



CITY COUNCIL WORK SESSION AGENDA

Royal Farms - Detail Site Plan

COUNCIL MEETINGS WILL BE ONLINE

Due to the COVID-19 precautions, the Council Meetings will be held online and is planned to be cablecast on Verizon 21, Comcast 71 and 996 and streamed to www.greenbeltmd.gov/municipaltv.

Please click the link below to join the webinar:

**[https://us02web.zoom.us/j/84178853406?](https://us02web.zoom.us/j/84178853406?pwd=eG5tSXQ2dXNuZEMwUWgzSUNBS2FqUT09)
[pwd=eG5tSXQ2dXNuZEMwUWgzSUNBS2FqUT09](https://us02web.zoom.us/j/84178853406?pwd=eG5tSXQ2dXNuZEMwUWgzSUNBS2FqUT09)
Passcode: 736144**

Resident participation:

Join By phone: (301) 715-8592

Meeting ID: 841 7885 3406

Password (if needed): 736144

In advance the hearing impaired is advised to use MD RELAY at 711 to submit your questions/comments or contact the City Clerk at (301) 474-8000 or email

banderson@greenbeltmd.gov.

Wednesday, September 2, 2020

8:00 PM

Royal Farms - Detailed Site Plan

Royal Farms - Detailed Site Plan

Suggested Action:

Agenda

- Introductions

- Council Discussion

Royal Farms Staff Report

Building Renderings

Detailed Site Plan

Site Plan Rendering

Minutes August 1, 2018 Royal Farms

- Questions and Answers

- Other Items

[Royal Farms Staff Report.pdf](#)

[Building Renderings.pdf](#)

[Detailed Site Plan.pdf](#)

[Site Plan Rendering.pdf](#)

[Minutes August 1_2018 Royal Farms.pdf](#)



City of Greenbelt
Department of Planning & Community Development
15 Crescent Road, Suite 200, Greenbelt, Maryland 20770
(301) 345-5417 Fax (301) 345-5418

DETAILED SITE PLAN ROYAL FARMS

**STAFF REPORT
August 14, 2020**

I. GENERAL INFORMATION

Applicant/Property Owner:	RF Greenbelt RE, LLC
Subject:	Detailed Site Plan
Project Name:	Royal Farms
Location:	East end of the intersection of Capitol Drive and Greenbelt Road
Acreage:	4.07
Existing Zoning:	C-O (Commercial Office)
Existing Land Use:	Undeveloped
Proposed Land Use:	Food and beverage store in combination with a gas station, and a separate commercial building (specific use is unknown at this time)

II. BACKGROUND INFORMATION

The Applicant, RF Greenbelt RE, LLC, has submitted a Detailed Site Plan (DSP) to M-NCPPC for the construction of a 4,649 square foot food and beverage store, a Royal Farms gas station, and a separate 4,368 square foot commercial building.

Development of a Royal Farms in this location was previously discussed by the Advisory Planning Board and the Greenbelt City Council on April 11, 2018 and August 1, 2018 respectively. At that time it was envisioned that the development would include a Royal Farms gas station with a food and beverage store and an urgent care located in a separate building on the site.

A Preliminary Plan of Subdivision was previously approved for this site. A condition for approval of this preliminary plan reads, “In addition to the existing auto dealership, total development of the Golden Triangle be limited to 912,000 square feet of gross office floor area or a combination of office and other uses which would generate equal or less traffic impacts than 912,000 square feet of gross office floor area.” The Applicant has provided information to demonstrate that the proposed trips generated will not exceed the cap. Staff is currently reviewing this information.

III. PROPOSED DEVELOPMENT

The current DSP proposes the construction of a 4,649 square-foot food and beverage store in combination with a Royal Farms gas station, and a separate 4,368 square foot commercial building. The proposed use for the commercial building is unknown at this time.

A. Royal Farms Gas Station and Food/Beverage Store

As noted above this DSP proposes the development of a gas station and a food and beverage store. A food or beverage store is defined by the Prince George’s County Zoning Code as, “A use providing the retail sales of food, beverages, and sundries primarily for home consumption, and may include food or beverage preparation. Does not include a Department or Variety Store that provides incidental sales of candy, gum, and similar non-refrigerated items at a check-out counter, or in a standard vending machine.”

The gas pumps are proposed to be set back 150 feet from Greenbelt Road and a total of 16 gas pumps are proposed. The food and beverage roofline is proposed to be 21.75’ with a peak height of 32.11’. The gas station canopy is proposed to be 19’ tall.

Between the existing property line and a proposed decorative fence, a vegetated buffer comprised of 150 shrubs, 5 shade trees, and 20 ornamental trees is proposed. This vegetated buffer is approximately 10’ wide. There are currently trees between the back of the sidewalk on Greenbelt Road and the property line. These trees, within the State Highway right-of-way, are proposed to be cleared under a separate permit.

The architecture of the food and beverage store is consistent with other Royal Farms locations, utilizing stone veneer, brick veneer, and cementitious siding. The plans also propose a total of six (6) perforated metal picnic tables to be located around portions of the exterior of the food and beverage store. There are two (2) trash enclosures proposed for the northern portion of the site, one for each of the proposed uses. These trash enclosures are proposed to be enclosed on three (3) sides with field brick to match with the building and the front will be enclosed with a fence gate. The northern portion of the site is also the proposed locations for a vacuum and free air station.

B. Commercial Pad Site

As mentioned previously the second commercial building is proposed to be 4,368 square feet with a maximum height of 30 feet. The architecture of the proposed commercial building incorporates brick and cement panel siding.

The use for the second commercial pad site is currently unknown and throughout the review of this development Staff has expressed concerns about the development of this portion of the site. The first concern is that there are very few commercial uses that are permitted within this zone. Commercial uses that would be permitted in this zone for this site include: eating or drinking establishments (excluding drive-through service), bank, savings, and loan association, and office of a medical practitioner.

Staff's second concern about the development of this portion of the site is the implications for woodland conservation. The majority of this portion of the site is currently wooded and as the Type II Tree Conservation plan shows this area is proposed to be cleared. The Applicant is proposing to meet the woodland conservation requirements by reforesting 0.61 acres on the northern portion of the site and providing 1.13 acres of off-site woodland conservation. There are currently very few, if any, sites available in the City for woodland conservation. As a result of this any required woodland conservation would likely happen outside of the City. If this portion of the site were to be left in its current condition, Staff believes that the necessary off-site woodland conservation requirement would be reduced. Leaving this portion of the site undeveloped would also reduce stormwater run-off.

The third concern about the development of this portion of the site is the effect development will have on the historic site, Toaping Castle. If this portion of the lot were to not be developed it would allow for greater protection of the Toaping Castle Site.

In addition, Staff has expressed concerns about the double driveway proposed and the internal vehicular circulation pattern. Staff believes that the internal circulation pattern will create conflict points. If the area for the second building were to be left undeveloped this would remove the need for direct access to this portion of the site and therefore would reduce potential vehicular conflict points. The removal of the direct access to the second commercial building would also increase the opportunities to expand the buffer area along Greenbelt Road.

IV. ANALYSIS

A. Existing Zoning

The subject property is zoned Commercial Office (C-O). The uses for this zone are of a predominantly nonretail commercial nature, such as business, professional and medical offices, or related administrative services. Food and beverage stores are not permitted in the C-O Zone, unless in combination with a gas station as permitted by CB-025-2018.

On September 18, 2018 the Prince George's County Council passed CB-025-2018 which amended the commercial table of uses in the Zoning Ordinance to permit food and beverage

store uses in combination with gas station uses in the C-O Zones of Prince George's County, under specified circumstances.

The specified circumstances are:

- a. The proposed use is on a property that has a minimum of 1.75 and a maximum of eight (8) acres
- b. The property on which the use will be located abuts the right-of-way for a roadway with a functional transportation classification of arterial or higher; and
- c. The Planning Board and/or District Council finds that the proposed gas station use conforms with all regulations set forth in Section 27-358(a) of this Subtitle

While the specific use of the second commercial building is unknown at this time, commercial uses permitted in the C-O Zone include, but are not limited to, eating or drinking establishments, medical offices, and bank, savings, and loan associations.

B. Proposed Zoning

While this project is currently moving forward under the existing zoning it is important to consider how this project would be treated under the new zoning ordinance and how that would affect the City's role in the development review process.

Section 27-3605(a)(2) of the new zoning ordinance details the types of development that are exempt from the requirement of a detailed site plan including, "Construction, expansion, or alteration of nonresidential development consisting of less than a total of twenty-five thousand (25,000) square feet of gross floor area." The proposed Royal Farms development proposes a 4,649 square foot food and beverage store and a 4,368 square foot commercial building.

Under the new Zoning Ordinance the subject parcel is proposed to be zoned Commercial, General, and Office (CGO). Currently, in the CGO zone a special exception would be required for the development of a gas station. The criteria for a special exception are as listed below:

- a. The subject property shall have at least 150 feet of frontage on, and direct vehicular access to a street with a right-of-way width of at least 70 feet
- b. Driveways shall be at least 30 feet wide unless a lesser width is allowed for a one-way driveway by the Maryland State Highway Administration, the County Department of Public Works and Transportation, or the relevant municipal public works department, whichever is applicable
- c. On a corner lot, a driveway may begin at a point not less than 20 feet from the point of curvature (PC) of the curb return or the point of curvature of the edge of paving at an intersection without curb and gutter
- d. Driveways shall be defined by curbing
- e. Gasoline pumps and other service appliances shall be set back at least 25 feet from the street right-of-way

- f. The storage or junking of wrecked motor vehicles (whether capable of movement or not) is prohibited
- g. No storage or parking shall be offered for rent
- h. Canopies over gas pumps shall have a maximum clearance height of 15 feet above grade except when State or Federal law requires higher clearance

In summary, under the new zoning ordinance, the proposed gas station would require a special exception. Depending on the specific use of the second commercial pad site a detailed site plan would not be required and instead would go straight to County building permit which does not get referred to the City for review and comment. For example, a detailed site plan would not be required if the second commercial pad site were developed with a restaurant, quick-service (with or without drive-through).

C. Environment and Landscaping

Stormwater Management (SWM):

The Applicant has received stormwater concept plan approval from the Prince George's County Department of Permitting, Inspections and Enforcement. The existing impervious area within the site is 0.59 acres. The proposed impervious area within the site is 2.34 acres. The proposed impervious area would make up 57% of the total site.

The proposed design utilizes 7 micro-bioretenment areas. According to the submitted Site Development Concept Narrative, "Four of the micro-bios will be standard graded micro-bioretenments. The other three micro-bios will be structural planter box type micro-bioretenment facilities." The design allows for 15,193 cubic feet, which exceeds the 15,051 cubic feet required, of water to be treated on-site before being released into the existing storm drain. The site development concept plan also includes underground storage for a 100-year event.

The Stormwater Management Concept Plan also includes a stormwater pollution prevention plan. This plan includes the following elements:

- Fueling stations will be covered with a canopy
- A trench drain to prevent run-on with inline oil/grit separator to address runoff
- Fuel pad runoff will be captured by an adjacent storm drain and conveyed to oil/grit separator
- Inlets will be marked with "No Dumping, Drains to Chesapeake Bay"
- Fueling station will be paved with concrete instead of asphalt

Type II Tree Conservation Plan (TCPII):

This project is subject to the provisions of the *Woodland and Wildlife Habitat Conservation Ordinance* and development activities must be in conformance with an approved Type 2 Tree Conservation Plan (TCPII). The site currently has 2.68 acres of existing woodland and the plans propose the clearing of 2.68 acres of woodland.

The Applicant's Type II Tree Conservation Plan shows that 1.74 acres of Woodland Conservation is required. The Applicant proposes to meet this requirement with 0.61 acres of afforestation/reforestation on-site and 1.13 acres of off-site woodland conservation. The area proposed for woodland reforestation is located on the northern portion of the site and is currently a gravel parking lot utilized by Capitol Cadillac.

The Applicant is proposing the following tree species for the reforestation with their respective percentage of stocking: Red Maple (5.1%), Serviceberry (8.0%), Eastern Redbud (17.4%), American Holly (8%), Sweetgum (18.4%), Virginia Pine (5.15%), Willow Oak (18.4%), and Red Oak (19.5%). The City's arborist is currently reviewing the plans for any recommended changes to this tree schedule. The total number of trees proposed is 488.

The Type II Tree Conservation Plan also shows the clearing of the trees in front of the property, within in State Highway Administration right-of-way, along Greenbelt Road under a separate permit. Staff has concerns about this clearing. While Staff recognizes the need for visibility of the site they also believe that there are opportunities to minimize the amount of clearing that is needed while still providing visibility.

Lighting:

The use of lighting on this site has been raised as a concern, particularly with respect to the proximity of the site to Greenbelt National Park. The submitted photometric plan proposes the use of 15 lights for the gas station canopy. These LED lights would be mounted at the height of 18 feet. Around the exterior of the site and around the buildings there are 16 lights proposed. These LED lights will be mounted at a height of 19 feet. There are no lights proposed for the northern portion of the site where parking spaces are shown behind the Royal Farms food and beverage store.

Landscaping:

This DSP is subject to the requirements of the Prince George's County Landscape Manual. To meet the sustainable landscaping requirements the Applicant must provide 13 shade trees, 13 ornamental trees, and 74 shrubs. The Applicant is proposing to exceed these requirements by providing 15 shade trees, 14 ornamental trees, and 227 shrubs. No evergreen trees are required or proposed for this site.

Staff does have a concern about the buffer along Greenbelt Road. Currently the Applicant is proposing a landscape strip along the southern portion of the site that fronts on Greenbelt Road. This landscape strip is composed of 5 shade trees, 20 ornamental trees, and 150 shrubs. Staff strongly believes that the area between Greenbelt Road and the proposed one-way drive aisle should act as a "green area/buffer area" consisting of existing tree cover and proposed landscaping.

D. Parking and Loading

The Applicant is proposing a total of 90 parking spaces, 2 loading spaces, and 4 bicycle racks. These parking spaces are split between the Royal Farms Building and the Proposed Commercial Building. There are currently no electric vehicle charging stations proposed on the site. The chart below details how each use is proposed to be served by parking:

ROYAL FARMS				
	Description	Rate	Required	Provided
Parking	Retail: 4,649 SF Gross Floor Area	1 space/150 SF of the first 3,000 SF	20	53
		+1 Space/ 200 SF (Above the first 3,000 SF) 1,649 SF	8	
	Gas Station	1 Space/ Employee *8 Employees	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 SF Gross Lease Area	One Loading Space for 2,000 – 10,000 SF Gross Lease Area	1	1
Bicycle	Non-Residential Development	N/A	N/A	4 (2 Racks)

PROPOSED COMMERCIAL BUILDING				
	Description	Rate	Required	Provided
Parking	Retail: 4,368 SF Gross Floor Area	1 space/150 SF of the first 3,000 SF	20	32
		+1 Space/ 200 SF (Above the first 3,000 SF) 1,368 SF	7	
Accessible		26-50 Spaces	2	2
Total Number of Parking Spaces			27	34
Loading	4,368 SF Gross Lease Area	One Loading Space for 2,000 – 10,000 SF. Gross	1	1

		Lease Area		
Bicycle	Non-Residential Development	N/A	N/A	4 (2 Racks)

E. Transportation and Circulation

The Applicant has proposed two (2) access points to the site off of Capitol Drive, no direct access from Greenbelt Road is proposed. One of these driveways is proposed to be an entrance only and will directly connect traffic to the second commercial building on the site. The second proposed driveway is an entrance/exit access that will provide access to the proposed gas pumps and Royal Farms building.

Staff has raised questions about the access points due to safety concerns and a strong preference to reduce the number of curb cuts on Capitol Drive. Staff believes that one curb cut could accommodate this site. Staff also believes that channelization within the site that separates flows of traffic could adequately address pedestrian safety concerns and reduce points of potential conflict for motorists.

There are four crosswalks proposed for the site and five (5) foot sidewalks are proposed to accommodate pedestrian traffic. A crosswalk is proposed to connect the Royal Farms food and beverage store and the sidewalk along the perimeter of the site and a separate crosswalk is proposed to connect the two (2) commercial buildings. A crosswalk is also provided from the sidewalk adjacent to the parking spaces on the southern portion of the site to facilitate access to the Toaping Castle site. The last proposed crosswalk is along the property's frontage with Capitol Drive. There is an existing crosswalk at the intersection of Greenbelt Road and Capitol Drive.

The Applicant is proposing the installation of four (4) bicycle racks within the site. Staff believes that sharrows or bicycle lanes should be installed on Capitol Drive to further facilitate bicycle access to the site. This would also provide connection from the bicycle lanes on Greenbelt Road and provide cyclist access to the Toaping Castle site.

