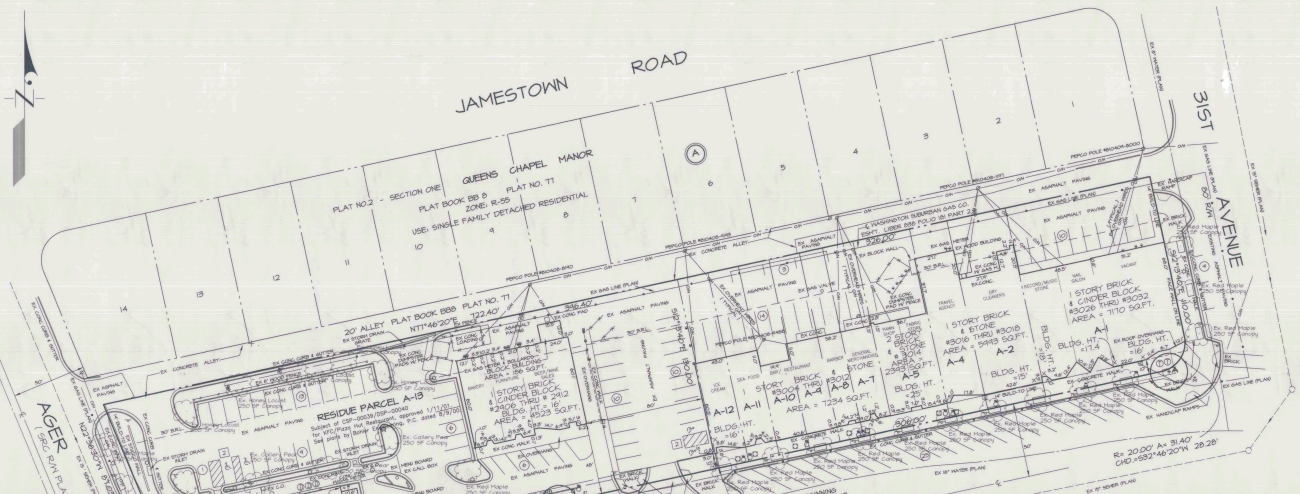
Queens Chapel Town Center KFC Aerial

Data provided by Prince George's County Planning Department



GENERAL NOTES

1. The -01 revision to DSP-1001 is for the sole purpose of amending the mandatory development requirements of the 2006 Approved Transit District Development Plan for Parcel A-13 to permit the installation of one (1) new free-standing, double-faced illuminated sign to be internally illuminated box sign located on the corner or parapet of the building. No new construction or disturbance is proposed in connection with this revision.
2. The subject property is zoned M-X-T and R-55. Adjoining properties are zoned M-U-I and R-55.
3. The use of this property is for an integrated shopping center.
4. The name of the subdivision is Queens Chapel Manor.
5. Total site area included in the Detailed Site Plan is 268,522 s/f or 6.0496 ac. of which 256,282 s/f (5.8822 ac.) is zoned M-X-T and 12,240 s/f (0.2124 ac.) is zoned R-55.
6. Total Disturbed Area= 0 s/f.
7. Parking
   A. Required: 254 spaces
      Use / Size
      Shopping Center (64,140 s/f GLA) @ 1 space per 250 s/f = 254 spaces.*
      * Of which at least 114 (20% of requirement) must be non-compact.
   B. Provided: 242 on-site spaces* and 39 off-site spaces as follows:
      On-site / Off-site
      12 / 0 Standard Spaces @ 9.5' x 19' min.
      3 / 0 Standard Parallel Spaces @ 8' x 22' min.
      4 / 0 Compact Spaces @ 8' x 16.5' min.
      1 / 0 Compact Parallel Spaces @ 7' x 19' min.
      4 / 0 Handicap Spaces @ 8' x 19' with 5' access aisle.
      2 / 0 Van Handicap Spaces @ 8' x 19' with 5' access aisle.
      242 / 39 (282 Spaces Total)
      * Of which at least 7 must be handicap accessible and at least 2 must be van-accessible.
8. Loading: Required and provided for Shopping Centers under 100,000 s/f: 3 spaces @ 12x55' ea.
9. HPSC Grid: 207 NE 05
10. Tax Map: 41 Grid B4
11. Aviation Policy Area: None
12. Water/ Sewer Category: W3/S3
13. Public Utility Easements are provided as shown.
14. There is no evidence of a cemetery on or contiguous to the subject property.
15. There are no historic structures on or near the subject property.
16. There are no wetlands or Waters of the United States on the subject property.
17. There is no 100 year floodplain on the subject property.
18. The subject property is not located within the Chesapeake Bay Critical Area.
19. This plan is based on ALTA/ ACSM surveys prepared by Ben Dyer Associates, Inc. (=AREA2 Drawings No. K-0027 and K-0028-1, dated March 1999, latest revision 12/18/04).
20. Applicant: Queens Chapel Town Center LLC
    8621 16th Street
    Silver Spring, MD 20910-2261
    attn: Michael Hollins
    Phone: (301) 588-8885
21. Dimensions shown in the parking and drive areas are to face of curb, where applicable.
22. The following additional uses shall be permitted in the Shopping Center, per Zoning Ordinance No. 3-2011, approved by the District Council on September 12, 2011:
    1) Eating or drinking establishment, without drive-through service
    2) Pizza delivery service
    3) Pizza parlor
    4) Confectioner
    5) Florist
    6) Food or beverage goods preparation on the premises of a food and beverage store
    7) Sporting goods shop
    8) Stationery or office supply store
    9) Video game or tape store
23. These uses are subject to the following limitations:
    1) Pizza delivery service is permitted if and only if an additional parking space, over and above the parking spaces required and provided at the rear of the building, for each vehicle to be used for delivery, for more than six vehicles shall be permitted for the delivery service.
    2) A confectioner shall be for retail use only and shall not exceed 3,000 square feet.
    3) Food or beverage goods preparation on the premises of a food and beverage store is permitted provided the goods are sold only on the premises and at retail.
    4) A sporting goods shop shall be permitted provided that there is no outside storage or display of products and the sale of firearms and ammunition is prohibited.
    5) Video game or tape store uses shall not include adult, X-rated, nude or semi-nude venues of any type, including, but not limited to, film, digital, hologram and similar technology, or live performance.
24. Landscaping: The site is subject to the landscaping standards contained in the Transit District Development Plan for the Prince George's County Zoning Ordinance Manual in the West Hyattsville Transit District Overlay Zone.

