

ITEM:

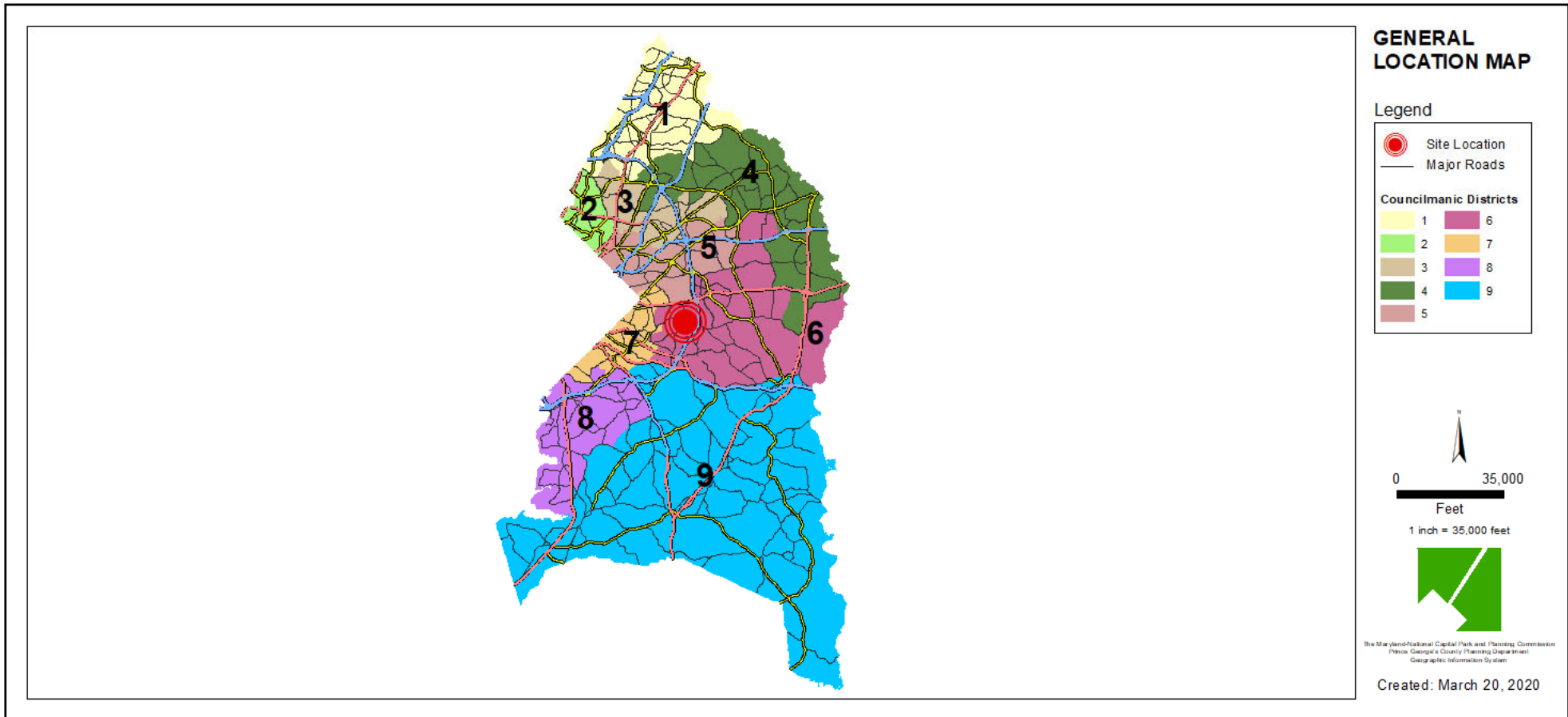
CASE: DSP-20017

**ROYAL FARMS #381
WALKER MILL ROAD**

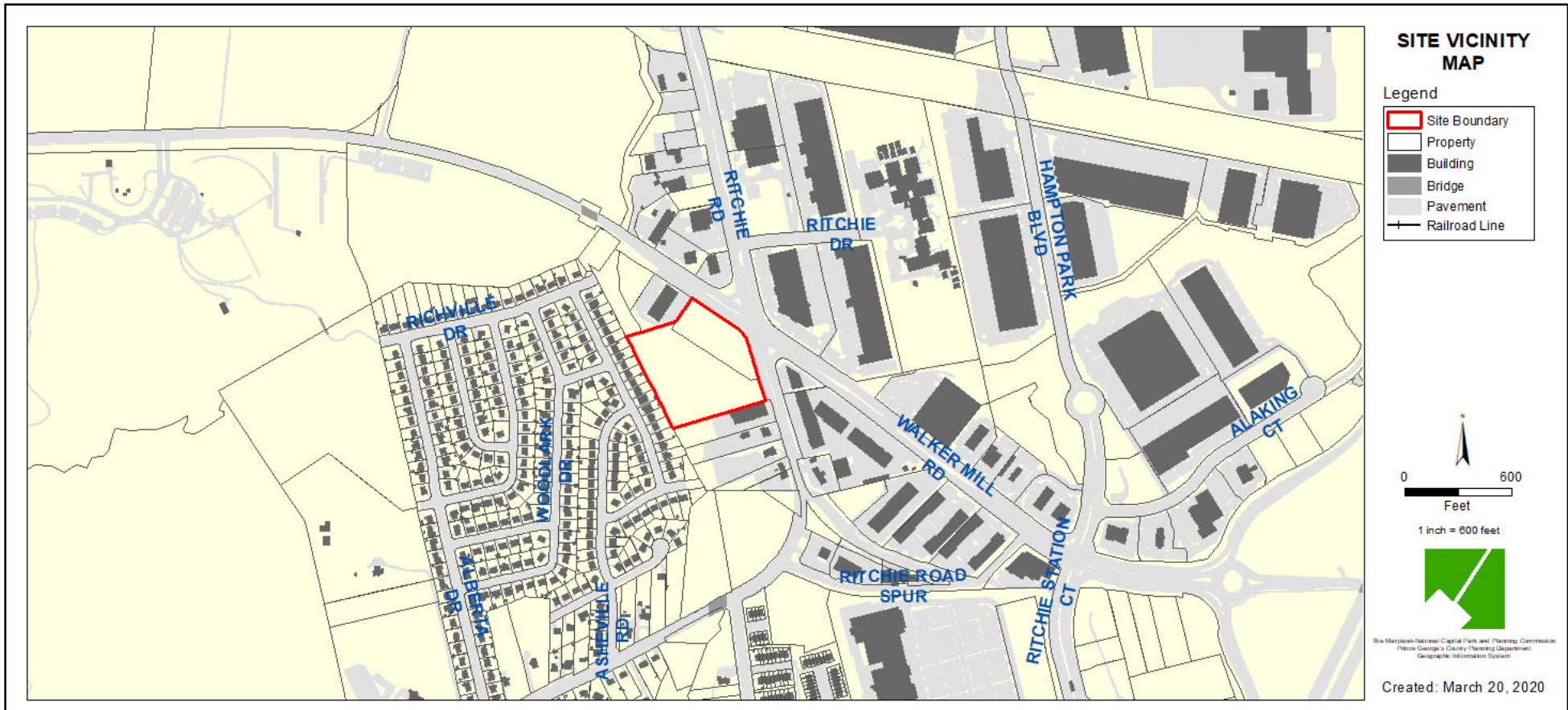
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