F. Toaping Castle Historic Site

The Toaping Castle is located on this site. As detailed by County Historic Preservation Staff, "The site was occupied by members of the Walker family, who established a farmstead on the site in the mid-eighteenth century. Several members of the Walker family participated in the Revolutionary War. Members of the Walker family resided at the site until the land was purchased by the Federal Government in the 1930s."

This site was designated a Historic Resource in the 2013 Approved Greenbelt Metro Area and MD 193 Corridor Sector Plan. The site will be evaluated for Historic Site status at the September 15, 2020 Historic Preservation Commission meeting.

Planning Staff is in agreement with County Historic Preservation Staff that an interpretive panel should be installed to detail the significance of the site. The Applicant is proposing a split-rail

fence along the perimeter of the site. The Applicant has indicated that grading activities have been pulled away from the historic site in order to increase protection of the site.

G. Signage

The Applicant previously submitted a Departure from Sign Design Standards to accommodate a greater number of signs and greater sign area than is permitted in the C-O Zone. Since that time the departure has been withdrawn by the Applicant in order to design signage that would be permitted within this zone.

The revised proposed signage includes both freestanding signage and building mounted signage. Three (3) freestanding signs are proposed. The first is a Royal Farms monument sign that includes the gas prices on Greenbelt Road. This sign is proposed to be 8 feet tall and 15'-6" wide. The second sign is for the proposed second commercial building to be placed on Capitol Drive. This sign is proposed to be 8' tall and 5'-2" wide. The third freestanding sign is a directional sign proposed to be 4' tall and 1'-5 1/2" wide.

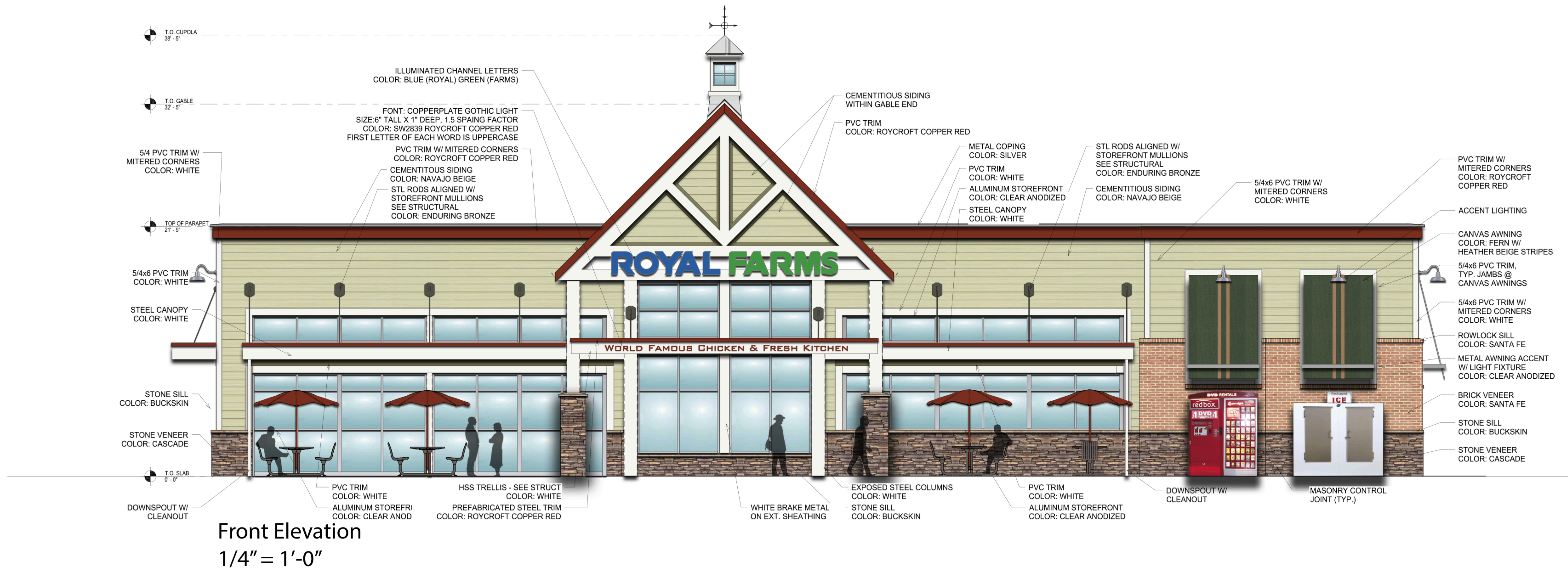
The revised sign plan also includes building mounted signage. On the Royal Farms food and beverage store the plan proposes one (1) wall mounted sign that reads "Royal Farms." This sign is proposed to be illuminated with LED lights. Also on the food and beverage store is a proposed "World Famous Chicken & Fresh Kitchen" sign. On the gas station canopy the plan proposes two (2) mounted signs, both that read "Royal Farms." On the proposed second commercial building one (1) mounted sign is proposed.

V. Conclusion:

As noted throughout this report there are a variety of concerns that Staff has raised about the proposed development. These concerns are detailed below:

- There are currently no electric vehicle charging stations provided on the site. Electric vehicle charging stations should be provided on the site.
- The Applicant should work with Planning Staff, the Greenbelt Museum Coordinator, and County Historic Preservation Staff on an interpretive panel for the Toaping Castle Site.
- For the reasons detailed in this report Staff believes that the area shown for the development of a second commercial building should be left undeveloped.
- For the reasons detailed in this report, Staff believes that the entrance only driveway should be removed and internal channelization should direct drivers to the second commercial building, if developed.
- The lighting on the site shall be of a type and quality intended to prevent spillover lighting effects.
- Opportunities to retain existing trees, while providing visibility, along Greenbelt Road should be explored and implemented. The area between Greenbelt Road and the proposed one-way drive aisle should be provided as a "green area/buffer area" consisting of existing tree cover and proposed landscaping.

- Staff understands that Royal Farms utilizes Green Building Practices. The Applicant should provide additional information about how green building practices will be utilized, particularly with respect to the second commercial building.
- The installation of bicycle lanes or sharrows should be explored on Capitol Drive which will provide a connection from the bicycle lanes on Greenbelt Road to the site.

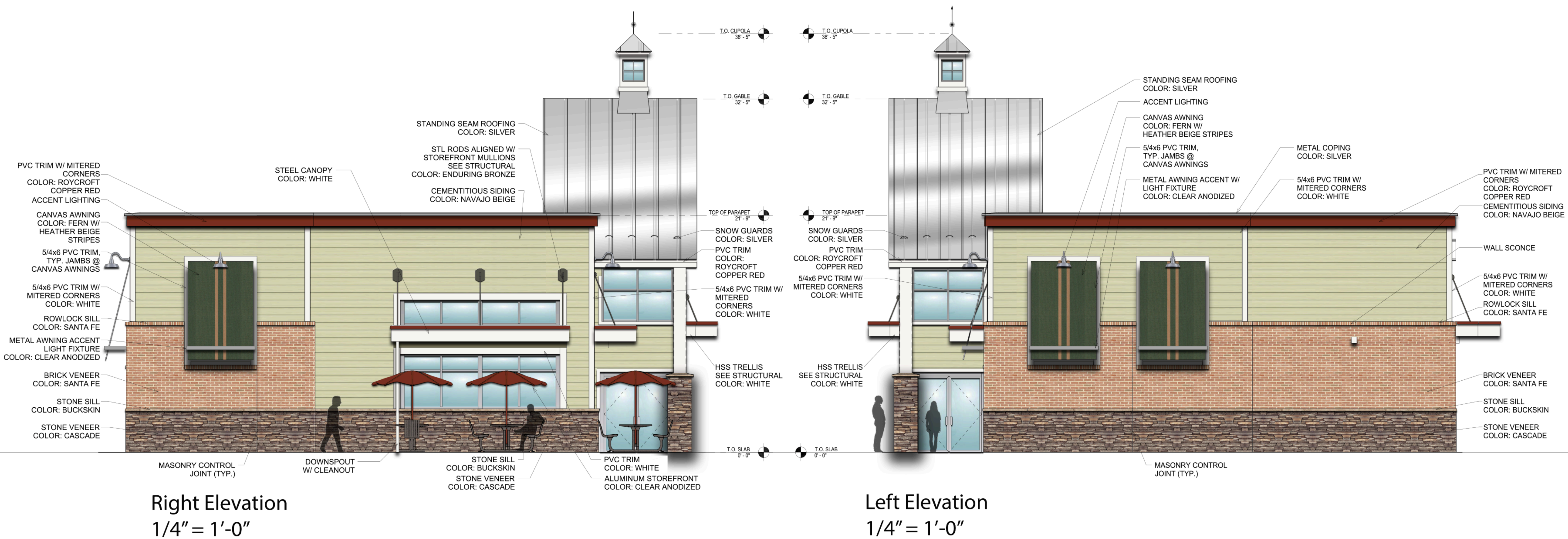


ROYAL FARMS

Royal Farms #213
Greenbelt Road & Capitol Drive, Greenbelt MD
Proposed Elevations
July 12th, 2019

RATCLIFFE
ARCHITECTS

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

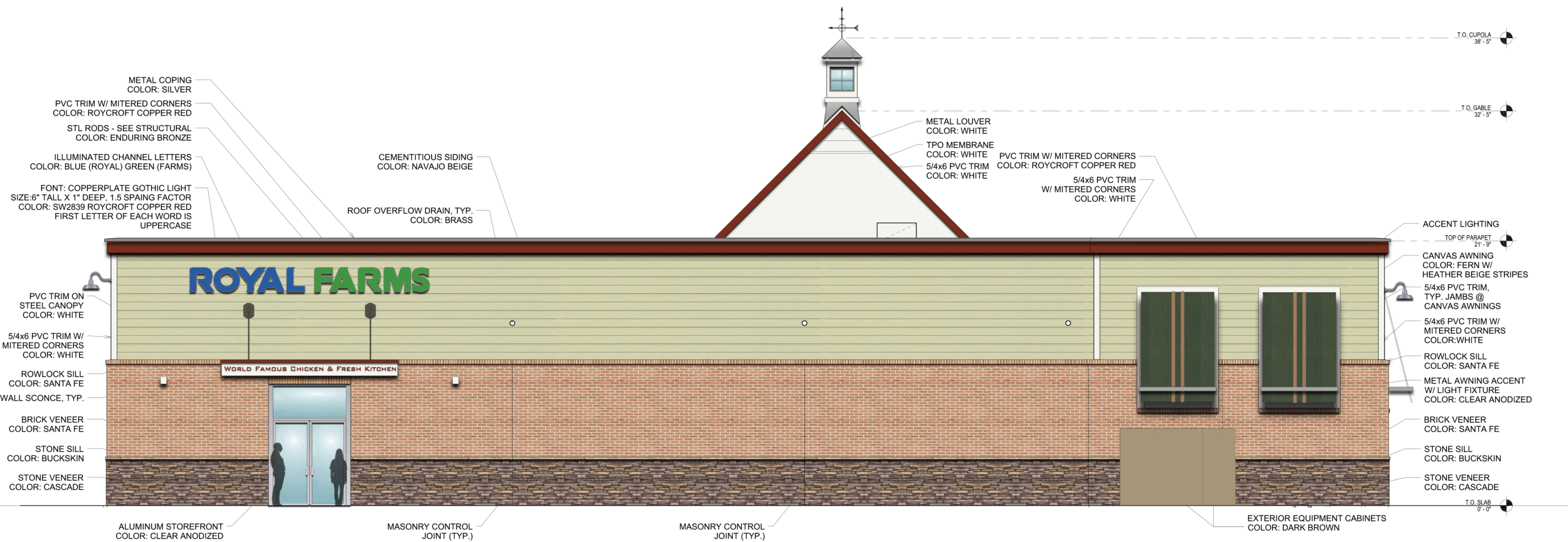


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Rear Elevation
1/4" = 1'-0"

ROYAL FARMS

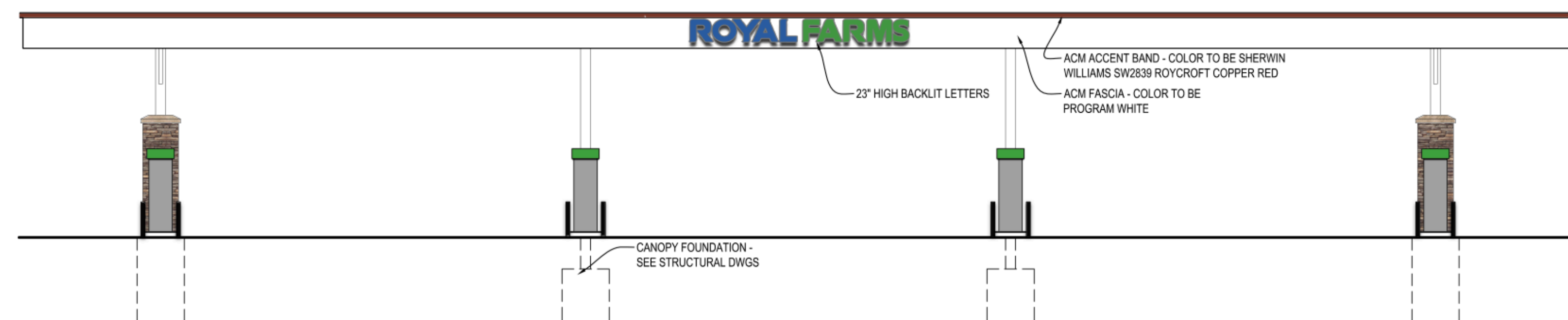
Royal Farms #213
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Fuel Canopy - Side Elevation
1/8" = 1'-0"



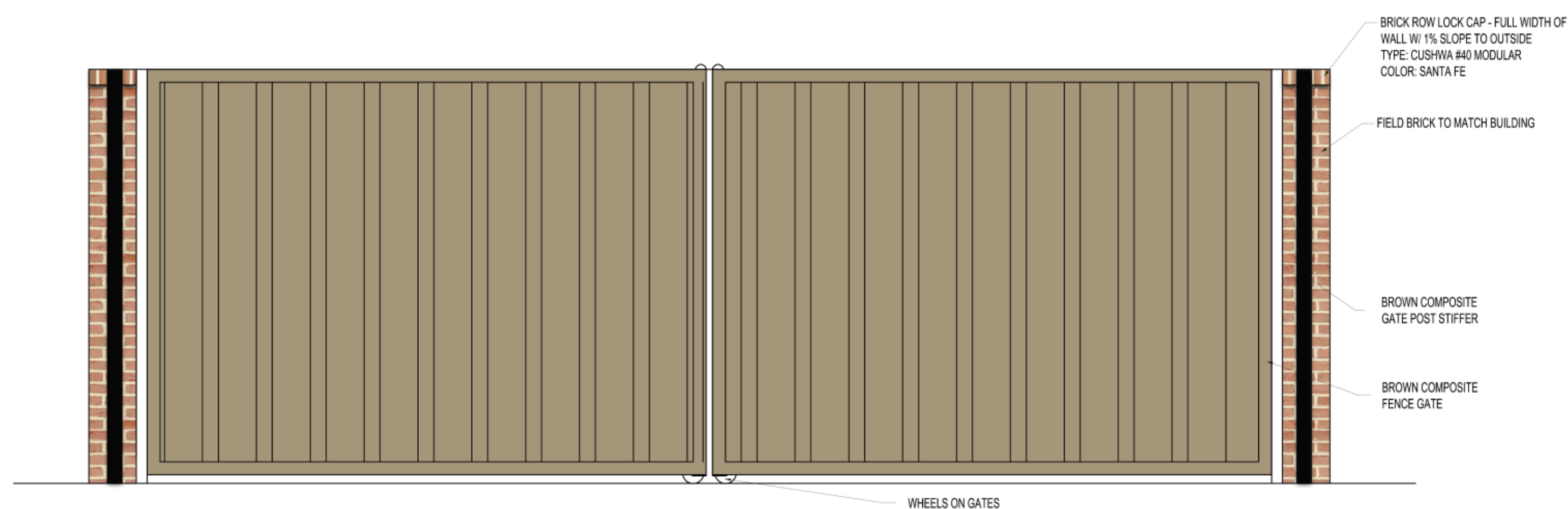
Fuel Canopy - Front Elevation
1/8" = 1'-0"

