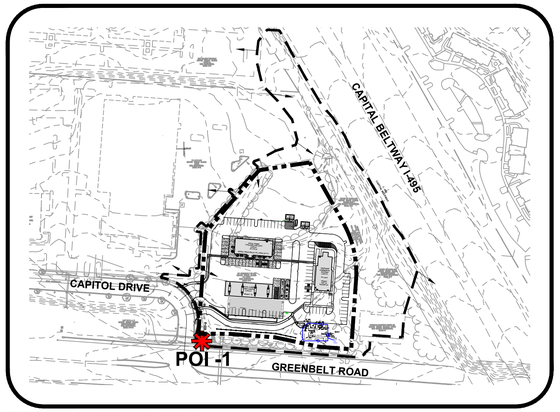
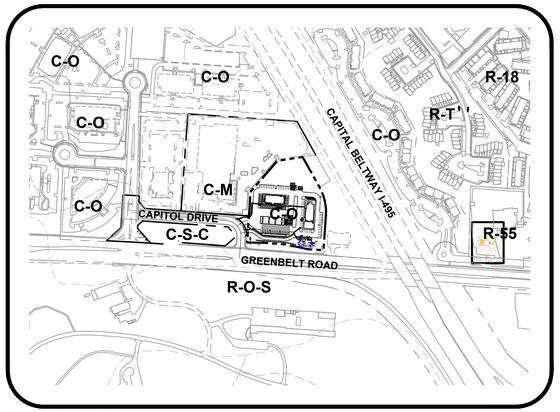
ROYAL FARMS - GREENBELT
DETAILED SITE PLAN - DSP #19045



DRAINAGE AREA MAP

SCALE: 1" = 200'

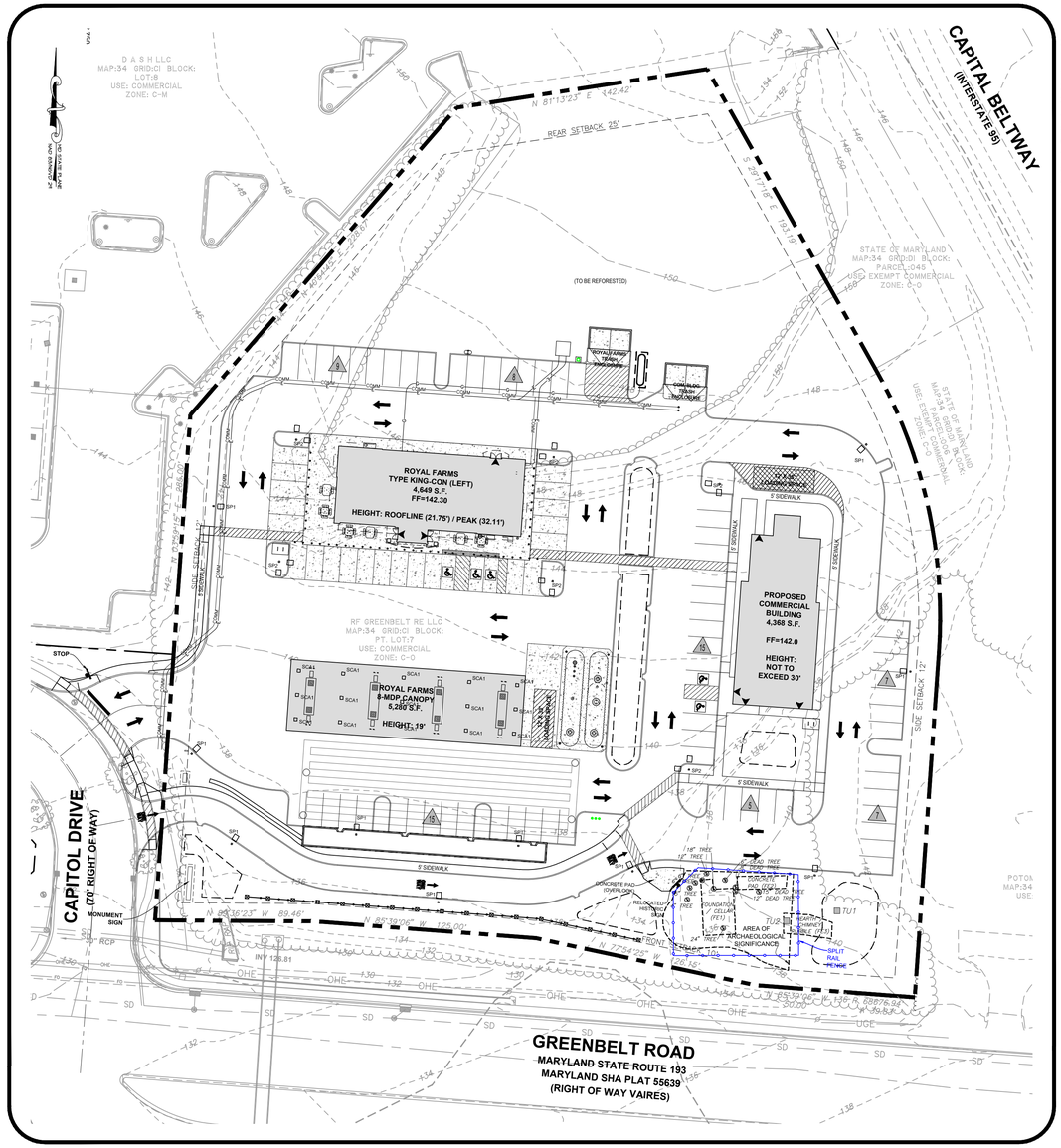


ZONING MAP

SCALE: 1" = 400'

LEGEND

- 210 — EXISTING MAJOR CONTOUR
- 212 — EXISTING MINOR CONTOUR
- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING TREE LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING ROAD CENTERLINE
- PROPOSED BUILDING
- PROPOSED CURB



COMPOSITE PLAN

SCALE: 1" = 40'

0' 40' 80'

SITE STATISTICS

GROSS AREA: 4.07 AC.

DEDICATION: 0 AC.

100 YEAR FLOOD: 0 AC.

NET AREA: 4.07 AC

SHEET INDEX

1. COVER SHEET
2. APPROVAL SHEET
3. EXISTING CONDITIONS PLAN
4. DETAILED SITE PLAN
5. PHOTOMETRIC PLAN
6. LANDSCAPE PLAN
7. LANDSCAPE NOTES & DETAILS
8. LANDSCAPE SCHEDULES
9. DETAIL SHEET - SIGNS
10. DETAIL SHEET - SITE FEATURES 1
11. DETAIL SHEET - SITE FEATURES 2
12. DETAIL SHEET - SITE FEATURES 3
13. DETAIL SHEET - PAVING SECTIONS
14. DETAIL SHEET - ACCESSIBILITY

VICINITY MAP

SCALE: 1"=2000'

TAX MAP: 34-C1 ; LOTS: PART OF LOT 7

COPYRIGHT ADC THE MAP PEOPLE

PERMITTED USE NUMBER: 20711182

GENERAL NOTES

1. PROJECT NAME: ROYAL FARMS - GREENBELT
2. SITE ADDRESS: NO ASSIGNED ADDRESS - FUTURE 6620 GREENBELT ROAD GREENBELT, MD 20770
3. TOTAL SITE AREA: PT. LOT 7: 177,464 SF (4.07 AC)
   TOTAL OF ALL LOTS: 177,464 SF / 4.07 AC
4. EXISTING ZONING: C-O (COMMERICAL-OFFICE)
5. COMMUNITY SECTOR PLAN: 2013 APPROVED GREENBELT METRO AREA AND MD 193 CORRIDOR SECTOR PLAN.
6. PROPOSED USE OF PROPERTY: (1) EATING OR DRINKING ESTABLISHMENT WITH GAS STATION AND (2) COMMERCIAL BUILDING.
7. EXISTING BUILDING DATA (GFA & HEIGHT): N/A
8. PROPOSED BUILDING DATA (GFA & HEIGHT):
   PROPOSED EATING OR DRINKING ESTABLISHMENT
   BUILDING AREA: 4,649 SF
   BUILDING HEIGHT: ROOFLINE - 21.75', PEAK (NOT CUPOLA) - 32.11'
   FUEL CANOPY AREA: 5,280 SF
   FUEL CANOPY HEIGHT:19'
   PROPOSED COMMERCIAL BUILDING
   BUILDING AREA: 4,368 SF
   BUILDING HEIGHT: NOT TO EXCEED 30'
9. 200 FOOT MAP REFERENCE NUMBER (WSSC): 210NE06
10. TAX MAP NUMBER AND GRID: 34 / D1
11. AVIATION POLICY AREA NUMBER AND AIRPORT NAME: NONE
12. EXISTING WATER/SEWER CATEGORY DESIGNATION: W-3 AND S-3
13. PROPOSED WATER AND SEWER CATEGORY: W-3 AND S-3
14. STORM WATER MANAGEMENT CONCEPT NUMBER: 19609-2019-0
15. MANDATORY PARK DEDICATION: NONE
16. THERE ARE NO KNOWN CEMETERIES TO EXIST ON SITE
17. HISTORIC SITES: MARYLAND HISTORICAL TRUST SITE 18PR801 IS LOCATED ON-SITE. FURTHER ARCHEOLOGICAL INVESTIGATIONS (PHASE II OR PHASE III) MAY BE REQUIRED DURING SUBSEQUENT DEVELOPMENT REVIEW PROCESSES.
18. STREAMS AND WETLANDS: NO
19. 100 YEAR FLOODPLAIN: NO, FEMA MAP#24033C0132E; EFFECTIVE 09/16/2016. IN A LETTER DATED 2/7/2019, THE PRINCE GEORGE'S COUNTY DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT STATED THAT NO COUNTY REGULATED 100-YEAR FLOODPLAIN IS LOCATED ON-SITE.
20. CHESAPEAKE BAY CRITICAL AREA OVERLAY: NO
21. SOURCE OF TOPOGRAPHY: THE TOPOGRAPHY SHOWN ON THIS PLAN FROM A JANUARY 2019 SURVEY, BY DEWBERRY ENGINEERS INC., MARYLAND STATE GRID SYSTEM NAVD 29.
22. SOURCE OF BOUNDARY: THE BOUNDARY SHOWN ON THIS PLAN IS FROM A JANUARY 2019 SURVEY, BY DEWBERRY ENGINEERS INC.
23. OWNER/ APPLICANT:
    RF GREENBELT RE LLC. c/o: KLINE SCOTT VISCO
    117 WEST PATRICK SUITE, SUITE 200
    FREDERICK, MD 21701
24. CONTACT: ED SCOTT
25. THIS PLAN IS FOR ENTITLEMENT PURPOSES ONLY AND SHALL NOT BE UTILIZED FOR CONSTRUCTION.
26. NRI / FSD CASE #: NRI-001-05-01; APPROVED 7/1/2019.
27. TCP II PLAN: XXXXX

C-O ZONING STANDARDS

SETBACKS	REQUIRED	PROVIDED
FROM STREET	10'	> 10'
SIDE YARD	12'	> 25'
REAR YARD	25'	> 25'

NOTE
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M-NCPPC
APPROVAL

PROJECT NAME: Royal Farms - Greenbelt

PROJECT NUMBER: DSP-19045

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

Dewberry®

Dewberry Engineers Inc.
4601 FORBES BOULEVARD, SUITE 300
LANHAM, MD 20706

PHONE: 301.364.1879
CONTACT: MATTHEW SNYDER

DEVELOPER/APPLICANT

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c/o KLINE SCOTT VISCO
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CONTACT: ED SCOTT

ROYAL FARMS - GREENBELT
FORMERLY CAPITOL CADILLAC
PRINCE GEORGE'S COUNTY
GREENBELT, MARYLAND 20770

MAP: 0034 GRID: 00D1 LOT: PART OF LOT 7

SEAL

KEY PLAN

SCALE

AS SHOWN

No.	DATE	BY	Description

REVISIONS

DRAWN BY	RW / GRW
APPROVED BY	JMC
CHECKED BY	GRW
DATE	JUNE 2019

TITLE

DSP-19045

COVER SHEET

PROJECT NO. 50114074

1

SHEET NO. 1 OF 14

1 2 3 4 5

E D C B A

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MAP: 0034 GRID: 00D1 LOT: PART OF LOT 7

SEAL

KEY PLAN

SCALE

No.	DATE	BY	Description

REVISIONS

DRAWN BY	RW / GRW
APPROVED BY	JMC
CHECKED BY	GRW
DATE	JUNE 2019

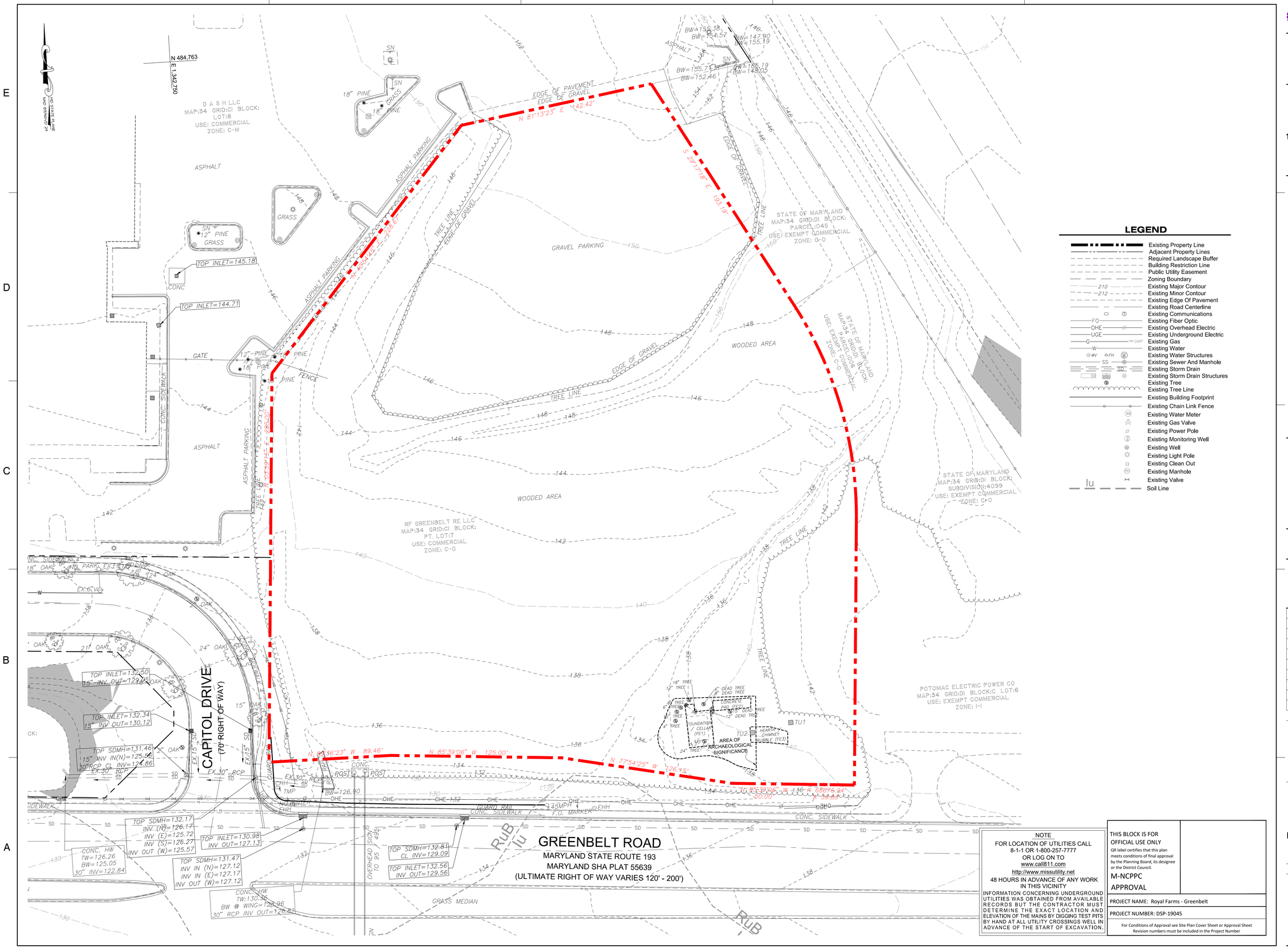
TITLE

DSP-19045
APPROVAL SHEET

PROJECT NO. 50114074

2

SHEET NO. 2 OF 14



LEGEND

- Existing Property Line
- Adjacent Property Lines
- Required Landscape Buffer
- Building Restriction Line
- Public Utility Easement
- Zoning Boundary
- 210 Existing Major Contour
- 212 Existing Minor Contour
- Existing Edge Of Pavement
- Existing Road Centerline
- Existing Communications
- FO Existing Fiber Optic
- OHE Existing Overhead Electric
- UGE Existing Underground Electric
- G Existing Gas
- W Existing Water
- WV FH Existing Water Structures
- SS Existing Sewer And Manhole
- SD Existing Storm Drain
- Existing Storm Drain Structures
- Existing Tree
- Existing Tree Line
- Existing Building Footprint
- Existing Chain Link Fence
- WM Existing Water Meter
- Existing Gas Valve
- Existing Power Pole
- MW Existing Monitoring Well
- Existing Well
- Existing Light Pole
- Existing Clean Out
- MH Existing Manhole
- Existing Valve
- lu Soil Line

