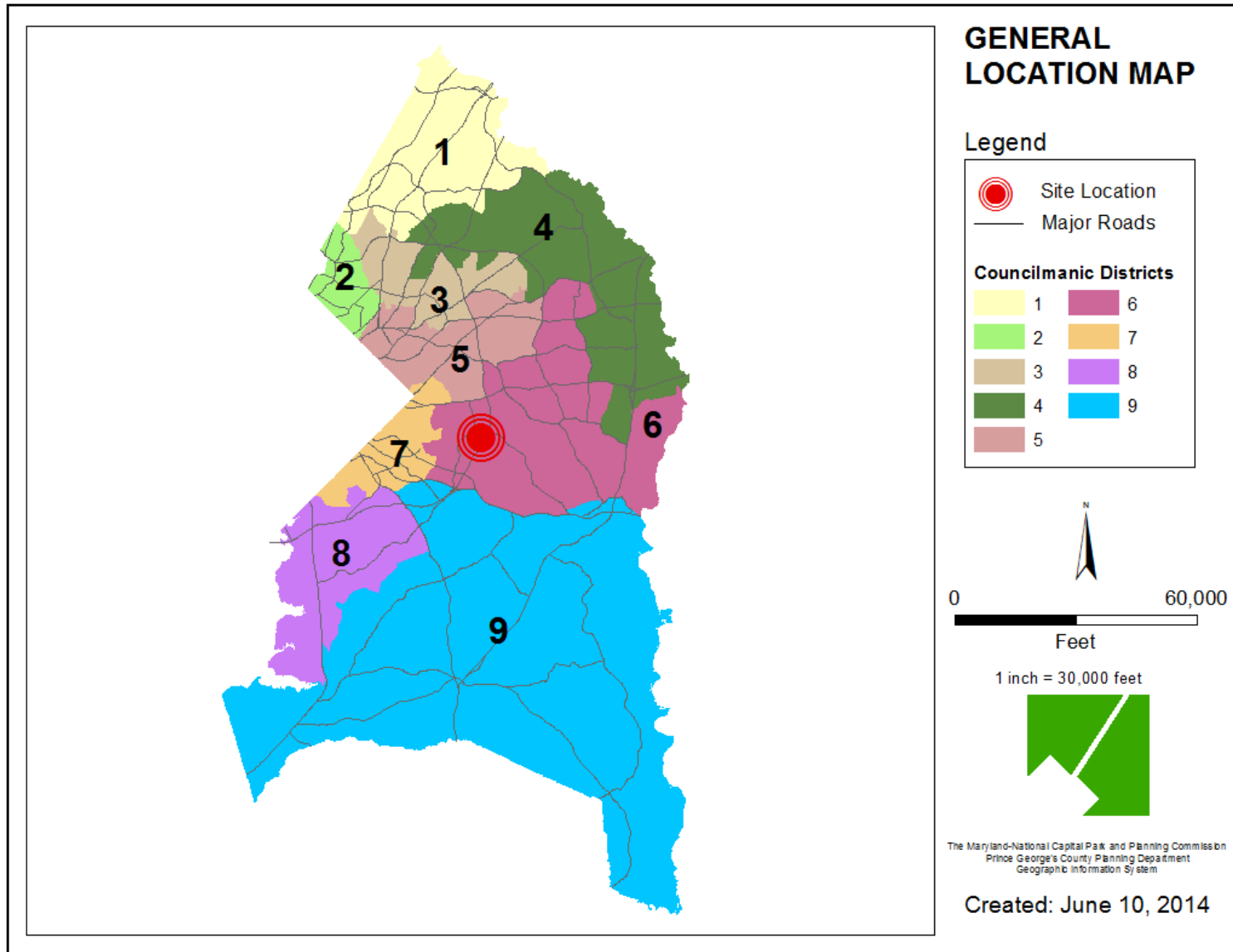


ITEM: 7

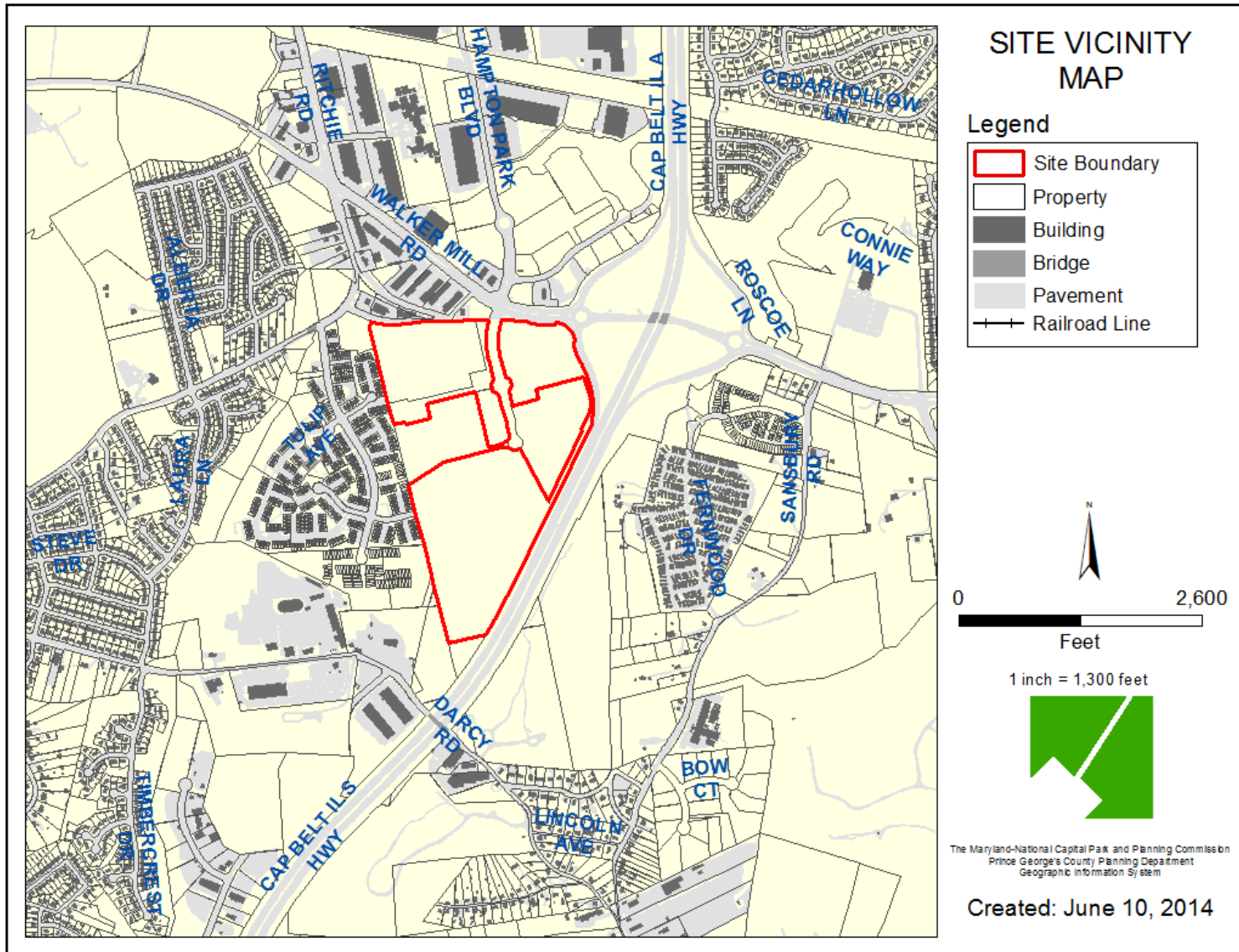
CASE: DSDS-681

