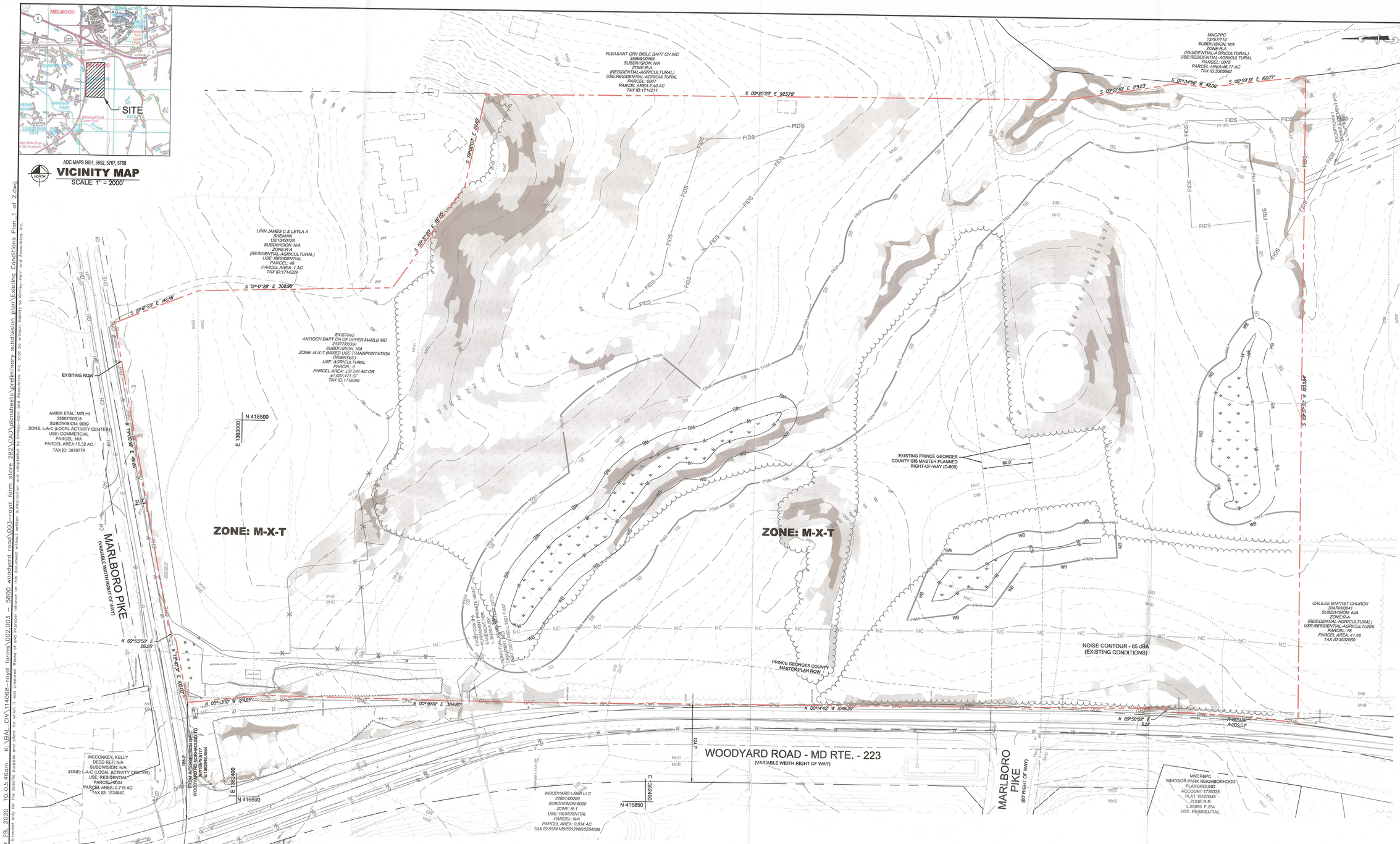

PRELIMINARY SUBDIVISION LEGEND

- PROPERTY BOUNDARY
- LOD — LIMITS OF DISTURBANCE
- ADJACENT PROPERTY BOUNDARY
- EXISTING TREELINE
- EXISTING HEDGEROW OR OTHER NON-WOODLAND VEGETATION
- SOILS BOUNDARY
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING OVERHEAD ELECTRIC
- EXISTING BUILDING
- PMA — PRIMARY MANAGEMENT AREA (PMA)
- REGULATED STREAM (TOP OF BANK) (PERENNIAL, INTERMITTENT)
- REGULATED STREAM BUFFER
- 25' WETLAND BUFFER
- 100 YEAR FLOODPLAIN
- 100 YEAR FLOODPLAIN
- FP BRL — BUILDING RESTRICTION LINE
- WETLAND
- STEEP SLOPES (15% TO 25%)
- STEEP SLOPES (25% OR GREATER)

APPLICANT

VMD-UPPER MARLBORO, LLC
30050 CHAGRIN BLVD., STE. 360
PEPPER PIKE, OH 44124
ATTN: JEFF DEEDS
PHONE: (216)-464-5550
EMAIL: JDEEDS@VISCONSI.COM

ARCHITECT

RATCLIFFE ARCHITECTS
ATTN: WILLIAM "BILL" MORTOFF
STREET ADDRESS: 10404 STEVENSON ROAD
CITY/STATE: STEVENSON, MD 21153
TEL: (410)-484-7010
EMAIL: BILL@RATCLIFFEARCHITECTS.COM

PROPERTY OWNER

ANTIOCH BAPTIST CHURCH OF UPPER MARLBORO
ATTN: JEFF LUDWIG
13205 OLD MARLBORO PIKE
UPPER MARLBORO, MD 20772

LANDSCAPE ARCHITECT/ CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
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EMAIL: JENNIFER.LEONARD@KIMLEY-HORN.COM

SURVEYOR

KARINS AND ASSOCIATES
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EDGEWOOD, MARYLAND 21040
ATTN: JOHN METTEE
PHONE: (410)-612-9900
EMAIL: JMETTEE@KARINSENGINEERING.COM

GRAPHIC SCALE IN FEET
0 30 60 120

NOTE

FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.miss811y.net
48 HOURS IN ADVANCE OF ANY WORK
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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

NO.	REVISIONS	DATE	BY

Kimley»Horn
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EDGEWOOD, MARYLAND 21040
PHONE: (410) 612-9900
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KHA PROJECT 114068003
DATE 10/29/2020
SCALE 1"=60'
DESIGNED BY JHN
DRAWN BY JMK
CHECKED BY JCL