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APPROVAL

PROJECT NAME: Royal Farms - Greenbelt

PROJECT NUMBER: DSP-19045

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FORMERLY CAPITOL CADILLAC
PRINCE GEORGE'S COUNTY
GREENBELT, MARYLAND 20770

MAP: 0034 GRID: 00D1 LOT: PART OF LOT 7

SEAL

KEY PLAN

SCALE
0' 30' 60'
1"=30'

No.	DATE	BY	Description

REVISIONS

DRAWN BY	RW / GRW
APPROVED BY	JMC
CHECKED BY	GRW
DATE	JUNE 2019

TITLE

DSP-19045
EXISITING CONDITIONS PLAN

PROJECT NO. 50114074

3

SHEET NO. 3 OF 14

ROYAL FARMS

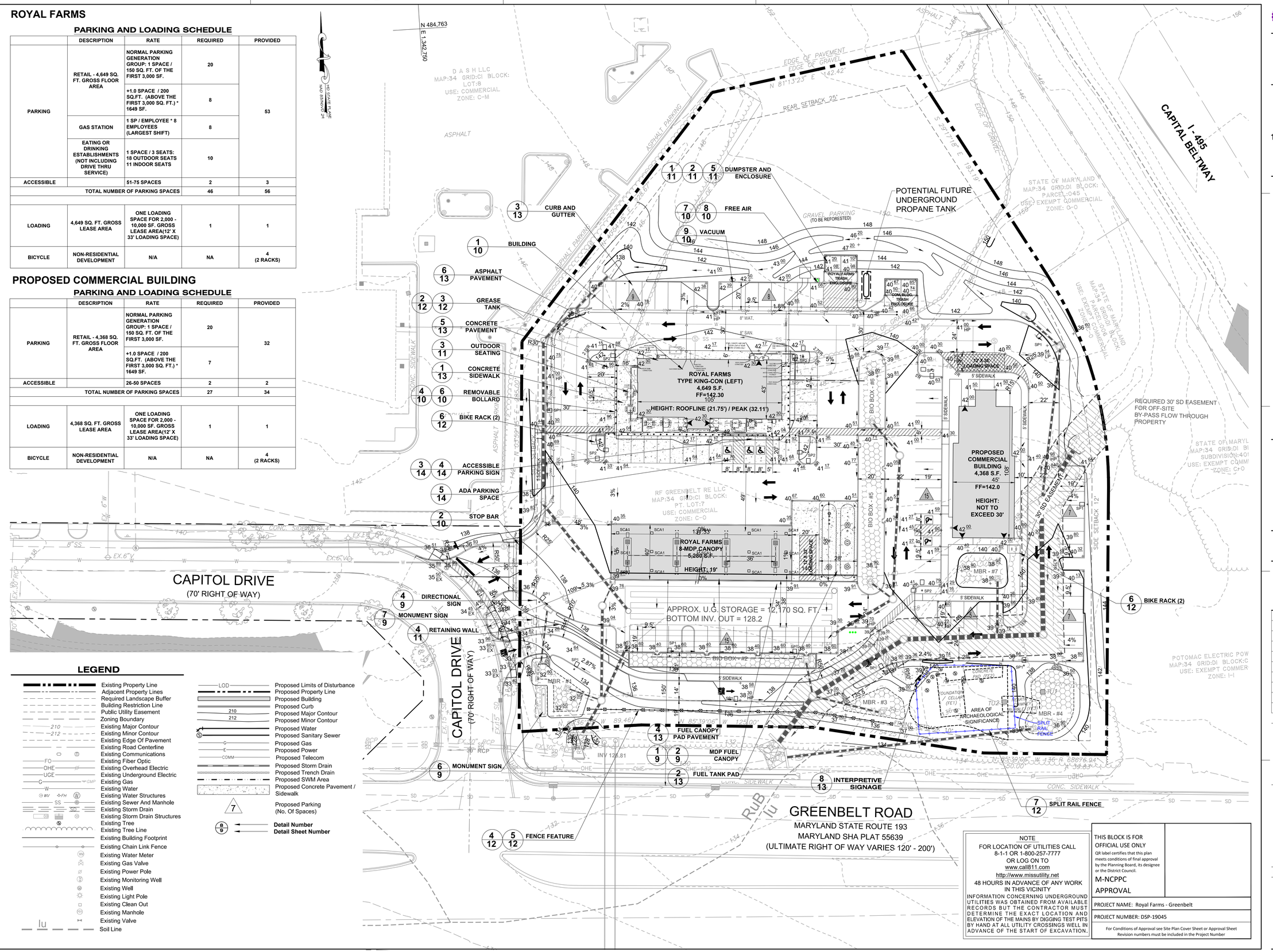
PARKING AND LOADING SCHEDULE

	DESCRIPTION	RATE	REQUIRED	PROVIDED
PARKING	RETAIL - 4,649 SQ. FT. GROSS FLOOR AREA	NORMAL PARKING GENERATION GROUP: 1 SPACE / 150 SQ. FT. OF THE FIRST 3,000 SF.	20	53
		+1.0 SPACE / 200 SQ.FT. (ABOVE THE FIRST 3,000 SQ. FT.) * 1649 SF.	8	
	GAS STATION	1 SP / EMPLOYEE * 8 EMPLOYEES (LARGEST SHIFT)	8	
	EATING OR DRINKING ESTABLISHMENTS (NOT INCLUDING DRIVE THRU SERVICE)	1 SPACE / 3 SEATS: 18 OUTDOOR SEATS 11 INDOOR SEATS	10	
ACCESSIBLE		51-75 SPACES	2	3
TOTAL NUMBER OF PARKING SPACES			46	56
LOADING	4,649 SQ. FT. GROSS LEASE AREA	ONE LOADING SPACE FOR 2,000 - 10,000 SF. GROSS LEASE AREA(12' X 33' LOADING SPACE)	1	1
BICYCLE	NON-RESIDENTIAL DEVELOPMENT	N/A	NA	4 (2 RACKS)

PROPOSED COMMERCIAL BUILDING

PARKING AND LOADING SCHEDULE

	DESCRIPTION	RATE	REQUIRED	PROVIDED
PARKING	RETAIL - 4,368 SQ. FT. GROSS FLOOR AREA	NORMAL PARKING GENERATION GROUP: 1 SPACE / 150 SQ. FT. OF THE FIRST 3,000 SF.	20	32
		+1.0 SPACE / 200 SQ.FT. (ABOVE THE FIRST 3,000 SQ. FT.) * 1649 SF.	7	
ACCESSIBLE		26-50 SPACES	2	2
TOTAL NUMBER OF PARKING SPACES			27	34
LOADING	4,368 SQ. FT. GROSS LEASE AREA	ONE LOADING SPACE FOR 2,000 - 10,000 SF. GROSS LEASE AREA(12' X 33' LOADING SPACE)	1	1
BICYCLE	NON-RESIDENTIAL DEVELOPMENT	N/A	NA	4 (2 RACKS)



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PROJECT NUMBER: DSP-19045

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FORMERLY CAPITOL CADILLAC
PRINCE GEORGE'S COUNTY
GREENBELT, MARYLAND 20770

MAP: 0034 GRID: 00D1 LOT: PART OF LOT 7

SEAL

KEY PLAN

SCALE
0' 30' 60'
1"=30'

No.	DATE	BY	Description

REVISIONS

DRAWN BY	RW / GRW
APPROVED BY	JMC
CHECKED BY	GRW
DATE	JUNE 2019

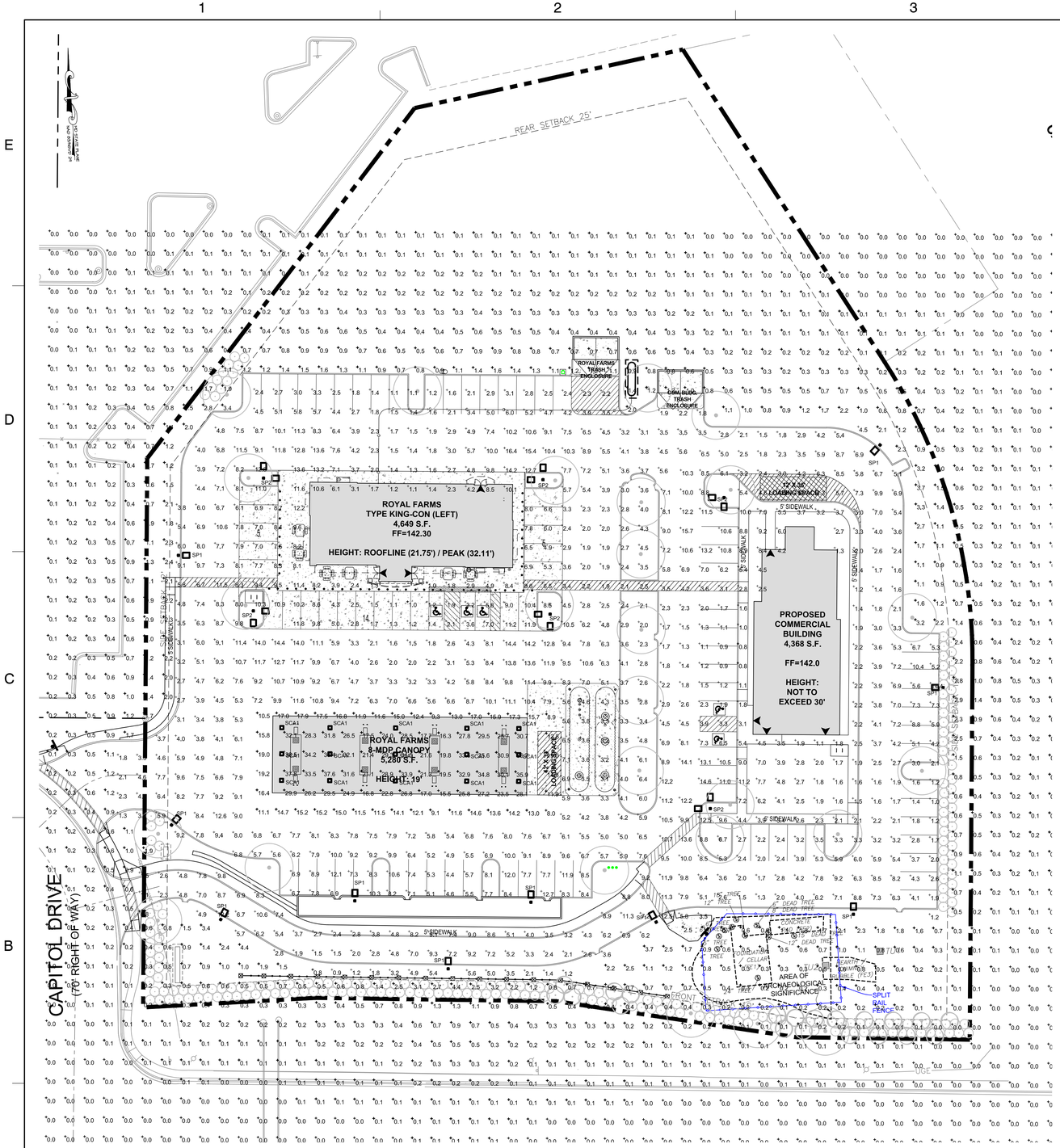
TITLE

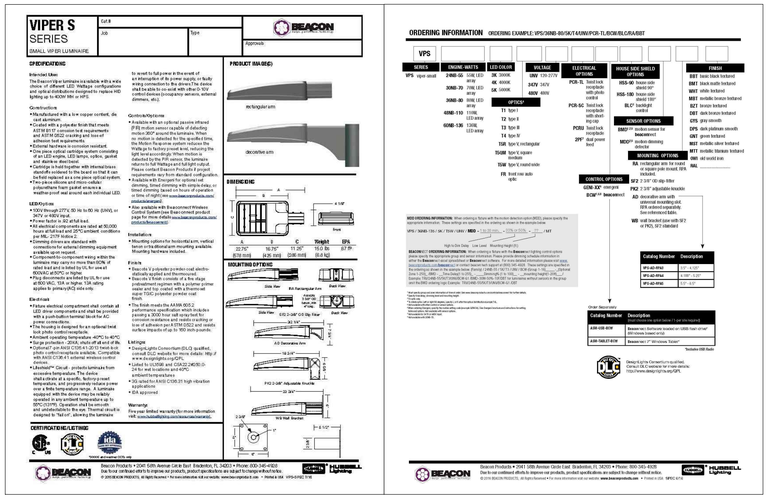
DSP-19045
DETAILED SITE PLAN

PROJECT NO. 50114074

4

SHEET NO. 4 OF 14



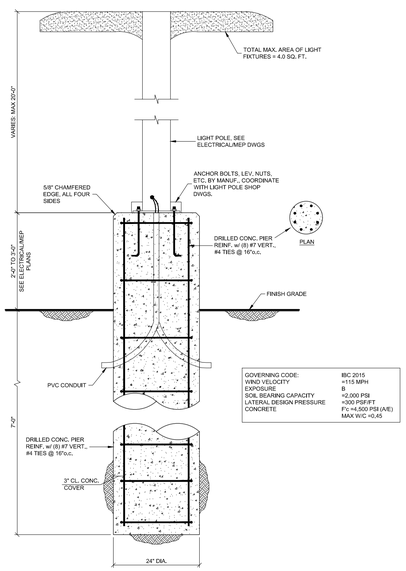


1 SMALL VIPER LUMINAIRE

DETAIL NOT TO SCALE

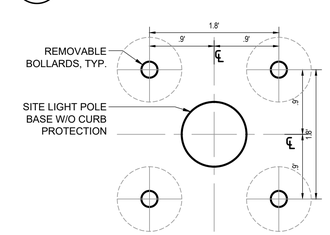
2 CLED SURFACE MOUNT CANOPY

DETAIL NOT TO SCALE



3 POLE BASE DETAIL

DETAILED VIEW SCALE: NOT TO SCALE



4 LIGHT POLE PROTECTION DETAIL

PLAN VIEW SCALE: NOT TO SCALE

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Mounting Height
	SCA1	15	S LITE CO LTD	CLED-HL-7-UNV-S-5-WH	CANOPY LIGHT	5000K LED	1	CLED-HL-7-UNV-S-5-WH.IES	14754	1	119.7	18'-0"
	SP1	10	BEACON PRODUCTS	VP-L-96NB-280-5K-T4	LARGE VIPER	C-70-CRI DATA SHOWN IS SCALED FROM 3036	1	VP-L-96NB-280-5K--T4 (1).ies	29122	1	284.52	19'-0"
	SP2	6	BEACON PRODUCTS	VP-L-96NB-280-5K-T4	LARGE VIPER	C-70-CRI DATA SHOWN IS SCALED FROM 1148116	1	VP-L-96NB-280-5K--T4 (1).ies	29122	1	853.55	19'-0"

