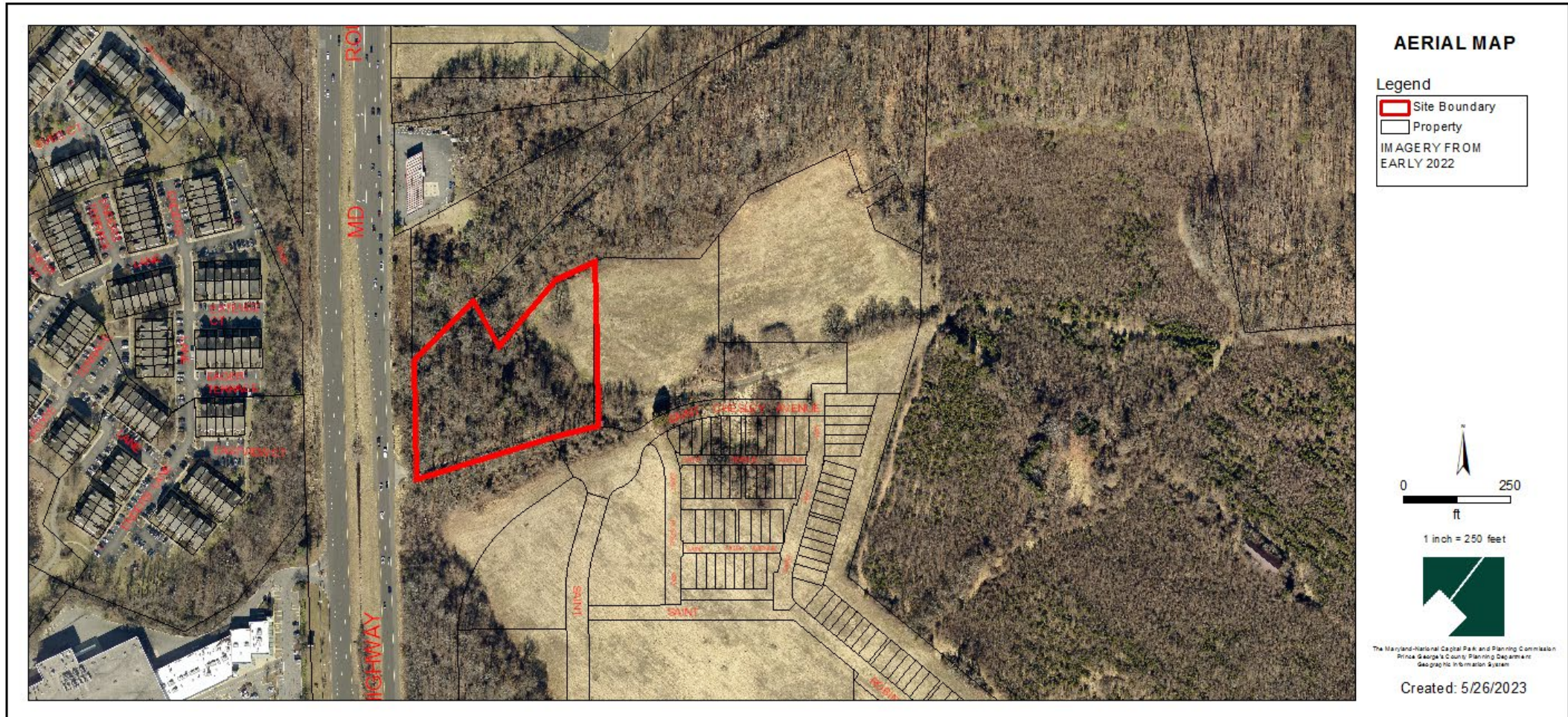


# DASH IN MILL BRANCH

Detailed Site Plan

TCP2-044-2021-01

Staff Recommendation: APPROVAL with conditions

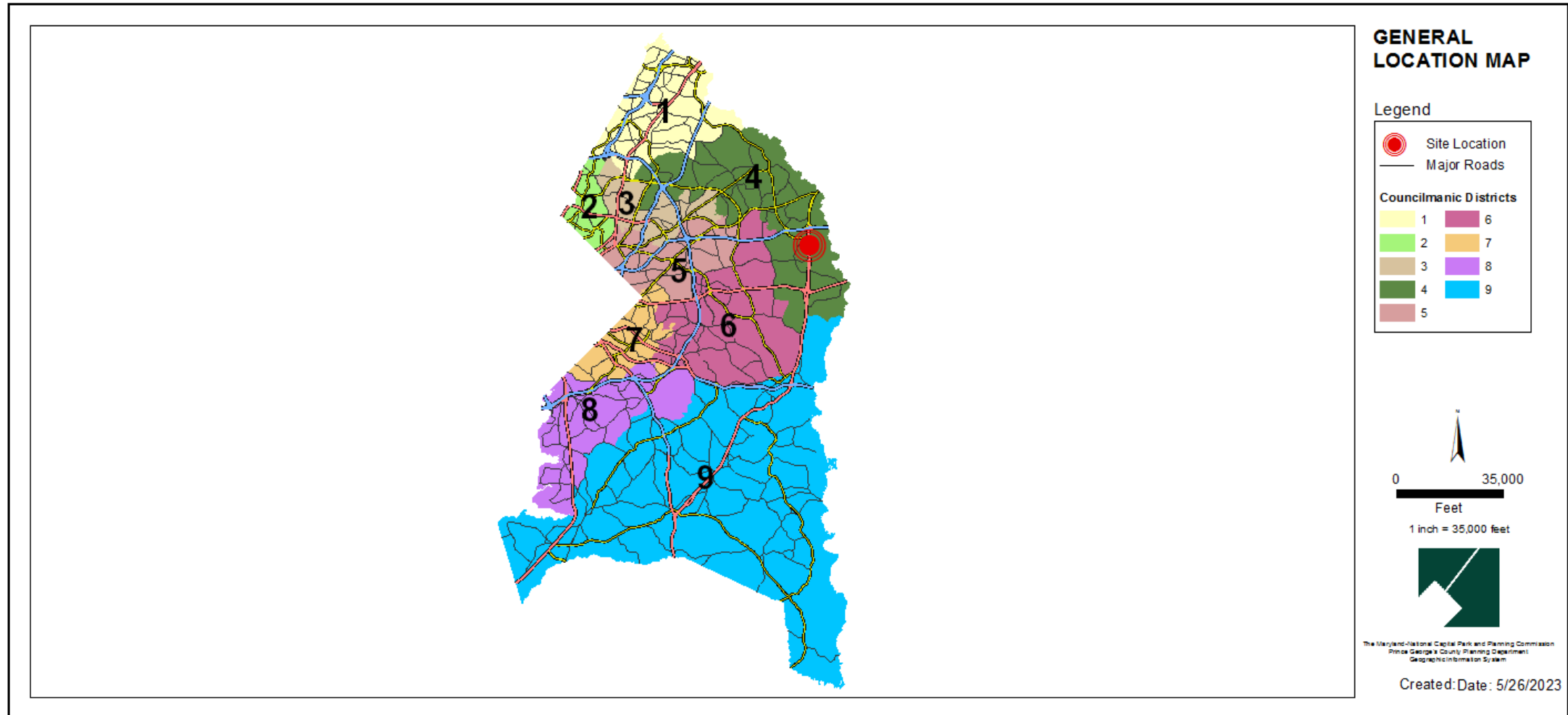




# GENERAL LOCATION MAP

Council District: 04

Planning Area: 71B





**SITE VICINITY MAP**

**Legend**

- Site Boundary
- Property
- Building
- Bridge
- Pavement
- Railroad Line

0 500  
ft  
1 inch = 500 feet

The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
Geographic Information System

