

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

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 F I 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)). |

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 on 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 NGVD 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 existing 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 during construction shall be the sole responsibility of any contractor engaged in excavation at this site. Ben Dyer Associates, Inc. (BDAI) shall be notified immediately of any and all utility information, omissions and additions found by any contractor.
 - D. The contractor shall be 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 8.3% 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 adjacent properties.
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.

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



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

PLAN REFERENCES AND CONTACTS

ALTA/TRANS LAND TITLE SURVEY:
 PREPARED BY: BOHLER
 ENTITLED: "WESTSIDE BOULEVARD AND VAN DUSEN ROAD, LAUREL ELECTRIC DISTRICT NO. 10, PRINCE GEORGE'S COUNTY, MARYLAND."
 JOB # SB182071
 DATED: 5/24/19
 ADDITIONAL BOUNDARY PROVIDED VIA AN ELECTRONIC FILE RECEIVED ON 9/23/19 ENTITLED: "SB182070/PARCEL 3."
 DATED: 9/28/16

GEOTECHNICAL ENGINEERING STUDY:
 PREPARED BY: HILLS-CARNES ENGINEERING ASSOCIATES
 ENTITLED: "WESTSIDE ENGINEERING STUDY, WESTSIDE LAUREL, LAUREL, MARYLAND."
 HCEA JOB NO. 16513A
 DATED: 9/28/16

SWM AND STORM DRAIN PLANS:
 PREPARED BY: GLW
 ENTITLED: "SWM AND STORM DRAIN PLANS, WESTSIDE - PARCEL C, STRITTMATTER PROPERTY."
 DATED: 2/12/16

STORMWATER MANAGEMENT AND STORM DRAIN COMPUTATIONS:
 PREPARED BY: GLW
 ENTITLED: "WESTSIDE - PARCEL C, STORMWATER MANAGEMENT AND STORM DRAIN COMPUTATIONS AREAS A1 AND A3"
 DATED: 12/19/13 REVISED 1/10/14

SWM AND STORM DRAIN PLANS:
 PREPARED BY: GLW
 ENTITLED: "WEST SIDE - (OLD VAN DUSEN SCHOOLS SITE) CITY OF LAUREL."
 DATED: MAY 2013

STORMWATER MANAGEMENT AND STORM DRAIN COMPUTATIONS:
 PREPARED BY: GLW
 ENTITLED: "WEST SIDE BLVD, STORMWATER MANAGEMENT AND STORM DRAIN COMPUTATIONS DATED: APRIL 30, 2013 REVISED NOVEMBER 15, 2013

FINAL AS-BUILT PLANS - WESTSIDE PARCEL C:
 PREPARED BY: GLW
 ENTITLED: "FINAL AS-BUILT PLANS, WEST SIDE - PARCEL C, STRITTMATTER PROPERTY."
 DATED: JUNE 2013 REDLINED MAY 2017

FINAL FOREST CONSERVATION PLAN:
 PREPARED BY: GLW
 ENTITLED: "FINAL AS-BUILT CONSERVATION PLAN, WESTSIDE PARCELS A, B, AND C (STRITTMATTER PROPERTY) AND PARCEL A' VAN DUSEN SCHOOL SITE."
 DATED: FEBRUARY 2013


PRELIMINARY PLAN OF SUBDIVISION:
 PREPARED BY: BOHLER
 ENTITLED: "PRELIMINARY PLAN OF SUBDIVISION, RTA WESTSIDE, LLC; WESTSIDE COMMERCIAL" JOB # MD162151
 DATED: 06/30/19

• 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

<u>UTILITY COMPANY</u>	<u>LOCATE STATUS</u>	<u>PHONE NUMBER</u>
BGE ELECTRIC - USIC	MARKED	(800) 778-9140
BGE GAS - USIC	MARKED	(800) 778-9140
CITY OF LAUREL	CLEAR/NO CONFLICT	(301) 725-0088
VERIZON		(301) 210-0355
WSSC - PINPOINT UG		(301) 868-6803
LEVEL 3 COMMUNICATION		(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.

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



City of Laurel Planning Commission



Approved: _____

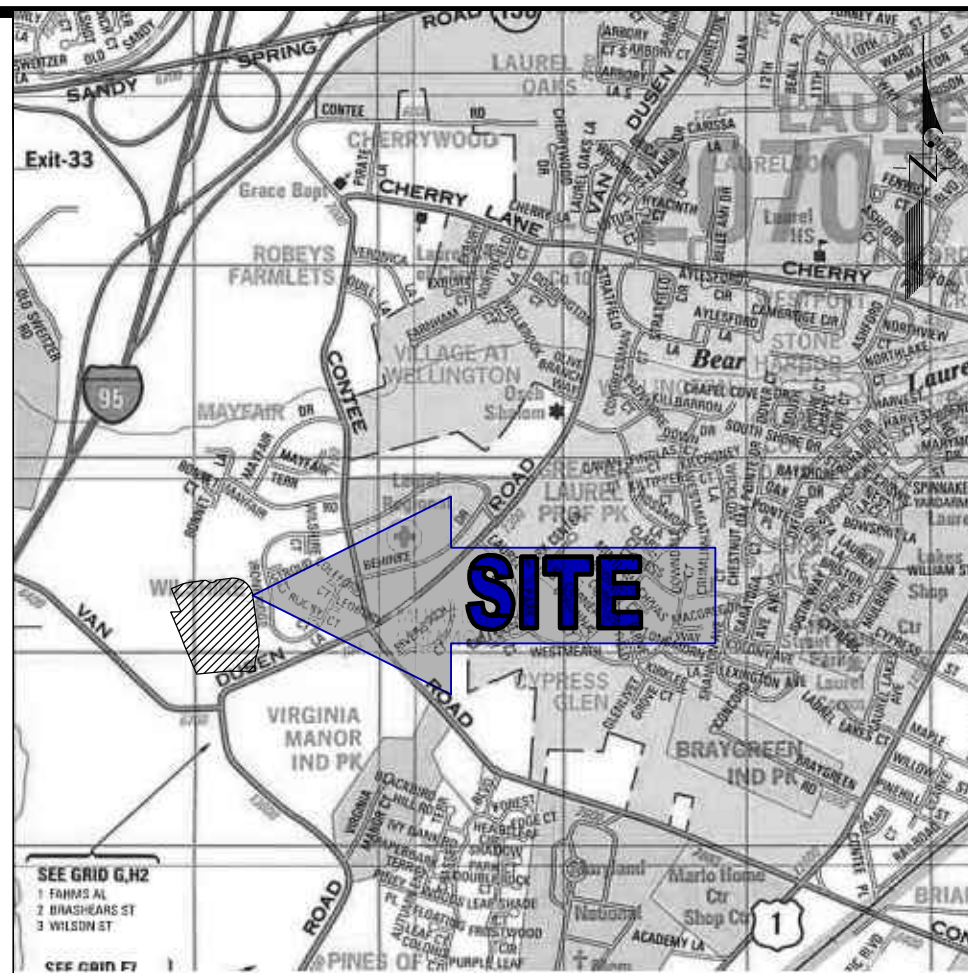
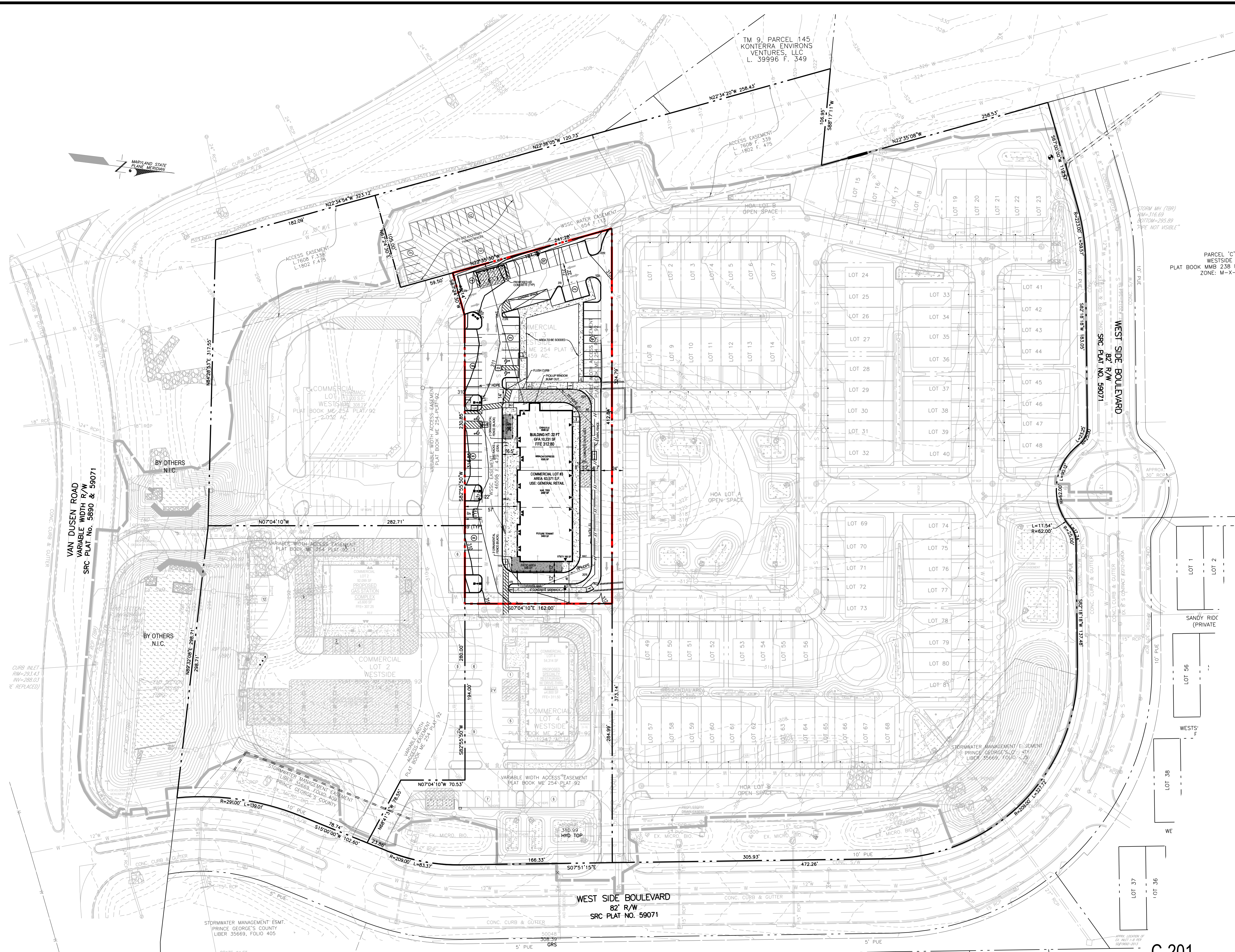
Date _____

Chairman

Secretary

C-101

 <i>Kevin Jarvey</i>						 ATWELL 866.850.4200 www.atwell-group.com 11721 WOODMORE RD, SUITE 200 MITCHELLVILLE, MD 20721 301.430.2000	
	12/21/2023	DATE	DESCRIPTION REVISIONS	BY	DRAWN BY: SAI DESIGNED BY: SAI CHECKED BY: KPC SCALE: DATE: SEPTEMBER 2023		RECORD NO: A97046 DRAWING NO:



LOCATION MAP
COPYRIGHT ADD 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 UTILITY 1-800-257-7777, FORTY-EIGHT (48) HOURS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.



