



Chick-fil-A

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Bowman

Certificate of Authorization License No. 35482
13461 Sunrise Valley Dr. Suite 500
Herndon, VA 20171
Phone: (703) 644-1000
www.bowman.com
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Seal



8/20/2024
DAVID PETERSON, P.E.
LICENSE NO. 59816
(FOR THE FIRM)

CHICK-FIL-A
LAUREL FSU

13600 BALTIMORE AVE STE 600
LAUREL, MD

LEGAL DESCRIPTION

BEGINNING AT A POINT IN THE NORTHWESTERLY RIGHT-OF-WAY LIMITS OF BALTIMORE WASHINGTON BLVD, U.S. RTE. 1 (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE POINT OF INTERSECTION OF SAID RIGHT-OF-WAY LIMITS WITH THE DIVISION LINE BETWEEN THE LANDS OF CENTRE AT LAUREL, LLC (LIBER 20415, AT FOLIO 509), ON THE SOUTH AND THE LANDS OF WILLBANK HOTEL PARTNERSHIP-LAUREL LIMITED PARTNERSHIP (LIBER 10012, AT FOLIO 103), ON THE NORTH; THENCE WITH SAID NORTHWESTERLY RIGHT-OF-WAY LIMITS AND WITH THE FUTURE NORTHWESTERLY RIGHT-OF-WAY LIMITS OF BALTIMORE WASHINGTON BLVD., U.S. RTE. 1;

- A. SOUTH 63° 52' 10" EAST, 30.14 FEET TO A POINT, THENCE
- B. CONTINUING 323.05 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,968.72 FEET, A CENTRAL ANGLE OF 09° 24' 04", AND A CHORD BEARING AND A DISTANCE OF SOUTH 35° 35' 48" WEST, 322.66 FEET TO A POINT, THENCE;
- C. CONTINUING NORTH 49° 24' 10" WEST, 39.32 FEET TO THE PLACE OF BEGINNING; THENCE WITH THE PROPOSED LEASE LINE THROUGH THE LANDS OF CENTRE AT LAUREL, LLC (LIBER 20415, AT FOLIO 509), THE FOLLOWING SIX COURSES AND DISTANCES:
- 1. SOUTH 39° 25' 21" WEST, 43.03 FEET TO A POINT, THENCE;
- 2. CONTINUING SOUTH 41° 41' 07" WEST, 90.54 FEET TO A POINT, THENCE;
- 3. CONTINUING NORTH 63° 52' 10" WEST, 256.26 FEET TO A POINT, THENCE;
- 4. CONTINUING NORTH 26° 07' 50" EAST, 152.32 FEET TO A POINT, THENCE;
- 5. CONTINUING SOUTH 63° 48' 00" EAST, 246.40 FEET TO A POINT OF CURVATURE, THENCE;
- 6. CONTINUING 51.59 FEET ALONG THE ARC OF A CURVE ON THE RIGHT, HAVING A RADIUS OF 53.88 FEET A CENTRAL ANGLE OF 54° 51' 35" AND A CHORD BEARING AND DISTANCE OF SOUTH 36° 22' 13" EAST, 49.64 FEET TO THE PLACE OF BEGINNING.

CONTAINING 41,758 SQUARE FEET OR .9586 ACRES, MORE OR LESS

FLOOD ZONE NOTE

FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE #24033C0053E; MAP DATE: 09/16/16

CONTACTS

TENANT CHICK-FIL-A 5200 BUFFINGTON ROAD ATLANTA, GA 30349	WATER & SEWER WASHINGTON SUBURBAN SANITARY COMMISSION DPW@LAUREL.MD.US 301.206.4002	TELEPHONE/CABLE XFINITY (COMCAST)- CABLE 800.266.2278
ENGINEER 13461 SUNRISE VALLEY DRIVE, SUITE 500 HERNDON, VA 20171 JOSEF-RUBEN CRUZ 240.813.9842 JOSEFCRUZ@BOWMAN.COM	GAS BALTIMORE GAS & ELECTRIC LAURELPIO@LAUREL.MD.US 301.725.5300	VERIZON - FIBER OPTIC 800.837.4966
SURVEYOR BOWMAN 101 SOUTH STREET, S.E. LEESBURG, VA 20175 703.443.2400	ELECTRIC BALTIMORE GAS & ELECTRIC LAURELPIO@LAUREL.MD.US 301.725.5300	



