

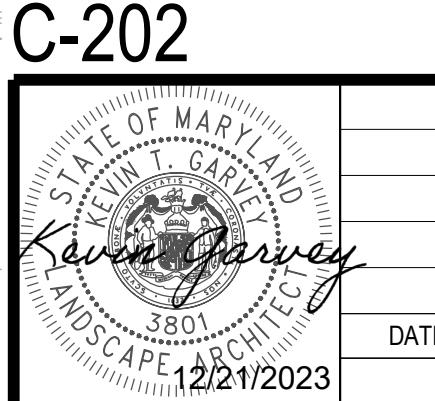
City of Laurel Planning Commission

Approved: _____ Date: _____

Chairman _____ Secretary _____

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

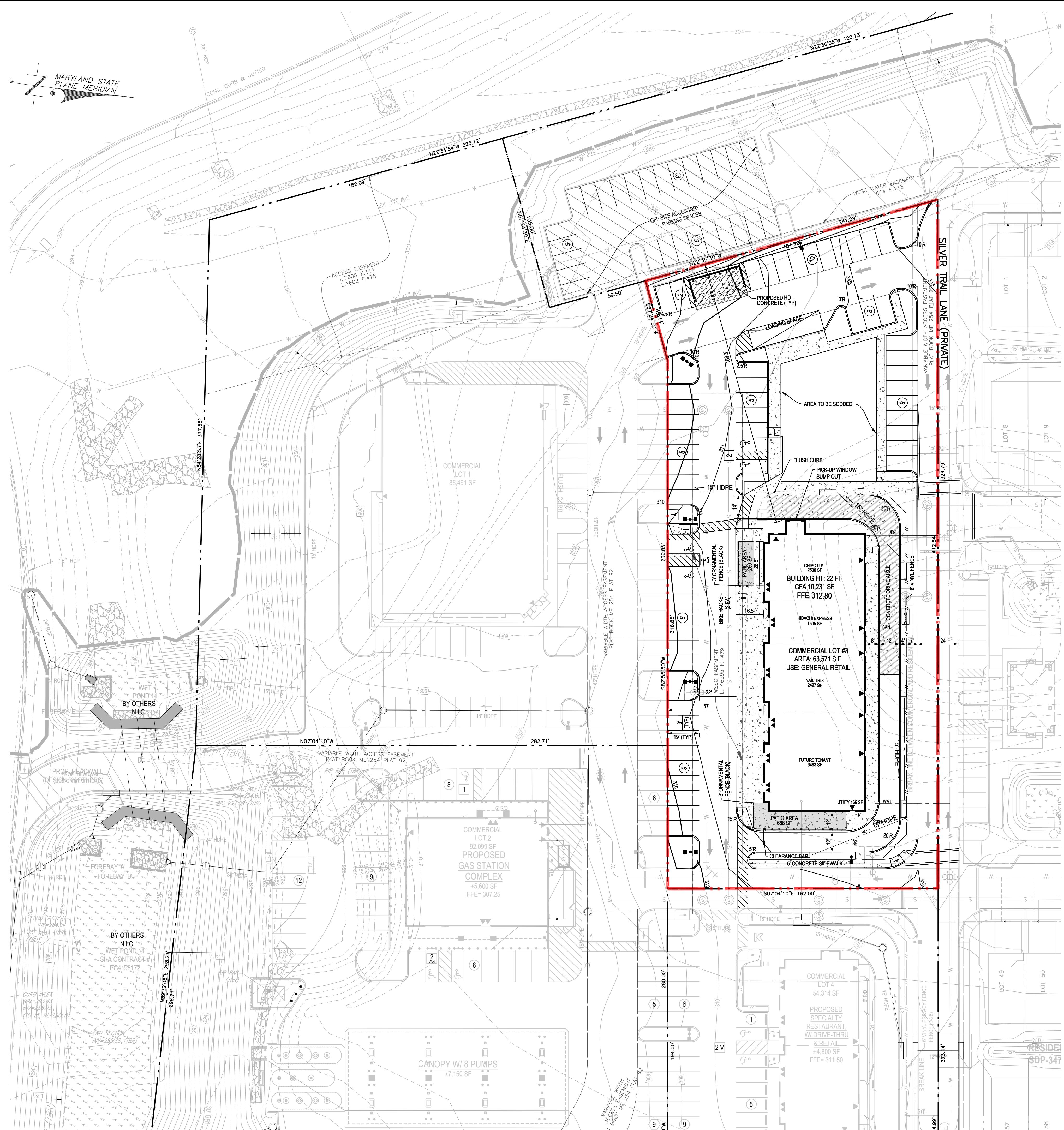
GRAPHIC SCALE 1"-30'
0 30' 60' 90'



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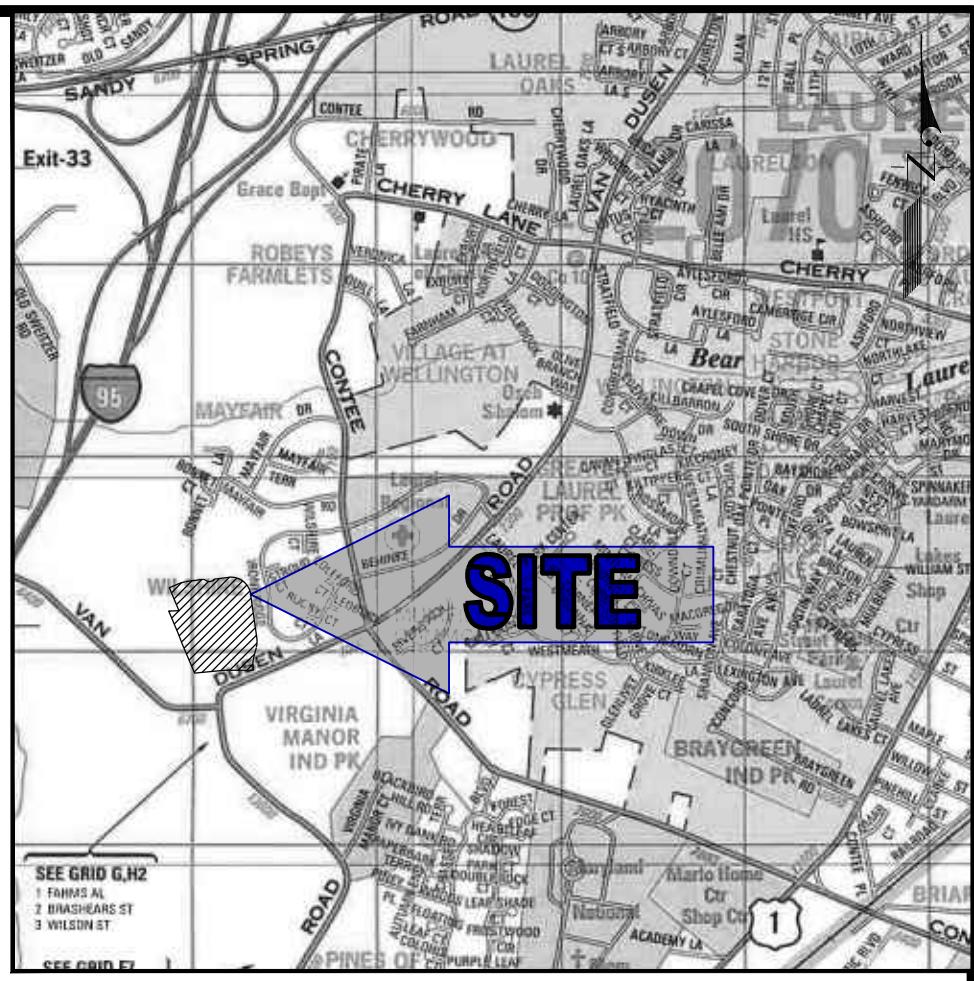
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MITCHELLVILLE, MD 20721
301.430.2000