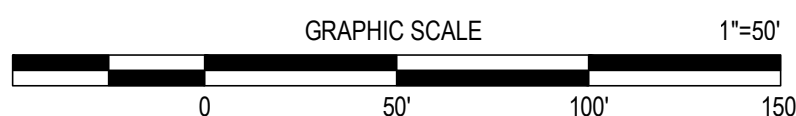
City of Laurel Planning Commission

Approved: _____ Date _____

Chairman

Secretary

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

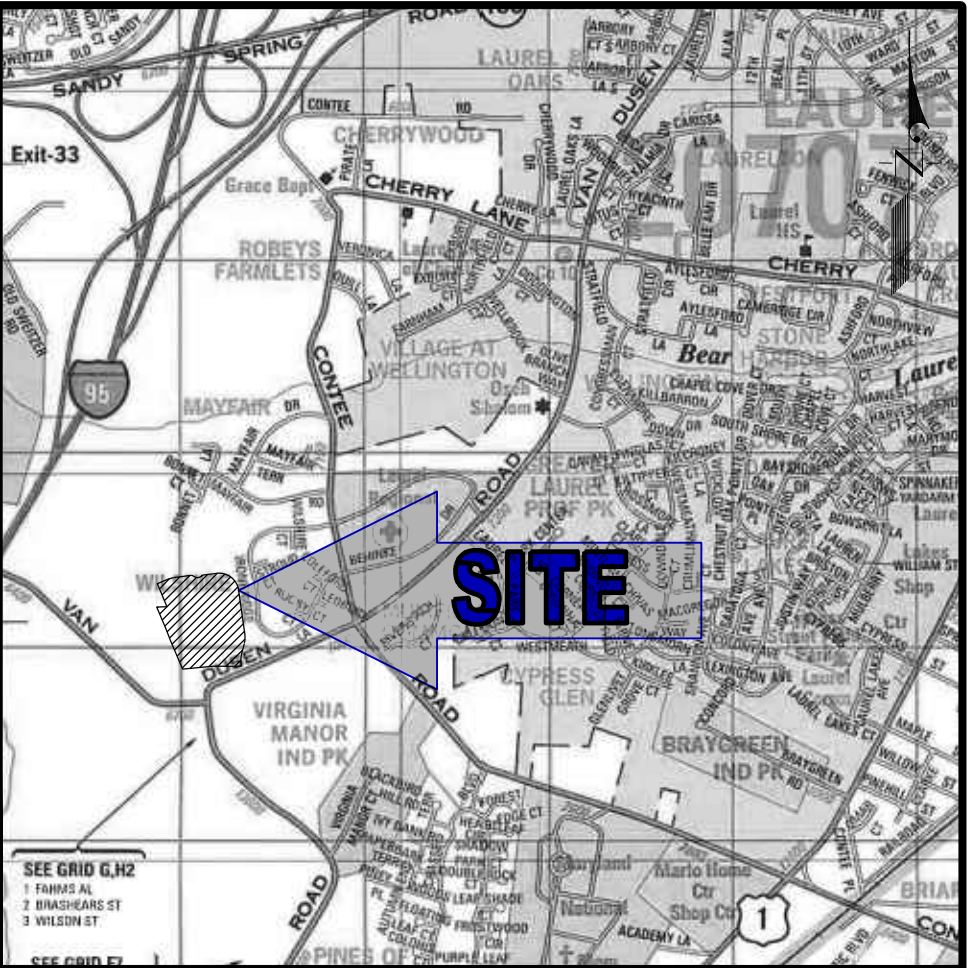
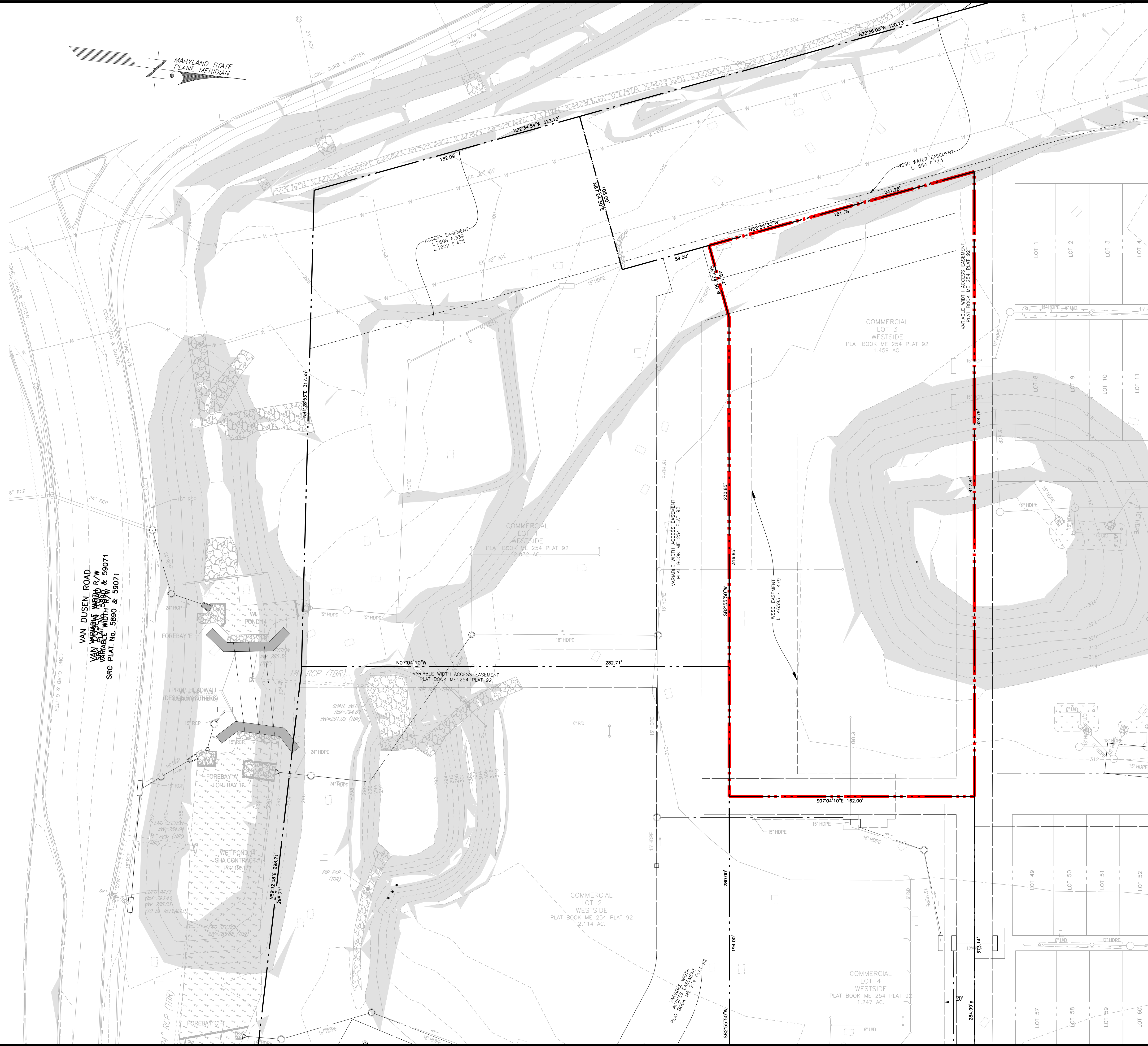


C-201



DATE	DESCRIPTION	BY	REVISIONS
SEPTEMBER 2023			

DESIGNED BY	CHECKED BY	RECORDED NO.	A97048
SAI	KPC		
DATE	SEPTEMBER 2023	DRAWING NO.	



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

LEGEND

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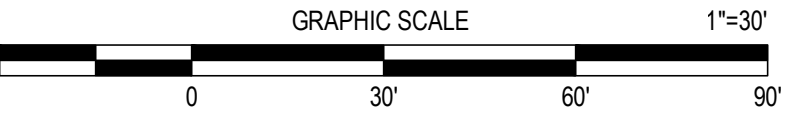
City of Laurel Planning Commission

Approved: _____
Date: _____

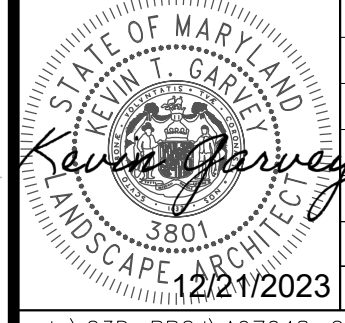
Chairman

Secretary

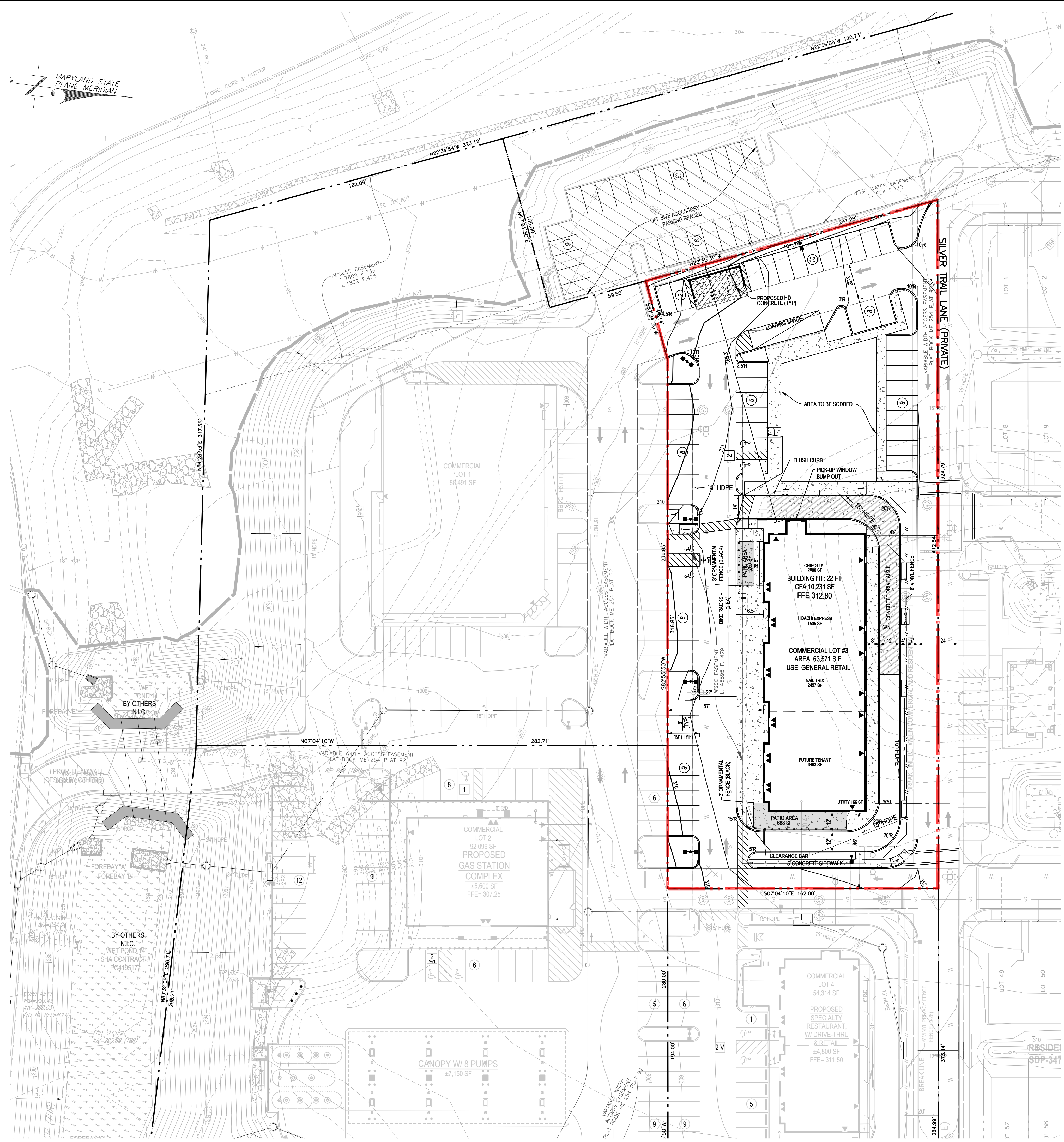
SPECIAL EXCEPTION
EXISTING CONDITIONS PLAN
COMMERCIAL LOT 3
WESTSIDE
DISTRICT No. 10
CITY OF LAUREL, MARYLAND



