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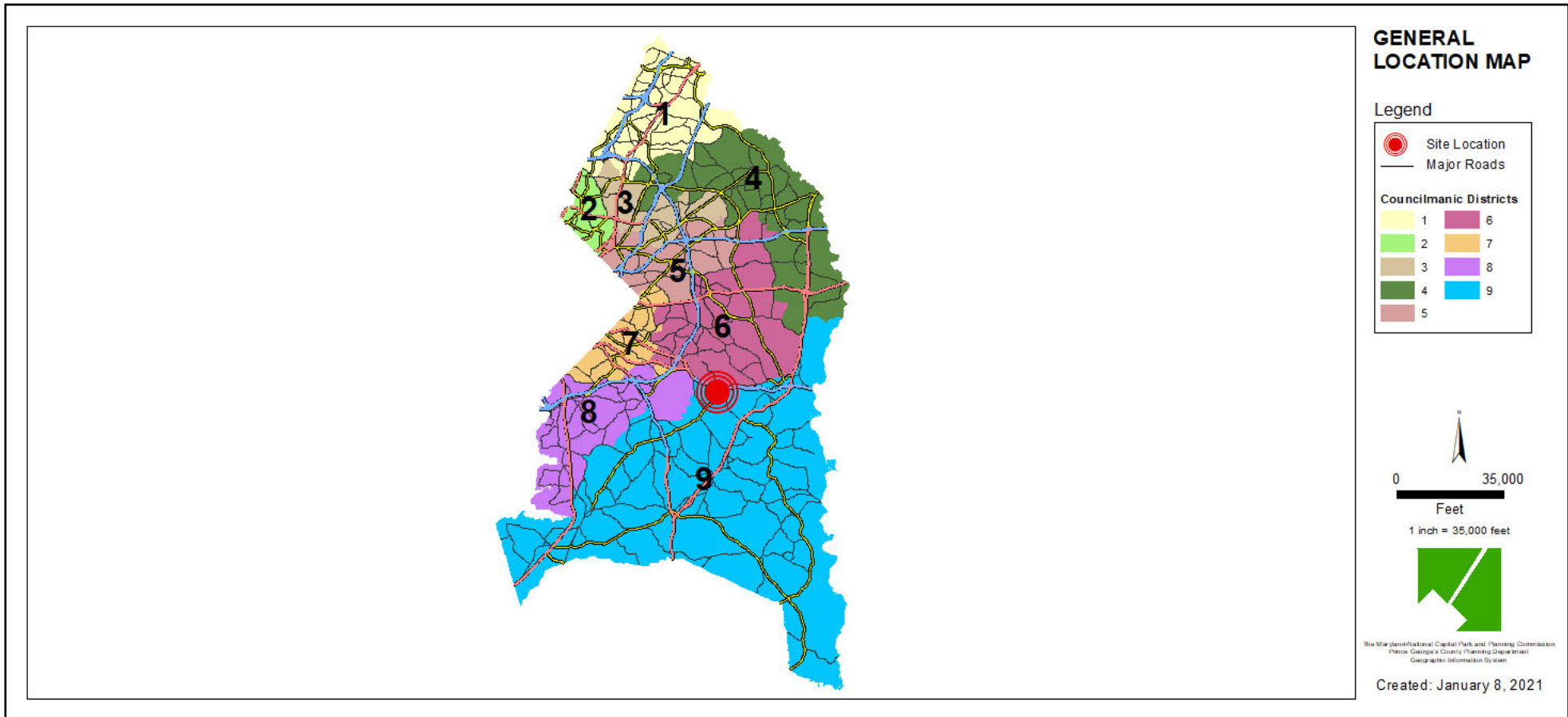
CASE: DSP-20008

