

HYATTSVILLE BRIGHTSEAT ROAD

Preliminary Plan of Subdivision

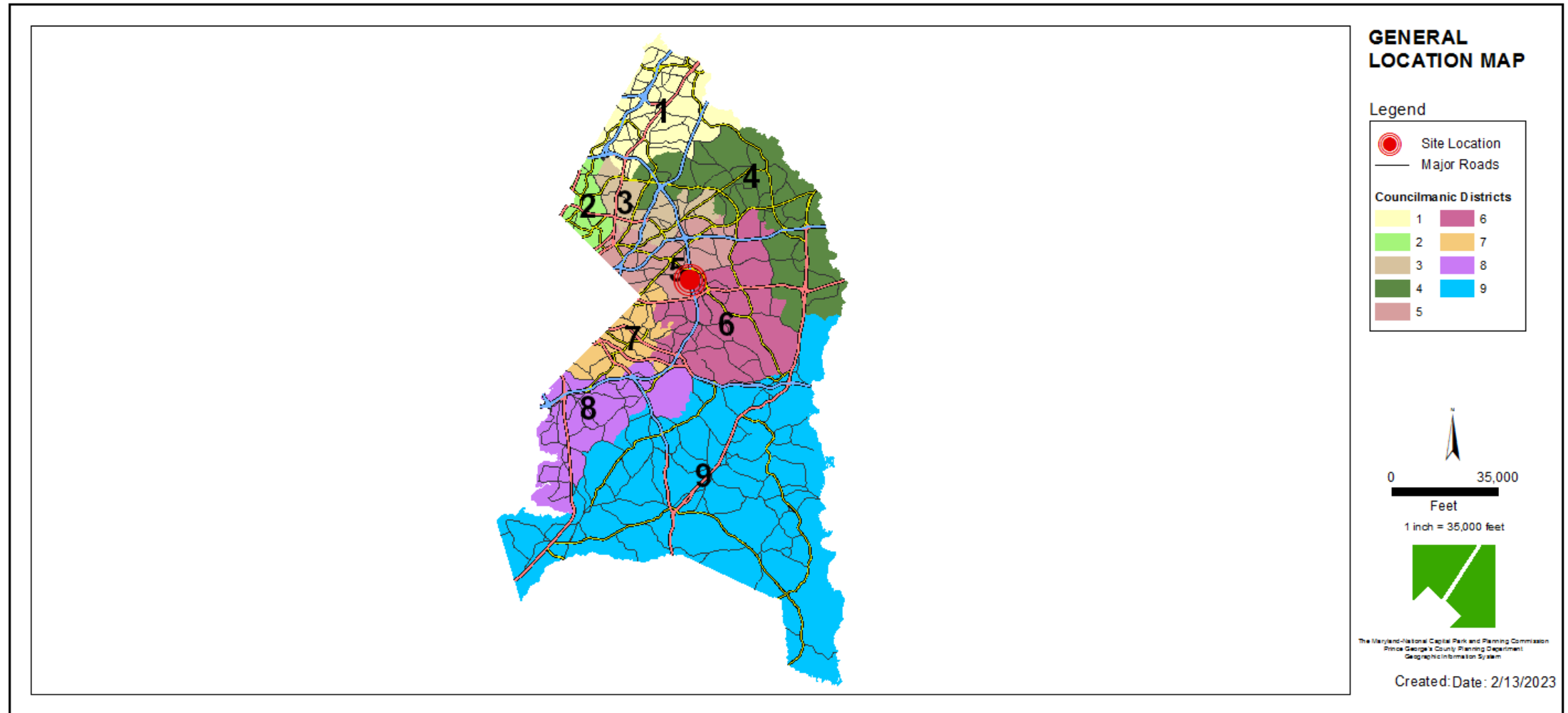
Staff Recommendation: APPROVAL with conditions