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BY SCALE: 1"-30'	DATE 2/21/2023	DESCRIPTION REVISIONS	DRW NO. 0000



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 FOR CONSTRUCTION OR FABRICATION. SHALBE ENSURE THAT ALL 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 AND STANDARDS 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 A FIELD OBSERVATION AND HAS MADE THE APPROPRIATE CHANGES TO THE 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.
- 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
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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

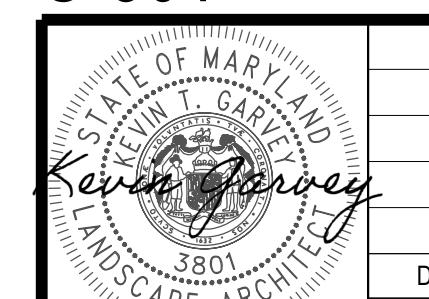
CITY OF LAUREL, MARYLAND

GRAPHIC SCALE

1'=30'

0 30' 60' 90'

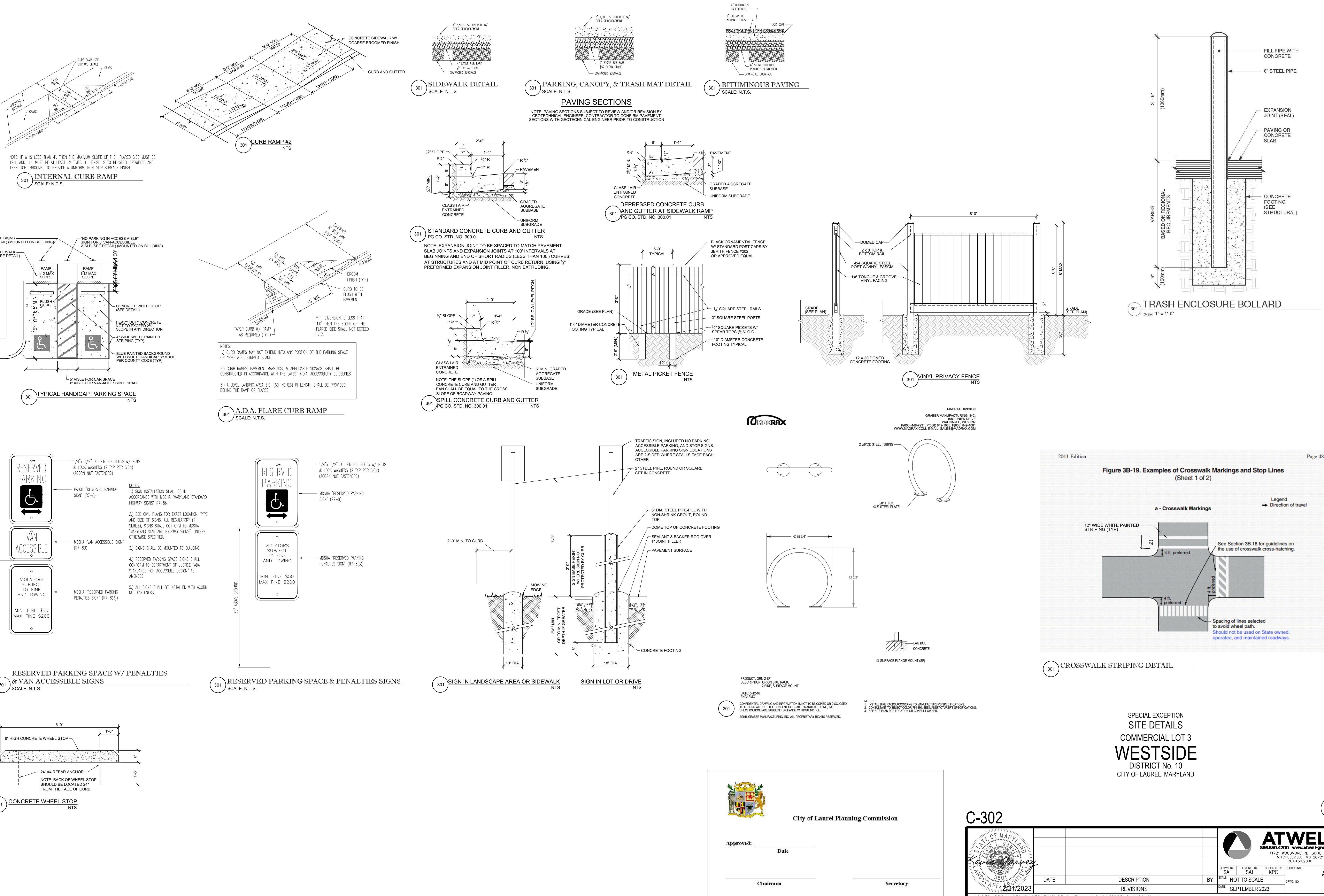
C-301



Keisha Garvey

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DATE 2/21/2023	DESCRIPTION REVISIONS	BY SCALE 1'=30'	DRW. NO. SEPTEMBER 2023

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BURRITO LOADING ZONE

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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 _____

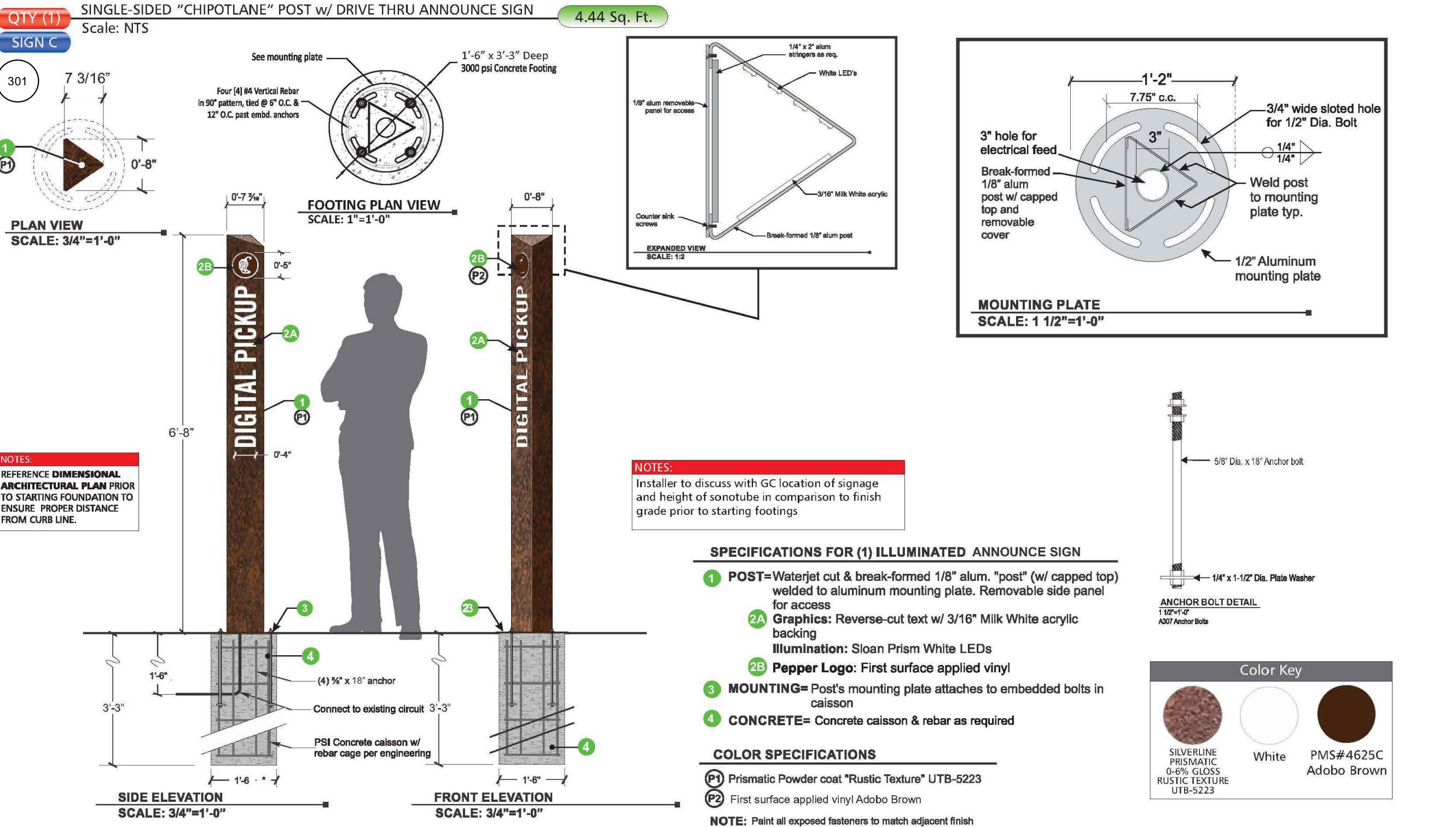
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BY: NOT TO SCALE
DATE: SEPTEMBER 2023
DRW. NO.