City of Laurel Planning Commission

Approved: _____
Date: _____

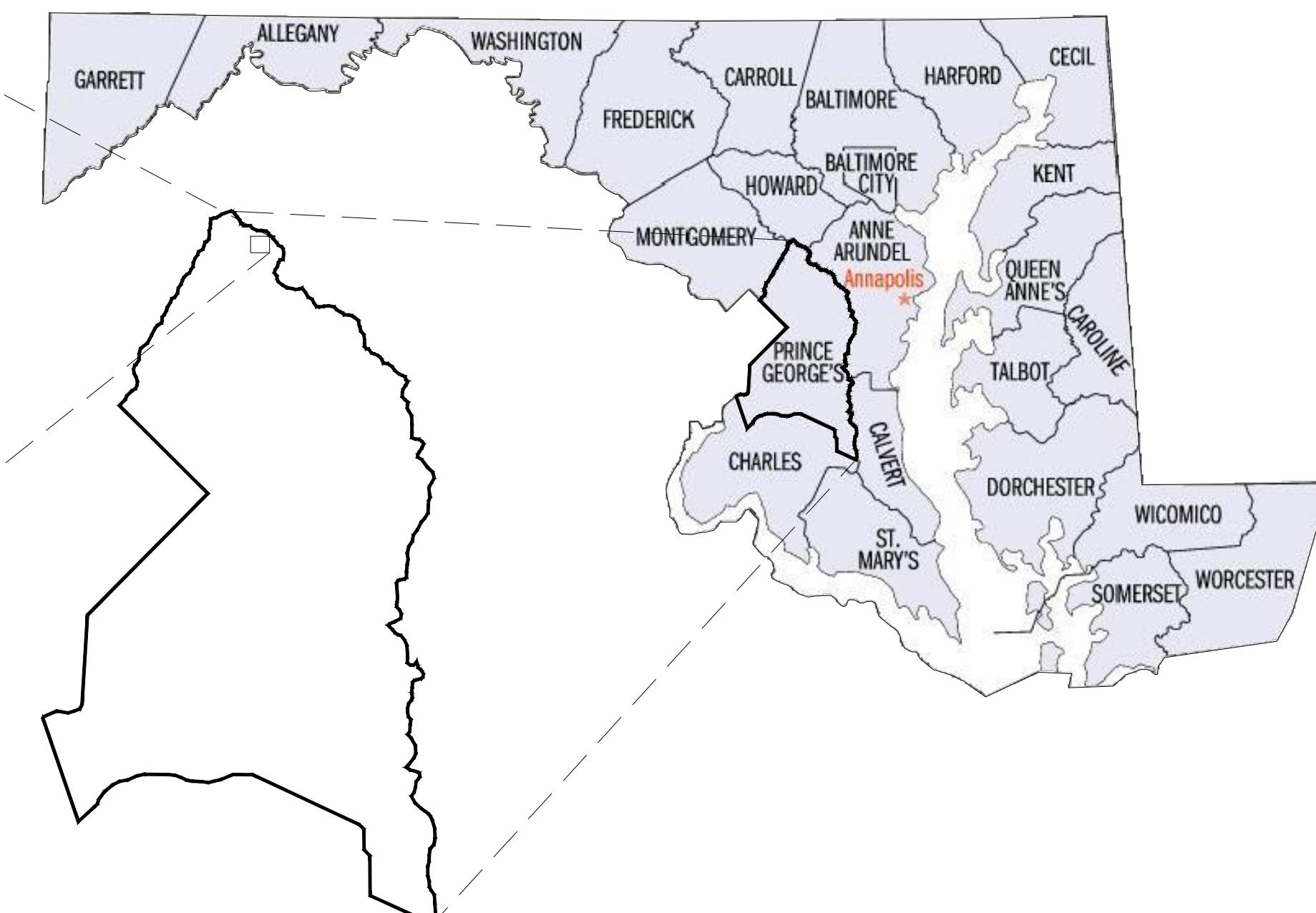
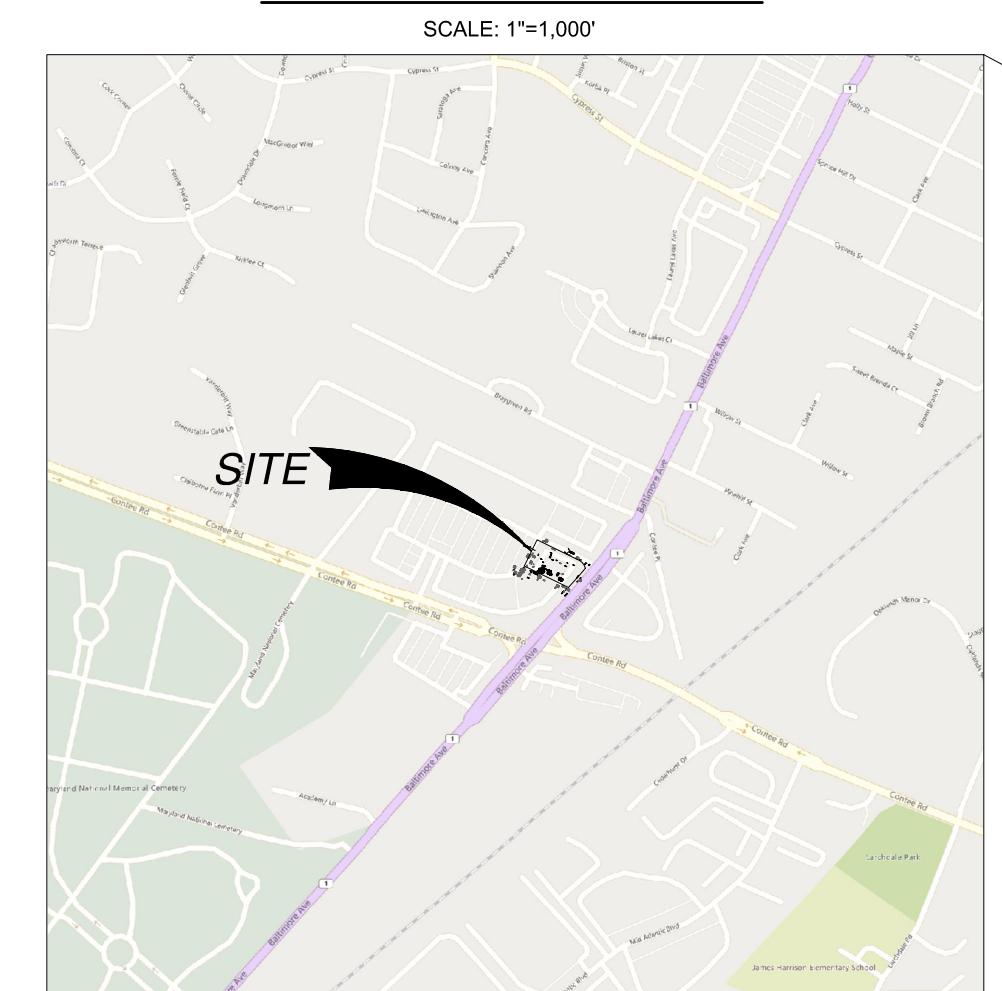
Chairman

