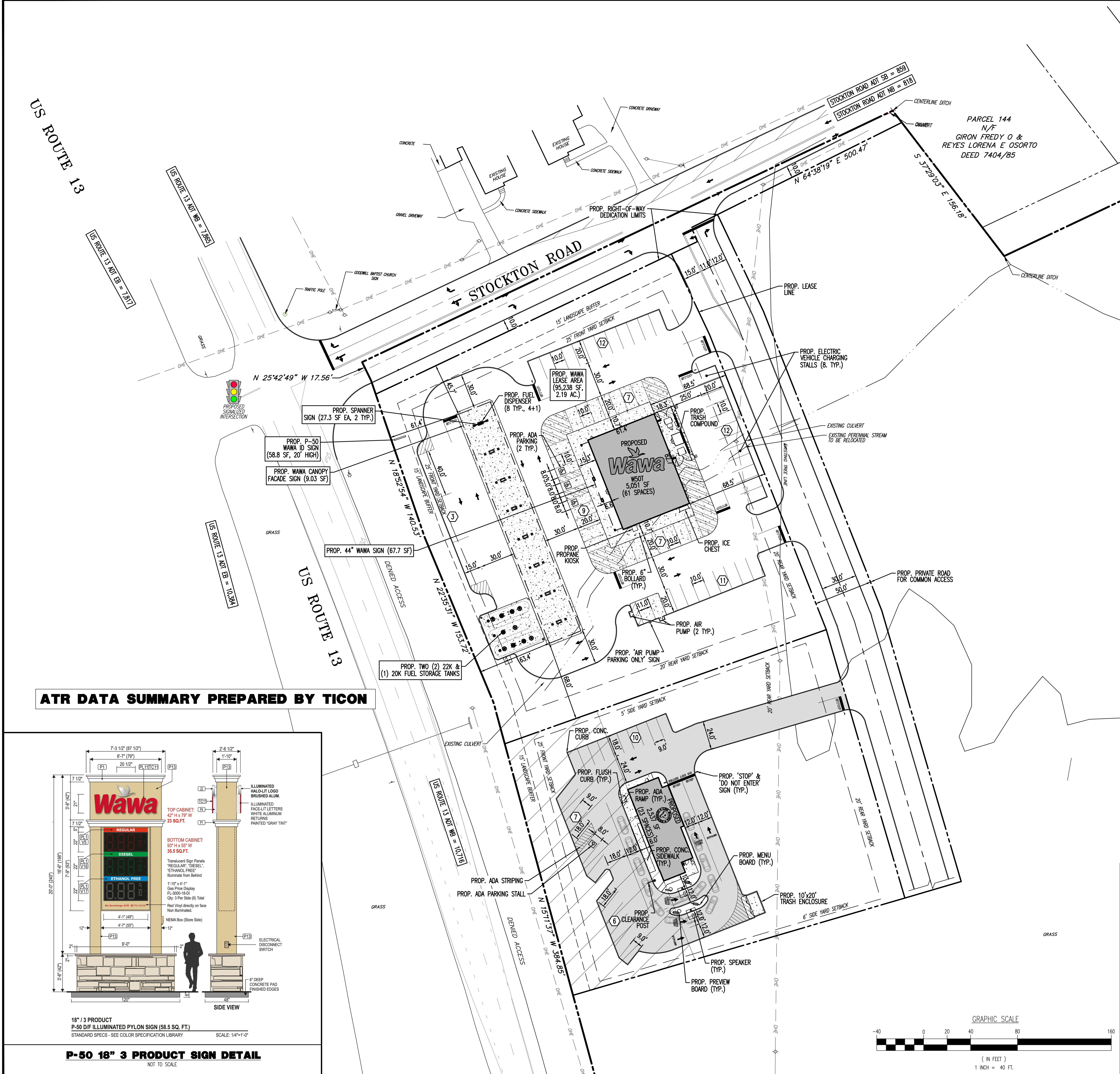