    Since this plan proposes no new construction or disturbance, no new landscaping is proposed, except for 1 shade trees and 3 evergreen trees that are intended to address tree canopy requirements. All existing landscaping is to remain.

    Existing interior landscaping on Parcel A-13 complies with the landscape plan approved under DSP-06048 for the KFC/Pizza Hut. Street tree planting as shown hereon has been approved by the Prince George's County Department of Parks and Recreation in the Master Plan contained in the TDDP. Parking lots in the remainder of the shopping center predate both the TDDP and the Landscape Manual and have not been the subject of any site plan approvals since adoption of the TDDP. Thus, the existing parking lots have apparently have not been required to upgrade to meet current TDDP landscape standards.
25. Division 3, Tree Canopy Coverage Ordinance, of Subtitle 25, adopted on July 13, 2010 via CB-21-2010, became effective on September 1, 2010. The ordinance requires the site to provide tree canopy coverage equal to 10% of the total area. This requirement is separate from and is additional to all other landscaping requirements and contains a grandfathering provision. Since this site was approved prior to the effective date of the ordinance, the Tree Canopy Coverage Calculation shows a shortfall. To reduce the shortfall, 1 shade trees and 3 evergreen trees are proposed to be planted as shown on the plan. Variance application VTCC-4001 was approved for the remainder of the shortfall in conjunction with PGCB Resolution No 1-09.
26. Within Queens Chapel Town Center, any eating or drinking establishment, with drive-through service, shall be permitted only by Special Exception approved by the District Council. Section of County Council Resolution CR-24-2006, shall remain valid, be considered a legal use, and shall not be deemed a nonconforming use. Such eating or drinking establishments, with drive-through service, shall be permitted to continue to exist and to be operated pursuant to the existing provisions relating to roadside or streetscape to detailed site plan, generally as they exist in the Zoning Ordinance. If the use is discontinued for a period of one year, or if the property is rezoned, the use shall be deemed to be abandoned and beyond the control of the owner or holder of the use and occupancy permit, then the use shall no longer be considered a legal use.
27. Existing building-mounted signage may be replaced with internally illuminated signage until such time as the property is comprehensively redevelopped per the TDDP or if redevelopment of the property is proposed, whichever is sooner. Such signage comprise not less than 75 percent of the total front facades of the center. Individual letters attached to a wall or raceway may be employed, with each letter not exceeding 18 inches in height and width. "Cool" light incorporating attractive design may also be employed, with the total sign area not to exceed 60 square feet. All signage shall be approved by the Transit District Development Plan Review Board, prior to issuance of a Transit Development Review Division. The applicant will work with the City of Hyattsville to develop a finger schedule for replacement of all signs in the shopping center in accordance with the above provisions.

