

GENERAL NOTES

1. This Detailed Site Plan is for the development of a Specialty Restaurant with drive-through and Retail Building.

2. The subject property is zoned MXT. Surrounding properties are zoned MXT as shown hereon.

3. The existing use of this property is vacant.

4. This plan is based on an ALTA/ASCM Land title survey by Bohler Engineering.

5. Total site area included in this Detailed Site Plan is 63,571 SF (1.459 AC)

6. Total Disturbed Area = 63,571 SF (1.459 AC)

7. Parking

A. Required: 55 spaces	Use	Rate	Requirement
	General Retail	5 spaces / 1000 SF	52 parking spaces
			+3 parking spaces
		Total:	55 parking spaces

B. Provided: 56 spaces as follows:

52 Standard Spaces @ 9' x 18' min.

2 Handicap Space @ 10' x 19' min. with 5' access aisle.

2 Van Accessible Handicap Spaces @ 8' x 19' with 8' access aisle.

8. Loading (12 X 40 FT Min.)

A. Loading Space Required: 1 Space

B. Loading Space Provided: 1 Space

9. Building Coverage - Maximum: 19,071 SF (30%)

Provided: 10,231 SF (16.1%)

10. Floor Area Ratio (FAR) - Proposed (Lot 3): 0.16 FAR (10,231 SF)

Proposed (Lots 1-4): 0.11 FAR (33,631 SF)

Proposed (Overall): 0.37 FAR (Overall community includes 40,000 SF max. commercial and 435,524 SF Residential (Under Separate Site Plan)

Allowed (Overall): 1.2 FAR (Max. floor area ratio allowed for overall community (Under Optimal Method Sec. 20-12.4(B)(4)).

11. Building Height: 24 FT

12. The subject property appears on Washington Suburban Sanitary Commission Sheet 218NE18.

13. The subject property appears on Tax Map 9, Grid D1.

14. The subject property is not located within any Aviation Policy Areas.

15. The subject property has an existing Water/Sewer Category of W-3/S-3 and a proposed Water/Sewer Category of W-3/S-3.

16. There is no evidence of a cemetery or contiguous to the subject property.

17. There are no historic structures on or near the subject property.

18. There are no wetlands or Waters of the United States on the subject property.

19. There is no 100 year floodplain on the subject property.

20. The subject property is not located within the Chesapeake Bay Critical Area.

21. Applicant: Westside Land Holdings, LLC

9102 Owens Drive

Manassas, VA 20111-4803

22. Green Area: Required = 6,3571 SF (10% of Net Lot Area)

Provided = 16,297 SF (25.6% of Net Lot Area)

23. All on-site concrete curb and gutter to be Prince George's County Std. No. 300.01 unless otherwise modified.

24. All parking spaces shall be defined by 4" wide white painted striping.

25. Radii on islands and curb work to be 5 feet unless otherwise shown.

26. Minimum grade on areas not paved: 2.5% unless otherwise noted. 2% in swales.

Maximum grade: 2.1%

Contour interval: 1 foot

Vertical datum is based on NCGD 1929 Datum.

Horizontal datum is based on NAD 83/91 Datum.

27. Existing Utilities:

A. Notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to beginning any excavation or construction for them to mark the location of existing utilities.

B. Information concerning underground utilities was obtained from available records. The contractor must determine the exact locations and elevations of the mains by digging test pits by hand at utility crossings well in advance of trenching. If clearances of the lines are less than shown on this plan or less than twelve inches, contact the engineer and other involved utility companies before proceeding with construction.

C. Omissions and/or additions of utilities found during construction shall be the sole responsibility of any contractor engaged in excavation at this site. Ben Dyer Associates, Inc. (BDA) shall be notified immediately of any and all utility information, omissions and additions found by any contractor.

D. Due to the proximity of live underground and overhead utilities, bda is not responsible for any damage or injury sustained during construction by any persons, trucks, trailers, or equipment used on or adjacent to the site.

29. All grading work shall be in accordance with Division 2 of the Prince George's County Building Code (Subtitle 32, latest edition).

All proposed load-bearing fills for the support of buildings, walls and other structures shall be Class I. All fills for the support of roadways, pavements, rigid utility lines and house connections shall be Class II. All landscaped areas, lawns and plantings, or other nonload bearing uses shall be Class III. Each layer of Class I and Class II fills shall be compacted at optimum moisture content and to a minimum of 95% and 90% respectively of maximum density as determined in the laboratory by the Standard Proctor Test. (AASHTO T-99, ASTM D-698). In-place density tests shall be provided by a licensed Geotechnical Engineer.

The site geotechnical analysis and report prepared by a Maryland licensed Geotechnical Engineer shall be consulted and used to provide details for pavement sections, lift thickness, compaction, drainage, and any other site specific recommendations and requirements. Those recommendations and requirements shall take precedence over any conflicting information between the plans and report.

30. Upon completion of work, site grading, drainage, property corner and landscape observations and certifications must be performed by a licensed professional engineer, landscape architect and/or surveyor, confirming that all work has been completed in accordance with the permit, approved plans, and codes. These certifications are required to finalize the permit and release bonds.

31. All grades, elevations, earth quantities, etc. are to be verified by the contractor. Any earth quantities shown or implied are measured to final grade and are approximate. No allowance has been made for unsuitable material encountered during construction. Suitability of soil for use in fill areas or stability of cut areas, compaction, etc., should be determined by a soils engineer.

32. The contractor will be responsible for any damage to the existing structures and underground utilities.

33. The contractor will have sole responsibility for the construction means, methods, and techniques of executing his work, including safety.

34. During the construction phases of this project, the contractor shall comply with Subtitle 19 of the Prince George's County Code to not allow noise to adversely impact activities on the adjacent properties.

35. During the construction phases of this project, the contractor shall comply with the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control to prevent dust from crossing over property lines and impact adjacent properties.

36. No handicap parking space shall have a slope greater than 2.0% in any direction. No handicap ramp shall have a longitudinal slope greater than 3.3% or a cross slope greater than 2.0%.

37. Unless otherwise shown, all sidewalks shall have a cross slope no greater than 2%.

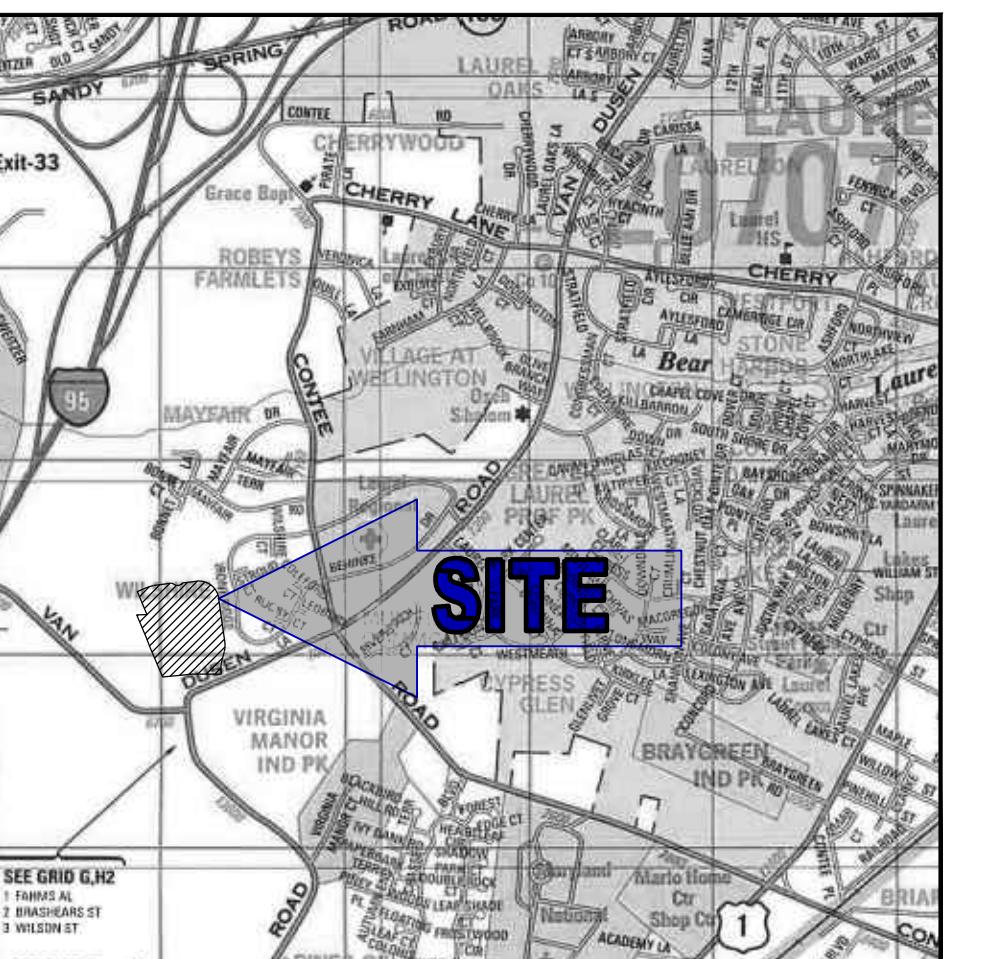
38. Dimensions shown in the parking and drive areas are to face of curb, where applicable.

