

# HYATTSVILLE BRIGHTSEAT ROAD

DETAILED SITE PLAN

TCP2-026-2015-02

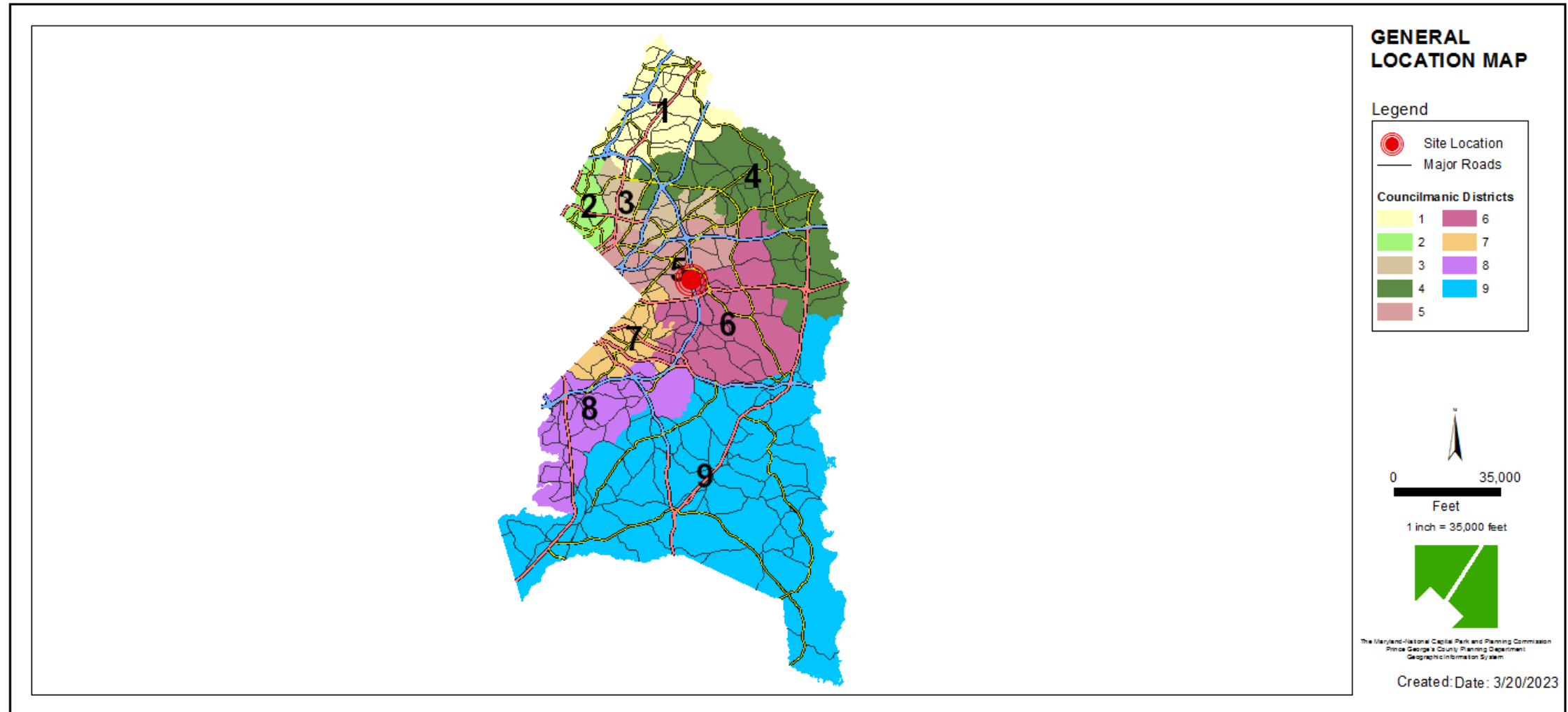
Staff Recommendation: APPROVAL with conditions



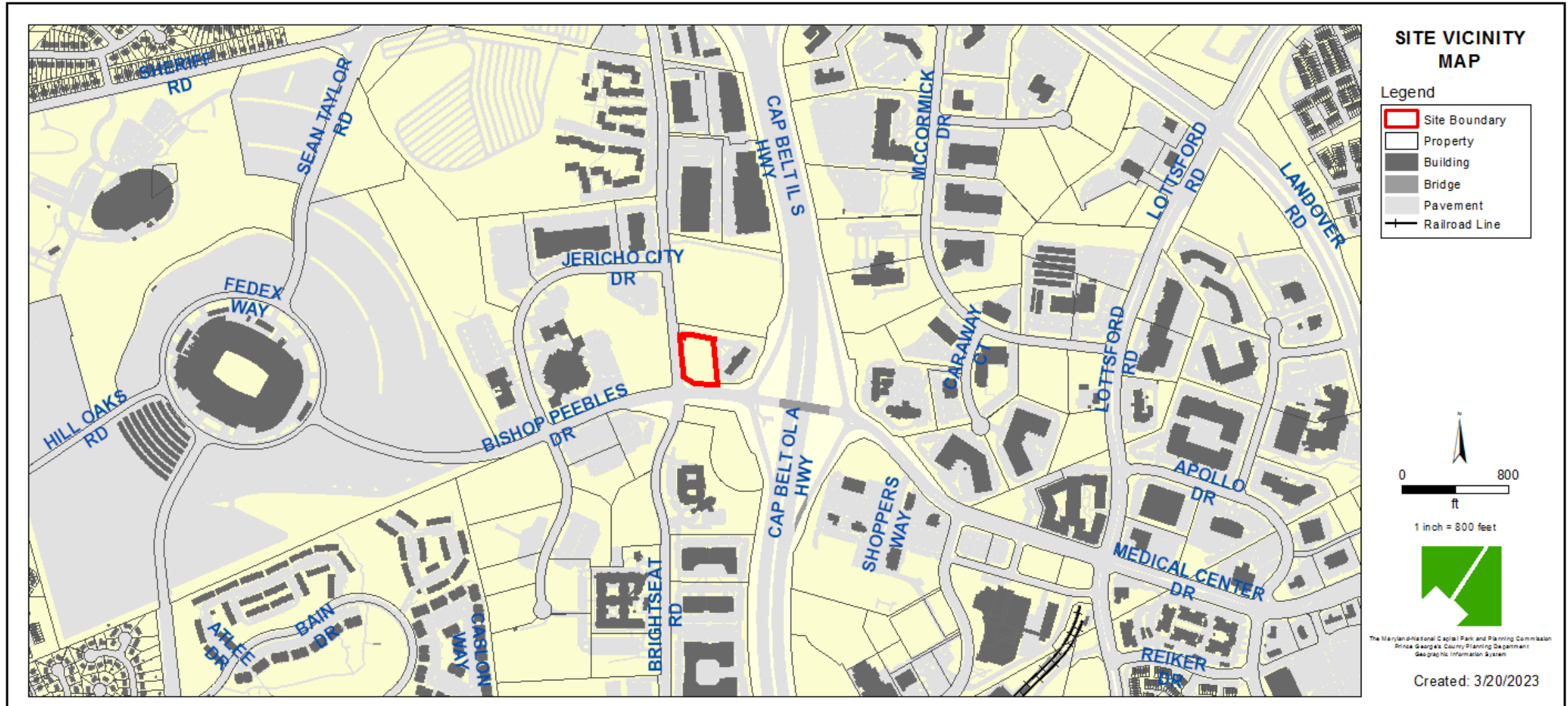
# GENERAL LOCATION MAP

Council District: 05

Planning Area: 72



# SITE VICINITY MAP



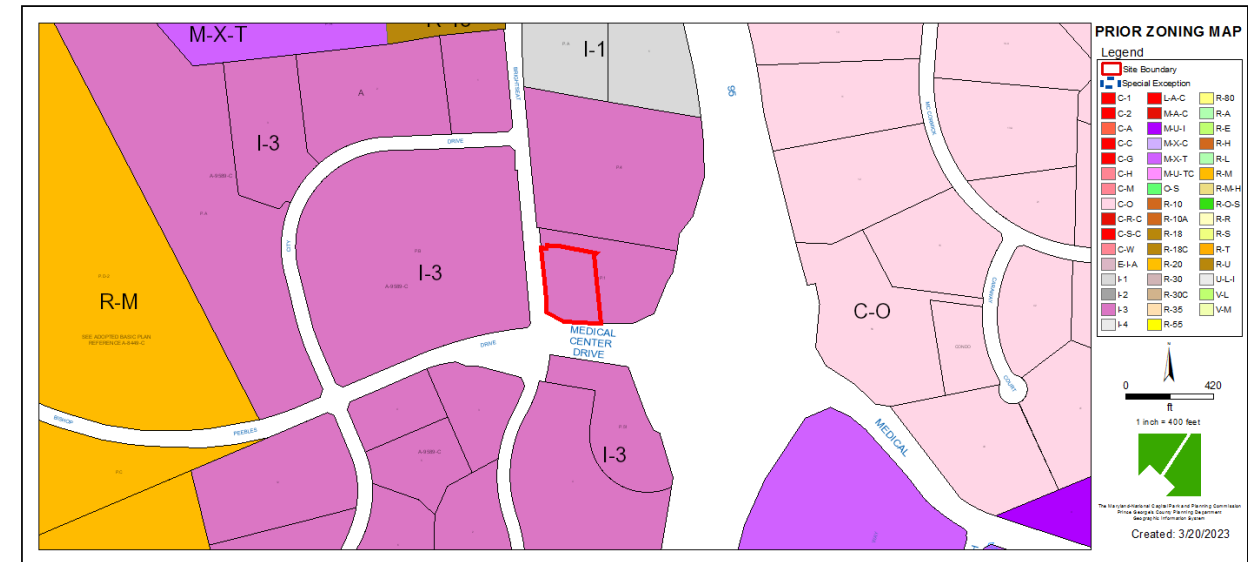
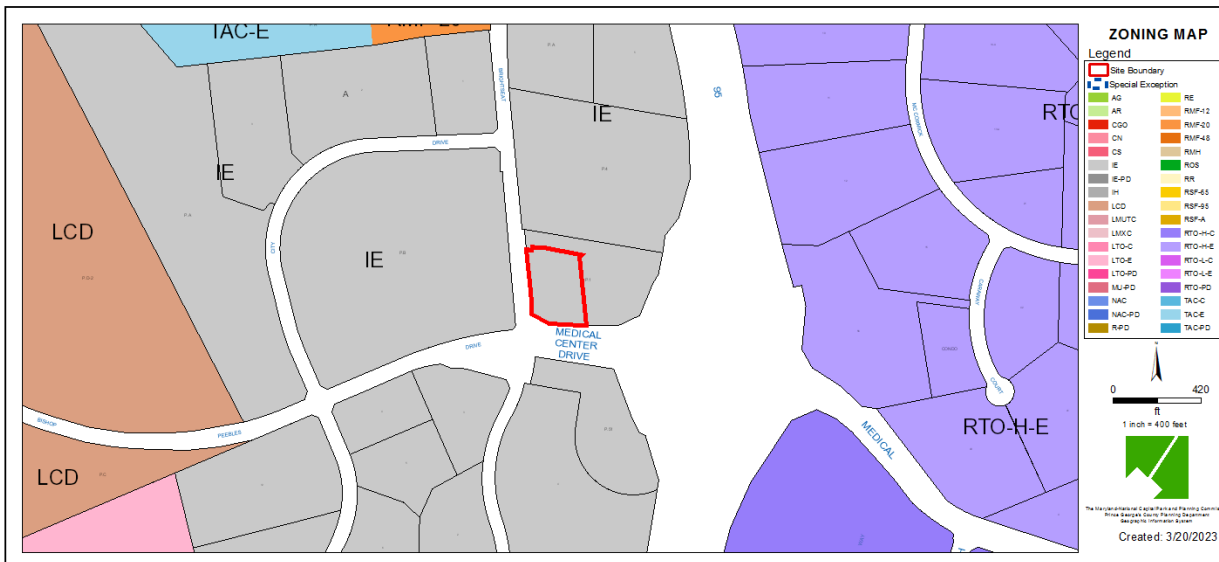
# ZONING MAP