ROYAL FARMS

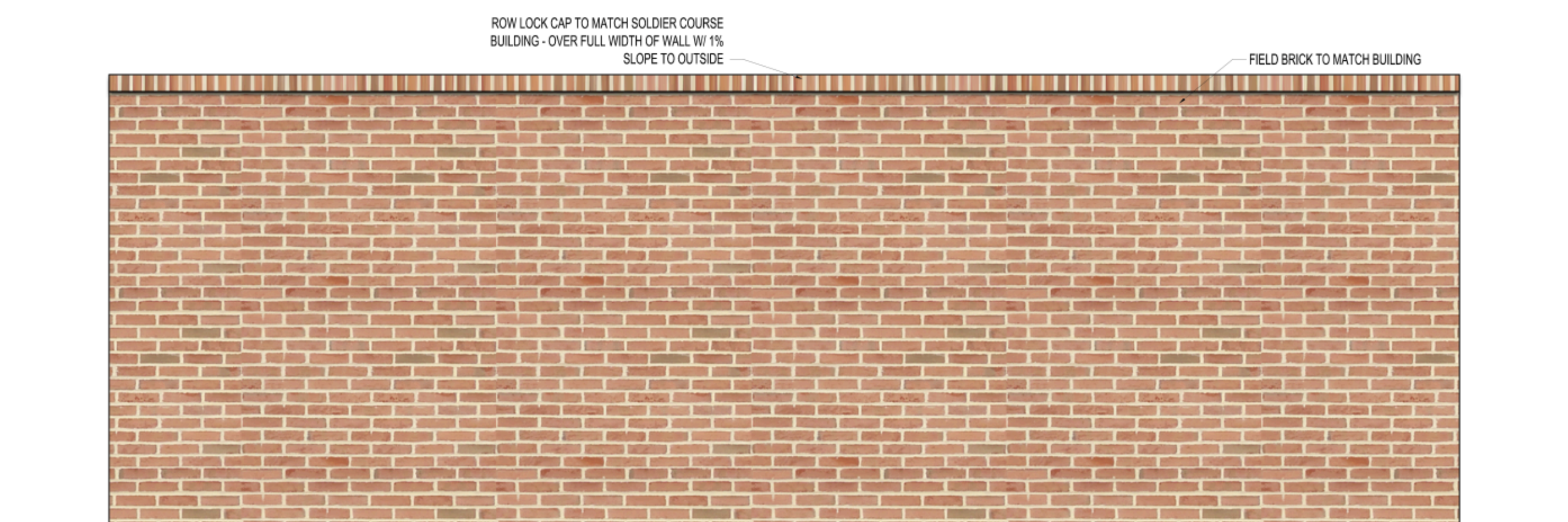
Royal Farms #213
Greenbelt Road & Capitol Drive, Greenbelt MD
Proposed Elevations
July 12th, 2019

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ARCHITECTS

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Dumpster Enclosure - Front Elevation
 $1/2'' = 1'-0''$



Dumpster Enclosure - Rear Elevation
 $1/2'' = 1'-0''$

ROYAL FARMS

Royal Farms #213
 Greenbelt Road & Capitol Drive, Greenbelt MD
 Proposed Elevations
 July 12th, 2019

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RF GREENBELT RE LLC
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117 W PATRICK STREET, STE 200
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

COLOR ARCHITECTURAL ELEVATIONS

PROJECT NO. 50114074

1

SHEET NO. 1 OF 1



FINISH SCHEDULE

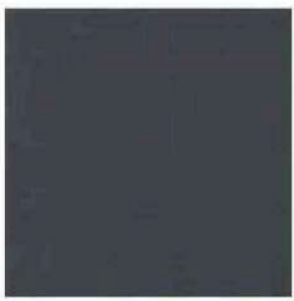
B-1:

PRIMARY BRICK COURSING
MANUFACTURER: GLEN-GERY
COLOR: URBAN GREY
TYPE: KLAYCOAT BRICK



B-1.2:

ACCENT BRICK
MANUFACTURER: GLEN-GERY
COLOR: CHARCOAL
TYPE: KLAYCOAT BRICK



S-1:

FIBER CEMENT PANEL SIDING
MANUFACTURER: NICHHA
COLOR: SILVER
TYPE: ILLUMINATION

S-1.2:

FIBER CEMENT PANEL SIDING
MANUFACTURER: NICHHA
COLOR: CEDAR
TYPE: VINTAGEWOOD



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.

**THIS BLOCK IS FOR
OFFICIAL USE ONLY**

QR label certifies that this plan
meets conditions of final approval
by the Planning Board, its designee
or the District Council.

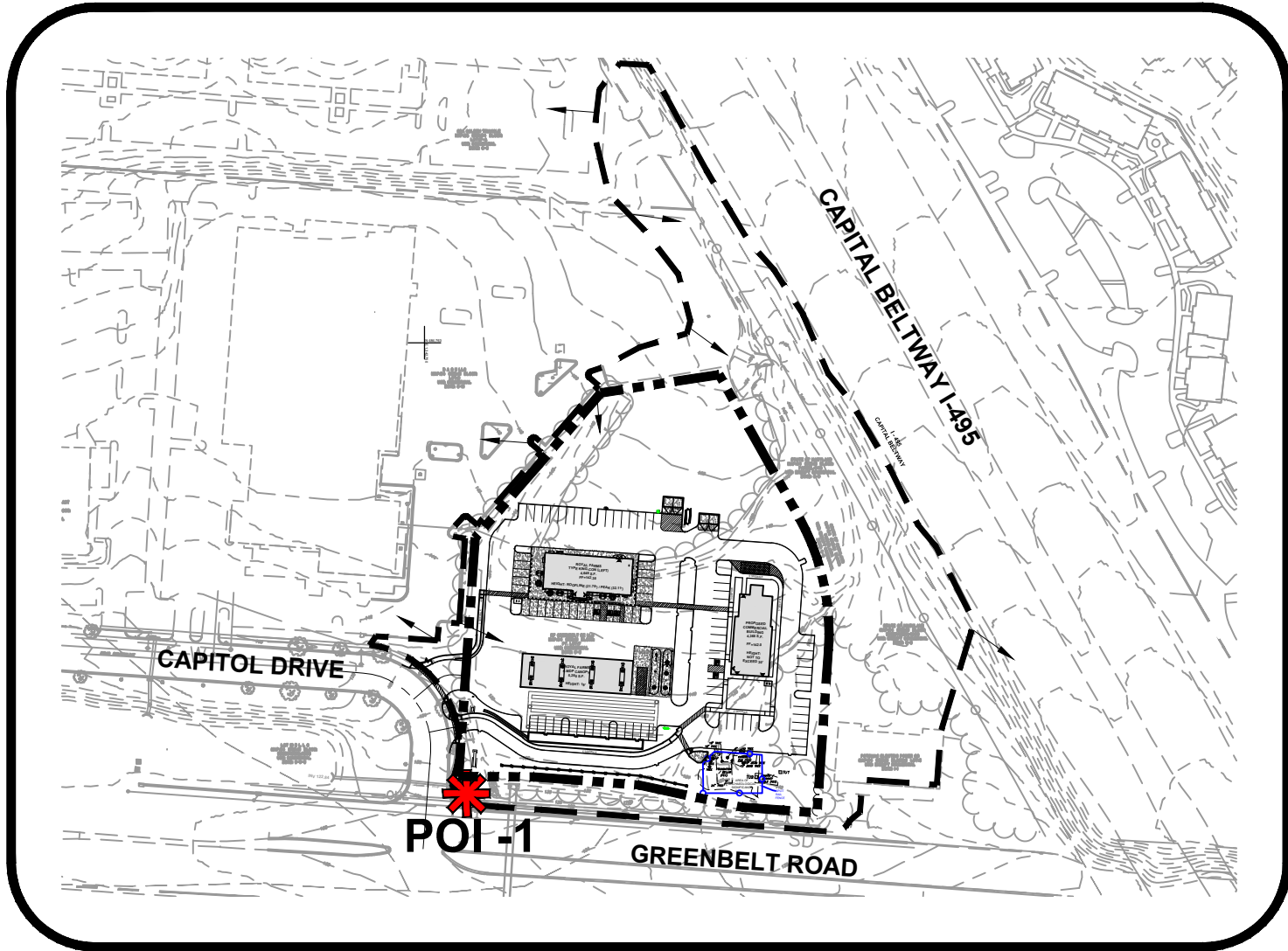
M-NCPPC
APPROVAL

PROJECT NAME: Royal Farms - Greenbel

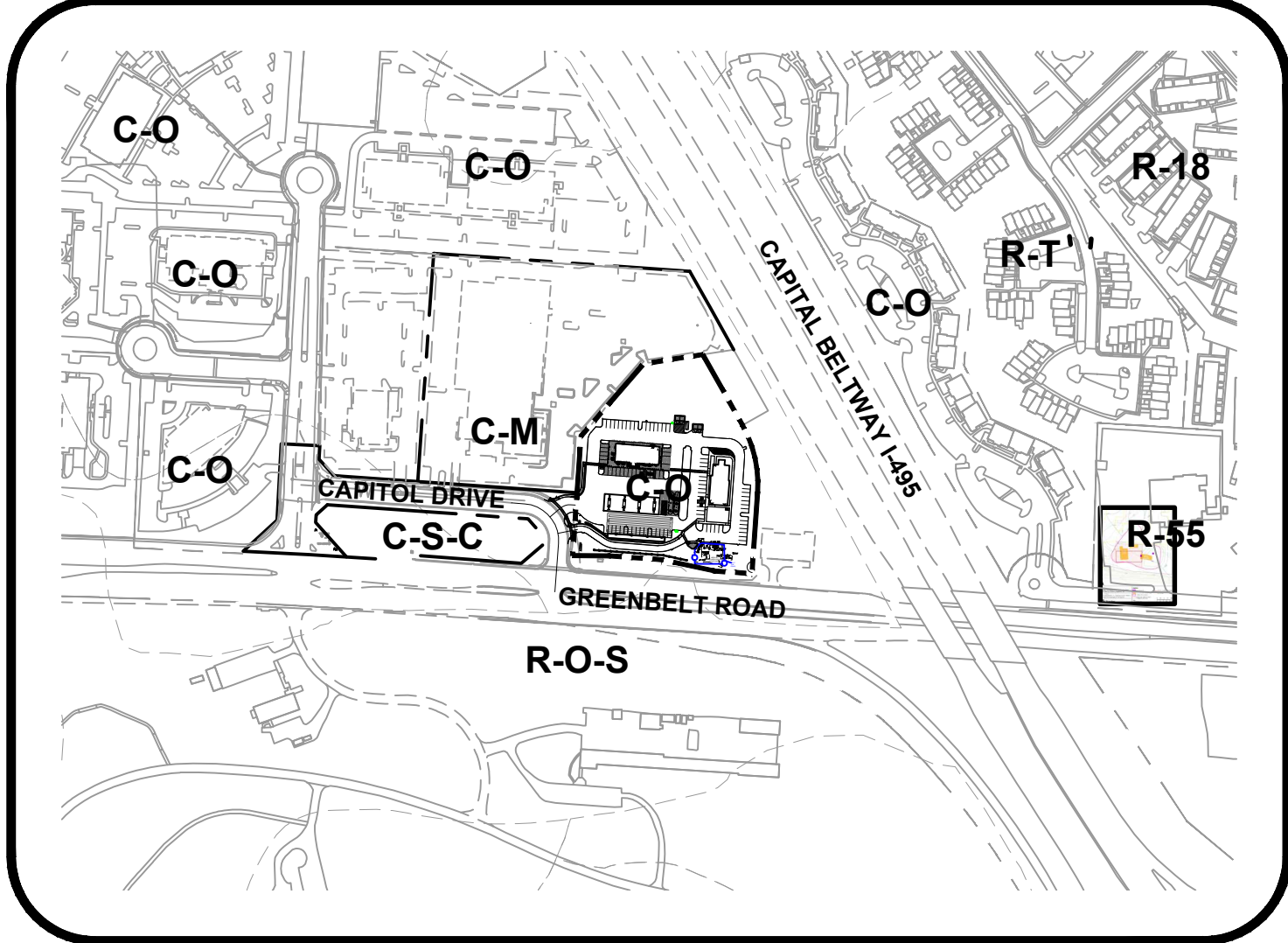
PROJECT NUMBER: DSP-19045

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

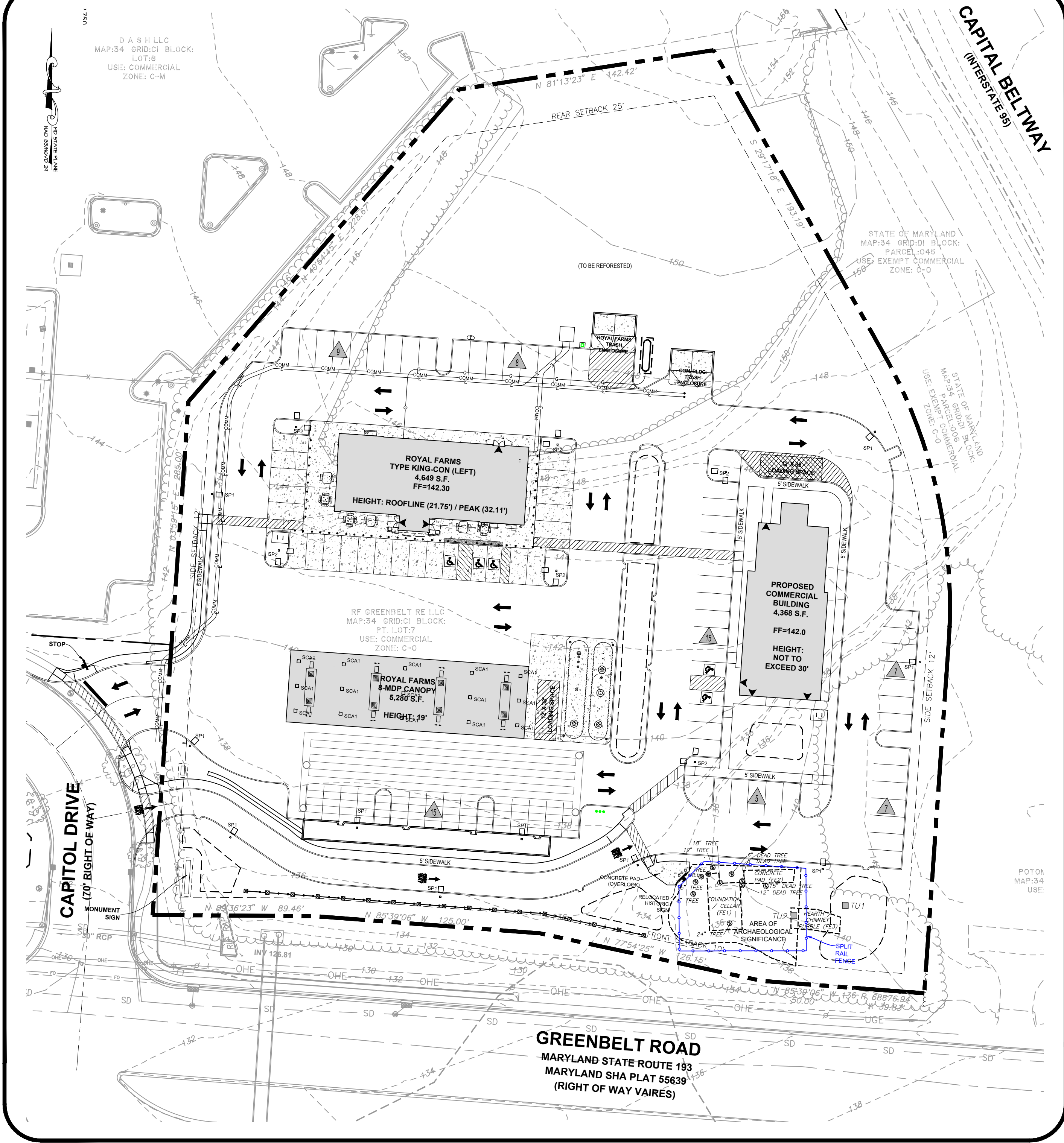
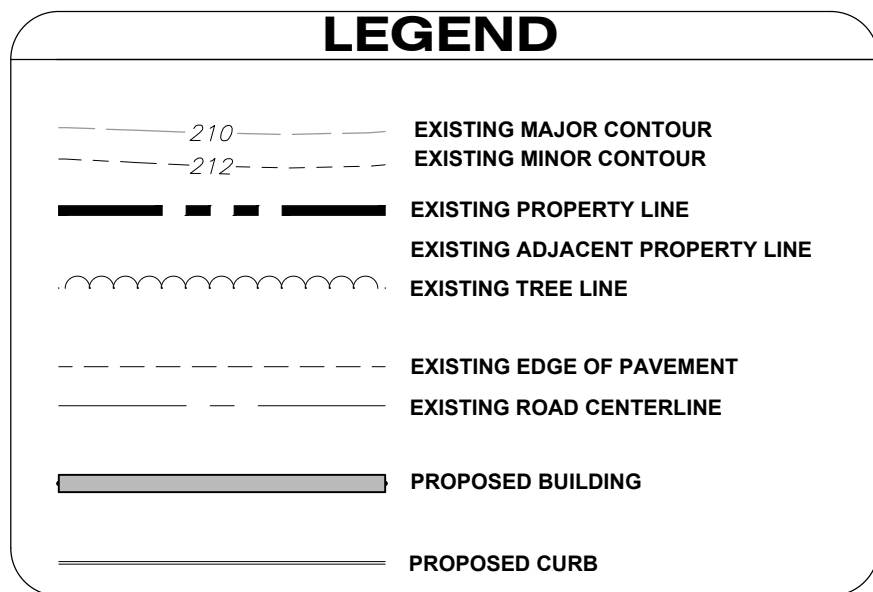
ROYAL FARMS - GREENBELT
DETAILED SITE PLAN - DSP #19045



