

STANDARD DRAWING LEGEND FOR ENTIRE PLAN SET		
LIMIT OF WORK ————— LOW ————— LOW —————		
LIMIT OF DISTURBANCE ————— LOD ————— LOD —————		
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
---	ONSITE PROPERTY LINE / R.O.W. LINE	---
---	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	---
---	EASEMENT LINE	---
---	SETBACK LINE	---
---	CONCRETE CURB & GUTTER	---
---	UTILITY POLE WITH LIGHT	---
---	POLE LIGHT	---
---	TRAFFIC LIGHT	---
---	UTILITY POLE	---
---	TYPICAL LIGHT	---
---	ACORN LIGHT	---
---	TYPICAL SIGN	---
---	PARKING COUNTS	---
---	CONTOUR LINE	---
---	SPOT ELEVATIONS	---
---	SANITARY LABEL	---
---	STORM LABEL	---
---	SANITARY SEWER LATERAL	---
---	UNDERGROUND WATER LINE	---
---	UNDERGROUND ELECTRIC LINE	---
---	UNDERGROUND GAS LINE	---
---	OVERHEAD WIRE	---
---	UNDERGROUND TELEPHONE LINE	---
---	UNDERGROUND CABLE LINE	---
---	STORM SEWER	---
---	SANITARY SEWER MAIN	---
---	HYDRANT	---
---	SANITARY MANHOLE	---
---	STORM MANHOLE	---
---	WATER METER	---
---	WATER VALVE	---
---	GAS VALVE	---
---	GAS METER	---

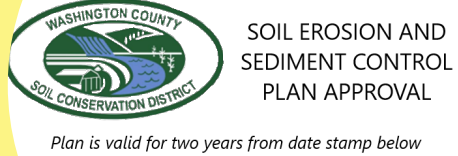
TYPICAL END SECTION		
HEADWALL OR ENDWALL		
GRATE INLET		
CURB INLET		
CLEAN OUT		
ELECTRIC MANHOLE		
TELEPHONE MANHOLE		
ELECTRIC BOX		
ELECTRIC PEDESTAL		
MONITORING WELL		
TEST PIT		
BENCHMARK		
BORING		

SITE DATA:

- SITE IS TO BE DEVELOPED WITH CONVENIENCE STORE, AUTOMOBILE FUELING CANOPY, PARKING LOT, AND STORMWATER MANAGEMENT FACILITIES.
- SITE LIGHTING HAS BEEN DESIGNED IN SUCH A MANNER THAT ELIMINATES GLARE ONTO STREETS OR ADJACENT PROPERTIES.
- SIGNAGE IS PROPOSED AND WILL CONSIST OF MONUMENT SIGNS, AND VARIOUS BUILDING MOUNTED SIGNS WHICH WILL COMPLY WITH DIVISION II, SECTION 22.22, 22.23 AND 22.25. SEPARATE SIGN PERMITS WILL BE OBTAINED.
- THE SITE SHALL COMPLY WITH THE MARYLAND BUILDING CODE FOR THE HANDICAPPED AND THE AMERICANS WITH DISABILITIES ACT.
- AREA SUMMARY:
TOTAL AREA 2.94 AC.
TOTAL BUILDING AREA 5,915 S.F.
TOTAL EXISTING IMPERVIOUS AREA 1.23 AC. OR 41.8%
TOTAL PROPOSED IMPERVIOUS AREA 1.78 AC. OR 60.5%
- LOT DATA:
ZONE: BG (GENERAL BUSINESS)
PROPOSED USE: CONVENIENCE STORE WITH FUELING CANOPY
- SOLID WASTE WILL BE STORED ON-SITE IN SCREENED TRASH ENCLOSURES. COLLECTION WILL BE PROVIDED BY A PRIVATELY CONTRACTED COMPANY.
- COLLECTION AND STORAGE OF RECYCLABLE MATERIAL AS REQUIRED BY ZONING ORDINANCE SECTION 4.20 WILL BE PROVIDED BY RECYCLING STORAGE AREAS. COLLECTION WILL BE PROVIDED BY A PRIVATELY CONTRACTED COMPANY.

