

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

ENGINEER
13461 SUNRISE VALLEY DRIVE, SUITE 500
HERNDON, VA 20171
JOSEF-RUBEN CRUZ
240.813.9842
JOSEFCRUZ@BOWMAN.COM

SURVEYOR
BOWMAN
101 SOUTH STREET, S.E.
LEESBURG, VA 20175
703.443.2400

WATER & SEWER
WASHINGTON SUBURBAN SANITARY
COMMISSION
DPW@LAUREL.MD.US
301.206.4002

GAS
BALTIMORE GAS & ELECTRIC
LAURELPJO@LAUREL.MD.US
301.725.5300

ELECTRIC
BALTIMORE GAS & ELECTRIC
LAURELPJO@LAUREL.MD.US
301.725.5300

TELEPHONE/CABLE
XFINITY (COMCAST)- CABLE
800.266.2278

VERIZON - FIBER OPTIC
800.837.4966

SITE DEVELOPMENT PLANS
FOR

LAUREL
CHICK-FIL-A

MAP: 0010 GRID: 00A2 PARCEL: 0009

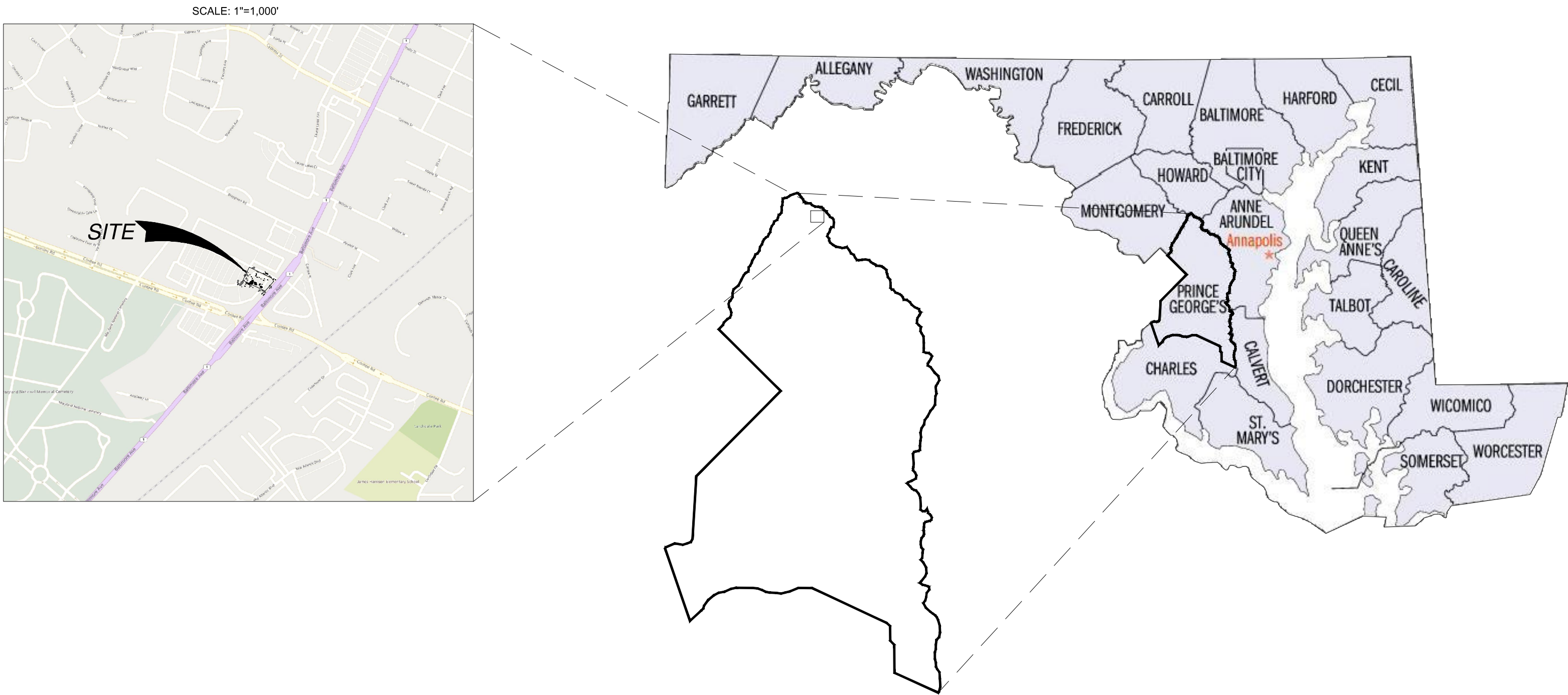
LIBER: 20415 FOLIO: 509

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 Planning Commission

Approved: _____

Date

Chairman

Secretary



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

DPW REVIEWER: _____ DATE: _____

DPW DIRECTOR (OR DESIGNEE): _____ DATE: _____

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5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Bowman

