



Washington County

M A R Y L A N D

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

AGENDA

WASHINGTON COUNTY PLANNING COMMISSION REGULAR MEETING

May 1, 2017, 7:00 PM

WASHINGTON COUNTY ADMINISTRATION BUILDING
100 WEST WASHINGTON STREET
2ND FLOOR, ROOM 2000

CALL TO ORDER AND ROLL CALL

MINUTES

1. April 3, 2017 Planning Commission regular meeting *

NEW BUSINESS

SITE PLANS

1. T-Mobile Pennsylvania Avenue Cell Tower (SP-16-048) Proposed cell tower on property located along the east side of Pennsylvania Avenue on a 0.11 acre parcel; Zoning: A(R) – Agricultural, Rural; Planner: Lisa Kelly *
2. Sheetz – Downsville Pike (SP-16-049) Proposed convenience store located along the southeast side of Downsville Pike, just north of I-70 on a 3.5 acre parcel; Zoning: HI – Highway Interchange; Planner: Lisa Kelly *

OTHER BUSINESS

1. Update of Staff Approvals – Tim Lung

ADJOURNMENT

UPCOMING MEETINGS

1. Monday, June 5, 2017, 7:00 p.m., Washington County Planning Commission regular meeting, Washington County Administration Building, 100 W. Washington Street, Room 2000, Hagerstown, Maryland

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

The Planning Commission reserves the right to vary the order in which the cases are called.

Individuals requiring special accommodations are requested to contact the Washington County Planning Department at 240-313-2435 Voice/TDD, to make arrangements no later than ten (10) 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.

120 West Washington Street, 2nd Floor | Hagerstown, MD 21740 | P: 240.313.2430 | F: 240.313.2431 | TDD: 7-1-1

WWW.WASHCO-MD.NET

**WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING
April 3, 2017**

The Washington County Planning Commission held a regular meeting on Monday, April 3, 2017 at 7:00 p.m. at the Washington County Administration Building, 100 West Washington Street, Public Meeting Room 2000, 2nd Floor, Hagerstown, Maryland.

Commission members present were: Chairman Clint Wiley, Dennis Reeder, Andrew Bowen, Robert Goetz, Jr., Jeremiah Weddle (arrived at 7:15 p.m.), David Kline (arrived at 7:05 p.m.) and Ex-Officio Leroy Myers, Jr. Staff members present were: Washington County Department of Planning & Zoning - Stephen Goodrich, Director; Washington County Department of Plan Review – Tim Lung, Deputy Director and Lisa Kelly, Senior Planner.

CALL TO ORDER

The Chairman called the meeting to order at 7:00 p.m.

MINUTES

Motion and Vote: Mr. Bowen made a motion to approve the minutes of the March 6, 2017 regular Planning Commission meeting as presented. The motion was seconded by Mr. Reeder and unanimously approved with Mr. Myers and Mr. Goetz abstaining from the vote.

Motion and Vote: Mr. Bowen made a motion to approve the minutes of the March 20, 2017 public rezoning meeting as presented. The motion was seconded by Mr. Goetz and unanimously approved with Mr. Myers abstaining from the vote.

OLD BUSINESS

Todd Mike Investments LLC (SP-14-015)

Mr. Lung reminded members that during the March meeting a request was presented to consider a change of use to a previously approved site plan in the Rural Business district as a minor revision, which would not require a public hearing. The existing site plan allows for an on-line construction equipment auction facility; the proposed use would allow for on-site events. At the March meeting, the Planning Commission did not take action on the change of use determination; however, approval was given for a one time on-site auction to be held in March. Additional information was requested to address parking issues in the future. The applicant has filed for a variance from the Board of Zoning Appeals, as required by the Zoning Ordinance, to allow for parking on a non-paved grass surface. This request will be heard at a public hearing later in April. A plan has been submitted to the BZA showing a total of 385 overflow parking spaces; 25 paved parking spaces are shown on the revised site plan. The applicant is requesting that the Planning Commission approve an additional on-site event in May, pending receipt of all agency approvals for the revised site plan. Mr. Lung briefly summarized the approval of an auction facility for Cochrane Auctions, specifically citing approved parking requirements for that facility.

Mr. Justin Doty of Frederick, Seibert & Associates, the consultant, stated that the one time on-site auction approved by the Planning Commission last month was held on March 22nd with a total of 23 vehicles on-site at one time (all on paved surfaces). The event was completed by 12:15 p.m. Due to the success of the March event, revisions to the site plan and the application submitted to the Board of Zoning Appeals, which will be heard later this month, the applicant is requesting an exception to the one time on-site event and would like to hold another on-site event in May.

Discussion and Comments: Mr. Goetz asked what the hours of operation would be for the on-site auctions. Mr. Todd Easterday, applicant, stated there is an office, several restrooms, and storage facility on the site. He gave a brief description of how the on-site auctions would be conducted. Three days prior to the auction, merchandise will be brought to the site and auctions will not be held after dusk (usually before 3:00 p.m.).

Motion and Vote: Mr. Bowen made a motion to approve the request for another on-site event in May or June; however, the applicant must have a ruling from the Board of Zoning Appeals prior to the Planning Commission making a determination if the change in use is significant and will require a public hearing. The motion was seconded by Mr. Reeder and unanimously approved.

NEW BUSINESS

-SITE PLANS

Sunbelt Rentals-Crayton Boulevard (SP-17-001)

Ms. Kelly presented for review and approval a site plan for Sunbelt Rentals located along Peak Circle west of Crayton Boulevard. The developer is proposing to construct a commercial rental business on a 4.06 acre parcel currently zoned HI – Highway Interchange. The building will total 11,800 square feet in size with the office occupying 3,000 square feet and the garage occupying 8,800 square feet. The south side of the building will have an equipment display area and to the rear of the building will be the staging area for equipment storage, which will be screened with evergreens to comply with Zoning Ordinance requirements. There will be one access into the site from Peak Circle. The site will be served by public water and public sewer. The number of employees will be 12; the hours of operation will be 6:00 a.m. to 5:00 p.m. Monday through Friday and 7:00 a.m. to 12 noon on Saturdays. Freight and delivery will be one box truck per week. Parking required is 19 spaces and 30 spaces will be provided. Lighting will be building mounted and pole mounted throughout the parking lot and throughout the staging and equipment display areas. One sign is proposed and will be building mounted. One screened dumpster in the northeast corner will provide solid waste disposal. Landscaping will be provided in front of the building and also in front of the parking spaces and the bio-retention pond. Vegetation will also be planted in the storm water management area. Forest Conservation Ordinance requirements were met in 2001 using payment in lieu and retention of existing off-site forest when the subdivision for the business park was approved. All agency approvals have been received.

Motion and Vote: Commissioner Myers made a motion to approve the site plan as presented. The motion was seconded by Mr. Goetz and unanimously approved.

-OTHER BUSINESS

Rosewood PUD Revised Development Plan Determination

Mr. Lung presented a request for a proposed change to the approved Rosewood PUD Revised Development Plan. The original Development Plan was approved in 1999 with numerous changes to the plan over the past 18 years, two of which were deemed significant changes by the Planning Commission and required public hearings. The latest change to the Development Plan was approved in January 2017 without the requirement of a public hearing. This plan included 444 residential units at a density of 5.7 dwelling units per acre and 14.85 acres of commercial area, which constitutes 19% of the PUD. The proposed change consists of 632 residential units at a density of 8.1 dwelling units per acre and 4.24 acres of commercial area at 5.4% of the total area of the PUD. The original 1999 Development Plan included a total of 520 residential units at 6.6 dwelling units per acre and 7.9 acres of commercial area at 10% of the total PUD area. There is a Homeowner's Association established for this development and a meeting was held by the developer with the Association and its members to discuss the proposed changes. A letter from the HOA has been received by the Department of Plan Review stating there was no objection from residents that attended the meeting. A letter was also received by the Department of Plan Review from Dan Ryan Builders conveying their support for the proposed change.

Motion and Vote: Mr. Bowen made a motion that the proposed change is not significant and a public hearing is not required. The motion was seconded by Mr. Weddle and unanimously approved.

Update of Staff Approvals

Mr. Lung reported the following submittals were received by the Department of Plan Review during the month of March. Submittals included the following: Permits - 33 reviews including 14 entrance permits and 19 grading permits; Engineering Plan Review – 12 submittals including 5 two year updates, 5 standard grading plans, 1 site specific grading plan and 1 traffic study; Land Use Plan reviews – 1 final plat for additional lots in Westfields, 3 Preliminary/Final plats (all minor subdivisions), 1 subdivision replat, 1 administrative variance request and 3 site plans (1 minor change of use site plan for a storage shed sales facility on Halfway Boulevard; 1 site plan for the expansion of Maryland Paper; 1 site plan for a new Urgent Care/Med Express facility on Pennsylvania Avenue to replace the existing Pizza Hut). Plan approvals were issued for the following: 2 minor subdivisions, 2 subdivision replats, a simplified plat and 3 site plans including the Mennonite Home, Emerald Pointe commercial area, and a revision for the Rehoboth United Methodist Church on Lappans Road.

Mr. Lung announced that the County will be adopting a new FEMA Floodplain Map this summer. A public meeting was held last year in cooperation with FEMA to review the revised Floodplain Map and FEMA issued its "Letter of Final Determination", which means the appeal period has ended and the maps are completed. The County must update its Floodplain Ordinance to bring it into compliance with current guidelines. A public hearing will be held in May. The County is also coordinating with the Towns to bring their ordinances into compliance.

Comp Plan Update

Mr. Goodrich explained that the Comp Plan update is on-going and progress is being made. There has been some delay in adhering to the planned schedule due to staff changes. All of the goals from the current plan have been reviewed, a draft of the Sensitive Areas element has been completed, the first draft of the Historic Resources element has been completed, and parts of the Water Resources Element and the Economic Development element are partially written. We are currently working on a Development Capacity Analysis, which is required by the State of Maryland and required in order for the County to complete its Water Resources Element of the Comp Plan. The Development Capacity Analysis analyzes the ultimate build out for the County based on current zoning and current limitations. This analysis determines if current water and sewer capabilities would allow the County to serve the forecasted development. If water and sewer capacity is not sufficient, then a plan to improve the capacity, restrict development or both is needed. Population projections have been completed based on the latest figures from the Maryland Department of Planning and county figures for development since 2010.

ADJOURNMENT

Mr. Bowen made a motion to adjourn the meeting at 7:55 p.m. The motion was seconded by Mr. Kline and so ordered by the Chairman.

Respectfully submitted,

Clint Wiley, Vice-Chairman



**DIVISION OF ENGINEERING & CONSTRUCTION MANAGEMENT
PLAN REVIEW DEPARTMENT**

Washington County Administrative Annex
80 West Baltimore Street
Hagerstown, Maryland 21740-6003
Telephone/TDD 240-313-2460
Fax: 240-313-2461

Hearing Impaired CALL 7-1-1 for Maryland Relay

S I T E P L A N S T A F F R E P O R T

BASE INFORMATION

SITE NAME...: T-MOBILE PENNSYLVANIA AVE CELL TOWER
NUMBER.....: SP-16-048

OWNER.....: BLANSET JUSTIN
LOCATION....: EAST SIDE OF PENNSYLVANIA AVENUE
DESCRIPTION.: PROPOSED CELL TOWER REV 1

ZONING.....: A(R) AGRICULTURAL (RURAL)
COMP PLAN...: AG Agriculture
PARCEL.....: 02412042600000
SECTOR.....: 1
DISTRICT....: 27

TYPE.....: CM
GROSS ACRES.: 0.11
DWEL UNITS..: 0
TOTAL LOTS..: 0
DENSITY.....: 0 UNITS PER ACRE

PLANNER.....: LISA KELLY
SURVEYOR....:
RECEIVED....: 12/29/2016

FOREST REVIEW FEE.....:\$0.00
DEVELOPMENT REVIEW FEE...:\$0.00

SITE ENGINEERING

	WATER	SEWER
METHOD.....	NONE	NONE
SERVICE AREA.....		
PRIORITY.....	0	0
NEW HYDRANTS.....	0	
GALLONS PER DAY SEWAGE...:	0	
SEWER PLANT.....		

STORM WATER MANAGMT TYPE.:
DRAIN DIRECTION.....:
FLOOD ZONE.....:
WETLANDS.....:
TOPOGRAPHY.....:
BEDROCK.....:
VEGETATION.....:

SITE DESIGN

IMPERVIOUS SURFACE PLANNED...: 0% BUFFER DESIGN MEETS REQUIREMENTS.:
 IMPERVIOUS MAXIMUM ALLOWED...: 0% LANDSCAPING MEETS REQUIREMENTS...:
 LIGHTING PLAN MEETS REQUIREMENTS.:
 OPEN SPACE AREA PLANNED-AC...: 0 PEDESTRIAN ACCESS IS ADEQUATE....:
 OPEN SPACE MINIMUM ALLOWED...: 0 BUS ROUTE WITHIN WALKING DIST....:
 TOTAL PARKING SPACES PLANNED.: 0 LOADING AREAS MEET REQUIREMENTS...:
 PARKING SPACES-MINIMUM REQORD.: 0
 PARKING SPACES/DWELLING UNIT.: 0
 RECREATIONAL VEHICLE PARKING.:

 RESIDENTIAL AMENITY PLANS.....:

 SOLID WASTE DISPOSAL PLANS...:
 MATERIALS STORED ON SITE.....:

COMMUNITY FACILITIES

	ELEM	MID	HI
SCHOOL NUMBER CODE	0	0	0
PUPIL YIELD	0	0	0
CURRENT ENROLLMENT	0	0	0
MAXIMUM CAPACITY	0	0	0

PROPOSED NEW ROAD NAMES

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10

NUMBER OF ACCESS POINTS:0
 COUNTY HISTORIC INVENTORY SITE #: I473
 ON NATIONAL HISTORIC REGISTER :

FIRE DISTRICT: 0 MILES TO STATION: 0
 AMBULANCE DIST: MILES TO STATION: 0

COMMENTS:
 PROPOSED CELL TOWER REV 1

PROJECT INFORMATION:

MD-0004
7CH291A
SP-16-048
14141 PENNSYLVANIA AVE.
HAGERSTOWN, MD 21742
WASHINGTON COUNTY
LATITUDE: 39.699356
LONGITUDE: -77.713067

CURRENT ISSUE DATE:

03/28/17

ISSUED FOR:

FINAL CD'S

REV. DATE ISSUED FOR BY:

REV.	DATE	ISSUED FOR	BY
0	02/28/17	FINAL CD'S	AMM
1	03/28/17	CLIENT COMMENTS	AMM

CONSULTANT:

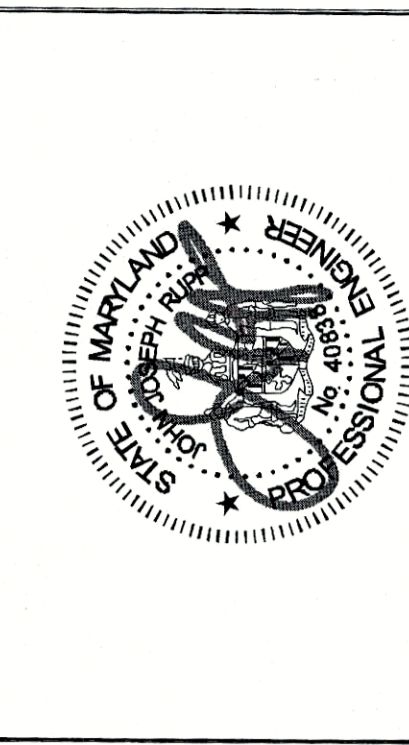


CONSULTANT:

DRAWN BY: CHK.:

APM JJK JRR

LICENSER:



PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND. LICENSE NO. 40838. EXPIRATION DATE 08/20/17.
JOHN RUPP, P.E.
MD PROFESSIONAL ENGINEER LIC. #40838

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C2

REVISION:

1

018893000

GENERAL NOTES:

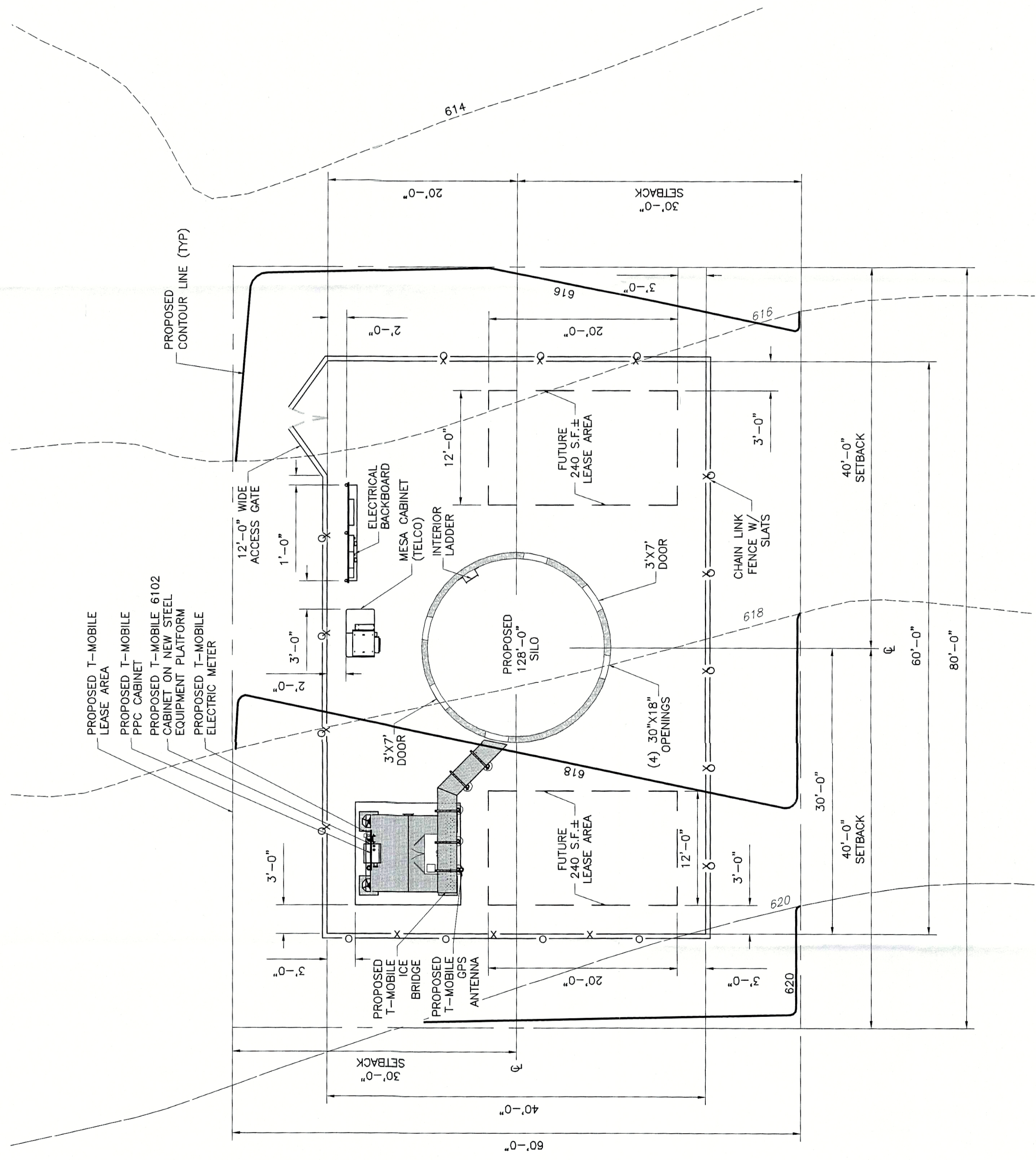
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ECO-SITE CONSTRUCTION MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND ECO-SITE SPECIFICATIONS, THE ECO-SITE CONSTRUCTION MANAGER SHOULD BE CONTACTED FOR CLARIFICATION.
- ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY, WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS. THEY SHALL BE REPORTED TO THE ECO-SITE CONSTRUCTION MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE CONSTRUCTION MANAGER AND/OR ENGINEER.
- CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.
- WAVEGUIDE BRIDGE AND PRE-FAB SHELTER ARE SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE PRE-ENGINEERED DRAWINGS FOR SPECIFIC INFORMATION INCLUDING FOOTINGS AND WAVEGUIDE BRIDGE LOCATION.
- ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.
- THE PROPOSED TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. CAISSONS AND TOWER SHOWN ON THIS PLAN ARE ILLUSTRATIVE. SEE DESIGN DRAWINGS BY OTHERS. DO NOT SCALE. NOTIFY ENGINEER OR ECO-SITE CONSTRUCTION MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF TOWER DESIGN DRAWINGS FROM ECO-SITE CONSTRUCTION MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
- UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.
- THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED TO NOTIFY "STATE 811" XX NUMBER OF HOURS IN ADVANCE OF PERFORMING ANY WORK BY CALLING THE TOLL FREE NUMBER (XXX)XXX-XXXX. ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.
- CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.
- CONTRACTOR TO PROVIDE STYMIE LOCK OR EQUIVALENT AS APPROVED BY ECO-SITE CONSTRUCTION MANAGER.

SURVEY NOTE:

- ECO-SITE STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
- PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY POINT TO POINT LAND SURVEYOR INC. DATED 08/08/16 AND SITE VISIT ON 07/20/16.

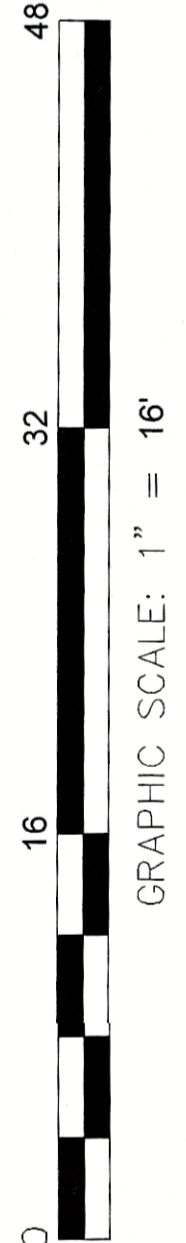
COAX NOTE:

- ROUTE COAX UP TOWER PER TOWER DESIGN DRAWING BY TOWER OWNER.



1 SITE PLAN

C-1 SCALE : 1" = 16' FOR 11"x17"
SCALE : 1" = 8' FOR 22"x34"



GRAPHIC SCALE: 1" = 16'

PROJECT INFORMATION:
MD-0004
7HC4291A
SP-16-048
 14141 PENNSYLVANIA AVE.
 HAGERSTOWN, MD 21742
 WASHINGTON COUNTY
 LATITUDE: 39.698356
 LONGITUDE: -77.713067

CURRENT ISSUE DATE:
03/28/17

ISSUED FOR:
FINAL CD'S

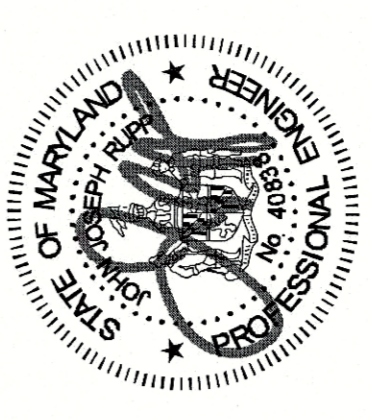
REV.: DATE: ISSUED FOR: BY:

REV.	DATE	ISSUED FOR	BY
0	02/28/17	FINAL CD'S	AMM
1	03/28/17	CLIENT COMMENTS	AMM

CONSULTANT:
NBC+G
TOTALLY COMMITTED.
NBC ENGINEERING SERVICES, LLC.
 6885
 EUPHROSINE, MD 21765
 (410) 712-7062

CONSULTANT:

DRAWN BY: CHK.: APV.:
 APM JIK JRR

LICENSER:

 PROFESSIONAL CERTIFICATION: ENGINEER CERTIFICATE THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
JOHN RUPP, P.E.
MID PROFESSIONAL ENGINEER LIC. #40888

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER: REVISION:
C1 **1**
 01880700 RECEIVED

GENERAL NOTES

- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITIES COMPANY OR OTHER PUBLIC AUTHORITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
- THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEERING PRIOR TO INSTALLATION.
- TRANSMITTER EQUIPMENT AND ANTENNAS ARE DESIGNED TO MEET ANS/ISA/ETIA 222-G REQUIREMENTS.
- ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
- CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
- IF ANY UNDERGROUND UTILITIES OR STRUCTURES EXIST BENEATH THE PROJECT AREA, CONTRACTOR MUST LOCATE IT AND NOTIFY THE APPLICANT & THE OWNER'S REPRESENTATIVE.
- OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION BY TECHNICIANS APPROXIMATELY 2 TIMES PER MONTH.
- THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
- THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
- THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
- POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.
- THE STRUCTURE WILL BE AVAILABLE FOR COLLOCATION.
- A 10-FOOT SPACE ON THE TOWER WILL BE RESERVED FOR USE BY THE COUNTY.
- ANY TOWER OUT OF SERVICE FOR SIX MONTHS SHALL BE DEEMED TO HAVE BEEN ABANDONED. IT IS THE TOWER OWNER'S RESPONSIBILITY TO REMOVE THE TOWER OWNER'S RESPONSIBILITY TO REMOVE THE TOWER AND ALL RELATED EQUIPMENT AT THE OWNER'S SOLE EXPENSE WITHIN 30 DAYS OF THE DATE OF ABANDONMENT NOTICE.

CONSTRUCTION NOTE:
 LOWER SECTION OF SILO TO BE CONCRETE. REINFORCED PORTION TO BE FIBER-REINFORCED COMPOSITE WITH SMOOTH FINISH. PAINTED TO MATCH CONCRETE. DOME PORTION TO BE FIBER-REINFORCED COMPOSITE WITH SMOOTH FINISH. PAINTED WHITE.

STRUCTURAL NOTE:
 CONTRACTOR TO VERIFY ALL PROPOSED AND EXISTING ANTENNAS AND CABLES WERE CONSIDERED AND PASSED A STRUCTURAL ANALYSIS PERFORMED BY A LICENSED ENGINEER PRIOR TO INSTALLATION.

ZONING INFORMATION

JURISDICTION: WASHINGTON COUNTY	
ZONING: AGRICULTURAL (RURAL)-FARM (AR)	
DIMENSION	PROPOSED ±
FRONT YARD SETBACK:	NO CHANGE
SIDE YARD SETBACK:	NO CHANGE
REAR YARD SETBACK:	NO CHANGE
LOT AREA: 7.9 ACRES PER DEED	

NOTES:
 1) THIS SITE PLAN IS THE RESULT OF A TOPOGRAPHICAL SURVEY AND GIS INFORMATION COMBINED.

LEGEND

	PROPERTY LINE - SUBJECT PARCEL
	PROPERTY LINE - ABUTTERS
	EXISTING FENCE LINE
	EXISTING ROAD
	EXISTING BUILDING

LEASE AREA METES & BOUNDS

LINE	BEARING	DISTANCE
L1	N19°30'19"E	60.00'
L2	S77°29'41"E	60.00'
L3	S16°30'19"W	60.00'
L4	N71°29'41"W	60.00'

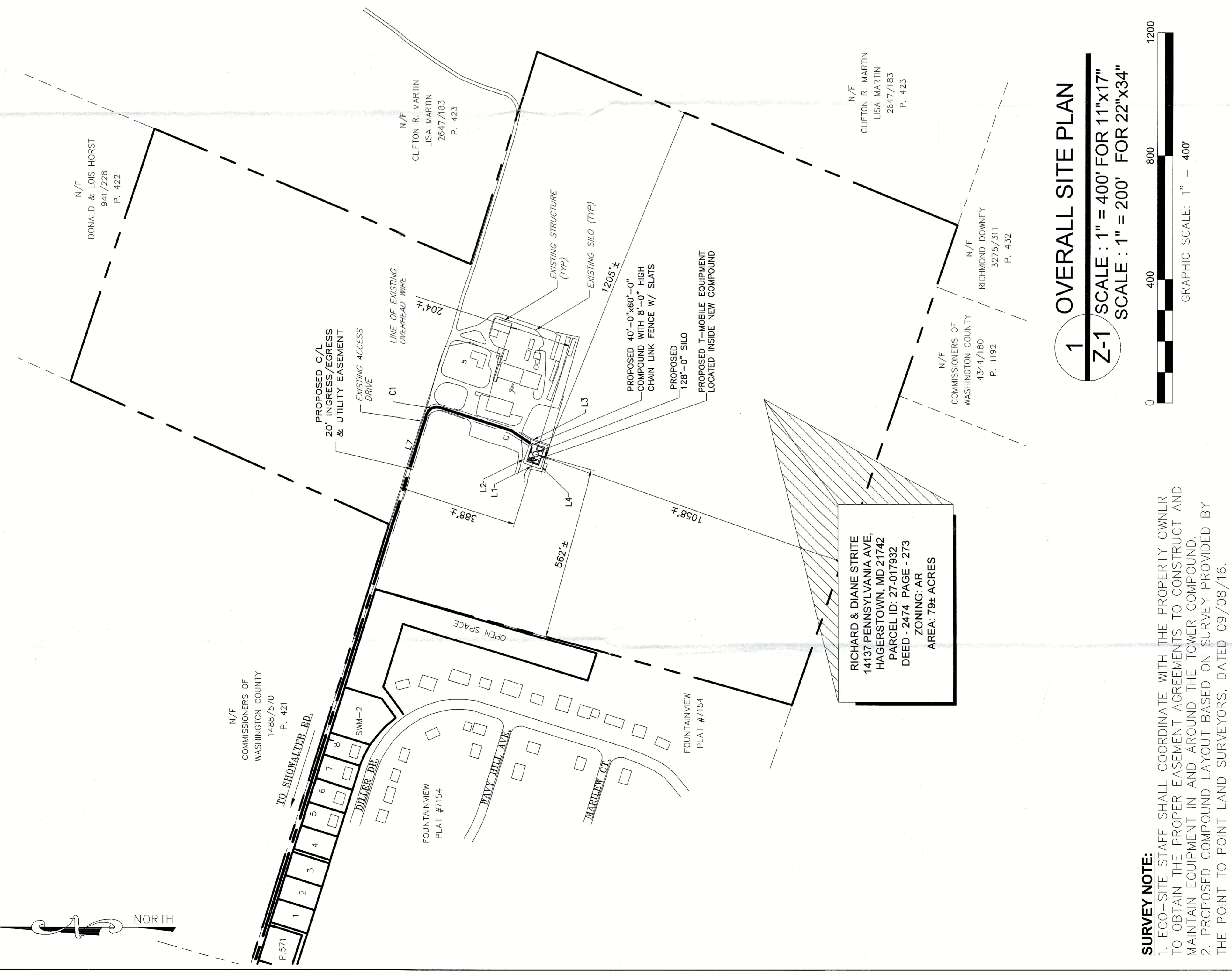
EGRESS & UTILITY EASEMENT METES & BOUNDS

LINE	BEARING	DISTANCE
L5	N33°33'00"E	72.17'
L6	N17°53'50"E	243.39'
L7	N72°27'48"W	2873.07'

LINE	RADIUS	ARC	CHD. BRG.	CHD.
C1	35.00'	55.20'	N27°16'59"W	49.85'

SILLO SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)

DIRECTION	SETBACK
NORTH	388'-0" ±
SOUTH	1058'-0" ±
EAST	1205'-0" ±
WEST	562'-0" ±



1 OVERALL SITE PLAN
Z-1
 SCALE: 1" = 400' FOR 11"x17"
 SCALE: 1" = 200' FOR 22"x34"

SURVEY NOTE:
 1. ECO-SITE STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
 2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY THE POINT TO POINT LAND SURVEYORS, DATED 09/08/16.