BULK REQUIREMENTS:	ALLOWED/REQUIRED	PROVIDED
A. MIN. BUILDING SETBACK		
FRONT (PENNSYLVANIA AVE.)	40'	158.5'
SIDE (MAUGANS AVE.)	10'	87.9'
REAR SETBACK (WEST)	35'	71.7'
SIDE SETBACK (NORTH)	10'	96.7'
B. BUILDING GROSS FLOOR AREA	-	5,915 S.F.
C. MAX. BUILDING HEIGHT (PROPOSED)	75'	23.75'
		19.50' (CANOPIES)
D. LANDSCAPE BUFFER YARD ALONG RESIDENTIAL USES/ZONES		
PER ZONING ORDINANCE SECTION 19.A.8	25'	N/A
E. MAXIMUM IMPERVIOUS SURFACE	85%	77,536.8 S.F. OR 1.78 AC (60.5%)
F. PARKING REQUIRED		
COMMERCIAL RETAIL SALES: 5 SPACES/ 1,000 S.F. OF GFA	30 SPACES (5,915 SF * 5SPACES / 1,000 SF)	56 SPACES
G. STACKING REQUIRED: 1 SPACE/ SIDE/ PUMP		
CAR FUELING: 2 SPACES/ 2 PUMPS	16 SPACES	16 SPACES
DIST. FUELING: 4 PUMPS X 1 SIDE EA. / 1 SPACE	4 SPACES	4 SPACES

- ALL MATERIAL WILL BE DELIVERED TO INSIDE THE PROPOSED BUILDING.
- HOURS OF OPERATION: 24 HOURS/7DAYS
- DELIVERIES WILL BE MADE DURING HOURS OF OPERATION.



5/21/2024, 1:27:53 PM

ENGINEER/ARCHITECT DESIGN CERTIFICATION
I HEREBY CERTIFY THIS PLAN FOR SOIL EROSION AND SEDIMENT CONTROL AND POND CONSTRUCTION HAS BEEN DESIGNED IN ACCORDANCE WITH LOCAL ORDINANCES, COMAR 26.17.01.07, MARYLAND STANDARDS AND REGULATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND MEETS THE REQUIREMENTS OF POND STANDARD 378.

OWNER/DEVELOPER CERTIFICATION
"I/WE HEREBY CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT ORDINANCE OF WASHINGTON COUNTY AND THE POLICY ON CONSTRUCTION OF SUBDIVISION INFRASTRUCTURE FOR ACCEPTANCE AND OWNERSHIP BY WASHINGTON COUNTY (S-3)."

WASHINGTON COUNTY ENGINEERING PLAN APPROVAL
BY: Scott Hobbs
DATE: 5/20/2024, 11:50:57 AM

FINAL SITE PLAN APPROVAL
5/22/2024, 8:23:24 AM
Washington County Planning Commission

THIS PLAN/PLAN HAS BEEN REVIEWED BY THE WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY FOR INCLUSION INTO THE COUNTY CAPACITY MANAGEMENT FOR THE SYSTEM THAT SERVES THIS PROJECT. ALLOCATION GRANTED FOR CONSTRUCTION SHOWN ON THIS PLAN/PLAN SHALL BE IN ACCORDANCE WITH THE COUNTY'S LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF SANITARY SEWERS 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 TWO YEARS.

ALLOCATION INFORMATION
EXISTING ALLOCATION UNITS - WATER (EDU): 8 UNITS
EXISTING ALLOCATION UNITS - SEWER (EDU): 4 UNITS
PROPOSED ALLOCATION UNITS - SEWER (EDU): 3 UNITS

WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY
THIS APPROVAL IS FOR GENERAL CONFORMANCE WITH THE COUNTY'S REQUIREMENTS FOR DESIGN AND LAYOUT OF PROPOSED SEWER AND/OR WATER SYSTEM IMPROVEMENTS OR EXTENSIONS. ALL SEWER AND/OR WATER SYSTEM IMPROVEMENTS OR EXTENSIONS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE COUNTY'S LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF SANITARY SEWERS AND/OR WATER 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 TWO YEARS.

