washington County Planning Department at 240-313-2430 to make arrangements no later than 10 working days prior to the meeting. Notice is given that the Planning Commission agenda may be amended at any time up to and including the Planning Commission meeting.

WASHINGTON COUNTY PLANNING COMMISSION
WORKSHOP MEETING
October 8, 2026

The Washington County Planning Commission held a workshop meeting on Thursday, October 8, 2026 at 2:00 p.m. at the Washington County Administrative Complex, 100 W. Washington Street, Room 2000, Hagerstown, MD.

CALL TO ORDER AND ROLL CALL

The Chairman called the meeting to order at 2:00 p.m.

Planning Commission members present were: Jeff Semler, Chairman, Jay Miller, Vice-Chairman, Laura Lane-Unsworth, BJ Goetz, and Terrie Shank, Staff members present were: Washington County Department of Planning & Zoning: Alyssa Sabetto, Director; Jennifer Kinzer, Deputy Director; Travis Allen, Senior Planner; Kyla Shingleton, Comprehensive Planner; and Meghan Jenkins, GIS Coordinator.

Guest Speakers: David Kline, Potomac Edison; Nancy Hausrath, City of Hagerstown Utilities Department; and Quentin Clapper, Planning Director, Franklin County, PA.

WORKSHOP TOPIC: ***Data Center Information Gathering and Discussion***

Potomac Edison Presentation

Mr. David Kline, Manager of Local Affairs for Potomac Edison/First Energy in Maryland stated that data center developers need three things: connectivity to the web, water and electricity. Generally, data centers are 50 watts or above (typically 100 to 200 watts). Mr. Kline discussed the process Potomac Edison uses when approached by developers for large load projects such as data centers. The project's location is the first step in the process. If the proposed location is conceivable for a data center, the next step would be a detailed load study which can take up to one year to complete. The study will help to determine if there is capacity on the lines, capacity on the grid, and generation capabilities. If the study is favorable, the next step is a preconstruction agreement.

Mr. Kline discussed the de-regulation process that occurred in 1999 which also divested transmission lines; transmission lines can be built by other power companies. Therefore, transmission lines may or may not be owned by Potomac Edison. Potomac Edison is now a distribution company that brings electricity to homes and businesses. Since deregulation, generation is controlled by PJM through a bidding process. There was a brief discussion regarding an increase in the general public's electricity costs when a data center is developed. Mr. Kline noted that typically the increase is in the generation rate; however, there could also be a slight increase in the transmission rate as well.

City of Hagerstown Utilities Department

Ms. Nancy Hausrath from the City of Hagerstown distributed a power point presentation. She briefly reviewed the process used by the City when approached by a developer. The first consideration is the location of the proposed project. The City is committed to serving the municipal limits and Medium Range Growth Area of the county. If the proposed project is outside these areas, other considerations are given. The City also considers the following: consistency with City Code and City Policy; location and capacity of infrastructure; needed upgrades to infrastructure; demand created by the proposed use; impact to existing customers; and fire flow requirements.

Ms. Hausrath stated that considerations must also be given to the impact on wastewater operations including the discharge volume, discharge quality, chemicals used for operations, etc. She noted that the State of Maryland capped the wastewater plants in the mid-1990s. The City will be awarding a contract later this month for the upgrade of the wastewater treatment plant to bring it up to date with today's technology.

Discussion: Mr. Miller asked what the capacity of the water plant is currently. Ms. Hausrath stated the current design capacity is 20 mgd (million gallons/day) with a current usage of approximately 11 to 11.5 million per day; the appropriation permit through the State of Maryland is currently 15 mgd. Current estimates of water usage for a data center range from 0.5 million to 3 million per day. Ms. Hausrath discussed the process for increasing appropriation citing maximum peaking factors as one of the main considerations. Ms. Kinzer asked what type of wastewater by-products data centers produce and discharge into the stream. Ms. Hausrath stated it is similar to the by-products released from the chillers used by the Hospital. A pretreatment permit would be required.

Franklin County, PA Planning

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Mr. Clapper stated that Franklin County recently amended its Subdivision Land Ordinance and shared information gathered during this process. He presented a power point presentation and began by discussing why the need for data centers is increasing. Defining data centers and the various scale and purposes of each were briefly discussed. Other topics discussed were: power constraints, water use and discharge, noise, and planning and regulatory considerations.

Mr. Clapper noted there are various types of cooling systems used in data centers, such as closed loop systems versus evaporation systems. Dry cooling techniques are being explored as well. The goal is to become as efficient as possible with new techniques being tested. Mr. Clapper also discussed noise considerations, decommissioning of facilities, setback and land use regulations, air quality and emissions.

Mr. Clapper expressed his opinion that an industrialized area is the most appropriate location for data centers if the infrastructure can accommodate the use. He also believes there is merit in defining the size and scale of a data center and where they should be located as a principal permitted use.

Franklin County researched other jurisdictions' models and policies, such as Chester County, York County, Tri-County Regional Planning, and Cumberland County. He noted that the Penn State Extension has developed videos related to water and power usage, which were very informative. Mr. Clapper briefly reviewed changes and recommendations included in the Franklin County Subdivision Land Ordinance to alleviate some of the impacts on water and energy resources.

Citizen Comment

Ms. Keely Neubauer, 11211 Kemps Mill Road, Williamsport – Ms. Newbauer expressed her concerns regarding the consequences of allowing data centers and cited such issues as noise pollution, setbacks from residential properties, impacts on water and electricity, etc. She is concerned that the data centers will miscalculate their water usage making the County exceed its allocation levels and begin digging wells that will affect groundwater levels and impact citizens.

Mr. Goetz explained that the Planning Commission has been tasked by the BOCC to gather information, evaluate that information, and provide feedback and findings to the Board. Availability of public utilities will control development. The Commission does not control water allocation, the digging of wells, or the provision of electricity for development.

ADJOURNMENT

Mr. Miller made a motion to adjourn the meeting at 4:00 p.m. The motion was seconded by Mr. Goetz and so ordered by the Chairman.

Respectfully submitted,

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Jeff Semler, Chairman

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WASHINGTON COUNTY PLANNING COMMISSION
REZONING PUBLIC INPUT AND REGULAR MEETING
November 2, 2026

The Washington County Planning Commission held a rezoning public input meeting and its regular monthly meeting on Monday, November 2, 2026 at 6:00 p.m. at the Washington County Administrative Complex, 100 W. Washington Street, Room 2000, Hagerstown, MD.

CALL TO ORDER AND ROLL CALL

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

Planning Commission members present were: Jeff Semler, Chairman, Jay Miller, Vice-Chairman, Laura Lane-Unsworth, BJ Goetz, Terrie Shank, Doug Wright, Jr. and Ex-officio County Commissioner Randy Wagner. Staff members present were: Washington County Department of Planning & Zoning: Alyssa Sabetto, Director; Jennifer Kinzer, Deputy Director; Travis Allen, Senior Planner; Kyla Shingleton, Comprehensive Planner; Misty Wagner-Grillo, Planners; Meghan Jenkins, GIS Coordinator and staff to the Historic District Commission; and Debra Eckard, Office Manager.

REZONING PUBLIC INPUT MEETING

Washington County Department of Planning & Zoning [RZ-26-005]

Staff Presentation

Ms. Shingleton presented a rezoning map amendment application to apply the Historic Preservation (HP) overlay on 2.80-acres of property located at 20245 Mt. Aetna Road. The property is zoned RT – Residential Transition. The main dwelling is a four-bay, two-story brick construction built between 1830 and 1850. There are also several outbuildings and a stone end barn with a date stone inscribed 1833. The HP overlay zone indicates the presence of a historical structure, site or district which has been or will be judged to be of significance to the heritage of Washington County. The overlay zone is also a mechanism to monitor and regulate building activities in the HP district. The HP overlay zone imposes additional guidelines during the construction or modification of new or existing structures on the property; it will not limit or modify the permitted uses of the underlying A(R) zone. Criteria for the establishment of the HP overlay zone are listed in Section 20.5 of the County's adopted Zoning Ordinance. Ms. Shingleton reviewed the criteria needed and the documentation provided by the applicants to support this request.

Applicant's Presentation

Ms. Jenkins stated that the County has applied for a subdivision on this property; five acres will be subdivided from the 200+ acre parcel. The HP overlay will ensure that the character of the property is retained and remains compatible with the park if the property is sold in the future. There are no immediate plans to sell the property. The property was listed on the National Register of Historic Places in 1976. The Historic District Commission supports the rezoning application.

Discussion and Comments: Mr. Miller asked the condition of the house. Ms. Jenkins stated there was a small fire on the second floor; however, the house is in good condition and could be fully restored. If the property is sold to a private citizen, the HP overlay would also allow the property owner to apply for tax credits to help defray costs involved with rehabilitation of the structures.

Motion and Vote: Mr. Miller made a motion to recommend, to the Board of County Commissioners, approval of the application of the HP overlay to property at 20245 Mt. Aetna Road. The motion was seconded by Mr. Goetz and unanimously approved with Commissioner Wagner abstaining from the vote.

The public input meeting was closed at 6:07 p.m.

NEW BUSINESS

MINUTES

Motion and Vote: Mr. Goetz made a motion to approve the minutes of the October 5, 2026 Planning Commission meeting as presented. The motion was seconded by Ms. Shank and unanimously approved.

DEVELOPMENT PLAN

Rosewood PUD Revised FDP (Revised Lot 19) [DP-26-001]

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Ms. Wagner-Grillo presented a revision to the Rosewood PUD located along the north side of Robinwood Drive east of Mt. Aetna Road. The property is zoned RS/PUD – Residential Suburban with a Planned Unit Development overlay. The developer is proposing to place three townhomes on existing Lot 19 which is 0.35 acres and was originally proposed to be an overflow parking area for Varsity Professional Center. A preliminary subdivision plat will be required after the revised development plan is approved. All agency approvals have been received.

Motion and Vote: Mr. Miller made a motion to approve the revised development plan as presented. The motion was seconded by Ms. Lane-Unsworth and unanimously approved.

PRELIMINARY SITE PLAN

Bowman Halfway – Lot 6 [PSP-26-001]

Ms. Wagner-Grillo presented a preliminary site plan for proposed Lot 6 situated at the southeast corner of Halfway Boulevard Extended and Greencastle Pike. The parcel is 7.78-acres in size and is currently zoned HI – Highway Interchange. The applicant is proposing to subdivide Lot 6 for a truck terminal to be used as an overflow empty box trailer parking storage area. There will be no employees on the site except during transport of trailers. Hours of operation will be Monday thru Friday, 7 am to 6 pm. No signage or lighting is proposed. Storm water management will consist of onsite bioretention and micro-bioretention areas and a submerged gravel wetland. Forest conservation is proposed onsite as well as offsite easement areas. Approval is pending from the State Highway Administration; all other agency approvals have been received.

- **Forest Conservation**

Mr. Allen presented a request to establish an offsite forest easement to satisfy the majority of the planting requirement for this development. The total planting requirement is 2.9-acres resulting from a subdivision of 7.78-acres. The entire site outside of the floodplain area is proposed for development. Utilities and storm water management facilities will occupy any potential land that could be used outside the development area. The developer is proposing .40 acres of onsite retention in the floodplain; the offsite location is within the same watershed approximately 1.5 miles from the site.

Motion and Vote: Mr. Miller made a motion to approve Forest Conservation as presented. The motion was seconded by Ms. Lane-Unsworth and unanimously approved.

Motion and Vote: Mr. Goetz made a motion to approve the preliminary site plan as presented. The motion was seconded by Ms. Lane-Unsworth and unanimously approved.

FOREST CONSERVATION

Church of Jesus Christ of Latter Day Saints [SP-25-014]

Mr. Allen presented two requests to meet forest conservation requirements for property located at 1253 Mt. Aetna Road. The applicant is requesting to use the payment-in-lieu option to satisfy .08-acre of planting requirement for the church building addition and parking lot expansion and to remove two specimen trees. Mr. Allen stated that the .08-acre planting requirement is not feasible to be satisfied by any other form of mitigation. An easement of that size would not be viable in the long term. If the specimen trees were not part of the request, this project would be eligible for express procedure. One of the specimen trees is already dead and there is no other place on the site to move the parking lot due to the limited size of the parcel. Street parking at this location is not easily accessible. Tree plantings will be included as part of the proposed landscaping for the project. Existing and proposed storm water management will help mitigate the water quality impacts.

Motion and Vote: Commissioner Wagner made a motion to approve the forest conservation requests as presented. The motion was seconded by Mr. Miller and unanimously approved.

Saint James School Dormitory Pond Revision [SP-26-008]

Mr. Allen presented two requests to meet forest conservation requirements for property located at 17632 College Road. The applicant is requesting to use the payment-in-lieu option to satisfy .03-acre of planting requirement and to remove one specimen tree. Mr. Allen stated that the .03-acre planting requirement is not feasible to be satisfied by any other form of mitigation. An easement of that size would not be viable in the long term. If the specimen trees were not part of the request, this project would be eligible for express procedure. This project is part of a revised site plan which was previously approved in 2024 with the removal of four specimen trees. The applicant is retaining one specimen tree that was previously approved for removal and requesting the removal of a different specimen tree. The trees numbered 1, 2,

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7, 8 and 9 on the Forest Stand Delineation will remain on site; trees numbered 3, 5 and 6 will be removed. Existing and proposed storm water management will help mitigate the water quality impacts.

Motion and Vote: Mr. Wright made a motion to approve the forest conservation requests as presented. The motion was seconded by Mr. Miller and unanimously approved.

Vinny's Towing & Recovery [GP-25-025]

Mr. Allen presented a request associated with a grading plan and forest conservation plan for property located at 19530 Beaver Creek Road. The applicant is requesting the relocation of three existing onsite forest easements and to establish an offsite easement to satisfy the entire planting requirement from clearing all forest on the subject site. The applicant is also requesting the removal of one specimen tree. The three easement areas totaling 3.27-acres were established as part of site plans approved in 2018 and 2021. This grading plan is for a multi-phase expansion for future commercial development. An 8.92-acre total planting requirement would result from disturbance of the entire parcel area.

Staff performed an analysis of this request, which is a mass grading plan for future expansion of the existing business, with development occurring in four separate phases. Essentially, the developer is proposing to remove all forest at this time so the parcel is unencumbered for future development. The proposed offsite easement is located quite a distance from the site and is in a different watershed where there are minimal development pressures.

Staff recommends reconfiguring the existing forest easements on site with each phase. Mr. Allen noted that development in the future is not guaranteed. Removing all easements now is premature especially when development may or may not occur in the future. He noted that the site is bordered by numerous residential properties that would benefit from the forested screening provided now. Aerial imagery shows that the developer may have already exceeded the limits of clearing allowed on the 2021 site plan potentially impacting one of the forest easements onsite.

The specimen tree proposed for removal is located in the central part of the site; however, it does not appear it would be disturbed until Phase 3 of the development. Mr. Travis gave an example of a recent site that was reconfigured around existing forest easements so only a small portion of the easement had to be relocated.

Staff Recommendation: Staff does not recommend approval of the current plan because it does not meet the current intent of the Forest Conservation Ordinance. Staff further recommends that the scope of the grading plan and forest conservation plan be limited to Phase I of the development and that the existing easement be reconfigured onsite, if necessary, with each phase of development.

Applicant's Justification

Mr. Adam Hager of Frederick, Seibert & Associates, the applicant's consultant, and Mr. Vince Flook, applicant/developer, were present. Mr. Hager stated that the Washington County Engineering Department and Soil Conservation District requested that the grading plan be split into different phases due to the size of the site (18.76 acres). There is only one specimen tree on the entire site; and, in his opinion, the forest is mediocre. Since purchasing the property, it has always been the intent of the developer to develop the entire site. Starting with the initial phase, the idea was to vacate the forest easement by moving it offsite or making the payment-in-lieu. Mr. Hager explained that the forest easement would be located on a friend's farm.

Discussion: Mr. Miller asked the timeframe from Phase I to completion of the development. Mr. Hager stated that Phase I was completed as part of the original site plan in 2021. Due to a misunderstanding by the general contractor, part of the storm water management requirements changed, therefore, the grading plan had to be revised. The current plan showing Phase I is to address the storm water management error created by the contractor. A site plan will be required for future phases. Mr. Hager believes it will be 2029 before the rest of the buildings will be started.

Mr. Allen and Ms. Sabetto reiterated that the forest easements are intended to be permanent and should be considered when planning for future development. Mr. Hager stated the developer is hesitant to put another easement onsite because his plans could change and another easement would preclude him from developing the property as he wishes. Ms. Sabetto expressed concern that extinguishing a permanent easement sets a precedent for future developers. Mr. Allen noted again that easements can be reconfigured and may only displace a small portion of the easement without eliminating the entire easement area. Mr. Hager cited other instances where permanent easements were eliminated and expressed his opinion that it is unfair to require this developer to maintain the easement onsite.

Staff recognizes the fact that other permanent easements have been eliminated, which has set poor examples; however, Staff strongly recommends against continuing these trends and further encouraging

developers to request elimination of onsite permanent easements. Staff does not want to stop development but to find compromise when considering forest conservation requirements.

Mr. Wright expressed his concern with clearing the entire parcel and then development doesn't occur. Mr. Goetz asked if the developer were to sell the site because development does not occur, would the new property owner with a new development proposal be responsible for forest mitigation. Mr. Allen noted that if forest mitigation for the entire site is decided now, no further mitigation would be required on that site.

Motion and Vote: Ms. Lane-Unsworth made a motion to table this request until December. The motion died for lack of a second.

Motion and Vote: Mr. Miller made a motion to approve the request to remove the onsite forest easement to an offsite location. The motion was seconded by Mr. Wright and unanimously approve.

Update of Projects Initialized

Ms. Kinzer provided a written report for land development plan review projects initialized during the month of September including 1 site plan and 5 simplified plats.

Director's Report

Ms. Sabetto reported that Joe Kroboth from Loudoun County made a presentation at the Greater Hagerstown Committee's meeting and would be available to attend a workshop with the Planning Commission at a future date. She encouraged members to listen to the presentation and to read the power point provided at that meeting.

There was a brief discussion regarding speakers for the next workshop meeting scheduled for November 13th.

Recognition

Mr. Semler recognized Commissioner Wagner for his past eight years of service on the Planning Commission.

ADJOURNMENT

Mr. Miller made a motion to adjourn the meeting at 7:15 p.m. The motion was seconded by Mr. Goetz and so ordered by the Chairman.

UPCOMING MEETINGS

1. November 13, 2026, 1:00 to 3:00 p.m. - Washington County Planning Commission workshop meeting
2. December 7, 2026, 6:00 p.m. – Washington County Planning Commission regular meeting

Respectfully submitted,

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Jeff Semler, Chairman

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WASHINGTON COUNTY PLANNING COMMISSION
WORKSHOP MEETING
November 13, 2026

The Washington County Planning Commission held a workshop meeting on Friday, November 13, 2026 at 1:00 p.m. at the Washington County Administrative Complex, 100 W. Washington Street, Room 2000, Hagerstown, MD.

CALL TO ORDER AND ROLL CALL

The Chairman called the meeting to order at 1:00 p.m.

Planning Commission members present were: Jeff Semler, Chairman, Jay Miller, Vice-Chairman, Laura Lane-Unsworth, Doug Wright, BJ Goetz, and Terrie Shank. Staff members present were: Washington County Department of Planning & Zoning: Alyssa Sabetto, Director; Jennifer Kinzer, Deputy Director; Travis Allen, Senior Planner; Kyla Shingleton, Comprehensive Planner; Meghan Jenkins, GIS Coordinator; Sam Hanks, GIS Analyst; and Debra Eckard, Office Manager.

Guest Speakers: Kelly Schulz, Maryland Tech Council and Heather Urwiller, Prince George's County Planning Department.

WORKSHOP TOPIC: Data Center Information Gathering and Discussion

Maryland Tech Council

Ms. Schulz, CEO of the Maryland Tech Council, distributed and presented a power point presentation. She gave a brief overview of the Tech Council's function and responsibilities. The presentation started with Ms. Schulz discussing the demand for data centers due to the explosive growth in digital commerce, cybersecurity and scientific research and development. It was noted that not all data center demand is driven by AI; in fact, there has been a 63% increase of non-AI data center workloads. Ms. Schulz stated, "In the next five years, consumers and businesses will generate twice as much data as all the data created in the past ten years." Data that is being utilized and stored right now is considered "critical infrastructure", such as 911 emergencies.

An economic impact study was recently developed by the Sage Policy Group for a proposed 660,000 sq. ft. data center project in Washington County. The results of this proposed data center assumes annexation into the City of Hagerstown. Ms. Schulz explained several benefits realized for the county within the study such as: 4,000 direct and indirect jobs created during construction; $791 million in statewide economic activity; and 256 permanent direct and indirect jobs when the data center becomes operational. She explained direct and indirect jobs. Once operational, the 660,000 sq. ft. facility would generate $5.5 million in annual real property tax for the County and $7.1 million for the City of Hagerstown. This is the equivalent property tax revenue from more than 2,100 new median-priced homes.

Ms. Schulz discussed the difference between a warehouse and a data center in terms of tax benefits. In Washington County, a data center would generate $19.4 million more local and state tax revenue annually than a warehouse. This would support 145 police officer salaries, 165 firefighter salaries, and 140 teacher salaries.

The presentation next focused on water conservation. Many data centers on the East coast are using closed loop water systems. Advancements in technology are being adopted by many of the older data centers to make them more efficient in the conservation of water.

The presentation also discussed home values as they relate to the location of data centers in any given area. Ms. Schulz reported that Loudoun County, Virginia has the highest concentration of data centers on the planet. The median home price in Loudoun County from 2010-2024 rose 92%, faster than the state average of 73.9%. Loudoun County is in the top 2% of the US for median home prices ($775,457).

Ms. Schulz acknowledged that Washington County is a scenic, rural, agricultural area. She noted that Frederick County adopted a restriction within their ordinance that limits data centers to less than 1% of the county's total landmass. Developers are also required to put 5 acres of farmland for every 1 acre rezoned for data center development into permanent preservation. The county also restricts data centers from being constructed less than 500 feet from residential neighborhoods. Noise levels and reduction techniques were discussed.

Ms. Schulz stated that Maryland adopted legislation at the state-level in order to hold large load users to pay their "fair share" of utility costs. The Public Service Commission in conjunction with PJM has been tasked with issuing tariffs for large load users to keep residential retail electric customers from bearing the financial burden associated with these types of users.

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Prince George's County Planning Department

Ms. Heather Urwiller, Special Program Management Coordinator, MD Parks & Planning representing Prince George's County Planning Department gave a presentation on the research and case studies prepared by Prince George's County regarding data center development. Prince George's County created a task force of community leaders and stakeholders responsible for assessing impacts and opportunities that data centers can bring to communities. Ms. Urwiller explored the different types and scales of data centers focusing on the hyperscale centers (350,000 + sq. ft.) because these will have the biggest impact on a community. She explained the research that was completed and noted the task force also performed field and site visits.

Ms. Urwiller briefly explained the public engagement process used in Prince George's County in which they hired a consultant to help engage the community. Each meeting was set up with different stations for attendees to visit and 1) to discuss design and scale, 2) to discuss environmental and health impacts, and 3) to discuss questions and concerns not addressed during the first two stations. Citizens could also email comments to the task force. Following the public engagement meetings, staff categorized the information into basic themes to help guide the task force when making its recommendations.

Ms. Urwiller discussed the opportunities and challenges surrounding data centers, such as: economic development and tax base expansion; infrastructure capacity concerns; environmental impacts and resource consumption; land use compatibility and community character; and location and scale of data centers. She discussed the issues that need to be resolved as part of data center development; and, spoke briefly about noise and vibration and changes that need to be made because noise is regulated differently for industrial uses than for data centers.

Ms. Urwiller reviewed the 14 key policy recommendations made by the task force. A few of the recommendations are as follows: protect environmentally sensitive areas by restricting data center development; establish an overlay zone that incentivizes brownfield and other underperforming sites for data center development; require all data centers to undertake the special exception use process; require a sustainable operations plan with every special exception use; adopt flexible green design standards for data centers; increase setbacks and screening requirements near residential areas; amend noise ordinance to regulate data center generator testing; etc.

Ms. Urwiller briefly reviewed zoning options for regulations and considerations moving forward. It was noted that technology is constantly changing and becoming more efficient. She shared positive outcomes from Prince George's County, such as: education of the public on complex, rapidly evolving land use topics; a context sensitive approach to complex issues; and preliminary policy alternatives that reflect data-backed public input that can serve as a solid foundation for legislators to craft tight land use and zoning policies. She noted these outcomes may be different for each county.

Members briefly discussed how to engage citizens in the public input process. Ms. Sabetto announced that a new webpage was launched this week. Ms. Jenkins reviewed the webpage that includes dedicated areas specifying how the public can comment, ask questions, give feedback, etc. The page also includes a FAQ section, information regarding the Planning Commission workshops, our current timeline, etc.

ADJOURNMENT

Mr. Miller made a motion to adjourn the meeting at 3:27 p.m. The motion was seconded by Ms. Shank and so ordered by the Chairman.

Respectfully submitted,

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Jeff Semler, Chairman

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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.....:	Sheetz - Showalter Road
NUMBER.....:	SP-25-043
OWNER.....:	SHOWALTER FARM LLC
LOCATION.....:	14076 WARTHOG Way Hagerstown, MD 21742
DESCRIPTION.....:	This site plan is for the construction of a convenience store/gas station with auto and diesel fueling islands (Lot 2). Final Plat S-26-035 for Lot 2 has been submitted but not approved.
ZONING.....:	Highway Interchange Airport Overlay
COMP PLAN LU.....:	Industrial
PARCEL.....:	13016593
PLANNING SECTOR.....:	1
ELECTION DISTRICT.....:	13
TYPE.....:	Commercial
GROSS ACRES.....:	9.766
DWELLING UNITS.....:	
TOTAL LOTS.....:	1
DENSITY.....:	0 Units Per Acre
PLANNER.....:	Misty Wagner-Grillo
ENGINEER.....:	FREDERICK SEIBERT & ASSOCIATES
RECEIVED.....:	October 23, 2025

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

FLOOD ZONE.....:	No
WETLANDS.....:	No
WATERSHED.....:	Conococheague Creek
ENDANGERED SPECIES.....:	None
STEEP SLOPES.....:	No
STREAM BUFFER.....:	Yes
HISTORIC INVENTORY.....:	I471; I866
EASEMENTS PRESENT.....:	None

Staff Comments:

Not Applicable

WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING
747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

SITE DESIGN

Impervious Area Plan	Impervious Maximum Allowed	Open Space Area Planned
65.1	80	
Open Space Minimum Required	**Residential Amenity Plans**	**Solid Waste Disposal Plans**
		Onsite Dumpter
Materials Stored on Site	**Buffer Design Meets Requirements**	**Landscaping Meets Requirements**
	Yes	Yes
Lighting Plan Meets Requirements	**Pedestrian Access is Adequate**	**Bus Stop is Within Walking Distance**
Yes		
Loading Area Meets Requirements		
		Not Fast Track
Parking Spaces - Total Planned	**Parking Spaces - Per Dwelling Unit**	
45		
Parking Spaces - Minimum Required	**Recreational Parking Provided**	
35	No	

Proposed New Road Names

1 Warthog

ACCESS SPACING VARIANCE NEEDED: No

SCHOOL INFORMATION

	ELEMENTARY	MIDDLE	HIGH
SCHOOL DISTRICT	Maugansville	Western Heights	North Hagerstown
PUPIL YIELD			
CURRENT ENROLLMENT			
MAXIMUM CAPACITY			

PUBLIC FACILITIES INFORMATION

FIRE DISTRICT.....:	Maugansville
AMBULANCE DISTRICT.....:	MAUGANSVILLE

WATER & SEWER INFORMATION

	WATER	SEWER
METHOD.....:	City	County Line - City Treatment
SERVICE AREA.....:	City	County Line - City Treatment
PRIORITY.....:	3-Programmed Service	1-Existing Service
NEW HYDRANTS.....:		
GALLONS PER DAY SEWAGE...:		
PLANT INFO.....:		Hagerstown (City)

SITE PLAN

FOR

SHEETZ - SHOWALTER ROAD

SITUATED TO THE EAST OF INTERSTATE 81

& TO THE SOUTH OF SHOWALTER ROAD

WASHINGTON COUNTY, MARYLAND

APPROVALS

MD-ENG-6A 1/89 — USDA SCS

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 contractors 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

DISTURBED AREA QUANTITY

THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 21.5 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 1,020 CU. YDS. OF EXCAVATION AND APPROXIMATELY 13,960 CU. YDS. OF FILL.

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

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 addition 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 allocation remaining in other jurisdictions' facilities that may be granted to the County. This approval shall be valid for a period of TWO years.

SIGNATURE DATE

WASHINGTON COUNTY DIVISION OF ENGINEERING

APPROVED BY: _____

DATE: _____

OWNER / DEVELOPERS CERTIFICATION

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

GARY KILFEATHER — 10-20-26
PRINTED NAME — DATE
SIGNATURE

OWNER / DEVELOPERS 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)."

GARY KILFEATHER — 10-20-26
PRINTED NAME — DATE
SIGNATURE

ENGINEER / ARCHITECT 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.

10/27/2026 — 20945 — DATE — REG. NO. — SIGNATURE

CITY OF HAGERSTOWN UTILITIES DEPARTMENT WATER DIVISION

This approval is for the design and layout of the proposed water system improvements. All water system improvements shall be constructed to the standards in effect at the time of construction. This approval does not guarantee availability of water service. Water service is available subject to conformance with all policies and standards in effect at the time of application for service, payment of fees and approval of the water service application. The Water Division does not guarantee a specific water pressure or flow at any meter or fire hydrant. This approval is valid for a period of one year.

SIGNATURE DATE

SWM NARRATIVE

Introduction

This site plan is for the construction of a convenience store/gas station with auto and diesel fueling islands. The proposed site disturbed area is 9.8 acres, and the proposed impervious area is 6.38 acres. The project is located east of interstate 81 and south of Showalter Road in Hagerstown, Washington County, Maryland. The property being developed is identified as Parcel 53 within Tax Map 54 of Washington County, which is zoned Highway Interchange (HI) as determined by Washington County. However, this property will be subdivided prior to the start of this project as shown on the Showalter Commercial Park Lots 1-3 Preliminary Plat / Site Plan (PSP-25-004). The area being developed is shown as Lot 2 on the previously mentioned preliminary plat / site plan.

Past and Present Land Use

The site currently consists of 4 houses and detached garages, a barn, the remains of a house, and gravel and asphalt driveways. The current land cover is predominantly meadow and farm field. The Washington County Soil Survey shows 2 intermittent streams on the site that both drain to the MDSHA R/W along Interstate 81. Only one of these streams is within the limit of disturbance of this project, but neither stream requires a stream buffer because the drainage area(s) is less than 40 acres. There are areas of steep slopes/highly erodible soils within the limit of disturbance that will be stabilized during construction. There are no mapped floodplains and related buffers on the property. As mentioned in the introduction, this project is associated with the Showalter Commercial Park Lots 1-3 Preliminary Plat / Site Plan (PSP-25-004) and will be mass-graded as shown on the PSP prior to the construction of this project.

Site Drainage Description

The site currently has one (1) main watershed that drains in a westerly direction and ultimately discharges to an existing 42" RCP culvert that passes under the Interstate 81, Exit 10 off-ramp. There are currently 2 culverts within the MDSHA right-of-way that discharge drainage directly onto the site, and this drainage will be bypassed though the site.

Stormwater Management Requirements

Plans have been prepared in accordance with the Washington County Stormwater Management, Grading, Soil Erosion and Sediment Control Ordinance dated May 4th, 2010 and Maryland Stormwater Design Manual, Volumes I and II (October 2000, Revised 2009). The project must comply with both requirements.

The requirements under article 3, section 5.1 (Minimum SWM control requirements) must be followed. The planning techniques, nonstructural practices, and design methods contained in the design manual shall be used to implement the ESD to the MEP. Stormwater management plans shall be developed using ESD sizing criteria, recharge volume, water quality volume, and channel protection storage volume criteria from the design manual.

The runoff requirements for this project were regulated by the MDOT SHA Drainage Manual dated September 2023 as the site discharges directly to a culvert within the MDSHA Right-of-Way. Per table 4.4.1 of the document, the 100-year storm must be controlled due to discharging directly to an interstate culvert.

Post-Construction Stormwater Management

The post-construction stormwater management requirements were modeled as (1) watershed. The water quality (WQv) and Environmental Site Design (ESD) requirements for the site are shown in the table on page 5 of the SWM report. Micro-bioretention #2 per the Entrance & Utility Plan for Showalter Business Park (GP-13-034) currently provides 2,643 CF ESDv but must be removed as part of this plan. Adding this additional ESDv to the requirement for the new development brings **total ESDv required to 47,299 CF.** Three (3) bioretentions **will provide 55,796 cf ESDv for the site, which is more than the required 47,299 cf ESDv.**

Downstream Impact

The site will discharge to the same location (existing 42" RCP) as it currently does. The hydroCAD calculations were completed with the proposed facilities per the Showalter Commercial Park Lots 1-3 Preliminary Plat / Site Plan (PSP-25-004) included. There will be no adverse impacts to downstream properties, as the flow leaving the property will be controlled for the 2, 10, 25, 50, and 100-year storm events due to discharging directly to the culvert that passes under the interstate ramp.

ESD PRACTICES SUMMARY TABLE

CONSTRUCTION TYPE (NEW, REDEVELOPMENT, RESTORATION): **NEW**

NON-ESD PRACTICES (CHAPTER 3 - STRUCTURAL PRACTICES)

TYPE	DA TO STRUCTURE (AC.)	IMPERVIOUS DA TO STRUCTURE (DA)	ESDv (CF)	Pe ADDRESSED (IN)
BIORETENTION #1	1.78	1.24	15,847	2.60 (MAX)
BIORETENTION #2	1.81	1.50	11,379	2.18
BIORETENTION #3	5.73*	4.10*	28,570	1.98
INCLUDES UNDERGROUND SWM #1 WATERSHED				
QUANTITY-ONLY PRACTICES				
UNDERGROUND SWM #1 (ADS LANDMAX)	1.78	1.47	0	0

OWNER:
SHOWALTER FARM LLC
10228 GOVERNOR LANE BLVD, SUITE 3002
WILLIAMSPORT, MD 21795

ATTN: JEFF TEDERICK
EMAIL: jtedrick@dmbowman.com
PHONE: 301.582.1555

DEVELOPER:
SHEETZ, INC.
243 SHEETZ WAY
CLAYSBURG, PA 16625

ATTN: GARY KILFEATHER
EMAIL: gkilfeat@sheetz.com
PHONE: 703.615.8864

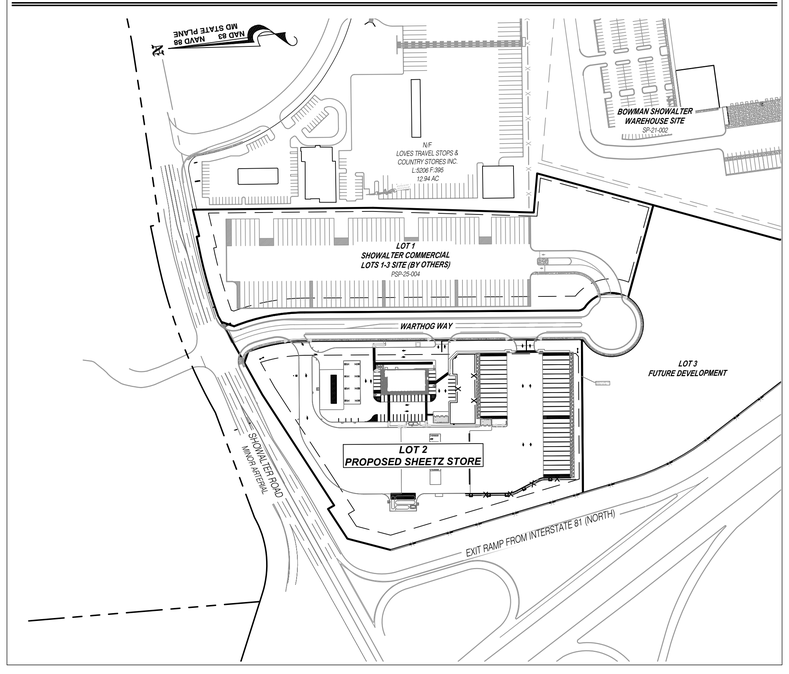
CIVIL ENGINEER / SURVEYOR:
FREDERICK SEIBERT & ASSOCIATES, INC
128 SOUTH POTOMAC STREET
HAGERSTOWN, MD 21740

PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
PHONE: 301.791.3650

LOCATION PLAN

SCALE: 1" = 200'

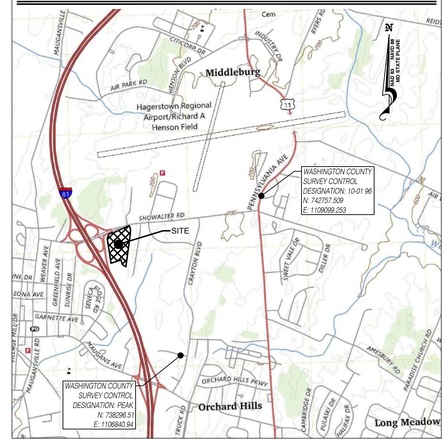
TAX MAP - GRID - PARCEL: 0024 - 0010 - 0503
PROPERTY ACCOUNT #13-016593



VICINITY MAP

SCALE: 1" = 2000'

ADC MAP 10, 7B
USGS MAPS (HAGERSTOWN)



SHEET INDEX

TYPE	NUMBER	TITLE
C-001	SHEET 01	COVER SHEET
C-002	SHEET 02	GENERAL NOTES
C-101	SHEET 03	EXISTING CONDITIONS
C-102	SHEET 04	SITE PLAN
C-103	SHEET 05	SITE PLAN - DETAILED BLOWUP
C-104	SHEET 06	EROSION & SEDIMENT CONTROL / GRADING PLAN - PHASE 1
C-105	SHEET 07	EROSION & SEDIMENT CONTROL / GRADING PLAN - PHASE 2
C-106	SHEET 08	EROSION & SEDIMENT CONTROL PLAN - PHASE 3
C-107	SHEET 09	OVERALL GRADING PLAN / KEY MAP - PHASE 3
C-108	SHEET 10	GRADING PLAN - DETAILED BLOWUP 'A' - PHASE 3
C-109	SHEET 11	GRADING PLAN - DETAILED BLOWUP 'B' - PHASE 3
C-110	SHEET 12	GRADING PLAN - DETAILED BLOWUP 'C' - PHASE 3
C-111	SHEET 13	UTILITY PLAN
C-112	SHEET 14	UTILITY PLAN - DETAILED BLOWUP
C-301	SHEET 15	STORMWATER MANAGEMENT PLAN & PROFILES - BIO 1 & U.G.
C-302	SHEET 16	STORMWATER MANAGEMENT PLAN - BIO 2 & 3
C-303	SHEET 17	STORMWATER MANAGEMENT PROFILES - BIO 2 & 3
C-304	SHEET 18	STORMWATER MANAGEMENT DETAILS
C-305	SHEET 19	STORMWATER MANAGEMENT NOTES
C-401	SHEET 20	CONSTRUCTION PROFILES - WATER & SEWER
C-402	SHEET 21	CONSTRUCTION PROFILES - STORM DRAINAGE
C-501	SHEET 22	CONSTRUCTION DETAILS - SITE
C-502	SHEET 23	CONSTRUCTION DETAILS - SHEETZ
C-503	SHEET 24	CONSTRUCTION DETAILS - SHEETZ
C-504	SHEET 25	CONSTRUCTION DETAILS - SHEETZ
C-505	SHEET 26	CONSTRUCTION DETAILS - SHEETZ
C-506	SHEET 27	CONSTRUCTION DETAILS - SHEETZ
C-507	SHEET 28	CONSTRUCTION DETAILS - SHEETZ
C-508	SHEET 29	CONSTRUCTION DETAILS - SHEETZ
C-509	SHEET 30	CONSTRUCTION DETAILS - SHEETZ
C-510	SHEET 31	CONSTRUCTION DETAILS - SHEETZ
C-511	SHEET 32	CONSTRUCTION DETAILS - EROSION & SEDIMENT CONTROL
C-512	SHEET 33	CONSTRUCTION DETAILS - EROSION & SEDIMENT CONTROL
C-513	SHEET 34	CONSTRUCTION DETAILS - WATER DETAILS AND NOTES
C-514	SHEET 35	CONSTRUCTION DETAILS - STORM DRAINAGE
L-101	SHEET 36	LANDSCAPE PLAN
L-501	SHEET 37	LANDSCAPE DETAILS & NOTES
BY OTHERS		
P-101	SHEET 38	LIGHTING PLAN (BY OTHERS)
P-501	SHEET 39	LIGHTING DETAILS (BY OTHERS)
P-502	SHEET 40	LIGHTING DETAILS (BY OTHERS)
P-503	SHEET 41	LIGHTING DETAILS (BY OTHERS)
P-102	SHEET 42	LIGHTING PLAN - ISOMETRIC (BY OTHERS)

MDSHA ACCESS PERMIT NUMBER: 26APWA005XX

Know what's below. Call before you dig.

STATE OF MARYLAND — DAVID W. TROSTLE — 21664 — REGISTERED PROFESSIONAL ENGINEER — 10/27/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of MARYLAND License # 21664
Expiration Date: 08-23-2027

FSA — FREDERICK SEIBERT & ASSOCIATES, INC
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740 (301) 791-3650
NEW BLOOMFIELD, PA 17068 (717) 582-8474
CARLISLE, PA 17013 (717) 249-0411
GREENCASTLE, PA 17225 (717) 597-3507
HAGERSTOWN, MD 21740 (301) 739-8866

MARK	DESCRIPTION	DATE
1	REVISED PER AGENCY COMMENTS	05.19.26

NOT APPROVED FOR CONSTRUCTION

SHEETZ - SHOWALTER ROAD
SITUATE EAST OF INTERSTATE 81
AND SOUTH OF SHOWALTER ROAD
WASHINGTON COUNTY, MARYLAND
SHEETZ, INC.
243 SHEETZ WAY - CLAYSBURG, PA 16625
ATTN: GARY KILFEATHER (703) 615-8864

PROJECT NO. 4331.3
DWN BY KODY WARD — DATE 08-19-2025
PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL: 0024 - 0010 - 0503
SCALE: AS SHOWN
SHEET TITLE: COVER SHEET

C-001
SHEET 01 OF 37

SP-25-043

P:\SHARED FOLDERS\PROJECTS\4300\4331.3 SHEETZ\CIVIL\SITE PLAN\4331.3 - 01-07 - COVER SHEET & VICINITY & LOCATION.DWG - 2026-10-27

GENERAL NOTES

1. Any damage to adjoining public roads, utilities, etc. during construction will be repaired in kind by the contractor.
2. No subsurface investigation has been performed by Frederick, Seibert and Associates, Inc. to determine ground water, rock, sinkholes or any other natural or man-made existing features. See geotech report by Hillis-Carnes Engineering Associates for sub-surface findings.
3. FSA, Inc. assumes no liability for the location of any above ground and below ground utilities. Existing utilities are shown from the best available information. Contractor to field verify location and depth of all above and below ground utilities prior to construction.
4. The contractor shall locate existing utilities in advance of construction operations in the vicinity of proposed utilities.
5. The contractor shall take all necessary precautions to protect the existing utilities and to maintain uninterrupted service. Any damage incurred due to the contractor's operation shall be repaired immediately at the contractor's expense. Contractor to use caution in areas where low hanging wires exist.
6. All utilities shall be cleared by a minimum of 1'-0". All utility poles shall be cleared by a minimum of 2'-0" or tunneled if required.
7. The Contractor shall notify the following utilities or agencies at least five (5) days before starting work shown on these drawings:

Miss Utility	1-800-257-7777
Potomac Edison	1-800-255-3443
Columbia Gas (New Business)	1-800-440-6111
Columbia Gas (Conflicts)	(301) 964-1065
Verizon	(301) 790-7124
Antietam Cable	(240) 420-2082
Washington County Soil Conservation District	(301) 797-6821
Washington County Department of Water Quality	(240) 313-2600
City of Hagerstown Utilities Department	(301) 739-8577 Ext. 681

8. The contractor shall be responsible for coordination of his construction with the construction of other contractors.
9. Site benchmarks shown on sheet C-101 and to be verified by FSA prior to the start of construction.
10. The contractor shall notify the Architect/Engineer, before construction, of any conflicts between the plans and actual field conditions.
11. The contractor shall protect all utilities and culvert pipes during construction by insuring proper cover, increasing cover, or constructing roadway and parking through base course before loading site with heavy vehicles.
12. Job site safety is the sole responsibility of the contractor. The Contractor shall perform all excavation in accordance with O.S.H.A. Regulations for trench safety.
13. The contractor shall perform his own field inspection and surveys (if necessary) to determine the limit of earthwork needed to complete this project. Any earthwork quantities that may be shown hereon are preliminary estimates only, and are intended for Soil Erosion Control plan review, if required. There has been no correction made to the earthwork quantities shown hereon due to the compaction of fill.
14. The contractor shall be aware that in the event of discrepancy between scaled and figured dimensions shown on the plan, the figured dimensions shall govern.
15. Sediment erosion control measures shall be installed per sediment erosion control plans, details and specifications.
16. Please refer to Geotechnical Report completed by Hillis-Carnes Engineering Associates dated 07-01-2024 for load bearing fills, etc.
17. The entire area included within the proposed limits of cut and fill shall be stripped of all root material, trash and other organic and otherwise objectionable, non-complying and unsuitable soils and materials.
18. It shall be distinctly understood that failure to mention specifically any work which would naturally be required to complete the project shall not relieve the contractor of his responsibility to complete such work.
19. All handicapped parking spaces shall be designed, ramped and signed to meet the minimum requirements of the Maryland Accessibility Code & ADA Standards for Accessible Design.
20. The existing site contours shown hereon are LIDAR 1' contours and field checked by FSA in August 2023. (Contour accuracy is to plus or minus one half the contour interval).
21. Limit of disturbed areas are to be the limit of property ownership, unless otherwise noted.
22. Exterior lighting will consist of building mounted lights and pole mounted lights as shown on the photometrics plans and utility plan.
23. The contractor shall provide MOSH safety assistance for City Utilities Department, Water and Wastewater Division Inspectors.
24. This project has a projected start date of September 2026 and a completion date of April 2027.
25. 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, MD.
26. Proposed SWM will consist of on-site bioretention facilities and underground SWM (ADS Landmax).
27. There are no parks, open space within or adjoining the tract.
28. All existing drainage culverts and drainage easements are to be maintained and unaltered.
29. There are no existing or proposed pumping stations in this development.
30. No outdoor storage of materials except for trailer parking is allowed on the site.
31. There are no floodplains, wetlands, steep slopes and related buffers, or habitat of threatened or endangered species identified by the U.S. Fish and Wildlife Service per 50 CFR 17 as required to be shown by section 314 of the subdivision ordinance and section 4.21 of the Zoning Ordinance.
32. The subject properties contains historic resources documented on the Washington County Historic Sites Inventory (WA-I-471, WA-I-472). The Design Guidelines for Historic Properties should be referenced prior to exterior work or property grading to ensure disturbance to the resources included in the inventory is limited. If demolition of any of the structures is pursued please reference the Guidelines regarding required documentation and procedures.

DIVISION OF ENGINEERING NOTES

1. In conformance with the Stormwater Management Ordinance of Washington County, a performance security and executed maintenance agreement shall be required from the developer prior to issuance of any building or grading permit for construction per these plans."
2. This project will require a third party qualified professional to be present at the preconstruction meeting. Construction inspection will be required for this project per the "Roadway and Stormwater Management Construction Verification Procedures" dated October 17, 2008.
3. 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.
4. Developer/Contractor shall contact the certifying engineer and the County at least 5 days prior to the start of construction of the stormwater management system to schedule and coordinate inspection time tables.
5. This development plan must comply with the current Washington County Stormwater Management, Grading, Soil Erosion and Sediment Control. Ordinance.
6. All grading for this project shall be the full responsibility of the property owner.
7. No permanent structures (e.g., fences, sheds, play equipment, retaining walls) shall be permitted within any stormwater or storm drainage easement on this property.

APFO ROAD AGREEMENT NOTE

1. As is permitted by the Washington County Adequate Public Facilities Ordinance, the Developer and the County have agreed to a mitigation plan to advance the adequacy of the roads serving the Development. Developer has entered into an APFO Roads Mitigation Agreement with the County and agreed to provide a road mitigation contribution in the amount of $35,400 prior to issuance of any permits for this project.

ZONING DATA

ZONING DISTRICT: HI - HIGHWAY INTERCHANGE

MINIMUM YARD SETBACK:

FRONT	40 FT.
*SIDE	10 FT.
*REAR	10 FT.

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

*EXCEPT WHERE THE PROPOSED USES OR BUILDING ABUT A LOT IN A RR, RT, RS, RU OR RM DISTRICT, OR ANY LOT OCCUPIED BY A DWELLING, THE SIDE AND REAR SETBACKS SHALL BE 100'

SITE DATA

TAX MAP - GRID - PARCEL	0024-0010-0503
ELECTION DISTRICT	13
ACCOUNT NUMBER	016593
LIBER / FOLIO	02246 / 00722
PARCEL SIZE	86.86 AC.
THE LOT LISTED ABOVE IS BEING SUBDIVIDED PER PSP-25-004. THE SHEETZ SITE WILL BE LOCATED ON LOT 2 PER THE PSP	
AREA SUMMARY:	
SWM LOD	426,888 SF / 9.8 Ac
EXISTING IMPERVIOUS	0 SF / 0.0 AC (0.0%)
PROPOSED TOTAL IMPERVIOUS	277,912 SF / 6.38 AC (65.1%)
FUNCTIONAL DESCRIPTION	CONVENIENCE STORE
STRUCTURE SUMMARY	
BUILDING FOOTPRINT	6,879 SF
BUILDING HEIGHT	25'
AUTO CANOPY FOOTPRINT	4,787 SF
AUTO CANOPY HEIGHT	21'-7"
DIESEL CANOPY FOOTPRINT	3,110 SF
DIESEL CANOPY HEIGHT	20'-0"
EMPLOYEE SUMMARY	5-6 PER SHIFT
PROPOSED VEHICULAR PARKING	45 SPACES
PROPOSED VEHICULAR FUELING POSITIONS	16 SPACES
PROPOSED TRACTOR-TRAILER PARKING	38 SPACES
PROPOSED TRACTOR-TRAILER FUELING POSITIONS	5 SPACES
HOURS OF OPERATION	24 HOURS PER DAY; 7 DAYS PER WEEK
DELIVERIES	FUEL TRUCK 3-4 TIMES PER WEEK; BOX TRUCK DAILY
WATER AND SEWER USAGE:	
WATER PROVIDED	CITY OF HAGERSTOWN WATER DIVISION
WASTEWATER PROVIDED	WASHINGTON COUNTY DEPT. OF WATER QUALITY
EXISTING WATER ALLOCATION	0 EDU
PROPOSED ADDITIONAL WATER ALLOCATION	2500 GPD
EXISTING WASTEWATER ALLOCATION	0 EDU
PROPOSED ADDITIONAL WASTEWATER ALLOCATION	1800 GPD
WASTE & RECYCLABLES:	
SOLID WASTE REMOVAL	ONSITE DUMPSTER
RECYCLE REMOVAL	ONSITE DUMPSTER
SITE LIGHTING:	
EXISTING	NONE
PROPOSED	POLE AND BUILDING MOUNTED, TO BE DESIGNED PER WASHINGTON COUNTY (W.C.) REGULATIONS
SITE SIGNAGE:	
EXISTING	NONE
PROPOSED	ONSITE, TO BE DESIGNED PER W.C. REGULATIONS
ADDRESS ASSIGNMENT	14076 WARTHOG WAY
PREVIOUS SITE PLAN(S)	PSP-25-004
FOREST CONSERVATION	ADDRESSED PER PSP-25-004
WATERSHED:	
NAME	CONOCOCHEAGUE CREEK
NUMBER	02-14-05-04
FEMA PANEL #	24043C0128D

PARKING, LOADING & BICYCLE DATA

USE	REQUIREMENT	CALCULATION	REQUIRED
COMMERCIAL RETAIL	5 SPACE PER 1,000 SF GFA	6,879 SF / 1,000 SF	35 SPACES

MAXIMUM TRUCK PARKING SPACES CALCULATION

REQUIREMENT: 3.5 SPACES PER 500 SF GROSS AREA OF C-STORE

CALCULATION: (6,879 SF / 500 SF) X 3.5 SPACES = 48 TRUCK PARKING SPACES PERMITTED

TOTAL REQUIRED PARKING SPACES	**35 SPACES TOTAL**
TOTAL PROVIDED PARKING SPACES	**45 VEHICULAR SPACES: 43 REG & 2 HC , 38 TRACTOR TRAILER SPACES**
TOTAL PROVIDED FUELING POSITIONS	**16 VEHICULAR, 5 TRACTOR TRAILER**
TOTAL PROVIDED BIKE SPACES	**4 SPACES**
TOTAL REQUIRED HANDICAP SPACES	**2 SPACES**

WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

This plan/plat has been reviewed by the Washington County Department of Water Quality for inclusion into the county capacity management plan for the system that serves this project. Allocation granted for construction shown on this plan/plat shall be in accordance with the capacity management plan developed for this system based on availability of allocation remaining in the facility.

SIGNATURE DATE

CITY OF HAGERSTOWN UTILITIES DEPARTMENT WATER DIVISION

This approval is for the design and layout of the proposed water system improvements. All water system improvements shall be constructed to the standards in effect at the time of construction. This approval does not guarantee availability of water service. Water service is available subject to conformance with all policies and standards in effect at the time of application for service, payment of fees and approval of the water service application. The Water Division does not guarantee a specific water pressure or flow at any meter or fire hydrant. This approval is valid for a period of one year.

SIGNATURE DATE

LEGEND

	EXISTING	PROPOSED
SUBJECT BOUNDARY		
BUILDING SETBACK LINE		
RIGHT OF WAY		
EASEMENT LINE		
ADJOINER BOUNDARY		
FENCE (METAL)		
FENCE (WOODEN)		
DITCH (STREAM)		
EDGE OF WATER		
WETLAND		
FLOODPLAIN		
SOIL BOUNDARY		
RAILWAY		
CENTERLINE		
EDGE OF PAVEMENT		
EDGE OF GRAVEL		
CURB		
WALL		
GUARD RAIL		
EDGE OF CONCRETE		
BUILDING		
MAIL BOX	MB	MB
SIGN (ROAD)		
SIGN (SITE)		
TRAFFIC SIGNAL		
TOPOGRAPHIC FEATURES		
CONTOUR (INDEX)	500	500
CONTOUR (INTERMEDIATE)	501.65	501.65
SPOTS ELEVATION		
VEGETATION AREAS		
TREELINE		
DECIDUOUS TREES		SEE LANDSCAPE SHEET FOR LEGEND
EVERGREEN TREES		SEE LANDSCAPE SHEET FOR LEGEND
SANITARY SEWER		
GRAVITY LINE	SS	SS
FORCE MAIN LINE	FM	FM
LATERAL		
MANHOLE	(SS)	(SS)
CLEANOUT		
VALVE		
WATER		
COLD WATER LINE	W	W
FIRE WATER LINE	FW	FW
HOT WATER LINE	HW	HW
MANHOLE	(MH)	(MH)
FIRE HYDRANT		
VALVE		
METER		
WELL		
STORM DRAINAGE		
STORM SEWER LINE		
ROOF DRAIN LINE		
MANHOLE	(SW)	
INLETS		
CLEANOUT		
UTILITIES		
GAS LINE	G	G
ELECTRICAL LINE	UGE	UGE
FIBER OPTIC LINE	FO	FO
COMMUNICATION LINE	COMM	COMM
OVERHEAD LINES	OH	OH
MANHOLE	(MH)	(MH)
PEDS, BOX, & ETC		
POLE		
LIGHT POLE		
GAS METER		
GAS VALVE		

LEGEND - ABBREVIATIONS

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
ADS	ADVANCED DRAINAGE SYSTEM
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIAL
AWWA	AMERICAN WATER WORKS ASSOCIATION
BLDG	BUILDING
BOT	BOTTOM
CIP	CAST IRON PIPE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	SANITARY SEWER CLEAN-OUT
COMM	COMMUNICATION
CONC	CONCRETE
DA	DRAINAGE AREA
DIA	DIAMETER
EGL	EXISTING GRADE LINE
EX	EXISTING
EIP	EXISTING IRON PIN
FFE	FINISH FLOOR ELEVATION
FH	FIRE HYDRANT
GV	GATE VALVE
HGL	HYDRAULIC GRADE LINE
HDPE	HIGH DENSITY POLYETHYLENE
INV	INVERT
LF	LINEAR FEET
MAX	MAXIMUM
MB	MAIL BOX
MIN	MINIMUM
MJ	MECHANICAL JOINT
NO	NUMBER
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OAC	OR APPROVED EQUAL
OC	ON CENTER
PC	POINT OF CURVE
PCC	POINT OF COMPOUND CURVE
PGL	PROPOSED GRADE LINE
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENT
PVC	POINT OF VERTICAL CURVE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENT
ROW	RIGHT-OF-WAY
SAN	SANITARY
SCE	STABILIZED CONSTRUCTION ENTRANCE
SDR	STANDARD DIMENSION RATIO
SIP	SET IRON PIN
SD	STORM DRAINAGE
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
SY	SQUARE YARDS
TAN	TYPE AS NOTED
TEMP	TEMPORARY
TS	TOP OF STRUCTURE
TG	TOP OF GRADE
TR	TOP OF RIM
TYP	TYPICAL
UIP	UTILITY POLE
VIF	VERIFY IN FIELD
WL	WATERLINE
WM	WATER METER
WV	WATER VALVE

STATE OF MARYLAND — DAVID WILLIAM TROSTLE — No. 21708 — REGISTERED PROFESSIONAL ENGINEER — 10/27/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of MARYLAND, License # 21708, Expiration Date: 08-23-2027

FSA — FREDERICK, SEIBERT & ASSOCIATES, INC. — CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
FSA-INC.com
MD 2004
EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717-582-8974
466 SOUTH MAIN STREET, CARLISLE, PA 17013, 717-249-0411
1147 CHAMBERSBURG PIKE, GREENCASTLE, PA 17225, 717-597-3697
129 TOWNSHIP DRIVE, HAGERSTOWN, MD 21740, (301) 739-8866

MARK	DESCRIPTION	DATE
1	REVISED PER AGENCY COMMENTS	05.19.26
2	REVISED PER AGENCY COMMENTS	10.14.25

NOT APPROVED FOR CONSTRUCTION

SHEETZ - SHOWALTER ROAD
SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD
WASHINGTON COUNTY, MARYLAND

SHEETZ, INC.
243 SHEETZ WAY - CLAYSBURG, PA 16625
ATTN: GARY KLEFATHER (703) 915-8884

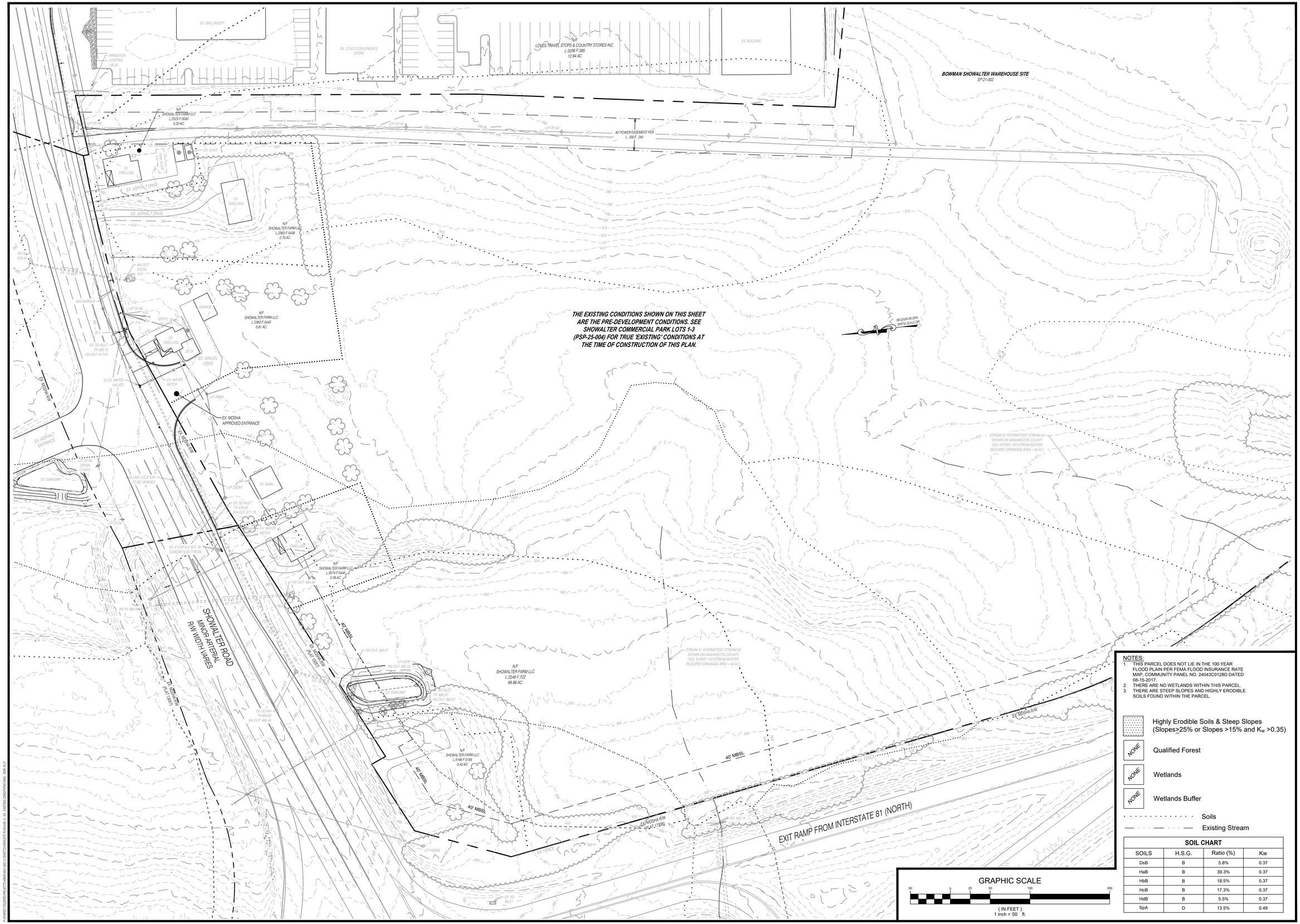
PROJECT NO. 4331.3
DWN BY: KODY WARD
DATE: 08-19-2025
PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL: 0024 - 0010 - 0503
SCALE: NOT TO SCALE
SHEET TITLE

GENERAL NOTES

C-002
SHEET 02 OF 37

SP-25-043

P:\SHARED\2025\4331.3\CAD\PLOT\4331.3-SHEETZ-SHOWALTER ROAD-GENERAL NOTES.DWG 8/19/2025 1:47:21 PM EDT



NOTES:
1. THIS PARCEL DOES NOT LIE IN THE 100 YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 24043C0128D DATED 08-15-2017.
2. THERE ARE NO WETLANDS WITHIN THIS PARCEL.
3. THERE ARE STEEP SLOPES AND HIGHLY ERODIBLE SOILS FOUND WITHIN THE PARCEL.

Highly Erodible Soils & Steep Slopes (Slopes≥25% or Slopes >15% and K_w >0.35)

NONE — Qualified Forest

NONE — Wetlands

NONE — Wetlands Buffer

Soils

Existing Stream

SOIL CHART

SOILS	H.S.G.	Ratio (%)	Kw
DsB	B	5.8%	0.37
HaB	B	39.3%	0.37
HbB	B	18.5%	0.37
HcB	B	17.3%	0.37
HdB	B	5.5%	0.37
SpA	D	13.5%	0.49

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

STATE OF MARYLAND — TIMOTHY E. RAMBO — No. 21401 — REGISTERED PROFESSIONAL ENGINEER
10/27/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of MARYLAND License # 21401
Expiration Date: 08-23-2027

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
NSP-INC.com
ESTABLISHED 1968
125 THOMAS JOHNSON DRIVE, SUITE 103, FREDERICK, MD 21702, (301) 695-1428
1 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, (717) 582-2644
4340 SOUTH ANN GORE STREET, CARLISLE, PA 17013, (717) 249-0611
1141 LIMEKILN PIKE, GLENSIDE, PA 19038, (215) 884-3007
12276 WILLOWBROOK ROAD, CUMBERLAND, MD 21502, (301) 724-2612

MARK	DESCRIPTION	DATE

FOR PUBLIC REVIEW

NOT APPROVED

SHEETZ - SHOWALTER ROAD
SITUATE EAST OF INTERSTATE 81, AND SOUTH OF SHOWALTER ROAD
WASHINGTON COUNTY, MARYLAND

SHEETZ, INC.
243 SHEETZ WAY - CLAYSBURG, PA 16625
ATTN: GARY KUFEATHER (703) 615-8864

PROJECT NO.	4331.3
DWN BY	KODY WARD
DATE	08-19-2025
PROJECT MANAGER	DAVID TROSTLE
EMAIL	dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL	0024 - 0010 - 0503
SCALE	1" = 50'

SHEET TITLE

EXISTING CONDITIONS

C-101
SHEET 03 OF 37

SP-25-043

LINE	BEARING	DISTANCE
L1	S 21°37'48" E	20.00'
L2	S 62°53'51" E	33.05'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	10.15'	10.08'	S 19°03'52" W	23°15'55"
C2	460.00'	161.77'	160.94'	S 02°38'35" E	20°08'59"

US STATE PLANE NAD 83 NAVD 88

LOT 1
8.38 AC.
PER PSP-25-004

40' MBSL

WARTHOG WAY
(PER PSP-25-004)

SEE C-103 FOR C-STORE BLOWUP

S 07°25'55" W
764.27'

PROPOSED SHEETZ STORE
14076 WARTHOG WAY
6879 SQ. FT.

SEE C-103 FOR
C-STORE BLOWUP

BIORETENTION #1
(SEE C-301 FOR SWM PLAN)

PYLON SIGN

TRANSITION
12" CURB
TO 6" CURB

TRASH
RECEPTACLE

TIE TO
EX. CURB

TIE TO EX. PAVE

TIE TO
EX. CURB

5' SIDEWALK

30" X 30" 'STOP'
SIGN (R1-1)

12" REINFORCED
CURB

SHEETZ LIMIT OF
WORK: 9.8 AC.

10' MBSL

(4) 6" Ø BOLLARDS
AROUND LIGHT POLE

10' GRAVEL AREA (8" MIN
THICKNESS RIVER STONE
OVER FILTER FABRIC)

DUMPSTER
PAD

6" CURB

4' Ø CONCRETE
BARRIER (TYP.)

6" Ø PIPE
BOLLARD (TYP.)

LOT 2
9.77 AC.
PER PSP-25-004

CONCRETE / ASPHALT
CHAMFER (TYP.)

UNLOADING
ZONE NOT TO
BE STRIPED

OWS & VENT PAD
(SEE UTILITY PLAN)

DOUBLE RAIL
W-BEAM GUARDRAIL

BREAK GUARDRAIL AT
TRASH RECEPTACLE

RETAINING WALL (BY OTHERS)

BIORETENTION #2
(SEE C-302 FOR SWM PLAN)

TANK FIELD

VENT PAD

J-HOOK END
TREATMENT ON ALL
GUARDRAIL ENDS

FENCE ON
RETAINING WALL

BLENDER
SHED

BIORETENTION #3
(SEE C-302 FOR SWM PLAN)

N 08°43'48" W
559.98'

EXIT RAMP FROM INTERSTATE 81 (NORTH)

SHOWALTER ROAD
MINOR ARTERIAL

EX. MDSHA R/W

EX. FENCE

LOT 3
9.89 AC.
PER PSP-25-004

HATCH LEGEND

- PAVEMENT - TRUCK
- PAVEMENT - CONCRETE
- CONCRETE PAVERS (SEE ARCHITECTURAL PLANS)
- PROPOSED SWM BMP

STRIPING LEGEND

- [A] 4" SOLID YELLOW LINE
- [B] 45° GORE HATCH (4" WIDE, 2' O.C.)
- [C] 4" SOLID DOUBLE YELLOW LINE
- [D] 24" SOLID WHITE STOP BAR
- [E] PREFORMED PAVEMENT MARKING

LAYOUT NOTES:

1. Contractor shall refer to the Sheetz architectural plans for the exact location of utility entrances, building dimensions, roof leaders, exit doors, exit ramps, and porches.
2. All dimensions shown on this plan shall be verified by the contractor prior to construction. Contractor shall notify Sheetz representative and design engineer of any discrepancies between the plan and field conditions. Contractor is responsible for all dimensions at the project site.
3. All dimensions are to building face, face of curb, or edge of sidewalk unless noted otherwise. All angles are 90 degrees unless otherwise noted.
4. See Detail Sheets for any additional construction information.
5. Contractor shall refer to other plans within this construction set for other pertinent information.
6. Contractor shall provide all labor and materials for the installation of traffic signage and pavement markings shown on the construction plans.
7. All non-landscaped islands shall be painted with stripes 4" wide, at 45° and 2 feet o.c.
8. All striping shall be 4" wide unless noted otherwise.
9. Contractor shall neatly saw-cut all joints where the proposed construction meet existing pavement and concrete.
10. Contractor shall coordinate final location of the Sheetz main freestanding sign with the Sheetz Construction Manager.
11. Sheetz reserves the right to substitute concrete for asphalt.