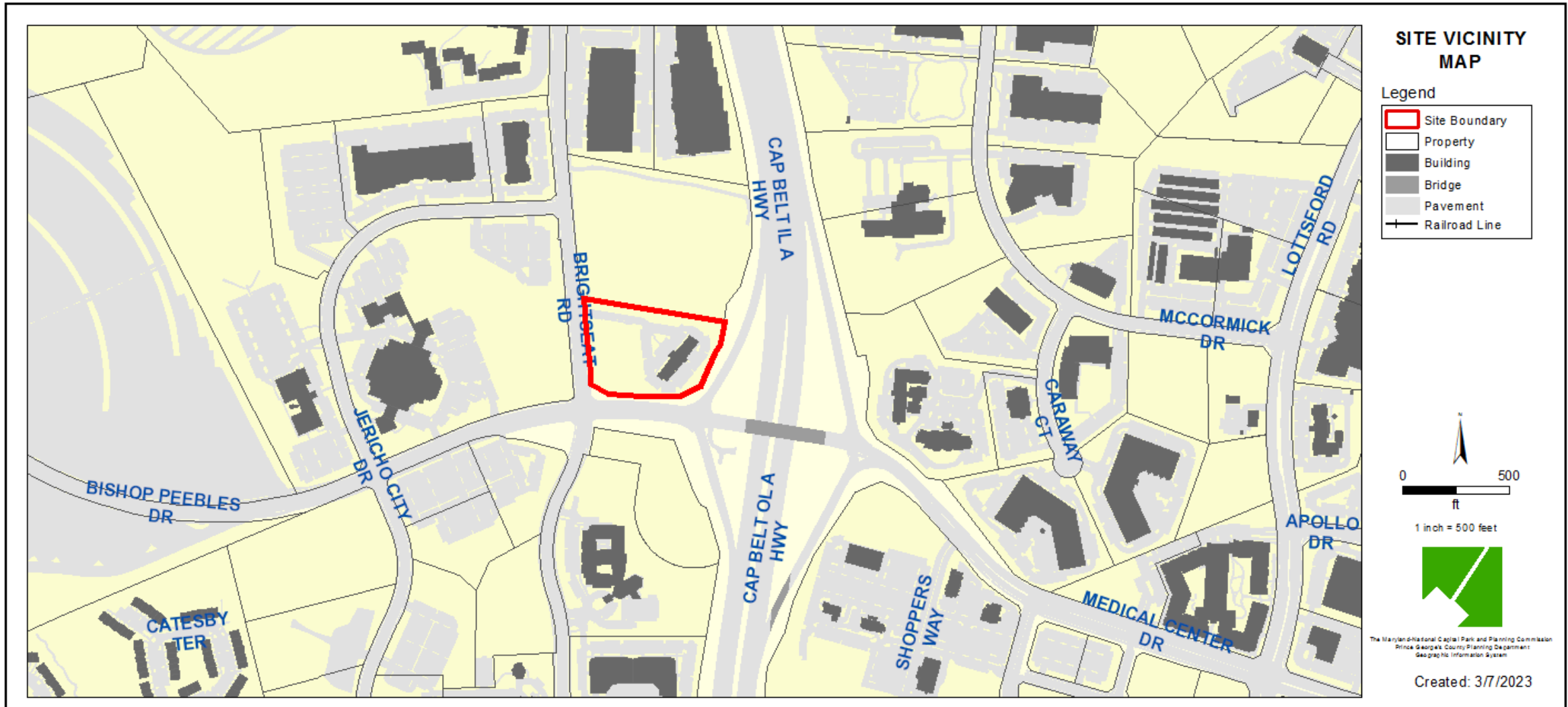
GENERAL LOCATION MAP

Council District: 05

Planning Area: 72



SITE VICINITY MAP

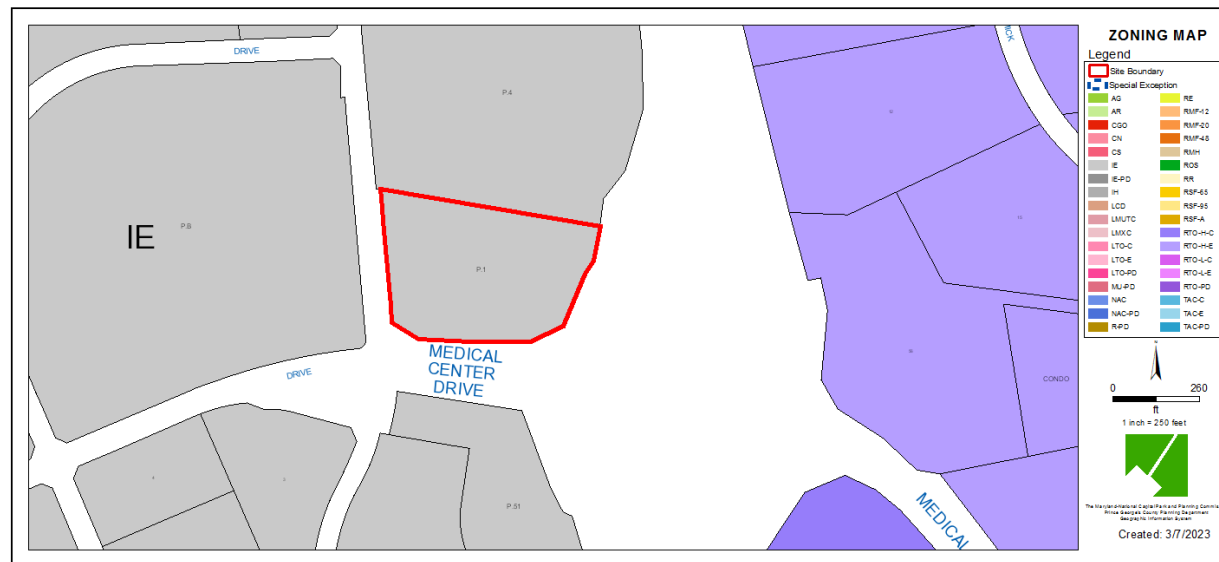


ZONING MAP (CURRENT & PRIOR)