RICHARD & DIANE STRITE
 14137 PENNSYLVANIA AVE,
 HAGERSTOWN, MD 21742
 PARCEL ID: 27-017932
 DEED - 2474, PAGE - 273
 ZONING: AR
 AREA: 7.9± ACRES



DIVISION OF ENGINEERING & CONSTRUCTION MANAGEMENT
PLAN REVIEW DEPARTMENT
Washington County Administrative Annex
80 West Baltimore Street
Hagerstown, Maryland 21740-6003
Telephone/TDD 240-313-2460
Fax: 240-313-2461
Hearing Impaired CALL 7-1-1 for Maryland Relay

S I T E P L A N S T A F F R E P O R T

BASE INFORMATION

SITE NAME...: SHEETZ - DOWNSVILLE PIKE
NUMBER.....: SP-16-049

OWNER.....: SHEETZ INC
LOCATION....: SOUTHEAST SIDE OF DOWNSVILLE PIKE JUST N
DESCRIPTION.: PROPOSED CONVENIENCE STORE REV 1

ZONING.....: HI HIGHWAY INTERCHANGE
COMP PLAN...: IF Industrial Flex
PARCEL.....: 05702056500004
SECTOR.....: 1
DISTRICT....: 10

TYPE.....: CM
GROSS ACRES.: 3.5
DWEL UNITS..: 0
TOTAL LOTS..: 1
DENSITY.....: 0 UNITS PER ACRE

PLANNER.....: LISA KELLY
SURVEYOR....: FREDERICK SEIBERT & ASSOCIATES
RECEIVED....: 12/29/2016

FOREST REVIEW FEE.....:\$0.00
DEVELOPMENT REVIEW FEE...:\$925.00

SITE ENGINEERING

	WATER	SEWER
METHOD.....:	PUBLIC	PUBLIC
SERVICE AREA.....:	HN	CN
PRIORITY.....:	1	1
NEW HYDRANTS.....:	0	
GALLONS PER DAY SEWAGE.....:	0	
SEWER PLANT.....:	Conococheague	
STORM WATER MANAGMT TYPE.:	BIO RETENTION POND	
DRAIN DIRECTION.....:		
FLOOD ZONE.....:	C	
WETLANDS.....:	N	
TOPOGRAPHY.....:	FLAT	
BEDROCK.....:		
VEGETATION.....:		

SITE DESIGN

IMPERVIOUS SURFACE PLANNED...: 59% BUFFER DESIGN MEETS REQUIREMENTS.: Y
 IMPERVIOUS MAXIMUM ALLOWED...: 0% LANDSCAPING MEETS REQUIREMENTS...: Y
 LIGHTING PLAN MEETS REQUIREMENTS.: Y
 OPEN SPACE AREA PLANNED-AC...: 0 PEDESTRIAN ACCESS IS ADEQUATE...: Y
 OPEN SPACE MINIMUM ALLOWED...: 0 BUS ROUTE WITHIN WALKING DIST...:
 TOTAL PARKING SPACES PLANNED.: 46 LOADING AREAS MEET REQUIREMENTS..: Y
 PARKING SPACES-MINIMUM REQD.: 35
 PARKING SPACES/DWELLING UNIT.: 0
 RECREATIONAL VEHICLE PARKING.: N

RESIDENTIAL AMENITY PLANS...: N/A

SOLID WASTE DISPOSAL PLANS...: SCREENED DUMPSTER
 MATERIALS STORED ON SITE...: N/A

COMMUNITY FACILITIES

	ELEM	MID	HI
SCHOOL NUMBER CODE	0	0	0
PUPIL YIELD	0	0	0
CURRENT ENROLLMENT	0	0	0
MAXIMUM CAPACITY	0	0	0

PROPOSED NEW ROAD NAMES

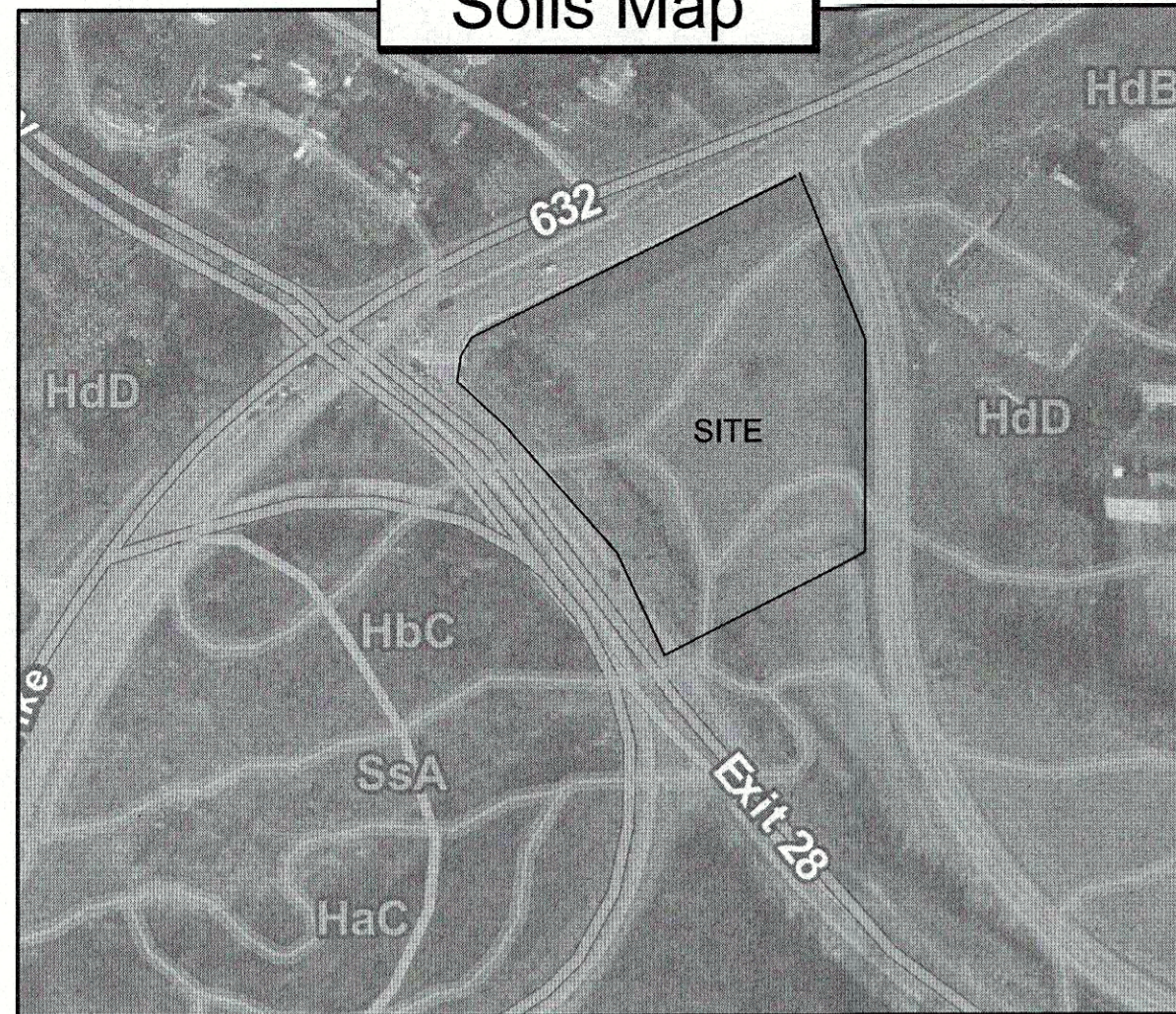
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10

NUMBER OF ACCESS POINTS:0
 COUNTY HISTORIC INVENTORY SITE #: NOT HIST
 ON NATIONAL HISTORIC REGISTER : N

FIRE DISTRICT: 26 MILES TO STATION: 0
 AMBULANCE DIST: 26 MILES TO STATION: 0

COMMENTS:
 PROPOSED CONVENIENCE STORE REV 1

Soils Map



Scale 1" = 1000'

**Site Plan
for**

Sheetz Store 163R (MD-632)

Situate at: 17803 Venture Drive
Hagerstown, Maryland 21740
Washington County

Owner/Development:

Sheetz Inc.

P.O. Box 98

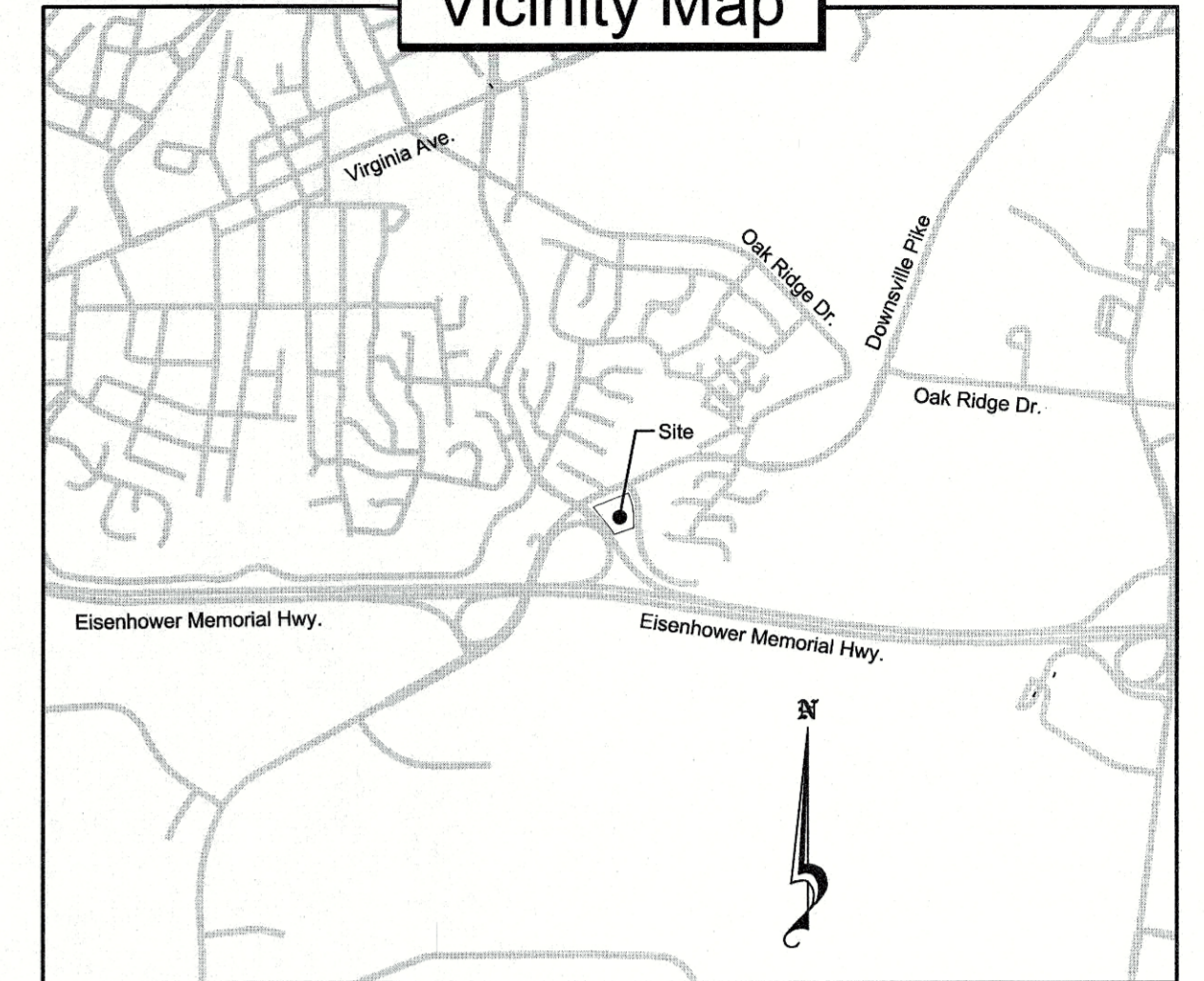
Aldie, VA 20105

ATTN: John Maxwell

Phone: 814-327-4622

EMail: jwmaxwel@sheetz.com

Vicinity Map



Scale: 1" = 2000'

RECEIVED
APR 18 2017
WASHINGTON COUNTY
PLANNING DEPARTMENT

Approvals

<p>MD-ENG-6A 1/88</p> <p>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</p> <p>DISTURBED AREA QUANTITY THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY <u>3.5</u> ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY <u>4,518</u> CU. YDS. OF EXCAVATION AND APPROXIMATELY <u>2,299</u> CU. YDS. OF FILL.</p> <p>WASHINGTON COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL By: _____ Date: _____ (PLAN IS VALID FOR TWO YEARS FROM DATE OF APPROVAL)</p> <p>APPROVAL: WASHINGTON COUNTY DIVISION OF PLAN REVIEW AND PERMITTING SIGNATURE _____ DATE _____</p> <p>WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY This plan/plot 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/plot shall be in accordance with the capacity management plan developed for this system based on availability of allocation remaining in the facility. SIGNATURE _____ DATE _____</p> <p>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 _____</p>	<p>USDA SCS</p> <p>OWNER / DEVELOPERS CERTIFICATION "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." DATE: <u>4/16/17</u> John Maxwell SIGNATURE: _____</p> <p>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)." DATE: <u>4/16/17</u> John Maxwell SIGNATURE: _____</p> <p>ENGINEER / ARCHITECT DESIGN CERTIFICATION I hereby certify this plan for soil erosion and sediment control has been designed in accordance with local ordinances, COMAR 21.17.01.07, and Maryland Standards and Specifications for Soil Erosion and Sediment Control. DATE: <u>04/17/2017</u> REG. NO. <u>20945</u> SIGNATURE: _____ 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 No. <u>20945</u>, Expiration Date: <u>2017-08-23</u>.</p>
--	---

FREDERICK SEIBERT & ASSOCIATES, INC. ©2017

CIVIL ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ LAND PLANNERS
128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740
20 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225
(301) 791-3650 (301) 416-7478 (717) 597-1007 FAX (301) 739-4956

Sheet Index

TYPE	NUMBER	TITLE
G-001	Sheet 1	Cover Sheet
G-002	Sheet 2	General Notes
V-101	Sheet 3	Existing Conditions
C-102	Sheet 4	Site and Dimension Plan
C-103	Sheet 5	Grading and Sediment, Erosion Control Plan
C-104	Sheet 6	Stormwater Management Plan, Details, and Notes
C-105	Sheet 7	Utility Plan
C-501	Sheet 8	Utility Profiles
C-502	Sheet 9	Utility Details
C-503	Sheet 10	Sediment, Erosion Control Details and Notes
C-504	Sheet 11	Sediment, Erosion Control and Utility Details and Notes
C-505	Sheet 12	Site Details and Notes
C-506	Sheet 13	Site Details and Notes
C-106	Sheet 14	Venture Drive Improvement Plan
L-101	Sheet 15	Landscape Plan, Details, and Notes

SWM Narrative

This stormwater management report is for the ultimate construction of a 6,996 s.f. building, fueling station, and associated parking and access drives. The property is 2.80 acres on two parcels, with no existing impervious coverage. The site is situated on the southwest corner of Venture Drive and Downsville Pike in Washington County, Maryland. The property is within already developed business park. The zoning for this site is Highway Commercial.

The site has been designed using Environmentally Sensitive Design (ESD) to the Maximum Extent Practical (MEP). The existing conditions include a gently sloping grass pad, with an adjacent regional stormwater management pond from a previously approved site plan by "Frederick, Seibert and Associates" dated 2002. Stormwater abutments for this regional facility were approved by Washington County on 05-01-2007. The land cover consists of grass and meadow. The site drains from the west to the east where it enters the existing stormwater management pond on the adjacent property.

The soils on site include HbB, HbC, HbD and HdD. These soils all fall within hydrological soil group B. These soils are defined as soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Non-structural swm practices were considered and eliminated early on in the site design due to the parcel size and purpose of the lot. The natural flow patterns have been maintained during site layout and grading. The entire site will be graded to allow for the site design. The proposed impervious coverage for the site is 1.64 acres on 2.8 acres of disturbed area. This equates to a water quality volume of 5,735 CF. This site is graded drain all runoff into two forebays and a micro bio-retention pond at the rear of the site, adjacent to the existing stormwater pond. Two permeable paver areas, 2800 SF, have also been utilized within the parking lot to capture and treat the impervious area coming to it. These ESD practices provide 5,809 CF of treatment volume which is more than the required. Water quantity for the site has been provided within the existing stormwater management pond. The pond was designed and constructed to manage 2.3 acres (82%) of impervious coverage from the previously approved site plan. Since this plan only proposed 1.64 acres of impervious coverage, stormwater management is addressed. See Appendix C: WQV sizing calculations.

ESD PRACTICES (CHAPTER 5 - STRUCTURAL & NON-STRUCTURAL)

STRUCTURE	DRAINAGE AREA TO STRUCTURE (AC.)	IMPERVIOUS AREA TO STRUCTURE (AC.)	STRUCTURE AREA (SF)	ESD/WQV PROVIDED (CF)	REV PROVIDED
PERMEABLE PAVEMENT	0.06	0.06	2800	538	NOT RECOMMENDED
FOREBAY/MICRO-BIO RETENTION	1.87	1.80	2450	5371	NOT RECOMMENDED

Total DA (Site)	1.93 AC.
Construction Type (circle one)	New <input checked="" type="radio"/> Redevelopment <input type="radio"/> Restoration <input type="radio"/>

Revised per agencies comments	2-22-17	GRADING CHK BY: KDM	DATE: 2016	PROJECT NUMBER: 3665.SH
Initial Submittal	12-19-16	SEC CHK BY: KDM	DATE: 2016	
DESCRIPTION:		SWM CHK BY: DST	DATE: 2016	
		PLAN CHK BY: DST	DATE: 2016	Cover Sheet
				C-001
				SHEET 1 OF 15
				SP-16-049

General Notes

- G.1 Any damage to adjoining public roads, utilities, etc. during construction will be repaired in kind by the contractor.
- G.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.
- G.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.
- G.4 The contractor shall locate existing utilities in advance of construction operations in the vicinity of proposed utilities.
- G.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.
- G.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.
- G.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 |
| Maryland Department of the Environment | (301) 665-2850 |
| Washington County | (301) 313-2400 |
| Potomac Edison Company | (301) 707-5048 |
| Columbia Gas Company | (301) 784-3379 |
| Verizon of Maryland | (301) 790-7135 |
| Washington County Engineering & Construction Management | (240) 313-2460 |
| Washington County Soil Conservation District | (301) 797-8821 Ext. 3 |
| City of Hagerstown Water Division | (301) 738-8577 Ext. 650 |
| Washington County Department of Water Quality | (301) 240-2600 |
- G.8 The contractor shall be responsible for coordination of his construction with the construction of other contractors.
- G.9 Benchmark is shown on Sheet V-101. Elevations based on NAD83.
- G.10 The contractor shall notify the Architect/Engineer, before construction, of any conflicts between the plans and actual field conditions.
- G.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.
- G.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.
- G.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 completion of fill.
- G.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.
- G.15 Sediment erosion control measures shall be installed per sediment erosion control plans, details and specifications.
- G.16 Load bearing fills (Class 1) proposed for support of buildings, walls, and other structures whose function thereof would be especially impaired by the settlement shall be compacted at optimum moisture content to a 95% density.
- G.17 Load bearing fills (Class 2) proposed for support of roadways, pavement, and structures which would not be especially impaired by moderate settlement shall be compacted at optimum moisture content to a 90% density.
- G.18 All fills shall be placed in approximately horizontal layers each layer having a loose thickness of not more than eight (8) inches for class 1 and twelve (12) inches for class 2.
- G.19 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.
- G.20 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.
- G.21 All handicapped parking spaces shall be designed, ramped and signed to meet the minimum requirements of the Maryland code for the handicapped.
- G.22 The existing site contours shown hereon were obtained from a field survey completed and field verified by FSA in May 2016 (Contour accuracy is to plus or minus one half the contour interval).
- G.23 Limit of disturbed areas are to be the limit of property ownership, unless otherwise noted.
- G.24 Applicant to provide as built mylars at the completion of the project.
- G.25 This project has a projected start date of (October 2017) and a completion date of (May 2018).
- G.67 A manmade synthetic liner (30 mil PVC or 40 mil HDPE liner) shall be installed in all bioretention facilities and all stormdrain joints shall be watertight.
- G.27 All road regulatory signing and pavement marking shall comply with the latest MD SHA version of the MUTCD.
- G.28 The USDA Soil Survey of Washington County shows the soils on this project as being "Karst Landscape" soils. There is a potential for sinkhole formation.
- G.29 The sign variance was approved per BZA case #AP2017-002. The sign variance was to change the minimum 50' setback from an interstate right-of-way to 13.5' and from the minimum setback of 25' to 13.1' from a street right-of-way for placement of a freestanding sign; and (2) variance to allow the freestanding sign, and canopy and building mounted signs to face adjacent Residential Suburban (RS) zoned parcels.

Site Data

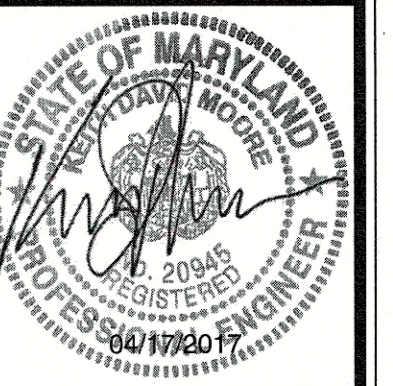
Tax Map	0057
Parcel	0565
Election District	10
Zoning	HI - Highway Interchange
Setbacks	Front - 40', Rear - 10', Side - 10'
Max. Building Height	No structure may exceed seventy-five (75) Feet in height, including any sign that may be located on the top of the structure, except as provided in article 23.
Functional Description	Convenience Store / Gas Station
Number of Employees	5-6 Per Shift
Hours of Operation	24 Hours, 7 Days a Week
Deliveries	Tractor Trailer, Box Truck (Daily)
Parcel Area	2.80 Ac +/-
Existing Impervious Area	0.00 Ac
Proposed Impervious Area	1.64 (59%)
Proposed Building Area	6,996 SF
Proposed Building Height	20'
Total Parking Required	35 Spaces (5 Spaces per 1000 SF OF G.F.L.)
Total Parking Provided	46 Spaces Regular- 44 Spaces Handicap- 2 Spaces
Water & Sewer Usage	
Proposed Water Allocation	2,180 G.P.D.
Proposed Wastewater Discharge	1,320 G.P.D.*
	(*Wastewater allocation is lower than water allocation due to deduct meter that will be installed on drink supply line.)
Proposed Site Lighting	(See Site Plan) Pole and Building Mounted Lights
Solid Waste	(Storage and Collection) Onsite Dumpster
Proposed Signage	(See Site Plan) As shown on plan (Approved per BZA AP2017-002)
Watershed	Upper Potomac River
8 Digit Watershed #	02-13-02-03
FEMA Panel	2400700090 B Dated September 9, 1992, Flood Zone C
Flood Plain	None
Streams, Wetlands or Buffers	None
Forest Conservation	Off-Site Plat 8129

Abbreviation Legend

AASHTO = American Association OF State Highway and Transportation Officials	N.T.S. = Not To Scale
ADS = Advanced Drainage System	O.A.E. = Or Approved Equal
ASTM = American Society for Testing & Material	O.C. = On Center
AWWA = American Water Works Association	PC = Point of Curvature
BLDG = Building	PCC = Point of Compound Curve
BOT = Bottom	PGL = Proposed Grade Line
CIP = Cast Iron Pipe	PRC = Point of Reverse Curve
CL = Centerline	PT = Point of Tangent
CMP = Corrugated Metal Pipe	PVC = Point of Vertical Curve
CO = Sanitary Sewer Plan	PVI = Point of Vertical Intersection
CONC = Concrete	PVT = Point of Vertical Tangent
DA = Drainage Area	RW = Right-of-Way
DIA = Diameter	SAN = Sanitary
EGL = Existing Grade Line	SCE = Stabilized Construction Entrance
EX = Existing	SDR = Standard Dimension Ratio
FH = Fire Hydrant	SDMH = Stormdrain Manhole
GV = Gate Valve	SF = Square Feet
HGL = Hydraulic Grade Line	SSMH = Sanitary Sewer Manhole
HDPE = High Density Polyethylene	STA = Station
INV = Invert	STD = Standard
LF = Linear Feet	SY = Square Yard
MAX = Maximum	TEMP = Temporary
MB = Mail Box	TG = Top of Grate
MIN = Minimum	TYP = Typical
MJ = Mechanical Joint	VIF = Verify in Field
NO = Number	WM = Water Valve
N.T.C. = Not This Contract	

Legend

SYMBOL	FEATURE
	Property Line, Corner
	Permanent Easement
	Centerline
	Contours
	Tree Line
	Edge of Pavement
	Concrete Curb
	Fence Line
	Stream or Ditch
	Flow Line
	Water Line
	Sanitary Sewer Line, Stub
	Gas Line
	Force Main
	Storm Drain, End Section
	Roof Drain Pipe
	Water Valve
	Water Cap, Reducer
	Fire Hydrant, Water Valve
	Overhead Electric Line
	Guardrail
	Railroad Tracks
	Buildings, Houses, Garages
	Sanitary Sewer Manhole
	Storm Drain Inlet
	Utility Pole
	Handicap Parking
	Pole Light
	Road Sign
	Spot Elevation
	Double Water Meter
	Double Sewer Cleanout
	Detail #
	Detail Reference
	P.O.I. = Point of Intersection
	P.C. = Point of Curvature
	P.T. = Point of Tangency
	P.O.L. = Point of Line
	B.C. = Bottom of Curb
	T.C. = Top of Curb

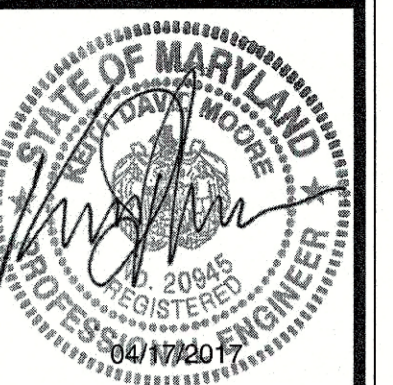


Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 20945 Expiration Date: 06/17/2017

FREDERICK SEIBERT & ASSOCIATES, INC.
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101 NORTH HANOVER STREET, CARLISLE, PENNSYLVANIA 17013
(717) 798-9111
(717) 798-9111
(717) 798-9111

DATE:	2-22-17
DESCRIPTION:	Revised per agencies comments
MARK:	

PROJECT NO: 3665.SH	
CAD DWG FILE: 02-G-001	
DWN BY BAB	DATE 10-3-16
CHK BY DST	DATE 06-2016
TAX MAP 57-02-565	ELECTION DIST. 10
SCALE N.T.S.	
SHEET TITLE General Notes	
G-002 SHEET 2 OF 15 SP-16-049	



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 No. 20945, Expiration Date 8-23-17.

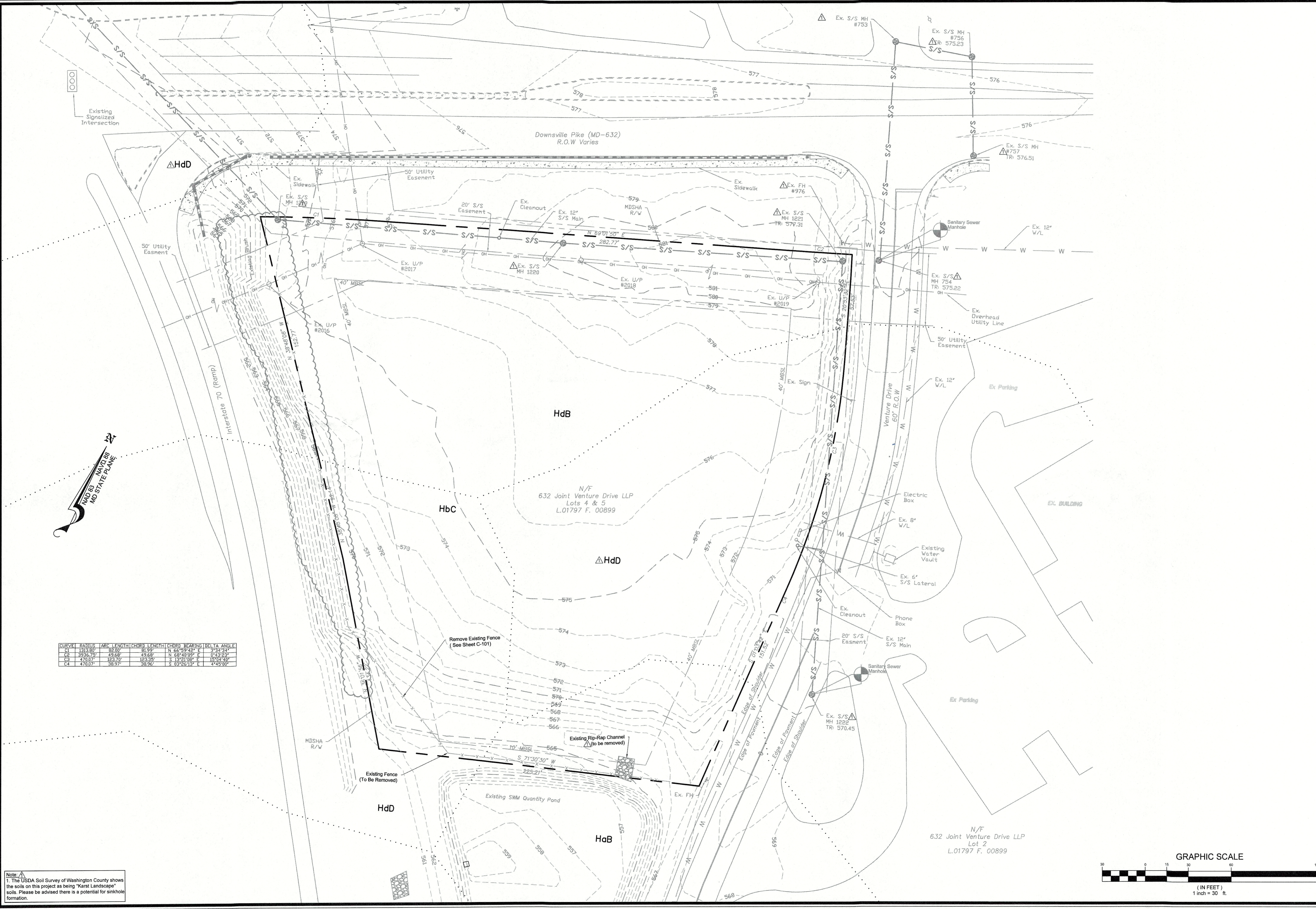
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 101 NORTH HANOVER STREET, CARLISLE, PENNSYLVANIA 17013
 (717) 794-9111
 (717) 829-0877
 www.fsa-inc.com

DATE:	2/22/17
DESCRIPTION:	Revised per agencies comments
MARK:	▲

Sheetz Store 163R (MD 632)
 Situate at 17603 Venture Drive
 Hagerstown
 Washington County, Maryland
 CLIENT: Sheetz Inc.
 P.O. Box 98 Aldie, VA 20105
 814-327-4622

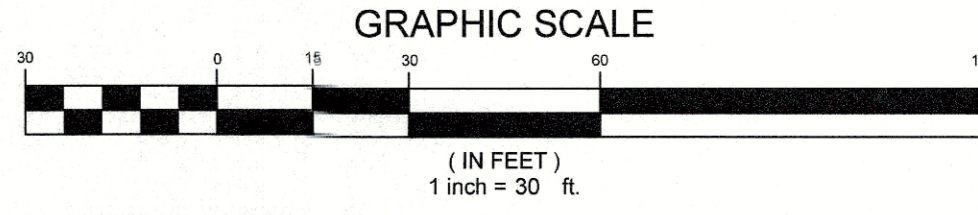
PROJECT NO:	3665.SH
CAD DWG FILE:	03-V-101 EXISTING CONDITIONS
DWN BY:	BAB
DATE:	10-3-16
CHK BY:	DST
DATE:	2016
TAX MAP:	57-02-565
ELECTION DIST.:	10
SCALE:	1"=30'

Existing Conditions
 V-101
 SHEET 3 OF 15
 SP-16-049

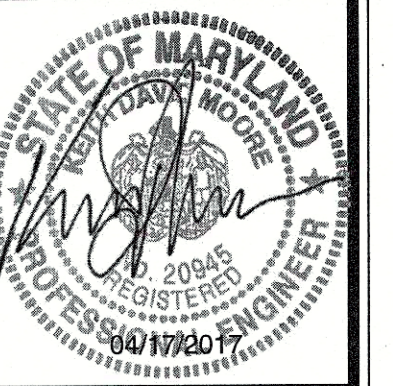


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1313.88'	82.80'	81.59'	N 66°59'42" E	0°43'23"
C2	3936.79'	49.68'	49.68'	N 68°40'09" E	0°43'23"
C3	470.07'	182.70'	183.35'	S 13°21'08" E	18°04'40"
C4	470.07'	38.57'	38.56'	S 83°55'19" E	4°45'29"

Note:
 1. The USDA Soil Survey of Washington County shows the soils on this project as being "Kais Landscape" soils. Please be advised there is a potential for sinkhole formation.