b broadwaynational
100 Davids Drive, Hauppauge, NY 11788
P631.737.3140 F631.737.3160
INTERNAL USE ONLY: 20491_08.17.23.02_LS

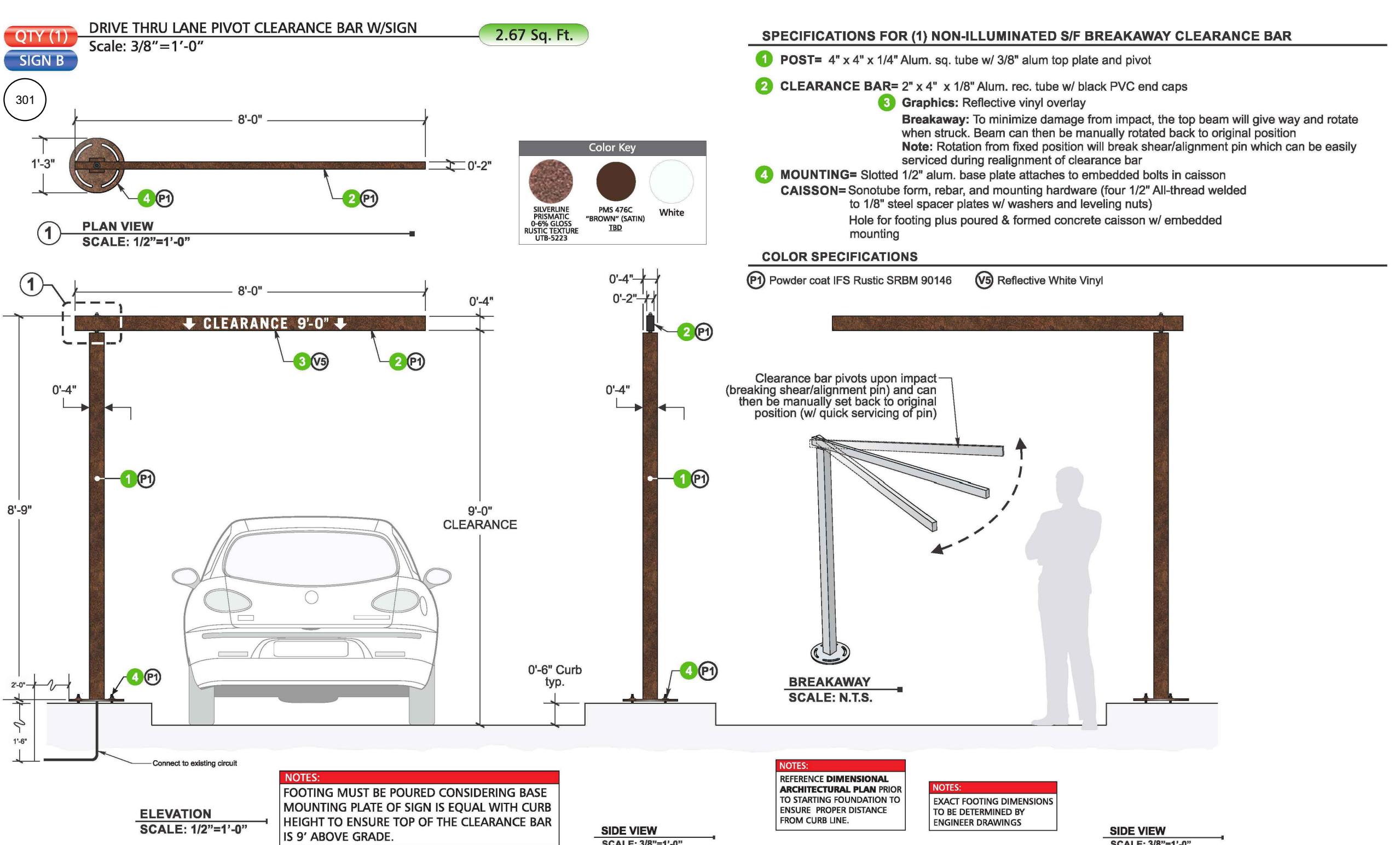
DETAIL CHIPOTLE

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

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

11

DRIVE THRU LANE PIVOT CLEARANCE BAR W/SIGN
Scale: 3/8"=1'-0"



