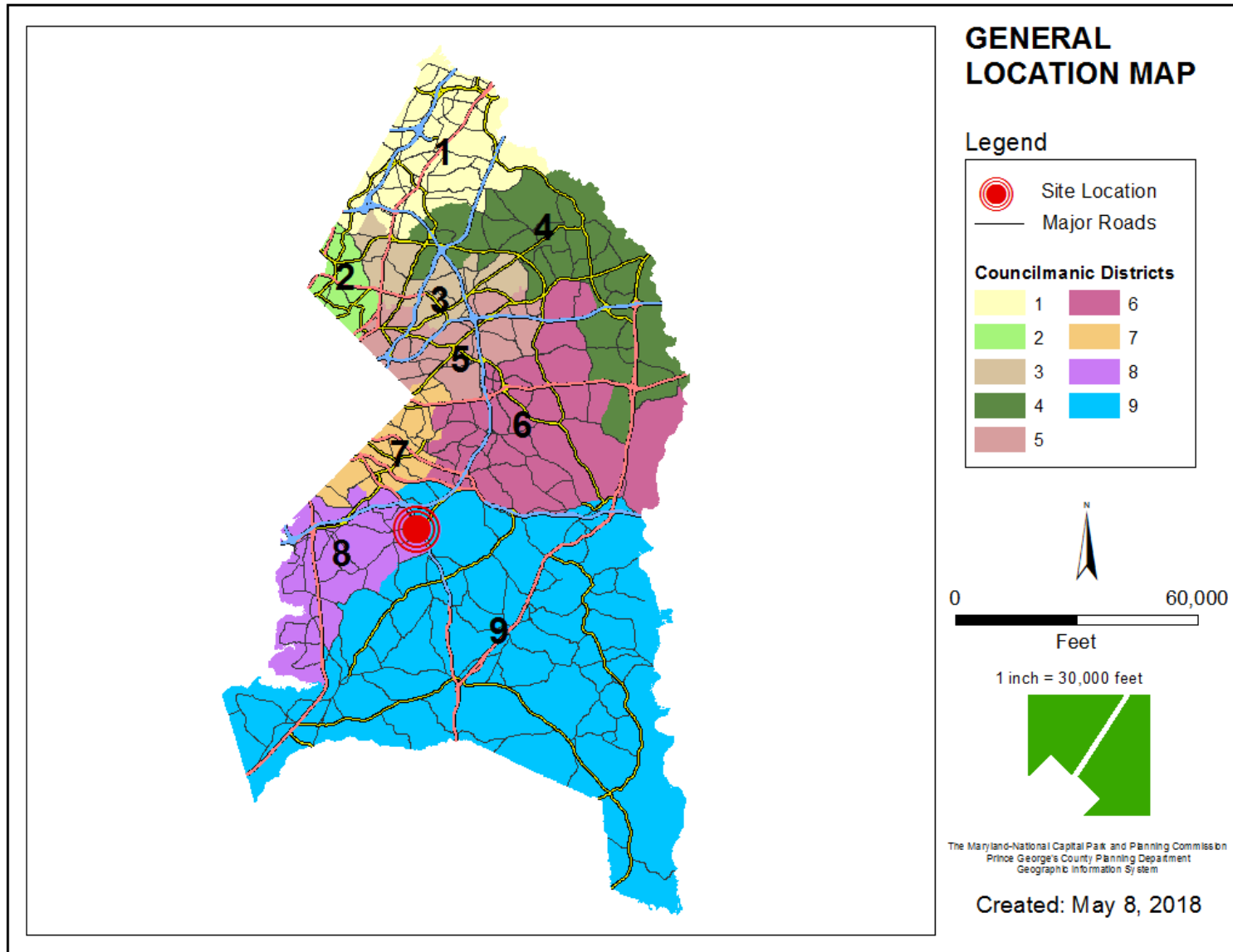


ITEM: 4D & 8

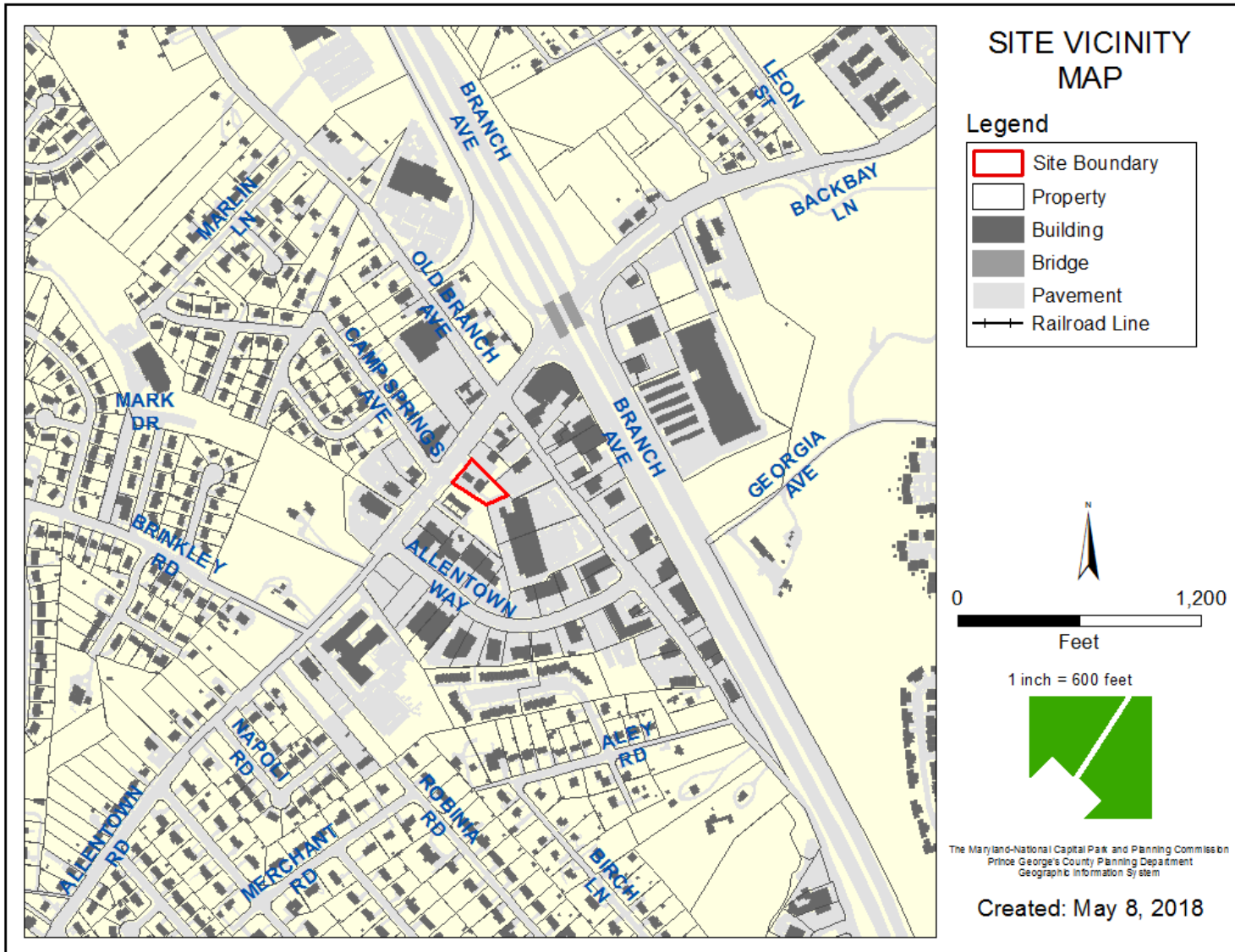
CASE: SE-4772 & DPLS-438