P:\Projects\3665.SH\Drawing\Construction Set\03-V-101 - Existing Conditions.dwg, Layout1, 4/17/2017 5:23:35 PM, DWG: 03-V-101.dwg



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 No. 20945 Expiration Date: 8-31-17

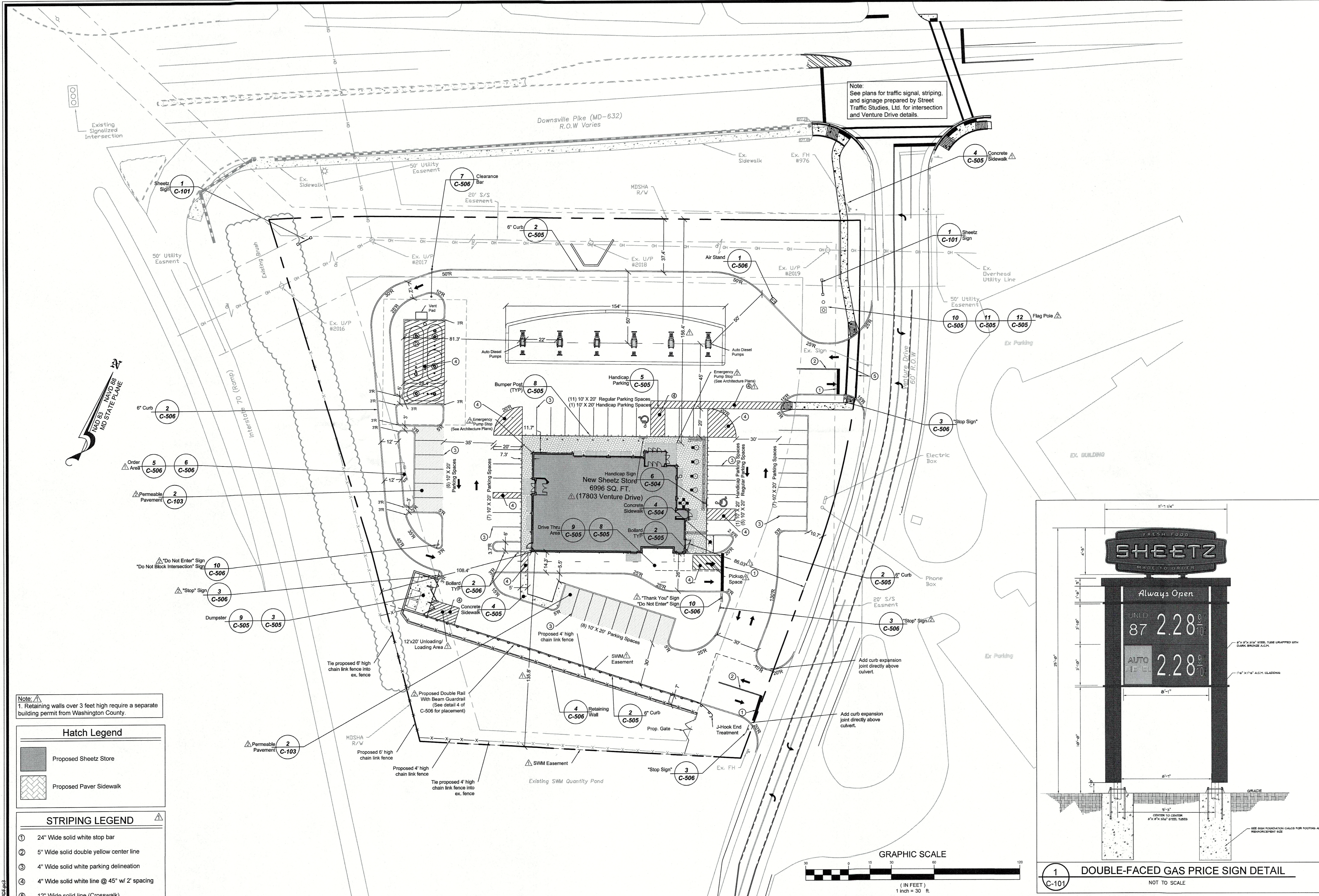
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 124 SOUTH PATOMAC STREET, WASHINGTON, MARYLAND 20740
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 (301) 774-3300 (301) 774-3301 (717) 657-0507

DATE:	2-22-17
DESCRIPTION:	Revised per agencies comments
MARK:	Revised per Sheet Comments

Sheetz Store 163R (MD 632)
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 Washington County, Maryland
 CLIENT: Sheetz, Inc.
 P.O. Box 98 Aisle, VA 20105
 814-327-4622

PROJECT NO:	3665.SH
CAD DWG FILE:	04-C-101 SITE
DWN BY:	BAB
DATE:	10-3-16
CHK BY:	DST
DATE:	2016
TAX MAP:	57-02-565
ELECTION DIST.:	10
SCALE:	As-Shown

SHEET TITLE
Site and Dimension Plan
 C-101
 SHEET 4 OF 15
 SP-16-049



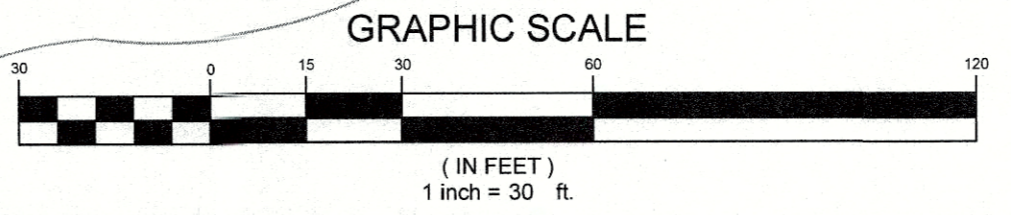
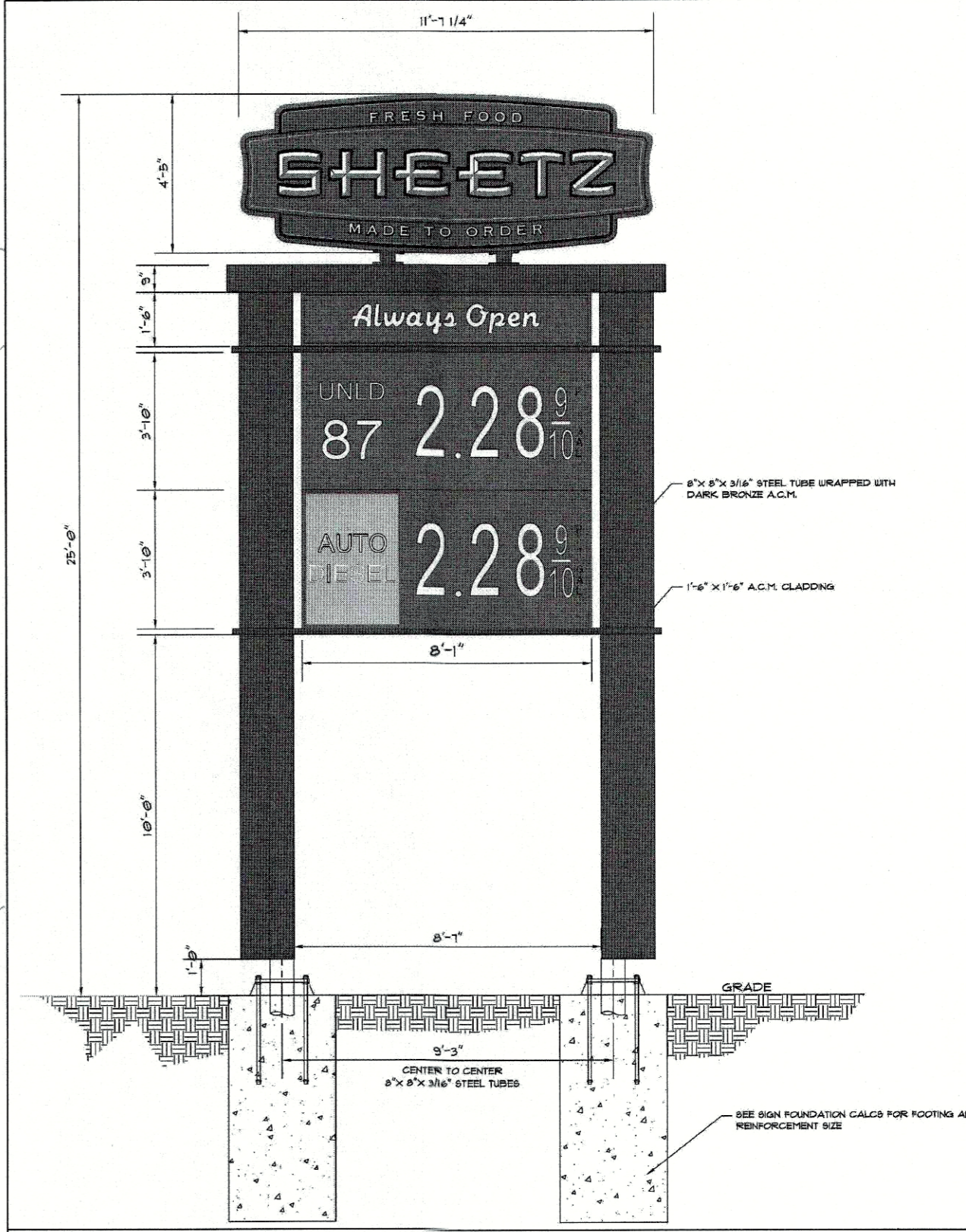
Note: 1. Retaining walls over 3 feet high require a separate building permit from Washington County.

Hatch Legend

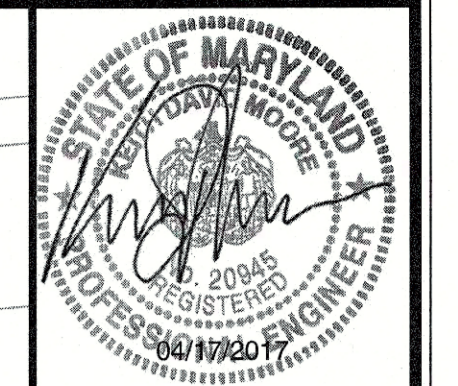
[Hatched Box]	Proposed Sheetz Store
[Cross-hatched Box]	Proposed Paver Sidewalk

STRIPING LEGEND

①	24" Wide solid white stop bar
②	5" Wide solid double yellow center line
③	4" Wide solid white parking delineation
④	4" Wide solid white line @ 45° w/ 2' spacing
⑤	12" Wide solid line (Crosswalk)



P:\Projects\3665.SH\Drawing\Construction Set\04-C-101 - Site and Dimension Plan.dwg, SITE AND DIMENSION PLAN, 4/17/2017 5:23:43 PM, DWG: 3665.P03



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 No. 20845 Expiration Date: 8-23-17

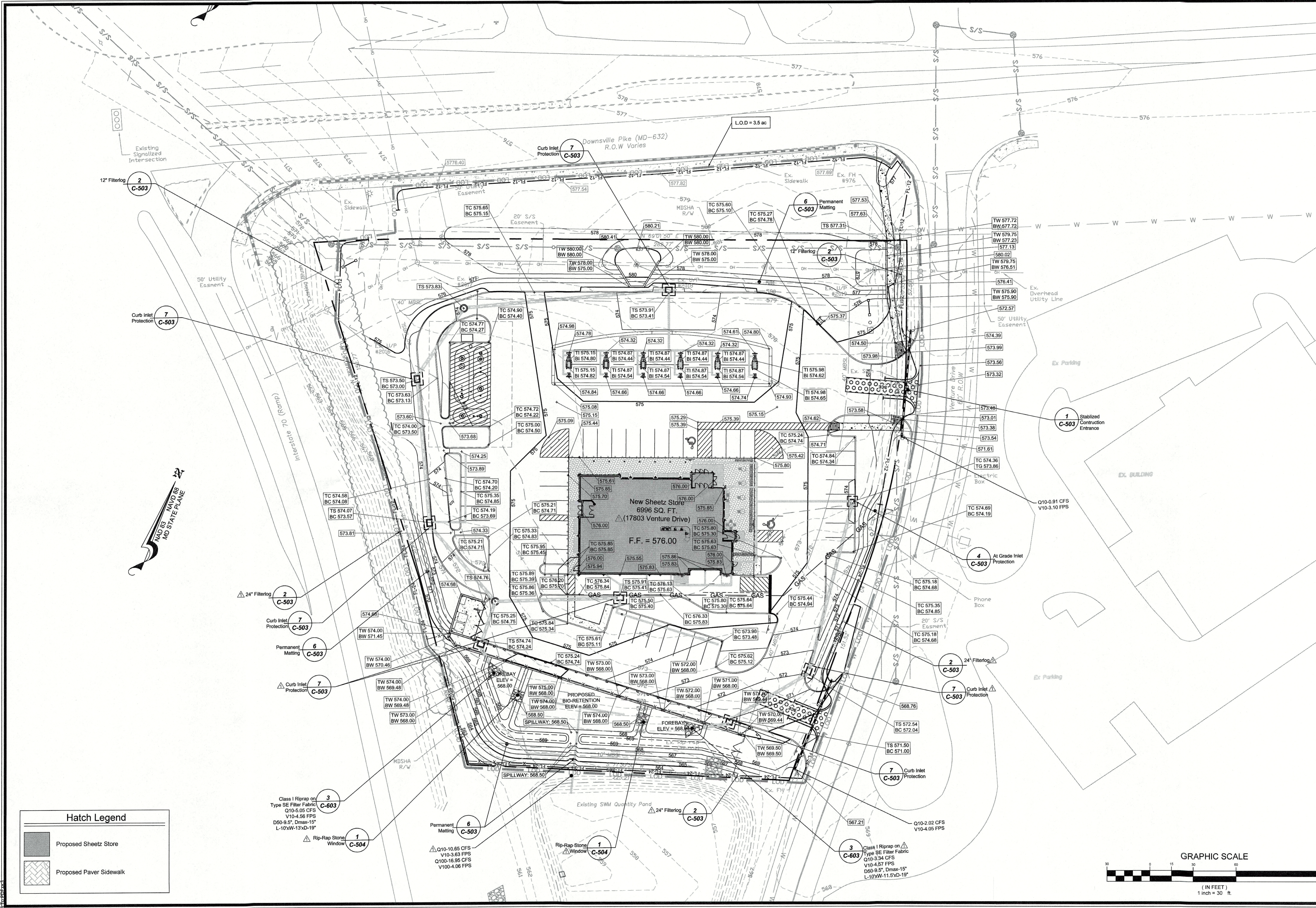
FREDERICK S. SEIBERT & ASSOCIATES, INC.
 CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
 128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740
 20 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225
 10 NORTH HANOVER STREET, CARLEISLE, PENNSYLVANIA 17013
 © 2017

DATE:	2-22-17
DESCRIPTION:	Revised per agencies comments
MARK:	

Sheetz Store 163R (MD 632)
 Situate at 17803 Venture Drive
 Hagerstown
 Washington County, Maryland
 CLIENT:
 Sheetz Inc.
 P.O. Box 80 Johns, VA 20105
 814-327-4622

PROJECT NO:	3665.SH
CAD DWG FILE:	04-C-102 Grading
DWN BY:	DATE
BAB	10-3-16
CHK BY:	DATE
DST	2016
TAX MAP:	ELECTION DIST.
57-02-565	10
SCALE:	1"=30'

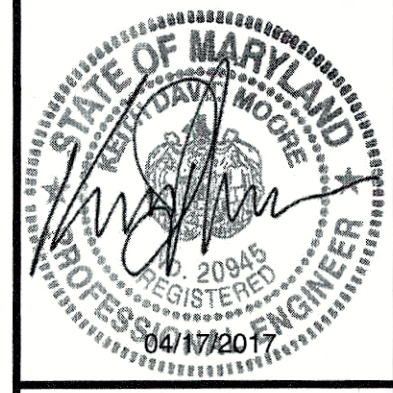
Grading & SEC Plan
 C-102
 SHEET 5 OF 15
 SP-16-049



Hatch Legend

	Proposed Sheetz Store
	Proposed Paver Sidewalk

P:\Projects\3665.SH\Drawing\Construction Set\05-C-102 - Grading and Sediment Erosion Control Planning, Grading & SEC - 4/17/2017 2:23:55 PM



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 No. 041720 Expiration Date: 8-23-17

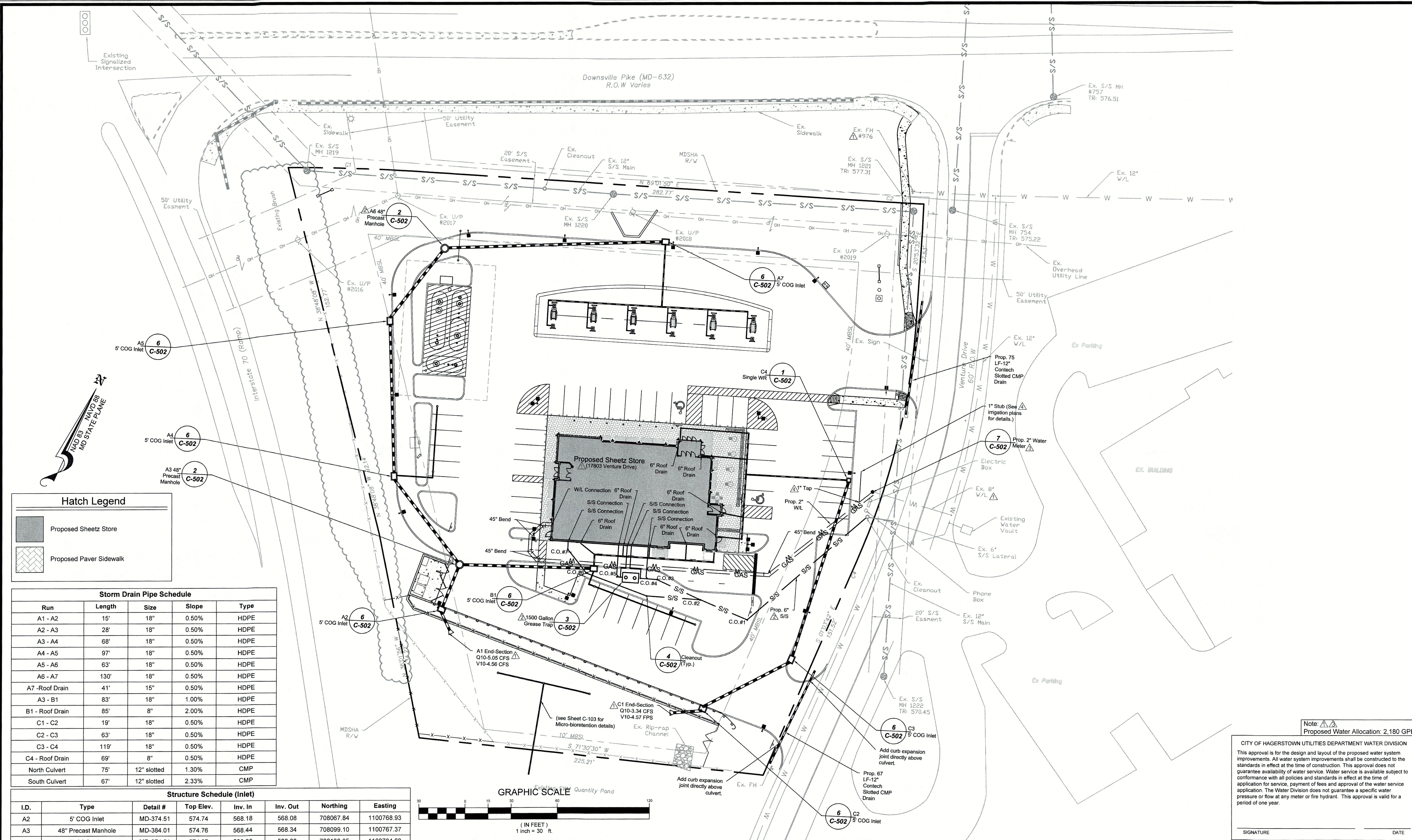
FREDERICK S. SEIBERT & ASSOCIATES, INC.
 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS - LAND PLANNERS
 128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 27140
 101 NORTH HANOVER STREET, CARLSLE, PENNSYLVANIA 17013
 (717) 794-1111 (717) 794-1111

DATE	DESCRIPTION
2-22-17	Revised per agency comments
2-22-17	Revised per Sheet Comments
4-11-17	Revised per City of Hagerstown comments
4-11-17	Revised per Sheet comments

Sheetz Store 163R (MD 632)
 Situate AT 17803 Venture Drive
 Hagerstown
 Washington County, Maryland
 CLIENT: Sheetz Inc
 P.O. Box 88, Adles, VA, 20105
 814-327-4622

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.

PROJECT NO: 3665.SH
 CAD DWG FILE: 04-C-103 SWM Plan
 DWN BY: BAH DATE: 10-3-16
 CHK BY: DST DATE: 2016
 TAX MAP: 57-02-565 ELECTION DIST: 10
 SCALE: 1"=30'
 SHEET TITLE: **Utility Plan**
 SHEET 7 OF 15
 SP-16-049



Hatch Legend

[Hatched Box]	Proposed Sheetz Store
[Dotted Box]	Proposed Paver Sidewalk

Storm Drain Pipe Schedule

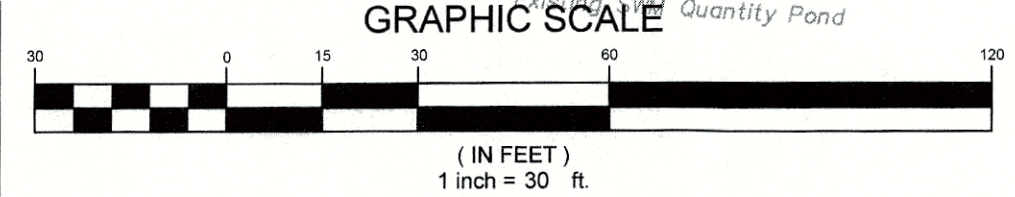
Run	Length	Size	Slope	Type
A1 - A2	15'	18"	0.50%	HDPE
A2 - A3	28'	18"	0.50%	HDPE
A3 - A4	68'	18"	0.50%	HDPE
A4 - A5	97'	18"	0.50%	HDPE
A5 - A6	63'	18"	0.50%	HDPE
A6 - A7	130'	18"	0.50%	HDPE
A7 - Roof Drain	41'	15"	0.50%	HDPE
A3 - B1	83'	18"	1.00%	HDPE
B1 - Roof Drain	85'	8"	2.00%	HDPE
C1 - C2	19'	18"	0.50%	HDPE
C2 - C3	63'	18"	0.50%	HDPE
C3 - C4	119'	18"	0.50%	HDPE
C4 - Roof Drain	69'	8"	0.50%	HDPE
North Culvert	75'	12" slotted	1.30%	CMP
South Culvert	67'	12" slotted	2.33%	CMP

Structure Schedule (Inlet)

I.D.	Type	Detail #	Top Elev.	Inv. In	Inv. Out	Northing	Easting
A2	5' COG Inlet	MD-374.51	574.74	568.18	568.08	708067.84	1100768.93
A3	48" Precast Manhole	MD-384.01	574.76	568.44	568.34	708099.10	1100767.37
A4	5' COG Inlet	MD-374.51	574.07	568.90	568.80	708133.35	1100704.62
A5	5' COG Inlet	MD-374.51	573.50	569.50	569.40	708223.63	1100860.03
A6	48" Precast Manhole	MD-384.01	574.35	569.93	569.83	708286.71	1100680.49
A7	5' COG Inlet	MD-374.51	573.91	570.70	570.60	708344.97	1100801.58
B1	5' COG Inlet	MD-374.51	575.91	569.42	569.32	708133.06	1100847.73
C2	5' COG Inlet	MD-374.51	571.50	568.20	568.10	708080.62	1100950.50
C3	5' COG Inlet	MD-374.51	572.54	568.63	568.53	708133.78	1100989.06
C4	Single W/R Inlet	MD-374.06	573.86	569.34	569.24	708254.33	1100974.61

Structure Schedule (Outlet)

I.D.	Type	Detail #	Top Elev.	Inv. In	Inv. Out	Northing	Easting
A1	Std. Conc. End Section	MD-368.01	N/A	N/A	568.00	708055.73	1100779.60
C1	Std. Conc. End Section	MD-368.01	N/A	N/A	568.00	708068.54	1100934.38



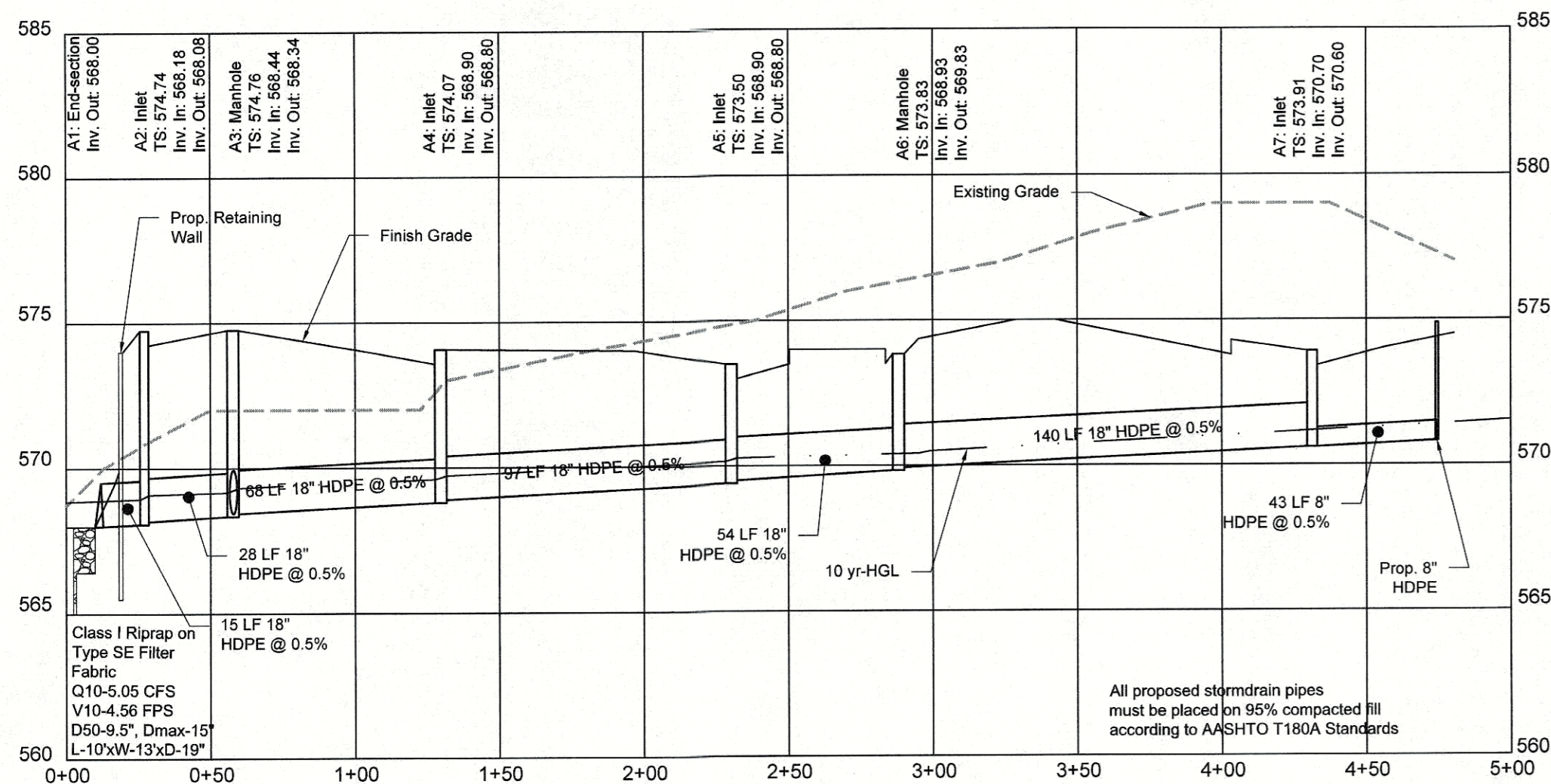
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	ARR. WATTS	TOTAL WATTS	MANUFACTURER	DESCRIPTION
[Symbol]	1	C6-5	SINGLE	11213	1.030	99	99	CREE, INC.	CAN-228PS-RM-06-E-UL-XX-525 - NOT INCLUDED. REFER TO NOTE
[Symbol]	24	C6-7	SINGLE	14376	1.030	137	3288	CREE, INC.	CAN-228-PS-RM-06-E-UL-WH-700
[Symbol]	1	FP	SINGLE	7948	1.030	62	62	CREE, INC.	FLD-EDG-15-SA-06-E-UL-WH-700
[Symbol]	8	MR	SINGLE	1091	1.000	50	400	CREE, INC.	MR16 50W CAN LIGHT (BY OTHERS)
[Symbol]	7	IP3	SINGLE	1746	1.030	21.5	150.5	CREE, INC.	PWW-EDG-5M-P3-02-E-UL-BZ-350
[Symbol]	1	QB3-180	SINGLE	11648	1.030	172	172	CREE, INC.	OSQ-DABZ-OSQ-A-NM-3ME-B-57K-UL-BZ
[Symbol]	3	QB3-290	2 @ 90 DEGREES	11648	1.030	172	516	CREE, INC.	OSQ-DABZ-OSQ-A-NM-3ME-B-57K-UL-BZ
[Symbol]	1	QB3-390	3 @ 90 DEGREES	11648	1.030	258	258	CREE, INC.	OSQ-DABZ-OSQ-A-NM-3ME-B-57K-UL-BZ
[Symbol]	14	QB4	SINGLE	11648	1.030	86	1204	CREE, INC.	OSQ-DABZ-OSQ-A-NM-3ME-B-57K-UL-BZ
[Symbol]	2	W2	SINGLE	2947	1.030	36	72	CREE, INC.	SEC-EDG-3M-WM-02-E-UL-BZ-525
[Symbol]	6	W4	SINGLE	5893	1.030	68	408	CREE, INC.	SEC-EDG-3M-WM-04-E-UL-BZ-525

Note:
 1. Fixture C6-5 shown for contribution only - not included. Sheetz has already acquired a supply of this light, in custom red finish, to be installed a several store locations, under drive-thru menu tower order canopy, at 10 FT mounting height

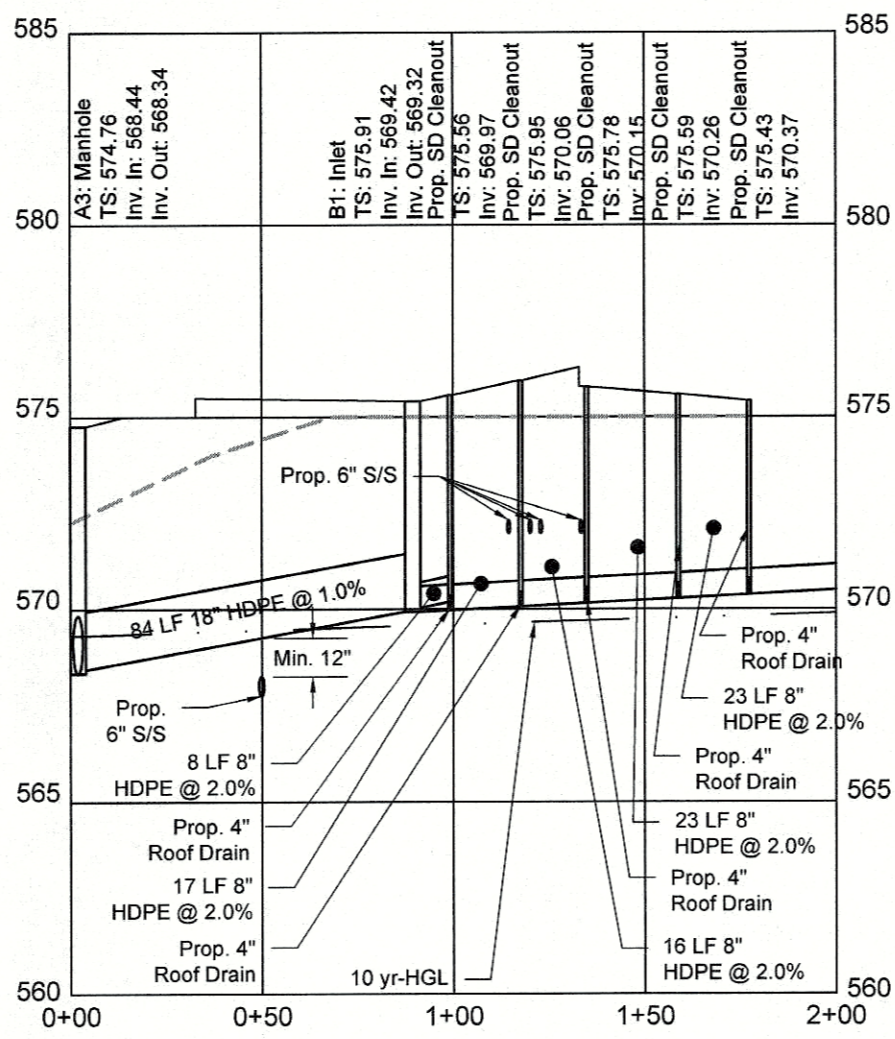
Note: Proposed Water Allocation: 2,180 GPD

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.