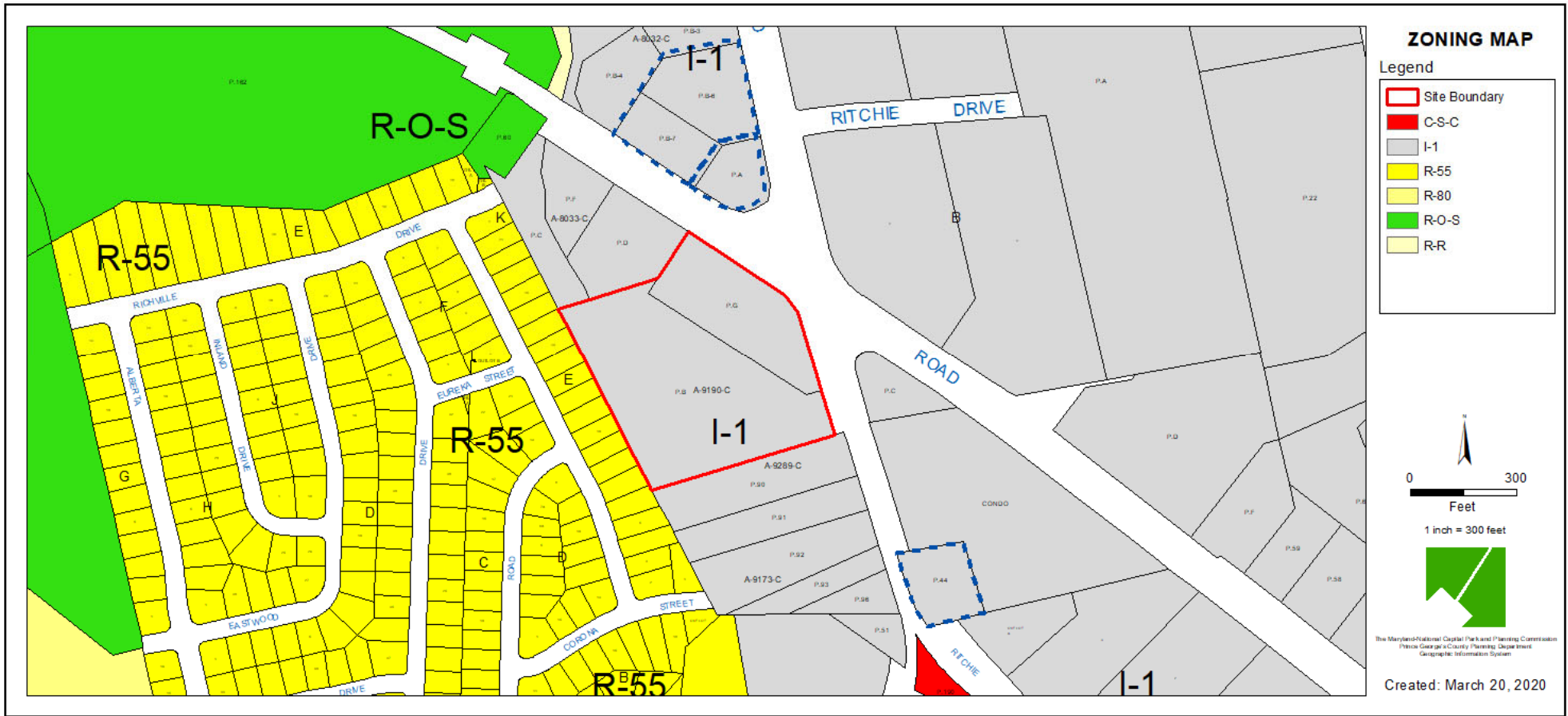
GENERAL LOCATION MAP



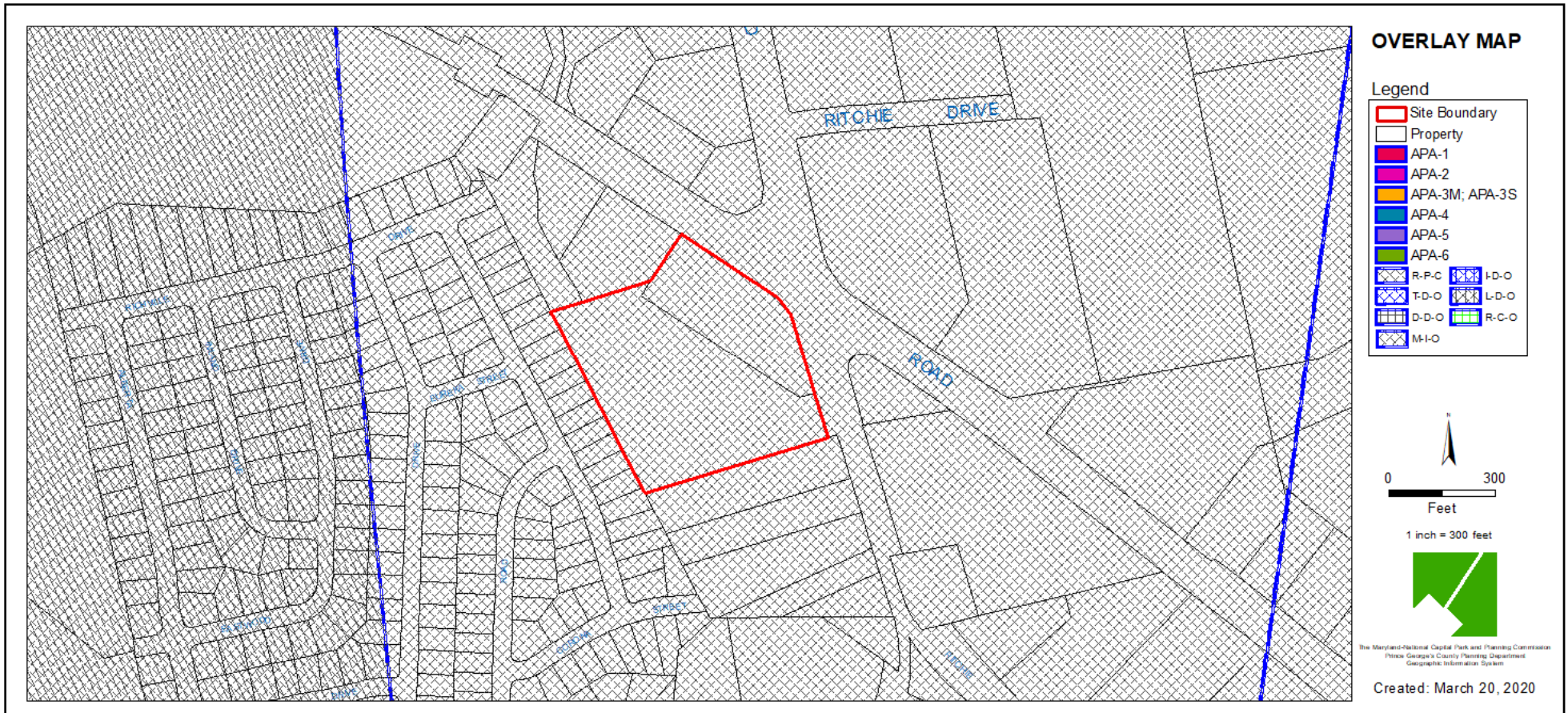
SITE VICINITY



ZONING MAP



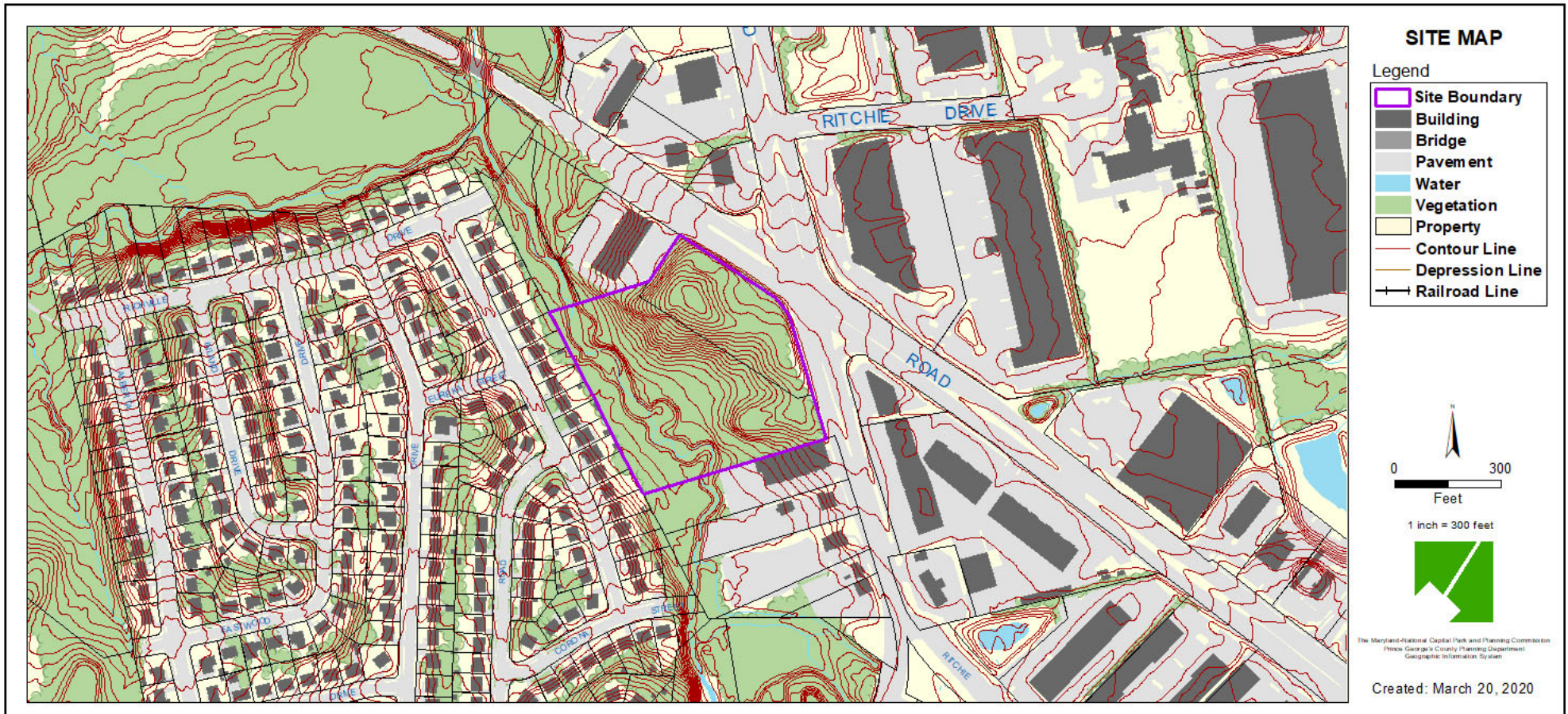