Certificate of Authorization License No. 36482
13461 Sunrise Valley Dr. Suite 500
Herndon, VA 20171
Phone: (703) 464-1000
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

FSU# 01646

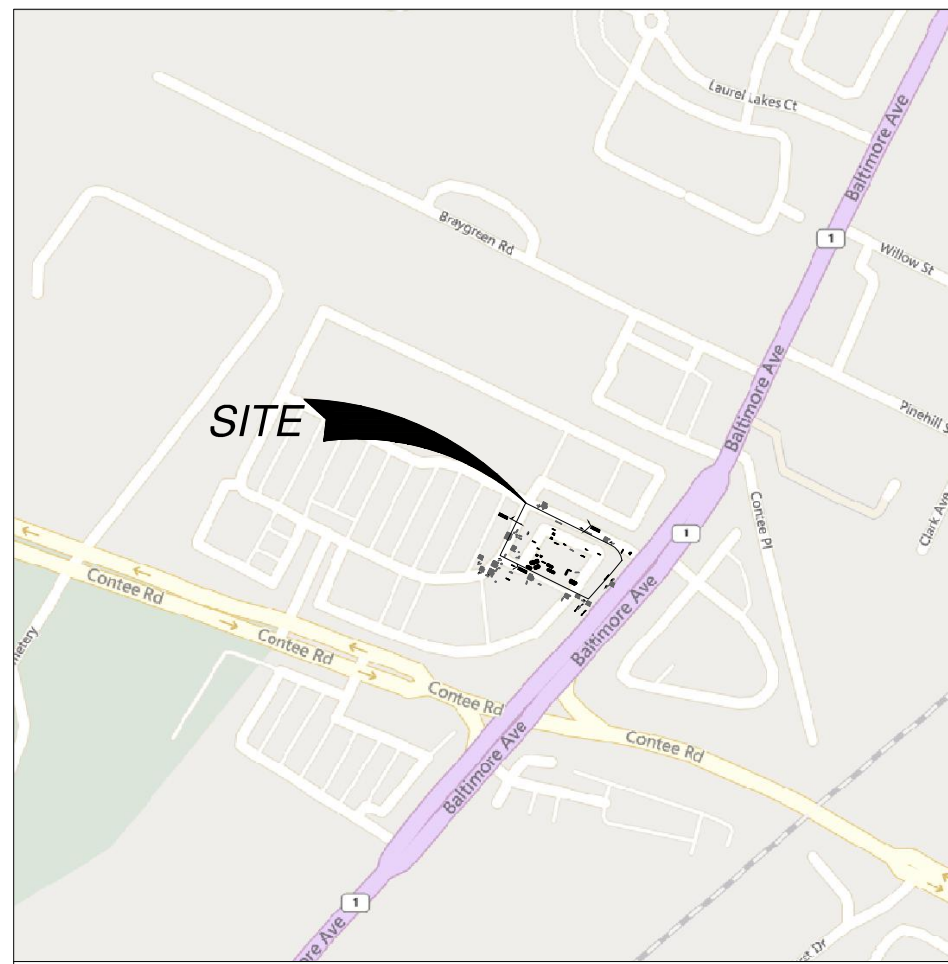
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NO. DATE DESCRIPTION

