Underground Storage Maximizes Land Use

Located in Mechanicsburg, Pa., the 2.83-mile stretch of U.S. Route 11 from SR 581 to SR 114 has become a commercial and residential hub against the backdrop of a rural landscape. Both sides of the four-lane highway are lined with commercial centers, car dealerships and residential developments, making this location prime for gas stations.

Sheetz Inc., a regional gas station chain, decided to take advantage of the area's booming demographic and lack of competition; however, all available commercial sites along the highway were already developed. Therefore, the company purchased two small properties, surrounded by situationally ideal access streets, that were available for repurposing. The plans called for the demolition of all existing infrastructure and facilities, as well as a new site layout.

The biggest challenge Sheetz faced was fitting a full-service drive-through convenience store, an automated car wash and gas pumps into a site previously used for a restaurant and office. The first phase of this process required the company to eliminate the second series of gas pumps utilized in typical gas station layouts and opt for a single canopy. The second phase involved relocating the storm water mitigation facilities, necessary for redevelopment of this site, underground.

In order to meet the regulatory requirements for volume and rate while also adhering to the project's tight dimensional constraints, the designers decided to utilize Brentwood's single-stacked StormTank system. The basin provided an ideal solution to the problem by allowing slightly more than 10,476 cu ft of storm water storage, in addition to preserving developable land.

With construction currently in the completion stages, this project will serve a previously limited community. Successfully installed, the StormTank system will permit the necessary mitigation to meet regulatory needs while expanding usable land and providing the necessary cleanability. **SWS**

Brentwood Industries
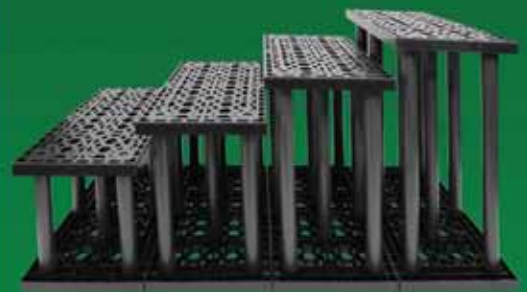*610.236.1100 • www.brentwoodind.com*
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