RETAINING WALL NOTE:

1. All proposed retaining walls over three feet high shall be designed according to the applicable Building Code and/or AASHTO standard, and shall obtain a permit from the Washington County Division of Permits and Inspections prior to construction.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

STATE OF MARYLAND — DAVID M. TROSTLE — 21708 — REGISTERED PROFESSIONAL ENGINEER
10/27/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of MARYLAND License # 21708
Expiration Date: 08-23-2027

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
FSA-INC.com
EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717-275-7444
600 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717-249-4811
142 THOMPSON PARK DRIVE, GREENCASTLE, PA 17225, 717-597-1807
129 TOWNSHIP LINE ROAD, HAGERSTOWN, MD 21740, 301-739-8866

MARK	DESCRIPTION:	DATE
1	REVISED PER AGENCY COMMENTS	05.13.26

NOT APPROVED FOR CONSTRUCTION

SHEETZ - SHOWALTER ROAD
SITUATE EAST OF INTERSTATE 81
AND SOUTH OF SHOWALTER ROAD
WASHINGTON COUNTY, MARYLAND

SHEETZ, INC.
243 SHEETZ WAY - CLAYSBURG, PA 16625
ATTN: GARY KUFEATHER (700) 615-8864

PROJECT NO.	4331.3
DWN BY	KODY WARD
DATE	08-19-2025
PROJECT MANAGER	DAVID TROSTLE
EMAIL	dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL	0024 - 0010 - 0503
SCALE	1" = 40'

SHEET TITLE

SITE PLAN

C-102
SHEET 04 OF 37

SP-25-043

P:\SHARED FOLDERS\PROJECTS\4300\4331.3 - SHEETZ\TWRS\SITE PLANS\4331.3 - SHEETZ - SITE PLAN.DWG - 2026-10-27

WARTHOG WAY
(PER PSP-25-004)

NO STATE PLANE
NAD 83 NAVD 88

WASHINGTON COUNTY R/W

EX. SIDEWALK

TIE TO EX. CURB

TIE TO EX. PAVE

TIE TO EX. SIDEWALK

ONE WAY SIGN

ALL TRUCKS KEEP RIGHT SIGN

DO NOT ENTER SIGN

30" X 30" STOP SIGN (R1-1)

5' SIDEWALK

TRANSITION 12" CURB TO 6" CURB

12" REINFORCED CURB

10' GRAVEL AREA (6" MIN THICKNESS RIVER STONE OVER FILTER FABRIC)

6" CURB

RAMP

FLUSH CURB

LOADING ZONE (NOT TO BE STRIPED - FOR PLAN APPROVAL ILLUSTRATION ONLY)

DRIVE THRU PICK-UP ZONE STRIPING & TEXT TO BE PAINTED RED

DRIVE THRU PICK-UP ZONE

PICKUP WINDOW

CLEARANCE BAR

CONCRETE BUMPERPOST (TYP.)

PROPOSED SHEETZ STORE
14076 WARTHOG WAY
6879 SQ. FT. ⚠2

PROPANE TANK STORAGE

AUTOMATIC DOOR OPENER

ADA MARKING TO BE PAINTED BLUE

AUTOMOTIVE

ICE COOLERS

(4) 6" Ø BOLLARDS AROUND LIGHT POLE

FLAG POLE

FLAG POLE LIGHT

VENT PAD

STANDARD UST FIELD

FUEL UNLOADING ZONE (NOT TO BE STRIPED)

CONCRETE / ASPHALT CHAMFER (TYP.)

CONCRETE BOLLARD (TYP.)

AIR MACHINE ⚠1

TRANSITION KNEEWALL TO 6" CURB

TRANSITION 6" CURB TO KNEEWALL

ALUMINUM FENCE

DUMPSTER PAD

DUMPSTER ENCLOSURE (SEE ARCH.)

DUMPSTER ENCLOSURE (SEE ARCH.)

UTILITY BUILDING

4' Ø CONCRETE BARRIER (TYP.)

6" Ø PIPE BOLLARD (TYP.)

BIORETENTION #1
(SEE C-301FOR SWM PLAN)

5' SIDEWALK

N/F
SHOWALTER FARM LLC
L.2246 F.722
86.86 AC.

E3 KEDAR 4.19

STRIPING LEGEND

- [A] 4" SOLID YELLOW LINE
- [B] 45° GORE HATCH (4" WIDE, 2' O.C.)
- [C] 4" SOLID DOUBLE YELLOW LINE
- [D] 24" SOLID WHITE STOP BAR
- [E] PROPOSED YELLOW DIRECTIONAL ARROW

HATCH LEGEND

- PAVEMENT - TRUCK
- PAVEMENT - CONCRETE
- CONCRETE PAVERS (SEE ARCHITECTURAL PLANS)
- PROPOSED SWM BMP

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
MAIN OFFICE: 100 EAST MAIN STREET NEW BLOOMFIELD, PA 17068 717-582-2644
BRANCH OFFICE: 1406 SOUTH HANOVER STREET CARLISLE, PA 17013 717-249-0411
BRANCH OFFICE: 1141 CHAMBERSBURG PIKE GREENCASTLE, PA 17225 717-597-3647
BRANCH OFFICE: 129 CHAMPIONSGATE DRIVE HAGERSTOWN, MD 21740 301-739-8866
WWW.FSA-INC.COM

STATE OF MARYLAND
DAVID M. TROSTLE
REGISTERED PROFESSIONAL ENGINEER
10/27/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of MARYLAND License # 25994
Expiration Date: 06-23-2027

MARK	DESCRIPTION:	DATE:
⚠1	REVISED PER AGENCY COMMENTS	05.19.26
⚠2	REVISED PER AGENCY COMMENTS	10.14.25

NOT APPROVED FOR CONSTRUCTION

SHEETZ - SHOWALTER ROAD
SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD
WASHINGTON COUNTY, MARYLAND
SHEETZ, INC.
243 SHEETZ WAY - CLAYSBURG, PA 16625
ATTN: GARY KLEFATHER (703) 615-3884

PROJECT NO.: 4331.3
DWN BY: KODY WARD
DATE: 08-19-2025
PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL: 0024 - 0010 - 0503
SCALE: 1"=20'
SHEET TITLE:

SITE PLAN - DETAILED BLOWUP

C-103
SHEET 05 OF 37

SP-25-043

P:\SHARED FOLDERS\PROJECTS\4300\4331.3 SHEETZ\DWG\SITE PLAN\4331.3 - SHEET 3 - SITE PLAN.DWG - 2026-10-27

SWALE SCHEDULE

ID	Q10 (CFS)	V10 (FPS)	SLOPE (%)	CHANNEL WIDTH (FT)	FLOW DEPTH (FT)	MATTING TYPE	CHECK DAM REQ.
T-1	14.90	3.12	1.06	6.00	0.61	TEMPORARY	NO
T-2	6.94	2.67	1.37	6.00	0.36	TEMPORARY	NO

SILT FENCE TABLE

NUMBER	TYPE	LENGTH (FT)	AVERAGE SLOPE (%)	SLOPE LENGTH (FT)	MAX SLOPE LENGTH (FT)
1	SILT FENCE	610	N/A	N/A	N/A

SMART-FENCE 42 TABLE

NUMBER	TYPE	LENGTH (FT)	AVERAGE SLOPE (%)	SLOPE LENGTH (FT)	MAX SLOPE LENGTH (FT)
1	SMART-FENCE 42	907	6.40	890	N/A
2	SMART-FENCE 42	580	5.10	420	N/A
3	SMART-FENCE 42	1524	4.10	565	N/A
4	SMART-FENCE 42	153	33.33	12	100
5	SMART-FENCE 42	215	33.33	41	100

SEDIMENT TRAP #1 *(TYPE: ST-II)*
DRAINAGE AREA: 6 AC.
TOTAL STORAGE REQ: 21,600 CF
TOTAL STORAGE PROV: 31,630 CF
WET STORAGE REQ: 10,800 CF
WET STORAGE PROV: 14,154 CF
WET STORAGE ELEV: 659.00
DRY STORAGE REQ: 10,800 CF
DRY STORAGE PROV: 17,476 CF
WEIR ELEV: 661.00
WEIR WIDTH: 24' (REQ: 4*6 AC. = 24')
TRAP BOTTOM ELEV: 657.00
TRAP BOTTOM AREA: 6,331 SF
CLEANOUT ELEV: 658.00
TOP BERM ELEV: 662.00
SIDE SLOPE: 3:1
TOP BERM WIDTH: 4 FT

SEDIMENT TRAP #2 *(TYPE: ST-II)*
DRAINAGE AREA: 6 AC.
TOTAL STORAGE REQ: 21,600 CF
TOTAL STORAGE PROV: 28,045 CF
WET STORAGE REQ: 10,800 CF
WET STORAGE PROV: 12,946 CF
WET STORAGE ELEV: 663.00
DRY STORAGE REQ: 10,800 CF
DRY STORAGE PROV: 15,099 CF
WEIR ELEV: 665.00
WEIR WIDTH: 24' (REQ: 4*6 AC. = 24')
TRAP BOTTOM ELEV: 660.00
TRAP BOTTOM AREA: 2,789 SF
CLEANOUT ELEV: 661.50
TOP BERM ELEV: 666.00
SIDE SLOPE: 3:1
TOP BERM WIDTH: 4 FT

SEDIMENT TRAP #3 *(TYPE: ST-II)*
DRAINAGE AREA: 8 AC.
TOTAL STORAGE REQ: 28,800 CF
TOTAL STORAGE PROV: 42,210 CF
WET STORAGE REQ: 14,400 CF
WET STORAGE PROV: 17,835 CF
WET STORAGE ELEV: 663.00
DRY STORAGE REQ: 14,400 CF
DRY STORAGE PROV: 24,375 CF
WEIR ELEV: 665.00
WEIR WIDTH: 32' (REQ: 4*8 AC. = 32')
TRAP BOTTOM ELEV: 660.00
TRAP BOTTOM AREA: 7,651 SF
CLEANOUT ELEV: 661.50
TOP BERM ELEV: 666.00
SIDE SLOPE: 3:1
TOP BERM WIDTH: 4 FT

SEDIMENT TRAP #4 *(TYPE: ST-II)*
DRAINAGE AREA: 2 AC.
TOTAL STORAGE REQ: 7,200 CF
TOTAL STORAGE PROV: 15,795 CF
WET STORAGE REQ: 3,600 CF
WET STORAGE PROV: 5,888 CF
WET STORAGE ELEV: 659.00
DRY STORAGE REQ: 3,600 CF
DRY STORAGE PROV: 9,907 CF
WEIR ELEV: 661.00
WEIR WIDTH: 8' (REQ: 4*2 AC. = 8')
TRAP BOTTOM ELEV: 657.00
TRAP BOTTOM AREA: 2,023 SF
CLEANOUT ELEV: 658.00
TOP BERM ELEV: 662.00
SIDE SLOPE: 3:1
TOP BERM WIDTH: 7 FT

EARTH DIKE CONTROL TABLE

NUMBER	TYPE	SLOPE	DRAINAGE AREA (AC.)
1	A-2	0.75%	4.5
2	A-2	0.75%	4.0

E&S LEGEND
- INLET PROTECTION
- SF42 — SMART FENCE-42
- SF — SILT FENCE
- LOD — LIMIT OF DISTURBANCE
- LOW — LIMIT OF WORK (PHASE 1)
- ORF — ORANGE PROTECTIVE FENCE
- A-2 — EARTH DIKE
- MATERIAL STOCKPILE
- TEMPORARY MATTING
- STABILIZED CONSTRUCTION ENTRANCE
- RIPRAP INFLOW/ OUTLET PROTECTION

PHASE 1 SEQUENCE OF CONSTRUCTION (12.4 AC.)

1. Contractor to contact FSA, Inc. (301) 791-3650, the WCDPW Engineering & Construction (240) 313-2400, and WCSCD (301) 797-6821 at least five (5) days prior to the start of any earthwork to schedule a pre construction meeting.
2. Contractor may temporarily access site from the existing site entrance. If tracking of dirt or mud occurs on any existing road, the contractor must immediately clean the roadway.
3. Contractor to install Smart Fence 42 #1 & #2, only clearing areas necessary for installation of controls. There are no known sinkholes on site, but if any are discovered they must be remediated prior to beginning any earth disturbance.
4. Once perimeter controls have been installed, contractor can begin clearing and grubbing of Phase 1. Contractor may only access the limits of Phase 1.
5. The contractor shall begin grading activities by stripping Swale T-1 area of topsoil and organic material. Additional areas should not be stripped until construction activities begin in that area. The volume of topsoil needed on-site once grading is completed shall be kept in the temporary topsoil stockpile, excess material shall be taken off-site to a site with an approved and current erosion and sediment control plan. All sinkholes that are present or develop during construction must be remediated and certified by the Geotechnical Engineer. Contractor to contact Geotechnical Engineer immediately after discovery of any sinkhole.
6. The contractor shall stabilize all disturbed areas with seed and mulch and temporary erosion control matting where needed after excavating operations are complete. Use temporary seeding for areas left exposed for more than seven (7) consecutive days. Areas of highly erodible soils or steps slopes are to be stabilized immediately after grading with temporary matting.
7. Once topsoil is stripped, contractor to begin grading of Phase 1 by constructing Swale #T-1. The swale is to be constructed as grading progresses, and wrapped in Smart Fence 42 #3 once constructed. Tie Smart Fence 42 #3 to Smart Fence 42 #2 at the outlet location.
8. Once the swale is installed the contractor may begin installing bypass stormdrains (ES3-ES2), starting at the downstream end and working upstream. The contractor must immediately place install riprap outflow protection as the end-sections are installed. Contractor to install Smart Fence 42 #4 as shown on the plans once ES2 is installed.
9. Contractor to install Stabilized Construction Entrance #1 once the bypass pipe is installed underneath its proposed location.
10. Sediment Trap #1 to be stripped of topsoil & constructed, and the excavated material may be placed for fill where needed within the limits of Phase 1. Contractor to install Smart Fence 42 #5 once the trap outlet weir is constructed.
11. Contractor to strip topsoil from the Sediment Trap #4 area, then construct Sediment Trap #4. The drainage area of Sediment Trap #4 will temporarily exceed the 2-acre design drainage area until Earth Dike #1 has been installed, but this increase has been deemed acceptable by WCSCD due to its temporary nature. Once Sediment Trap #4 is constructed the contractor shall install the stormdrain run from Temporary ES1-ESS, grading adequate cover over the pipe. Strip topsoil and organic material from Sediment Trap #2 & #3 area, then construct Sediment Traps.
12. Install Earth Dike #1 once Sediment Trap #2 is operational. Once Sediment Trap #3 is operational, begin installation of the drainage system consisting of ES4 - Temporary ES2, Swale T-2, and Earth Dike #2 starting at the downstream end with rirap outflow protection.
13. Contractor to complete and stabilize Phase 1 before proceeding to Phase 2. Once Phase 1 is stabilized, contractor may remove perimeter controls that are not needed for Phase 2.

GENERAL NOTES:
1. AREAS OF EXCAVATION IN STEEP SLOPES OR HIGHLY ERODIBLE SOILS SHALL BE STABILIZED IMMEDIATELY AFTER BROUGHT TO FINAL GRADE. SEED/MULCH AND MATTING SHALL BE APPLIED TO PROTECT THESE SLOPES FROM EROSION.
2. 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.

General E&S Notes:
1. Contractor to only open up length of trench that can be constructed and backfilled in one working day in paved areas.
2. Contractor to remove excavated materials to an approved location to waste materials.
3. All fill material should be brought from a location with an approved and current sediment erosion control plan.
4. Contractor to backfill trench with approved materials and stabilize disturbed areas the same working day.
5. If dewatering of the trench is required, contractor to pump water to a filter bag to dewater.
6. Contractor to sweep streets immediately of any debris or sediments caused by construction operations and dispose of at an approved location.
7. Contractor to stabilize all disturbed areas with seed and mulch or appropriate street repair.
8. All slopes 3:1 or greater to be stabilized with temporary matting.
9. Place 4" minimum topsoil in all green areas before permanent seeding is performed.
10. The USDA soil survey of Washington County shows the soils on this site as being karst landscape soils. Please be alert to the possibility of sinkhole formation.
11. All sinkholes that are present or develop during construction must be remediated and certified by the site Geotechnical Engineer. Contractor to contact Geotechnical Engineer immediately after the discovery of any sinkhole.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

STATE OF MARYLAND — FREDERICK JEBERT — 21706 — REGISTERED PROFESSIONAL ENGINEER
10/27/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of MARYLAND License # 22506
Expiration Date: 08-29-2027

FSA
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
FREDERICK, SEIBERT & ASSOCIATES, INC.
MEMBER NSPE/PEC
NSPE-PEC.com
EAST MAIN STREET
NEW BLOOMFIELD, PA 17068
717-582-8474
600 SOUTH HANOVER STREET
CARLISLE, PA 17013
717-249-0411
141 CHAMBERSBURG PIKE
GREENCASTLE, PA 17225
717-597-3667
129 BALTIMORE ROAD EAST
HAGERSTOWN, MD 21740
301-739-8866

MARK	DESCRIPTION	DATE
1	REVISED PER AGENCY COMMENTS	10/24/25
2		

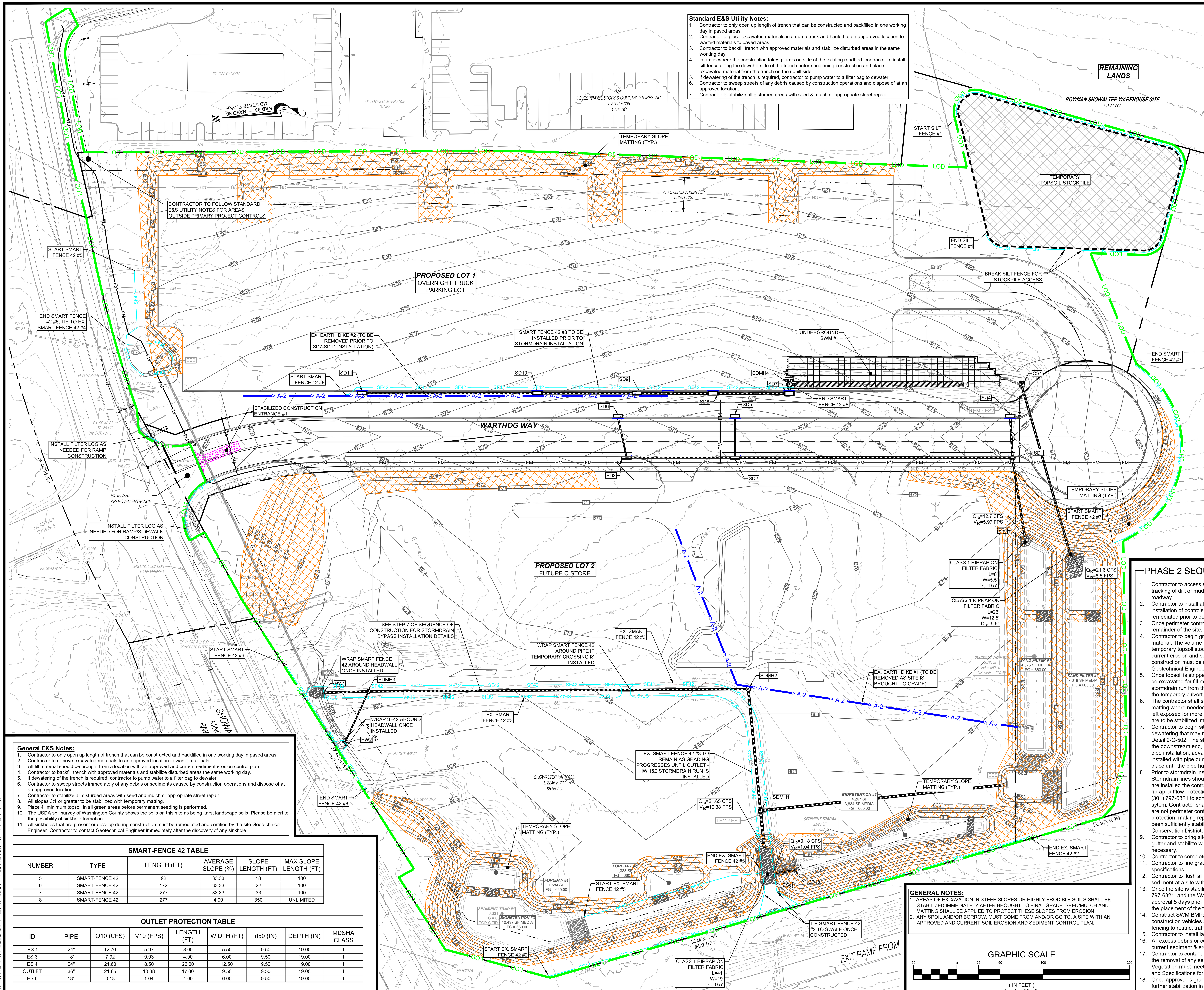
SHEETZ - SHOWALTER ROAD
SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD
WASHINGTON COUNTY, MARYLAND
SHEETZ, INC.
243 SHEETZ WAY - CLAYSBURG, PA 16625
ATTN: GARY HUFFEATHER (703) 615-8984

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.	4331.3
DWN BY	KODY WARD
DATE	08-19-2025
PROJECT MANAGER	DAVID TROSTLE
EMAIL	dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL	0024 - 0010 - 0503
SCALE	1" = 50'
SHEET TITLE	ESC & GRADING PLAN - PHASE 1

C-104
SHEET 06 OF 37

P:\SHARED FILES\PROJECTS\4300\4331.3 SHEETZ\SHOWALTER\4331.3 - 06 - EROSION & SEDIMENT CONTROL - PHASE 1.DWG - 2026-10-27



Standard E&S Utility Notes:

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

E&S LEGEND

- INLET PROTECTION
- SF42 - SMART FENCE-42
- SF - SILT FENCE
- LOD - LIMIT OF DISTURBANCE
- LOW - LIMIT OF WORK
- OPF - ORANGE PROTECTIVE FENCE
- A-2 - EARTH DIKE
- MATERIAL STOCKPILE
- TEMPORARY MATTING
- STABILIZED CONSTRUCTION ENTRANCE
- RIPRAP INFLOW/ OUTLET PROTECTION

INLET PROTECTION TABLE

INLET ID	DRAINAGE AREA (FINAL)	PROTECTION TYPE
SD 1	0.28 AC.	CURB INLET PROTECTION
SD 2	0.44 AC.	CURB INLET PROTECTION
SD 3	0.27 AC.	CURB INLET PROTECTION
SD 4	0.89 AC.	CURB INLET PROTECTION
SD 5	0.89 AC.	CURB INLET PROTECTION
SD 6	0.75 AC.	CURB INLET PROTECTION
SD 7	0.97 AC.	CURB INLET PROTECTION
SD 8	1.16 AC.	CURB INLET PROTECTION
SD 9	0.97 AC.	CURB INLET PROTECTION
SD 10	1.33 AC.	CURB INLET PROTECTION
SD 11	1.42 AC.	CURB INLET PROTECTION
SD 12	N/A - SWM OUTLET	N/A - SWM OUTLET
SD 13	N/A - SWM OUTLET	N/A - SWM OUTLET
ES 2		SMART FENCE 42
HW 1		SMART FENCE 42
HW 2		SMART FENCE 42

General E&S Notes:

1. Contractor to only open up length of trench that can be constructed and backfilled in one working day in paved areas.
2. Contractor to remove excavated materials to an approved location to waste materials.
3. All fill material should be brought from a location with an approved and current sediment erosion control plan.
4. Contractor to backfill trench with approved materials and stabilize disturbed areas the same working day.
5. If dewatering of the trench is required, contractor to pump water to a filter bag to dewater.
6. Contractor to sweep streets immediately of any debris or sediments caused by construction operations and dispose of at an approved location.
7. Contractor to stabilize all disturbed areas with seed and mulch or appropriate street repair.
8. All slopes 3:1 or greater to be stabilized with temporary matting.
9. Place 4" minimum topsoil in all green areas before permanent seeding is performed.
10. The USDA soil survey of Washington County shows the soils on this site as being karst landscape soils. Please be alert to the possibility of sinkhole formation.
11. All sinkholes that are present or develop during construction must be remediated and certified by the site Geotechnical Engineer. Contractor to contact Geotechnical Engineer immediately after the discovery of any sinkhole.

SMART-FENCE 42 TABLE

NUMBER	TYPE	LENGTH (FT)	AVERAGE SLOPE (%)	SLOPE LENGTH (FT)	MAX SLOPE LENGTH (FT)
5	SMART-FENCE 42	92	33.33	18	100
6	SMART-FENCE 42	172	33.33	22	100
7	SMART-FENCE 42	277	33.33	33	100
8	SMART-FENCE 42	277	4.00	350	UNLIMITED

OUTLET PROTECTION TABLE

ID	PIPE	Q10 (CFS)	V10 (FPS)	LENGTH (FT)	WIDTH (FT)	d50 (IN)	DEPTH (IN)	MDSHA CLASS
ES 1	24"	12.70	5.97	8.00	5.50	9.50	19.00	I
ES 3	18"	7.92	9.93	4.00	6.00	9.50	19.00	I
ES 4	24"	21.60	8.50	26.00	12.50	9.50	19.00	I
OUTLET	36"	21.65	10.38	17.00	9.50	9.50	19.00	I
ES 6	18"	0.18	1.04	4.00	6.00	9.50	19.00	I

P:\SHARED FOLDERS\PROJECTS\4000S\4331\4331.3 (SHEETZ)\DWG\SITE PLAN\4331.3 - 07 - EROSION & SEDIMENT CONTROL - PHASE 2.DWG 2026-10-27

GENERAL NOTES:

1. AREAS OF EXCAVATION IN STEEP SLOPES OR HIGHLY ERODIBLE SOILS SHALL BE STABILIZED IMMEDIATELY AFTER BROUGHT TO FINAL GRADE. SEED/MULCH AND MATTING SHALL BE APPLIED TO PROTECT THESE SLOPES FROM EROSION.
2. 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.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PHASE 2 SEQUENCE OF CONSTRUCTION

1. Contractor to access site using stabilized construction entrance that was installed in Phase 1. If tracking of dirt or mud occurs on any existing road, the contractor must immediately clean the roadway.
2. Contractor to install all perimeter controls (i.e. Smart-Fence 42) only clearing areas necessary for installation of controls. There are no known sinkholes on site, but if any are discovered they must be remediated prior to beginning any earth disturbance.
3. Once perimeter controls have been installed, contractor can begin clearing and grubbing of the remainder of the site.
4. Contractor to begin grading of the remainder of the site by stripping the site of all topsoil and organic material. The volume of topsoil needed on-site once grading is completed shall be kept in the temporary topsoil stockpile, excess material shall be taken off-site to a site with an approved and current erosion and sediment control plan. All sinkholes that are present or develop during construction must be remediated and certified by the Geotechnical Engineer. Contractor to contact Geotechnical Engineer immediately after discovery of any sinkhole.
5. Once topsoil is stripped, contractor to begin blasting and mass grading of the site. SWM areas may be excavated for fill material as needed. Smart Fence 42 #3 must remain in place until the stormdrain run from the Outlet - HW1 & 2 is installed. Swale T-1 is to be crossed at the location of the temporary culvert.
6. The contractor shall stabilize all disturbed areas with seed and mulch and temporary erosion control matting where needed after excavating operations are complete. Use temporary seeding for areas left exposed for more than seven (7) consecutive days. Areas of highly erodible soils or steps slopes are to be stabilized immediately after grading with temporary matting.
7. Contractor to begin site utilities and stormdrain construction. A filter bag should be used for any dewatering that may need to occur, and contractor shall follow dewatering procedure as outlined in Detail 2-C-502. The stormdrain bypass system from the outlet to HW1&2 shall be done starting at the downstream end, working upstream. Trench excavation shall be completed immediately prior to pipe installation, advancing at the same rate. No more trench shall be excavated than can be installed with pipe during the same work operation. The existing Smart Fence 42 shall remain in place until the pipe has been installed, backfilled, and stabilized.
8. Prior to stormdrain installation, contractor shall install excavate the footprint of the SWM system. Stormdrain lines should be installed starting at the downstream end and working upstream. As inlets are installed the contractor must immediately place inlet protection around the inlets, and install riprap outflow protection as the end-sections are installed. The contractor shall contact WCSCD (301) 797-6821 to schedule an interim inspection prior to the construction of the Underground SWM sytem. Contractor shall follow the Standard E&S Utility Notes for installation of all pipes where there are not perimeter controls directly downhill. The contractor shall regularly check and maintain all inlet protection, making repairs as-needed during the duration of construction activities until the site has been sufficiently stabilized and approval has been granted by the Washington County Soil Conservation District.
9. Contractor to bring site to grade. Once road has been brought to grade, contractor to install curb and gutter and stabilize with stone base. The contractor shall install matting and seed & mulch where necessary.
10. Contractor to complete site paving.
11. Contractor to fine grade remainder of site, spread topsoil, and stabilize per permanent seeding specifications.
12. Contractor to flush all stormdrains, clean out the sediment traps of any sediment, and dispose of sediment at a site with an approved and current sediment and erosion control plan.
13. Once the site is stabilized the contractor is to contact FSA, Inc. (301) 791-3650, WCSCD (301) 797-6821, and the Washington Co. DPW - Engineering and Construction (240) 313-2400 for approval 5 days prior to the construction of SWM BMPs, installation of the liner,media, and prior to the placement of the temporary matting and/or riprap, and to schedule the required inspections.
14. Construct SWM BMPs and stabilize with seed, mulch and plantings upon completion. Note that construction vehicles are prohibited from traveling over bio retention area. Install temporary orange fencing to restrict traffic and thereby compaction to area.
15. Contractor to install landscaping per the Landscape Plan L-101.
16. All excess debris or construction material to be taken offsite to approved site with an approved and current sediment & erosion control plan.
17. Contractor to contact FSA, Inc. (301) 791-3650 and WCSCD (301) 797-6821 at least 5 days prior to the removal of any sediment control features to schedule a final site close out review and meeting. Vegetation must meet the 95% overall stabilization requirement per the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control prior to scheduling said meeting.
18. Once approval is granted and temporary sediment and erosion controls are removed, complete further stabilization in those areas.

NOT APPROVED FOR CONSTRUCTION

10/27/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND, License # 20587, Expiration Date 08-23-2027.

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC. ©2025 fsa-inc.com
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 301.791.3650
1142 WILLIAMSPORT PIKE GREENCASTLE, PA 17225 717.597.1007
505 SOUTH HANOVER STREET CARLISLE, PA 17013 717.701.8111
15 EAST MAIN STREET NEW BLOOMFIELD, PA 17068 717.275.7531

MARK:	DESCRIPTION:	DATE:
2	REVISED PER AGENCY COMMENTS	10.09.26

SHEETZ - SHOWALTER ROAD
SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD
WASHINGTON COUNTY, MARYLAND

SHEETZ, INC.
243 SHEETZ WAY - CLAYSBURG, PA 16625
ATTN: GARY KILFEATHER (703) 615-8864

PROJECT NO. 4331.3
DWN BY KODY WARD — DATE 08-19-2025
PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL 0024 - 0010 - 0503
SCALE 1" = 50'
SHEET TITLE
ESC & GRADING PLAN - PHASE 2

C-105
SHEET 07 OF 37

SP-25-043

PHASE 3 INLET PROTECTION TABLE

INLET ID	DRAINAGE AREA (FINAL)	PROTECTION TYPE
SD 1	0.69 AC.	AT GRADE INLET PROTECTION
SD 2	0.05 AC.	AT GRADE INLET PROTECTION
SD 3	0.18 AC.	AT GRADE INLET PROTECTION
SD 4	0.21 AC.	AT GRADE INLET PROTECTION
SD 5	0.18 AC.	AT GRADE INLET PROTECTION
SD 6	N/A	N/A - SWM OUTLET
SD 7	0.54 AC.	AT GRADE INLET PROTECTION
SD 8	0.61 AC.	AT GRADE INLET PROTECTION
SD 9	0.33 AC.	AT GRADE INLET PROTECTION
SD 10	0.47 AC.	AT GRADE INLET PROTECTION
SD 11	0.42 AC.	AT GRADE INLET PROTECTION
SD 12	0.67 AC.	AT GRADE INLET PROTECTION
SD 13	0.62 AC.	AT GRADE INLET PROTECTION
SD 14	0.44 AC.	AT GRADE INLET PROTECTION
SD 15	1.00 AC.	AT GRADE INLET PROTECTION
SD 16	0.69 AC.	AT GRADE INLET PROTECTION
TD 1	0.16 AC.	AT GRADE INLET PROTECTION
TD 2	0.10 AC.	AT GRADE INLET PROTECTION

PHASE 3 OUTLET PROTECTION TABLE

ID	PIPE	Q10 (CFS)	V10 (FPS)	LENGTH (FT)	WIDTH (FT)	d50 (IN)	DEPTH (IN)	MDSHA CLASS
ES 1	15"	3.81	3.10	4.00	6.00	9.50	19.00	I
ES 2	18"	3.29	1.86	4.00	6.00	9.50	19.00	I
ES 3	15"	5.26	9.66	4.00	6.00	9.50	19.00	I
ES 4	15"	3.79	8.84	4.00	6.00	9.50	19.00	I
ES 5	15"	3.73	3.05	4.00	6.00	9.50	19.00	I
ES 6	18"	3.29	2.12	4.00	6.00	9.50	19.00	I
ES 7	18"	8.76	5.65	4.00	6.00	9.50	19.00	I

PHASE 3 SILT FENCE TABLE

NUMBER	LENGTH (FT)	AVERAGE SLOPE (%)	SLOPE LENGTH (FT)	MAX SLOPE LENGTH (FT)
2	104	N/A	N/A	N/A

PHASE 3 SMART-FENCE 42 TABLE

NUMBER	LENGTH (FT)	AVERAGE SLOPE (%)	SLOPE LENGTH (FT)	MAX SLOPE LENGTH (FT)
7	398	33.33	21	100

PHASE 3 SEQUENCE OF CONSTRUCTION

1. The contractor must check all existing perimeter controls and verify they are in full working order prior to beginning any Phase 3 construction activities. Additionally, existing sediment traps must be cleaned of sediment.
2. Contractor to install stabilized construction entrance #2. If any tracking of mud or dirt occurs on a public road the contractor must immediately clean the roadway.
3. All new perimeter controls (i.e. Smart Fence 42 #7) to be installed. There are no known sinkholes on site, but if there are any discovered they should be remediated prior to beginning any earth disturbance. If a sinkhole is discovered or develops during construction, it must be remediated and certified by the Geotechnical Engineer. Contractor to contact Geotechnical Engineer immediately after discovery of any sinkhole.
4. Contractor to begin grading activities and bring Phase 3 to grade. The volume of topsoil needed on-site once grading is completed shall be kept in temporary stockpile, excess material shall be taken off-site to a site with an approved and current erosion and sediment control plan. Install silt fence on the downgrade side of the stockpile as shown on the plans.
5. The contractor shall stabilize all disturbed areas with seed and mulch and temporary erosion control matting where needed after excavating operations are complete. Use temporary seeding for areas left exposed for more than seven (7) consecutive days. Areas of highly erodible soils and steep slopes to be stabilized immediately after grading with temporary matting. The contractor may excavate borrow pits (excavated SWM areas) for fill material if needed.
6. As the site is brought to grade, the contractor shall construct all stormdrains and other wet utilities. Stormdrains shall be installed starting at the downstream end with riprap outlet protection, continuing upstream. Inlet protection shall be installed as inlets are brought to grade. The contractor shall regularly check and maintain all inlet protection, making repairs as-needed during the duration of construction activities until the site has been sufficiently stabilized and approval has been granted by the Washington County Soil Conservation District. If dewatering of any area is required, contractor must pump water though a filter bag. Contractor to follow dewatering procedure as described in detail 4-C-512.
7. Once the site is to grade the contractor shall begin building and parking area construction.
8. After the site is stabilized, the contractor is to contact FSA, Inc. (301) 791-3650, WCSCD (301) 797-6821, and the Washington Co. DPW - Engineering and Construction (240) 313-2400 for approval 5 days prior to the construction of bioretention areas, installation of the liner media, and prior to the placement of the temporary matting and/or riprap, to schedule the required inspections. All storm drains that outlet to bioretention facilities must be flushed of sediment prior to installation of the media.
9. Construct SWM areas and stabilize with seed, mulch and plantings upon completion. Note that construction vehicles are prohibited from traveling within SWM areas. Install temporary orange fencing to restrict traffic and thereby compaction to area.
10. Contractor shall finalize grading then seed and mulch.
11. Contractor to install landscaping per the Landscape Plan(s).
12. All excess debris or construction material to be taken offsite to approved site with an approved and current sediment & erosion control plan.
13. Contractor to contact FSA, Inc. (301) 791-3650 and WCSCD (301) 797-6821 at least 5 days prior to the removal of any sediment control features to schedule a final site close out review and meeting. Vegetation must meet the 95% overall stabilization requirement per the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control prior to scheduling said meeting.
14. Once approval is granted and temporary sediment and erosion controls are removed, complete further stabilization in those areas.

E&S LEGEND

- INLET PROTECTION (PROPOSED)
- SF42 - SMART FENCE-42 (PROPOSED)
- SF42 - SMART FENCE-42 (EXISTING)
- SF - SILT FENCE (PROPOSED)
- LOD - LIMIT OF DISTURBANCE (OVERALL)
- LOW - LIMIT OF WORK (PHASE)
- SWM - SWM LOD
- OPF - ORANGE PROTECTIVE FENCE
- MATERIAL STOCKPILE
- HAUL ROAD
- STABILIZED CONSTRUCTION ENTRANCE
- RIPRAP INFLOW/ OUTLET PROTECTION

GENERAL NOTES:

1. AREAS OF EXCAVATION IN STEEP SLOPES OR HIGHLY ERODIBLE SOILS SHALL BE STABILIZED IMMEDIATELY AFTER BROUGHT TO FINAL GRADE. SEED/MULCH AND MATTING SHALL BE APPLIED TO PROTECT THESE SLOPES FROM EROSION.
2. 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.

General E&S Notes:

1. Contractor to only open up length of trench that can be constructed and backfilled in one working day in paved areas.
2. Contractor to remove excavated materials to an approved location to waste materials.
3. All fill material should be brought from a location with an approved and current sediment erosion control plan.
4. Contractor to backfill trench with approved materials and stabilize disturbed areas the same working day.
5. If dewatering of the trench is required, contractor to pump water to a filter bag to dewater.
6. Contractor to sweep streets immediately of any debris or sediments caused by construction operations and dispose of at an approved location.
7. Contractor to stabilize all disturbed areas with seed and mulch or appropriate street repair.
8. All slopes 4:1 or greater to be stabilized with temporary matting immediatley.
9. Place 4" minimum topsoil in all green areas before permanent seeding is performed.
10. The USDA soil survey of Washington County shows the soils on this site as being karst landscape soils. Please be alert to the possibility of sinkhole formation.
11. All sinkholes that are present or develop during construction must be remediated and certified by the site Geotechnical Engineer. Contractor to contact Geotechnical Engineer immediately after the discovery of any sinkhole.
12. Maryland Department of the Environment, General Permit for Stormwater Associated with a Construction Activity, NPDES Permit Number MDRC, State Discharge Permit Number 20CP, or an Individual Permit.
13. 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.
14. 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).
15. 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-NOT.

Standard E&S Utility Notes:

1. Contractor to only open up length of trench that can be constructed and backfilled in one working day in paved areas.
2. Contractor to place excavated materials in a dump truck and hauled to an appproved location to wasted materials to paved areas.
3. Contractor to backfill trench with approved materials and stabilize disturbed areas in the same working day.
4. In areas where the construction takes places outside of the perimeter controls (i.e Smart Fence 42), contractor to install silt fence along the downhill side of the trench before beginning construction and place excavated material from the trench on the uphill side.
5. If dewatering of the trench is required, contractor to pump water to a filter bag to dewater.
6. Contractor to sweep streets of any debris caused by construction operations and dispose of at an approved location.
7. Contractor to stabilize all disturbed areas with seed & mulch or appropriate street repair.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

10/27/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of MARYLAND License # 22964
Expiration Date: 08-29-2027

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
MD FIRM REGISTRATION NO. 2294
FSA-INC.COM
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717-582-2644
600 SOUTH HANOVER STREET
CARLISLE, PA 17013
717-249-0411
1147 NIMITZ DRIVE
GREENCASTLE, PA 17225
717-597-3667
126 SOUTH POTOMAC STREET
HAGERSTOWN, MD 21740
301-739-8866

DATE
MARK DESCRIPTION

NOT APPROVED FOR CONSTRUCTION

SHEETZ - SHOWALTER ROAD

SITUATE EAST OF INTERSTATE 81
AND SOUTH OF SHOWALTER ROAD
WASHINGTON COUNTY, MARYLAND

SHEETZ, INC.
243 SHEETZ WAY - CLAYSBURG, PA 16625
ATTN: GARY KUFEATHER (700) 615-8864

PROJECT NO. 4331.3
DWN BY: KODY WARD
DATE: 08-19-2025
PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL: 0024 - 0010 - 0503
SCALE: 1" = 40'
SHEET TITLE

ESC PLAN
- PHASE 3

C-106
SHEET 08 OF 37

SP-25-043

P:\SHARED FOLDERS\PROJECTS\4300\4331\DWG\ESC\4331-3 - 08 - EROSION & SEDIMENT CONTROL - PHASE 3.DWG - 2026-10-27

Subgrade Preparation:
Prior to the construction of foundations, floor slabs, or pavements, or the placement of fill in any structural or pavement areas, all organic materials, frozen, wet, soft or loose soils, and other deleterious materials should be removed and wasted. If rock is encountered in the subgrade, remove an additional 6 inches below subgrade and backfill with compacted CR-6 crushed stone cushion.

After the subgrade in cuts and fills has been finally shaped to the specified cross section, it shall be carefully and thoroughly proof rolled with a 20 ton roller or equivalent to determine soft or unsuitable areas. Prior to paving soft or unsuitable areas shall be removed and backfilled with suitable material to the specified density. (Over-excavation to be monitored and approved by owner's geotechnical engineer prior to removal).

Fill in structural and pavement areas should be placed in lifts which are eight inches or less in loose thickness. Material 1 ft. below the top of subgrade shall be compacted to not less than 92% of the maximum dry density as specified in T 180. Material in the top 1 ft. shall be compacted to not less than 97% of the maximum dry density. in building areas, the fill should extend a minimum of ten feet beyond building lines where floor slabs are constructed on fill.

Notes:
- **All proposed storm drain pipes must be placed on 95% compacted fill according to AASHTO T180A standards.**
- **Due to karst soils on the site, there is increased risk of sinkhole development within the swm facility. if encountered, contact a Geotechnical Engineer to prepare remediation plan.**
- **Retaining walls greater than 3'-0" in height will require a building permit. It is also required that design details and calculations (signed and sealed by a Professional Engineer licensed in the State of Maryland) be submitted for review and approval at the time of building permit application.**

General Grading Notes:
1. **All site work shall be done in accordance with the plans prepared by FSA Inc., the current requirements of the** Stormwater Management Ordinance of Washington County, the applicable sections of the MDSHA standard specifications for roadway construction, and all other pertinent federal and state laws.
2. The contractor shall comply at all times with applicable federal, state and local laws, provisions, and policies governing safety and health.
3. The contractor shall be responsible for examining the areas and conditions under which the project is to be constructed prior to the submission of a bid. Submission of a bid shall be construed to mean the contractor has reviewed the site and is familiar with conditions and constraints of the site. If discrepancies between field conditions and design plans are discovered, contractor shall notify owner and engineer immediately.
4. Contractor shall refer to the geotechnical report prepared by Hillis-Carnes Engineering Associates prior to initiation of any earthwork activity.
5. Before excavation, all underground utilities shall be located in the field by the proper authorities. The contractor shall notify Miss Utility at (1-800-257-7777). The location of all utilities and underground structures are approximate and may not all be shown. It is the responsibility of the contractor to determine the existence and exact location of all utilities and underground structures.
6. All existing trees, vegetation, pavements, concrete foundations, structures and organic topsoil shall be stripped and removed from new construction areas unless noted otherwise.
7. The USDA soil survey of Washington County shows the soils on this site as being karst landscape soils. Please be alert to the possibility of sinkhole formation.
8. All sinkholes that are present or develop during construction must be remediated and certified by the site Geotechnical Engineer. Contractor to contact Geotechnical Engineer immediately after the discovery of any sinkhole.
9. Contractor to remove excavated materials to an approved location to waste materials.
10. All fill brought to the site must come from a location with an approved and current sediment erosion control plan.
11. If dewatering of the trench is required, contractor to pump water to a filter bag to dewater.
12. Contractor to sweep streets immediately of any debris or sediments caused by construction operations and dispose of at an approved location.
13. Contractor to stabilize all disturbed areas with seed and mulch or appropriate street repair.
14. All slopes shall be 2:1 (horizontal: vertical) maximum unless noted otherwise. All slopes 3:1 or greater shall be permanently stabilized with vegetation.
15. Contractor to only open up length of trench that can be constructed and backfilled in one working day in paved areas.
16. Contractor to backfill trench with approved materials and stabilize disturbed areas the same working day.
17. Place 4" minimum topsoil in all green areas before permanent seeding is performed. This includes HOA property.
18. An as-built drawing of new utility services must be prepared by the contractor and submitted to the owner upon completion of the project.
19. All areas not paved shall be top soiled, seeded, sodded, mulched and/or landscaped unless otherwise noted in the construction drawings, site specifications or instructed by the owner.
20. All elevations shown are referenced to benchmarks on the project survey and shall be field verified by the contractor at groundbreaking.
21. All spot elevations are referenced to the finished ground surface unless noted otherwise.
22. Contractor shall reference detailed building plans for exact building dimensions, elevations, and utility connection points.
23. Contractor shall refer to other plans within this construction set for other pertinent information.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

10/27/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of MARYLAND License # 22994
Expiration Date: 08-23-2027

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
NEW BLOOMFIELD, PA 17068 717-582-2644
400 SOUTH ANN STREET, SUITE 1
CARLISLE, PA 17013 717-249-0611
1 NEW YORK AVENUE, SUITE 2H
FREDERICKSBURG, VA 22401 540-604-1687
100 SENECA TRAIL
HAGERSTOWN, MD 21740 301-739-8866
www.FSA-INC.com

MARK	DESCRIPTION	DATE

NOT APPROVED FOR CONSTRUCTION

SHEETZ - SHOWALTER ROAD
SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD
WASHINGTON COUNTY, MARYLAND

243 SHEETZ WAY - CLAYSBURG, PA 16625
SHEETZ, INC.
ATTN: GARY KUFEATHER (703) 615-8864

PROJECT NO. 4331.3
DWN BY KODY WARD | DATE 08-19-2025
PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL: 0024 - 0010 - 0503
SCALE: 1" = 40'
SHEET TITLE

PHASE 3 GRADING PLAN & KEY MAP

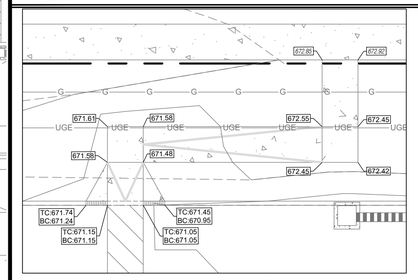
C-107
SHEET 09 OF 37

SP-25-043

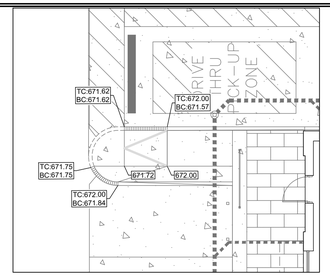
P:\Shared Files\Projects\4331\Civil\Plans\4331 SHEETZ\DWGS\ST PLAN\ST1 - 30-11 - GRADING & DRAINAGE PLAN.DWG - 2026-10-27

RAMP ENLARGEMENT(S) #1-3

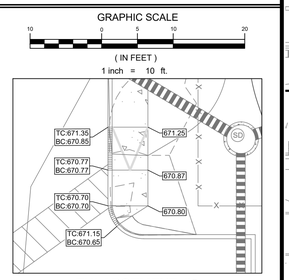
SCALE: 1"=10'



ENLARGEMENT #1



ENLARGEMENT #2



ENLARGEMENT #3

STATE OF MARYLAND
DAVID M. TROSTLE
No. 21401
REGISTERED PROFESSIONAL ENGINEER
10/27/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of MARYLAND License # 21401
Expiration Date: 08-23-2027

FSA
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CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
EST. 1964
FSA-INC.com
EAST MAIN STREET, SUITE 201 NEW BLOOMFIELD, PA 17068 717-582-8474
600 SOUTH HANOVER STREET CARLISLE, PA 17013 717-249-0611
142 NORTHWEST PARK GREENCASTLE, PA 17225 717-597-1807
126 CHAMBERSBURG STREET GETTYSBURG, PA 17325 717-337-3950

MARK	DESCRIPTION	DATE

NOT APPROVED FOR CONSTRUCTION

SHEETZ - SHOWALTER ROAD
SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD
WASHINGTON COUNTY, MARYLAND

SHEETZ, INC.
243 SHEETZ WAY - CLAYSBURG, PA 16625
ATTN: GARY KLEFATHER (703) 915-8884

PROJECT NO.	4331.3
DWN BY	KODY WARD
DATE	08-19-2025
PROJECT MANAGER	DAVID TROSTLE
EMAIL	dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL	0024 - 0010 - 0503
SCALE	AS SHOWN

SHEET TITLE

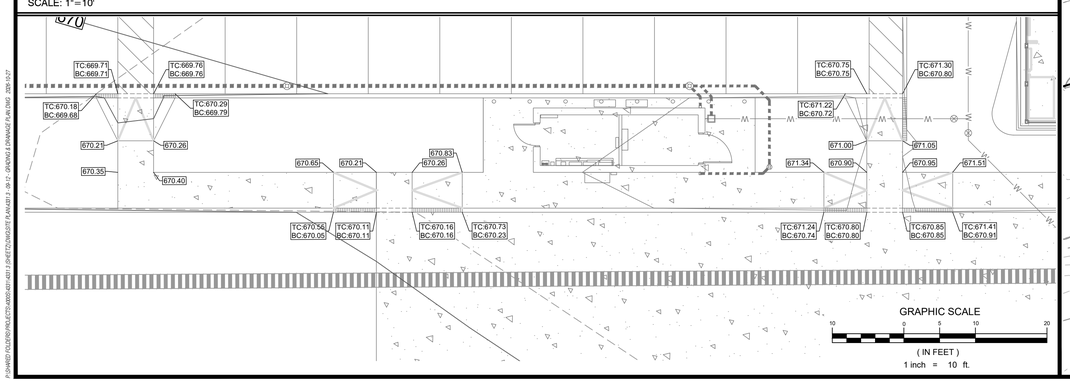
GRADING PLAN - DETAILED BLOWUP 'A'

C-108
SHEET 10 OF 37

SP-25-043

RAMP ENLARGEMENT #4

SCALE: 1"=10'



STATE OF MARYLAND
DAVID TROSTLE
No. 21401
REGISTERED ENGINEER
10/27/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of MARYLAND License # 21401
Expiration Date: 08-23-2027

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128 THOMPSON MILL ROAD, SUITE 1 MANCHESTER, MD 21102 (410) 876-1105 www.FSA-INC.com
1 EAST MAIN STREET NEW BLOOMFIELD, PA 17068 (717) 275-7644
4440 SOUTH PARKING CONCOURSE DRIVE CARLISLE, PA 17013 (717) 249-9411
1142 WALNUT BOTTOM ROAD CHAMBERSBURG, PA 17201 (717) 263-1900
1211 YORK ROAD GETTYSBURG, PA 17325 (717) 337-1172
12510 PROSPERITY DRIVE SILVER SPRING, MD 20904 (301) 622-1660

MARK	DESCRIPTION	DATE

NOT APPROVED FOR CONSTRUCTION

SHEETZ - SHOWALTER ROAD
SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD
WASHINGTON COUNTY, MARYLAND

SHEETZ, INC.
243 SHEETZ WAY - CLAYSBURG, PA 16625
ATTN: GARY KLEFEATHER (703) 615-8884

PROJECT NO.	4331.3
DWN BY	KODY WARD
DATE	08-19-2025
PROJECT MANAGER	DAVID TROSTLE
EMAIL	dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL	0024 - 0010 - 0503
SCALE	AS SHOWN

SHEET TITLE

GRADING PLAN - DETAILED BLOWUP 'B'

C-109
SHEET 11 OF 37

SP-25-043

P:\SHARED FOLDERS\PROJECTS\4300\4331.3 SHEETZ\ENGR\SHT PLANS\4331.3 - SW-17 - GRADING & SWM\NAD 83 PLAN.DWG - 2026-10-27

SHEETZ LIMIT OF WORK: 9.8 AC.

BIO #2
4,267 SF
3,834 SF MEDIA
FG = 660.00

FOREBAY
272 SF
FG = 660.00

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

STATE OF MARYLAND
DAVID M. TROSTLE
No. 21401
REGISTERED PROFESSIONAL ENGINEER
10/27/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of MARYLAND License # 21401
Expiration Date: 08-23-2027

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www.FSA-INC.com
EST. 1962
141 THOMAS JOHNSON DRIVE, SUITE 200, FREDERICK, MD 21702, 301.695.1500
1200 SCHUETZ ROAD, ST. LOUIS, MO 63146, 314.576.3100
1200 MONUMENT AVENUE, SUITE 401, MIDDLETOWN, PA 17057, 717.944.4500
1200 MONUMENT AVENUE, SUITE 401, MIDDLETOWN, PA 17057, 717.944.4500
1200 MONUMENT AVENUE, SUITE 401, MIDDLETOWN, PA 17057, 717.944.4500
1200 MONUMENT AVENUE, SUITE 401, MIDDLETOWN, PA 17057, 717.944.4500

NOT APPROVED FOR CONSTRUCTION

MARK	DESCRIPTION:	DATE

SHEETZ - SHOWALTER ROAD
SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD
WASHINGTON COUNTY, MARYLAND

SHEETZ, INC.
243 SHEETZ WAY - CLAYSBURG, PA 16625
ATTN: GARY KLEFEATHER (703) 615-8884

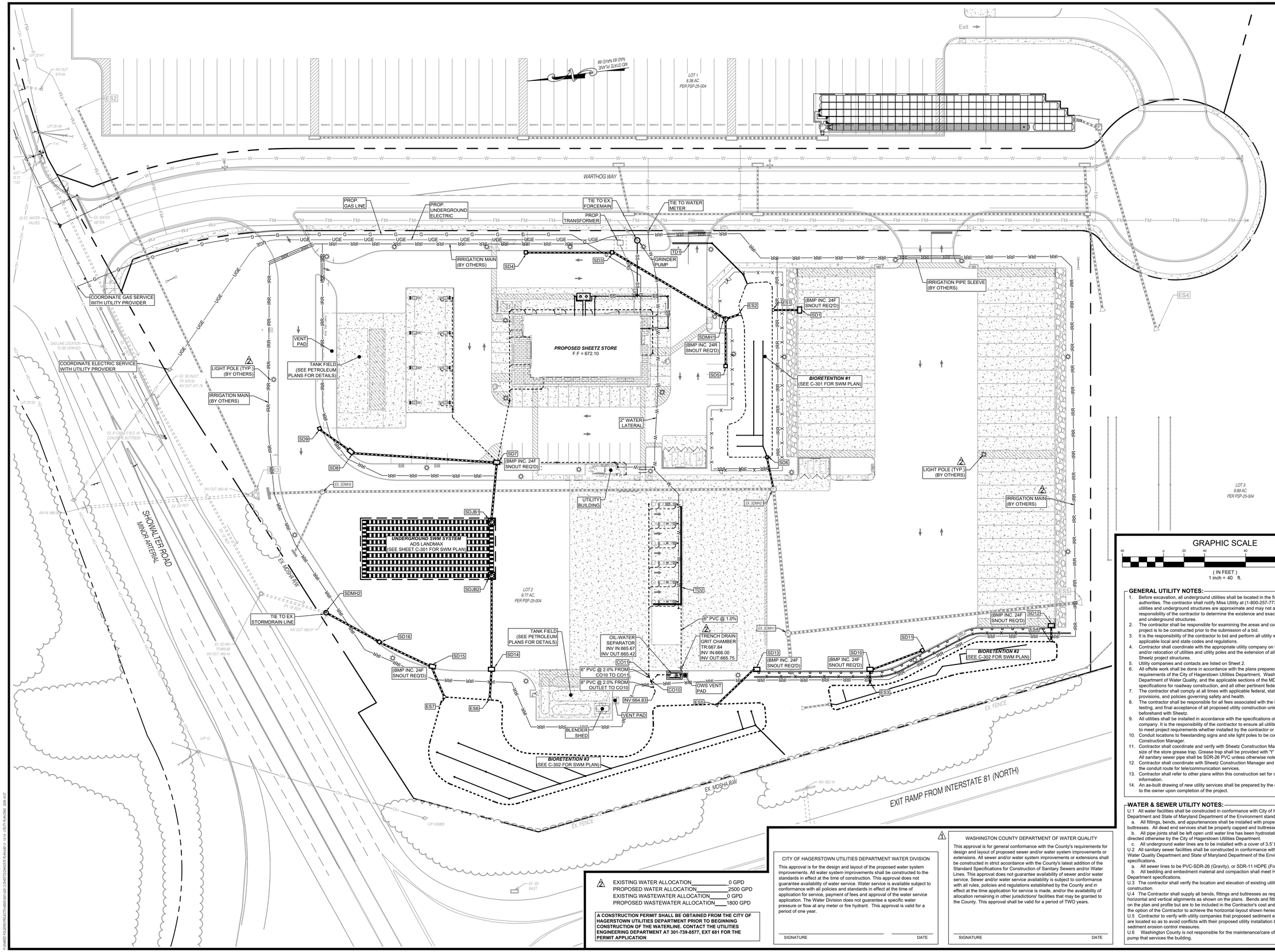
PROJECT NO. 4331.3
DWN BY KODY WARD
DATE 08-19-2025
PROJECT MANAGER DAVID TROSTLE
EMAIL dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL 0024 - 0010 - 0503
SCALE 1" = 20'
SHEET TITLE

GRADING PLAN - DETAILED BLOWUP 'C'

C-110
SHEET 12 OF 37

SP-25-043

P:\SHARED FILES\SHEETZ PROJECTS\SHEETZ-SHOWALTER ROAD\SHEETZ-SHOWALTER ROAD 2025\SHEETZ-SHOWALTER ROAD 2025 - 08-19 - GRADING & DRAINAGE PLAN.DWG, 2026-10-27



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

GENERAL UTILITY NOTES:

1. Before excavation, all underground utilities shall be located in the field by the proper authorities. The contractor shall notify Miss Utility at (1-800-257-7777). The location of all utilities and underground structures are approximate and may not all be shown. It is the responsibility of the contractor to determine the existence and exact location of all utilities and underground structures.
2. The contractor shall be responsible for examining the areas and conditions under which the project is to be constructed prior to the submission of a bid.
3. It is the responsibility of the contractor to bid and perform all utility work in compliance to all applicable local and state codes and regulations.
4. Contractor shall coordinate with the appropriate utility company on the addition, removal, and/or relocation of utilities and utility poles and the extension of all proposed utilities to the Sheetz project structures.
5. Utility companies and contacts are listed on Sheet 2.
6. All offsite work shall be done in accordance with the plans prepared by FSA Inc., the current requirements of the City of Hagerstown Utilities Department, Washington County Department of Water Quality, and the applicable sections of the MDSHA standard specifications for roadway construction, and all other pertinent federal and state laws.
7. The contractor shall comply at all times with applicable federal, state, and local laws, provisions, and policies governing safety and health.
8. The contractor shall be responsible for all fees associated with the installation, inspecting, testing, and final acceptance of all proposed utility construction unless otherwise coordinated beforehand with Sheetz.
9. All utilities shall be installed in accordance with the specifications of the respective utility company. It is the responsibility of the contractor to ensure all utilities are installed correctly to meet project requirements whether installed by the contractor or not.
10. Conduit locations to freestanding signs and site light poles to be coordinated with Sheetz Construction Manager.
11. Contractor shall coordinate and verify with Sheetz Construction Manager on location and size of the store grease trap. Grease trap shall be provided with "t" pipe in outflow chamber. All sanitary sewer pipe shall be SDR-26 PVC unless otherwise noted.
12. Contractor shall coordinate with Sheetz Construction Manager and Sheetz IT Department on the conduit route for tele/communication services.
13. Contractor shall refer to other plans within this construction set for other pertinent information.
14. An as-built drawing of new utility services shall be prepared by the contractor and submitted to the owner upon completion of the project.

WATER & SEWER UTILITY NOTES:

U.1 All water facilities shall be constructed in conformance with City of Hagerstown Utilities Department and State of Maryland Department of the Environment standards and specifications.
a. All fittings, bends, and appurtenances shall be installed with proper and required concrete buttresses. All dead end services shall be properly capped and buttressed.
b. All pipe joints shall be left open until water line has been hydrostatically tested unless directed otherwise by the City of Hagerstown Utilities Department.
c. All underground water lines are to be installed with a cover of 3.5' below finished grade.
U.2 All sanitary sewer facilities shall be constructed in conformance with the Washington County Water Quality Department and State of Maryland Department of the Environmenl standards and specifications.
a. All sewer lines to be PVC-SDR-26 (Gravity), or SDR-11 HDPE (Forcemain).
b. All bedding and embedment material and compaction shall meet Hagerstown Utilities Department specifications.
U.3 The contractor shall verify the location and elevation of existing utilities before starting construction.
U.4 The Contractor shall supply all bends, fittings and buttresses as required to achieve the horizontal and vertical alignments as shown on the plans. Bends and fittings may not be shown on the plan and profile but are to be included in the Contractor's cost and their exact location is at the option of the Contractor to achieve the horizontal layout shown hereon.
U.5 Contractor to verify with utility companies that proposed sediment erosion control measures are located so as to avoid conflicts with their proposed utility installation before placement of sediment erosion control measures.
U.6 Washington County is not responsible for the maintenance/care of the proposed grinder pump that services the building.

EXISTING WATER ALLOCATION_____0 GPD
PROPOSED WATER ALLOCATION_____2500 GPD
EXISTING WASTEWATER ALLOCATION_____0 GPD
PROPOSED WASTEWATER ALLOCATION___1800 GPD

A CONSTRUCTION PERMIT SHALL BE OBTAINED FROM THE CITY OF HAGERSTOWN UTILITIES DEPARTMENT PRIOR TO BEGINNING CONSTRUCTION OF THE WATERLINE. CONTACT THE UTILITIES ENGINEERING DEPARTMENT AT 301-739-8577, EXT 681 FOR THE PERMIT APPLICATION

CITY OF HAGERSTOWN UTILITIES DEPARTMENT WATER DIVISION

This approval is for the design and layout of the proposed water system improvements. All water system improvements shall be constructed to the standards in effect at the time of construction. This approval does not guarantee availability of water service. Water service is available subject to conformance with all policies and standards in effect at the time of application for service, payment of fees and approval of the water service application. The Water Division does not guarantee a specific water pressure or flow at any meter or fire hydrant. This approval is valid for a period of one year.

SIGNATURE DATE

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 addition 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 allocation remaining in other jurisdictions' facilities that may be granted to the County. This approval shall be valid for a period of TWO years.

SIGNATURE DATE

STATE OF MARYLAND — TIMOTHY M. SNYDER — 21911 — REGISTERED PROFESSIONAL ENGINEER
10/27/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of MARYLAND License # 21911
Expiration Date: 08-23-2027

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
(C) 2024
EAST MAIN STREET, SUITE 201
NEW BLOOMFIELD, PA 17068
717-582-2644
400 SOUTH ANN STREET, SUITE 1
CARLISLE, PA 17013
717-249-0411
1142 MANHEIM PIKE
LANCASTER, PA 17601
717-283-1407
129 EAST ANTIETAM STREET
HAGERSTOWN, MD 21740
301-739-8866

MARK	DESCRIPTION:	DATE:
1	REVISED PER AGENCY COMMENTS	05.19.26
2	REVISED PER AGENCY COMMENTS	10.14.26

NOT APPROVED FOR CONSTRUCTION

SHEETZ - SHOWALTER ROAD
SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD
WASHINGTON COUNTY, MARYLAND
SHEETZ, INC.
243 SHEETZ WAY - CLAYSBURG, PA 16625
ATTN: GARY RUFFATHER (703) 615-8864

PROJECT NO. 4331.3
DWN BY KODY WARD
DATE 08-19-2025
PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL 0024 - 0010 - 0503
SCALE 1" = 40'

SHEET TITLE
UTILITY PLAN

C-111
SHEET 13 OF 37

SP-25-043

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WARTHOG WAY

EX. 2" PUBLIC WATER LINE

EX. 2" FORCEMAIN

TIE TO EX. WATER METER (PROPOSED PER PSP-25-004)

PROP. GAS LINE

PROP. TRANSFORMER

IRRIGATION PIPE SLEEVE (BY OTHERS)

IRRIGATION MAIN (BY OTHERS)

PROP. UNDERGROUND ELECTRIC

PROP. GRINDER PUMP; TIE TO EX. FORCEMAIN

TRENCH DRAIN #1 ZURN Z882-DI-HDPE NO SUBSTITUTIONS OR EQUALS

NO STRIPE PLANE NAD 83 NAVD 88

IRRIGATION PIPE SLEEVE (BY OTHERS)

IRRIGATION PIPE SLEEVE (BY OTHERS)

LIGHT POLE (TYP.) (BY OTHERS)

2" HDPE (SDR9) WATER LATERAL (MUST MEET REQUIREMENTS OF PLUMBING CODE)

2,000 GALLON GREASE TRAP

6" SDR26 PVC

6" PVC TRUNK LINE (TYP.)

6" PVC TRUNK LINE @ 1.0% FROM CO1 TO CO4

*SEWER CONNECTION INV: 667.93

COORD. DRY UTILITY CONNECTION W/ MEP PLANS

WATER CONNECTION INV: 667.93

*SEWER CONNECTION INV: 667.93

*ALL SEWER LINES COMING FROM THE FOOD PREP AREA MUST BE CONNECTED TO THE GREASE TRAP

PROPOSED SHEETZ STORE
F.F = 672.10

4" PVC FROM ROOF DRAIN CONNECTION TO TRUNK LINE @ 4.1% (TYP.)

4" PVC FROM ROOF DRAIN CONNECTION TO TRUNK LINE (TYP.)

4" PVC FROM ROOF DRAIN CONNECTION TO TRUNK LINE @ 1.0% SLOPE MIN. (TYP.)

2" HDPE (SDR9) WATER LATERAL (MUST MEET REQUIREMENTS OF PLUMBING CODE)

VENT PAD

TANK FIELD (SEE PETROLEUM PLANS FOR DETAILS)

6" PVC TRUNK LINE @ 1.29% FROM CO8 TO CO7

6" PVC TRUNK LINE @ 1.33% FROM SD7 TO CO1

6" PVC @ 1.0% FROM SD7 TO CO6

6" PVC @ 2.02% FROM SD7 TO CO9

(BMP INC. 24F SNOUT REQ'D)

(BMP INC. 24R SNOUT REQ'D)

(BMP INC. 24F SNOUT REQ'D)

BIORETENTION #1
(SEE C-301 FOR SWM PLAN)

IRRIGATION PIPE SLEEVE (BY OTHERS)

UTILITY BUILDING

4" PVC

YARD HYDRANT

45° BEND

(2) W.V.

