#189
8391 Washington Blvd
Jessup, Maryland 20794

DESIGN ADVISORY PANEL APPLICATION
MAY 2022
DEVELOPMENT TEAM

Developer / Applicant:

Planning / Civil Engineering / Landscape Architecture:

Architect:

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The proposed Royal Farms Convenience Store will be located at 8391 Washington Boulevard along U.S. Route 1 in Jessup at the intersection of Patuxent Range Road. The site exists as a former truck storage lot, vacant U-Haul building and consists of mostly impervious area. The subject property is approximately 4.14AC and is zoned B-1. A convenience store is permitted by-right in the B-1 Zone.

There are no sensitive environmental features located on the subject site.

Access to the site is proposed from Washington Boulevard (U.S. Route 1) via one (1) right-in only entrance, and one (1) right-in/right-out access. Access from Patuxent Range Road will be provided by a shared access drive with the rear adjoining property and is subject to an existing access easement.

The site’s landscape design addressed the County’s perimeter and internal parking lot requirements, as well as U.S. Route 1 Corridor Guidelines.
AERIAL PHOTO
PROPOSED SITE / GRADING PLAN

SEE EXHIBITS PROVIDED AT THE END OF THE PRESENTATION FOR FULL SCALE PLAN & DETAILS
CROSS SECTION OF SUBJECT PROPERTY
CROSS SECTION

SECTION A-A

SCALE: 1" = 30' HORIZONTAL
1" = 3' VERTICAL
LANDSCAPE PLAN

SEE EXHIBITS PROVIDED AT THE END OF THE PRESENTATION FOR FULL SCALE LANDSCAPE PLAN & DETAILS
# Landscape Plan Details

## Landscape Schedule

<table>
<thead>
<tr>
<th>SYM.</th>
<th>KEY</th>
<th>QTY.</th>
<th>Botanical Name</th>
<th>Common Name</th>
<th>CAL.</th>
<th>CONT.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td><em>Acer Rubrum* ‘Red Sunset’</em></td>
<td>Red Sunset Maple</td>
<td>2 1/2” CAL. / 13-14”</td>
<td>B-B</td>
</tr>
<tr>
<td></td>
<td>PVAB</td>
<td>26</td>
<td><em>Platanus X Acerifolia* ‘BLOODGOOD’</em></td>
<td>Bloodgood London PlaneTree</td>
<td>2 1/2” CAL. / 13-14”</td>
<td>B-B</td>
</tr>
<tr>
<td></td>
<td>DPH</td>
<td>7</td>
<td><em>Quercus Phellos</em></td>
<td>Willow Oak</td>
<td>2 1/4” CAL. / 13-14”</td>
<td>B-B</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td><strong>Subtotal:</strong></td>
<td><strong>37</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Ornamental Trees**

<table>
<thead>
<tr>
<th>SYM.</th>
<th>KEY</th>
<th>QTY.</th>
<th>Botanical Name</th>
<th>Common Name</th>
<th>CAL.</th>
<th>CONT.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>CG</td>
<td>2</td>
<td><em>Cercis Canadensis</em></td>
<td>Eastern Redbud</td>
<td>2 2 1/2” CAL. / 6-8”</td>
<td>B-B</td>
</tr>
<tr>
<td></td>
<td>COV1</td>
<td>19</td>
<td><em>Crataegus Cris-Cris* Var. Immersa</em></td>
<td>Thornless Cockspur Hawthorn</td>
<td>1 1/2” CAL. / 5-6”</td>
<td>B-B</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td><strong>Subtotal:</strong></td>
<td><strong>21</strong></td>
<td></td>
<td></td>
</tr>
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</table>

**Evergreen Trees**

<table>
<thead>
<tr>
<th>SYM.</th>
<th>KEY</th>
<th>QTY.</th>
<th>Botanical Name</th>
<th>Common Name</th>
<th>CAL.</th>
<th>CONT.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>TOE</td>
<td>11</td>
<td><em>Thuja Occidentalis* ‘Emerald’</em></td>
<td>Emerald Green Arborvitae</td>
<td>5-6’</td>
<td>B-B</td>
</tr>
</tbody>
</table>

**Deciduous Shrubs**

<table>
<thead>
<tr>
<th>SYM.</th>
<th>KEY</th>
<th>QTY.</th>
<th>Botanical Name</th>
<th>Common Name</th>
<th>CAL.</th>
<th>CONT.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>IV</td>
<td>156</td>
<td><em>Itea Virginica* ‘Henry’s Garnet’</em></td>
<td>Garnet Sweetspire</td>
<td>24-30’</td>
<td>65 CAN</td>
</tr>
<tr>
<td></td>
<td>SBW</td>
<td>54</td>
<td><em>Spiraea X bumalda* ‘Anthony Waterer’</em></td>
<td>Anthony Waterer Shreea</td>
<td>18-24’</td>
<td>65 CAN</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td><strong>Subtotal:</strong></td>
<td><strong>215</strong></td>
<td></td>
<td></td>
</tr>
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</table>