RITCHIE STATION MARKETPLACE

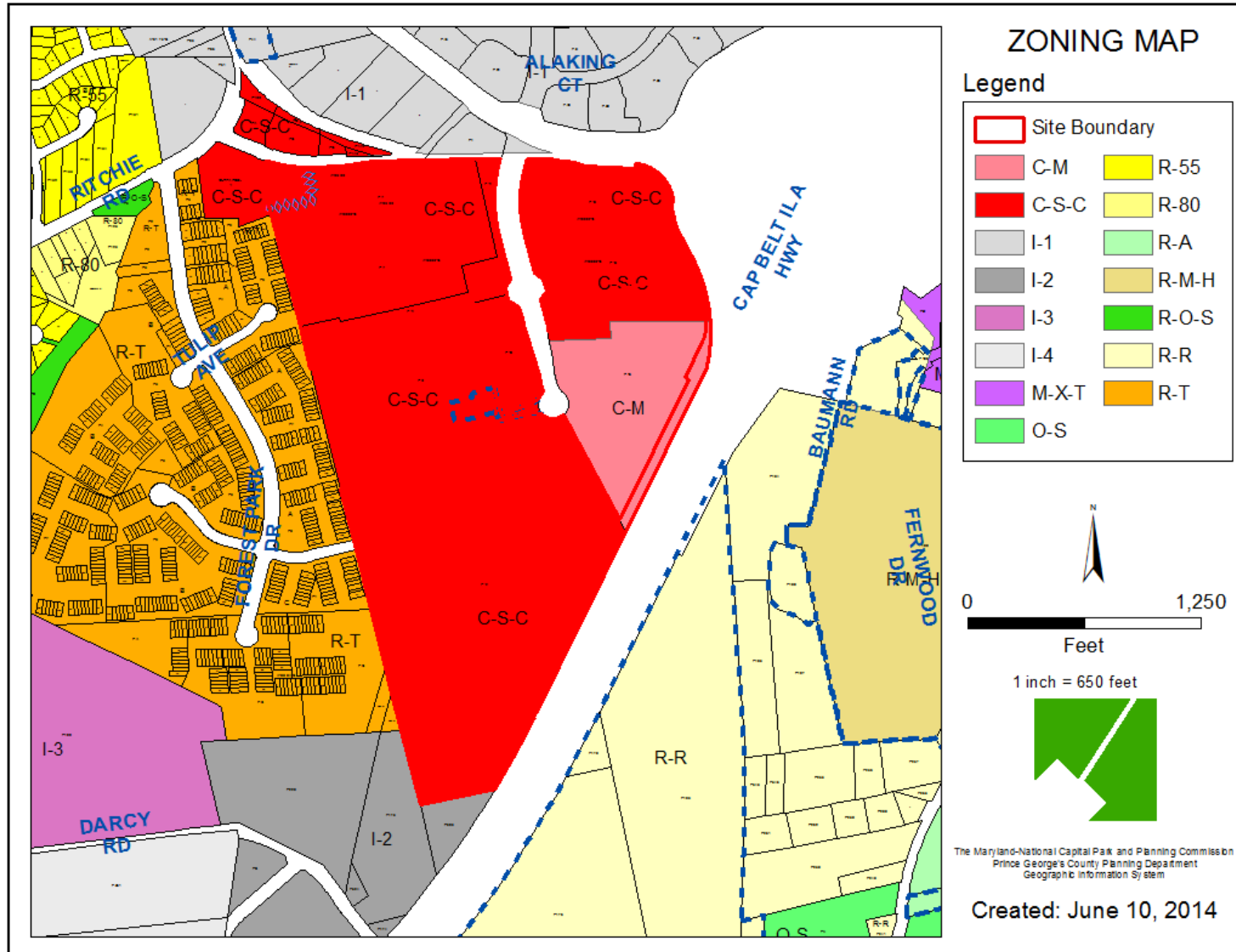
GENERAL LOCATION MAP



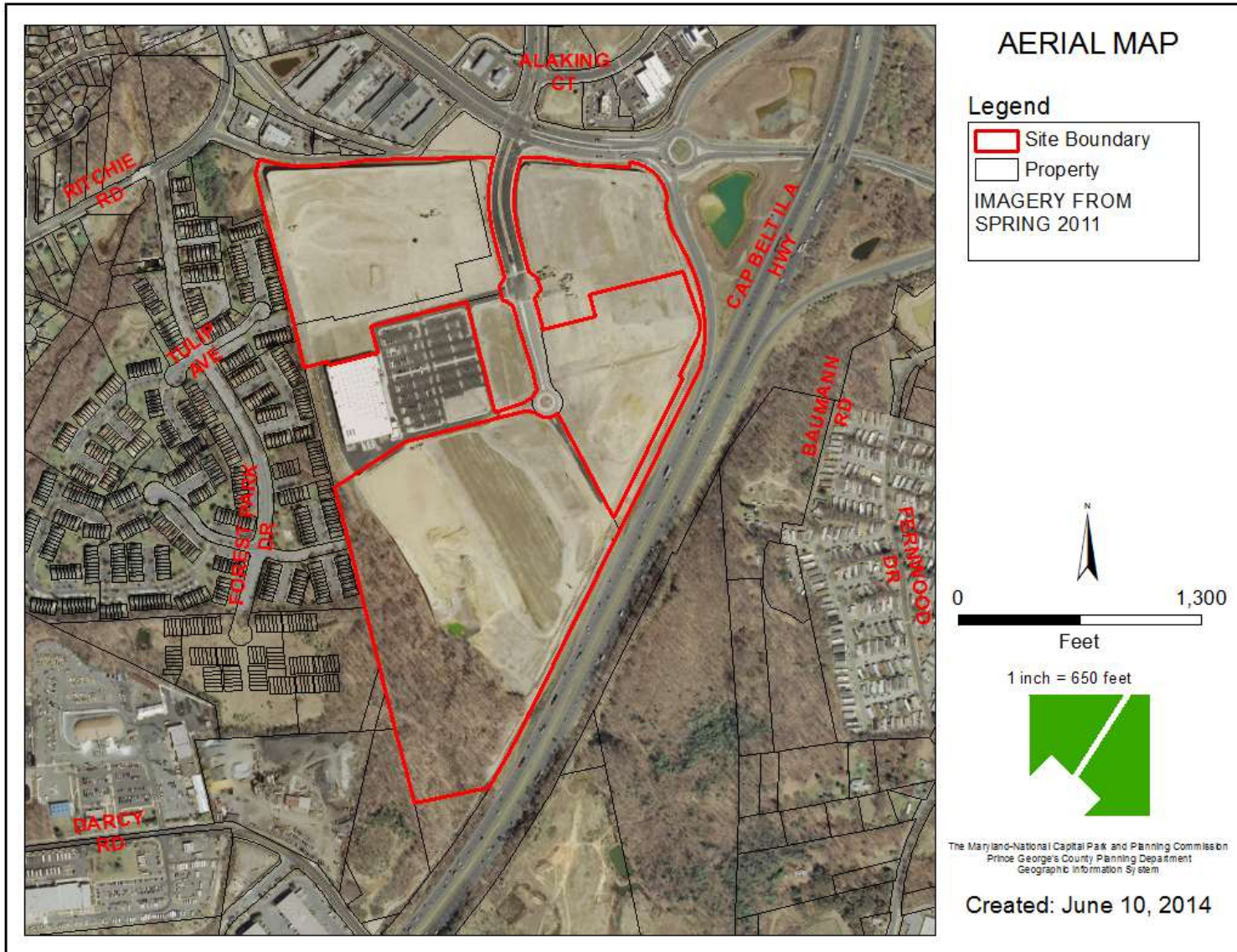