NYLOPLAST 8" UNVIERSAL INLINE DRAIN UNDER YARD HYDRANT

2" HDPE (SDR9) WATER LATERAL (MUST MEET REQUIREMENTS OF PLUMBING CODE)

EX. 24" HDPE

45° BEND

4" PVC FROM ROOF DRAIN CONNECTION TO TRUNK LINE @ 1.0% (TYP.)

1" LATERAL TO EACH DIESEL ISLAND WITH: (1) YARD HYDRANT (1) WATER VALVE

TRENCH DRAIN #2 ZURN Z886-DI-HDPE NO SUBSTITUTIONS OR EQUALS

6" PVC TRUNK LINE @ 1.50% FROM CO11 TO CO12

2" CAP

TRENCH DRAIN #2 ZURN Z886-DI-HDPE NO SUBSTITUTIONS OR EQUALS

UNDERGROUND SWM SYSTEM
ADS LANDMAX
(SEE SHEET C-301 FOR SWM PLAN)

EX. MDSHA R/W

EX. 18" RCP

INV OUT: 665.07

EX. 12" WATER

EX. 8" WATER

EX. 8" SEWER

EX. 12" SEWER

EX. 6" SEWER

EX. 6" WATER

EX. 4" GAS

EX. 8" GAS

EX. 12" GAS

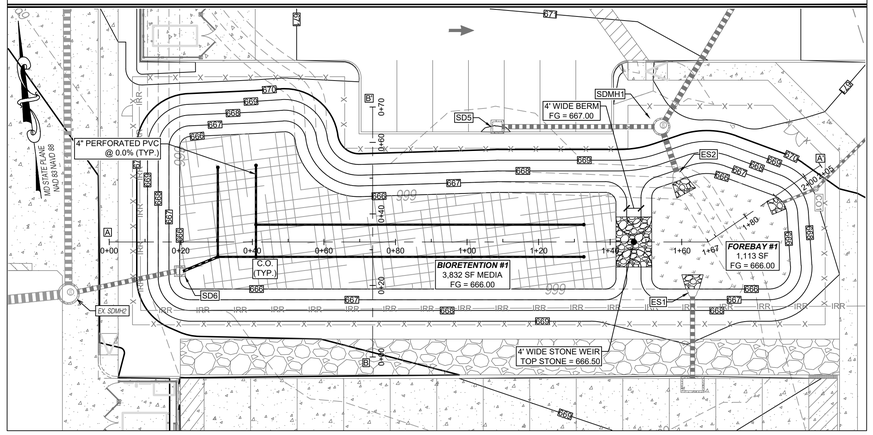
EX. 2" GAS

EX. 4" GAS

EX. 6

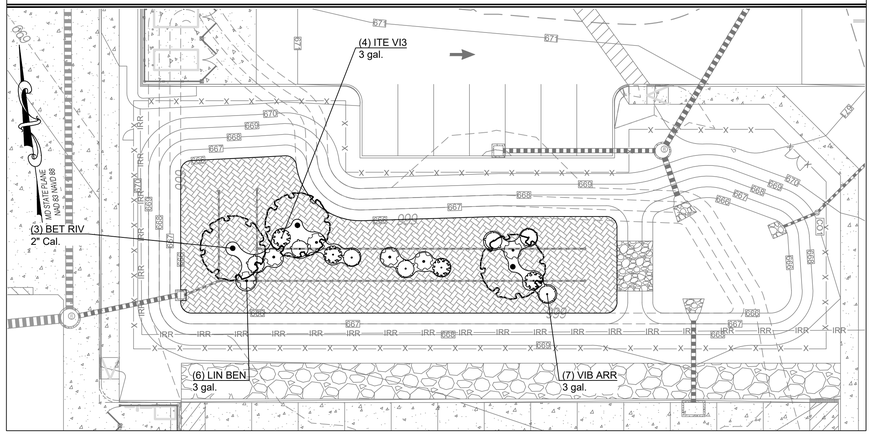
BIORETENTION #1 SWM PLAN

SCALE: 1"=20'



BIORETENTION #1 LANDSCAPE PLAN

SCALE: 1"=20'



GRASS/PERENIAL LEGEND			
BMP PRACTICE	PERENNIALS	SIZE	REMARKS
BIO-RET. #1	3,345 SF	2" PLUG	EQUAL PERCENTAGE OF EACH SPECIE PLANT 36" O.C. (DETAIL 1/L-501)

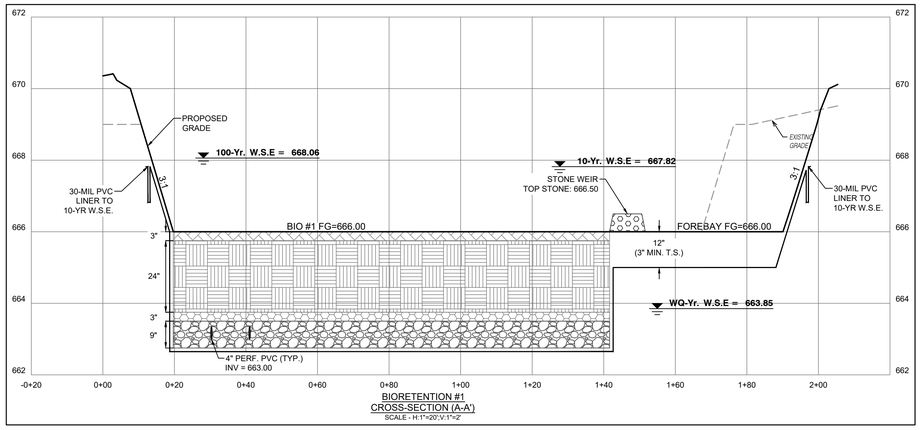
PERENNIALS	MIXED GRASSES
ASTER LANCEOLATUS, PANICLED SMOOTH ASTER MONARDA DIDYMA, BEEBALM LOBELIA CARDINALIS, CARDINAL FLOWER LOBELIA PUBERULA, DOWNY LOBELIA	CAREX TYPHINA, CAT-TAIL SEDGE CAREX ANNECTENS, YELLOW FRUITED SEDGE SWITCHGRASS, PANICUM CIRGATUM SCIRPUS CYPERINUS, WOOLGRASS

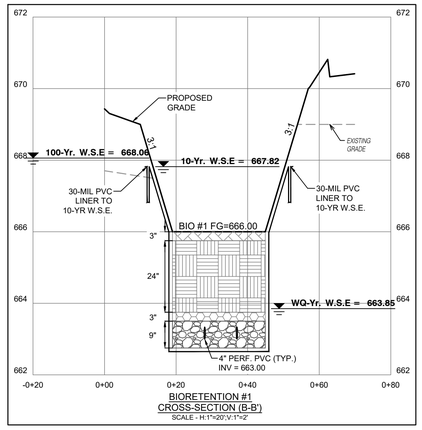
BIO-RETENTION MAINTENANCE NOTES:

1. **BIORETENTION AREAS SHALL BE INSPECTED AT A MINIMUM, BI-ANNUALLY.**
2. **OWNER SHALL REMOVE SILT/SEDIMENT IF THE ACCUMULATION OF SEDIMENT EXCEEDS ONE INCH WITHIN THE BIORETENTION AREA.**
3. **THE TOP FEW INCHES OF FILTER MEDIA SHALL BE REMOVED AND REPLACED WHEN WATER PONDS FOR MORE THAN 48 HOURS.**
4. **TRASH AND DEBRIS SHALL BE REMOVED AS NECESSARY.**
5. **MULCH SHALL BE REPLACED ON AN ANNUAL BASIS.**
6. **PLANT MATERIAL SHALL BE INSPECTED YEARLY AND DEAD AND/OR DISEASED VEGETATION SHALL BE REPLACED, AS NECESSARY. WATERING MAY BE REQUIRED DURING PROLONGED DRY SPELLS.**

NOTE:

1. **Place "Dewitt 15 year weed barrier" woven polypropylene or approved equal in all planted beds and at each tree ring.**
2. **Mulch shall be 3 inches thick double shredded hardwood dyed brown or black.**





PROFILE HATCH LEGEND

- Topsoil
- Planting Media
- Pea Gravel
- #57 Stone
- Stone Weir
- Sand

PLAN VIEW HATCH LEGEND

- Grass Forebay
- Filter Media
- Stone Weir / Riprap
- Permanent Erosion Control Matting

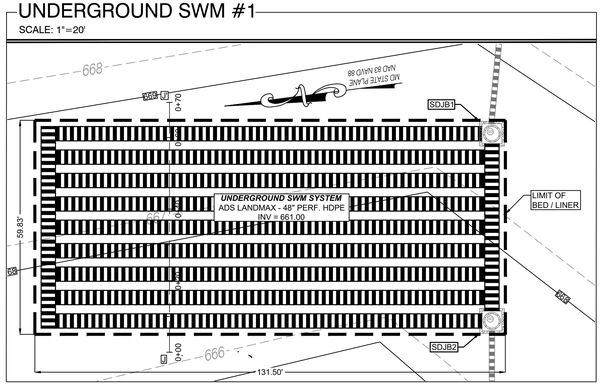
GRAPHIC SCALE

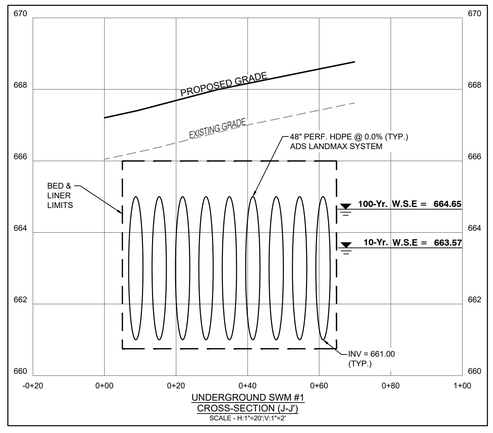
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

UNDERGROUND SWM #1

SCALE: 1"=20'





PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL
TREES						
	BET RIV	Betula nigra / River Birch	2" Cal.	B&B	12	5/L-501
SHRUBS						
	ITE VI3	Itea virginica `Virginia` / Virginia Sweetspire	3 gal.		21	2/L-501
	LIN BEN	Lindera benzoin / Spicebush	3 gal.		23	2/L-501
	VIB ARR	Viburnum dentatum / Viburnum	3 gal.		27	2/L-501

Bioretention Schedule

No.	Total Surface Area (SF)	Bio Area (sf)	Ponding Depth (FT.)	Finish Grade Elev.	Bot. Stone Elev.	Section Depth	Top Berm	Berm Width	C.O.'s	Liner Required	10-Yr WSEL	100-Yr WSEL
Bio #1	5,005	3,832	1.75'	666.00	662.75	3.25'	N/A	4'	7	YES	667.82	668.06
Bio #2	4,267	3,834	1.25'	660.00	656.75	3.25'	662.50	4'	10	YES	661.54	661.81
Bio #3	13,617	10,497	1.00'	660.00	656.75	3.25'	662.00	4'	17	YES	661.23	661.59

UNDERGROUND SWM NOTES:

1. **The owner is responsible for performing all maintenance and inspections for this underground stormwater management facility. Inspection reports shall be provided the the County every three years, or upon request.**
2. **Access grates and structure inlets shall be bolt-on.**
3. **"Confined Space" warnings shall be posted at the access points.**

FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
130 THOMAS JOHNSON DRIVE, SUITE 204, FREDERICK, MD 21702 (301) 695-1488 FAX (301) 695-1910 WWW.FSA-INC.COM
1 EAST MAIN STREET, SUITE 7, NEW BLOOMFIELD, PA 17068 (717) 582-2644
4000 SOUTH FRANKLIN STREET, SUITE 202, CARLISLE, PA 17013 (717) 249-0411
1147 GLENWOOD COURT, SUITE 2, GREENCASTLE, PA 17225 (717) 597-3667

10/27/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of MARYLAND License # 22508 Expiration Date: 08-23-2027

MARK	DESCRIPTION:	DATE:
1	REVISED PER AGENCY COMMENTS	05.05.26
2	REVISED PER AGENCY COMMENTS	10.14.26

SHEETZ - SHOWALTER ROAD
SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD
WASHINGTON COUNTY, MARYLAND

SHEETZ, INC.
243 SHEETZ WAY - CLAYSBURG, PA 16625
ATTN: GARY KLEFEATHER (703) 615-8864

NOT APPROVED FOR CONSTRUCTION

PROJECT NO. 4331.3
DWN BY KODY WARD
DATE 08-19-2025
PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL 0024 - 0010 - 0503
SCALE AS SHOWN
SHEET TITLE

SWM PLAN & PROF. - BIO 1 & U.G.

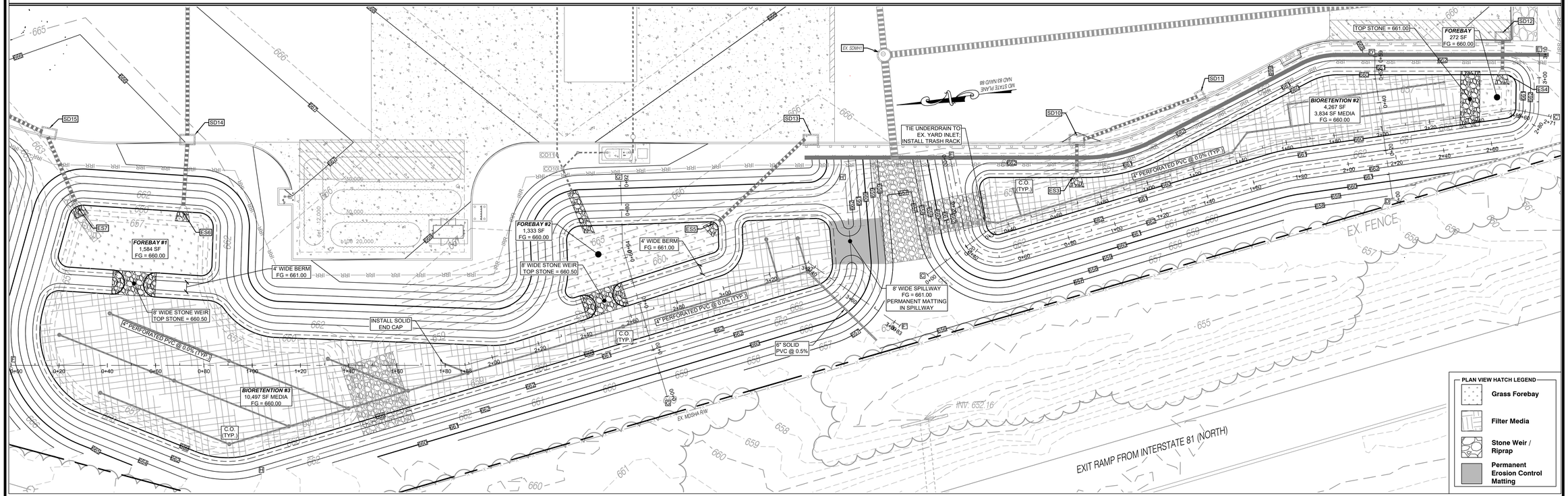
C-301
SHEET 15 OF 37

SP-25-043

P:\SHARED FOLDERS\PROJECTS\4300\4331-03\13 SHEETZ\DWGS\TS PLAN\SET 3 - 1.15.19 - STORMWATER MANAGEMENT PLAN.DWG 2026-10-27

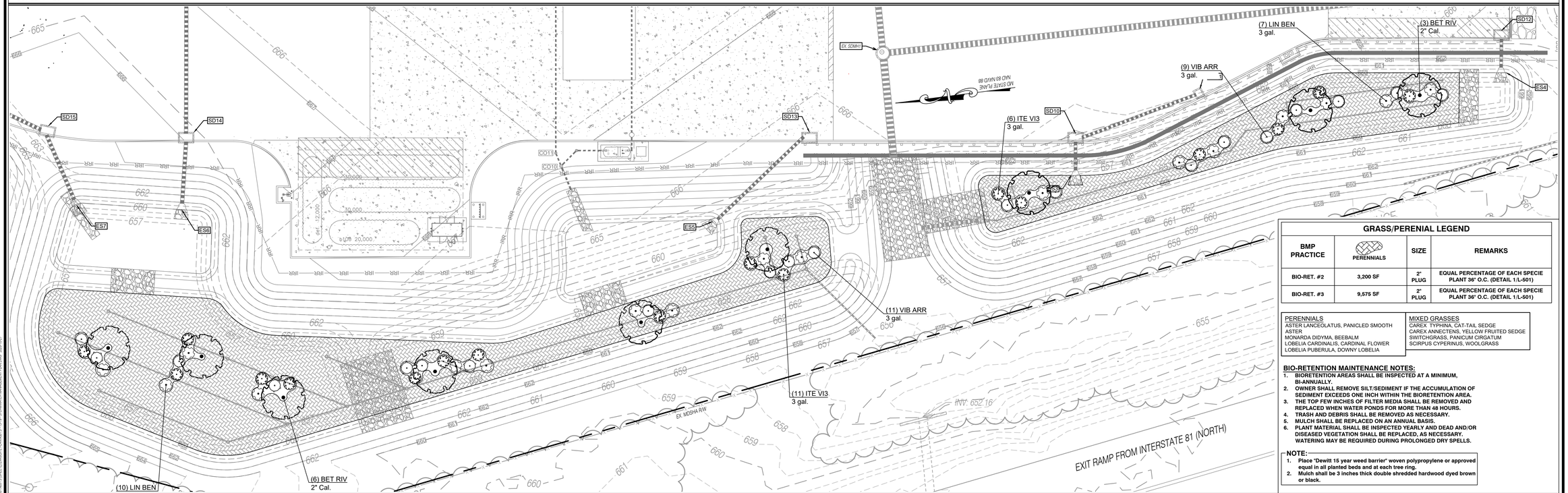
BIORETENTION #2 & BIORETENTION #3 SWM PLAN

SCALE: 1"=20'



BIORETENTION #2 & BIORETENTION #3 LANDSCAPE PLAN

SCALE: 1"=20'



GRASS/PERENIAL LEGEND

BMP PRACTICE	PERENNIALS	SIZE	REMARKS
BIO-RET. #2	3,200 SF	2" PLUG	EQUAL PERCENTAGE OF EACH SPECIE PLANT 36" O.C. (DETAIL 1/L-501)
BIO-RET. #3	9,575 SF	2" PLUG	EQUAL PERCENTAGE OF EACH SPECIE PLANT 36" O.C. (DETAIL 1/L-501)

PERENNIALS	MIXED GRASSES
ASTER LANCEOLATUS, PANICLED SMOOTH ASTER MONARDA DIDYMA, BEEBALM LOBELIA CARDINALIS, CARDINAL FLOWER LOBELIA PUBERULA, DOWNY LOBELIA	CAREX TYPHINA, CAT-TAIL SEDGE CAREX ANNECTENS, YELLOW FRUITED SEDGE SWITCHGRASS, PANICUM CIRGATUM SCIRPUS CYPERINUS, WOOLGRASS

BIO-RETENTION MAINTENANCE NOTES:

1. **BIORETENTION AREAS SHALL BE INSPECTED AT A MINIMUM, BI-ANNUALLY.**
2. **OWNER SHALL REMOVE SILT/SEDIMENT IF THE ACCUMULATION OF SEDIMENT EXCEEDS ONE INCH WITHIN THE BIORETENTION AREA.**
3. **THE TOP FEW INCHES OF FILTER MEDIA SHALL BE REMOVED AND REPLACED WHEN WATER PONDS FOR MORE THAN 48 HOURS.**
4. **TRASH AND DEBRIS SHALL BE REMOVED AS NECESSARY.**
5. **MULCH SHALL BE REPLACED ON AN ANNUAL BASIS.**
6. **PLANT MATERIAL SHALL BE INSPECTED YEARLY AND DEAD AND/OR DISEASED VEGETATION SHALL BE REPLACED, AS NECESSARY. WATERING MAY BE REQUIRED DURING PROLONGED DRY SPELLS.**

NOTE:

1. **Place "Dewitt 15 year weed barrier" woven polypropylene or approved equal in all planted beds and at each tree ring.**
2. **Mulch shall be 3 inches thick double shredded hardwood dyed brown or black.**

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

10/27/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of MARYLAND License # 22994
Expiration Date: 08-23-2027

FSA
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info@FSA-inc.com
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GREENCASTLE, PA 17225 (717) 597-2667
HAGERSTOWN, MD 21740 (301) 739-2667
NEW BLOOMFIELD, PA 17068 (717) 582-2667
CARLISLE, PA 17013 (717) 249-2611
MECHANICSBURG, PA 17055 (717) 766-2667
EAST MANCHESTER, PA 17404 (717) 266-2667

MARK | DESCRIPTION | DATE

NOT APPROVED FOR CONSTRUCTION

SHEETZ - SHOWALTER ROAD
SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD
WASHINGTON COUNTY, MARYLAND
SHEETZ, INC.
243 SHEETZ WAY - CLAYSBURG, PA 16625
ATTN: GARY KLEFATHER (703) 615-8884

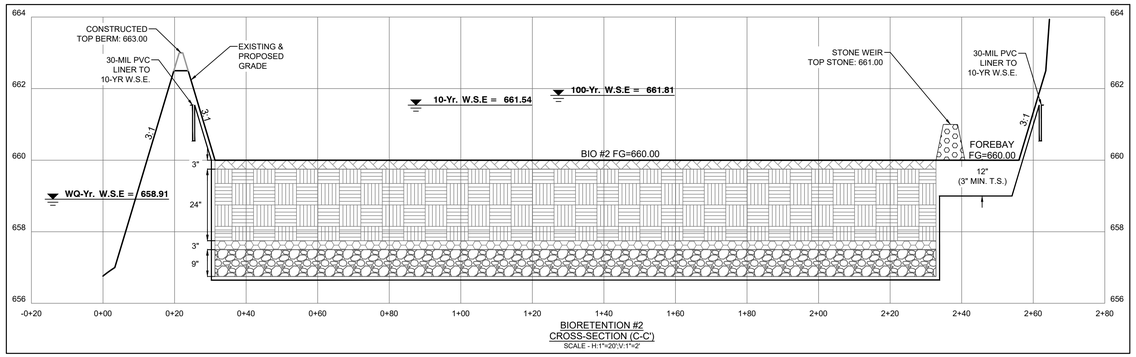
PROJECT NO. 4331.3
DWN BY KODY WARD | DATE 08-19-2025
PROJECT MANAGER DAVID TROSTLE
EMAIL dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL 0024 - 0010 - 0503
SCALE AS SHOWN
SHEET TITLE

SWM PLAN
- BIO 2 & 3

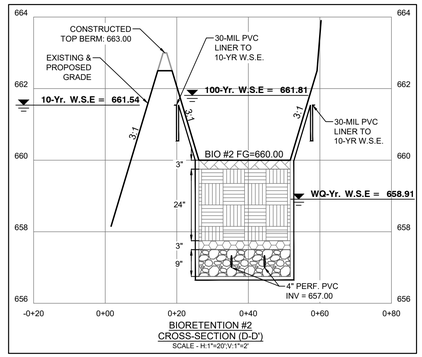
C-302
SHEET 16 OF 37

SP-25-043

P:\SHARED FOLDERS\PROJECTS\4300S\4331.3 SHEETZ, CONCORD PA AND MD 13-19 - STORMWATER MANAGEMENT PLAN.DWG 2026-10-27



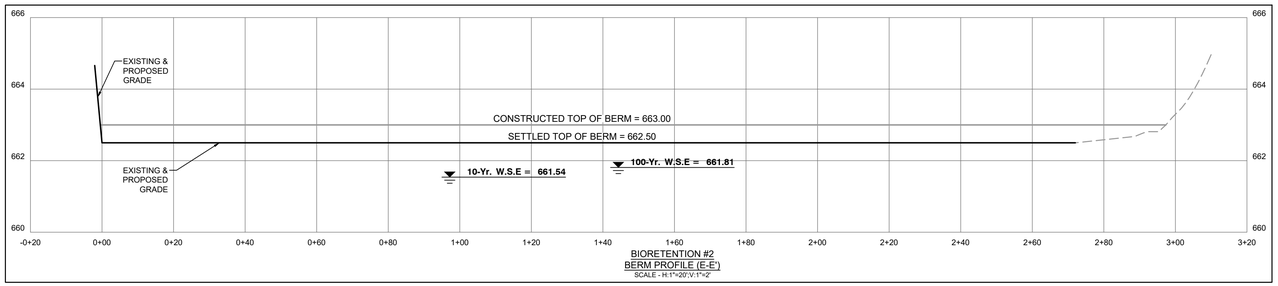
BIORETENTION #2
CROSS-SECTION (C-C')
SCALE - H:1"=20';V:1"=2'



BIORETENTION #2
CROSS-SECTION (D-D')
SCALE - H:1"=20';V:1"=2'

PROFILE HATCH LEGEND

- Topsoil
- Planting Media
- Pea Gravel
- #57 Stone
- Stone Weir
- Sand

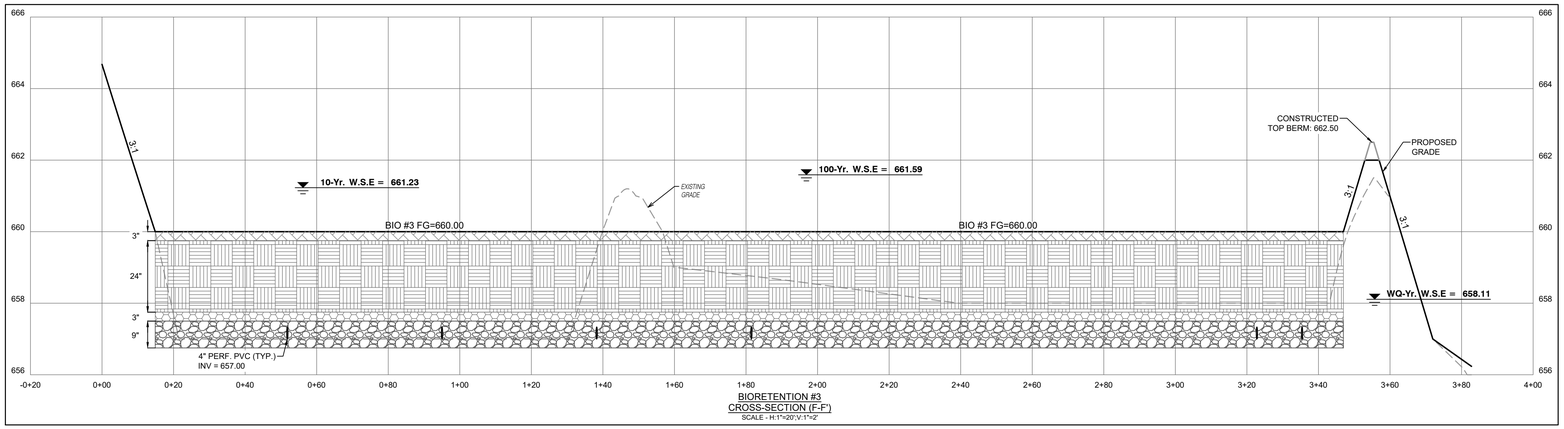


BIORETENTION #2
BERM PROFILE (E-E')
SCALE - H:1"=20';V:1"=2'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



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CROSS-SECTION (F-F')
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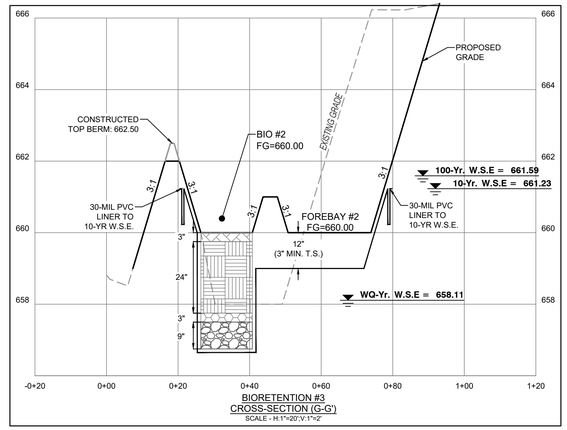
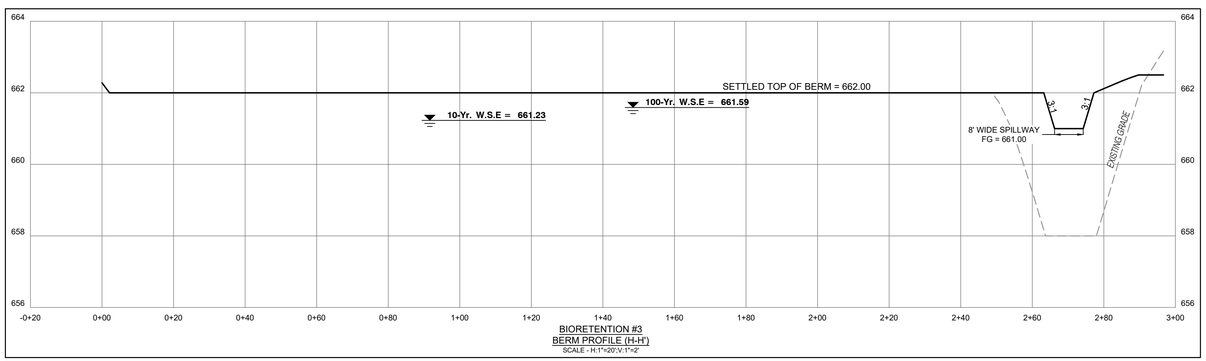


BIORETENTION #3
CROSS-SECTION (G-G')
SCALE - H:1"=20';V:1"=2'



BIORETENTION #3
BERM PROFILE (H-H')
SCALE - H:1"=20';V:1"=2'

STATE OF MARYLAND — KAITLYN MARIE SHEETZ — 21906 — REGISTERED PROFESSIONAL ENGINEER

10/27/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of MARYLAND License # 21906
Expiration Date: 08-23-2027

FSA
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CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
NSF-INC.com
MD 142 N. MARKET STREET, FREDERICK, MD 21701, 301-695-1950
MD 52 PHILLIPSTOWN ROAD, HAGERSTOWN, MD 21740, 301-739-8866
PA 1325 GREENCASTLE PIKE, HAVERFORD, PA 19041, 610-789-4847
PA 1013 DUKE STREET, CARLISLE, PA 17013, 717-249-0041
PA 1068 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717-215-7844

DATE:

MARK | DESCRIPTION:

NOT APPROVED FOR CONSTRUCTION

SHEETZ - SHOWALTER ROAD
SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD
WASHINGTON COUNTY, MARYLAND

SHEETZ, INC.
243 SHEETZ WAY - CLAYSBURG, PA 16625
ATTN: GARY KLEFATHER (703) 615-8884

PROJECT NO.
4331.3

DWN BY: KODY WARD | DATE: 08-19-2025

PROJECT MANAGER: DAVID TROSTLE

EMAIL: dtrostle@fsa-inc.com

TAX MAP - GRID - PARCEL
0024 - 0010 - 0503

SCALE
AS SHOWN

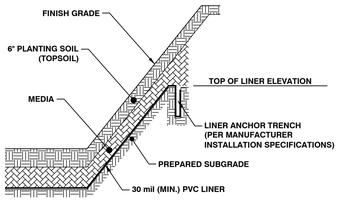
SHEET TITLE

SWM PROFILES - BIO 2 & 3

C-303
SHEET 17 OF 37

SP-25-043

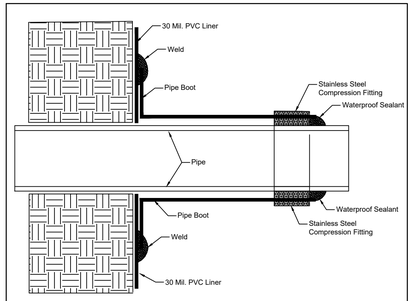
P:\SHARED FILES\PROJECTS\4300-4331.3 SHEETZ\CIVIL\SITE PLANS\01 SWM\SWM PROFILES.DWG 2025-10-27



1 C-304

LINER ANCHOR TRENCH

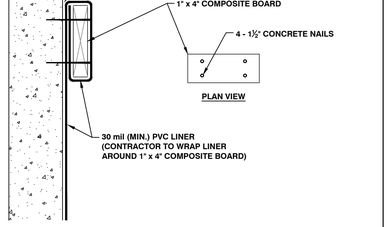
NOT TO SCALE



Connection of 30 Mil. PVC Liner to Pipe Penetration

2 C-304

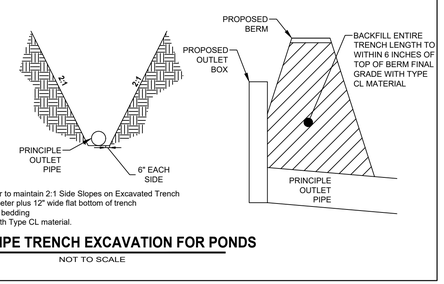
NOT TO SCALE



LINER ATTACHMENT

3 C-304

NOT TO SCALE



Notes:

1. Contractor to maintain 2:1 Side Slopes on Excavated Trench
2. Pipe diameter plus 12" wide flat bottom of trench
3. No gravel bedding
4. Backfill with Type CL material.

PIPE TRENCH EXCAVATION FOR PONDS

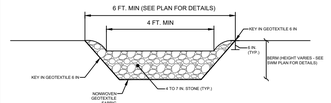
4 C-304

NOT TO SCALE

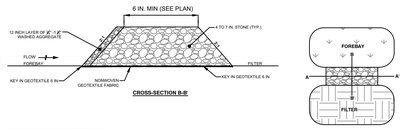
5 C-304

STONE WEIR (FOREBAY STONE WINDOW)

PLAN VIEW HATCH LEGEND



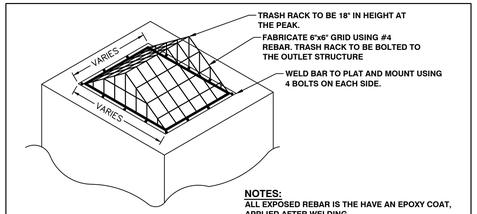
CROSS-SECTION A-A



CROSS-SECTION B-B

CONSTRUCTION SPECIFICATIONS

1. PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS, UNDER THE BOTTOM AND SIDES OF THE WEIR PRIOR TO PLACEMENT OF STONE. CONSTRUCT THE WEIR WITH WASHED 4 TO 7 INCH STONE OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) WITH SIDE SLOPES OF 2:1 OR FLATTER AND A MINIMUM TOP WIDTH OF 6 INCHES. PLACE THE STONE SO THAT IT COMPLETELY COVERS THE WIDTH OF THE CHANNEL AND CHANNEL BANKS. FORM THE WEIR SO THAT TOP OF THE OUTLET CREST IS APPROXIMATELY 6 INCHES LOWER THAN THE OUTER EDGES. LINE THE UPSTREAM FACE OF THE DAM WITH A 1 FOOT THICK LAYER OF WASHED AGGREGATE (½ TO 1½ INCH).
2. STONE WEIR TO BE USED ON EVERY SEDIMENT FOREBAY SPILLWAY.

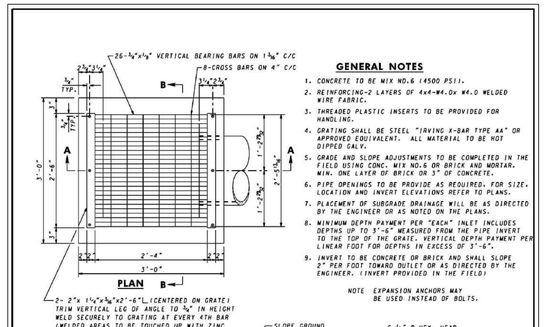


NOTES:
ALL EXPOSED REBAR IS THE HAVE AN EPOXY COAT, APPLIED AFTER WELDING.

6 C-304

TRASH RACK - SLANTED

NOT TO SCALE



GENERAL NOTES

1. CONCRETE TO BE MIX NO.6 (4500 PSI).
2. REINFORCING-2 LAYERS OF 4x4-W4.0x W4.0 WELDED WIRE FABRIC.
3. THREADED PLASTIC INSERTS TO BE PROVIDED FOR HANDLING.
4. GRATING SHALL BE STEEL "IRVING X-BAR TYPE AA" OR APPROVED EQUIVALENT. ALL MATERIAL TO BE HOT DIPPED GALV.
5. GRADE AND SLOPE ADJUSTMENTS TO BE COMPLETED IN THE FIELD USING CONC. MIX NO.6 OR BRICK AND MORTAR. MIN. ONE LAYER OF BRICK ON 3" OF CONCRETE.
6. PIPE OPENINGS TO BE PROVIDE AS REQUIRED, FOR SIZE, LOCATION AND INVERT ELEVATIONS REFER TO PLANS.
7. PLACEMENT OF SUBGRADE DRAINAGE WILL BE AS DIRECTED BY THE ENGINEER OR AS NOTED ON THE PLANS.
8. MINIMUM DEPTH PAYMENT PER "EACH" INLET INCLUDES DEPTHS UP TO 3'-6" MEASURED FROM THE PIPE INVERT TO THE TOP OF THE GRATE. VERTICAL DEPTH PAYMENT PER LINEAR FOOT FOR DEPTHS IN EXCESS OF 3'-6".
9. INVERT TO BE CONCRETE OR BRICK AND SHALL SLOPE 2" PER FOOT TOWARD OUTLET OR AS DIRECTED BY THE ENGINEER. (INVERT PROVIDED IN THE FIELD)

NOTE EXPANSION ANCHORS MAY BE USED INSTEAD OF BOLTS.

7 C-304

SPECIFICATION	CATEGORY CODE ITEMS
305	

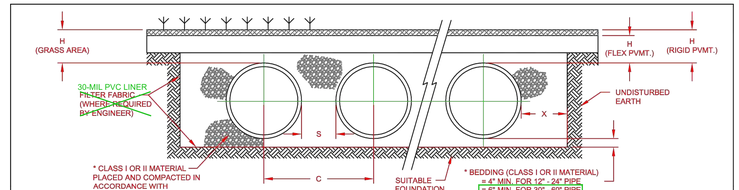
APPROVED Kirk G. Mraz
DIRECTOR – OFFICE OF HIGHWAY DEVELOPMENT

SHA	APPROVAL ▪ SHA REVISIONS	APPROVAL ▪ FEDERAL HIGHWAY ADMINISTRATION
State Highway Administration	APPROVAL 4-5-07	APPROVAL 4-23-07
	REVISED 10-1-01	REVISED
	REVISED	REVISED
	REVISED	REVISED

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES

PRECAST YARD INLET

STANDARD NO. MD 381.02



NOTES:

1. ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
2. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURERS PUBLISHED INSTALLATION GUIDELINES.
3. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.
4. FILTER FABRIC: A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.
5. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
6. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm).
7. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
8. MINIMUM COVER: MINIMUM COVER OVER ALL RETNETION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" UP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 42" - 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

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ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

GREEN MARKINGS INDICATE SPECIFICATIONS THAT ARE APPLICABLE TO THIS PROJECT

NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "S"	NOMINAL SPACING "C"	TYPICAL SIDE WALL "X"	H (NON-TRAFFIC)	H (TRAFFIC)
12" (300mm)	15" (368mm)	11" (279mm)	25.5" (648mm)	8" (203mm)	12" (305mm)	12" (305mm)
15" (375mm)	18" (457mm)	11.5" (292mm)	29.0" (737mm)	8" (203mm)	12" (305mm)	12" (305mm)
18" (450mm)	21" (533mm)	12" (432mm)	38.0" (965mm)	9" (229mm)	12" (305mm)	12" (305mm)
24" (600mm)	28" (711mm)	14.0" (356mm)	41.5" (1054mm)	10" (254mm)	12" (305mm)	12" (305mm)
30" (750mm)	36" (914mm)	18" (457mm)	53.0" (1346mm)	18" (457mm)	12" (305mm)	12" (305mm)
36" (900mm)	42" (1067mm)	22" (559mm)	63.0" (1600mm)	18" (457mm)	12" (305mm)	12" (305mm)
42" (1050mm)	48" (1219mm)	24" (610mm)	72.0" (1829mm)	18" (457mm)	12" (305mm)	24" (610mm)
48" (1200mm)	54" (1372mm)	29" (635mm)	78.5" (1994mm)	18" (457mm)	12" (305mm)	24" (610mm)
60" (1500mm)	67" (1702mm)	24" (610mm)	90" (2286mm)	18" (457mm)	12" (305mm)	24" (610mm)

* CLASS I BACKFILL REQUIRED AROUND 60" DIAMETER FITTINGS.

REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
4	GENERAL UPDATES AND RENAMED	TJR	02/18/16	

RETENTION–DETENTION SYSTEM (CROSS–SECTION)	ADS Advanced Drainage Systems, Inc. 4640 TRUEMAN BLVD HILLIARD, OHIO 43026	DESIGNED BY AWM; DRAWN BY ST 25.06; CHK'D BY NTS; SHEET OF
DRAWING NUMBER: STD–702		

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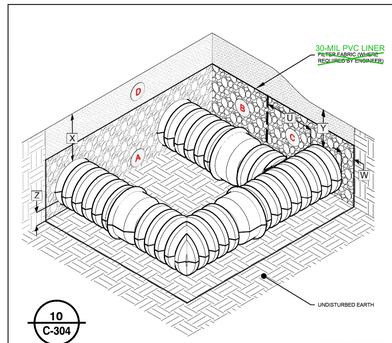

		NOMINAL DIAMETER		
		12-24" (300-600 mm)	30-36" (750-900 mm)	42-60" (1050-1500 mm)
U	MIN. FITTINGS EMBEDMENT LIMIT	12" (305 mm)	12" (305 mm)	12" (305 mm)
W	TYPICAL SIDE WALL	8-10" (203-255 mm)*	18" (457 mm)	18" (457 mm)
X	MIN. PIPE COVER DEPTH UNDER NON-TRAFFIC	12" (305 mm)	12" (305 mm)	12" (305 mm)
X	MIN. PIPE COVER DEPTH UNDER TRAFFIC	12" (305 mm)	12" (305 mm)	12-24" (305-610 mm)**
X	MAX. PIPE COVER DEPTH	REFERENCE TECH NOTE(S) 2.01, 2.02, 2.04, OR 2.05		
Y	MIN. FITTINGS COVER DEPTH UNDER NON-TRAFFIC	12" (305 mm)	12" (305 mm)	12" (305 mm)
Y	MIN. FITTINGS COVER DEPTH UNDER TRAFFIC	12" (305 mm)	12" (305 mm)	24" (610 mm)
Y	MAX. FITTINGS COVER DEPTH***	8' (2.4 m)	8' (2.4 m)	8' (2.4 m)
Z	BEDDING DEPTH:	4" (102 mm)	6" (152 mm)	6" (152 mm)

* TYPICAL SIDE WALLS FOR 18" AND 24" PIPE SYSTEMS ARE 9" (230 mm) AND 10" (255 mm), RESPECTIVELY
** 24" MINIMUM PIPE COVER DEPTH UNDER TRAFFIC IS REQUIRED FOR 60" SYSTEMS ONLY.
*** MAY INCREASE BASED ON SPECIFIC FITTINGS CONFIGURATION, CONTACT AN ADS REPRESENTATIVE FOR ADDITIONAL DETAILS

NOTES:

1. ALL REFERENCES TO CLASS I OR II MATERIALS ARE PER ASTM D2321* STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS*, LATEST EDITION.
2. ALL REFERENCES TO AASHTO MATERIAL SPECIFICATIONS ARE PER AASHTO M43 AND M145 GRADATIONS, LATEST EDITION.
3. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
4. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE D2321.
5. FILTER FABRIC: A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.
6. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER.
7. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" (152 mm) ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION. IF DIFFERENT FILL IS USED IN ZONES B AND C, FILTER FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER PER NOTE 5.
8. COVER: ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. MAXIMUM FILL HEIGHT IS LIMITED TO 8 FT (2.4 m) OVER FITTINGS FOR TYPICAL SYSTEM INSTALLATIONS. **PLEASE NOTE THESE LIMITS APPLY TO ALL FITTINGS WITHIN SYSTEMS LIMITS, AND NOT JUST MANIFOLD FITTINGS.** CONTACT AN ADS REPRESENTATIVE WHEN MAXIMUM FILL HEIGHTS EXCEED 8 FT (2.4 m) FOR INSTALLATION CONSIDERATIONS.

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ACCEPTABLE FILL MATERIALS

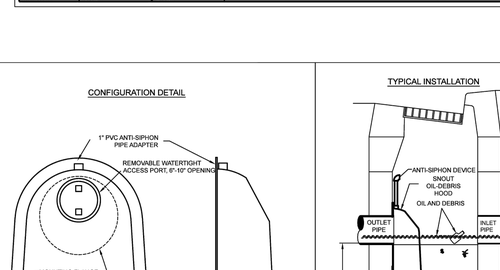
MATERIAL LOCATION		ASTM MATERIAL CLASSIFICATION	AASHTO MATERIAL CLASSIFICATION	COMPACTION / DENSITY REQUIRED
D	**FINAL FILL:** FINAL FILL LIMITS START FROM THE TOP OF THE INITIAL FILL LAYER AND END AT THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE. NOTE THAT PAVEMENT SUBBASE MAY BE INCLUDED IN THE FINAL FILL.	N/A[2]	N/A[2]	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE SPECIFIC MATERIAL AND PREPARATION REQUIREMENTS.
C	**FITTINGS EMBEDMENT:** FILL SURROUNDING THE SYSTEM FITTINGS FROM THE INVERT (BOTTOM) UP TO NO LESS THAN 6" ABOVE THE CROWN (TOP) OF THE FITTINGS	CLASS I OR II[1]	AASHTO M145 A1, A3 OR AASHTO M43 A5, A6, A56, A57, A67	COMPACT IN MAXIMUM 8" (203 mm) LOOSE LIFTS TO A MINIMUM OF 95% OF MAXIMUM STANDARD PROCTOR DENSITY
B	**PIPE EMBEDMENT:** FILL SURROUNDING THE SYSTEM PIPE FROM THE INVERT (BOTTOM) UP TO NO LESS THAN 6" ABOVE THE CROWN (TOP) OF THE PIPE	CLASS I OR II	AASHTO M145 A1, A3 OR AASHTO M43 A5, A6, A56, A57, A67	COMPACT PER THE LATEST EDITION OF ASTM D2321 SPECIFICATIONS
A	**BEDDING:** FILL BELOW THE PIPE FROM THE FOUNDATION UP TO THE INVERT (BOTTOM) OF THE PIPE	CLASS I OR II[1]	AASHTO M145 A1, A3 OR AASHTO M43 A5, A6, A56, A57, A67	COMPACT TO 90% STANDARD PROCTOR DENSITY

PLEASE NOTE:
1. 60" (1500 mm) PIPE SYSTEMS ARE LIMITED TO ASTM D2321 CLASS I (AASHTO M43 A5 OR A56) BACKFILL MATERIALS ONLY.
2. MATERIAL SPECIFICATIONS INCLUDE ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D

RETENTION–DETENTION (SYSTEM INSTALLATION)	ADS Advanced Drainage Systems, Inc. 4640 TRUEMAN BLVD HILLIARD, OHIO 43026	DESIGNED BY GGC; DRAWN BY 06/08/21; CHK'D BY SDL; SCALE NTS; SHEET 1 OF 1
DRAWING NUMBER: STD-705		

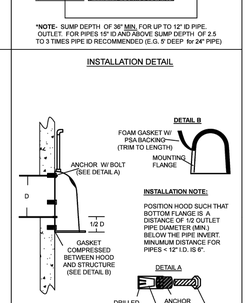


*NOTE- SUMP DEPTH OF 36" MIN. FOR UP TO 12" ID PIPE. OUTLET. FOR PIPES 15" ID AND ABOVE SUMP DEPTH OF 2.5 TO 3 TIMES PIPE ID RECOMMENDED (E.G. 5' DEEP for 24" PIPE)

NOTES:

1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY BEST MANAGEMENT PRODUCTS, INC. 9 MATHEWS DRIVE, UNIT A1-A2. EAST HADDAM, CT 06423 TOLL FREE: (800) 504-8008 OR (888) 434-0277, FAX: (877) 434-3197 WEB SITE: www.bmpinc.com OR PRE-APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT PIPE AND ELBOW AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION (SNOUT SIZE ALWAYS LARGER THAN PIPE SIZE).
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A MINIMUM DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 12" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL AND PIPE SHALL BE FINISHED FLUSH TO WALL.
8. ALL STRUCTURE JOINTS SHALL BE WATERTIGHT.
9. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH ⅜" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
10. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT.
    INSTALLATION KIT SHALL INCLUDE:
    A. INSTALLATION INSTRUCTIONS
    B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
    C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
    D. 3/8" STAINLESS STEEL BOLTS
    E. ANCHOR SHIELDS

US Patent # 6126817, 7951294, 7857966, 8512556
Canada Patent # 2285146, 2690156, 2690156 others pending



HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES

DESCRIPTION	DATE	SCALE
OIL- DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL)	09/08/18	NONE
	DRAWING NUMBER	SP-SN

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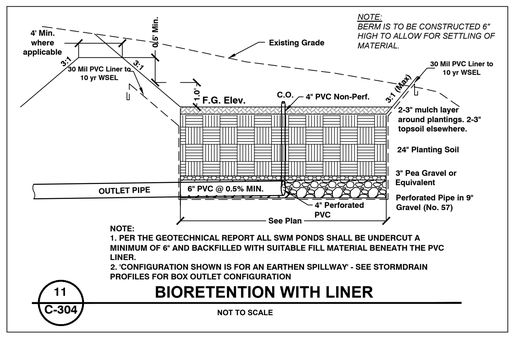

NOTE:
BERM IS TO BE CONSTRUCTED 6" HIGH TO ALLOW FOR SETTLING OF MATERIAL.

NOTE:
1. PER THE GEOTECHNICAL REPORT ALL SWM PONDS SHALL BE UNDERCUT A MINIMUM OF 6" AND BACKFILLED WITH SUITABLE FILL MATERIAL BENEATH THE PVC LINER.
2. 'CONFIGURATION SHOWN IS FOR AN EARTHEN SPILLWAY' - SEE STORMDRAIN PROFILES FOR BOX OUTLET CONFIGURATION

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BIORETENTION WITH LINER

NOT TO SCALE

FSA ENGINEERING, SURVEYING & LAND PLANNING
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
FREDERICK SEIBERT & ASSOCIATES, P.A.
100 SOUTH MARKET STREET, SUITE 201, GREENCASTLE, PA 17225, (717) 597-2187
1 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, (717) 582-8644
488 SOUTH MAIN STREET, CARLISLE, PA 17013, (717) 249-0411
1142 YORK ROAD, GETTYSBURG, PA 17325, (717) 337-3950
FSA-INC.COM



10/27/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of MARYLAND License # 21708
Expiration Date: 08-23-2027

MARK	DESCRIPTION:	DATE:
1	REVISED PER AGENCY COMMENTS	05.13.26

NOT APPROVED FOR CONSTRUCTION

SHEETZ - SHOWALTER ROAD
SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD
WASHINGTON COUNTY, MARYLAND
SHEETZ, INC.
243 SHEETZ WAY - CLAYSBURG, PA 16625
ATTN: GARY KUFFERTH (703) 615-8884

PROJECT NO. 4331.3
DWN BY KODY WARD | DATE 08-19-2025
PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL 0024 - 0010 - 0503
SCALE NOT TO SCALE
SHEET TITLE

SWM DETAILS

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SHEET 18 OF 37

SP-25-043

P:\SHARED FOLDERS\PROJECTS\4300-4331\4331.3 SHEETZ\CIVIL\SDR\TS PLAN\4331.3 - 19-19 - STORMWATER MANAGEMENT PLAN.DWG 2026-10-27

Specifications for Bioretention

(Reference - Maryland Stormwater Design Manual, Volume Two, Appendix B.4)

Material Specifications
The allowable materials to be used in bioretention areas are detailed in Table B.4.1.

Berm Construction
Berms to be constructed to MD378 specifications for material, placement, and compaction.

Planting Soil
The soil shall be a uniform mix, free of stones, stumps, roots or other similar objects larger than two inches. No other materials or substances shall be mixed or dumped within the bioretention area that may be harmful to plant growth, or prove a hindrance to the planting or maintenance operations. The planting soil shall be free of Bermuda grass, Quackgrass, Johnson grass, or other noxious weeds as specified under COMAR 15.08.01.05..

The planting soil shall be tested and shall meet the following criteria:

- Soil Component - Loamy Sand or Sandy Loam (USDA Soil Textural Classification)
- Organic Content - Minimum 10% by dry weight (ASTM D 2974). In general, this can be met with a mixture of loamy sand (60%-65%) and compost (35% to 40%) or sandy loam (30%), coarse sand (30%), and compost (40%).
- Clay Content - Media shall have a clay content of less than 5%.
- pH Range - Should be between 5.5 - 7.0. Amendments (e.g., lime, iron sulfate plus sulfur) may be mixed into the soil to increase or decrease pH.

There shall be at least one soil test per project. Each test shall consist of both the standard soil test for pH, and additional tests of organic matter, and soluble salts. A textural analysis is required from the site stockpiled topsoil. If topsoil is imported, then a texture analysis shall be performed for each location where the topsoil was excavated.

Compaction
It is very important to minimize compaction of both the base of the bioretention area and the required backfill. When possible, use excavation hoes to remove original soil. If bioretention areas area excavated using a loader, the contractor should use wide track or marsh track equipment, or light equipment with turf type tires. Use of equipment with narrow tracks or narrow tires, rubber tires with large lugs, or high pressure tires will cause compaction resulting in reduced infiltration rates and storage volumes and is not acceptable. Compaction will significantly contribute to design failure.

Compaction can be alleviated at the base of the bioretention area facility by using a primary tilling operation such as a chisel plow, ripper, or subsoiler. These tilling operations are to refracture the soil profile through the 12 inch compaction zone. Substitute methods must be approved by the engineer. Rototillers typically do not till deep enough to reduce the effects of compaction from heavy equipment.

Rototill 2 to 3 inches of sand into the base of the bioretention facility before backfilling the required sand layer. Pump any ponded water before preparing (rototilling) base.

When backfilling the topsoil over the sand layer, first place 3 to 4 inches of topsoil over the sand, then rototill the sand / topsoil to create a gradation zone. Backfill the remainder of the topsoil to final grade.

When backfilling the bioretention facility, place soil in lifts of 12 inches or greater. Do not use heavy equipment within the bioretention area. Heavy equipment may be used around the perimeter of the basin to supply soils and sand. Grade bioretention materials with light equipment such as a compact loader or a dozer/loader with marsh tracks.

Plant Material
Recommended plant material for micro-bioretention practices can be found in Appendix A, Section A.2.3.

Plant Installation
Compost is a better organic material source, is less likely to float, and should be placed in the invert and other low areas. Mulch should be placed in surrounding to a uniform thickness of 2" to 3". Shredded or chipped hardwood mulch is the only accepted mulch. Pine mulch and wood chips will float and move to the perimeter of the bioretention area during a storm event and are not acceptable. Shredded mulch must be well aged (6 to 12 months) for acceptance.

Rootstock of the plant material shall be kept moist during transport and on-site storage. The plant root ball should be planted so 1/8th of the ball is above final grade surface. Root stock of the plant material shall be kept moist during transport and on-site storage. Planting pits shall follow LCA planting guidelines. The diameter of the planting pit shall be at least six inches larger than the diameter of the planting ball. Set and maintain the plant straight during the entire planting process. Thoroughly water ground bed cover after installation.

Trees shall be braced using 2" by 2" stakes only as necessary and for the first growing season only. Stakes are to be equally spaced on the outside of the tree ball.

Grasses and legume seed shall be tilled into the soil to a depth of at least one inch. Grass and legume plugs shall be planted following the non-grass ground cover planting specifications.

The topsoil specifications provide enough organic material to adequately supply nutrients from natural cycling. the primary function of the bioretention structure is to improve water quality. Adding fertilizers defeats, or at a minimum, impedes this goal. Only add fertilizer if wood chips or mulch is used to amend the soil. Rototill urea fertilizer at a rate of 2 pounds per 1000 square feet.

Underdrains
Underdrains should meet the following criteria:

- Pipe- Should be 4" to 6" diameter, slotted or perforated rigid plastic pipe (ASTMF 758, Type PS 28, or AASHTO-M-278) in a gravel layer. The preferred material is slotted, 4" rigid pipe (e.g., PVC or HDPE).
- Perforations - If perforated pipe is used, perforations should be ¾" diameter located 6" on center with a minimum of four holes per row. Pipe shall be wrapped with a ¼" (No. 4 or 4x4) galvanized hardware cloth.
- Gravel - The gravel layer (No. 57 stone preferred) shall be at least 3" thick above and below the underdrain.
- The main collector pipe shall be at a minimum 0.5% slope.
- A rigid, non-perforated observation well must be provided (one per every 1,000 square feet) to provide a clean-out port and monitor performance of the filter.
- A 4" layer of pea gravel (¼" to ⅜" stone) shall be located between the filter media and underdrain to prevent migration of fines into the underdrain. This layer may be considered part of the filter bed when bed thickness exceeds 24".

The main collector pipe for underdrain systems shall be constructed at a minimum slope of 0.5%. Observation wells and/or clean-out pipes must be provided (one minimum per every 1000 square feet of surface area).

Miscellaneous
These practices may not be constructed until all contributing drainage area has been stabilize.

Bio-retention berms are to be constructed per the MD 378 small pond standards with respect to materials, placement, and compactions.

Stormwater Management Facilities Construction Inspection Requirements

1. **The developer/contractor shall notify the Division of Public Works ("DPW") at least five (5) days before commencing any work in conjunction with the approved final stormwater management plan and upon completion of the project when a final inspection will be conducted.**
2. **Regular inspections shall be made and documented for each structural ESD planning technique and practice and structural stormwater measures every 2 weeks and at the required critical inspection stages identified in the attached checklists and the Washington County SWM, Grading, Soil Erosion and Sediment Control Ordinance.**
3. **All non-structural practices shall be inspected, at a minimum, upon completion of final grading, the establishment of permanent stabilization, and before issuance of use and occupancy permit.**
4. **Inspections shall be conducted by DPW, the MDE (as applicable), and by the Verifying Professional. Inspections performed by the DPW are not to be considered a substitute for those inspections required by the Verifying Professional. Written inspection reports shall be prepared by the Verifying Professional during construction of ESD planning techniques and practices plans. Copies of all inspection reports shall be provided to DPW by the person performing the inspection and kept on file with DPW.**
5. **Written inspection reports are required and shall be submitted in a manner consistent with the Public Works Agreement and this Article and in a format approved by DPW, and shall include, at a minimum:**
   - **5.a. The date and location of the inspection;**
   - **5.b. Work observed;**
   - **5.c. Photos;**
   - **5.d. Tests performed;**
   - **5.e. Whether construction was in compliance with the approved stormwater management plan;**
   - **5.f. Any variations from the approved construction specifications;**
   - **5.g. Any violations that exist;**
   - **5.h. Signature and date of Verifying Professional.**
6. **Failure to comply with these inspection requirements and/or obtain approval from the Verifying Professional or DPW at the required construction stages will result in disapproval of the facility, delays of final acceptance and permit release.**
7. **The developer, DPW, the MDE, Verifying Professional, and on-site personnel shall be notified in writing when violations are observed. Written notification shall be made by the person discovering the violation and shall describe the nature of the violation and the required corrective action. No further work affected by the violation shall proceed until the corrective action is inspected and approved in writing by the Verifying Professional, the Division, MDE (as applicable), and the District (as applicable).**
8. **DPW may require adjustments to address items overlooked or inappropriately addressed by the plans. Such adjustments may be required during construction or at the final inspection.**
9. **The County may require a revision to the approved construction drawings or site plans be submitted and approved by the DPW, the Division of Planning and Community Development (as applicable), the MDE (as applicable) and the District prior to continuation of construction activity.**
10. **No work shall proceed beyond the construction stages specified in attached Checklists and the Washington County SWM, Grading, Soil Erosion and Sediment Control Ordinance until DPW and the Verifying Professional inspect and approve the work previously completed and the Verifying Professional furnishes the DPW and developer with the results of the inspection reports as soon as possible after completion of each required inspection.**

STORMWATER MANAGEMENT SEED MIX NOTES

SITE PREPARATION
Invasive species, particularly those that will adapt to wet conditions, should be removed or sprayed before they become incorporated into the site. Spot spray or hand pull problem weeds. Perennial weeds not addressed before establishment will be difficult to remove later.

SEEDING AND PLANTING METHODS
Seeding and planting should begin immediately upon completion of the structure while the soil is still friable and before invasive weeds emerge. Plan seeding and planting before the basin is flooded or allow the basin to drain to a few inches before seeding. Broadcast seed evenly over each unit by hand seeding or hydroseeding. The use of native species can provide temporary vegetation to protect the soil in SWM facilities until permanent vegetation can become established. Straw mulch, or straw coconut mats are frequently used to control erosion and protect emerging seedlings from extreme temperatures and drying out. Mulch should be sparse in order to allow sunlight to reach the ground. Irrigating seeded areas is beneficial until seedlings become established.

FIRST GROWING SEASON MAINTENANCE
Whenever canopy (overall vegetation) reaches a height of 18"-24", use a string trimmer to trim the meadow to a height of 8". This will reduce competition by fast-growing weeds for sunlight, water and nutrients needed by slower growing, perennial natives. Mowing should not be done with a lawn mower as the mower height will be too low and native seedlings will be killed. Mowing should cease by mid-September.

SECOND AND SUBSEQUENT GROWING SEASON MAINTENANCE
Prior to new spring growth reaching a height of 2" trim any material standing from the previous year close to the ground (approximately 2"). This will allow the soil to warm more quickly which will stimulate emergence and growth of native seedlings.

SPECIAL CIRCUMSTANCES SECOND GROWING SEASON
If you notice a heavy infestation of ragweed or foxtail in the second growing season, trim the meadow to a height of 8". Trimming should cease after mid-September.

Operation and Maintenance Plan
Bioretention & Sand Filters

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

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

Notice of Required Stormwater Management Inspections
Bioretention Facilities

The following inspections are required to be performed by the Qualified Professional for the construction of any Sand Filter, Bioretention or Rain Garden Facility. Additional inspections may be needed based on professional engineering judgment. Each inspection is required at the start of each stage.

Inspection Item		Bio #1	Bio #2	Bio #3
Excavation of Facility - Prior to excavation, verify sediment and erosion control features are in place to prevent sediment inflow. Verify all flagging required in the area for sensitive area protection. Verify grading is accurately staked-out and re-staked as needed. Facility dimensions shall be verified and soils checked for infiltration. Verify contributing area is permanently stabilized. Verify that water is not present. Ensure roughening of side walls if sheared and sealed by heavy equipment. Verify that compaction of facility base is minimized.	**Certifying Engineer**			
	Date			
	County Inspector			
	Date			
Placement of Filter Cloth (Trenches) - Ensure filter fabric is overlapping six (6) inches between strips of cloth. Ensure tree roots or other obstacles are removed from facility walls or sides and base to prevent tearing. Verify that uphill fabric roll overlaps two (2) feet over downhill roll.	**Certifying Engineer**			
	Date			
	County Inspector			
	Date			
Placement of Underdrains and Observation Wells - Location, size and material of under drain and observation wells shall be verified prior to stone placement. Verify pipe ends capped. Verify 3" gravel cover	**Certifying Engineer**			
	Date			
	County Inspector			
	Date			
Placement of Filtering Media - Verify bottom layer material and thickness. Verify sand and/or filter media layer material and thickness. Verify filter fabric or pea gravel used between sand layers. Verify top filter media layer.	**Certifying Engineer**			
	Date			
	County Inspector			
	Date			
Placement of Sand Filter Layer or Gravel Diaphragm - Verify depth and width of sand and/or diaphragm layer. Verify fill material.	**Certifying Engineer**			
	Date			
	County Inspector			
	Date			
Stabilization and Landscaping - Verify site top soiled, seeded and mulched. Verify embankment top soiled and seeded. Verify location, size, type and number of planted landscape material. Verify no more than 1/8 inch root ball exposed. Verify planting stock kept moist during on-site storage. Verify installation location, size, material type of fencing or other safety barriers.	**Certifying Engineer**			
	Date			
	County Inspector			
	Date			
The Qualified Professional may request the presence of a County Construction Standards Inspector at least 24 hours in advance by calling 240-313-2400.				

Pond MD-378
NRCS - MARYLAND JANUARY 2000
CONSTRUCTION SPECIFICATIONS

These specifications are appropriate to all ponds within the scope of the Standard for practice MD-378. All references to ASTM and AASHTO specifications apply to the most recent version.

Site Preparation
Areas designated for borrow areas, embankment, and structural works shall be cleared, grubbed and stripped of topsoil. All trees, vegetation, roots and other objectionable material shall be removed. Channel banks and sharp breaks shall be sloped to no steeper than 1:1. All trees shall be cleared and grubbed within 15 feet of the toe of the em-bankment.
Areas to be covered by the reservoir will be cleared of all trees, brush, logs, fences, rubbish and other objectionable material unless otherwise designated on the plans. Trees, brush, and stumps shall be cut approximately level with the ground surface. For dry stormwater management ponds, a minimum of a 25-foot radius around the inlet structure shall be cleared.
All cleared and grubbed material shall be disposed of outside and below the limits of the dam and reservoir as directed by the owner or his representative. When specified, a sufficient quantity of topsoil will be stockpiled in a suitable location for use on the embankment and other designated areas.

Earth Fill
Material - The fill material shall be taken from approved designated borrow areas. It shall be free of roots, stumps, wood, rubbish, stones greater than 6", frozen or other objectionable materials. Fill material for the center of the embankment, and for cut trench shall conform to Unified Soil Classification GC, SC, CH, or CL and must have at least 30% passing the #200 sieve. Consideration may be given to the use of other materials in the embankment if designed by a geotechnical engineer. Such special designs must have construction supervised by a geotechnical engineer. Materials used in the outer shell of the embankment must have the capability to support vegetation of the quality required to prevent erosion of the embankment.

Placement - Areas on which fill is to be placed shall be scarified prior to placement of fill. Fill materials shall be placed in maximum 8 inch thick (before compaction) layers which are to be continuous over the entire length of the fill. The most permeable borrow material shall be placed in the downstream portions of the embankment. The principal spillway must be installed concurrently with fill placement and not excavated into the embankment.

Compaction - The movement of the hauling and spreading equipment over the fill shall be controlled so that the entire surface of each lift shall be traversed by not less than one tread track of heavy equipment or compaction shall be achieved by a minimum of four complete passes of a sheepsfoot, rubber tired or vibratory roller. Fill material shall contain sufficient moisture such that the required degree of compaction will be obtained with the equipment used. The fill material shall contain sufficient moisture so that if formed into a ball it will not crumble, yet not be so wet that water can be squeezed out. When required by the reviewing agency the minimum required density shall not be less than 95% of maximum dry density with a moisture content within ±2% of the optimum. Each layer of fill shall be compacted as necessary to obtain that density, and is to be certified by the Engineer at the time of construction. All compaction is to be determined by AASHTO Method T-99 (Standard Proctor).