SUNOCO, CAR WASH ALLENTOWN ROAD

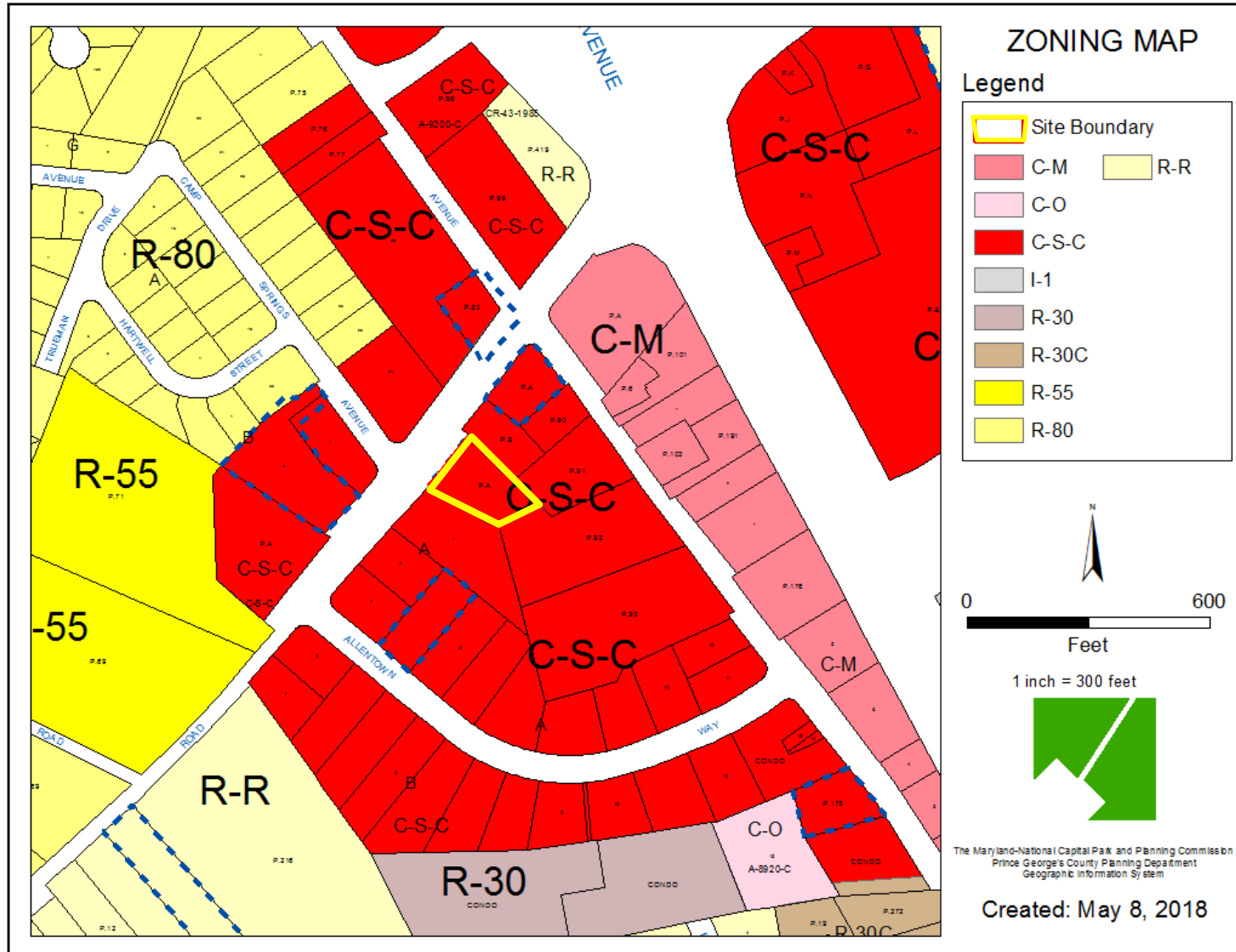
GENERAL LOCATION MAP