DRAINAGE AREA MAP
SCALE: 1" = 200'



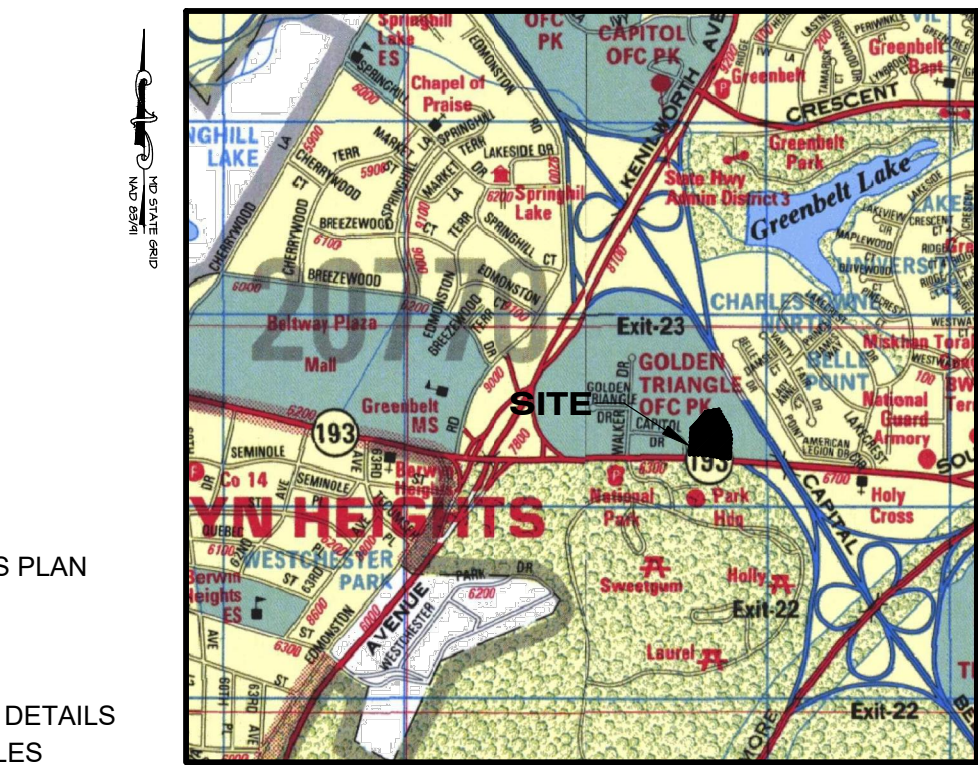
ZONING MAP
SCALE: 1" = 400'



COMPOSITE PLAN
SCALE: 1" = 40'

SITE STATISTICS

GROSS AREA: 4.07 AC.
DEDICATION: 0 AC.
100 YEAR FLOOD: 0 AC.
NET AREA: 4.07 AC



VICINITY MAP
SCALE: 1" = 2000'
TAX MAP: 34-C1; LOTS: PART OF LOT 7
COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER: 20711182

SHEET INDEX

- COVER SHEET
- APPROVAL SHEET
- EXISTING CONDITIONS PLAN
- DETAILED SITE PLAN
- PHOTOMETRIC PLAN
- LANDSCAPE PLAN
- LANDSCAPE NOTES & DETAILS
- LANDSCAPE SCHEDULES
- DETAIL SHEET - SIGNS
- DETAIL SHEET - SITE FEATURES 1
- DETAIL SHEET - SITE FEATURES 2
- DETAIL SHEET - SITE FEATURES 3
- DETAIL SHEET - PAVING SECTIONS
- DETAIL SHEET - ACCESSIBILITY

GENERAL NOTES

- PROJECT NAME: ROYAL FARMS - GREENBELT
- SITE ADDRESS: NO ASSIGNED ADDRESS - FUTURE 6620 GREENBELT ROAD GREENBELT, MD 20770
- TOTAL SITE AREA: PT. LOT 7: 177,464 SF (4.07 AC)
TOTAL OF ALL LOTS: 177,464 SF / 4.07 AC
- EXISTING ZONING: C-O (COMMERCIAL-OFFICE)
- COMMUNITY SECTOR PLAN: 2013 APPROVED GREENBELT METRO AREA AND MD 193 CORRIDOR SECTOR PLAN.
- PROPOSED USE OF PROPERTY: (1) EATING OR DRINKING ESTABLISHMENT WITH GAS STATION AND (2) COMMERCIAL BUILDING.
- EXISTING BUILDING DATA (GFA & HEIGHT): N/A
- 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'
- 200 FOOT MAP REFERENCE NUMBER (WSSC): 210NE06
- TAX MAP NUMBER AND GRID: 34 / D1
- AVIATION POLICY AREA NUMBER AND AIRPORT NAME: NONE
- EXISTING WATER/SEWER CATEGORY DESIGNATION: W-3 AND S-3
- PROPOSED WATER AND SEWER CATEGORY: W-3 AND S-3
- STORM WATER MANAGEMENT CONCEPT NUMBER: 19609-2019-0
- MANDATORY PARK DEDICATION: NONE
- THERE ARE NO KNOWN CEMETERIES TO EXIST ON SITE
- 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.
- STREAMS AND WETLANDS: NO
- 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.
- CHESAPEAKE BAY CRITICAL AREA OVERLAY: NO
- SOURCE OF TOPOGRAPHY: THE TOPOGRAPHY SHOWN ON THIS PLAN FROM A JANUARY 2019 SURVEY, BY DEWBERRY ENGINEERS INC., MARYLAND STATE GRID SYSTEM NAVD 29.
- SOURCE OF BOUNDARY: THE BOUNDARY SHOWN ON THIS PLAN IS FROM A JANUARY 2019 SURVEY, BY DEWBERRY ENGINEERS INC.
- OWNER/ APPLICANT:
RF GREENBELT RE LLC. c/o: KLINE SCOTT VISCO
117 WEST PATRICK SUITE, SUITE 200
FREDERICK, MD 21701
- CONTACT: ED SCOTT
- THIS PLAN IS FOR ENTITLEMENT PURPOSES ONLY AND SHALL NOT BE UTILIZED FOR CONSTRUCTION.
- NRI / FSD CASE #: NRI-001-05-01; APPROVED 7/1/2019.
- TCP II PLAN: XXXXX

C-O ZONING STANDARDS

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

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.

THIS BLOCK IS FOR
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 Engineers Inc.
4601 FORBES BOULEVARD, SUITE 300
LANHAM, MD 20706

PHONE: 301.384.1879
CONTACT: MATTHEW SNYDER

DEVELOPER/APPLICANT

RF GREENBELT RE LLC
c/o KLINE SCOTT VISCO
117 W PATRICK STREET, STE 200
FREDERICK, MD 21701
CONTACT: ED SCOTT

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

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

E

D

C

B

A



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

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PRINCE GEORGE'S COUNTY
GREENBELT, MARYLAND 20770

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

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M-NCPPC
APPROVAL

PROJECT NAME: Royal Farms - Greenbel

PROJECT NUMBER: DSP-19045

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Dewberry Engineers Inc.
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ROYAL FARMS - GREENBELT
FORMERLY CAPITOL CADILLAC
PRINCE GEORGE'S COUNTY
GREENBELT, MARYLAND 20770

SEAL

KEY PLAN

SCAL



1"=30'

No.	DATE	BY	Description

No.	DATE	BY	Description
REVISIONS			
DRAWN BY		RW / GRW	
APPROVED BY		JMC	
CHECKED BY		GRW	
DATE		JUNE 2019	

TITLE

DSP-19045

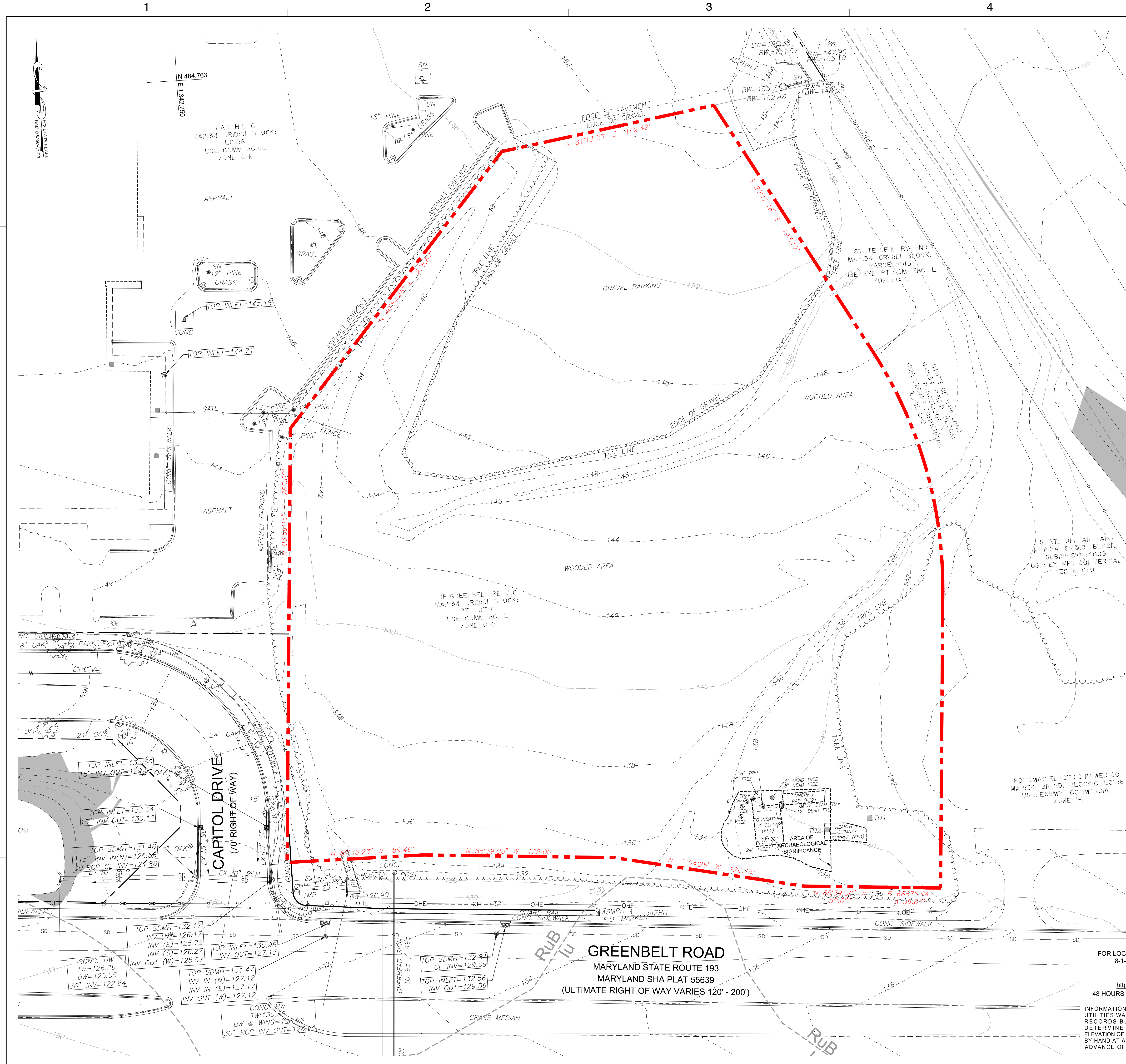
EXISTING CONDITIONS PLAN

PROJECT NO. 50114074

3

SHEET NO.

3 OF 14



NOTE
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INFORMATION CONCERNING UNDERGROUND UTILITIES WILL BE OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PIT BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION

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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

