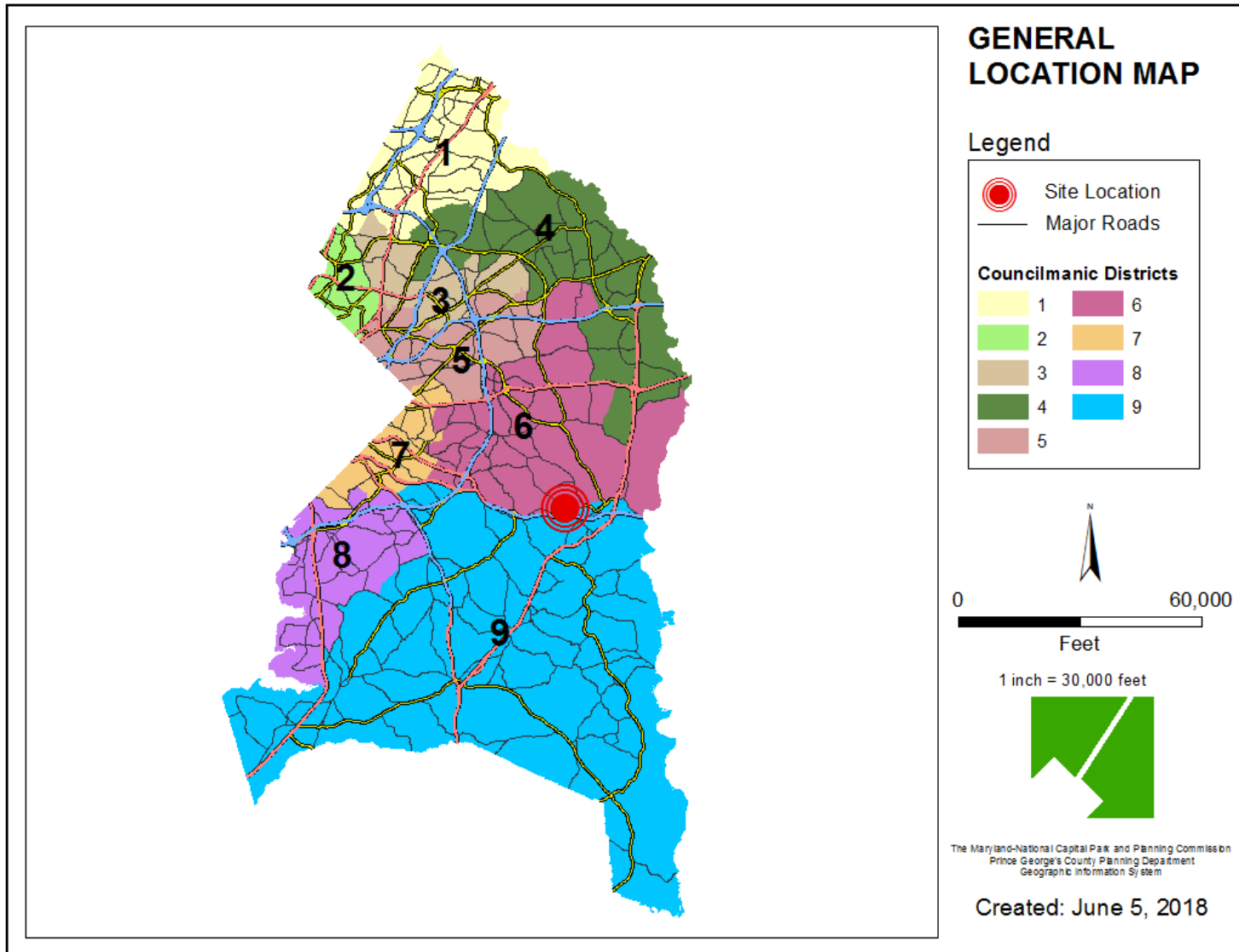


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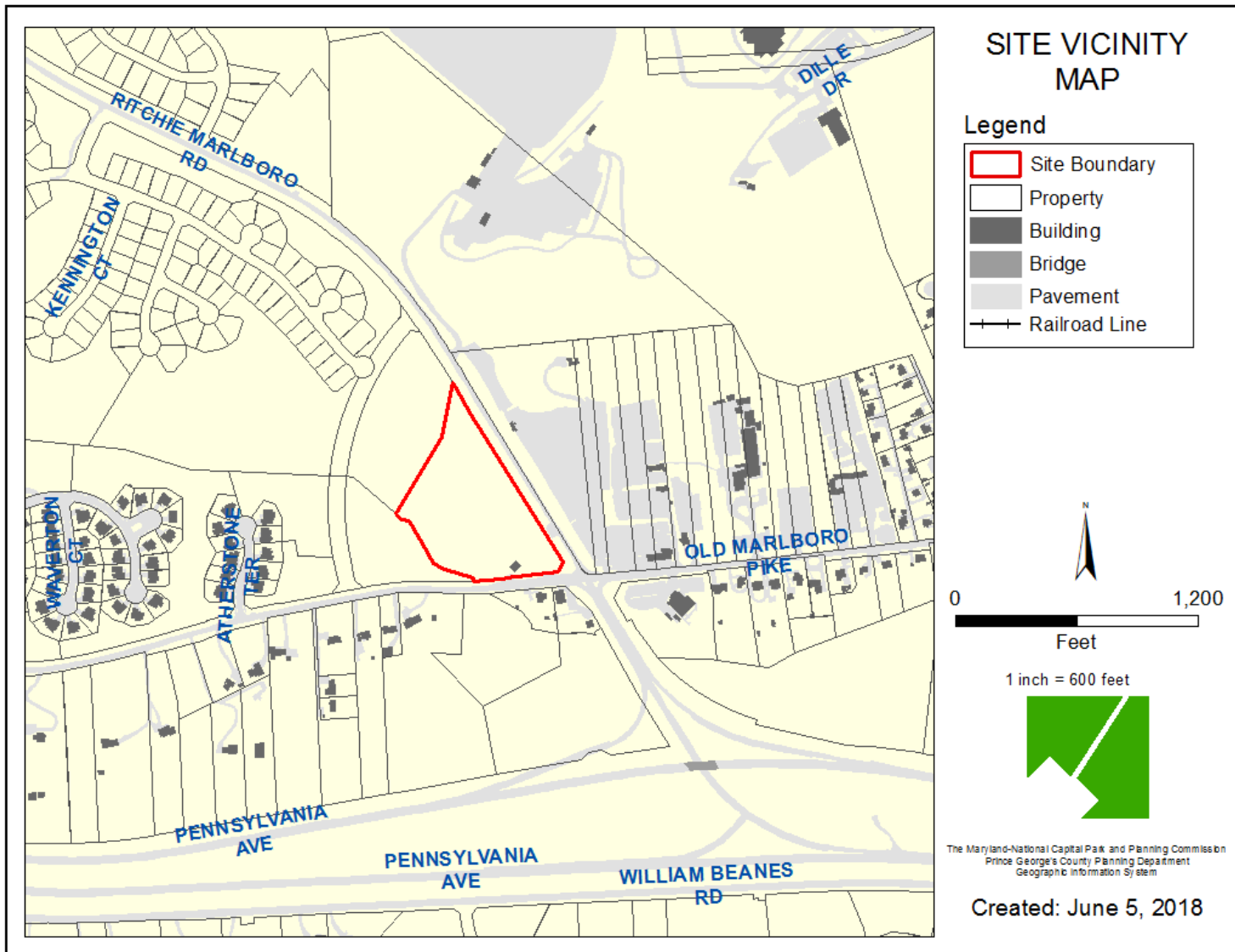
CASE: DSP-17057