Created: 5/26/2023



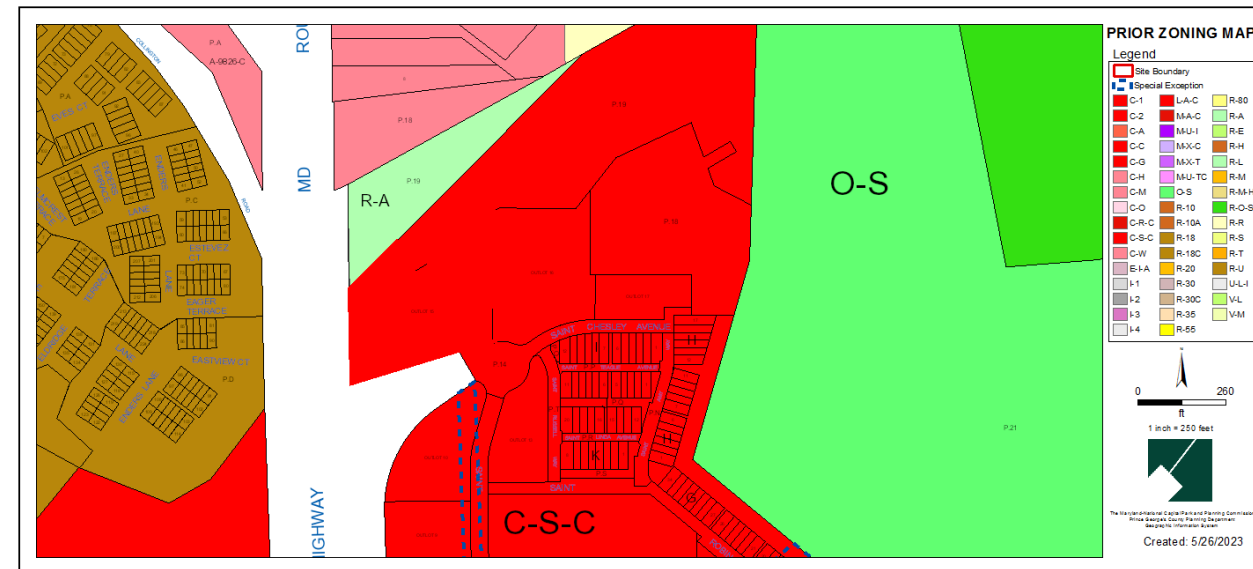
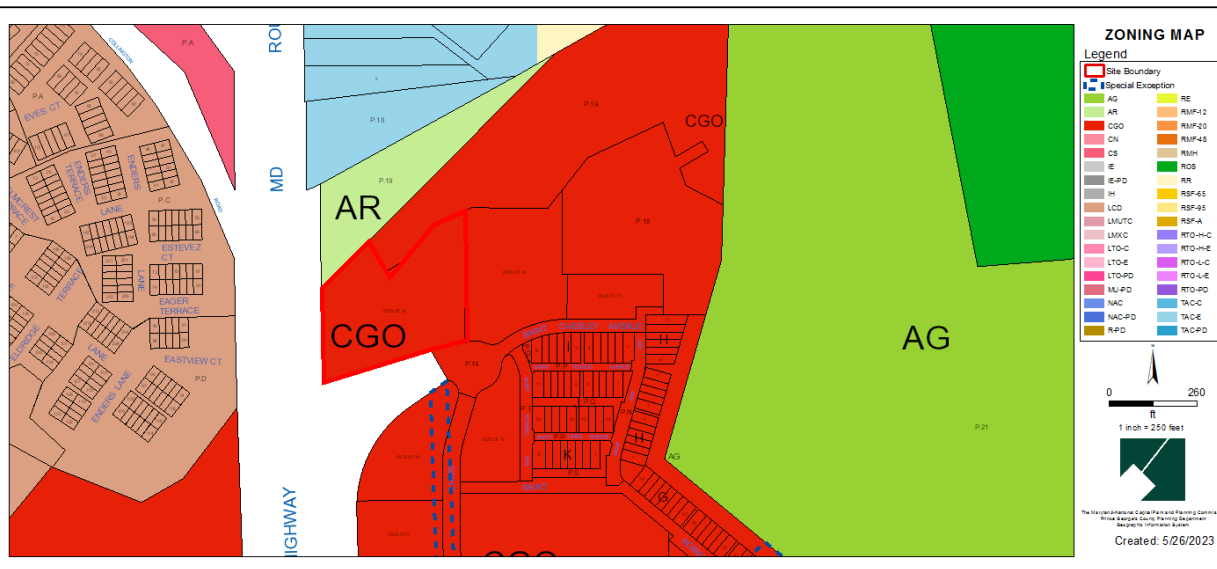
# ZONING MAP (CURRENT & PRIOR)