**Evergreen Shrubs**

<table>
<thead>
<tr>
<th>SYM.</th>
<th>KEY</th>
<th>QTY.</th>
<th>Botanical Name</th>
<th>Common Name</th>
<th>CAL.</th>
<th>CONT.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>IDC</td>
<td>10</td>
<td><em>Ilex Glabra* Kompacta</em></td>
<td>Dwarf Hineberry Holly</td>
<td>24-30’</td>
<td>65 CAN</td>
</tr>
</tbody>
</table>

---

See Exhibits Provided at the End of the Presentation for Full Scale Landscape Plan & Details

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STREET TREE REQUIREMENTS

<table>
<thead>
<tr>
<th>STREET</th>
<th>LINEAR FEET</th>
<th>SPACING</th>
<th>TREES REQUIRED</th>
<th>TREES PROVIDED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Route 1</td>
<td>566’</td>
<td>30 L.F.</td>
<td>19 TREES</td>
<td>19 TREES</td>
</tr>
<tr>
<td>Patuxent Range</td>
<td>19’</td>
<td>40 L.F.</td>
<td>5 TREES</td>
<td>5 TREES</td>
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</tbody>
</table>

*"* INDICATES MATERIAL USED TO MEET THIS REQUIREMENT

---

# Schedule A - Perimeter Landscape Edge

<table>
<thead>
<tr>
<th>Category</th>
<th>Perimeter A</th>
<th>Perimeter B</th>
<th>Perimeter C</th>
<th>Perimeter D</th>
</tr>
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<tbody>
<tr>
<td><strong>Perimeter Type</strong></td>
<td>B</td>
<td>B</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Linear Feet of Roadway</td>
<td>588'</td>
<td>197'</td>
<td>588'</td>
<td>204'</td>
</tr>
<tr>
<td>Credit for Existing Vegetation</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Credit for Vail, Fence, or Berlin</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Number of Plants Required</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shade Trees</td>
<td>12</td>
<td>4</td>
<td>10</td>
<td>4</td>
</tr>
<tr>
<td>Other Trees</td>
<td>5</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Evergreen Trees</td>
<td>14</td>
<td>5</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Shrubs</td>
<td>7</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Number of Plants Provided</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shade Trees</td>
<td>12</td>
<td>4</td>
<td>5</td>
<td>4</td>
</tr>
<tr>
<td>Other Trees</td>
<td>5</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Evergreen Trees</td>
<td>14</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Shrubs</td>
<td>7</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

*S" indicates material used to meet this requirement.

## Schedule B - Parking Lot Internal Landscaping

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Number of Parking Spaces</th>
<th>Number of Trees Required: (1 / 10 Spaces)</th>
<th>Number of Plants Required: Shade Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>53 (Including 2 ADA Spaces)</td>
<td>7</td>
<td>S&quot; indicates material used to meet this requirement</td>
</tr>
<tr>
<td>Number of Landscape Islands</td>
<td>7 (10 Spaces)</td>
<td>7 (included)</td>
<td></td>
</tr>
</tbody>
</table>

See exhibits provided at the end of the presentation for full scale landscape plan & details.
ILLUSTRATIVE PLAN
PRECEDENT IMAGES

Spiraea X Bumalda
Anthony Waterer Spirea

Platanus X Acerifolia
Bloodgood London

Ilex Glabra ‘Compacta’
Dwarf Inkberry Holly

Cornus Sericea
Redosier Dogwood

Quercus Phellos
Willow Oak

Cercis Canadensis
Eastern Redbud

Thuja Occidentalis ‘Emerald’
Emerald Green Arbovitea

Acer Rubrum
Red Sunset Maple

Crataegus Crus-Gallivare Infermis
Thornless Cockspur Hawthorn

Aluminum Safety
Fence
LIGHTING PLAN

SEE EXHIBITS PROVIDED AT THE END OF THE PRESENTATION FOR FULL SCALE LIGHTING PLAN & DETAILS.
LIGHTING PLAN DETAILS

**Statistics**

<table>
<thead>
<tr>
<th>Description</th>
<th>Symbol</th>
<th>Avg</th>
<th>Max</th>
<th>Min</th>
<th>Max/Min</th>
<th>Avg/Min</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building lights</td>
<td></td>
<td>2.8 fc</td>
<td>14.2 fc</td>
<td>0.0 fc</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Parking Area</td>
<td></td>
<td>4.9 fc</td>
<td>14.5 fc</td>
<td>0.8 fc</td>
<td>18.1:1</td>
<td>6.1:1</td>
</tr>
<tr>
<td>Spill Lighting</td>
<td></td>
<td>0.1 fc</td>
<td>5.4 fc</td>
<td>0.0 fc</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

***ALL WALL MOUNTED FIXTURES AND/OR POLE MOUNTED LIGHT FIXTURES SHALL BE MOUNTED 90 DEGREES TO FINISHED GRADE.***

SEE EXHIBITS PROVIDED AT THE END OF THE PRESENTATION FOR FULL SCALE LIGHTING PLAN & DETAILS.
LIGHTING PLAN DETAILS

SEE EXHIBITS PROVIDED AT THE END OF THE PRESENTATION FOR FULL SCALE LIGHTING PLAN & DETAILS.
LIGHTING PLAN DETAILS

Project:

Fixture Type: WS

Location:

Contact:

P5642 SERIES  LED Wall Mount • Wet Location

Specifications:

Description:
The P5642 Series are ideal for a wide variety of interior and exterior applications including residential and commercial. The cylinders feature a cool white alternating current source and eliminate the need for a traditional LED driver. This modular approach results in an encapsulated luminaire that unifies performance, cost and safety benefits.

