The proposed Auto Spa Express Car Wash will be located at 8548 Baltimore National Pike along U.S. Route 40 in Ellicott City. The site’s existing conditions consist of an automobile sales and repair center with associate parking. An existing impervious surface for parking will be removed with this development to construct the proposed Auto Spa Express Car Wash. The existing automobile sales and repair center will remain on site. The existing site is approximately 4.15 acres. This development proposes to disturb approximately 1.41 acres.

The existing site borders a stream (Sucker Branch). This development does not propose to encroach on the 75’ stream buffer located on site. In addition, there are (3) Specimen Trees on site – the trees will be preserved with this development. There are (2) proposed retaining walls on site – (1) is proposed along the stream buffer to avoid disturbance in the stream buffer (maximum height is approximately 11’) and (1) is proposed between the proposed car wash and existing parking to the east of the proposed Car Wash (maximum height is approximately 4’).

Access to the site from both Baltimore National Pike and Normandy Center Drive is proposed. The site’s circulation has been designed to provide convenient access to the car wash and allows for fluid movement throughout the car wash and parking/vacuum areas. The drive aisle and stacking for the car wash will be isolated from the customer and vacuum parking field and is located along the rear of the car wash to avoid conflicts with patrons utilizing the vacuum spaces as well as patrons utilizing the existing auto service center. The proposed full-service car wash will offer a range of car wash options in addition to the proposed covered vacuum spaces provided in front of to the car wash building for patron use.

The site’s landscape design addresses the County’s perimeter and internal parking lot requirements as well as U.S. Route 40 Corridor Guidelines.
AERIAL PHOTO
CONTEXT PHOTOS
CONTEXT PHOTOS
CONTEXT PHOTOS
PROPOSED SITE / GRADING PLAN
CROSS SECTION OF SUBJECT PROPERTY
CROSS SECTION OF SUBJECT PROPERTY
BUILDING PERSPECTIVES
SOUTH ELEVATION (BALTIMORE NATIONAL PIKE)
BUILDING PERSPECTIVES
NORTH ELEVATION
DUMPSTER ENCLOSURE PRECEDENT IMAGES
VACUUM SPACE PRECEDENT IMAGES
SIGNAGE ELEVATIONS

Auto Spa Express Ellicott City, Maryland North Elevation

Total North Elevation Signage = 138.33 Sq Ft

Aluminum LED Sign Cabinet 10'6" 62 Sq Ft
Individual LED Channel Letters 15'2" 30.33 Sq Ft
Aluminum LED Sign Cabinet 9'0" 46 Sq Ft

146'0" North Elevation

BOHLER
SIGNAGE ELEVATIONS

Auto Spa Express Ellicott City, Maryland East Elevation

Aluminum LED Sign Cabinet 7'-0" 28 Sq.Ft.

LED Channel Letters 91.26 Sq.Ft. Total

51'-0" West Elevation

EAST ELEVATION

Total East Elevation Signage = 59.26
SIGNAGE ELEVATIONS

Auto Spa Express Ellicott City, Maryland West Elevation

West Elevation = 0 Sq. Ft.
LIGHTING PLAN

PWS
PureForm LED wall sconce
wall mount

P26
PureForm LED medium
Area light

FOR DESIGN INTENT PURPOSES ONLY 2/28/22

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