Current Property Zone: CGO

Prior Property Zone: C-S-C

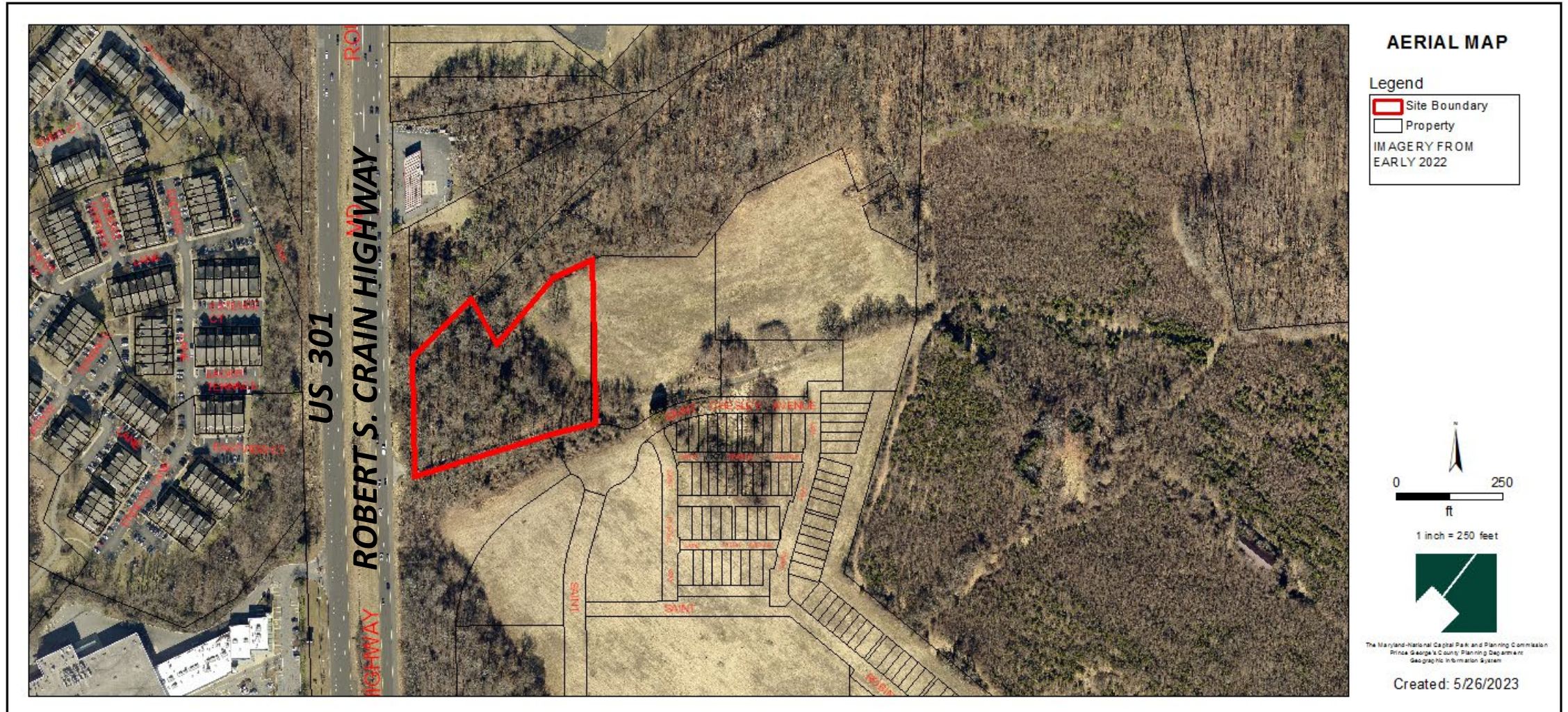
CURRENT ZONING MAP

PRIOR ZONING MAP