SHEETZ STORMWATER MANAGEMENT NOTES:

1. **All site work shall be done in accordance with the plans prepared by FSA, the current requirements of Washington County, MD, the applicable sections of the MDSHA standard specifications for roadway construction, and all other pertinent federal and state laws.**
2. **The contractor shall comply at all times with applicable federal, state and local laws, provisions, and policies governing safety and health.**
3. **The contractor shall be responsible for examining the areas and conditions under which the project is to be constructed prior to the submission of a bid. Submission of a bid shall be construed to mean the contractor has reviewed the site and is familiar with conditions and constraints of the site.**
4. **Before excavation, all underground utilities shall be located in the field by proper authorities. The contractor shall notify Miss Utility at 1-800-257-7777. The location of all utilities and underground structures are approximate and may not all be shown. It is the responsibility of the contractor to determine the existence and exact location of all utilities and underground structures.**
5. **Contractor shall coordinate Fuel Island Canopy drains connection to the main collector pipe with the Sheetz Construction Manager and provide all necessary fittings to make the connection to the main collector pipe.**
6. **Contractor to provide shop drawings on all storm sewer pipe, manholes, and inlets to the Sheetz Construction Manager for approval.**
7. **An as-built drawing of the new utility services shall be prepared by the contractor and submitted to the owner upon completion of the project.**
8. **All storm pipe shall be as specified. All joints shall be watertight.**
9. **All storm structures adjacent to curbs shall be _____.**
10. **All storm structures directly down gradient of the fuel pump pad or underground storage tanks shall have a sump and BMP feature (for example 'Snout') installed on the outflow pipe.**
11. **Contractor shall refer to other plans within this construction set for other pertinent information.**

Table B-4.1 Material Specifications for Micro-Bioretention, Rain Gardens & Landscape Infiltration

Material	Specification	Size	Notes
Plantings	**see planting list**	**n/a**	**plantings are site-specific**
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	**minimum 10% by weight (ASTM D 2974)**		
Mulch	**shredded hardwood**	**n/a**	**aged 6 months, minimum; no pine or wood chips**
Pea gravel diaphragm	**pea gravel: ASTM-D-448**	**No. 8 or No. 9 (1/8" to 3/8")**	
Curtain drain	**ornamental stone: washed cobbles**	**stone: 2" to 5"**	
Geotextile		**n/a**	**PE Type 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 PS 28 or AASHTO M-278**	**4"-6" rigid sch. 40 PVC or SDR35**	**Slotted or perforated pipe; 3/8" perf. @ 6" o/c, 4 holes/row; min. 3" of gravel over pipes; not necessary underneath pipes.**
Poured in place concrete (if required)	**MSHA Mix No. 3; f'c = 3500 psi @ 28 days, normal weight, air-entrained; reinforcing to meet ASTM-615-60**	**n/a**	**on-site testing of poured-in-place concrete required: 28 day strength and slump test; all concrete design (cast-in-place or pre-cast) *not using previously approved State or local standards* requires design drawings sealed and approved by a professional engineer licensed in the State of Maryland - design to include meeting ACI Code 350.R/89; vertical loading [H-10 or H-20]; allowable horizontal loading (based on soil pressures); and analysis of potential cracking**
Sand	**AASHTO M-6 or ASTM C-33**	**0.02" to 0.04"**	**Sand substitution such as Diabase and Graystone (AASHTO) #10 are not acceptable. No calcium carbonated or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.**
Compost	**MSHA Standard Specifications for Construction and Materials, July 2008 920.02.05 Compost**	**Uniform particle size of 0.5" or less**	**Source - Separated Compost (Type B). Type B Compost shall be tree leaf compost or non-tree leaf compost. Type B Compost produced from lawn clippings shall be tested for contaminants in conformance with Maryland law and regulations.**

NOTICE OF REQUIRED STORMWATER MANAGEMENT INSPECTIONS
UNDERGROUND SWM STRUCTURE

The following inspections are required to be performed by the Qualified Professional for the construction of any Public Road. Additional inspections may be needed based on professional engineering judgment. Each inspection is required at the start of each stage.

*** MANDATORY NOTIFICATION: Inspection and approval by the parties indicated is required at these points prior to proceeding with construction. The permittee is required to give the required inspection parties twenty-four (24) hours notice. The county inspector may waive an inspection, provided the design engineer and/or geotechnical engineer makes the required inspection per a prior scheduled arrangement which has been confirmed with the county inspector. Work completed without the necessary party's approval may result in the permittee having to remove and reconstruct the unapproved work. The permittee must maintain a "record set" of approved SEC/SWM plans on-site.**

Inspection Item	Certifying Engineer / Date	UG1
Sediment control installation		
Excavation for stormwater management structure (GEO)		
Install stormwater management control structure/storage structure and associated storm drainage; a. Footing subgrade, prior to pouring (GEO)		
Forms set and rebar placed for walls/slabs prior to pouring (DE)		
Pipe assembled in place (DE) on acceptable subgrade (GEO)		
Any required storm drain pipe installed to structure and temporarily plugged shut (DE)		
Internal components installed, if any (DE)		
Backfilling of drainage structure (GEO)		
Installation of storm drain inlet protection or blocking on all inlets draining to structure which may receive silt-laden runoff		
Installation of final compacted cover and grade - Lifts, compaction, soil material (GEO) - Location, dimensions (DE)		
Stabilize drainage area to stormwater management structure		
Removal of sediment and construction debris from structure		
Remove temporary blocking (DE) and (GEO)		
Submit record drawing and documentation (DE)		
Final Inspection		

CLAY LINER NOTES (MAY BE USED IN PLACE OF SYNTHETIC LINER IF APPROVED BY SITE GEOTECHNICAL ENGINEER):

1. **Remove 24 inches of the SWM facilities subgrade.**
2. **Place soil materials that meet the minimum requirements, site specific requirement per Geotechnical Report supersede.**
   - **2.1. The materials shall have a maximum dry density of at least 100 PCF as per ASTM D-698**
   - **2.2. Acceptable materials shall be ml, cl, mh, ch with no rock greater than 1-inch in diameter and constituting no more than 15% of the matrix**
   - **2.3. Materials are to be placed in 6-inch lifts and properly compacted to at least 98% of the maximum dry density value as determined by ASTM D-698 (Standard Proctor) at a moisture content in the range of optimum to 3 percent above optimum moisture as determined by the same standard. A sufficient number of in-place density tests should be performed by an experienced engineering technician to verify that the proper degree of compaction is being obtained.**
3. **Any rock encountered within the SWM ponds shall be undercut at least 12 inches and covered and controlled and compacted clay liner soils.**

NOTES:
1. Developer/contractor must contact the certifying engineer and Washington County at least 5 days prior to the start of construction of the stormwater management system to schedule and coordinate inspection time tables.
2. Due to karst soils on the site, there is increases risk of sinkhole development within the swm facility. If encountered, contact a geotechnical engineer to prepare remediation plan.
3. If rock is encountered, undercut 12" s.w.m. facility and backfill with CL type soil.
4. Core trench and earth dams shall be compacted to a minimum 95% dry density.
5. No trees or shrubs are permitted on the embankment.
6. Pond embankment shall be planted with grass only.
7. All pipe joints shall be watertight. (HDPE pipe joints shall meet the 10.8 psi water-tight requirements of ASTM D3212.)
8. All proposed storm drain pipes must be placed on 95% compacted fill according to AASHTO T180A standards.
9. The contractor is to contact miss utility a minimum of 2 days prior to any digging on the site. (1-800-257-7777)

CATEGORY 300 DRAINAGE PVC LINED PONDS

DESCRIPTION. This work shall consist of furnishing, placing and anchoring of a 30 mil PVC liner within designated pond area as shown in the Contract Documents and as directed by the Engineer.

MATERIALS.

Furnished Topsoil	920
Type B Soil Stabilization Matting	920
Staples	920

PVC LINER MATERIAL. The 30 mil PVC Liner shall conform to the following minimum physical properties.

PROPERTY	TEST METHOD	REQUIREMENT
Thickness	**D 1593**	**+/- 5%**
Specific Gravity (min.)	**D 792**	**1.20**
100% Modulus (psi. min.) (1 b. force/in. width, min.)	**D 882**	**100 30**
Tensile (psi, min.) (Lb. force/ in. width, min.)	**D 882**	**2300 69**
Elongation at Break (%, min.)	**D 882**	**325**
Graves Tear (lb./in., min.) (1b. force/in. width, min.)	**D 1004**	**325 8**
Resistance to Soil Burial (% change max.) (a) Breaking Factor (b) Elongation At Break (c) Modulus at 100% Elongation	**D 3083 (NSF Modified)**	**5 20 20**
Impact Cold Crack (/F)	**D 1790**	**-20**
Dimensional Stability (% change/max.)	**D 120 (212/F/15 min.)**	**5**
Water Extraction (%, max.)	**D 3083**	**-0.25**
Volatile Loss (%, max.)	**D 1203**	**0.70**
Hydrostatic Resistance (psi,min.)	**D 751**	**82**

PVC LINER CERTIFICATION.

The Contractor shall certify that the PVC liner material conforms to the physical properties. The PVC Liner Certification shall also include:

(a) Polymer and composition of the PVC Liner, including additive composition of any coating materials

(b) Manufacturer's Quality Control plan including properties, test methods, frequency of testing, tolerances and method of resolution for out-of-specification material.

(c) Laboratory test results documenting the physical properties.

STORAGE AND HANDLING.

The PVC liner shall remain stored in its original container in a dry area and protected from puncture, dirt, grease, water, mud, mechanical abrasions, excessive heat, extreme cold or other damage. On-site handling of the PVC liner is the responsibility of the Contractor

Any damage of the PVC liner shall be documented. If the damaged PVC liner cannot be repaired to comply with the specification it shall be removed and replaced at no additional cost to the Administration.

CONSTRUCTION.

Construction shall be in conformance with the details shown on the plans or as directed by the Engineer and the following:

Area Subgrade Preparation.

Surfaces to be lined shall be smooth and free of all rocks, stones, sticks, sharp objects, or debris of any kind. The surface shall provide a firm, unyielding foundation for the liner with no sudden sharp, or abrupt changes or break in grade. No standing water, mud, snow, or frozen subgrade that has become softened by water or overly dried until it has been properly reconditioned and recompacted. Special care shall be taken to maintain the prepared soil surfaces. The soil surface will be observed daily by the Engineer to evaluate the surface condition. Any damage to the surface caused by weather conditions shall be repaired by the contractor.

Anchor Trench.

The anchor trench shall be excavated to the line, grade, and width shown on the construction drawings, prior to liner placement.

If the anchor trench is located in clay susceptible to desiccation; no more than the amount of trench required for the liner to be anchored in one day shall be excavated to minimize desiccation of the anchor trench soils.

Slightly rounded corners shall be provided in the trench where the liner adjoins the trench so as to avoid sharp bends in the liner. No loose soil or rocks shall be allowed to underlie the liner in the anchor trench. Leading edges of the anchor trench shall be smooth and even.

Placement of Liner.

(a) The liner shall be placed down gradient (upstream to downstream) to facilitate over lapping and prevent run off from entering under the placed liner.

(b) The method used to place the liner panels shall minimize wrinkles (especially differential wrinkles between adjacent panels). Minimum wrinkles shall be allowed to insure the liner is installed in a relaxed condition. Excessive wrinkles which overlap themselves shall not be allowed. Stretching of the liner is not allowed.

(c) All panels may be repositioned after deployment to conform to the overlap requirements, however, deployment and repositioning measures may eliminate dragging or elongating the PVC liner panels.

(d) The seam overlap shall be a minimum of 3 ft. and a maximum of 4 ft.

(e) Adequate ballast (e.g., cover soil, or similar measures that will not damage the liner) shall be placed to prevent uplift by wind. In case of high winds, continuous loading is recommended along edges of panels to minimize risk of wind flow under the panels.

(g) Only equipment necessary for installation and testing of the liner shall be permitted to come in contact with the liner. This equipment shall be rubber tired with a ground pressure not exceeding 5 psi, and a total weight not exceeding 750 lb.

Weather conditions.

PVC liner deployment shall proceed when ambient temperature and material sheet temperature is between 60 and 105 F. Sheet temperature shall be measured on the liner surface by an infrared thermometer or surface contact thermometer.

Liner placement shall not be done during any precipitation, in the presence of excessive moisture, (e.g., snow, fog, rain, dew, mud) or in the presence of excessive winds, as determined by the engineer.

If liner placement is required at ambient temperatures below 60 F, a means of storing the liner in an area that maintains the liner temperature above 60 F shall be provided. This liner temperature shall be maintained until the time of deployment.

Unpacking the panels.

The contractor shall notify the Engineer, before the liner is unpacked. Damaged or suspect areas shall be marked for testing and/or repair. Liner that is damaged during deployment (i.e. that cannot be adequately repaired) shall be replaced at no additional cost to the Administration.

Backfilling of the Anchor Trench.

The anchor trench shall be backfilled and compacted by the contractor to the satisfaction of the Engineer. Trench backfill material shall be placed in 8 in. thick loose lifts and compacted by wheel rolling with light, rubber-tired or other light compaction equipment.

Care shall be taken when backfilling the trenches to prevent any damage to the PVC liner. At no time shall construction equipment come in direct contact with the liner. If damage occurs, it shall be repaired at no additional cost to the Administration.

Backfilling of PVC Liner.

The liner shall be covered with a 2 ft. layer of soil; the first 1.8 ft. shall conform to Common Borrow specifications and the top 4 in. shall be a layer of furnished topsoil. The backfill shall be tamped in place. Permanent type B soil stabilization matting shall be placed over the topsoil.

At no time shall construction equipment come into direct contact with the liner or traverse the backfilled trench. When damage occurs, it shall be repaired by the contractor at no additional cost to the Administration. Compaction shall be to the satisfaction of the Engineer.

Measurement and Payment.

Measurement and payment for the PVC ditch liner will be measured and paid for at the contract unit price per square yard accepted in place. The payment will be full compensation for all excavation, PVC liner, furnished topsoil, backfill, and for all overlap shall not be measured and paid for as separate item. All PVC liner overlap shall be incidental to the cost of PVC liner installation.

Excavation will be measured and paid for at the contract unit price per cubic yard for class 2 excavation for incidental construction.

10/27/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of MARYLAND License # 22664, Expiration Date: 08-23-2027

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
MD & VA
1330 SOUTH MANCHESTER AVENUE, CATONSVILLE, MD 21228 (410) 719-1555
NEW BLOOMFIELD, PA 17068 (717) 582-8974
CARLISLE, PA 17013 (717) 249-0411
FAST MAIN STREET, SUITE 201, MECHANICSBURG, PA 17055 (717) 697-1555
1142 YORK ROAD, GETTYSBURG, PA 17325 (717) 337-1172
GREENCASTLE, PA 17225 (717) 597-2857
129 CHURCH STREET, HAGERSTOWN, MD 21740 (301) 714-0744
ANTIETAM BANK & TRUST BUILDING, 2ND FLOOR, SUITE 201, MARTINSBURG, WV 25401 (304) 260-9066

MARK	DESCRIPTION	DATE
1	REVISED PER AGENCY COMMENTS	05.19.26

SHEETZ - SHOWALTER ROAD

SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD

WASHINGTON COUNTY, MARYLAND

SHEETZ, INC.
243 SHEETZ WAY - CLAYSBURG, PA 16625
ATTN: GARY KUFEATHER (700) 615-8884

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.	4331.3
DWN BY	KODY WARD
DATE	08-19-2025
PROJECT MANAGER	DAVID TROSTLE
EMAIL	dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL	0024 - 0010 - 0503
SCALE	NOT TO SCALE
SHEET TITLE	SWM NOTES

C-305
SHEET 19 OF 37

SP-25-043

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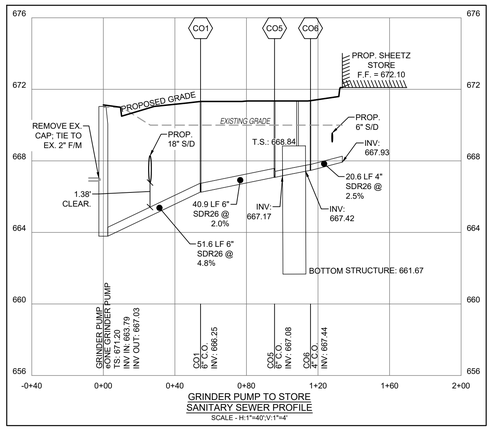

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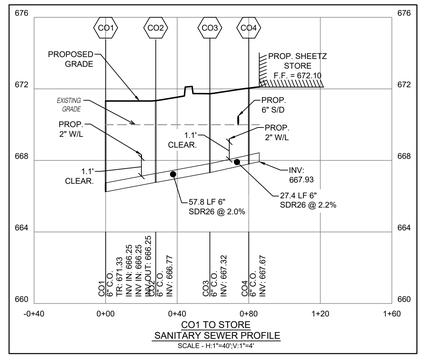

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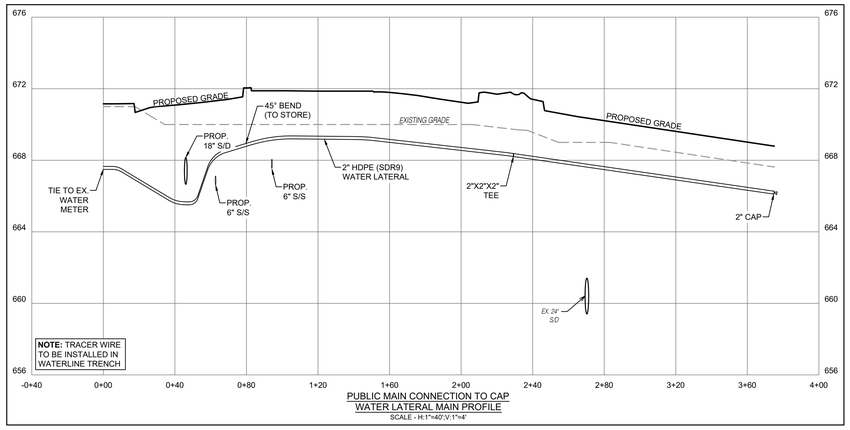

PUBLIC MAIN CONNECTION TO CAP
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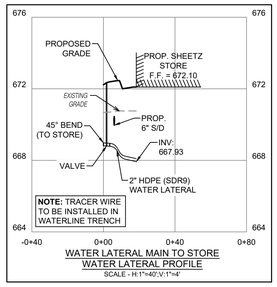

WATER LATERAL MAIN TO STORE
WATER LATERAL PROFILE
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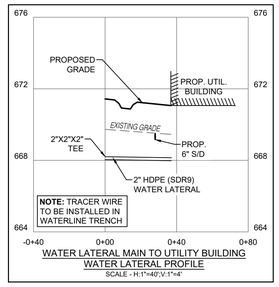

WATER LATERAL MAIN TO UTILITY BUILDING
WATER LATERAL PROFILE
SCALE - H:1"=40';V:1"=4'

CITY OF HAGERSTOWN UTILITIES DEPARTMENT WATER DIVISION

This approval is for the design and layout of the proposed water system improvements. All water system improvements shall be constructed to the standards in effect at the time of construction. This approval does not guarantee availability of water service. Water service is available subject to conformance with all policies and standards in effect at the time of application for service, payment of fees and approval of the water service application. The Water Division does not guarantee a specific water pressure or flow at any meter or fire hydrant. This approval is valid for a period of one year.

SIGNATURE DATE

⚠

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 addition 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 allocation remaining in other jurisdictions' facilities that may be granted to the County. This approval shall be valid for a period of TWO years.

SIGNATURE DATE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

10/27/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of MARYLAND License # 22994
Expiration Date: 08-23-2027

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
42264
1 EAST MAIN STREET
NEW BLOOMFIELD, PA 17068
717-274-7644
4445 SOUTH ATHENS CHURCH ROAD
CARLISLE, PA 17013
717-249-9511
141 NEW OAKS TRAFFORD DRIVE
GREENSBURG, PA 15025
412-661-4607
129 EAST POTOMAC STREET
HAGERSTOWN, MD 21740
301-739-8866

MARK	DESCRIPTION:	DATE:
1	REVISED PER AGENCY COMMENTS	05.19.26

NOT APPROVED FOR CONSTRUCTION

SHEETZ - SHOWALTER ROAD
SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD
WASHINGTON COUNTY, MARYLAND
SHEETZ, INC.
243 SHEETZ WAY - CLAYSBURG, PA 16625
ATTN: GARY RUFFEATHER (700) 615-5864

PROJECT NO. 4331.3
DWN BY KODY WARD
DATE 08-19-2025
PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL 0024 - 0010 - 0503
SCALE AS SHOWN
SHEET TITLE

CONSTRUCTION PROFILES - WATER & SEWER

C-401
SHEET 20 OF 37

SP-25-043

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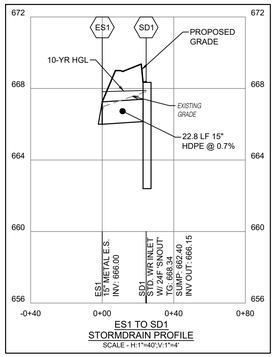

ES1 TO SD1
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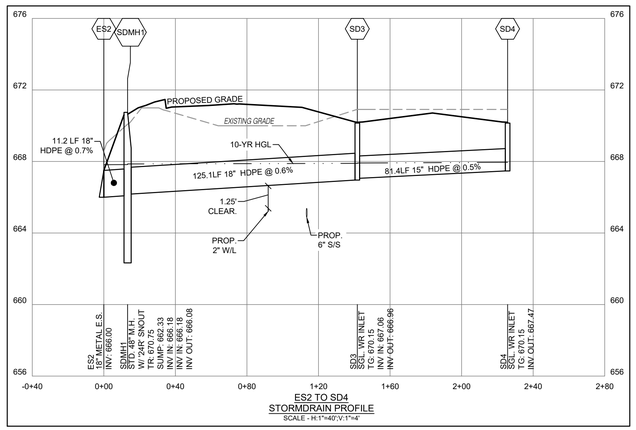
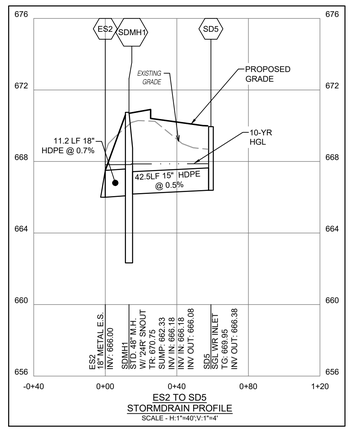
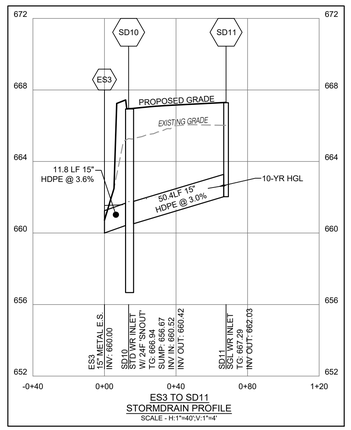


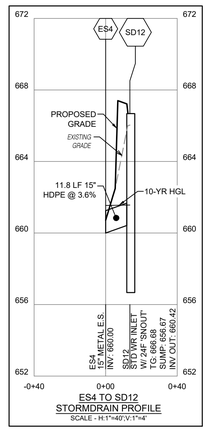
ES2 TO SD4
STORMDRAIN PROFILE
SCALE - H:1"=40',V:1"=4'



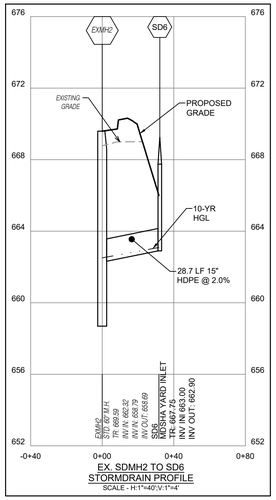
ES2 TO SD5
STORMDRAIN PROFILE
SCALE - H:1"=40',V:1"=4'



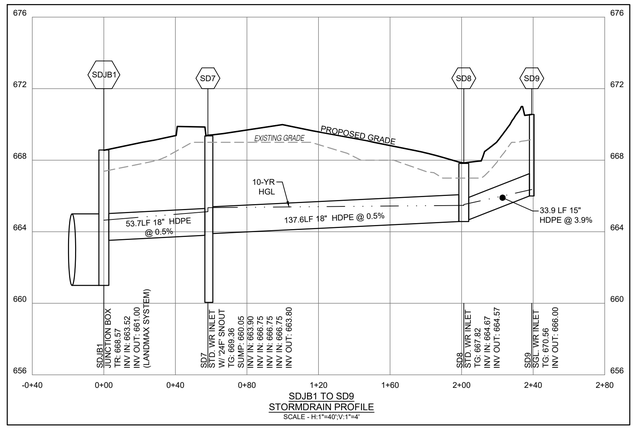
ES3 TO SD11
STORMDRAIN PROFILE
SCALE - H:1"=40',V:1"=4'



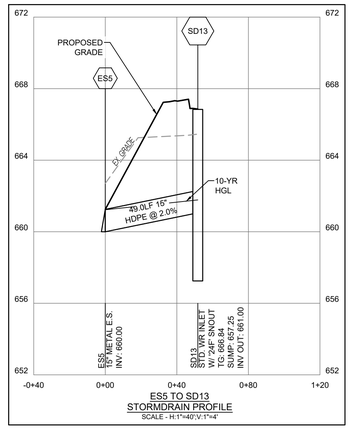
ES4 TO SD12
STORMDRAIN PROFILE
SCALE - H:1"=40',V:1"=4'



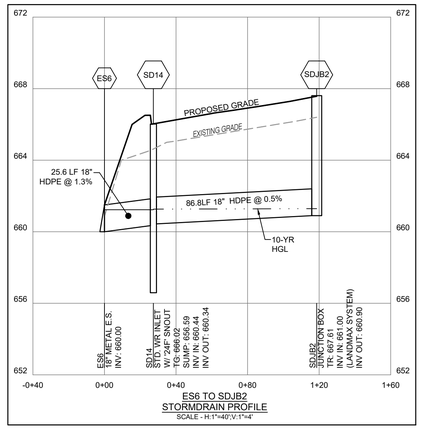
EX. SDMH2 TO SD6
STORMDRAIN PROFILE
SCALE - H:1"=40',V:1"=4'



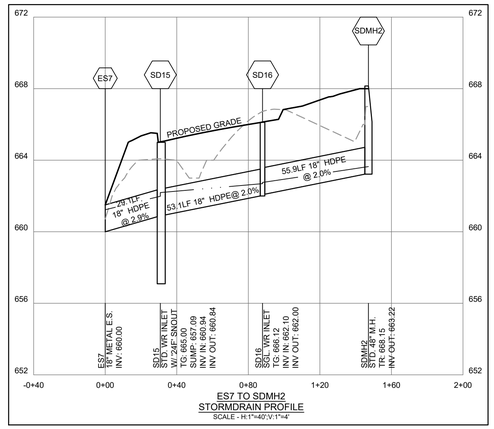
SDJB1 TO SD9
STORMDRAIN PROFILE
SCALE - H:1"=40',V:1"=4'



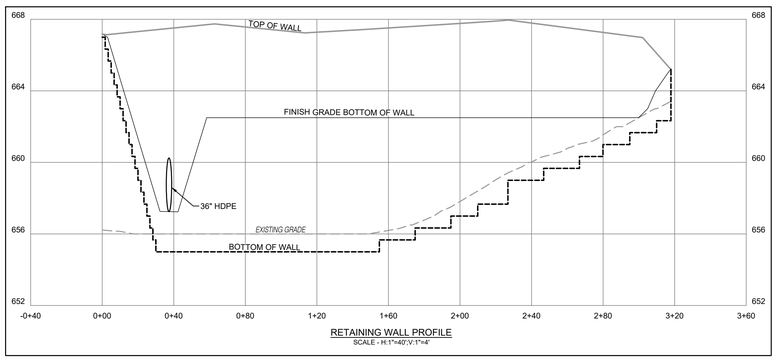
ES5 TO SD13
STORMDRAIN PROFILE
SCALE - H:1"=40',V:1"=4'



ES6 TO SDJB2
STORMDRAIN PROFILE
SCALE - H:1"=40',V:1"=4'



ES7 TO SDMH2
STORMDRAIN PROFILE
SCALE - H:1"=40',V:1"=4'



RETAINING WALL PROFILE
SCALE - H:1"=40',V:1"=4'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

STATE OF MARYLAND — DANIEL ALAN MCMILLAN — No. 21508 — REGISTERED PROFESSIONAL ENGINEER

10/27/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of MARYLAND License # 21508
Expiration Date: 08-23-2027

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
info@FSA-INC.com
EST. 1988
100 EAST MAIN STREET, SUITE 201, NEW BLOOMFIELD, PA 17068, 717-582-2644
488 SOUTH MAIN STREET, CARLISLE, PA 17013, 717-249-0411
141 NATIONAL PIKE WEST, SUITE 201, GREENCASTLE, PA 17225, 717-597-1647
129 EAST POTOMAC STREET, HAGERSTOWN, MD 21740, 301-739-8866

DATE:

MARK	DESCRIPTION

NOT APPROVED FOR CONSTRUCTION

SHEETZ - SHOWALTER ROAD
SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD
WASHINGTON COUNTY, MARYLAND
SHEETZ, INC.
243 SHEETZ WAY - CLAYSBURG, PA 16625
ATTN: GARY ALFEATHER (703) 615-8864

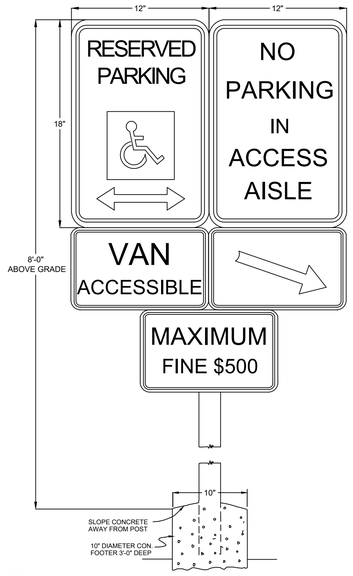
PROJECT NO. 4331.3
DWN BY KODY WARD | DATE 08-19-2025
PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL 0024 - 0010 - 0503
SCALE AS SHOWN
SHEET TITLE

CONSTRUCTION PROFILES - STORM

C-402
SHEET 21 OF 37

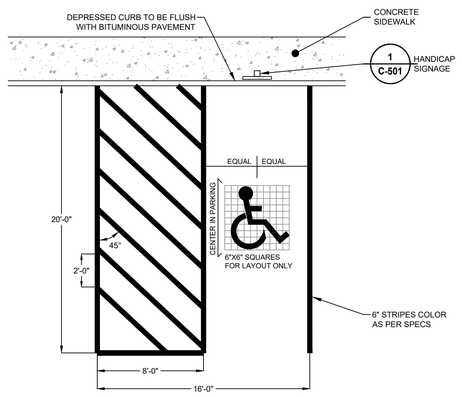
SP-25-043

P:\PROJECTS\4331\CIVIL\CONSTRUCTION PLANS\4331.3 SHEETZ\CADD\SHEET PLANS\4331.3 - 2025 - CONSTRUCTION PROFILES.DWG 2026-10-27

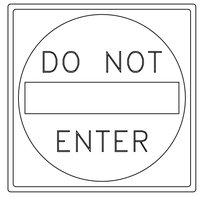


NOTES:
Use appropriate arrow plate.
Colors: Background (white), Text & Boarder (green), Symbol (white on a blue background).
Reference state of Maryland standard highway sign booklet.
Department of Transportation P.O. Box 717-707 N. Calbert St. Baltimore, Maryland 21203

01 C-501 **HANDICAPPED - SIGNAGE - MD**
NOT TO SCALE



02 C-501 **HANDICAPPED PARKING LAYOUT**
NOT TO SCALE



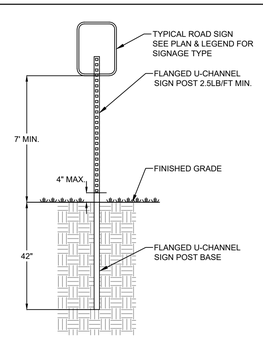
R5-1
(30"x30")

03 C-501 **DO NOT ENTER SIGN**
NOT TO SCALE



R1-1
(30"x30")

04 C-501 **STOP SIGN DETAIL**
NOT TO SCALE



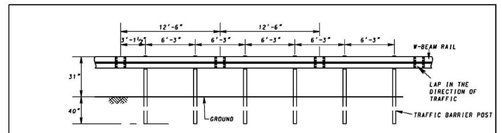
NOTES:
1. Mount sign at right angle to direction of traffic flow.

05 C-501 **ROADWAY SIGN POST DETAIL**
NOT TO SCALE

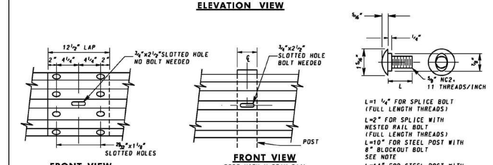


R6-1R
(36"x12")

06 C-501 **ONE WAY DIRECTIONAL SIGN**
NOT TO SCALE



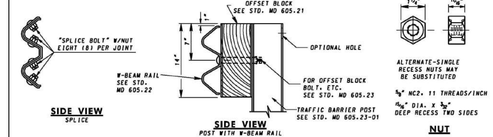
ELEVATION VIEW



FRONT VIEW
SPLICE
(BOLTS NOT SHOWN)

FRONT VIEW
POST WITH W-BEAM RAIL
(BOLT NOT SHOWN)

BOLT



SIDE VIEW
SPLICE

SIDE VIEW
POST WITH W-BEAM RAIL

NUT

NOTES
1. FOR COMPOSITE OFFSET BLOCKS SEE NOTE 3 ON STD. NO 605.21.
2. THE CONTRACTOR HAS THE OPTION TO USE SHORTER BOLTS WITH A MINIMUM OF ½" PROTRUSION BEYOND NUT.
3. WITH ENGINEER'S APPROVAL, ONE POST CAN BE OMITTED WITHOUT OTHER CHANGES. A MINIMUM OF EIGHT POSTS MUST BE INSTALLED BETWEEN OMITTED POSTS.

07 C-501

SPECIFICATION 605	CATEGORY CODE ITEMS
APPROVED	DIRECTOR - OFFICE OF HIGHWAY DEVELOPMENT

APPROVAL SHA REVISIONS		APPROVAL FEDERAL HIGHWAY ADMINISTRATION	
APPROVAL	5-6-76	APPROVAL	9-30-76
REVISED	1-9-20	REVISED	12-12-19
REVISED	2-25-20	REVISED	2-24-20
REVISED	3-16-22	REVISED	2-24-22

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
TRAFFIC BARRIER W-BEAM, W-BEAM SPLICES AND OFFSET BLOCK

STANDARD NO. MD 605.23

FREDERICK SEIBERT & ASSOCIATES, INC.
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CARLISLE, PA 17013
717-249-0411
141 CHAMPION WAY, SUITE
GREENCASTLE, PA 17225
717-597-3667
129 THOMAS POINT ROAD
HAGERSTOWN, MD 21740
301-739-8866

10/27/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of MARYLAND License # 22599
Expiration Date: 08-23-2027

DATE:
MARK | DESCRIPTION:

NOT APPROVED FOR CONSTRUCTION

SHEETZ - SHOWALTER ROAD
WASHINGTON COUNTY, MARYLAND
SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD

SHEETZ, INC.
243 SHEETZ WAY - CLAYSBURG, PA 16625
ATTN: GARY KLEFEATHER (703) 615-6884

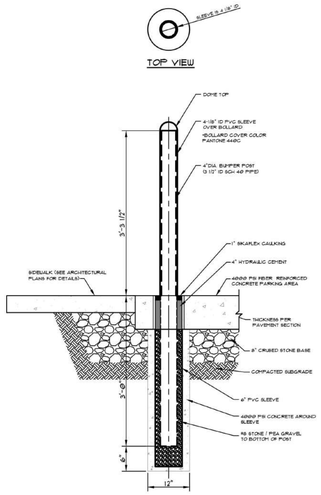
PROJECT NO. 4331.3
DWN BY KODY WARD | DATE 08-19-2025
PROJECT MANAGER DAVID TROSTLE
EMAIL dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL 0024 - 0010 - 0503
SCALE NOT TO SCALE
SHEET TITLE

CONSTRUCTION DETAILS - SITE

C-501
SHEET 22 OF 37

SP-25-043

P:\SHARED FILES\SHEETZ\PROJECTS\4000-4031\4013.2-SHEETZ,ONG\CSHEETS\ANA\4013.2 - C-SNGTRCTN PLNTNG - SITE.DWG, 2026-10-27



STOREFRONT BUMPER POST FLUSH SIDEWALK
SCALE: NO SCALE

01
C-502

DATE | BY | DESCRIPTION REVISIONS	SHEETZ	STOREFRONT BUMPER POST DETAIL	SCALE: DATE: 06/27/2026 DRAWN BY: DAH **01**

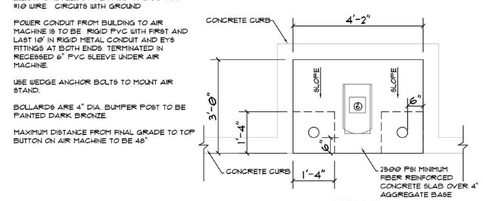
AIR MACHINE PAD NOTES:
ELECTRICAL NEEDS ARE A 120-VAC 30-AMP #10 WIRE CIRCUITS WITH GROUND

POWER CONDUIT FROM BUILDING TO AIR MACHINE IS TO BE RIGID PVC WITH FIRST AND LAST 10' IN RIGID METAL CONDUIT AND EYS FITTINGS AT BOTH ENDS. TERMINATED IN RECESSED 6" PVC SLEEVE UNDER AIR MACHINE.

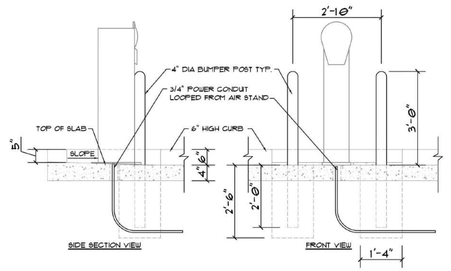
USE WEDGE ANCHOR BOLTS TO MOUNT AIR STAND.

BOLLARDS ARE 4" DIA. BUMPER POST TO BE PAINTED DARK BRONZE.

MAXIMUM DISTANCE FROM FINAL GRADE TO TOP BUTTON ON AIR MACHINE TO BE 48"



PLAN VIEW

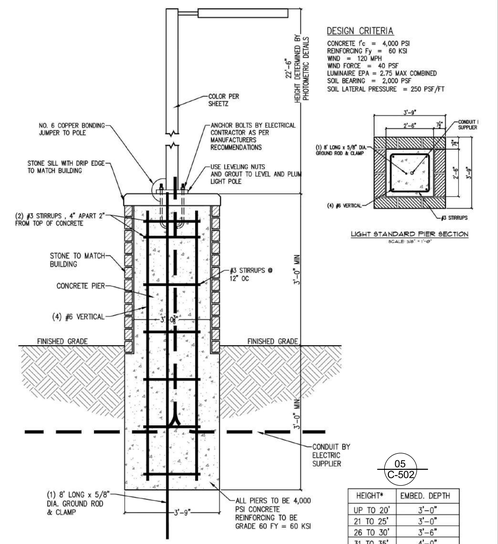


AIR MACHINE PAD
SCALE: NO SCALE

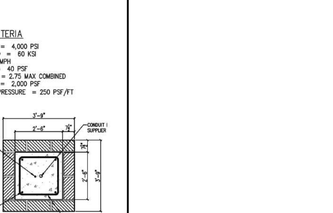
03
C-502

DATE | BY | DESCRIPTION REVISIONS	SHEETZ	AIR MACHINE PAD DETAILS	SCALE: DATE: 7/8/2026 DRAWN BY: DAH **05**

DESIGN CRITERIA
CONCRETE f'_c = 4,000 PSI
REINFORCING Fy = 60 KSI
WIND = 120 MPH
WIND FORCE = 40 PSF
LUMINAIRE EPA = 2.75 MAX COMBINED
SOIL BEARING = 2,000 PSF
SOIL LATERAL PRESSURE = 250 PSF/FT



LIGHT STANDARD ELEVATION
SCALE: 1/2"= 1'-0"



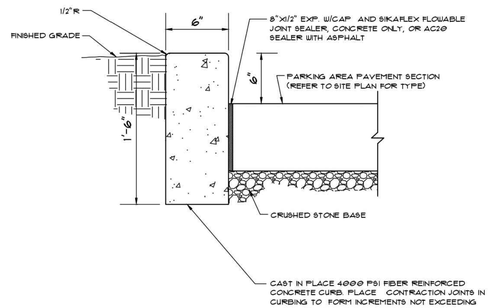
LIGHT STANDARD PIER SECTION
SCALE: 3/8" = 1'-0"

05
C-502

HEIGHT*	EMBED. DEPTH
UP TO 20'	3'-0"
21 TO 25'	3'-0"
26 TO 30'	3'-6"
31 TO 35'	4'-0"
35 TO 40'	4'-3"

HEIGHT* IS ABOVE GRADE

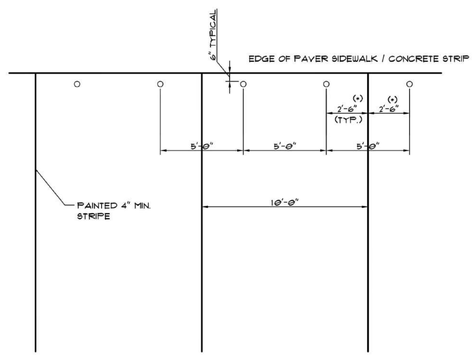
DATE | BY | DESCRIPTION REVISIONS	SHEETZ	LIGHT POST WITH STONE BASE	SCALE: AS NOTED DATE: 04/13/2026 DRAWN BY: DAH **48**



SITE AND STORE PERIMETER CURBING
SCALE: NO SCALE

02
C-502

DATE | BY | DESCRIPTION REVISIONS	SHEETZ	SITE AND STORE PERIMETER CURBING	SCALE: DATE: 11/10/2023 DRAWN BY: DAH **03**



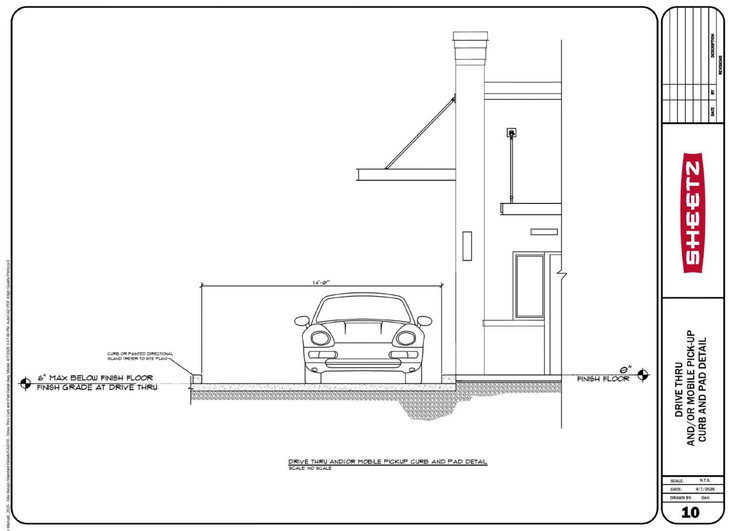
BUMPER POST DETAIL
SCALE: NO SCALE

* 2'-3" FOR 9.5' WIDE PARKING SPACE
2'-0" FOR 9.0' WIDE PARKING SPACE

04
C-502

DATE | BY | DESCRIPTION REVISIONS	SHEETZ	BUMPERPOST LAYOUT DETAIL AT PAVER SIDEWALK	SCALE: DATE: 7/8/2026 DRAWN BY: DAH **08**

Note:
1. **The details shown on this sheet were provided by the project developer for informational purposes. Frederick, Seibert & Associates, Inc. has not conducted any review or evaluation of the details for site-specific conditions and is not liable for their content. It is recommended that the details be reviewed by a structural or geotechnical engineer for site-specific conditions. The contractor shall contact the project developer for site-specific requirements.**



DRIVE THRU AND/OR MOBILE PICK-UP CURB AND PAD DETAIL
SCALE: NO SCALE

	SHEETZ	DRIVE THRU AND/OR MOBILE PICK-UP CURB AND PAD DETAIL	SCALE: N.T.S. DATE: 4/7/2026 DRAWN BY: DAH **10**

© Sheetz Manual 2025 - See Sheetz Standard Details (ACAD) in Site Resource Cad Data Library | 11/10/2023 3:51 pm | PDL: AutoCAD PDF (Big) | Admin Plot by jr
© Sheetz Manual 2025 - Site Design Standard Details (ACAD) Document Saved: Cloud Cloud Drawing Name: 8/27/2026 3:33:08 PM | AutoCAD PDF (Big) | Quality Plot by jr
© Sheetz Manual_CAD Design Standard Details (ACAD) - All Sheetz Hong Logos™ - 7/8/2026 1:53:57 PM | AutoCAD PDF (High Quality Plot) by jr
© Sheetz Manual_2025 - Site Design Standard Details (ACAD) Saved: 4/13/2026 11:38:47 AM | AutoCAD PDF (High Quality Plot) by jr

P:\SHARED FOLDERS\PROJECTS\4300\4331.3 SHEETZ\CIVIL\SITE PLANS\4331.3 - 25-01 - CIVIL\TRUCK TURNS\T-BUCKET.DWG - 2026-10-27

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of MARYLAND License # 22508
Expiration Date: 08-23-2027

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CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
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MEMBER
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717-249-0411
MEMBER
141 NEW OAKDALE COMMONS DRIVE
MOORESTOWN, NJ 08057
856-273-9667
MEMBER
1570 BALTIMORE PIKE
GREEN CASTLE, PA 17225
717-597-2472
MEMBER
129 CHAMBERSBURG STREET
GETTYSBURG, PA 17325
717-337-0393

DATE:
MARK | DESCRIPTION:

NOT APPROVED FOR CONSTRUCTION

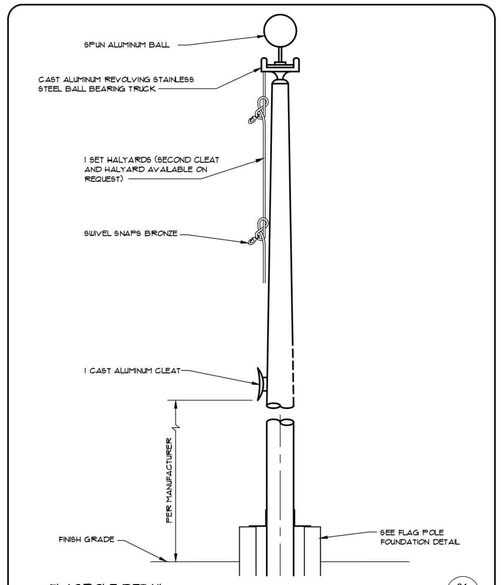
SHEETZ - SHOWALTER ROAD
SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD
WASHINGTON COUNTY, MARYLAND
SHEETZ, INC.
243 SHEETZ WAY - CLAYSBURG, PA 16625
ATTN: GARY ALFEATHER (703) 615-5864

PROJECT NO. 4331.3
DWN BY KODY WARD | DATE 08-19-2025
PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL 0024 - 0010 - 0503
SCALE NOT TO SCALE
SHEET TITLE:

CONSTRUCTION DETAILS - SHEETZ

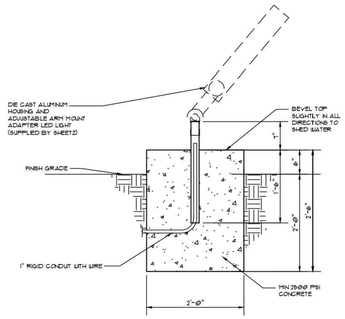
C-502
SHEET 23 OF 37

SP-25-043



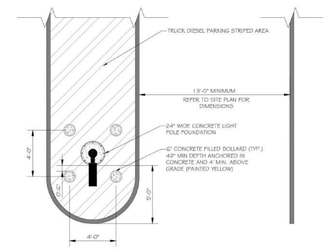
FLAGPOLE DETAIL
SCALE: NO SCALE

01
C-503



FLAGPOLE LIGHT FOUNDATION
SCALE: NO SCALE

03
C-503

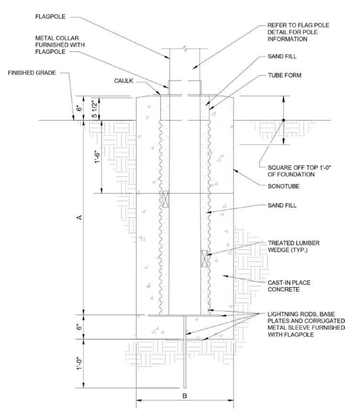


LIGHTING STANDARD PLACEMENT
TRUCK DIESEL PAVED ISLAND AREA

05
C-503

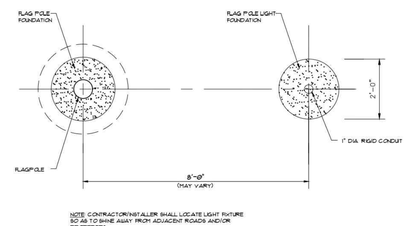
Note:
1. **The details shown on this sheet were provided by the project developer for informational purposes. Frederick, Seibert & Associates, Inc. has not conducted any review or evaluation of the details for site-specific conditions and is not liable for their content. It is recommended that the details be reviewed by a structural or geotechnical engineer for site-specific conditions. The contractor shall contact the project developer for site-specific requirements.**

LEGEND				
POLE HEIGHT	SLEEVE SIZE	A	B	COLLAR BASE SIZE
30' - 40'	12" DIA.	48"	24" DIA.	16" DIA.
30' - 35'	10" DIA.	42"	22" DIA.	12" DIA.



FLAG POLE FOUNDATION
SCALE: NO SCALE

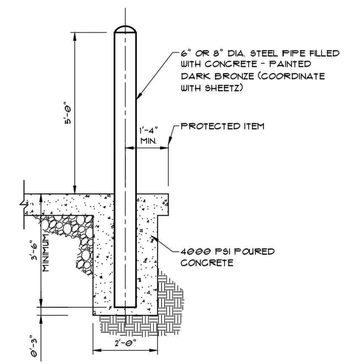
02
C-503



NOTE: CONTRACTOR/INSTALLER SHALL LOCATE LIGHT FIXTURE SO AS TO SHINE AWAY FROM ADJACENT ROADS AND/OR PROPERTIES

FLAGPOLE LIGHT FOUNDATION PLAN
SCALE: NO SCALE

04
C-503



6" OR 8" DIAMETER PIPE BOLLARD
SCALE: NO SCALE

06
C-503

© Sheetz Manual 2023 - Site Design Standard Details\CAD\11 Flagpole Detail.dwg, 11/13/2023 12:42:13 PM, AutoCAD PDF (High Quality Print).pd

© Sheetz Manual 2023 - Site Design Standard Details\CAD\13 Flagpole Light Foundation.dwg, 11/14/2023 1:14:58 PM, AutoCAD PDF (High Quality Print).pd

© Sheetz Manual 2023 - Site Design Standard Details\CAD\17 - 6 or 8 Diameter Bollard Detail.dwg, 11/14/2023 1:49:37 PM, AutoCAD PDF (High Quality Print).pd

P:\SHARED FOLDERS\PROJECTS\4000\4331\SHEETZ\SHEETZ\SHEETZ PLANS\13 - 23-31 - CONSTRUCTION DETAILS - SHEETZ.DWG, 2026-10-27

DATE	BY	DESCRIPTION
REVISIONS		

SHEETZ

FLAGPOLE DETAIL	SCALE:
	DATE: 11/10/2023
	DRAWN BY: DAH
	11

SHEETZ

FLAGPOLE LIGHT FOUNDATION	SCALE:
	DATE: 11/10/2023
	DRAWN BY: DAH
	13

SHEETZ

TRUCK DIESEL LIGHT PLACEMENT IN STRIPE AISLE	SCALE:
	DATE: 11/23/2023
	DRAWN BY: DAH
	42

SHEETZ

FLAGPOLE FOUNDATION	SCALE:
	DATE: 05/28/2026
	DRAWN BY: DAH
	12

SHEETZ

FLAGPOLE AND LIGHT FOUNDATION LAYOUT PLAN	SCALE:
	DATE: 11/10/2023
	DRAWN BY: DAH
	14

SHEETZ

6" OR 8" PIPE BOLLARD DETAIL	SCALE:
	DATE: 11/10/2023
	DRAWN BY: DAH
	17

NOT APPROVED FOR CONSTRUCTION

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of MARYLAND License # 22508
Expiration Date: 08-23-2027

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MD, PA, WV, VA, DE, NJ, NC, SC, FL
fsa-inc.com
EAST MAIN STREET
NEW BLOOMFIELD, PA 17068
717-582-2644
466 SOUTHPOINTE BOULEVARD
CARLISLE, PA 17013
717-249-0911
141 NATIONWAY PLACE
GREENCASTLE, PA 17225
717-597-1007
129 CHAMPIONSGATE STREET
HAGERSTOWN, MD 21740
301-797-8066

MARK	DESCRIPTION	DATE

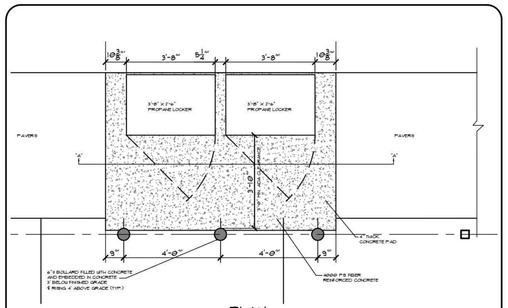
SHEETZ - SHOWALTER ROAD
SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD
WASHINGTON COUNTY, MARYLAND

SHEETZ, INC.
243 SHEETZ WAY - CLAYSBURG, PA 16625
ATTN: GARY RUFFATHER (703) 615-8864

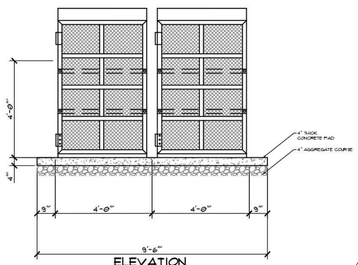
PROJECT NO.	4331.3
DWN BY	KODY WARD
DATE	08-19-2025
PROJECT MANAGER	DAVID TROSTLE
EMAIL	dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL	0024 - 0010 - 0503
SCALE	NOT TO SCALE
SHEET TITLE	CONSTRUCTION DETAILS - SHEETZ

C-503
SHEET 24 OF 37

SP-25-043



PLAN



ELEVATION
SECTION "A-A"

01
C-504

DATE BY DESCRIPTION REVISIONS	SHEETZ	PROPANE LOCKER (AT BUILDING)	SCALE: DATE: 11/10/2023 DRAWN BY: DAH 19

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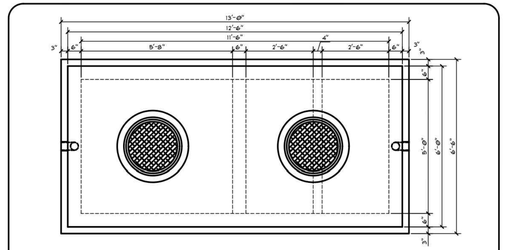

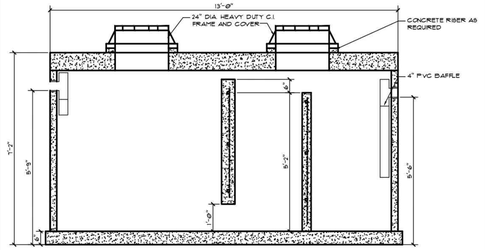

PRECAST CONCRETE 2000 GALLON GREASE INTERCEPTOR
SCALE: NO SCALE

03
C-504

DATE BY DESCRIPTION REVISIONS	SHEETZ	2000 GALLON GREASE INTERCEPTOR	SCALE: DATE: 11/10/2023 DRAWN BY: DAH 21

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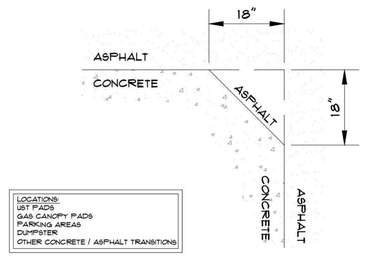


LOCATIONS:
UST PADS
GAS CANOPY PADS
PARKING AREAS
DUMPSTER
OTHER CONCRETE / ASPHALT TRANSITIONS

CONCRETE / ASPHALT CHAMFER
SCALE: NO SCALE

05
C-504

DATE BY DESCRIPTION REVISIONS	SHEETZ	CONCRETE/ASPHALT CHAMFER DETAIL	SCALE: DATE: 11/10/2023 DRAWN BY: DAH 28

G:\Design Manual\2021 - Site Design Standard Details\CAD\28 - Concrete & Asphalt Transition Detail.DWG, 11/10/2023 1:37:17 PM, AutoCAD PDF (High Quality Print).pc3

Note:
1. **The details shown on this sheet were provided by the project developer for informational purposes. Frederick, Seibert & Associates, Inc. has not conducted any review or evaluation of the details for site-specific conditions and is not liable for their content. It is recommended that the details be reviewed by a structural or geotechnical engineer for site-specific conditions. The contractor shall contact the project developer for site-specific requirements.**



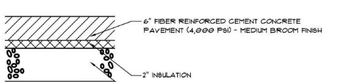
TYPICAL CONCRETE LOT PAVEMENT SECTION/ DUMPSTER PAD



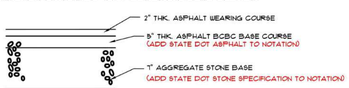
TYPICAL TRUCK DIESEL CONCRETE LOT PAVEMENT SECTION



TYPICAL ASPHALT PAVING SECTION



CARWASH ENTRANCE \ EXIT CONCRETE SLAB SECTION



TYPICAL TRUCK DIESEL ASPHALT PAVING SECTION

NOTE: PAVEMENT SECTIONS TO BE VERIFIED IN GEOTECHNICAL REPORT

DATE BY DESCRIPTION REVISIONS	SHEETZ	SITE PAVEMENT DETAILS	SCALE: DATE: 4/7/2026 DRAWN BY: DAH 20

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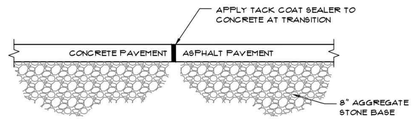

CONCRETE / ASPHALT PAVEMENT TRANSITION DETAIL
N.T.S.

04
C-504

DATE BY DESCRIPTION REVISIONS	SHEETZ	ASPHALT PAVING DETAILS	SCALE: DATE: 11/10/2023 DRAWN BY: DAH 27

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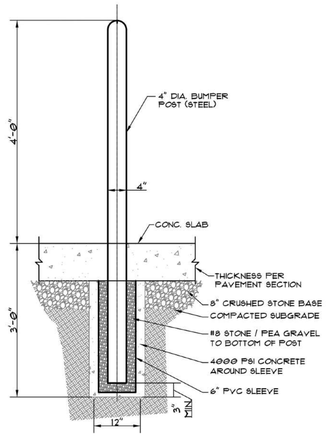

4" DIA BOLLARD DETAIL
SCALE: NO SCALE

06
C-504

DATE BY DESCRIPTION REVISIONS	SHEETZ	4" DIA. BOLLARD DETAIL	SCALE: DATE: 06/27/2025 DRAWN BY: DAH 57

G:\Design Manual\2021 - Site Design Standard Details\CAD\57 - 4in Bollard Detail.dwg, 6/27/2025 10:29:29 AM, AutoCAD PDF (High Quality Print).pc3

Professional Certification:
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Expiration Date: 08-23-2027

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CARLISLE, PA 17013 — 489 SOUTH HANOVER STREET — 717-249-4011
GREENCASTLE, PA 17225 — 911 HOLLOWAY DRIVE — 717-597-2657
HAGERSTOWN, MD 21740 — 129 DOUBLEDAY COURT, SUITE 200 — 301-739-5666
WWW.FSA-INC.COM

MARK	DESCRIPTION	DATE

NOT APPROVED FOR CONSTRUCTION

SHEETZ - SHOWALTER ROAD
SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD
WASHINGTON COUNTY, MARYLAND
SHEETZ, INC.
243 SHEETZ WAY - CLAYSBURG, PA 16625
ATTN: GARY ALEXEATHER (700) 615-5864

PROJECT NO. 4331.3
DWN BY KODY WARD — DATE 08-19-2025
PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL 0024 - 0010 - 0503
SCALE NOT TO SCALE
SHEET TITLE

CONSTRUCTION DETAILS - SHEETZ

C-504
SHEET 25 OF 37

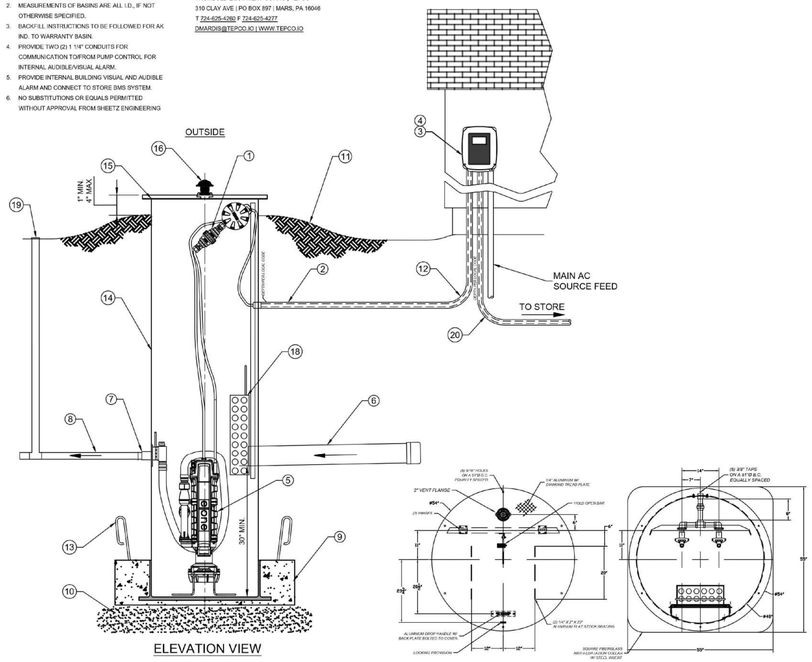
SP-25-043

P:\SHARED FOLDERS\PROJECTS\4300\4331-1 SHEETZ\DWGS\TPLAN\4331-1 - 2531 - CONSTRUCTION DETAILS - SHEETZ.DWG - 2026-10-27

NOTES:

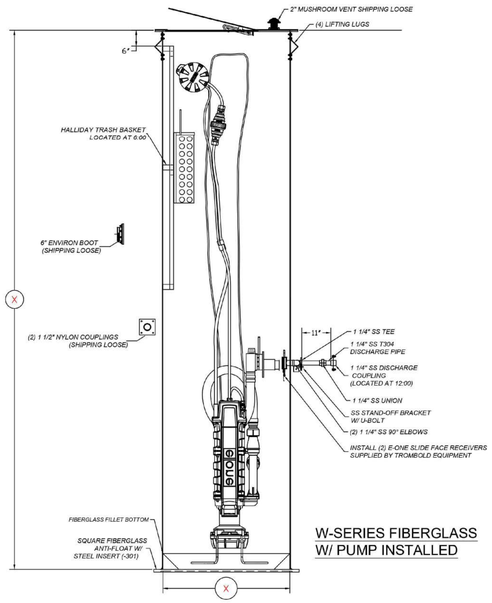
1. COORDINATE DESIGN AND PROCUREMENT THROUGH THE MANUFACTURER REPRESENTATIVE.
2. MEASUREMENTS OF BASINS ARE ALL I.D., IF NOT OTHERWISE SPECIFIED.
3. BACKFILL INSTRUCTIONS TO BE FOLLOWED FOR ANY IND. TO WARRANTY BASIN.
4. PROVIDE TWO (2) 1 1/4" CONDUITS FOR COMMUNICATION TO/FROM PUMP CONTROL FOR INTERNAL AUDIBLE/VISUAL ALARM.
5. PROVIDE INTERNAL BUILDING VISUAL AND AUDIBLE ALARM AND CONNECT TO STORE BMS SYSTEM.
6. NO SUBSTITUTIONS OR EQUALS PERMITTED WITHOUT APPROVAL FROM SHEETZ ENGINEERING

MANUFACTURER REPRESENTATIVE CONTACT:
DAN MARDIS
TROMBOLD EQUIPMENT CO. INC | TEPCO
310 CLAY AVE | PO BOX 897 | MARS, PA 16046
T 724-625-4280 F 724-625-4277
DMARDIS@TEPCO.IO | WWW.TEPCO.IO



ENVIRONMENTAL ONE GRINDER PUMP FEATURE IDENTIFICATION:

1. ELECTRICAL QUICK DISCONNECT (EQD) - ELECTRICAL LEAD FROM CORE TERMINATES HERE (NEMA 6P)
2. POWER & ALARM LEAD - CONDUIT & CIRCUITS TO BE INSTALLED IN ACCORDANCE WITH LOCAL CODES
3. ALARM PANEL - SENTRY PROTECT PLUS DUPLEX ALARM PANEL EQUIP WITH CIRCUIT BREAKERS. LOCATE ACCORDING TO LOCAL CODES.
4. ALARM DEVICE- VISUAL ALARM SHALL BE PLACED IN CONSPICUOUS LOCATION. CONNECT TO STORE BMS SYSTEM.
5. PUMP - DUAL SEMI - POSITIVE DISPLACEMENT PUMPS
6. GRAVITY SERVICE LINE - 6" MINIMUM
7. DISCHARGE OUTLET - STANDAR CONFIGURATION 1 1/4" SOLVENT
8. DISCHARGE LINE - 1 1/4" NOMINAL PIPE SIZE
9. CONCRETE ANCHOR - SEE MANUFACTURERS GUIDANCE DOCUMENTS
10. BEDDING MATERIAL - 6" MIN. DEPTH, ROUNDED AGGREGATE
11. FINISHED GRADE - GRADE LINE SHOULD BE BELOW THE COVER AND SLOPE AWAY FROM LID.
12. CONDUIT - 1 1/4" PVC - BURIAL DEPTH REQUIRED BY LOCAL CODE.
13. REBAR - INSTALL 4 REBAR LIFTING LOOPS PLACED EVENLY AROUND TANK
14. GRINDER PUMP BASIN - FIBERGLASS W SERIES TANK
15. STATION LID - LOCKABLE ALUMINUM LID
16. STATION VENT - MUSHROOM VENT
17. INLET - EDPM GROMMET
18. TRASH BASKET - HALLIDAY SERIES B1A TRASH BASKET
19. CURB BOX WITH CURB STOP (TO BE OPEN DURING OPERATION OF GRINDER PUMP)
20. (2) TWO 1 1/4" CONDUITS:



HALLIDAY PRODUCTS, INC.
ORLANDO, FL
http://www.hallidayproducts.com

HALLIDAY PRODUCTS

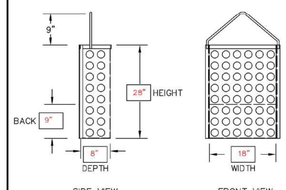
STANDARD FEATURES:
PERFORATED SIDES, BACK AND BOTTOM
1/2" DIAMETER LIFTING BAIL
ALL WELDED CONSTRUCTION

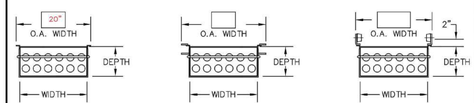
TRASH BASKET MATERIAL:
- [X] ALUMINUM (.080)
- [ ] T-304 S.STL. (16 GA.)
- [ ] T-316 S.STL. (16 GA.)