OVERLAY MAP



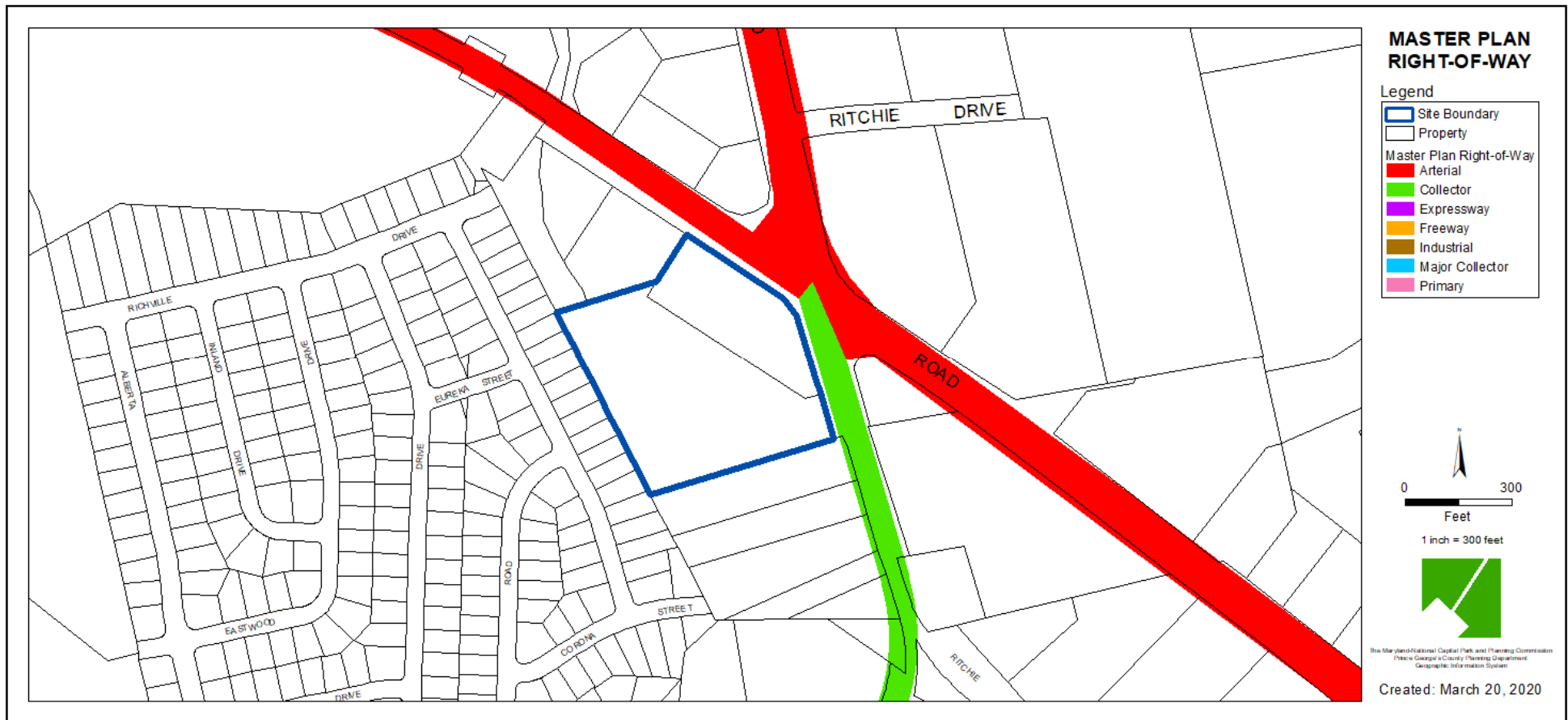
AERIAL MAP



SITE MAP



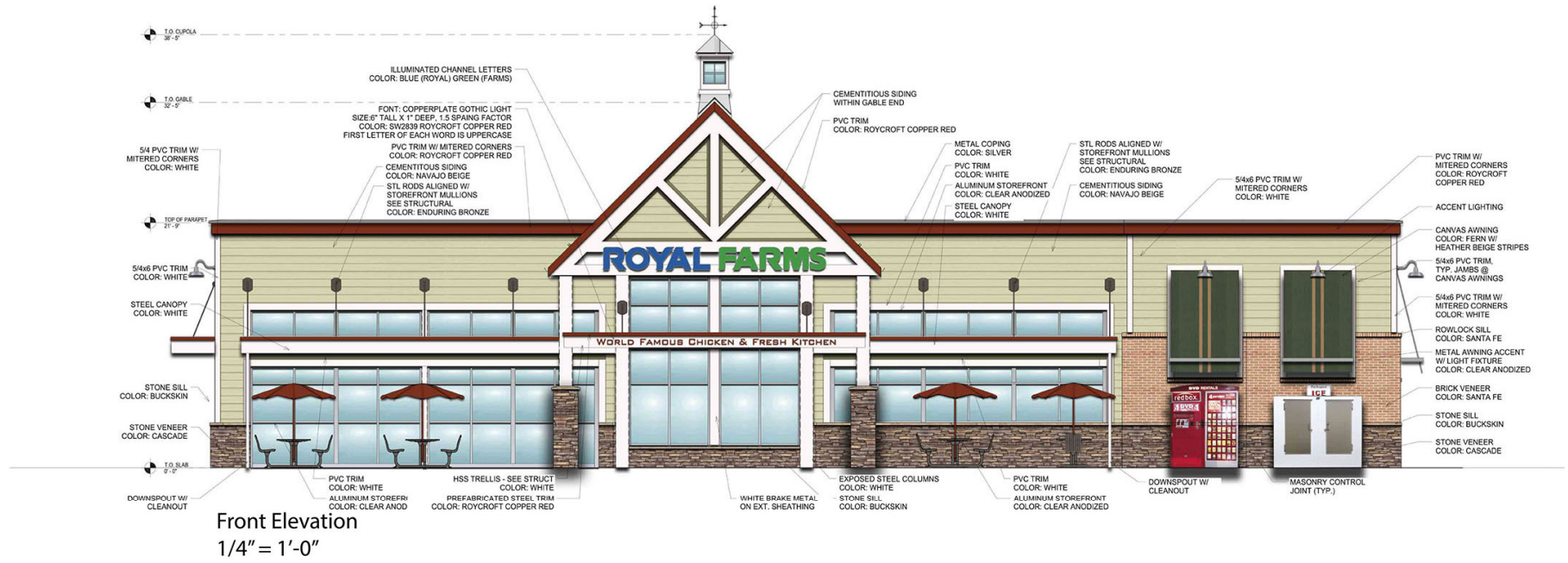
MASTER PLAN RIGHT-OF-WAY MAP



ILLUSTRATIVE LANDSCAPE PLAN