SITE VICINITY



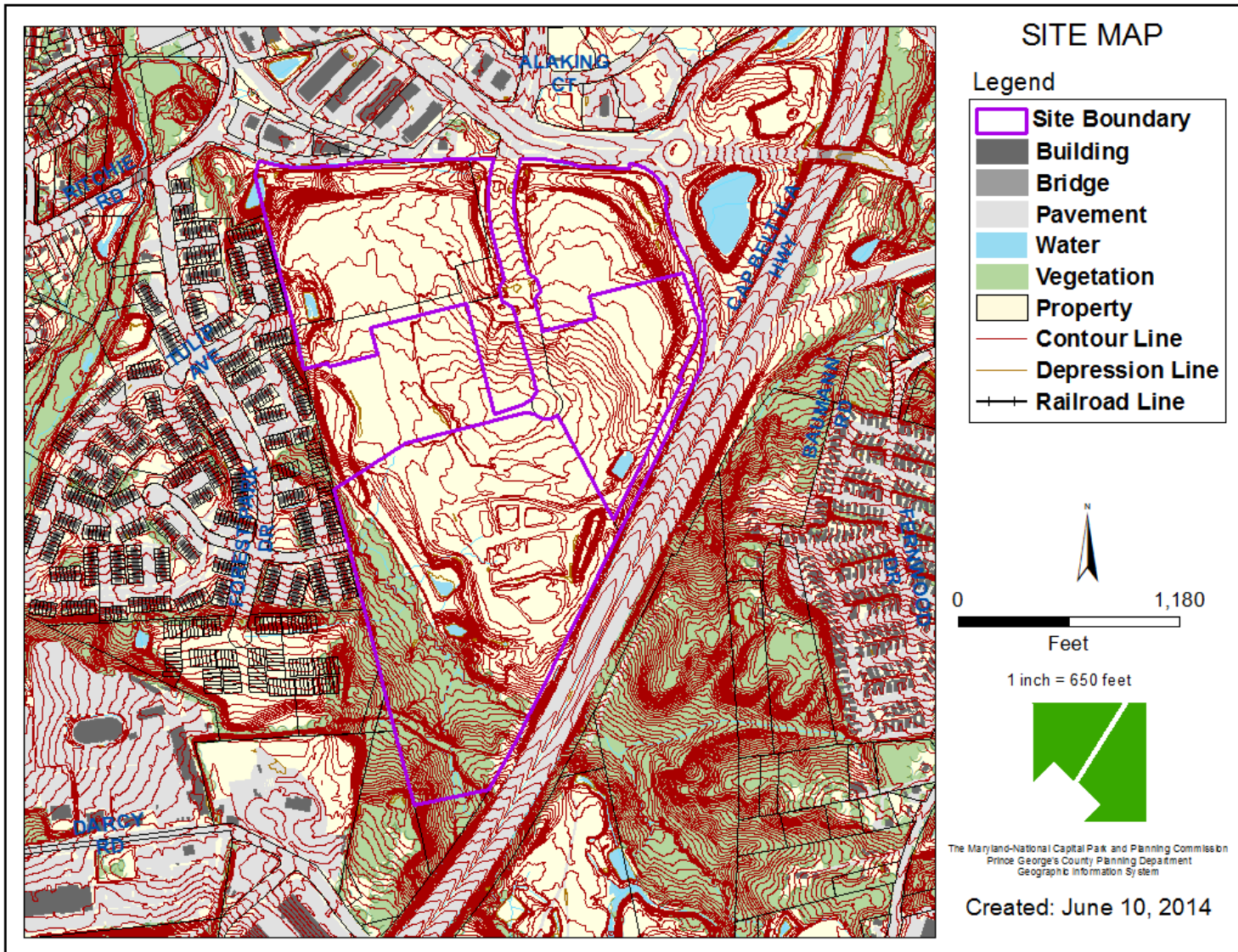
ZONING MAP



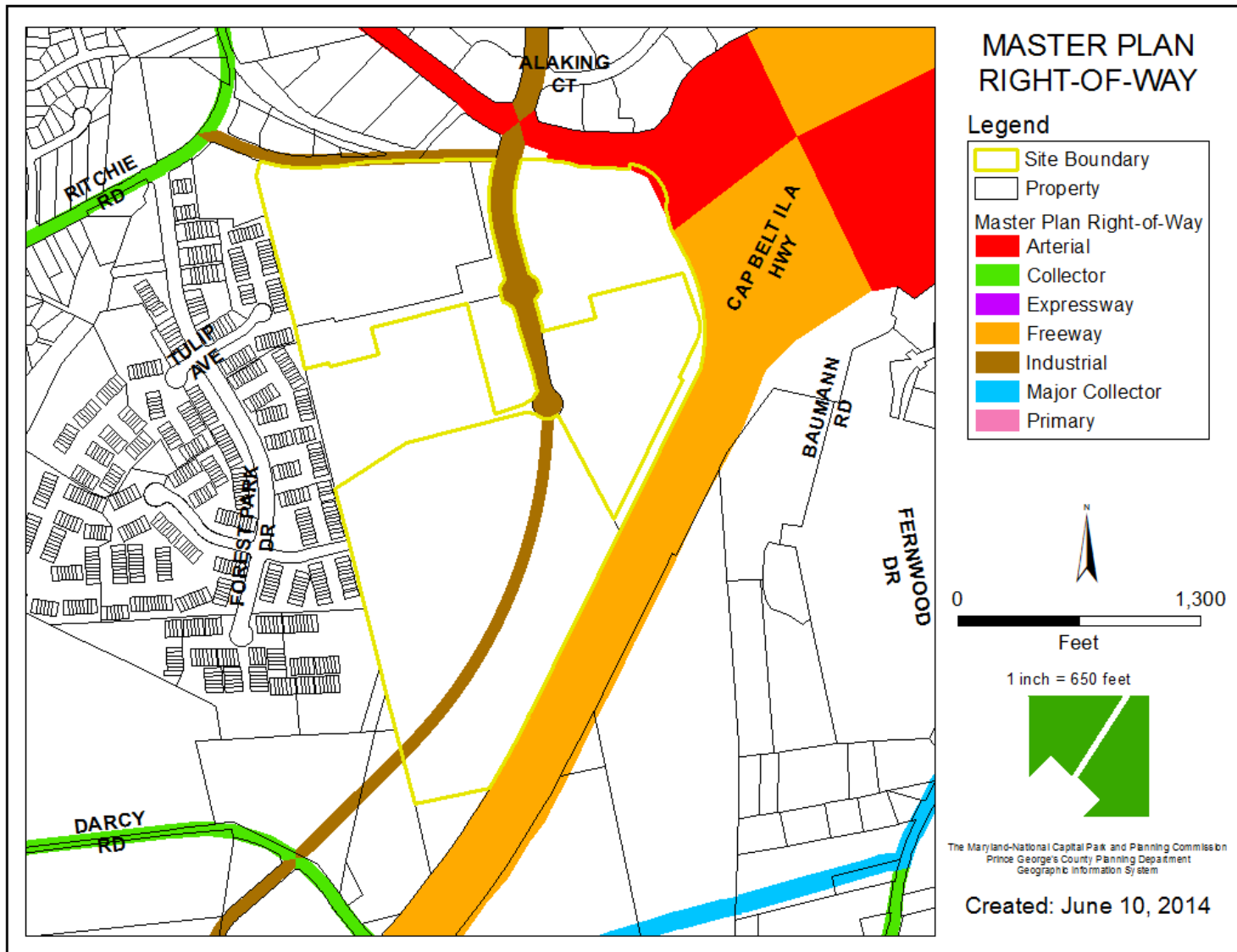
