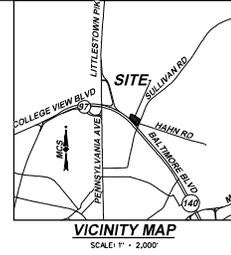
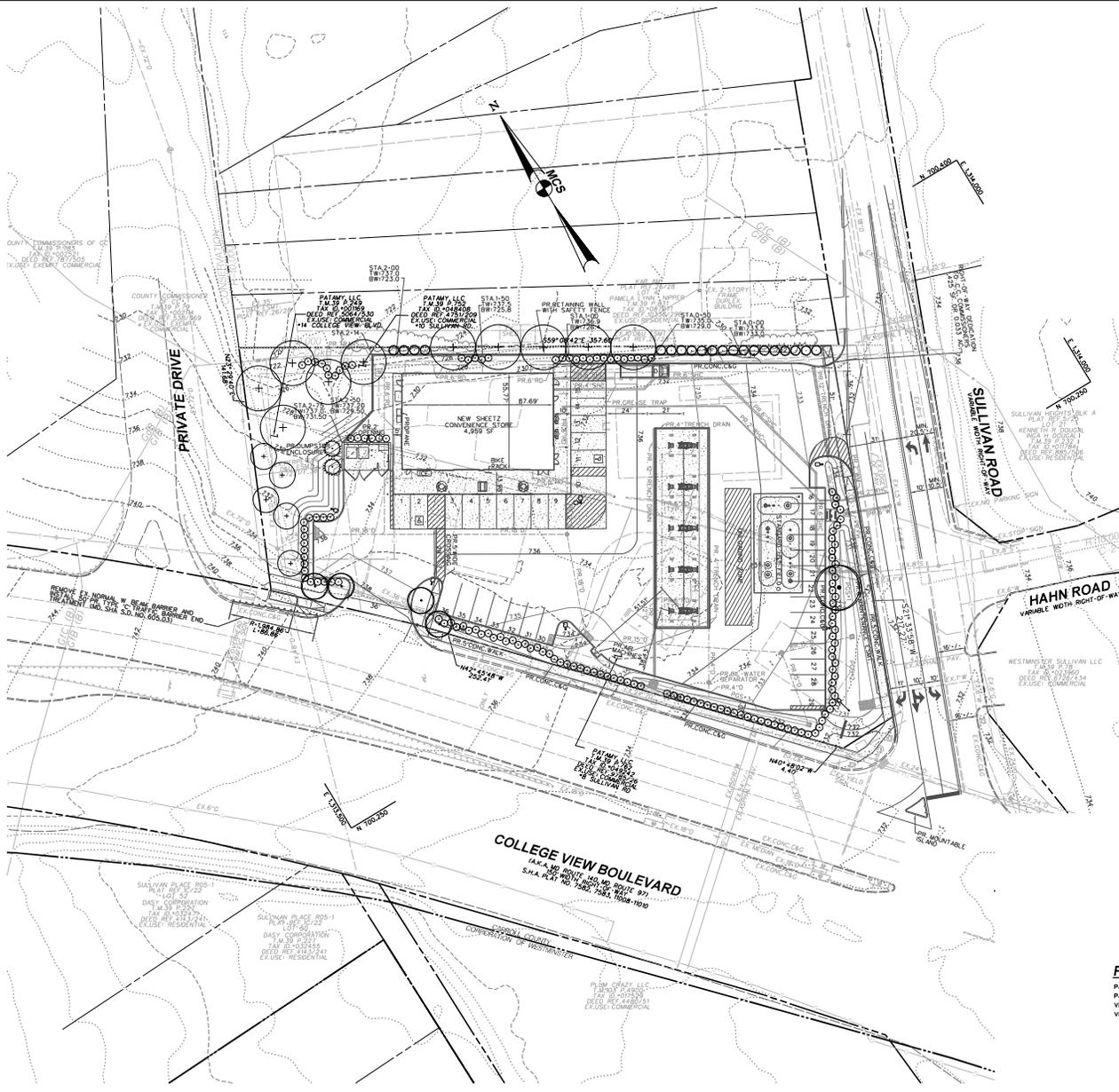