VICINITY MAP
SCALE: 1"=2000'

M-NCPPC APPROVALS

PROJECT NAME: Queens Chapel Manor
PROJECT NUMBER: DSP-10011

For revisions of approved site plans (not final plans or permit) Sheet No. Revision / Letter Below Refer to this Sheet.

Approval Number	Date	Revision / Signature	Construction Date
00	8/13/11	J.K.	3/23/12
01	2/21/13	J.K.	4/11/13

PARCEL AREA AND PLAT REFERENCES

PARCEL NO.	AREA	PLAT REFERENCE
PARCEL A-1	12,814 S.F.	PLAT BOOK BB 10 PLAT NO. 22
PARCEL A-2	5,200 S.F.	
PARCEL A-4	3,380 S.F.	PLAT BOOK BB 10 PLAT NO. 26
PARCEL A-5	5,070 S.F.	
PARCEL A-7	2,730 S.F.	PLAT BOOK BB 10 PLAT NO. 47
PARCEL A-8	2,080 S.F.	
PARCEL A-9	2,730 S.F.	
PARCEL A-10	2,730 S.F.	
PARCEL A-11	2,730 S.F.	
PARCEL A-12	2,730 S.F.	
RESIDUE PARCEL A-13	49,003 S.F.	

LEGEND

- EXISTING PLANTING AREA INTREE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING GAS VALVE
- EXISTING TELEPHONE MANHOLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING TELEPHONE
- EXISTING BOLLARDS
- EXISTING STORM DRAIN MANHOLE
- EXISTING OVERHEAD LINES
- EXISTING GAS LINES
- EXISTING SEWER LINES
- EXISTING WATER LINES
- EXISTING CLEAN OUT

PARKING TABULATION

STANDARD 82 (ON SITE)
HANDICAP 4 (ON SITE)
HANDICAP 1 (OFF SITE)
39 SPACES (OFF SITE)

Tree Canopy Coverage Schedule for Sec. 25-128

Project Name:	TCP2#:	DRD Case #:	Area (acres)
Queen's Chapel Manor	exempt	DSP-10011	
Site Calculations:	Zone 1:	M-X-T	5.93
	Zone 2:	R-55	0.12
	Zone 3:		
	Zone 4:		
	Total Acres:		6.05

Total Acres (gross acres)	% of TCC required	TCC Required (Acres)	TCC Required in (SF)
6.05	10.1%	0.61101	26616
A. TOTAL ON-SITE WC PROVIDED (acres) =	0.61	acres	0
B. TOTAL AREA EXISTING TREES (non-WC acres) =	0.41	acres	18000
C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES =			3350
D. TOTAL TREE CANOPY COVERAGE PROVIDED =			21350
E. TOTAL SQUARE FOOTAGE REQUIRED =			26616
		Shortage	= 5,266 SF, permitted by approved variance (see Note 25)

8.1% COVERAGE

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		0
	2 - 2 1/2" = 100		0
Deciduous - **minor shade** tree (25-50' height with equal spread or greater). Minimum planting size 8-10' in height	2-1/2 - 3" = 110		0
	2-1/2 - 3" = 160		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	14	3150
	3 - 3 1/2" = 250		0
Evergreen - **columnar** tree (less than 30' height with spread less than 15')	6 - 8' = 40	5	200
	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) (Manually enter information/figures into shaded areas)		19	3350

Prepared by John R. Paseur RLA # 754 — Date 5-21-13

EXISTING TREE TABULATION

Sheet 1
18 Street trees @ 250 SF — 4,500 SF
11 on-site trees (see plan for canopy size) — 2,650 SF
Subtotal — 7,150 SF

Sheet 2
18 Street trees @ 250 SF — 4,500 SF
13 on-site trees (see plan for canopy size) — 6,350 SF
Subtotal — 10,850 SF

TOTAL — 18,000 SF

OWNER/ APPLICANT
Queens Chapel Town Center LLC
8621 16th Street
Silver Spring, MD 20910-2261
attn: Michael Hollins
Phone: (301) 588-8885