39. All exterior light poles are to be set back at least 2.0' from the face of curb when located on vehicular surfaces or head in parking spaces unless otherwise shown.

40. Arrows shown in drive aisles indicate general direction of travel and are not intended to convey a requirement that arrows be painted on the pavement.

SITE DEVELOPMENT PLAN FOR WESTSIDE COMMERCIAL LOT 3

TAX MAP 09, GRID D1 CITY OF LAUREL, MARYLAND 20707 10TH ELECTION DISTRICT



LOCATION MAP

COPYRIGHT ADD THE MAP PEOPLE
SCALE: 1"=2000'

OWNER/DEVELOPER

WESTSIDE LAND HOLDINGS, LLC
9102 OWENS DRIVE
MANASSAS, VA 20111-4803
PHONE: (703) 335-2255

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
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LANDSCAPE AND LIGHTING NOTES AND DETAILS	C-702
ARCHITECTURE	C-901
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PLAN REFERENCES AND CONTACTS	
REFERENCES	◆ ALTANPS LAND TITLE SURVEY: PREPARED BY: BOHLER ENGINEERING ENTITLED: "WESTSIDE BOULEVARD AND VAN DUSEN ROAD, LAUREL ELECTION DISTRICT" NO. 10, PRINCE GEORGE'S COUNTY, MARYLAND." JOB NO: 10-1000-00000-00000 DATED: 5/24/19 ADDITIONAL BOUNDARY PROVIDED VIA AN ELECTRONIC FILE RECEIVED ON 9/23/19 ENTITLED, "SB182070PARCEL 3."
	◆ GEOTECHNICAL ENGINEERING STUDY: PREPARED BY: HILLIS-CARNESE ENGINEERING ASSESSOR: HILLIS-CARNESE ENTITLED: "GEOTECHNICAL ENGINEERING STUDY, WESTSIDE LAUREL, LAUREL, MARYLAND." HCEA JOB NO. 16513A DATED: 9/28/16
	◆ SWM AND STORM DRAIN PLANS: PREPARED BY: GLW ENTITLED: "FINAL AS-BUILT PLANS, WEST SIDE - PARCEL 'C', STRITTMATTER PROPERTY." DATED: JUNE 2013 REDELINE MAY 2017
	◆ FINAL AS-BUILT PLANS - WESTSIDE: PARCEL 'C' PREPARED BY: GLW ENTITLED: "FINAL AS-BUILT PLANS, WEST SIDE - PARCEL 'C', STRITTMATTER PROPERTY." DATED: JUNE 2013 REDELINE MAY 2017
	◆ FINAL FOREST CONSERVATION PLAN: PREPARED BY: GLW ENTITLED: "FINAL FOREST CONSERVATION PLAN, WESTSIDE PARCELS 'A', 'B', AND 'C' (STRITTMATTER PROPERTY) AND PARCEL 'C' VAN DUSEN SCHOOL SITE." DATED: FEBRUARY 2013
	◆ PRELIMINARY PLAN OF SUBDIVISION: PREPARED BY: BOHLER ENTITLED: "PRELIMINARY PLAN OF SUBDIVISION; RTW HOLDINGS LLC, WESTSIDE COMMERCIAL" JOB #: MD192151 DATED: 09/30/19
UTILITIES:	THE FOLLOWING COMPANIES WERE NOTIFIED BY DELMARVA MISS UTILITY SYSTEM 1-800-257-7777 AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 19161352, 19161402, 19161451
UTILITY COMPANY	LOCATE STATUS
BGE ELECTRIC - USIC	MARKED
BGE ELECTRIC	MARKED
CITY OF LAUREL	CLEARING CONFLICT
VERIZON	
WSSC - PINPOINT UG	
LEVEL 3 COMMUNICATION	
PHONE NUMBER	
(800) 778-9140	
(301) 725-0398	
(301) 710-0355	
(301) 668-6803	
(877) 366-8344	

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

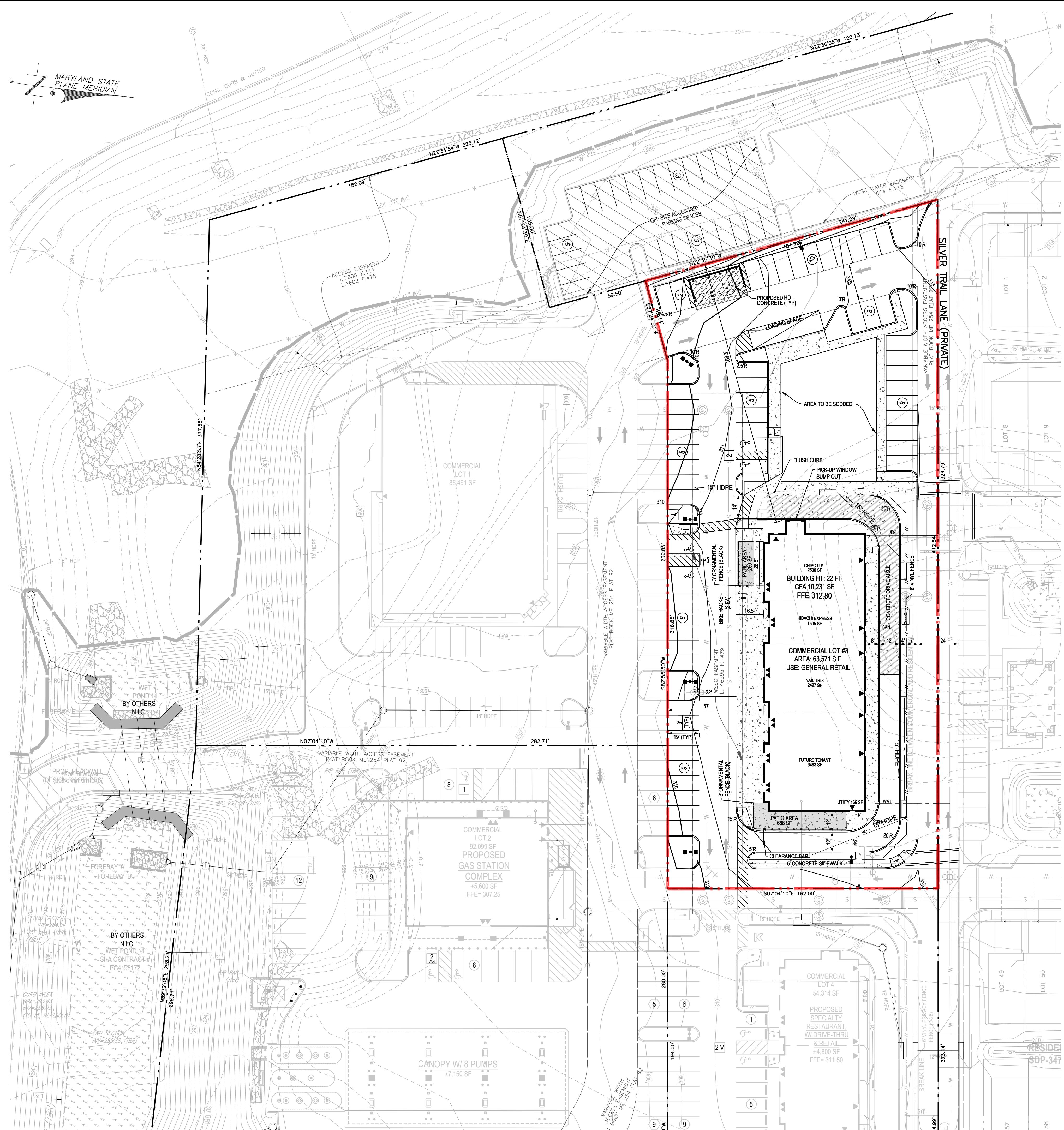
 City of Laurel Planning Commission	
Approved:	Date
Chairman	Secretary

C-101

 STATE OF MARYLAND T. G. GARVEY LANDSCAPE ARCHITECTURE 12/21/2023	
DRAWN BY SAI	DESIGNED BY SAI
CHECKED BY KPC	RECORD NO.
DATE 12/21/2023	DESCRIPTION REVISIONS
SCALE BY	DRWG. NO. A97048
BY DRWG. NO. A97048	