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
RF - Fuel Canopy	+	28.0 fc	38.5 fc	15.5 fc	2.5:1	1.8:1
RF- Parking Area	+	5.9 fc	16.4 fc	1.0 fc	16.4:1	5.9:1
Spill Area lighting	+	0.2 fc	1.4 fc	0.0 fc	N/A	N/A
Urgent care parking	+	4.9 fc	15.7 fc	0.8 fc	19.6:1	6.1:1

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APPROVAL

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PROJECT NUMBER: DSP-19045
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MAP: 0034 GRID: 00D1 LOT: PART OF LOT 7

SEAL

KEY PLAN

SCALE
0' 30' 60'
1"=30'

No.	DATE	BY	Description

REVISIONS

DRAWN BY	RW / GRW
APPROVED BY	JMC
CHECKED BY	GRW
DATE	JUNE 2019

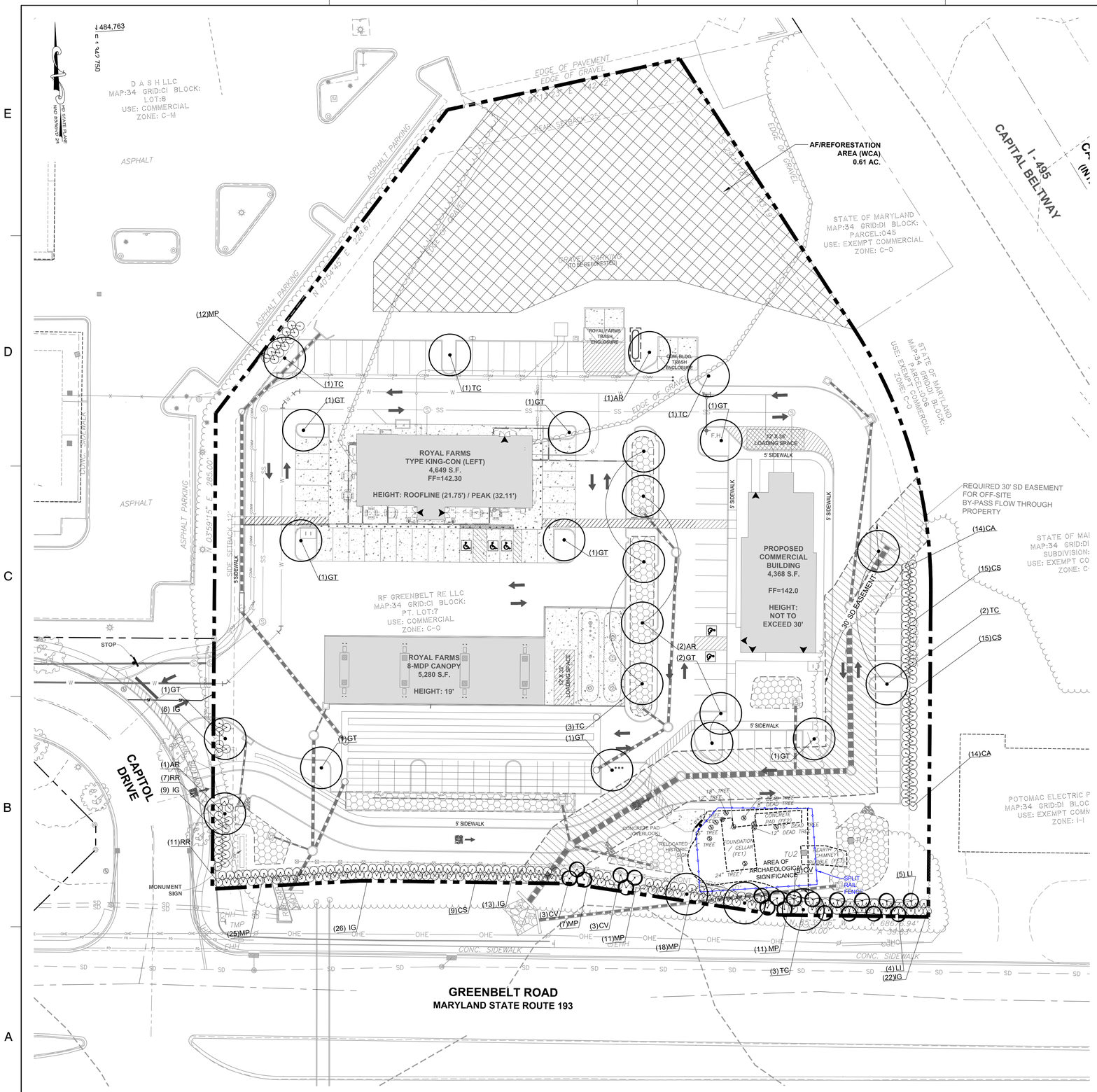
TITLE

DSP-19045
PHOTOMETRIC PLAN

PROJECT NO. 50114074

5

SHEET NO. 5 OF 14



PLANTING SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL/ HT
AR	4	Acer rubrum `Autumn Flame`	Autumn Flame Maple	B&B	2.5" Cal
GT	11	Gleditsia triacanthos inermis `Sunburst`	Sunburst Common Honeylocust	B&B	2.5" Cal
TC	11	Tilia cordata	Littleleaf Linden	B&B	2.5" Cal

ORNAMENTALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL/ HT
CV	14	Crataegus viridis `Winter King`	`Winter King` Hawthorn	B&B	1.5" Cal
LI	12	Lagerstroemia x `Tuskegee`	Tuskegee Crape Myrtle`	B&B	1.5" Cal

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL/ HT
CA	28	Clethra alnifolia `Hummingbird`	Summersweet	5 gal	24"-36"
CS	39	Cornus sericea `Kelseyi`	Kelseyi Dogwood	5 gal	24"-36"
IG	76	Ilex glabra `Shamrock`	Inkberry	5 gal	24"-36"
MP	84	Myrica pensylvanica `Morton`	Silver Sprite Bayberry	5 gal	24"-36"
RR	18	Rosa x `Radrazz`	Knock Out Shrub Rose	5 gal	24"-36"

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KEY PLAN

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1"=30'

No.	DATE	BY	Description

REVISIONS

DRAWN BY	RW / GRW
APPROVED BY	JMC
CHECKED BY	GRW
DATE	JUNE 2019

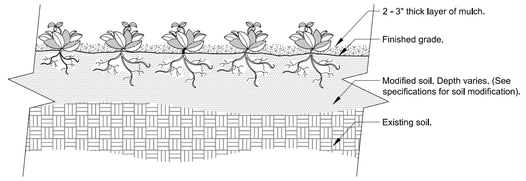
TITLE

DSP-19045
LANDSCAPE PLAN

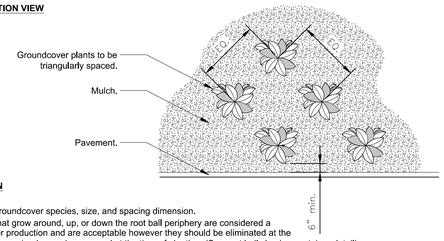
PROJECT NO. 50114074

6

SHEET NO. 6 OF 14



SECTION VIEW

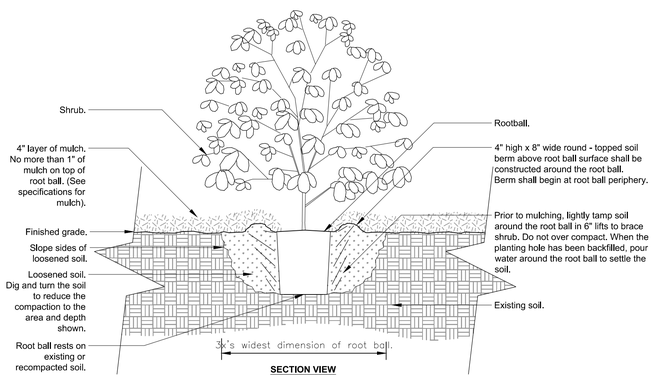


PLAN

Notes:
1- See planting legend for groundcover species, size, and spacing dimension.
2- Small roots (¼" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periperhy can be removed at the time of planting. (See root ball shaving container detail).
3- Settle soil around root ball of each groundcover prior to mulching.

1 GROUNDCOVER

DETAIL 3/4"=1'-0"



SECTION VIEW

Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.

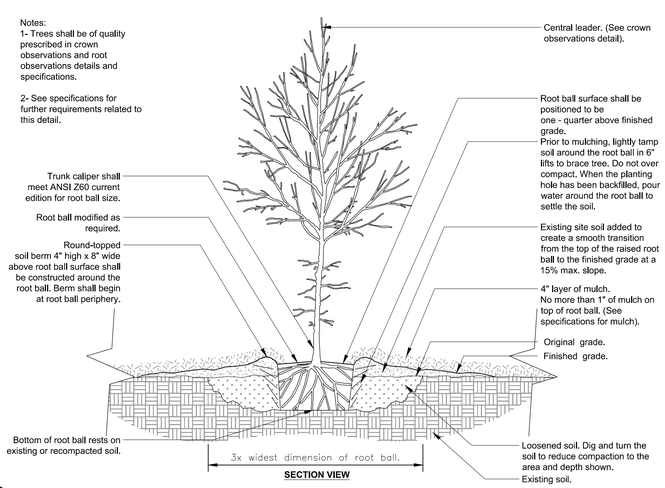
2- See specifications for further requirements related to this detail.

2 SHRUB - UNMODIFIED SOIL

DETAIL 3/4"=1'-0"

Notes:
1- Trees shall be of quality prescribed in crown observations and root observations details and specifications.

2- See specifications for further requirements related to this detail.



SECTION VIEW

3 TREE - POORLY DRAINED SOIL

DETAIL 1/2"=1'-0"

PLANTING SPECIFICATIONS

A. DESCRIPTION

1. **THE CONTRACTOR SHALL FURNISH AND INSTALL ALL PLANT MATERIALS, LABOR AND OTHER MATERIALS NECESSARY TO COMPLETE THE WORK AS SHOWN ON THE PLANS AND DETAILS.**

B. MATERIALS AND METHODS

1. **THE MATERIALS AND METHODS SHALL COMPLY WITH ALL REQUIREMENTS OF THE CURRENT EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK" AS PREPARED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, AND AS MODIFIED HEREIN.**

C. SUBSTITUTIONS

1. **IF A PLANT IS FOUND NOT TO BE SUITABLE OR AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE BEFORE BIDDING, ALONG WITH A RECOMMENDED SUBSTITUTION, AND A LIST OF EACH NURSERY THAT WAS CONTACTED TO PROCURE THE ORIGINAL PLANT TYPE. THE LIST SHALL INCLUDE THE NURSERY NAME, ADDRESS, PHONE NUMBER AND FAX.**
2. **THE OWNER OR OWNER'S REPRESENTATIVE MAY SELECT A REASONABLE ALTERNATIVE.**

D. UTILITIES

1. **THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ANY EXISTING UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OR PLANT INSTALLATION. THE LANDSCAPE CONTRACTOR SHALL CALL "MISS UTILITY" (1-800-257-7777) A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.**

E. PLANT MATERIAL SOURCES AND QUANTITY

1. **THE LANDSCAPE CONTRACTOR SHALL, AT LEAST TEN (10) DAYS BEFORE BEGINNING PLANTING OPERATIONS, SUBMIT A LIST OF PLANTING MATERIAL SOURCES GIVING THE NURSERY NAME, ADDRESS AND PHONE NUMBER FOR EACH PLANT MATERIAL REQUIRED ON THE JOB.**
2. **THE TOTAL NUMBER OF PLANTS ARE SHOWN ON THE LANDSCAPE PLAN. IF THIS TOTAL DIFFERS FROM THE PLANTING SCHEDULE , THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE BEFORE BIDDING.**

F. TIME OF PLANTING:

1. **PLANTING SEASON SCHEDULE SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK" AS PREPARED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANT PINES AND OAKS DURING SPRING PLANTING SEASON ONLY.**

G. RIVERSTONE:

1. **3"-5" RIVERSTONE SHALL BE USED IN ALL PLANTED AREAS AT THE PERIMETER OF THE STORE. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A ONE (1) POUND SAMPLE TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO ANY INSTALLATION. RIVERSTONE SHALL BE APPLIED TO A DEPTH OF AT LEAST THREE (3) INCHES WITHIN 24 HOURS OF INSTALLATION OF PLANT MATERIALS.**

H. MULCH

1. MULCH SHALL BE USED IN ALL PLANTED AREAS AT THE PERIMETER OF THE SITE. MULCH SHALL BE "WALK ON" GRADE, COARSE, GROUND, FROM TREE AND WOODY BRUSH SOURCES. THE SIZE RANGE SHALL BE A MINIMUM (LESS THAN 25% OR LESS OF VOLUME) FINE PARTICLES 3/8 INCH OR LESS IN SIZE, AND A MAXIMUM SIZE OF INDIVIDUAL PIECES (LARGEST 20% OR LESS OF VOLUME) SHALL BE APPROXIMATELY 1 TO 1-1/2 INCH IN DIAMETER AND MAXIMUM LENGTH APPROXIMATELY 4 TO 8". PIECES LARGER THAN 8 INCH LONG THAT ARE VISIBLE ON THE SURFACE OF THE MULCH AFTER INSTALLATION SHALL BE REMOVED.
   a. IT IS UNDERSTOOD THAT MULCH QUALITY WILL VARY SIGNIFICANTLY FROM SUPPLIER TO SUPPLIER AND REGION TO REGION. THE ABOVE REQUIREMENTS MAY BE MODIFIED TO CONFORM TO THE SOURCE MATERIAL FROM LOCALLY RELIABLE SUPPLIERS AS APPROVED BY THE OWNER'S REPRESENTATIVE.
   b. SUBMIT SUPPLIER'S PRODUCT SPECIFICATION DATA SHEET AND A ONE GALLON SAMPLE FOR APPROVAL.