ROYAL FARMS

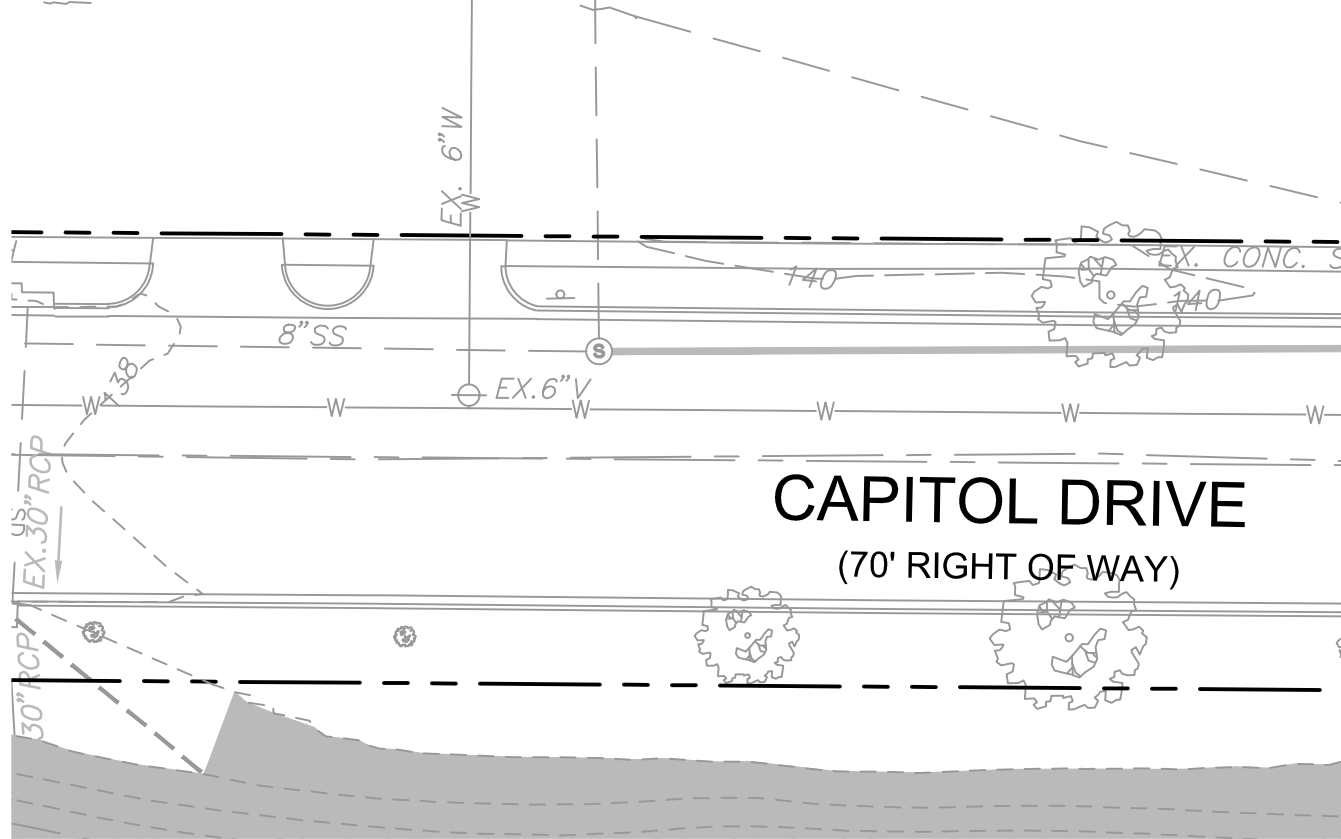
PARKING AND LOADING SCHEDULE

	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

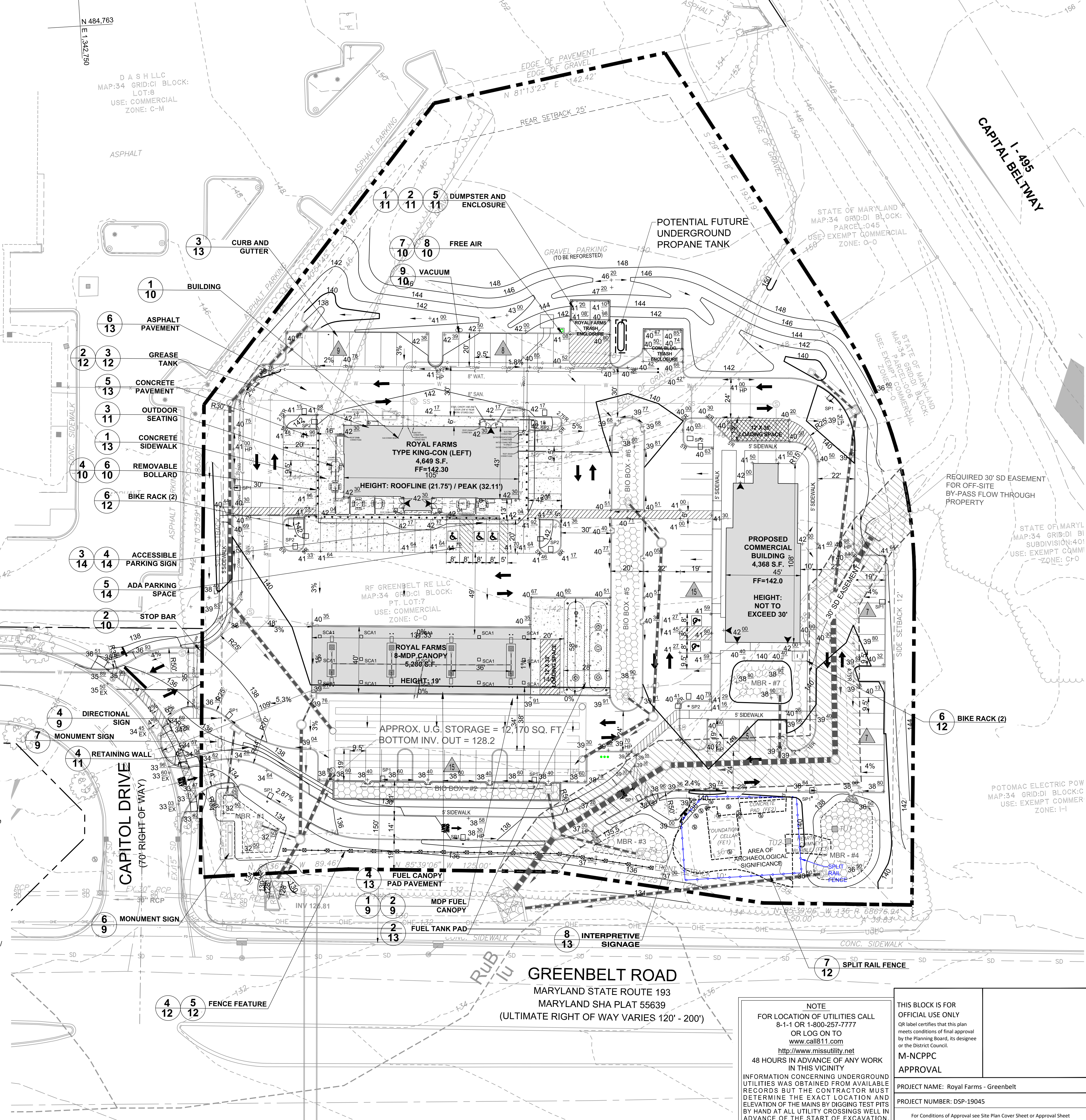
PARKING AND LOADING SCHEDULE

	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)



LEGEND

Existing Property Line	Proposed Limits of Disturbance
Adjacent Property Lines	Proposed Property Line
Required Landscape Buffer	Proposed Building
Building Restriction Line	Proposed Curb
Public Utility Easement	Proposed Major Contour
Zoning Boundary	Proposed Minor Contour
Existing Major Contour	Proposed Water
Existing Minor Contour	Proposed Sanitary Sewer
Existing Edge Of Pavement	Proposed Gas
Existing Road Centerline	Proposed Power
Existing Communications	Proposed Telecom
Existing Fiber Optic	Proposed Storm Drain
Existing Overhead Electric	Proposed Trench Drain
Existing Underground Electric	Proposed SWM Area
Existing Gas	Proposed Concrete Pavement / Sidewalk
Existing Water Structures	Proposed Parking (No. Of Spaces)
Existing Sewer And Manhole	Detail Number
Existing Storm Drain	Detail Sheet Number
Existing Storm Drain Structures	
Existing Tree	
Existing Tree Line	
Existing Building Footprint	
Existing Chain Link Fence	
Existing Water Meter	
Existing Gas Valve	
Existing Power Pole	
Existing Monitoring Well	
Existing Well	
Existing Light Pole	
Existing Clean Out	
Existing Manhole	
Existing Valve	
Soil Line	



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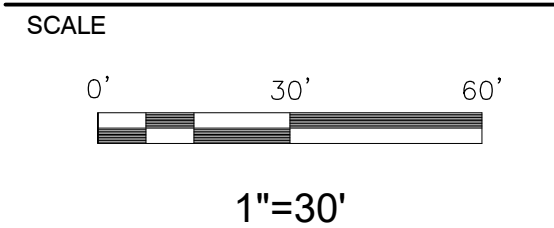
DEVELOPER/APPLICANT

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ROYAL FARMS - GREENBELT
FORMERLY CAPITOL CADILLAC
PRINCE GEORGES COUNTY
GREENBELT, MARYLAND 20770

SEAL

KEY PLAN



No.	DATE	BY	Description
REVISIONS			
DRAWN BY RW / GRW			
APPROVED BY JMC			
CHECKED BY GRW			
DATE JUNE 2019			
TITLE			

DSP-19045
DETAILED SITE PLAN

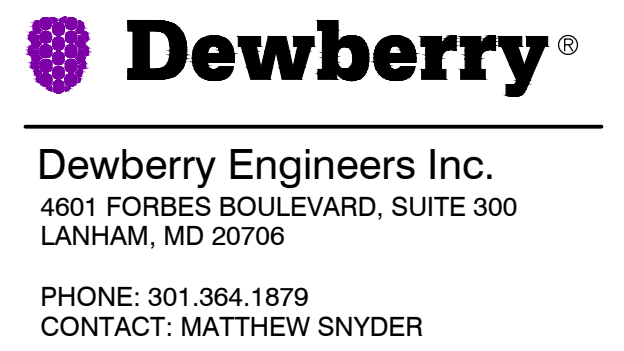
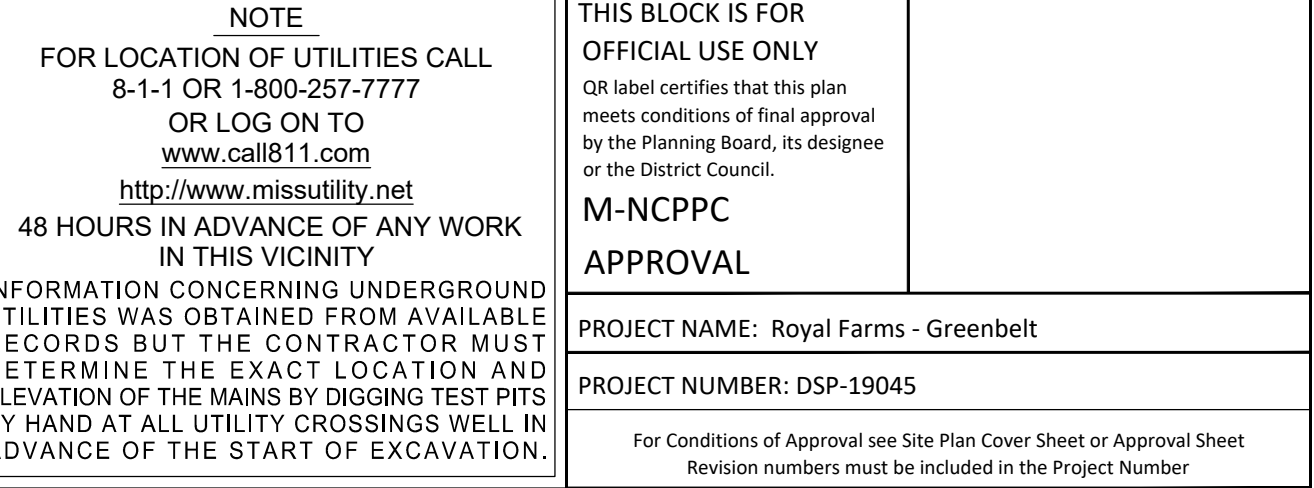
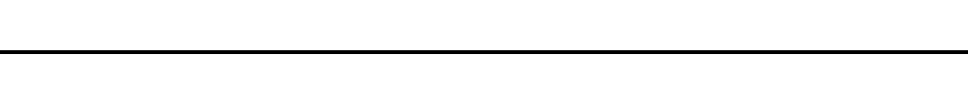
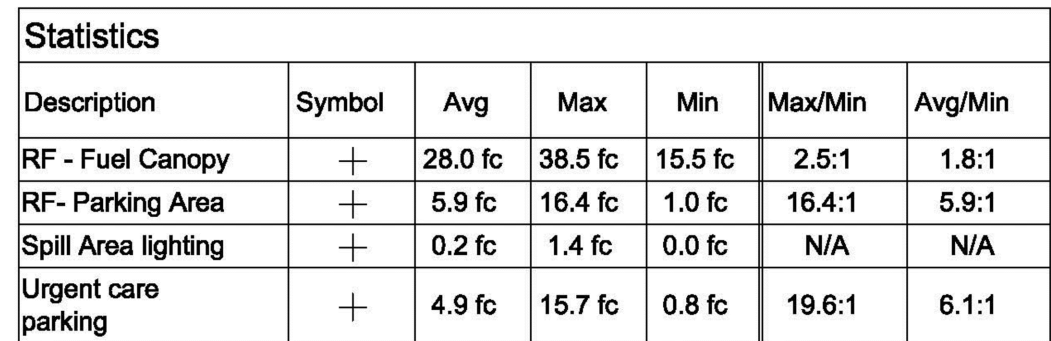
PROJECT NO. 50114074

4

SHEET NO. 4 OF 14



	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"



DEVELOPER/APPLICANT

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c/o KLINE SCOTT VISCO
117 W PATRICK STREET, STE 20
FREDERICK, MD 21701
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ROYAL FARMS - GREENBELT
FORMERLY CAPITOL CADILLAC
PRINCE GEORGE'S COUNTY
GREENBELT, MARYLAND 20770

SEAL

KEY PLAN



T = 30			
No.	DATE	BY	Description

DRAWN BY RW / GRW

CHECKED BY GRW

DATE JUNE 2010

DSP-19045

PHOTOMETRIC PLAN

PROJECT NO. 50114074

5

SHEET NO. _____ OF 14

SHEET NO. 6 OF 14

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
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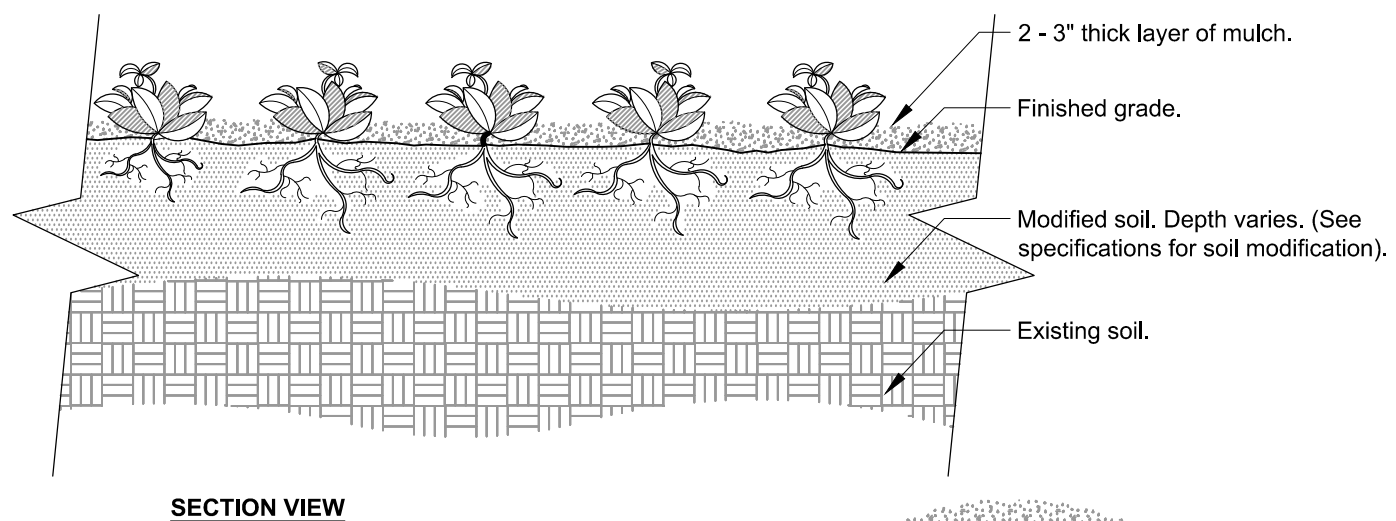
E

D

C

B

A



SECTION VIEW

PLAN

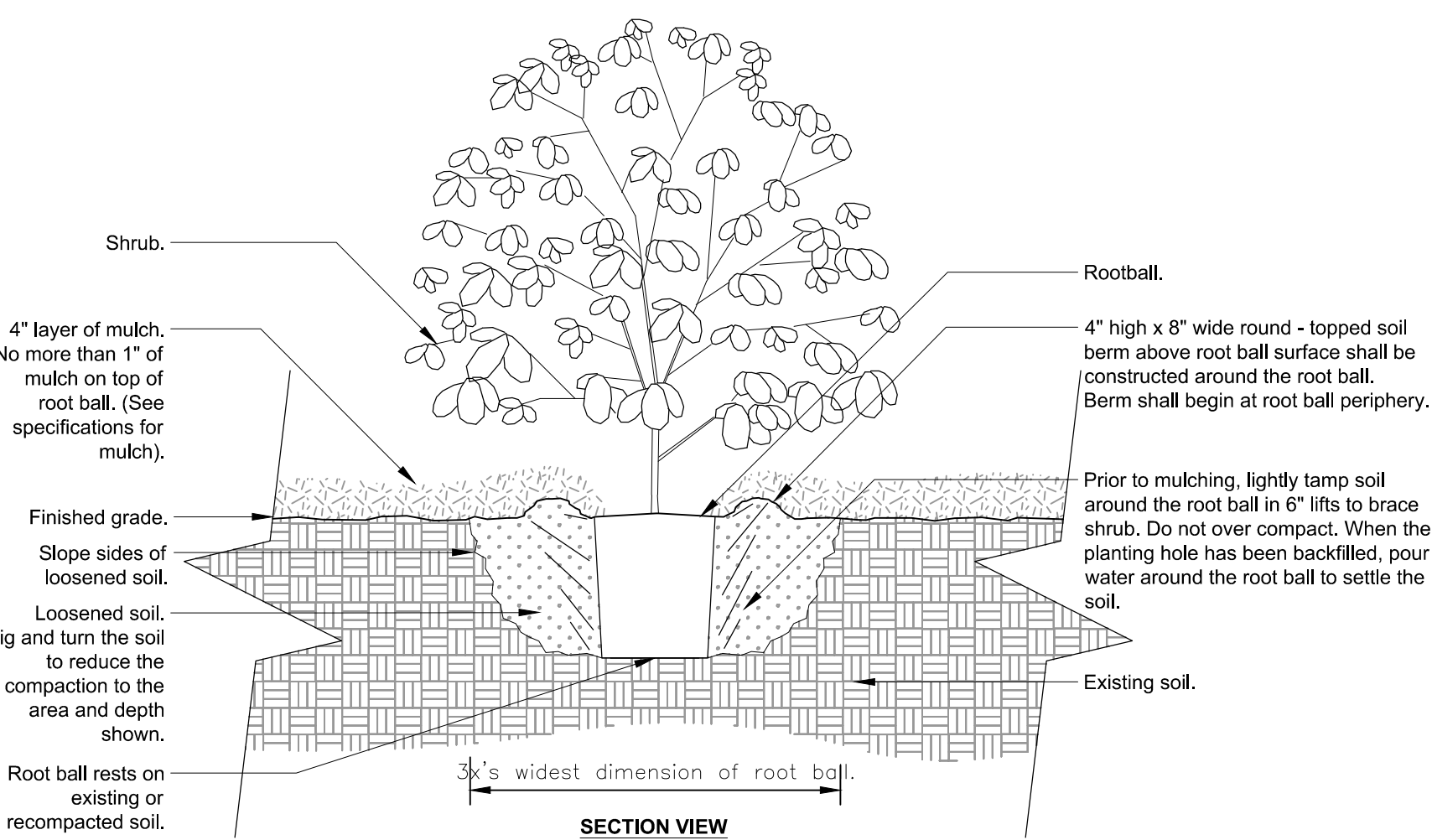
- Notes:
- 1- See planting legend for groundcover species, size, and spacing dimension.
 - 2- Small roots (1/4" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periphery 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