HOLE SIZE:
- [X] STANDARD 2"Ø @ 3" O.C.
- [ ] HOLE DIAMETER
- [ ] HOLE SPACING

* [ ] MISCELLANEOUS

* SEE ACCOMPANYING DETAIL DRAWING





SUBMITTAL 1/8/03

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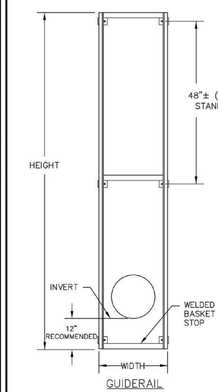
ORLANDO, FL
http://www.hallidayproducts.com

HALLIDAY PRODUCTS

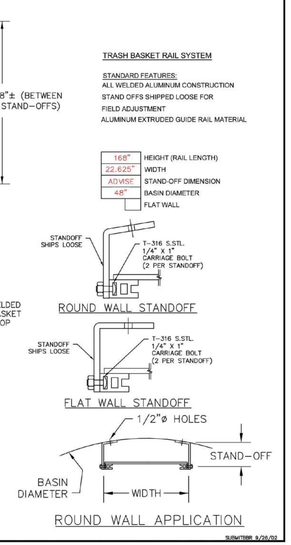
NOTE: GUIDE RAIL SYSTEMS ARE JOB SPECIFIC AND NON-RETURNABLE



TRASH BASKET RAIL SYSTEM

STANDARD FEATURES:
ALL WELDED ALUMINUM CONSTRUCTION
STAND OFFS SHIPPED LOOSE FOR FIELD ADJUSTMENT
ALUMINUM EXTRUDED GUIDE RAIL MATERIAL

- [168"] HEIGHT (RAIL LENGTH)
- [22.625"] WIDTH
- [ADVISE] STAND-OFF DIMENSION
- [48"] BASIN DIAMETER
- [ ] FLAT WALL



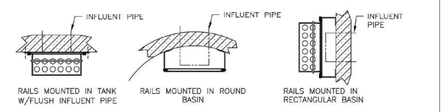
SUBMITTED 9/26/02

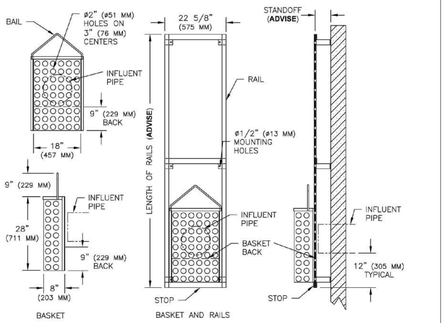
SERIES B1A TRASH BASKET

HALLIDAY PRODUCTS
www.HalliDayProducts.com
Phone: (800) 298-1827
Local: (407) 298-4470
Sales@HalliDayProducts.com

STANDARD FEATURES:
- ALL ALUMINUM CONSTRUCTION
- PUNCHED HOLE SCREENING STYLE
- EXTRUDED ALUMINUM GUIDERAIL
- CUSTOM SIZES AVAILABLE
- PIPE RAIL & CHANNEL GUIDERAIL AVAILABLE
- ALSO AVAILABLE IN T-304 OR T-316 S.STL. CONSTRUCTION
- RECOMMENDED UP TO 8" INFLUENT PIPE

REQUIRED INFORMATION:
- BASIN DIAMETER
- RAIL LENGTH
- STANDOFF LENGTH



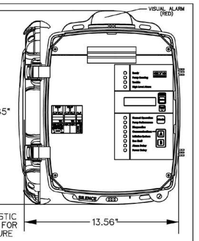


B1A SERIES R0

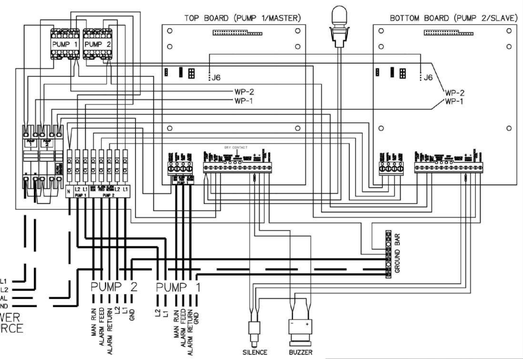
SENTRY PROTECT PLUS DUPLEX

EXTERNAL VISUAL & AUDIBLE ALARM
REMOTE SENTRY DRY CONTACTS FOR OPTIONAL POWER LOSS HIGH LEVEL ALARM (POWER LOSS ALARM FOR WIRELESS)
MANUAL ALARM SILENCE
MANUAL RUN
STATUS LED'S: NORMAL, PUMP RUNNING, HIGH LEVEL
TROUBLE INDICATIONS: RUN DRY, OVERPRESSURE, BROWNOUT, VOLTAGE, EXTENDED RUN TIME
DRY CONTACTS
CONFORMAL COATED CIRCUIT BOARD (BOTH SIDES)
PADLOCK
DEAD FRONT
PREDICTIVE ALARMS
REAL TIME PUMP PERFORMANCE
ADJUSTABLE ALARM DELAY
ADJUSTABLE RUN TIME DELAY
HOUR/CYCLE COUNTER
NEMA 4X ENCLOSURE ASSEMBLY

DIMENSION FROM BACK PANEL TO FRONT OF OPEN DOOR = 18.02"



ENCLOSURE:
CORROSION PROOF THERMOPLASTIC POLYESTER APPROVED BY UL FOR ELECTRICAL CONTROL ENCLOSURE



PIN	FUNCTION	2000S	EXTREME
1	MANUAL RUN	RED	BROWN
2	L1	BLACK	RED
3	L2	WHITE	BLACK
4	GND	GREEN	GRN/YEL
5	ALARM FEED	ORANGE	YELLOW
6	ALARM RETURN	BLUE	BLUE

LEGEND
- FROM CORE
- SUPPLY CABLE
- FACTORY INSTALLED

CONTROL CABLE:
TYPE TC DIRECT BURIAL, SIX CONDUCTOR

INLET CHOICES
6" DWV PIPE (6.63 OD) [X]
6" DR35 PIPE (6.28 OD) [ ]
OTHER_____ [ ]

DIAMETER CHOICES
"D"
36 [ ]
42 [ ]
48 [X] MIN.
60 [ ]

HEIGHT CHOICES		COVER OVER DISCH CHOICES
"H"	COD RANGE	"COD"
60	(24) [ ]	24 [ ]
66	(24-30) [ ]	30 [ ]
72	(24-36) [ ]	36 [ ]
78	(24-42) [ ]	42 [ ]
84	(24-48) [X] MIN.	48 [X] MIN.
90	(24-54) [ ]	54 [ ]
96	(24-60) [ ]	60 [ ]
102	(24-66) [ ]	66 [ ]
108	(24-72) [ ]	72 [ ]
114	(24-78) [ ]	78 [ ]
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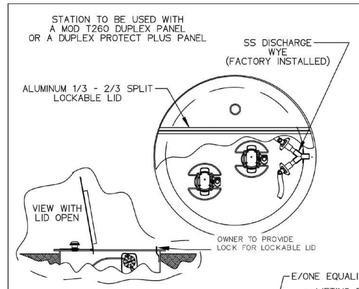
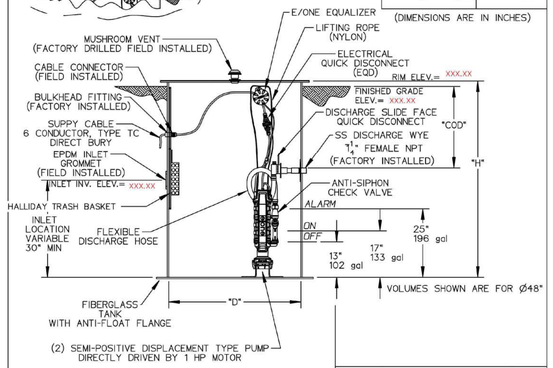
144	(24-108) [ ]	108 [ ]

(DIMENSIONS ARE IN INCHES)





SEWER SYSTEMS
DETAIL SHEET, W SERIES DUPLEX

SEWER SYSTEMS
SENTRY PROTECT PLUS PANEL, DUPLEX 240V 60Hz DOUBLE POLE POWER
NA0344P03

DESCRIPTION REVISIONS	BY	DATE

SHEETZ

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CARLISLE, PA 17013 (717) 249-0911
1611 LINGLESTOWN ROAD HARRISBURG, PA 17110 (717) 599-7615
GREENCASTLE, PA 17225 (717) 597-2040
120 TRADEPORT DRIVE, SUITE 221 MARTINSBURG, WV 25404 (304) 260-9745

NOT APPROVED FOR CONSTRUCTION

DATE:

Professional Certification:
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Expiration Date: 08-23-2027

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SHEETZ, INC.
243 SHEETZ WAY - CLAYSBURG, PA 16625
ATTN: GARY RUFFATHER (703) 615-8864

GRINDER PUMP DETAILS

SCALE:
DATE: 11/12/2025
DRAWN BY: DAH

59

PROJECT NO. 4331.3
DWN BY KODY WARD
DATE 08-19-2025
PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL 0024 - 0010 - 0503
SCALE NOT TO SCALE
SHEET TITLE

CONSTRUCTION DETAILS - SHEETZ

C-505
SHEET 26 OF 37

Note:
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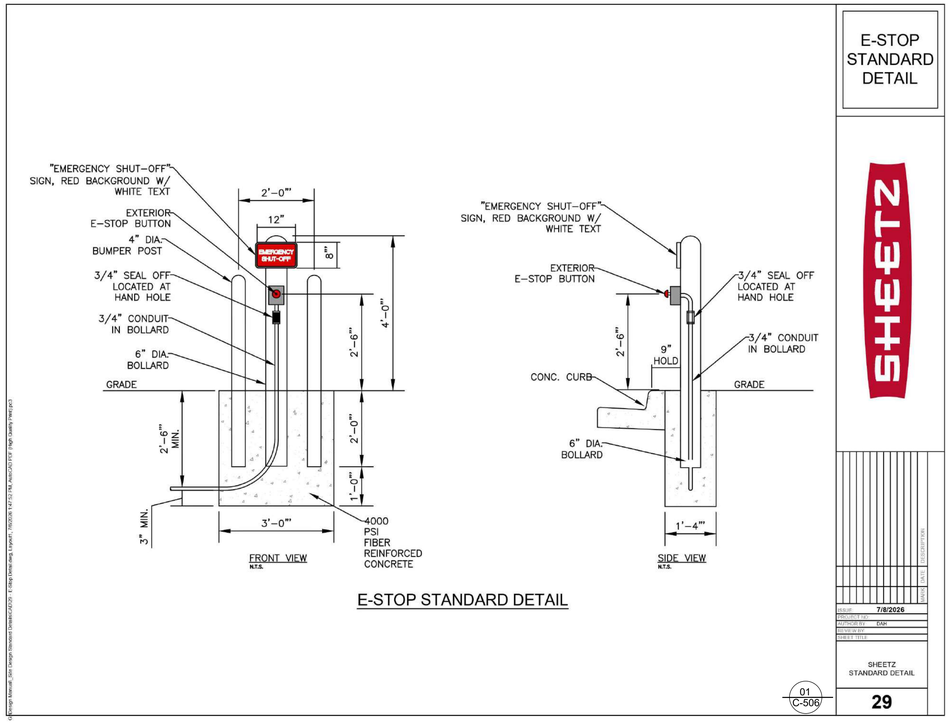
SP-25-043



E-STOP STANDARD DETAIL

E-STOP STANDARD DETAIL

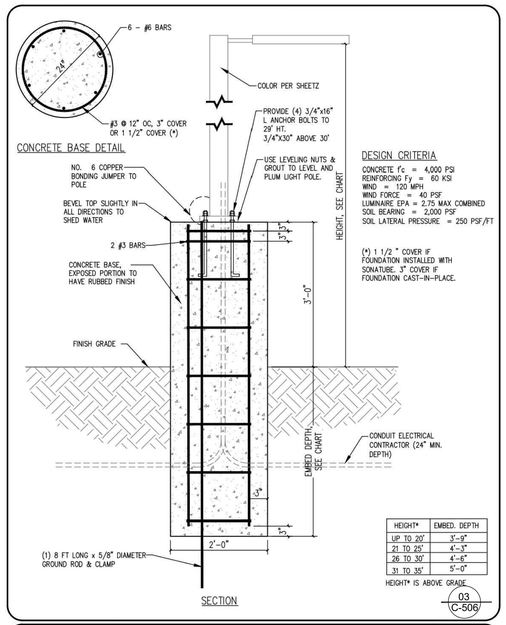
SHEETZ

ISSUE: 7/8/2026
PROJECT NO.
AUTHORITY: DAH
DESIGNED BY:
SHEET TITLE:

SHEETZ STANDARD DETAIL

29

01 C-506



03 C-506

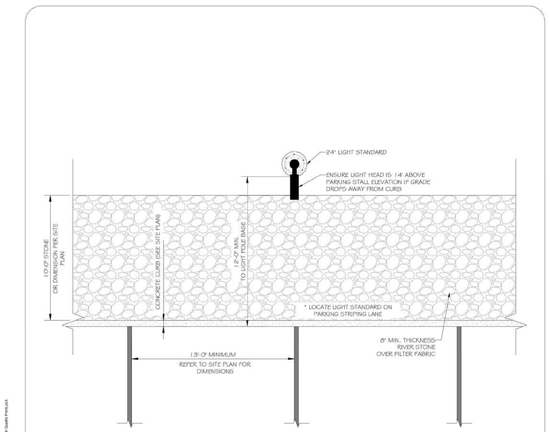
SHEETZ

DATE | BY | DESCRIPTION — REVISIONS

POLE LIGHT DETAIL

SCALE:
DATE: 08/22/2024
DRAWN BY: DAH

33



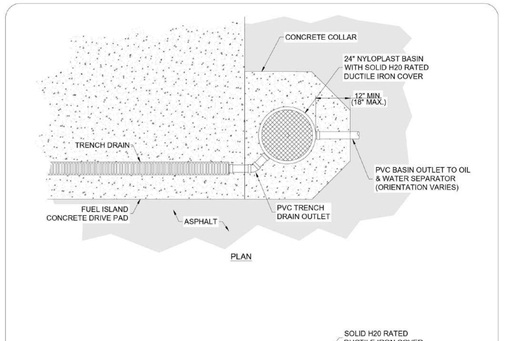
SHEETZ

DATE | BY | DESCRIPTION — REVISIONS

TRUCK DIESEL LIGHT PLACEMENT BEHIND CURB

SCALE:
DATE: 4/13/2026
DRAWN BY: DAH

31



04 C-506

TRENCH DRAIN GRIT CHAMBER DETAIL
N.T.S.

SHEETZ

DATE | BY | DESCRIPTION — REVISIONS

TRENCH DRAIN GRIT CHAMBER DETAIL

SCALE: NTS
DATE: 02/05/2026
DRAWN BY: DLK

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GREENCASTLE, PA 17225
717-597-1857

129 EAST POTOMAC STREET
HAGERSTOWN, MD 21740
301-714-0884

MARK | DESCRIPTION | DATE

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WASHINGTON COUNTY, MARYLAND

SHEETZ, INC.
243 SHEETZ WAY - CLAYSBURG, PA 16625
ATTN: GARY ALFEATHER (700) 615-5864

PROJECT NO. 4331.3
DWN BY KODY WARD | DATE 08-19-2025
PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL 0024 - 0010 - 0503
SCALE NOT TO SCALE
SHEET TITLE:

CONSTRUCTION DETAILS - SHEETZ

C-506
SHEET 27 OF 37

SP-25-043

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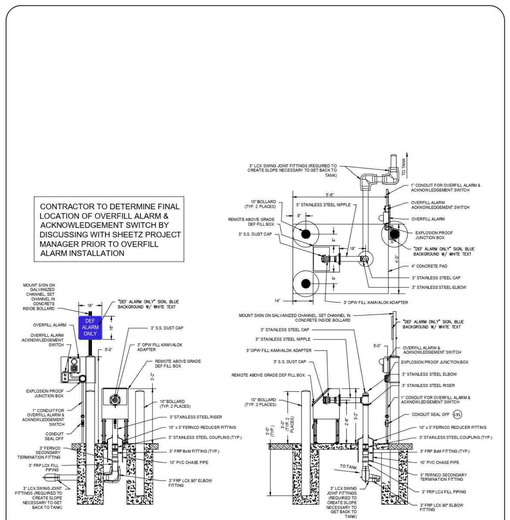

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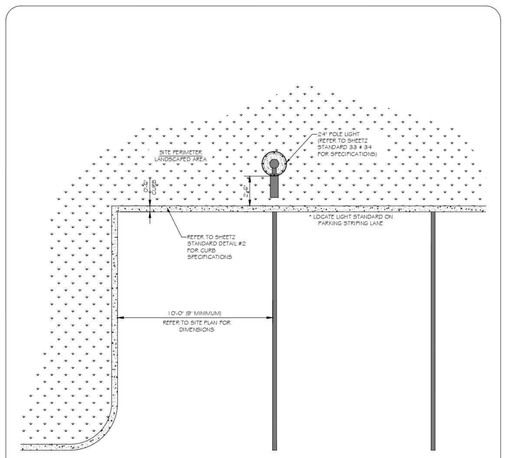
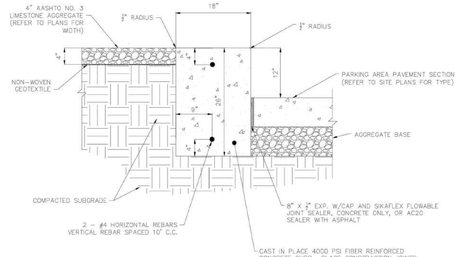
C-507

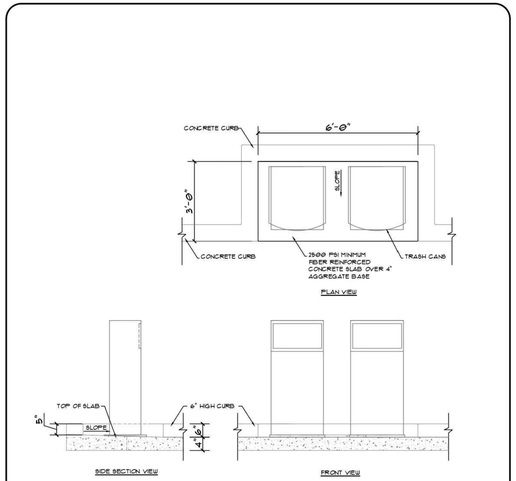


LIGHTING STANDARD PLACEMENT
SCALE: 3/4" = 1' - 0"

02
C-507

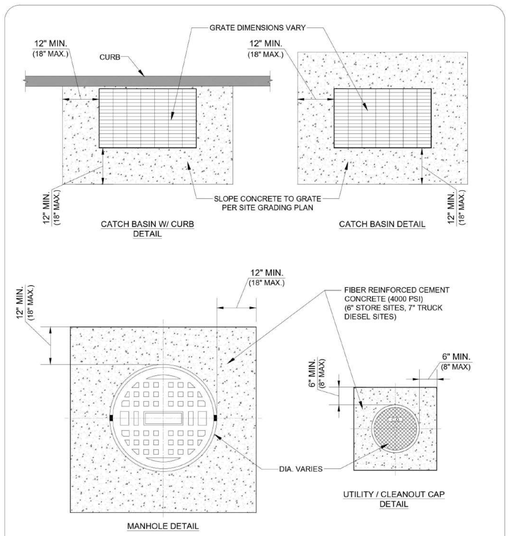


REINFORCED CURBING
SCALE: NO SCALE

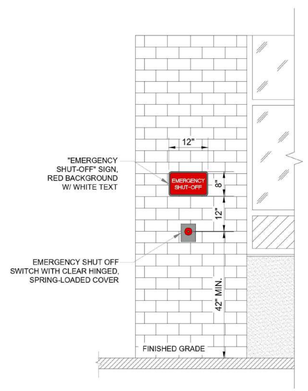


DEPRESSED CURB TRASH PAD
SCALE: NO SCALE

05
C-507



CONCRETE COLLAR DETAILS
N.T.S.



BUILDING MOUNTED E-STOP DETAIL
N.T.S.

06
C-507

DATE BY DESCRIPTION REVISIONS	SHEETZ	DEF REMOTE FILL DETAIL	SCALE: DATE: 04/12/2024 DRAWN BY: DAH 49
DATE BY DESCRIPTION REVISIONS	SHEETZ	STANDARD POLE LIGHT PLACEMENT DETAIL	SCALE: DATE: 08/13/2024 DRAWN BY: DAH 51
DATE BY DESCRIPTION REVISIONS	SHEETZ	REINFORCED CURB DETAIL	SCALE: DATE: 02/18/2026 DRAWN BY: SJL 52
DATE BY DESCRIPTION REVISIONS	SHEETZ	DEPRESSED CURB TRASH PAD DETAIL	SCALE: DATE: 08/22/2024 DRAWN BY: DAH 53
DATE BY DESCRIPTION REVISIONS	SHEETZ	CONCRETE COLLAR DETAIL	SCALE: DATE: 06/23/2025 DRAWN BY: DAH 54
DATE BY DESCRIPTION REVISIONS	SHEETZ	BUILDING MOUNTED E-STOP DETAIL	SCALE: DATE: 02/27/2025 DRAWN BY: DAH 55

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SHEETZ, INC.
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ATTN: GARY KUFEATHER (700) 615-5864

PROJECT NO. 4331.3
DWN BY KODY WARD
DATE 08-19-2025
PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL 0024 - 0010 - 0503
SCALE NOT TO SCALE
SHEET TITLE

CONSTRUCTION DETAILS - SHEETZ

C-507
SHEET 28 OF 37

SP-25-043

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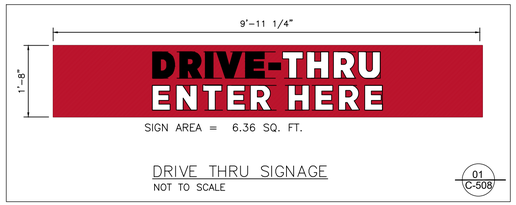
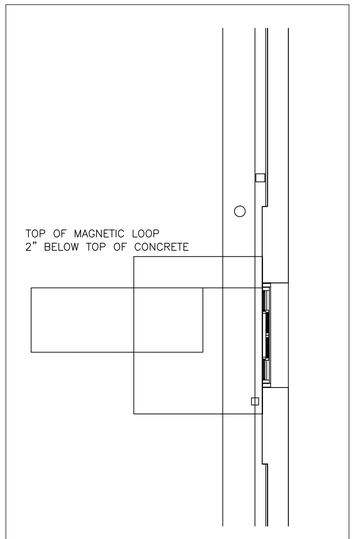


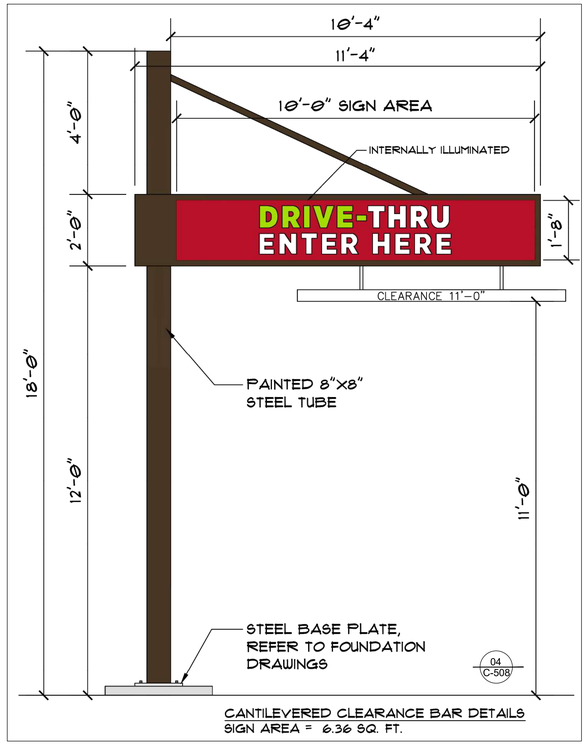
DRIVE THRU SIGNAGE
NOT TO SCALE

01
C-508



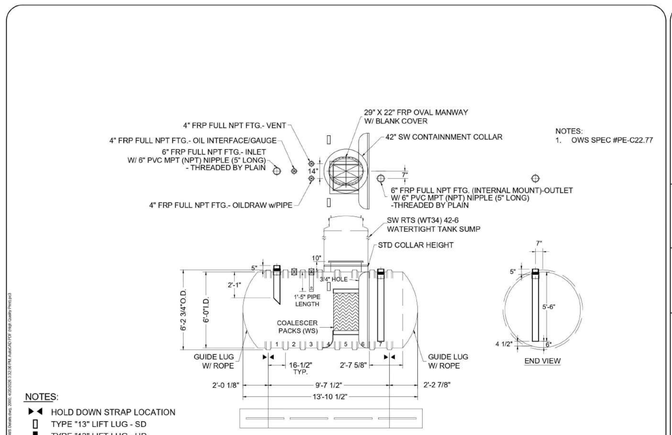
DRIVE THRU WINDOW DETAIL
SCALE: 1"=20'

02
C-508



04
C-508

CANTILEVERED CLEARANCE BAR DETAILS
SIGN AREA = 6.36 SQ. FT.

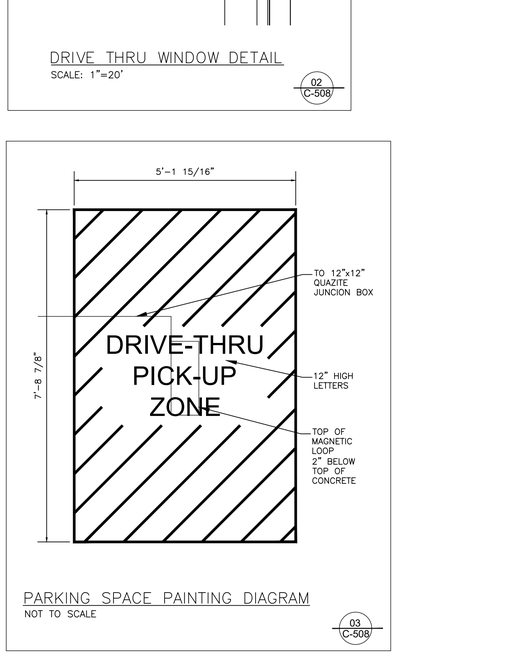


NOTES:
1. OWS SPEC #PE-C22.77

NOTES:
- HOLD DOWN STRAP LOCATION
- TYPE "13" LIFT LUG - SD
- TYPE "13" LIFT LUG - HD

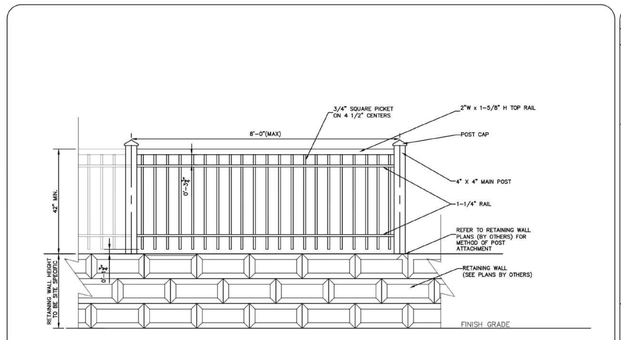
CSI 2,000 GAL. SINGLE WALL OIL/WATER SEPARATOR TANK PAD

06
C-508



PARKING SPACE PAINTING DIAGRAM
NOT TO SCALE

03
C-508



RETAINING WALL-MOUNTED RAILING DETAIL
1/2" = 1'-0"

1. RAILING FINISH TO BE DARK BRONZE (PANTONE 497C).
2. RAILING MANUFACTURER TO PROVIDE SHOP DRAWING AND STRUCTURAL CALCULATIONS FOR RAILING.
3. COORDINATE RAIL POST FASTENING METHODS WITH RETAINING WALL DESIGNER.
4. RAILING MUST MEET APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS (AS APPLICABLE).
5. AT A MINIMUM, RAILING MUST BE DESIGNED TO RESIST TWO SPECIFIC TYPES OF FORCE (NOT APPLIED SIMULTANEOUSLY):
   - 5.1. LINEAR LOAD: 50 POUNDS PER LINEAR FOOT (PLF) APPLIED IN ANY DIRECTION AT THE TOP OF RAIL
   - 5.2. CONCENTRADED LOAD: A SINGLE POINT LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG TOP RAIL.
   - 5.3. INFIL LOAD: BALUSTERS AND INFILL PANELS MUST WITHSTAND A HORIZONTAL LOAD OF 50 POUNDS APPLIED OVER A 1-SQUARE-FOOT AREA.

05
C-508

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SHEETZ

MARK	DESCRIPTION	BY	DATE
	REVISIONS		

SCALE: 3/16" = 1'-0"
DATE: 4/20/2026
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62

RETAINING WALL-MOUNTED RAILING DETAIL

SCALE:
DATE: 02/06/2026
DRAWN BY: SAS/SS

58

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243 SHEETZ WAY - CLAYSBURG, PA 16625
ATTN: GARY KUFEATHER (703) 615-8864

PROJECT NO. 4331.3
DWN BY KODY WARD
DATE 08-19-2025
PROJECT MANAGER DAVID TROSTLE
EMAIL dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL 0024 - 0010 - 0503
SCALE NOT TO SCALE
SHEET TITLE

CONSTRUCTION DETAILS - SHEETZ

C-508
SHEET 29 OF 37

SP-25-043

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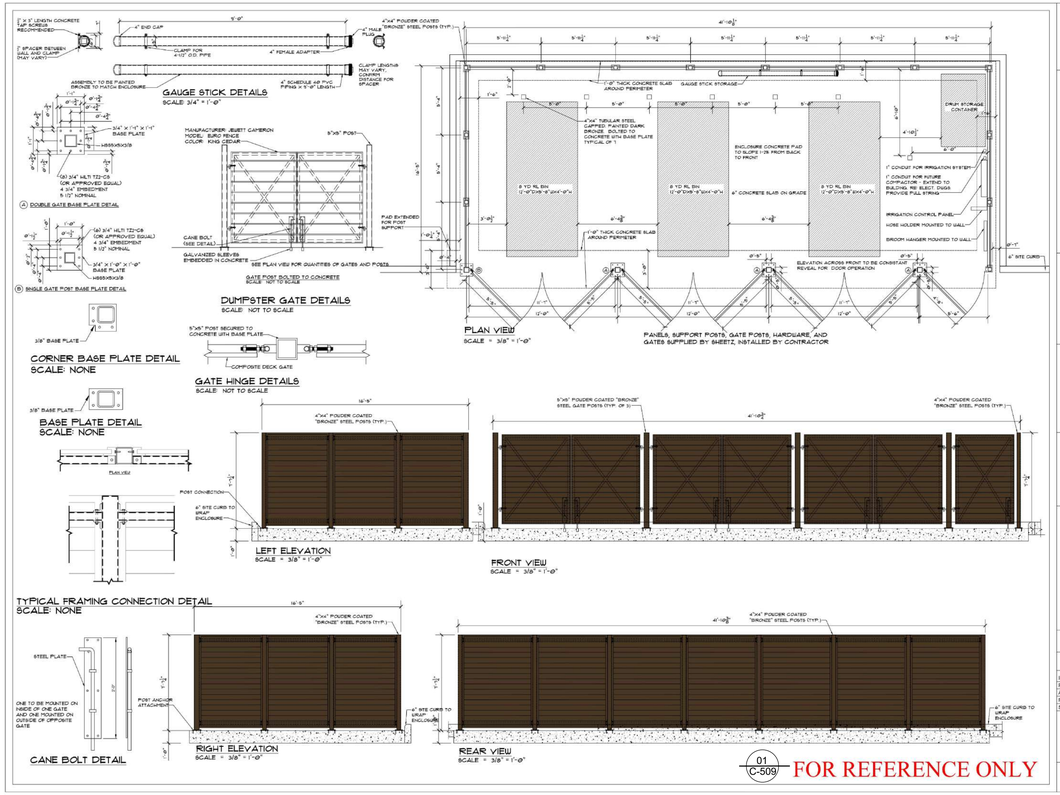


Convenience Architecture and Design P.C.
351 Sheetz Way, Claysburg, PA 16625
phone (814) 239-6013
email tosluinos@sheetz.com
web site www.sheetz.com

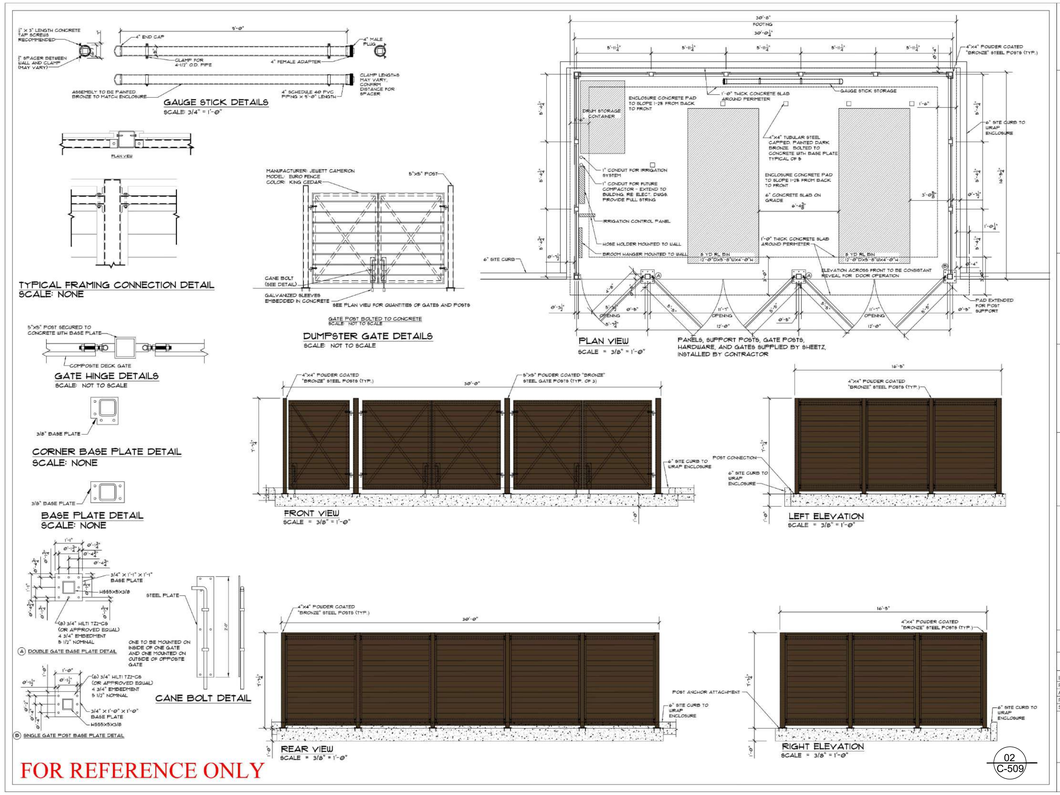
PROJECT NAME:

OWNER:

ISSUE:	01-17-26
PROJECT NO:	
AUTHOR BY:	NMI
REVIEW BY:	
SHEET TITLE	

TRASH ENCLOSURE

1



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phone (814) 239-6013
email tosluinos@sheetz.com
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PROJECT NAME:

OWNER:

ISSUE:	01-17-26
PROJECT NO:	
AUTHOR BY:	NMI
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SHEET TITLE	

TRASH ENCLOSURE

2

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CARLISLE, PA 17013
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W 141 NORTHRIDGE DRIVE
GREENCASTLE, PA 17225
717-597-3507
129 THOMAS POINT ROAD, E
HAGERSTOWN, MD 21740
301-739-8866

MARK	DATE	DESCRIPTION

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AND SOUTH OF SHOWALTER ROAD
WASHINGTON COUNTY, MARYLAND
SHEETZ, INC.
243 SHEETZ WAY - CLAYSBURG, PA 16625
ATTN: GARY KLEFATHER (703) 615-8864

PROJECT NO.	4331.3
DWN BY	KODY WARD
DATE	08-19-2025
PROJECT MANAGER	DAVID TROSTLE
EMAIL	dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL	0024 - 0010 - 0503
SCALE	NOT TO SCALE
SHEET TITLE	CONSTRUCTION DETAILS - SHEETZ

C-509
SHEET 30 OF 37

SP-25-043

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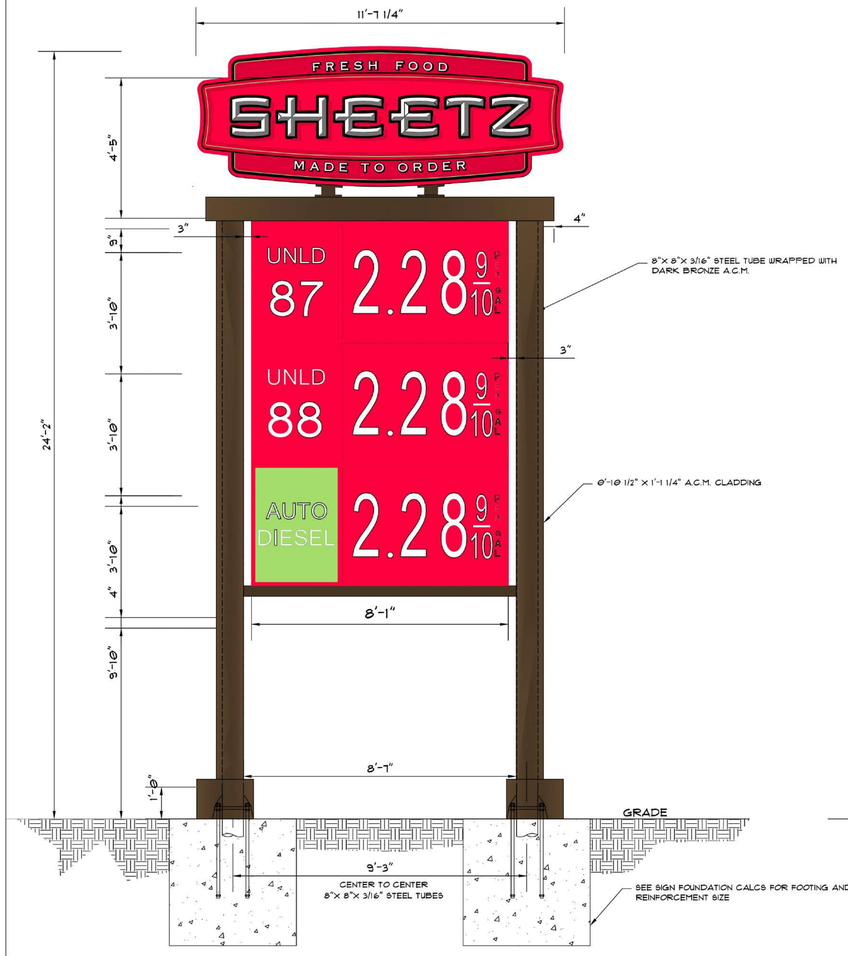
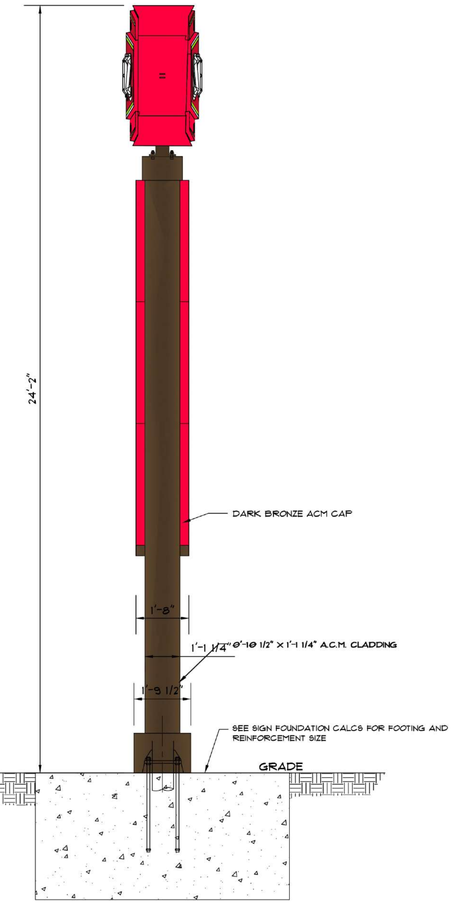


DOUBLE-FACED GAS PRICE SIGN DETAIL - PARTIAL ELEVATION

SCALE: 1/2" = 1'-0" AREA: 144.22 SQ. FT.



DOUBLE FACED GAS PRICE SIGN SIDE ELEVATION

SCALE: 1/2"=1'-0"

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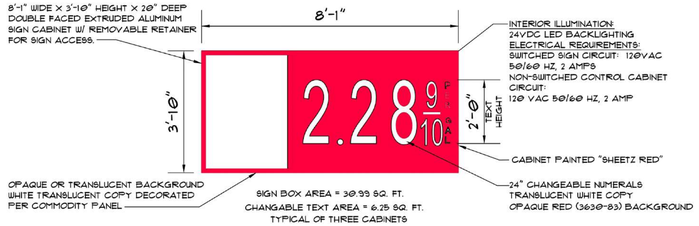
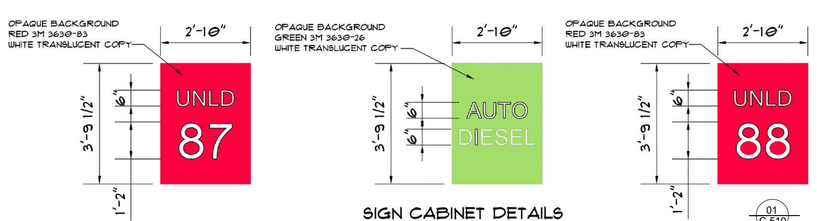
2 COMPLETE SIGNS REQUIRED



OUTLINE AREA = 43.93 SQ. FT.
BOX AREA = 51.25 SQ. FT.



SIGN BOX AREA = 30.99 SQ. FT.
CHANGABLE TEXT AREA = 6.25 SQ. FT.
TYPICAL OF THREE CABINETS



SIGN CABINET DETAILS

TOTAL SIGN AREAS: 144.22 SQ. FT.

01 C-510

G:\STORES\145\NEW GENERATION 20XX\SIGNAGE\145 - 145 sq. ft. - sign.dwg, 10/20/2

G:\STORES\145\NEW GENERATION 20XX\SIGNAGE\145 - 145 SQ. FT. - SHEETZ.DWG, 2/26/2025

P:\SHARED FOLDERS\PROJECTS\4300\4331.3 SHEETZ\DWG\SITE PLAN\4331.3 - 2531 - CONSTRUCTION DETAILS - SHEETZ.DWG, 2/26/2025

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WESTERN REGIONAL OFFICE: 126 TRINITY HOUSE STREET, HAGERSTOWN, MD 21740, 301-739-8866
www.fsa-inc.com

MARK	DESCRIPTION	DATE

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SHEETZ - SHOWALTER ROAD

SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD

WASHINGTON COUNTY, MARYLAND

SHEETZ, INC.
243 SHEETZ WAY - CLAYSBURG, PA 16625
ATTN: GARY KUFEATHER (703) 615-5864

PROJECT NO. 4331.3
DWN BY KODY WARD
DATE 08-19-2025
PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL 0024 - 0010 - 0503
SCALE NOT TO SCALE
SHEET TITLE

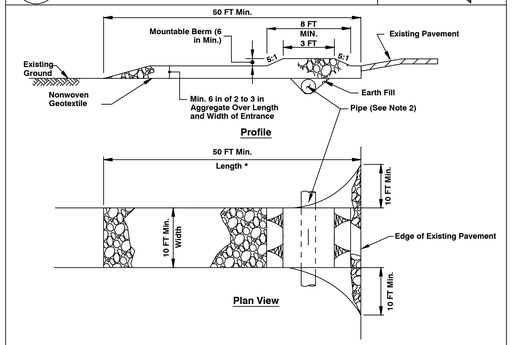
CONSTRUCTION DETAILS - SHEETZ

C-510
SHEET 31 OF 37

SP-25-043

1 C-511 Detail B-1 Stabilized Construction Entrance

Standard Symbol: SCE



Construction Specifications

1. Place stabilized construction entrance in accordance with the approved plan. Vehicles must travel over the entire length of the SCE.Use minimum length of 50 feet (*30 feet for single residence lot). Use minimum width of 10 feet. Flare SCE 10 feet minimum at the existing road to provide a turning radius.
2. Pipe all surface water flowing to or diverted toward the SCE under the entrance, maintaining positive drainage. Protect pipe installed through the SCE with a mountable berm with 5:1 slopes and a minimum of 12 inches of stone over the pipe. Provide pipe as specified on approved plan. When the SCE is located at a high spot and has no drainage to convey, a pipe is not necessary. A mountable berm is required when SCE is not located at a high spot.
3. Prepare subgrade and place nonwoven geotextile, as specified in Section H-1 materials.
4. Place crushed aggregate (2 to 3 inches in size) or equivalent recycled concrete (without rebar) at least 6 inches deep over the length and width of the SCE.
5. Maintain entrance in a condition that minimizes tracking of sediment. add stone or make other repairs as conditions demand to maintain clean surface, mountable berm, and specified dimensions. Immediately remove stone and/or sediment spilled, dropped, or tracked onto adjacent roadway by vacuuming, scraping, and/or sweeping. Washing roadway to remove mud tracked onto pavement is not acceptable unless wash water is directed to an approved sediment control practice.

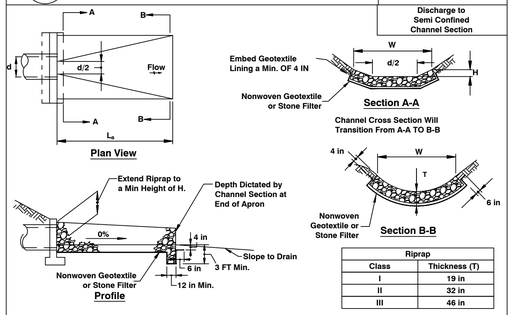
Maryland Standards AND Specifications For Soil Erosion and Sediment Control

U.S. Department of Agriculture Natural Resources Conservation Service	2011	Maryland Department of Environment Water Management Administration

3 C-511 Detail D-4-1-A Rock Outlet Protection I

Standard Symbol: ROP1

Discharge to Semi Confined Channel Section



Riprap	
Class	Thickness (T)
I	19 in
II	32 in
III	46 in

Construction Specifications

1. Riprap and stone must conform to the specified class.
2. Use nonwoven geotextile as specified in Section H-1 materials, and protect from puncturing, cutting, or tearing. repair any damage other than an occasional small hole by placing another piece of geotextile over the damaged part or by completely replacing the geotextile. Provide a minimum of one foot overlap for all repairs and for joining two pieces of geotextile together.
3. Prepare the subgrade for geotextile or stone filter (¾ to 1½ inch stone for 6 inch minimum depth) and riprap to the required lines and grades. Compact any fill required in the subgrade to a density of approximately that of the surrounding undisturbed material.
4. Extend geotextile at least 6 inches beyond edges of riprap and embed at least 4 inches at sides of the riprap.
5. Construct riprap outlet to full course thickness in one operation and in such a manner as to avoid displacement of underlying materials. Place stone for riprap outlet in a manner that will ensure that it is reasonably homogenous with the smaller stones and spalls filling the voids between the larger stones. Place riprap in a manner to prevent damage to the stone filter blanket or geotextile. Hand place to the extent necessary.
6. Where no endwall is used, construct the upstream end of the apron so that the width is two times the diameter of the outlet pipe, and extend the stone under the outlet by a minimum of 18 inches.
7. Construct apron with 0% slope along its length and without obstructions. Place stone so that it blends in with existing ground.
8. Maintain line, grade, and cross section. keep outlet free of erosion. Remove accumulated sediment and debris. After high flows inspect for scour and dislodged riprap. Make necessary repairs immediately.

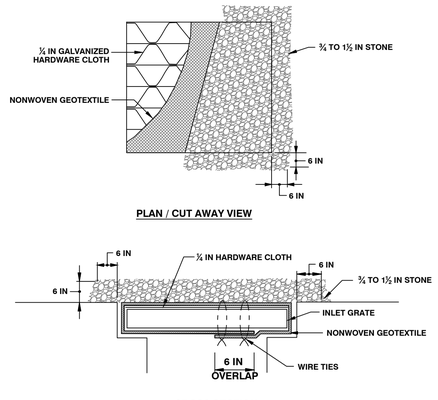
Maryland Standards and Specifications for Soil Erosion and Sediment Control

U.S. Department of Agriculture Natural Resources Conservation Service	2011	Maryland Department OF Environmental Water Management Administration

5 C-511 DETAIL E-9-2 AT-GRADE INLET PROTECTION

STANDARD SYMBOL: AGIP

MAXIMUM DRAINAGE AREA = 1 ACRE



CONSTRUCTION SPECIFICATIONS

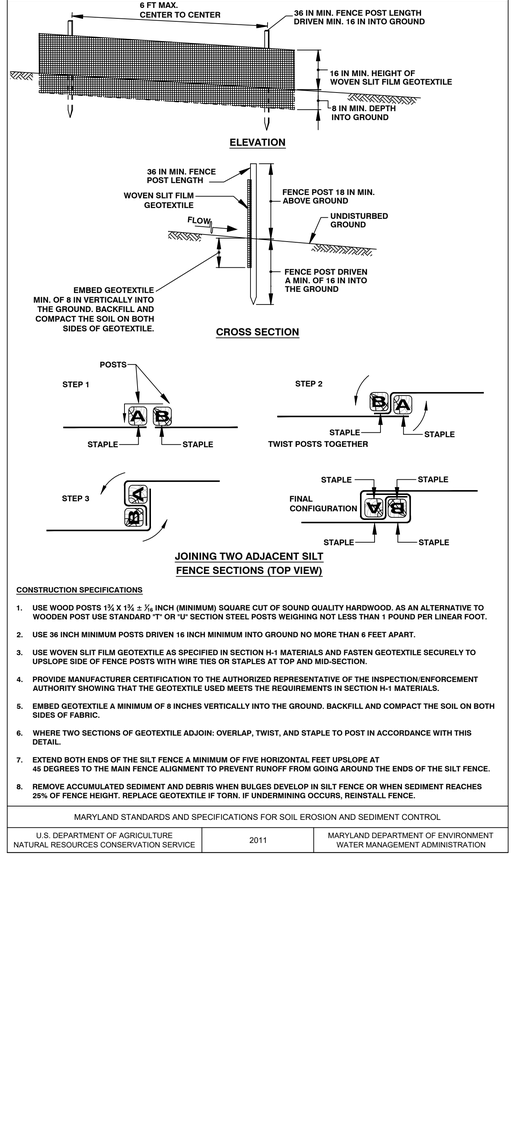
1. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.
2. LIFT GRATE AND WRAP WITH NONWOVEN GEOTEXTILE TO COMPLETELY COVER ALL OPENINGS. SECURE WITH WIRE TIES AND SET GRATE BACK IN PLACE.
3. PLACE CLEAN ¾ TO 1½ INCH STONE OR EQUIVALENT RECYCLED CONCRETE 6 INCHES THICK ON THE GRATE.
4. STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

7 C-511 DETAIL E-1 SILT FENCE

STANDARD SYMBOL: SF



CONSTRUCTION SPECIFICATIONS

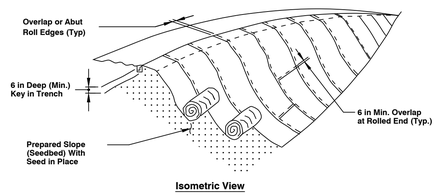
1. USE WOOD POSTS 1¾ X 1½ ± 1/8 INCH (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD. AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
2. USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.
3. USE WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION.
4. PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
5. EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC.
6. WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
7. EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.
8. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL FENCE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

2 C-511 Detail B-4-6-B Temporary Soil Stabilization Matting Slope Application

Standard Symbol: TSSMS – * lb/ft² (* Include Shear Stress)



Construction Specifications

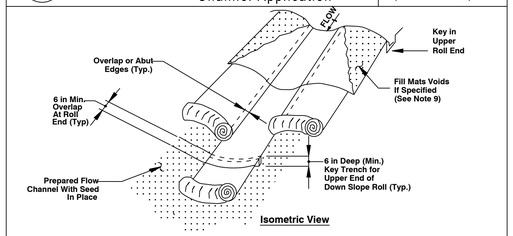
1. Use matting that has a design value for shear stress equal to or higher than the shear stress designated on approved plans.
2. Use temporary soil stabilization matting made of degradable (lasts 6 months minimum) natural or man-made fibers (mostly organic). Mat must have uniform thickness and distribution of fibers throughout and be smolder resistant. Chemicals used in the mat must be non-leaching and non-toxic to vegetation and seed germination and non-injurious to the skin. If present, netting must be extruded plastic with a maximum mesh opening of 2x2 inches and sufficiently bonded or sewn on 2 inch centers along longitudinal axis of the material to prevent separation of the net from the parent material.
3. Secure matting using steel staples, wood stakes, or biodegradable equivalent. staples must be "u" or "t" shaped steel wire having a minimum gauge of no. 11 and no. 8 respectively. "U" shaped staples must average 1 to 1½ inches wide and be a minimum of 6 inches long. "T" shaped staples must have a minimum 8 inch main leg, a minimum 1 inch secondary leg, and a minimum 4 inch head. Wood stakes must be rough-sawn hardwood, 12 to 24 inches in length, 1x3 inch in cross section, and wedge shaped at the bottom.
4. Perform final grading, topsoil application, seedbed preparation, and permanent seeding in accordance with specifications. Place matting within 48 hours of completing seeding operations unless end of workday stabilization is specified on the approved erosion & sediment control plan.
5. Unroll matting downslope. Lay mat smoothly and firmly upon the seeded surface. Avoid stretching the matting.
6. Overlap or abut roll edges per manufacturer recommendations. Overlap roll ends by 6 inches (minimum), with the upslope mat overlapping on top of the downslope mat.
7. Key in the upslope end of mat 6 inches (minimum) by digging a trench, placing the matting roll end in the trench, stapling the mat in place, replacing the excavated material, and tamping to secure the mat end in the key.
8. Staple/stake mat in a staggered pattern on 4 foot (maximum) centers throughout and 2 foot (maximum) centers along seams, joints, and roll ends.
9. Establish and maintain vegetation so that requirements for adequate vegetative establishment are continuously met in accordance with section b-4 vegetative stabilization.

Maryland Standards and Specifications for Soil Erosion and Sediment Control

U.S. Department of Agriculture Natural Resources Conservation Service	2011	Maryland Department of Environment Water Management Administration

4 C-511 Detail B-4-6-C Permanent Soil Stabilization Matting Channel Application

Standard Symbol: PSSMC - * lb/ft² (* Include Shear Stress)



Construction Specifications

1. Use matting that has a design value for shear stress equal to or higher than the shear stress designated on approved plans.
2. Use permanent soil stabilization matting made of open weave synthetic, non-degradable fibers or elements of uniform thickness and distribution throughout. Chemicals used in the mat must be non-leaching and non-toxic to vegetation and seed germination and non-injurious to the skin. If present, netting must be extruded plastic with a maximum mesh opening of 2x2 inches and sufficiently bonded or sewn on 2 inch centers along longitudinal axis of the material to prevent separation of the net from the parent material.
3. Secure matting using steel staples or wood stakes. Staples must be "U" or "T" shaped steel wire having a minimum gauge of no. 11 and no. 8 respectively. "U" shaped staples must average 1 to 1½ inches wide and be a minimum of 6 inches long. "T" shaped staples must have a minimum 8 inch main leg, a minimum 1 inch secondary leg, and minimum 4 inch head. Wood stakes must be rough-sawn hardwood, 12 to 24 inches in length, 1x3 inch in cross section, and wedge shape at the bottom.
4. Perform final grading, topsoil application, seedbed preparation, and permanent seeding in accordance with specifications. Place matting within 48 hours of completing seeding operations, unless end of workday stabilization is specified on the approved erosion and sediment control plan.
5. Unroll matting in direction of water flow, centering the first roll on the channel center line. Work from center of channel outward when placing rolls. Lay matting smoothly and firmly upon the seeded surface. Avoid stretching the matting.
6. Overlap or abut edges of matting rolls per manufacturer recommendations. Overlap roll ends by 6 inches (minimum), with the upstream mat overlapping on top of the next downstream mat.
7. Key in the top of slope end of mat 6 inches (minimum) by digging a trench, placing the matting roll end in the trench, stapling the mat in place, replacing the excavated material, and tamping to secure the mat end in the key.
8. Staple/stake mat in a staggered pattern on 4 foot (maximum) centers throughout and 2 foot (maximum) centers along seams, joints, and roll ends.
9. If specified by the designer or manufacturer and depending on the type of mat being installed, once the matting is keyed and stapled in place, fill the mat voids with top soil or granular material and lightly compact or roll to maximize soil/mat contact without crushing mat.
10. Establish and maintain vegetation so that requirements for adequate vegetative establishment are continuously met in accordance with section b-4 vegetative stabilization.

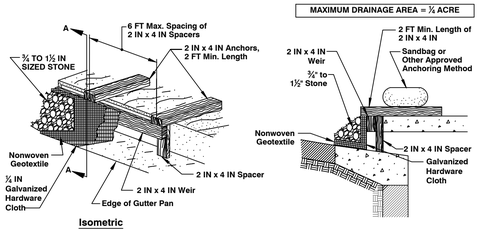
Maryland Standards and Specifications for Soil Erosion and Sediment Control

U.S. Department of Agriculture Natural Resources Conservation Service	2011	Maryland Department of Environment Water Management Administration

6 C-511 Detail E-9-3 Curb Inlet Protection

Standard Symbol: CIP

MAXIMUM DRAINAGE AREA = ¼ ACRE



Construction Specifications

1. Use nominal 2 inch x 4 inch lumber.
2. Use nonwoven geotextile as specified in Section H-1 materials.
3. Nail the 2x4 weir to 9 inch long vertical spacers (maximum 6 feet apart).
4. Attach a continuous piece of ¼ inch galvanized hardware cloth, with a minimum width of 30 inches and a minimum length of 4 feet longer than the throat opening, to the 2x4 weir, extending it 2 feet beyond throat on each side.
5. Place a continuous piece of nonwoven geotextile of the same dimensions as the hardware cloth over the hardware cloth and securely attach to the 2x4 weir.
6. Place the assembly against the inlet throat and nail to 2x4 anchors (minimum 2 feet length). Extend the anchors across the inlet top and hold in place by sandbags or other approved anchoring method.
7. Install end spacers a minimum of 1 foot beyond the ends of the throat opening.
8. Form the hardware cloth and the geotextile to the concrete gutter and face of curb to span the inlet opening. Cover the hardware cloth and geotextile with clean ¾ to 1½ inch stone or equivalent recycled concrete.
9. At non-sump locations, install a temporary sandbag or asphalt berm to prevent inlet bypass.
10. Storm drain inlet protection requires frequent maintenance. Remove accumulated sediment after each rain event to maintain function and avoid premature clogging. If inlet protection does not completely drain within 24 hours after a storm event, it is clogged. When this occurs, remove accumulated sediment and clean, or replace geotextile and stone.

Maryland Standards and Specifications for Soil Erosion and Sediment Control

U.S. Department of Agriculture Natural Resources Conservation Service	2011	Maryland Department of Environmental Water Management Administration

STATE OF MARYLAND — DAVID M. TROSTLE — 21985 — REGISTERED PROFESSIONAL ENGINEER — 10/27/2026

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of MARYLAND License # 21985 Expiration Date: 08-23-2027

FSA CIVIL
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
1454 LINGANORE DRIVE, SUITE 1 — DAMASCUS, MD 20872 — 301-253-4000
1454 LINGANORE DRIVE — DAMASCUS, MD 20872 — 301-253-4000
FSA-INC.COM

MARK	DESCRIPTION	DATE

NOT APPROVED FOR CONSTRUCTION

SHEETZ - SHOWALTER ROAD
SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD
WASHINGTON COUNTY, MARYLAND
SHEETZ, INC.
243 SHEETZ WAY - CLAYSBURG, PA 16625
ATTN: GARY RUFFATHER (703) 615-8864

PROJECT NO.	4331.3
DWN BY	KODY WARD
DATE	08-19-2025
PROJECT MANAGER	DAVID TROSTLE
EMAIL	dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL	0024 - 0010 - 0503
SCALE	NOT TO SCALE

SHEET TITLE

CONSTRUCTION DETAILS - ESC

C-511
SHEET 32 OF 37

SP-25-043

P:\SHARED FOLDERS\PROJECTS\4300\4331\3 SHEETZ\DWGS\SITE PLAN\4331.3 - 32-33 - CONSTRUCTION DETAILS - ESC.DWG 2026-10-27

SMARTFENCE 42”

SEDIMENT & PERIMETER CONTROL

INSTALLATION INSTRUCTIONS

STEP 1: Excavate trench a maximum of 4” wide and 6” deep. The trench shall be hand-cleaned following excavation to remove bulky debris such as rocks, sticks, and soil clods from the trench. Drive studded metal T-posts with anchor plates having a minimum weight of 1.25 lb /ft and a minimum 5 ft length. Drive post into ground a minimum of 18” depth. Post spacing must be no greater than 6 ft maximum.

STEP 2: Layout SMARTfence® 42 along proposed fence line next to anchor trench. Locate one end of the SMARTfence® 42 and position near the initial post. Position SMARTfence® 42 vertically along the initial post.

STEP 3: For the initial post, place the end of SMARTfence® 42 along the post height and rotate the post 360 degrees, maintaining tension on the fence system. Secure the fence to the post at all four (4) orange-colored band locations with steel wire or nylon ties.

STEP 4: For fastening SMARTfence® 42 to studded, metal T-posts using one of following methods:

- Method I (T-Post): 16-gage wire- attach SMARTfence® 42 to metal T-posts using the 16-gage 304 SS wire with mitered ends, securing the fence to the post using safety pliers.

- Method II (T-Post): 8” nylon heavy-duty, UV-stabilized, cable ties (zip-ties) with minimum 120-lb tensile strength. Puncture two 0.25” openings, spaced at a width apart that is roughly equivalent to the post width, and secure the fence to the post.

STEP 5: Drive the initial post with the attached fence into the ground to a 18” depth.

STEP 6: Drive the interior t-posts of the fence system into the ground at least 18”.

STEP 7: Move to the next t-post while pulling SMARTfence® 42 tightly. Position the SMARTfence® 42 in front of the adjacent t-post in preparation for fastening the fence to the post. Fasten fence to post at all four (4) orange-colored band locations as instructed in Step 4.

STEP 8: After the interior posts have been fastened to the SMARTfence® 42, secure the fence to the final post by pulling the final section of fencing taut, then rotating the post 360 degrees, maintaining tension on the fence system. Secure the fence to the post at all four (4) orange-colored band locations with the steel wire or nylon ties per Step 4. Drive the final post into the ground to a 18” depth.

STEP 9: Place bottom 8” of fabric into the trench. Backfill trench (overfill) with soil placed around fabric. Compact soil backfill with either manual tamping (or other manual means) or via mechanical equipment such as the front wheel of a tractor, skid steer, roller, or other device (per Note 5 of ASTM D 6462 Standard Practice for Silt Fence Installation). Do not damage the fabric during compaction (damaged fabric shall be replaced).

Please contact our team at 800-448-3636 or info@acfenv.com with any questions regarding the installation process.

LET’S GET IT DONE!™

SMARTfence

For more information, contact our Inside Sales team at 800.448.3636 email at info@acfenv.com

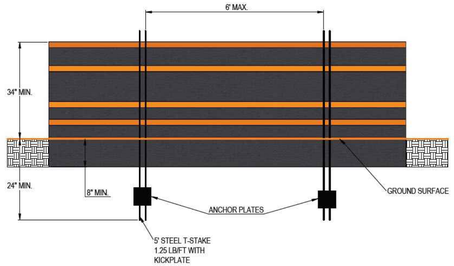
ACF ENVIRONMENTAL

1 / C-512 **SMARTfence 42 Installation Detail**

NOT TO SCALE

LET’S GET IT DONE

SMARTfence® 42 Detail:

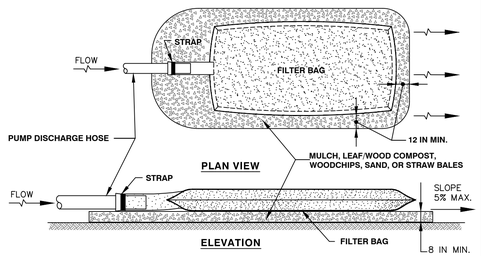


SMARTfence® 42 is NTPEP Compliant
GTX-2018-01-187

ACF ENVIRONMENTAL
LET’S GET IT DONE™
800.448.3636
acfenvironmental.com

2 / C-512 DETAIL F-4 FILTER BAG

STANDARD SYMBOL: ☒FB



CONSTRUCTION SPECIFICATIONS

1. TIGHTLY SEAL SLEEVE AROUND THE PUMP DISCHARGE HOSE WITH A STRAP OR SIMILAR DEVICE.
2. PLACE FILTER BAG ON SUITABLE BASE (E.G., MULCH, LEAF/WOOD COMPOST, WOODCHIPS, SAND, OR STRAW BALES) LOCATED ON A LEVEL OR 5% MAXIMUM SLOPING SURFACE. DISCHARGE TO A STABILIZED AREA. EXTEND BASE A MINIMUM OF 12 INCHES FROM EDGES OF BAG.
3. CONTROL PUMPING RATE TO PREVENT EXCESSIVE PRESSURE WITHIN THE FILTER BAG IN ACCORDANCE WITH THE MANUFACTURER RECOMMENDATIONS. AS THE BAG FILLS WITH SEDIMENT, REDUCE PUMPING RATE.
4. REMOVE AND PROPERLY DISPOSE OF FILTER BAG UPON COMPLETION OF PUMPING OPERATIONS OR AFTER BAG HAS REACHED CAPACITY, WHICHEVER OCCURS FIRST. SPREAD THE DEWATERED SEDIMENT FROM THE BAG IN AN APPROVED UPLAND AREA AND STABILIZE WITH SEED AND MULCH BY THE END OF THE WORK DAY. RESTORE THE SURFACE AREA BENEATH THE BAG TO ORIGINAL CONDITION UPON REMOVAL OF THE DEVICE.
5. USE NONWOVEN GEOTEXTILE WITH DOUBLE STITCHED SEAMS USING HIGH STRENGTH THREAD. SIZE SLEEVE TO ACCOMMODATE A MAXIMUM 4 INCH DIAMETER PUMP DISCHARGE HOSE. THE BAG MUST BE MANUFACTURED FROM A NONWOVEN GEOTEXTILE THAT MEETS OR EXCEEDS MINIMUM AVERAGE ROLL VALUES (MARV) FOR THE FOLLOWING:

GRAB TENSILE	250 LB	ASTM D-4632
PUNCTURE	150 LB	ASTM D-4833
FLOW RATE	70 GAL/MIN/FT²	ASTM D-4491
PERMITTIVITY (SEC⁻¹)	1.2 SEC⁻¹	ASTM D-4491
UV RESISTANCE	70% STRENGTH @ 500 HOURS	ASTM D-4355
APPARENT OPENING SIZE (AOS)	0.15-0.18 MM	ASTM D-4751
SEAM STRENGTH	90%	ASTM D-4632

6. REPLACE FILTER BAG IF BAG CLOGS OR HAS RIPS, TEARS, OR PUNCTURES. DURING OPERATION KEEP CONNECTION BETWEEN PUMP HOSE AND FILTER BAG WATER TIGHT. REPLACE BEDDING IF IT BECOMES DISPLACED.

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

SHA Specifications for Temporary & Permanent Stabilization. Refer to the Table of SHA Landscape Notes in this plan set for requirements related to topsoil, seed, fertilizer, plants, and other materials. SHA Standard Specifications for Construction and Materials shall supersede all other specifications for landscape construction within property of the Maryland State Highway Administration (SHA), and all landscape construction of SHA property shall conform to the requirements of the SHA Landscape Notes and current SHA Standards and Specifications.

Temporary Seeding Summary

Hardiness Zone (Figure B.3): 6a &6b — Seed Mixture (TABLE B.1)						
No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths	Fertilizer Rate (10-20-20)	Lime Rate
1	Barley	96	Zone 6a: Mar 15-May 31/ Aug 1-Sept 30 Zone 6b: Mar 1-May 15/ Aug 1-Oct 15	1”	436 lb/ac. (10 lb/1000 s.f.)	2 tons/ac. (90 lb/1000 s.f.)

Permanent Seeding Summary

Hardiness Zone (Figure B.3): 6a &6b — Seed Mixture (Table B.1)					Fertilizer Rate (10-20-20)			Lime Rate
No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depth	N	P205	K20	
6	Tall Fescue	40	Zone 6a: Mar 15-May 31/ Aug 1-Sep 30 Zone 6b: Mar 1-May 15/ Aug 1-Oct 15	1/4”-1/2”	45 lb/ac. (1 lb/1000 s.f.)	90 lb/ac. (2 lb/1000 s.f.)	90 lb/ac. (2 lb/1000 s.f.)	2 tons/ac. (90 lb/1000 s.f.)
	Perennial Ryegrass	25						
	White Clover	5						

SOIL EROSION, SEDIMENT CONTROL & SEEDING NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. For initial soil disturbance or re-disturbance, temporary or permanent stabilization must be completed within:
   a) 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
   b) Seven (7) calendar days as to all other disturbed or graded areas on the project site not under active grading.
6. 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).
7. 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.
8. 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.
9. Electric Power, telephone, and gas lines are to be compacted, seeded, and mulched within 3 days after initial backfill unless otherwise specified on plans.
10. No slope shall be greater than 2:1.
11. 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:

A. Maryland Department of the Environment, General Permit for Stormwater Associated with a Construction Activity, NPDES Permit Number MDRC, State Discharge Permit Number 20CP, or an Individual Permit.
B. 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.
C. During construction, all soil erosion and sediment control practices (BMPs) 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).
D. 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-NOT.