SITE PLAN SET

HAGERSTOWN PENNSYLVANIA, LLC

FOR
PROPOSED

PROPOSED CONVENIENCE CENTER & GAS STATION

LOCATION OF SITE

13610 PENNSYLVANIA AVENUE, HAGERSTOWN

WASHINGTON COUNTY, MARYLAND

MAP 0024, GRID 0017, LOT 0916

STORMWATER MANAGEMENT STATEMENT:

STORMWATER QUALITY MANAGEMENT HAS BEEN PROVIDED FOR THIS SITE BY ONE (1) DRY RETENTION FACILITY AND ONE (1) SUBMERGED GRAVEL WETLAND FACILITY. THE RETENTION DEVICE REDUCES THE 10-YR AND 100-YR STORM RUNOFF AMOUNTS TO BELOW THE PRE-DEVELOPMENT OUTFALL CONDITION AND THERE ARE NO KNOWN DOWNSTREAM OUTFALL ADEQUACY ISSUES.



LOCATION MAP
SCALE: 1" = 2,000'

ENGINEER
BOHLER
16701 MELFORD BLVD, SUITE 310
BOWIE, MARYLAND 20715
(301) 809-4500

DEVELOPER
HAGERSTOWN PENNSYLVANIA, LLC
1401 BROAD STREET
CLIFTON, NEW JERSEY 07013
(973) 249-1000

PREPARED BY

BOHLER

CONTACT: KEITH A. KOSCHER, P.E.

PLAN REFERENCES AND CONTACTS

REFERENCES

♦ BOUNDARY & TOPOGRAPHIC SURVEY:
BY: VALLEY LAND SERVICES, LLC
4383 HECKTOWN ROAD
BETHLEHEM, PA 18020
DATED: 11/28/2022
SURVEY JOB #V220361
ELEVATIONS: NAVD 1988

♦ GEOTECHNICAL ENGINEERING REPORT
BY: ECS MID-ATLANTIC, LLC
4555 INDUSTRY DRIVE
HAGERSTOWN, MD
DATED: 12/07/2022

♦ FOREST STAND DELINEATION
BY: ENVIRONMENTAL PROFESSIONALS
P.O. BOX 5006
GLEN ARM, MARYLAND 21057
DATED: 03/21/2023

GOVERNING AGENCIES

♦ SOIL CONSERVATION DISTRICT
WASHINGTON COUNTY SOIL CONSERVATION DISTRICT
1260 MARYLAND AVENUE, SUITE 101
HAGERSTOWN, MD 21740
CONTACT: DEE PRICE, DISTRICT MANAGER
PHONE: (301) 797-6821

♦ ENGINEERING DEPARTMENT
WASHINGTON COUNTY ENGINEERING
WASHINGTON COUNTY ADMINISTRATION ANNEX
80 WEST BALTIMORE STREET
HAGERSTOWN, MD 21740
CONTACT: SCOTT HOBBS, DIRECTOR
PHONE: (240) 313-2400

♦ PLANNING DEPARTMENT
WASHINGTON COUNTY DIVISION OF PLAN REVIEW AND PERMITTING
WASHINGTON COUNTY ADMINISTRATION ANNEX
80 WEST BALTIMORE STREET
HAGERSTOWN, MD 21740
CONTACT: REBECCA CALIMER, CHIEF OF PLAN REVIEW
PHONE: (240) 313-2493
♦ PUBLIC WORKS
WASHINGTON COUNTY DIVISION OF PUBLIC WORKS
100 WEST WASHINGTON STREET, SUITE 2400
HAGERSTOWN, MD 21740
CONTACT: ANDREW ESHLEMAN, DIRECTOR
PHONE: (240) 313-2257