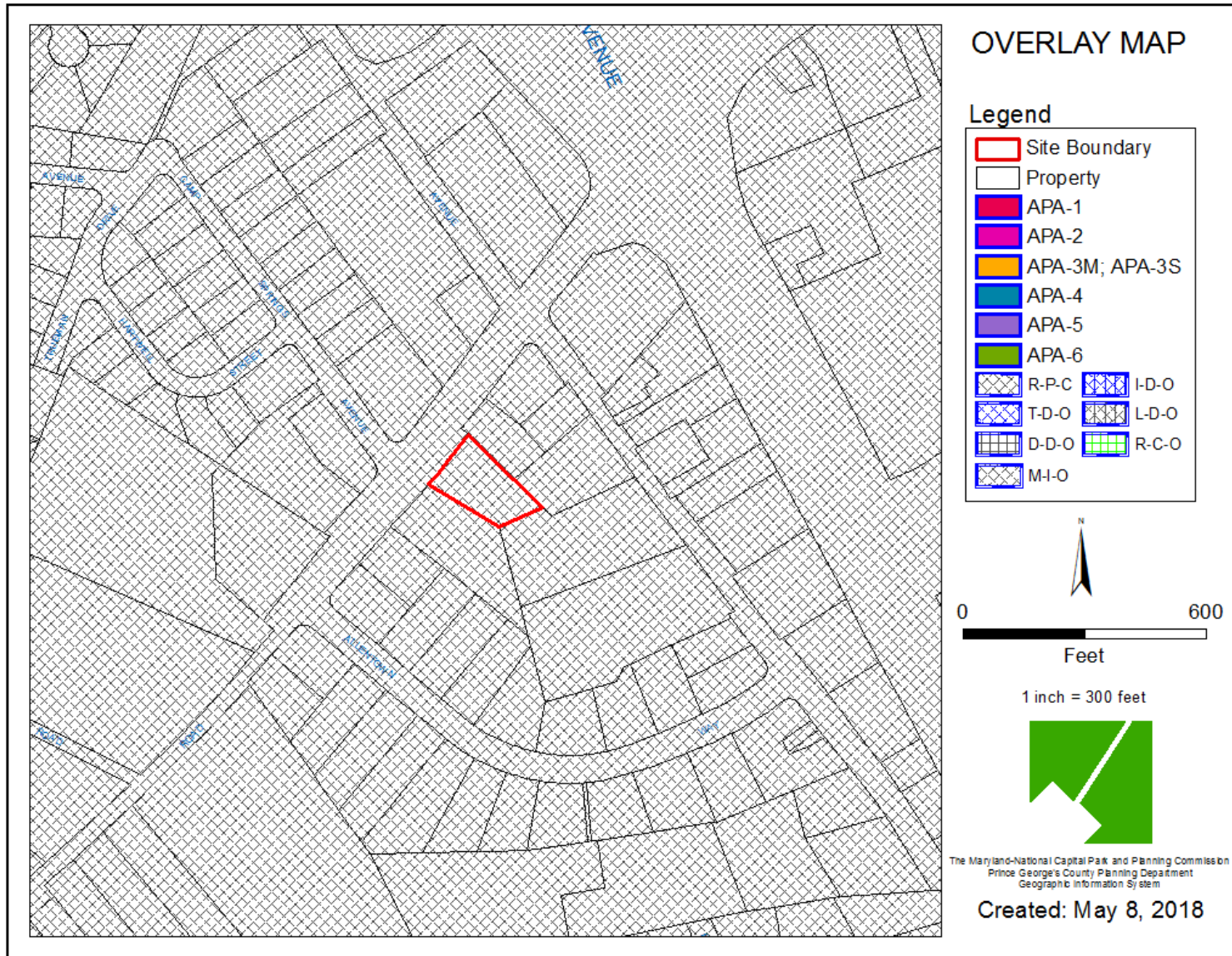
SITE VICINITY



ZONING MAP



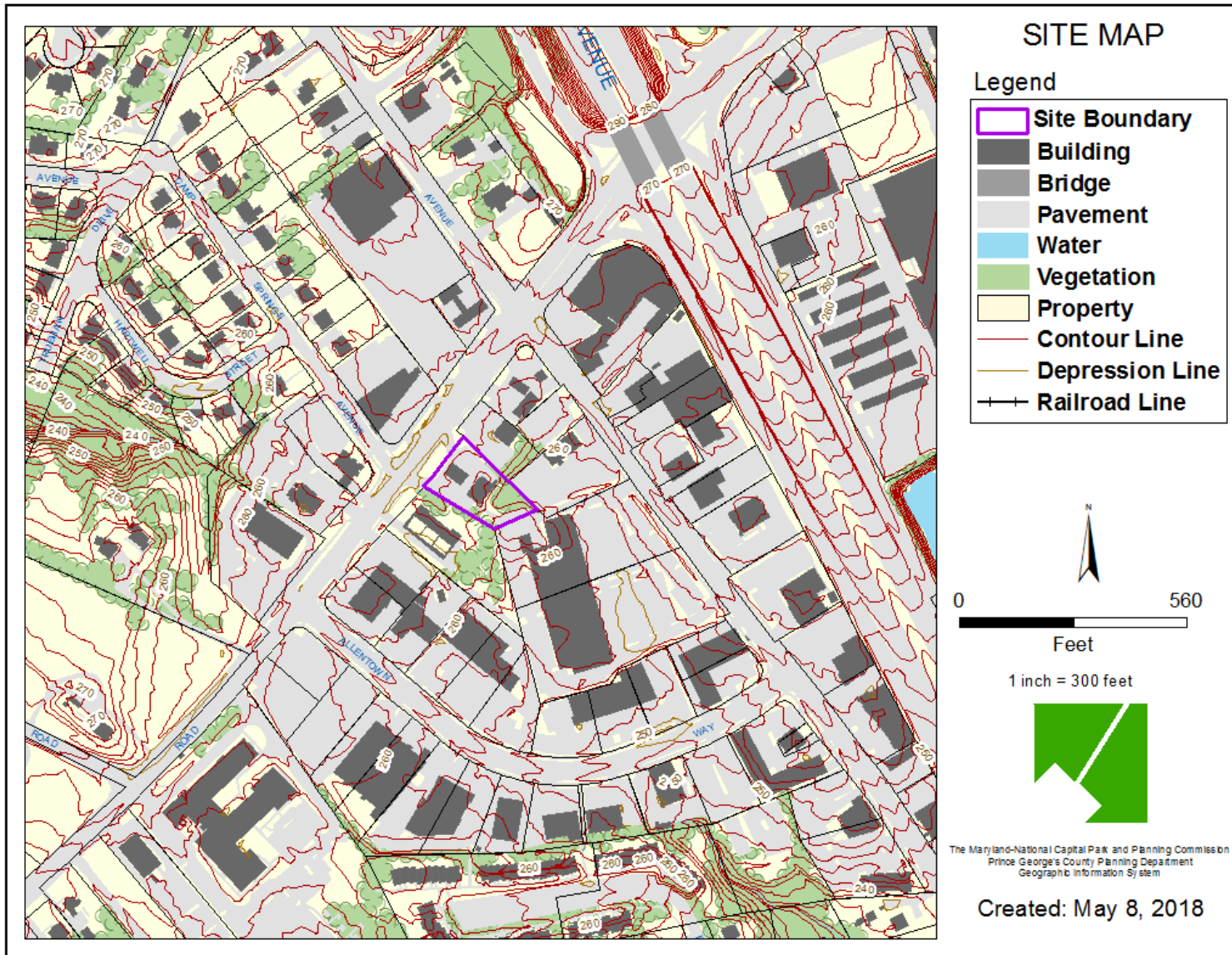