STATE OF MARYLAND — JEFFREY W. WEIMER — No. 20944 — REGISTERED PROFESSIONAL ENGINEER
10/27/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of MARYLAND, License # 20944
Expiration Date: 08-23-2027

FSA — FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
MD, PA, VA, WV, NC, DE, NJ, OH — FSA-INC.com
NEW BLOOMFIELD, PA 17068 — 2 EAST MAIN STREET — 717-582-2644
CARLISLE, PA 17013 — 1446 SOUTH HANOVER STREET — 717-249-0611
GREENCASTLE, PA 17225 — 141 NATIONAL PIKE WEST — 717-597-3507
HAGERSTOWN, MD 21740 — 1260 DUAMCO ROAD, SUITE 8 — 301-739-2666

MARK	DESCRIPTION	DATE

NOT APPROVED FOR CONSTRUCTION

SHEETZ - SHOWALTER ROAD
SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD
WASHINGTON COUNTY, MARYLAND
SHEETZ, INC.
243 SHEETZ WAY - CLAYSBURG, PA 16625
ATTN: GARY KUFEATHER (703) 615-8864

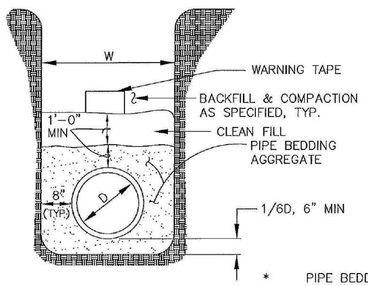
PROJECT NO. 4331.3
DWN BY KODY WARD — DATE 08-19-2025
PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL 0024 - 0010 - 0503
SCALE NOT TO SCALE
SHEET TITLE

CONSTRUCTION DETAILS - ESC

C-512
SHEET 33 OF 37

SP-25-043

P:\PROJECTS\2025\4331.3\CAD\CONSTRUCTION PLANS\4331.3 SHEETZ\PLOTS\4331.3 PLAN SET 1 - 10-23 - CONSTRUCTION PLANS - ESC.DWG 2026-10-27



GRANULAR BEDDING & BACKFILL

* PIPE BEDDING AGGREGATE

D = 4" AND LARGER – SHA GRADED CRUSHER RUN CR-6

D = 1-1/2" THROUGH <4" – SHA GRADED B-10

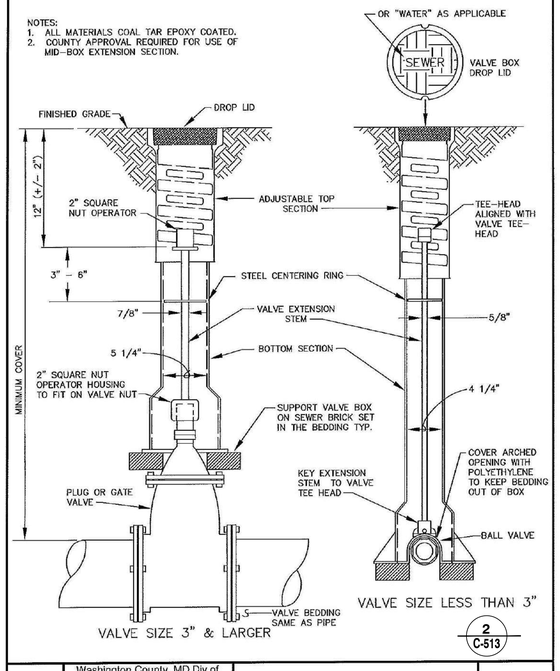
D = LESS THAN 1-1/2" – STONE DUST

* = NOMINAL PIPE DIAMETER (INCHES)

1 C-513

REVISED / REVISED / APPROVED	Washington County, MD Div.of Environmental Management Approved: Julie A. Pippel Director of Environmental Management	STANDARD TRENCH WIDTH & STONE BEDDING	Detail SW-1.1

NOTES:
1. ALL MATERIALS COAL TAR EPOXY COATED.
2. COUNTY APPROVAL REQUIRED FOR USE OF MID-BOX EXTENSION SECTION.

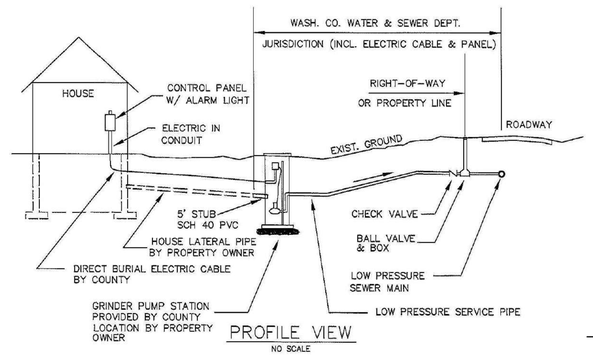


2 C-513

REVISED / REVISED / APPROVED	Washington County, MD Div.of Environmental Management Approved: Julie A. Pippel Director of Environmental Management	Valve & Box Installation	Detail SW-7.1

NOTES

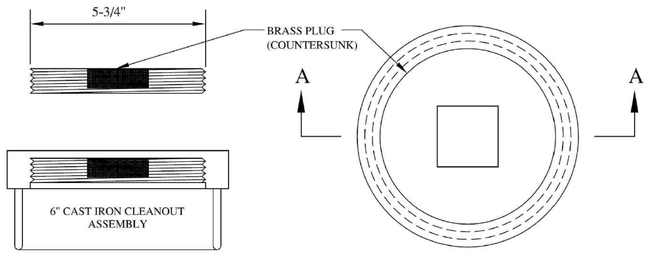
1. LOW PRESSURE SERVICE PIPE TO BE PVC SDR-21, GASKET JOINT.
2. CONNECT BALL & CHECK VALVE USING GASKET X MALE THREAD ADAPTORS.
3. DEVELOPER IS TO PERFORM ALL EXCAVATION FOR THE COUNTY



PROFILE VIEW
NO SCALE

3 C-513

REVISED / REVISED / APPROVED	Washington County, MD Div.of Environmental Management Approved: Julie A. Pippel Director of Environmental Management	Typical Grinder Pump Arrangement	Detail S-4.1



SECTION A-A

PLAN

NOTES:
1. FOR DRIVEWAY, ROADWAY, GRASS STRIP, OR SIDEWALK LOCATIONS, A H-20 TRAFFIC LOADING COVER ASSEMBLY SHALL BE UTILIZED.

2. MEETS ASTM A74-98 AND ASME A112.36 CUT PIPE TO DESIRED LEVEL, LUBE GASKET AND PUSH ON PIPE, TAP WITH LEAD HAMMER TO SEAT, THEN INSTALL BRASS PLUG.

4 C-513 SEWER CLEANOUT
NOT TO SCALE

CITY OF HAGERSTOWN UTILITIES DEPARTMENT WATER DIVISION

This approval is for the design and layout of the proposed water system improvements. All water system improvements shall be constructed to the standards in effect at the time of construction. This approval does not guarantee availability of water service. Water service is available subject to conformance with all policies and standards in effect at the time of application for service, payment of fees and approval of the water service application. The Water Division does not guarantee a specific water pressure or flow at any meter or fire hydrant. This approval is valid for a period of one year.

SIGNATURE **DATE**

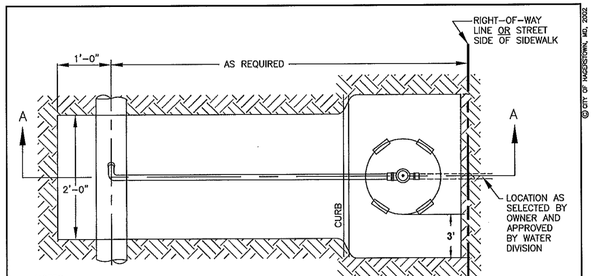
WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

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 addition 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 allocation remaining in other jurisdictions' facilities that may be granted to the County. This approval shall be valid for a period of TWO years.

SIGNATURE **DATE**

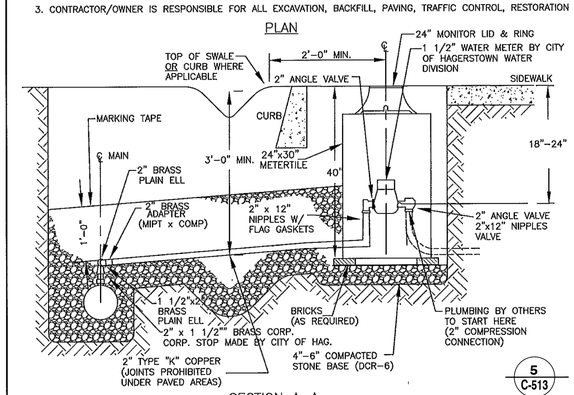
UTILITY NOTES

U.1 All water shall be constructed in conformance with City of Hagerstown Utilities Department and State of Maryland Department of` the Environment standards and specifications.
a. All fittings, bends, and appurtenances shall be installed with proper and required concrete buttresses. All dead end services shall be properly capped and buttressed.
b. All pipe joints shall be left open until water line has been hydrostatically tested unless directed otherwise by the City of Hagerstown Utilities Department.
c. All underground water lines are to be installed with a cover of 3.5' below finished grade.
U.2 All sanitary sewer facilities shall be constructed in conformance with the Washington County Utilities Department and State of Maryland Department of the Environment standards and specifications.
a. All private sewer lines to be PVC-SDR-35, or Sch. 40.
b. All bedding and embedment material and compaction shall meet Hagerstown Utilities Department specifications.
U.3 The contractor shall verify the location and elevation of existing utilities before starting construction.
U.4 The Contractor shall supply all bends, fittings and buttresses as required to achieve the horizontal and vertical alignments as shown on the plans. Bends and fittings may not be shown on the plan and profile but are to be included in the Contractor's cost and their exact location is at the option of the Contractor to achieve the horizontal layout shown hereon.
U.5 Contractor to verify with utility companies that proposed sediment erosion control measures are located so as to avoid conflicts with their proposed utility installation before placement of sediment erosion control measures.
U.6 Private water service fire hydrants and equipment shall be designed, installed, and tested in accordance NFPA 24, *Standard for the Installation of Private Fire Service Mains and Their Appurtenances*, 2010 edition. These Fire Hydrants shall be painted in accordance with the requirements of City of Hagerstown Fire Department (Fire hydrant- red, with bonnet painted according to the fire hydrant flow)
U.7 Inspections and testing of the private fire service main are required and shall be coordinated with the Maryland State Fire Marshall.
U.8 Construction occurring on this site shall comply with NFPA 241, *Standard for Safeguarding Construction Alteration, and Demolition Operations, and Chapter 16 of NFPA 1, Uniformed Fire Code*
-No open air burning is permitted
-A permit is required from this office before perorming blasting operations.
-FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED TO ANY BUILDING
U.9 New and existing buildings shall have the approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property.
U.10 Fire Hydrants shall meet the requirements of the Hagerstown Water Department.



NOTES:
1. METER SETTINGS SHALL NOT BE LOCATED IN TRAFFIC AREAS (NO DRIVEWAYS) OR DRAINAGE SWALES.
2. THE SERVICE SHALL HAVE 1'-0" OF COMPACTED DCR-6 STONE WITH MARKING TAPE.
3. CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL EXCAVATION, BACKFILL, PAVING, TRAFFIC CONTROL, RESTORATION

PLAN



SECTION A-A

5 C-513

CORPORATION OF HAGERSTOWN MARYLAND	CITY OF HAGERSTOWN UTILITIES DEPARTMENT-WATER DIVISION 2 INCH SINGLE SERVICE WATER CONNECTION	ISSUE DATE: APRIL2015 REVISIONS 4/17/15 Plate W-020

© CITY OF HAGERSTOWN, MD, 2002

STATE OF MARYLAND
KODY WARD
21095
REGISTERED ENGINEER
10/27/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of MARYLAND License # 21095
Expiration Date: 08-23-2027

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
NEHRIC.com
EAST MAIN STREET
NEW BLOOMFIELD, PA 17068
717-582-8974
MID ATLANTIC DRIVE
CARLISLE, PA 17013
717-249-0611
142 THUNDERHEAD DRIVE
GREENCASTLE, PA 17225
717-262-3907
129 TOWNPOINT DRIVE
HAGERSTOWN, MD 21740
301-739-8866

DATE: 05.19.26
MARK: 1 DESCRIPTION: REVISED PER AGENCY COMMENTS

NOT APPROVED FOR CONSTRUCTION

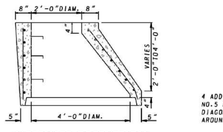
SHEETZ - SHOWALTER ROAD
SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD
WASHINGTON COUNTY, MARYLAND
SHEETZ, INC.
243 SHEETZ WAY - CLAYSBURG, PA 16625
ATTN: GARY KLEPFEATHER (703) 615-8884

PROJECT NO. 4331.3
DWN BY: KODY WARD
DATE: 08-19-2025
PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL: 0024 - 0010 - 0503
SCALE: NOT TO SCALE
SHEET TITLE: CONSTRUCTION DETAILS - WTR. & SWR.

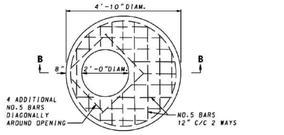
C-513
SHEET 34 OF 37

SP-25-043

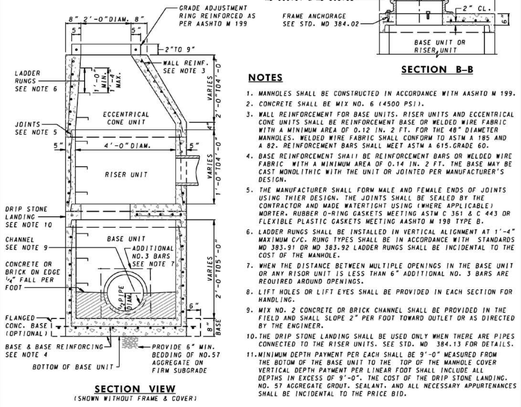
P:\SHARED FOLDERS\PROJECTS\4300\4331\4331.3 SHEETZ\CONSITE PLAN\4331.3 - 24 - CONSTRUCTION DETAILS - WATER & SEWER.DWG 2026-10-27



ALTERNATE ECCENTRICAL CONE UNIT



FLAT SLAB TOP
(SHOWN WITHOUT FRAME & COVER)



SECTION VIEW
(SHOWN WITHOUT FRAME & COVER)

SECTION B–B

NOTES

1. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH AASHTO M 199.
2. CONCRETE SHALL BE MIX NO. 6 (4500 PSI).
3. WALL REINFORCEMENT FOR BASE UNITS, RISER UNITS AND ECCENTRICAL CONE UNITS SHALL BE REINFORCEMENT BASE OR WELDED WIRE FABRIC WITH A MINIMUM AREA OF 0.12 IN. 2 FT. FOR THE 48" DIAMETER MANHOLES. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 AND A 82. REINFORCEMENT BARS SHALL MEET ASTM A 615, GRADE 60.
4. BASE REINFORCEMENT SHALL BE REINFORCEMENT BARS OR WELDED WIRE FABRIC WITH A MINIMUM AREA OF 0.14 IN. 2 FT. THE BASE MAY BE CAST MONOLITHIC WITH THE UNIT OR JOINTED PER MANUFACTURER'S DESIGN.
5. THE MANUFACTURER SHALL FORM MALE AND FEMALE ENDS OF JOINTS USING THIER DESIGN. THE JOINTS SHALL BE SEALED BY THE CONTRACTOR AND MADE WATERTIGHT USING (WHERE APPLICABLE) MORTER, RUBBER O-RING GASKETS MEETTING ASTM C 361 & C 443 OR FLEXIBLE PLASTIC GASKETS MEETING AASHTO M 198 TYPE B.
6. LADDER RUNGS SHALL BE INSTALLED IN VERTICAL ALIGNMENT AT 1'-4" MAXIMUM C/C. RUNG TYPES SHALL BE IN ACCORDANCE WITH STANDARDS MD 383.51 OR MD 383.92. LADDER RUNGS SHALL BE INCIDENTAL TO THE COST OF THE MANHOLE.
7. WHEN THE DISTANCE BETWEEN MULTIPLE OPENINGS IN THE BASE UNIT OR ANY RISOR UNIT IS LESS THAN 6" ADDITIONAL NO. 3 BARS ARE REQUIRED AROUND OPENINGS.
8. LIFT HOLES OR LIFT EYES SHALL BE PROVIDED IN EACH SECTION FOR HANDLING.
9. MIX NO. 2 CONCRETE OR BRICK CHANNEL SHALL BE PROVIDED IN THE FIELD AND SHALL SLOPE 2" PER FOOT TOWARD OUTLET OR AS DIRECTED BY THE ENGINEER.
10. THE DRIP STONE LANDING SHALL BE USED ONLY WHEN THERE ARE PIPES CONNECTED TO THE RISER UNITS. SEE STD. NO 384.13 FOR DETAILS.
11. MINIMUM DEPTH PAYMENT PER EACH SHALL BE 9'-0" MEASURED FROM THE BOTTOM OF THE BASE UNIT TO THE TOP OF THE MANHOLE COVER VERTICAL DEPTH PAYMENT PER LINEAR FOOT SHALL INCLUDE ALL DEPTHS IN EXCESS OF 9'-0". THE COST OF THE DRIP STONE LANDING, NO. 57 AGGREGATE GROUT, SEALANT, AND ALL NECESSARY APPURTENANCES SHALL BE INCIDENTAL TO THE PRICE BID.

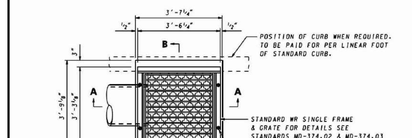
SPECIFICATION 305	CATEGORY CODE ITEMS
APPROVED	DIRECTOR – OFFICE OF HIGHWAY DEVELOPMENT

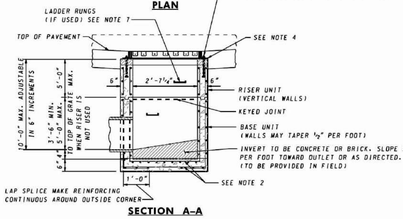
SHA	APPROVAL • SHA REVISIONS	APPROVAL • FEDERAL HIGHWAY ADMINISTRATION
	APPROVAL 2-22-91	APPROVAL 1-2-91
	REVISED 10-1-01	REVISED
	REVISED	REVISED
	REVISED	REVISED

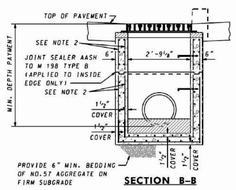
Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES

48" DIAMETER PRECAST MANHOLE FOR 12" TO 24" PIPES 01 C-514

STANDARD NO. MD 384.01







NOTES

1. CONCRETE TO BE MIX NO. 6 (4500 PSI).
2. REINFORCING-2 LAYERS OF 4x4-W4.0xW4.0 WELDED WIRE FABRIC.
3. THREADED PLASTIC INSERTS TO BE PROVIDED FOR HANDLING.
4. GRADE AND SLOPE ADJUSTMENTS COMPLETED IN THE FIELD USING CONCRETE MIX NO.6.
5. PIPE OPENINGS TO BE PROVIDED AS REQUIRED. FOR SIZE, LOCATION, AND INVERT ELEVATIONS REFER TO CONSTRUCTION PLANS.
6. PLACEMENT OF SUBGRADE DRAINAGE WILL BE AS DIRECTED BY THE ENGINEER OR AS NOTED ON THE CONSTRUCTION PLANS.
7. LADDER RUNGS SHALL BE IN ACCORDANCE WITH STANDARD MD 383.91 AND MD 383.92 OR AS DIRECTED BY THE ENGINEER.
8. MINIMUM DEPTH PAYMENT PER "EACH" INCLUDES DEPTHS UP TO 3'-6", VERTICAL DEPTH PAYMENT PER LINEAR FOOT FOR DEPTHS IN EXCESS OF 3'-6".

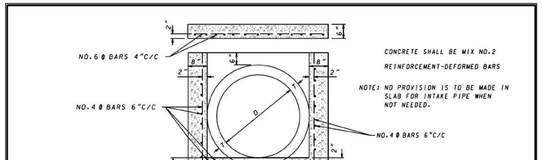
SPECIFICATION 305	CATEGORY CODE ITEMS
APPROVED	DIRECTOR – OFFICE OF HIGHWAY DEVELOPMENT

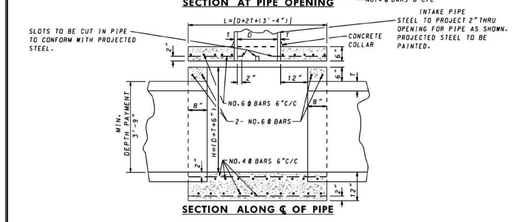
SHA	APPROVAL • SHA REVISIONS	APPROVAL • FEDERAL HIGHWAY ADMINISTRATION
	APPROVAL 6-4-84	APPROVAL 8-1-84
	REVISED 10-1-01	REVISED 3-30-87
	REVISED	REVISED
	REVISED	REVISED

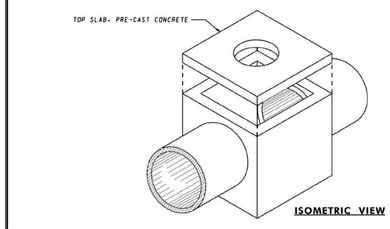
Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES

PRECAST SINGLE WR INLET 03 C-514

STANDARD NO. MD 374.23







06 C-514

SPECIFICATION 305	CATEGORY CODE ITEMS
APPROVED	DIRECTOR – OFFICE OF HIGHWAY DEVELOPMENT

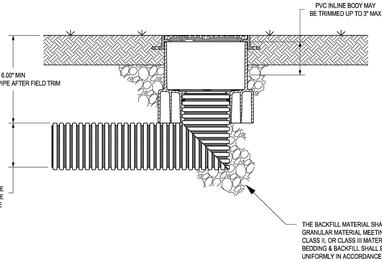
SHA	APPROVAL • SHA REVISIONS	APPROVAL • FEDERAL HIGHWAY ADMINISTRATION
	APPROVAL 2-7-51	APPROVAL 3-23-56
	REVISED 10-1-01	REVISED
	REVISED	REVISED
	REVISED	REVISED

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES

STANDARD JUNCTION BOX

STANDARD NO. MD 386.11

NYLOPLAST 8" UNIVERSAL INLINE DRAIN - SHALLOW INSTALLATION



08 C-514

1 - REFER TO NYLOPLAST DETAILS 7003-110-169 AND 7003-110-170 FOR FULL INSTALLATION GUIDELINES.

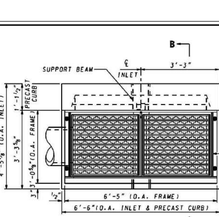
THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN, OR REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. ©2007 NYLOPLAST

DRAWN BY	NMH	MATERIAL
DATE	8-16-23	
APPD BY	NMH	PROJECT NO./NAME
DATE	8-16-23	
DWG SIZE	A	SCALE 1:6 SHEET 1 OF 1

ADS Nyloplast — 3131 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2460 www.nyloplast-us.com

TITLE: 8" NYLOPLAST UNIVERSAL INLINE DRAIN SHALLOW BURIAL GUIDELINES

DWG NO. 7003-110-173 REV A



GENERAL NOTES

1. CONCRETE TO BE MIX NO.6 (4500PSI).
2. REINFORCING-2 LAYERS OF 4X4-W4.0 X 4.0 WELDED WIRE FABRIC.
3. THREADED PLASTIC INSERTS TO BE PROVIDED FOR HANDLING.
4. GRADE AND SLOPE ADJUSTMENTS COMPLETED IN THE FIELD USING CONCRETE MIX NO.6.
5. PIPE OPENINGS TO BE PROVIDED AS REQUIRED. FOR SIZE, LOCATION, AND INVERT ELEVATIONS REFER TO CONSTRUCTION PLANS.
6. PLACEMENT OF SUBGRADE DRAINAGE WILL BE AS DIRECTED BY THE ENGINEER OR AS NOTED ON THE CONSTRUCTION PLANS.
7. LADDER RUNGS SHALL BE IN ACCORDANCE WITH STD MD 383.91 AND MD 383.92 OR AS DIRECTED BY THE ENGINEER.
8. MINIMUM DEPTH PAYMENT PER "EACH" INLET INCLUDES DEPTHS UP TO 3'-6", VERTICAL DEPTH PAYMENT PER LINEAR FOOT FOR DEPTHS IN EXCESS OF 3'-6".

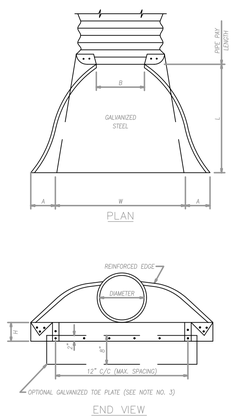
SPECIFICATION 305	CATEGORY CODE ITEMS
APPROVED	DIRECTOR – OFFICE OF HIGHWAY DEVELOPMENT

SHA	APPROVAL • SHA REVISIONS	APPROVAL • FEDERAL HIGHWAY ADMINISTRATION
	APPROVAL 6-4-84	APPROVAL 8-1-84
	REVISED 10-1-01	REVISED 3-30-87
	REVISED	REVISED
	REVISED	REVISED

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES

PRECAST WR INLET 02 C-514

STANDARD NO. MD 374.21



DIMENSIONS							
PIPE DIA.	GA.	A 1"-3"	B MAX.	H 1"-3"	L 1"-3"	W 1/2"	APPROX. SLOPE	UNIT
12"	16	6"	6"	6"	21"	24"	2 1/2	1 PC.
15"	16	7"	8"	6"	26"	30"	2 1/2	1 PC.
18"	16	8"	10"	6"	31"	36"	2 1/2	1 PC.
21"	16	9"	12"	6"	36"	42"	2 1/2	1 PC.
24"	16	10"	13"	6"	41"	48"	2 1/2	1 PC.
30"	14	12"	16"	8"	51"	60"	2 1/2	1 PC.
36"	14	14"	19"	9"	60"	72"	2 1/2	2 PC.
42"	12	16"	22"	11"	69"	84"	2 1/2	2 PC.
48"	12	18"	27"	12"	78"	90"	2 1/4	3 OR 3 PC.
54"	12	18"	30"	12"	84"	102"	2	2 OR 3 PC.
60"	12 & 10	18"	33"	12"	87"	114"	1 3/4	3 PC.
66"	12 & 10	18"	36"	12"	87"	120"	1 1/2	3 PC.
72"	12 & 10	18"	39"	12"	87"	126"	1 1/2	3 PC.
78"	12 & 10	18"	42"	12"	87"	132"	1 1/4	3 PC.
84"	12 & 10	18"	45"	12"	87"	138"	1 1/4	3 PC.

NOTES

1. ALL 3 PIECE UNITS TO HAVE 12 GA. SIDES AND 10 GA. CENTER PANELS (EXCEPT 48" AND 54" PIPES, ALL PANELS SHALL BE 12 GA.) WIDTH OF CENTER PANELS TO BE GREATER THAN ZOE OF THE PIPE PERPHERY. MULTIPLE PANEL UNITS TO HAVE LAP SEAMS WHICH ARE TO BE TIGHTLY JOINED BY 3/8 " Ø GALVANIZED RIVETS OR BOLTS.
2. FOR 60" THRU 84" SIZES, REINFORCED EDGES TO BE SUPPLEMENTED WITH GALVANIZED STIFFENER ANGLES, THE ANGLE WILL BE 2" x 2" x 1/4 " FOR 60" THRU 72" DIAMETER AND 2 1/2 " x 2 1/2 " x 1/4 " FOR 78" AND 84" DIAMETER. THE ANGLES TO BE ATTACHED BY 3/8 " Ø GALVANIZED NUTS AND BOLTS.
3. TOE PLATE SHALL BE USED WHEN SPECIFIED ON THE PLANS. COST OF TOE PLATE TO BE INCLUDED IN BID PRICE PER EACH OF METAL END SECTION.
4. TYPE 3 CONNECTION INCLUDES ONE FOOT OF PIPE LENGTH FOR 42" THRU 84" DIAMETER AS A CONNECTOR SECTION. THE CONNECTOR SECTION WILL BE ATTACHED TO THE END SECTION BY GALVANIZED RIVETS OR BOLTS. SEE STANDARD MD 370.11.
5. WHERE END SECTION IS TO BE APPLIED TO A STRUCTURAL PLATE PIPE, THE END SECTION SHALL BE ORDERED WITHOUT THE ONE FOOT OF PIPE LENGTH AS STIPULATED IN NOTE 4; INSTEAD, DRILL HOLES AND FIELD BOLT THE END SECTION DIRECTLY TO THE STRUCTURAL PLATE PIPE.

303

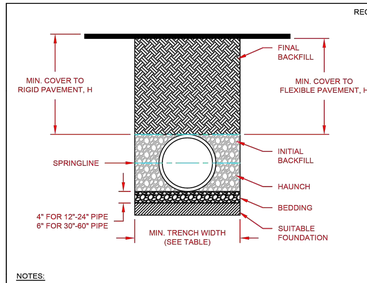
05 C-514

8-28-86 10-1-01 12-12-86

STANDARD METAL END SECTION ROUND METAL PIPE

STANDARD NO. MD 370.01

RECOMMENDED MINIMUM TRENCH WIDTHS



PIPE DIAM.	MIN. TRENCH WIDTH
4" (100mm)	21" (533mm)
6" (150mm)	23" (584mm)
8" (200mm)	26" (660mm)
10" (250mm)	28" (711mm)
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
60" (1500mm)	96" (2438mm)

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS**

PIPE DIAM.	SURFACE LIVE LOADING CONDITION H-25	HEAVY CONSTRUCTION (75T AXLE LAOD) *
12" - 48" (300mm - 1200mm)	12" (305mm)	48" (1219mm)
60" (1500mm)	24" (610mm)	60" (1524mm)

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER
**SEE BACKFILL REQUIREMENTS IN NOTE 6.

MAXIMUM RECOMMENDED COVER BASED ON VECHICLE LOADING CONDITIONS

PIPE DIAM.	CLASS I COMPACTED	CLASS I DUMPED	CLASS II 95%	CLASS II 90%	CLASS III 95%
4" (100mm)	37 (11.3m)	18 (5.5m)	25 (7.6m)	18 (5.5m)	18 (5.5m)
6" (150mm)	44 (13.4m)	20 (6.1m)	29 (8.8m)	20 (6.1m)	21 (6.4m)
8" (200mm)	32 (9.8m)	15 (4.6m)	22 (6.7m)	15 (4.6m)	16 (4.9m)
10" (250mm)	38 (11.6m)	18 (5.5m)	26 (7.9m)	18 (5.5m)	18 (5.5m)
12" (300mm)	35 (10.7m)	17 (5.2m)	24 (7.3m)	17 (5.2m)	17 (5.2m)
15" (375mm)	38 (11.6m)	17 (5.2m)	25 (7.6m)	17 (5.2m)	18 (5.5m)
18" (450mm)	36 (11.0m)	17 (5.2m)	24 (7.3m)	17 (5.2m)	17 (5.2m)
24" (600mm)	28 (8.5m)	13 (4.0m)	20 (6.1m)	13 (4.0m)	14 (4.3m)
30" (750mm)	28 (8.5m)	13 (4.0m)	20 (6.1m)	13 (4.0m)	14 (4.3m)
36" (900mm)	26 (7.9m)	12 (3.7m)	18 (5.5m)	13 (4.0m)	13 (4.0m)
42" (1050mm)	23 (7.0m)	11 (3.4m)	16 (4.9m)	11 (3.4m)	11 (3.4m)
48" (1200mm)	25 (7.6m)	11 (3.4m)	17 (5.2m)	11 (3.4m)	12 (3.7m)
60" (1500mm)	25 (7.6m)	11 (3.4m)	17 (5.2m)	11 (3.4m)	12 (3.7m)

NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION

2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.

3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.

4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm).

5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING TO THE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. FOR TRAFFIC APPLICATIONS WITH LESS THAN FOUR FEET OF COVER, EMBEDMENT OF THE PIPE SHALL BE USING ONLY A CLASS I OR CLASS II BACKFILL.

07 C-514

FILL HEIGHT TABLE GENERATED USING AASHTO SECTION 12, LOAD RESISTANCE FACTOR DESIGN (LRFD) PROCEDURE WITH THE FOLLOWING ASSUMPTIONS:
NO HYDROSTATIC PRESSURE.
UNIT WEIGHT OF SOIL (Ys) = 120 PCF

© 2020 ADS, INC.
ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

S	INITIAL BACKFILL	JAB	04/02/20	
REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D

TRENCH INSTALLATION DETAIL (N-12 PER AASHTO)
DRAWING NUMBER: STD-101

ADS — Advanced Drainage Systems, Inc. — 4640 TRUEMAN BLVD HILLIARD, OHIO 43026

DRAWN BY TJR
DATE 12/29/16
DES BY
SCALE NTS
SHEET 1 OF 1

STATE OF MARYLAND — CHRISTOPHER A. WILKINSON — 21705 — REGISTERED PROFESSIONAL ENGINEER — 10/27/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of MARYLAND License # 21705
Expiration Date: 08-23-2027

FSA
FREDERICK SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
NSHPINC.com
MAST MANOR CORPORATE CENTER
100 SOUTH MANOR PARKWAY, SUITE 201
NEW BLOOMFIELD, PA 17068
717-582-8811
MAIN OFFICE
11 NORTH CARLISLE STREET
GREENCASTLE, PA 17225
717-597-1647
BRANCH OFFICE
120 THOMAS JOHNSON DRIVE, SUITE 202
FREDERICK, MD 21702
301-695-1950

DATE:

MARK	DESCRIPTION

NOT TO BE USED FOR CONSTRUCTION UNTIL APPROVED

SHEETZ - SHOWALTER ROAD
SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD
WASHINGTON COUNTY, MARYLAND
SHEETZ, INC.
243 SHEETZ WAY - CLAYSBURG, PA 16625
ATTN: GARY HUFFEATHER (703) 615-8864

PROJECT NO. 4331.3
DWN BY KODY WARD
DATE 08-19-2025
PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL 0024 - 0010 - 0503
SCALE NOT TO SCALE
SHEET TITLE

CONSTRUCTION DETAILS - STORM

C-514
SHEET 35 OF 37

SP-25-043

P:\SHARED FILES\PROJECTS\4300\331\SHEETZ\SHOWALTER\PLANS\331-35 - CONSTRUCTION DETAILS - STORM.DWG 2025-10-27

WARTHOG WAY

LOT 1
8.38 AC.
PER PSP-25-004

(2) QUE RUB
2.5" Cal.

(6) PIN STR
6` Ht.

(6) ARO KOL
3 gal.

(8) ILE MRK
3 gal.

(6) HEM KW2
1 gal.

(12) PEN FIW
1 gal.

(8) SCH LI2
1 gal.

GAS LINE LOCATION
TO BE VERIFIED

(9) ILE MRK
3 gal.

(9) ITE CCW
3 gal.

(10) ILE MRK
3 gal.

(3) ACE GLO
2.5" Cal.

(12) ARO KOL
3 gal.

(9) ITE CCW
3 gal.

(15) THU EME
8` Ht.

BIORETENTION #1
(SEE C-301 FOR SWM PLAN)

BIORETENTION #2
(SEE C-302 FOR SWM PLAN)

BIORETENTION #3
(SEE C-302 FOR SWM PLAN)

LOT 2
9.77 AC.
PER PSP-25-004

LOT 3
9.89 AC.
PER PSP-25-004

SHOWALTER ROAD
MINOR ARTERIAL

EX. MDSHA R/W

EXIT RAMP FROM INTERSTATE 81 (NORTH)

EX. FENCE

MD STATE PLANE
NAD 83 NAVD 88

LEGEND	
HATCH	DESCRIPTION
	HARDWOOD BARK MULCH AREA
	1" - 3" RIVER JACK OR APPROVED EQUAL

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of MARYLAND License # 21661
Expiration Date: 10-19-2026

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
EST. 1964
100 SOUTH MAIN STREET, NEW BLOOMFIELD, PA 17068, 717.582.2644
400 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717.249.0611
1147 CRAMPTON AVENUE, GREENCASTLE, PA 17225, 717.597.1647
129 THOMAS JOHNSON DRIVE, FREDERICK, MD 21702, 301.695.1500

DATE:
MARK: DESCRIPTION:

FOR PUBLIC REVIEW
NOT APPROVED

SHEETZ - SHOWALTER ROAD
SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD
WASHINGTON COUNTY, MARYLAND

SHEETZ, INC.
243 SHEETZ WAY - CLAYSBURG, PA 16625
ATTN: GARY KUFEATHER (703) 615-8864

PROJECT NO: 4331.3
DWN BY: KODY WARD
DATE: 08-19-2025
PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL: 0024 - 0010 - 0503
SCALE: 1" = 40'
SHEET TITLE:

LANDSCAPE PLAN

L-101
SHEET 36 OF 37

SP-25-043

P:\SHARED FOLDERS\PROJECTS\4300\4331.3 SHEETZ\CIVIL\SITE PLAN\4331.3 - 36 OF - LANDSCAPE PLAN.DWG, 2026-09-07

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL
TREES						
	ACE GLO	Acer rubrum `October Glory` TM / October Glory Maple	2.5" Cal.	B&B	3	3/L-501
	PIN STR	Pinus strobus / White Pine	6` Ht.	B&B	6	4/L-501
	QUE RUB	Quercus rubra / Red Oak	2.5" Cal.	B&B	2	3/L-501
	THU EME	Thuja occidentalis `Emerald` / Emerald Arborvitae	8` Ht.	B&B	15	4/L-501
SHRUBS						
	ARO KOL	Aronia melanocarpa Low Scape Mound / Low Scape Mound Chokeberry	3 gal.		18	2/L-501
	HEM KW2	Hemerocallis fulva 'Kwanso' / Daylily	1 gal.		6	2/L-501
	ILE MRK	Ilex glabra 'Gem Box' / Gem Box Inkberry Holly	3 gal.		27	2/L-501
	ITE CCW	Itea virginica `Little Henry` / Little Henry Virginia Sweetspire	3 gal.		18	2/L-501
	PEN FIW	Pennisetum setaceum `Fireworks` / Fireworks Fountain Grass	1 gal.		12	2/L-501
	SCH LI2	Schizachyrium scoparium / Little Bluestem Grass	1 gal.		8	2/L-501

LANDSCAPE TABULATIONS

LANDSCAPE REQUIREMENT	LANDSCAPE REQUIRED	LANDSCAPE PROPOSED
AUTO PARKING AREA- 105,000 SF	25,800 * 0.5= 1,290 SF REQUIRED 1,290 / 300= 5 TREES REQUIRED	2,750 SF (10.7%) 5 SHADE TREES
HI DISTRICT- 5% OF THE SITE TO BE LANDSCAPED (9.77 ACRES)	9.77 * 0.05= 0.49 ACRES REQUIRED TO BE LANDSCAPED	(6.7%) 0.65 ACRES ± CONSISTING OF FORESTATION AREA, TREES, SHRUBS AND BMP PLANTING AREAS

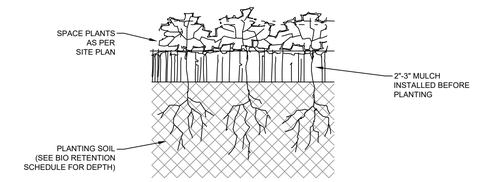
NOTE:
1. Place "Dewitt 15 year weed barrier" woven polypropylene or approved equal in all planted beds and at each tree ring.
2. Mulch shall be 3 inches thick double shredded hardwood dyed brown or black.

General Landscape Notes:

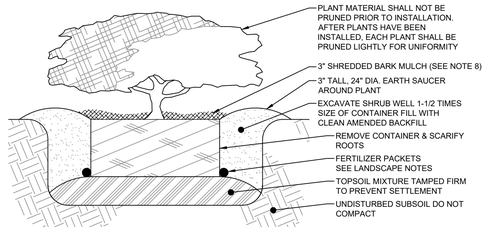
1. Landscape contractor is to call Miss Utility and have all underground utilities marked prior to any digging or planting.
2. Landscape Contractor shall install all plant material in a timely fashion.
3. Landscape Contractor shall be responsible for all watering, weeding, repairs and replacements prior to final acceptance.
4. NO Substitutions of plant material without written permission of FSA. Planting plans have been proposed with plant sizes, types, and locations as important design elements.
5. Plants shall be in accordance with the current issue of American Standards for Nursery Stock published by the American Association of Nurserymen.
6. All plants shall be watered thoroughly during installation and prior to final acceptance.
7. All bark mulched areas shall be first covered with Typar Weed Barrier or approved equal.
8. All planting bed areas on the site shall be mulched with a 3 inches of double shredded hardwood mulch, dye colored black or brown.
9. Plant material shall be inspected yearly in order to remove and replace dead, diseased vegetation.
10. Warranted plant material that is 25% dead or more shall be considered dead and shall be replaced at no charge.
11. All plant material shall be warranted for two years. 60 days prior to the end of the warranted period, the Engineering Department shall perform an inspection. Of which there should be an 90% survival rate of all plant material. All surviving plant material shall be found in a healthy condition. The warranty shall commune on the date of initial acceptance by the owner.
12. The landscape contractor shall conduct a final inspection with the owner or owner's representative at the end of the warranty period.
13. Fertilizer Packets are to be Nutri-Pak 16-8-8 or approved equal per manufacturer's recommendations.
14. Landscape is recommended to be installed during the two growing seasons. Spring: April 15-June 15, Fall: September 1-November 1.
15. Hose bibs and irrigation system for landscaping will be included with architecture plan submittal to Washington County Plan and Review Department.

Maintenance:

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

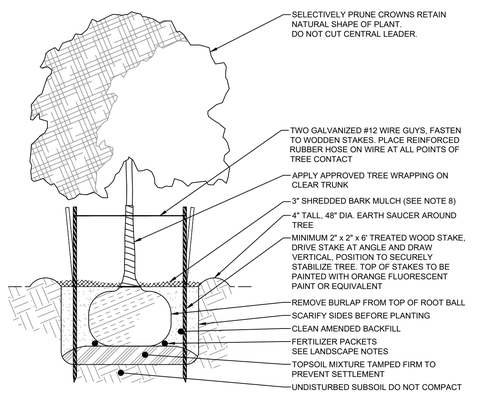


1 L-501 **BIO RETENTION PLUG PLANTING DETAIL**
NOT TO SCALE



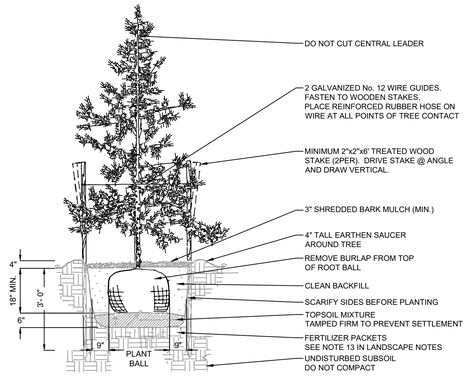
SECTION

2 L-501 **CONTAINER PLANTING - SHRUB**
NOT TO SCALE

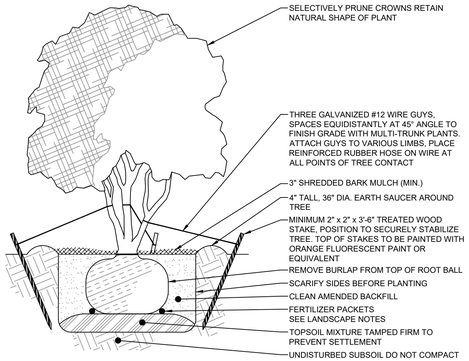


SECTION

3 L-501 **PLANTING - TREE (Up to 2-1/2" Cal.)**
NOT TO SCALE



4 L-501 **EVERGREEN TREE PLANTING**
NOT TO SCALE



SECTION

5 L-501 **PLANTING - MULTI-TRUNK TREE**
NOT TO SCALE

STATE OF MARYLAND — Scot Whorley — 41615 — REGISTERED LANDSCAPE ARCHITECT

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of MARYLAND License # 2199
Expiration Date: 10-19-2026

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
NEW BLOOMFIELD, PA 17068 — 2 EAST MAIN STREET — 717-582-2644
CARLISLE, PA 17013 — 1406 SOUTH HANOVER STREET — 717-249-4811
GREENCASTLE, PA 17225 — 911 HOLLOWAY DRIVE — 717-597-3647
HAGERSTOWN, MD 21740 — 129 DOUBLEDAY MOSAIC STREET — 301-797-8666
NOT APPROVED FOR CONSTRUCTION

DATE:

MARK | DESCRIPTION:

SHEETZ - SHOWALTER ROAD
SITUATE EAST OF INTERSTATE 81 AND SOUTH OF SHOWALTER ROAD
WASHINGTON COUNTY, MARYLAND

SHEETZ, INC.
243 SHEETZ WAY - CLAYSBURG, PA 16625
ATTN: GARY KLEFATHER (705) 915-8864

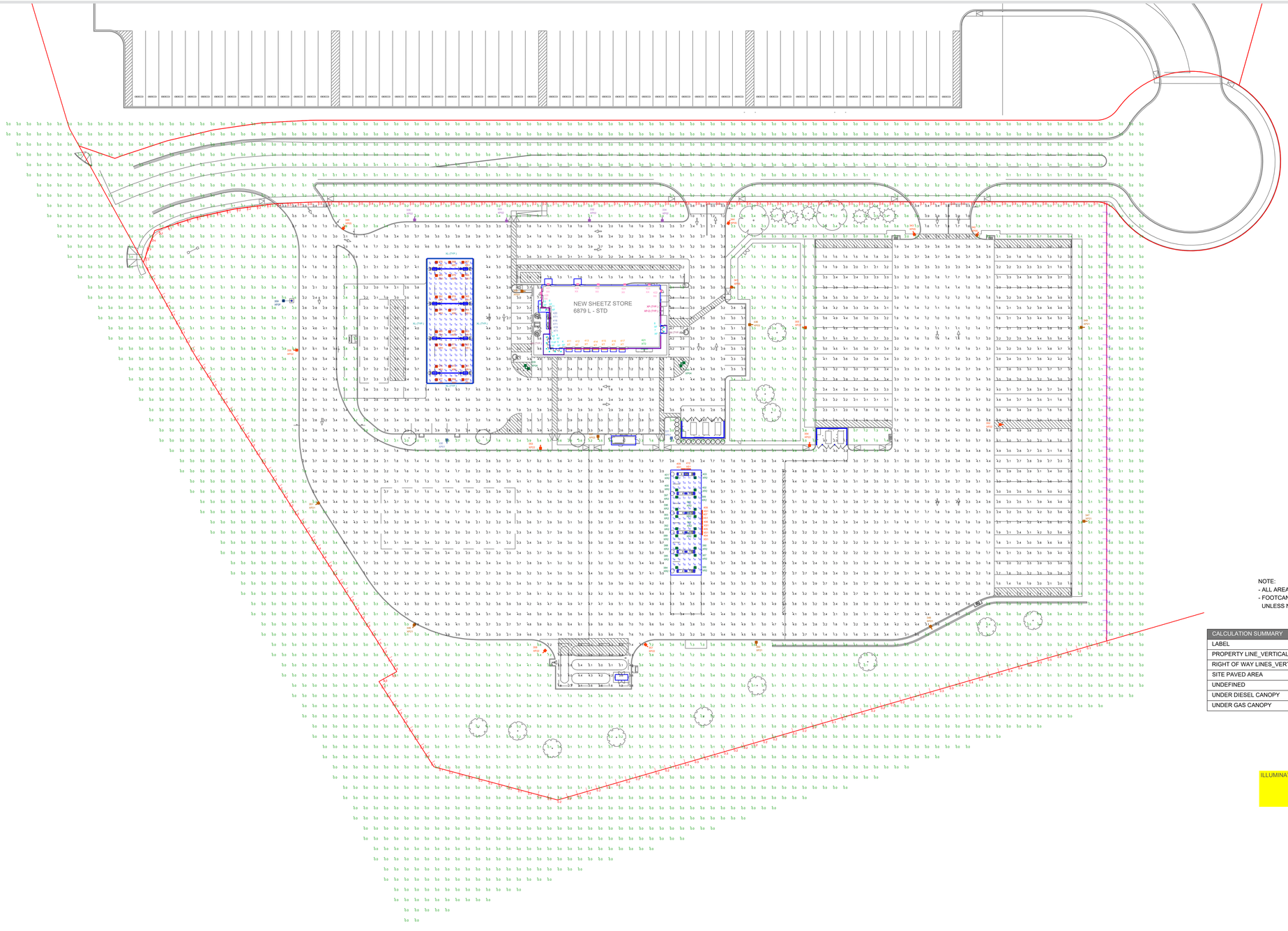
PROJECT NO: 4331.3
DWN BY: KODY WARD | DATE: 08-19-2025
PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
TAX MAP - GRID - PARCEL: 0024 - 0010 - 0503
SCALE: NOT TO SCALE

SHEET TITLE:
LANDSCAPE DETAILS & NOTES

L-501
SHEET 37 OF 37

SP-25-043

P:\SHARED FILES\PROJECTS\4300\4331.3 SHEETZ\TOWSON\PLANS\4331.3 - 36 SF - LANDSCAPE PLAN.DWG 2026-10-07



LUMINAIRE LOCATION SUMMARY			
LUM NO.	LABEL	MTG. HT.	TILT
1 - 11	XF	11.33	0
12 - 40	XL	21.763	0
41	XL	21.783	0
42	XL	21.593	5
43	XL	21.24	5
44	XL	20.89	5
45	XL	20.537	5
46	XL	20.183	5
47	XL	19.83	5
48	XL	19.476	5
49	XL	19.123	5
50	XL	17.887	0
51	XL	18.77	5
52 - 62	XL	17.887	0
63	XL	18.415	5
64 - 75	XL	17.887	0
76	XL	18.062	5
77 - 82	XL	17.887	0
83	XL	21.593	5
84	XL	21.24	5
85	XL	20.89	5
86	XL	20.537	5
87	XL	20.183	5
88	XL	19.83	5
89	XL	19.476	5
90	XL	19.123	5
91	XL	18.77	5
92	XL	18.415	5
93	XL	18.062	5
94 - 109	XM	12	0
110 - 283	XP	17.764	0
284 - 329	XP-D	17.764	0
330, 331	XP01	23	0
332 - 335	XP02	23	0
336 - 338	XP03	23	0
339, 340	XP04	23	0
341 - 345	XP05	23	0
346 - 351	XP21	33	0
352 - 358	XP22	33	0
359	XP2F	1	166
360 - 367	XR1	17.46	0
368 - 375	XR1	18.55	0
376 - 383	XR1	19.71	0
384 - 403	XR2	16	0
404 - 410	XS1	21	0
411 - 417	XT	13.5	50
418 - 420	XT1	13.5	50
421	XT2	13.25	0
422 - 425	XX	15.42	0
426, 427	XX	9.33	0
428	XX	11.33	0

NOTE:
- ALL AREA LIGHTS ON NEW 20 FT. OR 30 FT. POLE MOUNTED ON 3 FT. CONCRETE BASE
- FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES UNLESS NOTED OTHERWISE.

CALCULATION SUMMARY					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PROPERTY LINE_VERTICAL_AT 5 FT ABOVE GRADE	0.16	0.3	0.1	1.60	3.00
RIGHT OF WAY LINES_VERTICAL_AT 5 FT ABOVE GRADE	0.33	1.0	0.0	N.A.	N.A.
SITE PAVED AREA	3.00	9.3	0.3	10.00	31.00
UNDEFINED	0.35	7.2	0.0	N.A.	N.A.
UNDER DIESEL CANOPY	15.37	19	11	1.40	1.73
UNDER GAS CANOPY	12.66	17	6	2.11	2.83

THIS SITE IS LOCATED IN A REGION WHERE LIGHTING IS REGULATED BY LOCAL ORDINANCES

ILLUMINATION LEVELS ARE THE RESULT OF CONDITIONS OR REQUESTS BY OTHERS
RED LEONARD ASSOCIATES IS NOT RESPONSIBLE
FOR INCIDENTS CAUSED BY INSUFFICIENT LIGHTING
AND DOES NOT RECOMMEND THESE LEVELS FOR
SECURITY AND SAFETY REASONS

NORTH

GRAPHIC SCALE

0 40 80 120 160

LUMINAIRE SCHEDULE												
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	DIMMING (LUMEN MULTIPLIER)	LATF	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
	11	XF	Single	1037	0.200	1.000	0.200	N.A.	10	110	Amerlux, LLC	ORDX4-10-409-M-CSTM-RB-UDM
	82	XL	Single	136	1.000	1.000	1.000	N.A.	4.12	337.84	Blair Companies	LINEAR STRIP LIGHT (BY OTHERS, SHOWN FOR CONTRIBUTION)
	16	XM	Single	136	0.700	1.000	0.700	N.A.	4.12	65.92	Blair Companies	LB-110-00-XX-025-RD[1]FR4-15
	174	XP	Single	305	1.000	1.000	1.000	N.A.	3.66	636.84	P-LED	STREET WRAP FLEX BACK BEND 4000K
	46	XP-D	Single	25	1.000	1.000	1.000	N.A.	0.305	14.03	P-LED	STREET WRAP FLEX BACK BEND 4000K
	2	XP01	Single	11129	1.000	1.030	1.030	B2-U0-G3	93	186	Lithonia Lighting	DSX0 LED P4 40K 70CRI T3M MVOLT SPA FAO DXXXX
	4	XP02	Single	8094	1.000	1.030	1.030	B0-U0-G2	93	372	Lithonia Lighting	DSX0 LED P4 40K 70CRI BLC3 MVOLT SPA FAO DXXXX
	3	XP03	Single	11295	1.000	1.030	1.030	B2-U0-G3	93	279	Lithonia Lighting	DSX0 LED P4 40K 70CRI T4M MVOLT SPA FAO DXXXX
	2	XP04	2 @ 90 degrees	11295	1.000	1.030	1.030	B2-U0-G3	93	372	Lithonia Lighting	DSX0 LED P4 40K 70CRI T4M MVOLT SPA FAO DXXXX
	5	XP05	Single	7679	1.000	1.030	1.030	B1-U0-G2	69	345	Lithonia Lighting	DSX0 LED P3 40K 70CRI T4M MVOLT SPA FAO HS DXXXX
	6	XP21	Single	42296	1.000	1.030	1.030	B0-U0-G5	462	2772	Lithonia Lighting	DSX2 LED P8 40K 70CRI BLC4 MVOLT SPA FAO DXXXX
	7	XP22	Single	57544	1.000	1.030	1.030	B4-U0-G5	462	3234	Lithonia Lighting	DSX2 LED P8 40K 70CRI TFTM MVOLT SPA FAO DXXXX
	1	XP2F	Single	11830	1.000	1.040	1.040	N.A.	100	100	Lithonia Lighting	DSXF2 LED P3 40K 70CRI NSP MVOLT IS DXXXX + MOUNTING POST
	24	XR1	Single	4322	1.000	1.000	1.000	B2-U0-G1	32	768	Lithonia Lighting	RCNY LED AL01 50K 90CRI SYMF MVOLT BZS DWHXD SETTING 3
	20	XR2	Single	4322	1.000	1.000	1.000	B2-U0-G1	32	640	Lithonia Lighting	RCNY LED AL01 50K 90CRI SYMF MVOLT BZS DDBXD SETTING 3
	7	XS1	Single	2617	0.050	1.000	0.050	B2-U0-G0	23.6	165.2	FC LIGHTING	ECVLZWET1.5-4-4K-CR180 + (2) HCA3-24 (BRONZE)(NEW)
	7	XT	Single	1840	0.300	1.000	0.300	N.A.	20	140	SPI Lighting Inc.	SEW12146 5FT L20W AN08 120-277V 4000K PSE SMA OAP (6.00 IN.) FIXT. HEAD FACTORY SET TO 50 DEGREE TILT AWAY FROM BLDG.
	3	XT1	Single	1472	0.300	1.000	0.300	N.A.	16	48	SPI Lighting Inc.	SEW12146 4FT L16W AN08 120-277V 4000K PSE SMA OAP (6.00 IN.) FIXT. HEAD FACTORY SET TO 50 DEGREE TILT AWAY FROM BLDG.
	1	XT2	Single	2208	0.300	1.000	0.300	N.A.	24	24	SPI Lighting Inc.	SEW12146 6FT L24W AN08 120-277V 4000K SMA PSE OAP12
	7	XX	Single	1921	0.300	1.000	0.300	B1-U0-G0	16	112	WILLIAMS OUTDOOR	VWM-H-L17/840-TL-DBZ-CGL-DIM-UNV (BRONZE COLOR 80CRI)

REDLEONARD ASSOCIATES
1340 Kemper Meadow Dr, Forest Park, OH 45240
513-574-9500 | redleonard.com

REV.	BY	DATE	DESCRIPTION
R1	DAR	7/10/26	AREA LIGHT 346/XP21 RELOCATED TO AVOID STORM DRAIN LOCATION CONFLICT.
R2	JAN	10/20/26	REVISED PER UPDATED SITE PLAN

DISCLAIMER
ANY SITE PLAN(S), FLOOR PLAN(S), RENDERING(S), LIGHTING LAYOUT(S) AND PHOTOMETRIC PLAN(S) INCLUDING BUT NOT LIMITED TO ANY PROJECT(S) CREATED/PRODUCED BY RED LEONARD ASSOCIATES INC., ARE ONLY INTENDED FOR ILLUSTRATION AND CLIOTING PURPOSES ONLY. RED LEONARD ASSOCIATES HAS THE RIGHT TO USE THIRD PARTY LASERS, SCANNERS, AND CAMERAS BUT ACTUAL PROJECT CONDITIONS, DIMENSIONS, AND ACCURACY OF MEASUREMENTS MAY DIFFER FROM THESE OR ANY PARAMETERS. RED LEONARD ASSOCIATES INC. ASSUMES NO LIABILITY FOR WHAT IS CREATED/PRODUCED IN THESE RECREATIONS. THIS INCLUDES BUT IS NOT LIMITED TO THE USE OF, INSTALLATION OF AND/OR INTEGRITY OF EXISTING BUILDING(S), SURROUNDING AREA FOR PRODUCT(S) SUCH AS EXISTING POLE(S), ANCHOR BOLT(S), BASE(S), ARCHITECTURAL AND SIGNAGE STRUCTURE(S), LANDSCAPING PLAN(S), LIGHTING PLAN(S), FIXTURE SELECTION(S) AND PLACEMENT, MATERIAL(S), COLOR ACCURACY, TEXTURE(S), AND ANYTHING ATTRIBUTED TO PHOTO REALISM THAT IS CREATED. FURTHERMORE, RED LEONARD ASSOCIATES INC., DOES NOT ASSUME LIABILITY WHATSOEVER FOR ANY PURCHASES MADE BY CLIENT BEFORE, DURING, OR AT THE CONCLUSION OF THE PUBLISHED WORK. THE CUSTOMER, ITS RELATIVE AFFILIATES, AS WELL AS ANY OTHER PERSON(S) IN VIEWING OF THIS PRODUCT IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY BUT NOT LIMITED TO ALL CODES, PERMITS, RESTRICTIONS, INSTRUCTIONS, PURCHASES, AND INSTALLATIONS OF OBJECTS VIEWED WITHIN THIS DOCUMENT(S) OR PROJECT(S). SYMBOLS ARE NOT DRAWN TO SCALE. SIZE IS FOR CLARITY PURPOSES ONLY. SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MEASUREMENTS MAY VARY. DRAWINGS ARE NOT INTENDED FOR ENGINEERING OR CONSTRUCTION USE. THIS DOCUMENT, ANY RED LEONARD DRAWING(S), OR PROJECT(S) IS NOT TO BE USED AND/OR INTENDED FOR ENGINEERING OR CONSTRUCTION PURPOSES, BUT FOR ILLUSTRATIVE PURPOSES ONLY. ANY LOCATIONS OF EMERGENCY LIGHTING SHOWN WERE PROVIDED BY OTHERS. RED LEONARD ASSOCIATES IS NOT RESPONSIBLE FOR INSUFFICIENT LIGHTING DURING AN EMERGENCY EVENT. ANY USE OF THIS DOCUMENTATION AND/OR OTHER ARTICLES PRODUCED BY RED LEONARD WITHOUT WRITTEN AUTHORIZATION FROM JAYME J. LEONARD IS STRICTLY PROHIBITED.

SCALE: 1" = 40'
LAYOUT BY: DAR
DWG SIZE: E
DATE: 6/25/26

PROJECT NAME:
SHEETZ
HAGERSTOWN, MD
DRAWING NUMBER:
RL-11267-S1-R2

SHEETZ

	QTY	LABEL	DESCRIPTION
DOWNLIGHT	11	XF	ORDX4-10-409-M-CSTM-RB-UDM



	QTY	LABEL	DESCRIPTION
STREET WRAP	174	XP	STREET WRAP FLEX BACK BEND 4000K
	46	XP-D	STREET WRAP FLEX BACK BEND 4000K

	QTY	LABEL	DESCRIPTION
AREA	2	XP01	DSX0 LED P4 40K 70CRI T3M MVOLT SPA FAO DXXXX
	4	XP02	DSX0 LED P4 40K 70CRI BLC3 MVOLT SPA FAO DXXXX
	3	XP03	DSX0 LED P4 40K 70CRI T4M MVOLT SPA FAO DXXXX
	2	XP04	DSX0 LED P4 40K 70CRI T4M MVOLT SPA FAO DXXXX
	5	XP05	DSX0 LED P3 40K 70CRI T4M MVOLT SPA FAO HS DXXXX



	QTY	LABEL	DESCRIPTION
AREA	6	XP21	DSX2 LED P8 40K 70CRI BLC4 MVOLT SPA FAO DXXXX
	7	XP22	DSX2 LED P8 40K 70CRI TFTM MVOLT SPA FAO DXXXX



	QTY	LABEL	DESCRIPTION
FLOOD	1	XP2F	DSXF2 LED P3 40K 70CRI NSP MVOLT IS DXXXX + MOUNTING POST



ORDX4

Open Rated Exterior Downlight



Project:

Features and Specs

Construction:
- Cast aluminum top housing with integral driver.
- Dust and water tight (IP66) sealed optical chamber.
- Die-cast aluminum trim and faceplate.
- Stainless steel hardware.

Finish:
- Architectural Grade Polyester Powder Coat.

Optics:
- Beam Spread: 15°, 24°, 30°
- CCT: 2700K, 3000K, 4000K
- CRI: 80 or 90+ typ
- Polycarbonate TIR optic with white backing for maximum efficacy.

Electrical:
- Integral LED driver included, 120-277V.
- Primary wiring compartment with power supply.
- Standard driver supports (4) different dimming protocols - TRIAC/ELV/0-10V/PWM.
- Dimming percentage less than 1% - All dimming methods.

Mounting:
- Swing out pressure fit stainless steel mounting clips.
- Adjustable from 0.07" to 1.25" ceiling thickness.
- Ceiling cutout: 4.65" dia.

Lifespan:
- Estimated 50,000+ hour LED lifespan based on IES LM-80 results and TM-21 calculations.

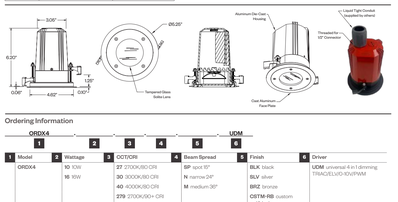
Listings:
- UL listed for wet locations (suitable for use in open or uncovered applications).

Assembled in the USA



Performance Data (with Medium beam)

Wattage	Delivered Lumens	Color Temp/CRI
10	1040	4000K/90+
16	1410	4000K/90+



Ordering Information

ORDX4 | 1 | 2 | 3 | 4 | 5 | 6 | UDM

1 Model	2 Wattage	3 CCT/CRI	4 Beam Spread	5 Finish	6 Driver
ORDX4	10 10W	27 2700K/80 CRI	SP spot 15°	BLK black	UDM universal 4 in 1 dimming TRIAC/ELV/0-10V/PWM
	16 16W	30 3000K/80 CRI	N narrow 24°	SLV silver	
		40 4000K/80 CRI	M medium 30°	BRZ bronze	
		279 279 3000K/90+ CRI		CSTM-RB custom red/black	
		309 3000K/90+ CRI			
		409 4000K/90+ CRI			

Amerlux reserves the right to change details that do not affect overall function and performance.

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LIT-ID2022-ORX4(R) • Page 1 of 1

amerlux
A Delta Group Company

Shimstone Design Studio
LIGHTING DESIGN

SHEETZ 2.0



STREET WRAP™ FLEX **BACK-BEND**

Our border solution is perfect for adding an extra punch of color to your building! No pricey customization or set-up fee. Enjoy wrapping your building quickly and easily.

SPECIFICATIONS

Certifications	UL 94 V-0, UL & cUL Recognized (SAM Manual), CE, RoHs
Dimensions	24' and Custom Lengths Available
Input	24V
Operating Temp	-40° to +65°C
Power	5.66 W per foot
Power Supply	P-LED 24V
Protection Grade	IP67
Run Footage	Max. 24'

FEATURES
- Bends front to back
- 2.96" minimum bending radius
- Dual extrusion, diffused silicone lens and thermal conductive base
- Easy installation
- Applications: neon-like light source, building and sign outline lighting, and cove lighting, indoor/outdoor
- UV resistant
- Evenly illuminates
- Standard colors cutsheets every 3.937ft" (100mm), RGB cuttable every 2.81-8" (72mm)

Cat# 3PCS.							
Color	Wavelength/CCT	Jacket Color	Lm./ft	Cut Section Length	Max Length/96 W PS	W/Max Length	SKU
Sign White	6500K	White	305	3.937" (100mm)	287.401ft"	87.7	M-SX024-65
Natural White	5000K	White	305	3.937" (100mm)	287.401ft"	87.7	M-SX024-50
Medium White	4000K	White	305	3.937" (100mm)	287.401ft"	87.7	M-SX024-40
Red	625 nm	Red	82	3.937" (100mm)	287.401ft"	87.7	M-SX024-RD
Blue	468 nm	Blue	20	3.937" (100mm)	287.401ft"	87.7	M-SX024-BL
Green	525 nm	Green	140	3.937" (100mm)	287.401ft"	87.7	M-SX024-GR
Yellow	590 nm	Yellow	158	3.937" (100mm)	287.401ft"	87.7	M-SX024-YL
Orange	609 nm	Orange	116	3.937" (100mm)	287.401ft"	87.7	M-SX024-OR
Cyan	N/A	White	36	2.811" (71.4mm)	287.724ft"	87.5	M-SX024-CN
Magenta	N/A	White	41	2.811" (71.4mm)	287.724ft"	87.5	M-SX024-AM
Pink	N/A	White	51	2.811" (71.4mm)	287.724ft"	87.5	M-SX024-PK
RGB	N/A	White	N/A	2.811" (71.4mm)	287.724ft"	87.5	M-SX024-3C

Custom colors will utilize white LEDs behind a color matched silicone over molding and the MOQ is 656.168ft (200 meters).

IMPORTANT WARRANTY INFO

This warranty is void if any cuts are made in the field. Any cuts must be made by Principal LED to maintain warranty.

NOTE: The LED neon itself and all its components may not be mechanically stressed. Please ensure that the power supply is adequate to operate the total load. Only qualified personnel should be allowed to install or replace this product. Turn off the power at the fuse box before beginning installation. Failure to follow these instructions could result in death or serious injury. Suitable grounding protection should be installed additionally. Before cutting and wiring, please read the user manual, and please ensure you have read and fully understand it. Please do not twist the product and do not bend it in wrong direction, see Figure 1 for a correct demonstration.

SDS PROJECT #: 0609.0 **MODEL #:** REFER TO LIGHTING FIXTURE SCHEDULE FOR MODEL NUMBER AND DESCRIPTION **TYPE: XL1**

Shimstone Design Studio LLC, 7400 1st Avenue, North Bergen, NJ 07047, Tel: 201.861.5390

Shimstone Design Studio
LIGHTING DESIGN

SHEETZ 2.0

INSTALLATION ACCESSORIES

Type	Description	Part Number
1	Transparent PC clips	A-SX004-CLPL
2	3.28 ft. and 8 ft. aluminum mill finish extrusions for outdoor application	A-SX004-TRAL
3	Aluminum mill finish clips for outdoor applications - 1.9685"/pcs	A-SX004-CLAL

END CAP

Type	Product	Ordering Part Number
1	Silicone End Cap	A-SX998-ECSI
3a	Silicone Insert Single Color	X-C-SX-SI/C
2b	Silicone Insert RGB	X-C-SX-SI/C
3	Silicone Glue	A-SWFX-SA

End cap quantities are available upon request.