AERIAL MAP



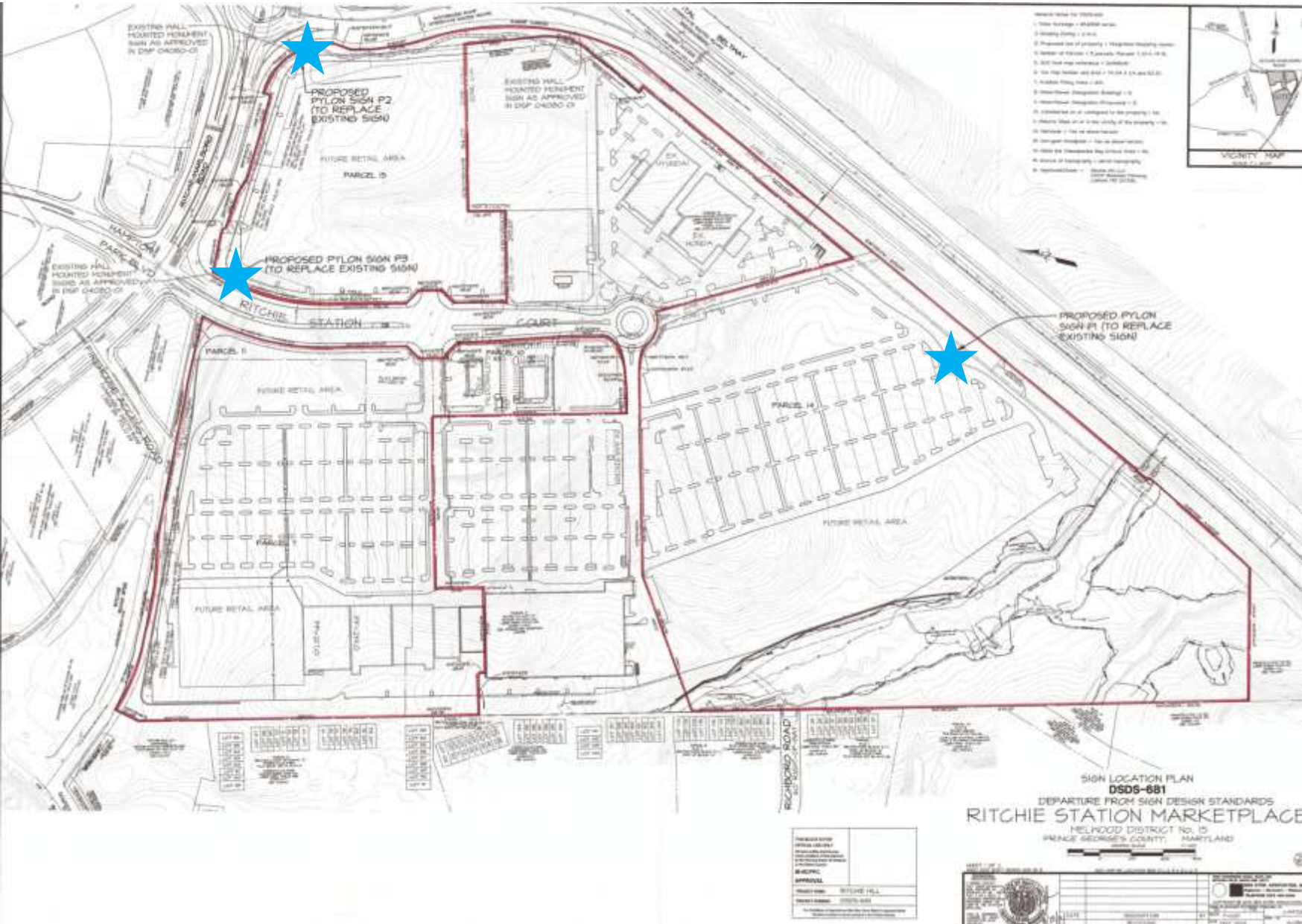
SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