Secretary

SITE DEVELOPMENT PLANS FOR LAUREL CHICK-FIL-A

MAP: 0010 GRID: 00A2 PARCEL: 0009
LIBER: 20415 FOLIO: 509
OUTPARCEL
LIBER: 22548 FOLIO: 491
STORE #01646

VICINITY MAP

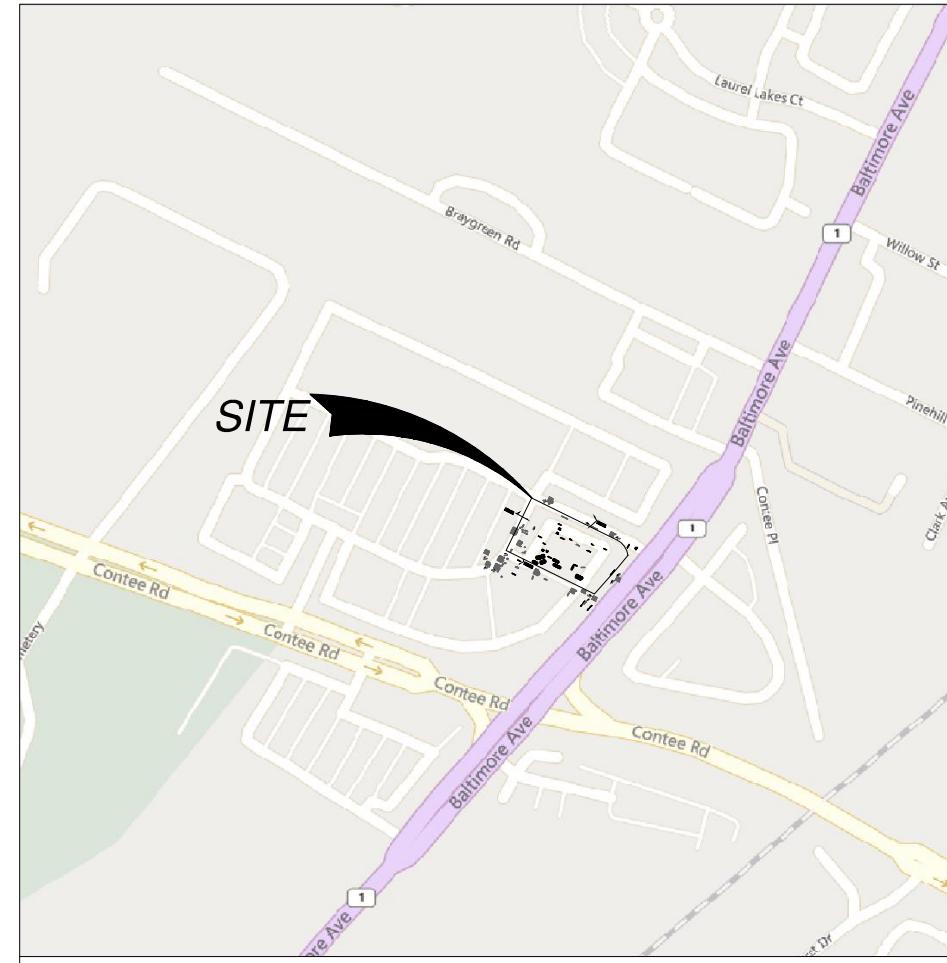


SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C-1.0	Cover Sheet
C-1.1	Existing Conditions Plan
C-2.0	Site Plan