C-202



DATE	DESCRIPTION	BY	SCALE	CHECKED BY	RECORDED NO.	REVISIONS
12/21/2023	REVISIONS		1"=30'	KPC	A97048	
DATE	SEPTEMBER 2023					



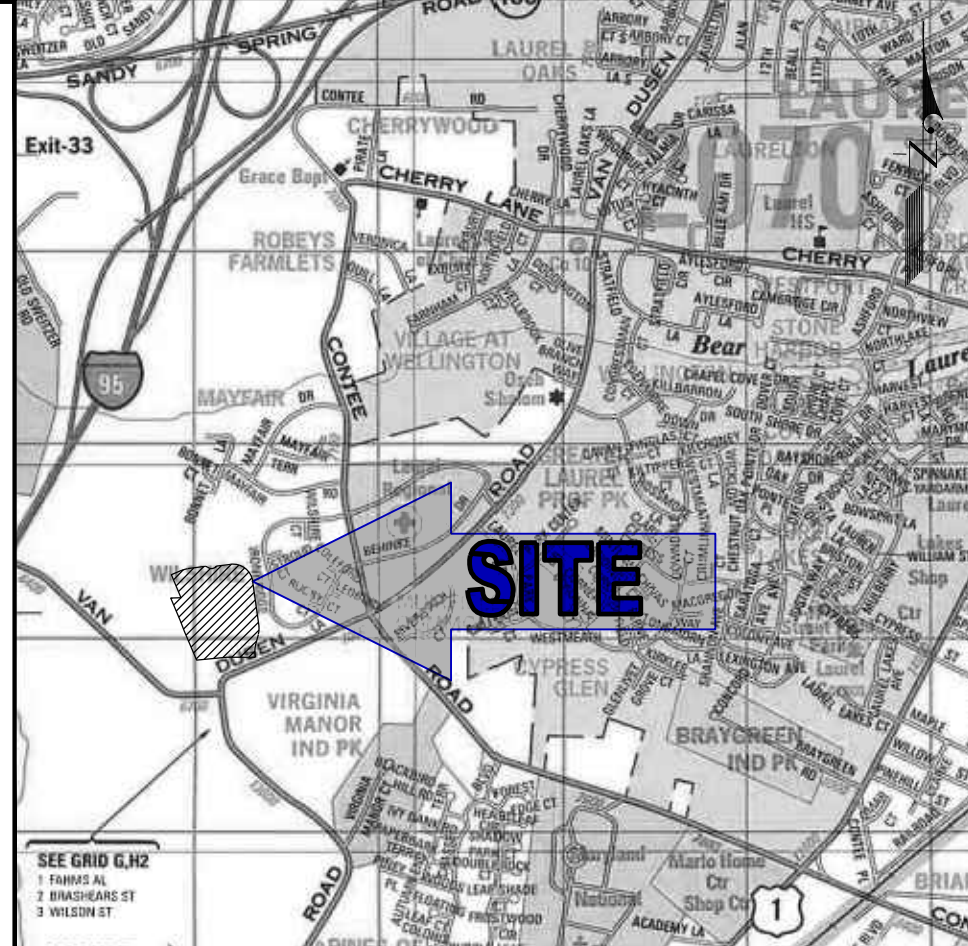
GENERAL SITE PLAN NOTES

1. ALL ADA ACCESSIBLE PARKING SPACES AND ACCESS ROUTES SHALL BE CONSTRUCTED TO MEET ADA REQUIREMENTS.
2. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
3. 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.
4. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
5. 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 DYER 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.
6. 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 EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
7. 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.
8. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED HAZARDOUS MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES.
9. 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.
10. 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.
11. 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 ITEM DURING CONSTRUCTION SUCH AS BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, 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.
12. 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.
13. 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.
14. ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAVE THEY BEEN RETAINED FOR SUCH PURPOSES.

LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
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- PROPOSED SPOT ELEVATION
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- EXISTING CURB & GUTTER

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



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

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 = 6.85 AC.	LOT 1 = 2.03 AC. LOT 2 = 2.11 AC. LOT 3 = 1.46 AC. LOT 4 = 1.25 AC. TOTAL = 6.85 AC.
BUILDING FLOOR AREA	LOT 1 = TBD LOT 2 = 18,392 S.F. LOT 3 = 12,714 S.F. LOT 4 = 10,880 S.F. (NET LOT AREA 20.00%)	LOT 1 = 13,000 SF (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" 0'	57' 0"
SIDE SETBACK (NORTH)	0' 0" 0'	160' 3"
SIDE SETBACK (SOUTH)	0' 0" 0'	46' 0"
REAR SETBACK (WEST)	0' 0" 0'	43' 0"

*ACCESSORY PARKING PROVIDED ON LOT 8 IMMEDIATELY CONTIGUOUS TO THE WEST OF LOT 3 AND WITHIN 250 FT OF THE MAINTENANCE.



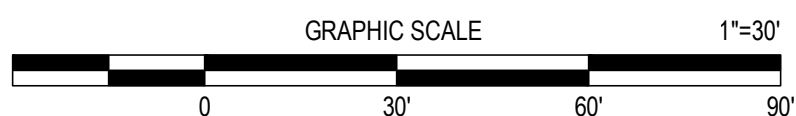
City of Laurel Planning Commission

Approved: _____
Date: _____

Chairman

Secretary

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



C-301

DATE: 12/21/2023

DESCRIPTION: REVISIONS

866.850.4200 www.atwell-group.com

11721 WOODMORE RD, SUITE 200
MITCHELLVILLE, MD 20721
301.430.2000

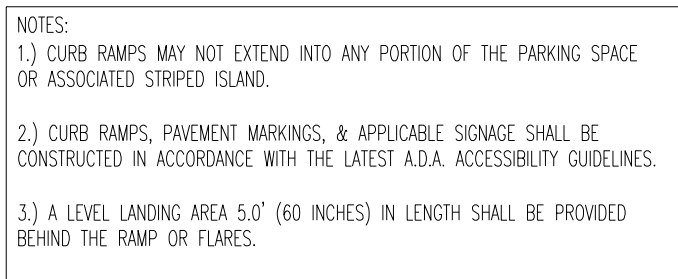
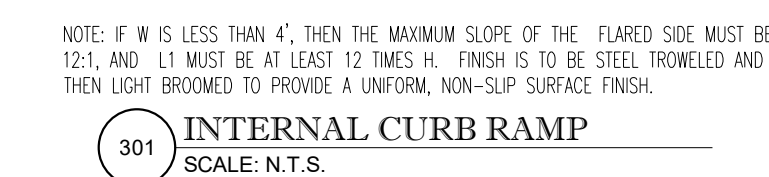
DESIGNED BY: SAI

CHECKED BY: KPC

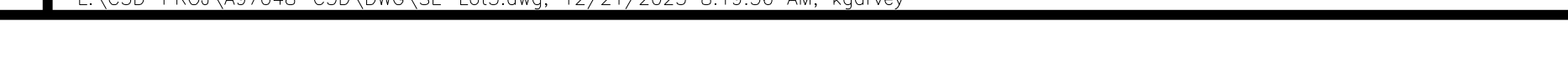
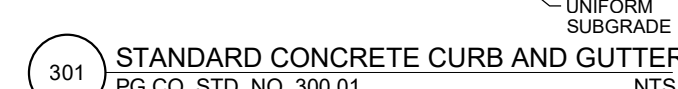
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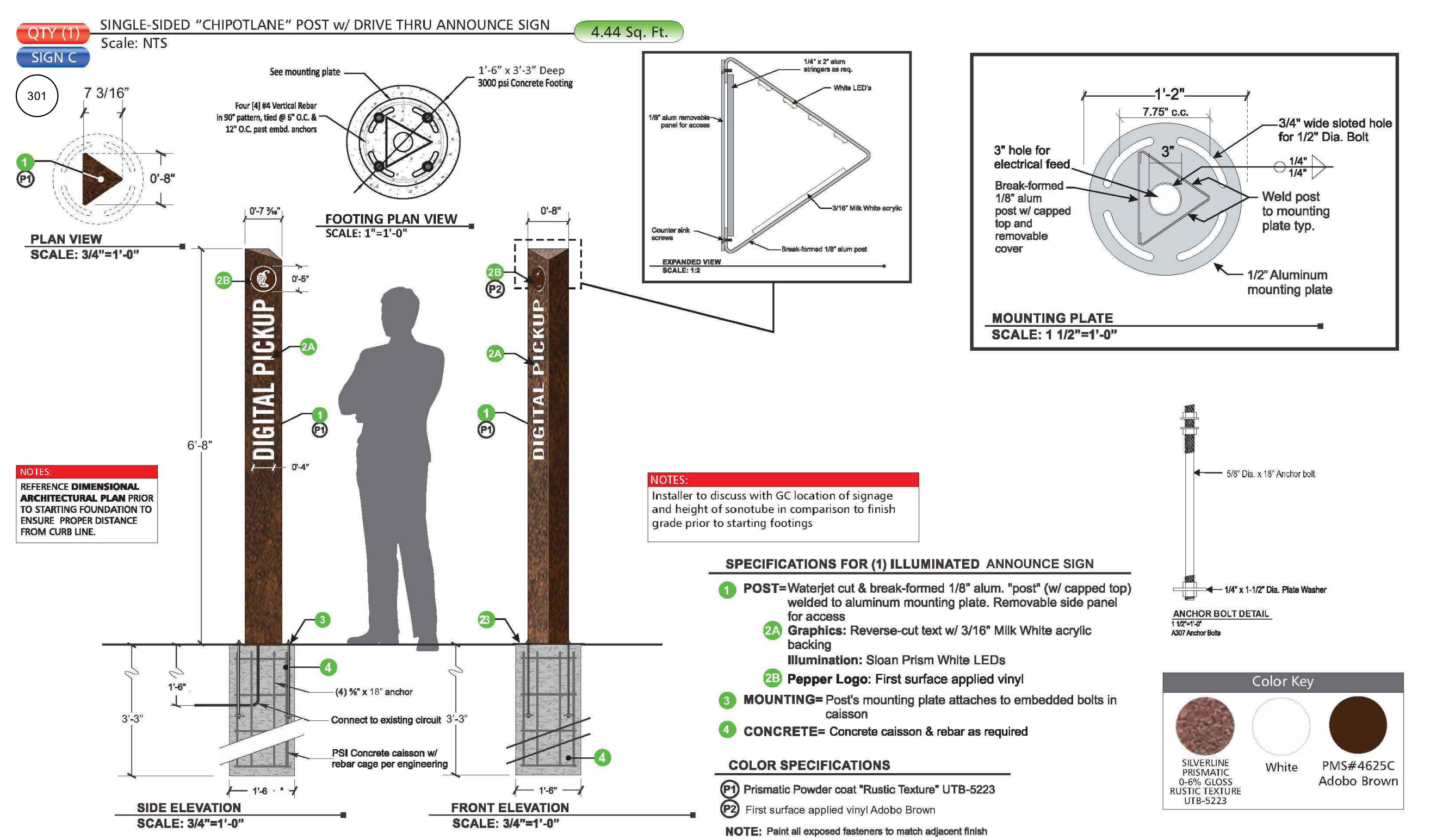
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DRWG NO:

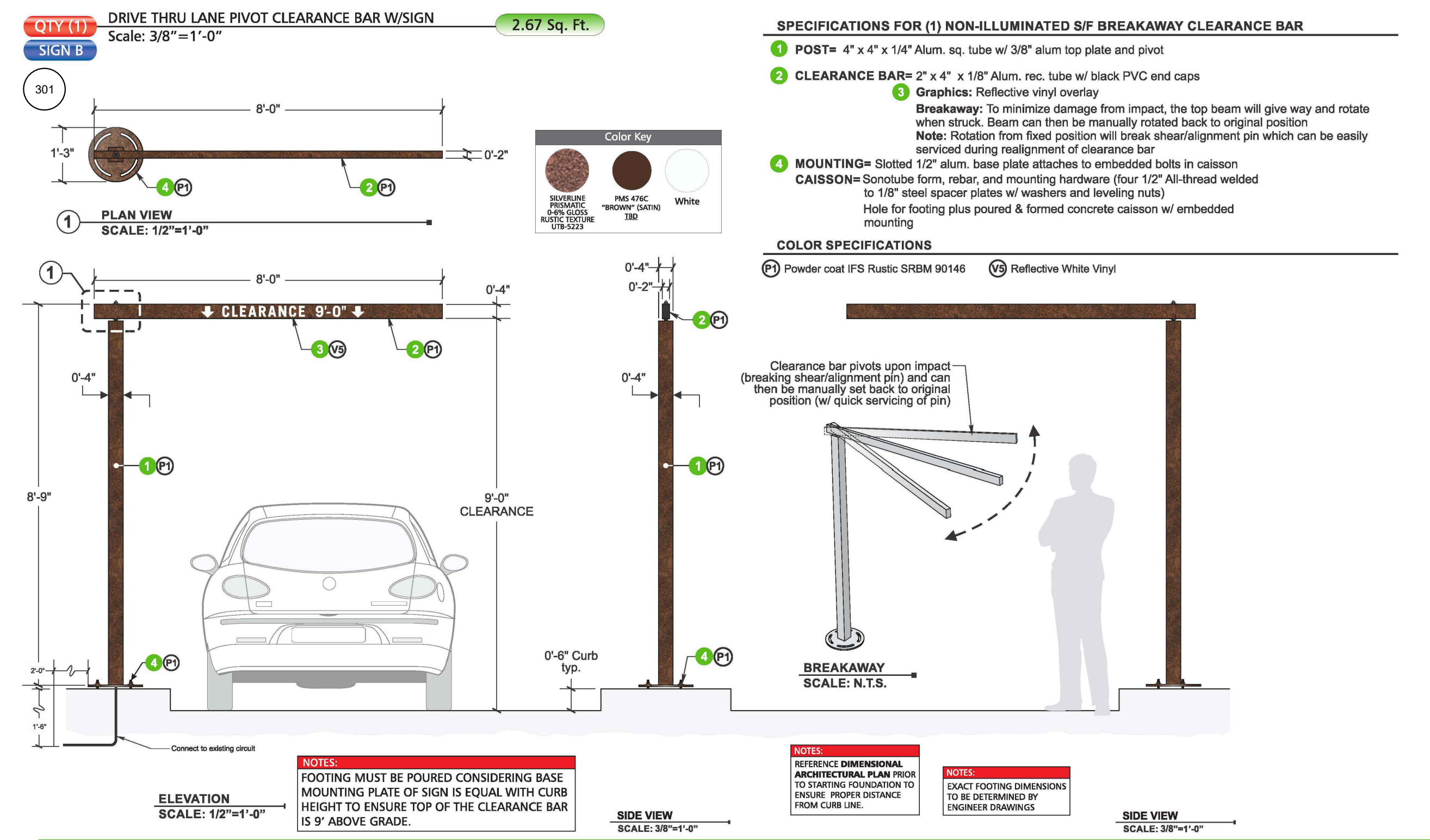


NOTE: PAVING SECTIONS SUBJECT TO REVIEW AND/OR REVISION BY
GEOTECHNICAL ENGINEER; CONTRACTOR TO CONFIRM PAVEMENT
SECTIONS WITH GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION