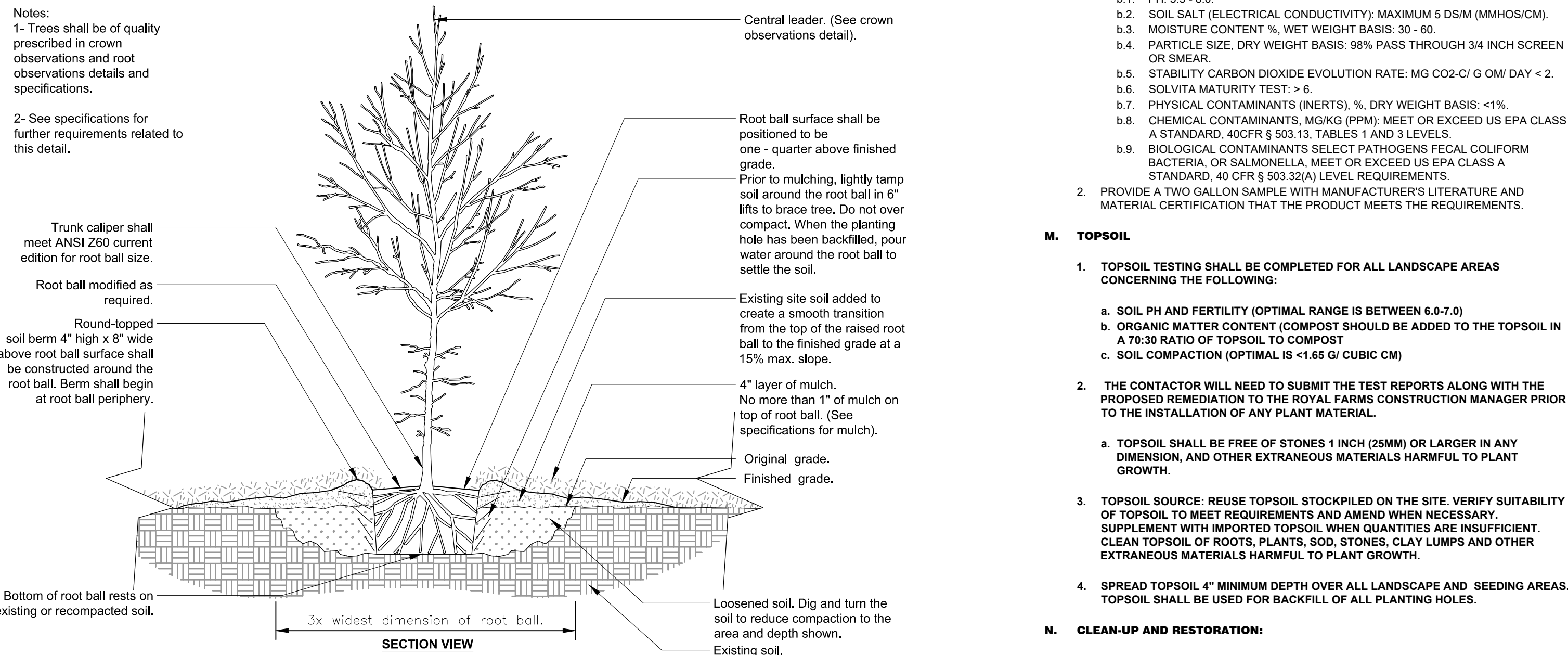
- Notes:
- 1- Shrubs shall be of quality prescribed in the root observations detail and specifications.
 - 2- See specifications for further requirements related to this detail.

2

SHRUB - UNMODIFIED SOIL

DETAIL

3/4"=1'-0"



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 COMMERCIALY PREPARED COMPOST AND MEET US COMPOST COUNCIL STAT/MECC 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 DSM (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 RESULTS 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 EXTRANEIOUS 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 EXTRANEIOUS 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 AFTER 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 PLANTING/SEEDING 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 EXTRANEIOUS 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 8 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 EXTRANEIOUS 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, UNIFORM 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 SEEDDED 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.

- 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, SEEDDED 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.



Dewberry Engineers Inc.
4801 FORBES BOULEVARD, SUITE 300
LANHAM, MD 20706

PHONE: 301.364.1879
CONTACT: MATTHEW SNYDER

DEVELOPER/APPLICANT

RF GREENBELT RE LLC
c/o KLINE SCOTT VISCO
117 W PATRICK STREET, STE 200
FREDERICK, MD 21701
CONTACT: ED SCOTT

ROYAL FARMS - GREENBELT
FORMERLY CAPITOL CADILLAC
PRINCE GEORGES COUNTY
GREENBELT, MARYLAND 20770

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

MAP: 0004 GRID: 0001 LOT: PART OF LOT 7



RF GREENBELT RE LLC
c/o KLINE SCOTT VISCO
117 W PATRICK STREET, STE 200
FREDERICK, MD 21701
CONTACT: ED SCOTT

SEAL

KEY PLAN

SCALE

AS SHOWN

No.	DATE	BY	Description

No.	DATE	BY	Description
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REVISIONS

DRAWN BY RW / GRW

APPROVED BY JMC

CHECKED BY GRW

DATE JUNE 2019

TITLE

DSP-19045

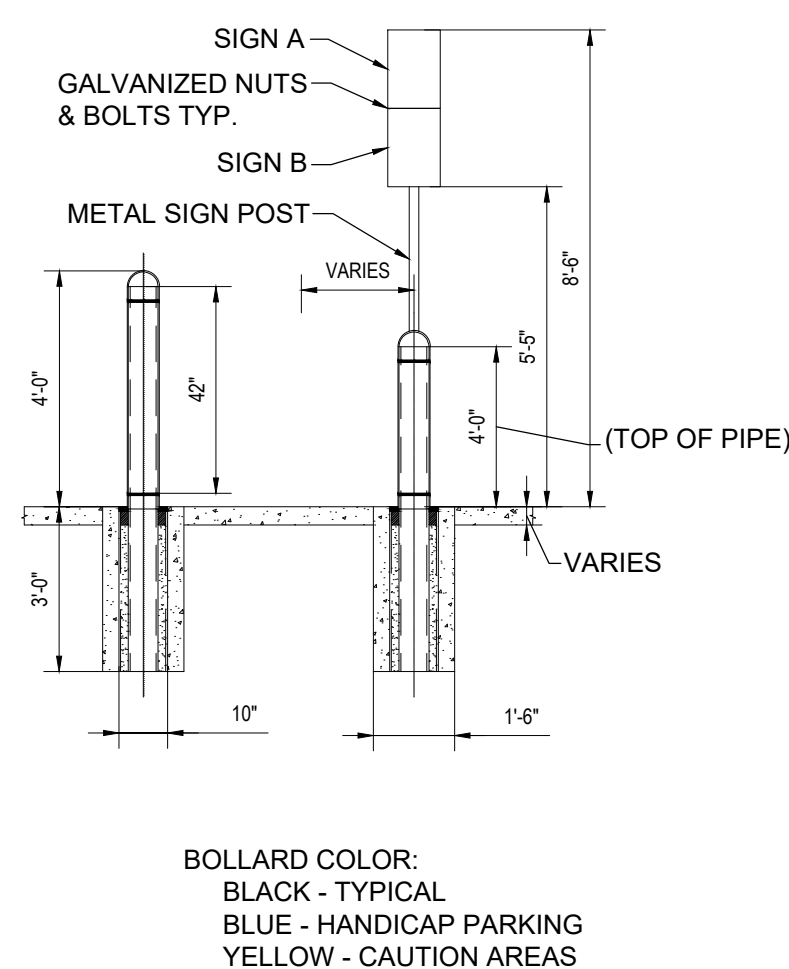
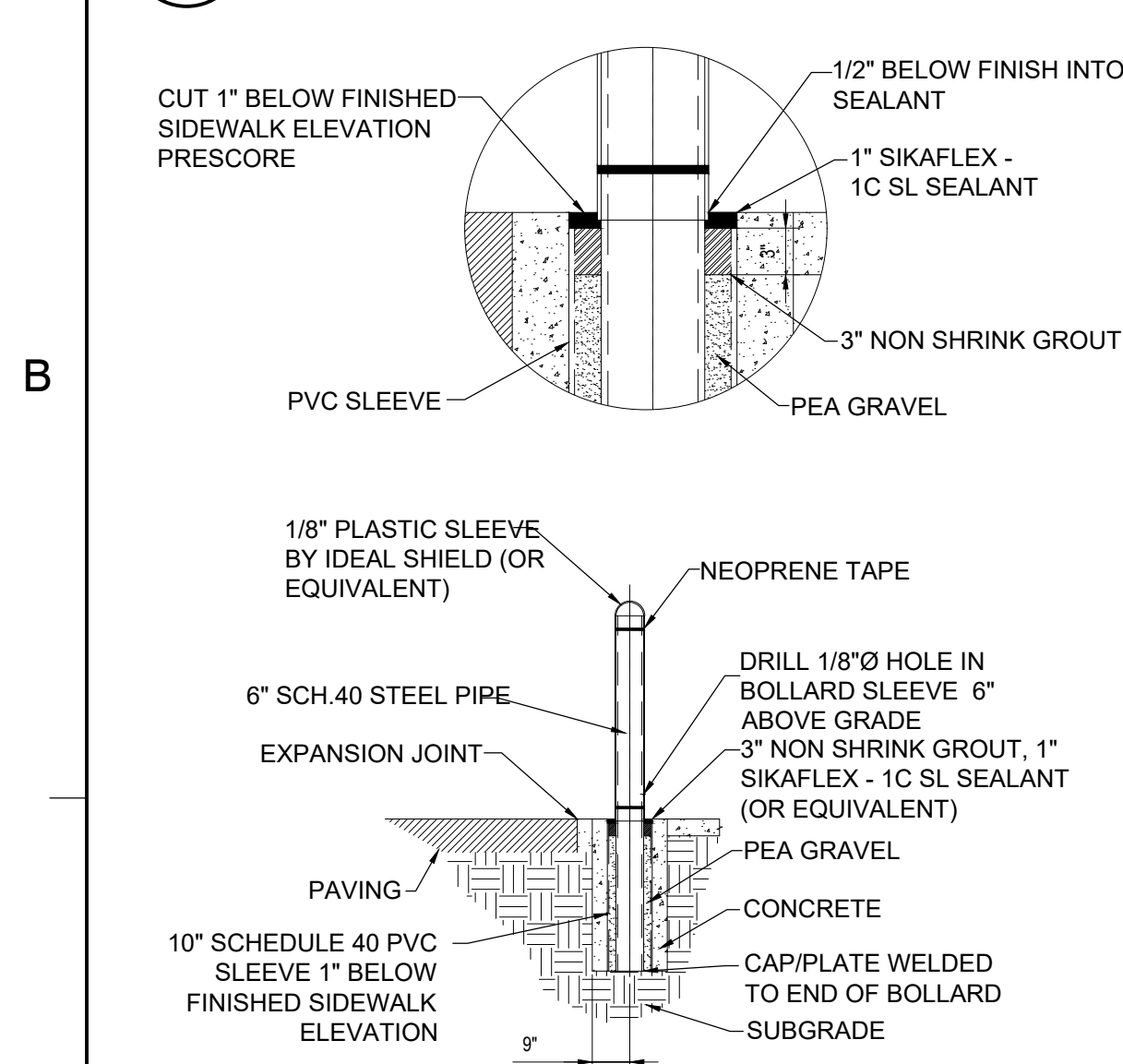
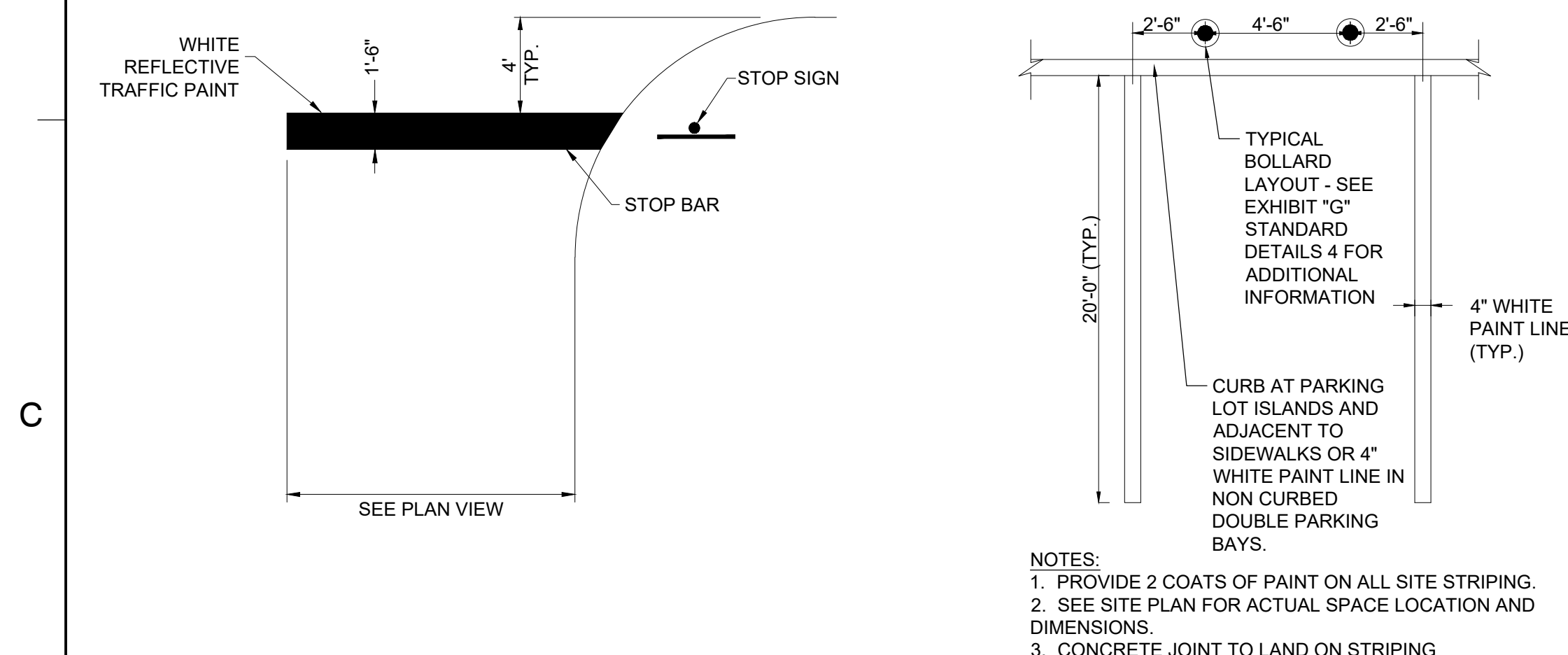
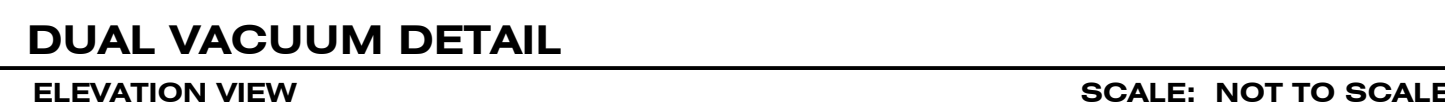
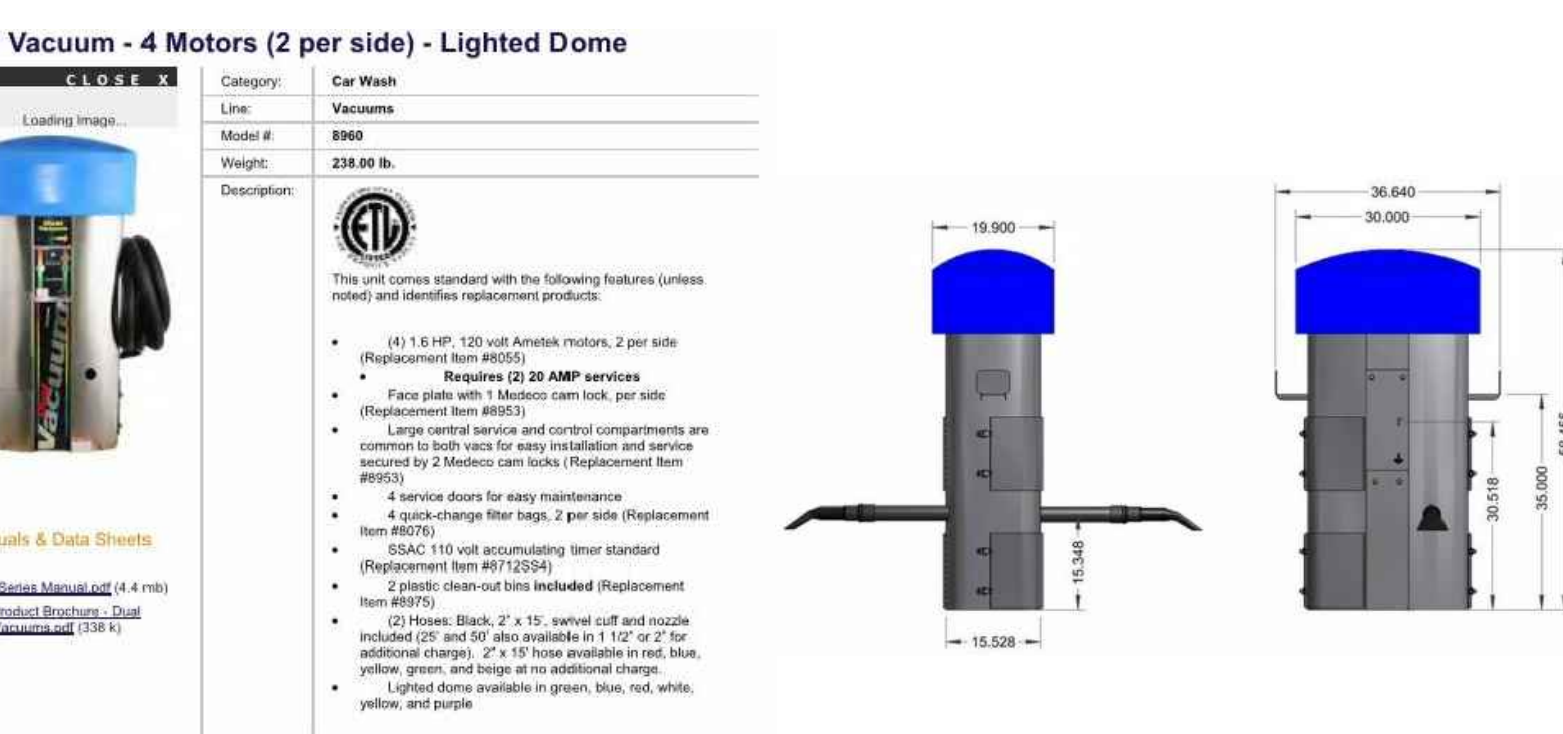
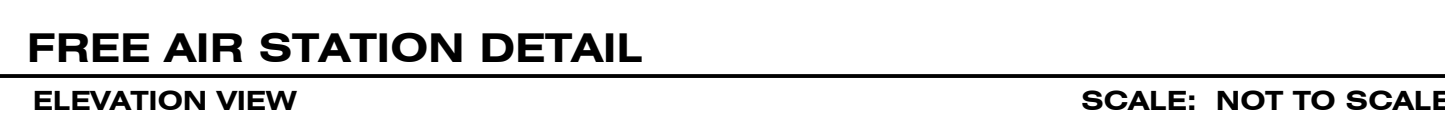
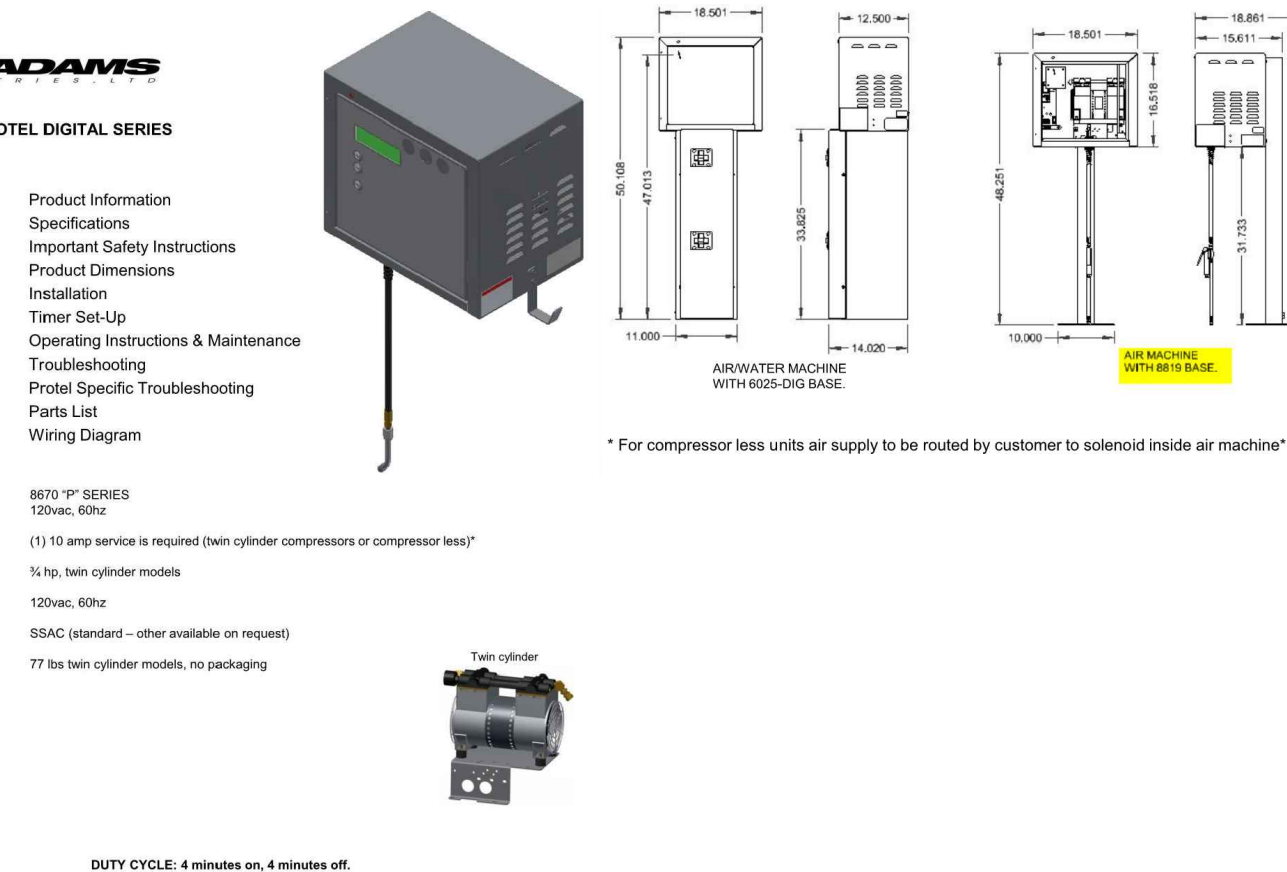
DETAIL SHEET