I. TREE WRAP

1. **SHALL NOT BE UTILIZED.**

J. PRUNING

1. **THE LANDSCAPE CONTRACTOR SHALL PRUNE PLANT MATERIAL WITHIN TWO (2) DAYS OF INSTALLATION IN ACCORDANCE WITH THE DETAILS AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE.**

K. FILL WITHIN PLANTING AREAS

1. SCARIFY OR BREAK UP INTERFACE OF EXISTING SOIL SURFACE IN AREAS WHERE ASPHALT OR CONCRETE WAS REMOVED. INSTALL CLEAN FILL IN COMPACTED LAYERS OF 8 INCHES TO THE REQUIRED ELEVATIONS. ALLOW FOR 4 INCHES OF TOPSOIL FINISHING.
2. PLACE SOIL FILL ON SUBGRADES FREE OF MUD, FROST, SNOW, OR ICE.

L. COMPOST

1. BLENDED AND GROUND LEAF, WOOD AND OTHER PLANT BASED MATERIAL, COMPOSTED FOR A MINIMUM OF 9 MONTHS AND AT TEMPERATURES SUFFICIENT TO BREAK DOWN ALL WOODY FIBERS, SEEDS AND LEAF STRUCTURES, FREE OF TOXIC MATERIAL AT LEVELS THAT ARE HARMFUL TO PLANTS OR HUMANS. SOURCE MATERIAL SHALL BE YARD WASTE TRIMMINGS BLENDED WITH OTHER PLANT OR MANURE BASED MATERIAL DESIGNED TO PRODUCE COMPOST HIGH IN FUNGAL MATERIAL.
   a. COMPOST SHALL BE COMMERCIALLY PREPARED COMPOST AND MEET US COMPOST COUNCIL STA/TMECC CRITERIA OR AS MODIFIED IN THIS SECTION FOR "COMPOST AS A LANDSCAPE BACKFILL MIX COMPONENT".
   b. COMPOST SHALL COMPLY WITH THE FOLLOWING PARAMETERS:
      b.1. PH: 5.5 - 8.0.
      b.2. SOIL SALT (ELECTRICAL CONDUCTIVITY): MAXIMUM 5 DS/M (MMHOS/CM).
      b.3. MOISTURE CONTENT %, WET WEIGHT BASIS: 30 - 60.
      b.4. PARTICLE SIZE, DRY WEIGHT BASIS: 98% PASS THROUGH 3/4 INCH SCREEN OR SMEAR.
      b.5. STABILITY CARBON DIOXIDE EVOLUTION RATE: MG CO2-C/ G OM/ DAY < 2.
      b.6. SOLVITA MATURITY TEST: > 6.
      b.7. PHYSICAL CONTAMINANTS (INERTS), %, DRY WEIGHT BASIS: <1%.
      b.8. CHEMICAL CONTAMINANTS, MG/KG (PPM): MEET OR EXCEED US EPA CLASS A STANDARD, 40CFR § 503.13, TABLES 1 AND 3 LEVELS.
      b.9. BIOLOGICAL CONTAMINANTS SELECT PATHOGENS FECAL COLIFORM BACTERIA, OR SALMONELLA, MEET OR EXCEED US EPA CLASS A STANDARD, 40 CFR § 503.32(A) LEVEL REQUIREMENTS.
2. PROVIDE A TWO GALLON SAMPLE WITH MANUFACTURER'S LITERATURE AND MATERIAL CERTIFICATION THAT THE PRODUCT MEETS THE REQUIREMENTS.

M. TOPSOIL

1. **TOPSOIL TESTING SHALL BE COMPLETED FOR ALL LANDSCAPE AREAS CONCERNING THE FOLLOWING:**
   a. **SOIL PH AND FERTILITY (OPTIMAL RANGE IS BETWEEN 6.0-7.0)**
   b. **ORGANIC MATTER CONTENT (COMPOST SHOULD BE ADDED TO THE TOPSOIL IN A 70:30 RATIO OF TOPSOIL TO COMPOST**
   c. **SOIL COMPACTION (OPTIMAL IS <1.65 G/ CUBIC CM)**
2. **THE CONTACTOR WILL NEED TO SUBMIT THE TEST REPORTS ALONG WITH THE PROPOSED REMEDIATION TO THE ROYAL FARMS CONSTRUCTION MANAGER PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.**
   a. **TOPSOIL SHALL BE FREE OF STONES 1 INCH (25MM) OR LARGER IN ANY DIMENSION, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.**
3. **TOPSOIL SOURCE: REUSE TOPSOIL STOCKPILED ON THE SITE. VERIFY SUITABILITY OF TOPSOIL TO MEET REQUIREMENTS AND AMEND WHEN NECESSARY. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. CLEAN TOPSOIL OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.**
4. **SPREAD TOPSOIL 4" MINIMUM DEPTH OVER ALL LANDSCAPE AND SEEDING AREAS. TOPSOIL SHALL BE USED FOR BACKFILL OF ALL PLANTING HOLES.**

N. CLEAN-UP AND RESTORATION:

1. **DURING THE COURSE OF PLANTING, EXCESS AND WASTE MATERIALS SHALL BE CONTINUOUSLY AND PROMPTLY REMOVED, LAWN AREAS KEPT CLEAR, AND ALL REASONABLE PRECAUTIONS TAKEN TO AVOID DAMAGE OF EXISTING LAWNS, PAVING, ETC.**
2. **THE LANDSCAPE CONTRACTOR SHALL RESTORE TO THEIR ORIGINAL CONDITION ALL PAVEMENTS, SODDED AND PLANTED AREAS, STRUCTURES AND SUBSTRUCTURES, NOT SPECIFICALLY PROVIDED FOR IN THE CONTRACT, WHICH ARE DISTURBED BY THE LANDSCAPE CONTRACTOR DURING PLANTING OPERATIONS. SUCH RESTORATION SHALL BE IN A MANNER SATISFACTORY TO THE OWNER'S REPRESENTATIVE AND AT NO ADDITIONAL COST TO THE OWNER.**

O. WATER:

1. **WATER FOR PLANTING AND MAINTENANCE PURPOSES WILL BE SUPPLIED BY THE LANDSCAPE CONTRACTOR TO THE REQUIRED LOCATIONS. THE LANDSCAPE CONTRACTOR SHALL WATER ALL PLANTS WITHIN 24 HOURS OF ARRIVAL ON THE PROJECT SITE. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT NECESSARY TO TRANSPORT THE WATER FROM THE SOURCE ADEQUATELY AND AS OFTEN AS NECESSARY TO ENSURE PROPER PLANT GROWTH AND TO KEEP THE SOIL MOIST AND IN A CONDITION SATISFACTORY TO THE OWNER'S REPRESENTATIVE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANTS AND SEEDING FROM THE TIME OF PLANTING UNTIL THE FINAL INSPECTION.**

P. GUARANTEE / CONTRACTOR MAINTENANCE PERIOD

1. **THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GUARANTEE OF ALL PLANTING AND SEEDING FOR ONE (1) YEAR AFTER INITIAL ACCEPTANCE. UPON WRITTEN REQUEST BY THE LANDSCAPE CONTRACTOR THE OWNER'S REPRESENTATIVE SHALL REVIEW THE PLANTING AND SEEDING FOR CONFORMANCE WITH THE PLANS AND SPECIFICATIONS. REVIEW FOR INITIAL ACCEPTANCE OF SEEDING SHALL ONLY OCCUR AFTER 85% OF THE SEED HAS GERMINATED AND PROVIDES A VISIBLE COVER. REVIEW OF THE PLANTING SHALL OCCUR ONLY WHEN ALL OF THE PLANTING IN A PROJECT SECTION IS COMPLETE. PLANTING AND SEEDING WHICH DIE OR ARE IN POOR CONDITION AT THE INITIAL ACCEPTANCE SHALL BE REPLACED ONCE BY THE LANDSCAPE CONTRACTOR AS PART OF THEIR ONE (1) YEAR GUARANTEE AND PRIOR TO FINAL ACCEPTANCE.**

Q. FINAL ACCEPTANCE / INSPECTION:

1. **THE OWNER'S REPRESENTATIVE SHALL MAKE A FINAL ACCEPTANCE INSPECTION UPON WRITTEN REQUEST BY THE LANDSCAPE CONTRACTOR, AND SHALL NOTIFY THE LANDSCAPE CONTRACTOR, IN WRITING, WHEN ALL WORK IS SATISFACTORILY COMPLETED. IF THE WORK IS NOT SATISFACTORILY COMPLETED, THE OWNER'S REPRESENTATIVE WILL NOTIFY THE LANDSCAPE CONTRACTOR, IN WRITING, AS TO THE DEFICIENCIES IN THE WORK AND THE NECESSARY CORRECTIVE MEASURES. A REASONABLE AMOUNT OF TIME WILL BE GIVEN FOR LANDSCAPE CONTRACTOR TO ADDRESS DEFICIENCIES DEFINED BY OWNER'S REPRESENTATIVE, AND ANOTHER FINAL ACCEPTANCE INSPECTION WILL BE SCHEDULED BY THE OWNER'S REPRESENTATIVE UPON WRITTEN REQUEST BY THE LANDSCAPE CONTRACTOR. UPON FINAL ACCEPTANCE, THE LANDSCAPING AND SEEDING SHALL BE THE RESPONSIBILITY OF THE OWNER.**

TURFGRASS SEEDING SPECIFICATIONS

A. DESCRIPTION

1. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL PLANT MATERIALS, LABOR AND OTHER MATERIALS NECESSARY TO COMPLETE THE WORK AS SHOWN ON THE PLANS AND DETAILS.

B. MATERIALS

1. GRASS SEED: FRESH, CLEAN, DRY, NEW-CROP SEED COMPLYING WITH AOSA'S "JOURNAL OF SEED TECHNOLOGY; RULES FOR TESTING SEEDS" FOR PURITY AND GERMINATION TOLERANCES.
2. SEED SPECIES: STATE-CERTIFIED SEED OF GRASS SPECIES AS FOLLOWS:
   a. REBEL IV TURF-TYPE TALL FESCUE - 95%
   b. MIDNIGHT KENTUCKY BLUEGRASS - 5%

C. SUBSTITUTIONS

1. ALLOWABLE CULTIVAR SUBSTITUTIONS SHALL BE CHOSEN FROM THE UNIVERSITY OF MARYLAND TURFGRASS TECHNICAL UPDATE TT-77 (JULY 2016) PROVEN CULTIVAR LISTS, OR MOST CURRENT DATE.
2. THE OWNER OR OWNER'S REPRESENTATIVE MAY SELECT A REASONABLE ALTERNATIVE.

D. SEED SOURCES AND QUANTITY

1. THE LANDSCAPE CONTRACTOR SHALL, AT LEAST TEN (10) DAYS BEFORE BEGINNING SEEDING OPERATIONS, SUBMIT A LIST OF SEED SOURCES GIVING THE SUPPLIER NAME, ADDRESS AND PHONE NUMBER FOR EACH SEED REQUIRED ON THE JOB.
2. THE TOTAL SQUARE FOOTAGE OF SEED IS SHOWN ON THE LANDSCAPE PLAN. IF THIS TOTAL DIFFERS FROM THE PLANTINGSEEDING SCHEDULE , THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE BEFORE BIDDING.

E. PREPARATION:

1. LIMIT TURF SUBGRADE PREPARATION TO AREAS TO BE PLANTEd.
2. NEWLY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
   a. APPLY SUPERPHOSPHATE FERTILIZER DIRECTLY TO SUBGRADE BEFORE LOOSENING.
   b. SPREAD TOPSOIL, APPLY SOIL AMENDMENTS AND FERTILIZER ON SURFACE, AND THOROUGHLY BLEND PLANTING SOIL.
      b.1. DELAY MIXING FERTILIZER WITH PLANTING SOIL IF PLANTING WILL NOT PROCEED WITHIN A FEW DAYS.
      b.2. MIX LIME WITH DRY SOIL BEFORE MIXING FERTILIZER.
   c. SPREAD PLANTING SOIL TO A DEPTH OF 4 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
      c.1. SPREAD APPROXIMATELY 1/2 THE THICKNESS OF PLANTING SOIL OVER LOOSENED SUBGRADE. MIX THOROUGHLY INTO TOP 2 INCHES OF SUBGRADE. SPREAD REMAINDER OF PLANTING SOIL.
3. UNCHANGED SUBGRADES: IF TURF IS TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE-SOIL STRIPPING OPERATIONS, PREPARE SURFACE SOIL AS FOLLOWS:
   a. REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
   b. LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS ACCORDING TO PLANTING SOIL MIX PROPORTIONS AND MIX THOROUGHLY INTO TOP 4 INCHES OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
      b.1. APPLY SUPERPHOSPHATE FERTILIZER DIRECTLY TO SURFACE SOIL BEFORE LOOSENING.
   c. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, TRASH, AND OTHER EXTRANEOUS MATTER.
   d. LEGALLY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION, AND TURF, OFF OWNER'S PROPERTY.
4. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
5. MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
6. BEFORE PLANTING, OBTAIN ARCHITECT'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.