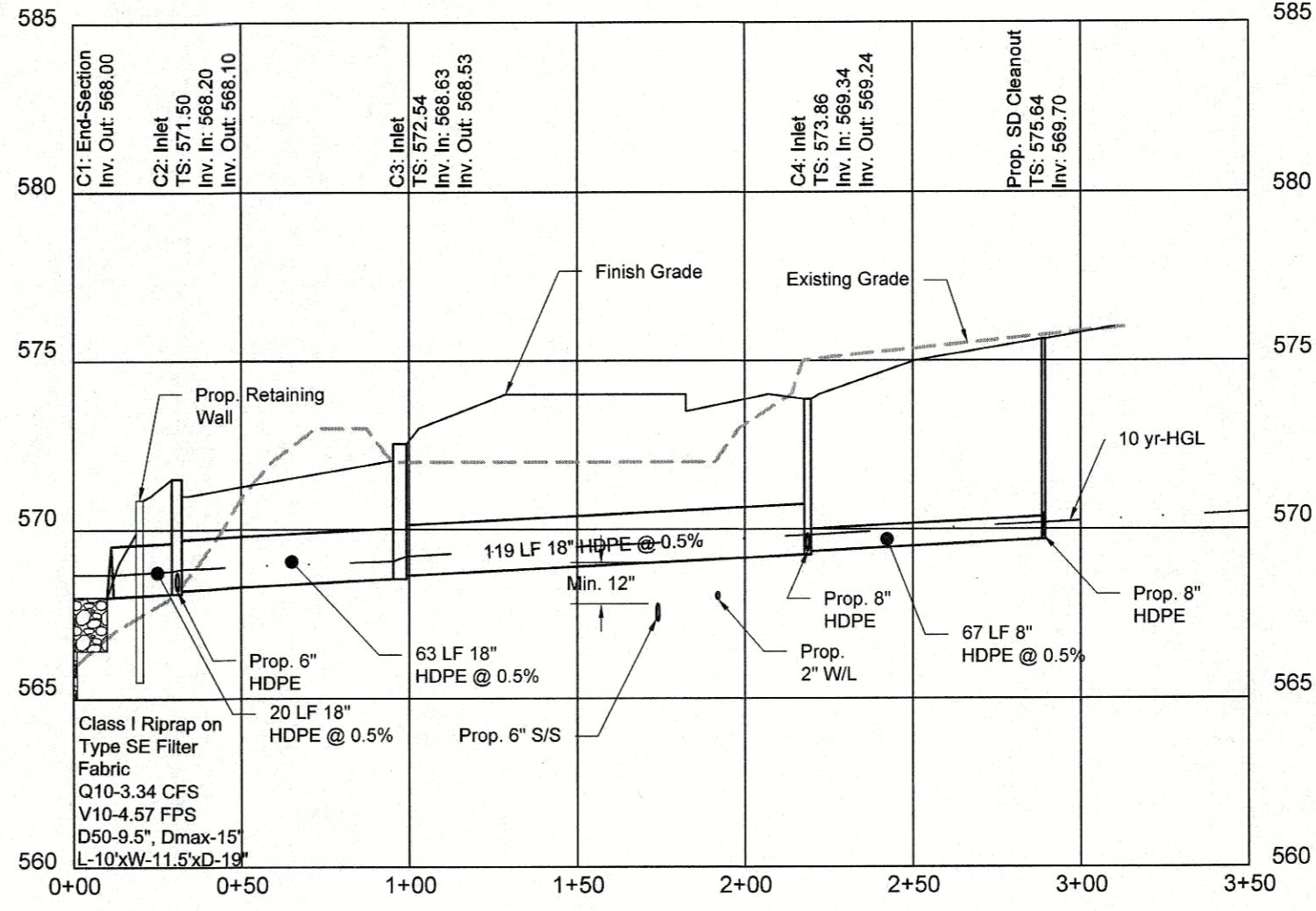
SIGNATURE _____ DATE _____



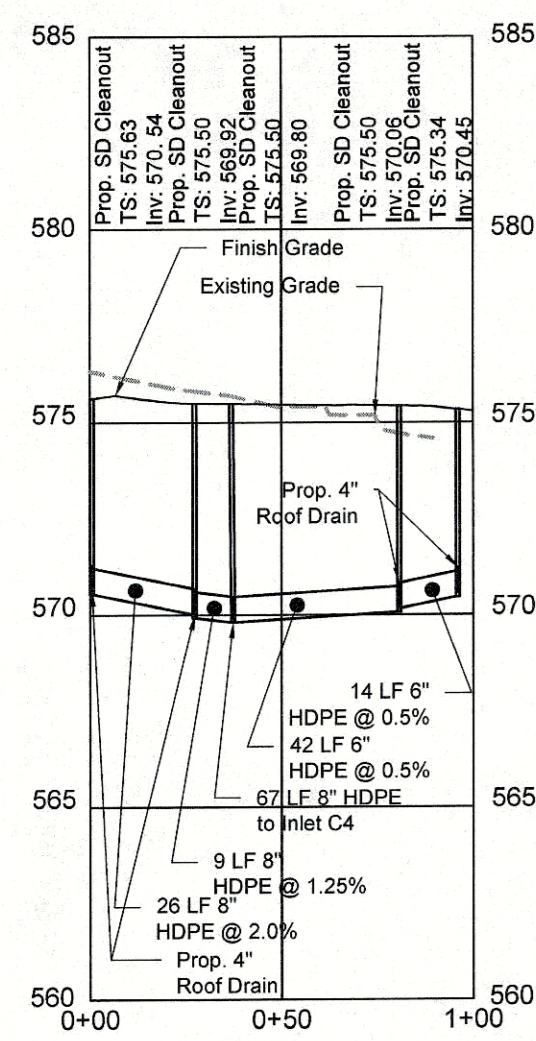
**Storm Drain Profile
A-Line**
HORIZ: 1" = 50'; VERT: 1" = 5'



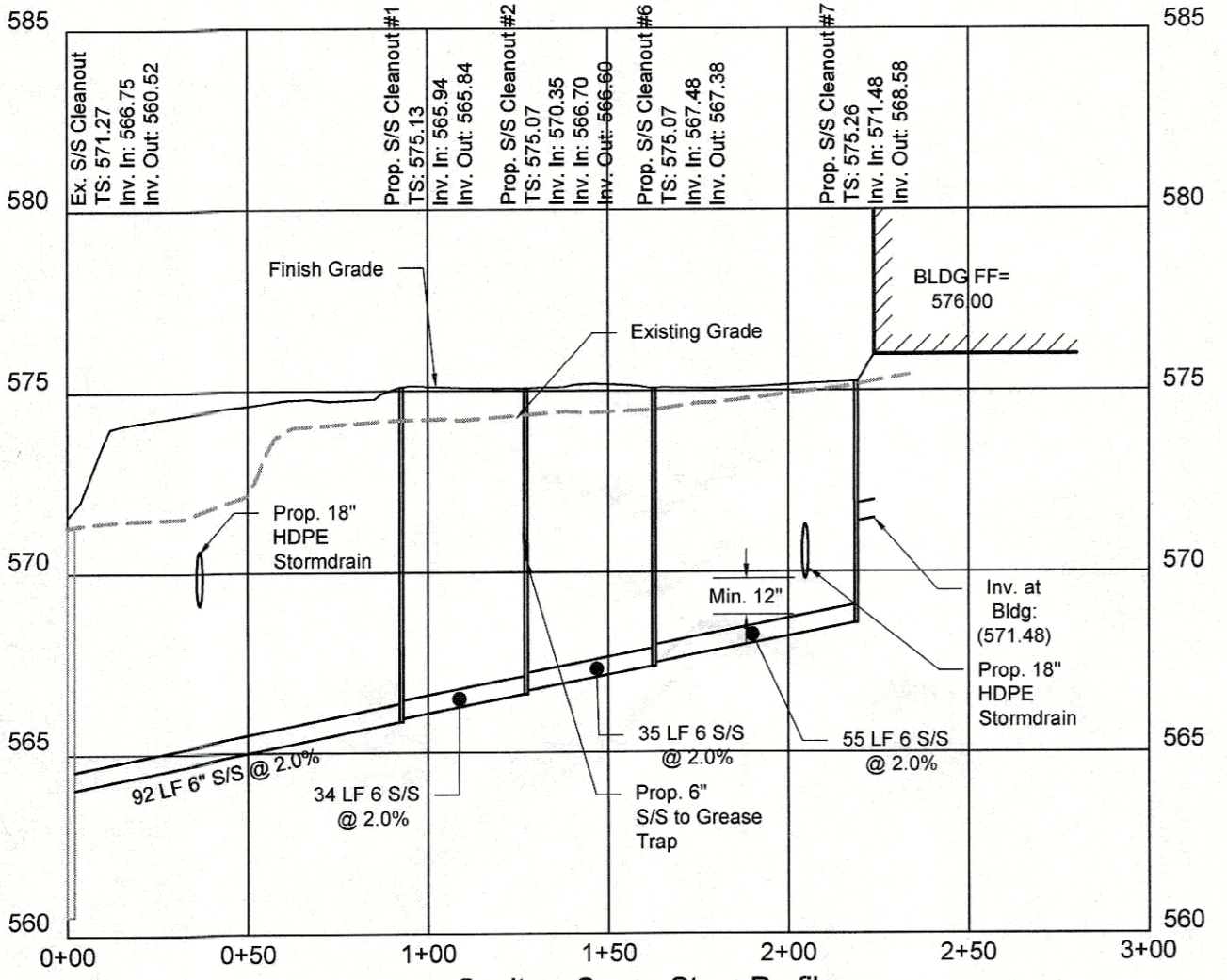
**Storm Drain Profile
B-Line**
HORIZ: 1" = 50'; VERT: 1" = 5'



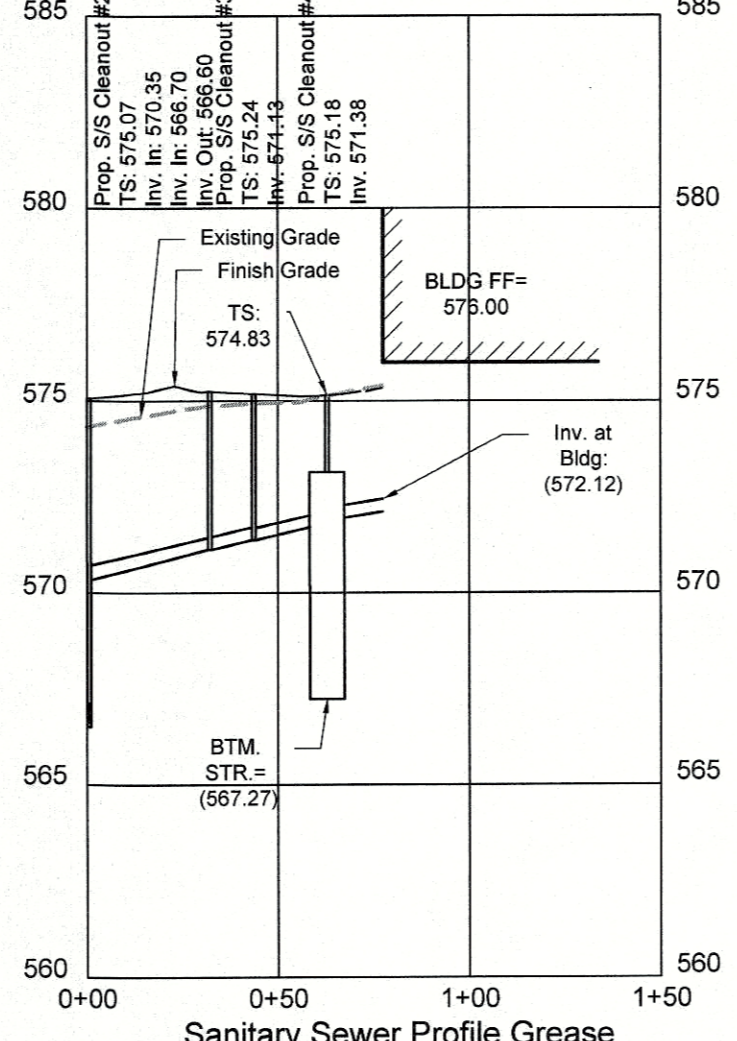
**Storm Drain Profile
C-Line**
HORIZ: 1" = 50'; VERT: 1" = 5'



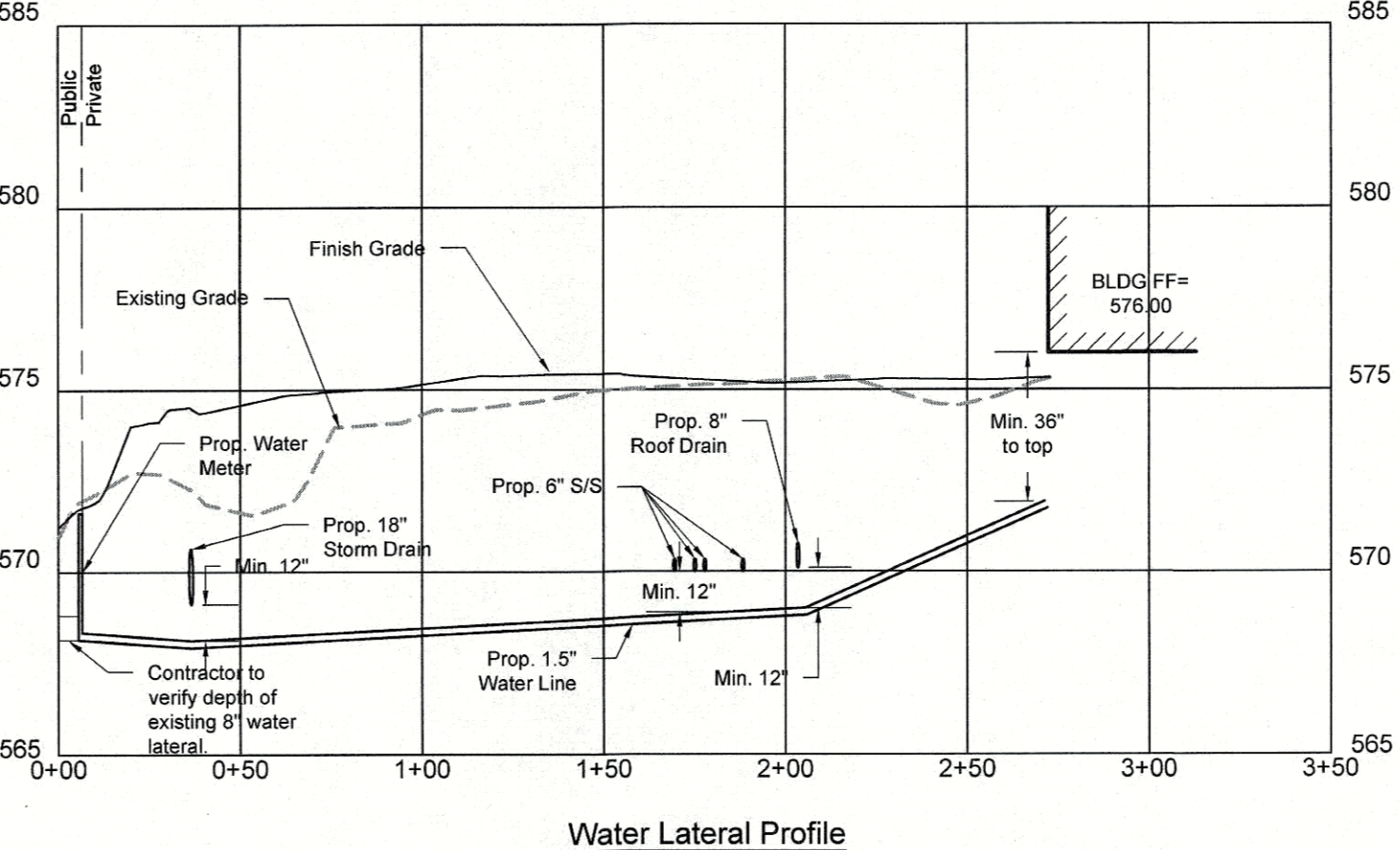
Roof Drain Profile
HORIZ: 1" = 50'; VERT: 1" = 5'



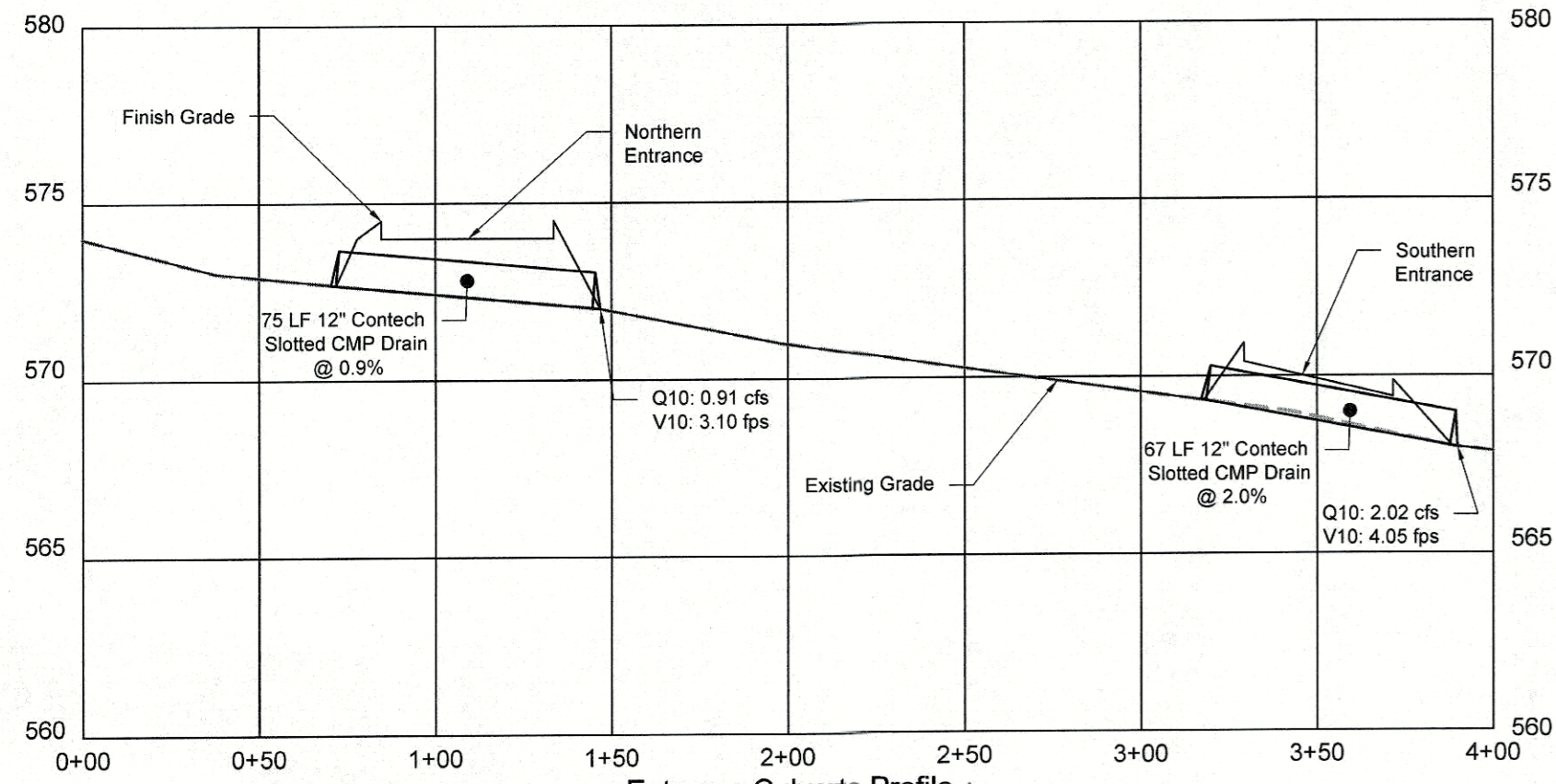
Sanitary Sewer Store Profile
HORIZ: 1" = 50'; VERT: 1" = 5'



**Sanitary Sewer Profile
Trap**
HORIZ: 1" = 50'; VERT: 1" = 5'



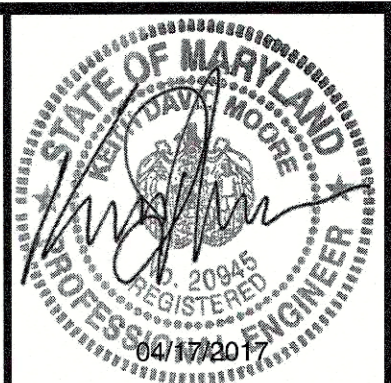
**Water Lateral Profile
(Private)**
HORIZ: 1" = 50'; VERT: 1" = 5'



Entrance Culverts Profile
HORIZ: 1" = 50'; VERT: 1" = 5'

WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY
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CITY OF HAGERSTOWN UTILITIES DEPARTMENT WATER DIVISION
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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 No. 20945 Expiration Date: 8-23-17

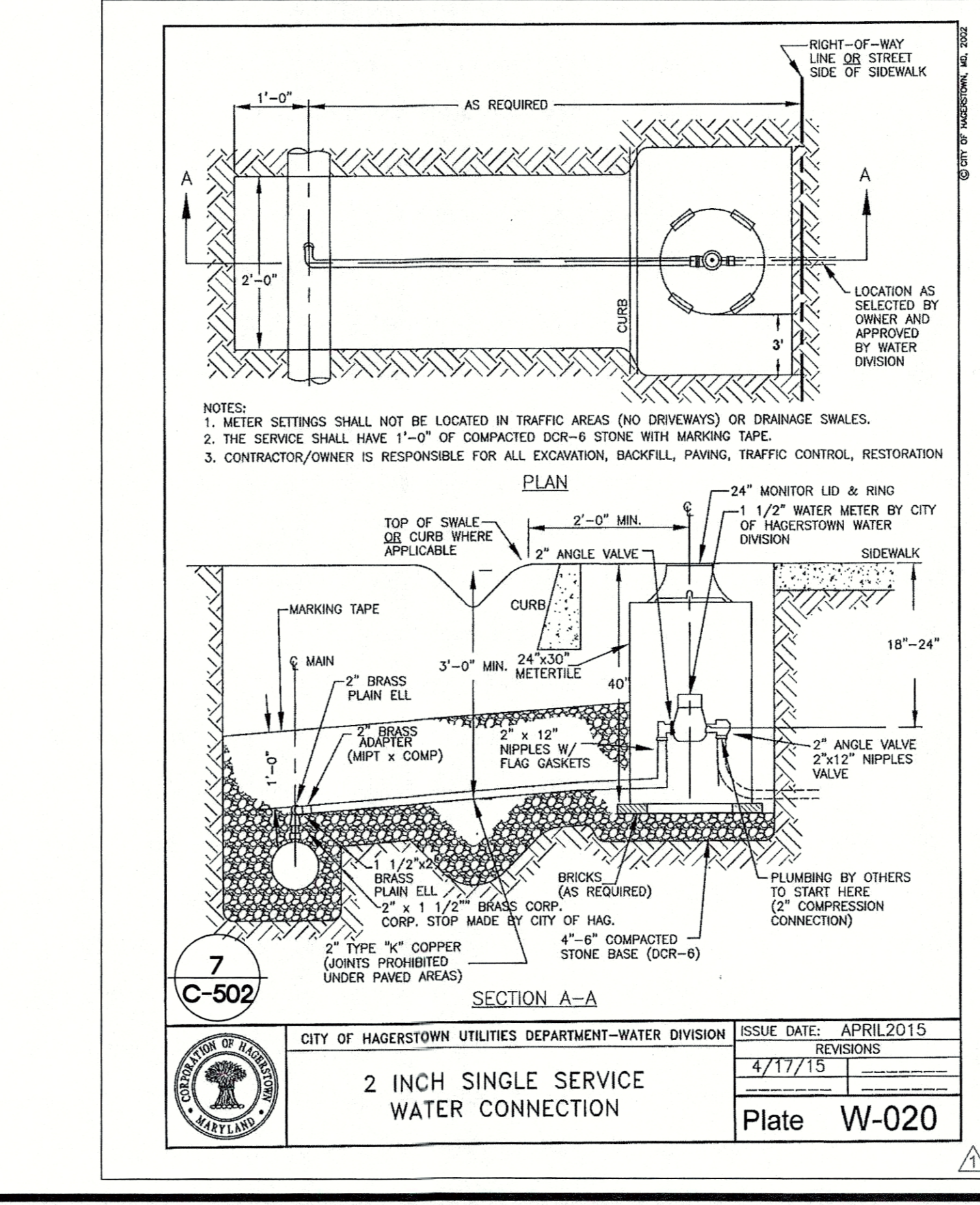
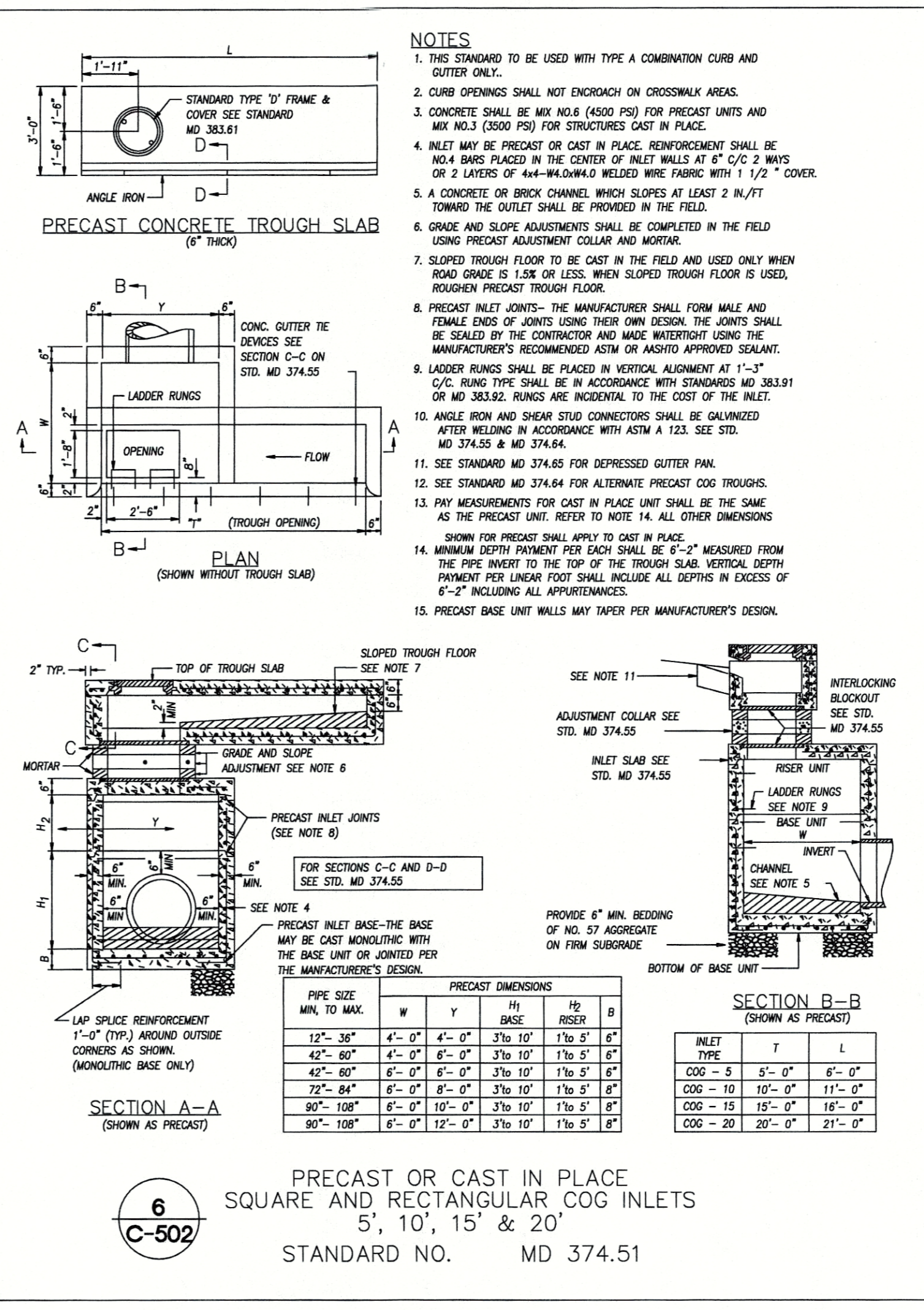
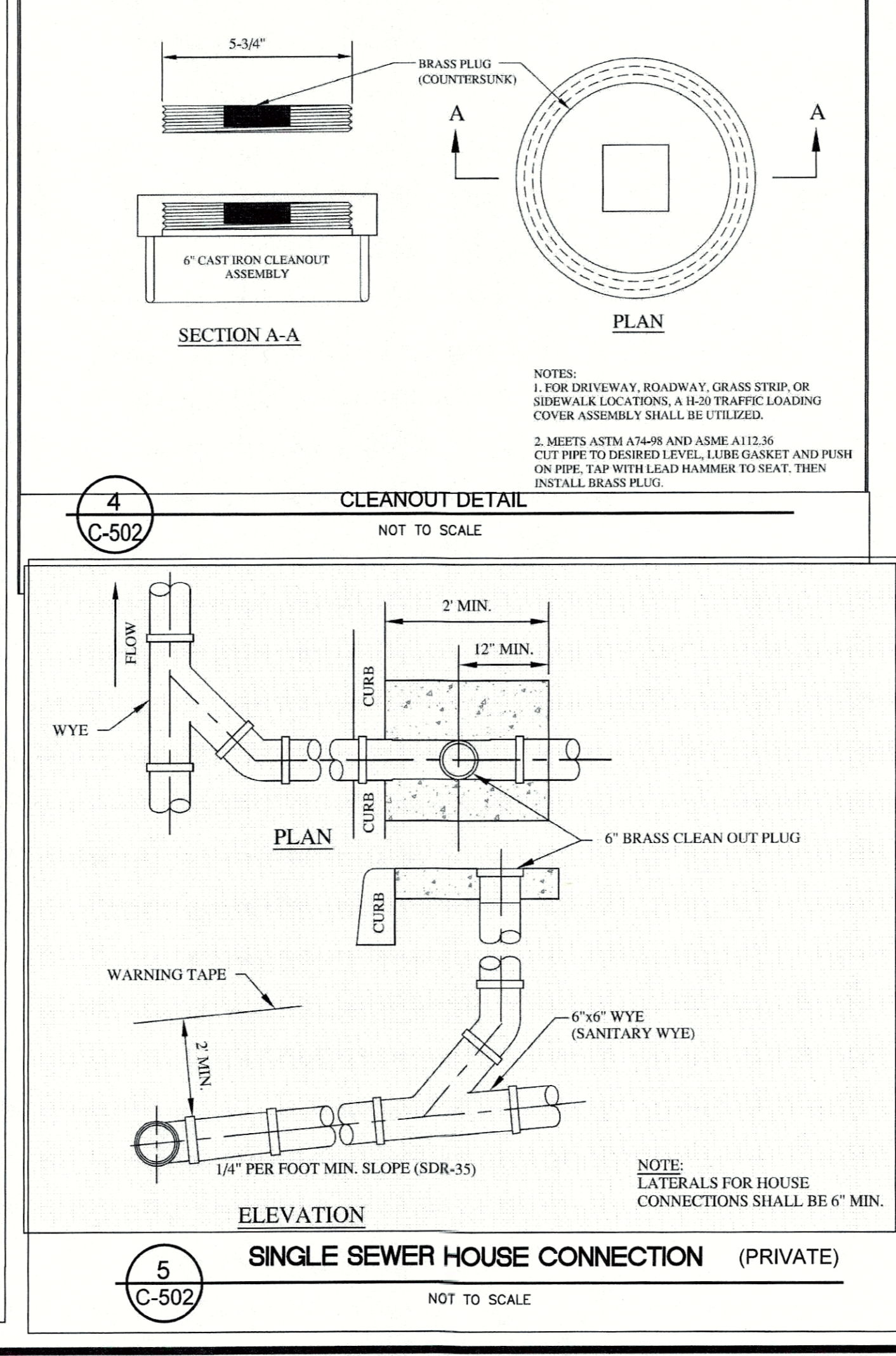
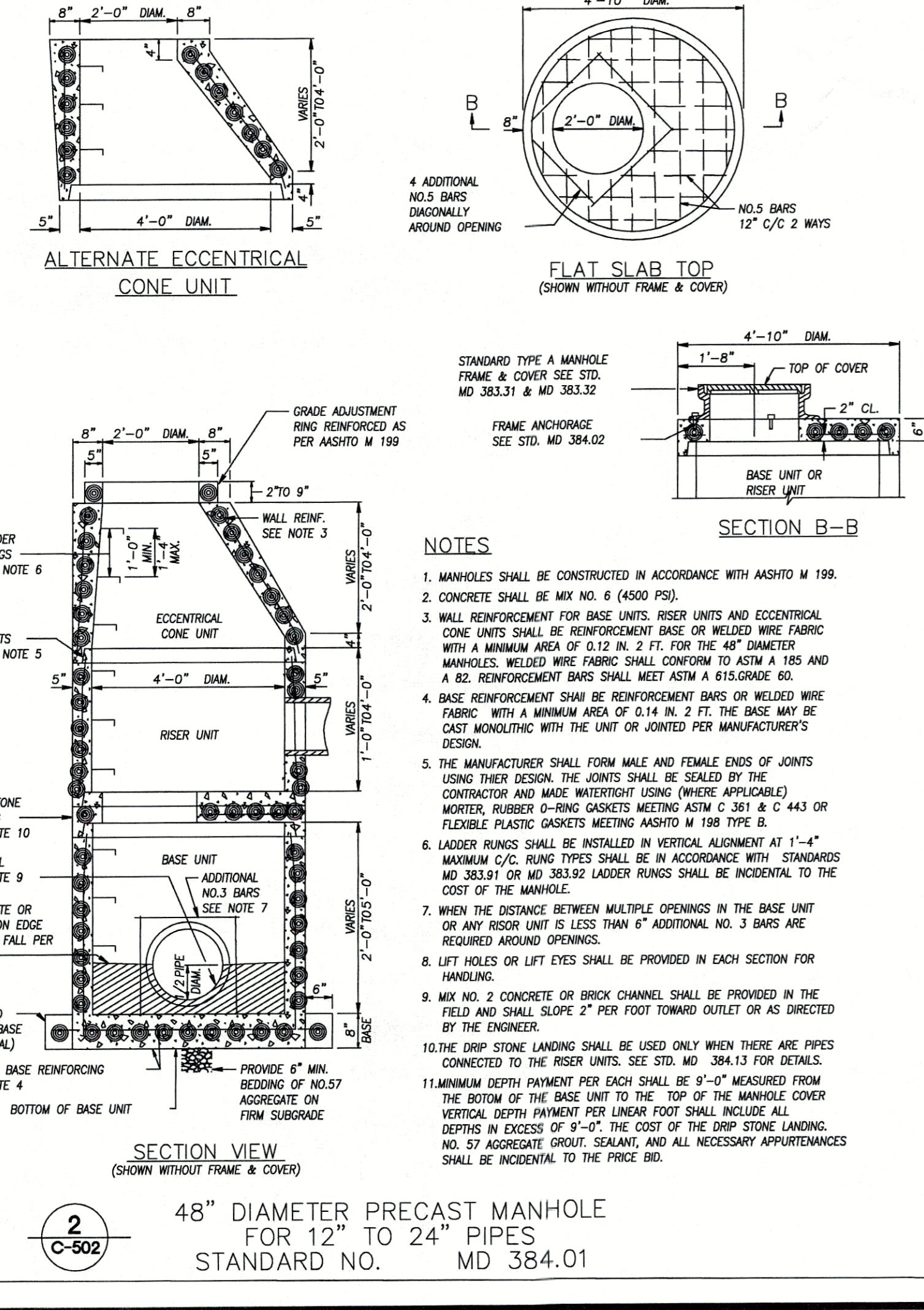
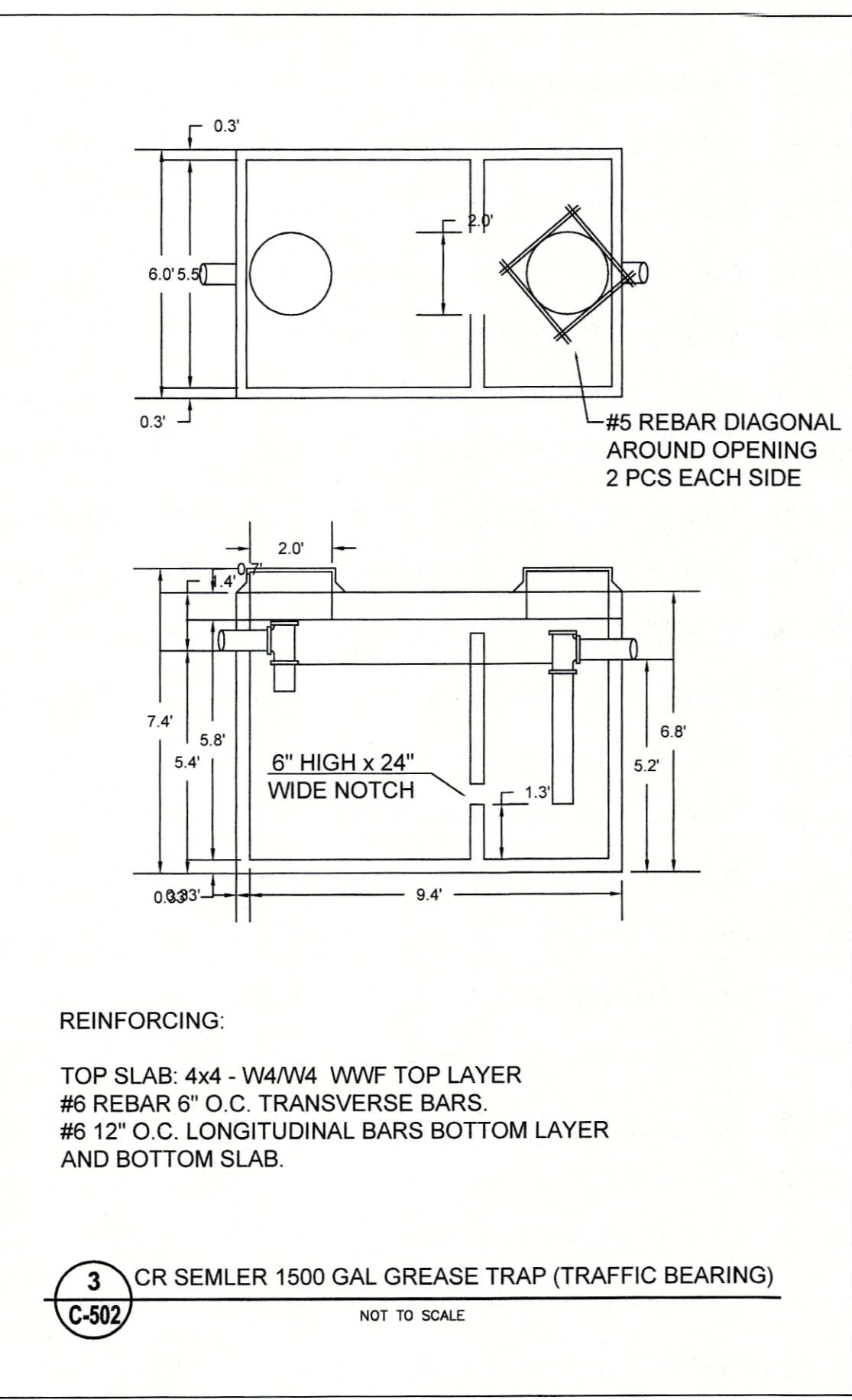
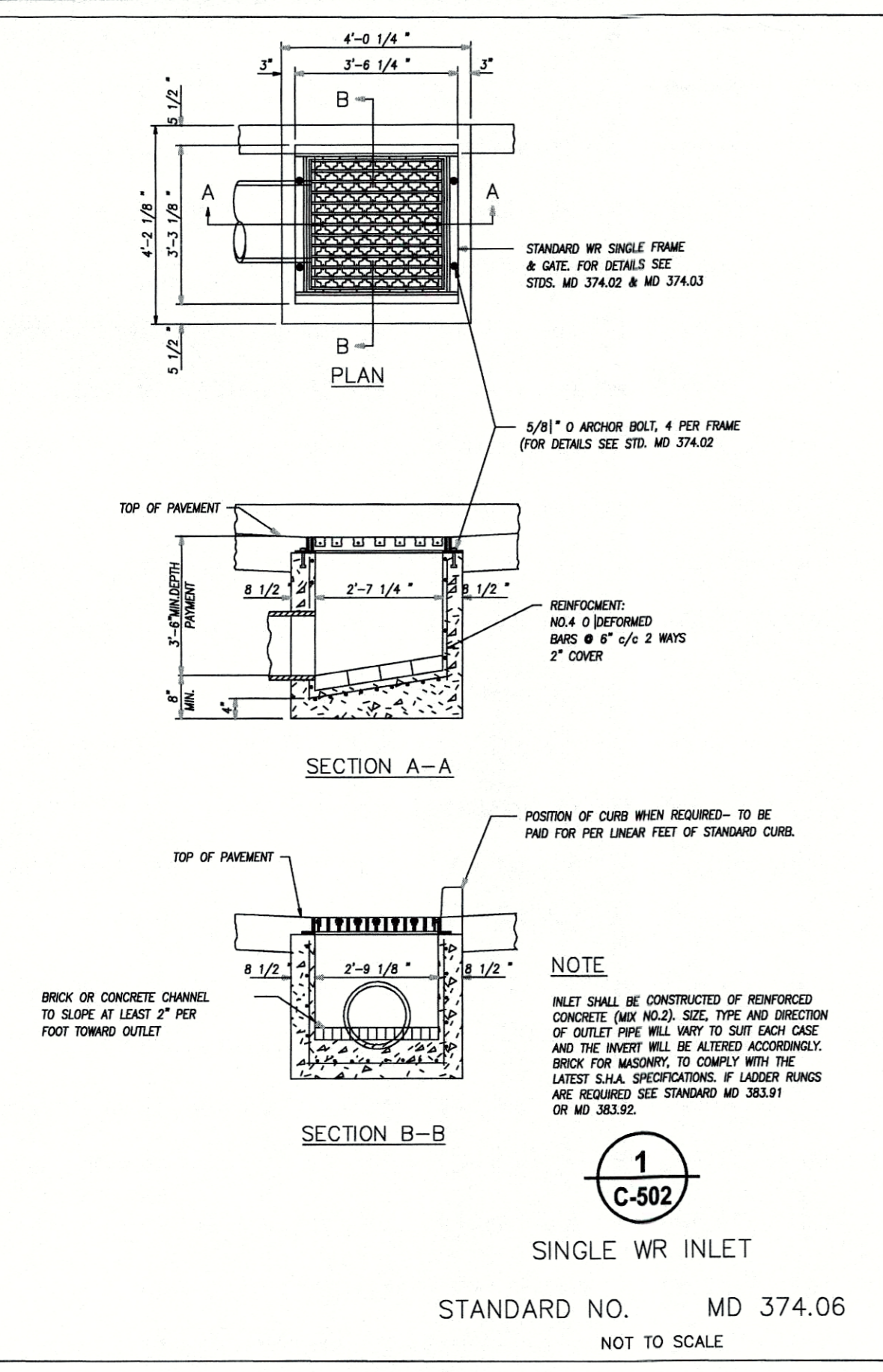
FREDERICK S. EIBERT & ASSOCIATES, INC.
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CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740
20 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225
101 NORTH HANOVER STREET, CARLEISLE, PENNSYLVANIA 17013