SITE FEATURES 1

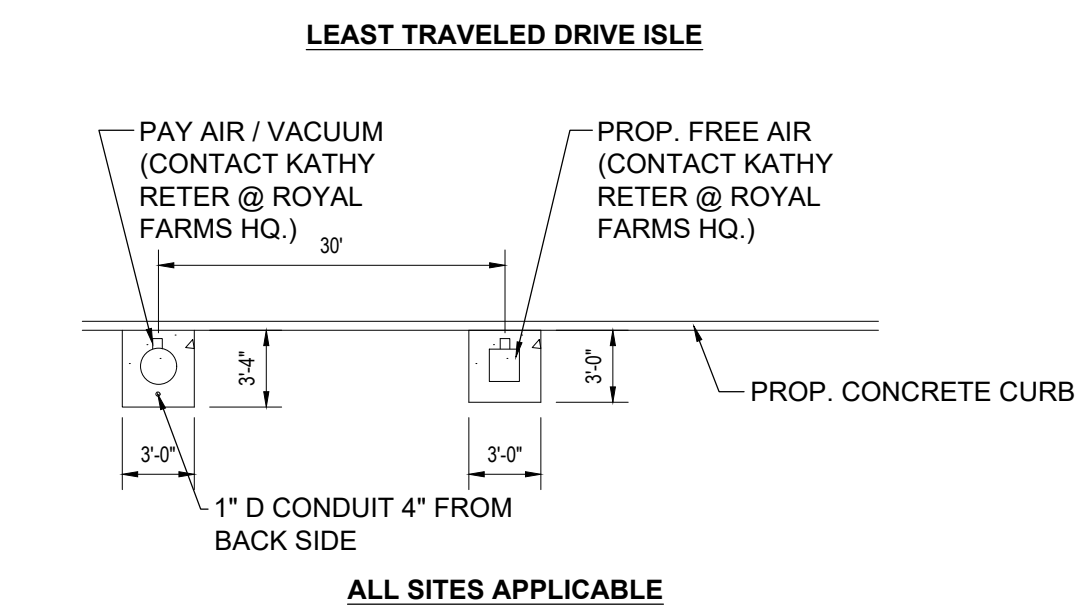
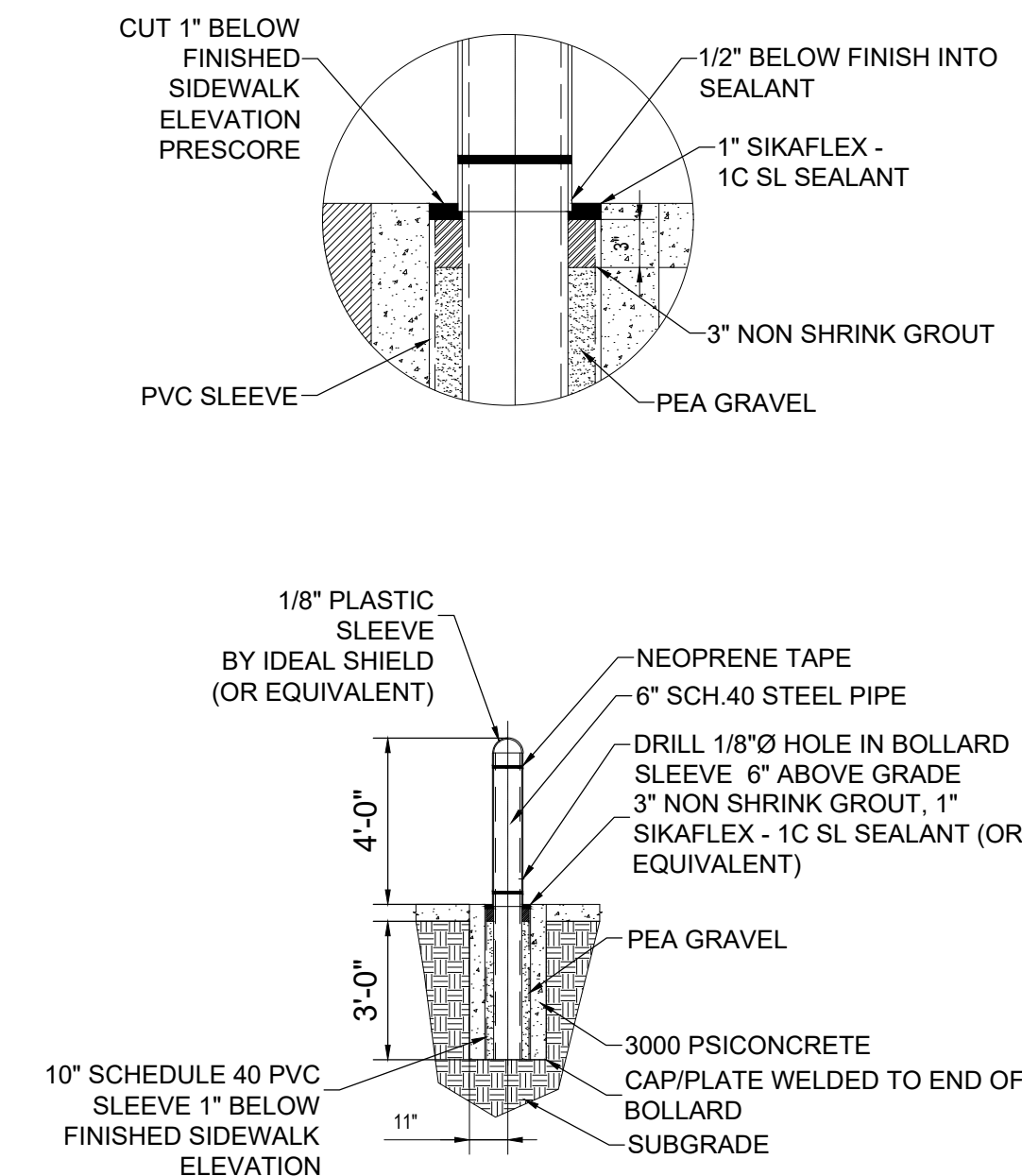
PROJECT NO. 50114074

10

SHEET NO. 10 OF 14



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



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.