- LEGEND**
- RIGHT-OF-WAY LINE
 - PROPERTY LINE
 - EX. EASEMENT
 - ZONING LINE
 - EX. CONCRETE CURB AND GUTTER
 - EX. CURB AND GUTTER TO BE REMOVED TO BE
 - EX. EDGE OF PAVING
 - EX. CONCRETE TO BE REMOVED DESIGNATION
 - EX. BUILDING
 - EX. SIGN
 - EX. FENCE
 - EX. GUARD RAIL
 - EX. STORM DRAIN MANHOLE & INLET
 - EX. SANITARY SEWER MANHOLE & INLET
 - EX. WATER MAIN VALVE & FIRE HYDRANT
 - EX. ELECTRIC LINE
 - EX. GAS LINE
 - EX. TELEPHONE LINE, POLE & BOX
 - EX. POLE WITH LIGHT
 - EX. UTILITY POLE & GUY WIRE
 - EX. BOLLARD
 - EX. OVERHEAD LINE
 - EX. INDEX CONTOURS
 - EX. INTERMEDIATE CONTOURS
 - EX. TREE LINE
 - EX. TREE
 - EX. TREE TO BE REMOVED
 - EX. SOL LINE
 - *EXISTING* DESIGNATION
 - BUILDING RESTRICTION LINE
 - PR. CONCRETE
 - PR. MAC PAVING
 - PR. CONCRETE CURB & GUTTER
 - PR. STORM DRAIN MANHOLE & INLET
 - PR. SANITARY SEWER & CLEANOUT
 - PR. WATER MAIN VALVE & FIRE HYDRANT
 - PR. INDEX CONTOURS
 - PR. INTERMEDIATE CONTOURS
 - PR. SIGN
 - PR. BOLLARD
 - PR. PARKING COUNT
 - PR. LIGHT
 - *PROPOSED* DESIGNATION
 - LIMIT OF DISTURBANCE

- PLANTING LEGEND**
- BUFFER TREE - MAJOR DECIDUOUS
 - BUFFER TREE - MINOR DECIDUOUS
 - BUFFER TREE - EVERGREEN
 - BUFFER SHRUB
 - INTERIOR PARKING TREE - MAJOR DECIDUOUS



SITE DATA

1. AREA OF TRACT: 66,692 SF OR L531 AC
 2. OWNER: P. 248 & P. 752 & P. 762 WESTMINSTER, MD 21158
 3. DEVELOPER: SHEETZ, INC. 351 SHEETZ WAY CLAYSBURG, PA 16625
 4. TAX MAP REFERENCES: I.M. 391 G.131 P.248; TAX ID: 0001969 I.M. 391 G.131 P.752; TAX ID: 0004868 I.M. 391 G.131 P.762; TAX ID: 00049242
 5. DEED REFERENCES: P. 258 L. 00841 F. 030 P. 752 L. 4750 F. 209 USE OR ZONE PER THE CARROLL COUNTY CODE OF ORDINANCES TITLE XV, 1-15-2011.
 6. PLAT REFERENCE: N/A
 7. ELECTION DISTRICT: 7
 8. EXISTING ZONING: C-2 (COMMERCIAL MEDIUM INTENSITY DISTRICT)
 9. EXISTING USES: EXXON GAS STATION/CONVENIENCE STORE - 1,38 SF PIZZA RESTAURANT - 1,668 SF
- PROPOSED USE: GENERAL RETAIL WITH LESS THAN 60,000 SF FLOOR AREA NEW 4,359 SF 24-HOUR SHEETZ CONVENIENCE STORE AND GAS STATION

VARIANCE REQUESTS

APPLICANT REQUESTED A VARIANCE FROM THE 15' REQUIRED LANDSCAPE BUFFER TO A 10' LANDSCAPE BUFFER FOR A PROPOSED AUTOMOTIVE USE TO A RESIDENTIAL USE OR ZONE PER THE CARROLL COUNTY CODE OF ORDINANCES TITLE XV, 1-15-2011. THIS VARIANCE WAS DENIED ON MAY 6, 2022.

PER CARROLL COUNTY CODE OF ORDINANCES TITLE XV, 1-15-2011 A WAIVER MAY BE GRANTED TO THE SCREENING REQUIREMENT IF THE ADJACENT OWNER AFFLICTED BY THE BUFFER PROVIDES A WRITTEN STATEMENT THAT THE REQUIREMENTS MAY BE WAIVED.

A WRITTEN STATEMENT THAT THE REQUIREMENTS MAY BE WAIVED WAS PROVIDED BY THE ADJACENT OWNER IN A LETTER DATED JUNE 29, 2022.