DATE	DESCRIPTION
2-22-17	Revised per agencies comments
2-22-17	Revised per Sheehy Comments
4-11-17	Revised per City of Hagerstown Comments

Sheetz Store 163R (MD 632)
Site at 17803 Venture Drive
Hagerstown
Washington County, Maryland
CLIENT: Sheetz, Inc.
P.O. Box 99 Addis, VA 20105
814-527-4822

PROJECT NO:	3665.SH
CAD DWG FILE:	04-C-103 Utility Profiles
DWN BY	BAB
DATE	10-3-16
CHK BY	DST
DATE	2016
TAX MAP	57-02-565
ELECTION DIST.	10
SCALE	1"=30'

Utility Profiles
C-501
SHEET 8 OF 15
SP-16-049



UTILITY NOTES

- All water and wastewater facilities shall be constructed in conformance with City of Hagerstown Utilities Department and State of Maryland Department of the Environment standards and specifications.
 - All fittings, bends, and appurtenances shall be installed with proper and required concrete buttresses. All dead end services shall be properly capped and buttressed.
 - All pipe joints shall be left open until water line has been hydrostatically tested unless directed otherwise by the City of Hagerstown Utilities Department.
 - All underground water lines are to be installed with a cover of 3' below finished grade.
- 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.
 - All sewer lines to be PVC-SDR-35 (publi), or Sch 40 (private).
 - All bedding and embankment material and compaction shall meet Hagerstown Utilities Department specifications.
- The contractor shall verify the location and elevation of existing utilities before starting construction.
- 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.
- 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.
- Private water service fire hydrants and equipment shall be designed, installed, and tested in accordance with 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).
- Inspectors and testing of the private fire service main are required and shall be coordinated with the Hagerstown City Fire Marshal office (phone 301-790-2476).
- Construction occurring on this site shall comply with NFPA 241, Standard for Safeguarding Construction Alteration, and Demolition Operations, and Chapter 16 of NFPA 1, Uniform Fire Code.
 - No open air burning is permitted.
 - A permit is required from this office before performing blasting operations.
 - FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED TO ANY BUILDING
- 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.
- Fire Hydrants shall meet the requirements of the Hagerstown Water Division.
- Inspections and testing of the private fire service main are required and shall be coordinated with the Hagerstown City Fire Marshal office, (301)-790-2476.
- Contractor will be responsible for all material and installation, Hagerstown Light Department will remove and install electrical cables only. Please refer to the HLD speedlighting Manual pages 16 Section 'B' and 21.
- Contact the HLD a few days ahead of planned excavation to coordinate the relocation of the lights so the electrical cables can be de-energized and removed for the conduit work and hand tonight installation to commence. HLD will then reinstall and re-energize the electrical cables when complete.
- No fire protection is needed.

STATE OF MARYLAND
REGISTERED PROFESSIONAL ENGINEER
No. 20845
Expiration Date 12-31-21

FREDERICK SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS - LAND PLANNERS
1800 WEST BAYVIEW STREET, SUITE 200, HAGERSTOWN, MARYLAND 20633
201 NORTH HANOVER STREET, SUITE 100, PENNSYLVANIA 17103
(301) 791-3800 (301) 791-4111

DATE: 2-22-17
4-11-17

DESCRIPTION: Revised per agencies comments
Revised per City of Hagerstown comments

MARK:

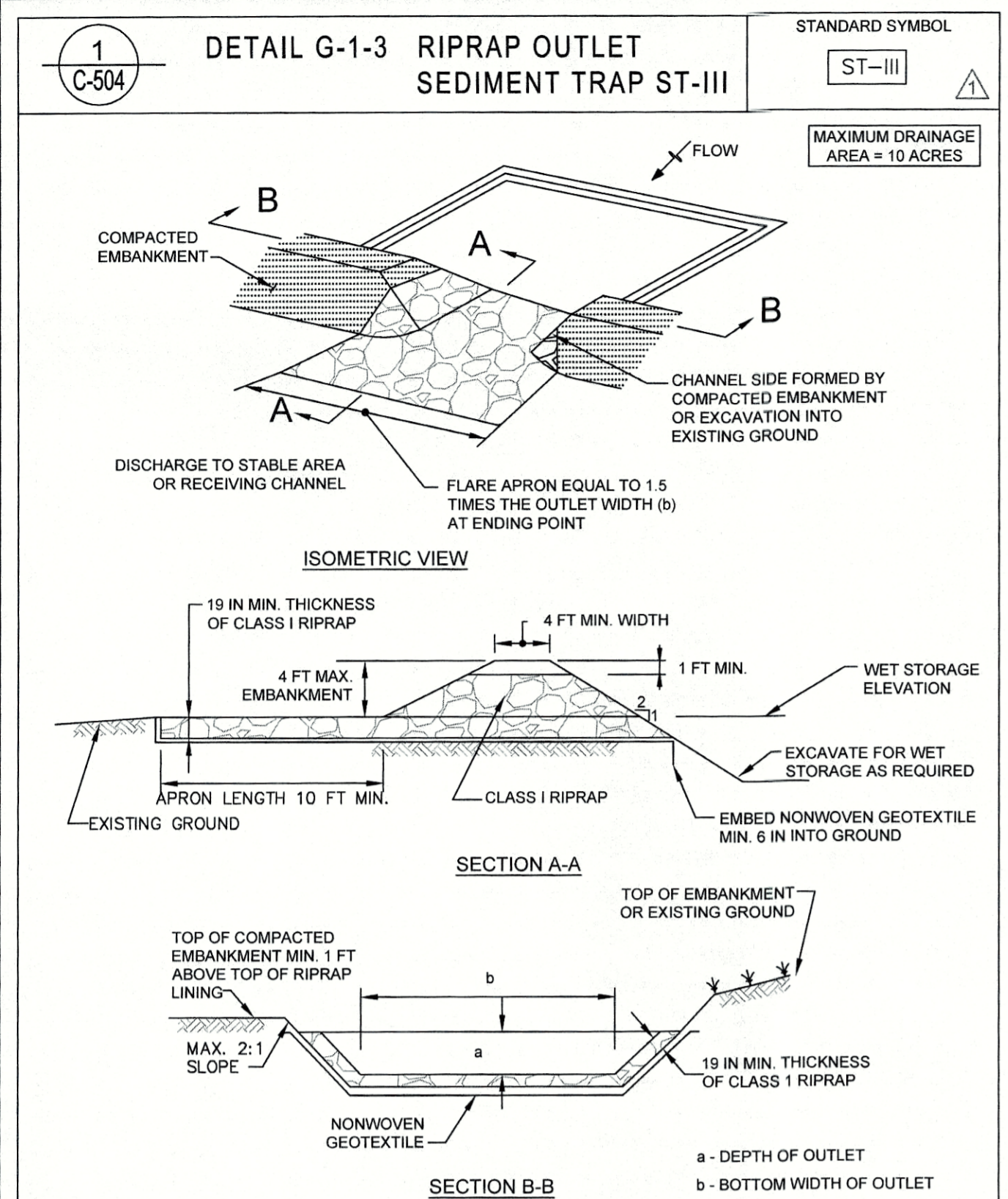
Sheet Store 163R (MD 632)
SITUATE AT 17803 VENTURE DRIVE
HAGERSTOWN
WASHINGTON COUNTY, MARYLAND
CLIENT: SHEETS INC.
P.O. BOX 98 ALDIE, VA 20105
B-14-327-4622

PROJECT NO: 3665.SH
CAD DWG FILE: 04-C-103 UTILITY DETAILS
DWN BY: BAB DATE: 10-3-16
CHK BY: DST DATE: 2016
TAX MAP: 57-02-565 ELECTION DIST: 10
SCALE: N.T.S.

UTILITY DETAILS
C-502
SHEET 9 OF 15
SP-16-049

CITY OF HAGERSTOWN UTILITIES DEPARTMENT WATER DIVISION
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SIGNATURE: _____ DATE: _____



- #### CONSTRUCTION SPECIFICATIONS
- CONSTRUCT TRAP IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE AVOIDED.
 - CLEAR, GRUB, AND STRIP ANY VEGETATION AND ROOT MAT FROM THE AREA UNDER THE EMBANKMENT AND TRAP BOTTOM.
 - USE FILL MATERIAL FREE OF ROOTS, WOODY VEGETATION, OVERSIZED STONES, ROCKS, ORGANIC MATERIAL, OR OTHER OBJECTIONABLE MATERIAL FOR THE EMBANKMENT.
 - CONSTRUCT TOP OF EMBANKMENT 1 FOOT MINIMUM ABOVE TOP OF RIPRAP OUTLET. COMPACT THE EMBANKMENT BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
 - MAKE ALL CUT AND FILL SLOPES 2:1 OR FLATTER.
 - PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS, OVER THE BOTTOM AND SIDES OF OUTLET AND APRON PRIOR TO LAYMENT OF RIPRAP. OVERLAP SECTIONS OF GEOTEXTILE AT LEAST 1 FOOT WITH THE SECTION NEARER TO THE TRAP PLACED ON TOP. EMBED GEOTEXTILE AT LEAST 6 INCHES INTO EXISTING GROUND AT ENTRANCE OF OUTLET CHANNEL.
 - USE CLEAN CLASS 1 RIPRAP PLACED 19 INCHES IN DEPTH FOR THE OUTLET AND APRON. USE OF RECYCLED CONCRETE EQUIVALENT IS ACCEPTABLE.
 - CONSTRUCT AND MAINTAIN THE OUTLET ACCORDING TO APPROVED PLAN, AND IN SUCH A MANNER THAT EROSION AT OR BELOW THE OUTLET DOES NOT OCCUR.
 - STABILIZE THE EMBANKMENT AND INTERIOR SLOPES WITH SEED AND MULCH. STABILIZE POINTS OF CONCENTRATED INFLOW AS SHOWN ON APPROVED PLAN.
 - REMOVE SEDIMENT AND RESTORE TRAP TO ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO CLEANOUT ELEVATION (25% OF WET STORAGE DEPTH). DEPOSIT REMOVED SEDIMENT IN AN APPROVED AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE. KEEP POINTS OF INFLOW AND OUTFLOW AS WELL AS INTERIOR OF THE TRAP FREE FROM EROSION AND REMOVE ACCUMULATED DEBRIS. MAINTAIN EMBANKMENTS TO CONTINUOUSLY MEET REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION. REMOVE ANY TREES, BRUSH, OR OTHER WOODY VEGETATION GROWING ON EMBANKMENT OR NEAR PRINCIPAL SPILLWAY. MAINTAIN LINE, GRADE, AND CROSS SECTION.
 - WHEN DEWATERING TRAP, PASS THE REMOVED WATER THROUGH AN APPROVED SEDIMENT CONTROL PRACTICE.
 - UPON REMOVAL, GRADE AND STABILIZE THE AREA OCCUPIED BY TRAP.
- 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-504 FLOOD

SYMBOL: [Symbol] QTY: 1 LABEL: FP

FLD-EDG-15-SA-06-E-UL-BZ-350

228 Series™ LED Recessed Canopy Luminaire

Product Description: This low profile, easy mounting luminaire is designed for use in areas where high performance outdoor lighting is required. The luminaire is constructed from anodized aluminum with a high performance clear polycarbonate lens. The luminaire is designed for use in areas where high performance outdoor lighting is required. The luminaire is constructed from anodized aluminum with a high performance clear polycarbonate lens.

Performance Summary: Rated for use in the U.S.A. of U.S. and imported parts. CCT: 4000K (+/- 500K), 5700K (+/- 500K) standard. Lumen Output: 10,000 lumens (10,000 lumens).

Accessories: Floodlight, Floodlight, Floodlight.

Order Code	Order Code	Order Code	Order Code	Order Code	Order Code
228-15-SA-06-E-UL-BZ-350	228-15-SA-06-E-UL-BZ-350	228-15-SA-06-E-UL-BZ-350	228-15-SA-06-E-UL-BZ-350	228-15-SA-06-E-UL-BZ-350	228-15-SA-06-E-UL-BZ-350

3 C-504 PATHWAY

SYMBOL: [Symbol] QTY: 7 LABEL: P3

PWY-EDG-5M-P3-02-E-UL-BZ-350

Cree Edge™ Series LED Pathway Luminaire

Product Description: This low profile, easy mounting luminaire is designed for use in areas where high performance outdoor lighting is required. The luminaire is constructed from anodized aluminum with a high performance clear polycarbonate lens. The luminaire is designed for use in areas where high performance outdoor lighting is required. The luminaire is constructed from anodized aluminum with a high performance clear polycarbonate lens.

Performance Summary: Rated for use in the U.S.A. of U.S. and imported parts. CCT: 4000K (+/- 500K), 5700K (+/- 500K) standard. Lumen Output: 10,000 lumens (10,000 lumens).

Accessories: Floodlight, Floodlight, Floodlight.

Order Code	Order Code	Order Code	Order Code	Order Code	Order Code
PWY-EDG-5M-P3-02-E-UL-BZ-350	PWY-EDG-5M-P3-02-E-UL-BZ-350	PWY-EDG-5M-P3-02-E-UL-BZ-350	PWY-EDG-5M-P3-02-E-UL-BZ-350	PWY-EDG-5M-P3-02-E-UL-BZ-350	PWY-EDG-5M-P3-02-E-UL-BZ-350

4 C-504 AREA

SYMBOL: [Symbol] QTY: 1 LABEL: P3

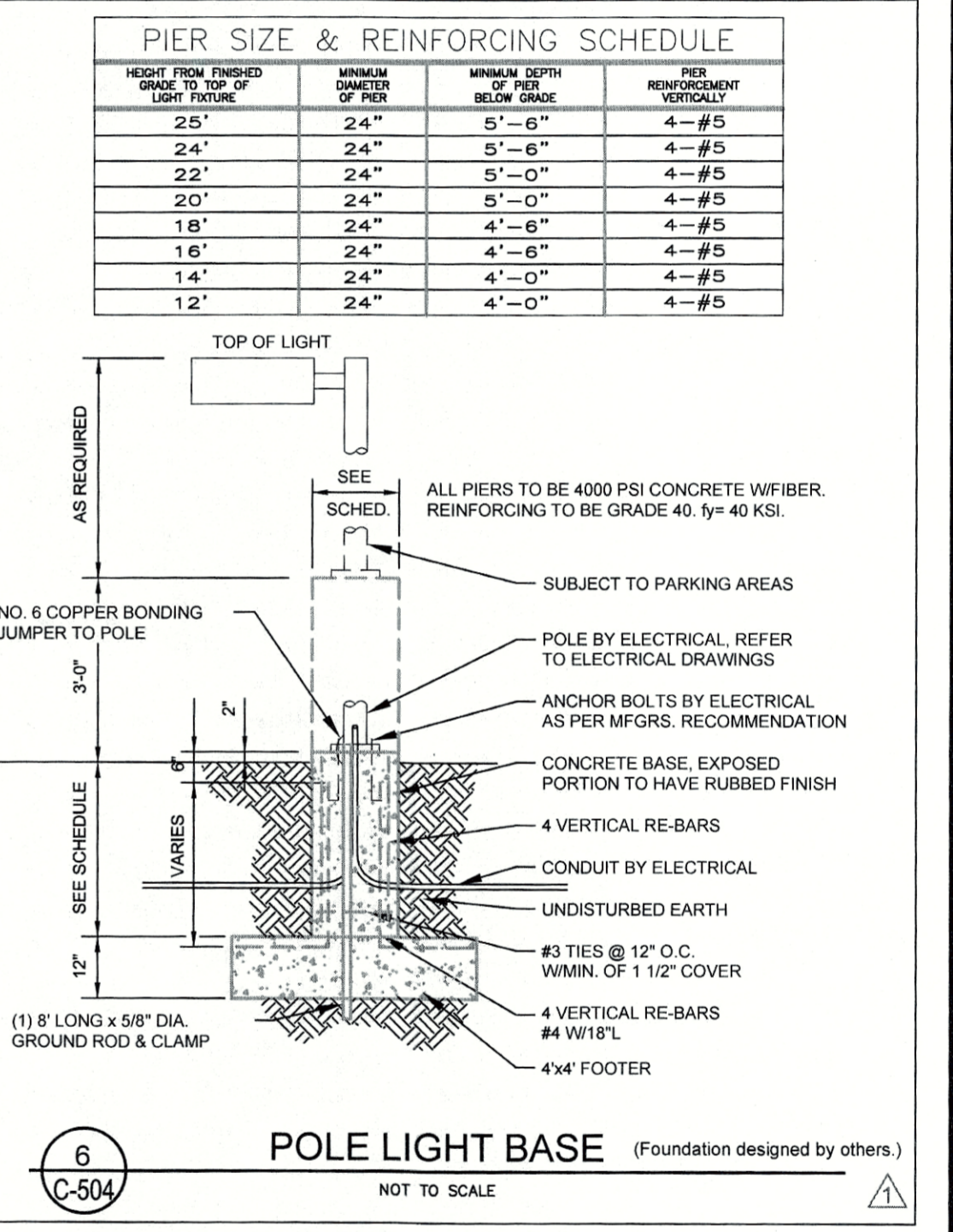
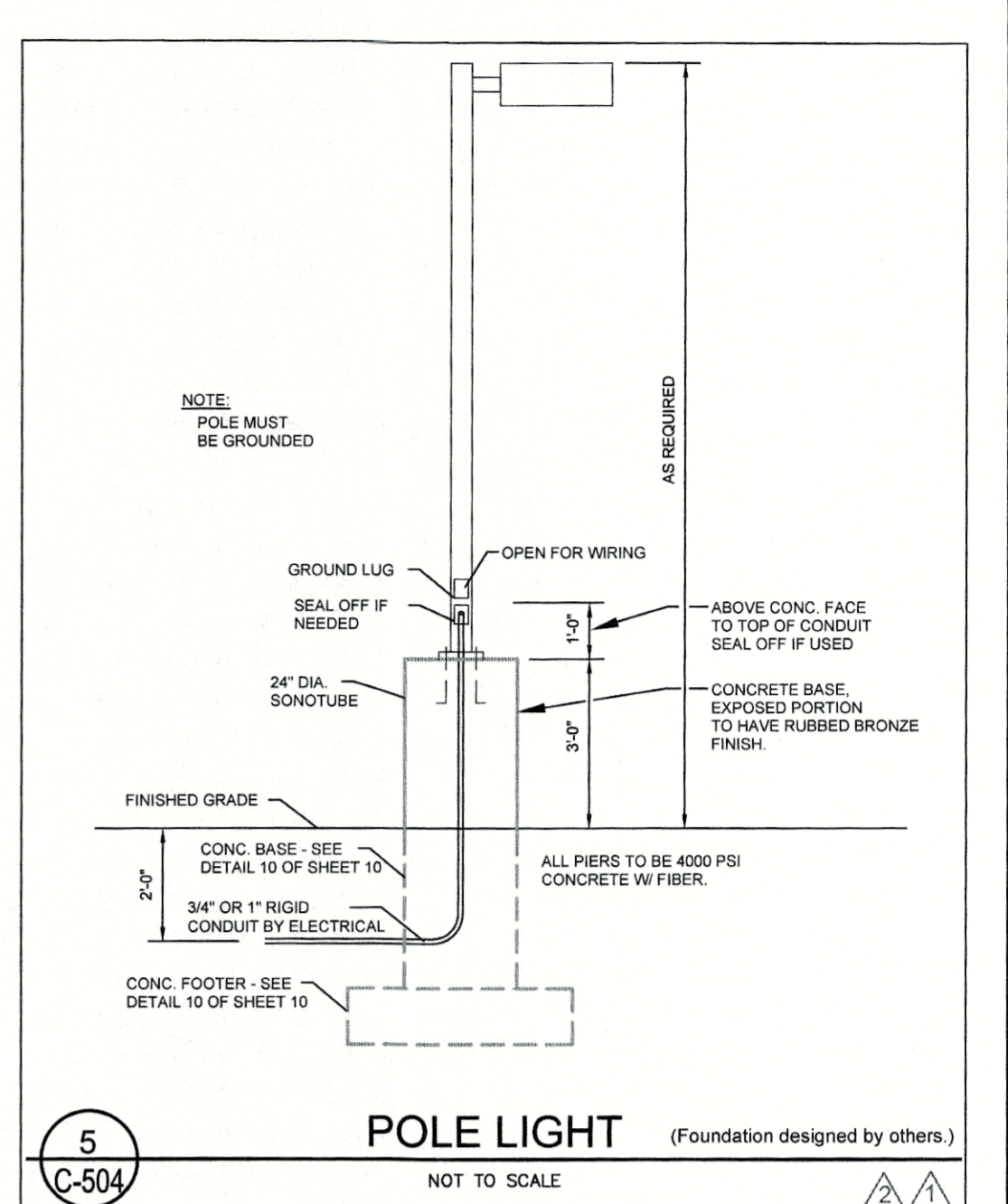
OSQ Series LED Area Flood Luminaire - Medium

Product Description: This low profile, easy mounting luminaire is designed for use in areas where high performance outdoor lighting is required. The luminaire is constructed from anodized aluminum with a high performance clear polycarbonate lens. The luminaire is designed for use in areas where high performance outdoor lighting is required. The luminaire is constructed from anodized aluminum with a high performance clear polycarbonate lens.

Performance Summary: Rated for use in the U.S.A. of U.S. and imported parts. CCT: 4000K (+/- 500K), 5700K (+/- 500K) standard. Lumen Output: 10,000 lumens (10,000 lumens).

Accessories: Floodlight, Floodlight, Floodlight.

Order Code	Order Code	Order Code	Order Code	Order Code	Order Code
OSQ-15-SA-06-E-UL-BZ-350	OSQ-15-SA-06-E-UL-BZ-350	OSQ-15-SA-06-E-UL-BZ-350	OSQ-15-SA-06-E-UL-BZ-350	OSQ-15-SA-06-E-UL-BZ-350	OSQ-15-SA-06-E-UL-BZ-350



STATE OF MARYLAND PROFESSIONAL ENGINEER

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 20945, Expiration Date: 5-31-17

FREDERICK SEIBERT & ASSOCIATES, INC.

CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS - LAND PLANNERS
20 WEST BALDOR STREET, GREENCASTLE, PENNSYLVANIA 17035
101 NORTH HANOVER STREET, CARLEISLE, PENNSYLVANIA 17013

DATE: 2-22-17

DESCRIPTION: Review per agency comments

MARK: [Symbol]

PROJECT NO: 3665.SH

CAD DWG FILE: 08-C-501

DWN BY: BAB DATE: 10-3-16

CHK BY: DST DATE: 2016

TAX MAP: 57-02-565 ELECTION DIST: 10

SCALE: N.T.S.