CURRENT DESIGN
NOTE APPLIED 2021-005
PROJECT # 010014-01-225
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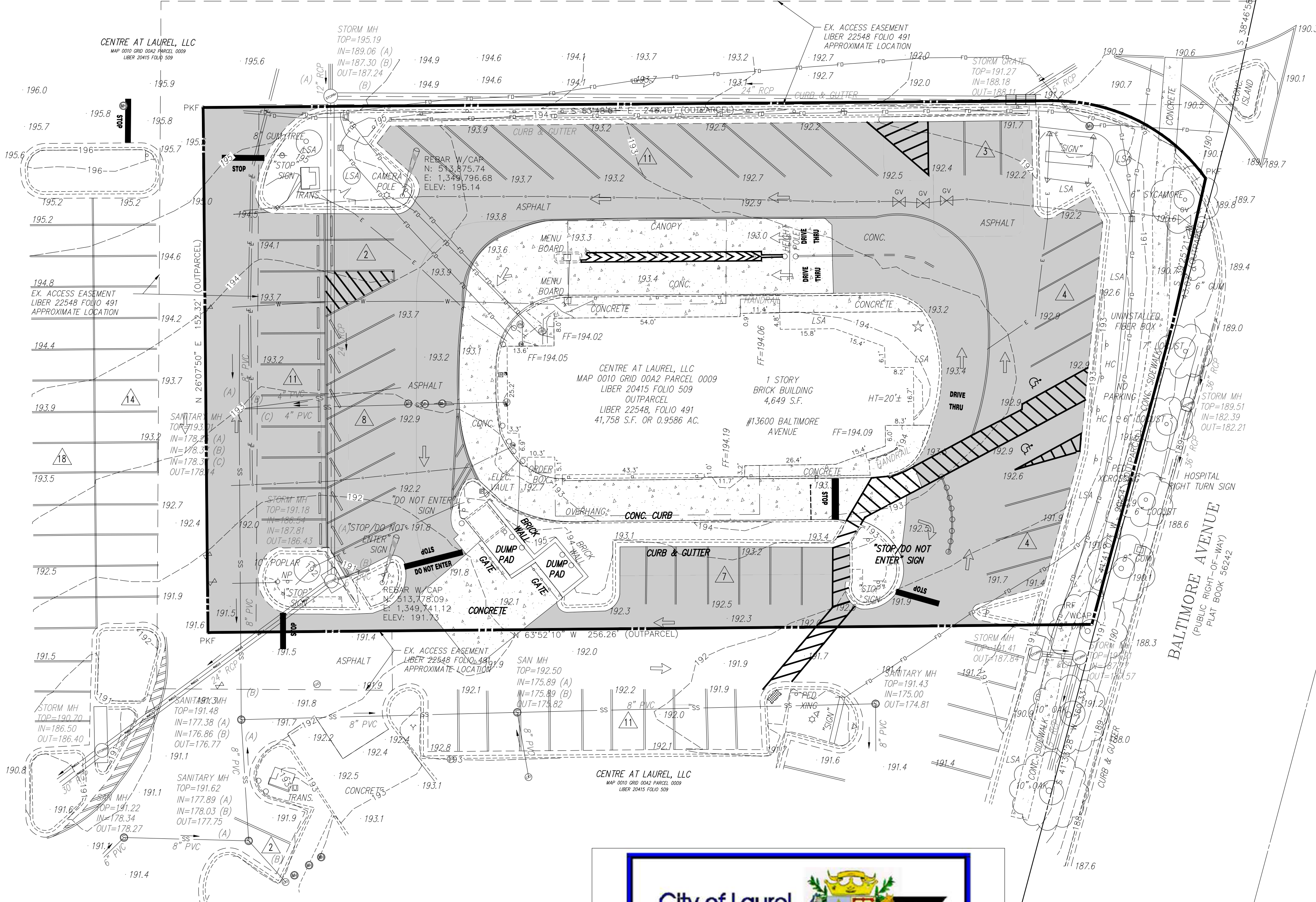
SHEET
COVER SHEET
SHEET NUMBER

C-1.0

FOR PERMIT



VICINITY MAP
1"=500'



LEGEND	
PROPERTY LINE	
EX. CONCRETE SIDEWALK	
EX. CONCRETE	
EX. ASPHALT	
EX. CONCRETE 12" CURB	
EX. PARKING PAVEMENT MARKING	
EX. SIGN	
EX. STORM INLET	
EX. LIGHT POLE	
EX. TREE	
EX. HANDICAP MARKING	
EX. FLAG POLE	
EX. DIRECTIONAL ARROW	
EX. FIRE HYDRANT	
EX. TRANSFORMER	
EX. SPOT ELEVATION	+ 191.9
EX. SANITARY MANHOLE	
EX. STORM DRAIN MANHOLE	
EX. BOLLARD	
EX. UNDERGROUND COMMUNICATIONS LINE	FO
EX. UNDERGROUND ELECTRIC LINE	E
EX. UNDERGROUND GAS LINE	G

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



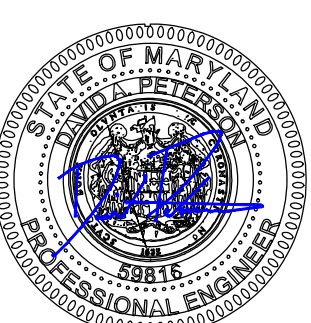
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SHEET
EXISTING CONDITIONS PLAN
SHEET NUMBER