DIMENSIONS

WIRING

Single Color Product

RGB Product

SDS PROJECT #: 0609.0 **MODEL #:** REFER TO LIGHTING FIXTURE SCHEDULE FOR MODEL NUMBER AND DESCRIPTION **TYPE: XL1**

Shimstone Design Studio LLC, 7400 1st Avenue, North Bergen, NJ 07047, Tel: 201.861.5390

ADDITIONAL FIXTURE INFO



D-Series Size 0

LED Area Luminaire



Specifications

EPA: 0.44 ft² (0.04 m²)
Length: 26.18" (665.1 mm)
Width: 14.06" (357.1 mm)
Height H1: 2.26" (57.1 mm)
Height H2: 7.46" (189.5 mm)
Weight: 23 lbs (10.4 kg)



Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Design Select options indicated by this color background.

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

Ordering Information **EXAMPLE:** DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature*	Color Rendering Index*	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 P8 **Rotated optics** P10* P13* P11* P14* P12*	30K 3000K 40K 4000K 50K 5000K (this section 70CRI only)	70CRI 70CRI 70CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T4M Type IV medium T3LG Type III low glare* T4LG Type IV low glare* T4W Type IV medium T4LG Type IV low glare* TFTM Forward throw medium	120 (120V-277V)* HVOLT (347V-480V)* XVOLT (277V - 480V)* 120 3,4,* 208 3,4,* 240 3,4,* 277 3,4,* 347 3,4,* 480 3,4,*	**Shipped included** SPA Square pole mounting (#8 drilling, 3.5" max. SQ pole) RPA Round pole mounting (#8 drilling, 3" max. RND pole) SPA3 Square pole mounting (#3 drilling, 3" max. SQ pole)* RPA3 Round pole mounting (#3 drilling, 3" max. RND pole)* SPA5 Square pole mounting (#5 drilling, 3" max. SQ pole)* RPA5 Round pole mounting (#5 drilling, 3" max. RND pole)* WBA Wall bracket MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options	Other options	Finish required
Shipped included NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 15 ft.*,1,2,3,4,5 PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 30 ft.*,1,2,3,4,5 PER NEMA twist-lock receptacle only (controls ordered separate)*,6,7 PER5 Five-pin receptacle only (controls ordered separate)*,6,7	PE7ST Seven-pin receptacle only (controls ordered separate)*,6,7 FAO Field adjustable output*,8,9 BL30 Bi-level switched dimming, 30%*,8,9 BL50 Bi-level switched dimming, 50%*,8,9 DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)*,8,9	**Shipped included** PR Photocell Ordered Shield (black finish standard)*,10 L90 Left rotated optics*,1 R90 Right rotated optics*,1 CCE Coastal Construction*,11 HA 50°C ambient operation*,12 BAA Buy American Act Compliant SF Single fuse (120, 277, 347V)*,9 DF Double fuse (208, 240, 480V)*,9 **Shipped separately** EGSR External Glare Shield (mandible; field install required, matches housing finish) BSX Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127 1.5 UL	Photocell - SSL twist-lock (120-277V) *
DLL347 1.5 CUL BL	Photocell - SSL twist-lock (347V) *
DLL480 1.5 CUL BL	Photocell - SSL twist-lock (480V) *
DSHS01 SBK	Shorting cap *
DSUSC04	House-side shield (series package number) 1-3 Lite *
DSHS 270C0	Round pole adapter (#8 drilling, specify finish)
DSHS 280C0	Square pole adapter (#8 drilling, specify finish)
DSPS12 270C0	Round pole adapter (#3 drilling, specify finish)
DSHS03 270C0	Universal pole adapter (specify finish)
DSXBSB 270C0	Bird spike downward basket (specify finish)

NOTES
1. Rotated optics available with packages P15, P11, P12 and P13. Must be combined with option LW2 or RW2.
2. 30K, 40K, and 50K available in 70CRI and BCOR. 27K and 35K only available with BCOR. Contact Technical Support for other possible combinations.
3. HVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
4. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6. Reference Controls Options table on page 4. Not available with option NLTAIR2 PIRHN or option PIR.
7. XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8. XVOLT not available in package P1, P2 or P10. XVOLT not available with fusing (SF or DF).
9. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).
10. Shipped installed when ordered with NLTAIR2 PIRHN, PIR, PER, PER5, PE7ST, FAO, BL30 or BL50. Shipped separately with all other controls including PIR, PER, PER5, PE7ST, FAO, BL30, BL50 and DMG. NLTAIR2 PIRHN not available with P1, P2 and P13 using HVOLT. NLTAIR2 PIRHN not available with P3 using MVOLT.
11. PIR not available with NLTAIR2 PIRHN, PIR, PER, PER5, PE7ST, FAO, BL30, BL50 and DMG. NLTAIR2 PIRHN not available with P1, P2 and P13 using HVOLT. PIR not available with P3 using MVOLT.
12. Reference Motion Sensor Default Settings table on page 4 to see functionality.
13. Not available with NLTAIR2 PIRHN, PIR, PER, PER5, PE7ST, BL30, BL50, DMG and DS. PIR not available with P10 using HVOLT. PIR not available with P3 using MVOLT.
14. Not available with other dimming control options NLTAIR2 PIRHN, PIR, PER, PER5, PE7ST, BL30, BL50, or DMG.
15. FAO not available with NLTAIR2 PIRHN, PIR, PER, PER5, PE7ST, BL30, BL50, DMG and DS. BL30 or BL50 specify 120, 277 or 347V. Consult tech support for 208, 240 or 480V.
16. FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER, PER5, PE7ST, BL30, BL50, DMG and DS.
17. BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PE7ST, FAO, DMG and DS. BL30 or BL50 must specify 120 or 277V.
18. DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PE7ST, BL30, BL50, FAO and DS.
19. DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PE7ST, BL30, BL50, FAO and DMG.
20. DS requires (2) separately switched circuits. DS provides 50/50 fixture operation on (2) different sets of loads on P1, P2, P3, P4, P5 (2-drivers). Note: Provides 50/50 operation using (2) different sets of loads on P6, P7, P8, P9 (3-drivers).
21. Reference Motion Sensor Default Settings table on page 4 to see functionality.
22. Reference Controls Options table on page 4.
23. Not available with P1, P2, P3, P4, P5, P6, P7, P8, P9, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
24. CCE option not available with option BS and ECOR. Contact Technical Support for availability.
25. Option HA not available with performance package P6, P7, P7, P8, P13 and P14.
26. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).
27. Option 3G for use with (MA5) mast arm mount only when 3G vibration is required.

Shield Accessories



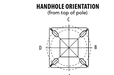
External Glare Shield (EGSR)



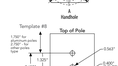
House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION
(from top of pole)



Template #8



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AS725-190	AS725-280	AS725-290	AS725-390	AS725-320	AS725-490
4"	RPA	AS725-190	AS725-280	AS725-290	AS725-390	AS725-320	AS725-490

Mounting Options	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Pattern/Cutout	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
DPA	#8	3.5"	3.5"	3.5"	3.5"	3.5"	3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA3	#3	3"	3"	3"	3"	3"	3"
RPA3	#3	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"	3"	3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA5PA	#8	3"	3"	3"	3"		3"

DSX0 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX0 with SPA	0.44	0.88	0.96	1.18	—	1.76
DSX0 with SPA3, SPA5	0.51	1.02	1.06	1.26	—	1.29
DSX0 with RPA, RPA3	0.51	1.02	1.06	1.26	1.24	1.29
DSX0 with WA	0.64	1.28	1.24	1.67	1.78	1.93

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ADDITIONAL FIXTURE INFO



D-Series Size 2

LED Area Luminaire



Specifications

EPA: 1.06 ft² (0.10 m²)
Length: 40.59" (1031.1 mm)
Width: 16.76" (425.6 mm)
Height H1: 8.11" (205.9 mm)
Height H2: 3.96" (100.5 mm)
Weight: 46 lbs (20.9 kg)



Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of up to 80% vs. 1000W HID and expected service life of over 100,000 hours.

Design Select options indicated by this color background.

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

Ordering Information **EXAMPLE:** DSX2 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED

Series	LEDs	Color temperature*	Color Rendering Index*	Distribution	Voltage	Mounting
DSX2 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 P8 (this section 70CRI only) **Rotated optics** P10* P13* P11* P14* P12*	30K 3000K 40K 4000K 50K 5000K (this section BCOR only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI BCOR BCOR BCOR BCOR	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T4M Type IV medium T3LG Type III low glare* T4LG Type IV low glare* T4W Type IV medium T4LG Type IV low glare* TFTM Forward throw medium	120 (120V-277V)* HVOLT (347V-480V)* XVOLT (277V - 480V)* 120 3,4,* 208 3,4,* 240 3,4,* 277 3,4,* 347 3,4,* 480 3,4,*	**Shipped included** SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA3 Square pole mounting #3 drilling* RPA3 Round pole mounting #3 drilling* SPA5PA Square pole mounting #8 drilling WBA Wall bracket MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options	Other options	Finish required
Shipped included NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 15 ft.*,1,2,3,4,5 PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 30 ft.*,1,2,3,4,5 PER NEMA twist-lock receptacle only (controls ordered separate)*,6,7 PER5 Five-pin receptacle only (controls ordered separate)*,6,7	PE7ST Seven-pin receptacle only (controls ordered separate)*,6,7 FAO Field adjustable output*,8,9 BL30 Bi-level switched dimming, 30%*,8,9 BL50 Bi-level switched dimming, 50%*,8,9 DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)*,8,9 DS Dual switching*,8,9,13	**Shipped included** SPD10KV 10kV surge protection WS Houseside shield (black finish standard)*,10 L90 Left rotated optics*,1 R90 Right rotated optics*,1 CCE Coastal Construction*,11 HA 50°C ambient operation*,12 BAA Buy American Act and/or Build America Buy American Qualified SF Single fuse (120, 277, 347V)* DF Double fuse (208, 240, 480V)* XL Vibration rated for 3G* **Shipped separately** EGSR External Glare Shield (mandible, field install required, matches housing finish) BSX Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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Ordering Information

Accessories

Ordered and shipped separately.

BLLCR 1.5 UL	Photocell - SSL twist-lock (120-277V) *
BLL347 1.5 CUL BL	Photocell - SSL twist-lock (347V) *
BLL480 1.5 CUL BL	Photocell - SSL twist-lock (480V) *
DSHS01 SBK	Shorting cap *
DSUSC04	House-side shield (series package number) 1-3 Lite *
DSHS 270C0	Round pole adapter (#8 drilling, specify finish)
DSHS 280C0	Square pole adapter (#8 drilling, specify finish)
DSHS12 270C0	Round pole adapter #3 drilling (specify finish)
DSHS03 270C0	Universal pole adapter (specify finish)
DSXBSB 270C0	Bird spike downward basket (specify finish)

NOTES
1. Rotated optics available with packages P15, P11, P12 and P13. Must be combined with option LW2 or RW2.
2. 30K, 40K, and 50K available in 70CRI and BCOR. 27K and 35K only available with BCOR. Contact Technical Support for other possible combinations.
3. HVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
4. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6. NLTAIR2 PIRHN not available with package P15 when combined with option NLTAIR2 PIRHN or option PIR.
7. XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8. XVOLT not available in package P1, P2 or P10. XVOLT not available with fusing (SF or DF).
9. SPA3 and RPA3 for use with #3 drilling only (Not for use with #8 drilling).
10. WBA cannot be combined with Type 5 distributions plus photocell (P5).
11. NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PE7ST, FAO, BL30, BL50 and DMG. NLTAIR2 PIRHN not available with P1, P2 and P13 using HVOLT. NLTAIR2 PIRHN not available with P3 using MVOLT.
12. PIR not available with NLTAIR2 PIRHN, PER, PER5, PE7ST, FAO, BL30, BL50 and DMG. NLTAIR2 PIRHN not available with P1, P2 and P13 using HVOLT. PIR not available with P3 using MVOLT.
13. Reference Motion Sensor Default Settings table on page 4 to see functionality.
14. Not available with NLTAIR2 PIRHN, PIR, PER, PER5, PE7ST, BL30, BL50, DMG and DS. PER not available with P10 using HVOLT. PER not available with P3 using MVOLT.
15. Not available with other dimming control options NLTAIR2 PIRHN, PIR, PER, PER5, PE7ST, BL30, BL50, or DMG.
16. FAO not available with NLTAIR2 PIRHN, PIR, PER, PER5, PE7ST, BL30, BL50, DMG and DS.
17. BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PE7ST, FAO, DMG and DS. BL30 or BL50 must specify 120 or 277V.
18. DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PE7ST, BL30, BL50, FAO and DS.
19. DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PE7ST, BL30, BL50, FAO and DMG.
20. DS requires (2) separately switched circuits. DS provides 50/50 fixture operation on (2) different sets of loads on P1, P2, P3, P4, P5 (2-drivers). Note: Provides 50/50 operation using (2) different sets of loads on P6, P7, P8, P9 (3-drivers).
21. Reference Motion Sensor Default Settings table on page 4 to see functionality.
22. Reference Controls Options table on page 4.
23. Not available with P1, P2, P3, P4, P5, P6, P7, P8, P9, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
24. CCE option not available with option BS and ECOR. Contact Technical Support for availability.
25. Option HA not available with performance package P5, P6, P7, P8, P13 and P14.
26. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).
27. Option 3G for use with (MA5) mast arm mount only when 3G vibration is required.

Shield Accessories



External Glare Shield (EGSR)



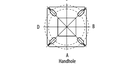
House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION



Template #8



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AS725-190	AS725-280	AS725-290	AS725-390	AS725-320	AS725-490
4"	RPA	AS725-190	AS725-280	AS725-290	AS725-390	AS725-320	AS725-490

Mounting Options	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Pattern/Cutout	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
DPA	#8	3.5"	3.5"	3.5"	3.5"	3.5"	3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA3	#3	3"	3"	3"	3"	3"	3"
RPA3	#3	3"	3"	3"	3"	3"	3"
SPA5PA	#8	3"	3"	3"	3"		3"

DSX2 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX2 with SPA	1.06	2.12	1.84	2.12	—	2.23
DSX2 with SPA3, SPA5	1.07	2.14	1.96	2.43	—	2.44
DSX2 with RPA, RPA3	1.07	2.14	1.90	2.43	2.33	2.44
DSX2 with WA	1.20	2.40	2.12	3.00	2.92	3.00

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ADDITIONAL FIXTURE INFO



D-Series DSXF2

LED Floodlight



Introduction

The D-Series floodlights feature a site-wide offering to meet specifier's every floodlighting need in application. The D-Series flood offers three sizes delivering 3,000 to 27,000 lumens. Available with seven precision optics, three mountings and three color temperatures, D-Series floodlights offer vast design capabilities while delivering significant energy savings and long life.

The DSXF2 delivers 7,000 to 17,000 lumens, meeting a large breadth of illumination requirements for design and renovation when replacing 175W, 250W and 400W HID floodlights. All configurations are assembled in the USA allowing for quick delivery.

	QTY	LABEL	DESCRIPTION
CANOPY	24	XR1	RCNY LED AL01 50K 90CRI SYMF MVOLT BZS DWHXD SETTING 3
	20	XR2	RCNY LED AL01 50K 90CRI SYMF MVOLT BZS DDBXD SETTING 3



	QTY	LABEL	DESCRIPTION
LINEAR AMBIENT	7	XS1	ECVLZWET1.5-4-4K-CR180 + (2) HCA3-24 (BRONZE)(NEW)



	QTY	LABEL	DESCRIPTION
WALL MOUNTED	7	XT	SEW12146 5FT L20W AN08 120-277V 4000K PSE SMA OAP (6.00 IN.) FIXT. HEAD FACTORY SET TO 50 DEGREE TILT AWAY FROM BLDG.



	QTY	LABEL	DESCRIPTION
WALL MOUNTED	3	XT1	SEW12146 4FT L16W AN08 120-277V 4000K PSE SMA OAP (6.00 IN.) FIXT. HEAD FACTORY SET TO 50 DEGREE TILT AWAY FROM BLDG.



	QTY	LABEL	DESCRIPTION
WALL MOUNTED	1	XT2	SEW12146 6FT L24W AN08 120-277V 4000K SMA PSE OAP12



ADDITIONAL FIXTURE INFO

INSTALL INSTRUCTIONS





RCNY LED
Recessed LED Canopy/Ceiling Luminaire

Catalog Number

Notes

Type

Fill out fields and review next page for table of information otherwise.

Introduction

The RCNY LED recessed luminaire is designed to provide exceptional energy savings and versatility in one fixture. With a compact design the RCNY provides superior illumination while blending into the canopy space seamlessly. The RCNY is unique in that as a recessed canopy it can be installed in both 12" and 16" canopy decks. Features such as Adjustable Lumen Output Dial with 8 Settings and forward throw distribution (ASYC) option make the RCNY one of the most versatile gas station canopies in the market. Lumen dial and driver are both accessible from below. With up to 179 LPW the RCNY LED delivers up to 90% in energy savings when replacing metal halide luminaires. With over 100,000 hour life expectancy (12+ years of 24/7 continuous operation), the RCNY LED luminaire provides significant maintenance savings over traditional luminaires. Class 1 Division 2 also available. Wet location junction box available upon request.

Specifications

	RCNY LED
Width:	11.5"
Height:	5.9"
Length:	11.5"
Weight:	14lbs

Ordering Information

EXAMPLE: RCNY LED ALO2 50K 70CRI SYMC MVOLT BZS DWHXD

RCNY LED

Series	Package	Color Temperature	CRI	Lens
RCNY LED	AL01 2,000-12,000 Lumens AL02 4,000-24,000 Lumens	30K 3000K 40K 4000K 50K 5000K 57K 5700K	70CRI 80CRI 90CRI	SYMC Symmetric Clear Lens ASYC Asymmetric Clear Lens SYMF Symmetric Frost Lens

Voltage	Trim	Trim Finish	Option
MVOLT 120-277V HVOLT 347-480V	BZS 11.5" Square Bezel	DWHXD White DBLXD Black DDBXD Bronze DNAXD Natural Aluminum	CCE Coastal Protection SPDSWXV 10K Surge Protection DMG/ 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)

Accessories
Ordered and shipped separately.

Catalog	Description	Use	Dimensions
YFLCNDC	RCNY Backplate for 12" Decks	Covers Existing Hole if Larger than Fixture	11.5" x 24" x 18GA Galv Steel
YFLCNDC	RCNY Backplate for 16" Decks	Covers Existing Hole if Larger than Fixture	11.5" x 24" x 18GA Galv Steel
BP10RRB*	RCNY 10" Boxstraddler	Covers Existing Footprint of Existing Fixture	10" x 10" x 18GA Aluminum
BP16RRB*	RCNY 16" Boxstraddler	Covers Existing Footprint of Existing Fixture	16" x 16" x 18GA Aluminum
WJBOX2	Waterproof J-Box 1/2 Inch with Cover	For Power Supply Wiring	2.8" x 4.6" x 2.9" Aluminum

* Add "U" to the end of the catalog number for individual unit packs or "W" for packs of 6 units

NOTES
1. 90CRI not available with 57K.
2. FAO not included with fixture. AL02 will be set at 24,000 lumens and AL01 at 12,000 lumens.

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

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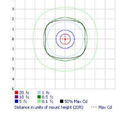
RCNY LED
Rev. 02/15/25

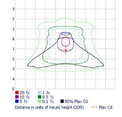
Photometric Diagrams

Full photometric data report available within 2 weeks from request. Contact Acuity Tech Support.

SYMMETRIC CLEAR LENS



ASYMMETRIC CLEAR LENS



Performance Data

Symmetric Clear Lens

Performance Package	Setting	System Watts	4K (5000K, 70 CRI)		5K (5000K, 90 CRI)		4K (4000K, 70 CRI)		5K (5000K, 90 CRI)	
			Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW
AL02	1	24	3,689	154	3,504	139	3,852	161	3,444	144
AL02	2	42	6,949	165	7,163	171	7,255	173	6,488	154
AL02	3	57	9,760	170	10,067	175	10,127	176	9,056	159
AL02	4	74	12,636	171	13,028	176	13,192	178	11,797	159
AL02	5	89	15,264	172	15,739	177	15,957	179	14,276	160
AL02	6	107	18,234	170	18,798	176	19,026	178	17,014	159
AL02	7	123	20,493	167	21,130	172	21,396	174	19,133	156
AL02	8	152	22,194	146	22,884	151	23,171	176	20,049	132
AL01	1	14	1,960	140	2,021	144	2,047	146	1,846	132
AL01	2	24	3,693	154	3,807	159	3,855	161	3,478	145
AL01	3	32	5,154	161	5,314	166	5,381	168	4,855	152
AL01	4	40	6,774	169	6,923	173	7,010	175	6,324	158
AL01	5	46	8,122	169	8,374	174	8,479	177	7,650	159
AL01	6	57	9,684	170	9,985	175	10,110	177	9,122	160
AL01	7	66	10,895	165	11,228	170	11,370	172	10,257	155
AL01	8	72	11,794	164	12,160	169	12,313	171	11,109	154

Symmetric Frost Lens

Performance Package	Setting	System Watts	4K (5000K, 70 CRI)		5K (5000K, 90 CRI)		4K (4000K, 70 CRI)		5K (5000K, 90 CRI)	
			Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW
AL02	1	24	3,286	137	3,108	142	3,431	143	3,068	128
AL02	2	42	6,190	147	6,383	152	6,463	154	5,780	138
AL02	3	57	8,695	152	8,969	157	9,021	158	8,067	142
AL02	4	74	11,256	152	11,606	157	11,752	159	10,508	142
AL02	5	89	13,603	153	14,028	158	14,213	160	12,715	143
AL02	6	107	16,234	152	16,739	156	16,949	158	15,157	142
AL02	7	123	18,254	148	18,822	153	19,068	155	17,060	139
AL02	8	152	19,770	130	20,383	134	20,645	136	18,459	140
AL01	1	14	1,868	133	1,926	138	1,951	139	1,760	126
AL01	2	24	3,519	147	3,629	151	3,674	153	3,315	138
AL01	3	32	4,912	154	5,065	158	5,129	160	4,627	145
AL01	4	40	6,599	165	6,805	170	6,891	172	6,217	155
AL01	5	46	7,740	161	7,981	166	8,081	168	7,291	152
AL01	6	57	9,229	162	9,516	167	9,636	169	8,693	153
AL01	7	66	10,379	157	10,701	162	10,836	164	9,776	148
AL01	8	72	11,240	156	11,589	161	11,735	163	10,587	147

Asymmetric Clear Lens

Performance Package	Setting	System Watts	4K (5000K, 70 CRI)		5K (5000K, 90 CRI)		4K (4000K, 70 CRI)		5K (5000K, 90 CRI)	
			Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW
AL02	1	26	3,195	122	3,077	121	3,349	127	2,378	91
AL02	2	45	5,628	125	6,012	134	6,096	135	4,792	93
AL02	3	61	7,957	130	8,500	139	8,618	141	5,927	97
AL02	4	79	10,142	128	10,834	137	10,984	139	7,254	96
AL02	5	96	12,261	128	13,119	137	13,301	139	9,147	95
AL02	6	114	14,093	124	15,055	132	15,264	134	10,497	92
AL02	7	132	15,860	120	16,943	128	17,178	130	11,813	89
AL02	8	141	16,293	116	18,078	128	18,329	130	12,405	89
AL01	1	14	1,587	113	1,696	121	1,719	123	1,182	84
AL01	2	25	2,798	112	2,989	120	3,030	121	2,084	83
AL01	3	31	3,877	125	4,142	134	4,199	135	2,888	93
AL01	4	39	5,041	129	5,385	138	5,460	140	3,755	96
AL01	5	47	6,105	130	6,521	139	6,612	141	4,547	97
AL01	6	53	7,005	132	7,483	141	7,587	143	5,218	98
AL01	7	60	7,864	131	8,422	140	8,539	142	5,872	98
AL01	8	66	8,412	127	8,986	136	9,111	138	6,266	95

SSL solid state luminaires

Date: **Approved:**
Type:
Fixture:
Project:

eCOVELINE XL WET 1.5



eCOVELINE XL WET 1.5 is a powerful and versatile interior / exterior cove luminaire. The **eCOVELINE XL WET 1.5** comes in a 1 ft, 4 ft or 8 ft nominal lengths and 27K, 3K, 35K, 4K or 5K color temperatures. The housing is constructed of extruded aluminum with tooled end caps and is IP66 rated for interior & exterior use. Features IP66 line voltage Plug N' Play connectors for easy installation. Power supply is integral, no remote driver required. Universal orientation fixture; up, down, horizontal or vertical positioning. Chicago Code Compliant and 2 optical options. Flicker free dimmable to 5% full brightness ELV trailing edge dimming.

SPECIFICATIONS

PHYSICAL

beam spread	30° x 80° | 120°
LEDs per foot	14
dimensions	12.25" x 1.77" x 1.9" 47" x 1.77" x 1.9" 70.25" x 1.77" x 1.9"
weight	1.3 lbs
housing	extruded aluminum housing with moulded end caps
lens	clear, tempered glass with a frosted edge
mounting	standard: surface mount bracket with (+/- 45° from center) | optional: ADBW2-90 full 180° rotation (+/- 90° from center)
ingress protection	IP66 rated for wet, exterior location (Connectors IP66)
vibration resistance	compliant with 3G ANSI C136.31
fixture connections	Twist-lock IP66 rated, CCC

PERFORMANCE

color temperature*	2700K	3000K	3500K	4000K	5000K
lumen output (per foot)	581 lm	604 lm	628 lm	653 lm	676 lm
lifetime	> 70,000 hours / L70 or better				
color consistency	3 SDCM / standard: 87 CRI | optional: 90 CRI				
operating temperature	-13°F to 104°F (-25°C to 40°C)				
junction temperature	69°C @ Tº 25°C				
warranty	5-Year limited warranty (refer to website for details)				

ELECTRICAL

input voltage	Universal 120–277V AC
power supply	integral Class A, electronic high-power factor > 94% @120V
certification	ETL / cETL listed, CEC Title 24 – JA8 Compliant
standards	UL1598/CSA C22.2 No. 250.0; IESLM-79/LM-80; FCC Part 15
power consumption	5.9W/ft @ 120V
dimming	ELV (reverse phase/trailing edge) ≤ 5%

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Due to continuous development and improvements, specifications are subject to change without notice. Solid State Luminaires reserves the right to change lab test details or specifications without notice. Product use certifies agreement to Solid State Luminaires terms and conditions.

US Commercial Lighting Manufacturer Since 1982

Specification Sheet

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SD-DH-12220

eCOVELINE XL WET 1.5



Ordering Information

ORDERING INFORMATION

ECVLXWET1.5					
MODEL	LENGTH	CCT	CRI	OPTICS	OPTIONS
ECVLXWET1.5 eCOVELINE XL WET 1.5	4 48.8 in. (1189 mm) 6 70 in. (1778 mm)	WHITE LIGHT 27K 2700K 3K 3000K 35K 3500K 4K 4000K 5K 5000K	MONO COLOR AMB Amber BLU Blue LTBLU Light Blue RED Red	CR080 80 CRI CR090 90 CRI	30W 30" x 80° beam 120 120° x 120° beam WCL-1 Louvre (Black) - 1 ft. WCL-4 Louvre (Black) - 4 ft. WCL-6 Louvre (Black) - 6 ft. WCWS-1 Louvre w/house Shield (Black) - 1 ft. WCWS-4 Louvre w/house Shield (Black) - 4 ft. WCWS-6 Louvre w/house Shield (Black) - 6 ft.

Accessories (Indicate the quantity needed for each item.) **REQUIRED:** Starter Cable (SC10W) and Terminator Cap (TCAPW) for every run. **Maximum Run Length** = 100 feet (1200)

- SC10W 10 ft. Starter Connection Cord
- TCAPW Terminator Cap
- EC12W 12 in. Extension Cord
- EC24W 24 in. Extension Cord
- EC60W 60 in. Extension Cord
- MC-10VELSWK 0-10V ELV Dim Module w/Interior Rated Enclosure (1 module per run)

ADBW2 Included With Fixture

Mounting Accessories *(requirements vary for each fixture ordered - see mounting pages for details)*

- ADBW2-90 90° Adjustable Bracket (Bi-directional)
- CAZ-6 Cantilever Arm - 6"
- CAZ-12 Cantilever Arm - 12"
- CAZ-18 Cantilever Arm - 18"
- 12-4 Landscape Spike - 6"
- HLS Heavy Duty Landscape Spike

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US Commercial Lighting Manufacturer Since 1982

Specification Sheet

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SD-DH-12220

Styk Exterior Wall - Stem

SEW12146 2.20 in

SPI LIGHTING PROJECT DETAILS

JOB NAME: SHEETZ
TYPE: 5' Awning Light
NOTES: Fixture head to be fixed at a 5o degree angle down away from the building.

ORDERING CODE: SEW12146 | 5FT-L20W[AN08] | 120-277V | 4000K | PSE | SMA | OAP[6.00in.]
*Please Note: Default specifications " **DF_XXX** " will not appear in the ordering code.*

DESCRIPTION

Styk was built to provide the most lumens with the smallest luminaire package, while optimizing life. Not limited to decorative lighting, effective functional lighting is provided through the optimal light control in this minimal package. It's three optical offerings enable tremendous flexibility including wall washing, wall grazing, and asymmetric lighting solutions. It is excellent at lighting signs and facades. The family features wall, ceiling, and pendant models in a variety of stylish, clean mounting options. Available in 1' to 8' lengths, Styk can be mounted individually or configured in runs.



FEATURES & BENEFITS

- Sleek 1.5" diameter housing
- A forward throw optic, for even wall wash illumination, is standard
- Symmetrical optic options are available for more volumetric illumination
- Lamp body can be rotated up to 330° and locks into position for precise fixture alignment
- Up to 1,450 lumens per foot delivered (with Forward Throw distribution)
- Up to 18" projection with no vertical support needed
- Anodized finish provides durable corrosion protection
- All visible fasteners are flush mounted, providing a clean design
- Handcrafted in USA, BABA Compliant

SPECIFICATIONS

- **LIGHT SOURCE:** IP66 white LED light engine
- **CRI:** 80+ or 90+
- **LUMEN MAINTENANCE:** L70 = >50,000 Hrs.
- **EFFICACY:** 102 lm/W delivered (with Forward Throw distribution)
- **CCT:** 2700K, 3000K, 3500K, 4000K, 5000K
- **VOLTAGE:** 120-277V standard
- **DRIVER:** Includes one remote damp listed Class 2 power supply and either a damp location or wet location enclosure, except

BFT-L113W which has two. Black power cord standard unless otherwise specified. Max distance to the driver (including OAP) is: #18 AWG = 50', #16 AWG = 75', #14 AWG = 100'. For extended distances, contact factory.

- **DIMMING:** 0-10V controls standard to 1%
- **CONTROLS:** Contact factory for control options (e.g., Lutron Athena, Current NX, nLight, Enlighted, Encelium, Wattstopper, WaveLinx, or Casambi).
- **EMERGENCY:** Remote battery option is provided with 10W Constant Power Battery back-up, providing 90 Minutes of Emergency operation. Contact factory for other Emergency options.
- **INTEGRATED SURGE PROTECTION:** LED components are protected against minor surge events
- **CONSTRUCTION:** Extruded aluminum construction provides durable protection for internal components and is recyclable
- **FINISH:** Housing available in anodized finishes only. End caps and mounting components painted to match.
- **MODIFICATIONS:** Consult factory for all modification requests, including RGB and static LED colors
- **APPROVALS:** ETL listed to UL standards (US and Canada) for use in wet locations

Styk Exterior Wall - Stem

SEW12146 2.20 in

SPI LIGHTING PROJECT DETAILS

JOB NAME: SHEETZ
TYPE: 4' Awning Light
NOTES: Fixture head to be fixed at a 5o degree angle down away from the building.

ORDERING CODE: SEW12146 | 4FT-L16W[AN08] | 120-277V | 4000K | PSE | SMA | OAP[6.00in.]
*Please Note: Default specifications " **DF_XXX** " will not appear in the ordering code.*

DESCRIPTION

Styk was built to provide the most lumens with the smallest luminaire package, while optimizing life. Not limited to decorative lighting, effective functional lighting is provided through the optimal light control in this minimal package. It's three optical offerings enable tremendous flexibility including wall washing, wall grazing, and asymmetric lighting solutions. It is excellent at lighting signs and facades. The family features wall, ceiling, and pendant models in a variety of stylish, clean mounting options. Available in 1' to 8' lengths, Styk can be mounted individually or configured in runs.



FEATURES & BENEFITS

- Sleek 1.5" diameter housing
- A forward throw optic, for even wall wash illumination, is standard
- Symmetrical optic options are available for more volumetric illumination
- Lamp body can be rotated up to 330° and locks into position for precise fixture alignment
- Up to 1,450 lumens per foot delivered (with Forward Throw distribution)
- Up to 18" projection with no vertical support needed
- Anodized finish provides durable corrosion protection
- All visible fasteners are flush mounted, providing a clean design
- Handcrafted in USA, BABA Compliant

SPECIFICATIONS

- **LIGHT SOURCE:** IP66 white LED light engine
- **CRI:** 80+ or 90+
- **LUMEN MAINTENANCE:** L70 = >50,000 Hrs.
- **EFFICACY:** 102 lm/W delivered (with Forward Throw distribution)
- **CCT:** 2700K, 3000K, 3500K, 4000K, 5000K
- **VOLTAGE:** 120-277V standard
- **DRIVER:** Includes one remote damp listed Class 2 power supply and either a damp location or wet location enclosure, except

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BFT-L113W which has two. Black power cord standard unless otherwise specified. Max distance to the driver (including OAP) is: #18 AWG = 50', #16 AWG = 75', #14 AWG = 100'. For extended distances, contact factory.

- **DIMMING:** 0-10V controls standard to 1%
- **CONTROLS:** Contact factory for control options (e.g., Lutron Athena, Current NX, nLight, Enlighted, Encelium, Wattstopper, WaveLinx, or Casambi).
- **EMERGENCY:** Remote battery option is provided with 10W Constant Power Battery back-up, providing 90 Minutes of Emergency operation. Contact factory for other Emergency options.
- **INTEGRATED SURGE PROTECTION:** LED components are protected against minor surge events
- **CONSTRUCTION:** Extruded aluminum construction provides durable protection for internal components and is recyclable
- **FINISH:** Housing available in anodized finishes only. End caps and mounting components painted to match.
- **MODIFICATIONS:** Consult factory for all modification requests, including RGB and static LED colors
- **APPROVALS:** ETL listed to UL standards (US and Canada) for use in wet locations

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Styk Exterior Wall - Stem

SEW12146 2 in

SPI LIGHTING PROJECT DETAILS

JOB NAME: SHEETZ
TYPE:
NOTES:

ORDERING CODE: SEW12146 | 5FT-L20W[AN08] | 120-277V | 4000K | SMA
*Please Note: Default specifications " **DF_XXX** " will not appear in the ordering code.*

DESCRIPTION

Styk was built to provide the most lumens with the smallest luminaire package, while optimizing life. Not limited to decorative lighting, effective functional lighting is provided through the optimal light control in this minimal package. It's three optical offerings enable tremendous flexibility including wall washing, wall grazing, and asymmetric lighting solutions. It is excellent at lighting signs and facades. The family features wall, ceiling, and pendant models in a variety of stylish, clean mounting options. Available in 1' to 8' lengths, Styk can be mounted individually or configured in runs.



FEATURES & BENEFITS

- Sleek 1.5" diameter housing
- A forward throw optic, for even wall wash illumination, is standard
- Symmetrical optic options are available for more volumetric illumination
- Lamp body can be rotated up to 330° and locks into position for precise fixture alignment
- Up to 1,450 lumens per foot delivered (with Forward Throw distribution)
- Up to 18" projection with no vertical support needed
- Anodized finish provides durable corrosion protection
- All visible fasteners are flush mounted, providing a clean design
- Handcrafted in USA

SPECIFICATIONS

- **LIGHT SOURCE:** IP66 white LED light engine
- **CRI:** 80+ (contact factory for 90+)
- **LUMEN MAINTENANCE:** L70 = >50,000 Hrs.
- **EFFICACY:** 102 lm/W delivered (with Forward Throw distribution)
- **CCT:** 2700K, 3000K, 3500K, 4000K, 5000K
- **VOLTAGE:** 120-277V standard
- **DRIVER:** Includes one remote damp listed Class 2 power supply and wet location enclosure, except 8FT-L113W which has two.

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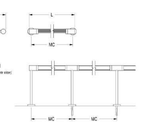
Black power cord standard unless otherwise specified. Max distance to the driver (including OAP) is: #18 AWG = 50', #16 AWG = 75', #14 AWG = 100'. For extended distances, contact factory.

- **DIMMING:** 0-10V controls standard to 1%
- **EMERGENCY:** Emergency battery remote optional
- **INTEGRATED SURGE PROTECTION:** LED components are protected against minor surge events
- **CONSTRUCTION:** Extruded aluminum construction provides durable protection for internal components and is recyclable
- **FINISH:** Housing available in anodized finishes only. End caps and mounting components painted to match.
- **MODIFICATIONS:** Consult factory for all modification requests, including RGB and static LED colors
- **APPROVALS:** ETL listed to UL standards (US and Canada) for use in wet locations

DIMENSIONS



1FT	L 1.2 in 14.4 cm	H 2.2 in 5.6 cm	OAP 12 in 30.5 cm	MC 16.3 in 41.1 cm
2FT	L 29.2 in 74.2 cm	H 2.2 in 5.6 cm	OAP 12 in 30.5 cm	MC 28 in 71.1 cm
3FT	L 41.2 in 104.7 cm	H 2.2 in 5.6 cm	OAP 12 in 30.5 cm	MC 29.7 in 100.8 cm
4FT	L 53.3 in 135.4 cm	H 2.2 in 5.6 cm	OAP 12 in 30.5 cm	MC 51.2 in 130 cm
5FT	L 65.5 in 163.8 cm	H 2.2 in 5.6 cm	OAP 12 in 30.5 cm	MC 63.2 in 160.5 cm
6FT	L 78.2 in 198.6 cm	H 2.2 in 5.6 cm	OAP 12 in 30.5 cm	MC 77 in 195.6 cm
8FT	L 102.2 in 259.6 cm	H 2.2 in 5.6 cm	OAP 12 in 30.5 cm	MC 100.8 in 256.3 cm

Mounting Weight: Approximate: 5 lb (3 kg)
Mounting Weight: Approximate: 5 lb (3 kg)
Mounting Weight: Approximate: 5.6 lb (3 kg)
Mounting Weight: Approximate: 5 lb (3 kg)
Mounting Weight: Approximate: 10 lb (5 kg)
Mounting Weight: Approximate: 10 lb (5 kg)
Mounting Weight: Approximate: 12 lb (5 kg)

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PROJECT NAME:
SHEETZ
HAGERSTOWN, MD
DRAWING NUMBER:
RL-11267-S1-R2

SHEETZ

	QTY	LABEL	DESCRIPTION
WALL MOUNTED	7	XX	VWM-H-L17/840-TL-DBZ-CGL-DIM-UNV (BRONZE COLOR 80CRI)



Shimstone Design Studio
LIGHTING DESIGN

SHEETZ 2.0

VWM LED Voltaire Mini Architectural Wall Pack

Williams





Weight 4.5 Lbs

CATALOG #
TYPE
PROJECT

FEATURES

- Designed to illuminate sidewalks, entryways, perimeters or facades.
- Ideal for wall mount, soffit, spotlight and downlight applications.
- Savings of up to 80% energy compared to 175W MH.
- Blends seamlessly with a variety of architectural styles.
- Full cutoff optical control.
- Made Right Here® in the USA

SPECIFICATIONS

- HOUSING – Die-cast aluminum enclosure.
- THERMAL MANAGEMENT – Integral die-cast aluminum heatsink and LED source board thermal management system. Rated ambient operating temperature range: -30°C to 40°C (-22°F to 104°F).
- OPTICAL SYSTEM – General output provides full cutoff.
- LED SOURCE – 4482 3000K, 4000K, 5000K CCT and 80 CRI LEDs. Long life circuit board design. 25°C/77°F Tq on board.
- LED DRIVER – 0-10V dimming.
- ELECTRICAL – 120-277 VAC input range; 50-60Hz; power factor > 90; THD <20%. 10kV/5kA surge protection. Integral fuse disconnect wiring provided. Calculated L70 >50,000 hours per IES TM-21.
- FINISH – Housing is finished with a super powder coat bonded to phosphate-free, multi-stage pretreated metal, meets and exceeds AAMA2604 specifications for outdoor durability.
- MOUNTING – Surface mounts directly to standard junction box. Must be fully anchored to adequate structure that can safely support fixture weight (6.5 Lbs).
- LISTINGS
  - cULus certified as luminaire suitable for wet location.
  - IP66 rated for approved downlight applications only.
  - RoHS compliant.
  - DLC 5.1 listed.
  - Title 24 compliant with PC option.
- WARRANTY – 5-year limited warranty, see www.relco.com/wty

ORDERING EXAMPLE: VWM H - L20/740 - T3 - DBZ - SDSL - OPTIONS - DIM - UNV

ORDERING INFO

SERIES	TYPE [1]	LUMENS [2]	CRI/CCT	DISTRIBUTION [3]
VWM	H Horizontal	70 CRI	70 CRI	TL Lambertian distribution [4]
	V Vertical	L17 1,700lm [5]	740 4000K	T3 Type III [4]
		L20 2,000lm	750 5000K	
		80 CRI	750 5000K	
		L17 1,700lm	80 CRI	
		L20 1,700lm	830 3000K	
			840 4000K	

FINISH OPTIONS [6]	SHIELDING
BLK Black (RAL #9004)	SDSL Micro-prismatic tempered glass lens
DBZ Dark bronze	CGL Clear tempered glass lens
DGR Dark gray orange	
GRAY Standard gray	
SLV Satin aluminum (RAL #9006)	
WHT White (RAL #9003)	

OPTIONS	CONTROL	VOLTAGE
PC Button-style photocell [6]	DIM Dimming driver prewired for 0-10V;	120 120V
SPD 10kA/5kA surge protection	low-voltage applications	208 208V
SP Tamper-resistant Torx head screws [6]		277 277V
		UNV 120-277V

ACCESSORIES

TPFL25 TOOL Tamper-resistant tool for Torx head screws. [6]

QUICKSHIP

VWMH-L10-840-TL-DBZ-CGL-QS-DIM-UNV
VWMH-L10-840-TL-DBZ-CGL-QS-DIM-UNV

NOTES

- Refer to page 3 for FIXTURE DETAILS.
- Lumens output based on 4000 CCT. Actual lumens may vary +/-5%. See page 2 for FIXTURE PERFORMANCE DATA.
- Refer to page 3 for FIXTURE DETAILS.
- Available with T3/CW/CCT only.
- CSA 4/7 only.
- DLC 5.1
- See page 3 for FINISH OPTIONS.

- Factory-installed. 120V, 208V, or 277V only; must specify voltage. See page 3 for FIXTURE DETAILS. Left side when viewed from behind fixture.
- Tamper-resistant Torx head screws only. Safety screws providing added support to the lens are not tamper-resistant (lens is sealed to the fixture via adhesive). Requires a tamper-resistant tool; see accessories.
- Specify quantity required for ordered separately. Please specify quantity required per project.

SDS PROJECT #: 0620.0 **MODEL #:** REFER TO LIGHTING FIXTURE SCHEDULE FOR MODEL NUMBER AND DESCRIPTION **TYPE: XS2**

Shimstone Design Studio
LIGHTING DESIGN

SHEETZ 2.0

VWM LED Voltaire Mini Architectural Wall Pack

FIXTURE PERFORMANCE DATA

	LED PACKAGE	DISTRIBUTION	WATTAGE	CCT	CLEAR GLASS (CGL)			SOLITE GLASS (SDSL)			BUG RATINGS
					DELIVERED LUMENS	EFFICACY (lm/W)		DELIVERED LUMENS	EFFICACY (lm/W)		
80CRI	L10	TL	13	3000	1264	102		1210	98		B1-U0-G2
				4000	1375	107		1365	107		
				5000	1375	107		1365	107		
	L17		16	3000	1625	116		1611	115		
				4000	1625	116		1667	117		
				5000	1625	116		2122	117		
	L20	T3	27	3000	2564	109		2524	107		B1-U0-G1
				4000	2868	109		2836	107		
				5000	2850	115		3018	114		
80CRI	L10	TL	13	3000	1167	86		1015	86		B1-U0-G2
				4000	1321	93		1149	93		
				5000	1321	93		1320	93		
	L17		16	3000	1672	102		1675	102		
				4000	1672	102		1672	102		
				5000	1664	104		1962	104		
	L20	T3	24	3000	2524	96		2486	95		B1-U0-G1
				4000	2752	101		2907	102		
				5000	2727	104		2680	102		

- Wattage shown is average for 120V through 277V input.
- Photometric output shown is average based on wattage input of 120V through 277V.
- Photometric performance tested to IESNA LM-79. Results shown are based on 25°C ambient temperature.

LUMEN MAINTENANCE

	AMBIENT TEMP.	REPORTED L70 HOURS (TM-21)
L10	25°C	>50,000
	30°C	>60,000
	40°C	>60,000
L17	25°C	>55,000
	25°C	>55,000
	40°C	>55,000

- Predicted lumen maintenance calculated from LED manufacturer IES LM-80 data and in-situ temperature measurement.
- Reported L70 hours in accordance with IES TM-21

DISTRIBUTION DETAILS

VWMH TL



VWMV TL



VWMH/V T3



Clear Glass (CGL)

VWMH/V T3



Satin Glass (SDSL)

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Information contained herein is subject to change without notice. WVVHXXXXLUA
Wall Mount
Page 2 of 3

SDS PROJECT #: 0620.0 **MODEL #:** REFER TO LIGHTING FIXTURE SCHEDULE FOR MODEL NUMBER AND DESCRIPTION **TYPE: XS2**

Shimstone Design Studio LLC, 7400 1st Avenue, North Bergen, NJ 07047, Tel: 201.861.5390

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PROJECT NAME:
SHEETZ
HAGERSTOWN, MD
DRAWING NUMBER:
RL-11267-S1-R2

SHEETZ

DOWNLIGHT



STREET WRAP

AREA



AREA



FLOOD



CANOPY



LINEAR AMBIENT

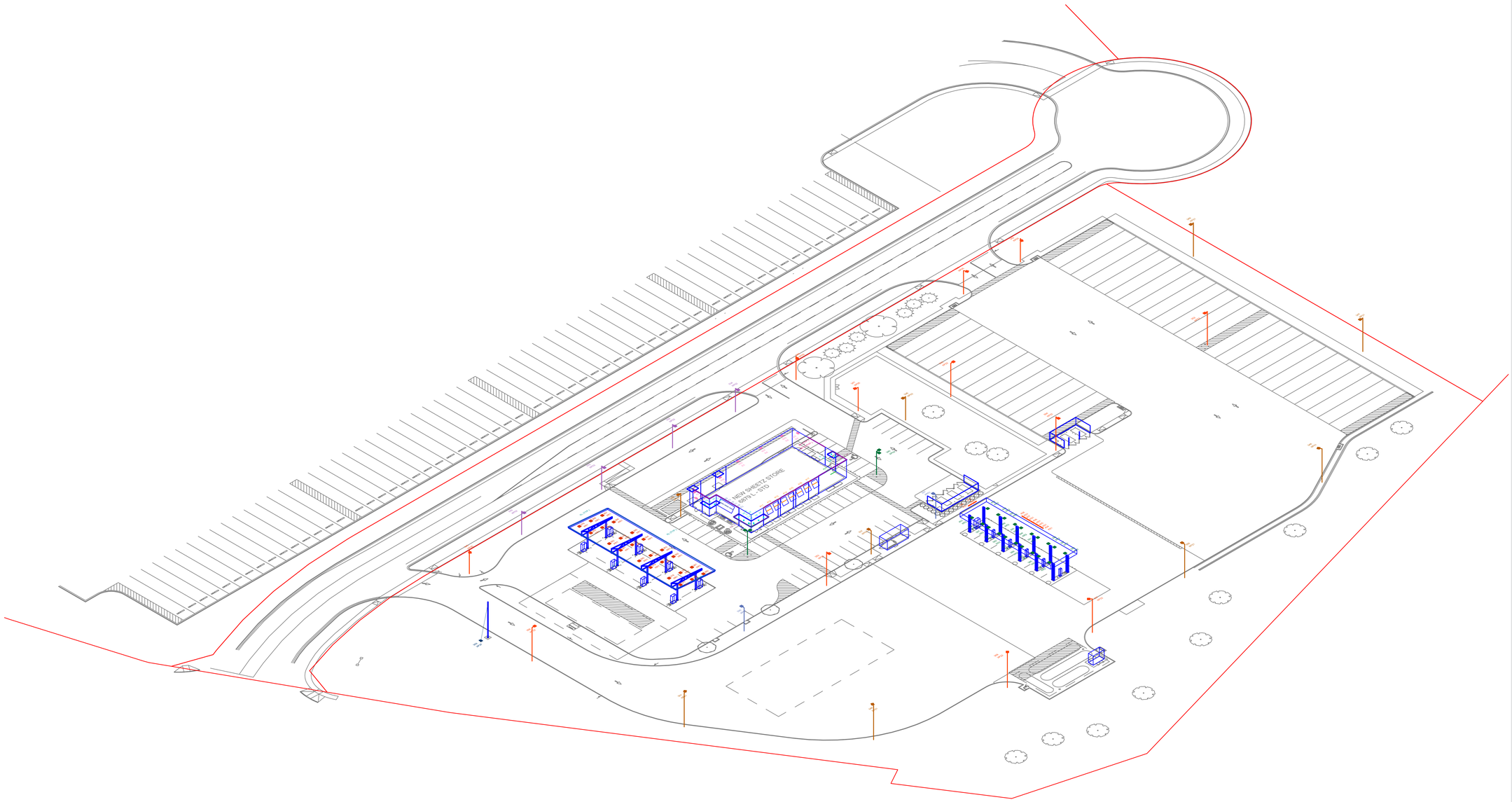


WALL MOUNTED



WALL MOUNTED





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PROJECT NAME:
SHEETZ
HAGERSTOWN, MD
DRAWING NUMBER:
RL-11267-S1-R2

SHEETZ

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.....:	Site Plan for AG Drivelines, LLC
NUMBER.....:	SP-26-001
OWNER.....:	RAILSIDE PROPERTIES LLC
LOCATION.....:	13705 RAILROAD Street Maugansville, MD 21767
DESCRIPTION.....:	Proposed building addition (7,151 sq ft) for machine shop and retail sales.
ZONING.....:	Business, General Airport Overlay
COMP PLAN LU.....:	Commercial
PARCEL.....:	13022453
PLANNING SECTOR.....:	1
ELECTION DISTRICT.....:	13
TYPE.....:	Commercial
GROSS ACRES.....:	0.66
DWELLING UNITS.....:	0
TOTAL LOTS.....:	1
DENSITY.....:	0 Units Per Acre
PLANNER.....:	Misty Wagner-Grillo
ENGINEER.....:	FREDERICK SEIBERT & ASSOCIATES
RECEIVED.....:	February 3, 2026

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

FLOOD ZONE.....:	No
WETLANDS.....:	No
WATERSHED.....:	Conococheague Creek
ENDANGERED SPECIES.....:	None
STEEP SLOPES.....:	No
STREAM BUFFER.....:	No
HISTORIC INVENTORY.....:	No Resources Present
EASEMENTS PRESENT.....:	None

Staff Comments:

Not Applicable

WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING
747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

SITE DESIGN

Impervious Area Plan	Impervious Maximum Allowed	Open Space Area Planned
100	100	
Open Space Minimum Required	**Residential Amenity Plans**	**Solid Waste Disposal Plans**
		private hauler
Materials Stored on Site	**Buffer Design Meets Requirements**	**Landscaping Meets Requirements**
	Yes	Yes
Lighting Plan Meets Requirements	**Pedestrian Access is Adequate**	**Bus Stop is Within Walking Distance**
Yes		
Loading Area Meets Requirements		
		Not Fast Track
Parking Spaces - Total Planned	**Parking Spaces - Per Dwelling Unit**	
15		
Parking Spaces - Minimum Required	**Recreational Parking Provided**	
15	No	

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

SCHOOL INFORMATION

	ELEMENTARY	MIDDLE	HIGH
SCHOOL DISTRICT	Maugansville	Western Heights	North Hagerstown
PUPIL YIELD			
CURRENT ENROLLMENT			
MAXIMUM CAPACITY			

PUBLIC FACILITIES INFORMATION

FIRE DISTRICT.....:	Maugansville
AMBULANCE DISTRICT.....:	MAUGANSVILLE

WATER & SEWER INFORMATION

	WATER	SEWER
METHOD.....:	City	County Line - City Treatment
SERVICE AREA.....:	City	County Line - City Treatment
PRIORITY.....:	1-Existing Service	1-Existing Service
NEW HYDRANTS.....:		
GALLONS PER DAY SEWAGE...:		
PLANT INFO.....:		Hagerstown (City)

STORMWATER CONCEPT & SITE PLAN

FOR

AG DRIVELINES, LLC

13705 RAILROAD ST, MAUGANSVILLE, MD 21767

WASHINGTON COUNTY, MARYLAND

LEGEND

	EXISTING	PROPOSED
SUBJECT BOUNDARY		
BUILDING SETBACK LINE		
RIGHT OF WAY		
EASEMENT LINE		
ADJOINER BOUNDARY		
FENCE (METAL)		
FENCE (WOODEN)		
DITCH (STREAM)		
EDGE OF WATER		
WETLAND		
FLOODPLAIN		
SOIL BOUNDARY		
RAILWAY		
CENTERLINE		
EDGE OF PAVEMENT		
EDGE OF GRAVEL		
CURB		
WALL		
GUARD RAIL		
EDGE OF CONCRETE		
BUILDING		
MAIL BOX	MB	MB
SIGN (ROAD)		
SIGN (SITE)		
TRAFFIC SIGNAL		
TOPOGRAPHIC FEATURES		
CONTOUR (INDEX)	500	500
CONTOUR (INTERMEDIATE)	501.65	501.65 501
SPOTS ELEVATION		
VEGETATION AREAS		
TREELINE		
DECIDUOUS TREES		SEE LANDSCAPE SHEET FOR LEGEND
EVERGREEN TREES		SEE LANDSCAPE SHEET FOR LEGEND
SANITARY SEWER		
GRAVITY LINE	SS	SS
FORCE MAIN LINE	FM	FM
LATERAL	SS	SS
MANHOLE	SS	SS
CLEANOUT		
VALVE		
WATER		
COLD WATER LINE	W	W
HOT WATER LINE	HW	
MANHOLE	MH	MH
FIRE HYDRANT		
VALVE		
METER		
WELL		
STORM DRAINAGE		
STORM SEWER LINE		
ROOF DRAIN LINE		
MANHOLE	SW	
INLETS		
CLEANOUT		
UTILITIES		
GAS LINE	G	G
ELECTRICAL LINE	UGE	UGE
FIBER OPTIC LINE		
COMMUNICATION LINE	COMM	COMM
OVERHEAD LINES	OH	OH
MANHOLE	MH	MH
PEDS, BOX, & ETC		
POLE		
LIGHT POLE		
GAS METER		
GAS VALVE		

LEGEND - ABBREVIATIONS

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
ADS	ADVANCED DRAINAGE SYSTEM
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIAL
AWWA	AMERICAN WATER WORKS ASSOCIATION
BLDG	BUILDING
BOT	BOTTOM
CIP	CAST IRON PIPE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	SANITARY SEWER CLEAN-OUT
COMM	COMMUNICATION
CONC	CONCRETE
DA	DRAINAGE AREA
DIA	DIAMETER
EGL	EXISTING GRADE LINE
EX	EXISTING
EIP	EXISTING IRON PIN
FFE	FINISH FLOOR ELEVATION
FH	FIRE HYDRANT
GV	GATE VALVE
HGL	HYDRAULIC GRADE LINE
HDPE	HIGH DENSITY POLYETHYLENE
INV	INVERT
LF	LINEAR FEET
MAX	MAXIMUM
MB	MAIL BOX
MIN	MINIMUM
MJ	MECHANICAL JOINT
NO	NUMBER
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OAC	OR APPROVED EQUAL
OC	ON CENTER
PC	POINT OF CURVE
PCC	POINT OF COMPOUND CURVE
PGL	PROPOSED GRADE LINE
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENT
PVC	POINT OF VERTICAL CURVE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENT
ROW	RIGHT-OF-WAY
SAN	SANITARY
SCE	STABILIZED CONSTRUCTION ENTRANCE
SDR	STANDARD DIMENSION RATIO
SIP	SET IRON PIN
SD	STORM DRAINAGE
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
SY	SQUARE YARDS
TAN	TYPE AS NOTED
TEMP	TEMPORARY
TS	TOP OF STRUCTURE
TG	TOP OF GRATE
TR	TOP OF RIM
TYP	TYPICAL
U/P	UTILITY POLE
VIF	VERIFY IN FIELD
WL	WATERLINE
WM	WATER METER
WV	WATER VALVE

OWNER/DEVELOPER:
RAILSIDE PROPERTIES, LLC
PO BOX 750
MAUGANSVILLE, MD 21767

ATTN: ELVIN EBY
PHONE: (717)-443-7720

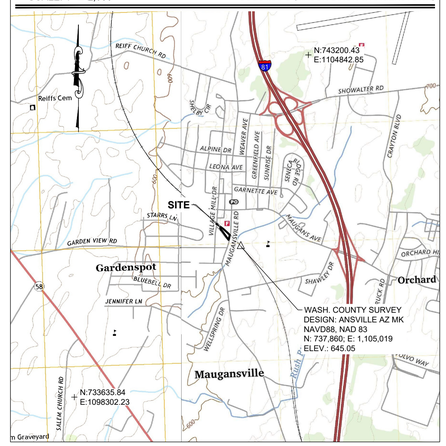
CIVIL ENGINEER / SURVEYOR:
FREDERICK SEIBERT & ASSOC., INC.
128 S. POTOMAC ST.
HAGERSTOWN, MD 21740

PROJECT MANAGER: ADAM HAGER
EMAIL: AHAGER@FSA-INC.COM
PHONE: (301)-791-3650

VICINITY MAP

SCALE: 1" = 2,000'

ADC MAP: 9, K9
USGS MAPS (MASON DIXON & HAGERSTOWN)



SHEET INDEX

TYPE	NUMBER	TITLE
C-001	SHEET 01	COVER SHEET
C-101	SHEET 02	EXISTING CONDITIONS
C-102	SHEET 03	⚠1 LANDSCAPING / SITE PLAN
C-103	SHEET 04	GRADING, EROSION & SEDIMENT CONTROL PLAN
C-501	SHEET 05	CONSTRUCTION DETAILS & NOTES
C-502	SHEET 06	UTILITY DETAILS AND NOTES

ZONING DATA

ZONING DISTRICT_____BG - BUSINESS GENERAL DISTRICT

MINIMUM YARD SETBACK:
FRONT_____40 FT.
*SIDE_____10 FT.
*REAR_____10 FT.

BOARD OF ZONING APPEALS' CASE_____AP2025-019 - A VARIANCE FROM THE REQUIRED 40 FT. FRONT YARD SETBACK TO 20 FT. FOR PROPOSED ADDITION TO THE EXISTING COMMERCIAL BUILDING WAS GRANTED ON 09-03-2025 BY THE WASHINGTON COUNTY BOARD OF ZONING APPEALS ON SEPTEMBER 3, 2025.

SITE DATA

TAX MAP - GRID - PARCEL_____0243-0000-1720
ELECTION DISTRICT_____13
ACCOUNT NUMBER_____022453
LIBER / FOLIO_____04710 / 00095
⚠1 PLAT NUMBER_____NONE
AREA SUMMARY:
PARCEL_____0.66 AC.
DISTURBED AREA_____16,412 S.F. / 0.38 AC.
EXISTING IMPERVIOUS_____28,849 S.F. / 0.66 AC. (100%)
PROPOSED IMPERVIOUS_____0 S.F. / 0.66 AC. (0%)
LANDSCAPE AREA
⚠1 AREA REQUIRED_____830 S.F. (5% OF TOTAL AREA)
LANDSCAPE AREA_____300 S.F. (2) 5'X13' + 8.5'X20'
⚠1 PERVIOUS PAVER AREA_____530 S.F. 10.25'x51.8'
⚠1 AREA PROVIDED_____830 S.F.
BUILDING SUMMARY:
⚠1 MACHINE SHOP_____9,587 S.F.
SALES FLOOR SPACE_____2,564 S.F.
TOTAL_____12,151 S.F. (7,151 S.F. ADDITION)
PROPOSED USE_____MACHINE SHOP & RETAIL SALES (PERMITTED USE)
HOURS OF OPERATION_____MON. - FRI., 7:30AM - 5PM; SAT. 8AM - 12PM
EMPLOYEE SUMMARY_____10
DELIVERIES_____BOX TRUCK MONTHLY
WATER & SEWER USAGE:
WATER PROVIDED_____CITY OF HAGERSTOWN WATER DIVISION
SEWER PROVIDED_____WASHINGTON COUNTY DEPT. OF WATER QUALITY
EXISTING ALLOCATION_____0 GPD
PROPOSED ALLOCATION_____200 GPD
WASTE & RECYCLABLES:
SOLID WASTE REMOVAL_____TRASH CAN, PRIVATE HAULER
RECYCLE REMOVAL_____TRASH CAN, PRIVATE HAULER
SITE LIGHTING:
EXISTING_____BUILDING MOUNTED
PROPOSED_____NONE
SITE SIGNAGE:
EXISTING_____BUILDING MOUNTED, 4' X 10', 40 S.F.
PROPOSED_____NONE
ADDRESS ASSIGNMENT_____13705 RAILROAD STREET, MAUGANSVILLE, MD 21767
ROAD CLASSIFICATION:
LOCAL_____RAILROAD STREET & VILLAGE MILL DRIVE
MINOR ARTERIAL_____MAUGANSVILLE ROAD
WAIVER AND/OR VARIANCE_____NONE
FOREST CONSERVATION_____EXEMPT, PER SECTION 3.2:(A) - DISTURBANCE LESS THAN 20,000 S.F.
FEMA PANEL #_____24043C0128D

PARKING, LOADING & BICYCLE DATA

USE	REQUIREMENT	CALCULATION	REQUIRED
MANUFACTURING/ INDUSTRIAL PLANT	1 SPACE PER EMPLOYEE ON THE MAIN SHIFT PLUS 1 SPACE PER 350 S.F. OF OFFICE AND/OR SALES SPACE	10 EMPLOYEES ⚠1 1,750 S.F. / 350 S.F.	10 SPACES 5 SPACES
TOTAL REQUIRED SPACES			**15 SPACES**
TOTAL PROVIDED PARKING SPACES			⚠1 **15 SPACES**

GENERAL NOTES

1. Any damage to adjoining public roads, utilities, etc. during construction will be repaired in kind by the contractor.
2. No subsurface investigation has been performed by Frederick, Seibert and Associates, Inc. to determine ground water, rock, sinkholes or any other natural or man-made existing features.
3. FSA, Inc. assumes no liability for the location of any above ground and below ground utilities. Existing utilities are shown from the best available information. Contractor to field verify location and depth of all above and below ground utilities prior to construction.
4. The contractor shall locate existing utilities in advance of construction operations in the vicinity of proposed utilities.
5. The contractor shall take all necessary precautions to protect the existing utilities and to maintain uninterrupted service. Any damage incurred due to the contractor's operation shall be repaired immediately at the contractor's expense. Contractor to use caution in areas where low hanging wires exist.
6. All utilities shall be cleared by a minimum of 1'-0". All utility poles shall be cleared by a minimum of 2'-0" or tunneled if required.
7. The Contractor shall notify the following utilities or agencies at least five (5) days before starting work shown on these drawings:

Miss Utility	1-800-257-7777
Potomac Edison	1-800-255-3443
Verizon	(301) 790-7124
Antietam Cable	(240) 420-2082
⚠1 Washington County Department of Water Quality	(240)-313-2600
Washington County Division of Engineering	(240) 313-2460
Washington County Soil Conservation District	(301) 797-6821

8. The contractor shall be responsible for coordination of his construction with the construction of other contractors.
9. Benchmarks, as shown hereon, elevations are based on MD Grid NAVD88.
10. The contractor shall notify the Architect/Engineer, before construction, of any conflicts between the plans and actual field conditions.
11. The contractor shall protect all utilities and culvert pipes during construction by insuring proper cover, increasing cover, or constructing roadway and parking through base course before loading site with heavy vehicles.
12. Job site safety is the sole responsibility of the contractor. The Contractor shall perform all excavation in accordance with O.S.H.A. Regulations for trench safety.
13. The contractor shall perform his own field inspection and surveys (if necessary) to determine the limit of earthwork needed to complete this project. Any earthwork quantities that may be shown hereon are preliminary estimates only, and are intended for Soil Erosion Control plan review, if required. There has been no correction made to the earthwork quantities shown hereon due to the compaction of fill.
14. The contractor shall be aware that in the event of discrepancy between scaled and figured dimensions shown on the plan, the figured dimensions shall govern.
15. Sediment erosion control measures shall be installed per sediment erosion control plans, details and specifications.
16. The entire area included within the proposed limits of cut and fill shall be stripped of all root material, trash and other organic and otherwise objectionable, non-complying and unsuitable soils and materials.
17. It shall be distinctly understood that failure to mention specifically any work which would naturally be required to complete the project shall not relieve the contractor of his responsibility to complete such work.
18. The existing site contours shown hereon are LIDAR 1' contours and field checked by FSA in October 2025. (Contour accuracy is to plus or minus one half the contour interval).
19. Limit of disturbed areas are to be the limit of property ownership, unless otherwise noted.
20. This project has a projected start date of April 2026 and a completion date of June 2026.
21. 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.
22. Proposed SWM will consist of a on-site permeable pavers.
23. There are no parks, open space within or adjoining the tract.
24. All existing drainage culverts and drainage easements are to be maintained and unaltered.
25. There are no proposed pumping stations in this development.
26. The purpose of this site plan is for the proposed construction of a building addition and associated parking.
27. No permanent structures (e.g., fences, sheds) shall be permitted within any stormwater or storm drainage easement on this property.
28. All grading for this project shall be the full responsibility of the lot/parcel owner.
29. There are no floodplains, steep slopes, streams and other related buffers, or habitat of threatened or endangered species identified by the U.S. Fish and Wildlife Service per 50 CFR 17 as required to be shown by Section 4.21 of the Washington County Zoning Ordinance. This site is not within 1,000 feet of the Appalachian Trail.
⚠1 30. The subject property is within the Maugansville Historic District of the Washington County Historic Sites Survey (WA-I-248) and its existing structure is noted as noncontributing to the district within the survey documentation. Additional Design Review by the Historic District Commission may apply at the time of permitting for construction activities on this property

⚠1 **SWM WAIVER NARRATIVE**
A waiver from the remaining Water Quality Volume for Ag Drivelines, LLC. has been granted.

The site is currently 100% impervious, it is a mix of gravel, pavement, and concrete. The site currently drains to an existing storm drain. A 7,151 sf building addition is being proposed with associated parking. The site qualifies as redevelopment with a required water quality volume of 574 cf. To Address water quality 531 sf of permeable pavers is being proposed. These pavers are providing 217 cf of water quality. Using the spread sheet to increase the water quality volume required additional impervious area would need to drain to the pervious pavers. The storm water manual states that increasing the impervious area draining to the permeable pavers decreases the effectiveness of the permeable pavers. Increasing the sf of the pavers is not practical due to the proximity of the proposed addition and existing retaining walls. Other BMPs were evaluated and were not practical,

A waiver from the remaining 357 cf of water quality volume is being granted.

APPROVALS

MD-ENG-6A 1/89 — USDA SCS

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 contractors 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

DISTURBED AREA QUANTITY

THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY
18,050 SF 0.41 AC. AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY
50 CU. YDS. OF EXCAVATION AND APPROXIMATELY
100 CU. YDS. OF FILL

ENGINEER / ARCHITECT 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.

11/20/2026 20945
DATE REG. NO. SIGNATURE

WASHINGTON COUNTY DIVISION OF ENGINEERING

APPROVED BY:_____

DATE:_____

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

OWNER / DEVELOPERS CERTIFICATION

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

11/21/25 DATE — Elvin Eby PRINTED NAME

Elvin Eby SIGNATURE

OWNER / DEVELOPERS 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)."

11/21/25 DATE — Elvin Eby PRINTED NAME

Elvin Eby 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 addition 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 allocation remaining in other jurisdictions' facilities that may be granted to the County. This approval shall be valid for a period of TWO years.

SIGNATURE DATE

⚠1 WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

This plan/plat has been reviewed by the Washington County Department of Water Quality for inclusion into the county capacity management plan for the system that serves this project. Allocation granted for construction shown on this plan/plat shall be in accordance with the capacity management plan developed for this system based on availability of allocation remaining in the facility.