F. HYDROSEED:

1. HYDROSEEDING: MIX SPECIFIED SEED, FERTILIZER, AND FIBER MULCH IN WATER, USING EQUIPMENT SPECIFICALLY DESIGNED FOR HYDROSEED APPLICATION. CONTINUE MIXING UNTIL UNIFORMLY BLENDED INTO HOMOGENEOUS SLURRY SUITABLE FOR HYDRAULIC APPLICATION.
   a. MIX SLURRY WITH NONASPHALTIC FIBER-MULCH TACKIFIER **PER MANUFACTURER'S RECOMMENDATIONS.**
   b. **APPLY SLURRY UNIFORMLY TO ALL AREAS TO BE SEEDED IN A ONE-STEP PROCESS. APPLY SLURRY AT A RATE SO THAT MULCH COMPONENT IS DEPOSITED AT NOT LESS THAN 1500-LB/ACRE DRY WEIGHT, AND SEED COMPONENT IS DEPOSITED AT NOT LESS THAN THE SPECIFIED SEED-SOWING RATE.**

G. CLEAN-UP AND RESTORATION:

1. **DURING THE COURSE OF PLANTING, EXCESS AND WASTE MATERIALS SHALL BE CONTINUOUSLY AND PROMPTLY REMOVED, LAWN AREAS KEPT CLEAR, AND ALL REASONABLE PRECAUTIONS TAKEN TO AVOID DAMAGE OF EXISTING LAWNS, PAVING, ETC.**
2. **THE LANDSCAPE CONTRACTOR SHALL RESTORE TO THEIR ORIGINAL CONDITION ALL PAVEMENTS, SEEDED AND PLANTED AREAS, STRUCTURES AND SUBSTRUCTURES, NOT SPECIFICALLY PROVIDED FOR IN THE CONTRACT, WHICH ARE DISTURBED BY THE LANDSCAPE CONTRACTOR DURING PLANTING OPERATIONS. SUCH RESTORATION SHALL BE IN A MANNER SATISFACTORY TO THE OWNER'S REPRESENTATIVE AND AT NO ADDITIONAL COST TO THE OWNER.**

H. MAINTENANCE:

1. **MAINTAIN AND ESTABLISH TURF BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, REPLANTING, AND PERFORMING OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE TURF. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH TO PRODUCE A UNIFORMLY SMOOTH TURF. PROVIDE MATERIALS AND INSTALLATION THE SAME AS THOSE USED IN THE ORIGINAL INSTALLATION.**
   a. **FILL IN AS NECESSARY SOIL SUBSIDENCE THAT MAY OCCUR BECAUSE OF SETTLING OR OTHER PROCESSES. REPLACE MATERIALS AND TURF DAMAGED OR LOST IN AREAS OF SUBSIDENCE.**
   b. **IN AREAS WHERE MULCH HAS BEEN DISTURBED BY WIND OR MAINTENANCE OPERATIONS, ADD NEW MULCH AND ANCHOR AS REQUIRED TO PREVENT DISPLACEMENT.**
   c. **APPLY TREATMENTS AS REQUIRED TO KEEP TURF AND SOIL FREE OF PESTS AND PATHOGENS OR DISEASE. USE INTEGRATED PEST MANAGEMENT PRACTICES WHENEVER POSSIBLE TO MINIMIZE THE USE OF PESTICIDES AND REDUCE HAZARDS.**
2. **WATERING: INSTALL AND MAINTAIN TEMPORARY PIPING, HOSES, AND TURF-WATERING EQUIPMENT TO CONVEY WATER FROM SOURCES AND TO KEEP TURF UNIFORMLY MOIST TO A DEPTH OF 4 INCHES.**
   a. **SCHEDULE WATERING TO PREVENT WILTING, PUDDLING, EROSION, AND DISPLACEMENT OF SEED OR MULCH. LAY OUT TEMPORARY WATERING SYSTEM TO AVOID WALKING OVER MUDDY OR NEWLY PLANTED AREAS.**
   b. **WATER TURF WITH FINE SPRAY AT A MINIMUM RATE OF 1 INCH PER WEEK UNLESS RAINFALL PRECIPITATION IS ADEQUATE.**
3. **MOW TURF AS SOON AS TOP GROWTH IS TALL ENOUGH TO CUT. REPEAT MOWING TO MAINTAIN SPECIFIED HEIGHT WITHOUT CUTTING MORE THAN 1/3 OF GRASS HEIGHT. REMOVE NO MORE THAN 1/3 OF GRASS-LEAF GROWTH IN INITIAL OR SUBSEQUENT MOWINGS. DO NOT DELAY MOWING UNTIL GRASS BLADES BEND OVER AND BECOME MATTED. DO NOT MOW WHEN GRASS IS WET. SCHEDULE INITIAL AND SUBSEQUENT MOWINGS TO MAINTAIN THE FOLLOWING GRASS HEIGHT:**
   a. **MOW TURF-TYPE TALL FESCUE TO A HEIGHT OF 2 TO 3 INCHES.**
4. **TURF POSTFERTILIZATION: APPLY FERTILIZER AFTER INITIAL MOWING AND WHEN GRASS IS DRY.**
   a. **USE FERTILIZER THAT WILL PROVIDE ACTUAL NITROGEN OF AT LEAST 1 LB/1000 SQ. FT. TO TURF AREA.**

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http:/www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

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OFFICIAL USE ONLY
QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-NCPPC
APPROVAL

PROJECT NAME: Royal Farms - Greenbelt

PROJECT NUMBER: DSP-19045

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number

Dewberry®

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DEVELOPER/APPLICANT

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FREDERICK, MD 21701
CONTACT: ED SCOTT

ROYAL FARMS - GREENBELT
FORMERLY CAPITOL CADILLAC
PRINCE GEORGE'S COUNTY
GREENBELT, MARYLAND 20770

MAP: 0034 GRID: 00D1 LOT: PART OF LOT 7

SEAL

KEY PLAN

SCALE

AS SHOWN

No.	DATE	BY	Description

REVISIONS

DRAWN BY	RW / GRW
APPROVED BY	JMC
CHECKED BY	GRW
DATE	JUNE 2019

TITLE

DSP-19045
LANDSCAPE DETAILS

PROJECT NO. 50114074

7

SHEET NO. 7 OF 14

Planting Schedule for Section 4.2-1

Requirements for Landscape Strips Along Streets

Linear feet of street frontage, excluding driveway entrances: 430 LF @ GREENBELT ROAD; 95 LF @ CAPITOL DRIVE; 525 LF TOTAL

1)	General Plan Designation	___ Developing Tier X Developed Tier, Corridor Node or Center	___ Rural Tier
2)	Option Selected:	1, 2, 3, or 4 1	1 or 2 N/A
3)	Is there a public utility easement along the frontage of the property?	X Yes	N/A No
4)	Number of plants required	15 shade Trees 150 shrubs N/A 25-foot-wide strip of existing trees	N/A shade Trees N/A shrubs N/A 25-foot-wide strip of existing trees
5	Total number of trees provided:	5 shade trees 20 ornamental/evergreen trees 175 shrubs N/A 25-foot-wide strip of existing trees	N/A shade trees N/A ornamental/evergreen trees N/A shrubs N/A 25-foot-wide strip of existing trees

Planting Schedule for Section 4.3-1

Parking Lot Perimeter Landscape Strip for Parking Lots 7,000 Square Feet or Larger

Linear feet of parking lot perimeter adjacent to property line: 163 Feet

1)	General Plan Designation:	X Developed Tier, Corridor Node or Center	___ Developing Tier	___ Rural Tier
2)	Option selected:	1,2, or 3 1	1 or 2 ___	1 or 2 ___
3)	Width of perimeter strip required:	3 Feet	N/A Feet	N/A Feet
4)	Width of perimeter strip provided:	10 Feet	N/A Feet	N/A Feet
5)	Plant material required:	0 shade trees 70 shrubs	N/A shade trees N/A shrubs	N/A shade trees N/A shrubs
6)	Total plant material provided:	0 shade trees 70 shrubs 0 existing shade trees	N/A shade trees N/A shrubs N/A existing shade trees	N/A shade trees N/A shrubs N/A existing shade trees

Planting Schedule for Section 4.3-2

Interior Planting for Parking Lots 7.000 Square Feet or Larger

1)	Parking Lot Area (see Figure 4.3-7):		63,153 square feet
2)	Interior landscaped area required:	10 %	6,315 square feet
3)	Interior landscape area provided:	10.7 %	6,734 square feet
4)	Minimum number of shade trees required : (1 per 300 square feet of interior planting area provided)		21 shade trees
	OR		
	(1 per 200 square feet of interior planting area provided)		0 shade trees
5)	Number of shade trees provided:		21 shade trees
6)	Is a minimum of 160 square feet of contiguous pervious land area provided per shade tree?		X yes ___ no
7)	Is there a planting island on average every 10 spaces?		X yes ___ no
8)	Is a curb or wheel stop provided for all parking spaces abutting a planting or pedestrian area?		X yes ___ no
9)	Are planting islands that are either parallel or perpendicular to parking spaces on both sides a minimum of 9 feet wide?		X yes ___ no
10)	Is a planting island that is perpendicular to parking spaces on one side a minimum of 6 feet wide?		X yes ___ no
11)	For parking lots 50,000 square feet or larger:		
	a) Is there a 9-foot-wide planting island perpendicular to parking for every 2 bays?		N/A yes ___ no
	OR		
	b) Is the number of shade trees required increased? (1 per 200 square feet of interior planting area provided)		N/A yes ___ no

Planting Schedule for Section 4.4

Screening Requirements

1) Materials: N/A

2) Loading Spaces: N/A

3) Outdoor Merchandise Storage: N/A

4) Trash and Recycling Facilities: Option A

Options:

a) Sight-tight fence or wall (height to be determined by size and location of area to be screened); or

b) Evergreen screen (height, spacing, and variety to be determined by size and location of area to be screened); or

c) An extension of a building

5) Mechanical Equipment: N/A

6) Vechicle-Related Uses: N/A

Planting Schedule for Section 4.9-1

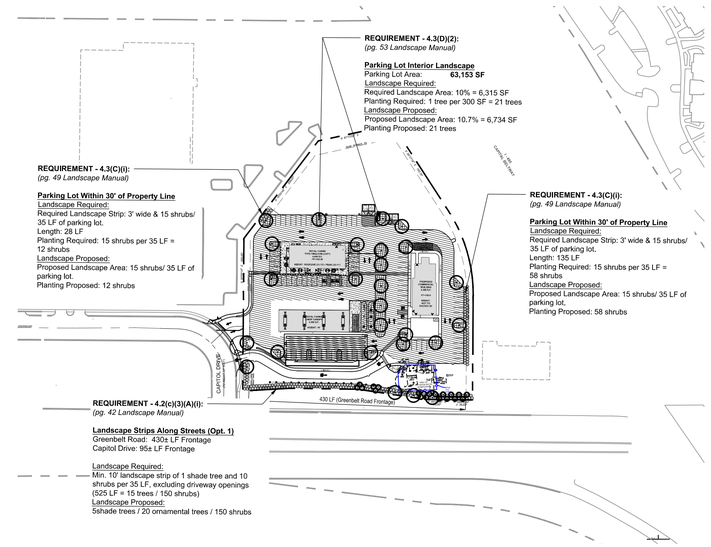
Sustainable Landscaping Requirements

1) Percentage of native plant material required in each category:

Shade Trees:	total: 26 x 50% =	13	total number required	
	total number provided 15 =	57	% native	
Ornamental Trees:	total: 26 x 50% =	13	total number required	
	total number provided 14 =	70	% native	
Evergreen Trees:	total: 0 x 30% =	0	total number required	
	total number provided 0 =	0	% native	
Shrubs:	total: 245 x 30% =	74	total number required	
	total number provided 227 =	92	% native	

2) Are invasive species proposed?	___ yes	X no
3) Are existing invasive species on-site in areas that are to remain undisturbed?	___ yes	X no
4) If "yes" is checked in numbers 2 or 3, is a note included on the plan requiring removal of invasive species prior to certification in accordance with Section 1.5, Certification of Installation of Plant Materials?	___ yes	X no
5) Are trees proposed to be planted on slopes greater than 3:1?	___ yes	X no

LANDSCAPE REQUIREMENTS EXHIBIT



Tree Canopy Coverage Schedule for Sec. 25-128			
Project Name: Royal Farms No. 342	**TCP2#:**	**DRD Case #:**	**Area (acres)**
Site Calculations:	**Zone 1:**		4.07
	Zone 2:		
	Zone 3:		
	Zone 4:		
	Total Acres:		4.07
Total Acres (gross acres)	**% of TCC required**	**TCC Required (Acres)**	**TCC Required in (SF)**
4.07	**10.0%**	0.41	17729
A. TOTAL ON-SITE WC PROVIDED (acres) =	**0.61**	acres	26571.6
B. TOTAL AREA EXISTING TREES (non-WC acres) =	**0.00**	acres	0
C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES =			7800
D. TOTAL TREE CANOPY COVERAGE PROVIDED =			34372
E. TOTAL SQUARE FOOTAGE REQUIRED =			17729
			Requirement Satisfied

Credit Categories for Landscape Trees	TCC Credit per Tree Based on Size at Planting (SF)	Number of Trees	TCC Credit (SF)
Deciduous - **columnar** shade tree (50 ' or less height)	**2 -1/2 - 3" = 65**		0
	3 - 3 1/2" = 75		0
Deciduous - **ornamental** tree (20' or less height with equal spread). Minimum planting size 7 - 9 ' in height	**1-1/2 - 1-3/4"= 75**	26	1950
	2 - 2 1/2" = 100		0
	2 -1/2 - 3" = 110		0
Deciduous - **minor shade** tree (25-50' height with equal spread or greater). Minimum planting size 8-10' in height	**2 -1/2 - 3" = 160**	0	0
	3 - 3 1/2" = 175		0
Deciduous - **major shade** tree (50' and greater ht. with spread equal to or greater than ht) Minimum planting size 12 to 14' in height	**2 -1/2 - 3" = 225**	26	5850
	3 - 3 1/2" = 250		0
Evergreen - **columnar** tree (less than 30' height with spread less than 15')	**6 - 8' = 40**		0
	8 - 10' = 50		0
	10 - 12' = 75		0
Evergreen - **small tree** (30-40' height with spread of 15-20')	**6 - 8' = 75**		0
	8 - 10' = 100		0
	10 - 12' = 125		0
Evergreen - **medium tree** (40-50' height with spread of 20-30')	**6 - 8' = 125**		0
	8 - 10' = 150		0
	10 - 12' = 175		0
Evergreen - **large tree** (50' height or greater with spread of over 30')	**6 - 8' = 150**		0
	8 - 10' = 200		0
	10 - 12' = 250		0
TOTAL NUMBER OF TREES/TCC CREDIT (SF)		52	7800
(Manually enter information/figures into shaded areas)			
Prepared by		**Date**	
		Revised June 2011	

NOTE
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OR LOG ON TO
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M-NCPPC
APPROVAL

PROJECT NAME: Royal Farms - Greenbelt

PROJECT NUMBER: DSP-19045

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

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CONTACT: ED SCOTT

ROYAL FARMS - GREENBELT
FORMERLY CAPITOL CADILLAC
PRINCE GEORGE'S COUNTY
GREENBELT, MARYLAND 20770

MAP: 0034 GRID: 00D1 LOT: PART OF LOT 7

SEAL

KEY PLAN

SCALE
AS SHOWN

No.	DATE	BY	Description

REVISIONS

DRAWN BY	RW / GRW
APPROVED BY	JMC
CHECKED BY	GRW
DATE	JUNE 2019

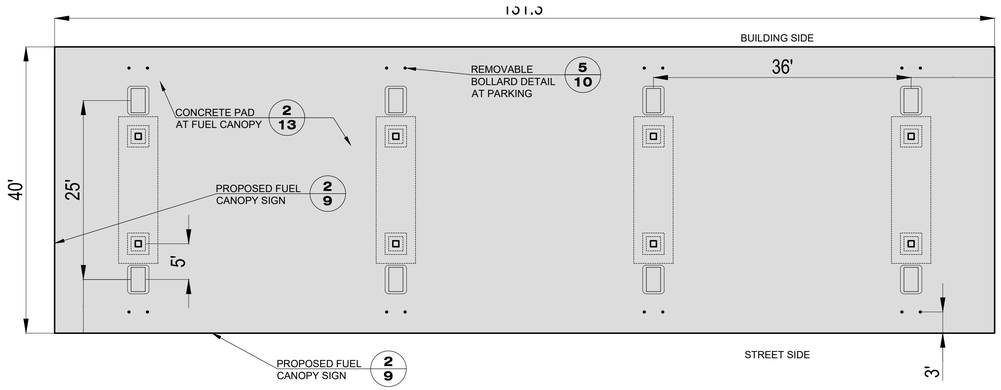
TITLE

DSP-19045
LANDSCAPE SCHEDULES

PROJECT NO. 50114074

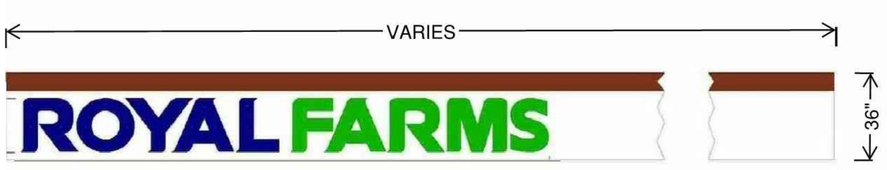
8

SHEET NO. 8 OF 14



1 DOMINO FUEL CANOPY W DIMENSIONS AND DETAILS REFERENCES

PLAN VIEW — SCALE: 1" = 10'