FRONT ELEVATION



ROYAL FARMS

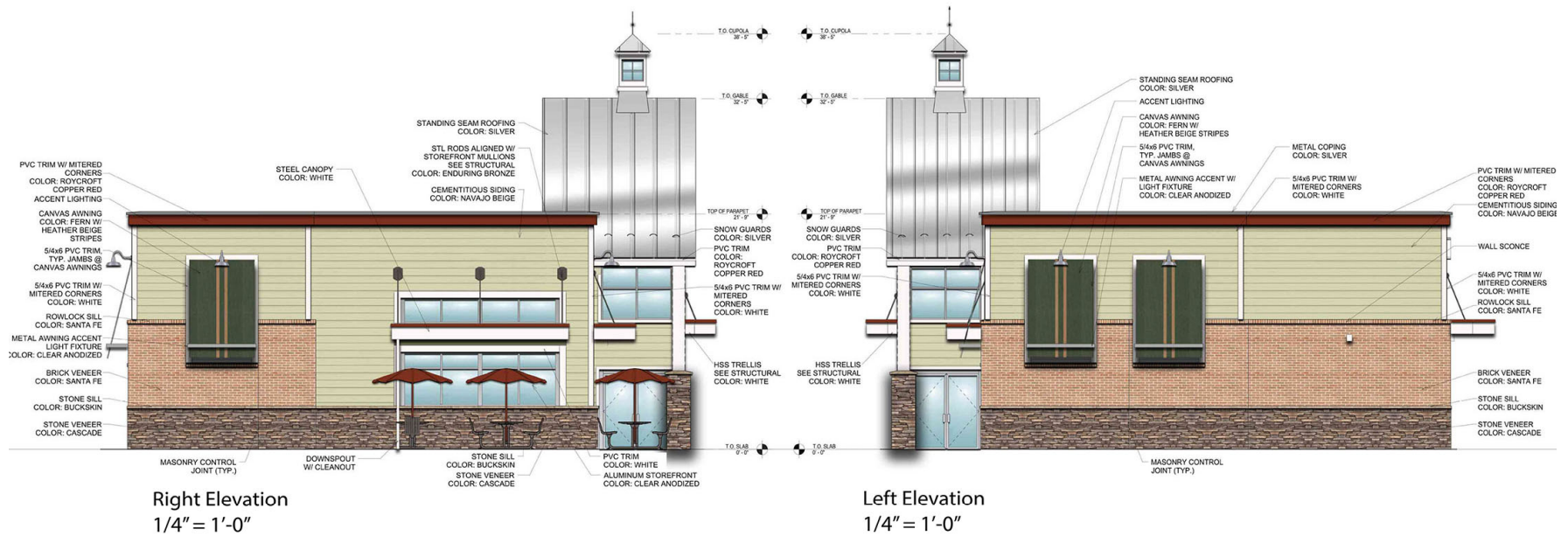
Royal Farms #381
Walker Mill & Ritchie Road, Forestville MD
Proposed Elevations
March 27th, 2020