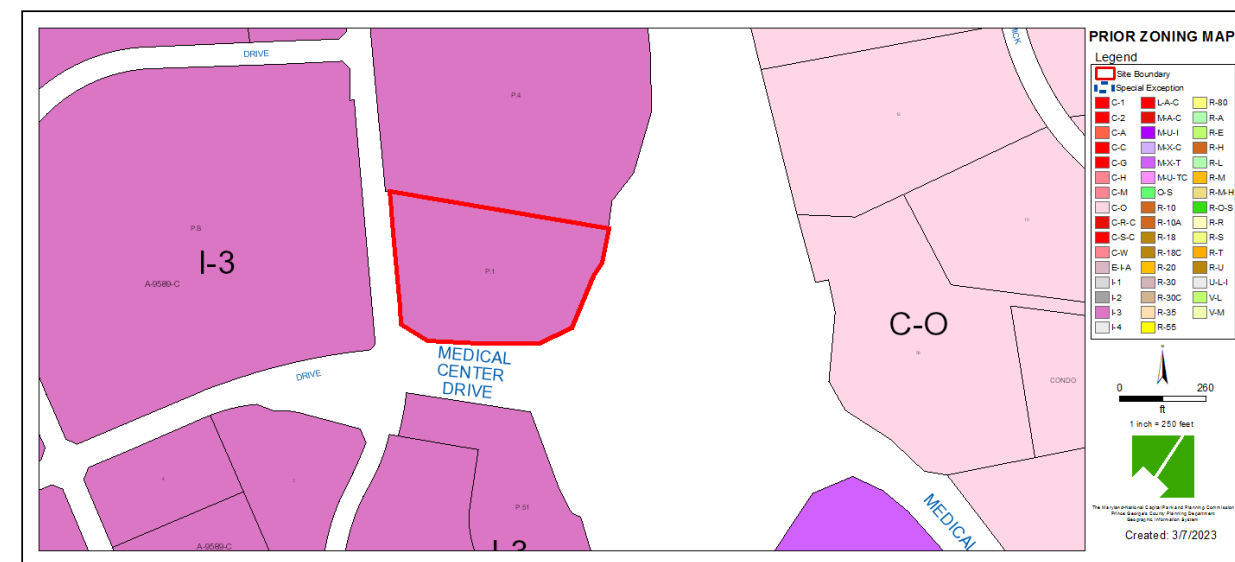
Current Property Zone: IE

Prior Property Zone: I-3

