

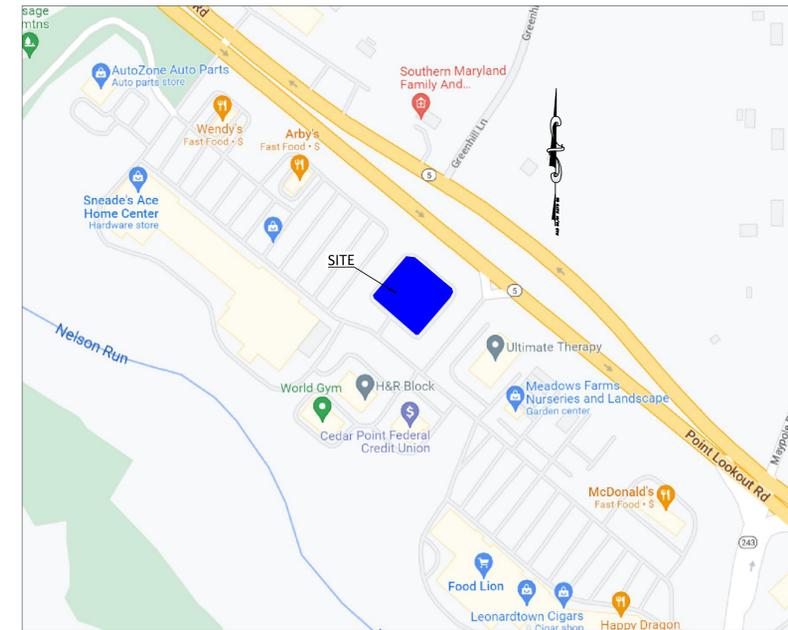
SPECIAL EXCEPTION PLAT

SPLASH-IN CARWASH
 40874 MERCHANTS LN
 LEONARDTOWN, MD 20650



EXISTING VIEW FROM POINT LOOKOUT RD

SCALE: NTS



VICINITY MAP

SCALE: 1"=500'

SCOPE NOTES

THIS SPECIAL EXCEPTION PLAN PROPOSES A CARWASH (AUTOMOBILE RELATED USE) TO BE CONSTRUCTED IN A COMMERCIAL BUSINESS DISTRICT (C-B). THE CAR WASH WILL BE OF ±3543 SF.

THIS REQUEST IS BASED ON THE ZONING ORDINANCE CITATION SEC. 156-26 C THAT ALLOWS AUTOMOBILE RELATED USES BY A SPECIAL EXCEPTION.

SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITION PLAN
3. SPECIAL EXCEPTION PLAT
4. ELEVATIONS II

CIVIL ENGINEERS:



9506B LEE HWY,
 FAIRFAX, VA 22031
 Phone: (571) 249-3448
 www.plan-source.com
 bprakash@plan-source.com



07/24/2023
 I 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. 59820, EXPIRATION DATE: AUGUST 23, 2024.

No.	DATE:	REVISIONS

PROJECT INFORMATION:
SPLASH-IN CARWASH
 40874 MERCHANTS LN
 LEONARDTOWN 20650

DEVELOPER INFORMATION:
THE WILLS GROUP
 102 CENTENNIAL STREET
 LA PLATA, MD 20646

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

DRAWING TITLE:
 EXISTING SITE PLAN

AREA: 65,340 SF

SCALE: AS SHOWN

PROJECT MANAGER:
 KS

DRAWN BY:
 BJ

DATE:
 JULY 2023

CHECKED BY:
 KM

ACCOUNT#:
 055450

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DRAWN BY: GSD DATE: JULY 2023