OVERLAY MAP



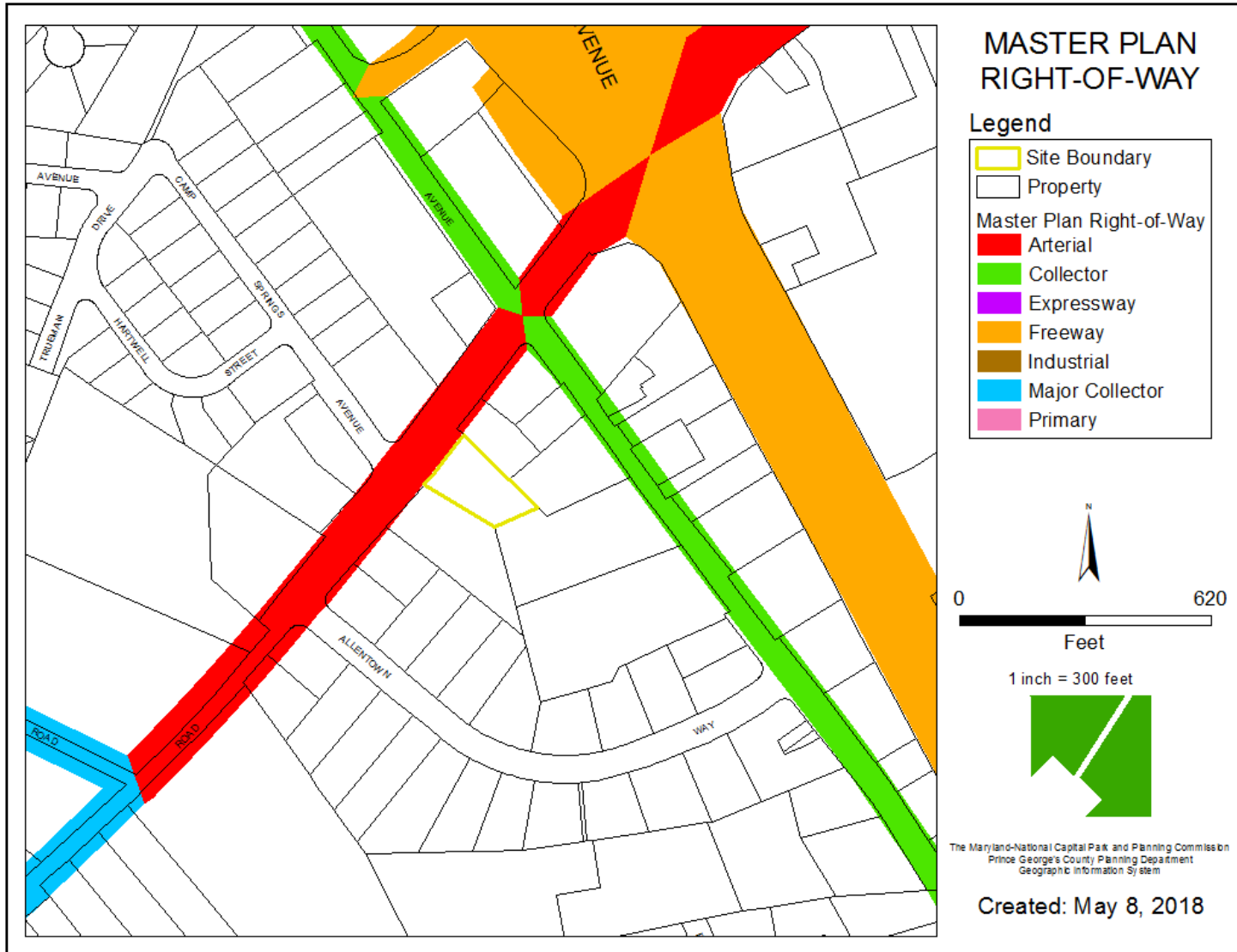
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP