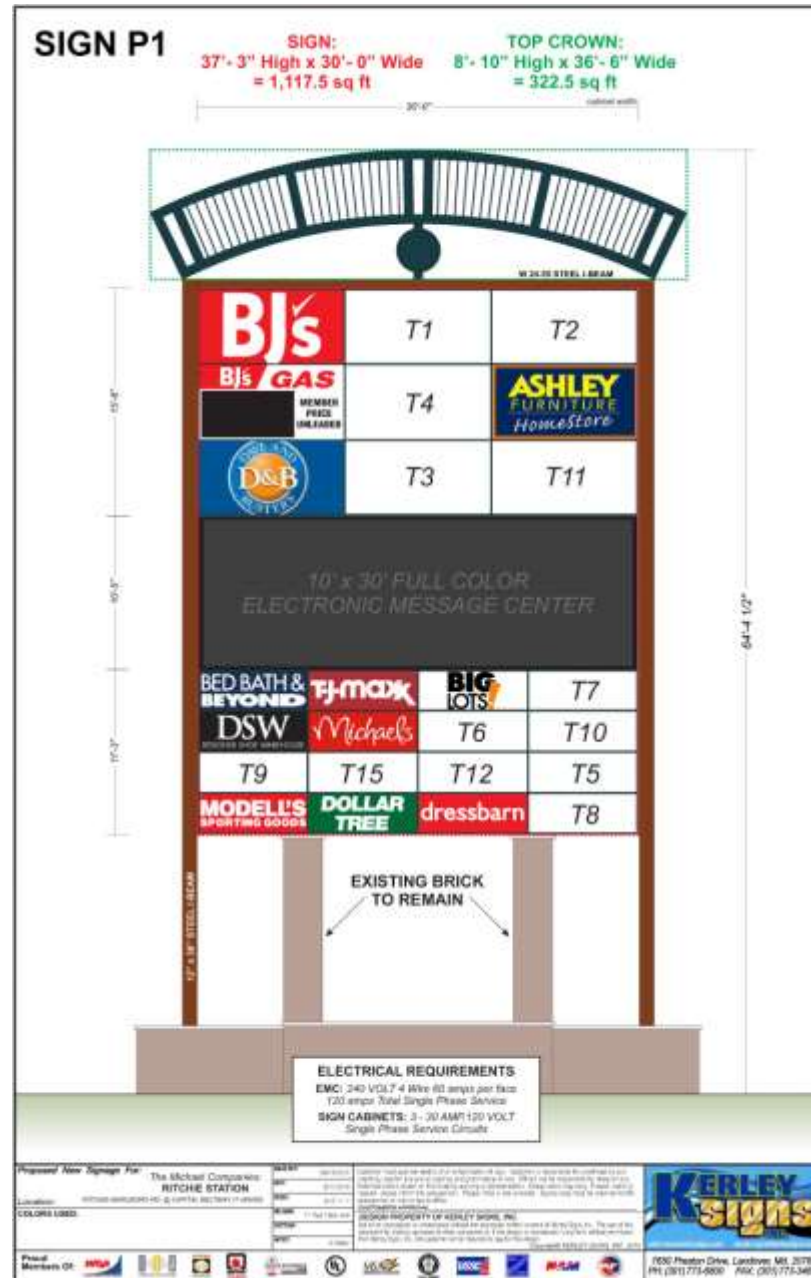
SITE PLAN



PROPOSED SIGN P1 AT BELTWAY I-495

TOTAL HEIGHT: 64.38 FT
TOTAL AREA: 1,440 SQ FT

DEPARTURE:
HEIGHT-39.38 FT
AREA-1,240 SQ FT



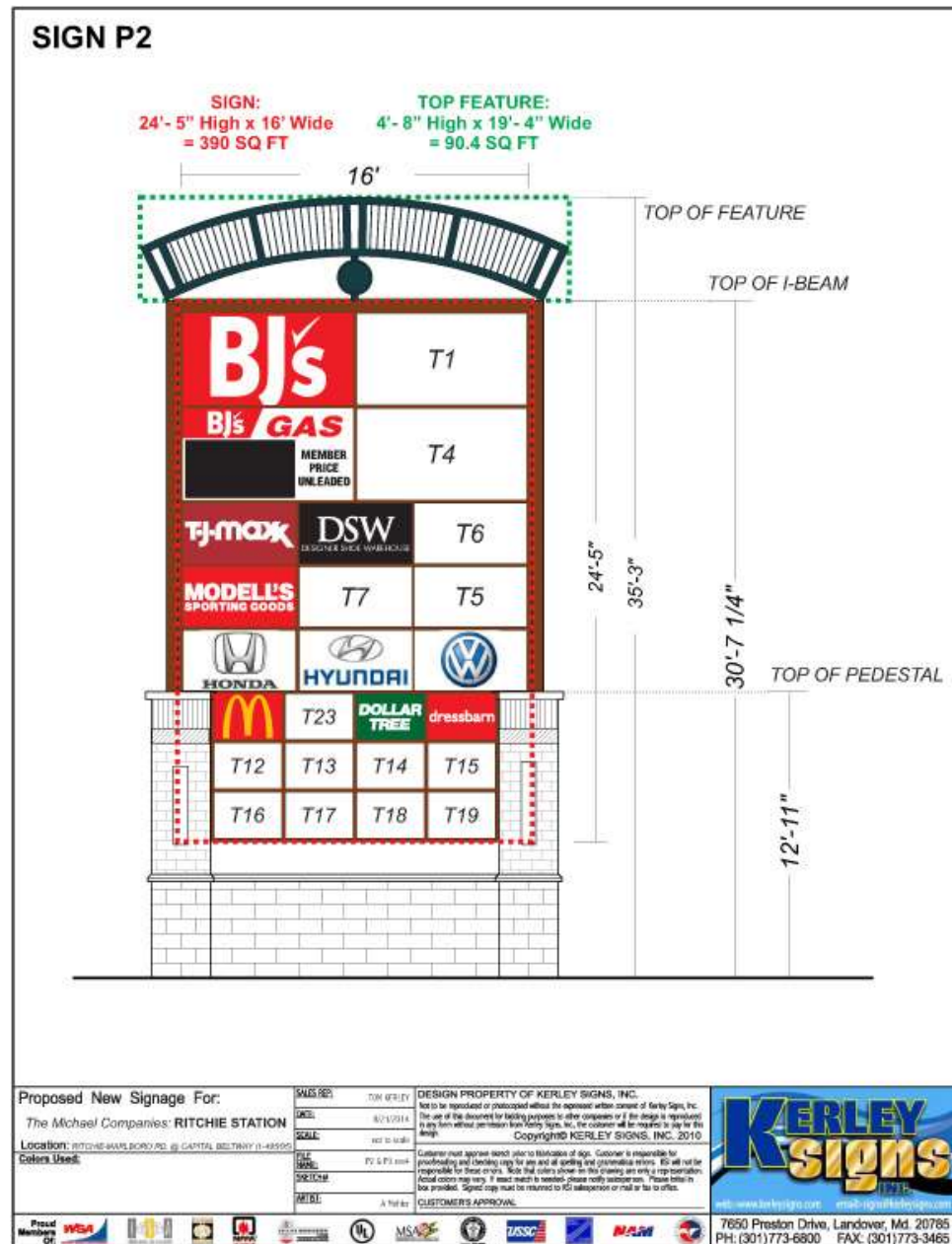
PROPOSED SIGN P2

RITCHIE-MARLBORO RD

SIGN AT TRAFFIC CIRCLE

TOTAL HEIGHT: 35.25 FT
TOTAL AREA: 480 SQ FT

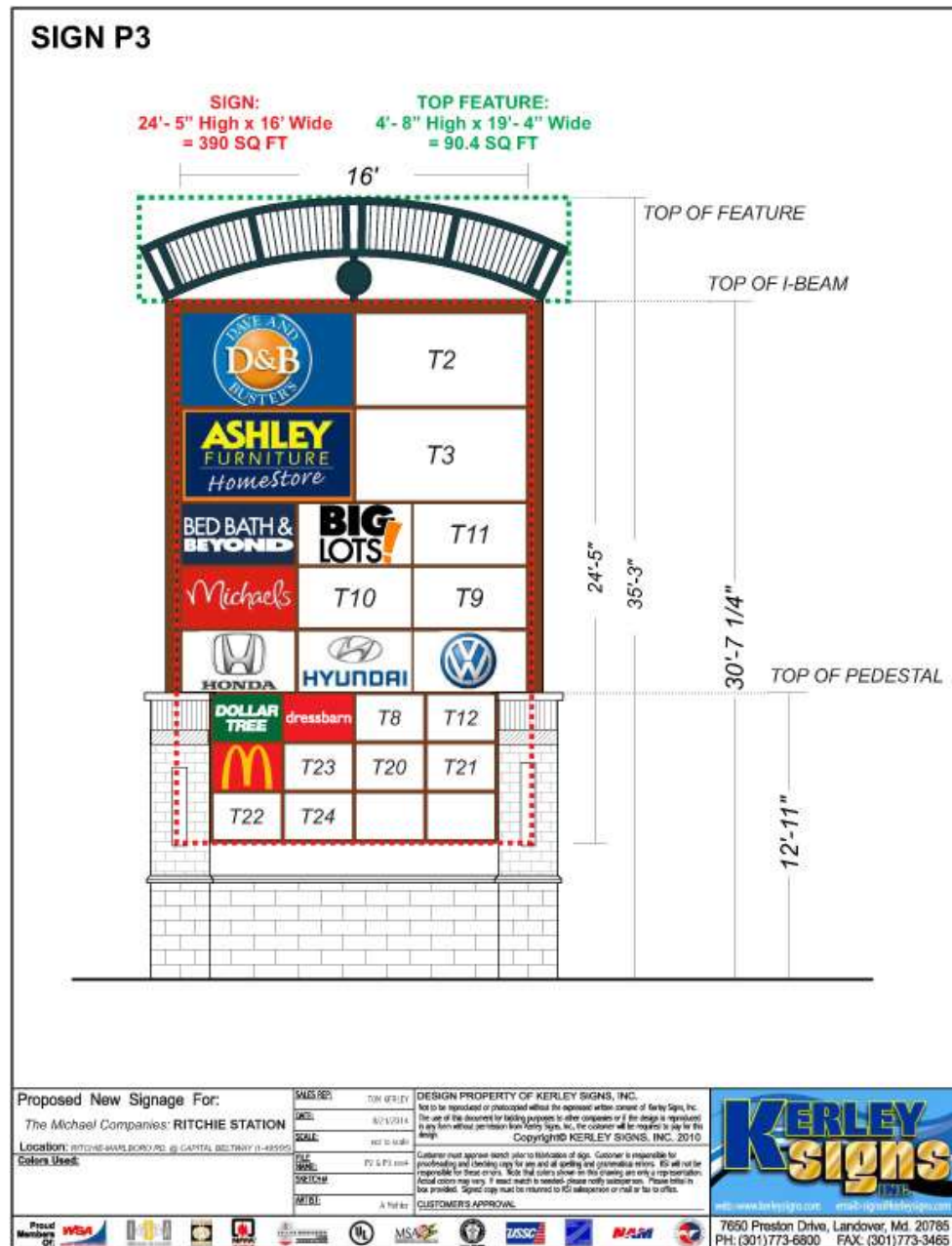
DEPARTURE:
HEIGHT- 10.29 FT
AREA- 280 SQ FT



PROPOSED SIGN P3 RITCHIE-MARLBORO RD AT MAIN ENTRANCE

TOTAL HEIGHT: 35.25 FT
TOTAL AREA: 480 SQ FT

DEPARTURE:
HEIGHT- 10.29 FT
AREA- 280 SQ FT



EXISTING P1 SIGN - BELTWAY SOUTHBOUND



EXISTING P1 SIGN - BELTWAY NORTHBOUND



EXISTING SIGN P2 - SOUTHBOUND BELTWAY EXIT RAMP TO RITCHIE-MARLBORO ROAD



EXISTING SIGN P2 - ROUNDABOUT LOOKING SOUTH



EXISTING SIGN P3 - WESTBOUND RITCHIE-MARLBORO ROAD



EXISTING SIGN P3 - EASTBOUND RITCHIE-MARLBORO ROAD



THIS SLIDE LEFT BLANK INTENTIONALLY

SIGN P1 - APPLICANT'S EXHIBIT



Southbound I-495 @ Viewing Distance of 955'
EXISTING SIGN



Southbound I-495 @ Viewing Distance of 955'
PROPOSED SIGN