SIGNATURE DATE

⚠1 ESD Practices (Chapter 5 - Structural & Non-Structural)

TYPE	NO.	DA (ACRES) (To Structure)	IMPERVIOUS DA (ACRES) (To Structure)	RCN	WQv (ac-ft)	ESDv (ac-ft)	Pe Addressed (in)
pavers	1	0.07 ac.	0.07 ac.	98	0.005 acft	0.005 acft	1

SOILS	PERCENTAGE	ACREAGE	K-FACTOR
HdB	100%	0.66 AC.	0.37

STATE OF MARYLAND — ADAM MICHAEL HAGER — 20945 — REGISTERED PROFESSIONAL ENGINEER
11/20/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License # 20945
Expiration Date 08-23-2027

FSA — FREDERICK SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 301.791.3650
1142 MILLARPORT TRAIL GREENCASTLE, PA 17225 717.597.1077
805 SOUTHANDOVER STREET CARLISLE, PA 17013 717.701.8111
15 EAST MAIN STREET NEW BLOOMFIELD, PA 17068 717.275.7537

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MARK	DESCRIPTION	DATE
⚠1	Revised per County Comments	4/20/2026
⚠1	Revised per County Comments	08/31/2026
⚠1	Revised per County Comments	11/3/2026
⚠1	Revised per County Comments	11/12/2026
⚠1	Revised per County Comments	11/20/2026

Ag Drivelines, LLC
13705 Railroad Street
Hagerstown MD 21740
WASHINGTON COUNTY, MARYLAND
Ag Drivelines, LLC
13705 Railroad Street Hagerstown MD 21740
717-443-7720

PROJECT NO. 2908
DWN BY AGH — DATE 06-10-2026
PROJECT MANAGER F.FREDERICK
EMAIL ffrederick@fsa-inc.com
TAX MAP-GRID-PARCEL 0243-0000-1720
SCALE

SHEET TITLE
COVER SHEET

C-001
SHEET 01 OF 06

SP-26-001

P:\SHARED FOLDERS\PROJECTS\2908 AG DRIVELINES, LLC\ENGR\2908 SITE.DWG 2026-11-20

VILLAGE MILL DRIVE
LOCAL ROAD R/W: 50', CARTWAY: 27'±

EX. 8" W/L

EX. 8" S/S LINE

EX. SEWER LATERAL

EX. WATER METER

EX. WATER LATERAL

EXISTING PAVEMENT

EX. BUILDING #13712 RAILROAD ST.

EXISTING GRAVEL

EX. RAILROAD R/W

EX. PROPANE TANK

C1

L1
L2
L3

F.F.: 620.15

EX. BUILDING 5,000 S.F. #13705 RAILROAD ST.

LANDS OF RAILSIDE PROPERTIES, LLC
LIBER 4710 FOLIO 95
0.66 AC. ±

EX. CONC. WALL (TYP.) TO BE REMOVED

F.F.: 611.76

F.F.: 611.79

EX. SHED TO BE REMOVED

NORFOLK SOUTHERN RAILROAD

EX. 8" S/S LINE

EX. WELL TO BE REMOVED

TW=613.8
BW=609.8

EX. CONC. WALL (TYP.) TO BE REMOVED SEE STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR DETAILS AND REMOVA PROCEDURES AND COORDINATION WITH NORFOLK SOUTHERN

TW=613.8
BW=609.8

EX. CONC. WALL (TYP.) TO REMAIN

EX. CONC TO BE REMOVED

EX. CONC. WALL (TYP.) TO REMAIN

TW=613.8
BW=609.3

EX. 12" W/L

RAILROAD STREET
LOCAL ROAD R/W: 23.2' ± (VARIANT)
QUITCLAIMED TO COUNTY
LIBER 1268 FOLIO 246

EX. BUILDING #13708 RAILROAD ST.

EX. BUILDING #13702 RAILROAD ST.

S/D INLET
T.G.: 608.65
INV.: 606.21

S/D INLET
T.G.: 608.88
INV.: 606.72

S/S MH 15-137
T.R.: 610.05
INV.IN: 593.28
INV.OUT: 593.18

MAUGANSVILLE ROAD
MINOR/RETBAL R/W: 50', CARTWAY: 21.9'

MD STATE PLANE
NAD 83 NAVD 88

LINE	BEARING	DISTANCE
L1	N 59°10'40" E	3.39'
L2	N 50°57'20" W	10.00'
L3	N 39°02'40" E	8.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	220.00'	128.04'	127.87'	S 82°25'42" E	10°11'21"
C2	6121.25'	210.41'	210.40'	S 46°20'57" E	1°58'10"

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

P:\PROJECTS\2026\PROJECTS\2600\2608\DWG\MAUGANSVILLE_AG DRIVELINES\SITE\DWG - 2608-LS.DWG

STATE OF MARYLAND
KENNETH A. MOORE
21045
REGISTERED
PROFESSIONAL ENGINEER
1/12/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License # 21045
Expiration Date 08-23-2027

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NEW BLOOMFIELD, PA 17068
717.275.7537

535 SOUTH HANOVER STREET
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717.701.8111

1112 MILLARSPORT PIKE
GREENCASTLE, PA 17225
717.597.1007

128 SOUTH POTOMAC STREET
HAGERSTOWN, MD 21740
301.791.3600

MARK	DESCRIPTION	DATE
1	Revised per County Comments	1-12-2026

Ag Drivelines, LLC
13705 Railroad Street
Hagerstown MD 21740

WASHINGTON COUNTY, MARYLAND

Ag Drivelines, LLC
13705 Railroad Street Hagerstown MD 21740
717-443-7720

PROJECT NO. 2908
DWN BY AGH
DATE 06-10-2026
PROJECT MANAGER F.FREDERICK
EMAIL ffrederick@fsa-inc.com
TAX MAP-GRID-PARCEL 0243-0000-1720
SCALE 1"=20'

SHEET TITLE

EXISTING CONDITIONS

C-101
SHEET 02 OF 06

SP-26-001

WATER & WASTEWATER ALLOCATION

EXISTING ALLOCATION_____0 GPD
PROPOSED ALLOCATION_____200 GPD

A CONSTRUCTION PERMIT SHALL BE OBTAINED FROM THE CITY OF HAGERSTOWN UTILITIES DEPARTMENT PRIOR TO BEGINNING CONSTRUCTION OF THE WATERLINE. CONTACT THE UTILITIES ENGINEERING DEPARTMENT AT 301-739-8577, EXT 653 FOR THE PERMIT APPLICATION

CITY OF HAGERSTOWN UTILITIES DEPARTMENT
WATER & WASTEWATER DIVISIONS

This approval is for the design and layout of the proposed water and wastewater system improvements. All water and wastewater system improvements shall be constructed to the standards in effect at the time of construction. This approval does not guarantee availability of water or wastewater service. Water and wastewater service is available subject to conformance with all policies and standards in effect at the time of application for service, payment of fees and approval of the water and/or wastewater service application. The Water Division does not guarantee a specific water pressure or flow at any meter or fire hydrant. This approval is valid for a period of one year.

SIGNATURE _____ DATE _____

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 addition 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 allocation remaining in other jurisdictions' facilities that may be granted to the County. This approval shall be valid for a period of TWO years.

SIGNATURE _____ DATE _____

VILLAGE MILL DRIVE
LOCAL ROAD R/W 50', CARTWAY +/27.1'

RAILROAD STREET
LOCALLY KNOWN AS 40' COUNTY
QUARRIED TO COUNTY
LIBER 1638 FOLIO 346
R/W 23.5' +/- 40' CARTWAY

NORFOLK SOUTHERN RAILROAD

MAUGANSVILLE ROAD
MINOR ARTERIAL R/W 80' CARTWAY +/-31.9'

LANDS OF RAILSIDE PROPERTIES, LLC
LIBER 4710 FOLIO 96
0.66 AC.±

EX. BUILDING
#13712 RAILROAD ST.

EX. BUILDING
5,000 S.F.
#13705 RAILROAD ST.

EX. BUILDING
#13708 RAILROAD ST.

EX. BUILDING
#13702 RAILROAD ST.

PROP. BUILDING ADDITION
7,151 S.F.

EX. PROPANE TANK

EX. LOADING / UNLOADING AREA

4 EXISTING PARKING SPACES

2x BOLLARDS

EDGE OF EX. PAVEMENT

EX. 8" W/L

EX. 8" S/S LINE

EX. SEWER LATERAL

EX. WATER LATERAL

EX. WATER METER

PROP. WATER METER

PROP. WATER LATERAL

PROP. SEWER LATERAL

EX. WATER LATERAL

EX. SEWER LATERAL

CONTRACTOR TO FIELD VERIFY LOCATION OF THE EX. WATER LINE

SEE STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR FOUNDATION RETAINING WALL DESIGN AND CONNECTION DETAILS TO EX. WALL

(4)Boxwood 65SF

(5)Boxwood 170 SF

24' WIDE OVERHEAD DOOR

HANDICAP SIGN

(4)Boxwood 65 SF

7 PARKING SPACES

4 PARKING SPACES

4 PARKING SPACES

EX. 12" W/L

S/S MH 15-137
T.R.: 610.05
INV.IN: 593.28
INV.OUT: 593.18

M.B.S.L.

TW=618.8
BW=608.8

TW=613.0
BW=597.2

N 50°57'30" W
93.9'+/-

N 39°02'40" E
93.9'+/-

N 39°02'40" W
93.9'+/-

N 50°57'30" W
93.9'+/-

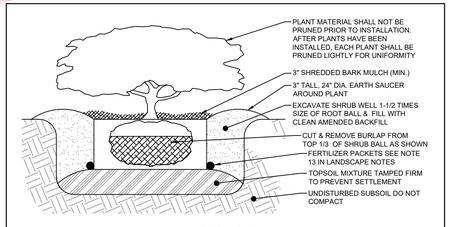
LINE	BEARING	DISTANCE
L1	N 39°02'40" E	3.29'
L2	N 50°57'30" W	10.00'
L3	N 39°02'40" E	8.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	720.00'	128.04'	127.87'	S 52°29'43" E	10°11'21"
C2	6121.25'	210.41'	210.40'	S 46°20'57" E	1°58'10"

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

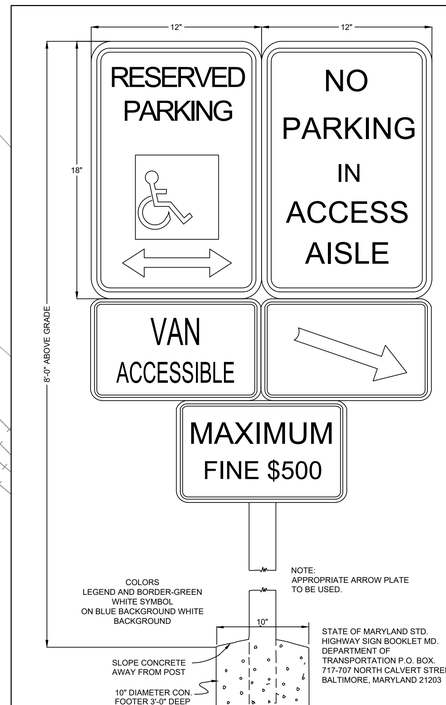
PLANT_SCHEDULE

SHRUBS	BOTANICAL NAME	COMMON NAME	CONTAINER	QTY	DETAIL
	Buxus microphylla koreana 'Green Gem'	Korean Boxwood	1 gal	13	1/L-10



SECTION

02 C-102 **BALLED & BURLAPPED PLANTING - SHRUB**
NOT TO SCALE



01 C-102 **HANDICAP SIGN**
NOT TO SCALE

STATE OF MARYLAND
CHRISTIAN J. MOORE
21045
PROFESSIONAL ENGINEER
11/20/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND, License # 21045,
Expiration Date 08-23-2027

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1142 WILLIAMSPORT PIKE
GREENCASTLE, PA 17225
717.597.1077

126 SOUTH POTOMAC STREET
HAGERSTOWN, MD 21740
301.791.3800

MARK	DESCRIPTION	DATE
1	Revised per County Comments	4-22-2026
2	Revised per County Comments	05-01-2026
3	Revised per County Comments	11-3-2026
4	Revised per County Comments	11-12-2026

Ag Drivelines, LLC
13705 Railroad Street
Hagerstown MD 21740

WASHINGTON COUNTY, MARYLAND

Ag Drivelines, LLC
13705 Railroad Street Hagerstown MD 21740
717.443-7720

PROJECT NO.
2908

DWN BY: AGH
DATE: 06-10-2026

PROJECT MANAGER: F.FREDERICK
EMAIL: ffrederick@fsa-inc.com

TAX MAP-GRID-PARCEL
0243-0000-1720

SCALE
1"=20'

SHEET TITLE
LANDSCAPING / SITE PLAN

C-102
SHEET 03 OF 06

SP-26-001

P:\SHARED FOLDERS\PROJECTS\2908\DWG\MAUGANSVILLE ALIGNMENT.DWG 2026-11-20

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 addition 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 allocation remaining in other jurisdictions' facilities that may be granted to the County. This approval shall be valid for a period of TWO years.

SIGNATURE DATE

VILLAGE MILL DRIVE
LOCAL ROAD R/W: 50', CARTWAY: 27.7'

RAILROAD STREET
LOCAL ROAD R/W: 40', CARTWAY:
OUTBOARD TO COUNTY
LIBER 1597 FOLIO 0496

NORFOLK SOUTHERN RAILROAD

MAUGANSVILLE ROAD
MINOR ARTERIAL R/W: 80', CARTWAY: 31.9'

MD STATE PLANE
NAD 83 NAVD 88

LANDS OF RAILSIDE PROPERTIES, LLC
LIBER 4710 FOLIO 96
0.66 AC.±

EX. BUILDING
#13712 RAILROAD ST.

EX. BUILDING
5,000 S.F.
#13705 RAILROAD ST.

EX. BUILDING
#13708 RAILROAD ST.

EX. BUILDING
#13702 RAILROAD ST.

EX. 8" W/L
EX. 8" S/S LINE
EX. SEWER LATERAL
EX. WATER METER
EX. WATER LATERAL
EX. WATER VAULT
EX. SEWER MANHOLE
EX. 12" W/L
EX. 8" S/S
EX. PROPANE TANK
F.F.: 620.15
F.F.: 611.76
CONTRACTOR TO FIELD VERIFY LOCATION OF THE EX. WATER LINE
PROP. WATER METER
PROP. WATER LATERAL
PROP. SEWER LATERAL
PROP. ROOFDRAIN
PROP. PAVEMENT
ROOF DRAIN LOCATION AND CONNECTION SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS
LIMIT OF DISTURBED AREA = 0.41 AC.±
FF=611.76
TC: 611.75
BC: 611.25
611.76
TC: 611.44
BC: 610.94
6" PVC ROOFDRAIN
8" PVC ROOFDRAIN
PROP. ROOFDRAIN INVERT IN=606.21
S/D INLET
T.G.: 608.21
INV.: 606.21
AT GRADE INLET PROTECTION
DA: 0.97 AC.
TW=613.0
BW=609.2
TW=613.0
BW=608.8
8" FILTER LOG
S/S MH 15-137
T.R.: 610.05
INV.IN: 593.28
INV.OUT: 593.18
S/D INLET
T.G.: 608.68
INV.: 606.72
8" DIP
6" DIP
CO
DS
LOD
UP

NOTE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORE INTO THE EXISTING MANHOLE, IF ANY DAMAGE IS DONE TOT HE MANHOLE THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR/REPLACEMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY BY-PASS LATERAL CONNECTION.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

STATE OF MARYLAND
ANDREW GARY MOORE
No. 30945
REGISTERED
PROFESSIONAL ENGINEER
11/20/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND, License # 30945.
Expiration Date 08-23-2027

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505 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717.701.8111
1112 MILLERSPORT PIKE, GREENCASTLE, PA 17225, 717.597.1007
109 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301.791.3600

MARK	DESCRIPTION	DATE
1	Revised per County Comments	4-23-2026
2	Revised per County Comments	09-01-2026

Ag Drivelines, LLC
13705 Railroad Street
Hagerstown MD 21740

WASHINGTON COUNTY, MARYLAND

Ag Drivelines, LLC
13705 Railroad Street Hagerstown MD 21740
717-443-7720

PROJECT NO.: 2908
DWN BY: AGH
DATE: 06-10-2026
PROJECT MANAGER: F.FREDERICK
EMAIL: ffrederick@fsa-inc.com
TAX MAP-GRID-PARCEL: 0243-0000-1720
SCALE: 1"=20'
SHEET TITLE:

GRADING, EROSION & SEDIMENT CONTROL PLAN

C-103
SHEET 04 OF 06

SP-26-001

P:\WMRD-01\2026\PROJECTS\2908\DWG\ENGINEERING\MAUGANSVILLE BUILDING.DWG 2026-11-20

SOIL EROSION, SEDIMENT CONTROL & SEEDING NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. For initial soil disturbance or re-disturbance, temporary or permanent stabilization must be completed within:
   a) 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
   b) Seven (7) calendar days as to all other disturbed or graded areas on the project site not under active grading.
6. 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).
7. 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.
8. 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.
9. Electric Power, telephone, and gas lines are to be compacted, seeded, and mulched within 3 days after initial backfill unless otherwise specified on plans.
10. No slope shall be greater than 2:1.
11. 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.

Sequence of Construction

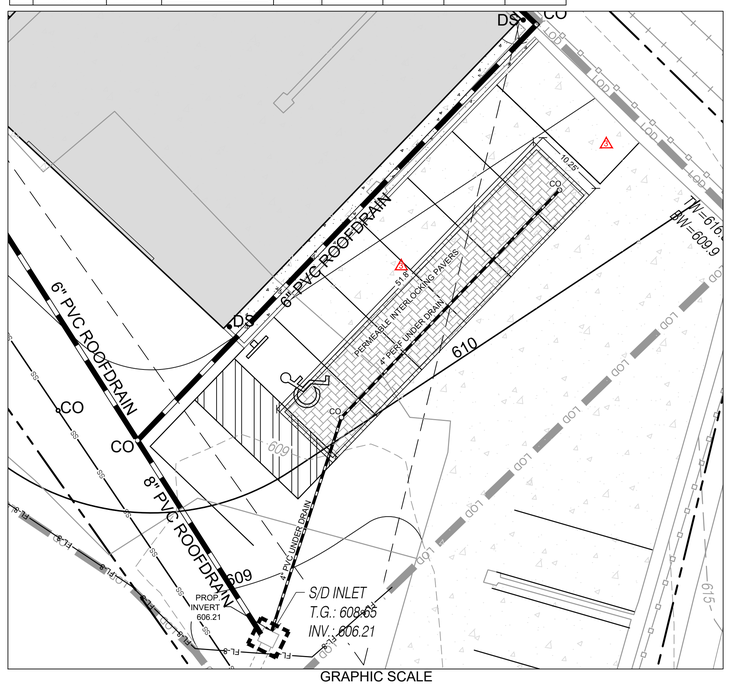
1. Contractor shall contact Frederick Seibert & Assoc., Inc. (301)-791-3650, Washington County Soil Conservation District (301)-797-6821, Washington County Department of Water Quality (240)-313-2600, and the Washington County Division of Permits & Inspections (240)-313-2460 at least five (5) days prior to the start of any earthwork to schedule a pre construction meeting.
2. Contractor shall use the exiting pavement as the stabilized construction entrance. If tracking of sediment occurs onto the road, the contractor must stop work immediately and clean up the tacked sediment before construction may resume.
3. Contractor shall install filter log and inlet protection.
4. Contractor to begin construction of the proposed building addition.
5. After the site has been stabilized, the contractor shall flush all storm drainage pipes prior to contacting the Washington County Soil Conservation District (301-797-6821) and Washington County D.P.W. Engineering & Construction (240-313-2400) to verify site is adequately stabilized before constrution of the SWM BMP. Final stormwater management facilities may not be constructed until the entire upstream drainage area to each structure has been completed and stabilized.
6. Contact the Washington County Soil Conservation District (301-797-6821, and Washington County D.P.W. Engineering & Construction (240-313-2400) removing sediment erosion measures.
7. Remove sediment and erosion control measures, and stabilize accordingly.

TEMPORARY SEEDING SUMMARY

HARDINESS ZONE (FIGURE B.3): 6a &6b SEED MIXTURE (TABLE B.1)					FERTILIZER RATE (10-20-20)	LIME RATE
NO.	SPECIES	APPLICATION RATE (lb/ac)	SEEDING DATES	SEEDING DEPTHS		
1	Barley	96	Zone 6a: Mar 15-May 31/ Aug 1-Sept 30 Zone 6b: Mar 1-May 15/ Aug 1-Oct 15	1"	436 lb/ac. (10 lb/1000 s.f.)	2 tons/ac. (90 lb/1000 s.f.)

PERMANENT SEEDING SUMMARY

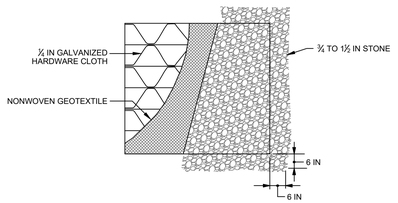
HARDINESS ZONE (FIGURE B.3): 6a &6b SEED MIXTURE (TABLE B.1)					FERTILIZER RATE (10-20-20)			LIME RATE
NO.	SPECIES	APPLICATION RATE (lb/ac)	SEEDING DATES	SEEDING DEPTH	N	P205	K20	
6	Tall Fescue	40	Zone 6a: Mar 15-May 31/Aug 1-Sept 30 Zone 6b: Mar 1-May 15/Aug 1-Oct 15	1/4"-1/2"	45 lb/ac. (1 lb/1000 s.f.)	90 lb/ac. (2 lb/1000 s.f.)	90 lb/ac. (2 lb/1000 s.f.)	2 tons/ac. (90 lb/1000 s.f.)
	Perennial Ryegrass	25						
	White Clover	5						



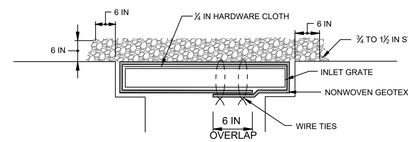
01 C-501 DETAIL E-9-2 AT-GRADE INLET PROTECTION

STANDARD SYMBOL: AGIP

MAXIMUM DRAINAGE AREA = 1 ACRE



PLAN / CUT AWAY VIEW



CROSS SECTION

CONSTRUCTION SPECIFICATIONS

1. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.
2. LIFT GRATE AND WRAP WITH NONWOVEN GEOTEXTILE TO COMPLETELY COVER ALL OPENINGS. SECURE WITH WIRE TIES AND SET GRATE BACK IN PLACE.
3. PLACE CLEAN ¾ TO 1½ INCH STONE OR EQUIVALENT RECYCLED CONCRETE 6 INCHES THICK ON THE GRATE.
4. STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

B.4.B Specifications for Interlocking Concrete Pavements (PICP)

Paver Blocks - Blocks should be either 3 ⅛ in. or 4 in. thick, and meet ASTM C 936 or CSA A231.2 requirements. Applications should have 20% or more (40% preferred) of the surface area open. Installation should follow manufacturer's instructions, except that infill and base course materials and dimensions specified in this specification shall be followed.

Infill Materials and Leveling Course - Openings shall be filled with ASTM C-33 graded sand or sandy loam. PCIP blocks shall be placed on a one-inch thick leveling course of ASTM C-33 sand.

Base Course - The base course shall be AASHTO No. 3 or 4 course aggregate with an assumed open pore space of 30%,

Construction Criteria:

Erosion and Sediment Control: Final grading for installation shall not take place until the surrounding site is stabilized. If this cannot be accomplished, runoff from disturbed areas shall be diverted around proposed pavement locations.

Soil Compaction: Subsoils shall not be compacted. Construction should be performed with lightweight, wide tracked equipment to minimize compaction. Excavated materials should be place in a contained area.

Distribution Systems: Overdrain, underdrain, and distribution pipes shall be checked to ensure that both the material and perforations meet specifications (see Table B 3.2). The upstream ends of pipes should be capped prior to installation. All underdrain or distribution pipes used should be installed flat along the bed bottom.

Subbase Installation: Subbase aggregate shall be clean, washed, and free of fines. The subbase shall be placed in lifts and lightly rolled according to the specifications.

Inspection Requirements:

Regular inspections shall be made during the following stages of construction:
During excavation to subgrade.
During placement and backfill of any drainage or distribution system(s).
During placement of the subbase material.
During placement of the surface material.
Upon completion of final grading and establishment of permanent stabilization.

Maintenance Criteria:

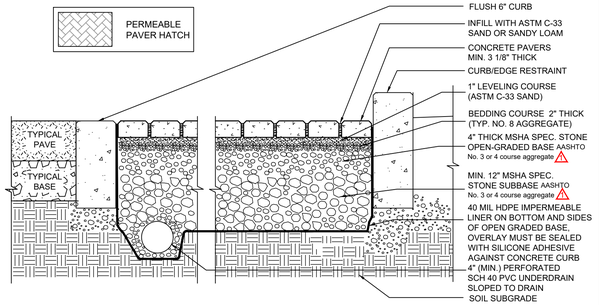
The following procedures are essential for maintaining permeable pavement systems:
Pavements should be used only where regular maintenance can be performed. Maintenance agreements should clearly specify how to conduct routine tasks to ensure long-term performance.

Pavement surfaces should be swept and vacuumed to reduce sediment accumulation and ensure continued porosity. Sweeping should be performed at least twice annually with a commercial cleaning unit. Washing systems and compressed air units should not be used to perform surface cleaning.

Drainage pipes, inlets, stone edge drains, and other structures within or draining to the subbase should be cleaned out at regular intervals.

Trucks and other heavy vehicles can grind dirt and grit into the porous surfaces, leading to clogging and premature failure. These vehicles should be prevented form tracking and spilling material onto the pavement.

Deicers should be used in moderation. When used, deicers should be non-toxic and organic and can be applied either as blended magnesium chloride-based liquid products, or as pretreated salt. Snow plowing should be done carefully with blades set one-inch higher than normal. Plowed snow piles and snowmelt should not be directed to permeable pavement.

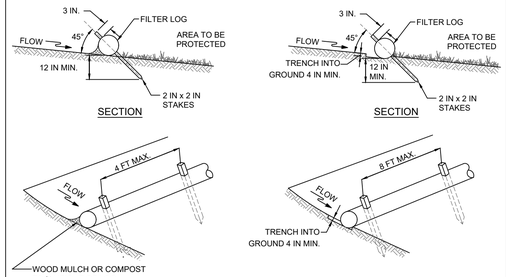


02 C-501 TYPICAL PERMEABLE INTERLOCKING PAVERS

NOT TO SCALE

08 C-501 DETAIL E-6 FILTER LOG

STANDARD SYMBOL: FL-18
DESIGNATION FL-18 REFERS TO 18 INCH DIAMETER FILTER LOG.



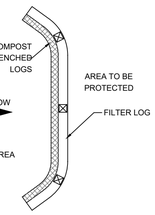
UNTRENCHED INSTALLATION OR ENTRENCHED INSTALLATION*

*THIS APPLICATION MAY NOT BE USED WITH LOGS SMALLER THAN 12 IN.

ISOMETRIC VIEW

CONSTRUCTION SPECIFICATIONS

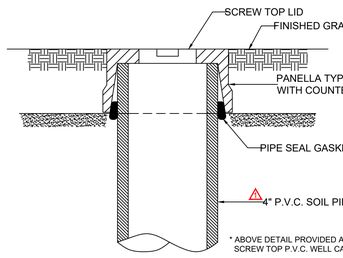
1. PRIOR TO INSTALLATION, CLEAR ALL OBSTRUCTIONS INCLUDING ROCKS, CLODS, AND DEBRIS GREATER THAN ONE INCH THAT MAY INTERFERE WITH PROPER FUNCTION OF FILTER LOG.
2. FILL LOG NETTING UNIFORMLY WITH COMPOST (IN ACCORDANCE WITH SECTION H-1 MATERIALS), OR OTHER APPROVED BIODEGRADABLE MATERIAL TO DESIRED LENGTH SUCH THAT LOGS DO NOT DEFORM.
3. INSTALL FILTER LOGS PERPENDICULAR TO THE FLOW DIRECTION AND PARALLEL TO THE SLOPE WITH THE BEGINNING AND END OF THE INSTALLATION POINTING SLIGHTLY UP THE SLOPE CREATING A "J" SHAPE AT EACH END TO PREVENT BYPASS.
4. FOR UNTRENCHED INSTALLATION BLOW OR HAND PLACE MULCH OR COMPOST ON UPHILL SIDE OF THE SLOPE ALONG LOG.
5. STAKE FILTER LOG EVERY 4 FEET OR CLOSER ALONG ENTIRE LENGTH OF LOG OR TRENCH LOG INTO GROUND A MINIMUM OF 4 INCHES AND STAKE LOG EVERY 8 FEET OR CLOSER.
6. USE STAKES WITH A MINIMUM NOMINAL CROSS SECTION OF 2X2 INCH AND OF SUFFICIENT LENGTH TO ATTAIN A MINIMUM OF 12 INCHES INTO THE GROUND AND 3 INCHES PROTRUDING ABOVE LOG.
7. WHEN MORE THAN ONE LOG IS NEEDED, OVERLAP ENDS 12 INCHES MINIMUM AND STAKE.
8. REMOVE SEDIMENT WHEN IT HAS ACCUMULATED TO A DEPTH OF ½ THE EXPOSED HEIGHT OF LOG AND REPLACE MULCH. REPLACE FILTER LOG IF TORN. REINSTALL FILTER LOG IF UNDERMINING OR DISLODGING OCCURS. REPLACE CLOGGED FILTER LOGS. FOR PERMANENT APPLICATIONS, ESTABLISH AND CONTINUOUSLY MEET REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.



PLAN

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

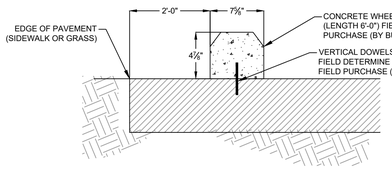


EACH OBSERVATION WELL/CLEANOUT SHALL INCLUDE THE FOLLOWING:

1. FOR AN UNDERGROUND FLUSH MOUNTED OBSERVATION WELL/CLEANOUT, PROVIDE A TUBE MADE OF NON-CORROSIVE MATERIAL, SCHEDULE 40 OR EQUAL, AT LEAST 3 FEET LONG WITH AN OUTSIDE DIAMETER OF AT LEAST 4 INCHES.
2. THE TUBE SHALL HAVE A FACTORY ATTACHED CAST IRON OR HIGH IMPACT PLASTIC COLLAR WITH RIBS TO PREVENT ROTATION WHEN REMOVING SCREW TOP LID. THE SCREW TOP LID SHALL BE CAST IRON OR HIGH IMPACT PLASTIC THAT WILL WITHSTAND ULTRA-VIOLET RAYS.

03 C-501 CLEAN OUT

NOT TO SCALE

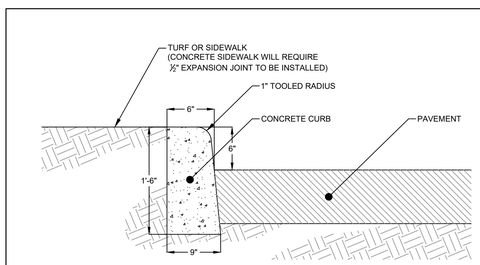


07 C-501 WHEEL STOP - CONCRETE

NOT TO SCALE

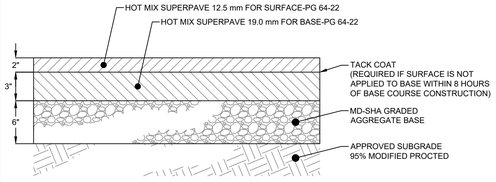
STANDARD UTILITY NOTES:

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



04 C-501 CURB - CONCRETE

NOT TO SCALE

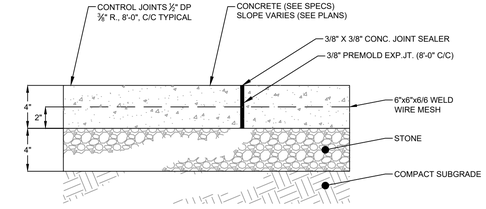


SECTION

NOTES:
The Asphalt Binder shall conform to AASHTO MP1-93 Table 1, Standard Specification for Performance Graded Asphalt Binder. Superpave mix designs shall be in conformance with AASHTO PP28-95, Standard Practice for Superpave Volumetric Design for HMA. The Performance Grading shall be achieved by the use of Neat Asphalt with polymer modification when needed.

05 C-501 PAVEMENT - SITE

NOT TO SCALE



SECTION

NOTES:
1. CLASS P-I AIR ENTRAINED CONCRETE
2. SIDEWALK TO HAVE 3/8" CONTRACTION JOINTS SCORED AT 5'-0" INTERVALS.
3. CONSTRUCT 3/8" EXPANSION JOINTS SPACED EVERY 20' AND BETWEEN CURB AND SIDEWALK WHERE ADJACENT.
4. SIDEWALK TO BE BRUSH FINISHED

06 C-501 SIDEWALK - CONCRETE

NOT TO SCALE

NOTICE OF REQUIRED STORMWATER MANAGEMENT INSPECTIONS FOR PERMEABLE INTERLOCKING PAVERS

The following inspections are required to be performed by the Qualified Professional for the construction of any Sand Filter, Bioretention or Rain Garden Facility. Additional inspections may be needed based on professional engineering judgment. Each inspection is required at the start of each stage.

Inspection Item	Certifying Engineer	Date	County Inspector	Date
EXCAVATION OF FACILITY - Prior to excavation, verify sediment and erosion control features are in place to prevent sediment inflow. Verify all flagging required in the area for sensitive area protection. Verify grading is accurately staked-out and re-staked as needed. Facility dimensions shall be verified and soils checked for infiltration. Verify contributing area is permanently stabilized. Verify that water is not present. Ensure roughening of side walls if sheared and sealed by heavy equipment. Verify that compaction of facility base is minimized.				
PLACEMENT OF FILTER CLOTH (Trenches) - Ensure filter fabric is overlapping six (6) inches between strips of cloth. Ensure tree roots or other obstacles are removed from facility walls or sides and base to prevent tearing. Verify that uphill fabric roll overlaps two (2) feet over downhill roll.				
PLACEMENT OF UNDERDRAINS AND OBSERVATION WELLS - Location, size and material of under drain and observation wells shall be verified prior to stone placement. Verify pipe ends capped. Verify 3" gravel cover				
PLACEMENT OF SUBBASE MATERIAL - Verify bottom layer material and thickness. Verify subbase material and thickness.				
PLACEMENT OF SURFACE MATERIAL - Verify placement and material of surface material layer between pavers.				
STABILIZATION - Verify site top soiled, seeded and mulched. Verify embankment top soiled and seeded. Verify installation location, size, material type of fencing or other safety barriers.				

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

STATE OF MARYLAND
ANTHONY GERARD MOORE
20945
PROFESSIONAL ENGINEER
11/20/2026

Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of MARYLAND, License # 20945, Expiration Date: 08-23-2027.

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
11 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717-209-7301
105 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717-258-9111
1142 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717-597-1507
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301-791-3650

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MARK	DESCRIPTION	DATE
1	Revised per County Comments	4/22/2026
2	Revised per County Comments	08/07/2026
3	Revised per County Comments	11/03/206

Ag Drivelines, LLC
13705 Railroad Street
Hagerstown MD 21740

WASHINGTON COUNTY, MARYLAND

Ag Drivelines, LLC
13705 Railroad Street Hagerstown MD 21740
717-443-7720

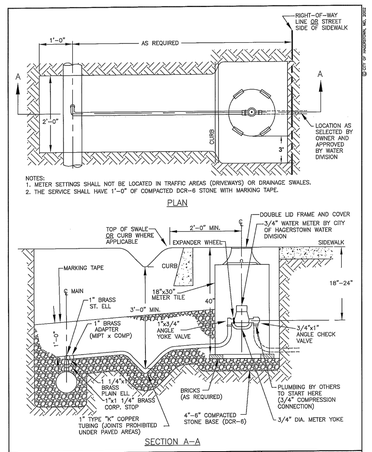
PROJECT NO. 2908
DWN BY AGH | DATE 06-10-2026
PROJECT MANAGER: F.FREDERICK
EMAIL: ffrederick@fsa-inc.com
TAX MAP-GRID-PARCEL 0243-0000-1720
SCALE 1"=20'
SHEET TITLE

CONSTRUCTION DETAILS & NOTES

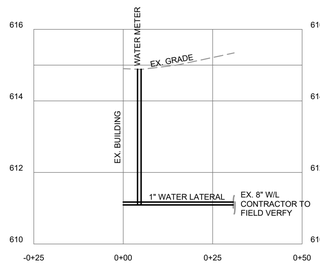
C-501
SHEET 05 OF 06

SP-26-001

P:\PROJECTS\2026\PROJECTS\2908\2908 WALKWAY\ALL A\2908\2908 (STE DWG - 2026-11-20

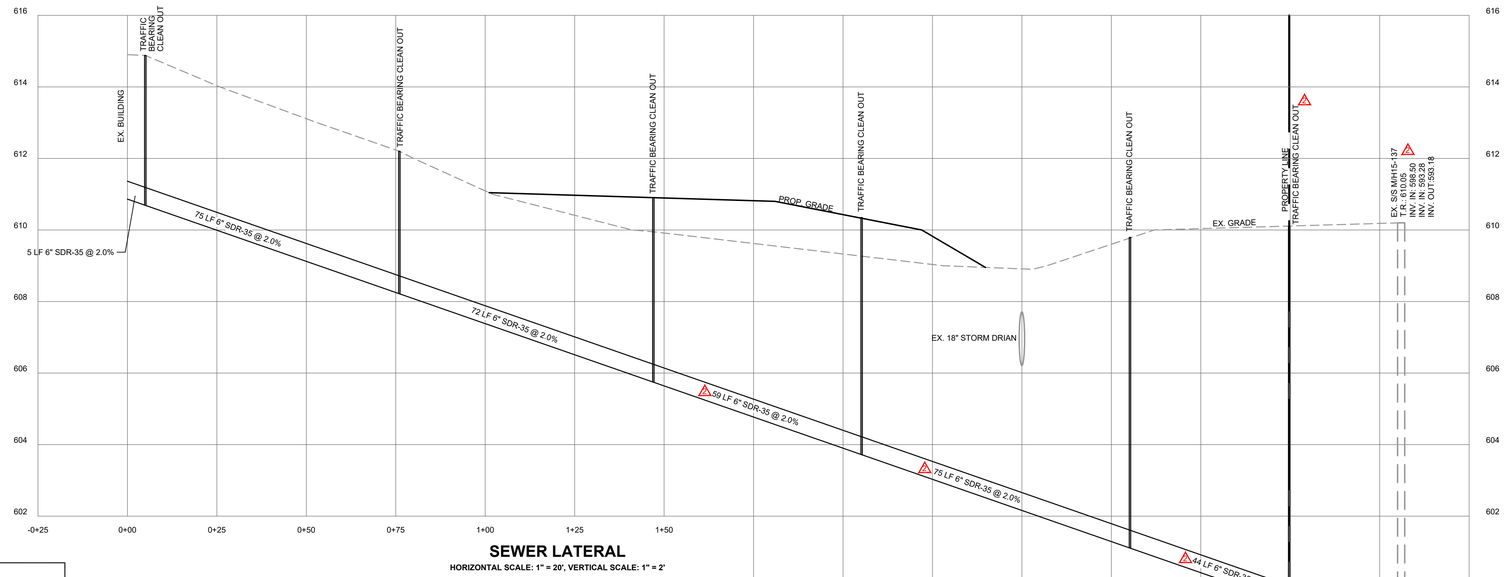


CITY OF HAGERSTOWN UTILITIES DEPARTMENT-WATER DIVISION	ISSUE DATE: MARCH 2009
1 INCH SINGLE SERVICE WATER HOUSE CONNECTION	REVISIONS 7/2/12 KAR
	Plate W-016



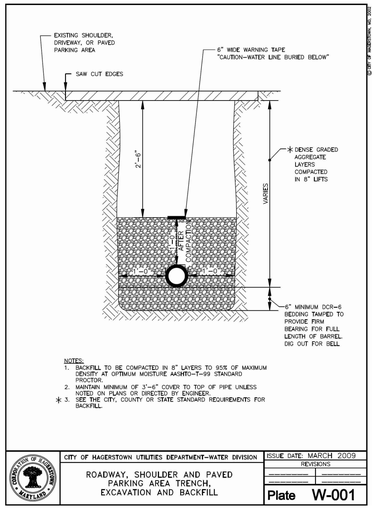
WATER LATERAL

HORIZONTAL SCALE: 1" = 20', VERTICAL SCALE: 1" = 2'

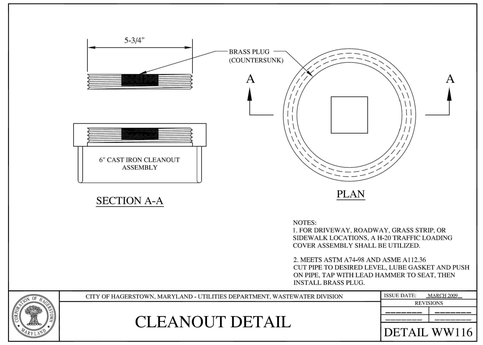


SEWER LATERAL

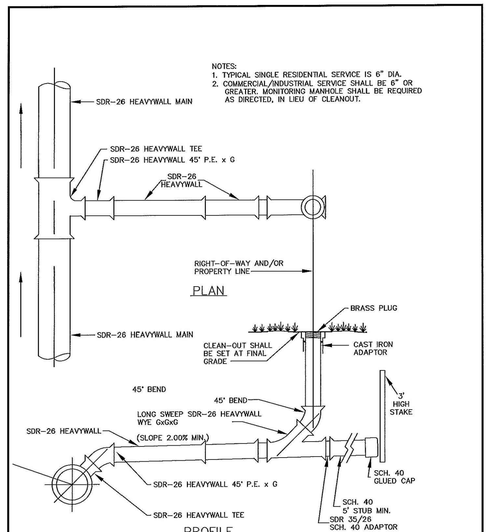
HORIZONTAL SCALE: 1" = 20', VERTICAL SCALE: 1" = 2'



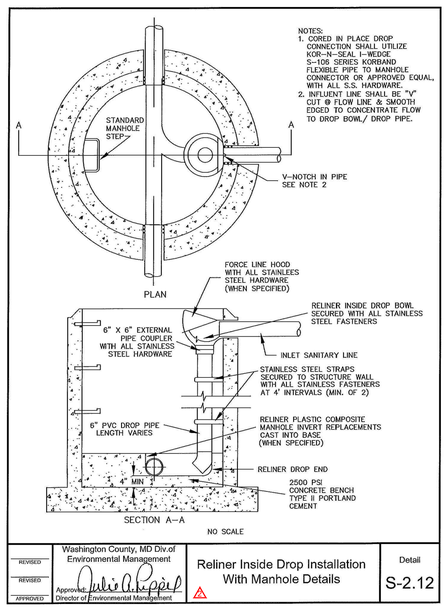
CITY OF HAGERSTOWN UTILITIES DEPARTMENT-WATER DIVISION	ISSUE DATE: MARCH 2009
ROADWAY, SHOULDER AND PAVED PARKING AREA TRENCH, EXCAVATION AND BACKFILL	REVISIONS
	Plate W-001



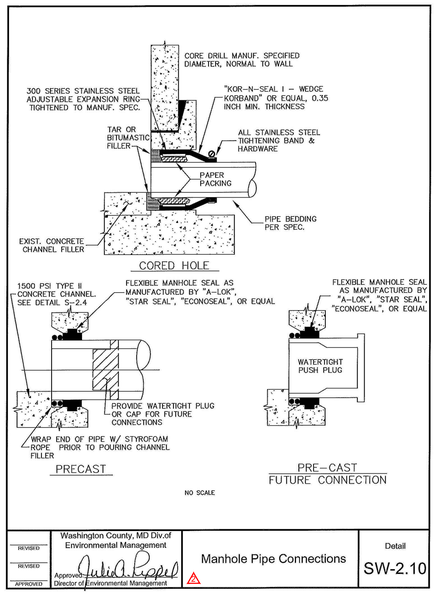
CITY OF HAGERSTOWN, MARYLAND - UTILITIES DEPARTMENT, WASTEWATER DIVISION	ISSUE DATE: MARCH 2009
CLEANOUT DETAIL	REVISIONS
	DETAIL WW116



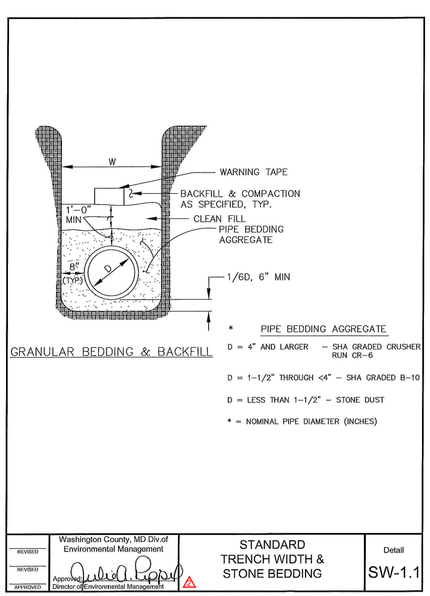
REVISED	Washington County, MD Div.of Environmental Management	Conventional Gravity Sewer Service Lateral SDR-26 Heavywall Sewer Main	Detail
REVISED	Approved: Director of Environmental Management		S-3.1
APPROVED			



REVISED	Washington County, MD Div.of Environmental Management	Reliner Inside Drop Installation With Manhole Details	Detail
REVISED	Approved: Director of Environmental Management		S-2.12
APPROVED			



REVISED	Washington County, MD Div.of Environmental Management	Manhole Pipe Connections	Detail
REVISED	Approved: Director of Environmental Management		SW-2.10
APPROVED			



REVISED	Washington County, MD Div.of Environmental Management	STANDARD TRENCH WIDTH & STONE BEDDING	Detail
REVISED	Approved: Director of Environmental Management		SW-1.1
APPROVED			

STATE OF MARYLAND
FREDERICK SEIBERT MOORE
21948
REGISTERED
PROFESSIONAL ENGINEER
11/20/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of MARYLAND License #: 21948,
Expiration Date: 06-23-2027

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FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
15 EAST MAIN STREET NEW BLOOMFIELD, PA 17068 717-582-8644
355 SOUTH HANOVER STREET CARLISLE, PA 17013 717-249-0411
11142 WILLIAMSPORT PIKE GREENCASTLE, PA 17225 717-597-1007
128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 301-739-8866

MARK	DESCRIPTION	DATE
1	Revised per County Comments	03-31-2026

Ag Drivelines, LLC
13705 Railroad Street
Hagerstown MD 21740

WASHINGTON COUNTY, MARYLAND
Ag Drivelines, LLC
13705 Railroad Street Hagerstown MD 21740
717-445-7720

PROJECT NO.	2908
DWN BY	AGH
DATE	06-10-2026
PROJECT MANAGER	F.FREDERICK
EMAIL	ffrederick@fsa-inc.com
TAX MAP-GRID-PARCEL	0243-0000-1720
SCALE	1"=20'
SHEET TITLE	CONSTRUCTION DETAILS & NOTES

C-502
SHEET 06 OF 06

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 addition 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 allocation remaining in other jurisdictions' facilities that may be granted to the County. This approval shall be valid for a period of TWO years.

SIGNATURE DATE

SP-26-001

Plan Review Projects Initialized - October 01, 2026 - October 31, 2026

Land Development Reviews								
Record #	**Type**	**Status**	**Opened Date**	**Accepted Date**	**Title**	**Location**	**Consultant**	**Owner**
FS-26-026	Forest Stand Delineation	Approved	10/07/2026	10/7/2026	FOREST STAND DELINEATION FOR FT. RITCHIE	14302 RECKORD AVENUE CASCADE, MD 21719	FREDERICK SEIBERT & ASSOCIATES	CASCADE PROPERTIES LLC
FS-26-028	Forest Stand Delineation	In Review	10/13/2026	10/13/2026	FOREST STAND DELINEATION FOR HALFWAY LLC STOTLER ROAD		FREDERICK SEIBERT & ASSOCIATES	HALFWAY LLC
FS-26-027	Forest Stand Delineation	In Review	10/08/2026	10/12/2026	ERIK STOTTLEMYER	12324 SAINT PAUL ROAD CLEAR SPRING, MD 21722	FOX & ASSOCIATES INC	STOTTLEMYER ERIK E
FS-26-029	Forest Stand Delineation	In Review	10/29/2026	10/29/2026	FOREST STAND DELINEATION FOR SHEEHY HAGERSTOWN	10308 AUTO PLACE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	CWP DUAL LLC
SIM26-058	IMA	Requested	10/30/2026		12016 MAYFAIR AVENUE HN	12016 MAYFAIR AVENUE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	SEMLER CHARLES R
SIM26-052	IMA	Active	10/14/2026		19817 REIDTOWN ROAD HN	19817 REIDTOWN ROAD HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	MARTIN RALPH E MARTIN LEAH A
SIM26-057	IMA	Active	10/29/2026		10914 DECKER AVENUE HN	10914 DECKER AVENUE HAGERSTOWN, MD 21740	TRIAD ENGINEERING	DOWNEY RICHMOND LEE
SIM26-051	IMA	Active	10/12/2026		POTOMAC OVERLOOK - COPPER CANYON DRIVE	19303 COPPER CANYON DRIVE KNOXVILLE, MD 21758	FOX & ASSOCIATES INC	POTOMAC OVERLOOK HOLDINGS LLC
SIM26-055	IMA	Active	10/22/2026		SHOWALTER COMMERCIAL PARK LOTS 1-3	14005 WARTHOG WAY HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	SHOWALTER FARM LLC
SIM26-050	IMA	Active	10/07/2026		7760 FAIRPLAY ROAD BO	7760 FAIRPLAY ROAD BOONSBORO, MD 21713	TRIAD ENGINEERING	LOCKE JAIME LYNN
SIM26-053	IMA	Active	10/19/2026		CM INVESTMENTS	134 OLD NATIONAL PIKE, SUITE# 1 HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	CM INVESTMENTS AND HOLDINGS LLC
SIM26-054	IMA	Active	10/20/2026		ARBORVIEW PHASE I SECTION I		FOX & ASSOCIATES INC	DRB GROUP MID-ATLANTIC LLC
SIM26-056	IMA	Active	10/29/2026		10912 DECKER AVENUE HN	10912 DECKER AVENUE HAGERSTOWN, MD 21740	TRIAD ENGINEERING	DOWNEY RICHMOND LEE
OM-26-005	Ordinance Modification	Approved	10/07/2026	10/7/2026	JEFF THOMPSON LOT 3	16849 SHINHAM ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	THOMPSON JEFFREY L THOMPSON HARRIET L
PC-26-003	Preliminary Consultation	In Review	10/23/2026	10/28/2026	PRELIMINARY CONSULTATION FOR MERITUS MEDICAL OFFICE BUILDING	ME HAGERSTOWN 21742	FREDERICK SEIBERT & ASSOCIATES	MERITUS MEDICAL CENTER INC
S-26-038	Preliminary-Final Plat	Revisions Required	10/15/2026	10/16/2026	LANDS OF MARTIN LOT 1	14219 POPLAR GROVE ROAD HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	MARTIN VERNON G MARTIN MARIAN L
PWA2026-014	PWA	Active	10/14/2026		MINOR SITE PLAN FOR RALPH MARTIN	19817 REIDTOWN ROAD HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	MARTIN RALPH E MARTIN LEAH A
PWA2026-021	PWA	Active	10/22/2026		ARBORVIEW PHASE 1 SECTION 1 - SASSAFRAS DRIVE		FOX & ASSOCIATES INC	DRB GROUP MID-ATLANTIC LLC

Plan Review Projects Initialized - October 01, 2026 - October 31, 2026

Land Development Reviews								
Record #	**Type**	**Status**	**Opened Date**	**Accepted Date**	**Title**	**Location**	**Consultant**	**Owner**
PWA2026-016	PWA	Active	10/21/2026		ARBORVIEW PHASE 1 SECTION 1 - LATTICE ROAD		FOX & ASSOCIATES INC	DRB GROUP MID-ATLANTIC LLC
PWA2026-015	PWA	Active	10/21/2026		ARBORVIEW PHASE 1 SECTION 1 - ALDER PLACE		FOX & ASSOCIATES INC	DRB GROUP MID-ATLANTIC LLC
PWA2026-022	PWA	Active	10/22/2026		ARBORVIEW PHASE 1 SECTION 1 - TAVERN RUN		FOX & ASSOCIATES INC	DRB GROUP MID-ATLANTIC LLC
PWA2026-024	PWA	Active	10/22/2026		SHOWALTER COMMERCIAL PARK LOTS 1-3	14005 WARTHOG WAY HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	SHOWALTER FARM LLC
PWA2026-018	PWA	Active	10/21/2026		ARBORVIEW PHASE 1 SECTION 1 - MT AETNA ROAD		FOX & ASSOCIATES INC	DRB GROUP MID-ATLANTIC LLC
PWA2026-023	PWA	Active	10/22/2026		ARBORVIEW PHASE 1 SECTION 1 - TRELLIS WAY		FOX & ASSOCIATES INC	DRB GROUP MID-ATLANTIC LLC
PWA2026-017	PWA	Active	10/21/2026		ARBORVIEW PHASE 1 SECTION 1 - MOSSY NOOK GATEWAY		FOX & ASSOCIATES INC	DRB GROUP MID-ATLANTIC LLC
PWA2026-020	PWA	Active	10/22/2026		ARBORVIEW PHASE 1 SECTION 1 - SAPLING COURT		FOX & ASSOCIATES INC	DRB GROUP MID-ATLANTIC LLC
PWA2026-019	PWA	Active	10/22/2026		ARBORVIEW PHASE 1 SECTION 1 - PERGOLA CROSSING		FOX & ASSOCIATES INC	DRB GROUP MID-ATLANTIC LLC
SP-07-028.R02	Redline Revision	Approved	10/16/2026	10/16/2026	REVISION FOR EXPANSION OF TRASH ENCLOSURE AND FRONT ENTRANCE CONCRETE	16921 HALFWAY BOULEVARD PILOT HAGERSTOWN, MD	JONATHAN LIETZKE	BOWMAN DONALD M. JR. C/O THE BOWMAN GROUP, LLP
SI-26-022	Simplified Plat	Approval Letter Issued	10/06/2026	10/7/2026	MONN AND DRAPER PARCELS A & B	23316 FOXVILLE ROAD SMITHSBURG, MD 21783	FREDERICK SEIBERT & ASSOCIATES	MONN WAYNE E
SP-26-049	Site Plan	In Review	10/09/2026	10/13/2026	TRU - SOUTH HAGERSTOWN	18570 CHAMPS CROSSING DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	BOWMAN 2000 LLC
SP-26-048	Site Plan	In Review	10/08/2026	11/9/2026	FT RITCHIE GOLF COURSE MINOR SITE PLAN	14311 CASTLE DRIVE CASCADE, MD 21719	FREDERICK SEIBERT & ASSOCIATES	CASCADE PROPERTIES LLC
SP-26-053	Site Plan	In Review	10/15/2026	10/16/2026	DOWNSVILLE PIKE ELEMENTARY SCHOOL ROW IMPROVEMENTS	10435 DOWNSVILLE PIKE HAGERSTOWN, MD 21740	ADTEK ENGINEERS, INC.	BOARD OF EDUCATION OF WASH CO
SP-26-054	Site Plan	Revisions Required	10/16/2026	10/20/2026	GATEWAY SHOPPING CENTER LOT 4 CHANGE OF USE & PERGOLA MINOR SP	18330 SPARK DRIVE, SUITE# 301 HAGERSTOWN, MD 21740	FOX & ASSOCIATES INC	WASHCO ARNETT II FARM LLC

Plan Review Projects Initialized - October 01, 2026 - October 31, 2026

Land Development Reviews								
Record #	**Type**	**Status**	**Opened Date**	**Accepted Date**	**Title**	**Location**	**Consultant**	**Owner**
SP-26-051	Site Plan	Pending	10/12/2026		HALFWAY LLC - STOTLER ROAD			HALFWAY LLC
SP-26-050	Site Plan	In Review	10/09/2026	10/13/2026	MINOR SITE PLAN FOR FT. RITCHIE BUILDING 152 AND 124	14326 BARRICK AVENUE CASCADE, MD 21719	FREDERICK SEIBERT & ASSOCIATES	CASCADE PROPERTIES LLC
SP-26-047	Site Plan	In Review	10/06/2026	10/7/2026	LASTING CHANGE	18618 CRESTWOOD DRIVE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	HBC LLC
SP-26-052	Site Plan	In Review	10/13/2026	10/14/2026	MINOR SITE PLAN FOR FT. RITCHIE BUILDING 343 AND 360	25040 LAKE WASTLER DRIVE CASCADE, MD 21719	FREDERICK SEIBERT & ASSOCIATES	CASCADE PROPERTIES LLC
SGP-26-080	Standard Grading Plan	In Review	10/30/2026	11/3/2026	GROW, SEAN			PODRAZIK WALTER
SGP-26-077	Standard Grading Plan	In Review	10/07/2026	10/8/2026	ROELKEY		COREY'S CONSTRUCTION	ROELKEY ALBERT R III
SGP-26-076	Standard Grading Plan	Approved	10/05/2026	10/8/2026	DOUG MARTIN	13216 MAUGANSVILLE ROAD HAGERSTOWN, MD 21740		MARTIN DOUGLAS RAY MARTIN VALERIE K
SGP-26-078	Standard Grading Plan	In Review	10/15/2026	10/20/2026	RYAN DECORT	20045 COOL HOLLOW ROAD HAGERSTOWN, MD 21740		DECORT RYAN M
SGP-26-079	Standard Grading Plan	Final Approvals	10/16/2026	10/20/2026	LYLES - EMMERT SOUTH		FREDERICK SEIBERT & ASSOCIATES	DAVID C LYLES DEVELOPERS LLC
SGP-26-075	Standard Grading Plan	Revisions Required	10/01/2026	10/5/2026	23630 LEATHERS ROAD	23630 LEATHERS ROAD SMITHSBURG, MD 21783		BHOWMIK TUHIN BHOWMIK ANGELA
SWCP26-019	Stormwater Concept Plan	In Review	10/12/2026	10/13/2026	LINFORD WEBER AG OPERATION	14452 SAINT PAUL ROAD CLEAR SPRING, MD 21722		HORST JASON LEE HORST ESTHER M
SWCP26-020	Stormwater Concept Plan	In Review	10/12/2026	10/13/2026	MERITUS MEDICAL OFFICE BUILDING			MERITUS MEDICAL CENTER INC
SSWP26-059	Stormwater Standard Plan	Approved	10/05/2026	10/8/2026	DOUG MARTIN	13216 MAUGANSVILLE ROAD HAGERSTOWN, MD 21740		MARTIN DOUGLAS RAY MARTIN VALERIE K
SSWP26-061	Stormwater Standard Plan	Approved	10/08/2026	10/8/2026	COURIE DOON FARM - AGRICULTURAL STRUCTURE	4380 LOCUST GROVE ROAD ROHRERSVILLE, MD 21779		HURD RUSSELL VINCENT HURD MELODY MICHELLE
SSWP26-064	Stormwater Standard Plan	In Review	10/15/2026	10/20/2026	RYAN DECORT	20045 COOL HOLLOW ROAD HAGERSTOWN, MD 21740		DECORT RYAN M
SSWP26-065	Stormwater Standard Plan	In Review	10/30/2026	11/3/2026	GROW, SEAN			PODRAZIK WALTER
SSWP26-063	Stormwater Standard Plan	In Review	10/14/2026	10/20/2026	LYLES - EMMERT SOUTH			DAVID C LYLES DEVELOPERS LLC
SSWP26-058	Stormwater Standard Plan	In Review	10/02/2026	10/5/2026	23630 LEATHERS ROAD	23630 LEATHERS ROAD SMITHSBURG, MD 21783	TRIAD ENGINEERING	BHOWMIK TUHIN BHOWMIK ANGELA
SSWP26-062	Stormwater Standard Plan	Approved	10/12/2026	10/12/2026	CHRISTOPHER BLACK-AGRICULTURAL USE BUILDING			BLACK DOUGLAS W BLACK CHRISTOPHER MATTHEW
SSWP26-060	Stormwater Standard Plan	In Review	10/07/2026	10/8/2026	ROELKEY		COREY'S CONSTRUCTION	ROELKEY ALBERT R III

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Permits Reviews							
Record #	**Type**	**Status**	**Opened Date**	**Title**	**Location**	**Consultant**	**Owner**
2026-04590	Entrance Permit	Approved	10/29/2026	STICK BUILT HOME	S-24-042 19030 AMESBURY ROAD, LOT 133		PARADISE HEIGHTS LAND
2026-04453	Entrance Permit	Approved	10/21/2026	STICK BUILT HOME	S-24-042 18908 JULIET PLACE, LOT 156		PARADISE HEIGHTS LAND
2026-04479	Entrance Permit	In Progress	10/22/2026	STICK BUILT HOME	S-24-042 18938 JULIET PLACE, LOT 142		PARADISE HEIGHTS LAND
2026-04457	Entrance Permit	In Progress	10/21/2026	STICK BUILT HOME	S-24-042 0 ALICE AVENUE, LOT 161		PARADISE HEIGHTS LAND
2026-04236	Entrance Permit	In Progress	10/07/2026	MODULAR HOME	0 FROG EYE ROAD, LOT 5		ROELKEY ALBERT R III
2026-04601	Entrance Permit	Approved	10/30/2026	STICK BUILT HOME	1834 REED ROAD KNOXVILLE, MD 21758		STUCKEY ERIC G STUCKEY KELLY S
2026-04378	Entrance Permit	Review	10/16/2026	RECREATIONAL	22423 COLD SPRING ROAD LOCATION "A"		STATE OF MARYLAND TO THE USE OF TH
2026-04379	Entrance Permit	Review	10/16/2026	RECREATIONAL	22423 COLD SPRING ROAD "LOCATION B"		STATE OF MARYLAND TO THE USE OF TH
2026-04490	Floodplain Permit	Review	10/23/2026	FLOODPLAIN	10 STOUFFER AVENUE, LOT 14		GLENIX HOMES LLC
2026-04410	Grading Permit	In Progress	10/19/2026	COMMERCIAL	SP-23-029.R01 132 OLD NATIONAL PIKE, BUILDING 2		CM INVESTMENTS AND HOLDINGS LLC
2026-04591	Grading Permit	Approved	10/29/2026	PARADISE HEIGHTS LOT 133 GRADING	S-24-042 19030 AMESBURY ROAD, LOT 133		PARADISE HEIGHTS LAND
2026-04480	Grading Permit	In Progress	10/22/2026	PARADISE HEIGHTS LOT 142 GRADING	S-24-042 18938 JULIET PLACE, LOT 142		PARADISE HEIGHTS LAND
2026-04181	Grading Permit	In Progress	10/01/2026	STORAGE BUILDING	S-95-028 23630 LEATHERS ROAD		BHOWMIK TUHIN BHOWMIK ANGELA
2026-04454	Grading Permit	Approved	10/21/2026	PARADISE HEIGHTS LOT 156 GRADING	S-24-042 18908 JULIET PLACE, LOT 156		PARADISE HEIGHTS LAND
2026-04458	Grading Permit	In Progress	10/21/2026	PARADISE HEIGHTS LOT 161 GRADING	S-24-042 0 ALICE AVENUE, LOT 161		PARADISE HEIGHTS LAND
2026-04235	Grading Permit	In Progress	10/07/2026	ROELKEY GRADING	0 FROG EYE ROAD, LOT 5		ROELKEY ALBERT R III
2026-04604	Grading Permit	Approved	10/30/2026	STICK BUILT HOME	1834 REED ROAD KNOXVILLE, MD 21758		STUCKEY ERIC G STUCKEY KELLY S
2026-04494	Grading Permit	Approved	10/23/2026	ANGEL RODRIGUEZ	SP-25-009 458 ANTIETAM DRIVE		WASH CO COMMISSIONERS BOARD OF
2026-04372	Grading Permit	Review	10/15/2026	GRADING PERMIT	SP-25-045 8505 FAHRNEY CHURCH ROAD		SAN MAR CHILDRENS HOME INC
2026-04526	Non-Residential Addition-Alteration Permit	Review	10/27/2026	COMMERCIAL	SP-05-068 10212 GOVERNOR LANE BOULEVARD, SUITE 1003		BOWMAN GROUP THE
2026-04353	Non-Residential Ag Certificate	Approved	10/14/2026	FARM BUILDING	S-22-031 4380 LOCUST GROVE ROAD		HURD RUSSELL VINCENT HURD MELODY MICHELLE
2026-04217	Non-Residential Ag Certificate	Review	10/06/2026	FARM BUILDING	LOR 10226 DOWNSVILLE PIKE		FORSYTHE BRIAN M
2026-04222	Non-Residential New Construction Permit	Approved	10/06/2026	RECREATIONAL	SP-25-026.R01 20025 MOUNT AETNA ROAD		BOARD OF COUNTY COMMISSIONERS OF W
2026-04496	Utility Permit	Review	10/23/2026	POTOMAC EDISON	13618 FAITH ROAD		
2026-04196	Utility Permit	Review	10/02/2026	CITY OF HAGERSTOWN UTILITIES	17914 PIN OAK ROAD	CITY OF HAGERSTOWN (WATER DEPT)	PARSONS MICHAEL H & BARBARA
2026-04197	Utility Permit	Review	10/02/2026	CITY OF HAGERSTOWN UTILITIES	11720 MOCKINGBIRD LANE	CITY OF HAGERSTOWN (WATER DEPT)	PANICOLA LEONARD PANICOLA CYNTHIS M

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Permits Reviews							
Record #	**Type**	**Status**	**Opened Date**	**Title**	**Location**	**Consultant**	**Owner**
2026-04398	Utility Permit	Review	10/19/2026	VERIZON	6123 HESS ROAD	VERIZON	FUNK ALVIN G
2026-04531	Utility Permit	Approved	10/27/2026	KELLGARD	10918 CLINTON AVENUE	KENNETH GARDNER	KELLGARD GENERAL CONTRACTING LLC
2026-04544	Utility Permit	Review	10/28/2026	POTOMAC EDISON	19533 PORTERSTOWN ROAD		MAYER JOYCE C ETAL MAYER DANIEL C
2026-04614	Utility Permit	Review	10/30/2026	COLUMBIA GAS	18231 SHOWALTER ROAD	COLUMBIA GAS OF MARYLAND INC	SHOWALTER FARM LLC
2026-04530	Utility Permit	Review	10/27/2026	POTOMAC EDISON	13171 INDIAN SPRINGS ROAD		GOLDEN GREGORY L & B JANNIE
2026-04361	Utility Permit	Approved	10/15/2026	JR SERVICES, LLC	22314 PONDSVILLE ROAD	JR SERVICES, LLC	PLATTER DWAINE T PLATTER LISA K
2026-04558	Utility Permit	Review	10/28/2026	POTOMAC EDISON	13803 DISTANT VIEW DRIVE		MAIETTA FRANK M JR & JOANNE IRENE
2026-04253	Utility Permit	Approved	10/08/2026	POTOMAC EDISON	6346 ZITTLESTOWN ROAD		HAYDEN SEAN E & HAYDEN TRACY A
2026-04290	Utility Permit	Review	10/11/2026	VERIZON	11211 JOHN F KENNEDY DRIVE	VERIZON	ROSEWOOD VILLAGE PHASE 11 A LLC
2026-04397	Utility Permit	Approved	10/19/2026	VERIZON	6229 ROBINSON ROAD	VERIZON	MELLOW RHONDA L W MELLOW ANTHONY R

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	Type	Total
LandDev Total by Group: 53	**Forest Stand Delineation**	4
	IMA	9
	Ordinance Modification	1
	Preliminary Consultation	1
	Preliminary-Final Plat	1
	PWA	11
	Redline Revision	1
	Simplified Plat	1
	Site Plan	8
	Standard Grading Plan	6
	Stormwater Concept Plan	2
	Stormwater Standard Plan	8
Permits Total by Group: 36	**Entrance Permit**	8
	Floodplain Permit	1
	Grading Permit	10
	Non-Residential Addition-Alteration Permit	1
	Non-Residential Ag Certificate	2
	Non-Residential New Construction Permit	1
	Utility Permit	13
Total		**89**