RA RATCLIFFE ARCHITECTS

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



SIDE ELEVATIONS



ROYAL FARMS

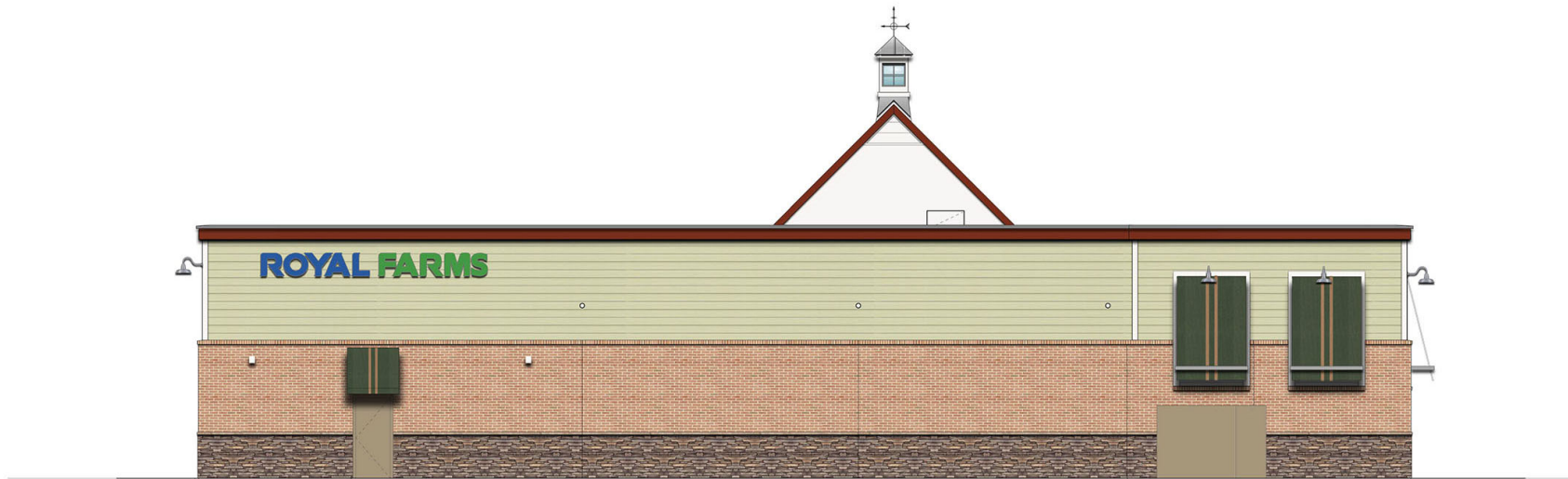
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Proposed Elevations
March 27th, 2020

RATCLIFFE
ARCHITECTS

10404 Stevenson Road • Stevenson, Maryland 21153
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REAR ELEVATION



ROYAL FARMS

Royal Farms #381
Walker Mill & Ritchie Road, Forestville MD
Proposed Elevations
March 27th, 2020

R | **RATCLIFFE**
ARCHITECTS
10404 Stevenson Road • Stevenson, Maryland 21153
Phone 410-484-7010 • Fax 410-484-3819 • peter@ratcliffearchitects.com

CAR WASH ELEVATIONS



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



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



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



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

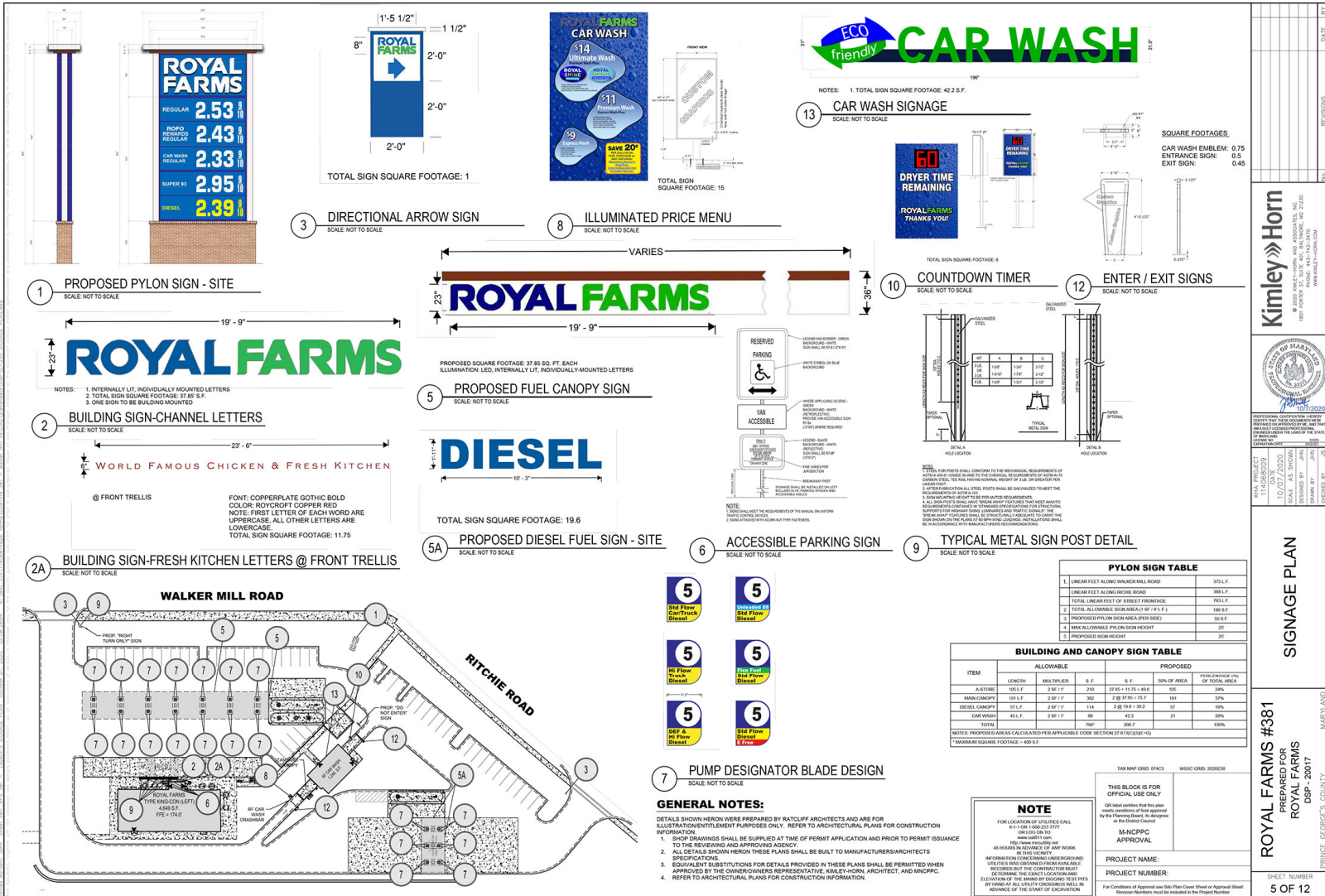
ROYAL FARMS

Royal Farms #381
Walker Mill & Ritchie Road, Forestville MD
Proposed Car Wash Elevations
March 27th, 2020