CURRENT ZONING MAP



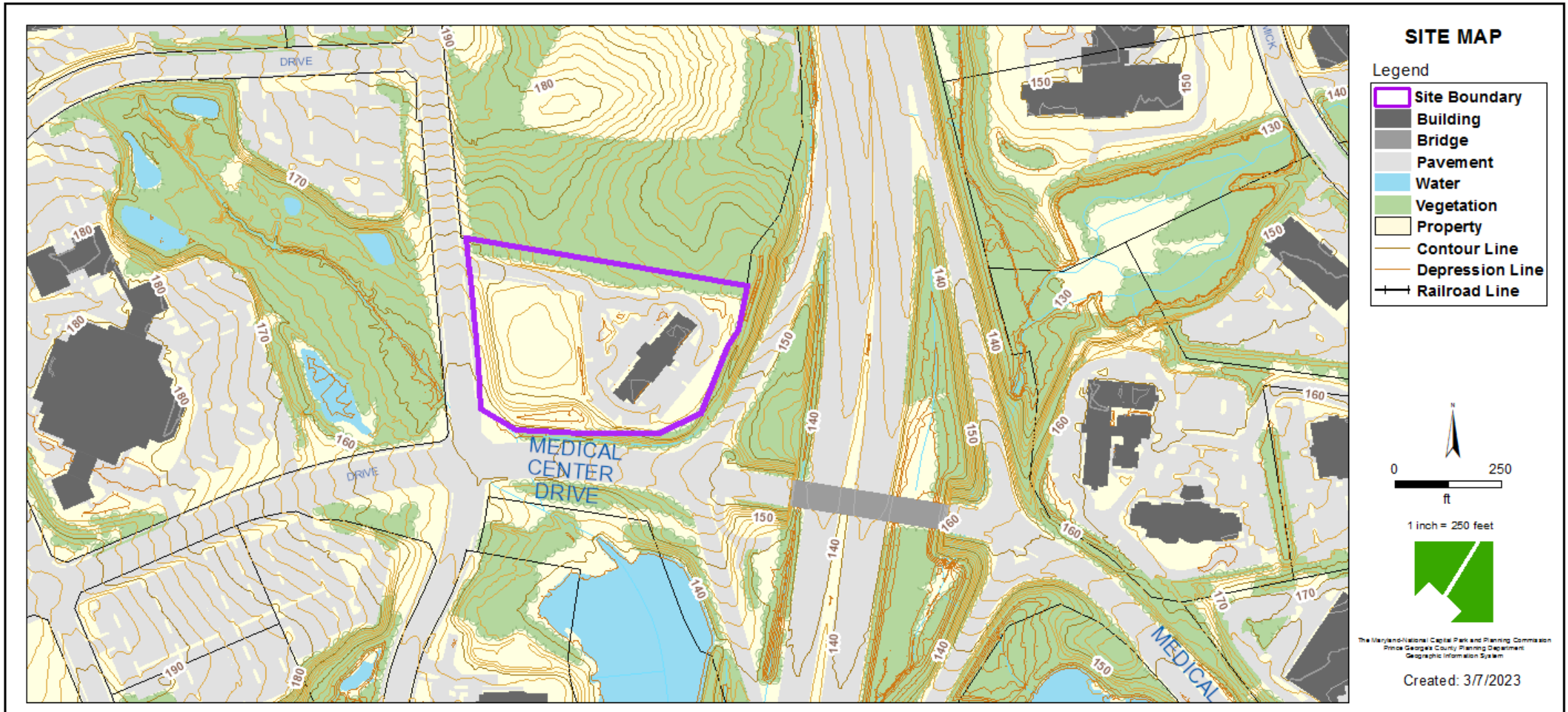
PRIOR ZONING MAP