PROPOSED OVERALL SQUARE FOOTAGE: ±34.68 SQ.FT. EACH - **CALCULATED SQUARE FOOTAGE = 17.49 SQ.FT. EACH**
ILLUMINATION: LED, INTERNALLY LIT, INDIVIDUALLY-MOUNTED LETTERS

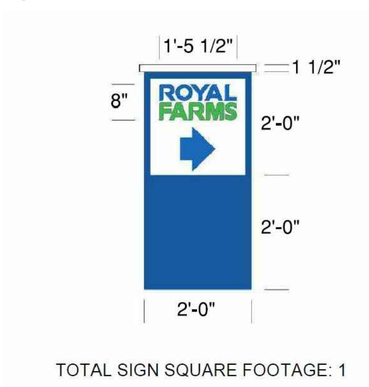
2 PROPOSED FUEL CANOPY SIGN

ELEVATION VIEW — SCALE: NOT TO SCALE

NOTES: 1.CABINET: 0.40 ALUMINUM WITH ACRYLIC LETTERING. ILLUMINATED WITH LED LIGHTS.
2.INSTALLATION: WALL MOUNT.
3.TOTAL OVERALL SIGN SQUARE FOOTAGE: 37.85 S.F. **CALCULATED SQUARE FOOTAGE = 18.93 SQ.FT. EACH**

3 BUILDING SIGN- CHANNEL LETTERS

PLAN VIEW — NOT TO SCALE



4 DIRECTIONAL ARROW SIGN

PLAN VIEW — SCALE: NOT TO SCALE

BUILDING AND CANOPY SIGN TABLE - ROYAL FARMS					
ITEM	ALLOWABLE			PROPOSED	
	LENGTH	METRIC	SQ. FT.	SQ. FT.	PERCENTAGE
KING CON-STORE	106 L.F.	1 SF / 2'	53 S.F.	18.93 + 5.88 = 24.81	47%
MAIN CANOPY	132 L.F.	1 SF / 2'	66 S.F.	2 at 17.49 = 34.98	53%
TOTAL CALCULATED				59.79 S.F.	
TOTAL ALLOWABLE (MAX) / PROPOSED				**59.79 S.F.**	**100%**

NOTE: AREAS CALCULATED PER APPLICABLE CODE SECTION 27-613(c)(2)(A)

BUILDING SIGN TABLE - SECONDARY COMMERCIAL PAD				
ITEM	ALLOWABLE			PROPOSED
	LENGTH	METRIC	SQ. FT.	SQ. FT.
FRONT WITH PRINCIPLE ENTRANCE	108 L.F.	1 SF / 2'	54 S.F.	54 S.F.
TOTAL CALCULATED			54 S.F.	54 S.F.
TOTAL ALLOWABLE (MAX) / PROPOSED			**54 S.F.**	**54 S.F.**

NOTE: AREAS CALCULATED PER APPLICABLE CODE SECTION 27-613(c)(2)(A)

@ FRONT TRELLIS

FONT: COPPERPLATE GOTHIC BOLD
COLOR: ROYCROFT COPPER RED
NOTE: FIRST LETTER OF EACH WORD ARE UPPERCASE, ALL OTHER LETTERS ARE LOWERCASE
TOTAL SIGN SQUARE FOOTAGE: 11.75'

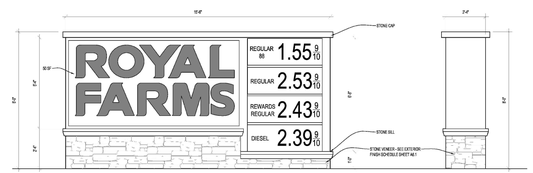
CALCULATED SQUARE FOOTAGE = 5.88 SQ.FT. EACH

5 BUILDING SIGN- FRESH KITCHEN LETTERS @ FRONT TRELLIS

PLAN VIEW — NOT TO SCALE

ROYAL FARMS: 50 SF
GAS PRICING: 29 SF

TENANT SIGN: 18.25 SF



6 ROYAL FARMS MONUMENT SIGN

ELEVATION VIEW — SCALE: NOT TO SCALE

7 TENANT MONUMENT SIGN

ELEVATION VIEW — SCALE: NOT TO SCALE

FREESTANDING SIGN TABLE - GREENBELT ROAD	
1. LINEAR FEET ALONG GREENBELT ROAD	430.4 L.F.
TOTAL LINEAR FEET OF STREET FRONTAGE	430.4 L.F.
2. TOTAL CALCULATED SIGN AREA (1 SF / 8 L.F. OF FRONTAGE)	53.8 S.F.
TOTAL ALLOWABLE SIGN AREA (MAX)	**50 S.F.**
3. PROPOSED SIGN AREA	
"ROYAL FARMS" & COMMERCIAL BUILDING SIGN	50 S.F.
PROPOSED FUEL PRICING SIGNAGE (not inclusive of allowable signage area)	50 S.F.
TOTAL PROPOSED SIGN AREA	**100 S.F.**
4. MAX ALLOWABLE SIGN HEIGHT	8'
5. PROPOSED SIGN HEIGHT	**8'**
NOTE: AREAS CALCULATED PER APPLICABLE CODE SECTION 27-614(c)(2)	

FREESTANDING SIGN TABLE - CAPITOL DRIVE	
1 LINEAR FEET ALONG CAPITOL DRIVE	150 L.F.
TOTAL LINEAR FEET OF STREET FRONTAGE	150 L.F.
2. TOTAL CALCULATED SIGN AREA (1 SF / 8 L.F. OF FRONTAGE)	18.7 S.F.
TOTAL ALLOWABLE SIGN AREA (MAX)	**18.7 S.F.**
3. PROPOSED SIGN AREA	
COMMERCIAL BUILDING SIGN	18.7 S.F.
TOTAL PROPOSED SIGN AREA	**18.7 S.F.**
4. MAX ALLOWABLE SIGN HEIGHT	8'
5. PROPOSED SIGN HEIGHT	**8'**
NOTE: AREAS CALCULATED PER APPLICABLE CODE SECTION 27-614(c)(2)	

GENERAL NOTES:

DETAILS SHOWN HERON WERE PREPARED BY RATCLIFF ARCHITECTS AND ARE FOR ILLUSTRATION/ENTITLMENT PURPOSES ONLY. REFER TO ARCHITECTURAL PLANS FOR CONSTRUCTION INFORMATION.

1. SHOP DRAWINGS SHALL BE SUPPLIED AT TIME OF PERMIT APPLICATION AND PRIOR TO PERMIT ISSUANCE TO THE REVIEWING AND APPROVING AGENCY.
2. ALL DETAILS SHOWN HERON THESE PLANS SHALL BE BUILT TO MANUFACTURERS/ARCHITECTS SPECIFICATIONS.
3. EQUIVALENT SUBSTITUTIONS FOR DETAILS PROVIDED IN THESE PLANS SHALL BE PERMITTED WHEN APPROVED BY THE OWNER/OWNERS REPRESENTATIVE, DEWBERRY, ARCHITECT, AND MNCPPC.
4. REFER TO ARCHITECTURAL PLANS FOR CONSTRUCTION INFORMATION.

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PROJECT NUMBER: DSP-19045
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FORMERLY CAPITOL CADILLAC
PRINCE GEORGE'S COUNTY
GREENBELT, MARYLAND 20770

MAP: 0034 GRID: 00D1 LOT: PART OF LOT 7

SEAL

KEY PLAN

SCALE

AS SHOWN

No.	DATE	BY	Description

REVISIONS

DRAWN BY	RW / GRW
APPROVED BY	JMC
CHECKED BY	GRW
DATE	JUNE 2019

TITLE

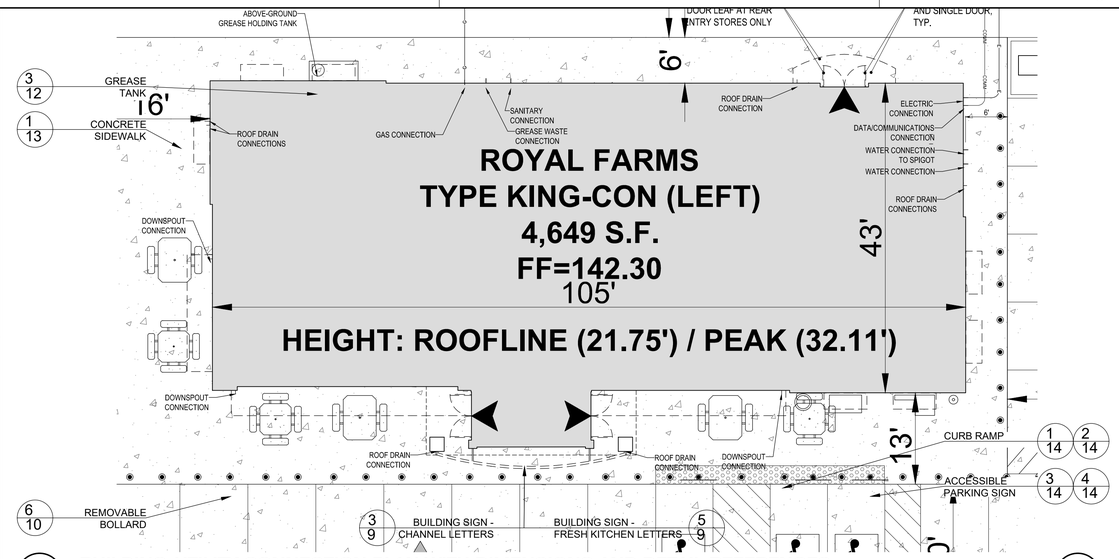
DSP-19045

DETAIL SHEET
SIGNS

PROJECT NO. 50114074

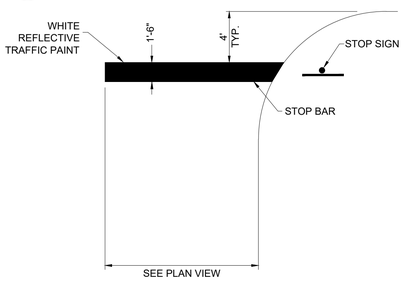
9

SHEET NO. 9 OF 14



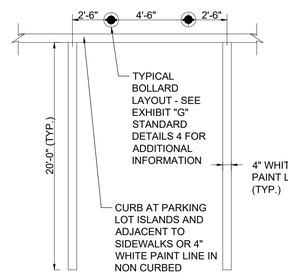
1 BUILDING-UTILITY CONNECTION PLAN WITH DIMENSIONS AND DETAIL REFERENCES

PLAN VIEW — SCALE: 1"-10'



2 STOP BAR GRAPHIC

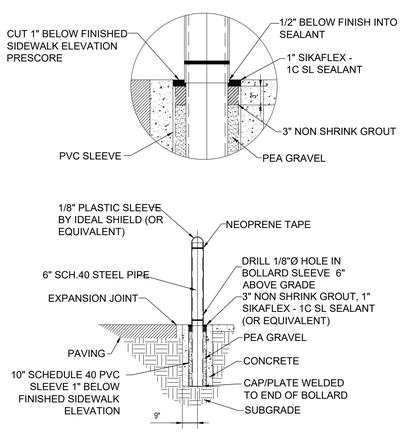
PLAN VIEW — SCALE: NOT TO SCALE



NOTES:
1. PROVIDE 2 COATS OF PAINT ON ALL SITE STRIPING.
2. SEE SITE PLAN FOR ACTUAL SPACE LOCATION AND DIMENSIONS.
3. CONCRETE JOINT TO LAND ON STRIPING

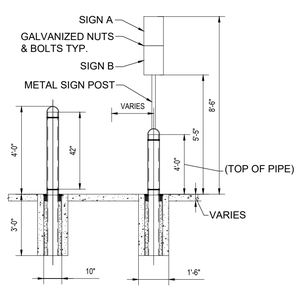
3 TYPICAL PARKING SPACE DETAIL (9'-6")

PLAN VIEW — SCALE: NOT TO SCALE

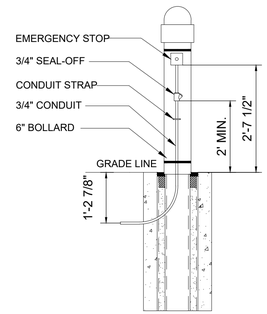


4 REMOVABLE BOLLARD AT PARKING

CROSS-SECTION — SCALE: NOT TO SCALE

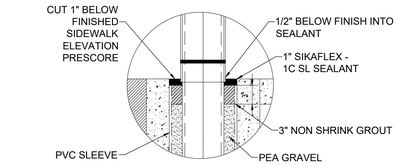


BOLLARD COLOR:
BLACK - TYPICAL
BLUE - HANDICAP PARKING
YELLOW - CAUTION AREAS



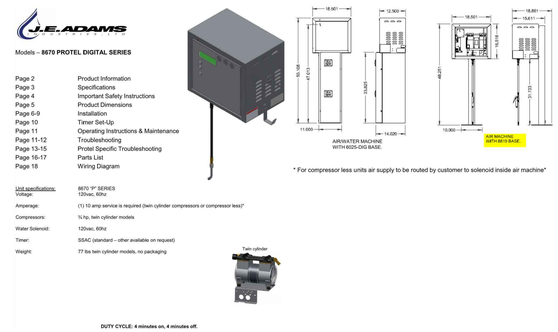
5 REMOTE E-STOP ON REMOVABLE BOLLARD DETAIL

CROSS-SECTION — SCALE: NOT TO SCALE



6 TYPICAL REMOVABLE BOLLARD DETAIL

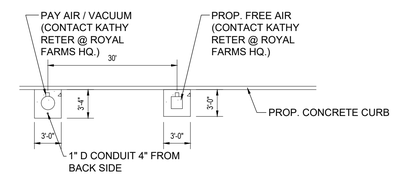
CROSS-SECTION — SCALE: NOT TO SCALE



7 FREE AIR STATION DETAIL

ELEVATION VIEW — SCALE: NOT TO SCALE

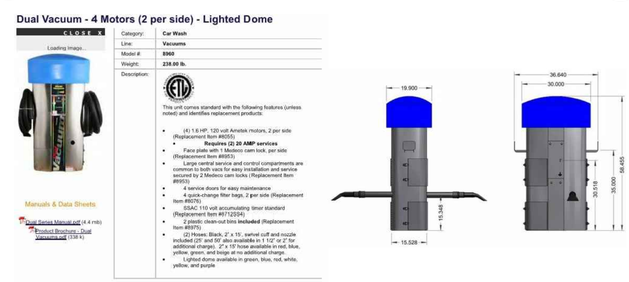
LEAST TRAVELED DRIVE ISLE



ALL SITES APPLICABLE

8 FREE AIR CONCRETE PAD LAYOUT DETAIL

PLAN VIEW — SCALE: NOT TO SCALE



9 DUAL VACUUM DETAIL

ELEVATION VIEW — SCALE: NOT TO SCALE

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APPROVED BY	JMC
CHECKED BY	GRW
DATE	JUNE 2019