Proposed New Signage For:		COLORS:	SALESMAN:	Customer must approve sketch prior to fabrication of sign. Customer is responsible for proofreading and checking copy for any and all spelling and grammatical errors. KSI will not be responsible for these errors. Note that colors shown on this drawing are only a representation. Actual colors may vary. If exact match is needed, please inform the salesperson. Please initial in box provided. Signed copy must be returned to KSI via suspension or mail or fax to office. CUSTOMER'S APPROVAL: _____ 7650 Preston Drive • Landover, MD 20785 • Ph: 301-773-6800 • Fax: 301-773-3465	DESIGN PROPERTY OF KERLEY SIGNS, INC. Not to be reproduced or photocopied without the expressed written consent of Kerley Signs, Inc. The use of this document for bidding purposes to other companies or if the design is reproduced in any form without permission from Kerley Signs, Inc., the customer will be required to pay for the design. Copyright© KERLEY SIGNS, INC. 2010 www.kerleysigns.com email: info@kerleysigns.com	
The Michael Companies: RITCHIE STATION		DATE:	8/2/2014			
Location: RITCHIE BARLBORD RD. @ CAPITAL BELTWAY (I-495/95)		SCALE:	not to scale			
REVISIONS:		FILE NAME:	P1 Plan Pylon.mxd			
		SKETCH #:				
		ARTIST:	A. M. HAN			