ROYAL FARMS #326 FORKS OF THE ROAD

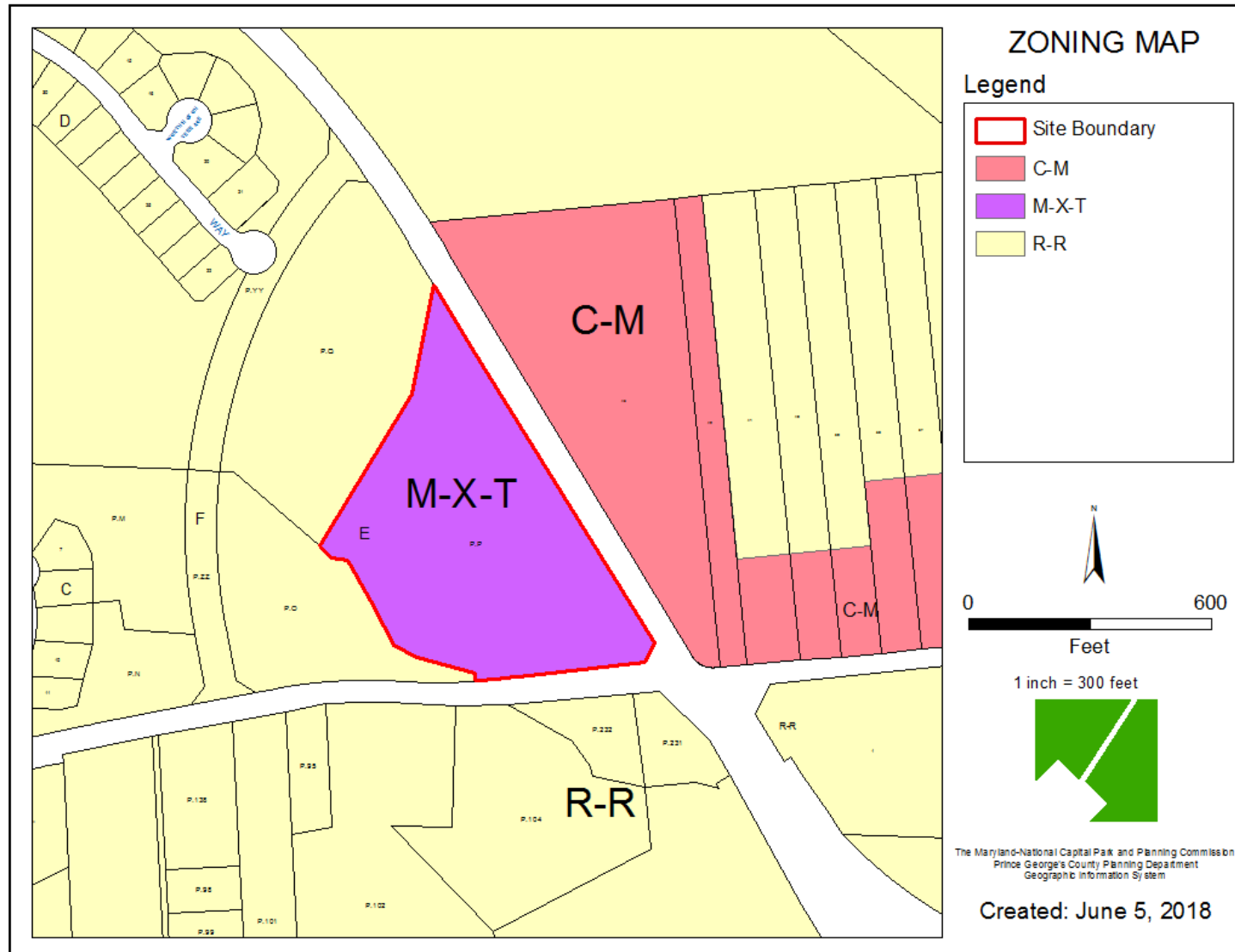
GENERAL LOCATION MAP



