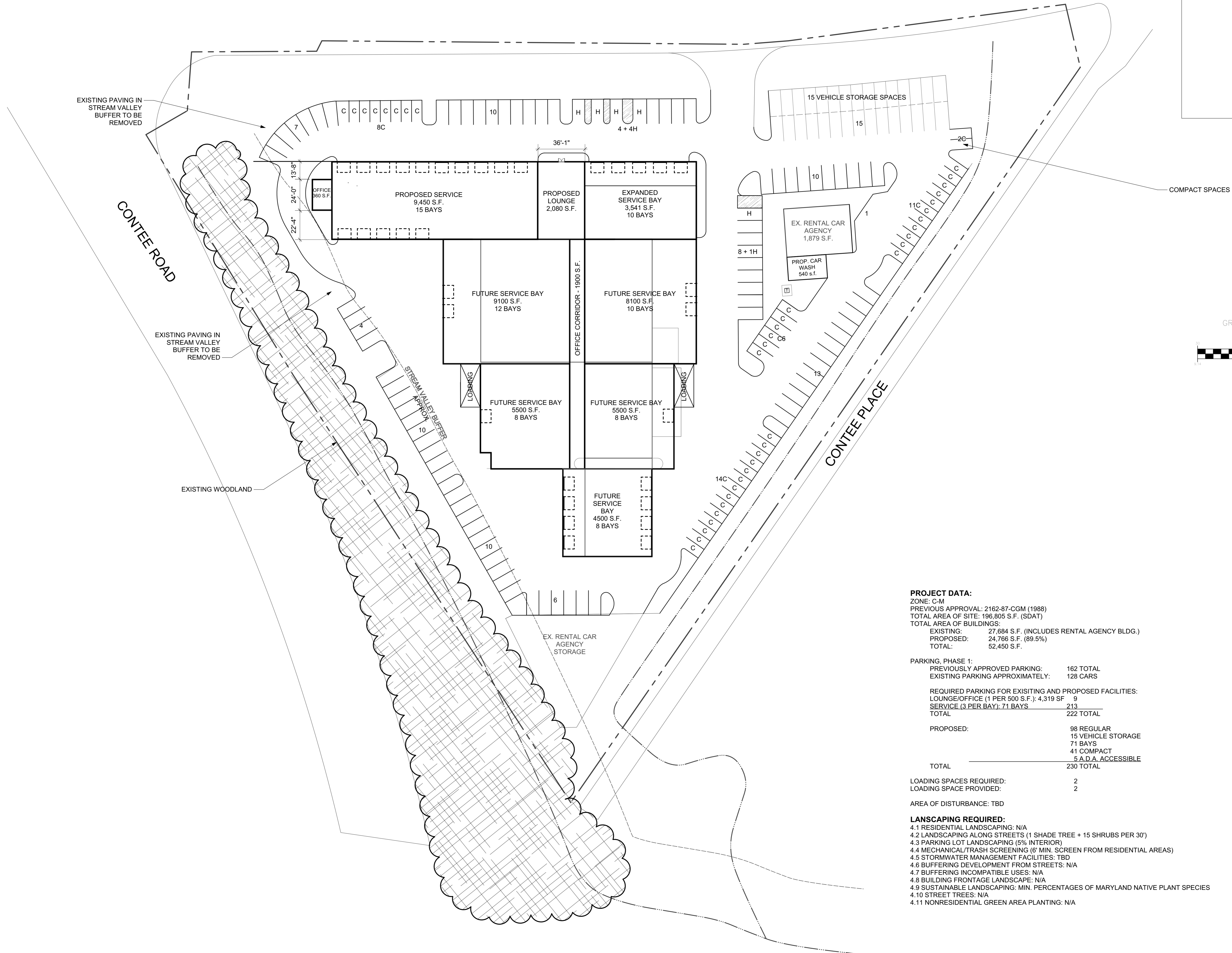


BALTIMORE AVE US ROUTE 1



PROJECT DATA:

ZONE: C-M
PREVIOUS APPROVAL: 2162-87-CGM (1988)
TOTAL AREA OF SITE: 196,805 S.F. (SDAT)
TOTAL AREA OF BUILDINGS:

EXISTING:	27,684 S.F. (INCLUDES RENTAL AGENCY BLDG.)
PROPOSED:	24,766 S.F. (89.5%)
TOTAL:	52,450 S.F.

PARKING, PHASE 1:

PREVIOUSLY APPROVED PARKING:	162 TOTAL
EXISTING PARKING APPROXIMATELY:	128 CARS

REQUIRED PARKING FOR EXISTING AND PROPOSED FACILITIES:

LOUNGE/OFFICE (1 PER 500 S.F.):	4,319 SF	9
SERVICE (3 PER BAY):	71 BAYS	213
TOTAL:		222 TOTAL

PROPOSED:

98 REGULAR	
15 VEHICLE STORAGE	
71 BAYS	
41 COMPACT	
5 A.D.A. ACCESSIBLE	
TOTAL:	230 TOTAL

LOADING SPACES REQUIRED:	2
LOADING SPACE PROVIDED:	2

AREA OF DISTURBANCE: TBD

- LANDSCAPING REQUIRED:**
- 4.1 RESIDENTIAL LANDSCAPING: N/A
 - 4.2 LANDSCAPING ALONG STREETS (1 SHADE TREE + 15 SHRUBS PER 30')
 - 4.3 PARKING LOT LANDSCAPING (5% INTERIOR)
 - 4.4 MECHANICAL/TRASH SCREENING (6' MIN. SCREEN FROM RESIDENTIAL AREAS)
 - 4.5 STORMWATER MANAGEMENT FACILITIES: TBD
 - 4.6 BUFFERING DEVELOPMENT FROM STREETS: N/A
 - 4.7 BUFFERING INCOMPATIBLE USES: N/A
 - 4.8 BUILDING FRONTAGE LANDSCAPE: N/A
 - 4.9 SUSTAINABLE LANDSCAPING: MIN. PERCENTAGES OF MARYLAND NATIVE PLANT SPECIES
 - 4.10 STREET TREES: N/A
 - 4.11 NONRESIDENTIAL GREEN AREA PLANTING: N/A

FOR UTILITY LOCATIONS
CONTACT "ONE CALL" AT 811
AT LEAST 48 HOURS
PRIOR TO CONSTRUCTION

Know what's below.
Call before you dig.

TAX MAP: 10A2 WSSC: XXX NW XX

PLAT
ELECTION DISTRICT: 10TH
COUNTY: PRINCE GEORGES,
MARYLAND

WB PIKE AND CONTEE ROAD

13603 BALTIMORE AVE
LAUREL, MD 20707

PROJ. MGR: BJD
DRAWN BY: DBP
SCALE: 1" = 30'
DATE: 08/02/2021

**CONCEPTUAL SITE PLAN
OPTION 3**