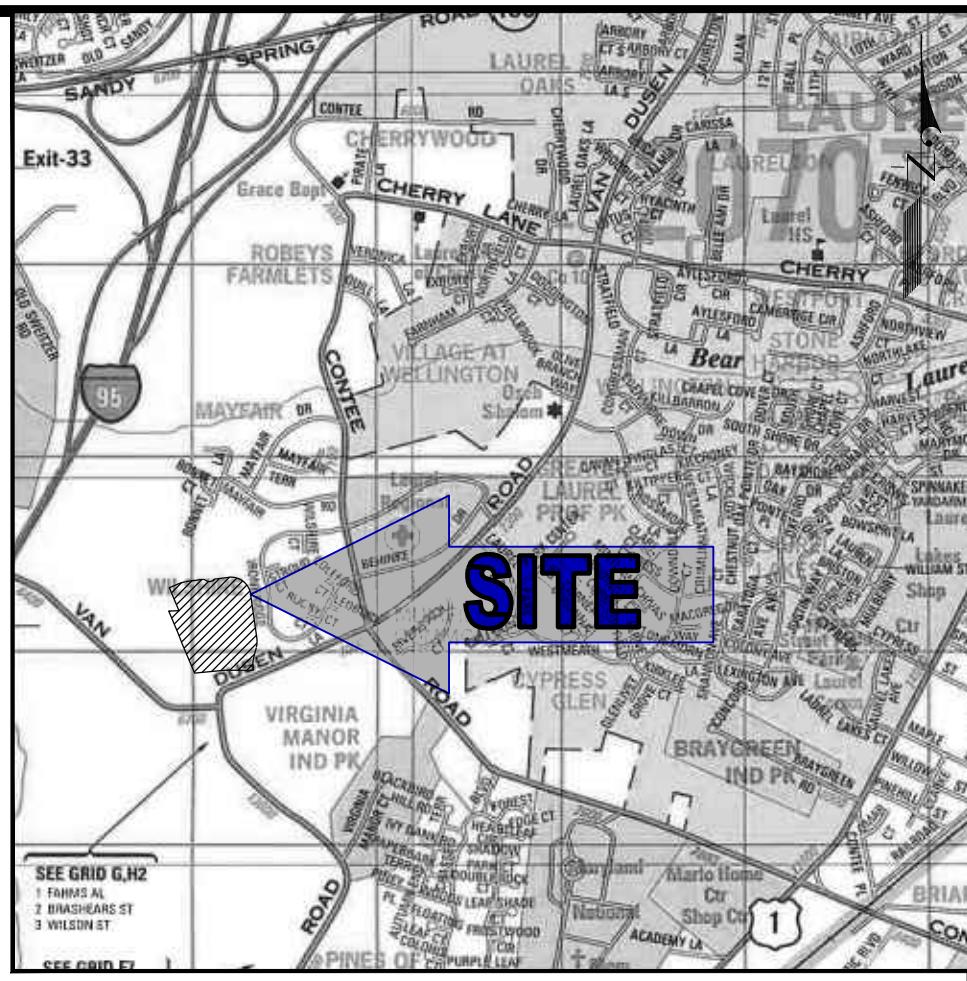
SPECIAL EXCEPTION
COVER SHEET
COMMERCIAL LOT 3
WESTSIDE
DISTRICT No. 10
CITY OF LAUREL, MARYLAND

ATWELL
866.850.4200 www.atwell-group.com
11721 WOODMORE RD, SUITE 200
MITCHELLVILLE, MD 20721
301.430.2000



GENERAL SITE PLAN NOTES

- ALL ADA ACCESSIBLE PARKING SPACES AND ACCESS ROUTES SHALL BE CONSTRUCTED TO MEET ADA REQUIREMENTS.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR OR SHALBE ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. CONSTRUCTION OR FABRICATION SHALL BE STOPPED IF CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
- THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR ANY/ALL CERTIFICATIONS, INSPECTIONS, ETC. REQUIRED BY ALL GOVERNING JURISDICTIONAL AGENCIES DURING AND AFTER CONSTRUCTION FOR SIGN-OFF AND CERTIFICATE OF OCCUPANCY ISSUANCE, INCLUDING BUT NOT LIMITED TO PROCUREMENT OF SERVICES, SCHEDULING OF FIELD OBSERVATIONS AND COORDINATION WITH REPRESENTATIVES OF THE APPROPRIATE PARTIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITY.
- THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING AT THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY BEN D'YER ASSOCIATES, INC. IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK WOULD BE INHIBITED BY ANY OTHER SITE FEATURES.
- ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO CONSTRUCTION SHALL BE PERMITTED UNTIL CONTRACTOR HAS RECEIVED AND REVIEWED THE DIMENSIONS OR GRADES SHOWN IN CORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY LOCATIONS.
- DEBRIS SHALL NOT BE BURNED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED HAZARDOUS MATERIAL, AND DEBRIS (GOLD WASH) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES.
- CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
- CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF PAVEMENT, STRUCTURES, ETC. TO REMAIN, AND TO PROVIDE A SAFE WORK AREA.
- CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING ALL EXISTING DAMAGE AND FOR NOTIFYING CONSTRUCTION MANAGER PRIOR TO START OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING PAVEMENT, STRUCTURES, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING PAVEMENT, CURB, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECT CABLE, CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION. REPAIR SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- ALL CONCRETE SHALL HAVE THE MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS INDICATED IN SPECIFICATIONS UNLESS OTHERWISE NOTED ON THE PLANS. DETAILS AND/OR GEOTECHNICAL REPORT.
- ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS/MEANS FOR COMPLETION OF THE WORK DEPICTED ON THESE PLANS NOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND NOTIFICATION OF OWNER AND ENGINEER OF RECORD WHEN A CONFLICT IS IDENTIFIED.
- ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAVE THEY BEEN RETAINED FOR SUCH PURPOSES.



LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
SCALE: 1"=2000'

LEGEND

PROPERTY BOUNDARY	
EXISTING CONTOUR	
PROPOSED CONTOUR	
EXISTING SPOT ELEVATION	
PROPOSED SPOT ELEVATION	
LIMIT OF DISTURBANCE	
PROPOSED FLOW ARROW	
PROPOSED CONCRETE PAVING	
PROPOSED HEAVY DUTY CONCRETE PAVING	
PROPOSED DOOR LOCATIONS	
PROPOSED FIRE HYDRANT	
EXISTING SEWER	
PROPOSED SEWER	
EXISTING WATER	
PROPOSED WATER	
EXISTING STORM DRAIN	
PROPOSED STORM DRAIN	
EXISTING TREE LINE	
STANDARD PARKING SPACES	
COMPACT PARKING SPACES	
HANDICAPPED PARKING SPACES	
EXISTING CURB & GUTTER	

THE CONTRACTOR SHALL NOTIFY MISS UTILTY 1-800-257-7777, FORTY EIGHT (48) HOURS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.

SITE DATA		
CATEGORIES	EXISTING/ALLOWED	PROPOSED
JURISDICTION	CITY OF LAUREL	CITY OF LAUREL
ZONE	M-X-T (MIXED USE - TRANSPORTATION ORIENTED)	M-X-T (MIXED USE - TRANSPORTATION ORIENTED)
USE	VACANT	GENERAL RETAIL
TOTAL LOT AREA	LOT 1 = 2.03 AC. LOT 2 = 2.11 AC. LOT 3 = 1.46 AC. LOT 4 = 1.25 AC. TOTAL = 6.65 AC.	LOT 1 = 2.03 AC. LOT 2 = 2.11 AC. LOT 3 = 1.46 AC. LOT 4 = 1.25 AC. TOTAL = 6.65 AC.
BUILDING FLOOR AREA	LOT 1 = TBD LOT 2 = 18,382 S.F. LOT 3 = 12,714 S.F. LOT 4 = 10,890 S.F. (NET LOT AREA 20.00%)	LOT 1 = 13,000 S.F (14.7%) LOT 2 = 5,600 S.F. (6.1%) LOT 3 = 10,231 S.F. (16.1%) LOT 4 = 4,800 S.F. (8.8%) (NET LOT AREA 11.3%)
PARKING	LOT 3: 10,231 SF @ 5 SP/1,000 S.F = 51.1 SP + 3 ADA SP = 55 SPACES	LOT 3: 70 SPACES*
SETBACKS (BUILDING/ PARKING AREAS AND DRIVES)	FRONT SETBACK (EAST) 30' / 0' SIDE SETBACK (NORTH) 0' / 0' SIDE SETBACK (SOUTH) 0' / 0' REAR SETBACK (WEST) 0' / 0'	57.0' 160.3' 46.0' 43.0'

*ACCESSORY PARKING PROVIDED ON LOT B IMMEDIATELY CONTIGUOUS TO THE WEST OF LOT 3 AND WITHIN 250 FT OF THE MAINTENANCE.