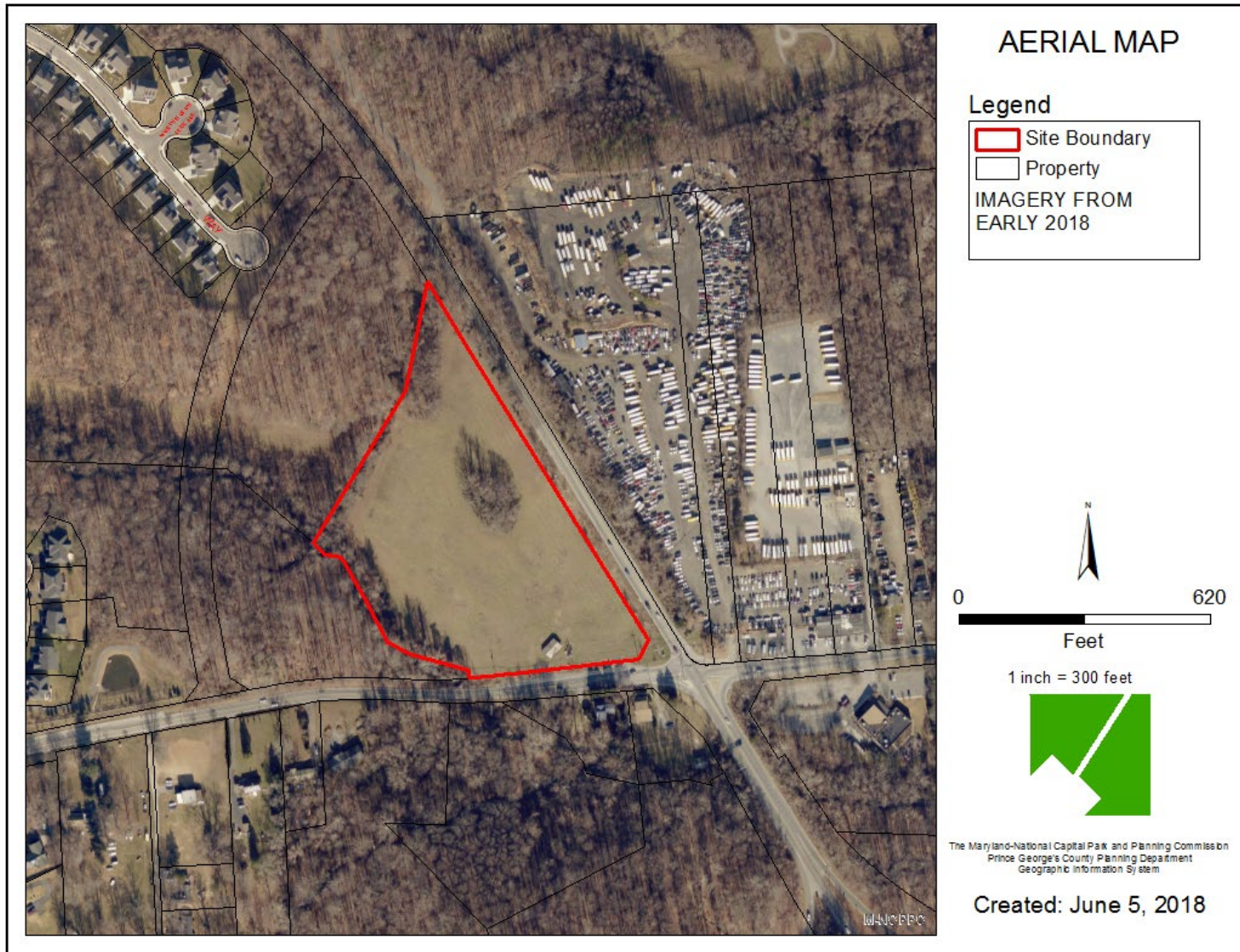
SITE VICINITY



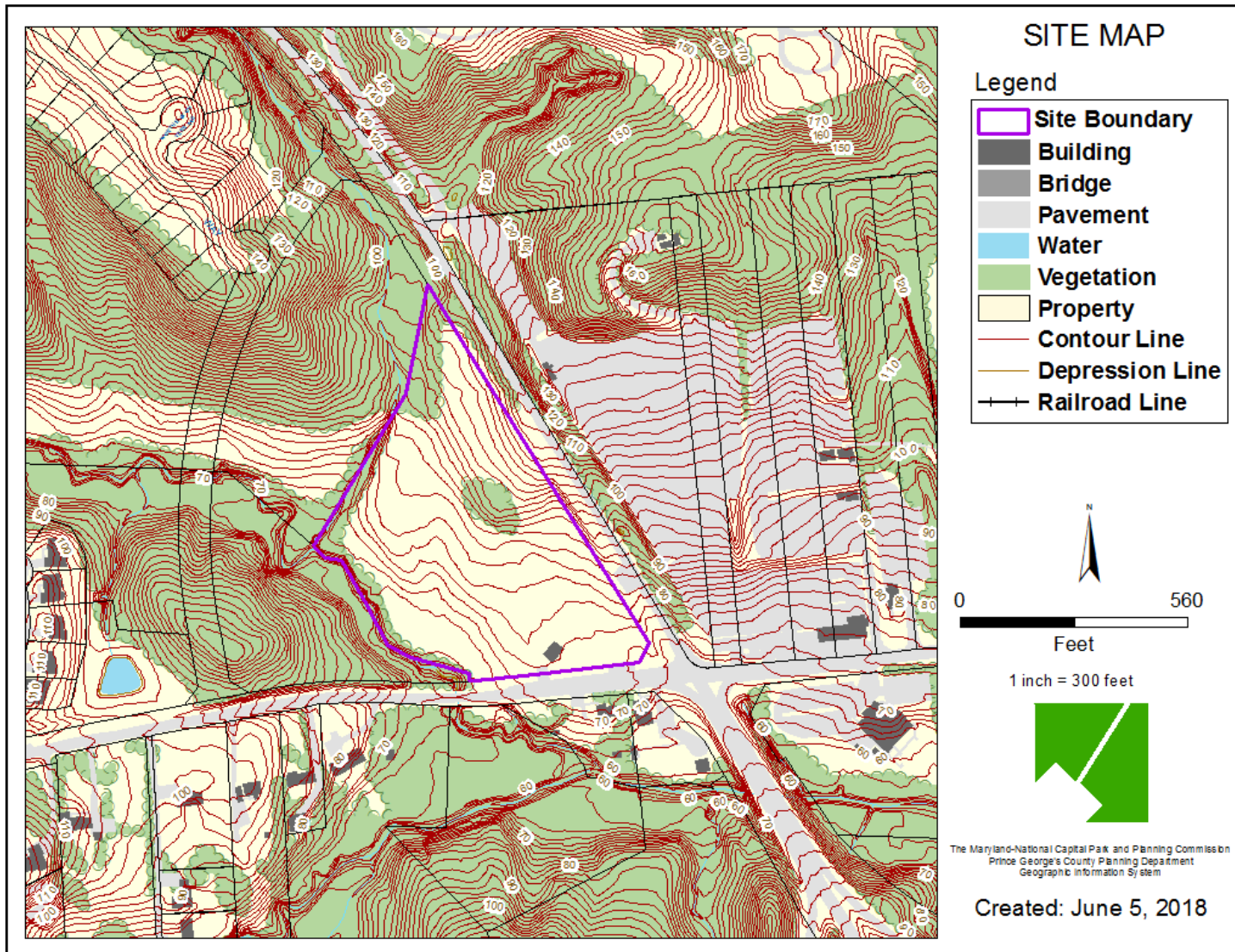
ZONING MAP