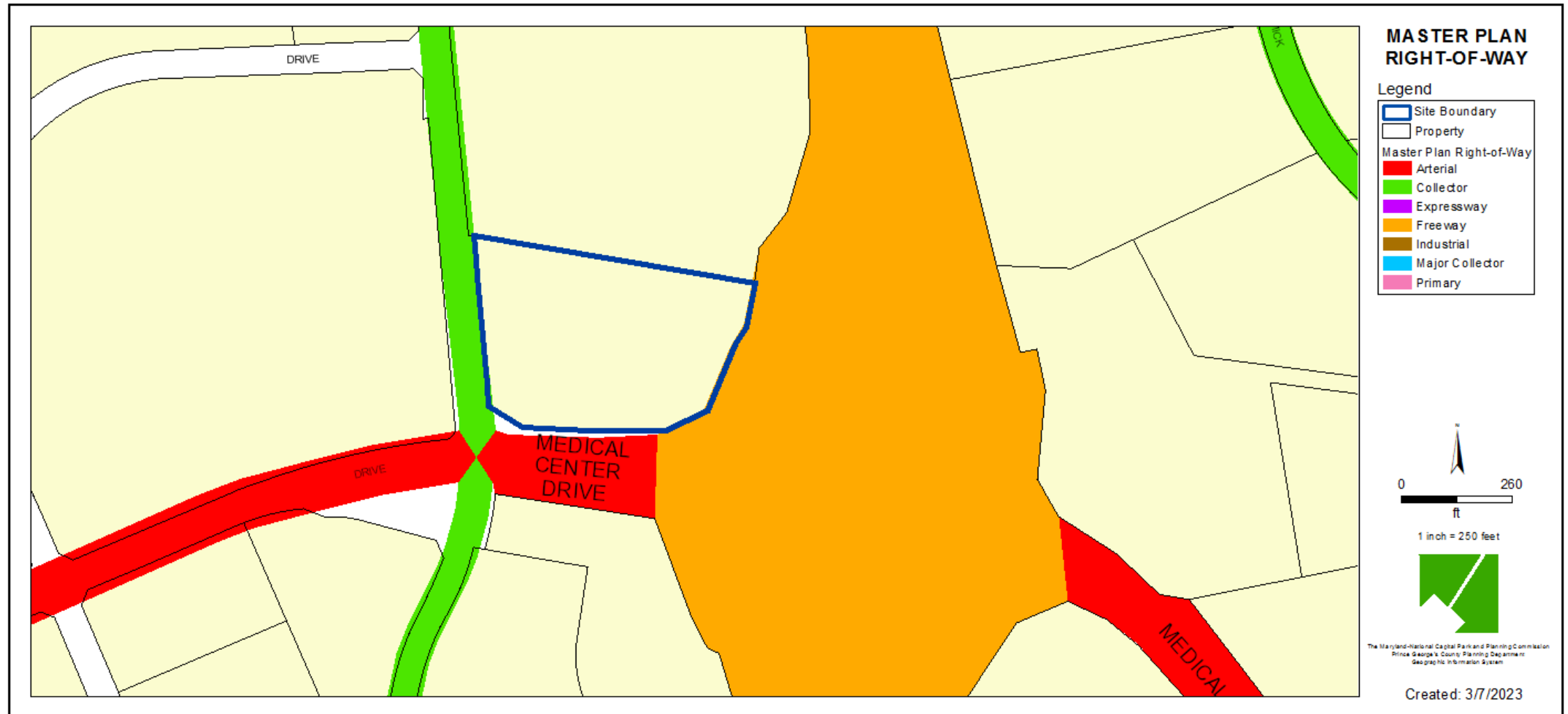
AERIAL MAP



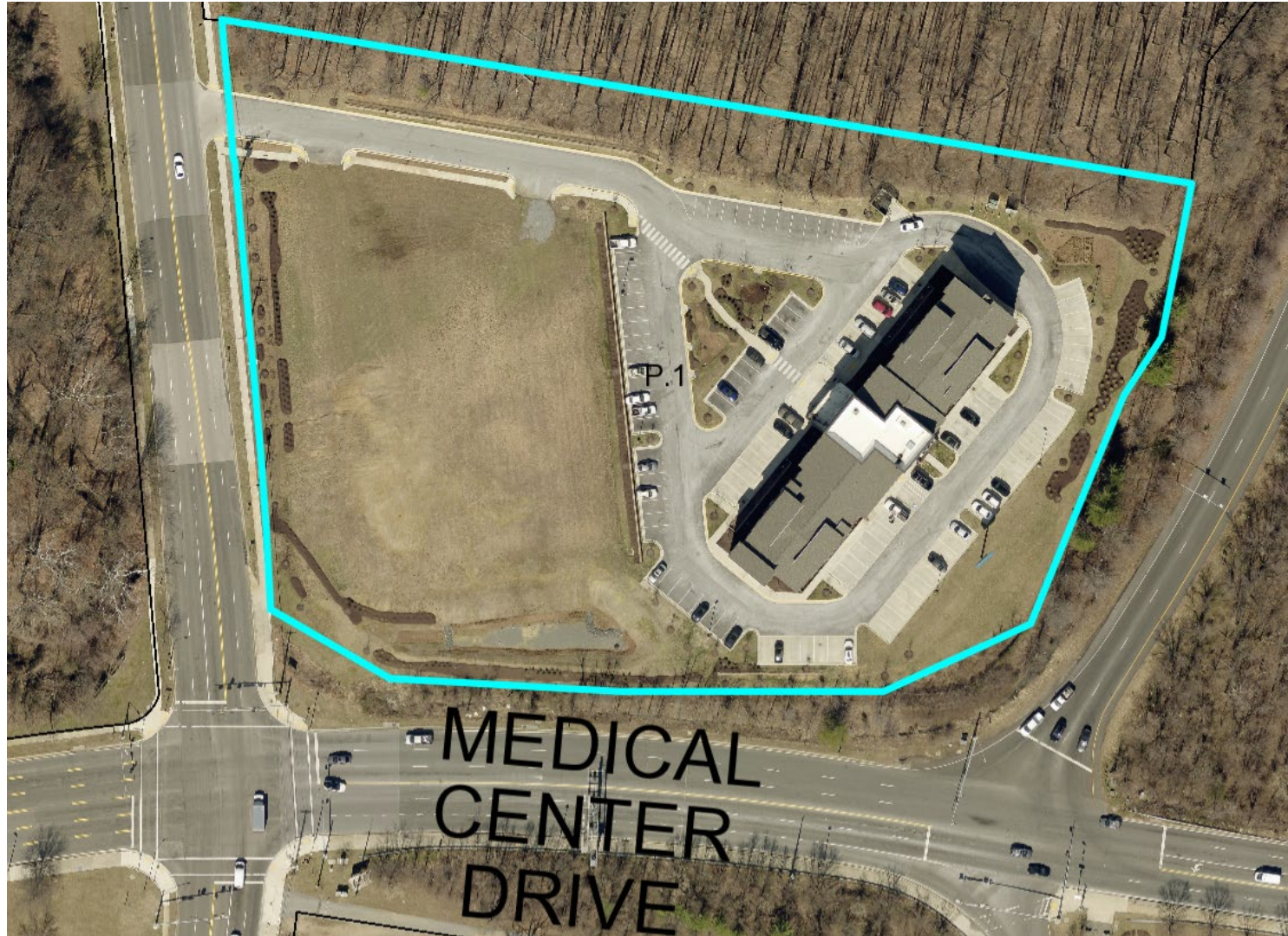
SITE MAP