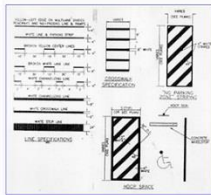


BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



LANDSCAPE PLAN

PARKING TABLE			
USE	GFA (Sq.Ft.)	REQD	PROVIDED
Convenience Store	1900	13	1 Parking Space (Van-Accessible Loading) @ 10' x 19'
Car Wash	768	2	2 Parking Spaces @ 8' x 22'
BUILDING HEIGHT TABLE			
USE	MAX. HT. ALLOWED	EXIST. HT.	
See Notes/Convenience Store (30' or 2-1/2 Stories)	15'		



Parking Striping Detail
N.T.S.

GENERAL NOTES:

- PROJECT NAME: SUNOCO CARWASH
TAX ACCT. NO. 0975250
- TOTAL AREA OF PROPERTY: 0.695 Ac.
- EXISTING ZONING: MIOZ
- EXISTING & PROPOSED USE OF THE PROPERTY:
GAS STATION AND ADDITIONAL USE OF NEW CARWASH
- NUMBER OF PARCELS: 1
NO DWELLING UNITS PROPOSED
- GROSS FLOOR AREA OF EXISTING STRUCTURE: 1900 Sq.Ft.
GROSS FLOOR AREA OF PROPOSED STRUCTURE: 768 Sq.Ft.
TOTAL GROSS FLOOR AREA: 2688 Sq.Ft.
- WSSC GRID REFERENCE: 208SE05
- TAX MAP NUMBER/GRID: 098-B4
- RECORD PLAT A09-6317 WITHIN ALLENTOWN ROAD JOINT-VENTURE SUBDIVISION
- EXISTING WATER/SEWER DESIGNATION: W-3 and S-3
- APPROVED STORMWATER MANAGEMENT CONCEPT NO. (Pending)
- CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
- HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
- EXISTING STREAMS ON SITE: NO
- EXISTING WETLANDS ON SITE: NO
- EXISTING 100-YEAR FLOODPLAIN ON SITE: NO
- SITE WITHIN CHESAPEAKE BAY CRITICAL AREA OVERLAY: NO
- THE SOURCE OF THE TOPOGRAPHY SHOWN ON THIS PLAN IS FROM AVAILABLE COUNTY TOPOGRAPHY DATED NOV. 2, 2015.
- APPLICANT: CLEARVIEW6308, LLC
- PROPOSED DISTURBED AREA = 4778 sq.ft./0.11 Ac.
- PROPOSED PARKING SPACES AND SIZES:
 - Regular Spaces @ 19' x 9.5' = 3
 - Van-Accessible @ 16' x 19' = 1
 - Compact @ 8' x 16.5' = 3
- THE SUBJECT PROJECT IS LOCATED WITHIN THE JOINT BASE ANDREWS INTERIM LAND USE CONTROL AREA, IMAGINARY SURFACE F, ESTABLISHING A HEIGHT LIMIT OF 500 FEET ABOVE THE RUNWAY AND THAT IT IS LOCATED OUTSIDE BOTH THE 65 DBA Ldn AND ABOVE NOISE CONTOUR AND THE ACCIDENT POTENTIAL ZONE.