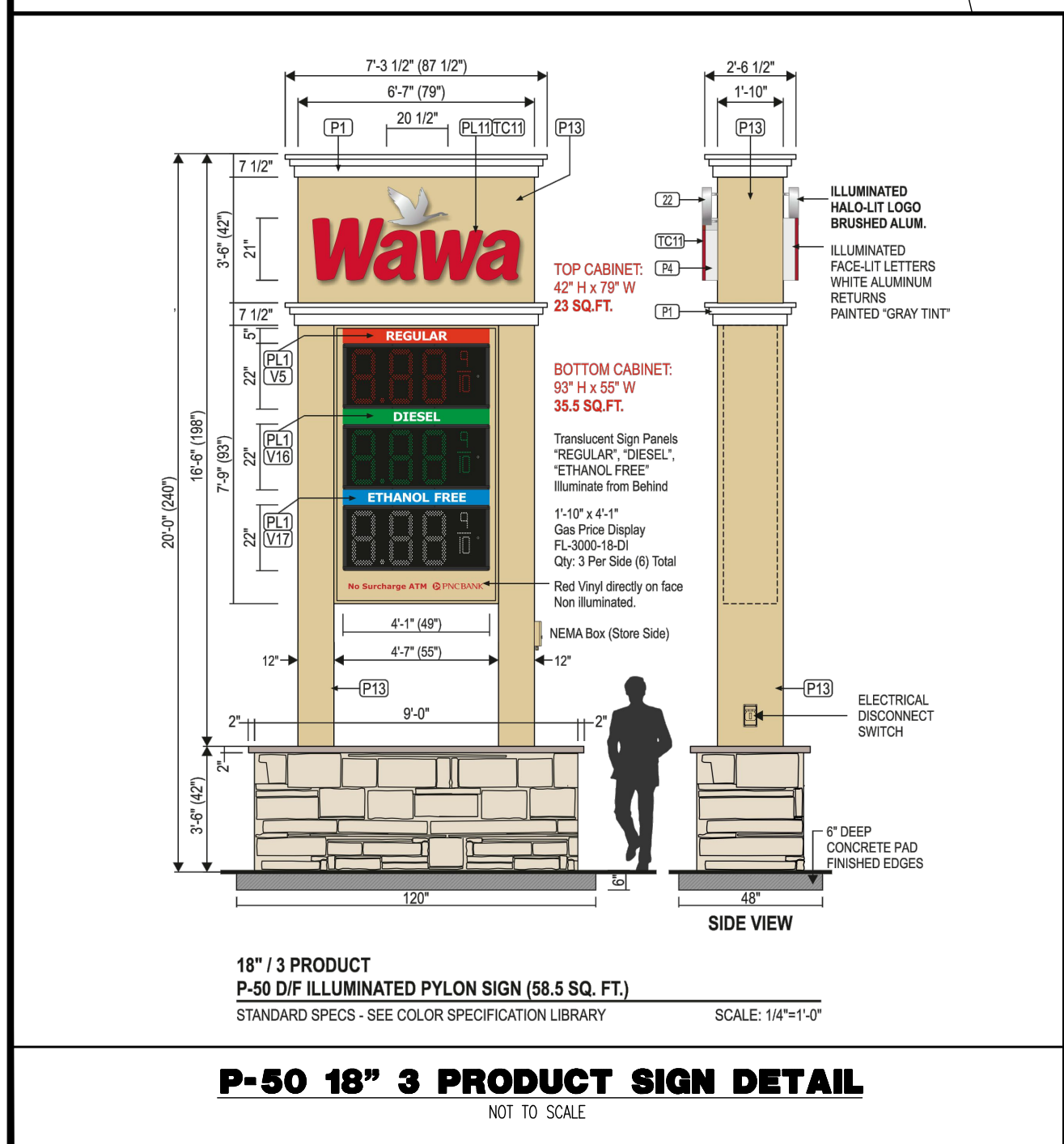