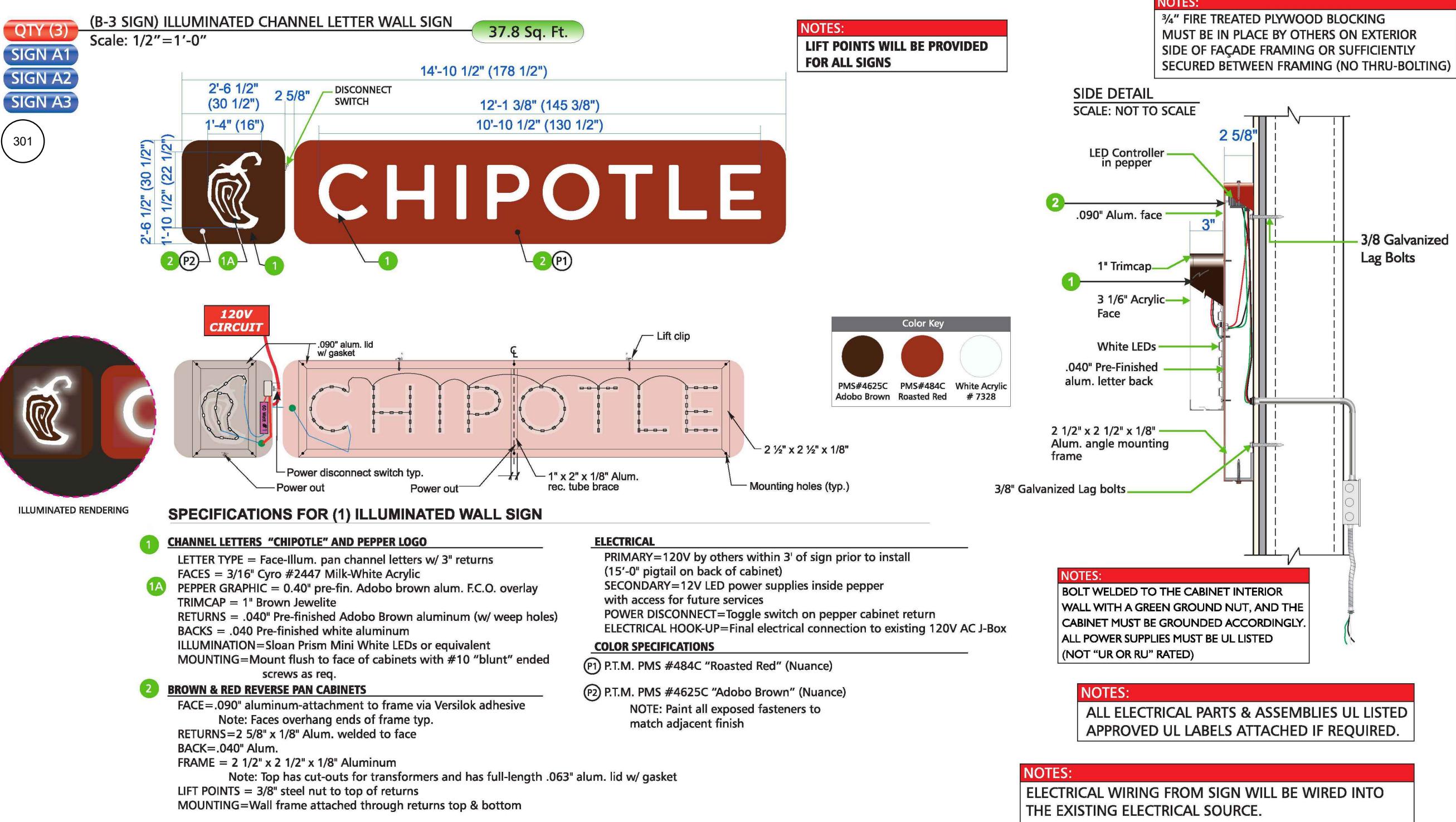
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CHIPOTLE #4856
1180 N Central Ave
Somerset, PA

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8



301 ACCESS STRIPING DETAIL



301 PATIO RAILING DETAIL

City of Laurel Planning Commission

Approved: _____ Date: _____

Chairman _____ Secretary _____

C-303

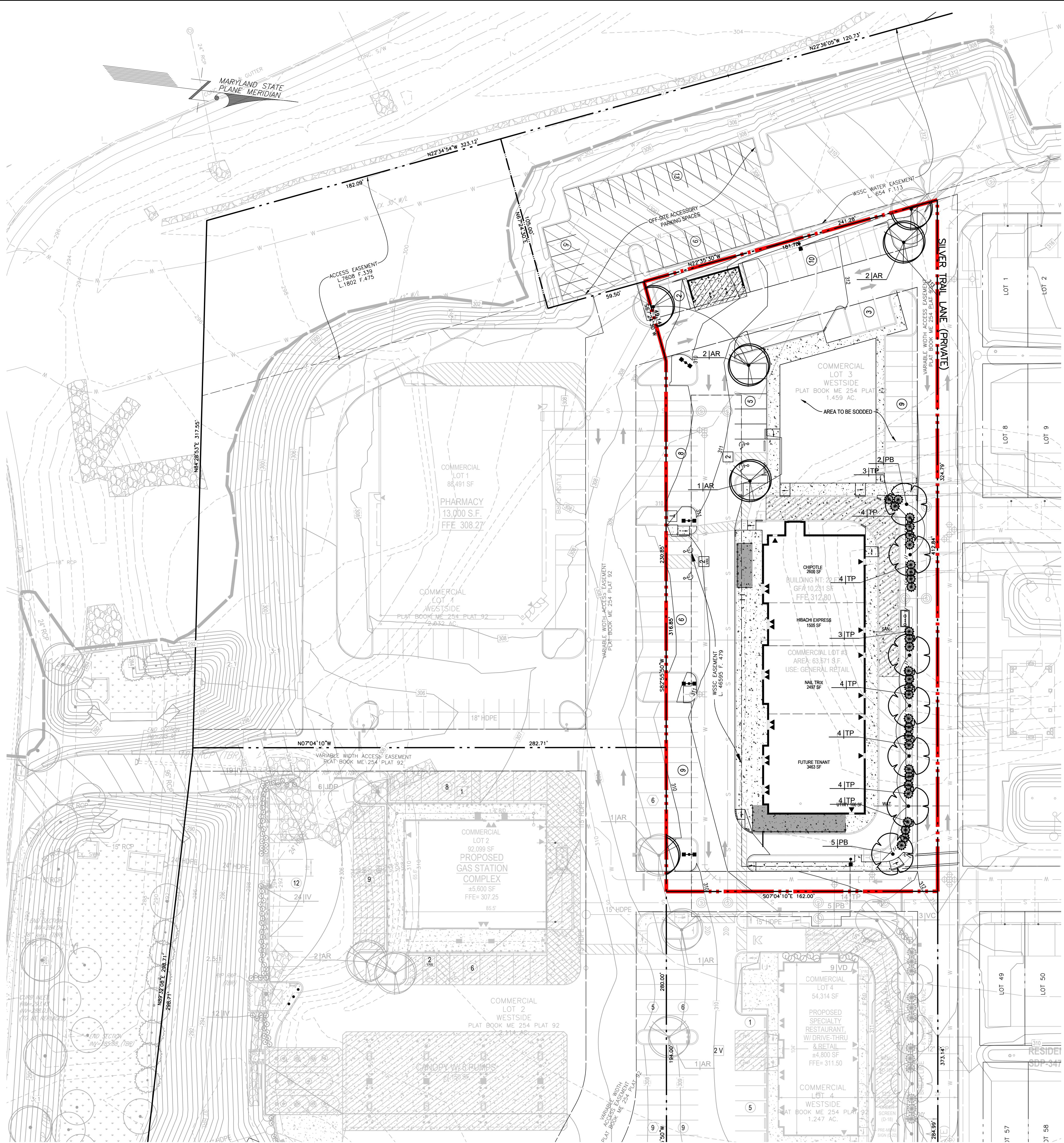
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DATE: SEPTEMBER 2023
DRW. NO.

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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
SILVER TRAIL LANE (PRIVATE ROAD)	412 LF. - 36 L.F. (ENTRANCES) / 40 = 9.4 (10)	10 SHADE TREES	7 SHADE TREES 30 SHRUBS