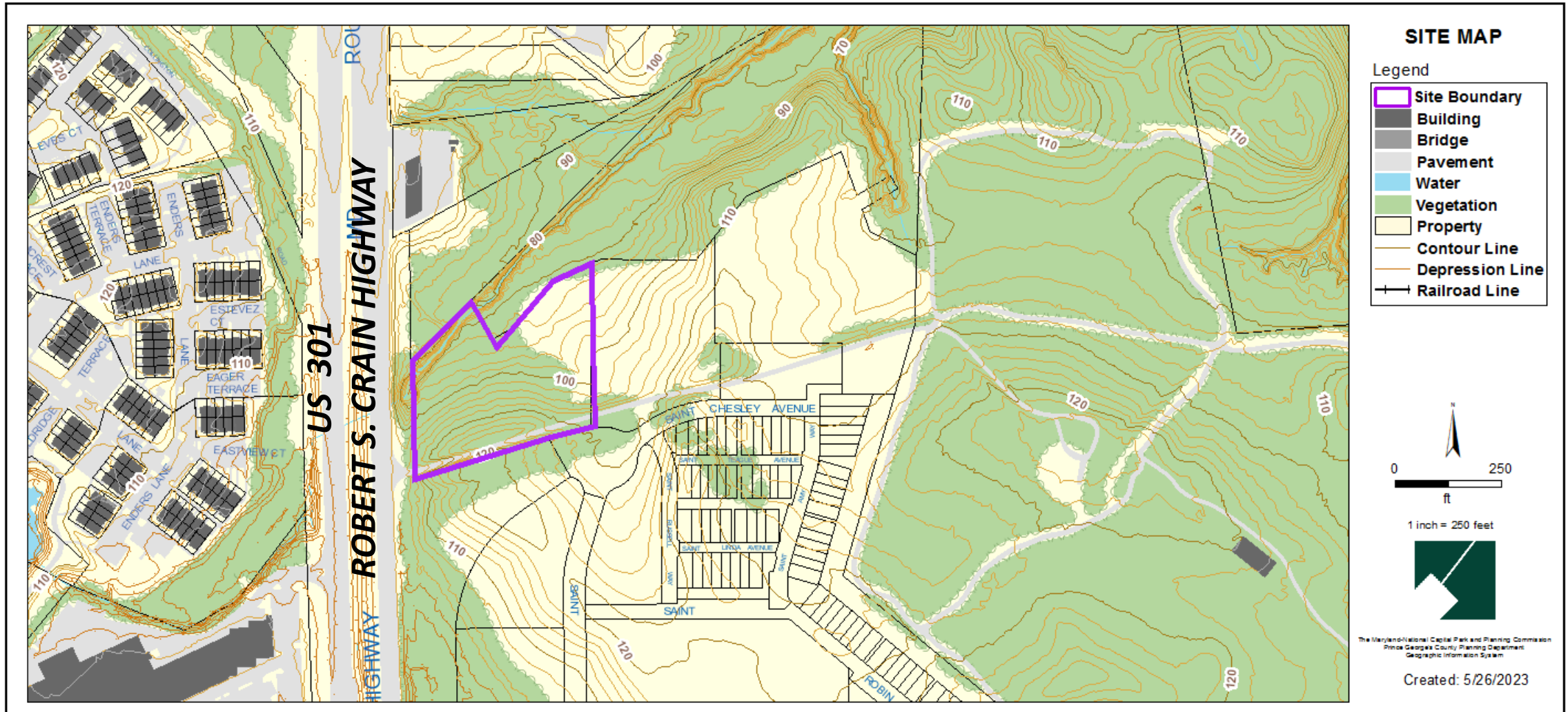


# AERIAL MAP





# SITE MAP









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