Current Property Zone: IE

Prior Property Zone: I-3

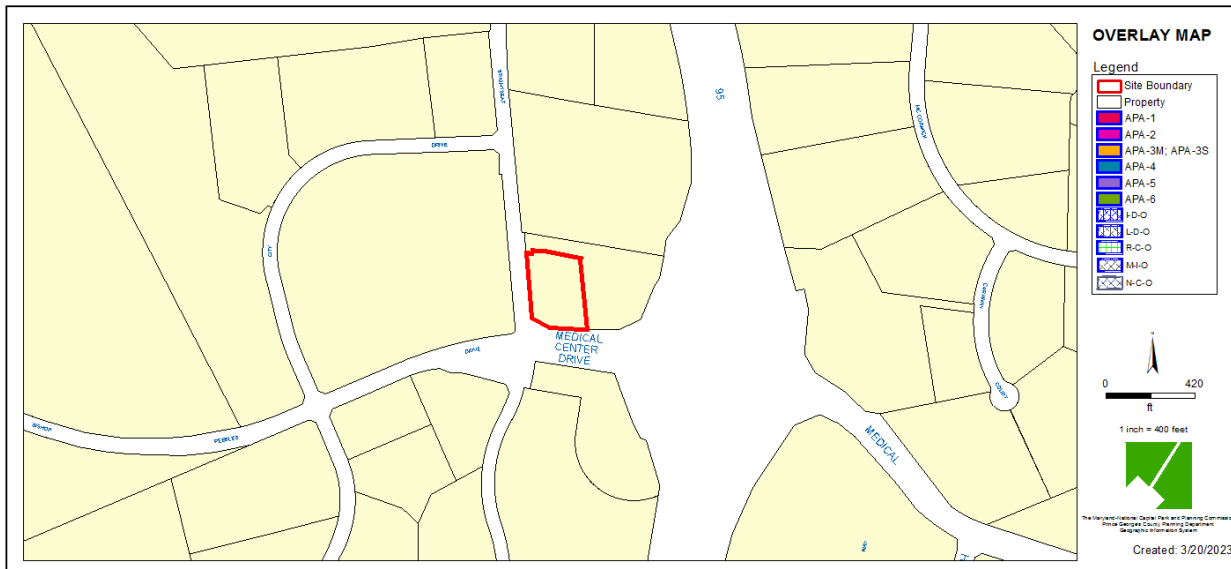
CURRENT ZONING MAP

PRIOR ZONING MAP

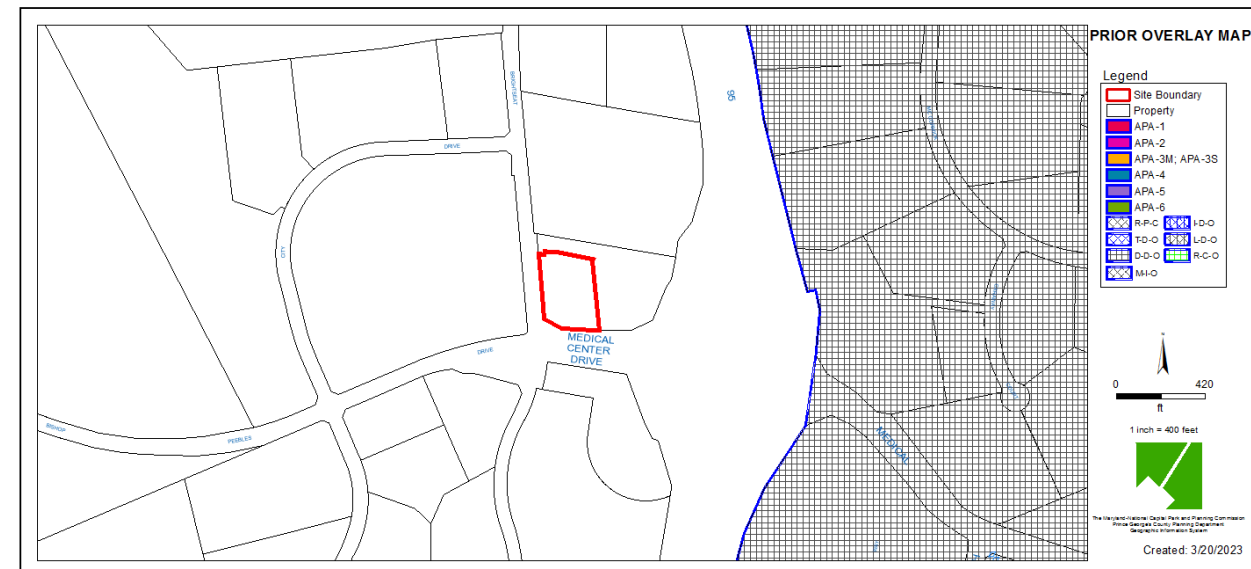


# OVERLAY MAP

CURRENT OVERLAP MAP



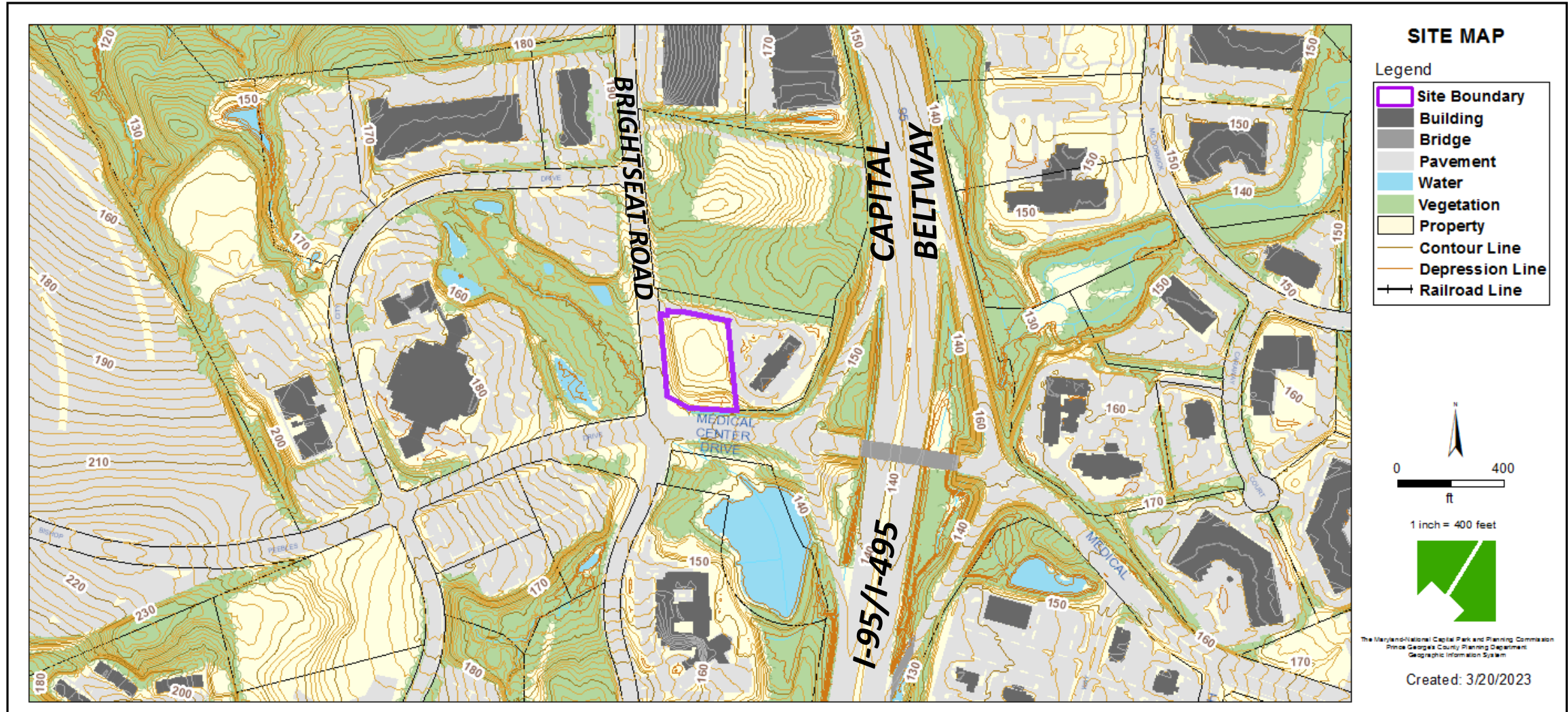
PRIOR OVERLAP MAP