**HOPE VILLAGE - PHASE 1
ROYAL FARMS #282**

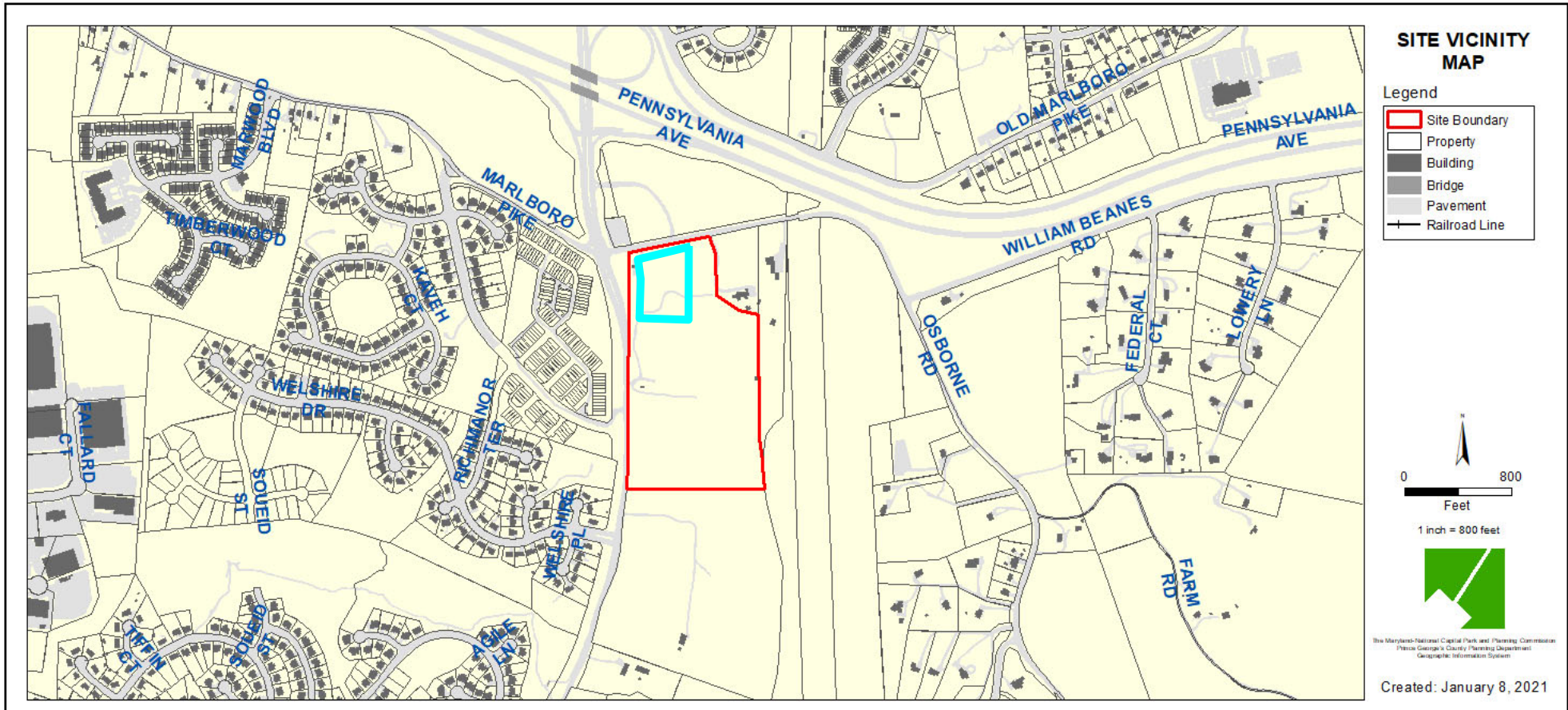
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