SIGN P1 - APPLICANT'S EXHIBIT



Southbound I-495 @ Viewing Distance of 540'
EXISTING SIGN



Southbound I-495 @ Viewing Distance of 540'
PROPOSED SIGN

Proposed New Signage For: The Michael Companies: RITCHIE STATION MITCHELLS BLVD. @ CAPITAL BELTWAY (I-495/95)		COLORS:	SALESMAN: TOM KIRLEY DATE: 8/2/2014 SCALE: not to scale FILE NAME: P1 Plan 1/2014 SKETCH # ARTIST: A Miller	Customer must approve sketch prior to fabrication of sign. Customer is responsible for proofreading and checking copy for any and all spelling and grammatical errors. KSI will not be responsible for these errors. Note that colors shown on this drawing are only a representation. Actual colors may vary. If exact match is needed, please inform the salesperson. Please initial in box provided. Signed copy must be returned to KSI.	DESIGN PROPERTY OF KERLEY SIGNS, INC. Not to be reproduced or photocopied without the expressed written consent of Kerley Signs, Inc. The use of this document for bidding purposes to other companies or if the design is reproduced in any form without permission from Kerley Signs, Inc., the customer will be required to pay for the design. Copyright © KERLEY SIGNS, INC. 2010 7650 Preston Drive • Landover, MD 20785 • Ph: 301-773-6800 • Fax: 301-773-3465	
Location:						
REVISIONS:						

SIGN P1 - APPLICANT'S EXHIBIT



Northbound I-495 @ Viewing Distance of 955'
EXISTING SIGN



Northbound I-495 @ Viewing Distance of 955'
PROPOSED SIGN

Proposed New Signage For:		COLORS:	SALESMAN:	Customer must approve sketch prior to fabrication of sign. Customer is responsible for proofreading and checking copy for any and all spelling and grammatical errors. KSI will not be responsible for these errors. Note that colors shown on this drawing are only a representation. Actual colors may vary. If exact match is needed, please inform the salesperson or mail or fax to office. CUSTOMER'S APPROVAL: _____ DATE: _____	DESIGN PROPERTY OF KERLEY SIGNS, INC. Not to be reproduced or photocopied without the expressed written consent of Kerley Signs, Inc. The use of this document for bidding purposes to other companies or if the design is reproduced in any form without permission from Kerley Signs, Inc., the customer will be required to pay for the design. Copyright © KERLEY SIGNS, INC. 2010 7650 Preston Drive • Landover, MD 20785 • Ph: 301-773-6800 • Fax: 301-773-3465 www.kerleysigns.com info@kerleysigns.com	
The Michael Companies: RITCHIE STATION		DATE:				
Location: RITCHIE-BARLBORO RD. @ CAPITAL BELTWAY (I-495/95)		SCALE:				
REVISIONS:		FILE NAME:				
		SKETCH #:				
		ARTIST:				

SIGN P1 - APPLICANT'S EXHIBIT



Northbound I-495 @ Viewing Distance of 540'
EXISTING SIGN



Northbound I-495 @ Viewing Distance of 540'
PROPOSED SIGN

Proposed New Signage For: The Michael Companies: RITCHIE STATION RITCHIE-HARBOR RD. @ CAPITAL BELTWAY (I-495/55)		COLORS:	SALESMAN: TOM KILLEY DATE: 8/2/2014 SCALE: not to scale FILE NAME: P1 Main Flyer.rvt SKETCH #: ARTIST: A Miller	Customer must approve sketch prior to fabrication of sign. Customer is responsible for proofreading and checking copy for any and all spelling and grammatical errors. KSI will not be responsible for these errors. Note that colors shown on this drawing are only a representation. Actual colors may vary. If exact match is needed, please inform the salesperson. Please initial in box provided. Signed copy must be returned to KSI salesperson or mail or fax to office. CUSTOMER'S APPROVAL	DESIGN PROPERTY OF KERLEY SIGNS, INC. Not to be reproduced or photocopied without the expressed written consent of Kerley Signs, Inc. The use of this document for bidding purposes to offer companies or if the design is reproduced in any form without permission from Kerley Signs, Inc., the customer will be required to pay for this design. Copyright © KERLEY SIGNS, INC. 2010 7650 Preston Drive • Landover, MD 20785 • Ph: 301-773-6800 • Fax: 301-773-3465 www.kerleysigns.com info@kerleysigns.com	
Location:						
REVISIONS:						

SIGN P2 - APPLICANT'S EXHIBIT

Eastbound Ritchie Marlboro Rd. @ Viewing Distance of 450' - EXISTING



Eastbound Ritchie Marlboro Rd. @ Viewing Distance of 450' - PROPOSED



NOTE THAT COMPUTER GENERATED COLORS SHOWN ON THIS DRAWING ARE ONLY A REPRESENTATION. ACTUAL COLORS MAY VARY. IF EXACT MATCH IS NEEDED, PLEASE INFORM THE SALESPERSON.

Proposed New Signage For:

The Michael Companies:
RITCHIE STATION

Location: RITCHIE-MARLBORO RD. @ CAPITAL BELTWAY (T-405/95)

COLORS USED:

CUSTOM COLOR MATCHING SAMPLES ON MOST COLORS AVAILABLE @ \$45.00 EACH

Proud Members Of:



SALES REP: TOM KERLEY

DATE: 8/27/2014

SCALE: 1/2" = 10'-0"

FILE NAME: P2 & P3 new

SKETCH#

ARTIST: A. Mohr

Customer must approve sketch prior to fabrication of sign. Customer is responsible for proofreading and checking copy for any and all spelling and grammatical errors. KSI will not be responsible for these errors. Note that computer generated colors shown on this drawing are only a representation. Actual colors may vary. If exact match is needed, please inform the salesperson. Please initial in box provided.