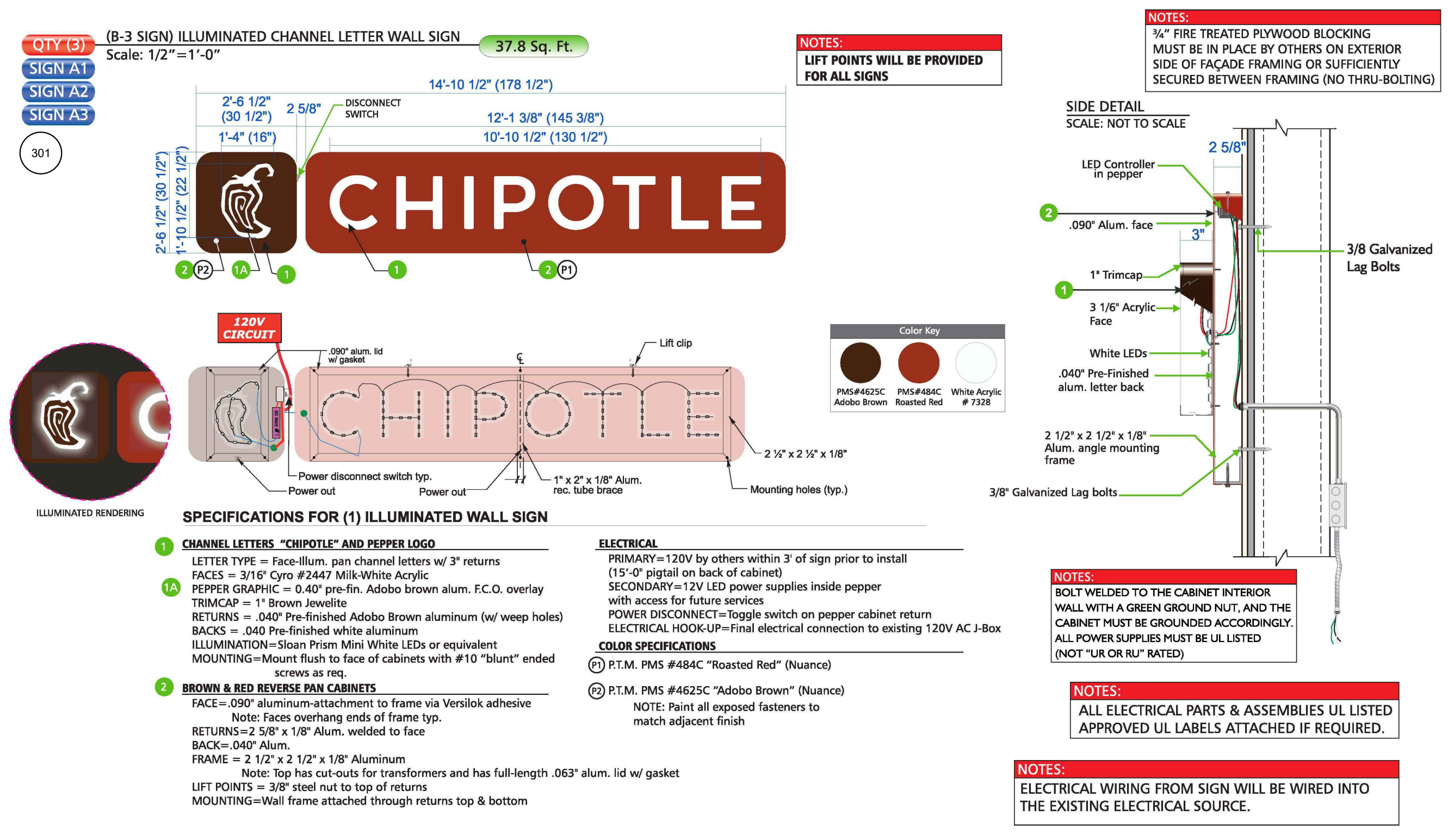




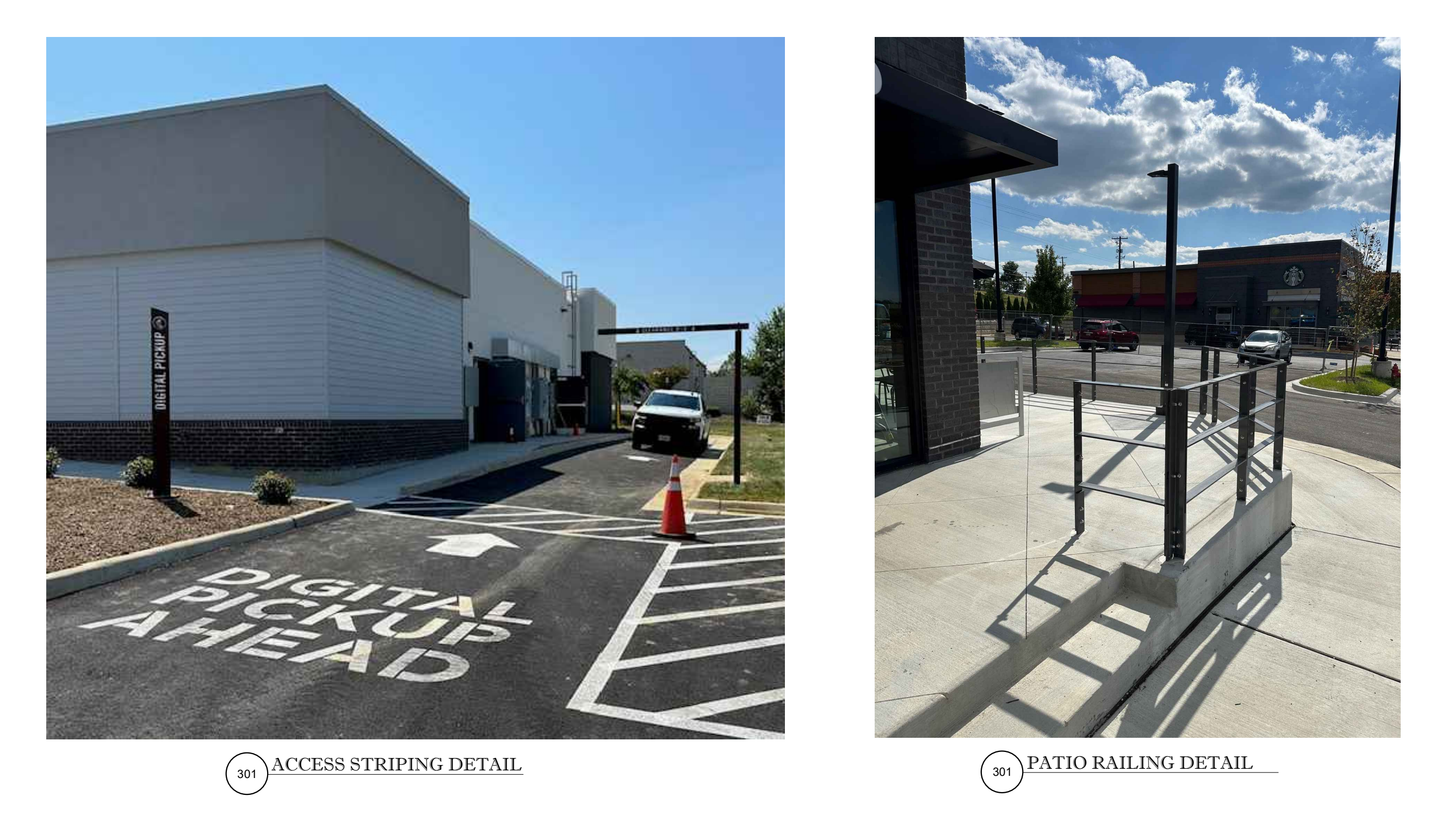
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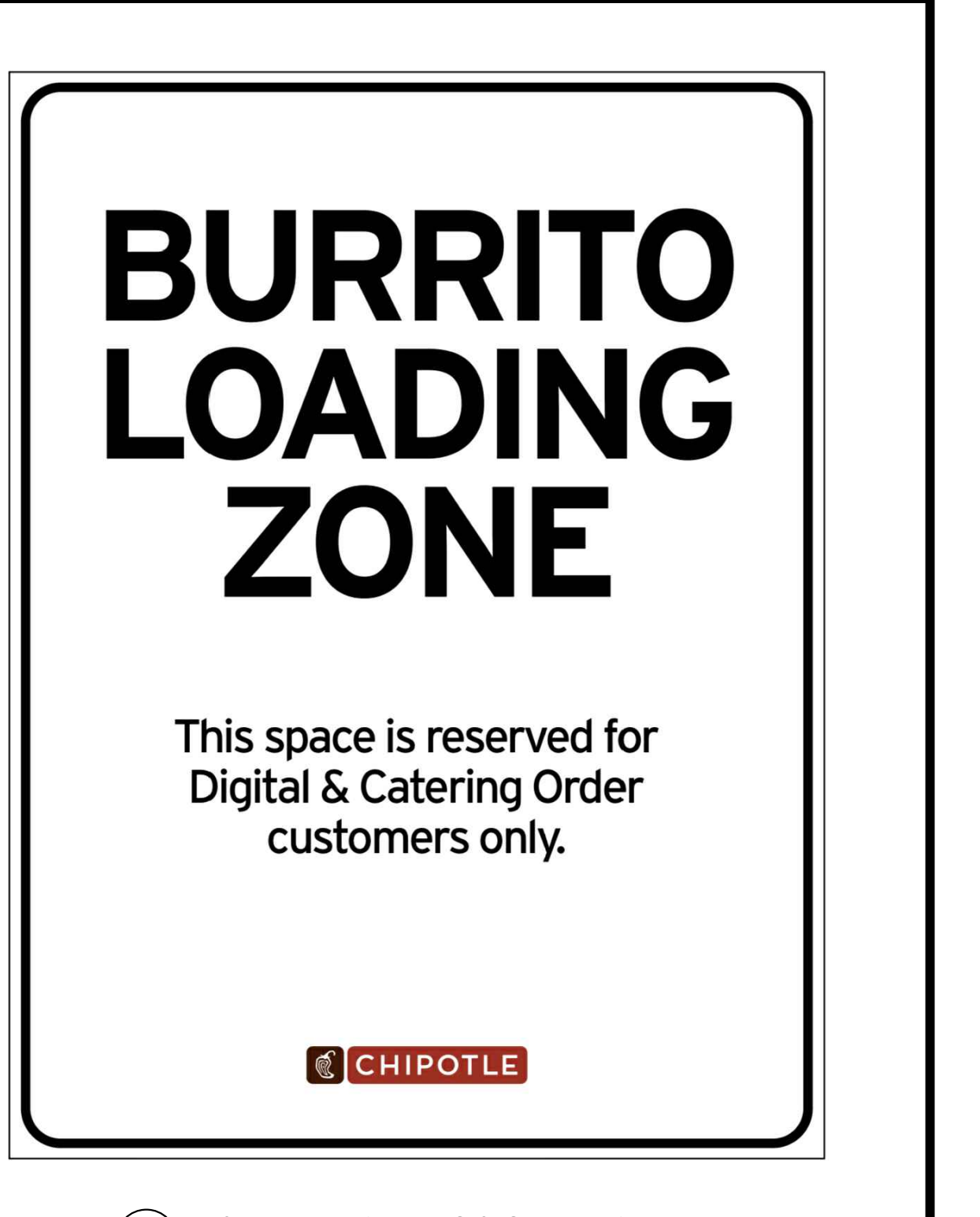
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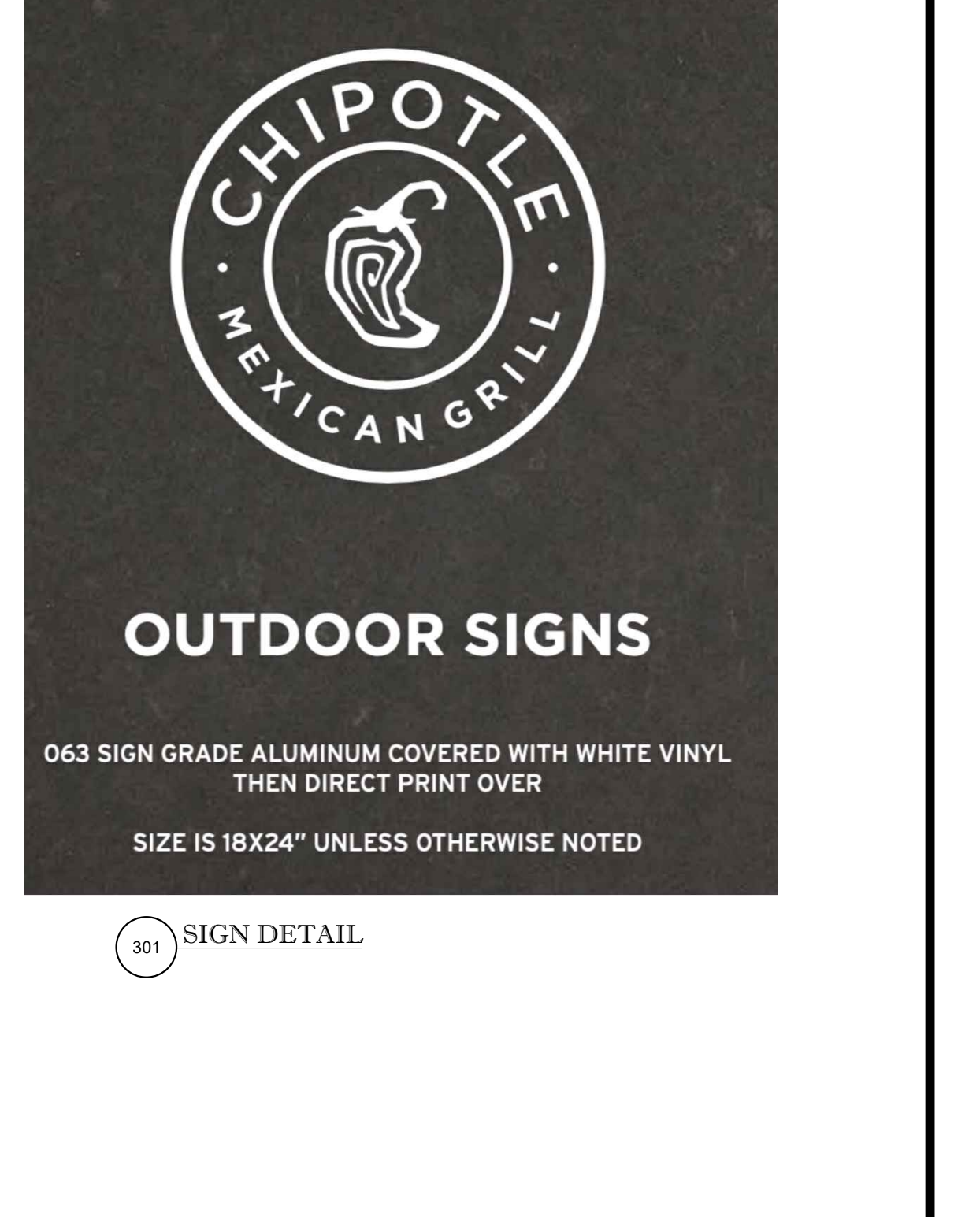
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City of Laurel Planning Commission