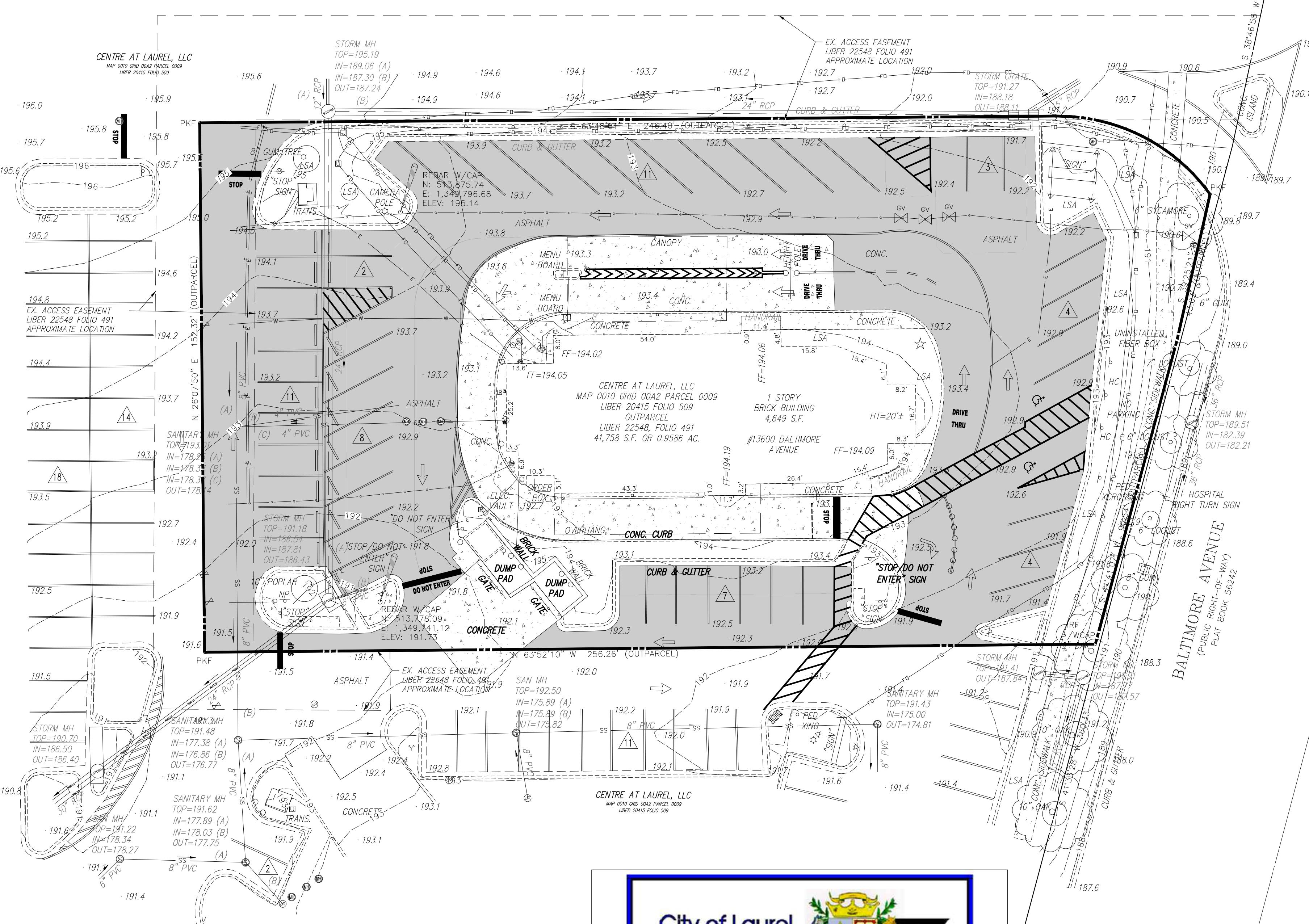
City of Laurel	
DPW	
DATE RECEIVED BY DPW: _____	DATE RETURNED TO ECD: _____
DPW REVIEWER: _____	DATE: _____
DPW DIRECTOR (OR DESIGNEE): _____	DATE: _____
APPROVED: _____ APPROVED W/COMMENTS: _____ REVIEWED: _____ REJECTED: _____	

