

# CONCEPT DEVELOPMENT PLAN FOR SPLASH-IN CARWASH

LOCATION OF SITE  
40874 MERCHANTS LANE

TOWN OF LEONARDTOWN  
ST MARY'S COUNTY, MARYLAND

TAX MAP : 0120, GRID : 0018, PARCEL : 0394

## OWNER'S/DEVELOPER'S CERTIFICATION

ANY CLEARING, GRADING, CONSTRUCTION, DEVELOPMENT, STORMWATER MANAGEMENT, CONSTRUCTION, OR ALL OF THESE, WILL BE DONE PURSUANT TO THIS PLAN, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A 'CERTIFICATE OF TRAINING' FROM A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM BEFORE BEGINNING THE PROJECT.

*Brian Fenwick*

DEVELOPER  
AUTHORIZED REPRESENTATIVE

DATED: 10/16/2023

## CONSULTANT CERTIFICATION:

I, CERTIFY THAT THIS CONCEPT EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT PLAN REPRESENTS ALL SIGNIFICANT NATURAL RESOURCES BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE REVIEW AGENCIES. I HAVE REVIEWED THIS CONCEPT PLAN WITH THE OWNER/DEVELOPER.

SIGNATURE: *Bhooendra Prakash* MD LICENSE # 20000

PRINT NAME: BHOOPENDRA PRAKASH

DATE: 10/16/2023

## GENERAL NOTES

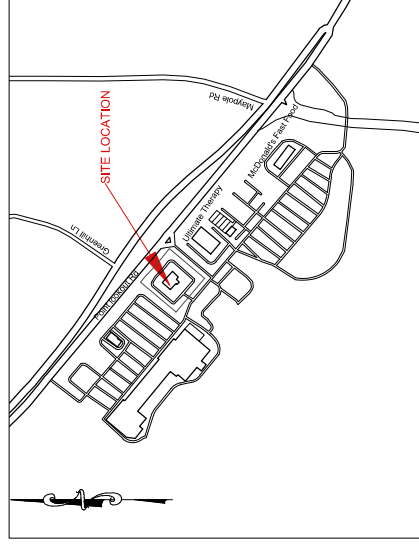
- OWNER:  
NIVEA-NAGGENA INC  
22793 AVENAR DR  
LEONARDTOWN, MD 20650
- DEVELOPER:  
DASH IN FOOD STORES  
102 CENTENNIAL STREET  
LA PLATA, MD 20646
- SITE INFORMATION:  
PROJECT LOCATION: 40874 MERCHANTS LN,  
LEONARDTOWN, 20650  
TAX MAP: 0120  
GRID: 0018  
PARCEL: 0394  
ELECTION DISTRICT: THIRD  
CURRENT USE: COMMERCIAL  
ZONING: CB  
TOTAL AREA: 1.50 AC (65,340 SF)

## SEDIMENT CONTROL INFORMATION

- TOTAL AREA OF SITE / PROPERTY: 1.5 AC ±
- TOTAL AREA TO BE DISTURBED: 1.5 AC ±
- EXISTING SITE CONDITIONS: WOODED GRASS CROPLAND OTHER IMPERVIOUS
- DISTURBED / GRADED AREA PRESENTLY IN DISTURBED / GRADED CONDITION: 1.5 AC ±
- AREA TO BE VEGETATIVELY STABILIZED: \_\_\_\_\_
- ON-SITE SLOPE CUT: YES \_\_\_\_\_ NO \_\_\_\_\_
- ON-SITE SLOPE FILL: YES \_\_\_\_\_ NO \_\_\_\_\_
- STORMWATER MANAGEMENT REQUIRED: YES \_\_\_\_\_ NO \_\_\_\_\_
- 100-YEAR FLOOD PLAIN ON-SITE: YES \_\_\_\_\_ NO \_\_\_\_\_

## EXISTING AND PROPOSED CONDITION

DESCRIPTION	EXISTING	PROPOSED
TOTAL AREA	65,340 SF (1.50 AC)	65,340 SF (1.50 AC)
IMPERVIOUS COVER	49,135 SF (1.128 AC)	36,198 SF (0.821 AC)
PERVIOUS COVER	16,205 SF (0.372 AC)	29,142 SF (0.669 AC)
PERCENTAGE IMPERVIOUSNESS	75.2%	55.4%