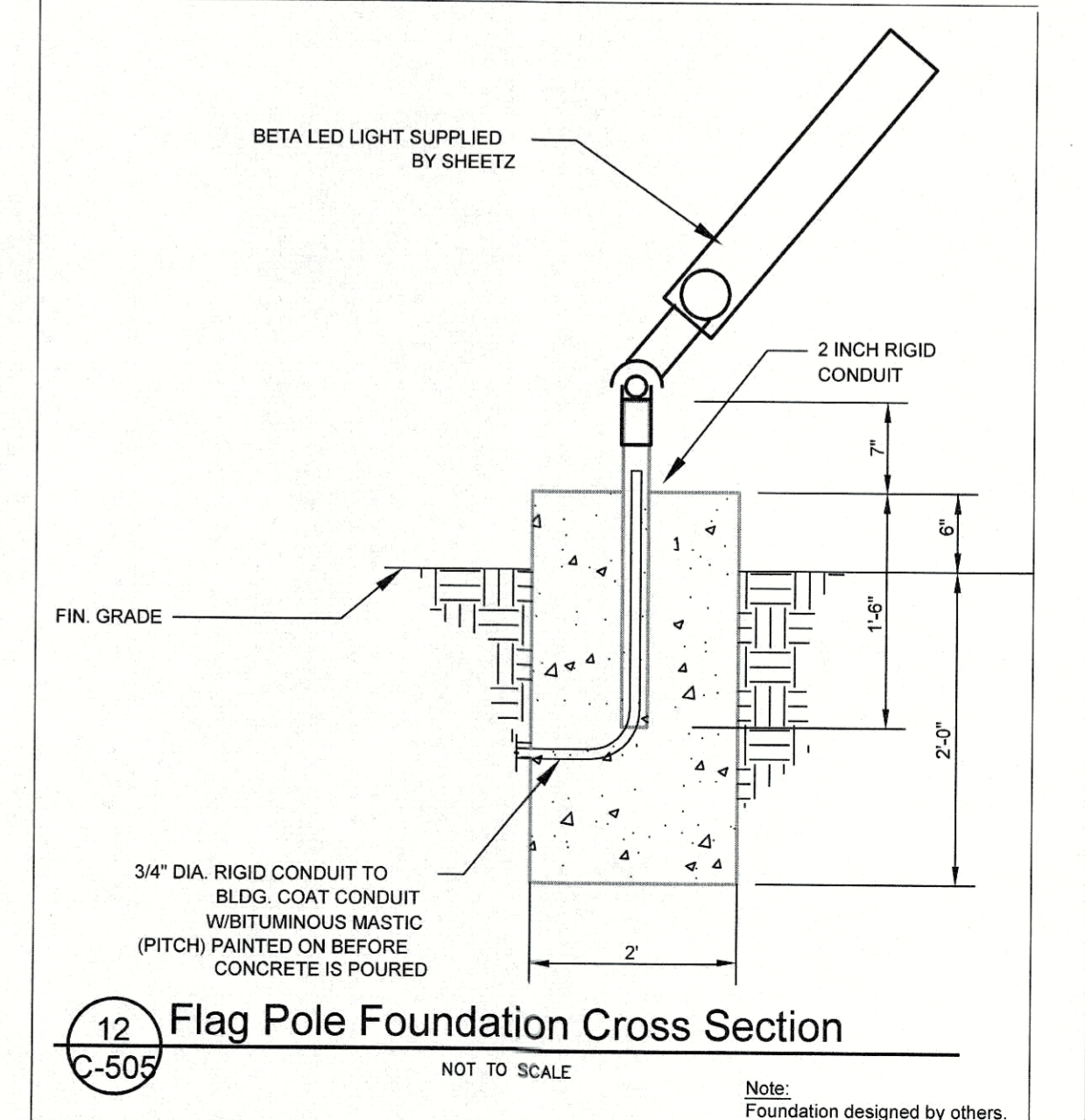
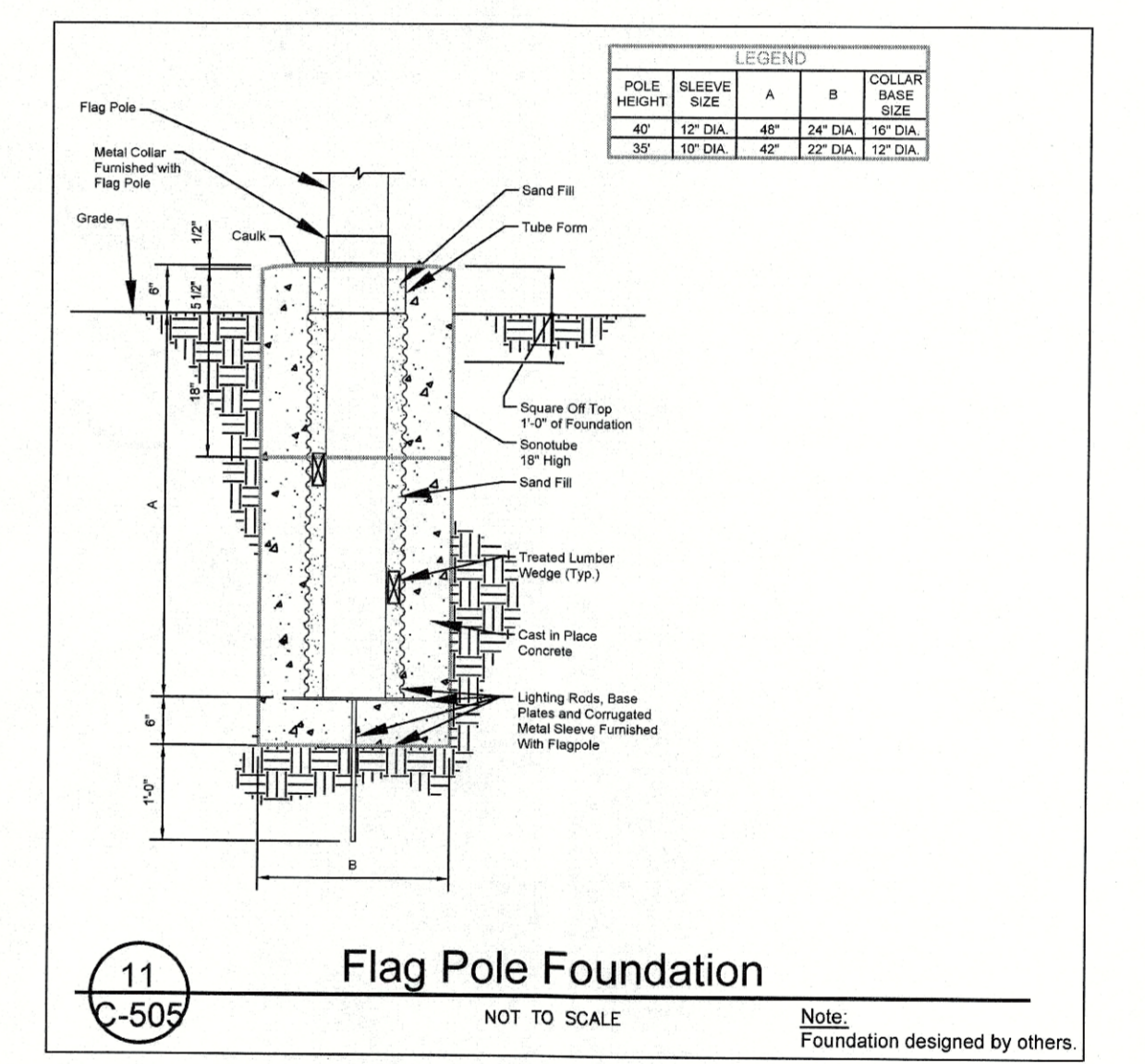
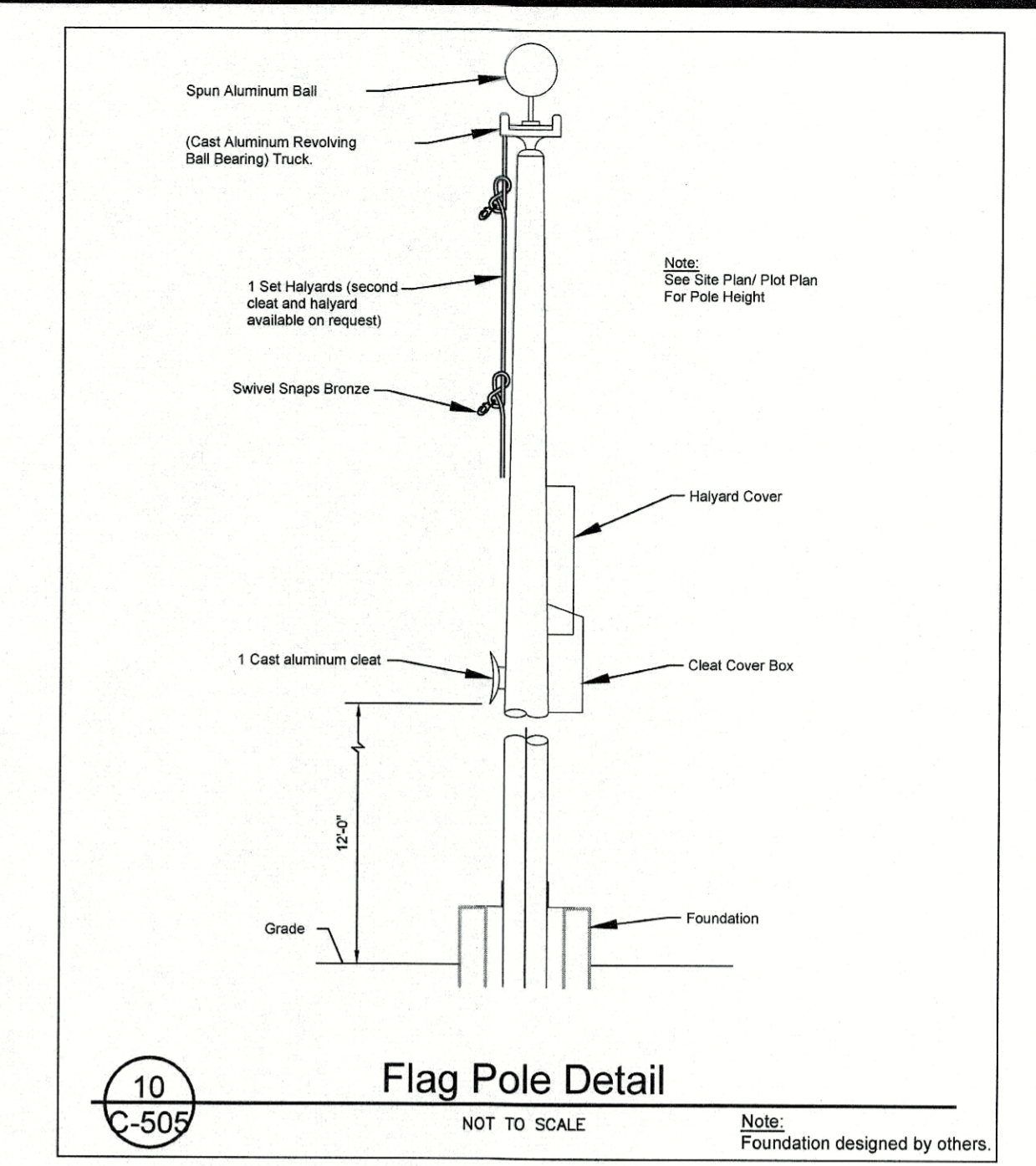
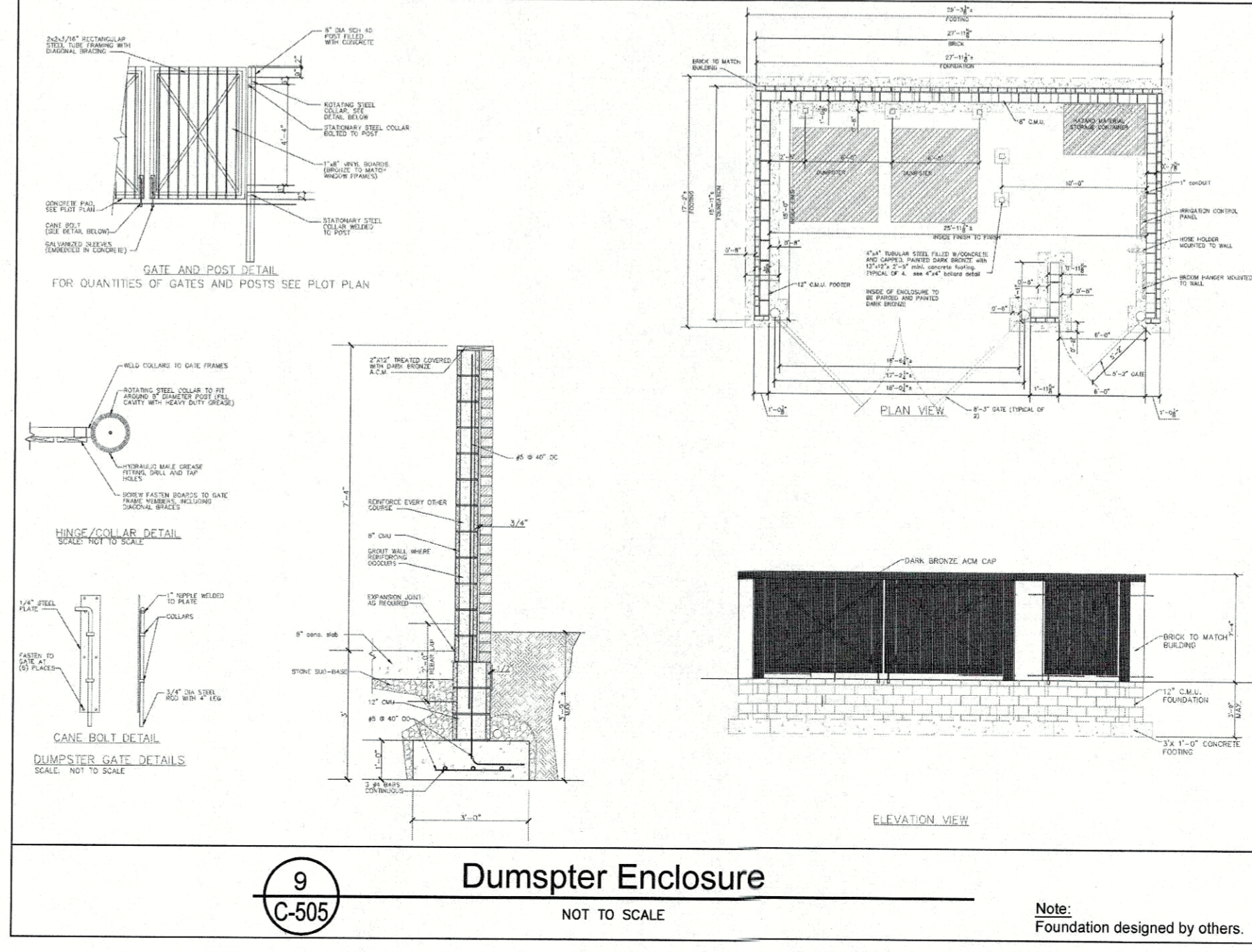
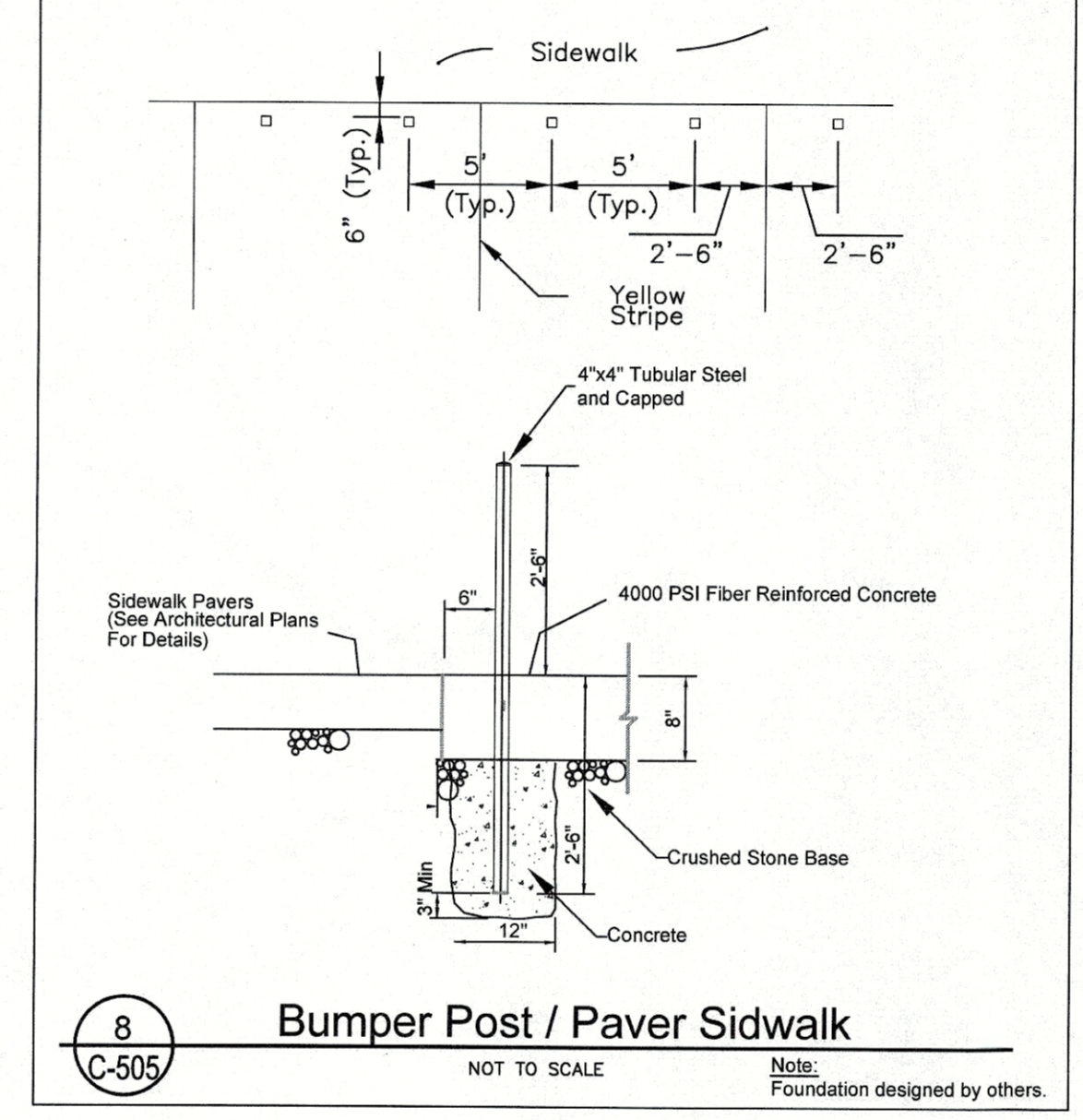
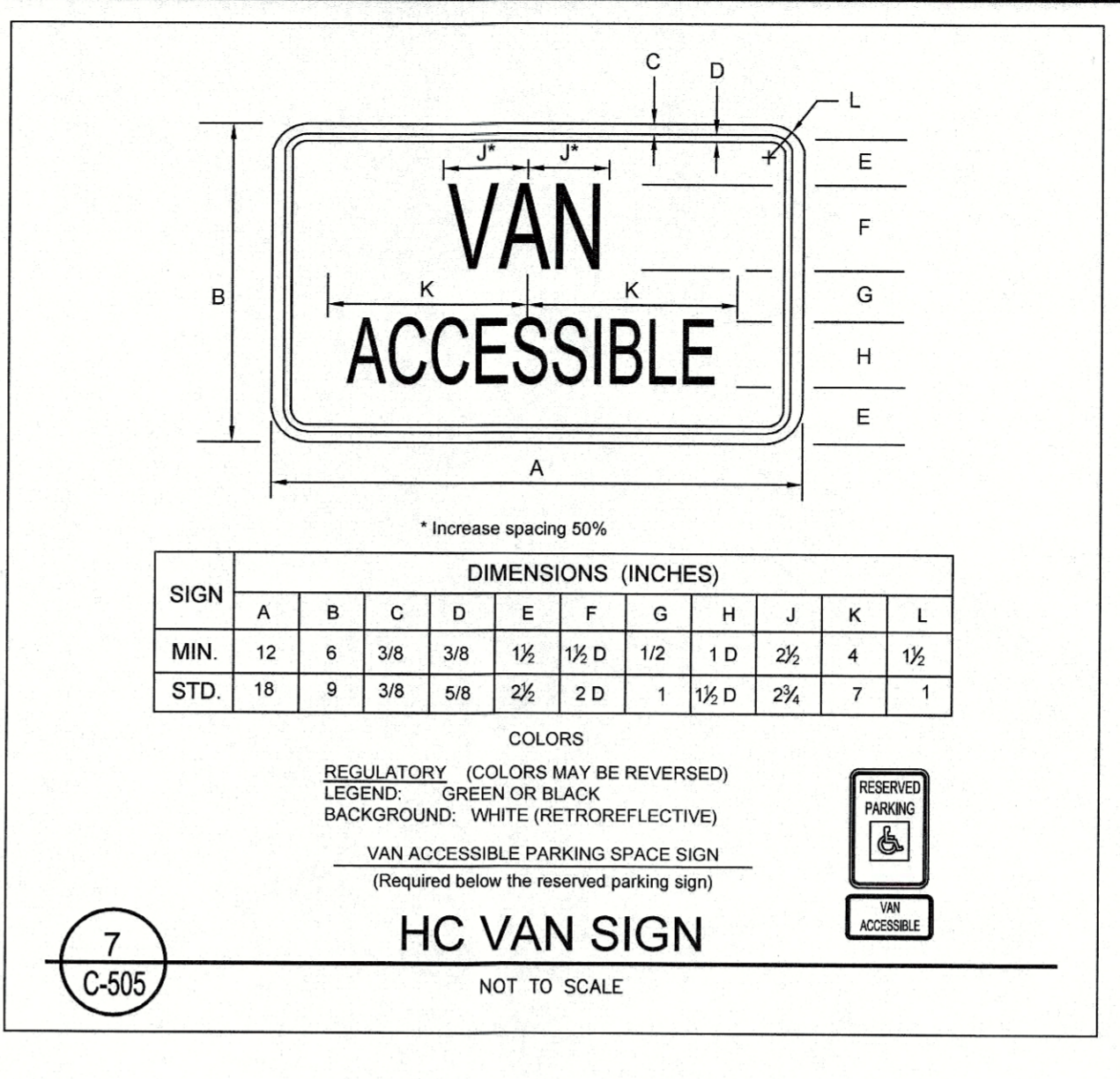
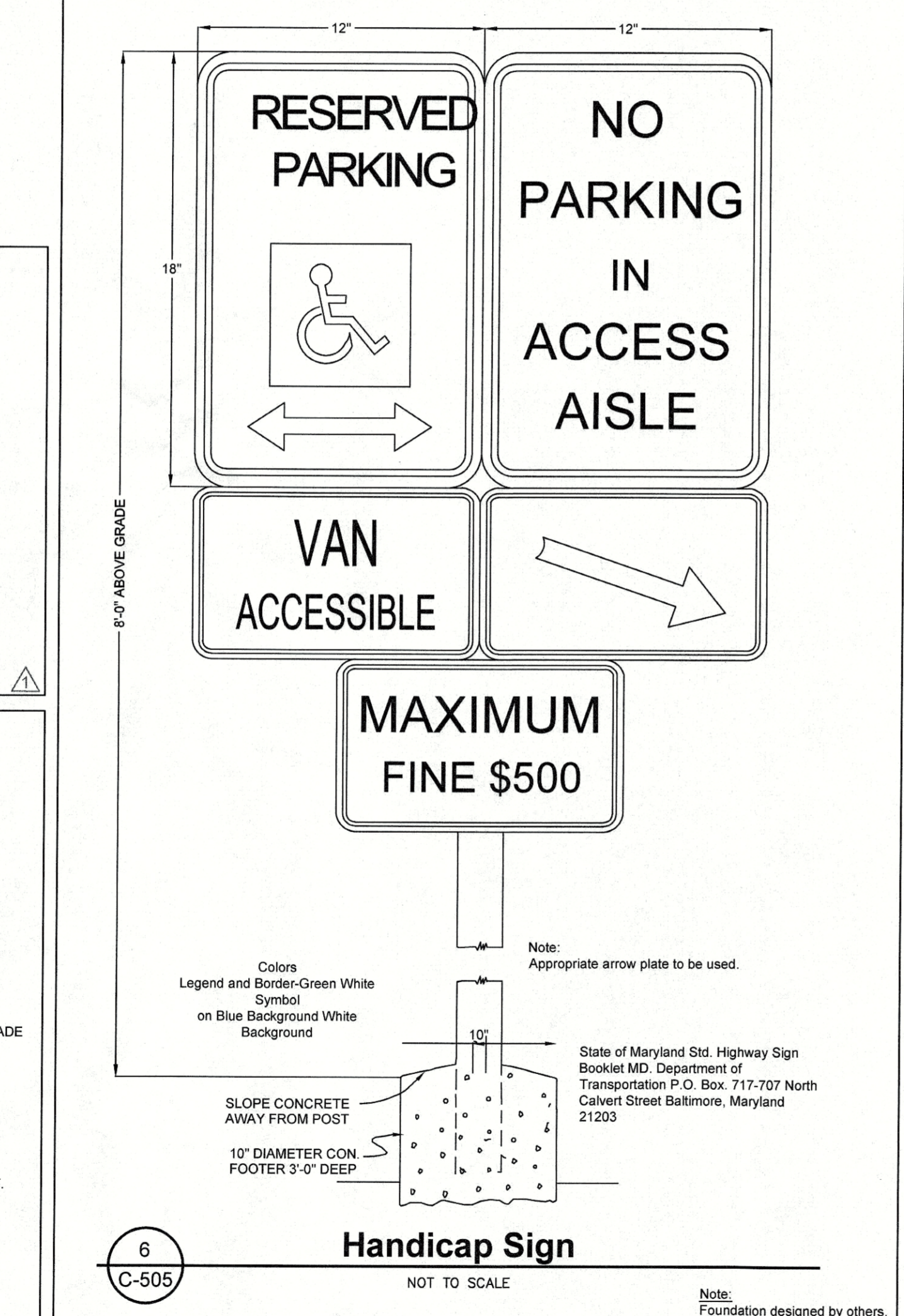
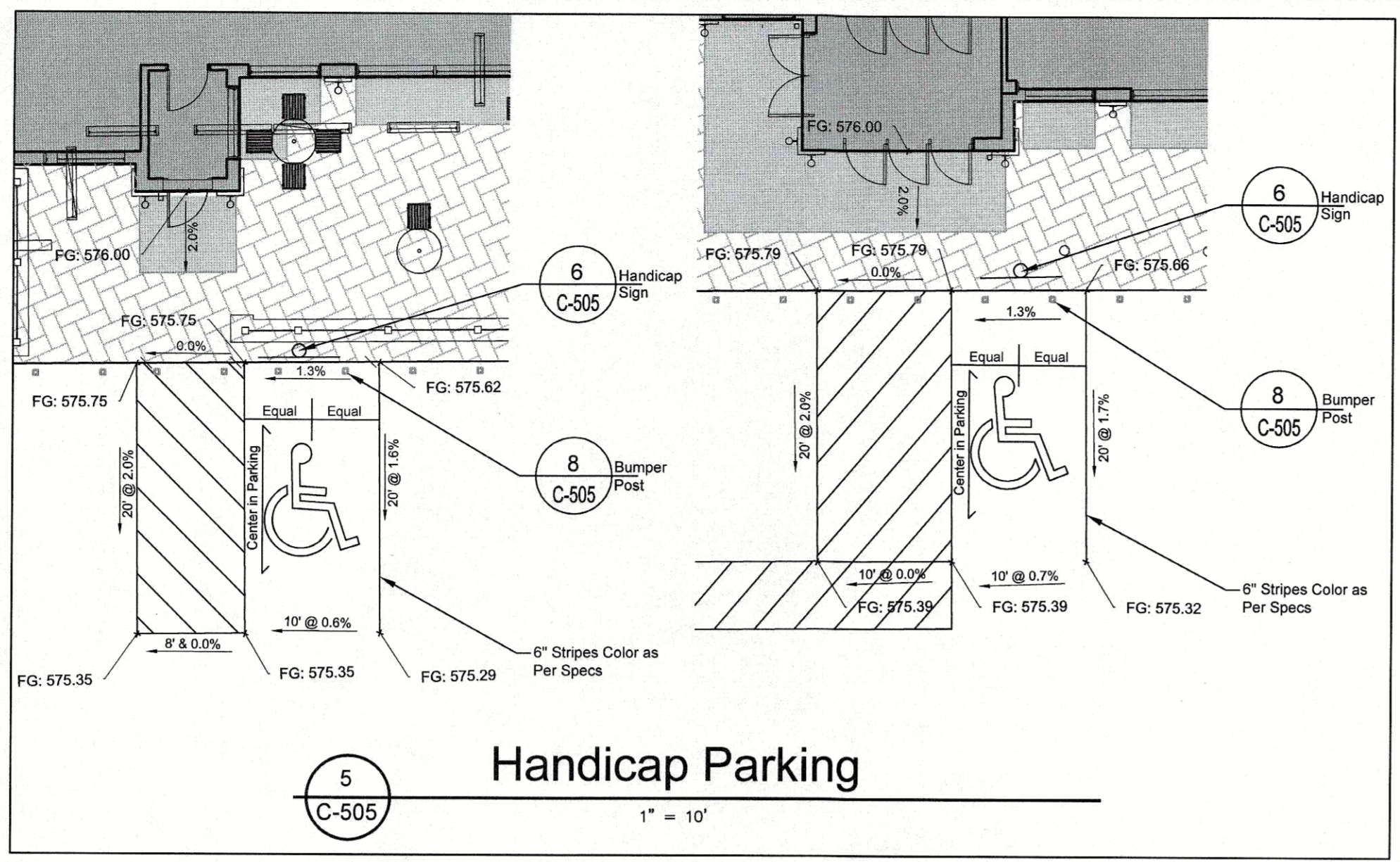
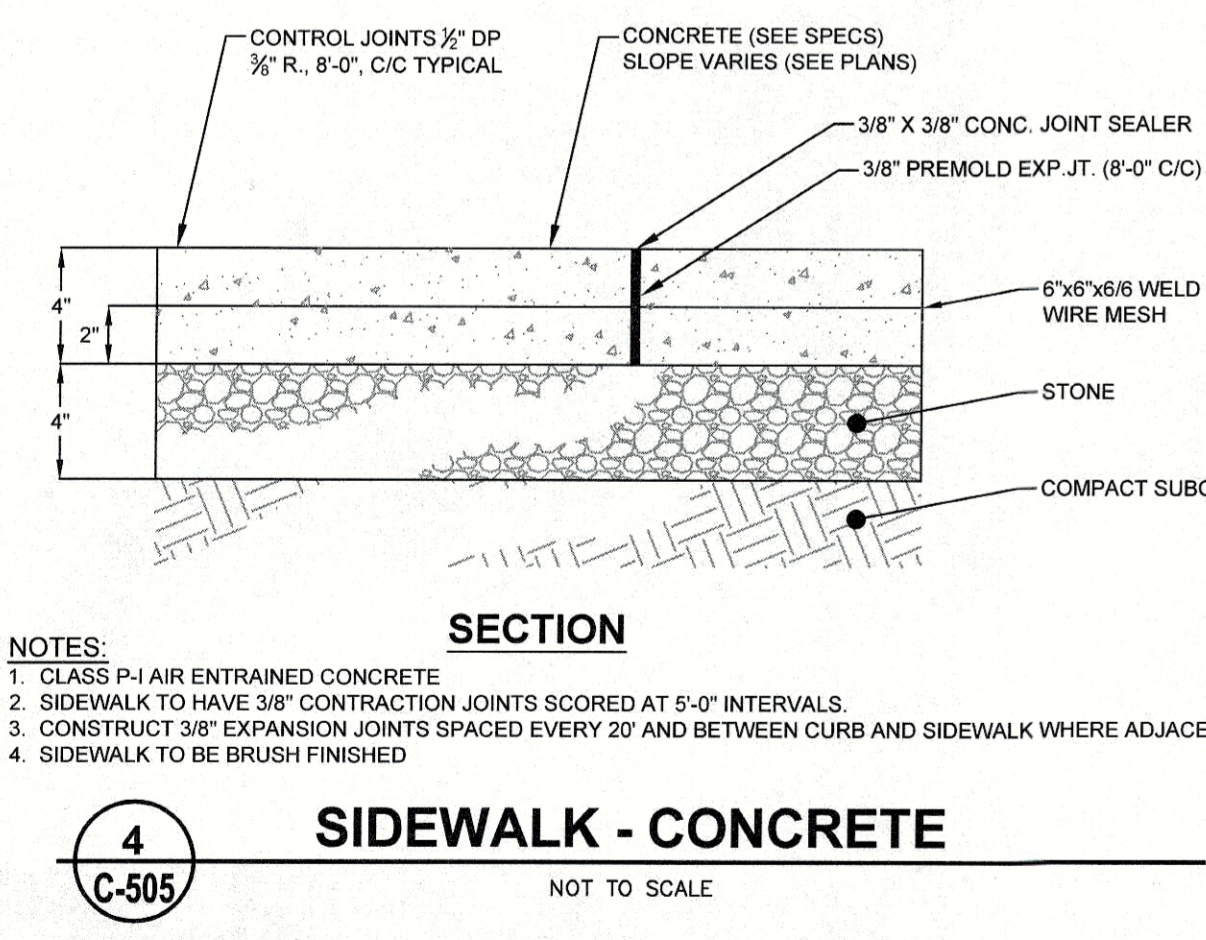
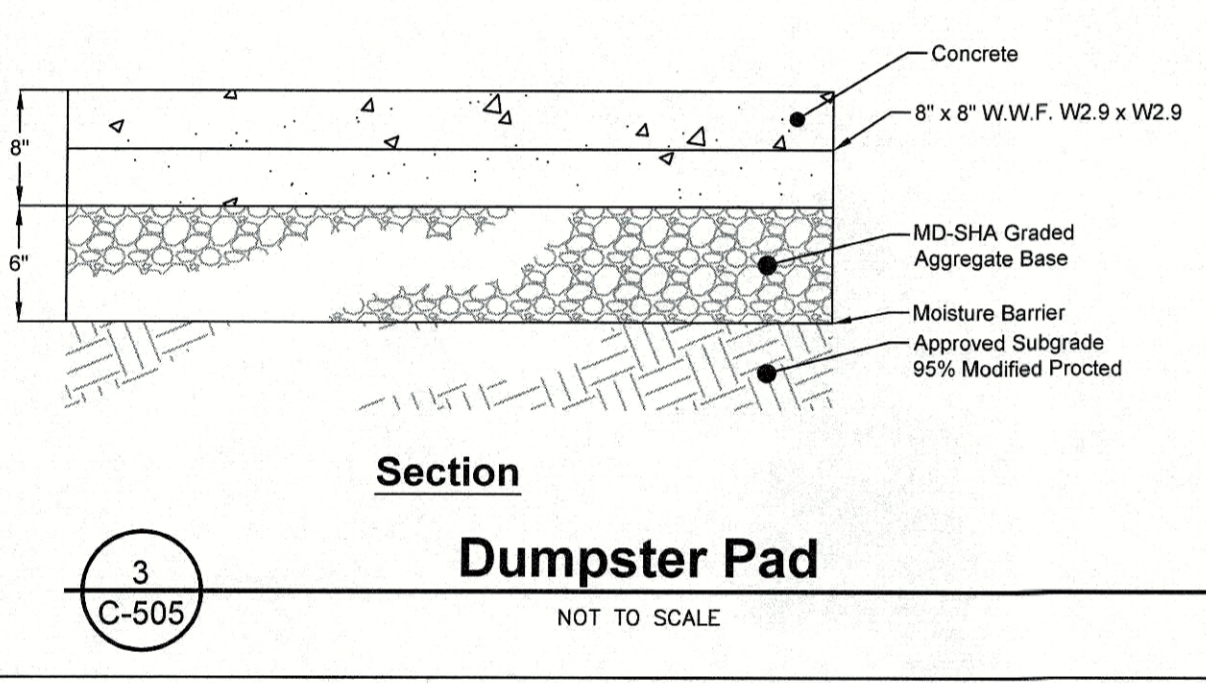
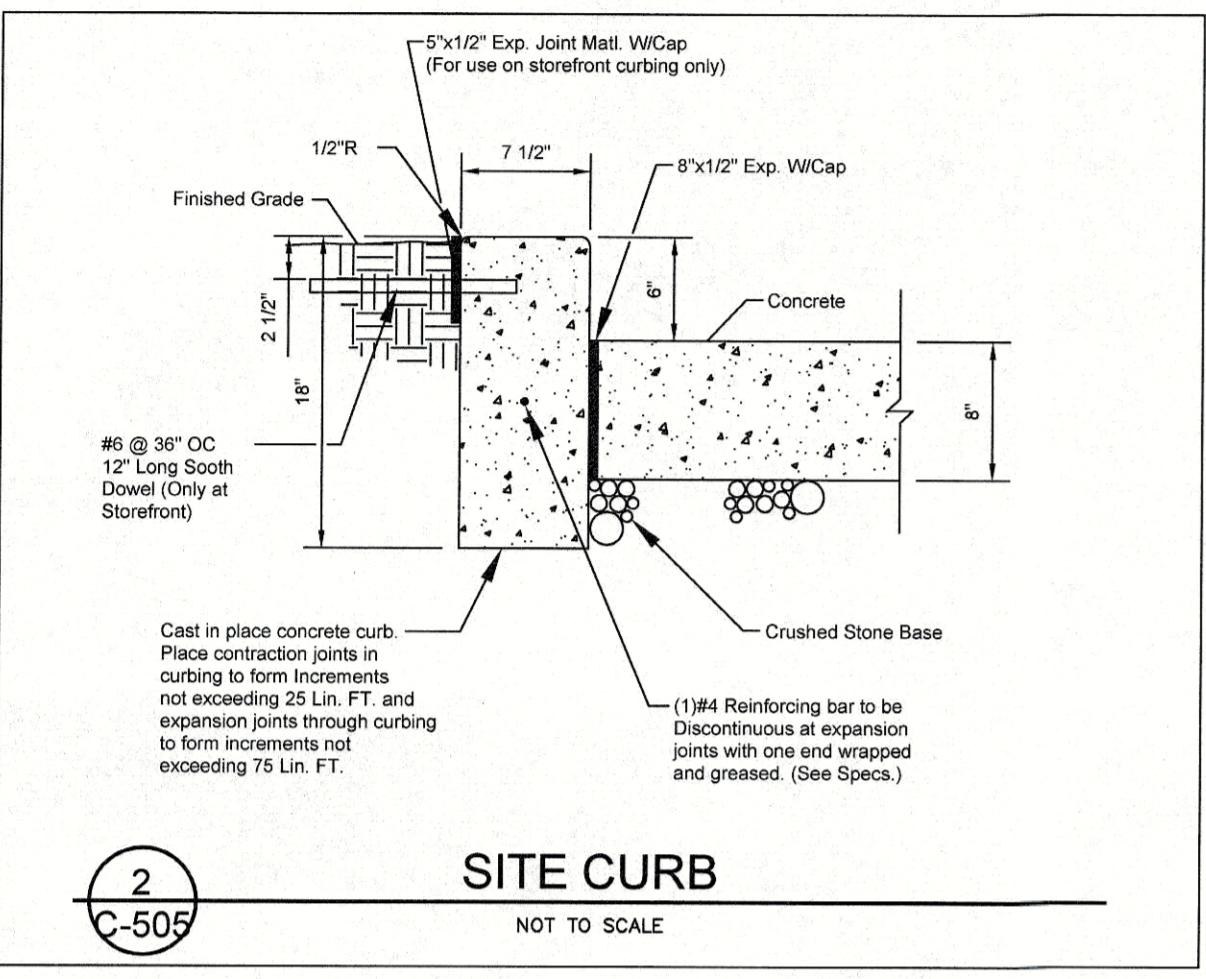
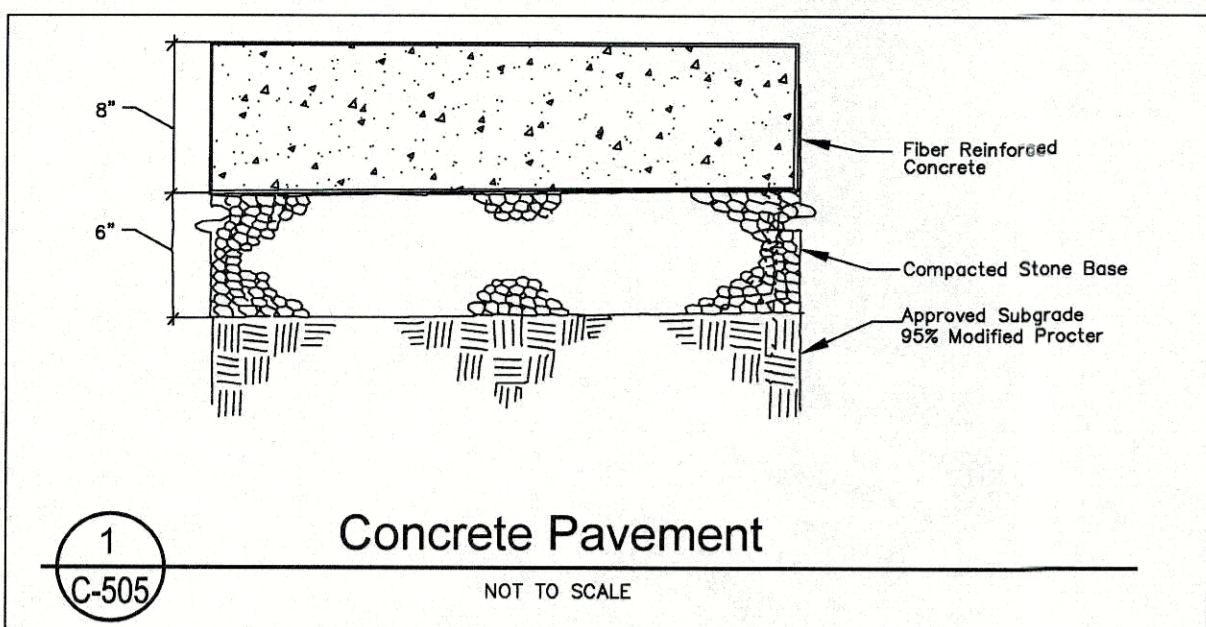
SHEET TITLE: SEC & Utility Details & Notes