CURRENT DESIGN
NOTE APPLIED: 2021-005
PROJECT #: 010014-01-225
PRINTED FOR: _____
DATE: 08/20/2024
DRAWN BY: JOC

FOR PERMIT
COVER SHEET
SHEET NUMBER: C-1.0



VICINITY MAP
1"=500'



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Chairman

Secretary

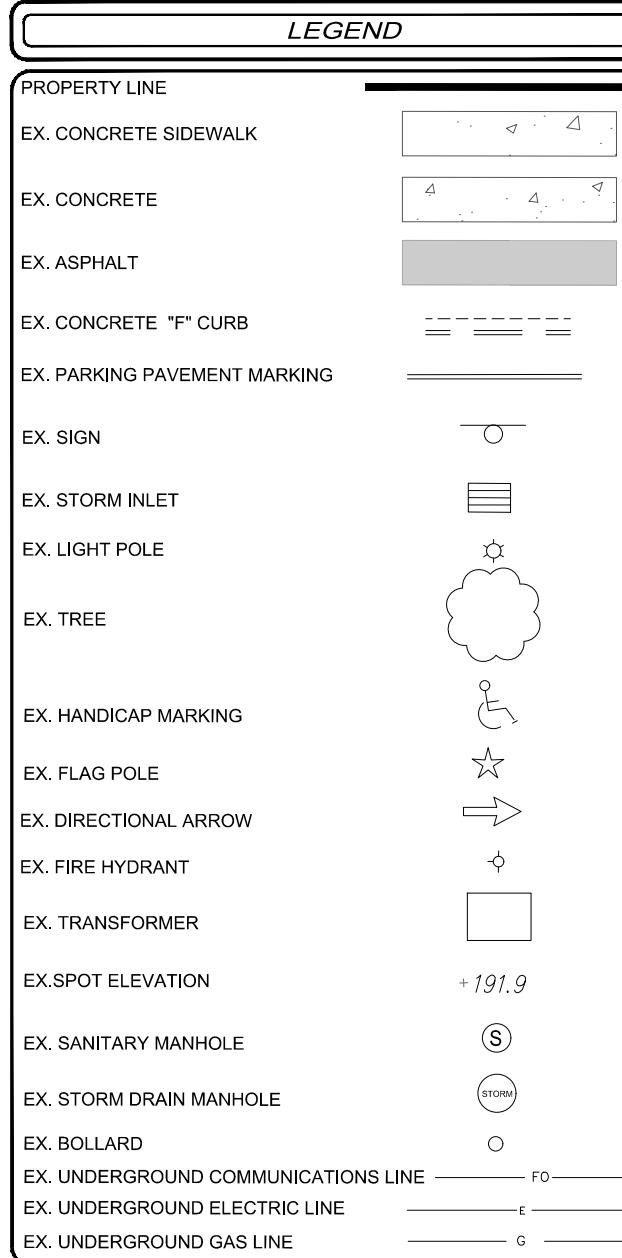


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FLOOD ZONE NOTE
FLOOD ZONE: X. BASE FLOOD ELEVATION: NONE
#2403C0053E; MAP DATE: 09/16/16

CHICK-FIL-A LAUREL, MD

13600 BALTIMORE AVE STE 600
LAUREL, MD

FSU# 01646

REVISION SCHEDULE
NO. DATE DESCRIPTION

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FOR PERMIT
EXISTING CONDITIONS PLAN
C-1.1