Approved: _____ Date: _____

Chairman Secretary

C-303

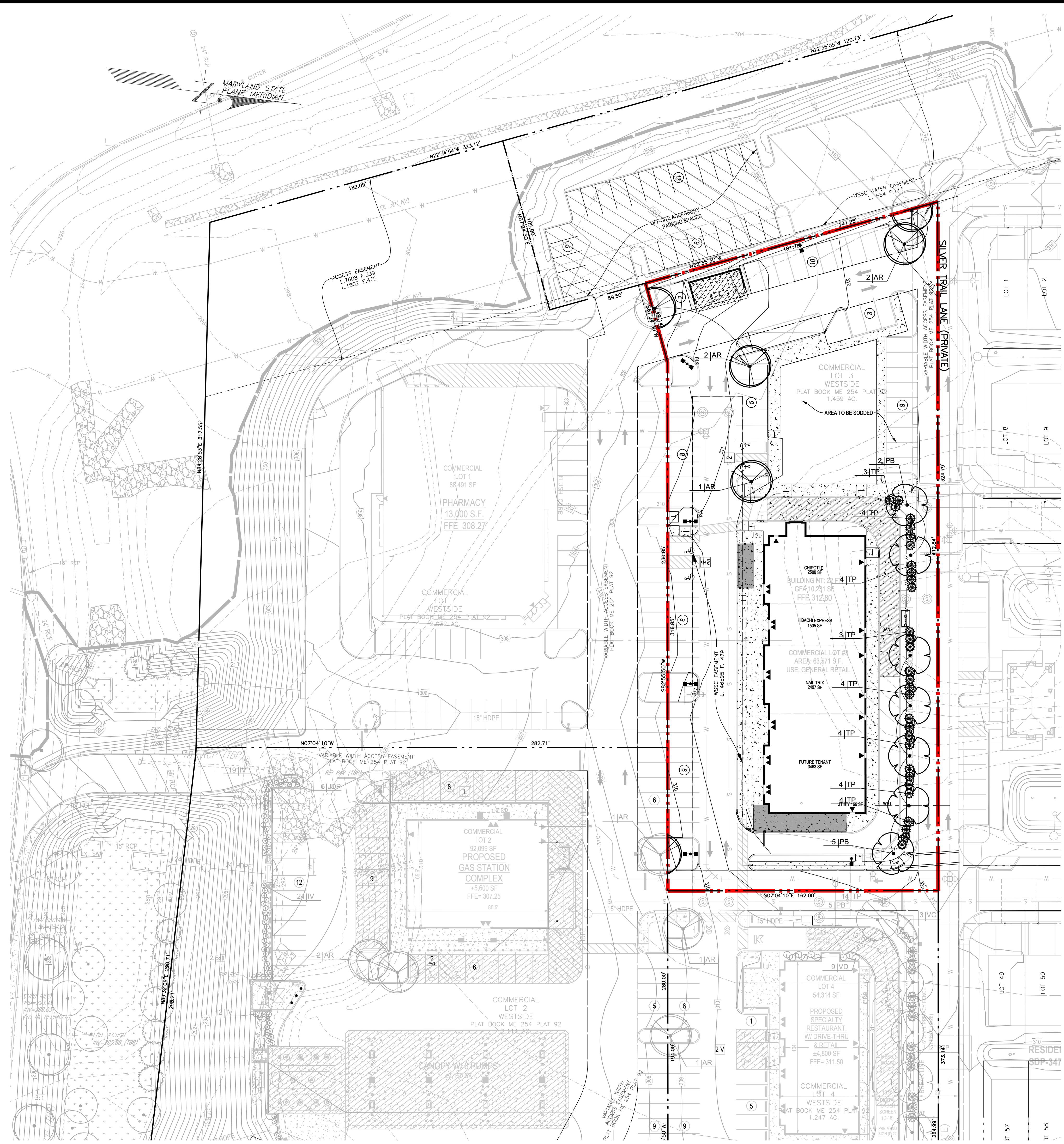
ATWELL

DATE DESCRIPTION BY

12/21/2023

SEPTEMBER 2023

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



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

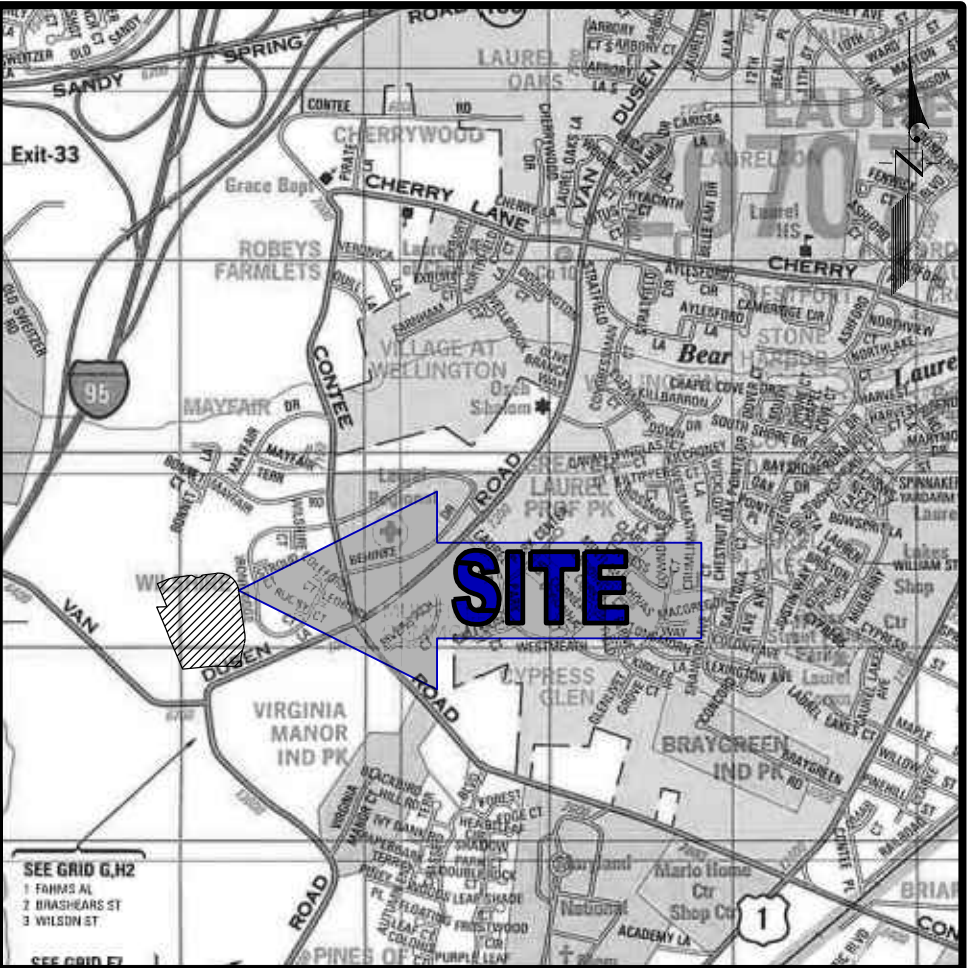
STREET TREES			
NOTE: THE SYMBOL "M" INDICATES MATERIAL UTILIZED TO MEET THIS REQUIREMENT			
ROADWAY	LINEAR FOOTAGE / CALCULATIONS	TREES REQUIRED	TREES PROVIDED
SILVER TRAIL LANE (PRIVATE ROAD)	412 L.F. - 36 L.F. (ENTRANCES) / 40 = 9.4 (10)	10 SHADE TREES	7 SHADE TREES 30 SHRUBS

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 MAY BE SUBSTITUTED FOR ONE (1) SHADE TREE	
TWO (2) EVERGREEN TREES MAY BE SUBSTITUTED FOR ONE (1) SHADE TREE	
TEN (10) SHRUBS MAY BE 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 ADD THE MAP PEOPLE
SCALE: 1"=2000'

LEGEND

- 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 UTILITY 1-800-257-7777, FORTY-FOUR (44) HOURS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.