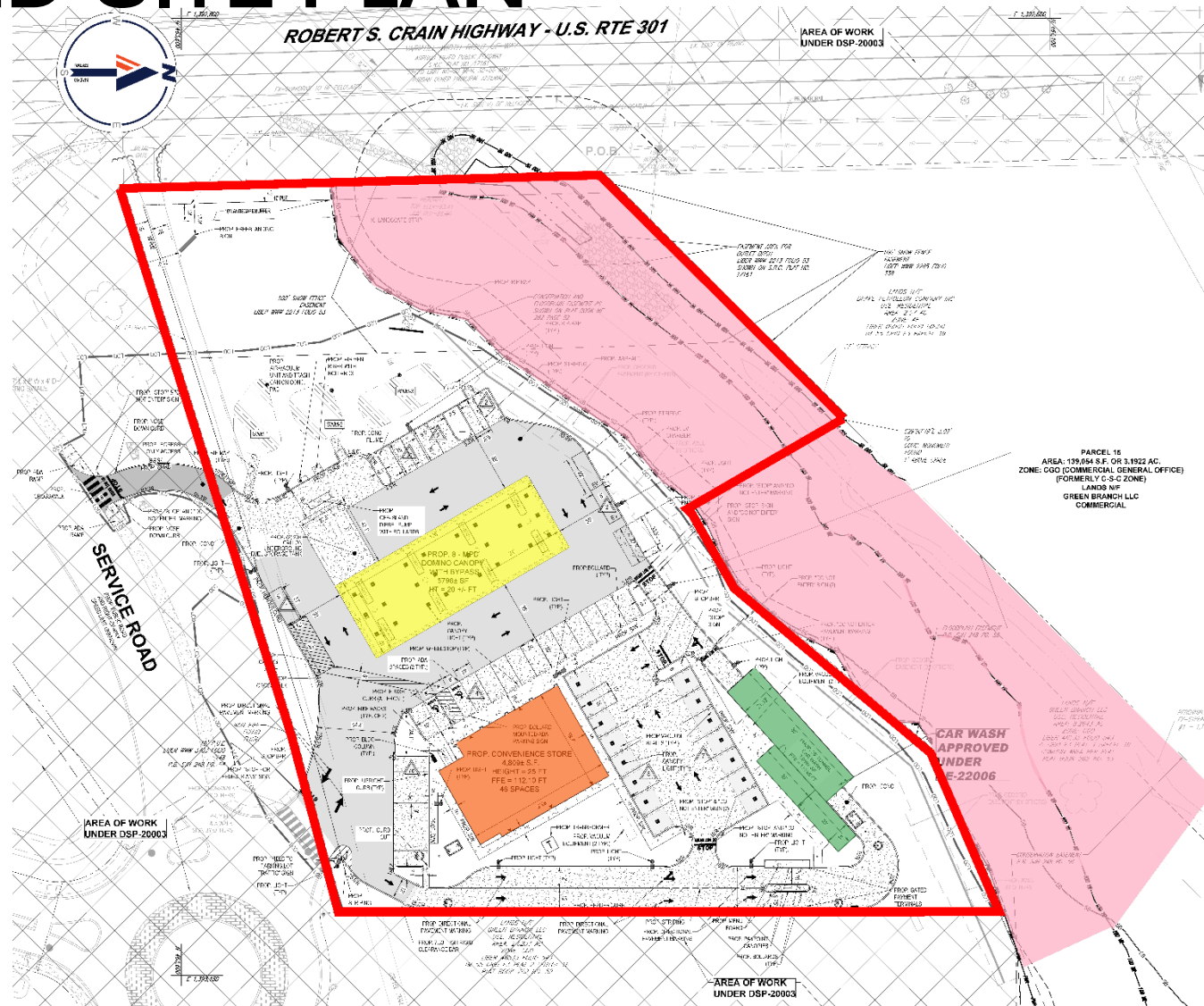







# CROS





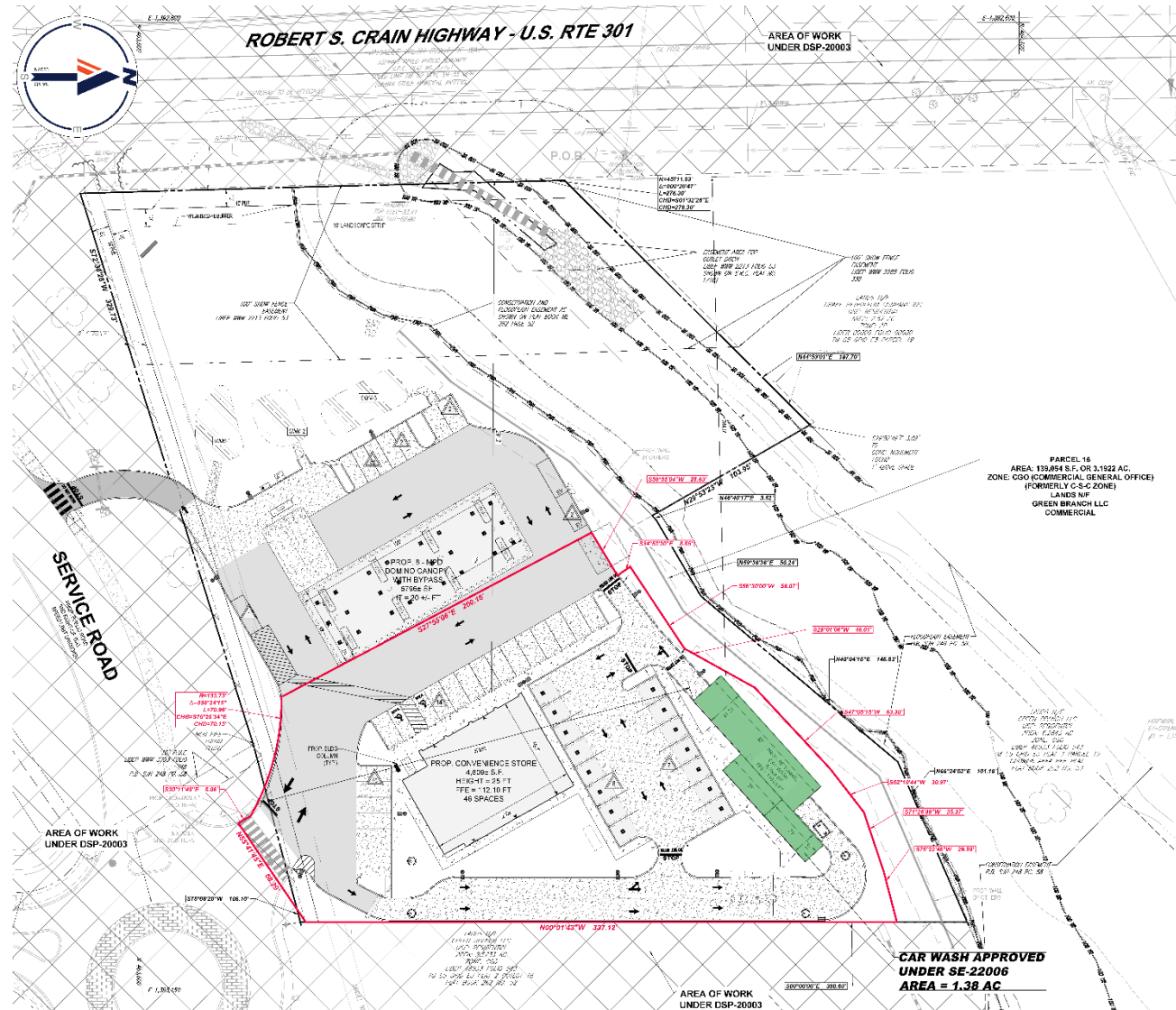
# DETAILED SITE PLAN





-  Site Boundary
-  Dash In Store
-  Gas Station
-  Car Wash (not included in this DSP)
-  Primary Management Area (PMA)