CHECKED BY: YO ACCOUNT#: 055450

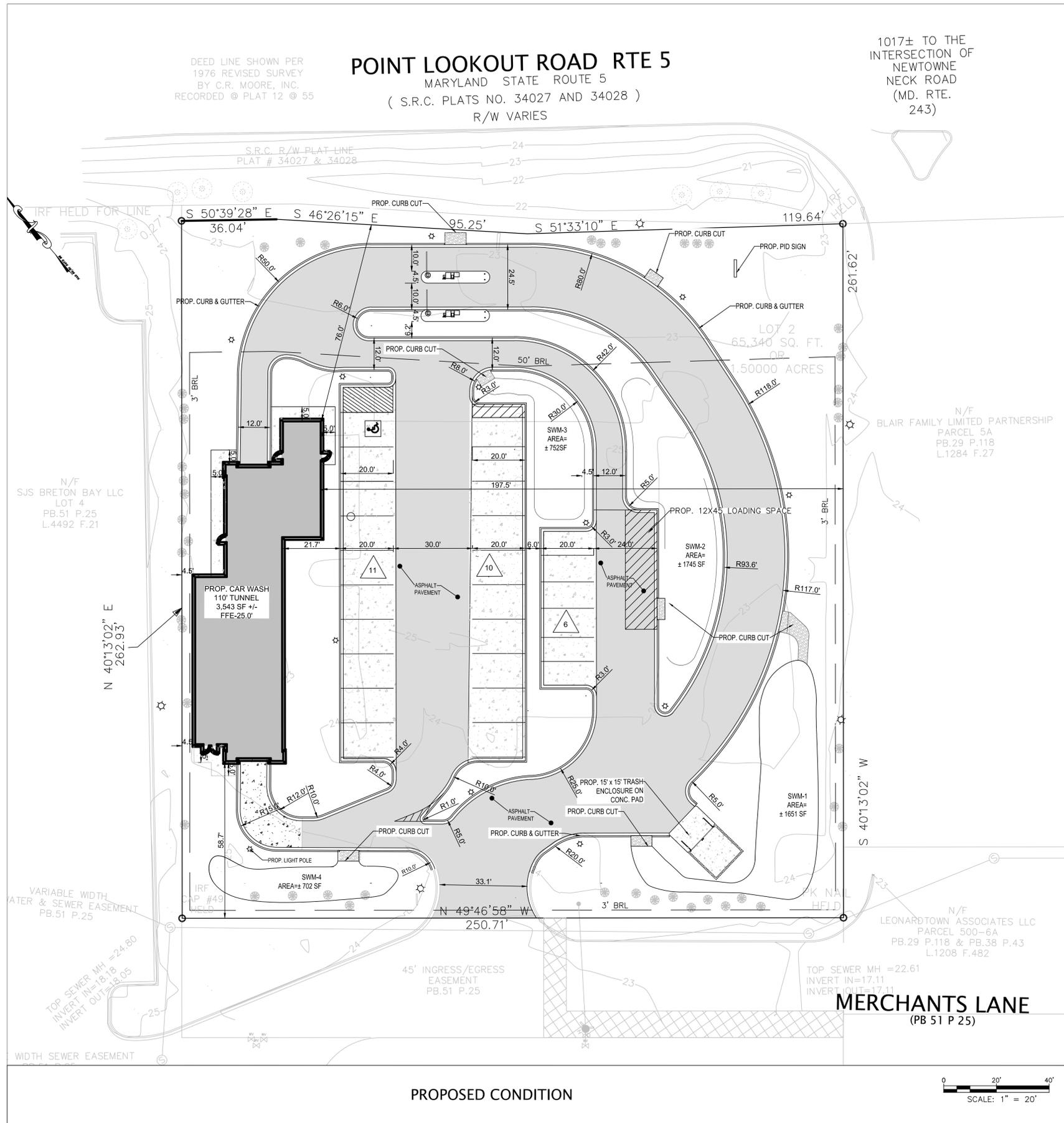
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DRAWING NO. 3

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: 58.7 FT SIDE: 4.5 FT
FLOOR AREA RATIO	N/A	FAR = 0.05
MAX. HEIGHT	45 FT	+/- 18

PARKING TABULATION					
ZONING	USE	PARKING REQUIREMENT	PARKING REQUIRED	PARKING PROVIDED	REMARKS
C-B	CARWASH	1 PER 300 SF	$\frac{35,555}{1,500} = 23.7$ SPACES	6 PARKING SPACES & 21 VACUUM STALLS	

OFF STREET LOADING SPACE REQUIREMENT	
REQUIRED	PROVIDED
1 SPACE - 45' LENGTH, 12' WIDTH	1- 12X45

EXISTING AND PROPOSED CONDITION		
DESCRIPTION	EXISTING	PROPOSED
TOTAL AREA	65,340 SF (1.50 AC)	65,340 SF (1.50 AC)
IMPERVIOUS COVER	57,255 SF (1.31 AC)	35,555SF (0.82 AC)
PERVIOUS COVER	8,085 SF (0.19 AC)	29,785SF (0.68 AC)
PERCENTAGE IMPERVIOUSNESS	87.33%	54.67%