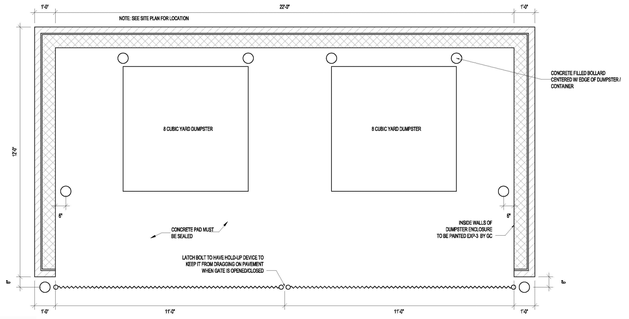
TITLE

DSP-19045
DETAIL SHEET
SITE FEATURES 1

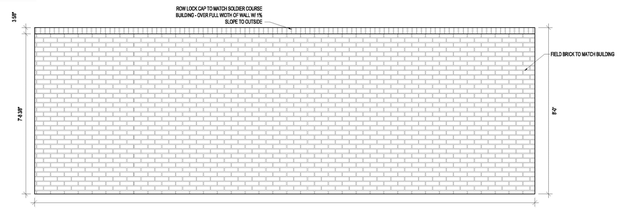
PROJECT NO. 50114074

10

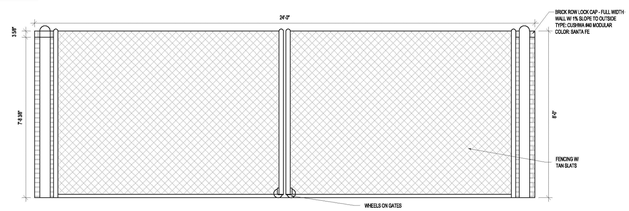
SHEET NO. 10 OF 14



DUMPSTER ENCLOSURE - PLAN
SCALE: NOT TO SCALE

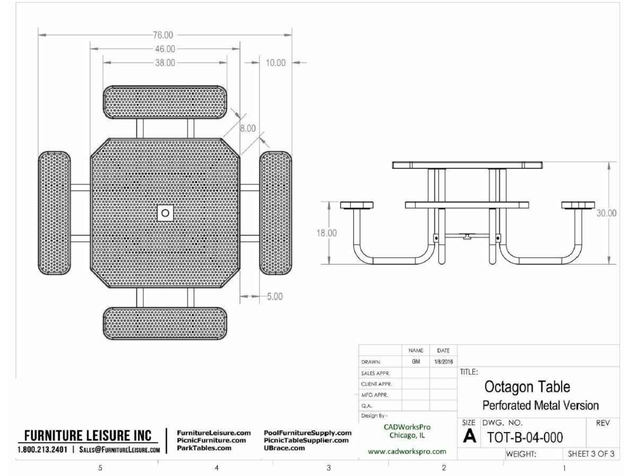


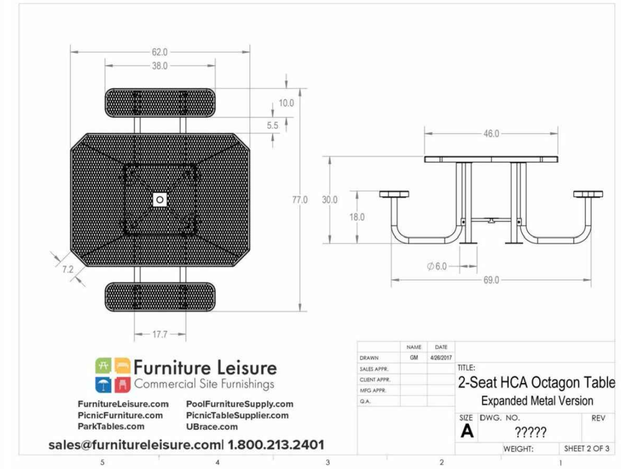
DUMPSTER ENCLOSURE - REAR ELEVATION
SCALE: NOT TO SCALE



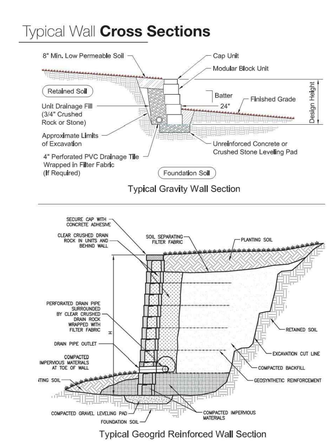
DUMSPTER ENCLOSURE - FRONT ELEVATION
SCALE: NOT TO SCALE

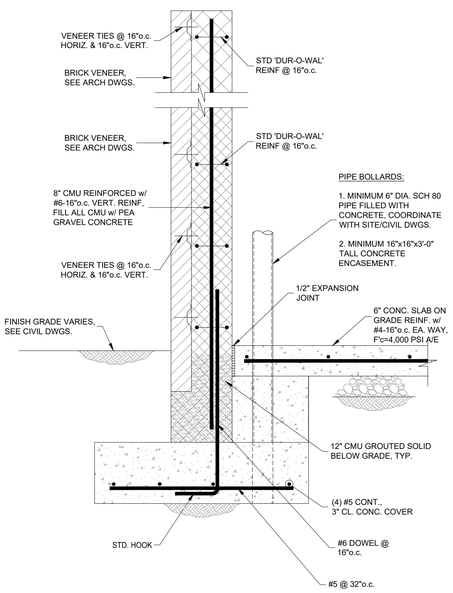
1 DUMPSTER PAD W/ ENCLOSURE DETAIL
PLAN VIEW — SCALE: NOT TO SCALE



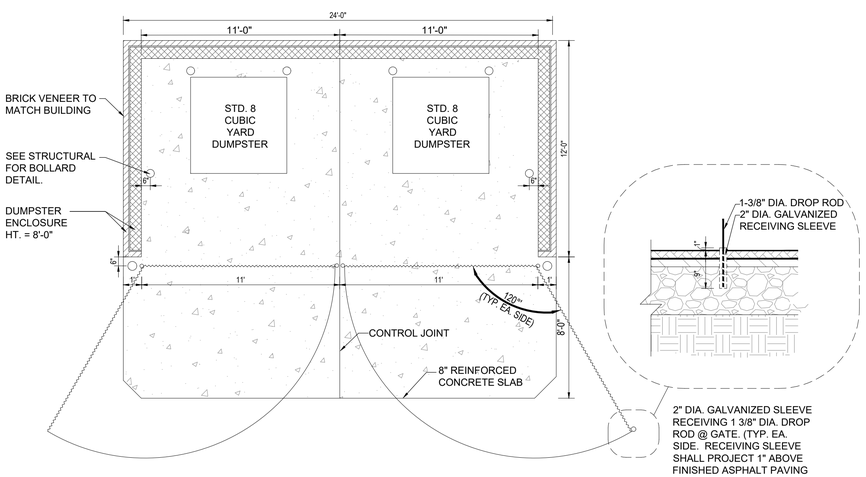


3 4-CHAIR AND 2-CHAIR OUTDOOR SEATING DETAIL
PLAN VIEW — SCALE: NOT TO SCALE

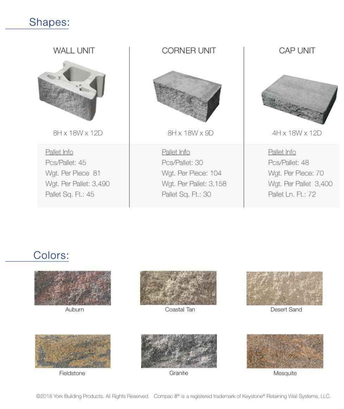




5 DUMPSTER ENCLOSURE WALL & SLAB DETAIL
SECTION VIEW — SCALE: NOT TO SCALE



2 TRASH ENCLOSURE DETAIL
PLAN VIEW — SCALE: NOT TO SCALE



4 SEGMENTED RETAINING WALL SYSTEM
SECTION VIEW (OR APPROVED EQUAL) — SCALE: NOT TO SCALE

NOTE
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8-1-1 OR 1-800-257-7777
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http://www.missutility.net
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PROJECT NAME: Royal Farms - Greenbelt
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ROYAL FARMS - GREENBELT
FORMERLY CAPITOL CADILLAC
PRINCE GEORGE'S COUNTY
GREENBELT, MARYLAND 20770

MAP: 0034 GRID: 00D1 LOT: PART OF LOT 7

SEAL

KEY PLAN

SCALE
AS SHOWN

No.	DATE	BY	Description

REVISIONS

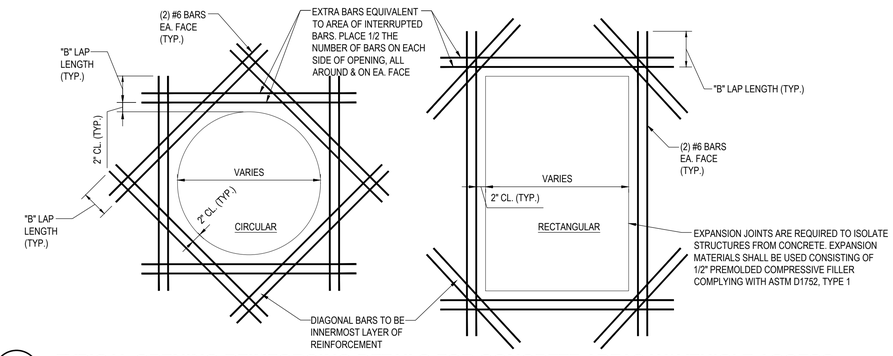
DRAWN BY	RW / GRW
APPROVED BY	JMC
CHECKED BY	GRW
DATE	JUNE 2019

TITLE
DSP-19045
DETAIL SHEET
SITE FEATURES 2

PROJECT NO. 50114074

11

SHEET NO. 11 OF 14

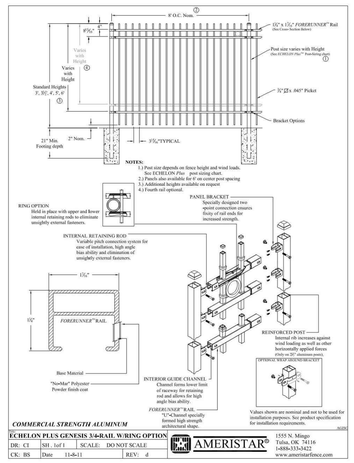


1 TYPICAL OPENING REINFORCING DETAILS FOR CONCRETE AREAS W/ VEHICLE ACCESS

DETAILED VIEW — SCALE: NOT TO SCALE

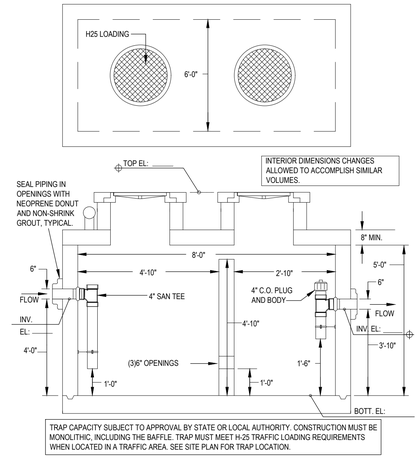
2 GREASE TANK DETAIL

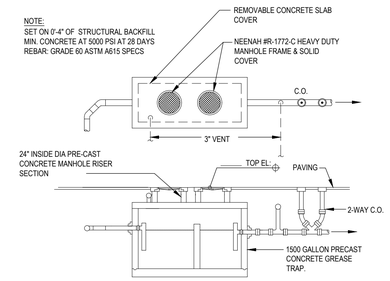
DETAILED VIEW — SCALE: NOT TO SCALE



5 ORNAMENTAL FENCE

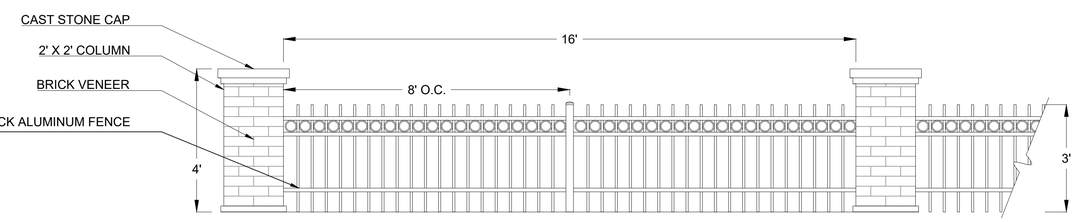
(OR APPROVED EQUAL) — NOT TO SCALE





3 GREASE INTERCEPTOR DETAIL

DETAILED VIEW — SCALE: NOT TO SCALE

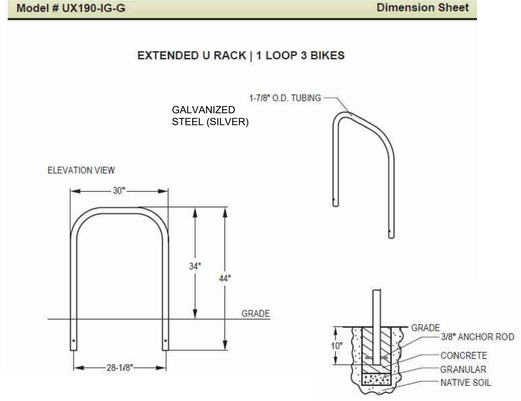


4 COLUMN & FENCE PERIMETER FEATURE

(OR APPROVED EQUAL) — NOT TO SCALE

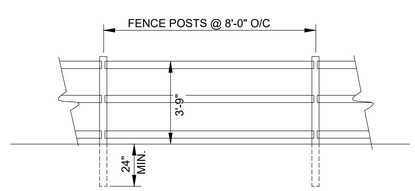
Belson Outdoors

Model # UX190-IG-G — Dimension Sheet



6 BIKE RACK DETAIL

(OR APPROVED EQUAL) — SCALE: NOT TO SCALE



7 SPILT RAIL FENCE AT ARCHEOLOGICAL SITE

(OR APPROVED EQUAL) — SCALE: NOT TO SCALE

8 INTERPRETIVE SIGNAGE - TO BE RELOCATED FROM WALKER DRIVE TO ARCHEOLOGICAL SITE

(OR APPROVED EQUAL) — SCALE: NOT TO SCALE

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GREENBELT, MARYLAND 20770

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APPROVED BY	JMC
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DATE	JUNE 2019

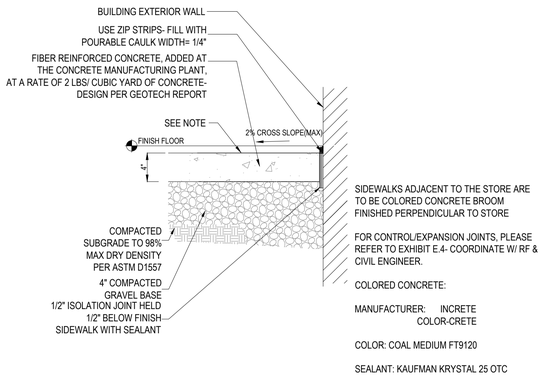
TITLE

DSP-19045
DETAIL SHEET
SITE FEATURES 3

PROJECT NO. 50114074

12

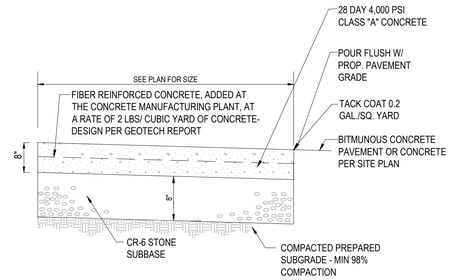
SHEET NO. 12 OF 14



NOTE:
1. ALL CONCRETE CURBS AND SIDEWALKS TO BE 4,000 P.S.I. CONCRETE.