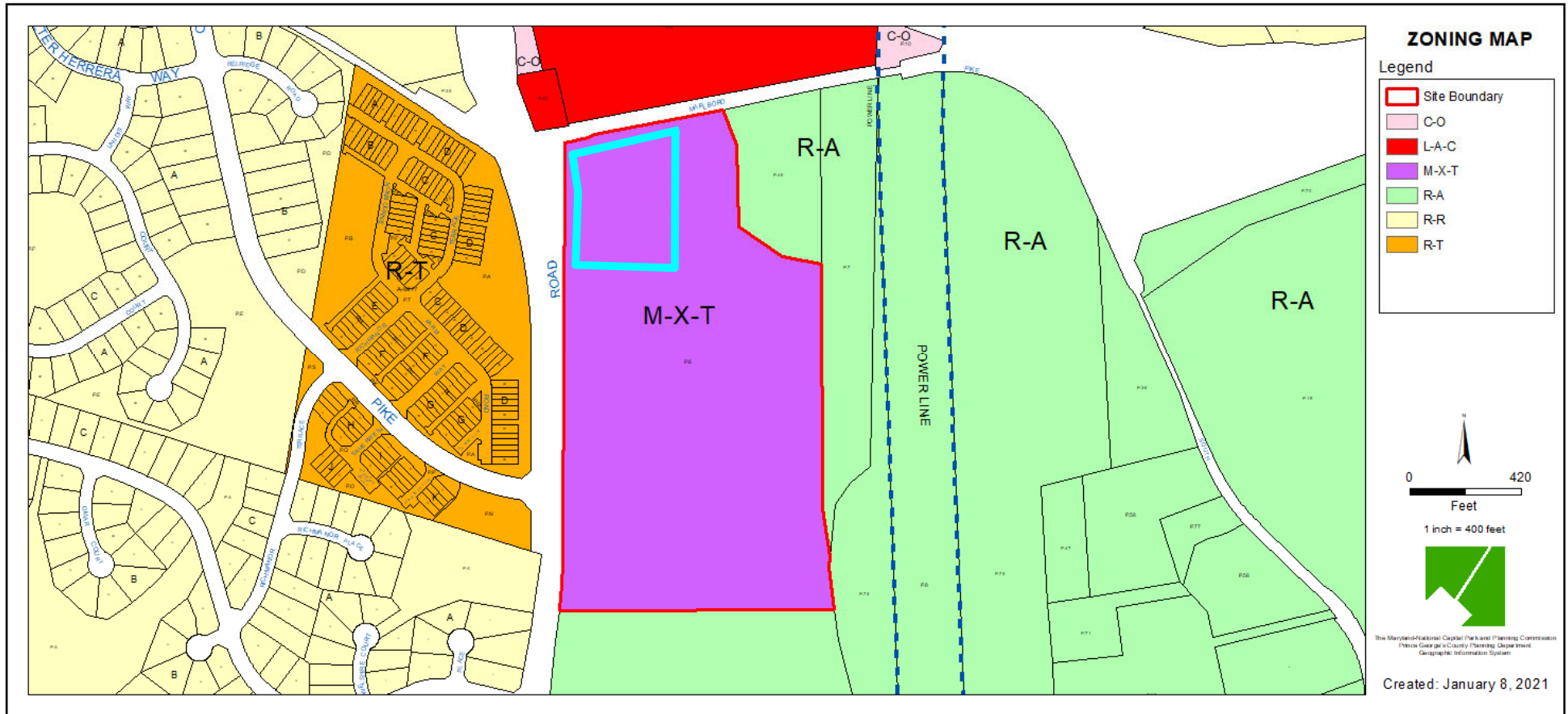
GENERAL LOCATION MAP



SITE VICINITY



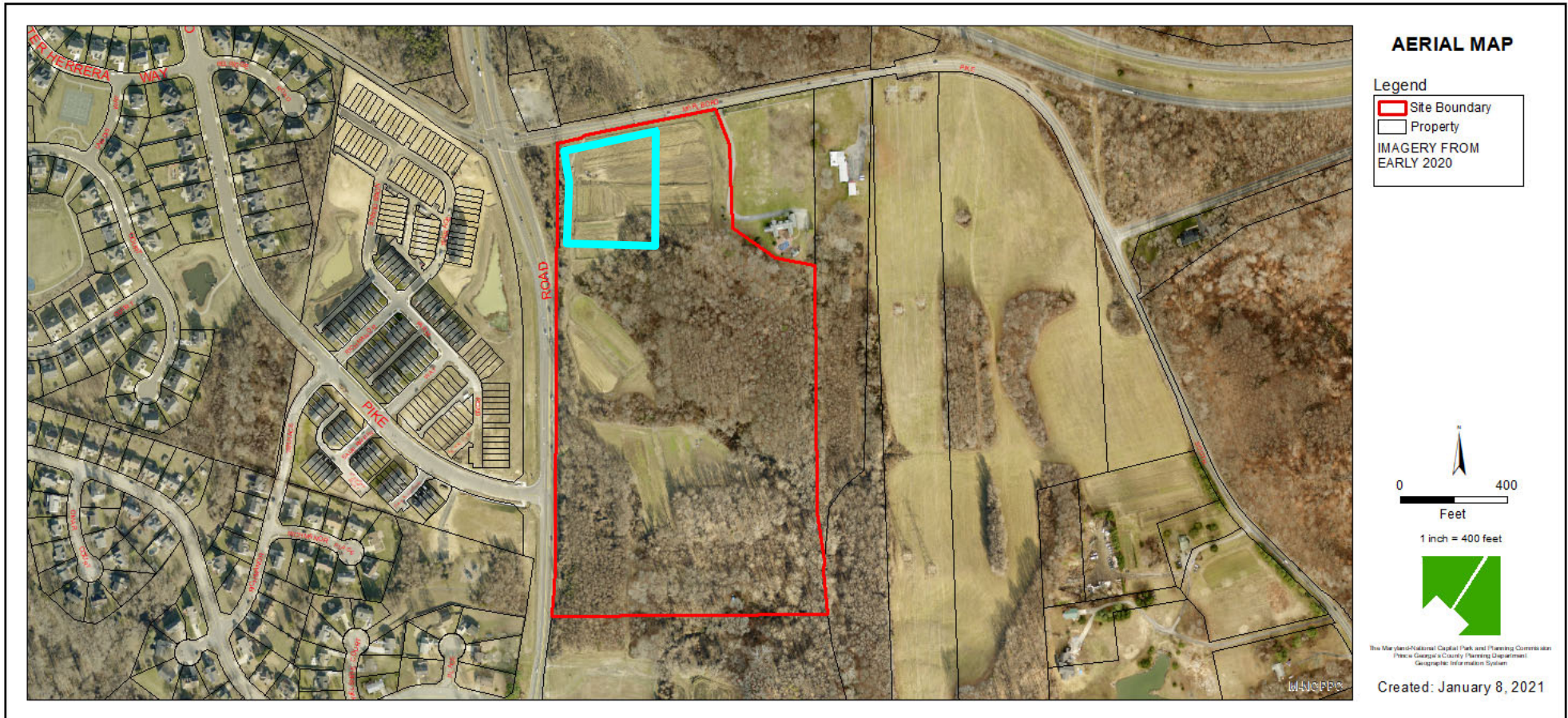
ZONING MAP



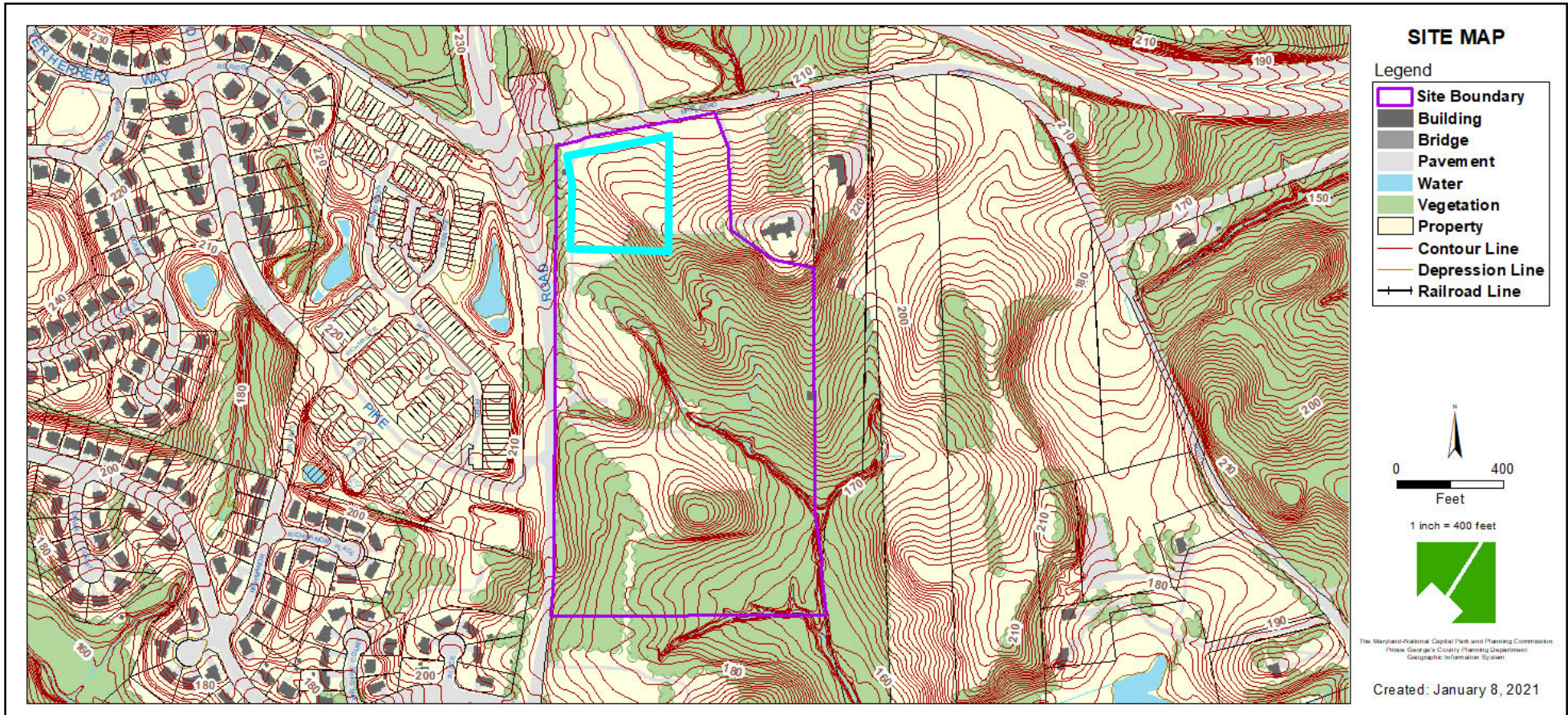
OVERLAY MAP



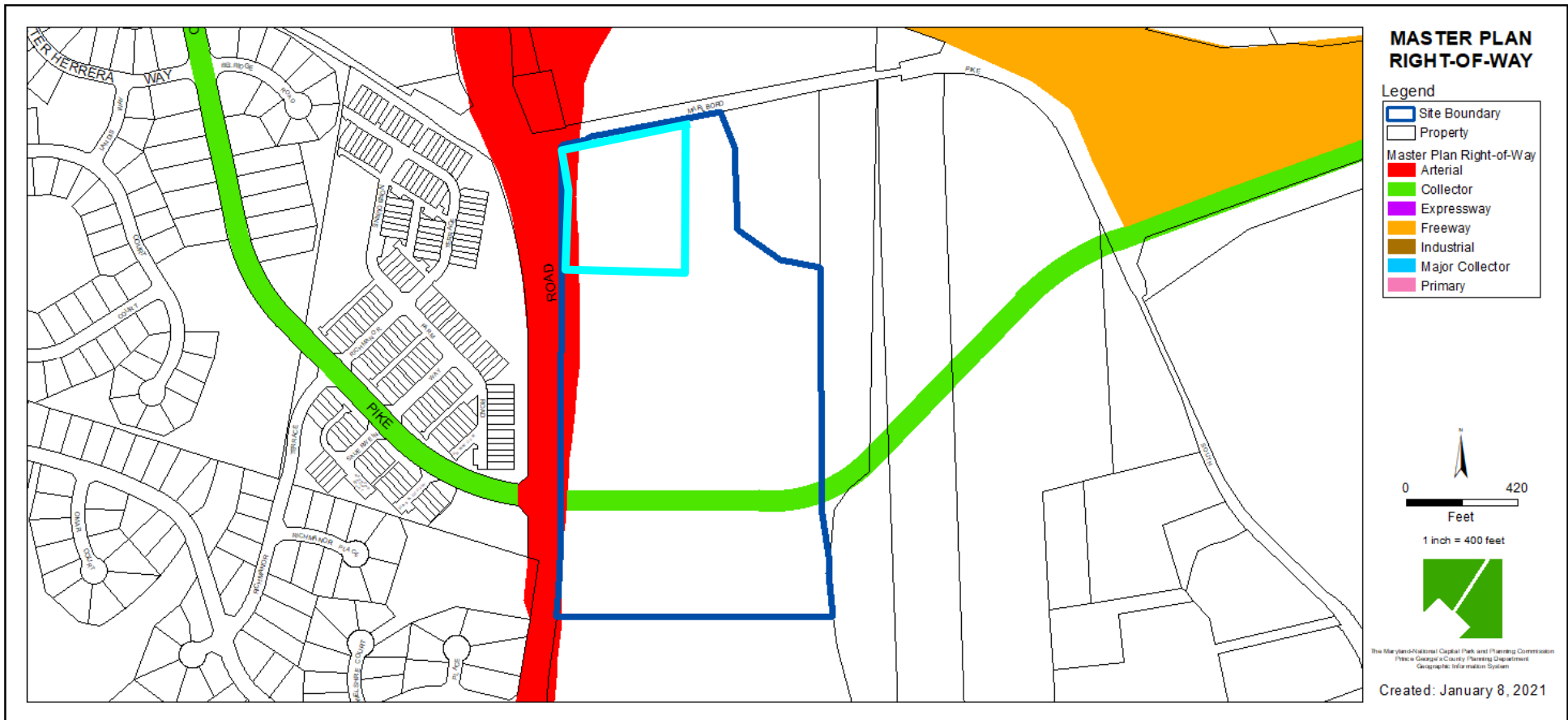