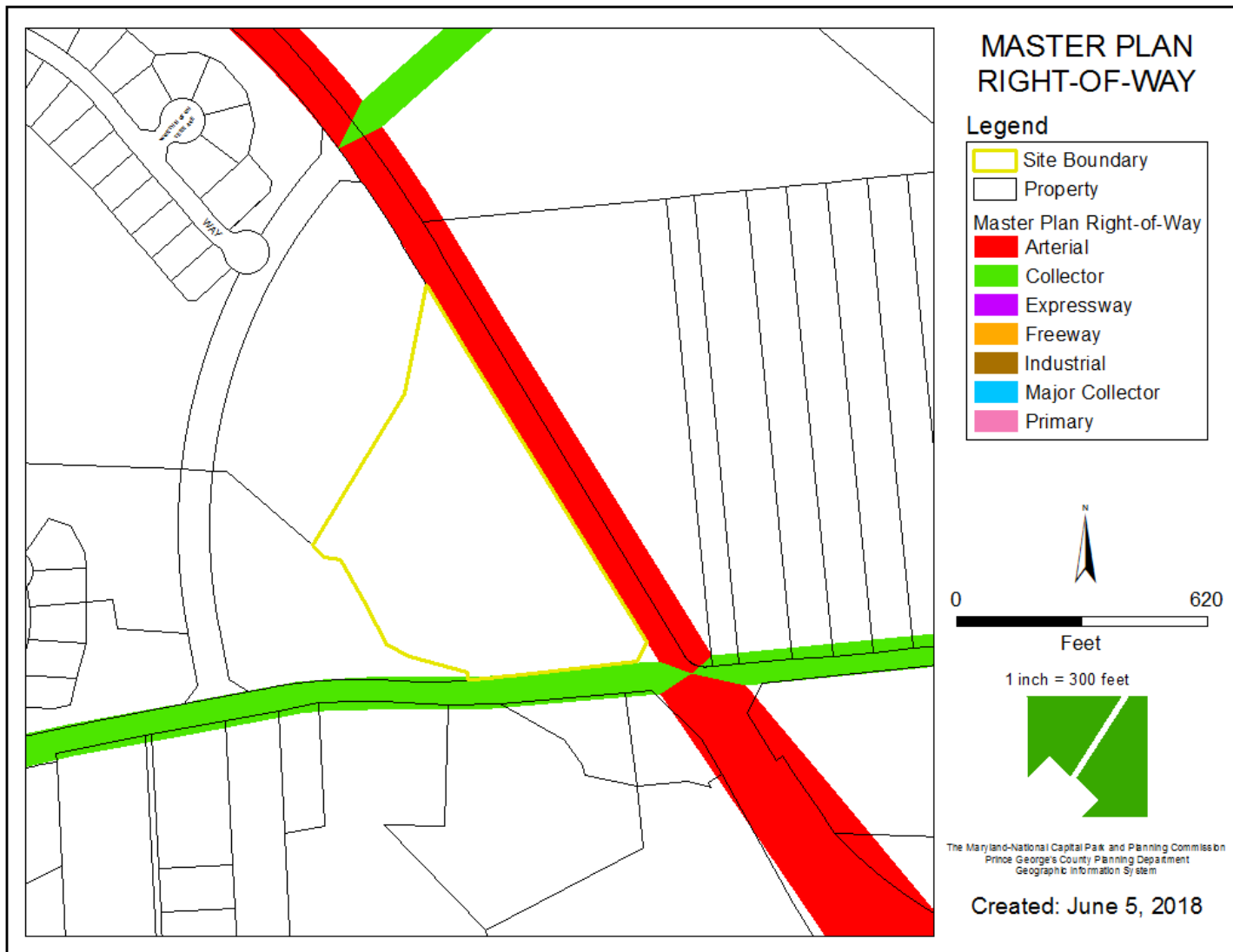
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