EXISTING CONDITIONS PLAN FOR THE PRELIMINARY PLAN OF SUBDIVISION
CASE # 4-20003

HOPE VILLAGE CENTER
5800 WOODYARD ROAD

TAX MAP: 0100; GRID: 0/B3; PARCEL 0006
TAX ID#: 1716299
LIBER: 21377 FOLIO: 394
ZONE: M-X-T

PRINCE GEORGE'S COUNTY — MARYLAND

SHEET NUMBER
SHEET 1 OF 2

Plotted By:Neff, John Sheet Set:RFS 282 - PPS Layout:1 of 2 October 29, 2020 10:03:46am K:\BAL_CIV\114068-royal farms\002.003 - 5800 woodyard road\003-royal farm store 282\CAD\plansheets\preliminary subdivision plan\Existing Conditions Plan_1 of 2.dwg
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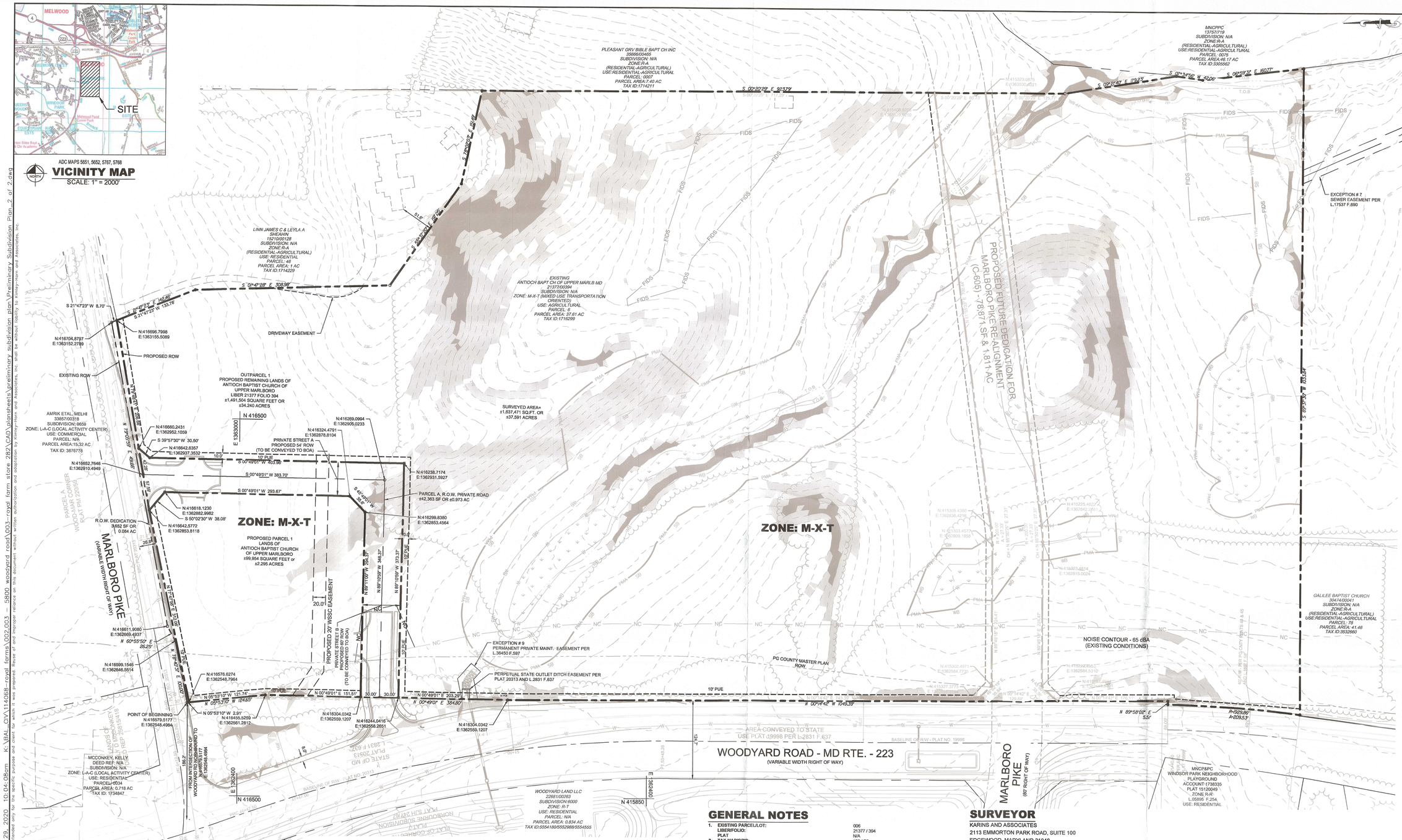

PRELIMINARY SUBDIVISION LEGEND

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- (PERENNIAL, INTERMITTENT)
- REGULATED STREAM BUFFER
- 25' WETLAND BUFFER
- 100 YEAR FLOODPLAIN
- 100 YEAR FLOODPLAIN
- BUILDING RESTRICTION LINE
- WETLAND
- STEEP SLOPES (15% TO 25%)
- STEEP SLOPES (25% OR GREATER)