City of Laurel Planning Commission

Approved: _____ Date _____

Chairman _____

Secretary _____

SPECIAL EXCEPTION SITE PLAN

COMMERCIAL LOT 3

WESTSIDE

DISTRICT No. 10

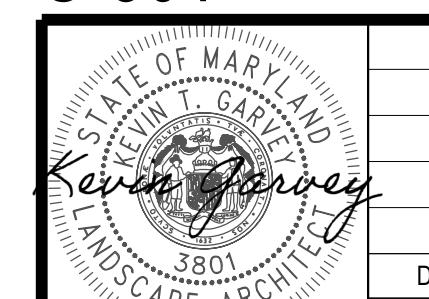
CITY OF LAUREL, MARYLAND

GRAPHIC SCALE

1'=30'

0 30' 60' 90'

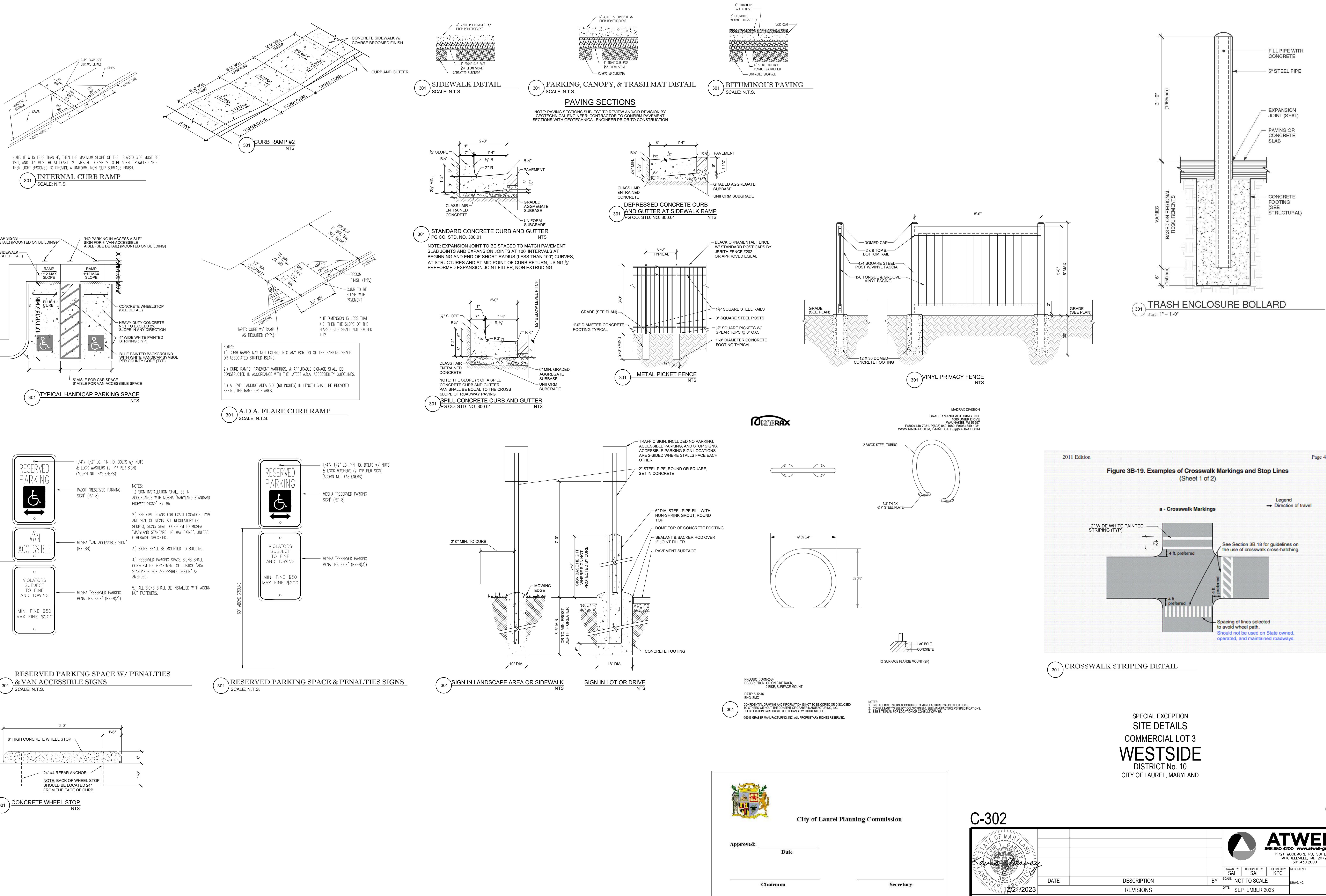
C-301



Keisha Garvey

DRAWN BY SAI	DESIGNED BY SAI	CHECKED BY KPC	RECORD NO. A97048
DATE 2/21/2023	DESCRIPTION REVISIONS	BY SCALE 1'=30'	DRW. NO. SEPTEMBER 2023

ATWELL
866.850.4200 www.atwell-group.com
11721 WOODMORE RD, SUITE 200
MITCHELVILLE, MD 20721
301.430.2000



BURRITO LOADING ZONE

This space is reserved for
Digital & Catering Order
customers only.



RESERVED PARKING SIGN DETAIL



SPECIAL EXCEPTION
SITE DETAILS
COMMERCIAL LOT 3
WESTSIDE
DISTRICT No. 10
CITY OF LAUREL, MARYLAND

City of Laurel Planning Commission

Approved: _____ Date: _____

Chairman _____ Secretary _____

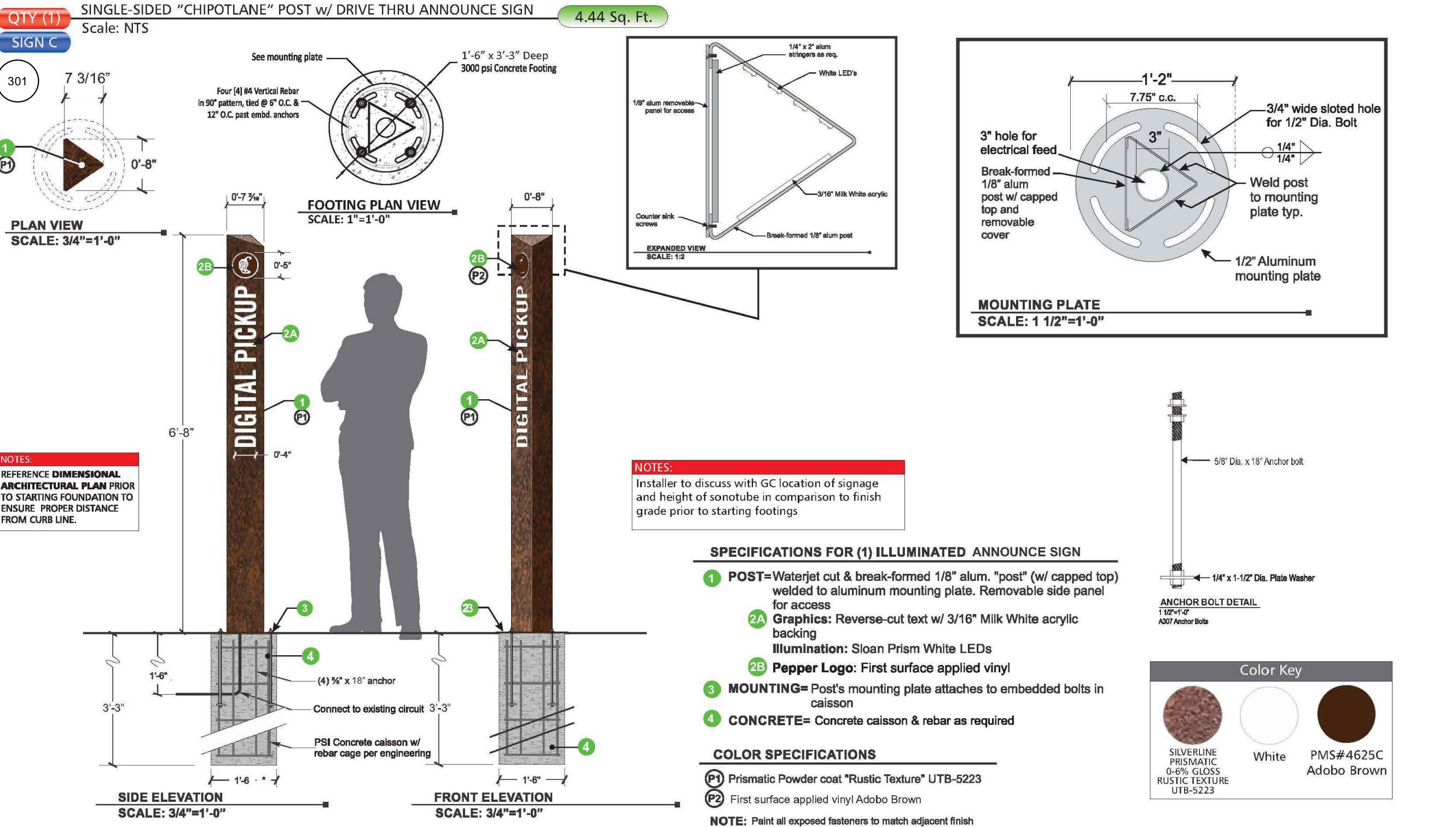
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Atwell Group

866.850.4200 www.atwell-group.com
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MITCHELLVILLE, MD 20721
301.430.2000

DRAWN BY: SAI
DESIGNED BY: SAI
CHECKED BY: KPC
RECORD NO: A97048

DATE: 12/21/2023
DESCRIPTION: REVISIONS
BY: NOT TO SCALE
DATE: SEPTEMBER 2023
DRW. NO.



b broadwaynational

100 Davids Drive, Hauppauge, NY 11788
P631.737.3140 F631.737.3160
INTERNAL USE ONLY: 20491_08.17.23_02.02_LS

DETAIL CHIPOTLE

Approved
 Approved with Corrections
 Rejected
 Revise and Resubmit
Signature: _____ Date: _____

CHIPOTLE STORE #4336
24575 Dulles Landing Dr,
South Riding, VA 20166

11

This artwork is the property of Broadway National. Unauthorized use, publication or distribution is prohibited.

