

**OWNER'S/DEVELOPER'S CERTIFICATION**

ANY CLEARING, GRADING, CONSTRUCTION, DEVELOPMENT, STORMWATER  
 CONTROL, AND/OR OTHER WORK SHOWN ON THIS PLAN IS IN ACCORDANCE WITH  
 THE PROVISIONS OF THE DEVELOPMENT CONTROL ORDINANCES APPLICABLE TO  
 THIS PLAN, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE  
 CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING FROM  
 THE STATE OF MARYLAND, DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM  
 BEFORE BEGINNING THE PROJECT.

Brian Farnsworth DATED: 03/12/2024  
 DEVELOPER AUTHORIZED REPRESENTATIVE

**CONSULTANT CERTIFICATION:**

I HEREBY CERTIFY THAT THE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH  
 THE PROVISIONS OF THE DEVELOPMENT CONTROL ORDINANCES, REGULATIONS,  
 STANDARDS, AND CRITERIA.

Signature: [Signature] NO LICENSE # 20009 DATE: 03/12/2024  
 PRINT NAME: BIDDIENDIA PRAMASHI

**ENGINEER'S CERTIFICATION:**

THIS PROPERTY IS IN THE NAME OF DASH IN FOOD STORES, INC. AS RECORDED IN  
 DEED BOOK 1837 PAGE 108 IN THE LAND RECORDS OF ST. MARY'S COUNTY,  
 MARYLAND.

Signature: [Signature] LIC. NO. 20000 DATE: 03/12/2024  
 ENGINEER

**GENERAL NOTES**

- DEVELOPER OWNER:  
 DASH IN FOOD STORES, INC.  
 A MARYLAND CORPORATION  
 THE WILLS GROUP INC  
 102 CENTENNIAL STREET  
 LA PLATA, MD 20646
- PROJECT LOCATION: 40874 MERCHANTS LANE  
 LEONARDTOWN, 20650  
 TAX MAP: 0120  
 GRID: 0018  
 ELECTION DISTRICT: THIRD  
 CURRENT USE: COMMERCIAL  
 TOTAL AREA: 1.19 AC (65,340 SF)
- SEDIMENT CONTROL INFORMATION**
  - TOTAL AREA OF SITE PROPERTY: 1.19 AC
  - TOTAL AREA TO BE DISTURBED: 0.87 AC  
 OFFSITE = 0.09 AC
  - EXISTING SITE CONDITIONS:  
 WOODED: \_\_\_\_\_ GRASS: \_\_\_\_\_  
 OPEN: \_\_\_\_\_ DISTURBED: \_\_\_\_\_
  - AREA PRESENTLY IN (DISTURBED) GRAZED CONDITION: 0.00 AC
  - AREA TO BE VEGETATIVELY STABILIZED: 0.81 AC
  - ON-SITE FILL: \_\_\_\_\_ C.Y. NO AMOUNT
  - ON-SITE EXCAVATION: \_\_\_\_\_ C.Y. NO AMOUNT
  - 100-YEAR FLOOD PLAN ON-SITE: \_\_\_\_\_ YES \_\_\_\_\_ NO

PERMANENTLY DISTURBED AREA IS GREATER THAN 40% - HENCE, MEETS THE ADE  
 REDEVELOPMENT CRITERIA FOR STORMWATER MANAGEMENT. THIS PLAN PROPOSES TO SATISFY  
 THE STORMWATER MANAGEMENT REQUIREMENTS OF THE DEVELOPMENT CONTROL ORDINANCES FOR A  
 TOTAL DRAINAGE AREA OF 1.19 AC AS SHOWN IN THE PLAN.

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THE 10-YEAR FLOOD PLAN IS DECREASED BY 1.311 CFS IN THE PROPOSED CONDITION.

CASE NO. # 05-05 A

# FINAL SITE DEVELOPMENT PLAN

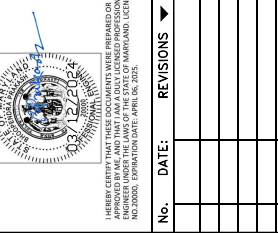
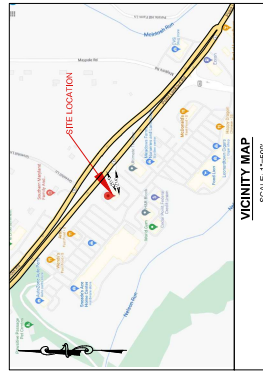
FOR

## 2139 SPLASH-IN CARWASH

LOCATION OF SITE

## 40874 MERCHANTS LANE

TOWN OF LEONARDTOWN  
 ST MARY'S COUNTY, MARYLAND  
 TAX MAP : 0120, GRID : 0018, PARCEL : 0394



OFFICE OF THE STATE ENGINEER  
 MARYLAND DEPARTMENT OF TRANSPORTATION  
 201 N. EUSTACE STREET  
 ANNAPOLIS, MARYLAND 21403

19506B LEE HWY,  
 FAIRFAX, VA 22031  
 Phone: (571) 249-3448  
 www.plan-source.com  
 bprakash@plan-source.com