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SIGN P3 - APPLICANT'S EXHIBIT

Westbound Ritchie Marlboro Rd. @ Viewing Distance of 300' - EXISTING



Westbound Ritchie Marlboro Rd. @ Viewing Distance of 300' - PROPOSED



NOTE THAT COMPUTER GENERATED COLORS SHOWN ON THIS DRAWING ARE ONLY A REPRESENTATION. ACTUAL COLORS MAY VARY. IF EXACT MATCH IS NEEDED, PLEASE INFORM THE SALESPERSON.

Proposed New Signage For: The Michael Companies: RITCHIE STATION		SALES REP: TOM KERLEY DATE: 8/27/2014 SCALE: NOT TO SCALE		Customer must approve sketch prior to fabrication of sign. Customer is responsible for proofreading and checking copy for any and all spelling and grammatical errors. KSI will not be responsible for these errors. Note that computer generated colors shown on this drawing are only a representation. Actual colors may vary. If exact match is needed, please inform the salesperson. Please initial in box provided.	
Location: RITCHIE-MARLBORO RD. @ CAPITAL BELTWAY (I-495/95)		PRO NAME: P2 & P3 rev4 SKETCH: ARTIST: A. Mohr		CUSTOMER'S APPROVAL: DESIGN PROPERTY OF KERLEY SIGNS, INC. Not to be reproduced or photocopied without the expressed written consent of Kerley Signs, Inc. The use of this document for bidding purposes to other companies or if the design is reproduced in any form without permission from Kerley Signs, Inc., the customer will be required to pay for this design. Copyright © KERLEY SIGNS, INC. 2010	
COLORS USED: CUSTOM COLOR MATCHING SAMPLES ON MOST COLORS AVAILABLE @ \$45.00 EACH					
Proud Members Of:				7650 Preston Drive, Landover, Md. 20785 PH: (301) 773-6800 FAX: (301) 773-3465	

SIGN P3 - APPLICANT'S EXHIBIT

Westbound Ritchie Marlboro Rd. @ Viewing Distance of 540' - EXISTING



Westbound Ritchie Marlboro Rd. @ Viewing Distance of 540' - PROPOSED



NOTE THAT COMPUTER GENERATED COLORS SHOWN ON THIS DRAWING ARE ONLY A REPRESENTATION. ACTUAL COLORS MAY VARY. IF EXACT MATCH IS NEEDED, PLEASE INFORM THE SALESPERSON.

Proposed New Signage For:

The Michael Companies,
RITCHIE STATION

Location: RITCHIE-MARLBORO RD. @ CAPITAL BELTWAY (I-495/95)

COLORS USED:

CUSTOM COLOR MATCHING SAMPLES ON MOST COLORS AVAILABLE @ \$45.00 EACH

SALES REP: TOM KERLEY
DATE: 8/21/2014
SCALE: 1/2" = 1' SCALE
FILE NAME: P3 & P3 rev1
SKETCH:
ARTIST: A. Miller

Customer must approve sketch prior to fabrication of sign. Customer is responsible for proofreading and checking copy for any and all spelling and grammatical errors. KSI will not be responsible for these errors. Note that computer generated colors shown on this drawing are only a representation. Actual colors may vary. If exact match is needed, please inform the salesperson. Please initial in box provided.

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SIGN P3 - APPLICANT'S EXHIBIT

Westbound Ritchie Marlboro Rd. @ Viewing Distance of 540' - EXISTING



Westbound Ritchie Marlboro Rd. @ Viewing Distance of 540' - PROPOSED



NOTE THAT COMPUTER GENERATED COLORS SHOWN ON THIS DRAWING ARE ONLY A REPRESENTATION. ACTUAL COLORS MAY VARY. IF EXACT MATCH IS NEEDED- PLEASE INFORM THE SALESPERSON.

Proposed New Signage For: The Michael Companies: RITCHIE STATION		SALES REP: TOM KERLEY DATE: 8/21/2014 SCALE: 1/2" = 10'-0" FILE NAME: P2 & P3.rvt SKETCH#: ARTIST: A. Mohr	Customer must approve sketch prior to fabrication of sign. Customer is responsible for proofreading and checking copy for any and all spelling and grammatical errors. KSI will not be responsible for these errors. Note that computer generated colors shown on this drawing are only a representation. Actual colors may vary. If exact match is needed- please inform the salesperson. Please initial in box provided. CUSTOMER'S APPROVAL: DESIGN PROPERTY OF KERLEY SIGNS, INC. Not to be reproduced or photocopied without the expressed written consent of Kerley Signs, Inc. The use of this document for bidding purposes to other companies or if the design is reproduced in any form without permission from Kerley Signs, Inc. the customer will be required to pay for this design. Copyright © KERLEY SIGNS, INC. 2010	 www.kerleysigns.com info@kerleysigns.com
Location: RITCHIE-MARLBORO RD. @ CAPITAL BELTWAY (T-405/55) COLORS USED: CUSTOM COLOR MATCHING SAMPLES ON MOST COLORS AVAILABLE @ \$45.00 EACH				
Proud Members Of:				
7650 Preston Drive, Landover, Md. 20785 PH: (301)773-6800 FAX: (301)773-3465				

SIGNAGE COMPARISON

SCALE: 1/16" = 1'

AUG 22 2014
DEVELOPMENT REVIEW
DIVISION
AMENDED
DSDS-681

IKEA - College Park, MD (approx. 135')

MELFORD (approx. 71')

WOODMORE TOWN CENTER (approx. 71')

RITCHIE STATION PROPOSED (64'-5")

RITCHIE STATION EXISTING (46')



SIGN FACE TOTAL AREA: 528 sqft

1,118 sqft

2,772 sqft

1,064 sqft

1,080 sqft

MAIN ROAD FRONTAGE: 7,694 lft

7,694 lft

1,150 lft

2,200 lft

2,700 lft

Proposed New Signage For:

The Michael Companies
RITCHIE STATION

Location:

REVISIONS:

COLORS:

SALESMAN: BOB KERLEY
DATE: AUGUST 2014
SCALE: NOT TO SCALE
FILE NAME: Signage Review 02
SKETCH #:
ARTIST: A. Keller

Customer must approve sketch prior to fabrication of sign. Customer is responsible for proofreading and checking copy for any and all spelling and grammatical errors. KSI will not be responsible for these errors. Note that colors shown on this drawing are only a representation. Actual colors may vary. If exact match is needed, please allow the signmaker. Please initial in line provided. Signed copy must be returned to KSI via personal or mail or fax to office.

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EXISTING P1 SIGN - BELTWAY SOUTHBOUND



EXISTING P1 SIGN - BELTWAY NORTHBOUND