C-1.1



City of Laurel Planning Commission

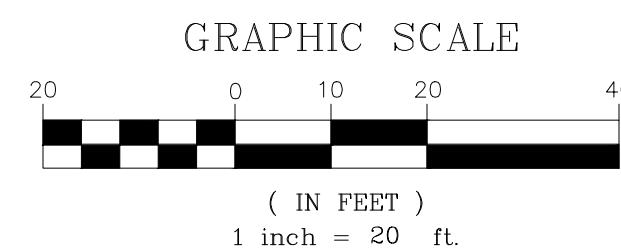
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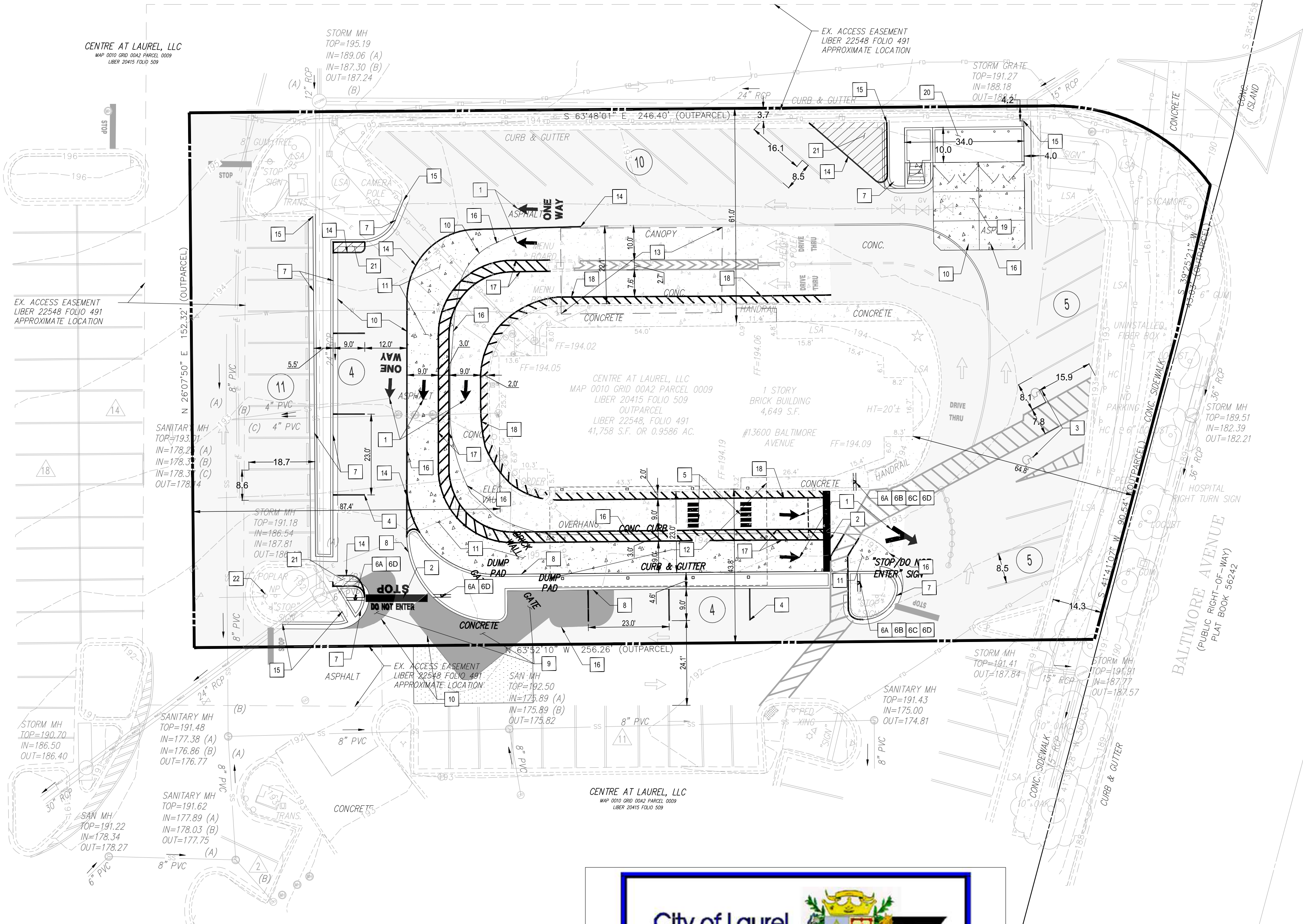
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VICINITY MAP
1"=500'



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

PARKING CALCULATIONS			
USE	QTY	RATIO	REQUIRED
CITY OF LAUREL REQUIRED PARKING (PER SPECIAL EXCEPTION NO. 899_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'