RENDERING



GLW GUTSCHICK, LITTLE & WEBER, PA
 1010 MARKET STREET, SUITE 200, PHILADELPHIA, PA 19106
 TEL: 215-592-1234 FAX: 215-592-1235
 WWW.GLW.COM

ILLUSTRATIVE RENDERING
 ROYAL FARMS STORE #326, FORKS OF THE ROAD
 PRINCE GEORGE'S COUNTY, MARYLAND

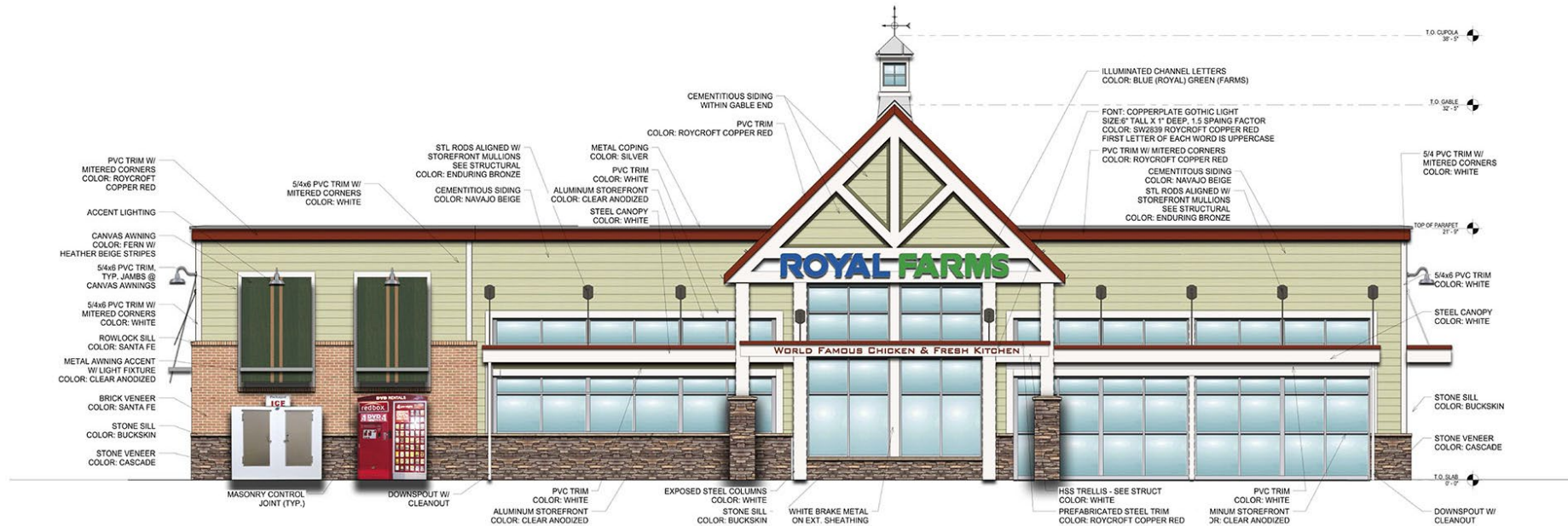
SCALE: 1" = 20'
 MAY 26, 2018



RENDERING



FRONT ELEVATION



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

ROYAL FARMS

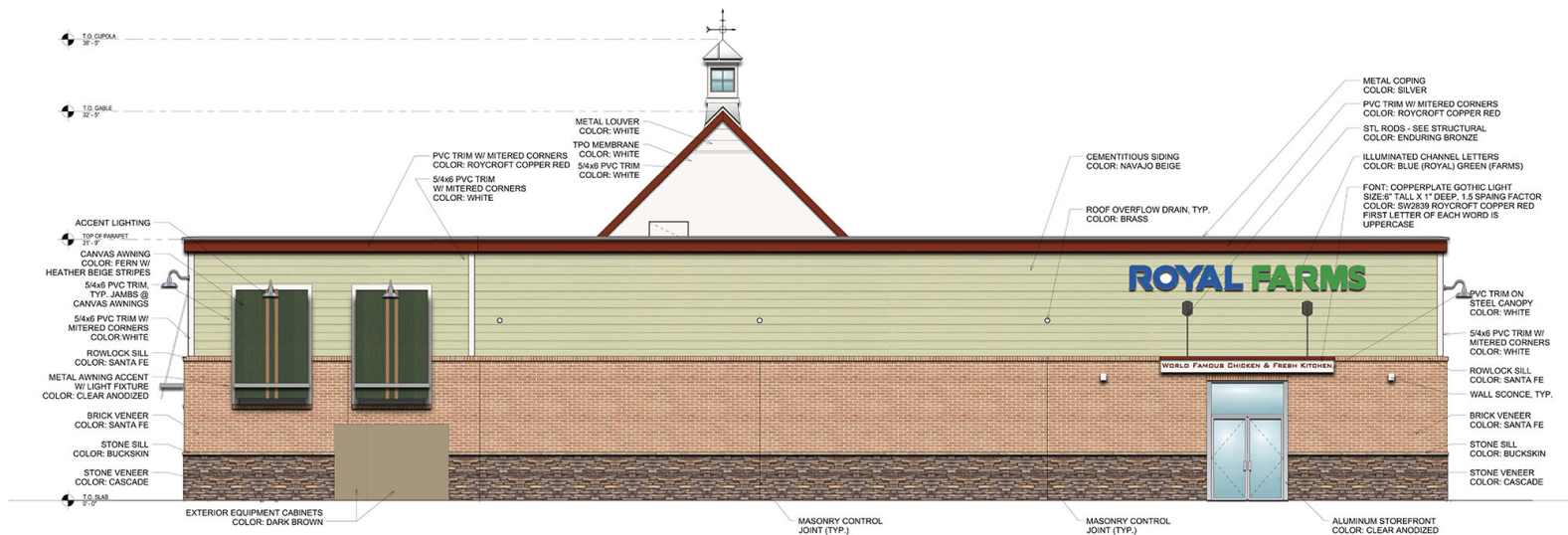
Royal Farms #326
Marlboro Pike, MD
Proposed Elevations
January 15, 2018