SITE LOCATION MAP

Imagery Date: 4/11/2015
Address: 6308 Allentown Road
Source: Google Earth
Nearest Major Intersection: US 5 and Allentown Road
Eye Elev: 2917'

DATE	REVISION	BY	APP'D
4/27/18	REVISED PER MNCPPC COMMENTS		
5/15/18	REVISED PER MNCPPC COMMENTS		

SITE & LANDSCAPE PLAN
FOR SPECIAL EXCEPTION

SUNOCO CARWASH

CLEARVIEW6308, LLC
6308 ALLENTOWN ROAD
TEMPLE HILLS, MARYLAND 20748

FILE	215-1023
DATE	22APRIL2018
SCALE	1"=20'
PLAN NUMBER	SLP1

SITE PLAN LEGEND

- EXISTING EDGE OF PAVEMENT
- EXISTING LIGHT POLE
- EXISTING VACUUM/AIR PUMP
- EXISTING TREE
- CARWASH ENTRY/EXIT
- LANDSCAPE BUFFER AREA
- PROPOSED CARWASH FACILITY
- EXISTING CONCRETE APRON
- CAR WASH ASPHALT DRIVE



Companion Cases:
AC-17016
DPLS-438

THIS BLOCK IS FOR OFFICIAL USE ONLY	
All other conditions of final approval by the Planning Board, its designee or the District Council.	
M-NCPPC APPROVAL	
PROJECT NAME:	SUNOCO CARWASH
PROJECT NUMBER:	SE-4772
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number	

LANDSCAPE PLAN NOTES

BUFFERYARD #1-Parcel 91 SCHEDULE 4.7-1

Buffering Incompatible Uses Requirements

1) General Plan Designation	☒ Developed Tier, Corridor Node or Center	☒ Developing or Rural Tier
2) Use of proposed development:	Carwash	
3) Impact of proposed development:	H	
4) Use of adjoining development:	Masonic Temple	
5) Impact of adjoining development:	M	
6) Minimum required bufferyard (A, B, C, D or E):	A X B C D E	
7) Minimum required building setback:	30 feet	
8) Building setback provided:	31 feet	
9) Minimum required width of landscape yard:	20 feet	
10) Width of landscape yard provided:	5'-20' feet	
(The required setback and landscape yard may be reduced by fifty percent (50%) in the Developed Tier, Corridor Node or Center when a six (6) foot high fence or wall is provided.)		
11) Linear feet of buffer strip required along property line and right-of-way:	113± linear feet	
12) Percentage of required bufferyard occupied by existing trees:	0 %	
13) Is a six (6) foot high fence or wall included in bufferyard? (The required plant material may be reduced by fifty percent (50%) when a (60 foot high fence or wall is provided.)	X yes no	
14) Total number of plant units required in buffer strip:	91 p.u.	
15) Total number of plant units provided:	shade trees (1 Existing) 4 x 10 p.u. 40 p.u. evergreen trees 14 x 5 p.u. 70 p.u. ornamental trees x 5 p.u. p.u. shrubs x 1 p.u. p.u. Total 110 p.u.	

*Request for Alternative Compliance

BUFFERYARD #2-Parcel B SCHEDULE 4.7-1

Buffering Incompatible Uses Requirements

1) General Plan Designation	☒ Developed Tier, Corridor Node or Center	☒ Developing or Rural Tier
2) Use of proposed development:	Carwash	
3) Impact of proposed development:	H	
4) Use of adjoining development:	Commercial Retail	
5) Impact of adjoining development:	M	
6) Minimum required bufferyard (A, B, C, D or E):	A X B C D E	
7) Minimum required building setback:	30 feet	
8) Building setback provided:	31 feet	
9) Minimum required width of landscape yard:	20 feet	
10) Width of landscape yard provided:	5'-6' feet	
(The required setback and landscape yard may be reduced by fifty percent (50%) in the Developed Tier, Corridor Node or Center when a six (6) foot high fence or wall is provided.)		
11) Linear feet of buffer strip required along property line and right-of-way:	148 linear feet	
12) Percentage of required bufferyard occupied by existing trees:	0 %	
13) Is a six (6) foot high fence or wall included in bufferyard? (The required plant material may be reduced by fifty percent (50%) when a (60 foot high fence or wall is provided.)	X yes no	
14) Total number of plant units required in buffer strip:	119 p.u.	
15) Total number of plant units provided:	shade trees (inc. 1 Ex.) 3 x 10 p.u. 30 p.u. evergreen trees x 5 p.u. p.u. ornamental trees (incl 1 Ex.) x 5 p.u. p.u. shrubs 12 x 1 p.u. 12 p.u. Total 42 p.u.	

*Request for Alternative Compliance

BUFFERYARD #3-Lot 1 SCHEDULE 4.7-1

Buffering Incompatible Uses Requirements

1) General Plan Designation	☒ Developed Tier, Corridor Node or Center	☒ Developing or Rural Tier
2) Use of proposed development:	Carwash	
3) Impact of proposed development:	H	
4) Use of adjoining development:	*Public Utility Structure	
5) Impact of adjoining development:	M	
6) Minimum required bufferyard (A, B, C, D or E):	A X B C D E	
7) Minimum required building setback:	30 feet	
8) Building setback provided:	17-18' feet	
9) Minimum required width of landscape yard:	20 feet	
10) Width of landscape yard provided:	2.5-20' feet	
(The required setback and landscape yard may be reduced by fifty percent (50%) in the Developed Tier, Corridor Node or Center when a six (6) foot high fence or wall is provided.)		
11) Linear feet of buffer strip required along property line and right-of-way:	196 linear feet	
12) Percentage of required bufferyard occupied by existing trees:	0 %	
13) Is a six (6) foot high fence or wall included in bufferyard? (The required plant material may be reduced by fifty percent (50%) when a (60 foot high fence or wall is provided.)	X yes no	
14) Total number of plant units required in buffer strip:	157 p.u.	
15) Total number of plant units provided:	shade trees (incl 5 Ex.) 9 x 10 p.u. 90 p.u. evergreen trees 15 x 5 p.u. 75 p.u. ornamental trees (incl 1 Ex.) x 5 p.u. p.u. shrubs x 1 p.u. p.u. Total 165 p.u.	