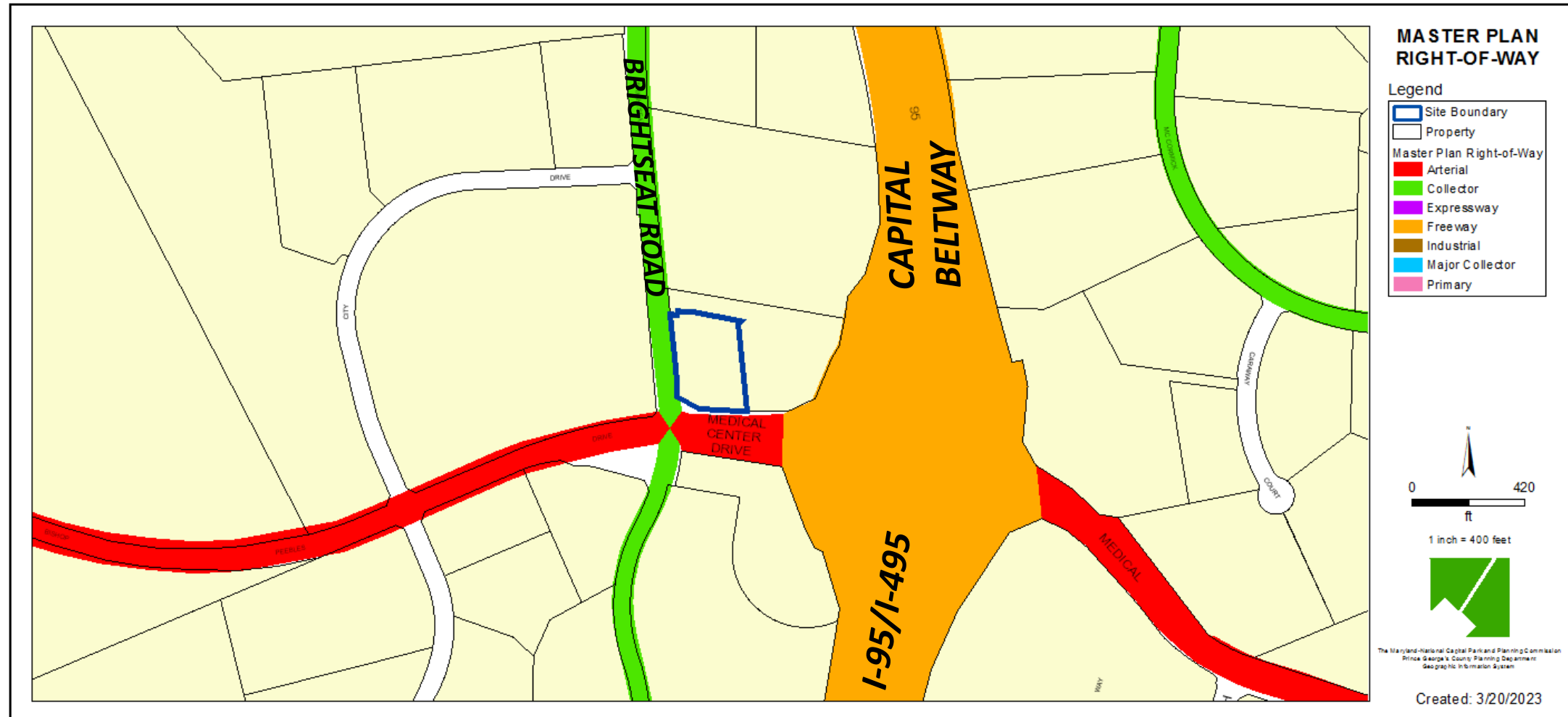
# AERIAL MAP



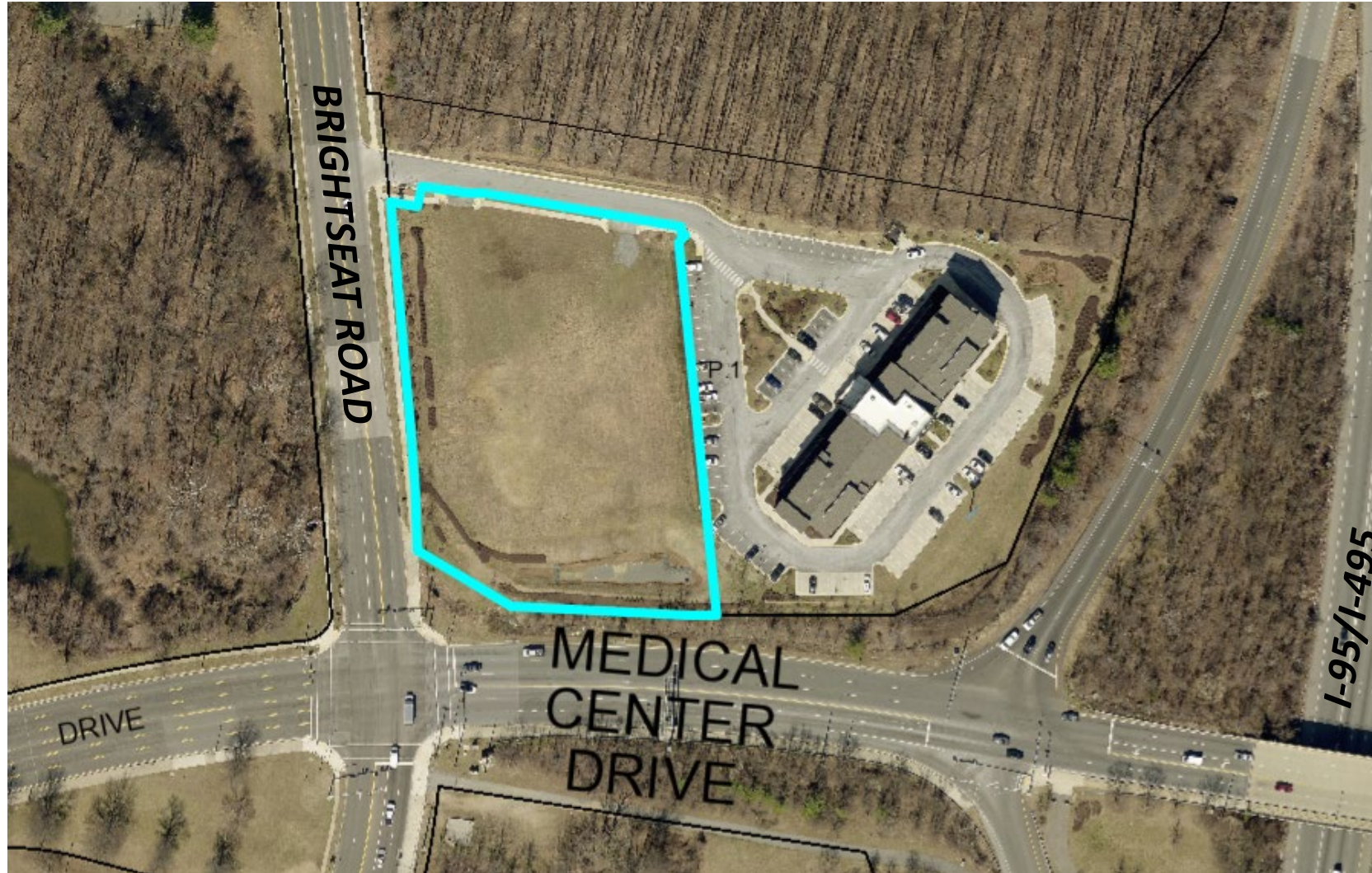
# SITE MAP



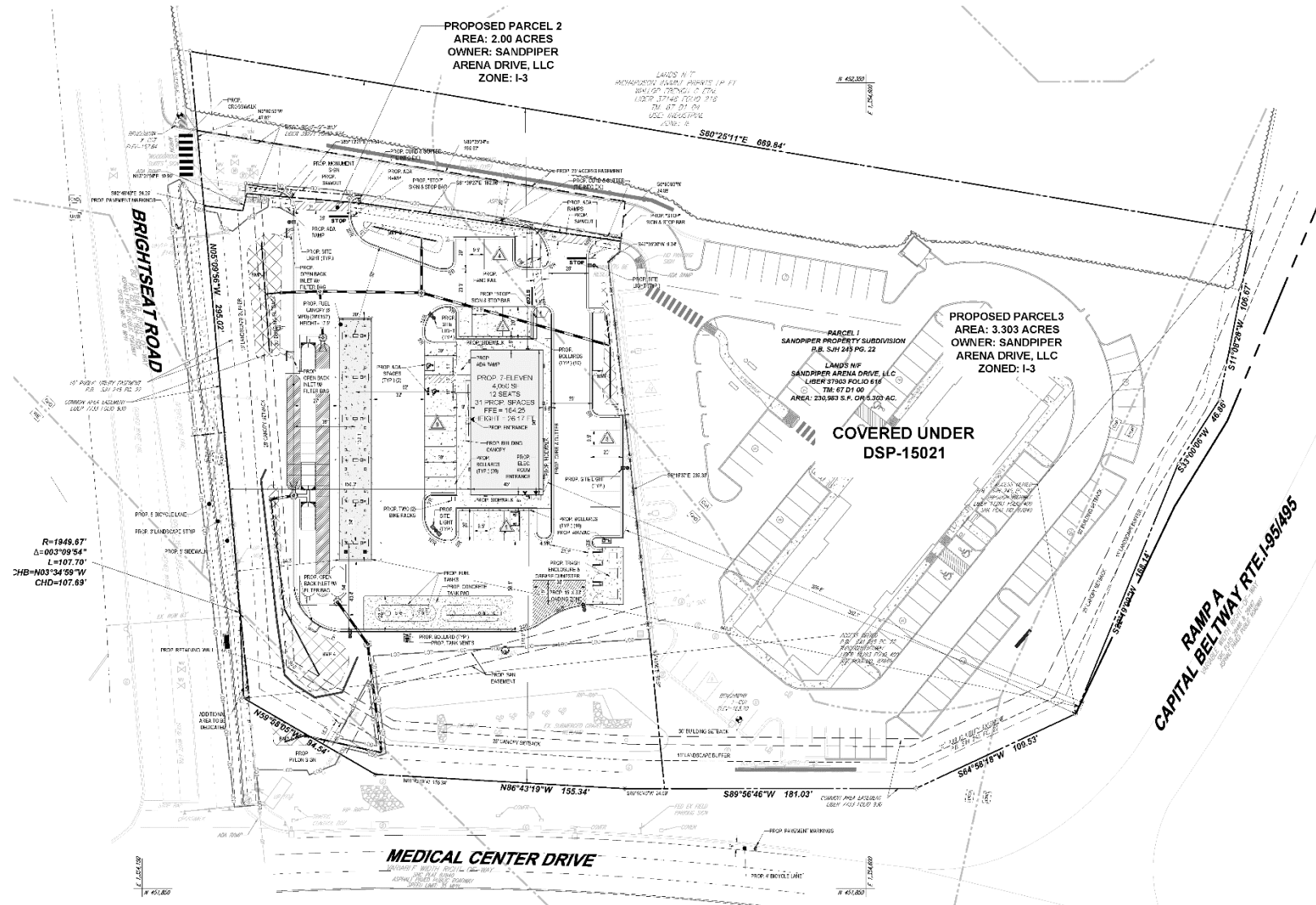
# MASTER PLAN RIGHT-OF-WAY MAP



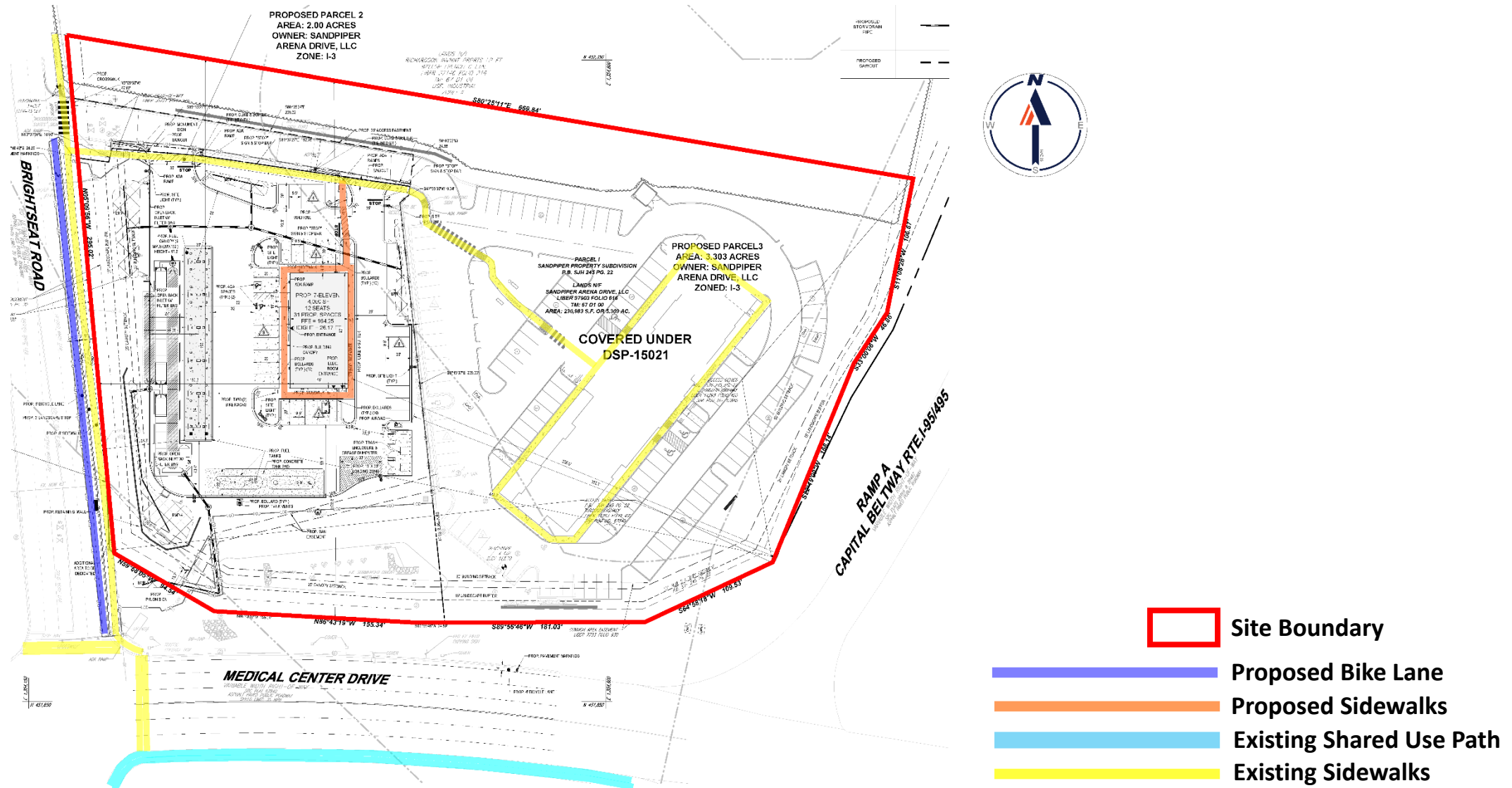
# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