THIS BLOCK IS FOR OFFICIAL USE ONLY OR that confirms that the plans meet conditions of final approval by the Planning Board, as required by the Zoning Ordinance.	
MANPCP APPROVAL	
PROJECT NAME:	ROYAL FARMS STORE #326
PROJECT NUMBER:	DSP 17057
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number	

RATCLIFFE
ARCHITECTS

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

REAR ELEVATION



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

ROYAL FARMS

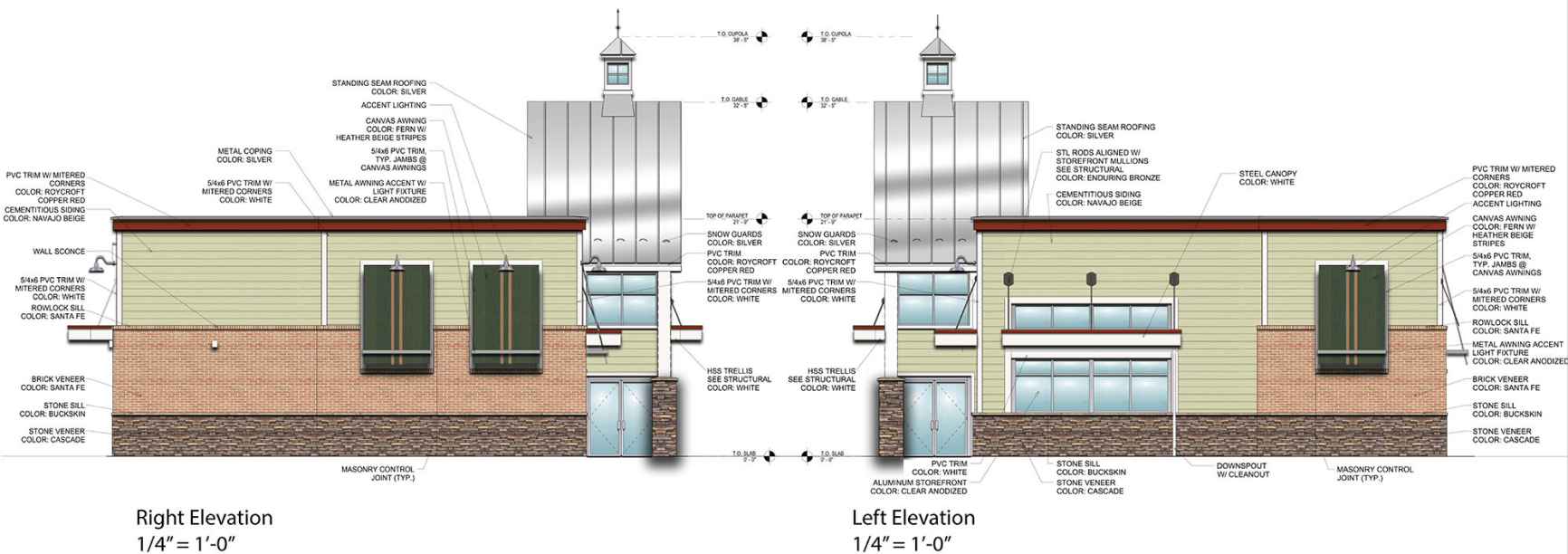
Royal Farms #326
Marlboro Pike, MD
Proposed Elevations
January 15, 2018

