

	PAR	CEL AREA A	ND PLAT REFERENCES	
	PARGEL NO.	AREA	PLAT REFERENCE	
	PARCEL A-I	12,914 S.F.	PLAT BOOK BB IO PLAT NO. 22	
	PARCEL A-2	5,200 S.F.		
	PARCEL A-4	3,380 S.F.	PLAT BOOK BB IO PLAT NO. 26	
	PARCEL A-5	5,070 S.F.		
	PARCEL A-7	2,730 S.F.		
	PARCEL A-8	2,080 S.F.		
	PARCEL A-9	2,180 S.F.		
	PARCEL A-IO	2,780 S.F.	PLAT BOOK BB IO PLAT NO. 47	
	PARCEL A-II	2,180 S.F.		
	PARCEL A-I2	2,780 S.F.		
	RESIDUE	49,003 S.F.		

## LEGEND EXISTING SEVER LINES EXISTING HATER LINES

STANDARD 82 (ON SITE) HANDICAP 4 (ON SITE) HANDICAP I (OPF SITE) 38 SPACES (OFF SITE)

Queen's Chapel Manor. Site Calculations:	exempt		
Site Calculations:			
	Zone 1:	M-X-T	
	Zone 2:		
	Zone 3:		
	Zone 4:		
	Total Acres:		6.0
Total Acres (gross acres)	% of TCC required	TCC Required	TCC Required in (SF)
6.05	10.1%	0.61103	2661
A. TOTAL ON-SITE WC PROVIDED (acres) =		acres	1001
B. TOTAL AREA EXISTING TREES (non-WC acres) =		acres	1800
C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES -			335
D. TOTAL TREE CANOPY COVERAGE PROVIDED II			2135
F. TOTAL SQUARE FOOTAGE REQUIRED II			2661
			Shortage
Credit Categories for Landscape Trees	TCC Credit per Tree Based on Size at Planting (SF)	Number of Trees	TCC Credit (SF
	2-1/2-3" = 65		
Deciduous - columnar shade tree (50 ' or less height)	3 - 3 1/2" = 75		
	1-1/2 - 1-3/4"= 75		
	2 - 2 1/2" = 100		
spread). Minimum planting size 7 - 9 ' in height	2-1/2-3" = 110		
Deciduous - minor shade tree (25-50' height with equal	2-1/2-3" = 160		
spread or greater). Minimum planting size 8-10' in height	3 - 3 1/2" = 175		
Deciduous - major shade tree (50' and greater ht. with spread	2 -1/2 - 3" = 225		315
equal to or greater than ht) Minimum planting size 12 to 14' in			
height	3 - 3 1/2" = 250		
	6 - 8' = 40	5	20
	8 - 10" = 50		-
less than 15°)	10 - 12' = 75		
less than 15') 10	6 - 8" = 75		
	8 - 10" = 100		
Evergreen - small tree (30-40' height with spread of 15-20')	10 - 12' = 125		
	6 - 8' = 125		
	8 - 10" = 150		
Evergreen - medium tree (40-50' height with spread of 20-30')	10 - 12' = 175		- 1
	6 - 8' = 150		
Evergreen - large tree (SO' height or greater with spread of	8 - 10" = 200		
	10 - 12' = 250		
TOTAL NUMBER OF TREES/TCC CREDIT (SF)		19	
(Manually enter information/figures into shaded areas)  Office R Paster RLA#754	,	5-21-1	

EXISTING TREE TABULATION

This -OI revision to DSP-IDOII is for the sole purpose of amending the mandatory, development requirements of the 2006 Approved Transit District Development Thin the Heek splatful-file Transit District Overlag Zone in order to olise filter billisting mor algre to be internally fluminated box signs located on the combine or paragret of the District, of the combine of the combine of the revision billidge, for eac contention or districtions to proposed the commonly of this revision.

The slagest property is zoned H-X-T and R-85. Adjoining properties are zoned R-55 and R-6.

Total site ones subsided in the Detailed filte Plan is 260,022 shar 6.0446 ac, of which 250,252 sh (54262 ac,) is sorred M-X-T and 5,240 st (0.124 ac,) is sorred R-35.

The Gibbons Area OF.

Printing
A suppose 25 space 150.

Singa 25 space 1

\* Of which at least 7 met be handicap accessible and at least 2 met be var-accessible.

16. There are no netlands or Haters of the United States on the subject property

There is no 100 year floodprism on the adject property.

The adject property is not located within the Chesquede Bog Critical Area.

This prim is based on ALTA Area Service property by the Day Area Area Area Service (Area Service Property By the Day Area Service Property By the By the Service Property By the By

 The following additional uses shall be permitted in this fihopping Center, per Zoning Ordinance Ro. 5-2011, approved by the Districe Council on September 12, 2011. Controllars to S-Judit, approved by the International Section of International Section (International Section Section

I) Place delivery service is permitted if and only if on additional particle space, over additional particle space, over additional particle space, over additional particle space, so provided at the record of the building of each vehicle to be used for delivery, to more than air vehicles shall be permitted for the delivery service.

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 reball. 4J A sporting goods shop shall be permitted provided that there is no outside storage or display of products and the sale of finearine and amenition is professed. 5) Video game or lope stone uses shall not include ookilt. X-rated, note or semi-note venues of any laps, including tell not limited to, file, digital, hologram and similar bechnology, and lay performance.

Landscaping. The size is extrict to the landscaping standards contained in the Transit District Development Plan, which experieddes the Pffrice decrepts County Landscape Manual in the Feet Highten-the Transit District Overlay Zone. Since this plan proposes no new continuation or distintures, no new landscaping is proposed, except for E shoots trees and 5 evergreen trees that are interested to address tree concept regimements. All existing landscaping is to remain.



VICINITY MAP

		DSP-10011	r asreal free
Approval or Personal P		Tenner's Significa	Continues as
OO.			
	6/13/11		5/23/1
	2/21/13	J.K.	4/11/1
			_
	_		

## DETAILED SITE PLAN LANDSCAPE AND LIGHTING PLAN

PARCELS A-7 THRU A-I2 AND THE RESIDUE OF A-I3, SECTION ONE, PARCELS A-I, A-2, A-4 AND A-5, RESIDUE OF PARCEL F. SECTION THREE

PARCELS B-2, B-3 AND THE RESIDUE OF B-1

## QUEENS CHAPEL MANOR

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



A. Paut Rev. Note | 6 add Note 27 per Condition of Approval of DSF-IOOII/OI

(41)

## KFC Queens Chapel Town Center