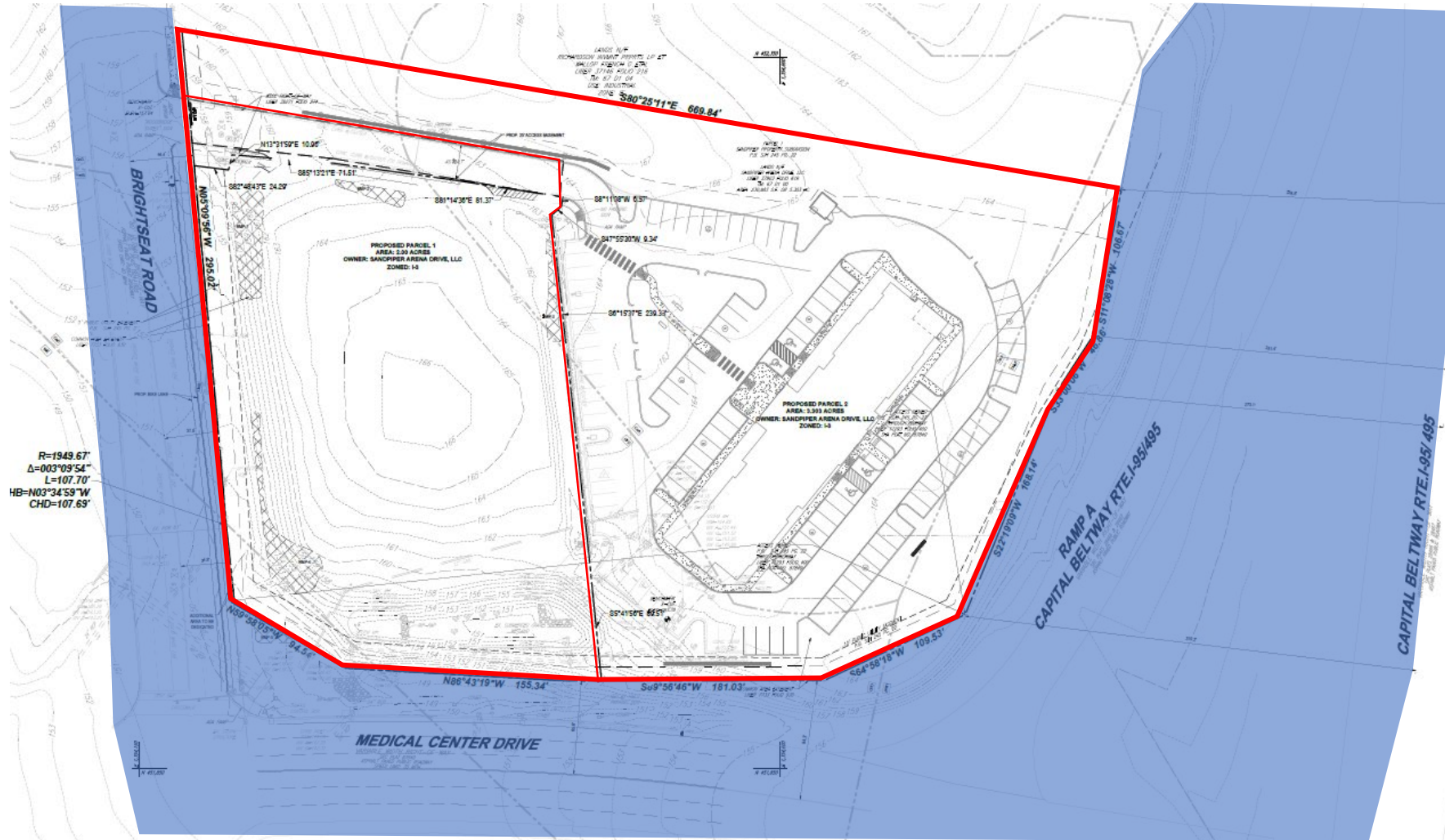
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