THIS BLOCK IS FOR OFFICIAL USE ONLY DO NOT write on this block unless authorized by the Planning Board, its designee or the Planning Commission	
M-NCPPC APPROVAL	
PROJECT NAME:	ROYAL FARMS STORE #326
PROJECT NUMBER:	DSP 17057
For Consideration of Approval with the Planning Board or Approved Board Services and/or other items to be included in the Project Description	

RATCLIFFE
ARCHITECTS

10404 Stevenson Road • Stevenson, Maryland 21153
Phone 410-484-7010 • Fax 410-484-3815 • per@ratcliffearchitects.com

SIDE ELEVATIONS



ROYAL FARMS

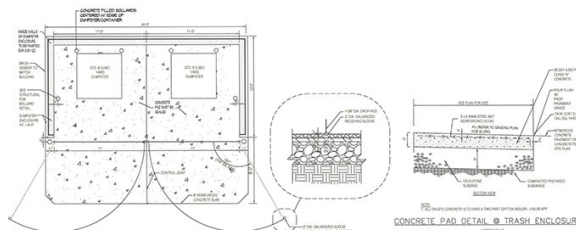
Royal Farms #326
Marlboro Pike, MD
Proposed Elevations
January 15, 2018

THIS BLOCK IS FOR OFFICIAL USE ONLY	
OR (b)(6) and/or (b)(7)(C) that the plan was reviewed and approved by the Planning Board, it is changed as the Board sees fit.	
M-NCPPC APPROVAL	
PROJECT NAME:	ROYAL FARMS STORE #326
PROJECT NUMBER:	DSP 17057
For Conditions of Approval and the Plan Check Sheet or Approval Sheet, Reference numbers must be included in the Project Number.	