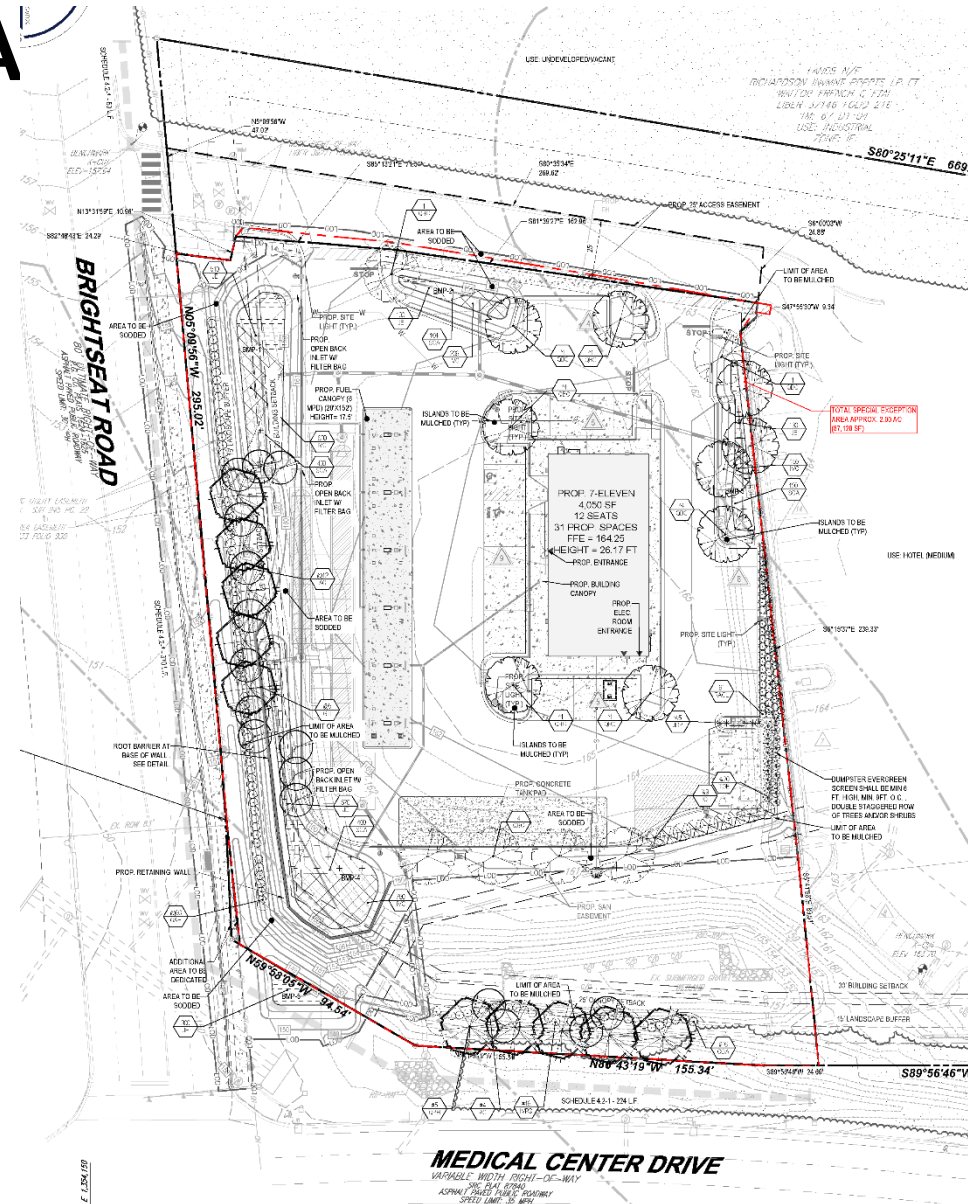
# DETAILED SITE PLAN



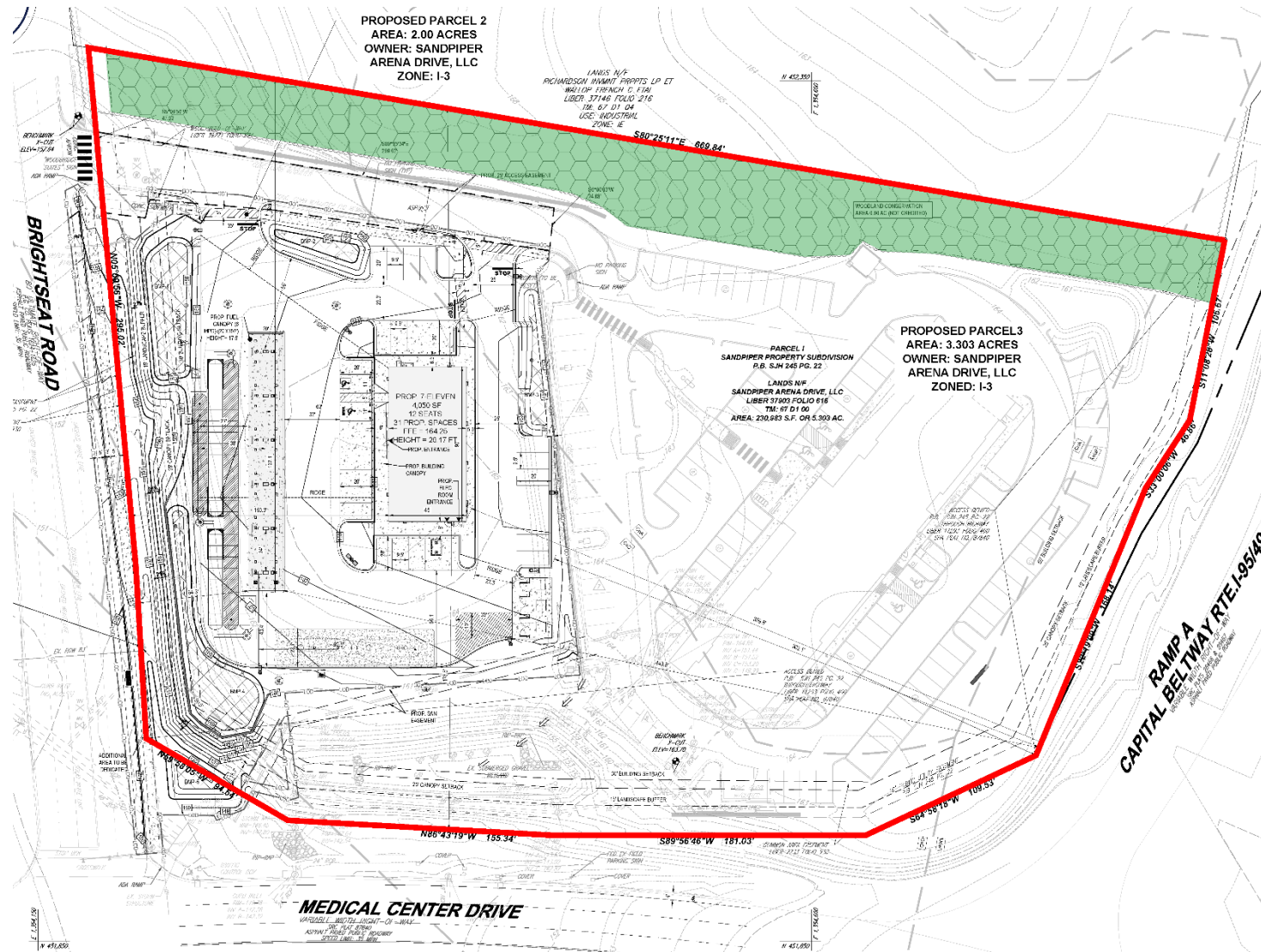
# PEDESTRIAN AND BICYCLE FACILITIES PLAN



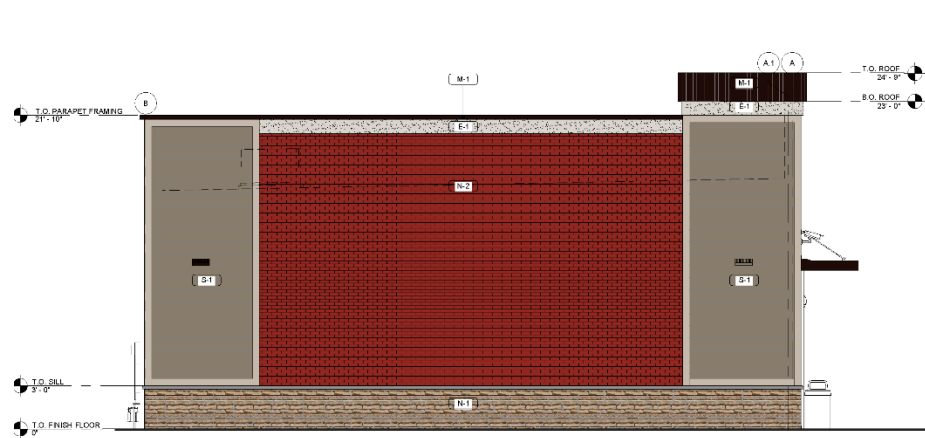
# LANDSCAPE PLA



# TYPE 2 TREE CONSERVATION PLAN

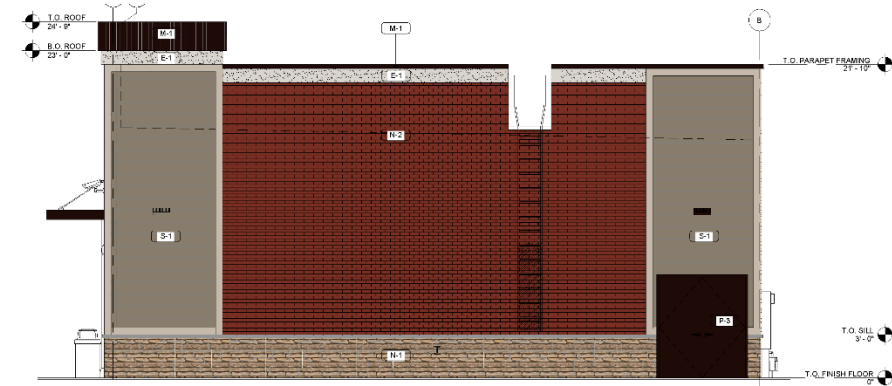


# ARCHITECTURAL ELEVATIONS



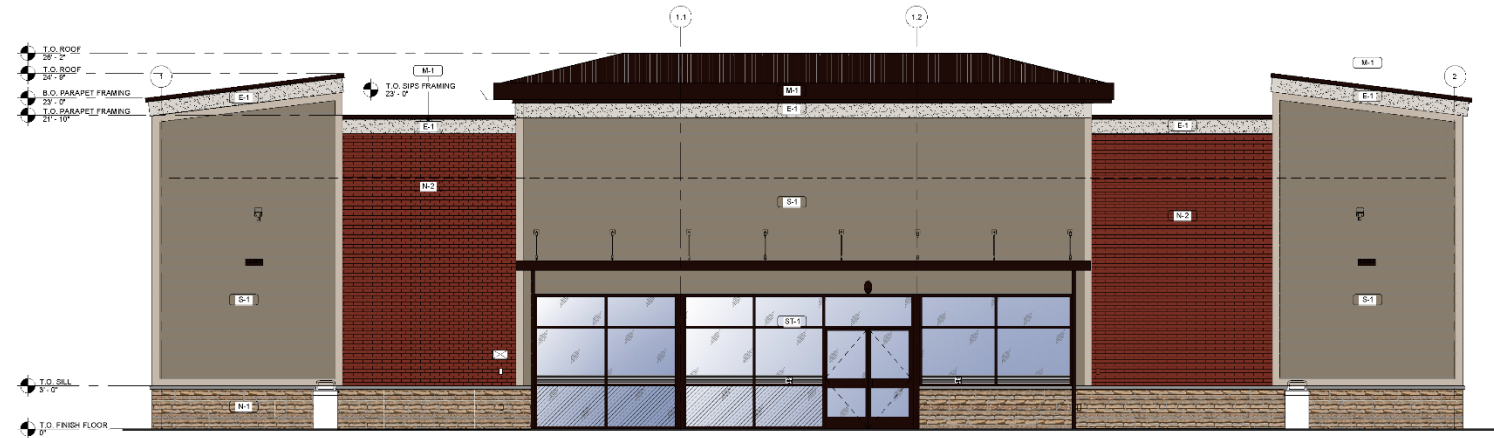
**NORTH ELEVATION**

SCALE 3/16" = 1'-0"