City of Laurel Planning Commission

Approved: _____ Date: _____

Chairman Secretary

City of Laurel DPW

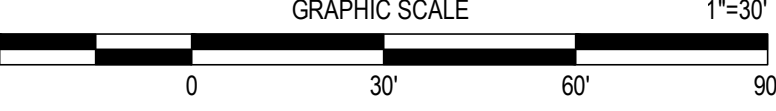
DATE RECEIVED BY DPW: _____ DATE RETURNED TO ECD: _____

DPW REVIEWER: _____ DATE: _____


DPW DIRECTOR (OR DESIGNER): _____ DATE: _____

APPROVED: _____ APPROVED W/COMMENTS: _____ REVIEWED: _____ REJECTED: _____

SPECIAL EXCEPITION
LANDSCAPE AND LIGHTING PLAN
COMMERCIAL LOT 3
WESTSIDE
DISTRICT No. 10
CITY OF LAUREL, MARYLAND



C-701



Kevin Kearney
12/21/2023

DATE	DESCRIPTION	BY
12/21/2023	REVISIONS	

DESIGNED BY	CHECKED BY	RECORDED NO.
SAI	KPC	A97048


ATWELL
866.850.4200 www.atwell-group.com
11721 WOODMORE RD, SUITE 200
MITCHELLVILLE, MD 20721
301.430.2500

L:\C30-PROJ\A97048-C30\DWG\LS-Lot3.dwg, 12/21/2023 8:20:19 AM, kgarvey

City of Laurel Planning Commission

Approved: _____
Date _____
Chairman _____ Secretary _____

City of Laurel

DPW

DATE RECEIVED BY DPW: _____ DATE RETURNED TO ECD: _____

DPW REVIEWER: _____ DATE: _____

DPW DIRECTOR (OR DESIGNER): _____ DATE: _____

APPROVED: _____ APPROVED W/COMMENTS: _____ REVIEWED: _____ REJECTED: _____

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

GRAPHIC SCALE 1"=30'


0

30'


60'

90'

C-703

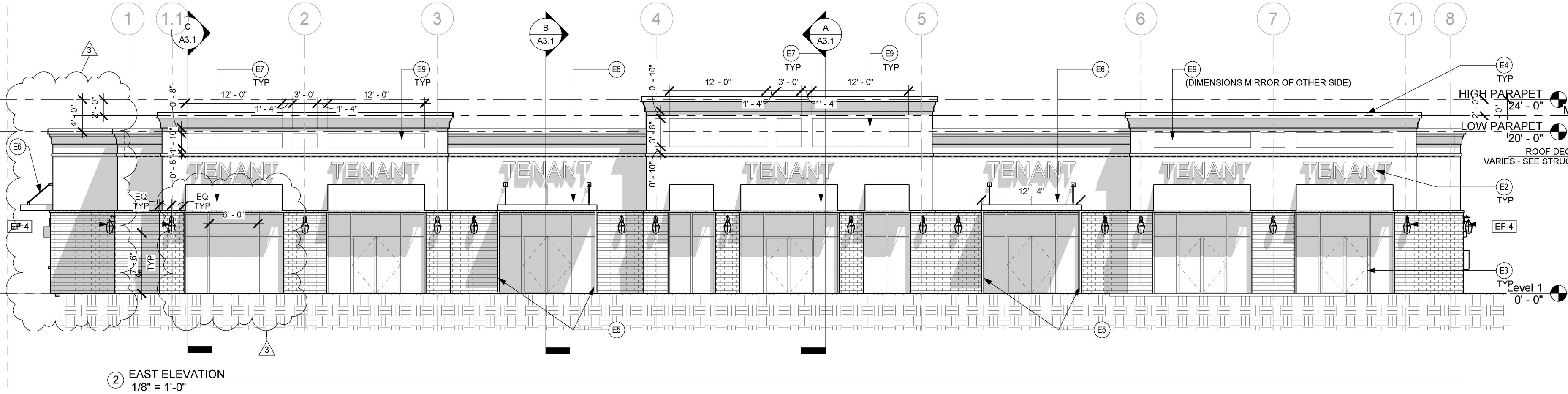


DATE	DESCRIPTION	BY	SCALE 1"=30'	RECORD NO.	A97048
REVISIONS			DATE: SEPTEMBER 2023	DRAWG NO.	

**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.:
DRAWG NO.: A97048

10/19/2023 3:56:35 PM
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1 SOUTH ELEVATION
3/16" = 1'-0"

MATERIALS LEGEND:

- BR-1 - UTILITY SIZE BRICK
MANUFACTURER: CONTINENTAL
STYLE: 594 AUTUMN BLEND
MORTAR COLOR: FLAMINGO TAN M10
CONTACT: POTOMAC VALLEY BRICK & SUPPLY CO
FABIO A. MAYER
703-868-0174
FMAYER@PVBRIK.COM
- DRAINABLE EIFS FACADE
STO. STOTHERM CI OR EQUAL
1.5 MEDIUM TEXTURE
COLOR 1 (MATCH SW 7004 SNOWBOUND)
- DRAINABLE EIFS FACADE
STO. STOTHERM CI OR EQUAL
1.5 MEDIUM TEXTURE
COLOR 2 (MATCH SW 7015 REPOSE GRAY)
- EIFS HALF-ROUND, 4" DIAMETER
COLOR 2 (MATCH SW 7015 REPOSE GRAY)
- EIFS CORNICE
COLOR 2 (MATCH SW 7015 REPOSE GRAY)

"C-J" = MASONRY CONTROL JOINT
(MAXIMUM SPACING: 40'-0")

EXTERIOR LIGHT FIXTURE LEGEND

- EF-1 LITHONIA OLLWU LED UP/DN WALL SCONCE - DARK BRONZE
4000K. REFERENCE ELECTRICAL DRAWINGS
- EF-2 LITHONIA OLLW14 LED Outdoor LED Wall Pack Light with Dusk-to-Dawn Sensor - DARK BRONZE
- SINGLE ENGINE (10 LEDs)
- DIST TYPE SR4
- DMG DIMMING DRIVER (REF ELEC DWGS)
- ELWC EMERG BATT BACKUP AT EXTERIOR DOORS (REF ELEC DWGS)
- EF-3 LITHONIA 6" RECESSED DOWNLIGHT AT CANOPY - LED, OUTDOOR RATED.
- ELWC EMERG BATT BACKUP AT EXTERIOR DOORS (REF ELEC DWGS)
- EF-4 PROGRESS LIGHTING MARQUETTE 18.625" H BLACK MEDIUM BASE E-28 OUTDOOR WALL LIGHT, MODEL P560173-031

EXTERIOR KEYED NOTES

- E1 PER MANF COLLECTOR BOX, SCUPPER, DOWNSPOUT, AND PVC BOOT. TIE IN TO SITE DRAINAGE AT GRADE - COLOR TBD
- E2 NEW SIGNAGE (N/C). APPROVAL, AND INSTALL BY OWNER'S SIGN COMPANY. GC TO COORDINATE BLOCKING AND POWER. REQUIREMENTS WITH SIGN COMPANY.
- E3 REF: FLOOR PLANS FOR STOREFRONT AND DOOR CALLOUTS.
- E4 PRE-MANF METAL WALL CAP W/ DRIP EDGE. REF SECTIONS AND ROOF PLAN
- E5 ALUM GUTTER AND DOWNSPOUT - COLOR TBD. PROVIDE PVC BOOT AND CONNECT UNDERGROUND TO STORM DRAIN.
- E6 PRE-MANF CANOPY WITH SUSPENSION ROD, TURNBUCKLE, CLEVIS SUPPORT. BY MAPES CANOPY. REF STANDARD DETAILS 1-6 AND SPEC ON A3.1. PROVIDE HOLD-OFF FOR PENETRATION THRU EIFS PER MANF REQUIREMENTS. REF STRUCT DWGS FOR BLOCKING.
- E7 AWNING/FRAME BY OTHERS (N/C). GC SHALL COORDINATE BLOCKING REQUIREMENTS WITH OWNER'S AWNING COMPANY.
- E8 REFERENCE MECHANICAL FOR SIZE/SPECS OF LOUVERED AIR INTAKE.
- E9 EIFS 1" DEEPRESSED RELIEF. INSTALL 1" LESS RIGID INSULATION IN THIS AREA AS DIMENSIONED. NON-THERMAL CONDITION (ABOVE ROOFLINE)
- E10 DRIVE THRU WINDOW WITH ROCKLOCK AND SOLDIER COURSE

PROFESSIONAL CERTIFICATION
I HEREBY 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, LICENSE NO. 14233, EXPIRATION DATE MAY 26, 2032

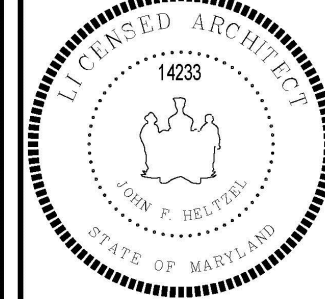


John F. Heltzel
AIA
A PROFESSIONAL CORPORATION

9389 FORESTWOOD LANE
MANASSAS, VIRGINIA 20110
PHONE: 703-530-4170
FAX: 703-361-8671
WWW.HELTZELAIA.COM

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

Project:
Strittmatter-Westside-20.



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

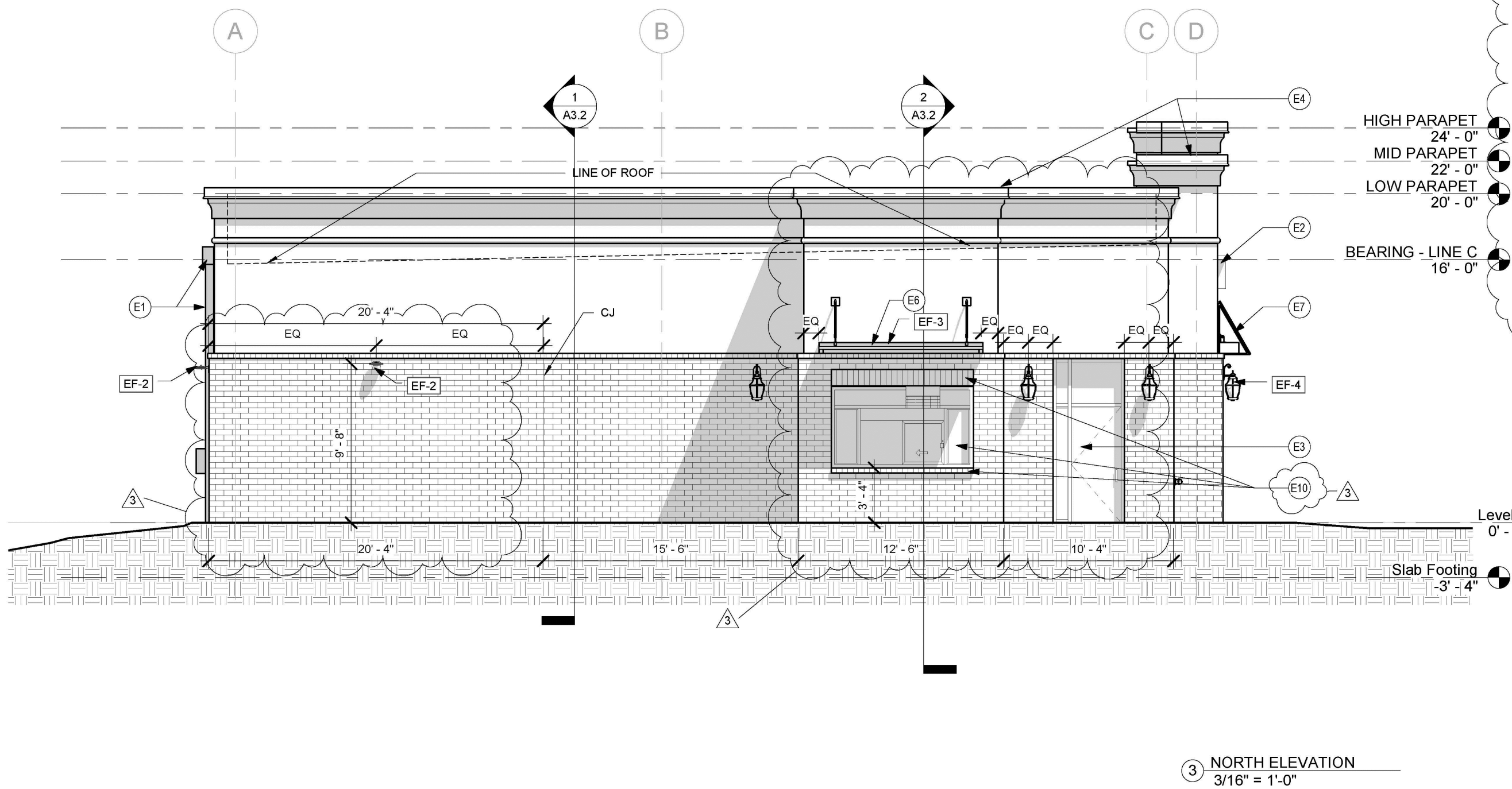
Chairman Secretary

C-901

DATE		DESCRIPTION		BY	SCALE	NOT TO SCALE	DATE	REVISIONS	RECORD NO.	A97048
DATE		DESCRIPTION		BY	SCALE	NOT TO SCALE	DATE	REVISIONS	RECORD NO.	A97048