DETAILED SITE PLAN AND LANDSCAPE AND LIGHTING PLAN

PARCELS A-7 THRU A-12 AND THE RESIDUE OF A-13, SECTION ONE,
PARCELS A-1, A-2, A-4 AND A-5,
RESIDUE OF PARCEL F, SECTION THREE
AND
PARCELS B-2, B-3 AND THE RESIDUE OF B-1

QUEENS CHAPEL MANOR

HYATTSVILLE DISTRICT NO. 16
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1" = 30'
0 30 60 90

(41)

SHEET DSP-1 (OF 2)
HPSC 200' SHEET SERIES 207NE05 ADC MAP BK LOCATION 5400 F8

DATE	DESCRIPTION	BY
04/01/13	Rev. Note 1 & add Note 27 per Condition of Approval of DSP-10011	JRS

REVISIONS

5-21-13

JRS DRAWN 1" = 30' DATE MAY 2010 SHEET NO. 6.013-Z

TITO WOODWARD ROAD, SUITE 200
APPOLLO HILL, MARYLAND 20774

Engineers / Surveyors / Planners
TELEPHONE (301) 420-3000

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Kitchen Near You

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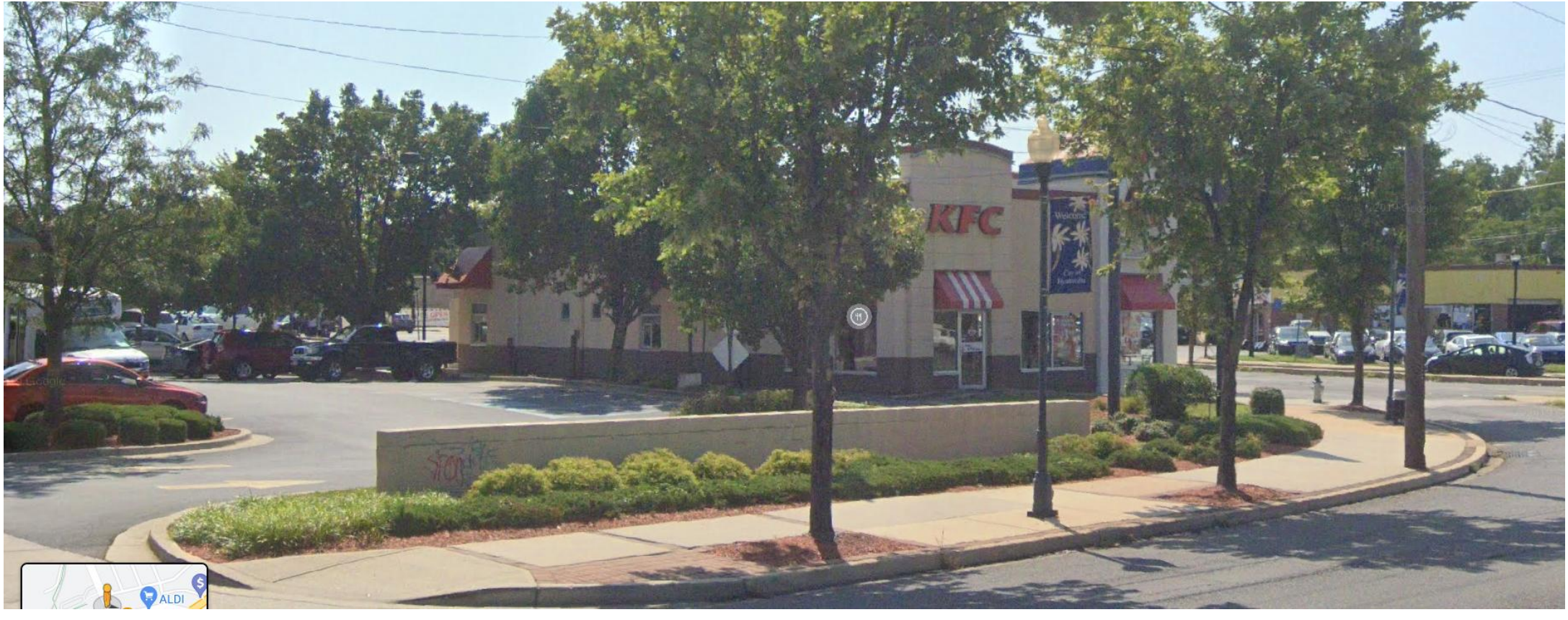
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