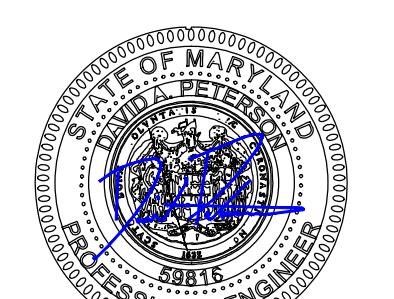


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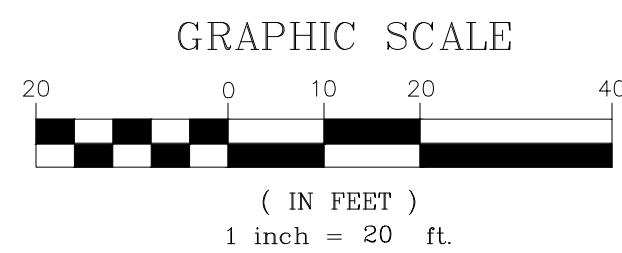
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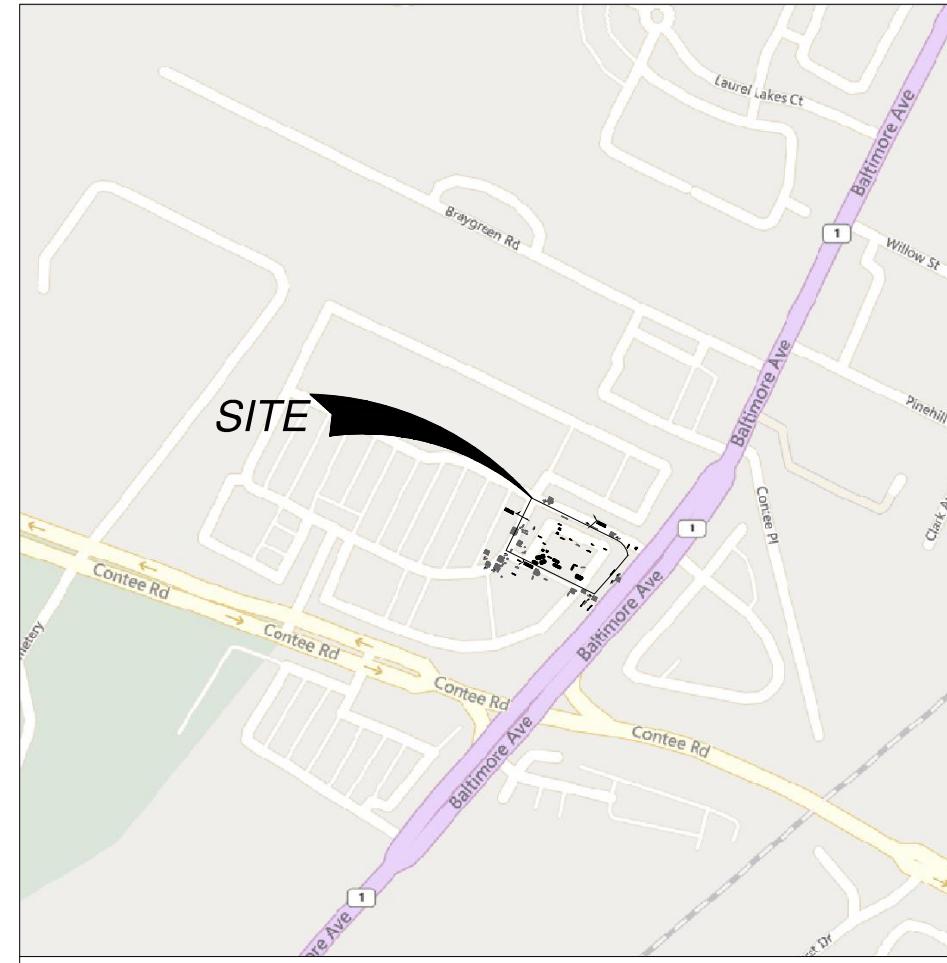
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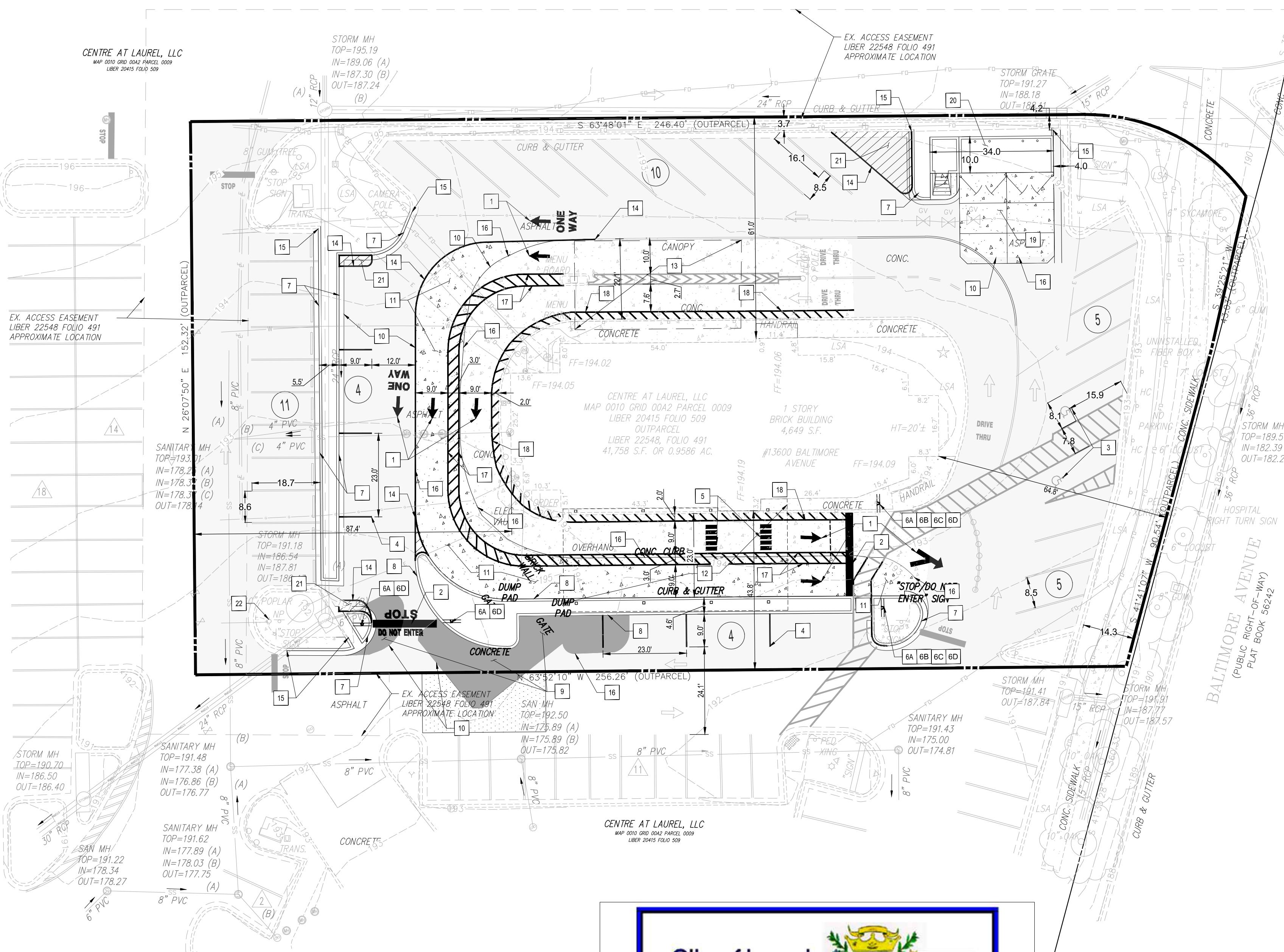
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1 inch = 20 ft