DRIVE THRU LANE PIVOT CLEARANCE BAR W/SIGN

Scale: 3/8"=1'-0"

QTY (1) SIGN B

301

PLAN VIEW

Scale: 1/2"=1'-0"

8'-0"

1'-3"

0'-2"

Color Key

NO FAB: IFS Rustic
WHITE: IFS Rustic

PLAN VIEW

Scale: 1/2"=1'-0"

8'-0"

9'-0"

CLEARANCE

9'-0"

0'-4"

0'-2"

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0'-2"

0'-6"

Curb typ.

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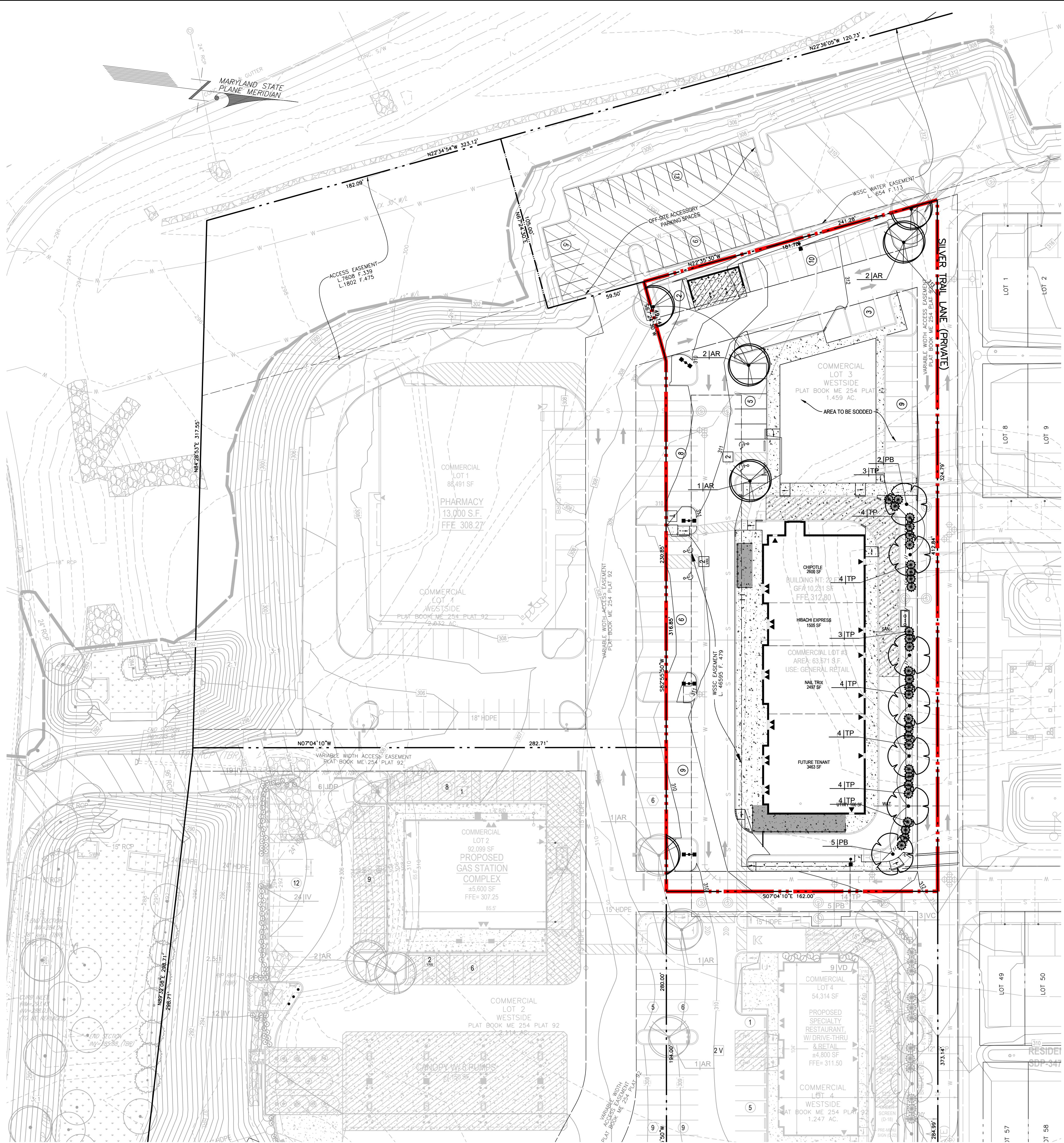
0'-2"

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SCHEDULE "B" PARKING LOT INTERNAL LANDSCAPING - PARKING LOTS	
NUMBER OF PARKING SPACES 1 LANDSCAPE ISLAND PER 20 PARKING SPACES AND 1 SHADE TREE PER 20 PARKING SPACES	43 SPACES
NUMBER OF TREES REQUIRED 3 LANDSCAPE ISLANDS 3 SHADE TREES	
NUMBER OF TREES PROVIDED SHADE TREES OTHER TREES (2:1 SUBSTITUTION)	3 LANDSCAPE ISLANDS 3 SHADE TREES

STREET TREES			
NOTE: THE SYMBOL "▲" INDICATES MATERIAL UTILIZED TO MEET THIS REQUIREMENT			
ROADWAY	LINEAR FOOTAGE / CALCULATIONS	TREES REQUIRED	TREES PROVIDED

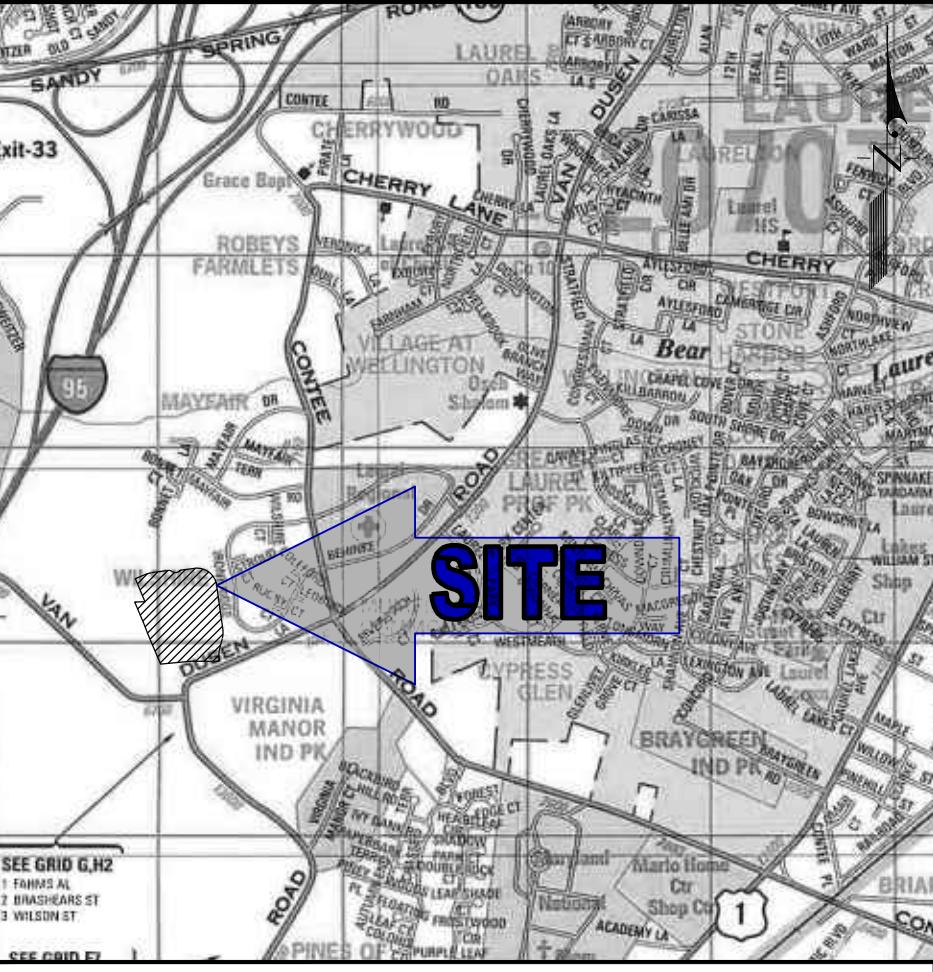
NOTE: PER THE CITY OF LAUREL LANDSCAPE MANUAL, PERIMETER LANDSCAPED EDGES. "THE REGULATIONS DO NOT REQUIRE LANDSCAPED EDGES, BUFFERING, OR SCREENING BETWEEN INTERNAL LOTS OR PARCELS WITHIN THE SAME DEVELOPMENT".