C-504 SHEET 11 OF 15 SP-16-049

Sheet Store 163R (MD 632)

Situate AT 17803 Venture Drive Hagerstown Washington County, Maryland CLIENT: Sheetz, Inc P.O. Box 98 Aldie, VA 20105 814-327-4622

P:\Projects\3665.SH\Drawing\Construction\Set11-C-504 - Sediment and Erosion Control Details and Notes.dwg, Layout, 4/7/17/2017 5:25:46 PM, DWG



STATE OF MARYLAND PROFESSIONAL ENGINEER
No. 20868 Expiration Date: 4/23/17

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128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21140
128 WEST BALTIMORE STREET, GREENSBLE, PENNSYLVANIA 17225
100 W. WASHINGTON STREET, WINDSOR, PENNSYLVANIA 17151
801.793.5668

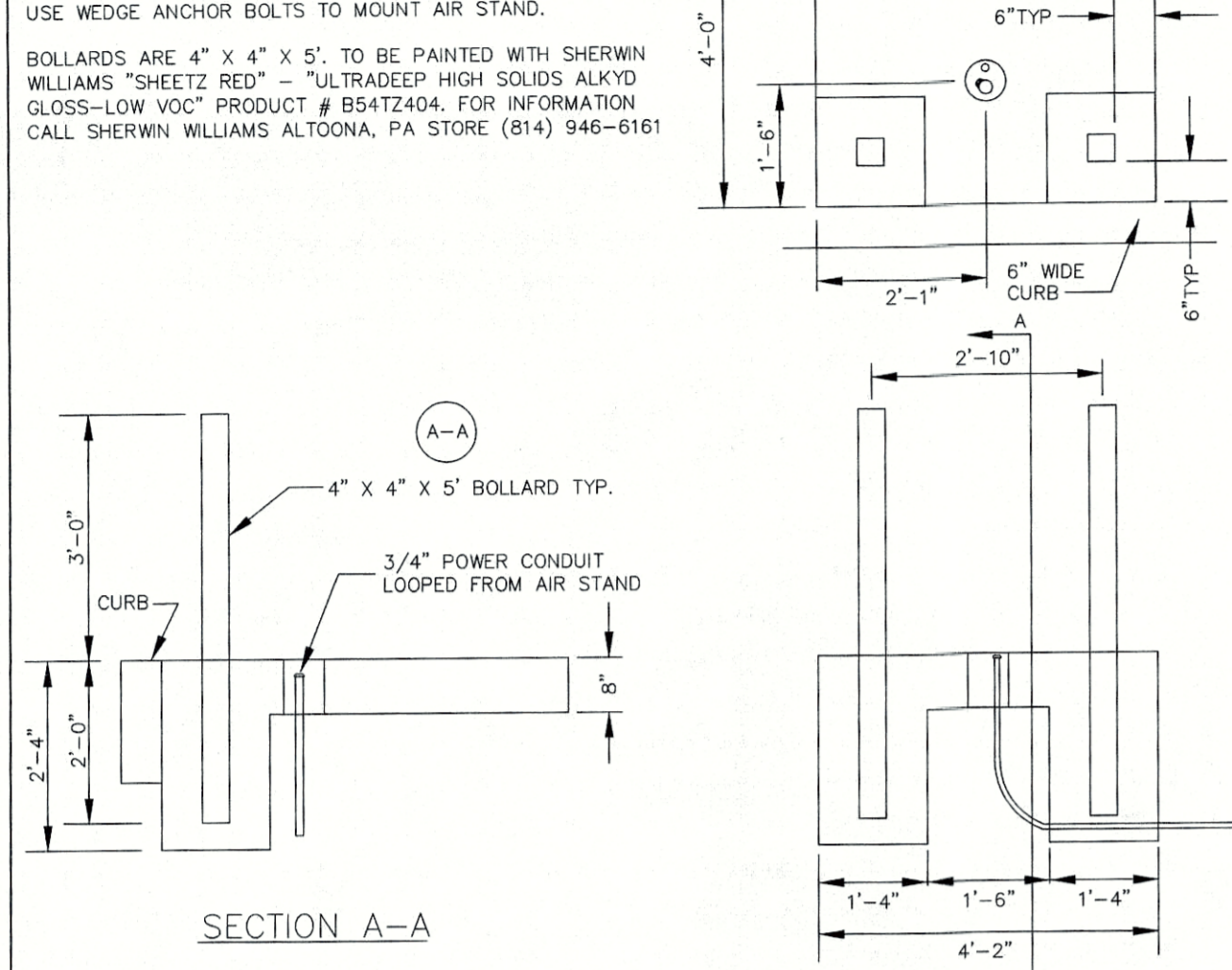
DATE: 2-22-17
DESCRIPTION: Revised per Sheet comments

Sheet Store 163R (MD 632)
Situata at 17803 Venture Drive
Hagerstown
Washington County, Maryland
CLIENT: Sheetz, Inc.
P.O. Box 98 Andle, VA 20105
814-327-4622

PROJECT NO: 3665.SH
CAD DWG FILE: 04-C-103 SITE DETAILS
DWN BY: BAB DATE: 10-3-16
CHK BY: DST DATE: 2016
TAX MAP: 57-02-565 ELECTION DIST: 10
SCALE: N.T.S.

SHEET TITLE: Site Details & Notes
C-505
SHEET 12 OF 15
SP-16-049

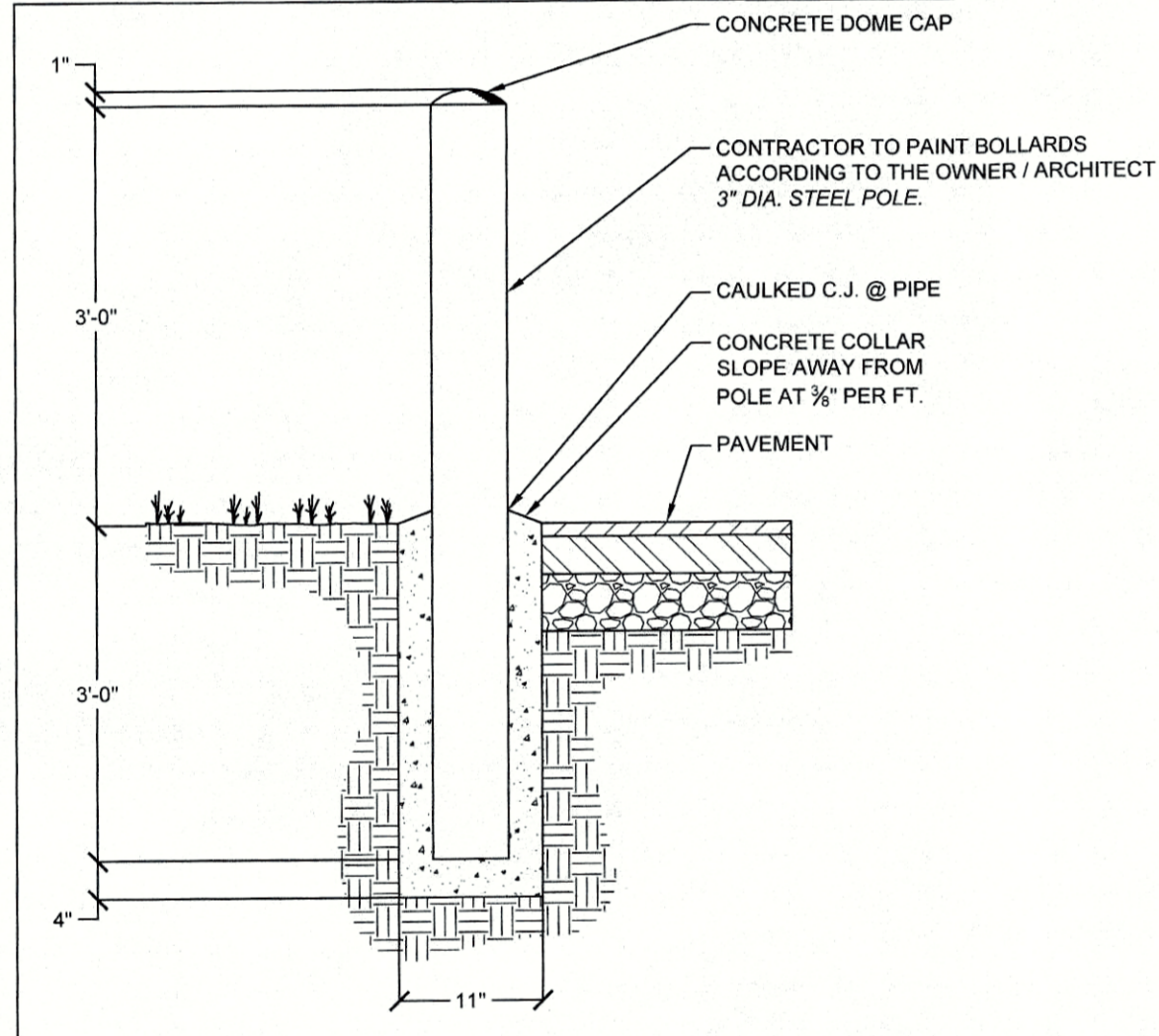
AIR-VAC MOUNTING PAD NOTES:
ELECTRICAL NEEDS ARE A 120-VAC 30-AMP #10 WIRE CIRCUITS WITH GROUND
POWER CONDUIT FROM BUILDING TO AIR MACHINE IS TO BE RIGID PVC WITH FIRST AND LAST 10' IN RIGID METAL CONDUIT AND EYS FITTINGS AT BOTH ENDS. TERMINATED IN RECESSED 6" PVC SLEEVE UNDER AIR MACHINE.
USE WEDGE ANCHOR BOLTS TO MOUNT AIR STAND.
BOLLARDS ARE 4" X 4" X 5'. TO BE PAINTED WITH SHERWIN WILLIAMS "SHEETZ RED" - "ULTRADEEP HIGH SOLIDS ALKYD GLOSS-LOW VOC" PRODUCT # B54TZ404. FOR INFORMATION CALL SHERWIN WILLIAMS ALTOONA, PA STORE (814) 946-6161



AIR MACHINE PAD
NO SCALE

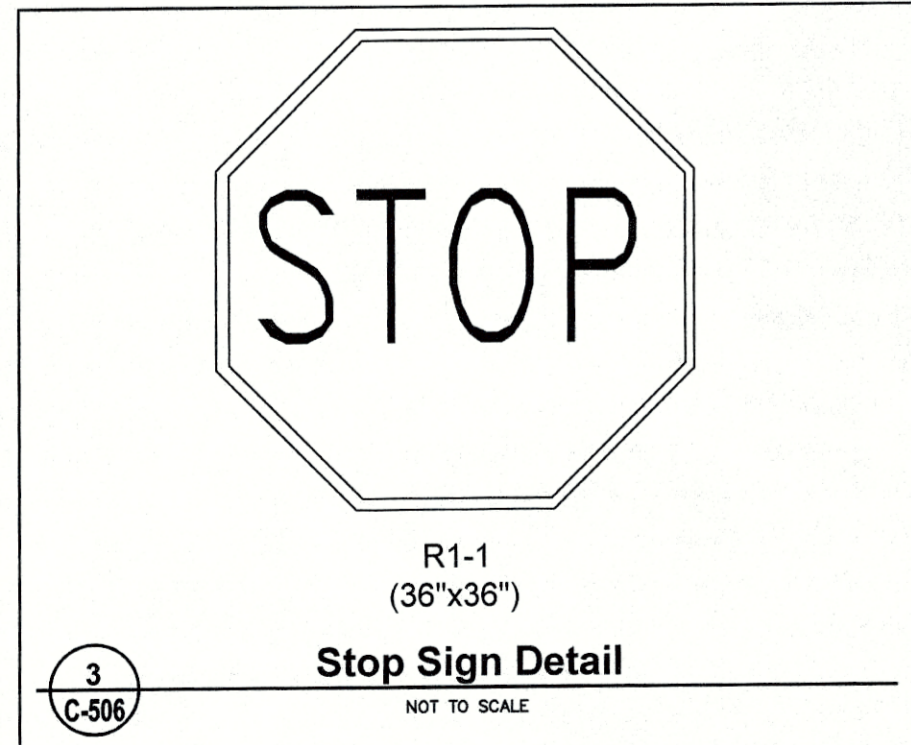
Excel Air Stand Pad
NOT TO SCALE

Note: Foundation designed by others.

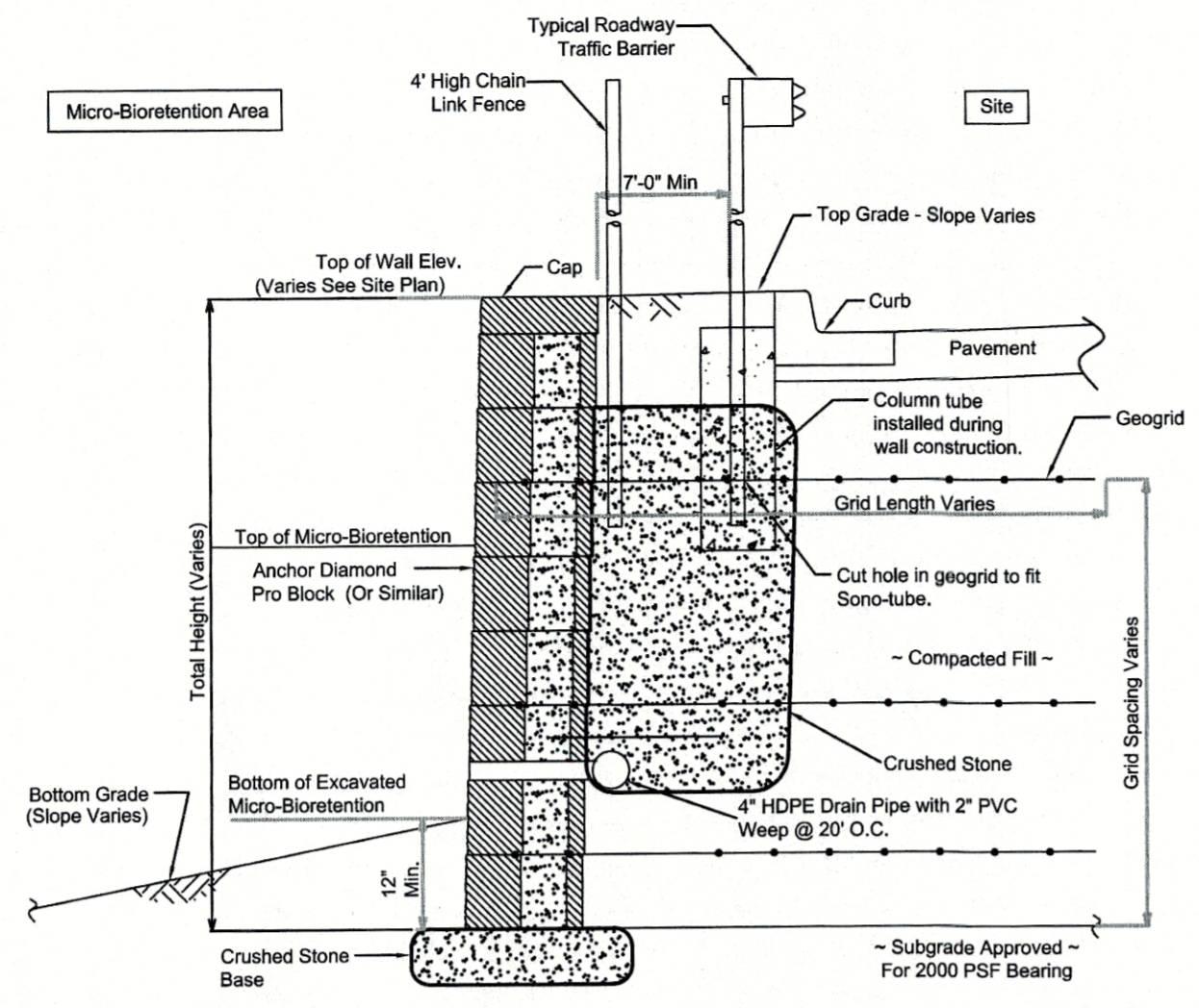


3" Concrete Filled Bollard
NOT TO SCALE

Note: Foundation designed by others.

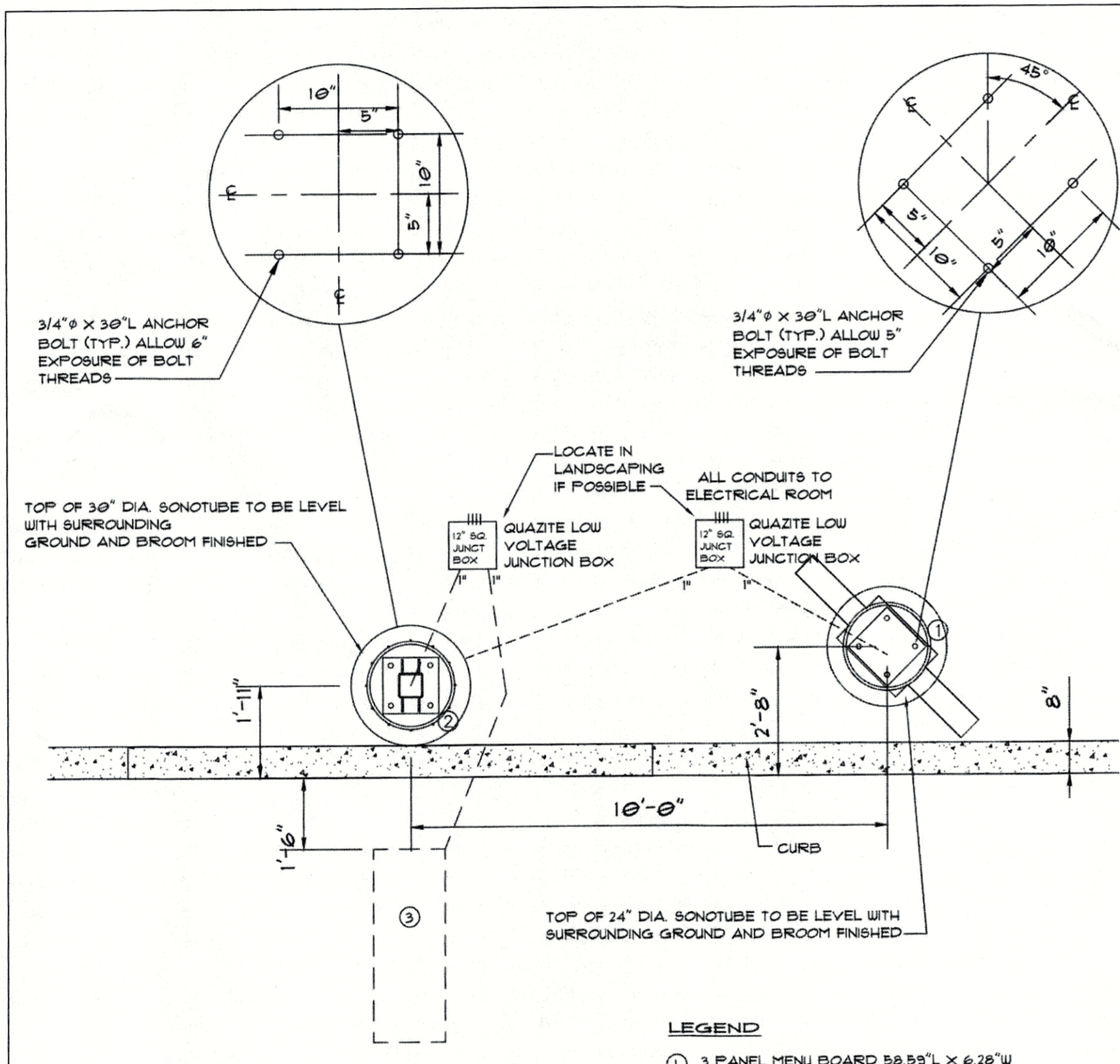


Stop Sign Detail
NOT TO SCALE



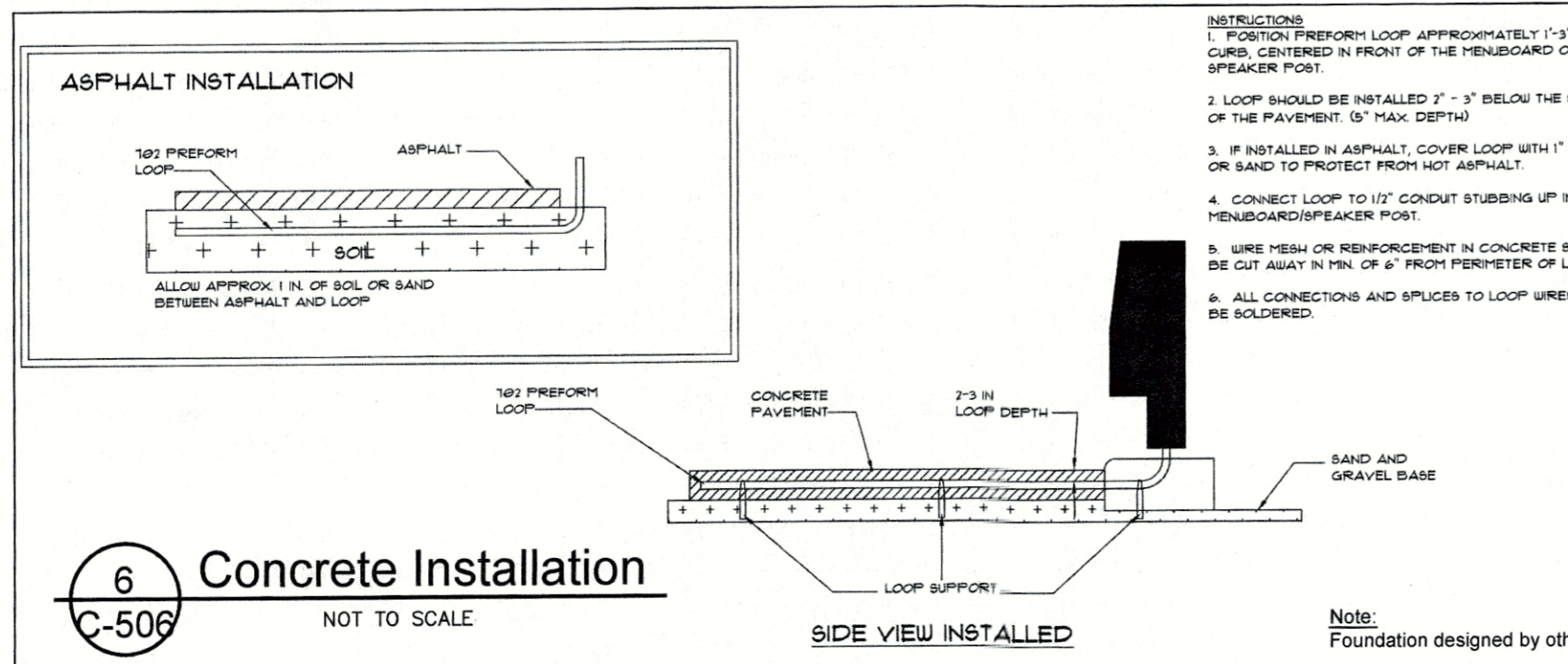
Typical Wall Detail
NOT TO SCALE

Note: To be designed by supplier and submitted to Washington County Permits for review.



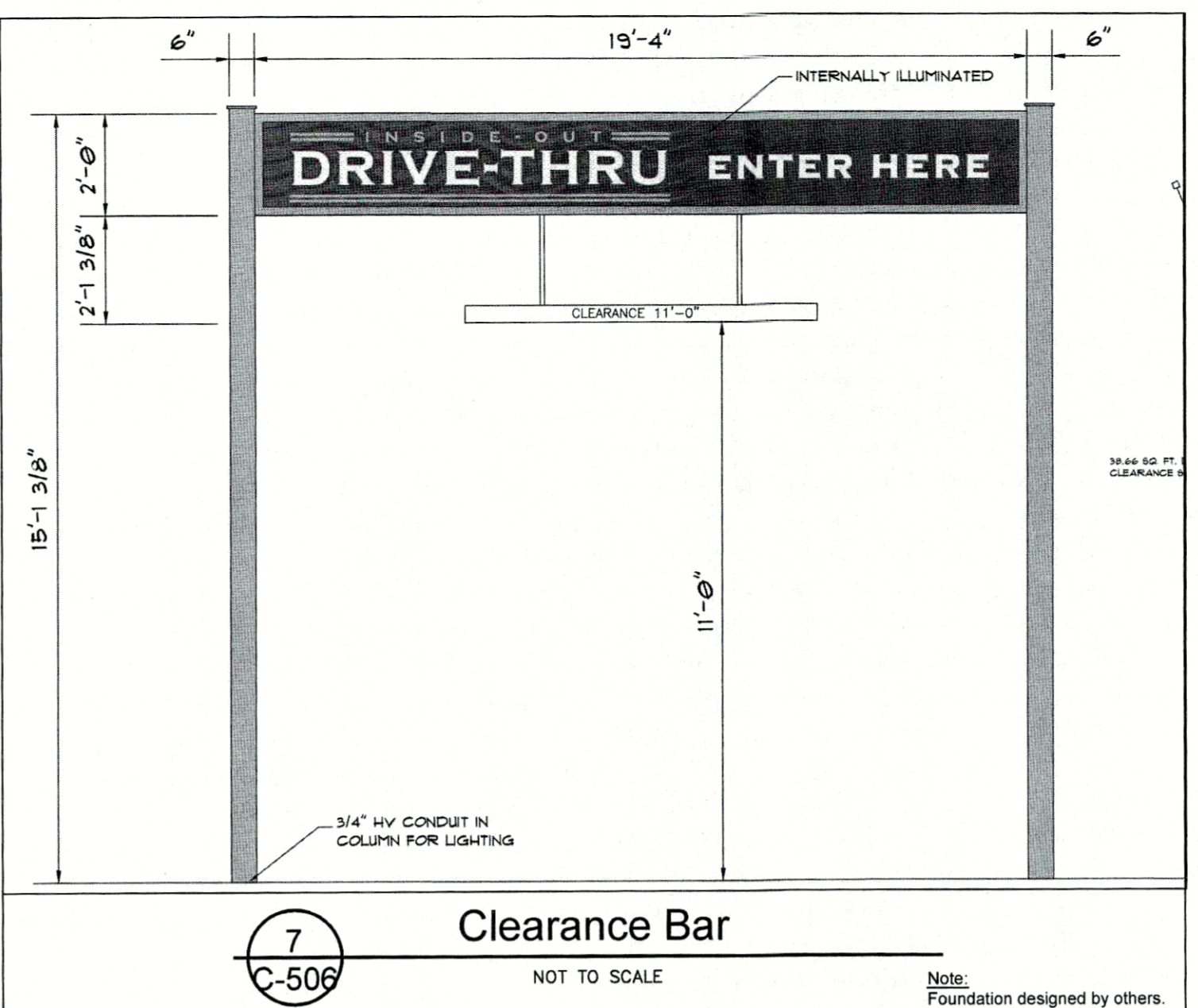
Drive Thru Order Point Layout
NOT TO SCALE

LEGEND
1 3 PANEL MENU BOARD 58.5" L X 6.28" W BASE 15" W X 20.83" L
2 CDK'S 3/4" L X 11" W ODK BASE 12" SQ.
3 TOP OF 54" X 18" MAGNETIC LOOP 2' BELOW TOP OF CONCRETE



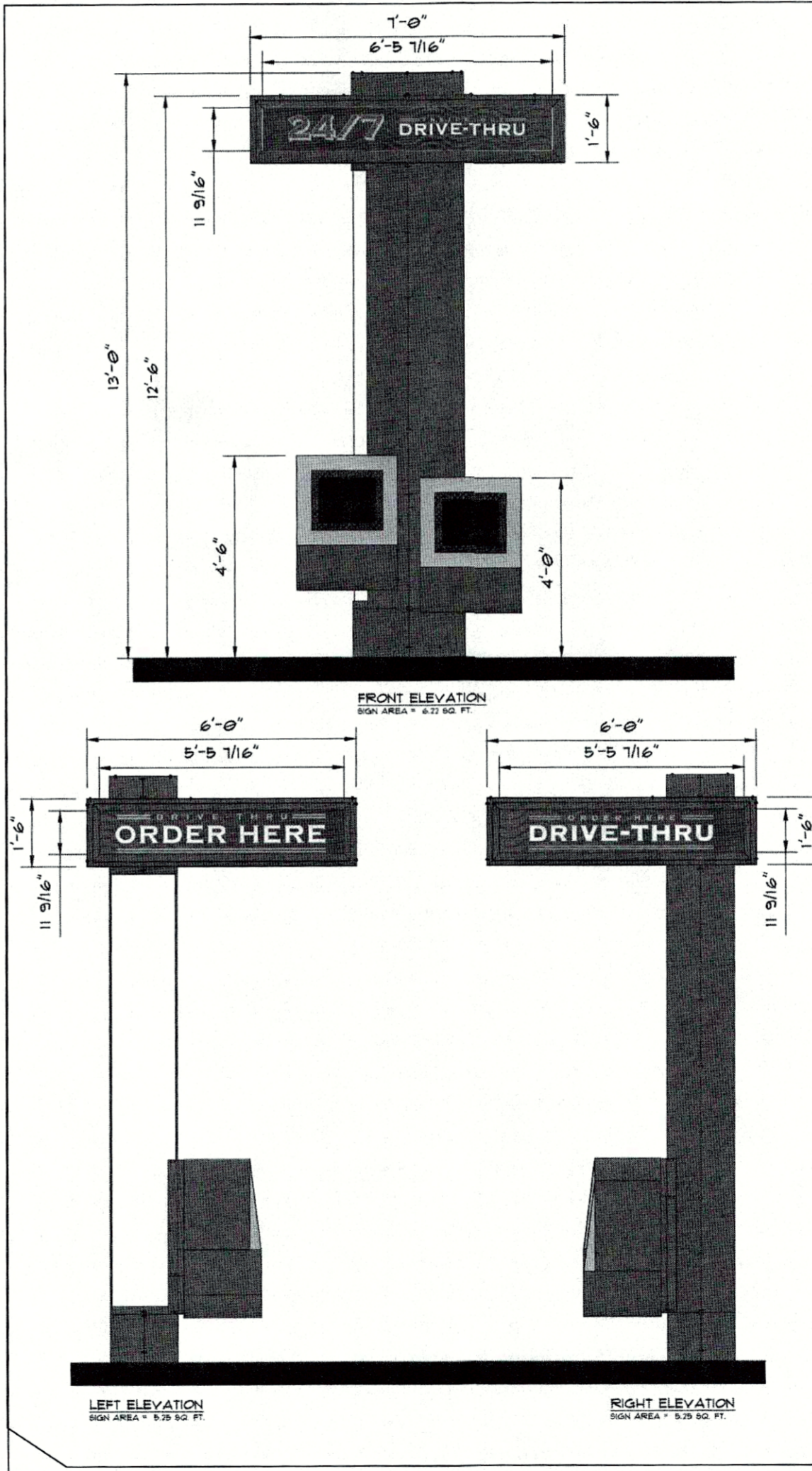
Concrete Installation
NOT TO SCALE

Note: Foundation designed by others.