PLANTING CALCULATIONS

CONDITION	RATE	LINEAR FEET (L.F.)	REQUIRED PLANTING UNITS (PU)	PROVIDED PLANTING UNITS (PU)	CONDITION
18.2 INTERIOR LANDSCAPING	1 PLANT SPACES	36 SPACES	3.0	3.0	
18.2 AUTOMOTIVE USE ADJACENT TO PUBLIC ROW	10' CLASS B 1 INCL. L.F.	489 L.F.	19.6	19.6	
18.2 AUTOMOTIVE USE ADJACENT TO COMMERCIAL	15' CLASS A 1 INCL. L.F.	142 L.F.	7.1	7.1	
18.2 AUTOMOTIVE USE ADJACENT TO RESIDENTIAL	15' CLASS C 1 PU/15 L.F.	358 L.F.	23.9	24.0	
18.4 DUMPSTER	1 PLANT/1 CLASS A 44 L.F.		2.2	2.2	
			58.8 PU TOTAL	58.9 PU TOTAL	

18.2 PARKING LOT INTERIOR ISLAND LANDSCAPING:
 REQUIRE 10% OF PARKING LOT AREA FOR INTERIOR LANDSCAPING
 REQUIRED: 34,905 S.F. X 0.10 = 3,490.5 S.F.
 PROVIDED: 180 S.F.
 PER SECTION 18.2.J. OF THE LANDSCAPE MANUAL, THIS REQUIREMENT MAY BE MODIFIED AT THE DISCRETION OF THE COUNTY TO ALLOW LESS INTERIOR LANDSCAPING AREA THAN IS REQUIRED.

PLANTING UNIT (PU) TYPE	CREDIT PLANTS	PROVIDED PLANTS	PROVIDED PLANTING UNITS
1 MAJOR DECIDUOUS TREE	1 PU	11	11
2 MINOR DECIDUOUS TREES	1 PU	9	4.5
2 EVERGREEN TREES	1 PU	22	11
5 SHRUBS	1 PU	147	29.4
100 S.F. GROUND COVER	1 PU	0	0.0
			58.9 PU TOTAL

PARKING REQUIREMENTS

PARKING SPACES REQUIRED (CONVENIENCE STORE): 4,306 SF @ 5 PS / 1000 SF = 21.5 PS
 PARKING SPACES PROVIDED (CONVENIENCE STORE): 36 PS (INCL. 2 HDOP)
 VEHICLE QUEUING SPACES REQUIRED (GAS STATION): 1 SPACES
 VEHICLE QUEUING SPACES PROVIDED (GAS STATION): 0 SPACES

BLDG
 Baltimore Land Design Group, Inc.
 Consulting Engineers
 210 SCHUBERT CIRCLE, SUITE 164 • HINT VALLEY, MARYLAND 21011
 PHONE: 410.229.9831 • FAX: 410.229.9835 • BLDG@BLDGINC.COM



PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, IWONA ROSTEK-ZARSKA AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21245, EXPIRATION DATE: JUNE 9, 2024.

OWNER
 PATAMY, LLC
 205 BELL ROAD
 WESTMINSTER, MD 21158
 PHONE: 410-571-2600

DEVELOPER / APPLICANT
 SHEETZ, INC.
 351 SHEETZ WAY
 CLAYSBURG, PA 16625
 PHONE: 814-552-0058

REVISIONS				
DATE	NO.	DESCRIPTION	BY	
6/7/23	1	REVISE PLANS TO ADDRESS TRC COMMENTS.	BLDG	
9/6/23	2	REVISE PLANS TO ADDRESS CONCEPT PLAN COMMENTS.	BLDG	

FIRST AMENDED SITE PLAN - CONCEPT PLAN SUBMISSION
CONCEPT LANDSCAPE PLAN
SHEETZ - WESTMINSTER
 AT SULLIVAN RD. AND RTE. 140

TAX MAP: 39, GRID: 13, PARCELS: 249,752, 762
 TAX ACCT: 15-00100-04400 & 049242
 CARROLL COUNTY, MARYLAND 21901
 SCALE: 1" = 200'

CARROLL CO FILE# 15-21-0094
 ELECTION DISTRICT 7
 DATE: SEPTEMBER 1, 2023

L SHEET 1 OF 1
 DRAWING NO.
C-11
 SHEET 11 OF 20