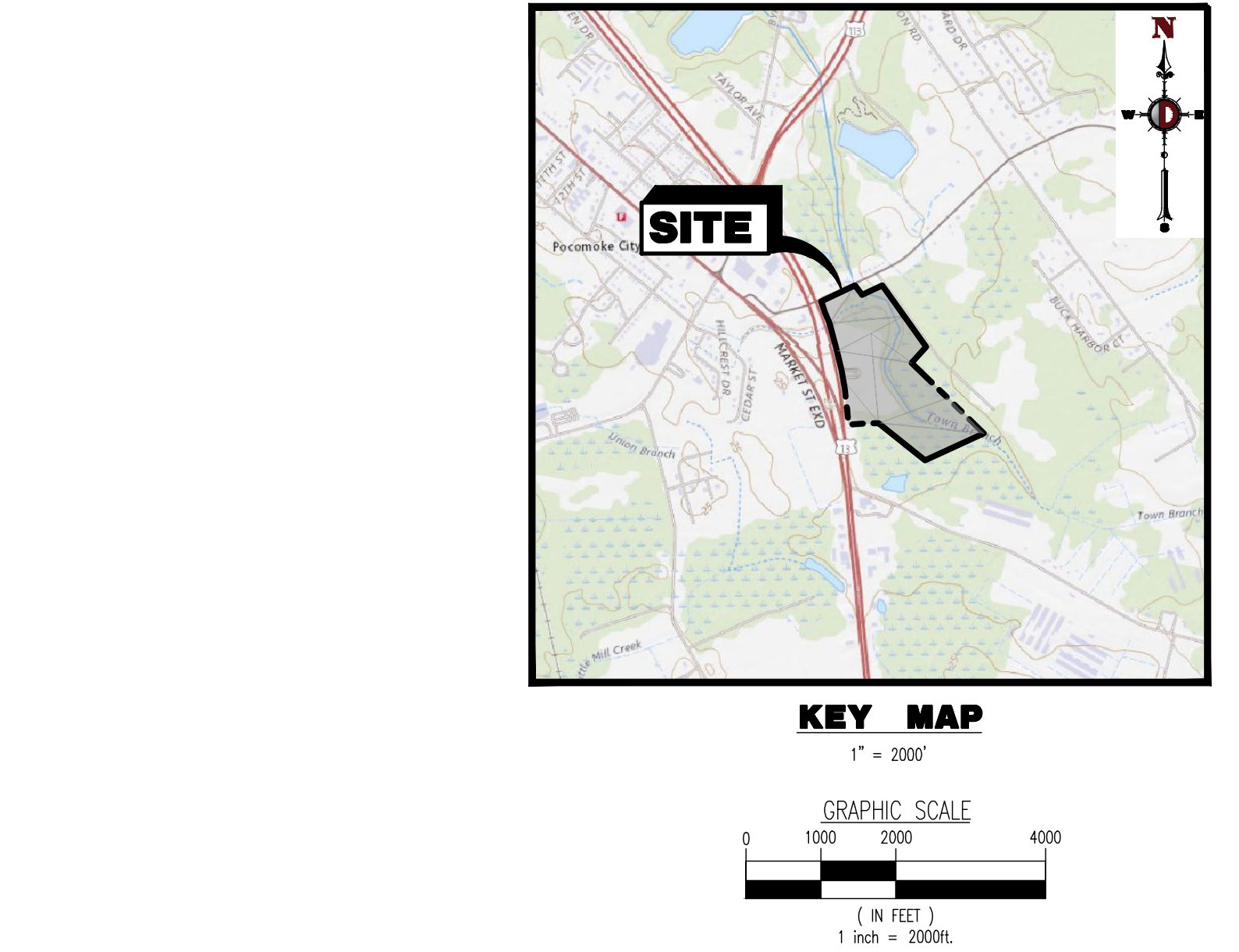