AERIAL MAP



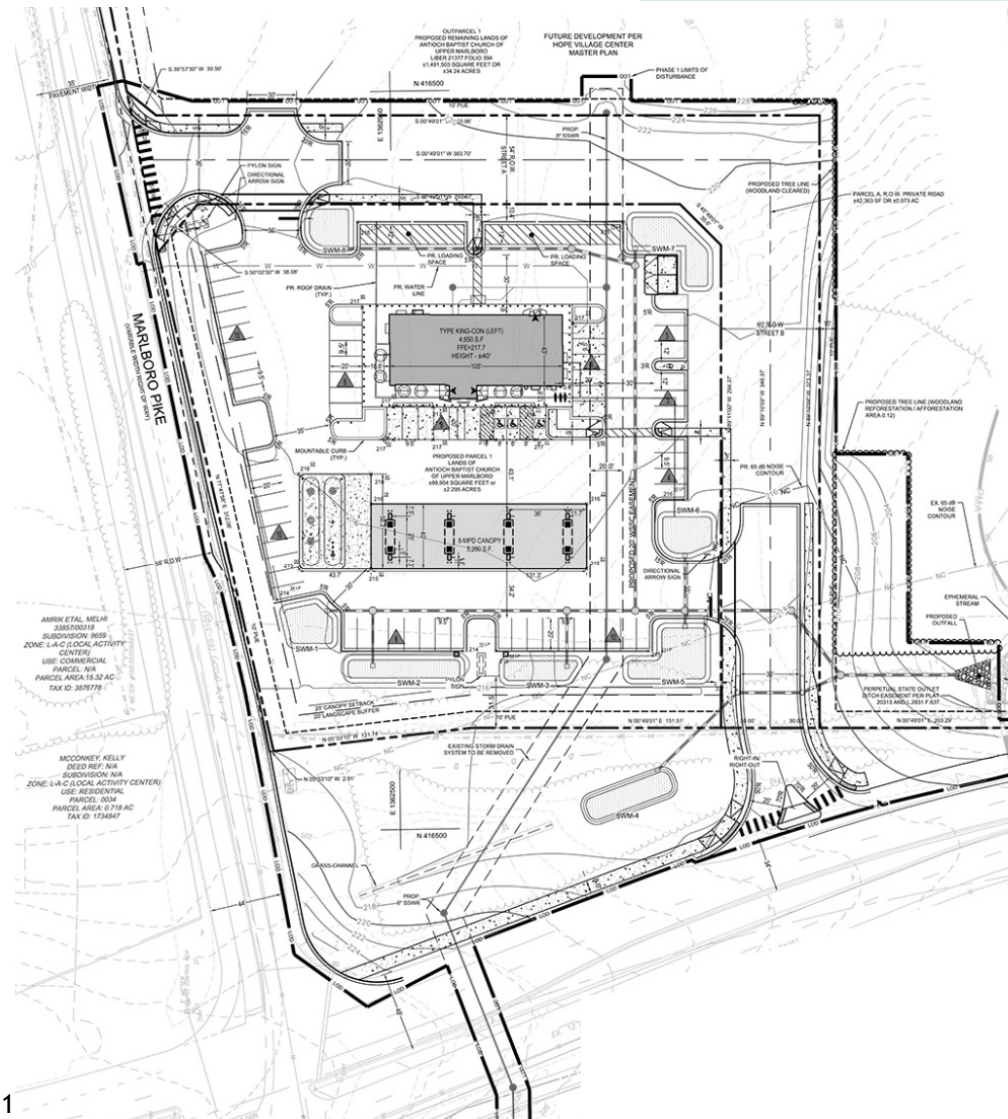
SITE MAP



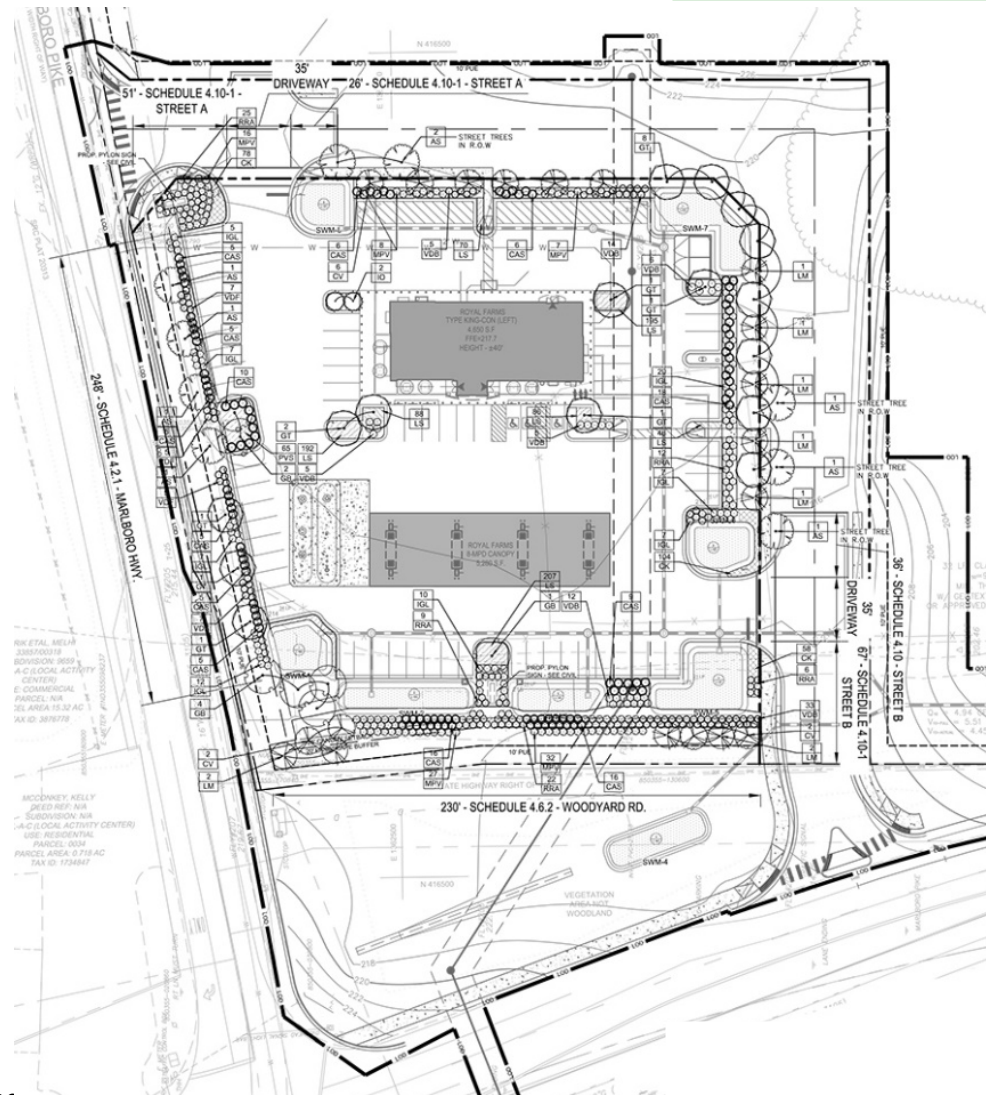
MASTER PLAN RIGHT-OF-WAY MAP



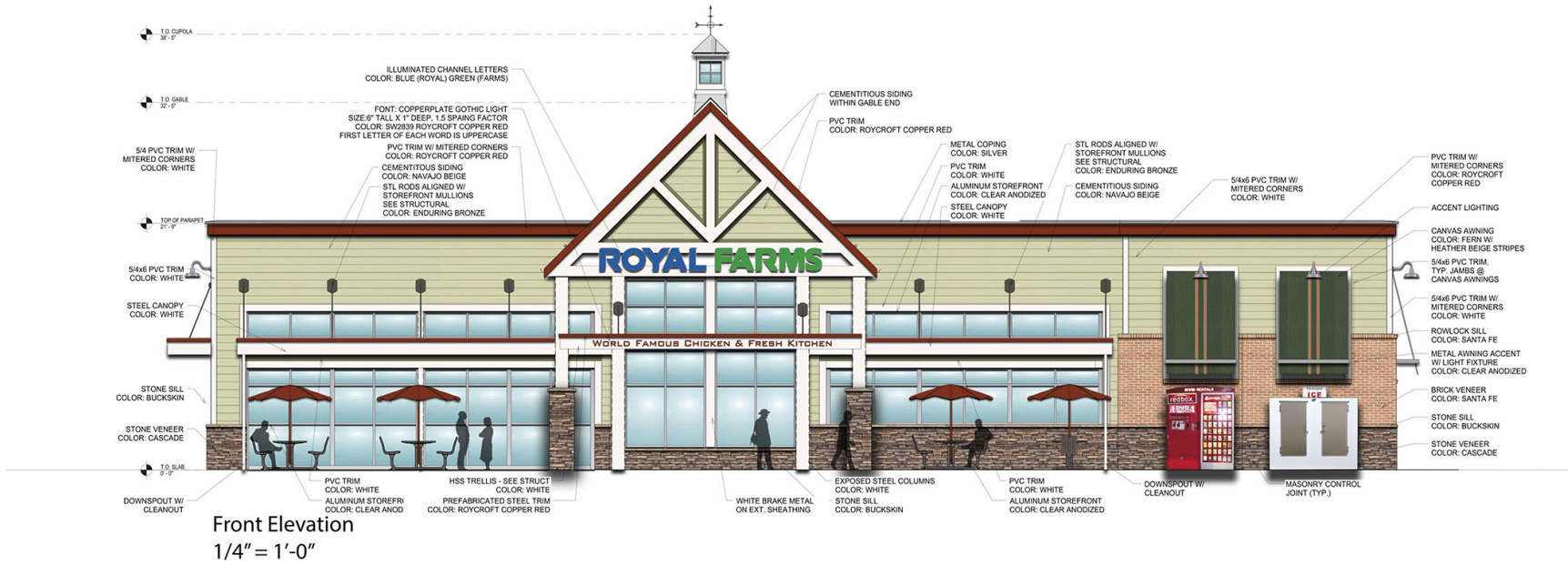
DETAILED SITE PLAN



LANDSCAPE PLAN