R RATCLIFFE
ARCHITECTS
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SIGNAGE



Kimley»Horn
 ARCHITECTS, ENGINEERS & SCIENTISTS
 1000 PATENT ST., SUITE 400, BALTIMORE, MD 21205
 WWW.KIMLEY-HORN.COM



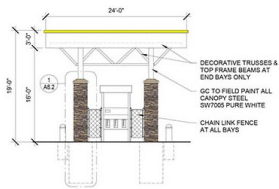
PROJECT NO: DSP-20017
 SCALE: AS SHOWN
 DATE: 2/22/2021
 DRAWN BY: JPM
 CHECKED BY: JPM

SIGNAGE PLAN

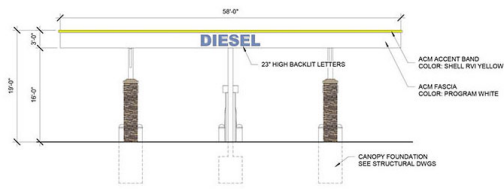
ROYAL FARMS #381
 1000 PATENT ST.
 BALTIMORE, MD 21205
 DSP-20017
 BALTIMORE, GEORGE'S COUNTY



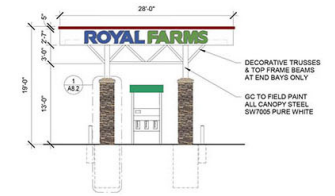
FUEL CANOPIES



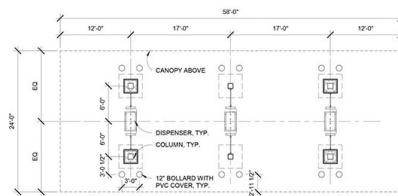
1 DIESEL SIDE ELEVATION
SCALE = 1/8" = 1'-0"



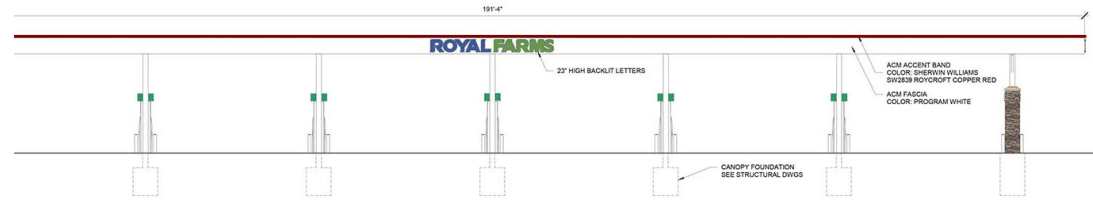
2 DIESEL
SCALE = 1/8" = 1'-0"



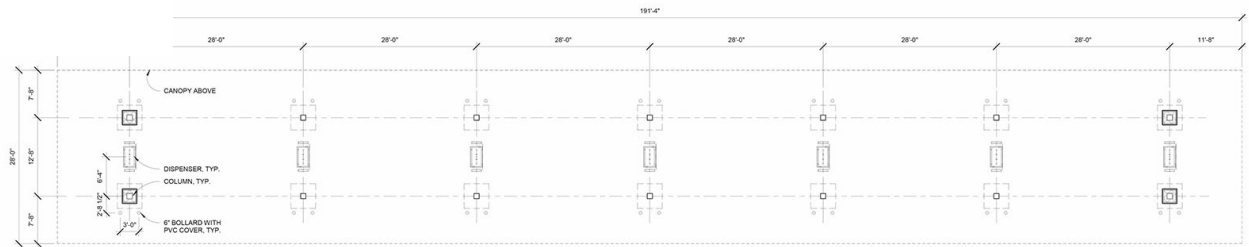
3 STARTER GATE SIDE ELEVATION - 191'
SCALE = 1/8" = 1'-0"



3 DIESEL
SCALE = 1/8" = 1'-0"



2 STARTER GATE - 191'
SCALE = 1/8" = 1'-0"



1 STARTER GATE - 191'
SCALE = 1/8" = 1'-0"



TYPE II TREE CONSERVATION PLAN

LEGEND

- PROPERTY BOUNDARY
- SPLIT ZONING LINE (N/A)
- CHEASPEAKE BAY CRITICAL AREA BOUNDARY (N/A)
- REGULATED STREAM (TOP AND BANK)
- UNREGULATED STREAM (CENTRELINE)
- REGULATED STREAM BUFFER
- UNREGULATED STREAM (GENERAL) (N/A)
- 100-YEAR FLOODPLAIN
- 100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE
- WETLAND
- 25 WETLAND BUFFER
- EXPANDED WETLAND BUFFER (N/A)
- PRIMARY MANAGEMENT AREA (PMA)
- FOREST INTERIOR DWELLING SPECIES 500' LINE
- WETLAND IN
- EXISTING TREE LINE
- MAINTAINED OR OTHER NON-WOODED AREAS
- FOREST STAND BOUNDARY
- SOILS BOUNDARY
- EXISTING UTILITY & BENEFACTOR LINE (N/A)
- MARK SURVEY POINT (OUTCROP (TOP AND BOTTOM))
- FI/D DATA SAMPLE POINT
- WETLAND DATA SAMPLE POINT (N/A)
- SPECIMEN CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE (1" DIA. x 1" DIA.)
- STEEP SLOPES (5% OR GREATER)
- LIMITS OF DISTURBANCE
- CLEARED FLOODPLAIN AREA (C-FP) (N/A)
- CLEARED OFF-SITE AREA (C-OSA) (N/A)
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND REGENERATION/AFFORESTATION AREA (WRA)
- WOODLAND PRESERVED-NOT CREDITED (WP-NC)
- WOODLAND RETAINED-ASSUMED CLEARED (WR-AC)
- NATURAL REGENERATION AREA (NRA)

