SITE AND LANDSCAPE PLAN
FOR
WESTSIDE COMMERCIAL LOT #3

LOCATION OF SITE
13601 AND 14501 WEST SIDE BOULEVARD
TAX MAP 09, GRID D1, PARCEL A AND D
CITY OF LAUREL, MARYLAND, 20707
10TH ELECTION DISTRICT

OWNER / DEVELOPER

PREPARED BY

BOHLER ENGINEERING
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10,000 S.F.
F.E. = 313.50

WEST SIDE BOULEVARD
KONTERRA DRIVE

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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: DRAWN BY: CHECKED BY: DATE: CAD I.D.: PROJECT:

SITE AND LANDSCAPE PLAN
13601 AND 14501 WEST SIDE BOULEVARD
TAX MAP 09, GRID D1, PARCEL A AND D
CITY OF LAUREL, MD 20707

MD192151
CJB
BRR
03/17/20
REV
DATE
COMMENT
DRAWN BY
CHECKED BY
03/17/20

NOT APPROVED FOR CONSTRUCTION


ALWAYS CALL 811. IT'S FAST. IT'S FREE. IT'S THE LAW.

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COMMERCIAL LOT #1
AREA: 88,491 S.F.

COMMERCIAL LOT #2
AREA: 92,099 S.F.

COMMERCIAL LOT #4
AREA: 54,314 S.F.

NOTE: COMMERCIAL LOTS 1, 2, AND 4 ARE SHOWN FOR ACCESS PURPOSES TO COMMERCIAL LOT 3 ONLY. SEPARATE SITE PLANS WILL BE PROCESSED IN THE FUTURE FOR EACH REMAINING LOT.

SCALE: 1" = 200'
LANDSCAPE SPECIFICATIONS

1. GENERAL

1.1. This specification applies to all landscape and hardscape work, including but not limited to, planting of trees, shrubs, grasses, and ground covers; installation of irrigation systems; and construction of walkways, patios, and garden beds.

1.2. Plant material shall be purchased from a reputable supplier and shall meet the specifications outlined in this section.

2. PLANTING

2.1. Planting shall be performed by the landscape contractor in accordance with the approved planting plan.

2.2. Trees shall be planted to a depth of six inches (6"") and shall be staked to maintain stability.

2.3. Shrubs shall be measured to the average height or spread of the shrub, and shall be placed in the ground to a depth of six inches (6"").

2.4. Grasses and ground covers shall be planted to a depth of six inches (6"").

3. EROSION AND SEDIMENT CONTROL

3.1. Erosion and sediment control measures shall be implemented to prevent soil loss during construction.

3.2. Sediment basins shall be installed to capture sediment runoff.

4. SOD

4.1. Sod shall be strongly rooted, weed and disease/pest free with a uniform texture.

5. FERTILIZATION

5.1. Fertilizer shall be 10% nitrogen, 6% phosphorus, and 4% potassium.

5.2. Fertilizer shall be stored in a weatherproof place so that it can be kept dry.

6. SOIL TESTS

6.1. Contractor shall attain a soil test for all areas of the site prior to conducting topsoil.

7. MULCH

7.1. Mulch shall be hard wood, roots, vegetable matter and clay clods.

8. MAINTENANCE

8.1. Maintenance shall be performed as necessary to keep plant material in good condition.

9. LIGHTING

9.1. Lighting shall be installed in accordance with the approved lighting plan.

10. TRANSPLANTING (WHEN REQUIRED)

10.1. Transplanting shall be performed in accordance with the procedures outlined herein.

11. GUARANTEE

11.1. The guarantee shall be in accordance with the terms specified in the contract.

12. PERMISSIBILITY

12.1. Permissibility shall be obtained from the appropriate authorities before any work is commenced.
ARCHITECTURAL NOTES:

BUILDING ELEVATIONS

1. BRICK FROM GRADE TO APPROXIMATELY 10' IN HEIGHT.
2. EXTERIOR INSULATION FINISH SYSTEM (EIFS) ABOVE BRICK, TO TOP OF PARAPET WALL, IN TWO COLOR SCHEME.
3. EIFS CORNICE AT TOP OF PARAPET WALL.
4. PAINTED METAL AWNINGS, COLOR TO MATCH STOREFRONT SYSTEM.
5. ALUMINUM STOREFRONT GLAZING SYSTEM AND ENTRY DOORS, DARK BRONZE COLOR.
6. EXTERIOR WALL MOUNTED LIGHTING FIXTURES, GLASS AND METAL, DARK BRONZE COLOR.

REAR ELEVATION

1. SIMILAR EXTERIOR FINISH MATERIALS TO FRONT AND SIDES.
2. PAINTED METAL EXIT DOORS.
3. SEE IMAGE BELOW (SAME ATTACHED).

DETAILS ON THIS SHEET ARE PROVIDED BY OTHERS AND ARE FOR INFORMATIONAL PURPOSES ONLY.