Plotted: 07/19/22 - 11:19 PM. By: cmcmanus, Product Ver: 24.1s (LMS Tech)
File: P:\VEPCP PROJECTS\1478 Paramount Realty\99-194_Pocomoke MD\Wg Concept\0177899 94C00.dwg, ---> Conceptual Site Plan 'G'

ATR DATA SUMMARY PREPARED BY TICON



SITE DATA TABLE	
PROPERTY ADDRESS	US ROUTE 13 & STOCKTON ROAD CITY OF POKOMOKE WORCESTER COUNTY, MARYLAND
JURISDICTION	CITY OF POKOMOKE
LOT SIZE	204,212 SF (4.69 AC)
LOT SIZE AFTER SHW RIGHT-OF-WAY DEDICATIONS	192,360 SF (4.42 AC)
WAWA LEASE AREA	95,238 SF (2.19 AC)
BUILDING TYPE	W501
CANOPY TYPE: (STRAIGHT, STACKED)	STRAIGHT
# OF MPD'S	EIGHT (8) - (4 + 1)
CANOPY ROOF TYPE	SLOPED
# OF PARKING REQUIRED	51 SPACES REQ.
1 SPACE/200 SF OF GFA FOR 200% OF GFA	61 SPACES PROVIDED
TOTAL # OF SPACES	23 SPACES
ZONE A	35 SPACES
ZONE B	3 SPACES
ZONE C	2 SPACES
# OF ADA	
SETBACKS	
FRONT (US ROUTE 13) - 25'	61.4'
FRONT (STOCKTON ROAD) - 25'	45.7'
REAR (EAST) - 20'	68.5'
REAR (SOUTH) - 20'	68.0'
BUFFERS: TBD	
- SEWER	AVAIL
- WATER	AVAIL
- ELECTRIC	NR
- GAS	NR
LOT CONFORMANCE	NR
VEHICLES CIRCULATED THROUGH SITE	WB-67 (DELIVERY), 9,200 GAL. TANKER (FUEL)
NR: NOT RESEARCHED	
AVAIL: AVAILABLE	
NOT AVAIL: NOT AVAILABLE	



GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING: CITY OF POKOMOKE AND WORCESTER COUNTY GIS
2. PARCEL DATA: U.S. ROUTE 19 & STOCKTON ROAD
CITY OF POKOMOKE
WORCESTER COUNTY, MARYLAND
3. EXACT LOCATION OF PROPOSED BUILDING AND IMPROVEMENTS MUST BE CONFIRMED AND EVALUATED UPON COMPLETION OF SURVEY.
4. THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A SURVEY.
5. A DETAILED UTILITY INVESTIGATION HAS NOT BEEN COMPLETED AT THIS TIME AND NO FIELD TESTING OF UTILITY CAPACITY OR AVAILABILITY HAS BEEN PERFORMED.
6. THE DEVELOPMENT YIELD REPRESENTED ON THIS PLAN IS BASED ON LIMITED INFORMATION AND MAY EXCEED ACTUAL BUILD OUT POTENTIAL DUE TO FACTORS INCLUDING BUT NOT LIMITED TO GREEN INFRASTRUCTURE, WATER QUALITY, GROUNDWATER RECHARGE AND OTHER STORMWATER MANAGEMENT REQUIREMENTS. SITE TOPOGRAPHY, SOILS TESTING, SEASONAL HIGH WATER TABLE AND RELATED INFORMATION MUST BE ACQUIRED IN ORDER TO ESTABLISH THE SIZES AND LOCATIONS OF STORMWATER MANAGEMENT FACILITIES THAT WILL BE REQUIRED FOR THIS DEVELOPMENT. ACTUAL DEVELOPMENT YIELD FOR THIS PROPERTY IS SUBJECT TO REDUCTION FROM WHAT IS ILLUSTRATED ON THIS PLAN.

ROADWAY STRIPING INFORMATION WAS APPROXIMATED FROM AERIAL PHOTOGRAPHY AND IS FOR ILLUSTRATIVE PURPOSES ONLY.

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

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Newtown, Pennsylvania 1-282-685-0274 | Philadelphia, Pennsylvania 1-215-263-4888 | Baltimore, Pennsylvania 1-410-295-4400

TITLE: **CONCEPTUAL SITE PLAN 'G'**

PROJECT: **WAWA, INC.**
PROPOSED WAWA FOOD MARKET & FUELING STATION

US ROUTE 13 AT STOCKTON ROAD
CITY OF POKOMOKE, WORCESTER COUNTY, MARYLAND

CONORR M. MC MANUS
PROFESSIONAL ENGINEER

MARK A. WHITAKER
PROFESSIONAL ENGINEER

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ALL STATES REQUIRE RELOCATION OF
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IS LOCATED WITHIN THE PROJECT AREA,
PREPARE TO RELOCATE THE UTILITY
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DIRECT PHONE NUMBERS VISIT:
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JOB No: 1478-99-194

DATE: 07/20/2022

SCALE: (H) 1"=40'
(V)

SHEET No: 1

OF 1

Rev. # 0