**THIS BLOCK IS FOR
OFFICIAL USE ONLY**

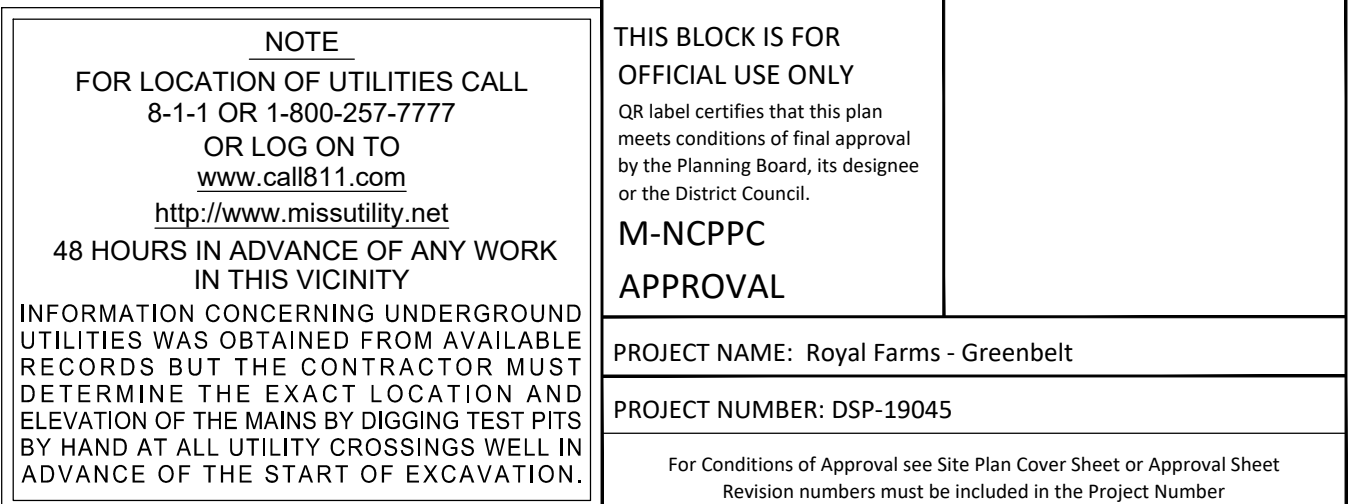
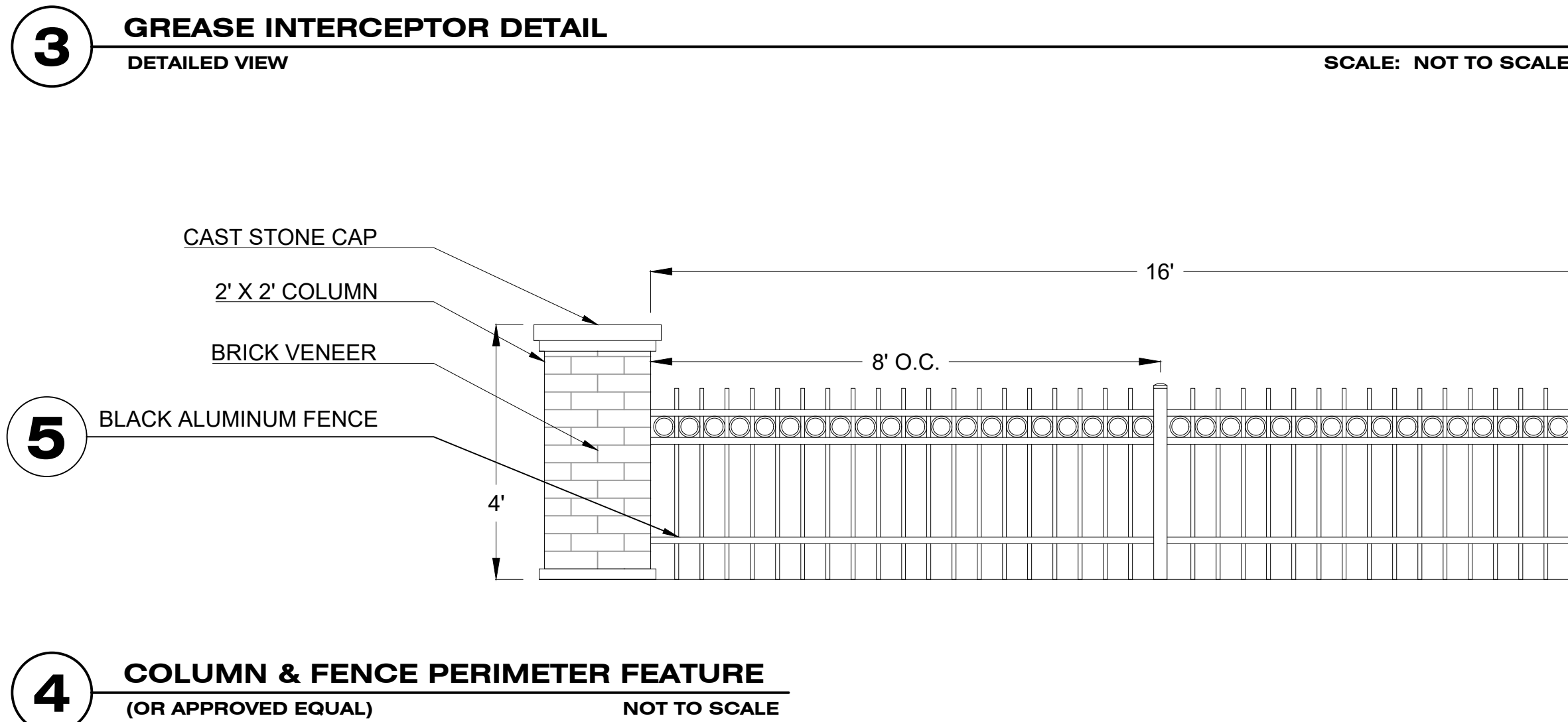
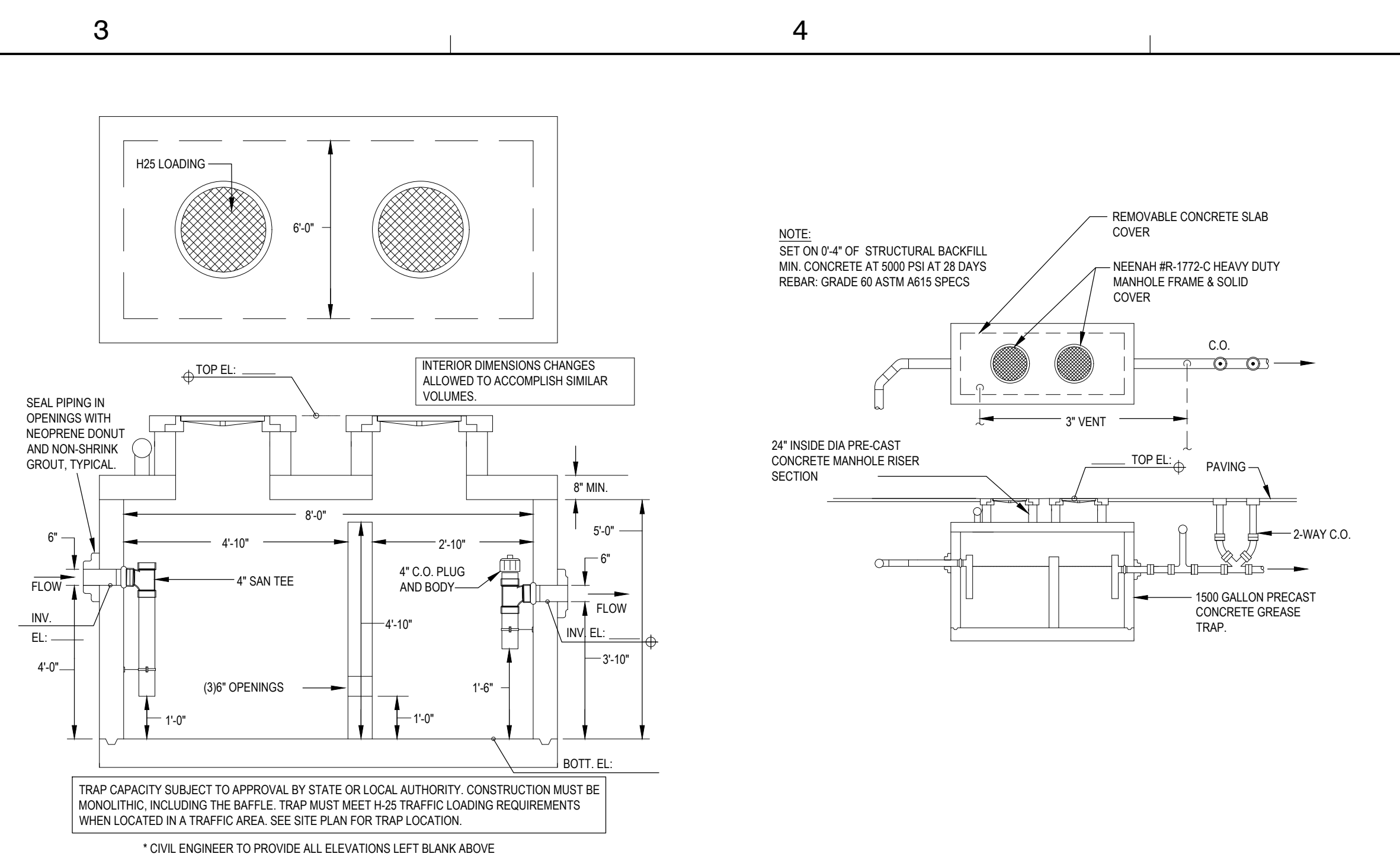
QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC
APPROVAL

PROJECT NAME: Royal Farms - Greenbelt

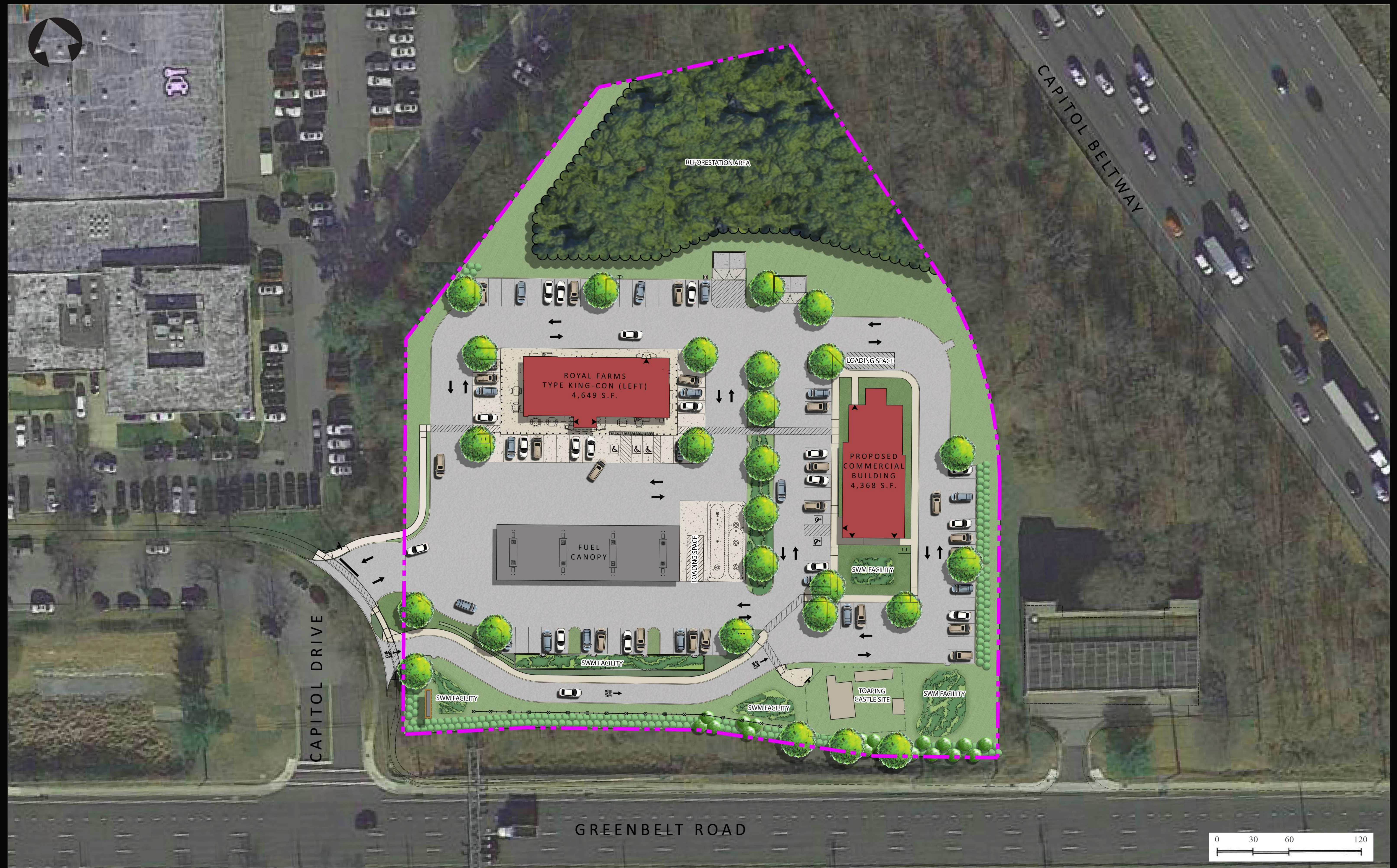
PROJECT NUMBER: DSP-19045

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



ROYAL FARMS

CAPITOL DRIVE - GREENBELT, MD



WORK SESSION OF THE GREENBELT CITY COUNCIL held Wednesday, August 1, 2018, to discuss the Golden Triangle Vacant Parcel – Proposed Zoning Text Amendment to allow a Gas Station with Convenience Store.

Mayor Jordan started the meeting at 8:02 p.m. The meeting was held in room 201 of the Greenbelt Community Center, 15 Crescent Road.

PRESENT WERE: Councilmembers Colin A. Byrd, Leta M. Mach, Silke I. Pope, Edward V. J. Putens, Rodney M. Roberts and Mayor Emmett V. Jordan. Mayor Pro Tem Judith Davis was absent due to travel.

STAFF PRESENT WERE: Nicole Ard, City Manager; Terri Hruby, Director of Planning and Community Development; and Shaniya Lashley-Mullen, Administrative Assistant.

ALSO PRESENT WERE: Norman Rivera, Attorney at Law; Jeff Bainbridge, Royal Farms; Richard Alter and Sam Neuberger, Manekin LLC.; Jim Giese, Greenbelt News Review; Bill Duncan, Friends of Still Creek; Brian Gibbons, Advisory Planning Board (APB); Michael Hartman; and Bill Orleans.

Mayor Jordan stated that they had a similar proposal come before a City Council Work Session and the Advisory Planning Board (APB) about two months ago. Mr. Rivera answered Mayor Jordan's question and provided an overview of the project and parties involved. Manekin LLC is a contract purchaser of the property which is currently owned by Capitol Cadillac. Mr. Alter gave an overview of the Manekin LLC project portfolio. Mr. Bainbridge gave an overview of Royal Farms' model and business profile.

Mr. Bainbridge answered Mr. Roberts's question, stating that he wasn't aware that this property is in the path of a proposed Beltway widening. He also stated that it shouldn't have an impact on building a Royal Farms at that location.

Ms. Hruby gave a brief synopsis of the proposal. She stated that they are looking forward to seeing how many mixed uses can coexist together. The gas station isn't adjacent to residential property but to a car dealership and a highway. Ms. Hruby advised that Manekin LLC is willing to enter into a covenant with the City. That will give the City an opportunity to have very strong input with the approval of the detailed site planning, storm water management, architecture and signage. Ms. Hruby stated that her one main concern was the impact on traffic, which can be handled in the covenant.

Mr. Gibbons explained the report that the Advisory Planning Board (APB) recommended to Council.

Mr. Bainbridge answered Mayor Jordan's question by stating that Royal Farms implement Leadership in Energy and Environmental Design (LEED) certified criteria but don't go after the award. Mr. Bainbridge explained that Royal Farms uses water saving devices, LED lights, recycle the shortening that they use for cooking, and various other items. Mr. Alter stated that single occupancy buildings, like the urgent care, are harder to be LEED certified.

Mr. Alter answered Mayor Jordan's question, stating it was market place need and lack of urgent care in the area. Mr. Alter answered Ms. Pope's question stating that there isn't a

specific health care group or provider for the urgent care location just yet. Mr. Roberts and Mr. Putens both expressed their concerns about the urgent care and they both expressed concerns in reference to traffic issues.

There was a discussion in reference to the responses to comments submitted by APB and Mr. Rivera on behalf of Manekin LLC and Royal Farms.

- Ms. Hruby stated that there are some concerns of having a rear facing building on Greenbelt Road.*
- Mayor Jordan asked how far the setback will be from Greenbelt Road and the parking lot. Mr. Rivera stated that it will be 131 feet from the curb to the front of the canopy. Mr. Bainbridge stated that was about a 20-foot change from the original plan.*
- Ms. Mach asked Royal Farms if they would remove snow from the sideway on Greenbelt Road. Mr. Bainbridge answered that it's not on their property, but they would try and be a good neighbor.*
- There was a discussion on placement of the Royal Farm, convenience store, gas pumps and the urgent care.*

Mr. Bainbridge answered Mayor Jordan's question stating that the market demands for electric charging station would determine if they will get them.

Mr. Byrd asked how the developers settled on the concept of an urgent care at this location. Mr. Alter stated that he was under the impression that a convenience store and urgent care were an attractive entity for neighborhood uses. Mr. Neuberger stated that the marketing study indicated this as a need of the community.

Mr. Bainbridge answered Mr. Byrd's question stating that their first Royal Farms was in College Park but has since closed. A Royal Farms at the National Harbor is under construction and they just closed a deal for another Royal Farms on Pennsylvania Avenue.

Mr. Bainbridge answered Ms. Mach's question stating that the store will not serve any alcohol.

Mayor Jordan asked about the storm water drainage. Mr. Neuberger stated that it will flow towards Greenbelt Road and will be collected in a micro-bio retention pond.

There was a discussion on signage and signage placement.

Mr. Putens asked if Royal Farms will provide pedestrian/bike access. Mr. Neuberger stated that Royal Farms would continue the sidewalk on Capital Drive to the island to separate traffic. Mayor Jordan asked if the walkway for pedestrians would be striped and marked. Mr. Bainbridge stated they are working on that.

Ms. Hruby answered Mayor Jordan on behalf of the APB comments, stating that the architecture should look like, or borrow some, features that make historic Greenbelt so unique and also incorporate its surroundings as well. Mr. Neuberger stated that there wasn't any flexibility or very limited with Royal Farms, because they have their own template. Mr. Neuberger also stated that there are some elements within the urgent care design footprint that can be looked into.

Mayor Jordan asked if the proposal could go forward without the urgent care. Mr. Alter answered yes. They currently don't have an urgent care provider and it's not fully designed. Mr. Neuberger stated that they can collaborate with Royal Farms and block out section(s) for future development sites. Mr. Putens asked if the urgent care doesn't go in there, would they rethink the design of the gas pumps giving more buffers for parking. Mr. Bainbridge stated they will look at options.

Mr. Bainbridge answered Ms. Pope's question stating that there are two tanks 12 feet underground. He also stated they are designed to be driven over.

Mr. Bainbridge answered Mayor Jordan's question stating that Royal Farms will prepare a lighting plan that is approved by Prince George's County. It will be well lit for safety purposes and will use LED and directional lighting so it wouldn't go off site.

There was discussion on highlighting and preserving Toaping Castle landmarks.

Ms. Mach asked if Royal Farms was considering placing picnic areas in the newly reclaimed gravel area. Ms. Pope asked if there will be a place to walk dogs or have a doggie station.

Ms. Hruby explained APB comments on providing language that limits development on the site to the Royal Farms store mode versus other gas station models. Mr. Alter stated that this is an interesting concept and needs further discussion.

Mr. Orleans expressed that the City of Greenbelt doesn't need another gas station and that the marketing study should be available to Council.

Mr. Bainbridge answered Mr. Hartman's question stating that their most successful stores have 75 parking spaces. He stated that some larger trucks take up more than one space and some customers eat their lunches in cars.

Ms. Hruby answered Mr. Hartman's question stating that the total development of Golden Triangle has a cap for the number of trips they can achieve that they are accountable for. When Royal Farms filed their detail plans, they had to show the trips that had been approved to date and show a schedule of what they will generate. Royal Farms will have to be at or below the cap that was set. Any development that comes after the Golden Triangle approval plan has accounted those trips in their background trips.

Ms. Hruby answered Mr. Hartman's question stating that she has been in touch with Dr. Robles and it is currently too premature to bring the proposed plan to the Greenbelt Advisory Committee on Environmental Sustainability (Green ACES). Ms. Hruby also stated that when a concept plan is developed, Green ACES will be included in the discussion with APB.

Mayor Jordan asked what was Royal Farms' practice with zero waste, recycling and composting. Mr. Bainbridge answered Royal Farms stores are built to LEED standards.

Mr. Alter answered Mr. Hartman's question advising that solar panels haven't been efficient in the commercial world, yet.

Mayor Jordan asked Ms. Hruby what would be the next steps moving forward in the proposal

process. Ms. Hruby replied that there is a zoning bill public hearing in early September.

Information Items – several information items were discussed.

The meeting ended at 10:00 p.m.

Respectfully submitted,

*Shaniya Lashley-Mullen
Administrative Assistant*