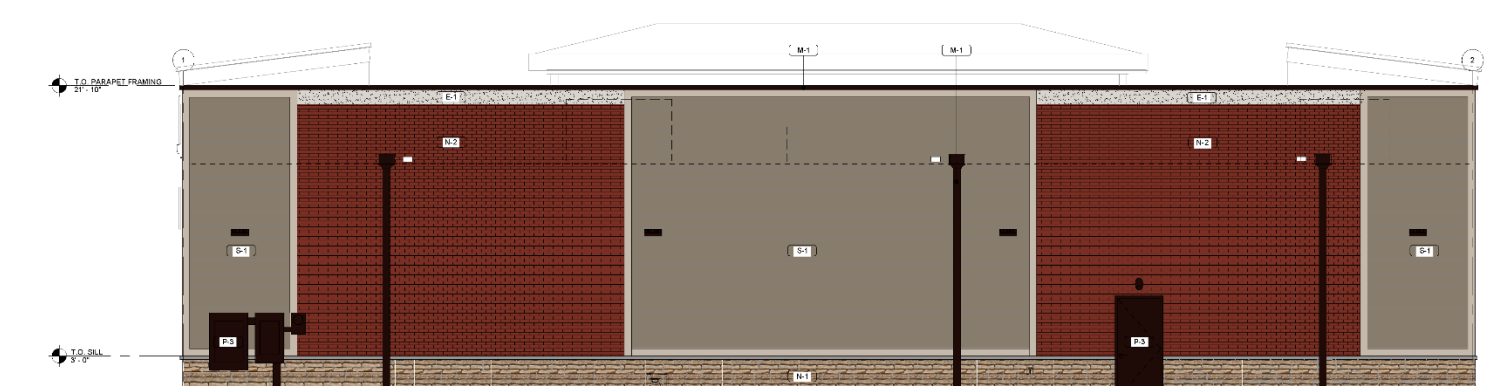
**SOUTH ELEVATION**

SCALE 3/16" = 1'-0"



**WEST ELEVATION**

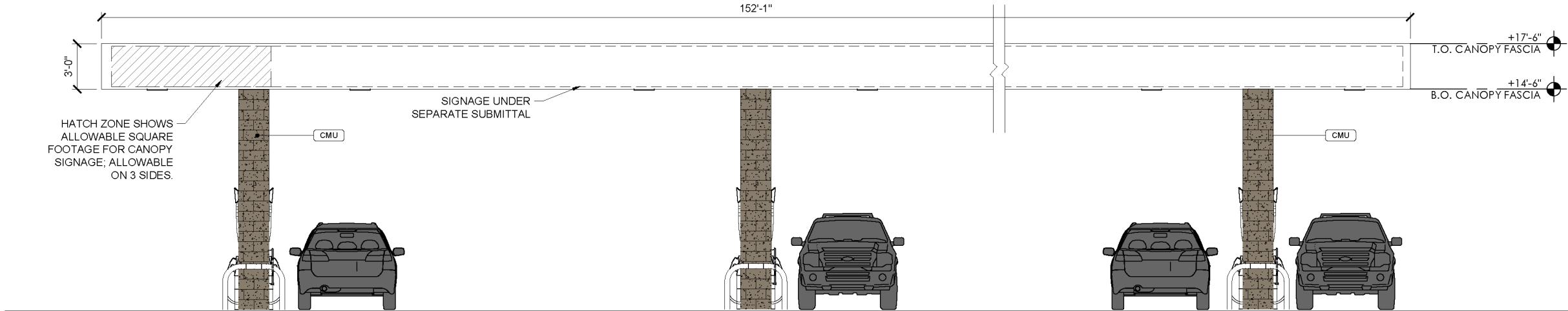
SCALE 3/16" = 1'-0"



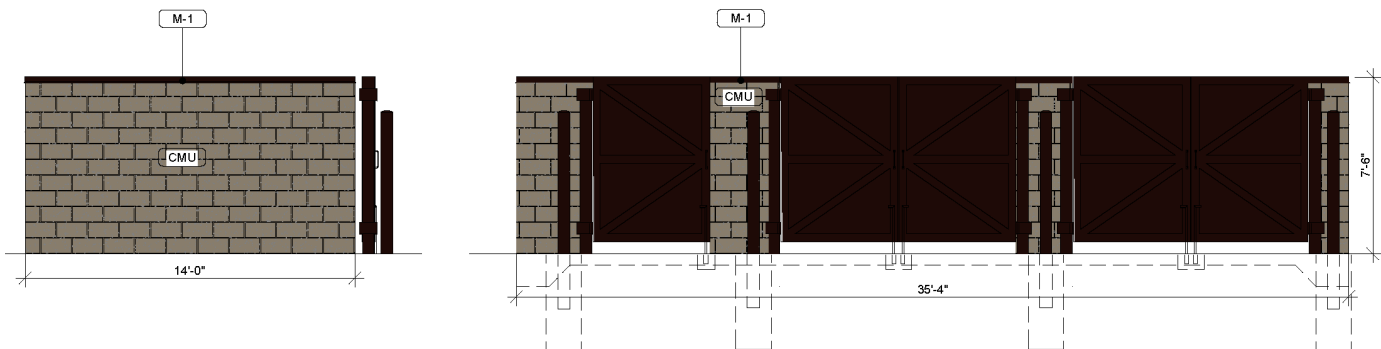
**EAST ELEVATION**

SCALE 3/16" = 1'-0"

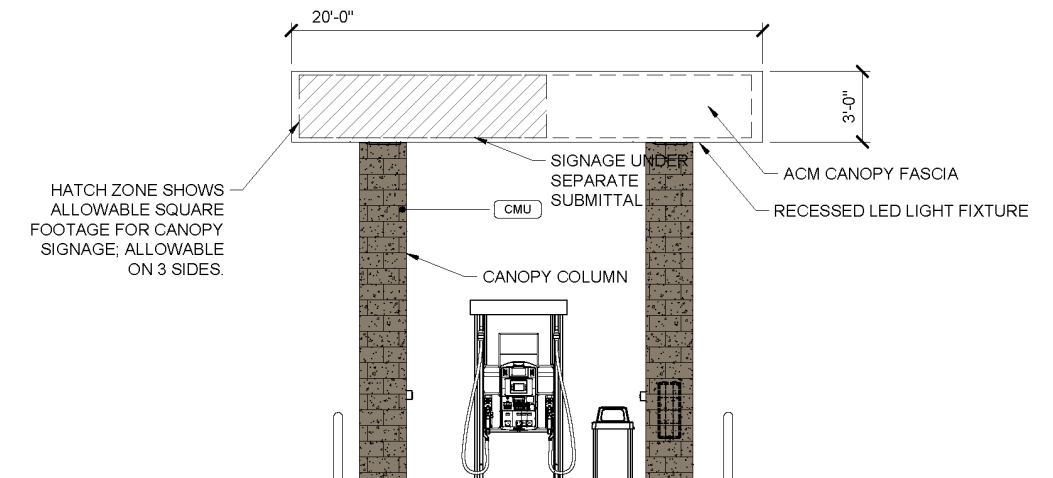
# ARCHITECTURAL ELEVATIONS



5  
7 **CANOPY ELEVATION - EAST / WEST - 6 MPD**  
 SCALE 3/16" = 1'-0"

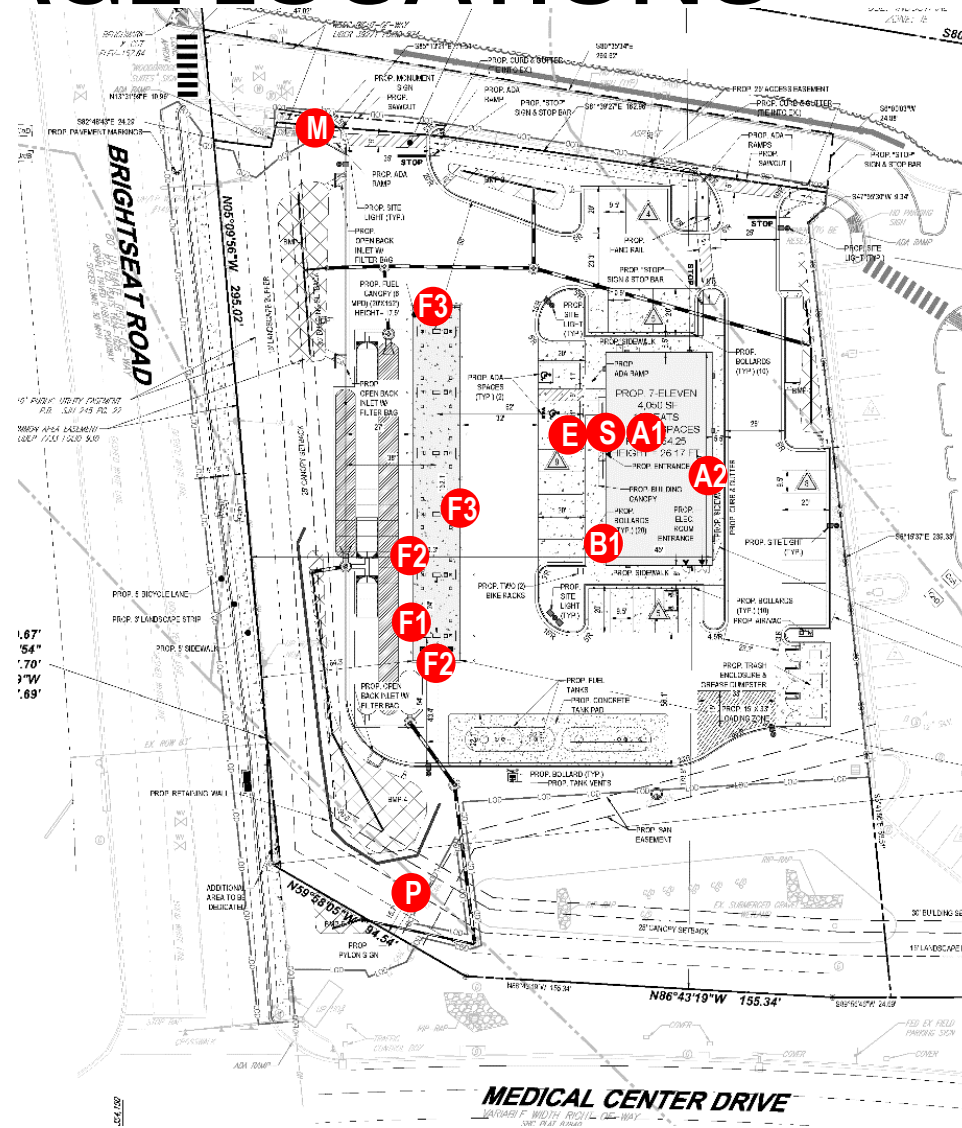


6  
7 **DUMPSTER ENCLOSURE ELEVATIONS**  
 SCALE 3/16" = 1'-0"



7  
7 **CANOPY ELEVATION - NORTH / SOUTH**  
 SCALE 3/16" = 1'-0"