♦ MARYLAND DEPARTMENT OF THE ENVIRONMENT
MARYLAND DEPARTMENT OF THE ENVIRONMENT
1800 WASHINGTON BLVD
BALTIMORE, MD 21203
PHONE: (410) 537-3000

UTILITY CONTACTS

♦ ELECTRIC
POTOMAC EDISON
10802 BOWEN AVENUE
WILLIAMSPORT, MD 21795
CONTACT: NEW COMMERCIAL SERVICE
PHONE: (800) 686-0011

♦ SANITARY
DEPARTMENT OF WATER QUALITY
16232 ELLIOTT PARKWAY
WILLIAMSPORT, MD 21795
CONTACT: MARK BRADSHAW, DIRECTOR
PHONE: (240) 313-2600

♦ NATURAL GAS
COLUMBIA GAS
55 SYCAMORE STREET
HAGERSTOWN, MD 21740
CONTACT: GREG THOMAS
PHONE: (301) 964-1065

♦ TELEPHONE
VERIZON
1710 UNDERPASS WAY
HAGERSTOWN, MD 21740
CONTACT: DAN RUTH
PHONE: (301) 790-7115

♦ WATER
CITY OF HAGERSTOWN UTILITIES DEPARTMENT/
WATER DIVISION
1 CLEANWATER CIRCLE
HAGERSTOWN, MD 21740
CONTACT: KIMBERLY RIDENOUR
PHONE: (301) 739-8577, EXT. 650

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WAWA SITE DATA

LIMIT OF DISTURBANCE	2.53 AC
BUILDING TYPE	U59-FB
CANOPY TYPE	SLOPED
CANOPY CONFIGURATION	STACKED
SQ. FT. OF ASPHALT INSIDE OF ROW	\$41,219 SF
SQ. FT. OF LAWN AREA (TO BE MOWED)	47,596 SF
SQ. FT. OF MULCH AREAS	8,813 SF
FLOOR AREA RATIO	0.05
CUT	551 CY (SEE NOTE 1)
FILL	6,295 CY (SEE NOTE 1)

NOTES:
1. CUT AND FILL VOLUMES ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATION PURPOSES ONLY.

ESD Practices Summary Table

Construction Type (New, Redevelopment, Restoration): Redevelopment						
ESD Practices (Chapter 5 - Non-Structural & Structural)						
Type	No.	DA to Structure (AC)	Impervious DA to Structure (AC)	"WQv (AC-FT)"	"ESDv (AC-FT)"	PE Addressed (IN)
Submerged Gravel Wetland	1.00	2.52	1.71	0.000	0.098	0.71
Non-ESD Practices (Chapter 3 - Structural Practices)						
Type	No.	DA to Structure (AC)	Impervious DA to Structure (AC)	"WQv (AC-FT)"	"ESDv (AC-FT)"	PE Addressed (IN)
Dry Detention Pond	2.00	2.52	1.71	0.000	0.000	0.00

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND ALL APPLICABLE REGULATIONS AND CODES.

PROFESSIONAL CERTIFICATION
I, KEITH A. KOSCHER, 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. 5197, EXPIRATION DATE: 12/12/2025

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	11/6/2023	COUNTY COMMENTS	DT
2	3/1/2024	COUNTY COMMENTS	AH
3	3/22/2024	COUNTY COMMENTS	KK
4	4/29/2024	UTILITY COMMENTS	KK



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NOT APPROVED FOR
CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MDA220191
DRAWN BY: AUH
CHECKED BY: BMM / KAK
DATE: 07/28/2023
CAD ID: CND50

PROJECT:

SITE PLAN SET
SP-23-024

FOR

HAGERSTOWN
PENNSYLVANIA,
LLC

PROPOSED CONVENIENCE
CENTER & GAS STATION

13610 PENNSYLVANIA AVENUE
HAGERSTOWN
WASHINGTON COUNTY, MD

BOHLER

16701 MELFORD BLVD., SUITE 310
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SHEET TITLE SP-23-024

COVER SHEET

SHEET NUMBER:

C-101

REVISION 3 - 3/22/2024