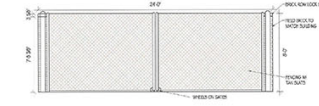
RATCLIFFE
ARCHITECTS

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

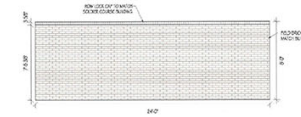
DETAILS SHEET



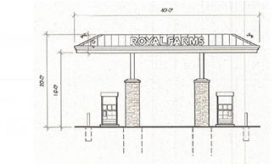
1 DUMPSTER PAD DETAIL
SCALE: NTS



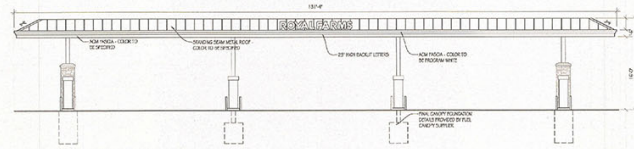
2 DUMPSTER ENCLOSURE FRONT ELEVATION
SCALE: NTS



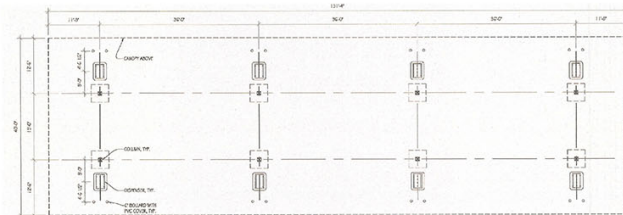
3 DUMPSTER ENCLOSURE REAR ELEVATION
SCALE: NTS



4 CANOPY END ELEVATION
SCALE: NTS



5 CANOPY FRONT ELEVATION
SCALE: NTS



6 CANOPY PLAN
SCALE: NTS



7 STONE WALL ELEVATION
SCALE: NTS

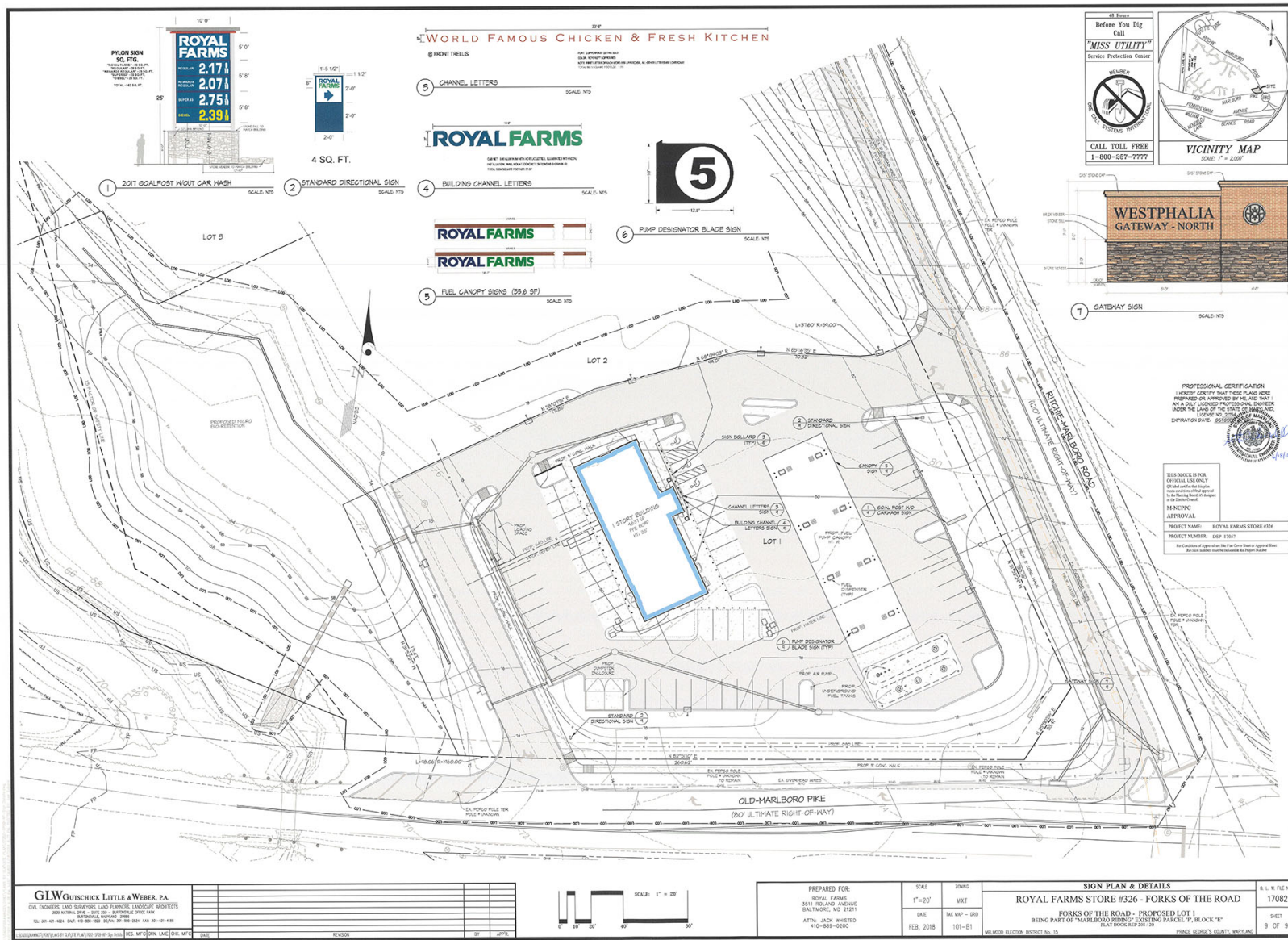
STANDARD SCHEDULE									
ITEM	DESCRIPTION	QTY	UNIT	PRICE	AMOUNT	QTY	UNIT	PRICE	AMOUNT
1	CONCRETE PAD	1.00	SQ. YD.	10.00	10.00	1.00	SQ. YD.	10.00	10.00
2	CONCRETE PAD	1.00	SQ. YD.	10.00	10.00	1.00	SQ. YD.	10.00	10.00
3	CONCRETE PAD	1.00	SQ. YD.	10.00	10.00	1.00	SQ. YD.	10.00	10.00
4	CONCRETE PAD	1.00	SQ. YD.	10.00	10.00	1.00	SQ. YD.	10.00	10.00
5	CONCRETE PAD	1.00	SQ. YD.	10.00	10.00	1.00	SQ. YD.	10.00	10.00
6	CONCRETE PAD	1.00	SQ. YD.	10.00	10.00	1.00	SQ. YD.	10.00	10.00
7	CONCRETE PAD	1.00	SQ. YD.	10.00	10.00	1.00	SQ. YD.	10.00	10.00
8	CONCRETE PAD	1.00	SQ. YD.	10.00	10.00	1.00	SQ. YD.	10.00	10.00
9	CONCRETE PAD	1.00	SQ. YD.	10.00	10.00	1.00	SQ. YD.	10.00	10.00
10	CONCRETE PAD	1.00	SQ. YD.	10.00	10.00	1.00	SQ. YD.	10.00	10.00

GLW GUTCHICK LITTLE & WEBER, PA					
CIVIL ENGINEER, LAND SURVEYOR, LAND PLANNING, LANDSCAPE ARCHITECTS					
1000 KENNEDY BLVD., SUITE 100, PITTSBURGH, PA 15222					
TEL: 412-261-1100 FAX: 412-261-1101 WWW.GLWGLW.COM					
DATE: _____		DESIGN: _____	BY: _____	DATE: _____	SCALE: _____

PREPARED FOR:		SCALE:	DATE:	TAX MAP - YES	DATE:	101-01	DATE:	101-01	DATE:	101-01
ROYAL FARMS STORE #326 - FORKS OF THE ROAD		DATE:	FEB. 2018	TAX MAP - YES	DATE:	101-01	DATE:	101-01	DATE:	101-01
FORKS OF THE ROAD - PROPOSED LOT 1		DATE:	FEB. 2018	TAX MAP - YES	DATE:	101-01	DATE:	101-01	DATE:	101-01
BEING PART OF "MAJOR ROAD" EXISTING PARCELS "B" BLOCK "E"		DATE:	FEB. 2018	TAX MAP - YES	DATE:	101-01	DATE:	101-01	DATE:	101-01
FLAT BOOK REF 2011 20		DATE:	FEB. 2018	TAX MAP - YES	DATE:	101-01	DATE:	101-01	DATE:	101-01



SIGN PLAN



PREVIOUSLY APPROVED CONCEPTUAL LANDSCAPE PLAN