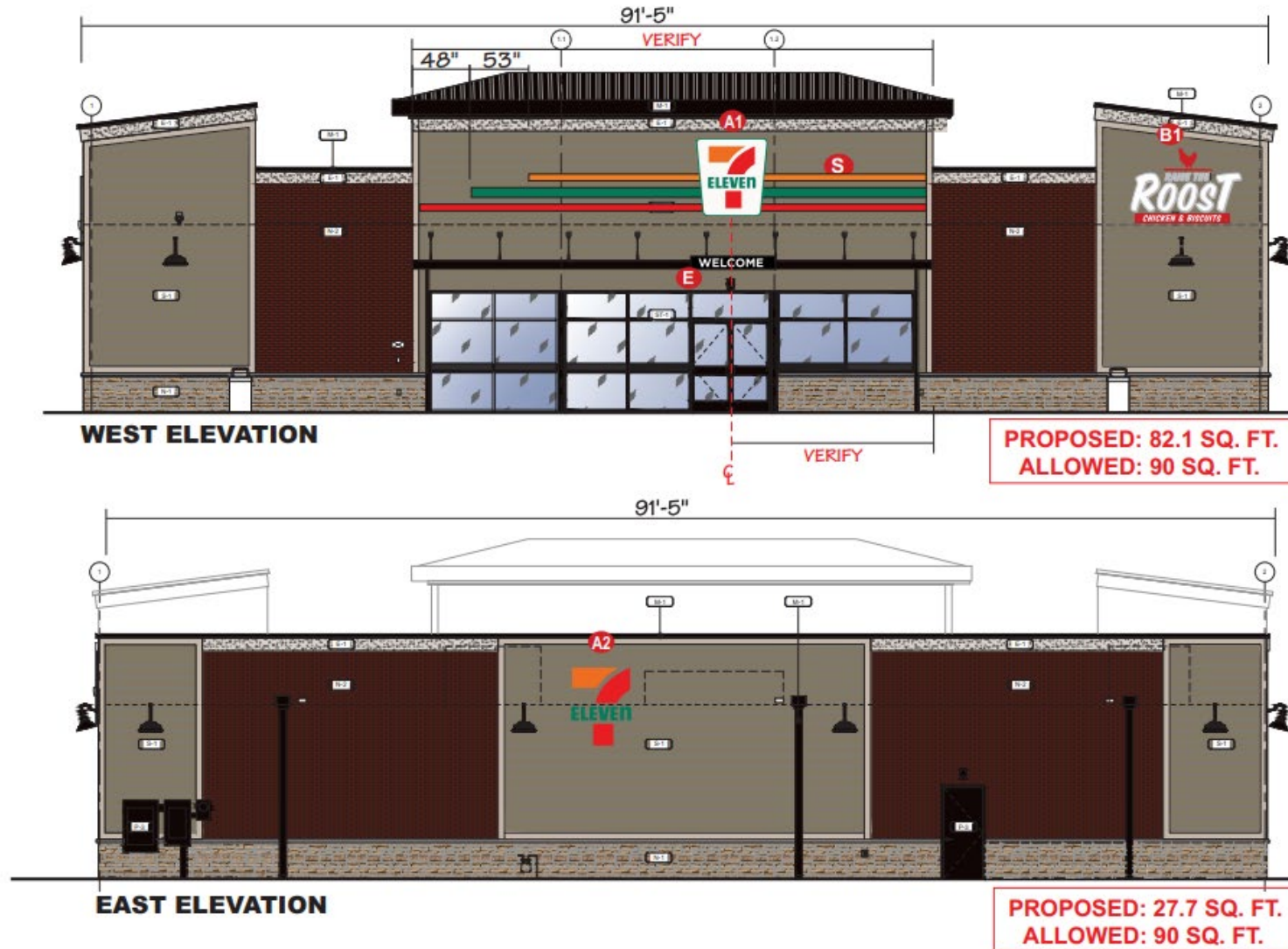
# SIGNAGE LOCATIONS



## SITE PLAN

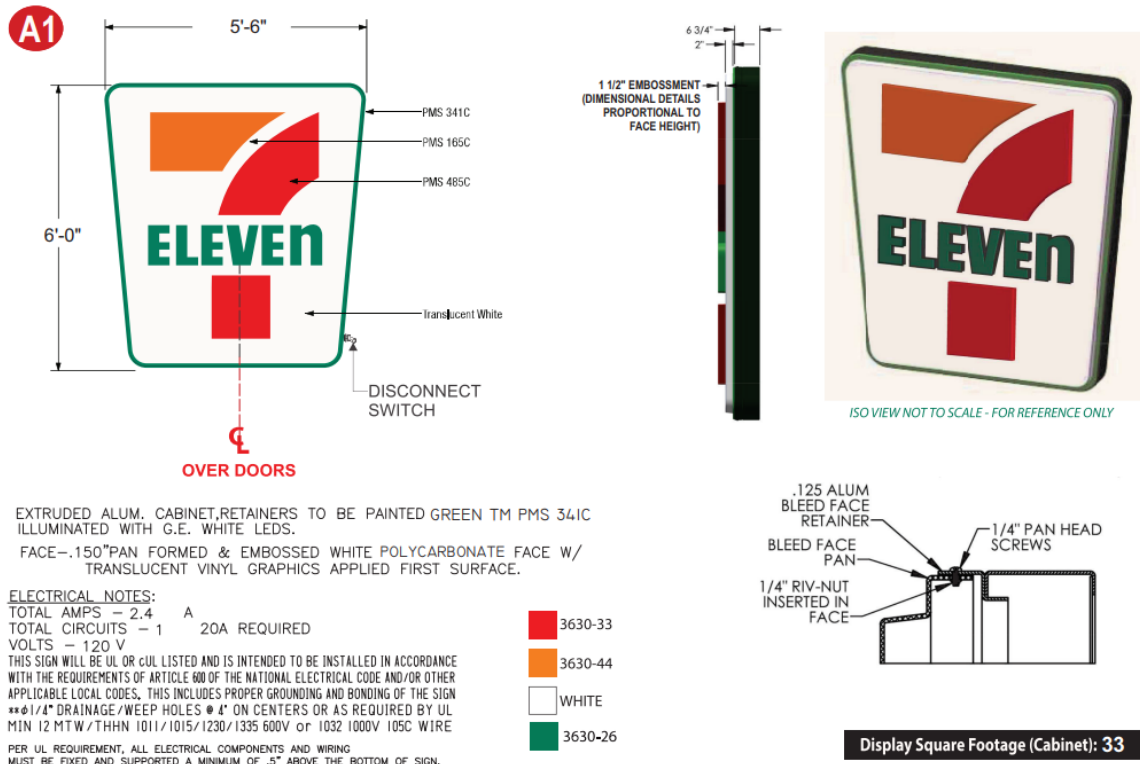
PRODUCT LIST		
SQ. FT.	QTY	ITEM
EXTERIOR BUILDING SIGNS		
A1	33	1 6' SF KEYSTONE WALL SIGN
A2	27.7	1 6' WALL CHANNEL LOGO
B1	49.1	1 RAISE THE ROOST WALL SIGN
E	3.2	1 WELCOME LETTERS
S	N/A	1 CHANNEL STRIPES SET
EXTERIOR GROUND SIGNS		
P	135	1 DF PYLON SIGN
M	30.6	1 DF MONUMENT SIGN
FUEL CANOPY FASCIA SIGNS & DECORATION		
F1	34.7	1 CHANNEL LETTER SET
F2	N/A	2 CHANNEL STRIPES SETS
F3	N/A	2 VINYL STRIPES SETS (BY OTHERS)