1 CONCRETE SIDEWALK W/JOINT DETAIL

SECTION VIEW — **SCALE: NOT TO SCALE**

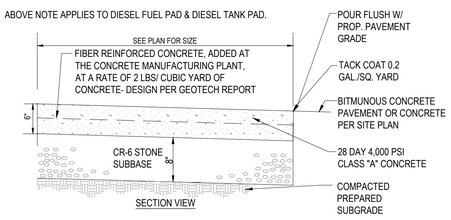


4 6" CONCRETE FUEL CANOPY PAD PAVEMENT DETAIL

CROSS-SECTION — **SCALE: NOT TO SCALE**

COLORED CONCRETE:
MANUFACTURER: INCRETE
COLOR-CRETE
COLOR:COAL MEDIUM FT9120
SEALANT:KAUFMAN KRYSTAL 25 OTC

ABOVE NOTE APPLIES TO DIESEL FUEL PAD & DIESEL TANK PAD.

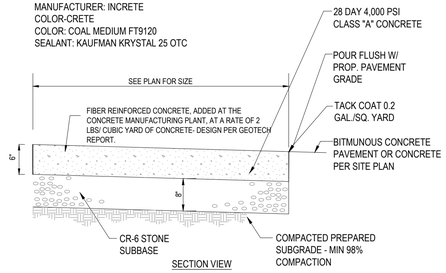


2 8" CONCRETE FUEL TANK PAD DETAIL/ FUEL TANK LANDING PAD/ DIESEL FUEL CANOPY PAD/ DUMPSTER APRON PAD

SECTION VIEW — **SCALE: NOT TO SCALE**

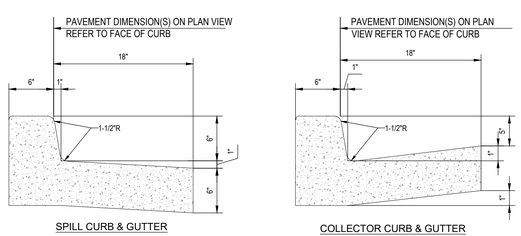
FOR CONTROL/ EXPANSION JOINTS, PLEASE REFER TO EXHIBIT E.4

COLORED CONCRETE:
MANUFACTURER: INCRETE
COLOR-CRETE
COLOR: COAL MEDIUM FT9120
SEALANT: KAUFMAN KRYSTAL 25 OTC



5 6" CONCRETE PARKING PAD PAVEMENT DETAIL

CROSS-SECTION — **SCALE: NOT TO SCALE**

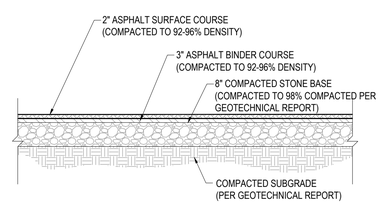


NOTES:

1. CONCRETE FOR CURBING SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 P.S.I. @ 28 DAYS.
2. CONSTRUCTION STAKING FOR CURB INSTALLATION SHALL BE REFERENCED (CUT OR FILL) TO THE TOP OF CURB.
3. AT CONTRACTOR'S OPTION, THE GUTTER THICKNESS MAY BE INCREASED AT THE EDGE OF PAVEMENT TO MAKE BOTTOM OF GUTTER CONTIGUOUS WITH BOTTOM OF ASPHALT PAVEMENT.
4. CONTRACTION JOINTS SHALL BE PLACED @ 10'-0" O.C. TOOLED 1/4" (±1/16") WIDE, 1" DEEP. EXPANSION JOINTS SHALL BE PLACED @ 40'-0" INTERVALS, MAXIMUM, AND ALL P.C.'S.

3 CONCRETE CURB AND GUTTER DETAIL

CROSS-SECTION — **SCALE: NOT TO SCALE**



NOTE:
1. REVISE TO MEET JOB AND LOCAL JURISDICTION REQUIREMENTS AND GEOTECHNICAL REPORT REQUIREMENTS. THE MINIMUM REQUIRED THICKNESS ARE SHOWN IN THE DETAIL. USE LOCAL DOT PAVEMENT MIX DESIGN FOR WEARING AND BINDING COURSES.

2. PROOF ROLL PREPARED SUBBASE SURFACE TO CHECK FOR UNSTABLE AREAS AND AREAS REQUIRING ADDITIONAL COMPACTION. NOTIFY ENGINEER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

3. VERIFY WITH GEOTECHNICAL ENGINEER FOR PAVEMENT THICKNESS.

6 STANDARD ASPHALT PAVEMENT DETAIL

CROSS-SECTION — **SCALE: NOT TO SCALE**

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MAP: 0034 GRID: 00D1 LOT: PART OF LOT 7

SEAL

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SCALE

AS SHOWN

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APPROVED BY	JMC
CHECKED BY	GRW
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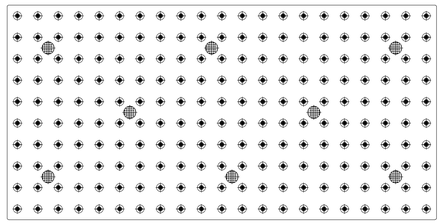
TITLE

DSP-19045
DETAIL SHEET
PAVING SECTIONS

PROJECT NO. 50114074

13

SHEET NO. 13 OF 14



TOP OF PANEL

ELEVATION

NOTE:
1. DETECTABLE WARNING SURFACE TO BE COLOR "BRICK RED"
2. DETECTABLE WARNING STRIP SHALL BE "CAST IN PACE" TYPE

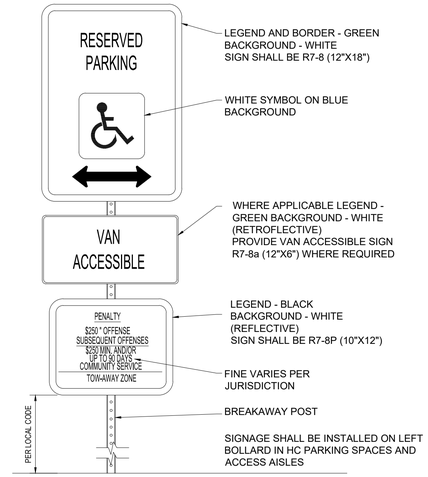
CURB RAMP DIMENSIONS NEW CONSTRUCTION				
*RISE OF RAMP	MAX. RAMP SLOPE	NOMINAL RAMP LENGTH (1 : 12)	SIDE FLARE DIMENSION AT CURB (1 : 10)	SIDE FLARE DIMENSION AT CURB (1 : 12)
3"	1 : 12	3.0 FT.	2.5 FT.	3.0 FT.
4"	1 : 12	4.0 FT.	3.3 FT.	4.0 FT.
5"	1 : 12	5.0 FT.	4.2 FT.	5.0 FT.
6"	1 : 12	6.0 FT.	5.0 FT.	6.0 FT.
7"	1 : 12	7.0 FT.	5.8 FT.	7.0 FT.
8"	1 : 12	8.0 FT.	6.7 FT.	8.0 FT.
9"	1 : 12	9.0 FT.	7.5 FT.	9.0 FT.
10"	1 : 12	10.0 FT.	8.4 FT.	10.0 FT.
11"	1 : 12	11.0 FT.	9.2 FT.	11.0 FT.
12"	1 : 12	12.0 FT.	10.0 FT.	12.0 FT.
CURB RAMP DIMENSIONS EXISTING CONDITION				
*MAX. RISE OF RAMP	MAX. RAMP SLOPE	NOMINAL RAMP LENGTH	SIDE FLARE DIMENSION AT CURB (1 : 10)	SIDE FLARE DIMENSION AT CURB (1 : 12)
3"	1 : 8	2.0 FT.	2.5 FT.	3.0 FT.
4"	1 : 10	3.3 FT.	3.3 FT.	4.0 FT.
5"	1 : 10	4.2 FT.	4.2 FT.	5.0 FT.
6"	1 : 10	5.0 FT.	5.0 FT.	6.0 FT.

* CURB HEIGHT PLUS RISE OF SIDEWALK CROSS SLOPE
** USE ONLY WHEN SPACE LIMITATIONS PROHIBIT THE CONSTRUCTION OF 1 : 12 OR FLATTER SLOPES.

NOTE:
1. REFER TO LOCAL CODE REQUIREMENTS FOR LIMITATIONS ON RAMP SLOPE, LENGTH, RISE, AND SIDE FLARE.

1 TRUNCATED DOME DETAIL AT CURB RAMP

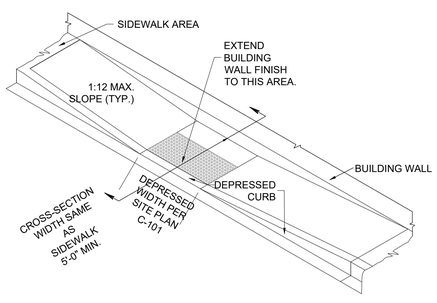
SCALE: NOT TO SCALE



NOTE:
1. SIGNS SHALL MEET THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. SIGNS ATTACHED WITH ACORN NUT TYPE FASTENERS.

3 ACCESSIBLE PARKING SIGN

ELEVATION VIEW — SCALE: NOT TO SCALE



NOTES:
1. ALL CONCRETE CURBS AND SIDEWALKS TO BE 4,000 P.S.I. CONCRETE.

2. PROVIDE EXPANSION JOINT MATERIAL WHERE CURB RAMP ADJOINS ANY RIGID PAVEMENT, SIDEWALK OR STRUCTURE WITH THE TOP OF JOINT FILLER PLUS SEALANT FLUSH WITH ADJACENT CONCRETE SURFACE.

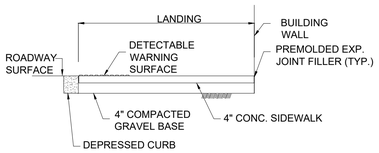
3. SEAL JOINTS WITH AN APPROVED SEALING MATERIAL.

4. PROVIDE SLIP RESISTANT TEXTURE ON CURB RAMP BY COARSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP. EXTEND TEXTURE THE FULL WIDTH AND LENGTH OF THE CURB RAMP INCLUDING FLARED SIDE RAMPS.

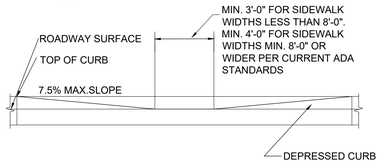
5. CURB RAMP AND SIDE FLARE LENGTHS ARE VARIABLE AND BASED ON CURB HEIGHT AND THE SIDEWALK PITCH. SEE TABLE A FOR TYPICAL RAMP DIMENSIONS.

6. WHENEVER POSSIBLE, CONSTRUCT THE TRANSITION SLOPE FROM THE CURB RAMP AND FLARE SIDES TO ADJOINING SURFACES WITH A GRADUAL CURVE RATHER THAN AN ABRUPT ANGLE.

7. DETECTABLE WARNING SURFACE COLOR TO BE : "BRICK RED"



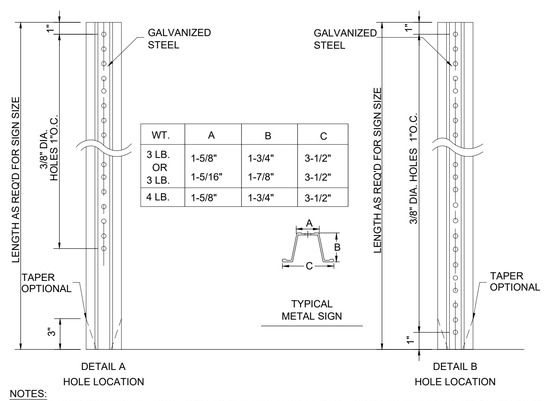
CURB RAMP SECTION



CURB RAMP ELEVATION

2 PERIMETER CURB RAMP DETAIL

PLAN VIEW — SCALE: NOT TO SCALE

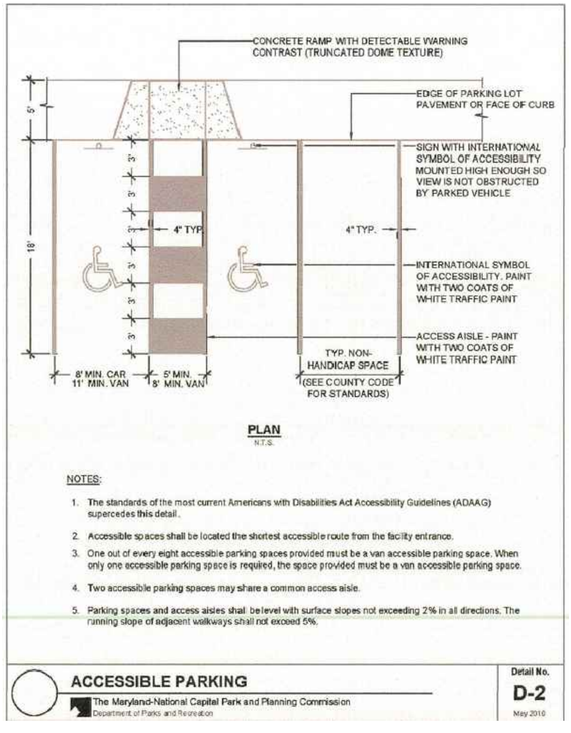


WT.	A	B	C
3 LB. OR 3 LB.	1-5/8"	1-3/4"	3-1/2"
	1-5/16"	1-7/8"	3-1/2"
4 LB.	1-5/8"	1-3/4"	3-1/2"

NOTES:
1. STEEL FOR POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A 499-81 GRADE 60 AND TO THE CHEMICAL REQUIREMENTS OF ASTM AI-76 CARBON STEEL TEE RAIL HAVING NOMINAL WEIGHT OF 3 LB. OR GREATER PER LINEAR FOOT.
2. AFTER FABRICATION ALL STEEL POSTS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A-123.
3. SIGN MOUNTING HEIGHT TO BE PER MUTCD REQUIREMENTS.
4. ALL SIGN POSTS SHALL HAVE "BREAK AWAY" FEATURES THAT MEET AASHTO REQUIREMENTS CONTAINED IN "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS". THE "BREAK AWAY" FEATURES SHALL BE STRUCTURALLY ADEQUATE TO CARRY THE SIGN SHOWN ON THE PLANS AT 60 MPH WIND LOADINGS. INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

4 TYPICAL METAL SIGN POST DETAIL

DETAIL VIEW — SCALE: NOT TO SCALE



5 ACCESSIBLE PARKING SPACE DETAIL

PLAN VIEW — SCALE: 1"=10'

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DETAIL SHEET ACCESSIBILITY

PROJECT NO. 50114074

14

SHEET NO. 14 OF 14