VICINITY MAP
1"=500'



SITE SUMMARY	
JURISDICTION	CITY OF LAUREL
ZONING	C-SH - (COMMERCIAL SHOPPING CENTER ZONE)
USE	FAST FOOD RESTAURANT WITH DRIVE THRU
PARCEL ID	0009
LOT	41,758 SF (0.959 AC)
BUILDING	4,649 SF
SIZE	PARKING
	9' X 18'@90°; 9' X 18'@60°; 9' X 23'@0°

PARKING CALCULATIONS			
USE	QTY	RATIO	REQUIRED
CITY OF LAUREL REQUIRED PARKING (PER SPECIAL EXCEPTION NO. 898_13600 BALTIMORE AVENUE, CFA)	24		
EXISTING PARKING	52		
HANDICAP PARKING PROVIDED	2		
PROPOSED TOTAL PARKING	39		
NET LOSS OF PARKING	13		

BUILDING SETBACKS		
SETBACKS	REQUIRED	PROVIDED
FRONT (EAST)	50.0'	64.8'
REAR (WEST)	50.0'	87.4'
SIDE (NORTH)	50.0'	61.0'
SIDE (SOUTH)	50.0'	43.8'

PROPOSED SITE CALCULATIONS			
PROPOSED AREA	SF	ACRES	%
TOTAL PARCEL AREA	41,758	0.96	100.00%
PROP. OPEN SPACE (LANDSCAPE)	5,966	0.14	14.29%
PROP. PERVIOUS AREA	5,966	0.14	14.29%
PROP. IMPERVIOUS AREA	35,792	0.82	85.71%
PROP. BUILDING AREA	4,649	0.11	11.13%
PROP. PAVEMENT AREA	31,143	0.71	74.58%
PROP. VEHICULAR USE AREA	26,351	0.60	63.10%

SITE NOTES

- [1] CONST. DIRECTIONAL ARROW (TYP.)
- [2] CONST. 24" STOP LINE GRAPHIC
- [3] EXIST. HANDICAP STALL WITH PAINTED ACCESSIBILITY SYMBOL
- [4] CONST. PARALEL PARKING STALL (6" WHITE STRIPING)
- [5] CONST. HIGH EMPHASIS CROSSWALK
- [6] DIRECTIONAL SIGNAGE
- [6A] STOP SIGN (R1-1, 30" X 30")
- [6B] NO LEFT TURN SIGN (24" X 18")
- [6C] RIGHT TURN ONLY SIGN (24" X 18")
- [6D] DO NOT ENTER SIGN (R5-1, 30" X 30")
- [7] CONST. CURB AND GUTTER
- [8] CONST. CURB
- [9] CONST. ASPHALT PAVEMENT
- [10] CONST. PAVEMENT EDGE
- [11] CONST. CONCRETE PAVING DRIVE-THRU LANE
- [12] CONST. DOUBLE MEAL DELIVERY CANOPY BY OTHERS
- [13] EXIST. DOUBLE LANE F2F ORDER CANOPY
- [14] CONST. 6" WIDE YELLOW STRIPING
- [15] CONNECT TO EXISTING CURB
- [16] CONNECT TO EXISTING EDGE OF PAVEMENT
- [17] CONST. SOLID 4" WHITE STRIPING ON ENDS W/ 4" WIDE STRIPES @ 3' O.C., WHITE REFLECTIVE PAINT WITH ANTI-SLIP ADHESIVE
- [18] CONST. SOLID 4" WHITE STRIPING ON ENDS W/ 4" WIDE STRIPES @ 3' O.C.
- [19] CONST. CONCRETE APRON PAVING DUMPSTER
- [20] CONST. DUMPSTER AND STORAGE
- [21] CONST. 4" WIDE YELLOW STRIPING
- [22] EXIST. FIRE HYDRANT