# WALL SIGNAGE LOCATIONS

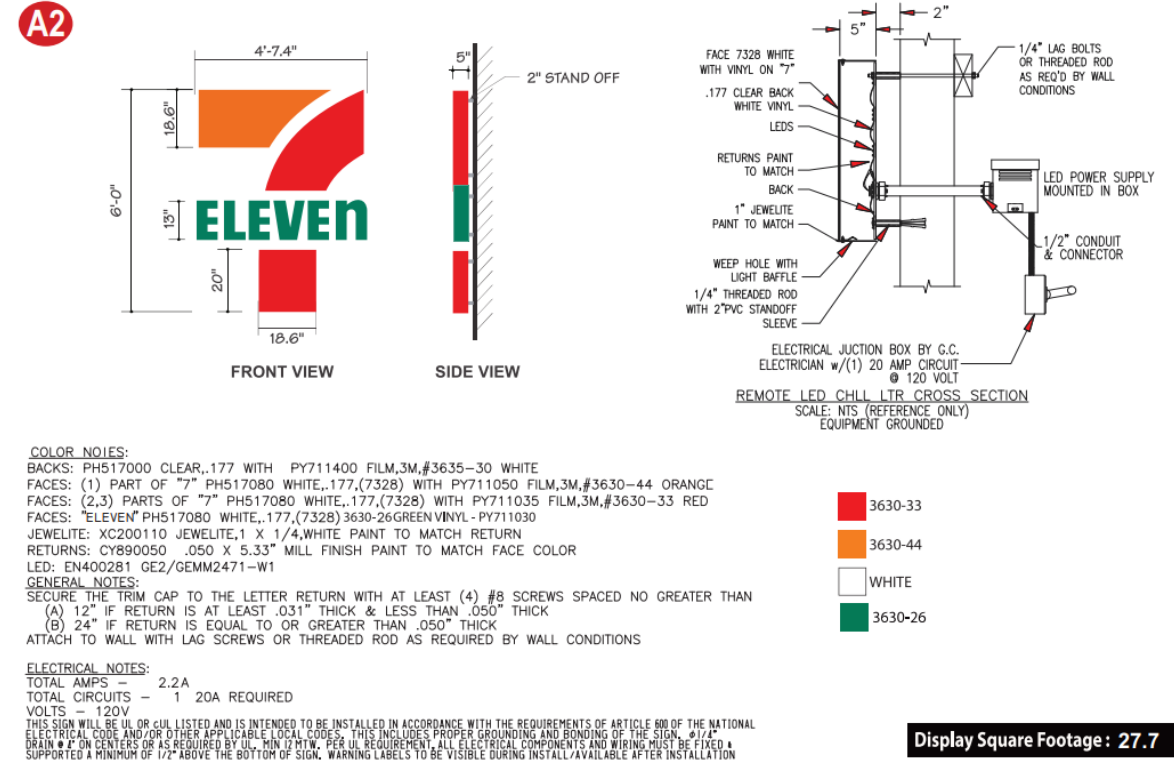


# WALL SIGNAGE DETAILS

## 6' SF KEYSTONE WALL SIGN

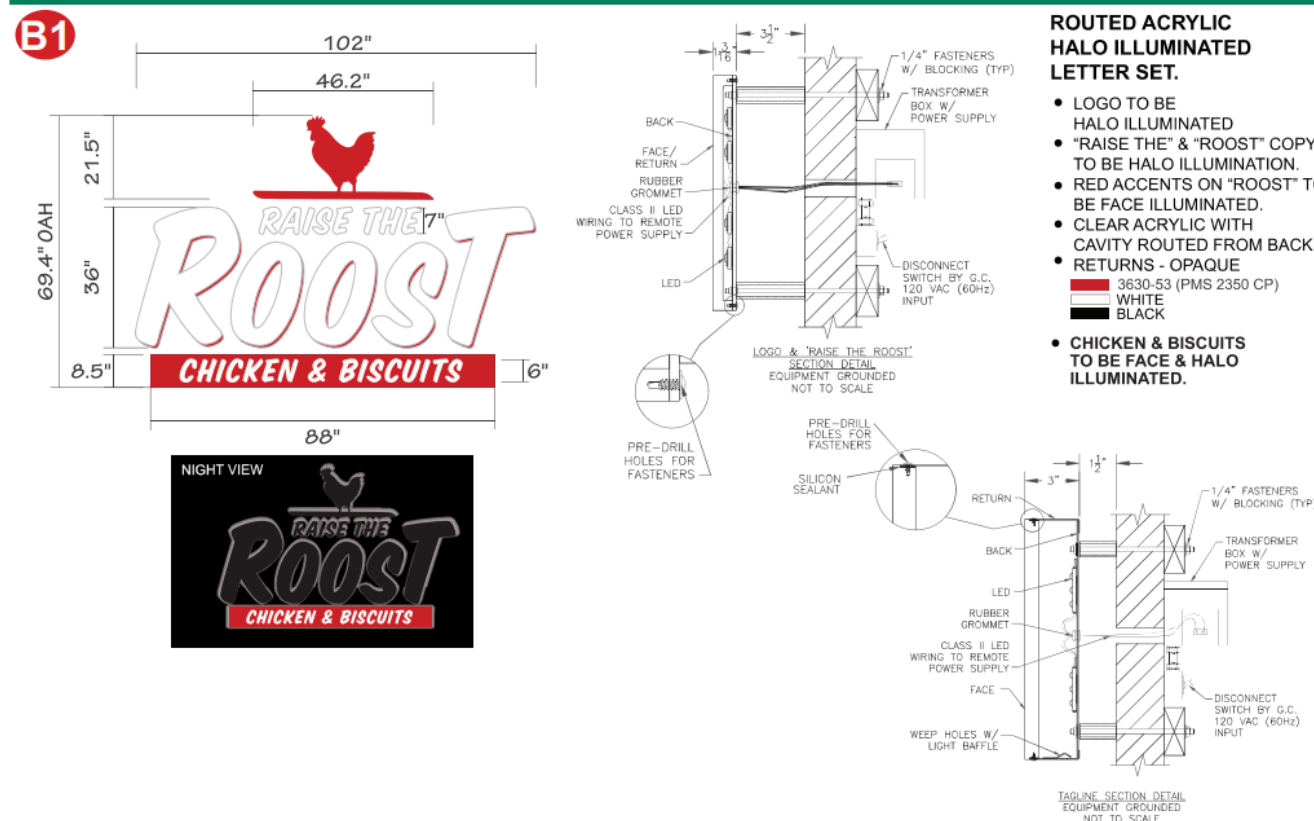


## 6' WALL CHANNEL LOGO (FACE & HALO LIT)



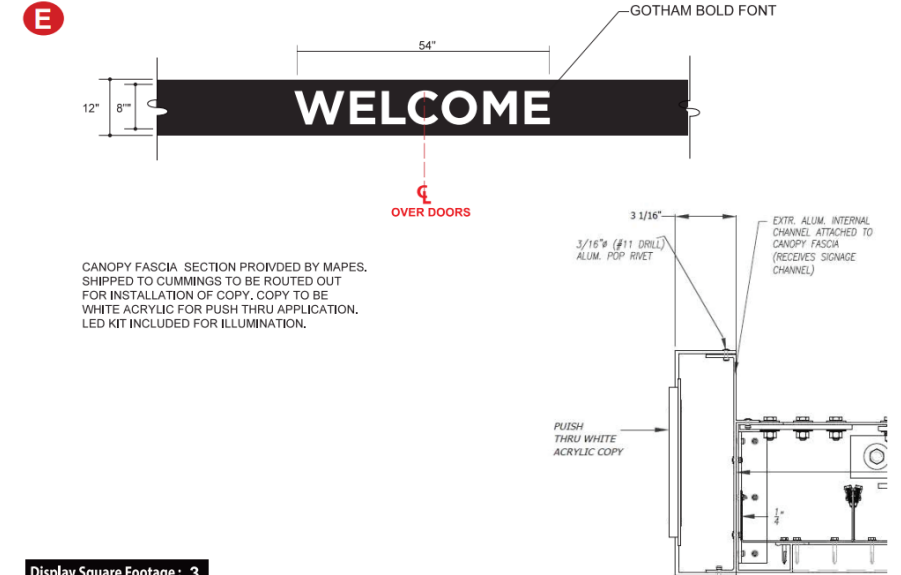
# WALL SIGNAGE DETAILS

## ROUTED ACRYLIC / HALO ILLUMINATED LETTER SET



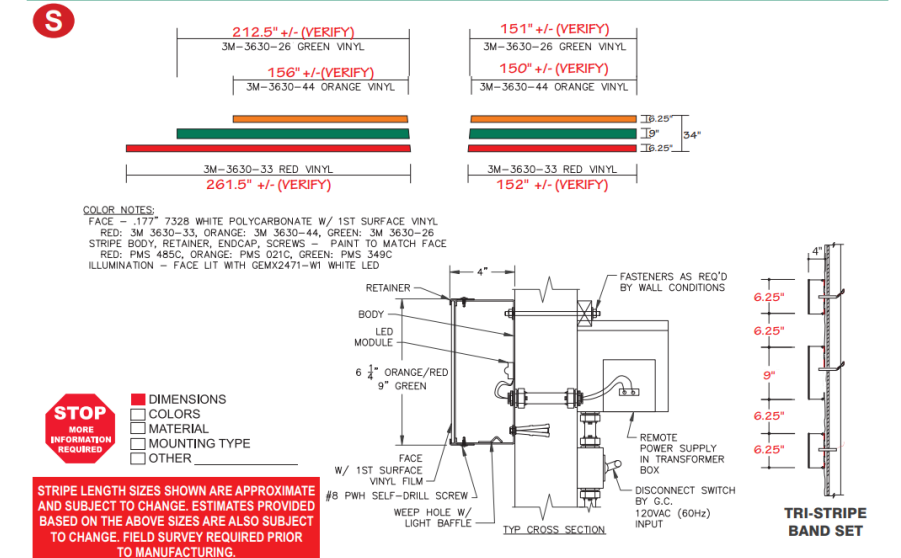
Display Square Footage : 49.1

## ROUTED OUT PUSH THRU COPY - CANOPY MOUNT



Display Square Footage : 3

## BUILDING TRI-STRIPE BAND CHANNEL SET

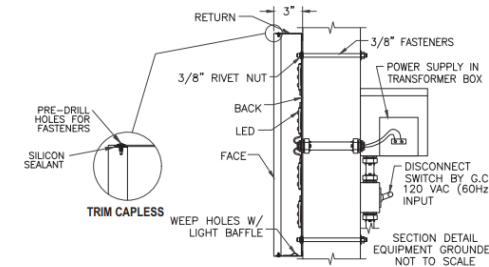


# FUEL CANOPY SIGNAGE DETAILS

## FUEL CANOPY FASCIA CHANNEL LETTERS & STRIPES

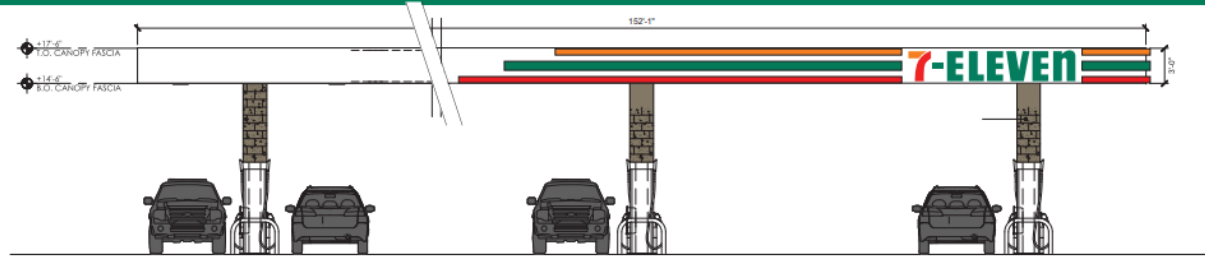
## 30" INTERNALLY ILLUM. REMOTE CHANNEL LETTERS

F1

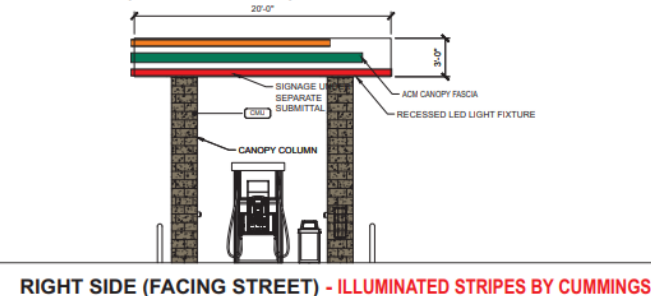
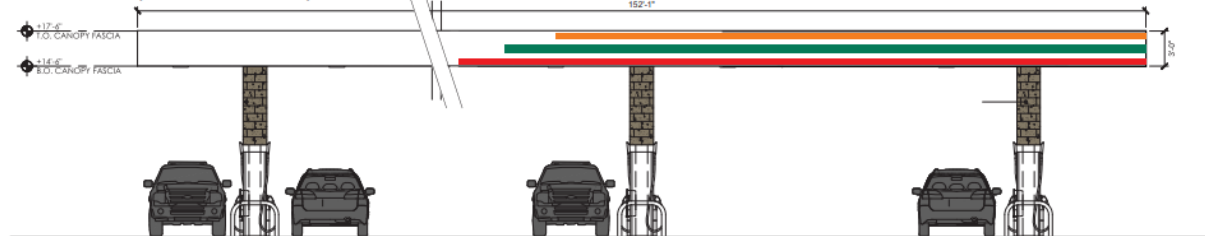


**COLOR NOTES:**  
(PAINT INTERIOR SURFACES OF LETTERS W/ LEP)  
BACKS: 3mm WHITE ACM  
FACES: .750" PLAIN CLEAR ACRYLIC  
W/1ST SURFACE TRANSLUCENT VINYL:  
"7": TOP OF "7" ORANGE 3630-44,  
BOTTOM OF "7" 3630-33 RED, WHITE STRIPE  
"- ELEVEN": 3630-26 GREEN  
2ND SURFACE: 3635-30 WHITE DIFFUSER  
RETURNS: .040" X 3.3" ALUMINUM COIL,  
PAINT TO MATCH FACE COLORS:  
PMS 021 ORANGE, PMS 485 RED & PMS 349 GREEN  
TRADEMARK: .125" ALUM. PAINTED WHITE  
W/ 3630-26 GREEN FILM  
ILLUMINATION: FACE LIT WITH GE GEMX2471-1 WHITE LEDS