FRONT ELEVATION



ROYAL FARMS

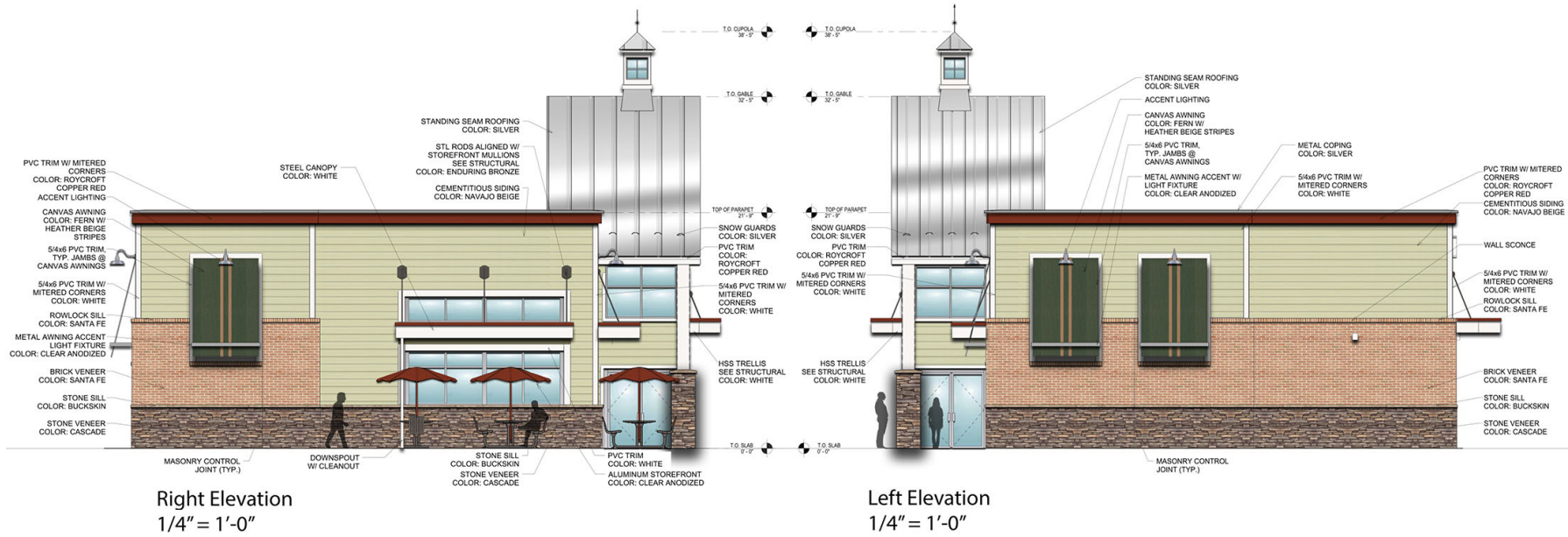
Royal Farms #282
Marlboro Pike & Woodyard Road, Rosaryville, MD
Proposed Elevations
March 4th, 2020

RA RATCLIFFE
ARCHITECTS

10404 Stevenson Road • Stevenson, Maryland 21153
Phone 410-484-7010 • Fax 410-484-3819 • peter@ratcliffearchitects.com



RIGHT AND LEFT ELEVATIONS



ROYAL FARMS

Royal Farms #282
 Marlboro Pike & Woodyard Road, Rosaryville, MD
 Proposed Elevations
 March 4th, 2020

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REAR ELEVATION



Rear Elevation
1/4" = 1'-0"

ROYAL FARMS

Royal Farms #282
Marlboro Pike & Woodyard Road, Rosaryville, MD
Proposed Elevations
January 5, 2021