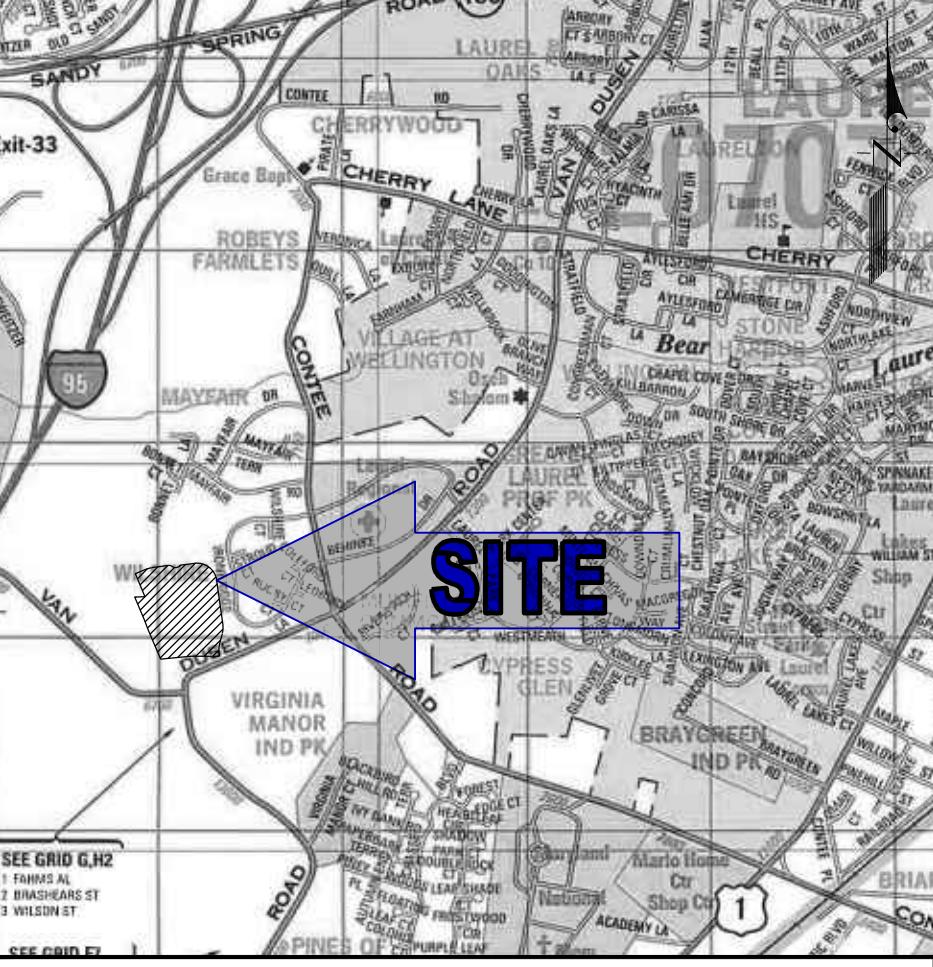
NOTE: PER THE CITY OF LAUREL LANDSCAPE MANUAL, PERIMETER LANDSCAPED EDGES. THE REGULATIONS DO NOT REQUIRE LANDSCAPED EDGES, BUFFERING, OR SCREENING BETWEEN INTERNAL LOTS OR PARCELS WITHIN THE SAME DEVELOPMENT.

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

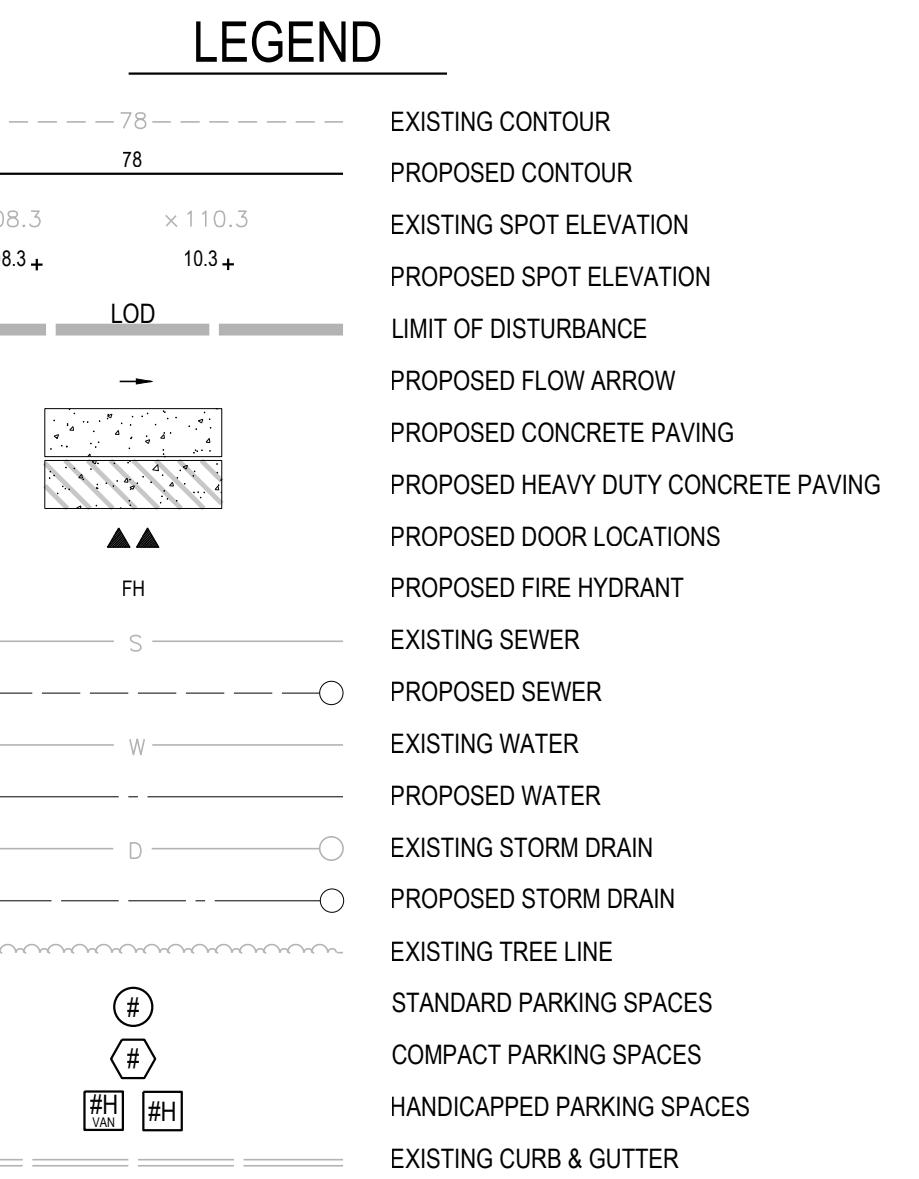
PLANT SCHEDULE LOT 3

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
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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

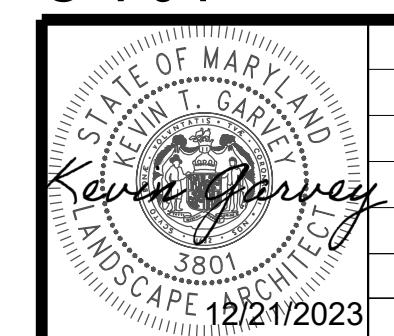
CITY OF LAUREL, MARYLAND

GRAPHIC SCALE

1"-30'

0 30' 60' 90'

C-701



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LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK

THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

2. MATERIALS

A. GENERAL - ALL LANDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.

B. TOPSOIL - NATURAL, FRIBLLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLOUDS.

C. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM SIX INCH (6") THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT. SOILS HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLOUDS.

D. MULCH - THE MULCH AROUND THE PERIMETER OF THE BUILDING SHALL BE A 3" LAYER OF DOUBLE SHREDDED BLACK CEDAR MULCH ONLY. ALL OTHER AREAS SHALL BE MULCHED WITH A 3" LAYER OF DOUBLE SHREDDED DARK BROWN HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.

E. FERTILIZER - FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.

1.1. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.

F. PLANT MATERIAL

1.1. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.

1.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRIORITY OVER COMMON NAMES FOR ANY AND ALL PLANTS.

1.3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.

1.4. TREES WITH ABRAZION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1/2", WHICH HAVE NOT BEEN COMPLETELY CALLED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH TWINE OR TWINE TIES, AS THIS CAN DAMAGE THE BARK OR BREAK BRANCHES.

1.5. ALL PLANTS SHALL BE TYPICAL OF THE SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOUCATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.