CITY OF LAUREL SHADE TREE EQUIVALENCY CHART	
TWO (2) SMALL DECIDUOUS TREES	MADE SUBSTITUTED FOR ONE (1) SHADE TREE
TWO (2) EVERGREEN TREES	MADE SUBSTITUTED FOR ONE (1) SHADE TREE
TEN (10) SHRUBS	MADE SUBSTITUTED FOR ONE (1) SHADE TREE OR EVERGREEN TREE

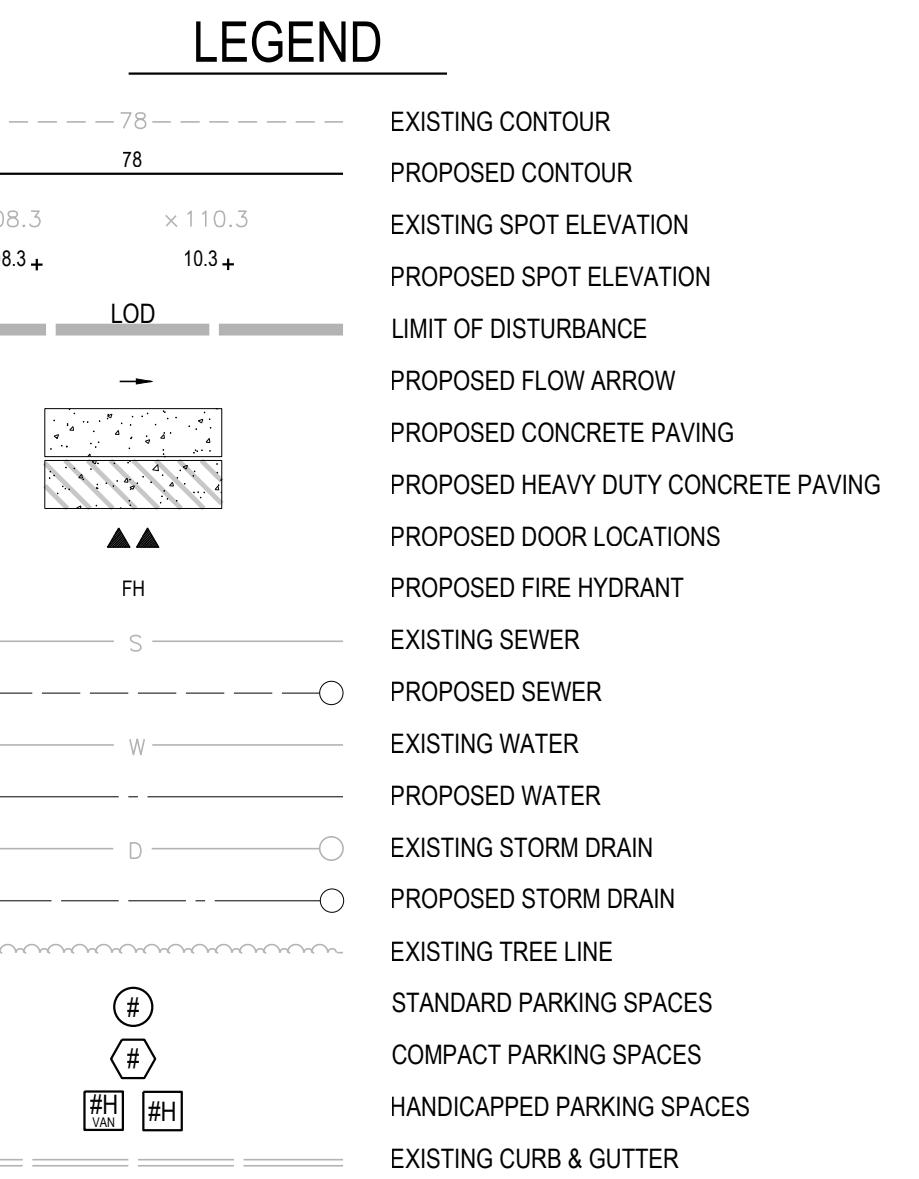
PLANT SCHEDULE LOT 3

SHADE TREES	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	ROOT	NATIVE
AR	5	Acer rubrum 'Red Sunset' / Red Sunset Maple	2 1/2 - 3" Cal.	As Shown	B&B	Native
PB	7	Platanus x acerifolia 'Bloodgood' / London Plane Tree	2 1/2 - 3" Cal.	As Shown	B&B	

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	ROOT	NATIVE
TP	30	Thuja plicata 'Green Giant' / Western Red Cedar	6 - 8' Ht.	As Shown	B&B	



LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
SCALE: 1"=2000'



THE CONTRACTOR SHALL NOTIFY MISS UTILITY 1-800-257-7777, FORTY-EIGHT (48) HOURS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.

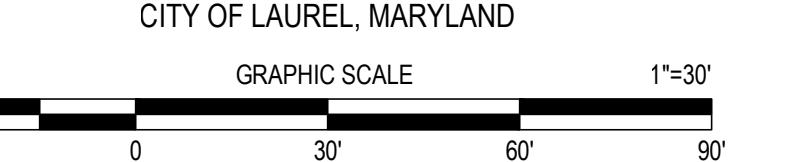
City of Laurel Planning Commission	
Approved:	Date
Chairman	Secretary
	
DATE RECEIVED BY DPW:	DATE RETURNED TO ECD:
DPW REVIEWER:	DATE:
DPW DIRECTOR (OR DESIGNEE):	DATE:
APPROVED: <input type="checkbox"/>	APPROVED W/COMMENTS: <input type="checkbox"/>
REVIEWED: <input type="checkbox"/>	REJECTED: <input type="checkbox"/>

SPECIAL EXCEPTION LANDSCAPE AND LIGHTING PLAN

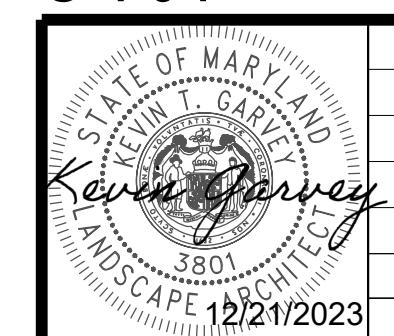
COMMERCIAL LOT 3

WESTSIDE

DISTRICT No. 10
CITY OF LAUREL, MARYLAND



C-701



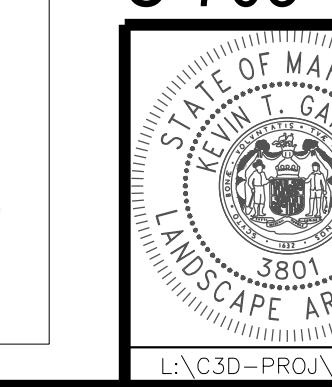
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DATE 12/21/2023	DESCRIPTION REVISIONS	BY SCALE 1"=30'	DRW. NO. SEPTEMBER 2023

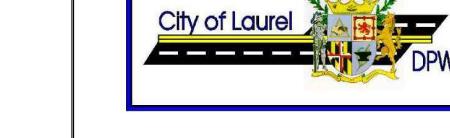
ATWELL
866.850.4200 www.atwell-group.com
11721 WOODMORE RD, SUITE 200
MITCHELLVILLE, MD 20721
301.430.2000