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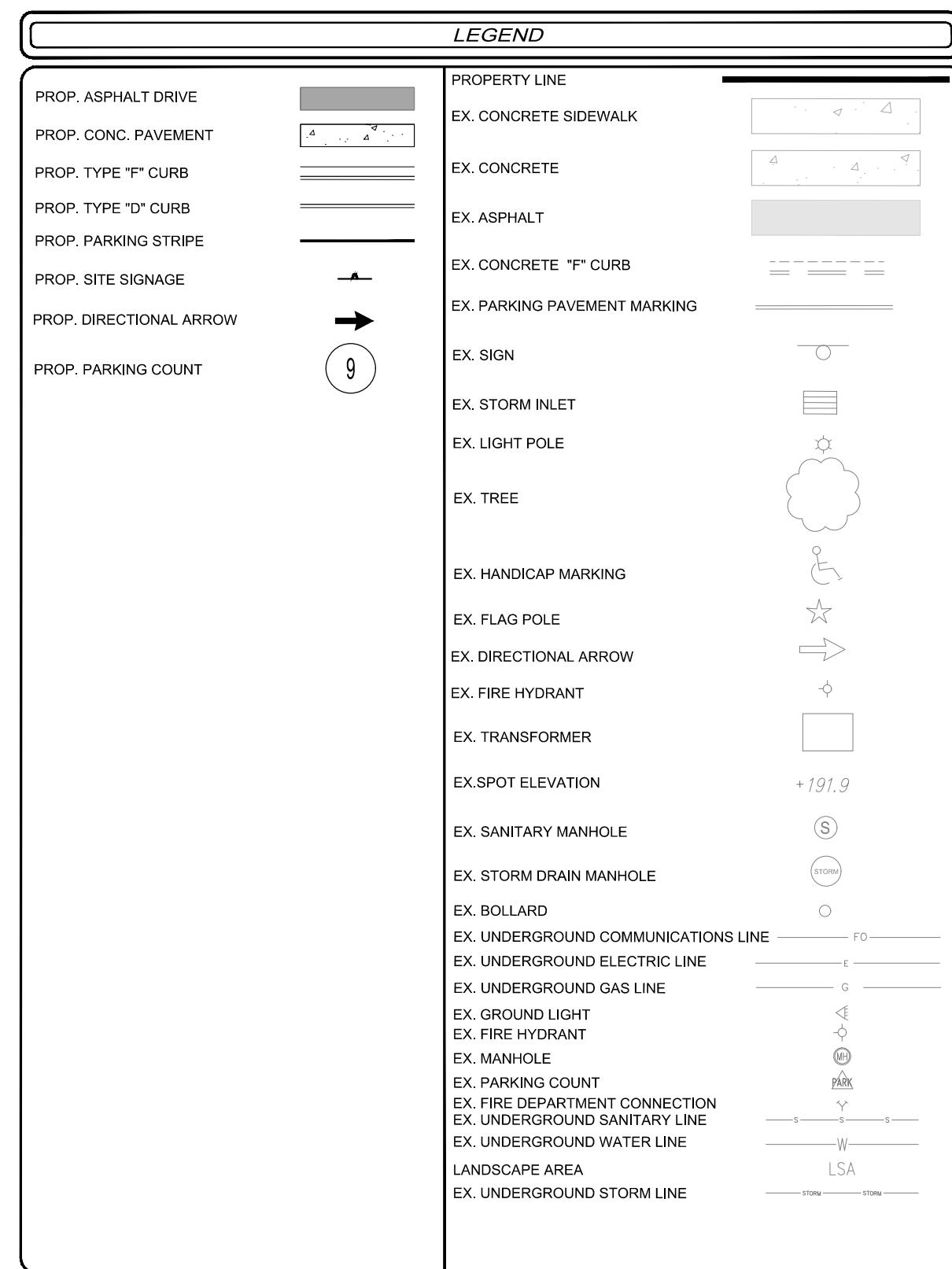


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GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

FOR PERMIT
C-2.0

SHEET
SITE PLAN
SHEET NUMBER