PLANTING NOTES:

- ALL PLANTING IS TO BE DONE BY THE LANDSCAPE ARCHITECT OR A QUALIFIED LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION, SPECIFICATION, AND PLANTING OF ALL PLANT MATERIAL. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION, SPECIFICATION, AND PLANTING OF ALL PLANT MATERIAL. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION, SPECIFICATION, AND PLANTING OF ALL PLANT MATERIAL.
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ALLETOWN ROAD SCHEDULE 4.2-1

Requirements for Landscape Strips Along Streets

Linear feet of street frontage, excluding driveway entrances: 111'	
1) General Plan Designation	☒ Developing Tier ☒ Rural Tier
2) Option Selected	1, 2, 3, or 4 1 1 or 2
3) Is there a public utility easement along the frontage of the property?	X Yes no
4) Number of plants required:	4 shade trees 32 shrubs 25-foot wide strip of existing trees
5) Total number of trees provided:	4 shade trees 1 ornamental/evergreen 41 shrubs 25-foot wide strip of existing trees

SCHEDULE 4.9-1 Sustainable Landscaping Requirements

1) Percentage of native plant material required in each category:	
Shade Trees	total 18 x 10 p.u. = 180 p.u. total number required 14 x 10 p.u. = 140 p.u. native total 14 x 10 p.u. = 140 p.u. native total 14 x 10 p.u. = 140 p.u. native
Ornamental Trees	total 29 x 5 p.u. = 145 p.u. total number required 29 x 5 p.u. = 145 p.u. native total 29 x 5 p.u. = 145 p.u. native
Evergreen Trees	total 44 x 5 p.u. = 220 p.u. total number required 44 x 5 p.u. = 220 p.u. native total 44 x 5 p.u. = 220 p.u. native
Shrubs	total 14 x 3 p.u. = 42 p.u. total number required 14 x 3 p.u. = 42 p.u. native total 14 x 3 p.u. = 42 p.u. native
2) Are invasive species proposed?	X yes no
3) Are existing invasive species on-site that are to remain unremoved?	X yes no
4) If "yes" is checked in numbers 2 or 3, is a note included on plan requiring removal of invasive species prior to certification in accordance with Section 1.5, Certification of Installation of Plant Material?	X yes no
5) Are trees proposed to be planted on slopes greater than 3:1?	X yes no

BUFFERYARD #4-Parcel 92 SCHEDULE 4.7-1

Buffering Incompatible Uses Requirements

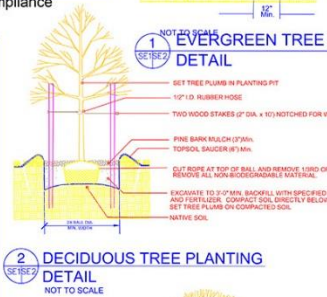
1) General Plan Designation	☒ Developed Tier, Corridor Node or Center	☒ Developing or Rural Tier
2) Use of proposed development:	Carwash	
3) Impact of proposed development:	H	
4) Use of adjoining development:	*Commercial Retail/60K+ Sq.Ft.	
5) Impact of adjoining development:	H	
6) Minimum required bufferyard (A, B, C, D or E):	A B C D E	
7) Minimum required building setback:	30 feet	
8) Building setback provided:	30 feet	
9) Minimum required width of landscape yard:	20 feet	
10) Width of landscape yard provided:	20 feet	
(The required setback and landscape yard may be reduced by fifty percent (50%) in the Developed Tier, Corridor Node or Center when a six (6) foot high fence or wall is provided.)		
11) Linear feet of buffer strip required along property line and right-of-way:	196 linear feet	
12) Percentage of required bufferyard occupied by existing trees:	0 %	
13) Is a six (6) foot high fence or wall included in bufferyard? (The required plant material may be reduced by fifty percent (50%) when a (60 foot high fence or wall is provided.)	X yes no	
14) Total number of plant units required in buffer strip:	157 p.u.	
15) Total number of plant units provided:	shade trees (1 Existing) 9 x 10 p.u. 90 p.u. evergreen trees 15 x 5 p.u. 75 p.u. ornamental trees x 5 p.u. p.u. shrubs x 1 p.u. p.u. Total 165 p.u.	

PLANT LIST

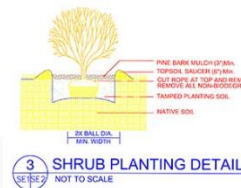
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE & REMARKS	SPACING	NATIVE YES NO
DECIDUOUS TREES						
GP 14		Quercus phellos	Willow Oak	2 1/2"-3" Cal.-B&B/Thornless Variety	Per Plan	X
GI 4		Gleditsia triacanthos (Thornless)	Honey Locust	2 1/2"-3" Cal.-B&B/Thornless Variety	Per Plan	X
SHRUBS						
CA 18		Abelia grandifolia	Glossy Abelia	18"-24" Ht., 3 Cal.	30"-36" O.C.	X
CA 14		Cetretia arifolia	Summerweet	18"-24" Ht., 3 Cal. Cont.	24"-30" O.C.	X
EVERGREEN TREES						
PS 1 23		Pinus strobus	White Pine	6"-8" Ht.	30"-36" O.C.	X



NEW CAR WASH SIGN DETAIL N.T.S.