1.6. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO 4" INCLUDING A FOUR INCH (4") CALIPER. THE CALIPER SHOULD BE MEASURED AT A POINT 1" ABOVE THE NATURAL GRADE.

1.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB AND NOT TO THE LONGEST BRANCH.

1.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

3. GENERAL WORK PROCEDURES

A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.

B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

4. SITE PREPARATIONS

A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.

B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR SHALL ENSURE THAT CUTS ARE SHARP AND PRECISE. EXISTING TREES SHALL BE WATERED DAILY. ALL TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.

C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

5. TREE PROTECTION

A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.

B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY VINYL, OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.

C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, CRASHING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.

D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

6. SOIL MODIFICATIONS

A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.

B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETERMINAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.

C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPLIMENTARY TESTS FOR SITE CONDITIONS ARE REVISED DEPENDING ON THE OUTCOME OF A TSOA ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.

1.1. MATTER IN THE TOP 6-12" USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSED TO A DARK COLOR AND BE FREE OF WEEDS.

1.2. THE TOP 6-12" USE 50% BARK AND 50% CLAY, SILT, OR SEDIMENT. CLAY, SILT, OR SEDIMENT SHOULD NOT EXCEED 40% CLAY OR SILT BY ADDING COMPOSTED BARK UP TO 30% BY VOLUME. AND/OR AGRICULTURAL GYPSUM, COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 30% OF THE TOTAL MIX.

1.3. MODIFY EXTREMELY SANDY SOILS MORE THAN 85% BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY, LOAM UP TO 30% OF THE TOTAL MIX.

7. FINISHED GRADING

A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.

B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1").

C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.

D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BED. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

8. TOPSOIL

A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.

B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.

C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY ANALYSIS OF BOTH INSTALLED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL AMENDMENTS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.

D. ALL PLANTING AND LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION OR DISTURBANCE SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SOILS WILL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON 1,000 SQUARE FOOT AREA):

1.1. 20 POUNDS GROW POWER OR APPROVED EQUAL

1.2. 20 POUNDS NITRO-FORM (COURSE) 38-0 BLUE CHIP

E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

LANDSCAPE SPECIFICATIONS

9. PLANTING

A. IN-SOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HELD IN TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.

B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.

C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT EDGES PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.

D. ALL PLANTING CONTAINERS AND NON-BiodeGRADABLE MATERIALS SHALL BE REMOVED FROM BOLTS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.

E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.

F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE AS SHOWN ON THE APPROVED LANDSCAPE PLAN MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWING: THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:

1. PLANTS MARCH 15 TO DECEMBER 15

2. LAWN MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1

G. PLANTING REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR PORTAL SUBSTITUTIONS.

H. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE, WITHIN TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY. THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:

ACER RUBRUM PLATANUS X AERIFOLIA
BETULACEA VARIETIES PORCUPINE VARIETIES
CARPINUS VARIETIES PRUNUS VARIETIES
CRATAEGUS VARIETIES PYRUS VARIETIES
KOELREUTERIA OQUERUS VARIETIES
LINDERA STRIATIFOLIA TILA TOMBENTOSA
LIRIODENDRON TULIPIFERA ZELKOVIA VARIETIES

I. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF THE ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:

• 1 PART PEAT MOSS
• 1 PART COW MANURE
• 3 PARTS TOPSOIL PLANTING MIXTURE WITH CHANGE WITH SOIL CONDITIONS

A) 2 TABLETS PER 1 GALLON PLANT

B) 3 TABLETS PER 5 GALLON PLANT

C) 4 TABLETS PER 15 GALLON PLANT

D) LARGER PLANTS: 2 TABLETS PER 1/2" CALIPER OF TRUNK

J. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.

K. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED OVER TOP OF THE ROOT BALL.

L. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.

M. GROUND COVER AREAS SHALL RECEIVE A 1/2" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.

N. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.

O. ALL PLANTING AREAS AND PLANTING PIT SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.

P. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

10. TRANPLANTING (WHEN REQUIRED)

A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.

B. IF PLANTS ARE TO BE STOCKPILED BEFORE PLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.

C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.

D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.

E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.

F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

11. WATERING

A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.

B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.

C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER THE PLANTED MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

12. GUARANTEE

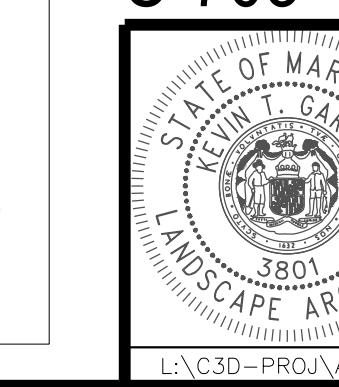
A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

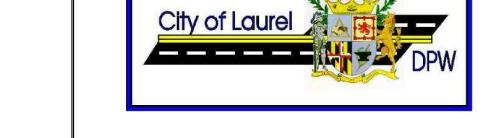
B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.

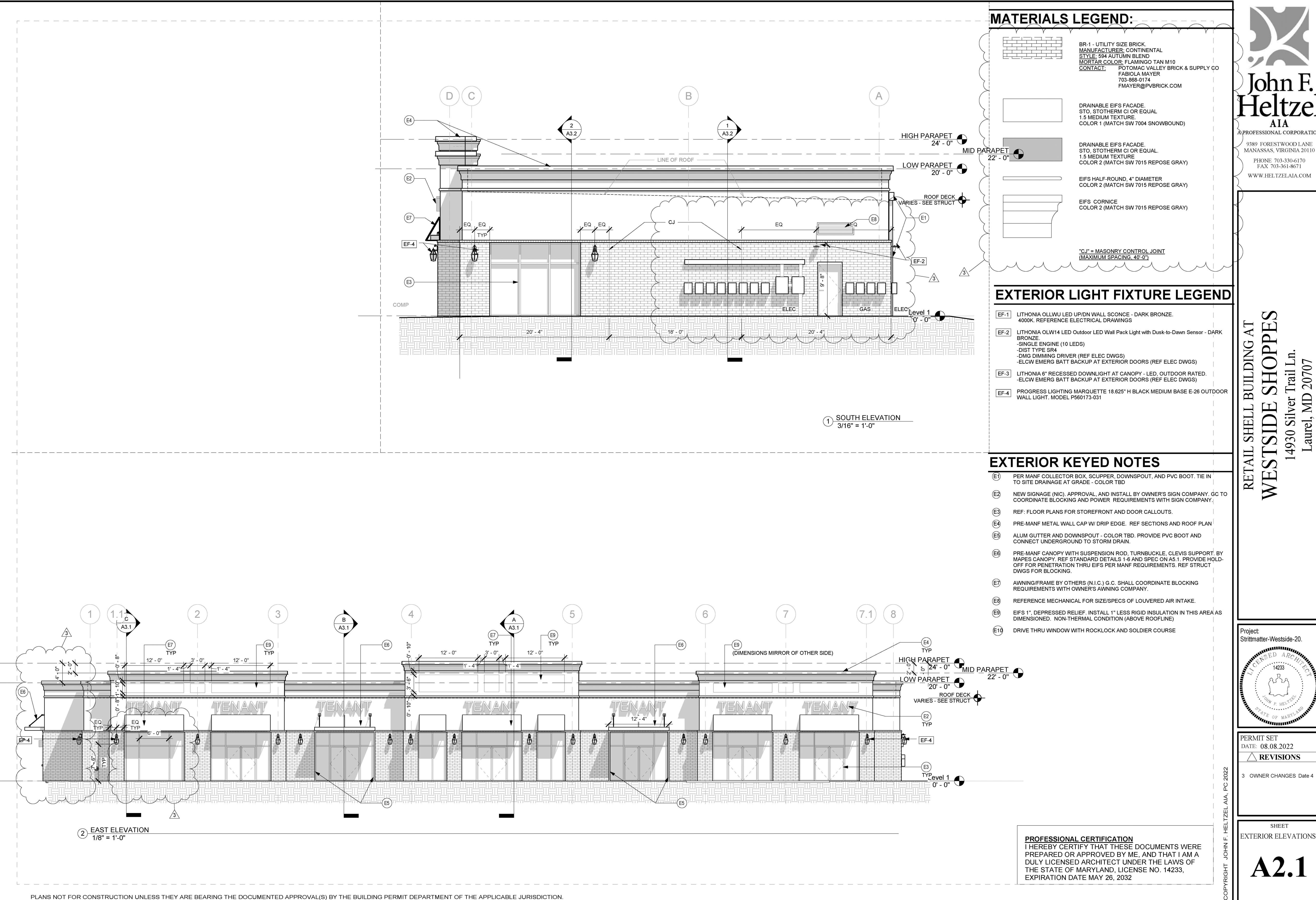
SPECIAL EXCPTION
PHOTOMETRIC PLAN
COMMERCIAL LOT 3
WESTSIDE
DISTRICT No. 10
CITY OF LAUREL, MARYLAND