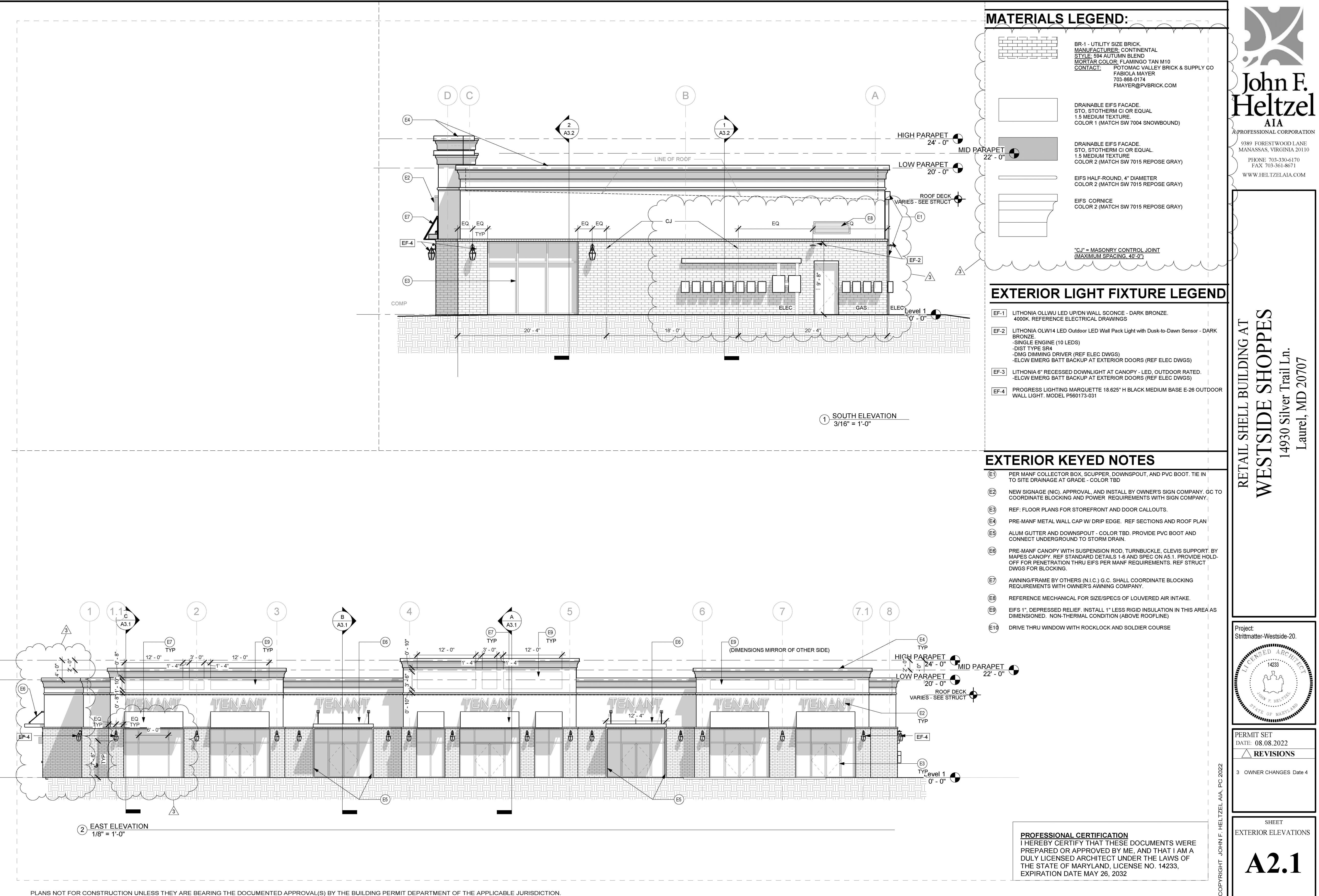
SPECIAL EXCPTION
PHOTOMETRIC PLAN
COMMERCIAL LOT 3
WESTSIDE
DISTRICT No. 10
CITY OF LAUREL, MARYLAND

GRAPHIC SCALE 1"-30'
0 30' 60' 90'

C-703

 S. T. GARVEY LANDSCAPE ARCHITECT 3801		DRAWN BY SAI		DESIGNED BY SAI		CHECKED BY KPC		RECORD NO. A97048
		DATE	DESCRIPTION	BY	SCALE: 1"-30'	DATE	REVISIONS	DRWG. NO.
L:\C30-PROJ\A97048-C3D\DWG\LS-Lot3.dwg, 12/21/2023 8:20:25 AM, kgarvey								DATE SEPTEMBER 2023

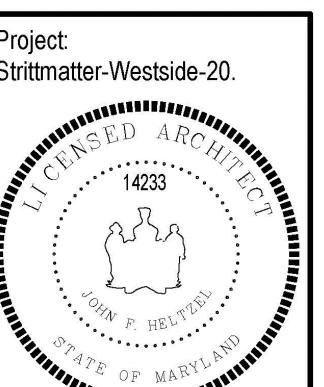
Approved: _____ Date: _____		City of Laurel Planning Commission	
Chairman _____		Secretary _____	
 City of Laurel DPW			
DATE RECEIVED BY DPW: _____		DATE RETURNED TO ECD: _____	
DPW REVIEWER: _____ DATE: _____		DPW DIRECTOR (OR DESIGNEE): _____ DATE: _____	
APPROVED: _____ APPROVED W/COMMENTS: _____ REVIEWED: _____		REJECTED: _____	



John F.
Heltzel
AIA
A PROFESSIONAL CORPORATION

9389 FORESTWOOD LANE
MANASSAS, VIRGINIA 20110
PHONE: 703-330-6170
FAX: 703-361-8671
WWW.HELTZELAIA.COM

RETAIL SHELL BUILDING AT
WESTSIDE SHOPPES
14930 Silver Trail Ln.
Laurel, MD 20707



PERMIT SET
DATE: 08.08.2022

△ REVISIONS

3 OWNER CHANGES Date 4

SHEET
EXTERIOR ELEVATIONS

A2.1

PERMIT SET

SPECIAL EXCEPTION
ARCHITECTURE
COMMERCIAL LOT 3
WESTSIDE
DISTRICT No. 10
CITY OF LAUREL, MARYLAND

City of Laurel Planning Commission

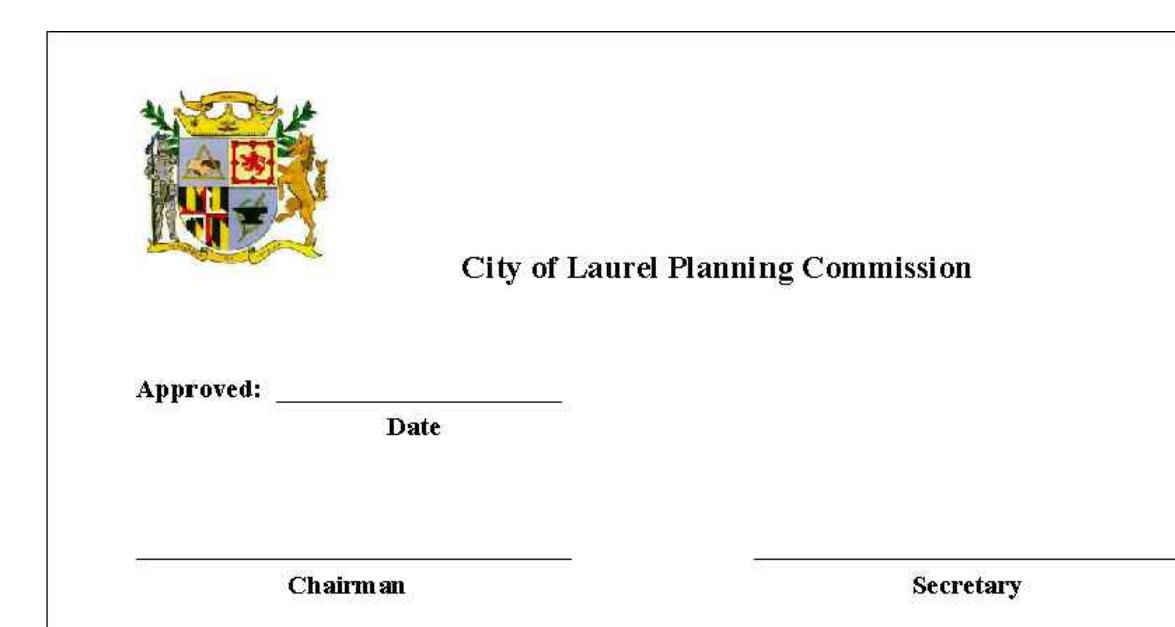
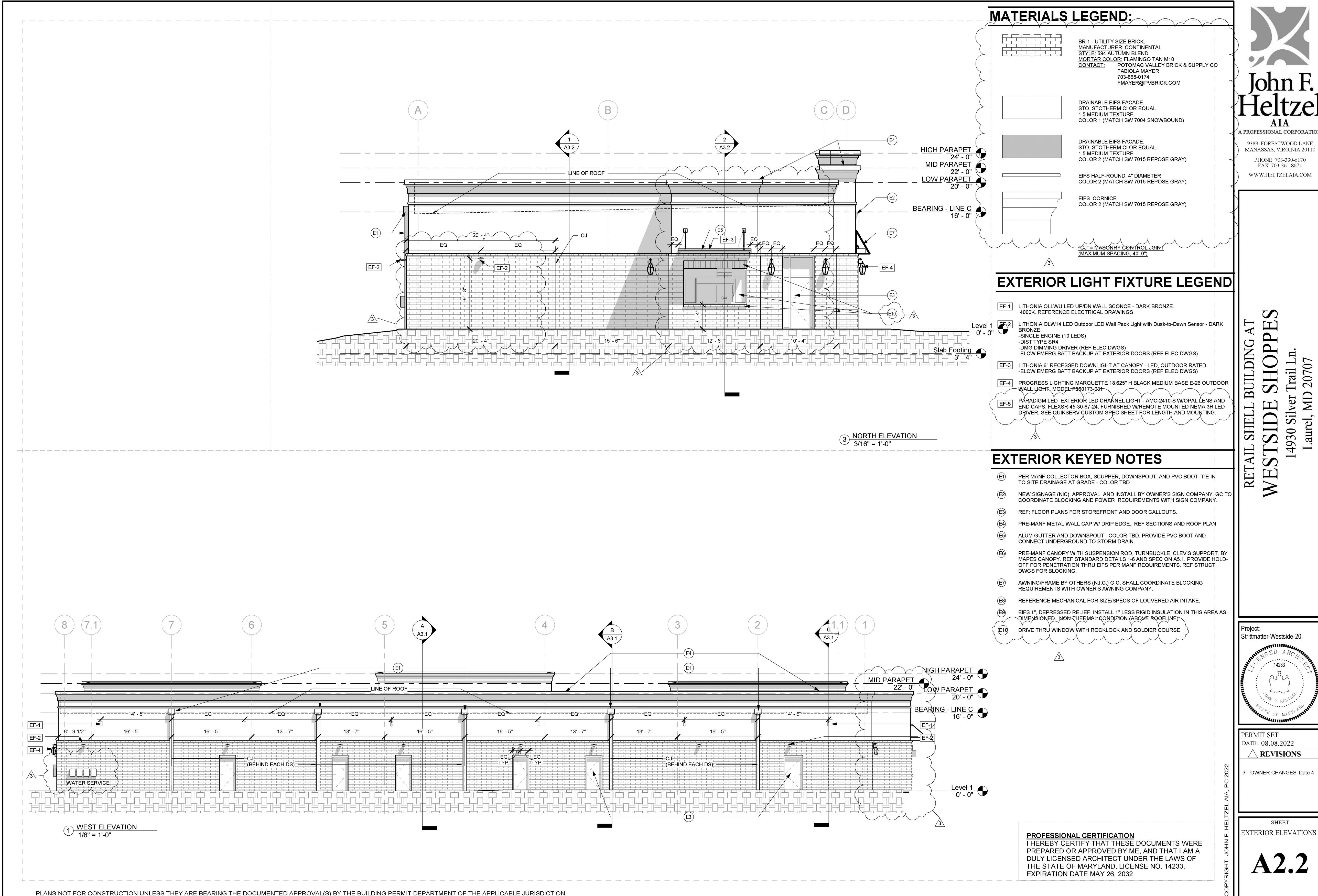
Approved: _____ Date: _____