Construction:
- Powdercoated Antique Bronze (20), White (30), Black (31), Metallic Gray (82)
- Die-cast aluminum construction
- Flicker-free dimming to 100% brightness with most ELV type dimmers
  (See Dimming Notes)
- Covers a standard 4" recessed outlet box
- Mounting strap for outlet box included

Images:

Performance:

Number of Modules: 2
Input Power: 20W per module
Input Voltage: 120V
Input Frequency: 60Hz
Lumen/WW: 2000/80 (LM/79) PER MODULE
CCT: 3000K
CRI: 90
Life: 50,000 (L70/30-25)
EMI/RFI: FCC Title 47, Part 15, Class B
Min. Start Temp.: -30°C
Max. Operating Temp.: 50°C
Warranty: 5 yrs.
Labels: cCSAus certified for wet locations

Catalog number:

Base | Finish | Color Temp | CRI
--- | --- | --- | ---
P5642 | Antique Bronze | 20K - 3000K | 90 CRI
30 - White
31 - Black
82 - Metallic Gray

For more information visit our website: www.progresslighting.com

SEE EXHIBITS PROVIDED AT THE END OF THE PRESENTATION FOR FULL SCALE LIGHTING PLAN & DETAILS.
LIGHTING PLAN DETAILS

**Downlights | LB6LED SERIES**

**Features**
- Built for superior LED performance packed with feature
- 12-13 watt input power
- ENERGY STAR® qualified (WH)
- New construction with D5XOL housing; can be used to meet California Title 24 requirements for commercial buildings
- Retrofit applications with compatible 6" housings from Prescolite or others using universal screw-base adapters
- Photometric testing per IESNA LM-79 2008 standards
- Lumen output and distribution comparable up to a 75W PAR incandescent lamp or 26W CFL lamp
- Dimmable to 10% with most standard dimmers
- Easy installation with (2) friction spring clips and diffuse polycarbonate lens controls direct glare
- Up to 60,000 hours at 70% lumen maintenance per TM-21
- Integral aluminum heat sink to maximize life expectancy and lumen output
- UL/cUL listed and cETLus listed in Prescolite and many competitive housings
- Suitable for wet locations

**Certifications/Listing**
- DLC
- UL

**Ordering Information**

<table>
<thead>
<tr>
<th>TRIM</th>
<th>LED COLOR</th>
<th>CRI</th>
<th>TRIM COLOR</th>
<th>ACCESSORIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>LB6LED40L</td>
<td>30K</td>
<td>3000K</td>
<td>Blank W+</td>
<td>LG1S Dual Lite 100 VA surface mount LifeGear emergency lighting inverter</td>
</tr>
<tr>
<td>LB6LED48L</td>
<td>35K</td>
<td>3000K</td>
<td></td>
<td>LG1R Dual Lite 100 VA recessed mount LifeGear emergency lighting inverter</td>
</tr>
<tr>
<td></td>
<td>40K</td>
<td>4000K</td>
<td></td>
<td>LG1T Dual Lite 100 VA recessed ceiling T-grid mount LifeGear emergency lighting inverter</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>BZ Bronze</td>
<td>LG2S Dual Lite 250 VA surface mount LifeGear emergency lighting inverter</td>
</tr>
</tbody>
</table>

**Whiteway Quick Ship:**
All options in with White Trim

**Certifications/Listing**
- DLC
- UL

SEE EXHIBITS PROVIDED AT THE END OF THE PRESENTATION FOR FULL SCALE LIGHTING PLAN & DETAILS.
BUILDING PERSPECTIVES
FRONT

Front Elevation
1/4" = 1'-0"
BUILDING PERSPECTIVES
LEFT AND RIGHT

Left Elevation
1/4” = 1'-0"

Right Elevation
1/4” = 1'-0"
BUILDING PERSPECTIVES

REAR

Rear Elevation
1/4" = 1'-0"
BUILDING PERSPECTIVES
DUMPSTER ENCLOSURE
SIGNAGE DETAILS
FRONT

23" H x 19'-9" W
Illuminated channel letters
(37.85 SF)

6" H x 23'-6" W
Acrylic letters
(11.75 SF)
SIGNAGE DETAILS
REAR

23\" H x 19' - 9\" W
Illuminated channel letters
(37.85 SF)
SIGNAGE DETAILS

Front Elevation
Scale 1/4" = 1'

Side Elevation
Scale 1/4" = 1'
EXHIBIT A
SITE GRADING PLAN
EXHIBIT B
LANDSCAPE PLAN
EXHIBIT C

ILLUSTRATIVE PLAN
EXHIBIT D
LIGHTING PLAN