SP-21-031

-Presented is a site plan for Sheetz at 18717 Longmeadow Rd.

-The site is located at the corner of Pennsylvania Avenue and Longmeadow Rd.

-Proposed is a new 6077 SQ FT Sheetz store to replace the current one, as well as removing and replacing all fuel dispensers and islands

-Site will be accessible from Pennsylvania Ave. and Longmeadow Rd.

-Site previously had 40 parking spots, will now offer 43.

-Public water (city) and sewer (county) will be provided

-Hours of operation to be 7 days, 24 hours

-Lighting will be pole and building mounted

-Signage will be building mounted, and utilize existing pole mounted signs. Existing pole mounted signs to be upgraded

-Existing car wash to remain, will receive updated facade

-All agency approvals received

SITE PLAN STAFF REPORT

BASE INFORMATION

SITE NAME.....: Sheetz #145 - Hagerstown - Site Renovation
NUMBER.....: SP-21-031

OWNER.....: PENNSYLVANIA AVENUE 2003 LLC
LOCATION.....: 18717 LONGMEADOW Road
HAGERSTOWN, MD 21742
DESCRIPTION.....: Site renovation plan for Sheetz store #145

ZONING.....: PB; BG Refer to Map
COMP PLAN LU.....: Low Density Residential
PARCEL.....: 27030475
PLANNING SECTOR.....: 1
ELECTION DISTRICT.....: 27

TYPE.....: Commercial
GROSS ACRES.....: 8.2
DWELLING UNITS.....: 0
TOTAL LOTS.....: 1
DENSITY.....: 0 Units Per Acre

PLANNER.....: Scott A Stotelmyer
ENGINEER.....: FREDERICK SEIBERT & ASSOCIATES
RECEIVED.....: October 29, 2021

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

FLOOD ZONE.....: No
WETLANDS.....: None
WATERSHED.....: Antietam Creek
ENDANGERED SPECIES.....: None
STEEP SLOPES.....: No
STREAM BUFFER.....: No
HISTORIC INVENTORY.....: I246
EASEMENTS PRESENT.....: S-95-046

Staff Comments:

Not Applicable

SITE DESIGN

Impervious Area Plan	**Impervious Maximum Allowed**	**Open Space Area Planned**
Open Space Minimum Required	**Residential Amenity Plans**	**Solid Waste Disposal Plans**
Materials Stored on Site	**Buffer Design Meets Requirements**	**Landscaping Meets Requirements**
Lighting Plan Meets Requirements	**Pedestrian Access is Adequate**	**Bus Stop is Within Walking Distance**
Loading Area Meets Requirements		
Parking Spaces - Total Planned	**Parking Spaces - Per Dwelling Unit**	
Parking Spaces - Minimum Required	**Recreational Parking Provided**	

Not Fast Track

ACCESS SPACING VARIANCE NEEDED: No
NUMBER OF ACCESS POINTS: 3

SCHOOL INFORMATION

	ELEMENTARY	**MIDDLE**	**HIGH**
SCHOOL DISTRICT	Maugansville	Northern	North Hagerstown
PUPIL YIELD			
CURRENT ENROLLMENT			
MAXIMUM CAPACITY			

PUBLIC FACILITIES INFORMATION

FIRE DISTRICT.....:	LONG MEADOW
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.....:		Hagesrstown (City)