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MATERIALS LEGEND:

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MANUFACTURER: CONTINENTAL
STYLE: 594 AUTUMN BLEND
MORTAR COLOR: FLAMINGO TAN M10
CONTACT: POTOMAC VALLEY BRICK & SUPPLY CO
FABIOLA MAYER
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- DRAINABLE EIFS FACADE.
STO. STOTHELM CI OR EQUAL
1.5 MEDIUM TEXTURE
COLOR 1 (MATCH SW 7004 SNOW/BOUND)
- DRAINABLE EIFS FACADE.
STO. STOTHELM CI OR EQUAL
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COLOR 2 (MATCH SW 7015 REPOSE GRAY)
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SINGLE ENGINE (10 LEDS)
DIST TYPE SR4
DMG DIMMING DRIVER (REF ELEC DWGS)
ELCW EMERG BATT BACKUP AT EXTERIOR DOORS (REF ELEC DWGS)
- EF-3 LITHONIA 6" RECESSED DOWNLIGHT AT CANOPY - LED, OUTDOOR RATED.
ELCW EMERG BATT BACKUP AT EXTERIOR DOORS (REF ELEC DWGS)
- EF-4 PROGRESS LIGHTING MARQUETTE 18.625" H BLACK MEDIUM BASE E-26 OUTDOOR WALL LIGHT, MODEL P560173-091
- EF-5 PARADIGM LED EXTERIOR LED CHANNEL LIGHT - AMC 2410-S W/O PAL LENS AND END CAPS. FLEXSR-48-30-67-24. FURNISHED WIREKOTE MOUNTED NEMA 3R LED DRIVER. SEE QUIKSERV CUSTOM SPEC SHEET FOR LENGTH AND MOUNTING.

EXTERIOR KEYED NOTES

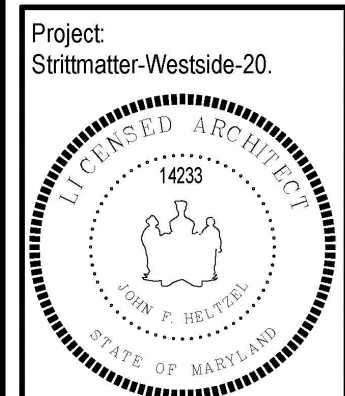
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- E7 AWNING/FRAME BY OTHERS (N.I.C.) G.C. SHALL COORDINATE BLOCKING REQUIREMENTS WITH OWNER'S AWNING COMPANY.
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PROFESSIONAL CERTIFICATION

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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

A2.2

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

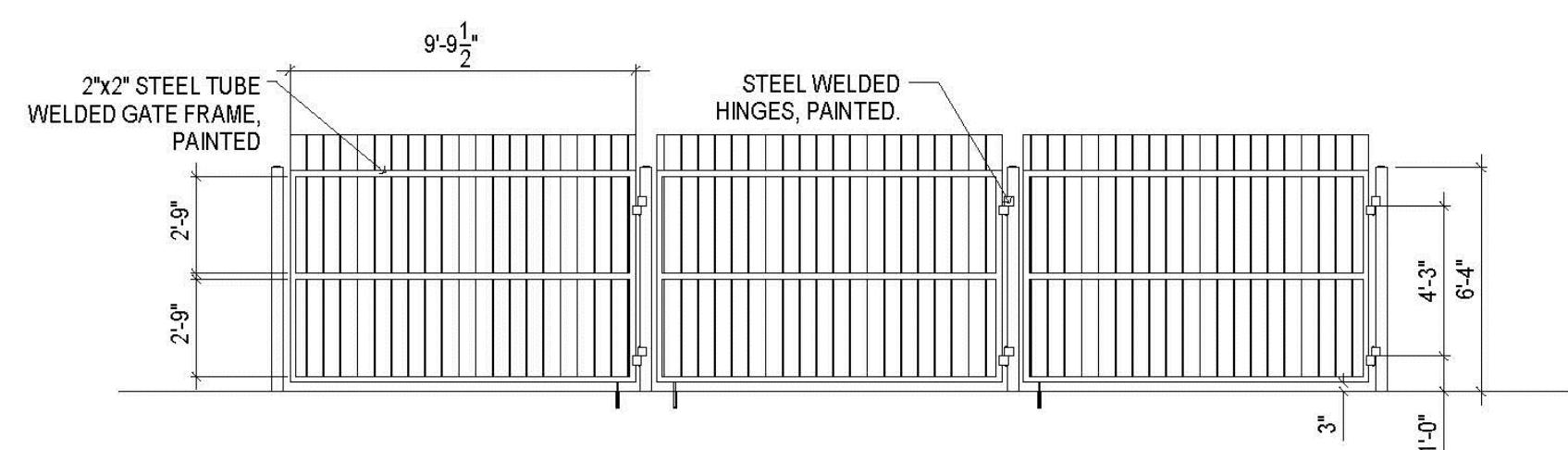
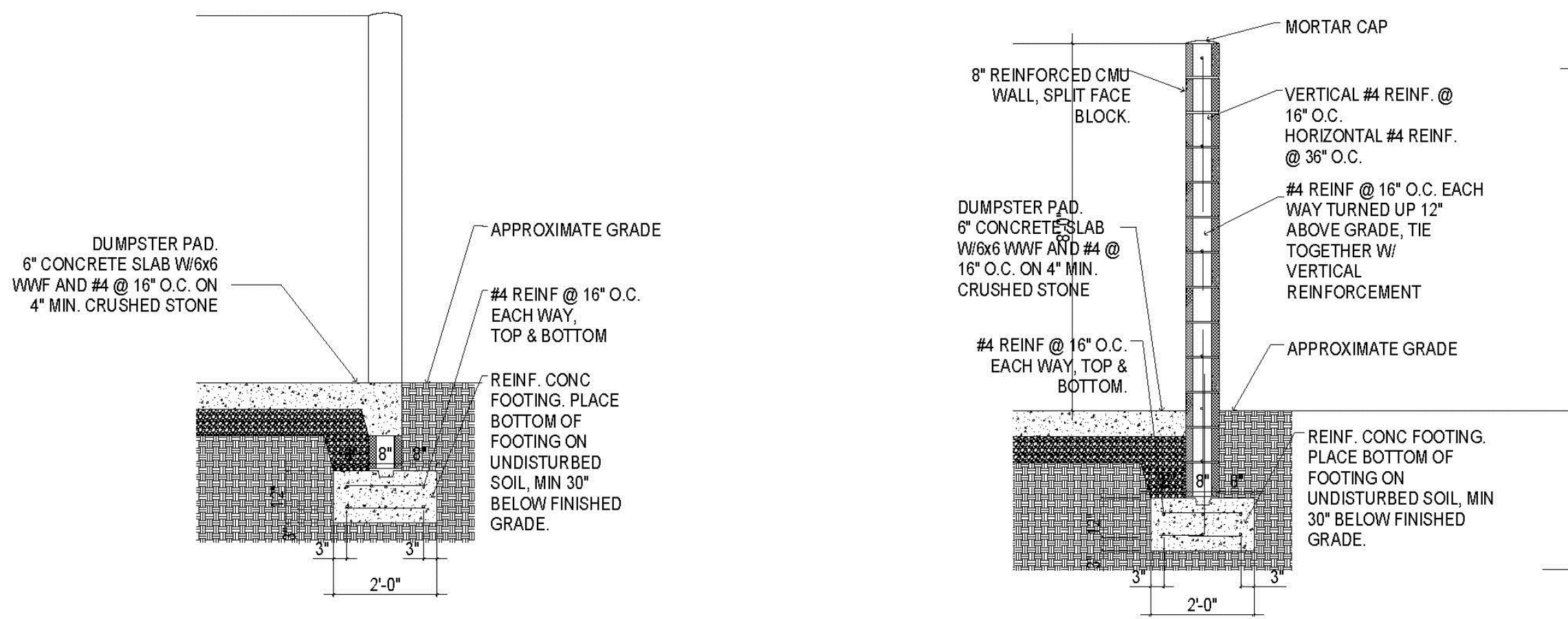
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SAI	SAI	KPC	RECORD NO.	A97048			



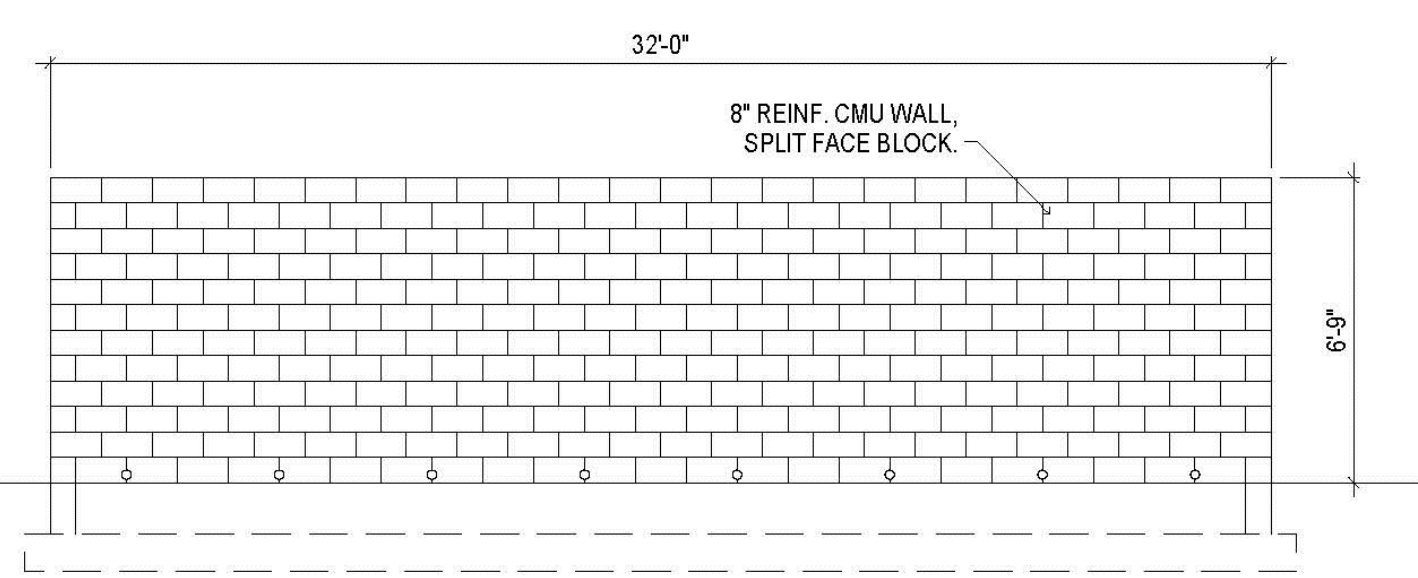
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10/23/2023 3:56:06 PM
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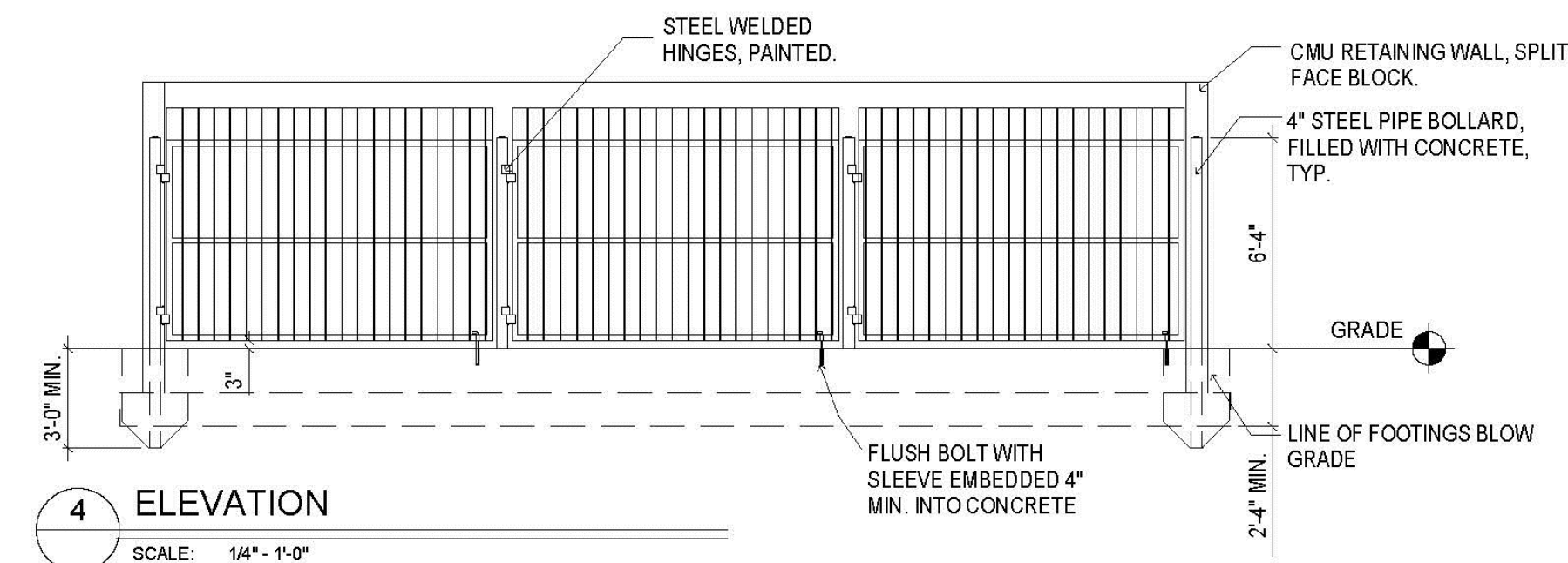
6 GATE STRUCTURE ELEVATION