TC2P GENERAL NOTES

- The site is located in zoned R-1 and is located in the Environmental Strategy Area (ESA) in accordance with Plan 2005.
- The site is not located in any of the following areas: Chesapeake Bay Critical Area, 100 Year Floodplain, 100 Year Floodplain Building Restriction Line, 25 Wetland Buffer, Expended Wetland Buffer, Primary Management Area, Forest Interior Dwelling Species 500' Line, Wetland In, Existing Tree Line, Maintained or Other Non-Wooded Areas, Forest Stand Boundary, Soils Boundary, Existing Utility & Benefactor Line, Mark Survey Point, Outcrop (Top and Bottom), FI/D Data Sample Point, Wetland Data Sample Point, Specimen Champion Historic Tree with Critical Root Zone (1" Dia. x 1" Dia.), Steep Slopes (5% or Greater), Limits of Disturbance, Cleared Floodplain Area (C-FP), Cleared Off-Site Area (C-OSA), Woodland Preservation Area (WPA), Woodland Regeneration/Afforestation Area (WRA), Woodland Preserved-Not Credited (WP-NC), Woodland Retained-Assumed Cleared (WR-AC), Natural Regeneration Area (NRA).
- The site is not located in any of the following areas: Chesapeake Bay Critical Area, 100 Year Floodplain, 100 Year Floodplain Building Restriction Line, 25 Wetland Buffer, Expended Wetland Buffer, Primary Management Area, Forest Interior Dwelling Species 500' Line, Wetland In, Existing Tree Line, Maintained or Other Non-Wooded Areas, Forest Stand Boundary, Soils Boundary, Existing Utility & Benefactor Line, Mark Survey Point, Outcrop (Top and Bottom), FI/D Data Sample Point, Wetland Data Sample Point, Specimen Champion Historic Tree with Critical Root Zone (1" Dia. x 1" Dia.), Steep Slopes (5% or Greater), Limits of Disturbance, Cleared Floodplain Area (C-FP), Cleared Off-Site Area (C-OSA), Woodland Preservation Area (WPA), Woodland Regeneration/Afforestation Area (WRA), Woodland Preserved-Not Credited (WP-NC), Woodland Retained-Assumed Cleared (WR-AC), Natural Regeneration Area (NRA).

SPECIMEN TREE TABLE

Tree #	Common Name	DBH (IN)	Condition Rating	Comments	Removal?	
1	Yellow Poplar	Liriodendron tulipifera	34	Fair (F)	Root & top damage, decay, debark, poor branching, needs pruning	No
2	Yellow Poplar	Liriodendron tulipifera	38	Good (G)	Trunk & top damage, decay, debark, needs pruning	No

WEB SOIL SURVEY SOILS TABLE

MAP UNIT	MAP UNIT NAME	SOIL TYPE	PERCENTAGE	MOISTURE	ACIDITY	TEXTURE	STRUCTURE	PERCENTAGE
ADP	Adirondack Red Soil	Udiallic Ultisol	0.0	0.0	0.0	0.0	0.0	0.0
CDP	Chesapeake Bay Coastal Plain	Udiallic Ultisol	0.0	0.0	0.0	0.0	0.0	0.0
GD	Goldenshoe	Udiallic Ultisol	0.0	0.0	0.0	0.0	0.0	0.0
MD	Marblehead	Udiallic Ultisol	0.0	0.0	0.0	0.0	0.0	0.0
OD	Orange	Udiallic Ultisol	0.0	0.0	0.0	0.0	0.0	0.0
WD	Walden	Udiallic Ultisol	0.0	0.0	0.0	0.0	0.0	0.0
SD	Stamford	Udiallic Ultisol	0.0	0.0	0.0	0.0	0.0	0.0
TD	Trenton	Udiallic Ultisol	0.0	0.0	0.0	0.0	0.0	0.0
UD	Udiallic	Udiallic Ultisol	0.0	0.0	0.0	0.0	0.0	0.0

VICINITY MAP
SCALE 1" = 200'

NATURAL RESOURCES INVENTORY SITE STATISTICS TABLE

SITE STATISTICS	TOTAL
TOTAL ACRES	12.08
EXISTING WETLANDS (N/A)	12.08
EXISTING WETLANDS TO BE MAINTAINED	2.24
EXISTING WETLANDS TO BE CLEARED	0.0
EXISTING WETLANDS TO BE PRESERVED-NOT CREDITED	0.0
EXISTING WETLANDS TO BE RETAINED-ASSUMED CLEARED	0.0
REGULATED STREAM (CENTRELINE)	1.00
REGULATED STREAM BUFFER	1.00
UNREGULATED STREAM (GENERAL)	0.0

DETAILED PROFESSIONAL CERTIFICATION
This plan complies with the current requirements of Subtitle 25 and the Wetland and Wildlife Conservation Technical Manual.

I, *[Signature]*, Date: 10/27/2020

(Please print name, address, phone number, and e-mail address of qualified professional below the signature.)
 Kimley-Horn and Associates, Inc.
 600 W. ALBANY AVENUE, SUITE 400
 RICHMOND, VA 23219
 WWW.KIMLEY-HORN.COM

ROYAL FARMS 6381 WALKER MILL ROAD TYPE II (TCP-2) TREE CONSERVATION PLAN

APPROVAL TABLE

APPROVED BY	DATE	DR#	REASON FOR REVISION
01		001	001
02			
03			
04			
05			
06			

WC QUANTITIES

FLOODPLAIN (FP) AREA	PREVIOUSLY DESIGNATED AREA	ORANGE TRACT AREA	NET TRACT AREA (ATA)	TREE CANOPY REQUIRED	TREE CANOPY PROVIDED
0.0000		31025.0	21062.0	3362.32	4297.9
0.00	2.25	2.12	1.50	0.77	0.99

MAJOR EXISTING CONTOUR

MINOR EXISTING CONTOUR

WOODLAND PRESERVED-NOT CREDITED (WP-NC)

AREA	ACRES
EXISTING WOODLAND IN PMA	2.13
WOODLAND PRESERVED-NOT CREDITED (WP-NC)	2.24
TOTAL	4.37

MAJOR EXISTING CONTOUR

MINOR EXISTING CONTOUR

WOODLAND PRESERVED-NOT CREDITED (WP-NC)