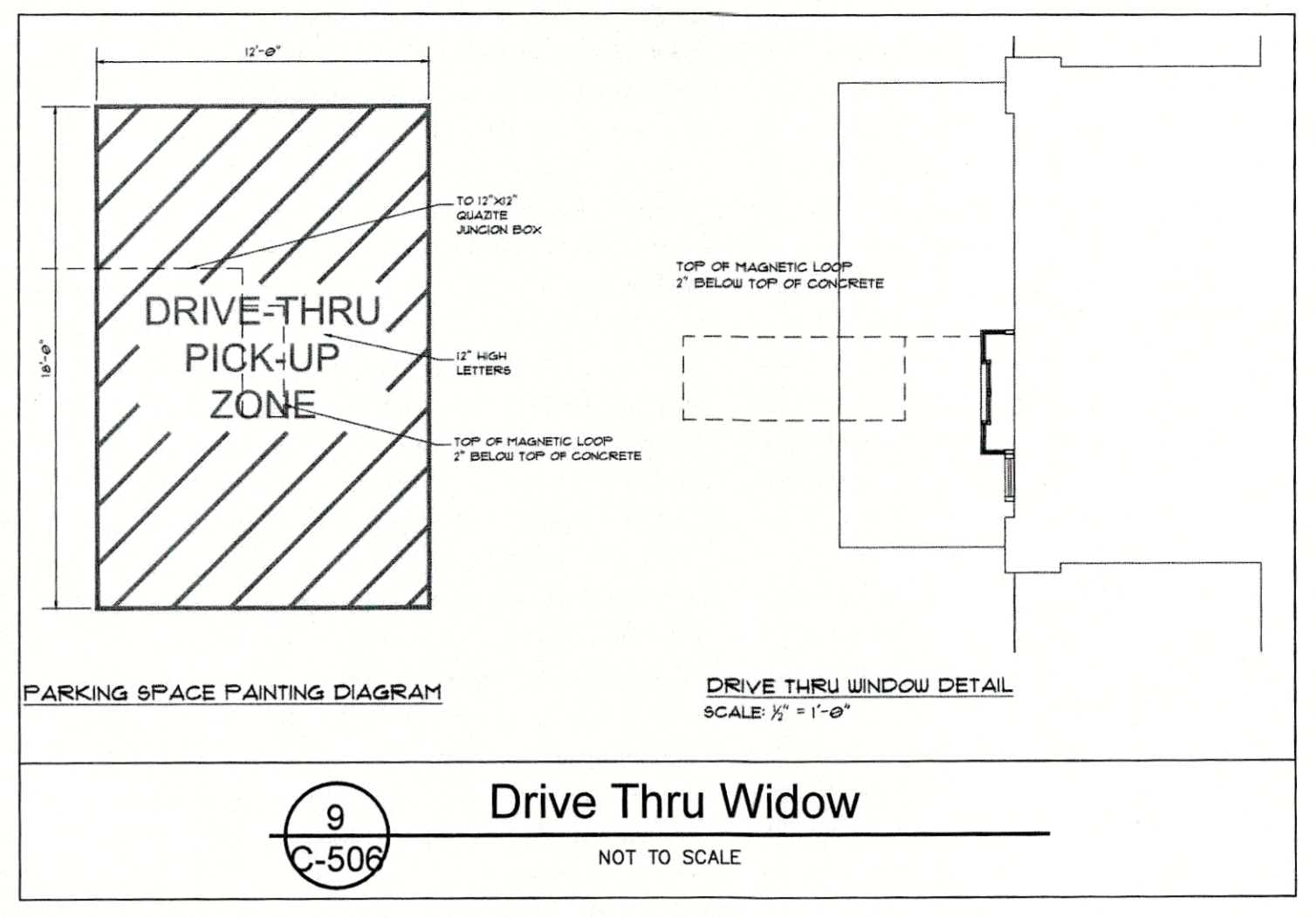
Clearance Bar
NOT TO SCALE

Note: Foundation designed by others.

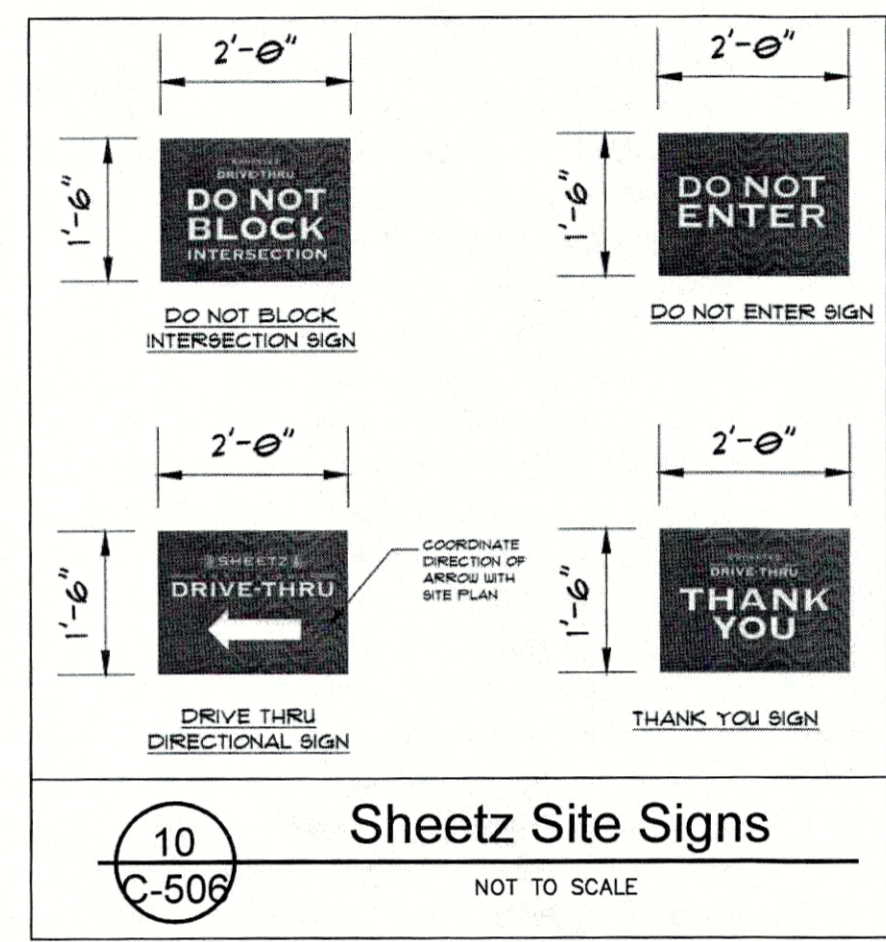


Order Point Elevations
NOT TO SCALE

Note: Foundation designed by others.



Drive Thru Window
NOT TO SCALE



Sheetz Site Signs
NOT TO SCALE



Professional Certification
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101 NORTH HANOVER STREET, CHARLESE, PENNSYLVANIA 17013
(410) 391-3600 (412) 941-5478
www.fsa-inc.com (P) 770-8811

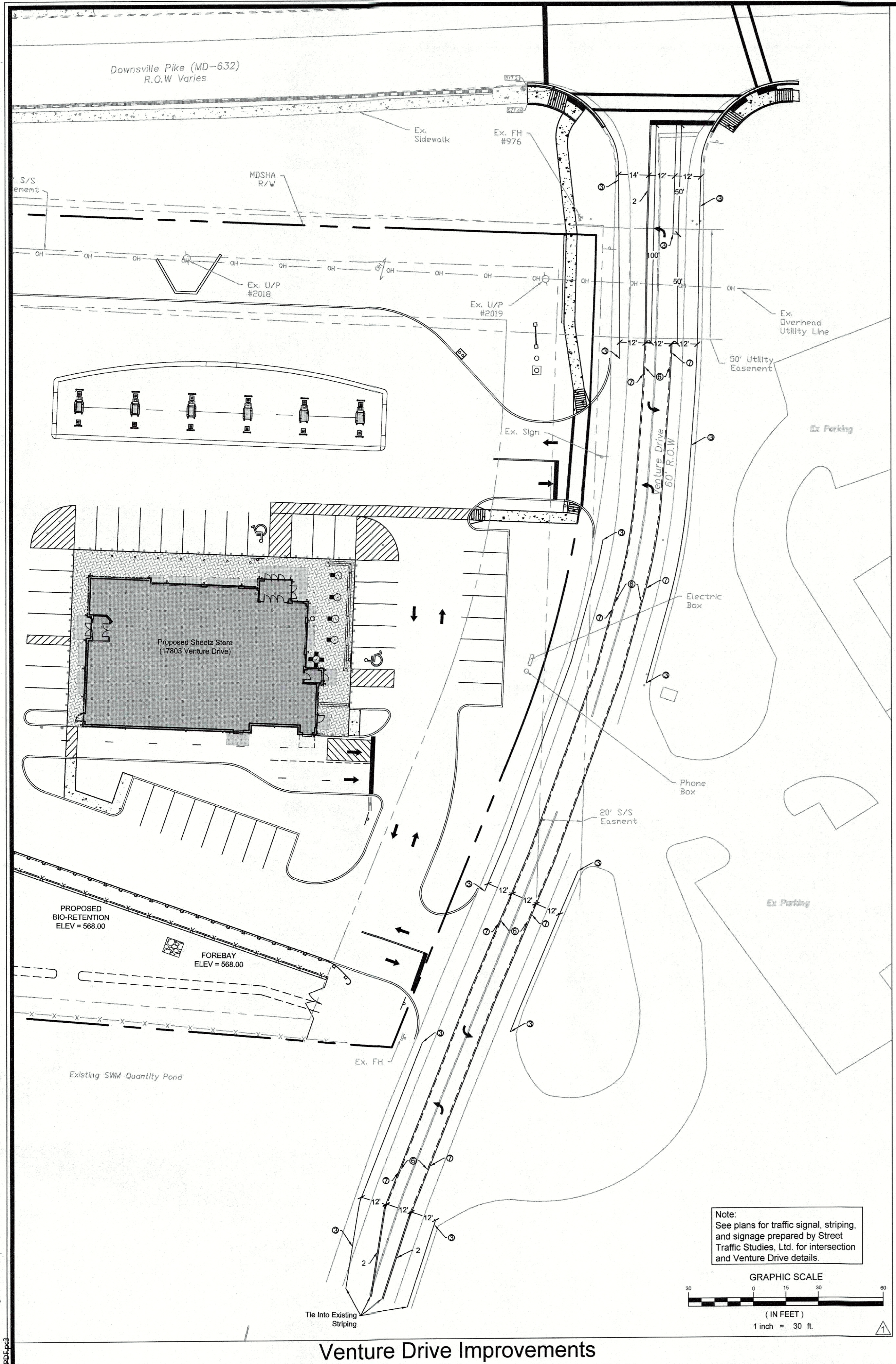
DATE:	
DESCRIPTION:	
MARK:	

Sheetz Store 163R (MD 632)
Shute at 17803 Venture Drive
Hagerstown
Washington County, Maryland
CLIENT: SHEETZ, INC.
P.O. Box 88 Alerie, VA 20105
814-327-4622

PROJECT NO.	3665.SH
CAD DWG FILE:	04-C-103 SITE DETAILS
DWN BY:	DATE
BAB	10-3-16
CHK BY:	DATE
DST	2016
TAX MAP:	ELECTION DIST.
57-02-565	10
SCALE:	N.T.S.

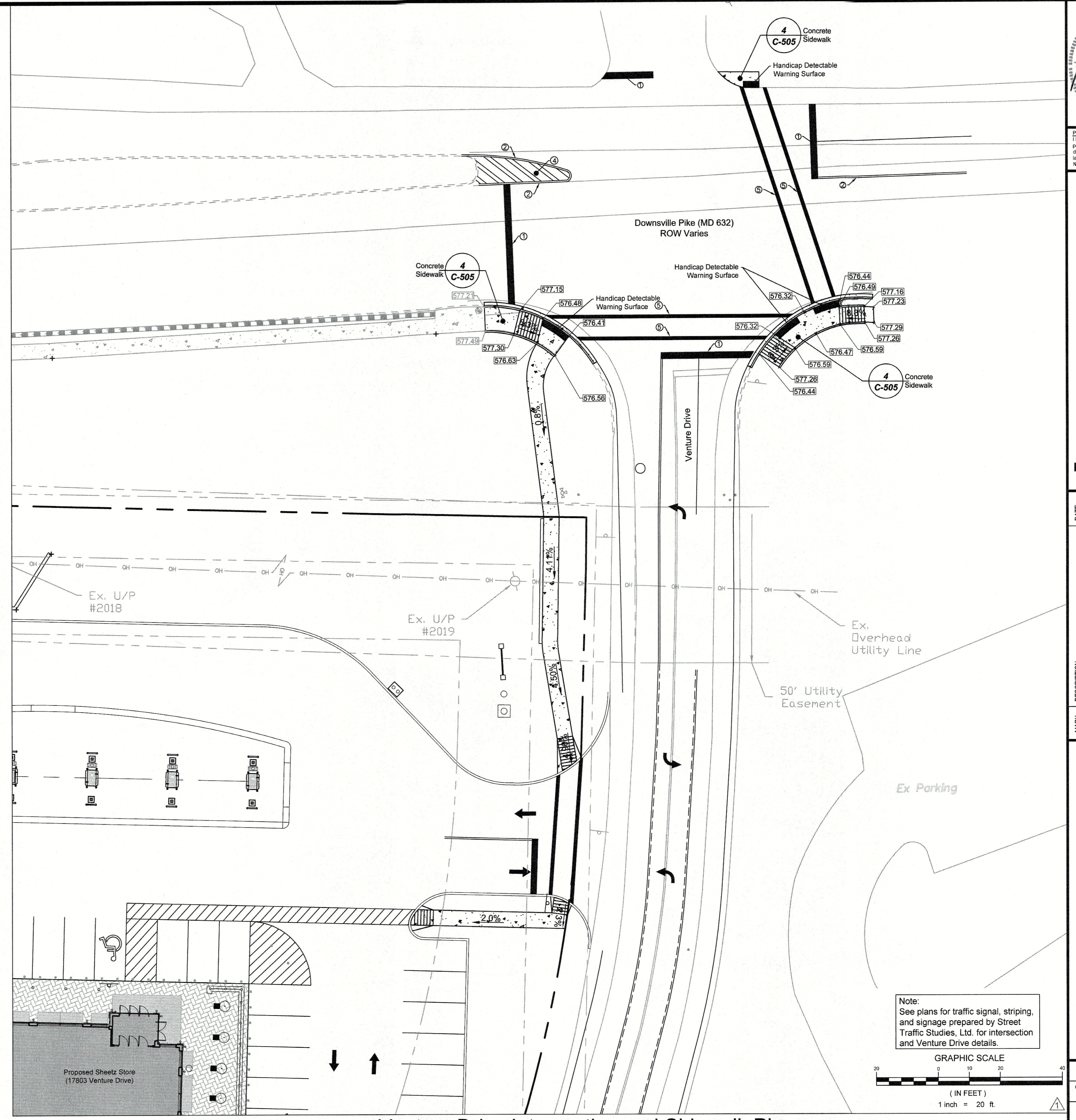
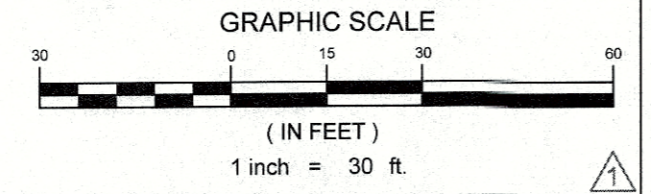
Site & SEC Details
C-505
SHEET 13 OF 15
SP-16-049

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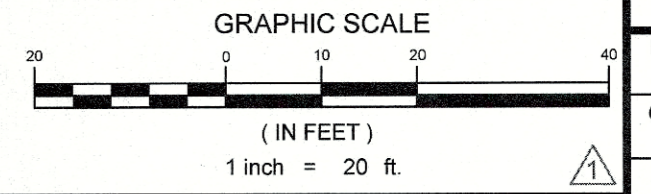
Venture Drive Improvements

Note:
See plans for traffic signal, striping,
and signage prepared by Street
Traffic Studies, Ltd. for intersection
and Venture Drive details.



Venture Drive Intersection and Sidewalk Plan

Note:
See plans for traffic signal, striping,
and signage prepared by Street
Traffic Studies, Ltd. for intersection
and Venture Drive details.



Hatch Legend	
	Proposed Sheetz Store
	Proposed Paver Sidewalk
	Proposed Concrete Sidewalk

STRIPING LEGEND	
①	24" Wide Solid Stop Bar
②	5" Wide Solid Double Yellow Line
③	5" Wide Solid White Line
④	10" Wide Solid White Lines @ 45°
⑤	12" Wide Solid White
⑥	5" Yellow Skip Line (10' Line 30' Space)
⑦	5" Yellow Solid Line



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 No. 20945 Expiration Date: 8-23-17

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101 NORTH HANOVER STREET, CARLISLE, PENNSYLVANIA 17013
(717) 591-0007
www.fsa-inc.com

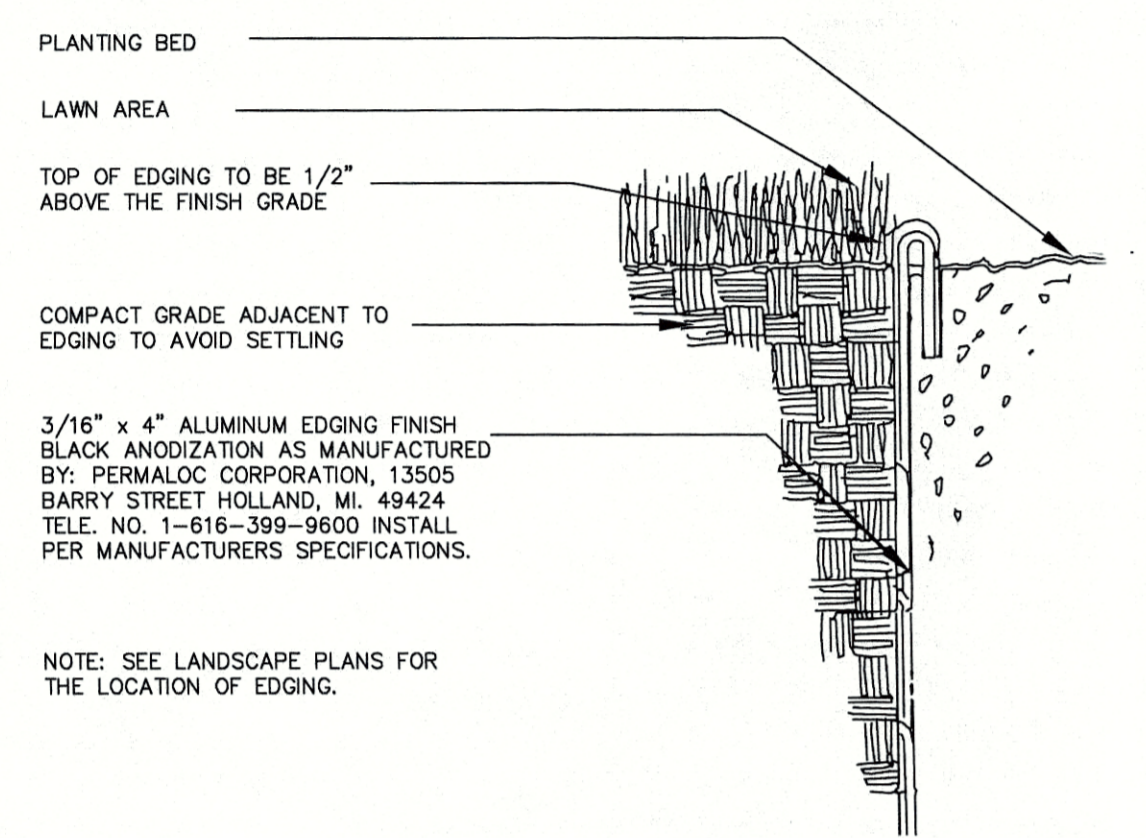
MARK	DESCRIPTION	DATE
▲	Add or per agencies comments	2-22-17

Sheetz Store 163R (MD 632)
Situate at 17803 Venture Drive
Hagerstown
Washington County, Maryland
CLIENT: Sheetz, Inc.
P.O. Box 99 Adelaide, VA 20105
814-327-4622

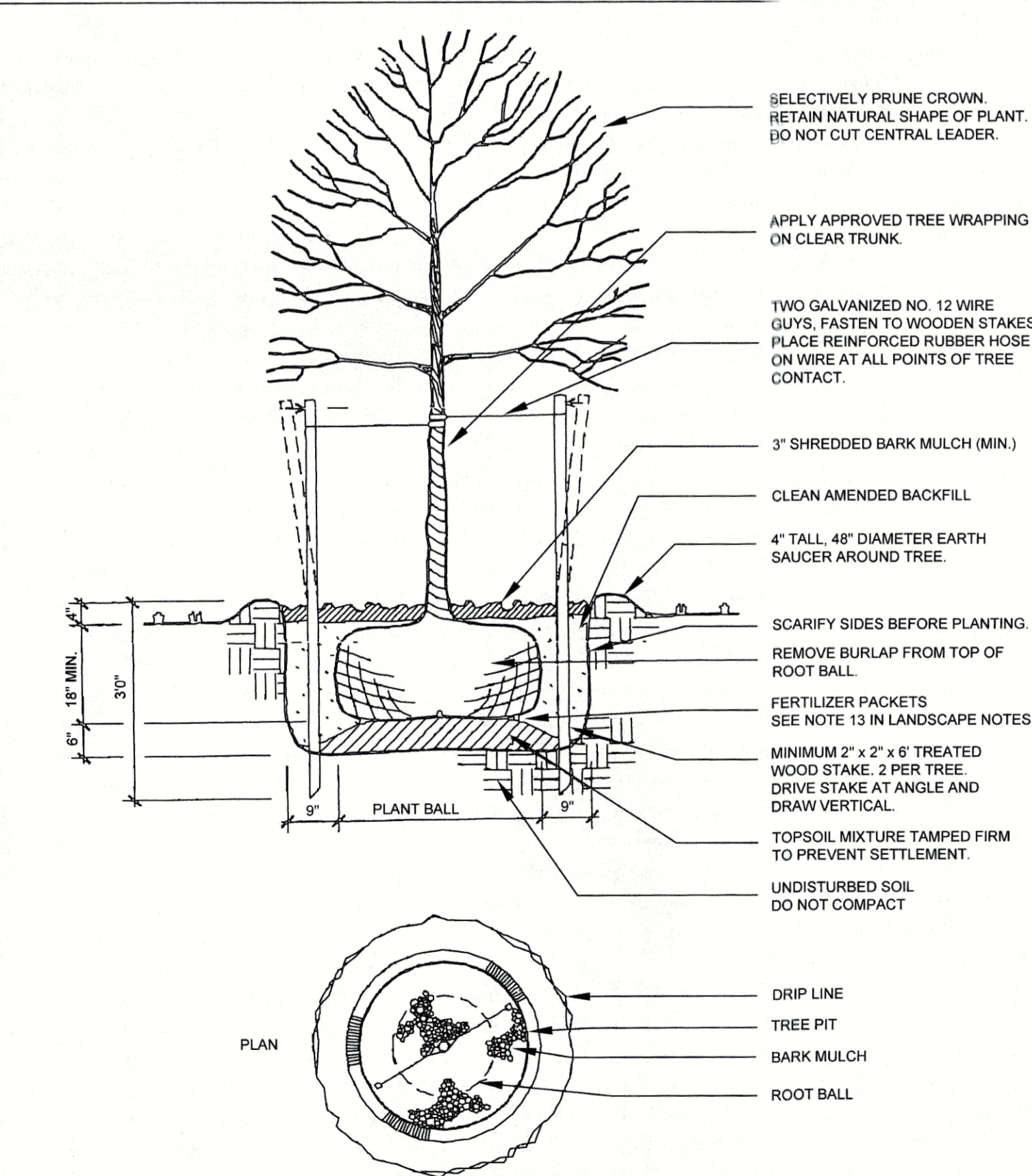
PROJECT NO:	3665.SH
CAD DWG FILE:	04-C-101 SITE
DWN BY:	BAB
DATE:	10-3-16
CHK BY:	DST
DATE:	2016
TAX MAP:	57-02-565
ELECTION DIST.:	10
SCALE:	As-Shown
SHEET TITLE	
Venture Drive Improvement Plan	
C-106	
SHEET	14 OF 15
SP-16-049	

- GENERAL LANDSCAPE NOTES:**
- Landscape contractor to call Miss Utility and have all underground utilities marked prior to any digging or planting.
 - Landscape Contractor shall install all plant material in a timely fashion.
 - Landscape Contractor shall be responsible for all watering, weeding, repairs and replacements prior to final acceptance.
 - 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.
 - Plants shall be in accordance with the current issue of American Standards for Nursery Stock published by the American Association of Nurserymen.
 - All plants shall be watered thoroughly during installation and prior to final acceptance.
 - All bark mulched areas shall be first covered with Typar Weed Barrier or approved equal.
 - All planting bed areas on the site shall be mulched with a hardwood bark mulch at a depth of approx. 3", unless noted otherwise.
 - Plant material shall be inspected yearly in order to remove and replace dead, diseased vegetation.
 - Warranted plant material that is 25% dead or more shall be considered dead and shall be replaced at no charge.
 - 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 commence on the date of initial acceptance by the owner.
 - The landscape contractor shall conduct a final inspection with the owner or owner's representative at the end of the warranty period.
 - Fertilizer Packets are to be Nutri-Pak 16-8-8 or approved equal per manufacturer's recommendations.
 - Landscape is recommended to be installed during the two growing seasons. Spring: April 15-June 15, Fall: September 1-November 1.

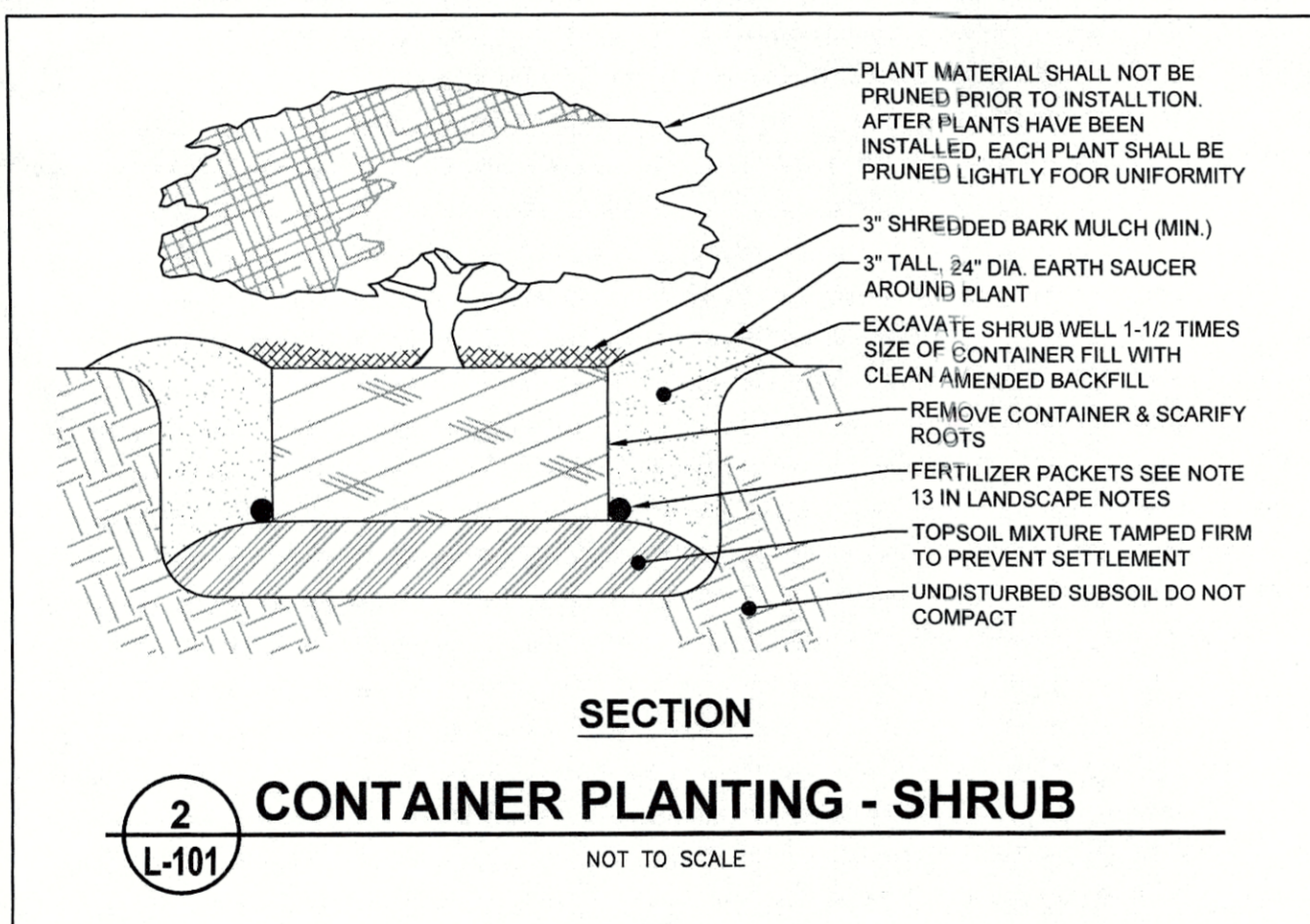
- MAINTENANCE:**
- Owner to remove silt/sediment if the accumulation of sediment exceeds one inch over the bioretention area.
 - All trash and debris should be removed from the top of the bioretention area as necessary.
 - Areas devoid of mulch shall be re-mulched on an annual basis.



1 LANDSCAPE BED EDGING
NOT TO SCALE



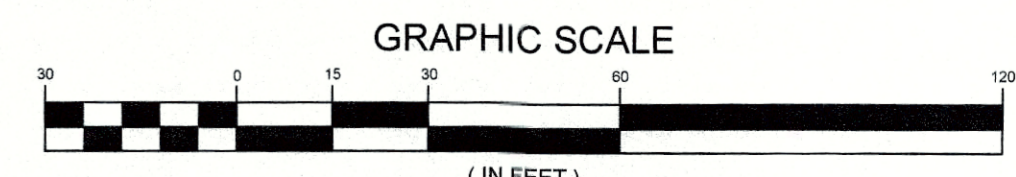
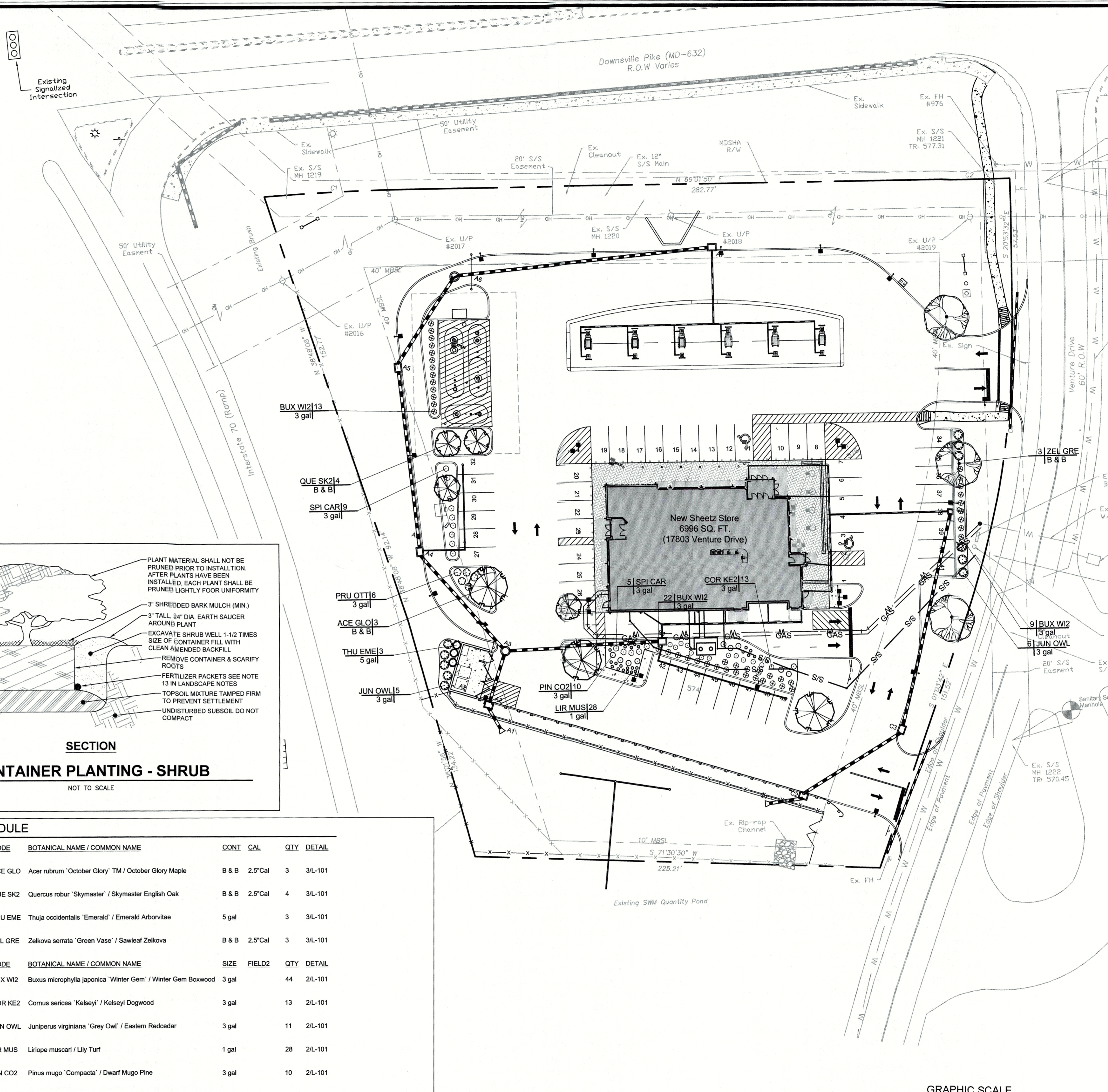
2 SMALL TREE PLANTING (UP TO 2-1/2\"/>



2 CONTAINER PLANTING - SHRUB
NOT TO SCALE

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY	DETAIL
	ACE GLO	Acer rubrum 'October Glory' TM / October Glory Maple	B & B	2.5\"/>		



Professional Engineer
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 No. 2085. Expires 06/30/2017.

FREDERICK S EIBERT & ASSOCIATES, INC.
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20 WEST BALTIMORE STREET, CHESTER, PENNSYLVANIA 17325
10400 VERMONT AVENUE, SUITE 100, WASHINGTON, VA 22781
(301) 781-3888 (301) 418-5278 (703) 991-9007 www.fsa-inc.com

DATE: 2-28-17

DESCRIPTION: Revised per Sheet Comments

MARK:

Sheetz Store 163R (MD 632)
Site at 17803 Venture Drive
Hagerstown
Washington County, Maryland
CLIENT: Sheetz Inc.
P.O. Box 88 Aldie, VA 20105
814-327-4622

PROJECT NO: 3665.SH
CAD DWG FILE: 12L-101 LANDSCAPE
DWN BY: BAB DATE: 10-3-16
CHK BY: DST DATE: 2016
TAX MAP: 57-02-565 ELECTION DIST: 10
SCALE: 1"=30'

SHEET TITLE: **Landscape Plan Details & Notes**

L-101
SHEET 15 OF 15
SP-16-049