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

C-703

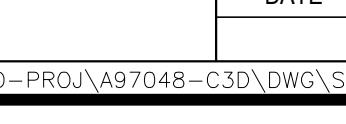
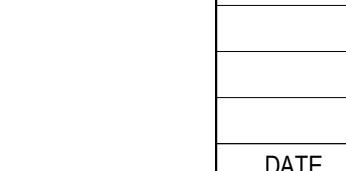
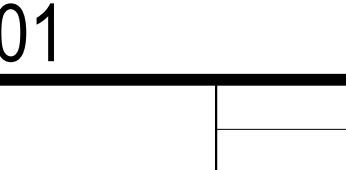
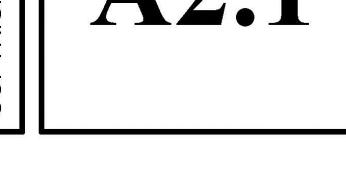
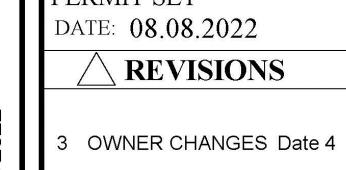
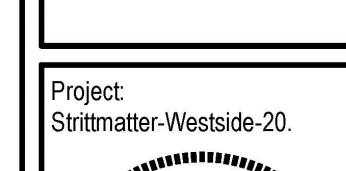
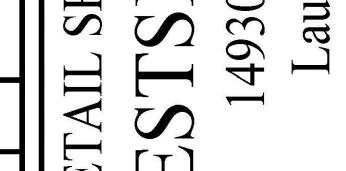
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City of Laurel Planning Commission	
Approved: _____	Date: _____
Chairman	Secretary
 City of Laurel DPW	
DATE RECEIVED BY DPW: _____	DATE RETURNED TO ECD: _____
DPW REVIEWER: _____	DATE: _____
DPW DIRECTOR (OR DESIGNEE): _____	DATE: _____
APPROVED: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



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SPECIAL EXCEPTION
ARCHITECTURE
COMMERCIAL LOT 3

WESTSIDE
DISTRICT No. 10
CITY OF LAUREL, MARYLAND

City of Laurel Planning Commission

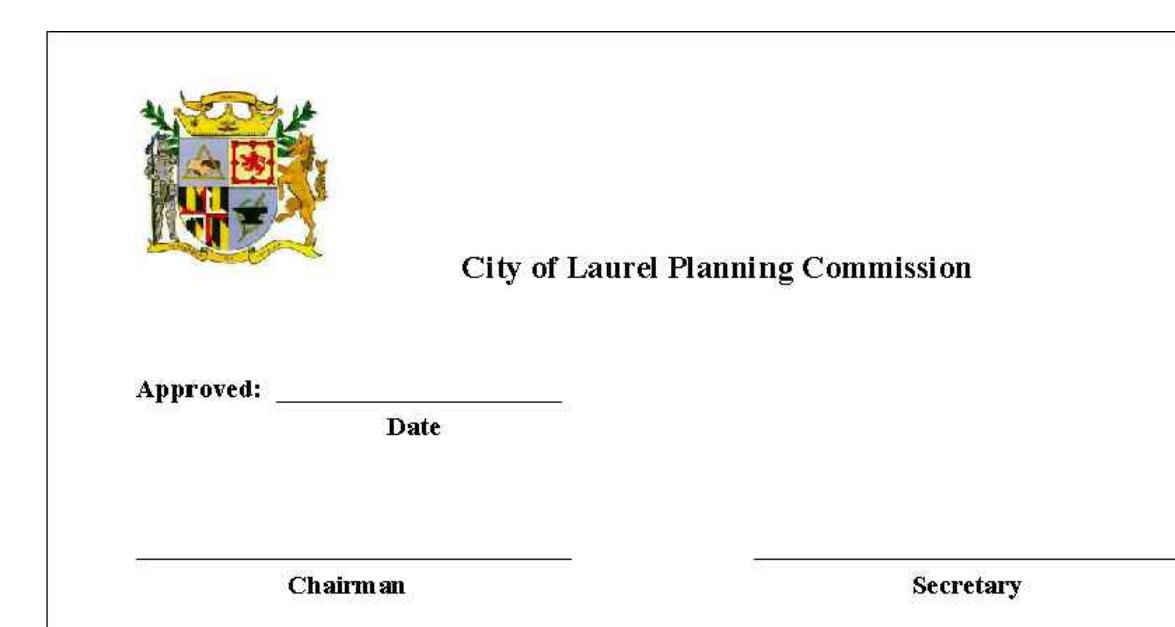
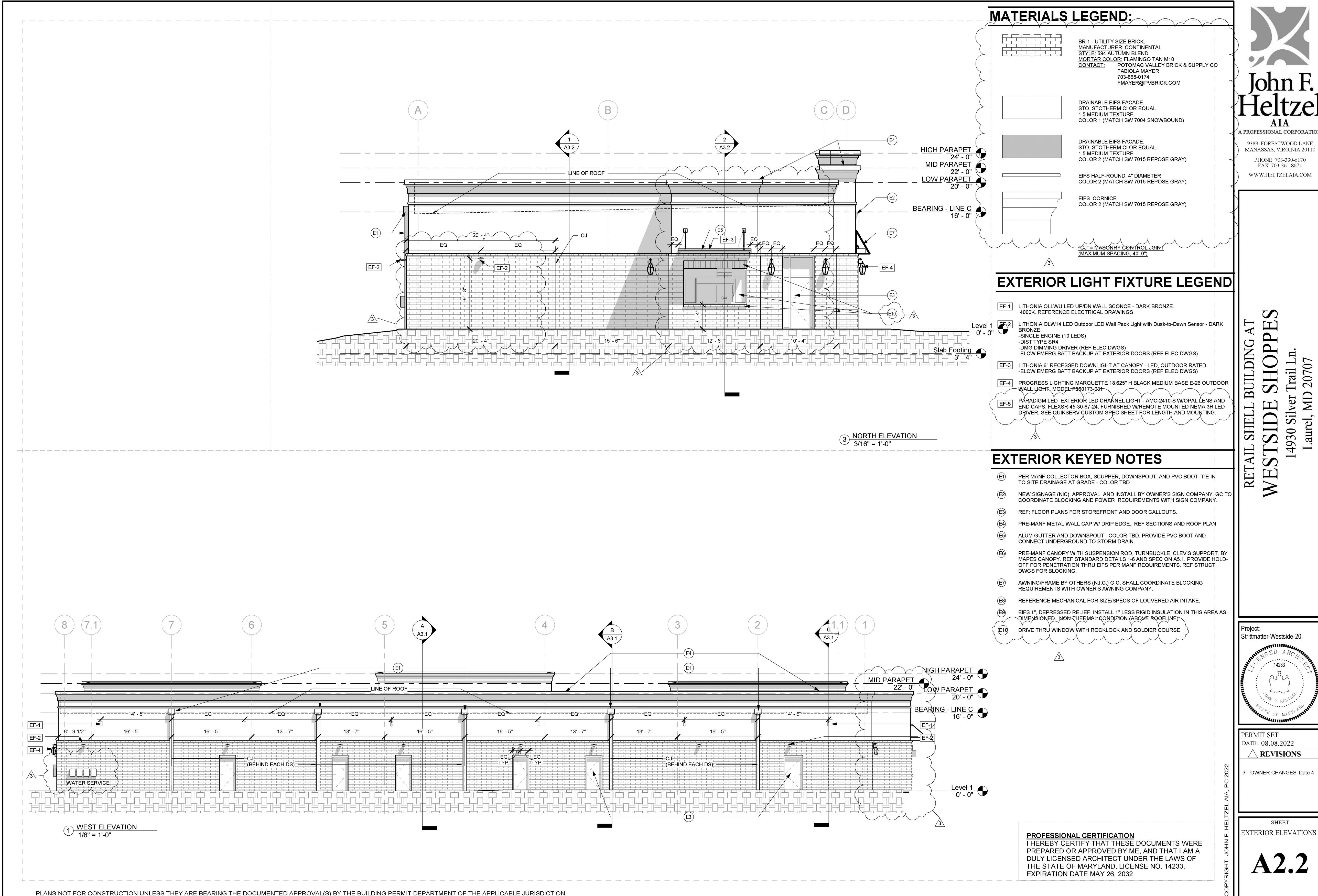
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Chairman _____ Secretary _____