LOCATION MAP  
SCALE: 1"=500'

STORMWATER NARRATIVE: THE EXISTING IMPERVIOUS AREA IS GREATER THAN 40%, HENCE MEETS THE MDE REDEVELOPMENT CRITERIA FOR STORMWATER MANAGEMENT. THIS PLAN PROPOSES TO SATISFY WATER QUALITY REQUIREMENTS BY PROVIDING FOUR MICRO BIORETENTION SYSTEMS FOR A TOTAL DRAINAGE AREA OF 1,116 ACRES AS SHOWN IN THE PLAN.

STORMWATER QUANTITY NARRATIVE: THERE IS AN APPROXIMATELY 12,937 SF (0.297 ACRE) DECREASE IN THE IMPERVIOUS AREA IN THE PROPOSED CONDITION.

THE OP10 FOR THE SITE IS DECREASED BY 1.331 CFS IN THE PROPOSED CONDITION.

## SITE TABULATION

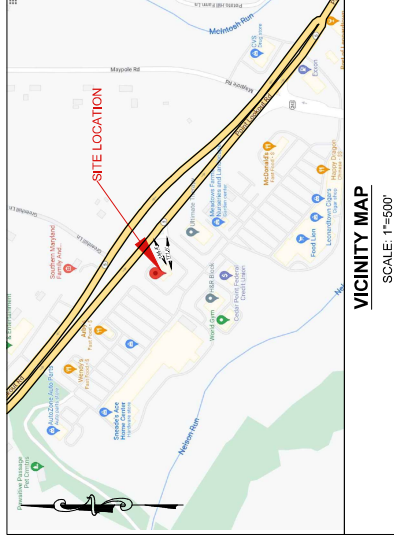
DESCRIPTION	REQUIREMENT	PROVIDED
MIN. FRONTAGE	N/A	ALONG POINT LOOKOUT RD: 250.93 FT
MIN. LOT AREA	N/A	65,340 SF
MIN. LANDSCAPE AREA	NOT LESS THAN 10%	TBD
SETBACKS	FRONT: 50 FT (RTE 5) REAR: 3 FT SIDE: 3 FT	FRONT: 76 FT REAR: 3 FT SIDE: 4.3 FT
FLOOR AREA RATIO	N/A	FAR = 0.05
MAX. HEIGHT	45 FT	+/- 18

## PARKING TABULATION

ZONING	USE	PARKING REQUIREMENT	PARKING PROVIDED	REMARKS
CB	CARWASH	1 PER 300 FT OF RETAIL SPACE	3 SPACES	7 SPACES (1 ADA)

## OFF STREET LOADING SPACE REQUIREMENT

REQUIRED	PROVIDED
1 SPACE - 45' LENGTH, 12' WIDTH	1 SPACE - 12X45'



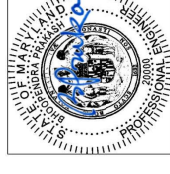
VICINITY MAP  
SCALE: 1"=500'

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10/20/2023  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 20000, EXPIRATION DATE: APRIL 06, 2025.

No. DATE: REVISIONS

PROJECT INFORMATION:  
2139 SPLASH-IN CARWASH  
40874 MERCHANTS LANE  
LEONARDTOWN 20650

DEVELOPER INFORMATION:  
DASH IN FOOD STORES  
102 CENTENNIAL STREET  
LA PLATA, MD 20646

OWNER'S NAME:  
NIVEA-NAGGENA INC  
22793 AVENAR DR  
LEONARDTOWN, MD 20650

DRAWING TITLE:  
COVER SHEET

AREA: 65,340 SF

SCALE: AS SHOWN

PROJECT MANAGER:  
KM

DRAWN BY:  
BKJ

DATE:  
OCT 2023

CHECKED BY:  
KES

ACCOUNT #:  
03 - 055450

DRAWING NO.  
1 OF 33

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