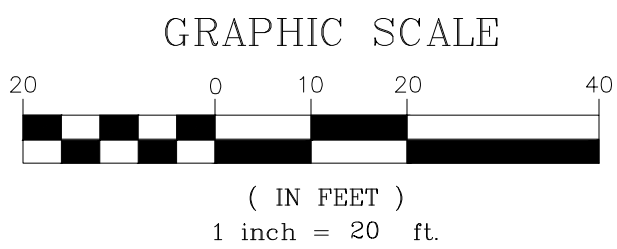
LEGEND	
PROP. ASPHALT DRIVE	EX. CONCRETE SIDEWALK
PROP. CONC. PAVEMENT	EX. CONCRETE
PROP. TYPE "F" CURB	EX. ASPHALT
PROP. TYPE "D" CURB	EX. CONCRETE "F" CURB
PROP. PARKING STRIPE	EX. PARKING PAVEMENT MARKING
PROP. SITE SIGNAGE	EX. SIGN
PROP. DIRECTIONAL ARROW	EX. STORM INLET
PROP. PARKING COUNT	EX. LIGHT POLE
	EX. TREE
	EX. HANDICAP MARKING
	EX. FLAG POLE
	EX. DIRECTIONAL ARROW
	EX. FIRE HYDRANT
	EX. TRANSFORMER
	EX.SPOT ELEVATION +191.9
	EX. SANITARY MANHOLE
	EX. STORM DRAIN MANHOLE
	EX. BOLLARD
	EX. UNDERGROUND COMMUNICATIONS LINE
	EX. UNDERGROUND ELECTRIC LINE
	EX. UNDERGROUND GAS LINE
	EX. GROUND LIGHT
	EX. MANHOLE
	EX. PARKING COUNT
	EX. FIRE DEPARTMENT CONNECTION
	EX. UNDERGROUND SANITARY LINE
	EX. UNDERGROUND WATER LINE
	LANDSCAPE AREA
	EX. UNDERGROUND STORM LINE

EXISTING SITE CALCULATIONS			
EXISTING AREA	SF	ACRES	%
TOTAL AFFECTED AREA	41,758	0.96	100.00%
EXIST. OPEN SPACE AREA	5,761	0.13	13.80%
EXIST. PERVIOUS AREA	5,761	0.13	13.80%
EXIST. IMPERVIOUS AREA	35,997	0.83	86.20%
EXIST. BUILDING AREA	4,649	0.11	11.13%
EXIST. PAVEMENT AREA	31,348	0.72	75.07%
EXIST. VEHICULAR USE AREA	26,779	0.61	64.13%

PROPOSED SITE CALCULATIONS			
PROPOSED AREA	SF	ACRES	%
TOTAL PARCEL AREA	41,758	0.96	100.00%
PROP. OPEN SPACE (LANDSCAPE) AREA	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

- CONST. DIRECTIONAL ARROW (TYP.)
- CONST. 24" STOP LINE GRAPHIC
- EXIST. HANDICAP STALL WITH PAINTED ACCESSIBILITY SYMBOL
- CONST. PARALLEL PARKING STALL (6" WHITE STRIPING)
- CONST. HIGH EMPHASIS CROSSWALK
- DIRECTIONAL SIGNAGE
 - STOP SIGN (R1-1, 30" X 30")
 - NO LEFT TURN SIGN (24" X 18")
 - RIGHT TURN ONLY SIGN (24" X 18")
 - DO NOT ENTER SIGN (R5-1, 30" X 30")
- CONST. CURB AND GUTTER
- CONST. CURB
- CONST. ASPHALT PAVEMENT
- CONST. PAVEMENT EDGE
- CONST. CONCRETE PAVING DRIVE-THRU LANE
- CONST. DOUBLE MEAL DELIVERY CANOPY BY OTHERS
- EXIST. DOUBLE LANE F2F ORDER CANOPY
- CONST. 6" WIDE YELLOW STRIPING
- CONNECT TO EXISTING CURB
- CONNECT TO EXISTING EDGE OF PAVEMENT
- CONST. SOLID 4" WHITE STRIPING ON ENDS W/ 4" WIDE STRIPES @ 3' O.C., WHITE REFLECTIVE PAINT WITH ANTI-SLIP ADHESIVE
- CONST. SOLID 4" WHITE STRIPING ON ENDS W/ 4" WIDE STRIPES @ 3' O.C.,
- CONST. CONCRETE APRON PAVING DUMPSTER
- CONST. DUMPSTER AND STORAGE
- CONST. 4" WIDE YELLOW STRIPING
- EXIST. FIRE HYDRANT



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