AREA	ACRES
EXISTING WOODLAND IN PMA	2.13
WOODLAND PRESERVED-NOT CREDITED (WP-NC)	2.24
TOTAL	4.37

NOTE

FOR LOCATION OF UTILITIES CALL 811 OR VISIT 811VA.GOV

48 HOURS IN ADVANCE OF ANY WORK ON THIS PROJECT

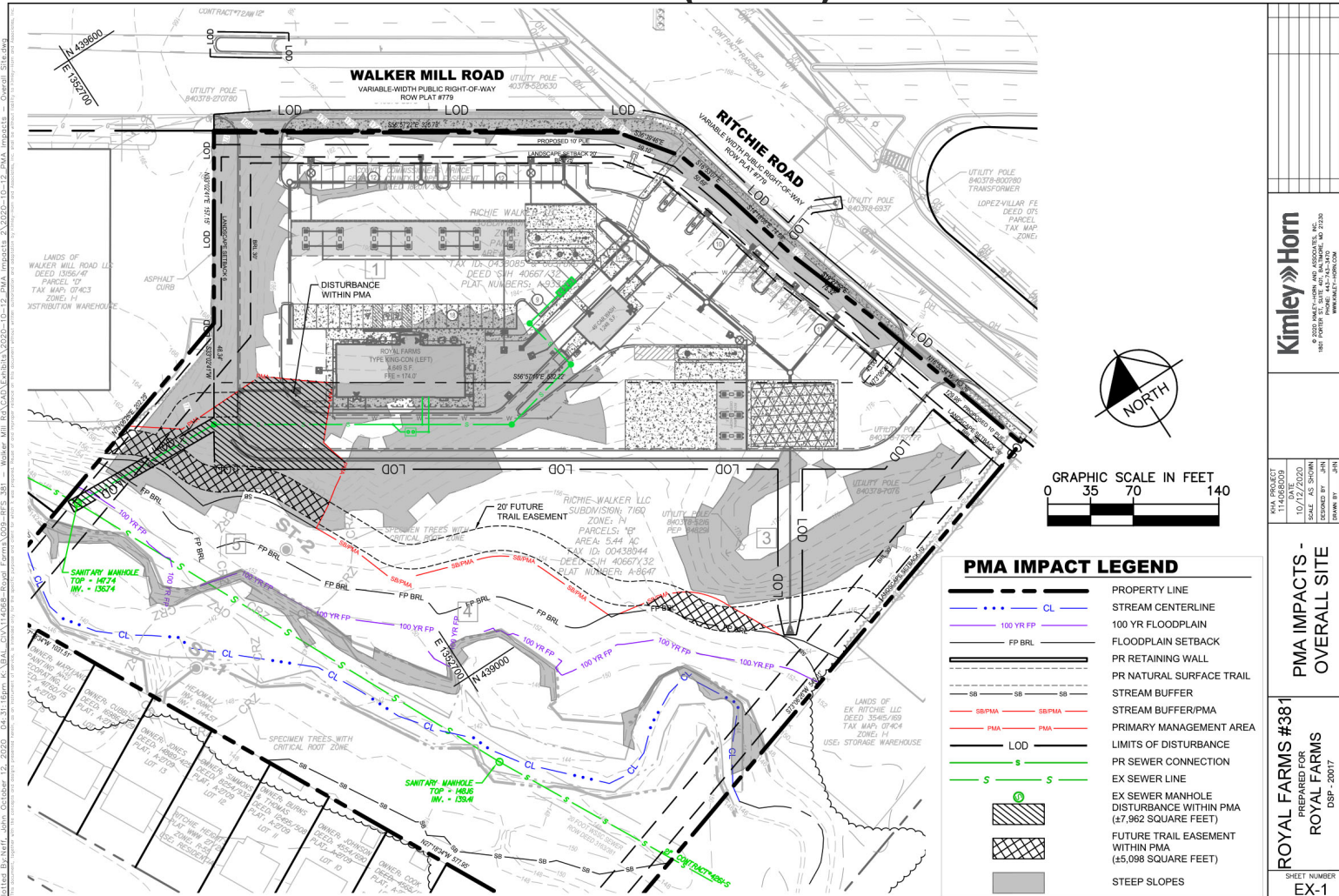
INFORMATION CONCERNING TREE REMOVAL AND REPLACEMENT PROCEDURES SHOULD BE OBTAINED FROM LOCAL AUTHORITIES AND THE U.S. DEPARTMENT OF AGRICULTURE, FOREST SERVICE, AND THE U.S. DEPARTMENT OF INTERIOR, BUREAU OF LAND MANAGEMENT.

THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES SHOWN ON THIS PLAN IS APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF EXCAVATION.

DRD THE DEVELOPMENT REVIEW DIVISION

SHEET NUMBER 1 OF 2

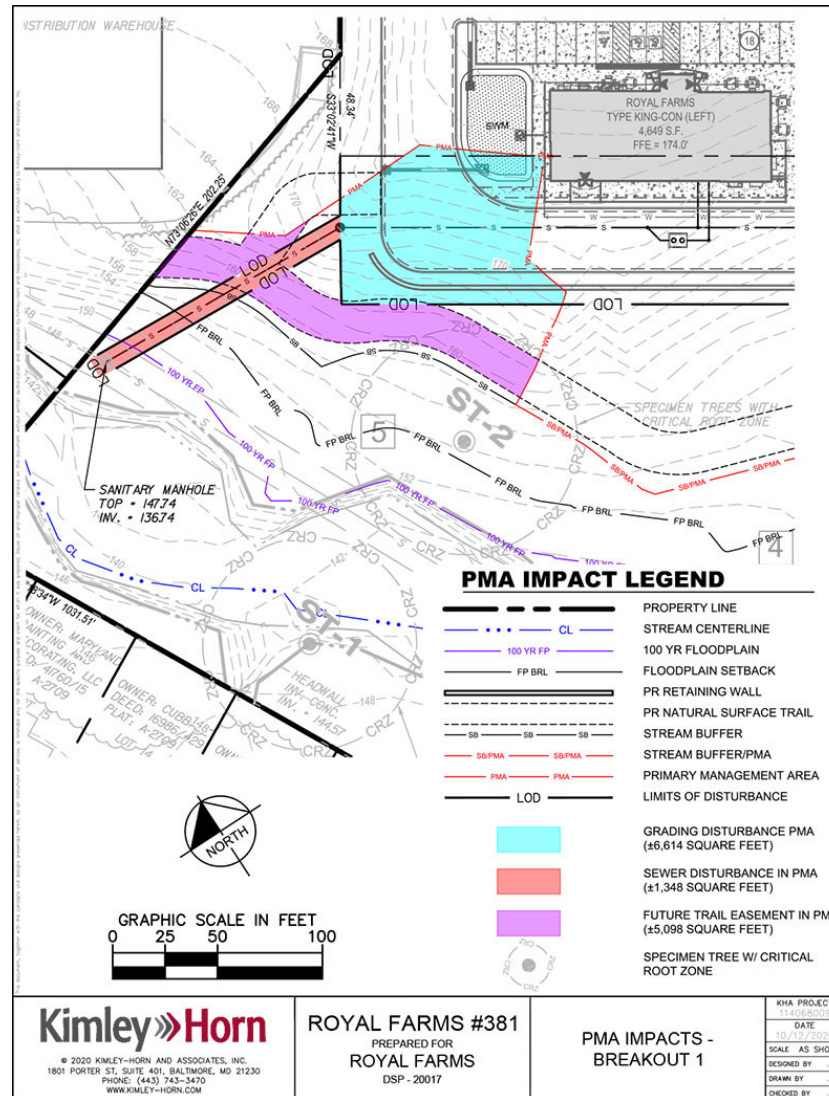
PRIMARY MANAGEMENT AREA (PMA) IMPACTS



NO.		REVISIONS	DATE	BY
Kimley»Horn				
1807 FORDS BL. SUITE 400, BALTIMORE, MD 21250 WWW.KIMLEY-HORN.COM				
PROJECT NO.	DATE	DESIGNED BY	CHECKED BY	DATE
114280003	10/17/2020	JPA	JPA	
PMA IMPACTS - OVERALL SITE				
ROYAL FARMS #381				
PREPARED FOR ROYAL FARMS DSP-20017 PRINCE GEORGES COUNTY, MARYLAND				
SHEET NUMBER EX-1				



PMA IMPACTS



PMA IMPACTS