SCALE: 1/4" = 1'-0"



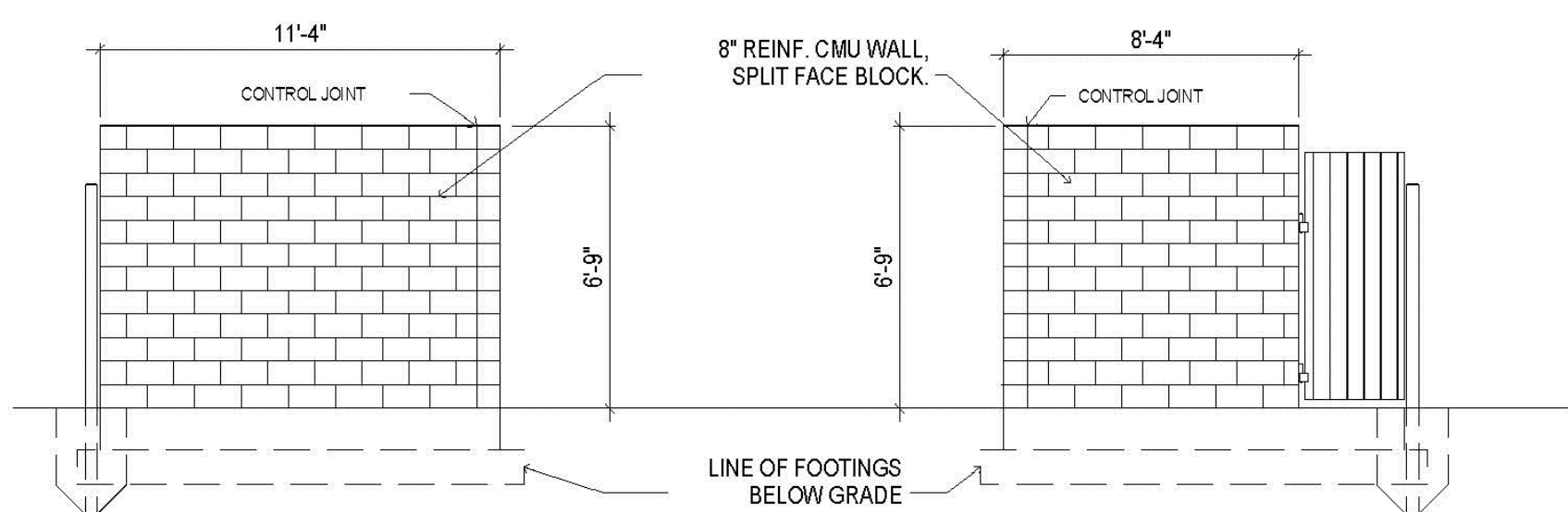
5 ELEVATION

SCALE: 1/4" = 1'-0"



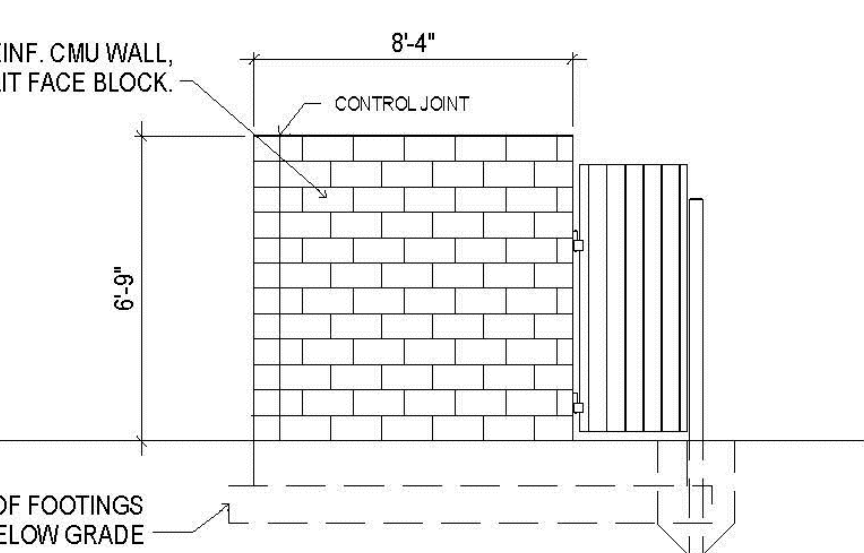
4 ELEVATION

SCALE: 1/4" = 1'-0"



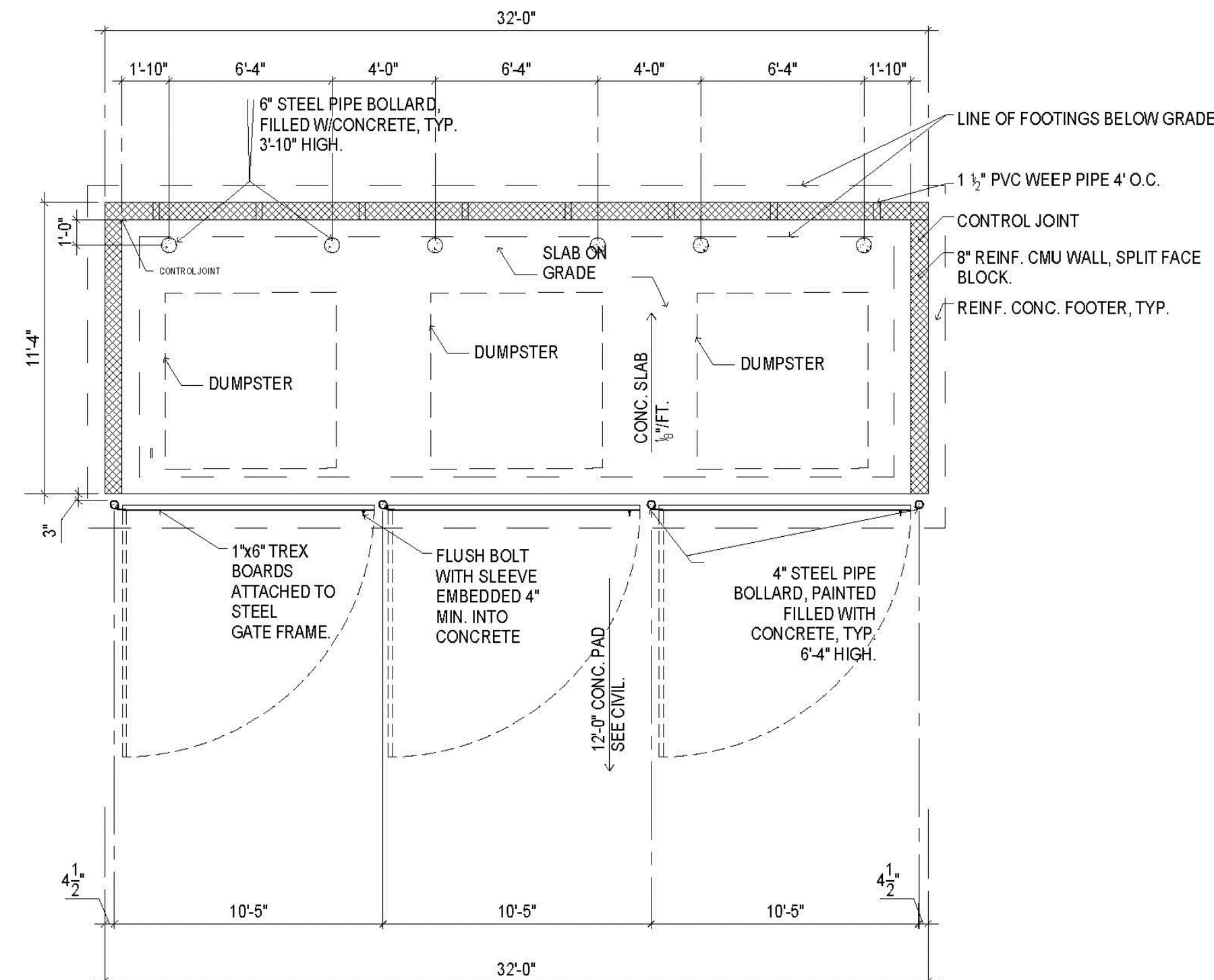
3 ELEVATION

SCALE: 1/4" = 1'-0"



2 ELEVATION

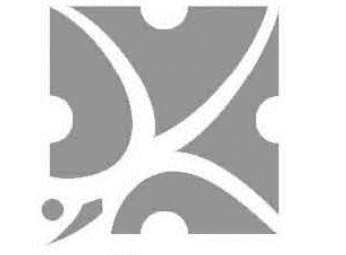
SCALE: 1/4" = 1'-0"



1 FLOOR PLAN

SCALE: 1/4" = 1'-0"

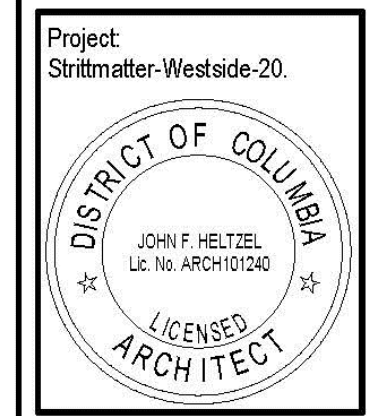
DISTRICT OF COLUMBIA STAMP



John F. Heltzel
AIA
A PROFESSIONAL CORPORATION

9389 FORESTWOOD LANE
MANASSAS, VIRGINIA 20110
PHONE 703-330-6170
FAX 703-361-9671
WWW.HELTEL-AIA.COM

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



PERMIT SET
DATE: 08.08.2022
REVISIONS

SHEET
DUMPSTER ENCLOSURE

A5.3

PERMIT SET

PLANS NOT FOR CONSTRUCTION UNLESS THEY ARE BEARING THE DOCUMENTED APPROVAL(S) BY THE BUILDING PERMIT DEPARTMENT OF THE APPLICABLE JURISDICTION.



City of Laurel Planning Commission

Approved: _____
Date

Chairman

Secretary

C-903

DATE		DESCRIPTION		BY	SCALE	REVISIONS	DATE	RECORD NO.	A97048
DATE		DESCRIPTION		BY	SCALE	REVISIONS	DATE	RECORD NO.	A97048

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SPECIAL EXCEPTION
ARCHITECTURE
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

DRAWN BY	SAI	DESIGNED BY	SAI	CHECKED BY	KPC	RECORD NO.	A97048
DATE	SEPTEMBER 2023	SCALE		BY		REVISIONS	