DECIDUOUS TREE PLANTING DETAIL NOT TO SCALE



SHRUB PLANTING DETAIL NOT TO SCALE

Companion Cases: AC-17016 DPLS-438

THIS BLOCK IS FOR OFFICIAL USE ONLY

Get identified to this plan. Create conditions of that approval by the Planning Board, to be signed by the Planning Board.

M-NCPPC APPROVAL

PROJECT NAME: SUNOCO CARWASH

PROJECT NUMBER: SE-4772

For Conditions of Approval on One Plan Sheet or Approval Sheet. Revision numbers must be included in the Project Number.



NO.	DATE	REVISION
1	4/27/18	REVISED PER ANNOTATED COMMENTS
2	4/27/18	REVISED PER ANNOTATED COMMENTS

SHEET TITLE: SITE PLAN FOR SPECIAL EXCEPTION

PROJECT TITLE: SUNOCO CARWASH

CLEARVIEW6308, LLC
6308 ALLENTOWN ROAD
TEMPLE HILLS, MARYLAND 20748

CLIENT: CLEARVIEW6308, LLC

LANDSCAPE ARCHITECT: SITE PLANNERS

PROJECT NO: 17-003

DATE: 4/27/18

SCALE: AS SHOWN

PLAN NUMBER: SLP2

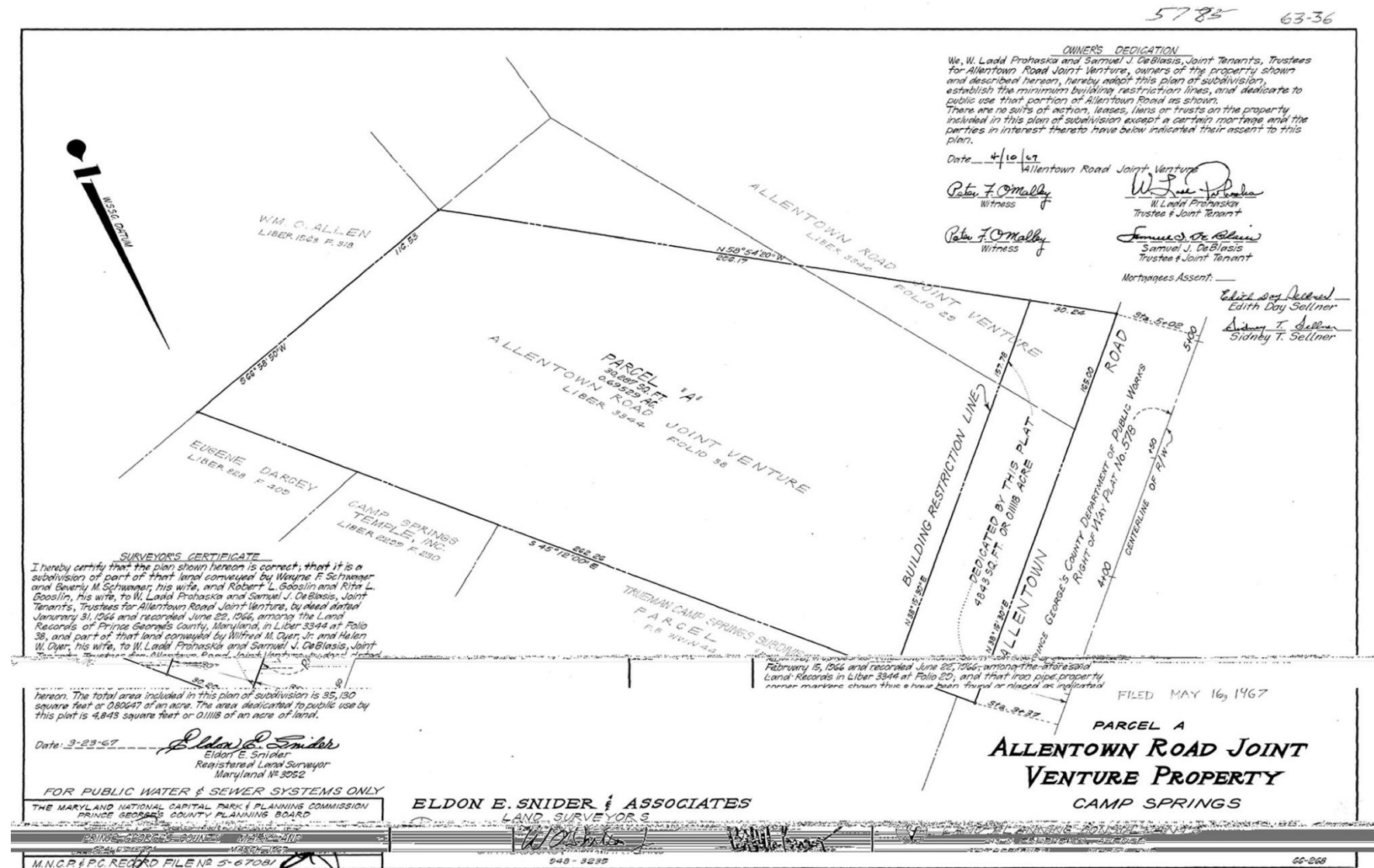
FILE: 215-1023

DATE: 22APRIL2018

SCALE: AS SHOWN

PLAN NUMBER: SLP2

RECORD PLAT



EXISTING CONDITIONS PHOTOS



PROPOSED CARWASH LOCATION VIEWS



PARKING & VENDING



EXISTING SIGNAGE