GENERAL NOTES

1. EXISTING PARCEL/LOT:	006
LIBER/FOLIO:	21377 / 394
PLAT	N/A
2. TAX MAP/GRID:	100 / B3
3. 200-FOOT MAP:	208SE09
4. PURPOSE OF BUBDIVISION:	TWO (2) PARCELS AND THREE (3) OUTPARCELS
5. PRIOR APPROVALS:	NRI (NRI-164-06)
	FLOODPLAIN STUDY (FPS 201859)
	STORMWATER CONCEPT (21659-2019-00)
	TIS (19APPG037XX)
	CSP-18007
6. TOTAL GROSS ACREAGE:	
ENTIRE PARCEL WITHIN MXT	±1,637,471 SF OR ±37.591 AC
PARCEL 1	±99,954 SF OR ±2.295 AC
PARCEL A (STREET A & B):	±42,363 SF OR ±0.973 AC
OUTPARCEL1	±1,491,504 SF OR ±34.240 AC
7. TOTAL NET DEVELOPABLE AREA OUTSIDE OF PMA:	±29.78 AC
8. ACREAGE OF ENVIRONMENTAL REGULATED FEATURES:	±7.81 AC
9. ACREAGE OF 100-YR FLOODPLAIN:	±0.39 AC
10. TOTAL ACREAGE OF ROAD DEDICATION:	±124,864 SF OR ±2.867 AC
MARLBORO PIKE ROW DEDICATION:	±3,652 SF OR ±0.084 AC
11. EXISTING ZONING/USE:	M-X-T / VACANT (AGRICULTURE)
12. PROPOSED PROPERTY USE:	M-X-T/ CONVENIENCE STORE/FUEL STATION
REMAINING LAND:	M-X-T/VACANT (AGRICULTURE)
13. MINIMUM LOT SIZE:	N/A
14. MINIMUM LOT WIDTH:	N/A
(AT FRONT BUILDING LINE AND FRONT STREET LINE)	
15. SUSTAINABLE GROWTH TIER:	2
16. ANDREWS, INTERIM LAND USE CONTROL:	NO
17. CENTER OR CORRIDOR LOCATION:	NO
18. EXISTING/PROPOSED GROSS FLOOR AREA:	0/ 4,650 SF
19. STORMWATER MANAGEMENT CONCEPT NUMBER:	21659-2019-00
APPROVAL DATE:	11/21/2019
20. WATERSEWER CATEGORY DESIGNATION:	W-4 / S-4
21. AVIATION POLICY AREA:	N/A
22. MANDATORY PARK DEDICATION REQUIREMENT:	N/A
23. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY:	NO
24. HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY:	NO
25. TYPE 1 CONSERVATION PLAN:	TCP1-15-2019
26. CHESAPEAKE BAY CRITICAL AREA:	NO
27. WETLANDS:	YES
28. STREAMS:	YES
29. IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST ORGANIZATION:	NO

SURVEYOR

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GRAPHIC SCALE IN FEET
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EDGEWOOD, MARYLAND 21040
(410) 612-9900 FAX 612-9901
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KHA PROJECT	114068003
DATE	10/29/2020
SCALE	1"=60'
DESIGNED BY	JHN
DRAWN BY	JHN
CHECKED BY	JCL

PRELIMINARY PLAN OF SUBDIVISION
CASE # 4-20003

HOPE VILLAGE CENTER
5800 WOODYARD ROAD

TAX MAP: 0100 GRID: 0083 PARCEL 0006
TAX LOT: 17162/9
LIBER: 21377 FOLIO: 394
ZONE: M-X-T

PRINCE GEORGE'S COUNTY MARYLAND

SHEET NUMBER
SHEET 2 OF 2

Plotted By:Neff, John Sheet Set:RFS 282 - PPS Layout:2 of 2 October 29, 2020 10:04:08am K:\BAL_CIV\114068-royal farms\002\003 - 5800 woodyard road\003-royal farm store 282\CAD\plansheets\preliminary subdivision plan\Preliminary Subdivision Plan_2 of 2.dwg
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