CASE NO. # 05-05 A

S.N.	SHEET TITLE
1 OF 34	COVER SHEET
2 OF 34	GENERAL NOTES
3 OF 34	TOPOGRAPHIC SURVEY
4 OF 34	EXISTING DEMOLITION PLAN
5 OF 34	E & SC COVER SHEET
6 OF 34	E & SC PHASE I
7 OF 34	E & SC PHASE II
8 OF 34	E & SC NOTES
9 OF 34	E & SC STANDARD DETAILS
10 OF 34	SITE PLAN
11 OF 34	SITE DETAILS-I
12 OF 34	GRADING PLAN
13 OF 34	PAVEMENT MARKING PLAN
14 OF 34	SWM COVER SHEET
15 OF 34	EXISTING DRAINAGE AREA MAP
16 OF 34	PROPOSED DRAINAGE AREA MAP
17 OF 34	OPEN SPACE PLAN
18 OF 34	SWM COMPUTATIONS
19 OF 34	BMP PLAN
20 OF 34	MICROBIORETENTION DETAILS
21 OF 34	HYDROLOGY DETAILING
22 OF 34	UTILITY PLAN
23 OF 34	UTILITY DETAILS-I
24 OF 34	UTILITY DETAILS-II
25 OF 34	STORM SEWER PROFILE
26 OF 34	SANITARY SEWER AND WATER PROFILES
27 OF 34	LANDSCAPE PLAN
28 OF 34	AUTOTURN EXHIBIT
29 OF 34	LIGHTING PLAN-I
30 OF 34	LIGHTING PLAN-II
31 OF 34	LIGHTING PLAN-III
32 OF 34	LIGHTING PLAN-IV
33 OF 34	LIGHTING PLAN-V
34 OF 34	LIGHTING PLAN-VI

**EDSv Computation Summary**

Sta	Description	Design	Impervious	Target	EDSv	MaxEDSv	RE	EDSv	RE	RE
(+/-)	(Sq. Ft.)	(%)	(Sq. Ft.)	(CFS)	(CFS)	(CFS)	(%)	(CFS)	(%)	(%)
1	SWM-1 (Detention)	0.131	0.131	1.00	790.15	2268.07	1.00	1.00	1.00	
2	SWM-2 (Detention)	0.031	0.031	1.00	899.02	960.00	2.00	1.41	2.96	
3	SWM-3 (Detention)	0.138	0.138	1.00	544.52	674.00	1.41	1.41	2.96	
4	SWM-4 (Detention)	0.179	0.179	1.00	586.25	925.00	1.41	1.41	2.96	
Final		1.311	1.311	1.00	2793.00	3354.00	1.00	1.00	2.96	

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

DEVELOPER INFORMATION:  
 DASH IN FOOD STORES INC.  
 A MARYLAND CORPORATION

OWNER'S NAME:  
 THE WILLS GROUP, INC.  
 102 CENTENNIAL ST.  
 LA PLATA, MD 20646

DRAWING TITLE:  
 COVER SHEET

AREA: 65,340 SF  
 SCALE: AS SHOWN  
 PROJECT MANAGER:  
 KM

DRAWN BY:  
 GSD DATE: MAR 2024

CHECKED BY:  
 BP ACCOUNT#: 03-055450

DRAWING NO.  
 SITE DEVELOPMENT PLAN  
 1 OF 34

ST. MARY'S SOIL CONSERVATION DISTRICT

PLAN SHEETS APPROVED BY: \_\_\_\_\_

APPROVAL DATE: \_\_\_\_\_ YEARS FROM PLAN EXPIRES



**SITE TABULATION**

DESCRIPTION	REQUIREMENT	PROVIDED	REMARKS
MIN. FRONTAGE	N/A	ALONG POINT LOOKOUT RD 250.0 FT	
MIN. LOT AREA	N/A	65,340 SF	
MIN. LANDSCAPE AREA	NOT LESS THAN 10%	20,142 SF (44%)	
SETBACKS	FRONT: 50 FT (RTE 5) REAR: 10 FT SIDE: 5 FT	FRONT: 79 FT REAR: 10 FT SIDE: 4.5 FT	
FLOOR AREA RATIO	N/A	FAR = 0.05	
MAX. HEIGHT	45 FT	44-18	

**PARKING TABULATION**

ZONING	USE	PARKING REQUIREMENT	PARKING PROVIDED	SIZE	REMARKS
CB	CARWASH	7 SPACES MIN. DRIVEWAY PER SPACE	7 SPACES	5'x20'	(1 ADA)
		3 SPACES	3 SPACES	5'x20'	
		20 VACUUM SPACES	20 VACUUM SPACES	13'x20'	

**OFF STREET LOADING SPACE REQUIREMENT**

1 SPACE = 45' LENGTH, 12' WIDTH	PROVIDED	REMARKS
1 SPACE = 12'x24'	1 SPACE	

**EXISTING AND PROPOSED CONDITION**

DESCRIPTION	EXISTING	PROPOSED
TOTAL AREA	65,340 SF (1,150 AC)	65,340 SF (1,150 AC)
IMPERVIOUS COVER	48,135 SF (1,126 AC)	38,188 SF (0,837 AC)
PERVIOUS COVER	16,205 SF (0,372 AC)	20,142 SF (0,469 AC)
PERCENTAGE IMPERVIOUSNESS	74.2%	65.4%

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