PROPOSED CONDITION

SCALE: 1" = 20'

DEED LINE SHOWN PER 1976 REVISED SURVEY BY C.R. MOORE, INC. RECORDED @ PLAT 12 @ 55

POINT LOOKOUT ROAD RTE 5
MARYLAND STATE ROUTE 5
(S.R.C. PLATS NO. 34027 AND 34028)
R/W VARIES

1017± TO THE INTERSECTION OF NEWTOWNE NECK ROAD (MD. RTE. 243)

MERCHANTS LANE
(PB 51 P 25)

N/F SJS BRETON BAY LLC LOT 4 PB.51 P.25 L.4492 F.21

N/F BLAIR FAMILY LIMITED PARTNERSHIP PARCEL 5A PB.29 P.118 L.1284 F.27

N/F LEONARDTOWN ASSOCIATES LLC PARCEL 500-6A PB.29 P.118 & PB.38 P.43 L.1208 F.482

VARIABLE WIDTH WATER & SEWER EASEMENT PB.51 P.25

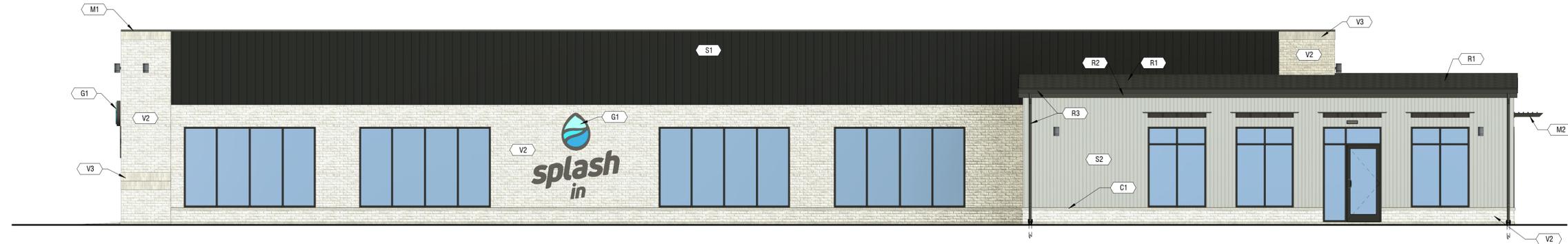
45' INGRESS/EGRESS EASEMENT PB.51 P.25

TOP SEWER MH = 22.61 INVERT IN=17.11 INVERT OUT=17.11

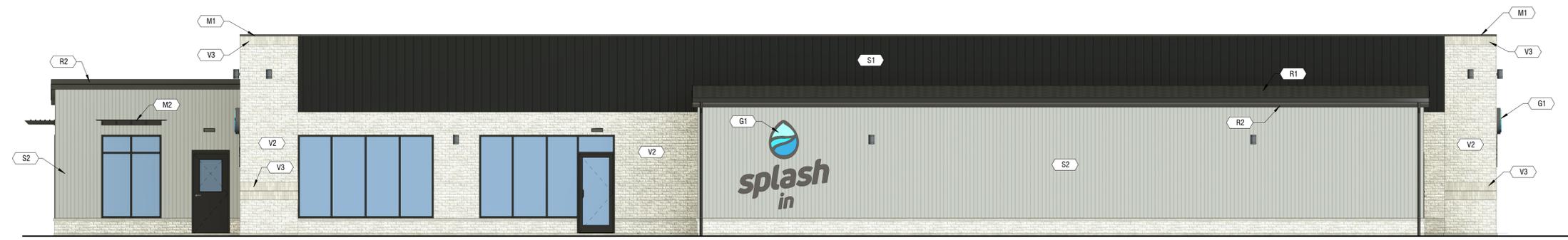
WIDTH SEWER EASEMENT

EXTERIOR FINISH MATERIALS

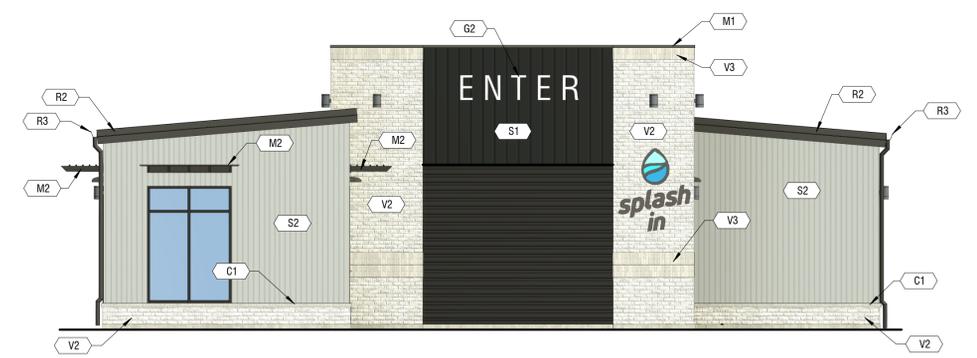
MARK	DESCRIPTION	MARK	DESCRIPTION	MARK	DESCRIPTION
C1	PRECAST CONCRETE SILL	R1	STANDING SEAM METAL ROOF, COLOR: BLACK	T2	METAL TRIM - BLACK