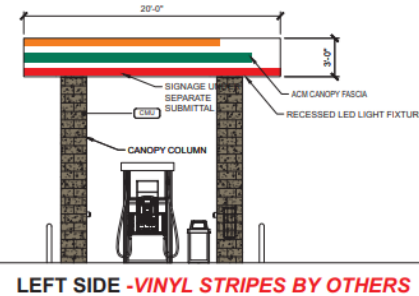
### FRONT (FACING STREET) - ILLUMINATED LETTERS & STRIPES BY CUMMINGS



### REAR (FACING STORE) - VINYL STRIPES BY OTHERS



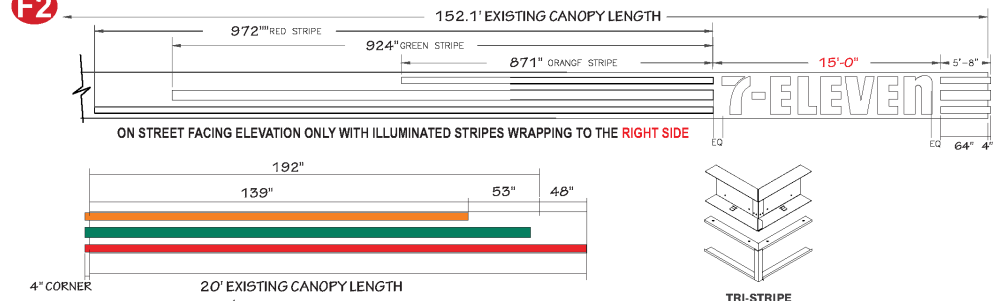
### RIGHT SIDE (FACING STREET) - ILLUMINATED STRIPES BY CUMMINGS



### LEFT SIDE - VINYL STRIPES BY OTHERS

## FUEL CANOPY CHANNEL TRI-STRIPE SETS

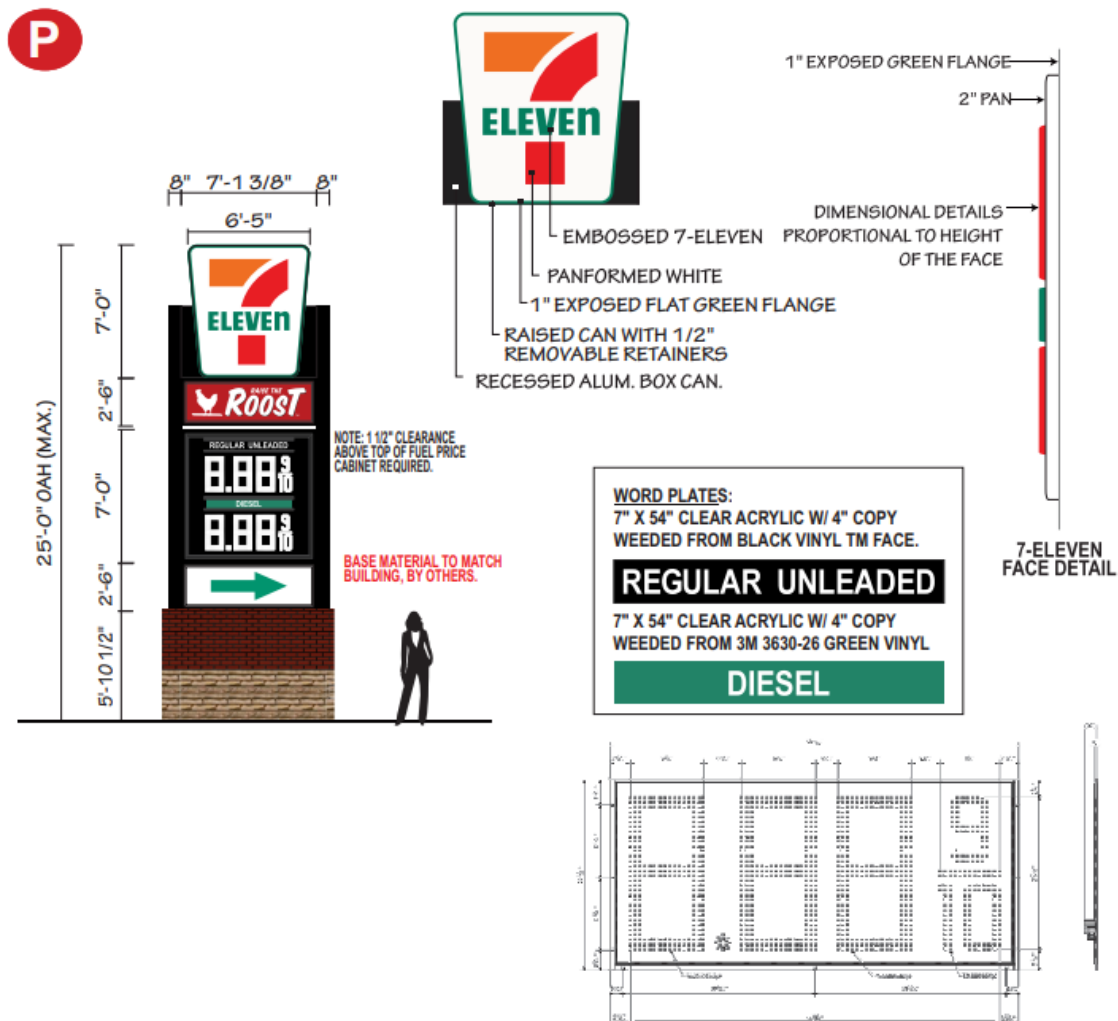
F2



# PYLON SIGN DETAILS

SCALE: 1/8" = 1'-0"

7' KEYSTONE DF PYLON - RTR RESTAURANT

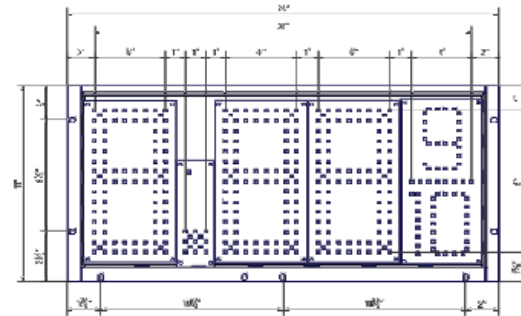


# MONUMENT SIGN DETAILS

SCALE: 3/8" = 1'-0"

4' DF MONUMENT SIGN - RTR RESTAURANT

M



## DF INTERNALLY ILLUMINATED MONUMENT SIGN

### 7-ELEVEN SIGN HEAD

- 8" DEEP, DF EXTRUDED ALUMINUM CABINET & RETAINERS PAINTED GREEN TM PMS 341C.
- PAN-FORMED & EMBOSSED WHITE POLYCARBONATE FACES W/1ST SURFACE DECORATION
- LED ILLUMINATION

### RESTAURANT & FUEL PRICE COMBO SIGN HEAD

- 8" DEEP, DF EXTRUDED ALUMINUM CABINET, RETAINERS & DIVIDER BARS PAINTED TRICORN BLACK SW 6258
- RESTAURANT FACES: PAN-FORMED WHITE POLYCARBONATE W/1ST SURFACE FLAT DECORATION
- FUEL PRICE FACES: PAN-FORMED CLEAR POLYCARBONATE FACES BACK SPRAYED BLACK WITH WHITE RECTANGLES FOR FLAT CLEAR ACRYLIC WORD PLATES WITH COPY WEEDED FROM BLACK & GREEN BACKGROUNDS TO SLIDE INTO 1ST SURFACE APPLIED CLEAR TRACKS.
- FLAT PCU TRACK (PWM) 8" WHITE LED DIGITS
- LED ILLUMINATION

### WORD PLATES:

9" X 17" CLEAR ACRYLIC W/ 2.5" COPY WEEDED FROM BLACK VINYL TM FACE.

9" X 17" CLEAR ACRYLIC W/ 2.5" COPY WEEDED FROM 3M 3630-26 GREEN VINYL

### BASE

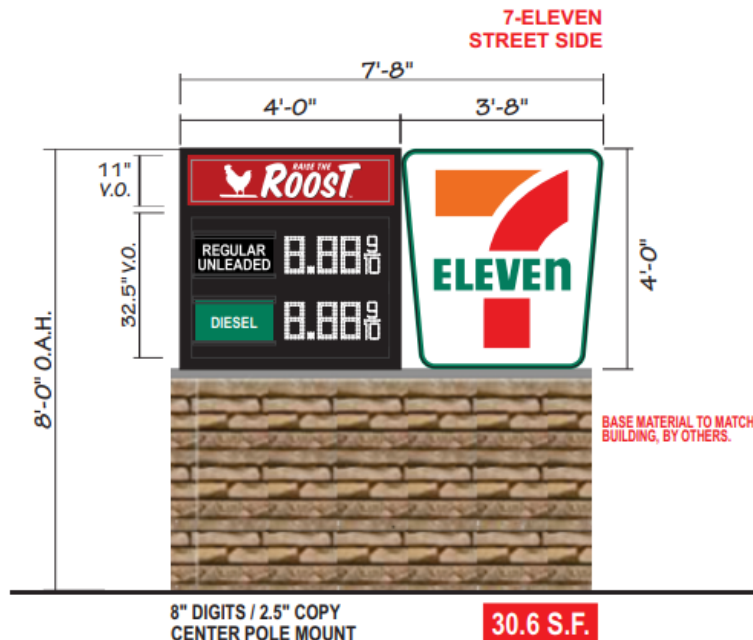
- FABRICATED ALUMINUM PAINTED TRICORN BLACK SW 6258

### 7-ELEVEN COLORS

3M 3630-26 3M 3630-33 3M 3630-44  
WHITE

### RAISE THE ROOST COLORS

3630-53 RED WHITE BLACK



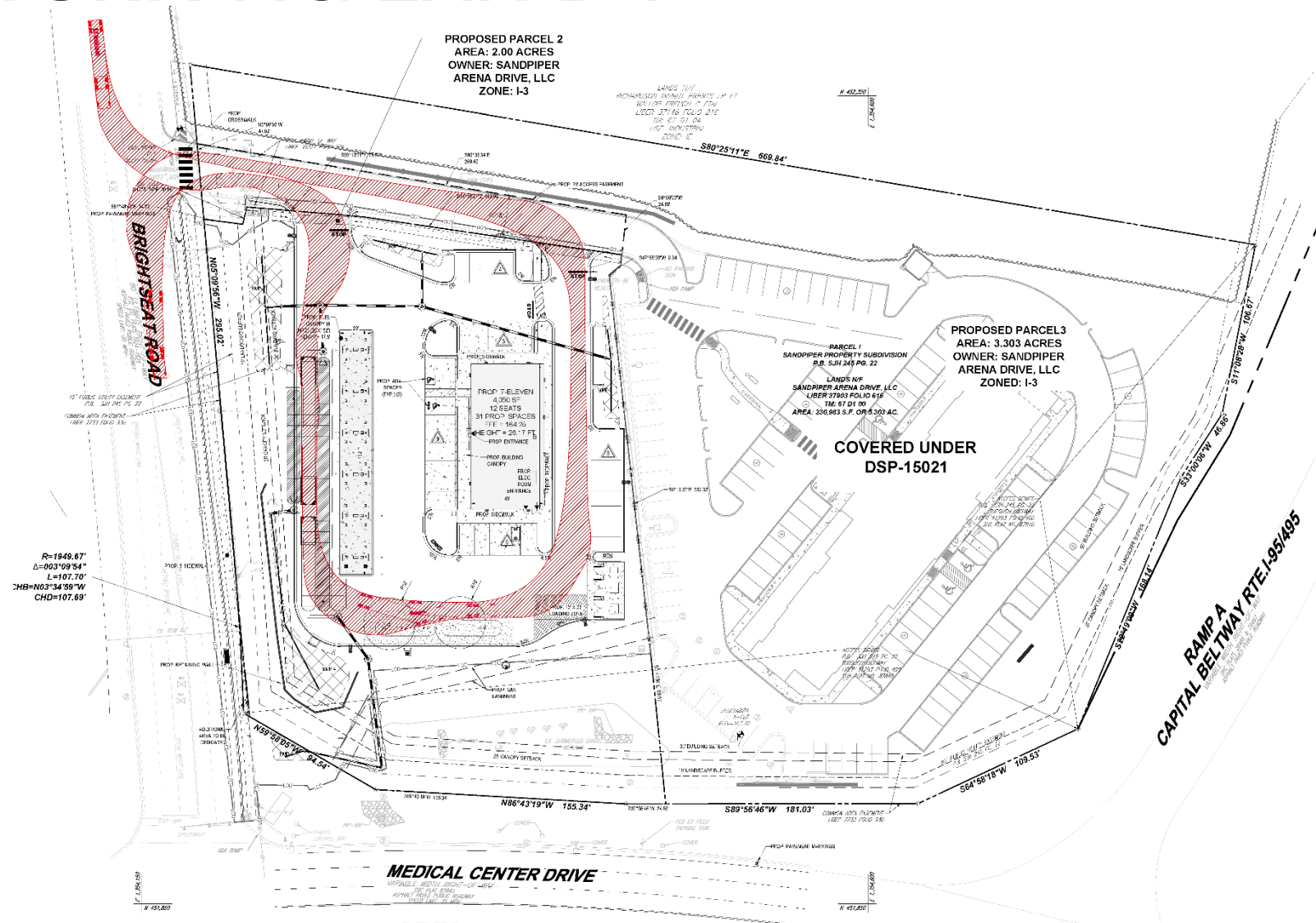
7-ELEVEN FACE DETAIL

BASE MATERIAL TO MATCH BUILDING, BY OTHERS.

8" DIGITS / 2.5" COPY  
CENTER POLE MOUNT

30.6 S.F.

# TRUCK TURNING EXHIBIT



# STAFF RECOMMENDATION

## **APPROVAL** with conditions

- DSP-15021-01
- TCP2-026-2015-02

## **Issues:**

- None

## **Applicant Required Mailings:**

- Informational Mailing: 03/16/2022
- Acceptance Mailing: 02/03/2023