PRELIMINARY PLAN SUBDIVISION



LANDS N/P
 RICHARDSON AVIANT PRINTS LP ET
 HALLOR, FRENCH C. ETAL
 LIBER 17145 FOLIO 216
 TO 67' 01" 04
 USE: INDUSTRIAL
 ZONE: C

PARCEL 1
 SANDPIPER PROPERTY SUBDIVISION
 P.B. S.J.H 245 PG. 22

LANDS N/P
 SANDPIPER ARENA DRIVE, LLC
 LIBER 17063 FOLIO 616
 T.M. 87 01 00
 AREA: 230,983 S.F. OR 5.303 AC.

PROPOSED BUILDING
 3,939 SF
 12 SEATS
 31 PROP. SPACES
 FFE = 164.25
 HEIGHT = 25.17 FT
 PROP. DISTANCE

PROPOSED CANOPY
 31 PROP. SPACES
 FFE = 164.25
 HEIGHT = 25.17 FT
 PROP. DISTANCE

PROPOSED SANITARIUM
 12 SEATS
 31 PROP. SPACES
 FFE = 164.25
 HEIGHT = 25.17 FT
 PROP. DISTANCE

PROPOSED RAMP
 12 SEATS
 31 PROP. SPACES
 FFE = 164.25
 HEIGHT = 25.17 FT
 PROP. DISTANCE

PROPOSED PARKING LOT
 12 SEATS
 31 PROP. SPACES
 FFE = 164.25
 HEIGHT = 25.17 FT
 PROP. DISTANCE

PROPOSED DRIVEWAY
 12 SEATS
 31 PROP. SPACES
 FFE = 164.25
 HEIGHT = 25.17 FT
 PROP. DISTANCE

PROPOSED WALKWAY
 12 SEATS
 31 PROP. SPACES
 FFE = 164.25
 HEIGHT = 25.17 FT
 PROP. DISTANCE

PROPOSED FENCE
 12 SEATS
 31 PROP. SPACES
 FFE = 164.25
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 PROP. DISTANCE

PROPOSED LIGHTING
 12 SEATS
 31 PROP. SPACES
 FFE = 164.25
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PROPOSED SIGNAGE
 12 SEATS
 31 PROP. SPACES
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PROPOSED LANDSCAPING
 12 SEATS
 31 PROP. SPACES
 FFE = 164.25
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PROPOSED UTILITIES
 12 SEATS
 31 PROP. SPACES
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PROPOSED ACCESS
 12 SEATS
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PROPOSED EGRESS
 12 SEATS
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PROPOSED SECURITY
 12 SEATS
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PROPOSED MAINTENANCE
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PROPOSED SHOWER
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PROPOSED LOCKER
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WOODLAND CONSERVATION
(NOT CREDITED)

STAFF RECOMMENDATION

APPROVAL with 7 conditions

- 4-22006
- TCP1-003-2023-01

Major Issues:

- N/A

Applicant Required Mailings:

- Informational Mailing: 03/16/2022
- Acceptance Mailing: 12/27/2022