G1	SIGNAGE - SEE SIGNAGE DRAWINGS (BY OTHERS)	R2	METAL ROOF FASCIA, COLOR: BLACK	V1	NOT USED
G2	DIRECTIONAL SIGNAGE - SEE SIGNAGE DRAWINGS (BY OTHERS)	R3	ROOF GUTTERS & DOWNSPOUTS, COLOR: BLACK	V2	THIN BRICK VENEER (RUNNING COURSE) - WHITE
M1	PREFINISHED METAL PARAPET CAP, COLOR: BLACK	S1	BOARD & BATTEN SIDING - FINISH: BLACK	V3	THIN BRICK VENEER (SOLDIER COURSE) - WHITE
M2	TRELLIS - POWDER COATED, BLACK	S2	CORRUGATED METAL PANEL, FINISH: GALVALUME		
M3	MECHANICAL LOUVER - PAINT TO MATCH WALL FINISH	T1	SIDING TRIM - BLACK		



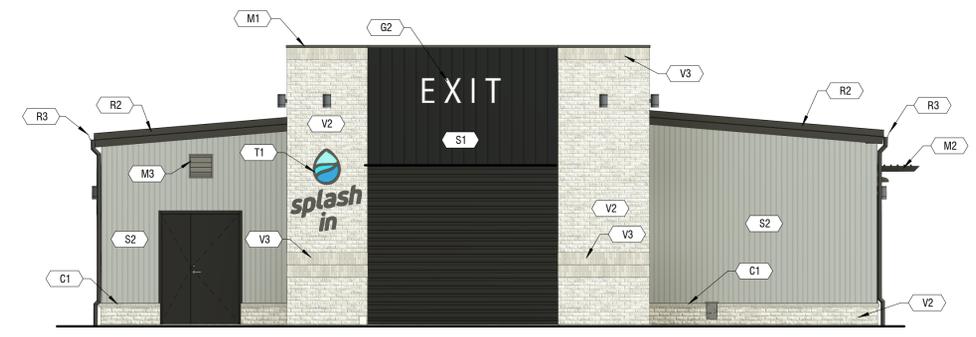
C1 ELEVATION
3/16" = 1'-0" NORTH



B1 ELEVATION
3/16" = 1'-0" SOUTH



A1 ELEVATION
3/16" = 1'-0" WEST



A3 ELEVATION
3/16" = 1'-0" EAST

DESCRIPTION:	
DATE:	
MARK:	
PROJECT #:	423118
DRAWN BY:	NIELSON
CHECKED BY:	LEMON
ISSUED:	07.21.2023

DATE: -
RYAN W. LEMON, AIA
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LIC: 17606 EXP: 03 FEBRUARY 2024

NOT FOR CONSTRUCTION

7/21/2023 2:27:48 PM C:\Users\randy\OneDrive\Desktop\Documents\C2118 - Splash In Leonardtown\2023_1\Title_A.rvt