Chairman _____ Secretary _____

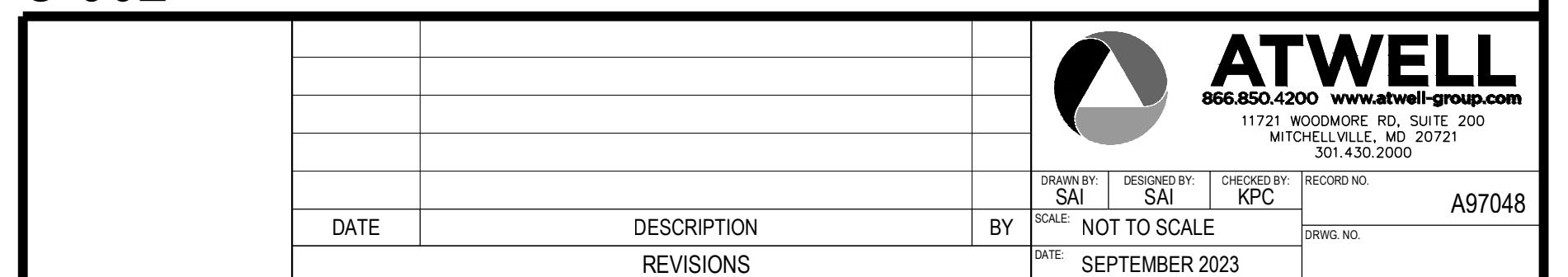
ATWELL
866.850.4200 www.atwell-group.com
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301.430.2000

DRAWN BY SAI	DESIGNED BY SAI	CHECKED BY KPC	RECORD NO.
DATE	DESCRIPTION	REVISIONS	DRWG. NO.
BY: NOT TO SCALE			
DATE: SEPTEMBER 2023			

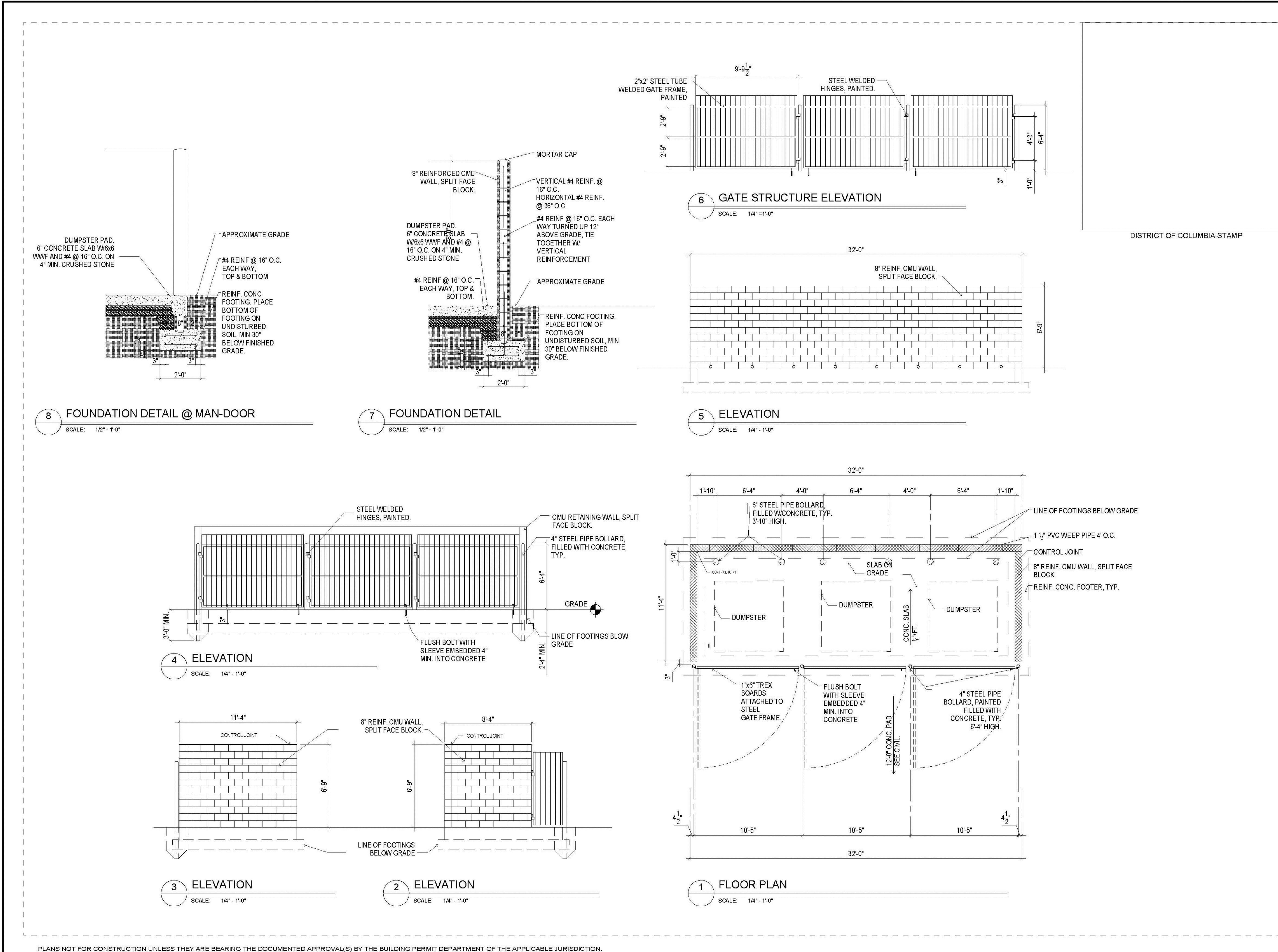
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C-902



SPECIAL EXCEPTION
ARCHITECTURE
COMMERCIAL LOT 3
WESTSIDE
DISTRICT No. 10
CITY OF LAUREL, MARYLAND



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PERMIT SET

DATE: 08.08.2022

REVISIONS

SHEET

DUMPSTER ENCLOSURE

A5.3

PERMIT SET

SPECIAL EXCEPTION
ARCHITECTURE
COMMERCIAL LOT 3
WESTSIDE
DISTRICT No. 10
CITY OF LAUREL, MARYLAND

City of Laurel Planning Commission

Approved: _____ Date: _____

Chairman _____ Secretary _____

C-903

ATWELL
866.850.4200 www.atwell-group.com
11721 WOODMORE RD, SUITE 200
MITCHELLVILLE, MD 20721
301.430.2000

DRAWN BY SAI	DESIGNED BY SAI	CHECKED BY KPC	RECORD NO. A97048
DATE	DESCRIPTION REVISIONS	BY	DRWG. NO.
L:\C3D-PROJ\A97048-C3D\DWG\SE-Lot3.dwg, 12/21/2023 8:20:50 AM, kgarvey		DATE: SEPTEMBER 2023	