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SIGNAGE DETAILS

1 PROPOSED PYLON SIGN W/OUT CAR WASH
SCALE: NOT TO SCALE

2 BUILDING SIGN-CHANNEL LETTERS
SCALE: NOT TO SCALE

2A BUILDING SIGN-FRESH KITCHEN LETTERS @ FRONT TRELLIS
SCALE: NOT TO SCALE

2A BUILDING SIGN-FRESH KITCHEN LETTERS @ REAR ENTRY CANOPY
SCALE: NOT TO SCALE

5 PROPOSED FUEL CANOPY SIGN
SCALE: NOT TO SCALE

- RESERVED PARKING: LEGEND AND BORDER - GREEN; BACKGROUND - WHITE; SIGN SHALL BE 8'x4' (TEXT); WHITE SYMBOL ON BLUE BACKGROUND.
- VAN ACCESSIBLE: WHERE APPLICABLE LEGEND - GREEN; BACKGROUND - WHITE (REFLECTIVE); PROVIDE VAN ACCESSIBLE SIGN 8'x4' (TEXT) WHERE REQUIRED.
- DISABLED: LEGEND - BLACK; BACKGROUND - WHITE (REFLECTIVE); SIGN SHALL BE 8'x4' (TEXT); FINE LINES PER SPECIFICATION; SIGNAGE SHALL BE INSTALLED ON LEFT ACCESSIBLE ANGLES.

6 ACCESSIBLE PARKING SIGN
SCALE: NOT TO SCALE

7 PUMP DESIGNATOR BLADE DESIGN
SCALE: NOT TO SCALE

GENERAL NOTES:
DETAILS SHOWN HEREON WERE PREPARED BY KATLIFE ARCHITECTS AND ARE FOR ILLUSTRATION/REFERENCE PURPOSES ONLY.

- ALL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES BY THE U.S. DEPARTMENT OF TRANSPORTATION.
- SHOP DRAWINGS SHALL BE SUBMITTED AT TIME OF PERMIT APPLICATION AND PRIOR TO PERMIT ISSUANCE TO THE RECORDING AND APPROVING AGENCY.
- ALL DETAILS SHOWN HEREON THESE PLANS SHALL BE BUILT TO MANUFACTURER/ARCHITECTS SPECIFICATIONS.
- EQUIVALENT SUBSTITUTIONS FOR DETAILS PROVIDED IN THESE PLANS SHALL BE PERMITTED WHEN APPROVED BY THE OWNER/ENGINEER REPRESENTATIVE, KIMLEY-HORN, ARCHITECT, AND THE PRINCE GEORGE'S COUNTY.
- REFER TO ARCHITECTURAL PLANS FOR CONSTRUCTION INFORMATION.
- SEE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR THE EXACT DIMENSIONS OF THE BUILDING AND THE LOCATION OF SIGNATURE, UTILITIES, ETC.
- THE CONTRACTOR SHALL INSTALL NECESSARY TRAFFIC CONTROL, SAFETY BARRICADES, LIGHTING AND OTHER REQUIRED CONTROL MEASURES TO SECURE THE WORK AREA FROM EXISTING TRAFFIC AND TO ASSURE PUBLIC SAFETY.

ITEM	LENGTH	ALLOWABLE	SO. FT.	PROPOSED
MAX. CANOPY	135.0' L	2.00' L	270.0'	1.00' L
TOTAL CALCULATED			270.0'	1.00' L
TOTAL ALLOWABLE SIGN AREA: TO BE DETERMINED BY PLANNING BOARD				

ITEM	LENGTH	ALLOWABLE	SO. FT.	PROPOSED
MAX. CANOPY	135.0' L	2.00' L	270.0'	1.00' L
TOTAL CALCULATED			270.0'	1.00' L
TOTAL ALLOWABLE SIGN AREA: TO BE DETERMINED BY PLANNING BOARD				

5 Std Flow Car/Truck Diesel

5 Unloaded 88 Std Flow Diesel

5 Hi Flow Truck Diesel

5 Flex Fuel Std Flow Diesel

5 DEF & Hi Flow Diesel

5 Std Flow Diesel E Free

1-5 1/2" **ROYAL FARMS**

3 DIRECTIONAL ARROW SIGN
SCALE: NOT TO SCALE

TOTAL SIGN SQUARE FOOTAGE: 1

SIGN LOCATION PLAN
SCALE: 1" = 20'

GRAPHIC SCALE IN FEET

MARLBORO PIKE

ROYAL FARMS STORE #282
PREPARED FOR HOPE VILLAGE CENTER
HOPE VILLAGE CENTER
PRINCE GEORGE'S COUNTY, MARYLAND

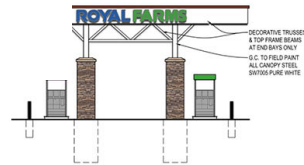
Kimley»Horn
ARCHITECTS
10000 WOODBRIDGE BLVD., SUITE 100
GREENBELT, MD 20814
TEL: 301-441-1100
WWW.KIMLEY-HORN.COM

DRD
THE DEVELOPMENT REVIEW DIVISION

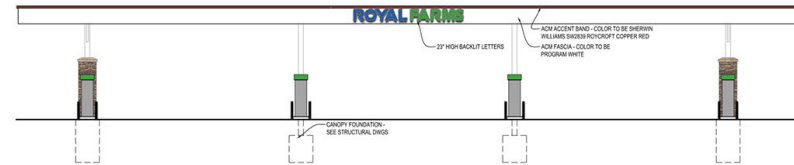
FUEL SIGN AND CANOPY



Fuel Sign Elevation
1/2" = 1'-0"



Fuel Canopy - Side Elevation
1/8" = 1'-0"



Fuel Canopy - Front Elevation
1/8" = 1'-0"

ROYAL FARMS

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TYPE II TREE CONSERVATION PLAN