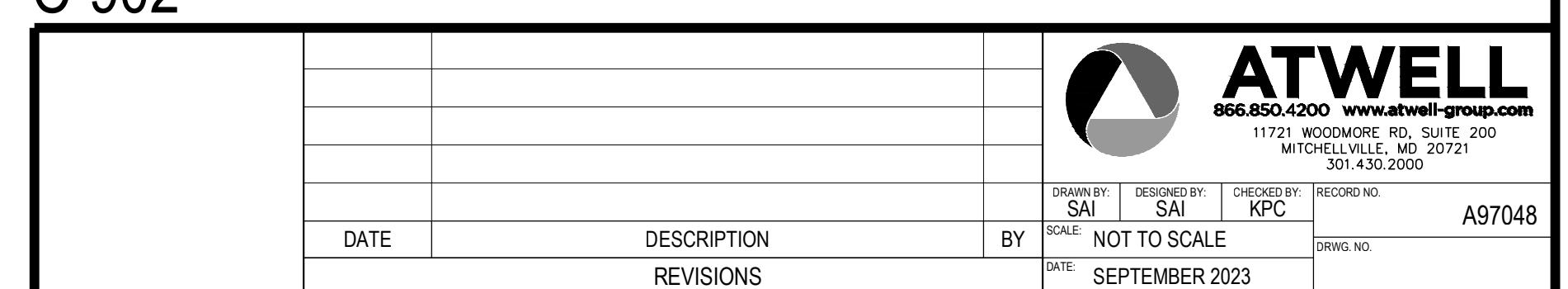
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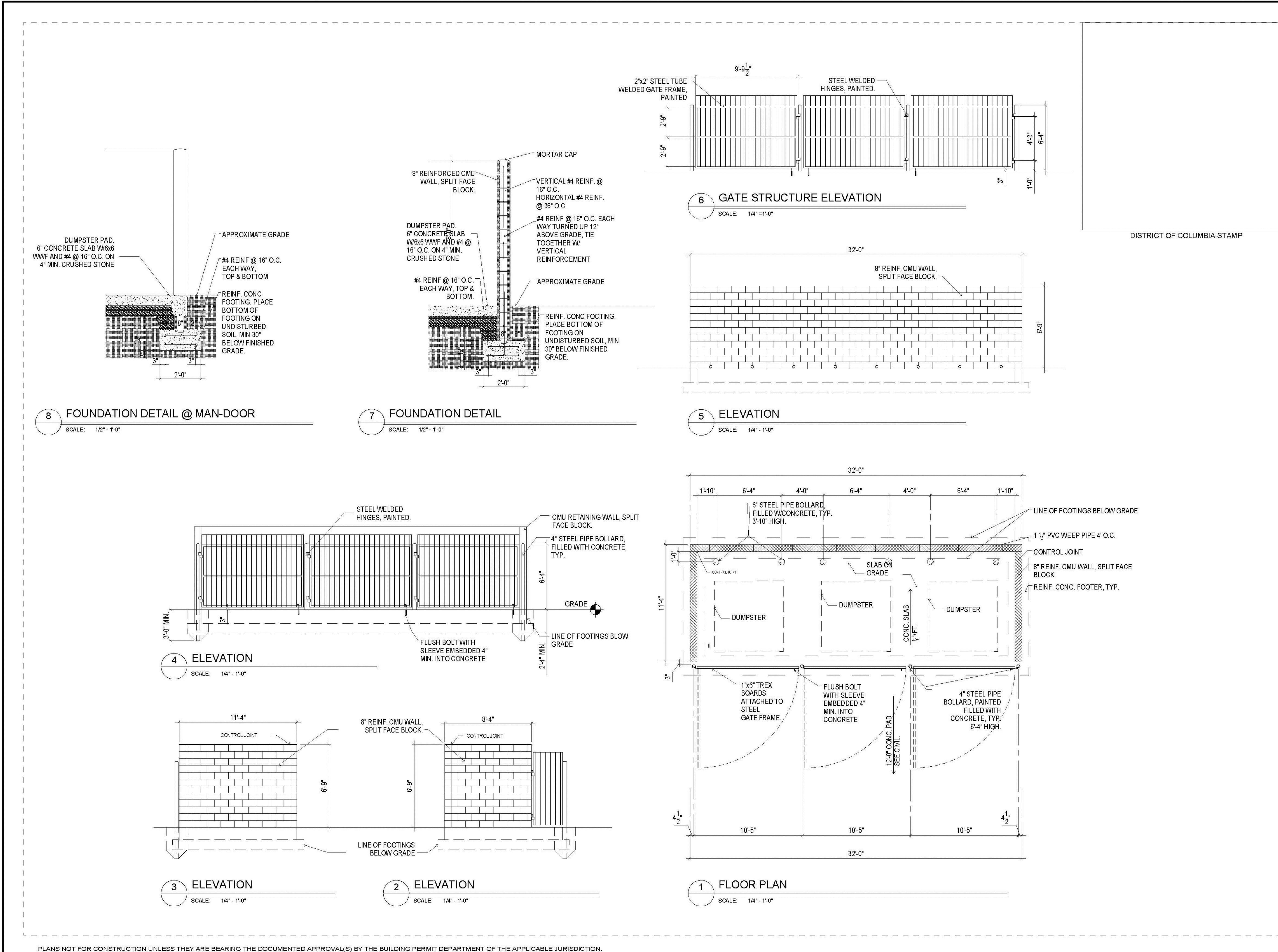
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DATE: SEPTEMBER 2023			



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

PERMIT SET

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