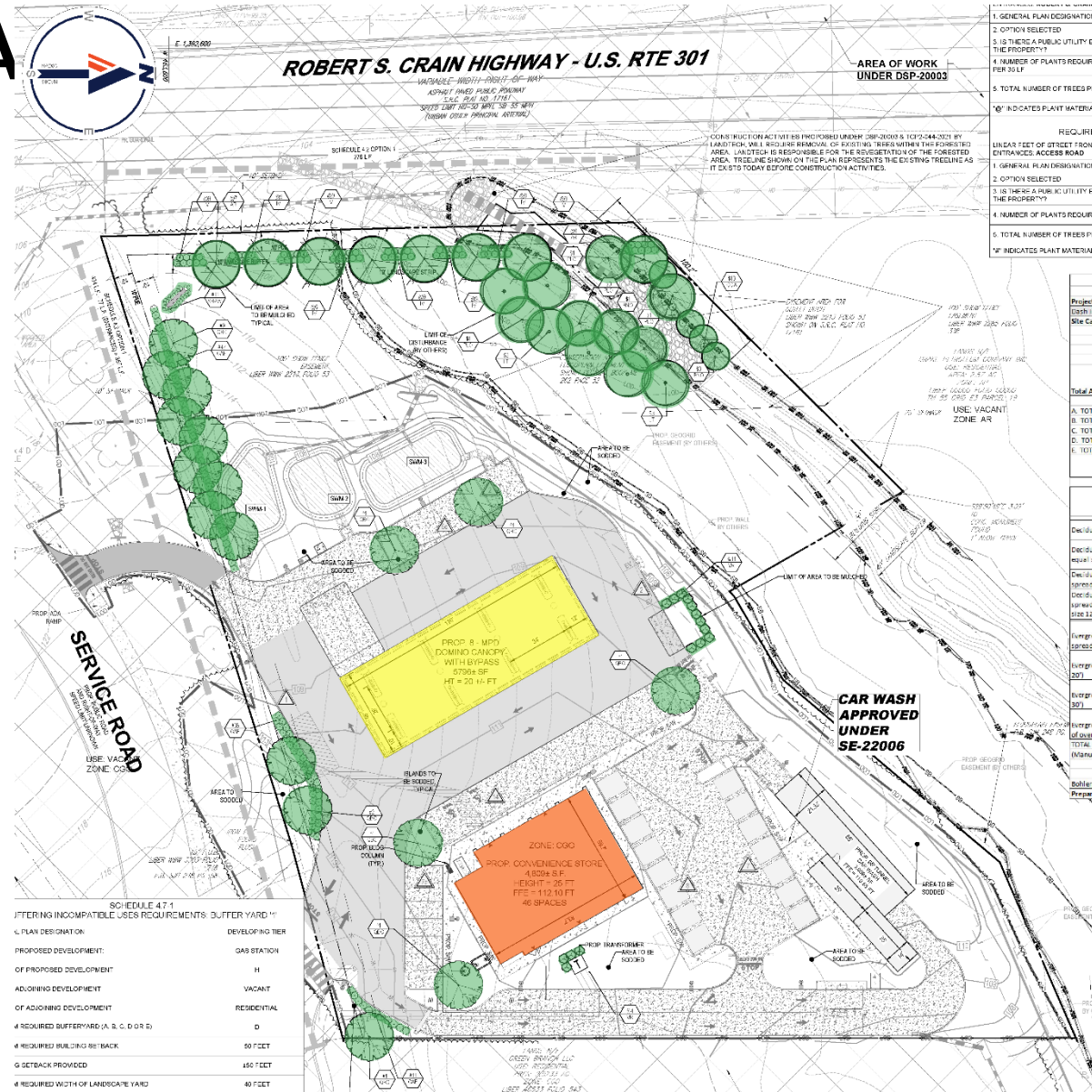
# AREA OF SPECIAL EXCEPTION SE-22006



-  Area of Special Exception
-  Car Wash (included in SE-22006)

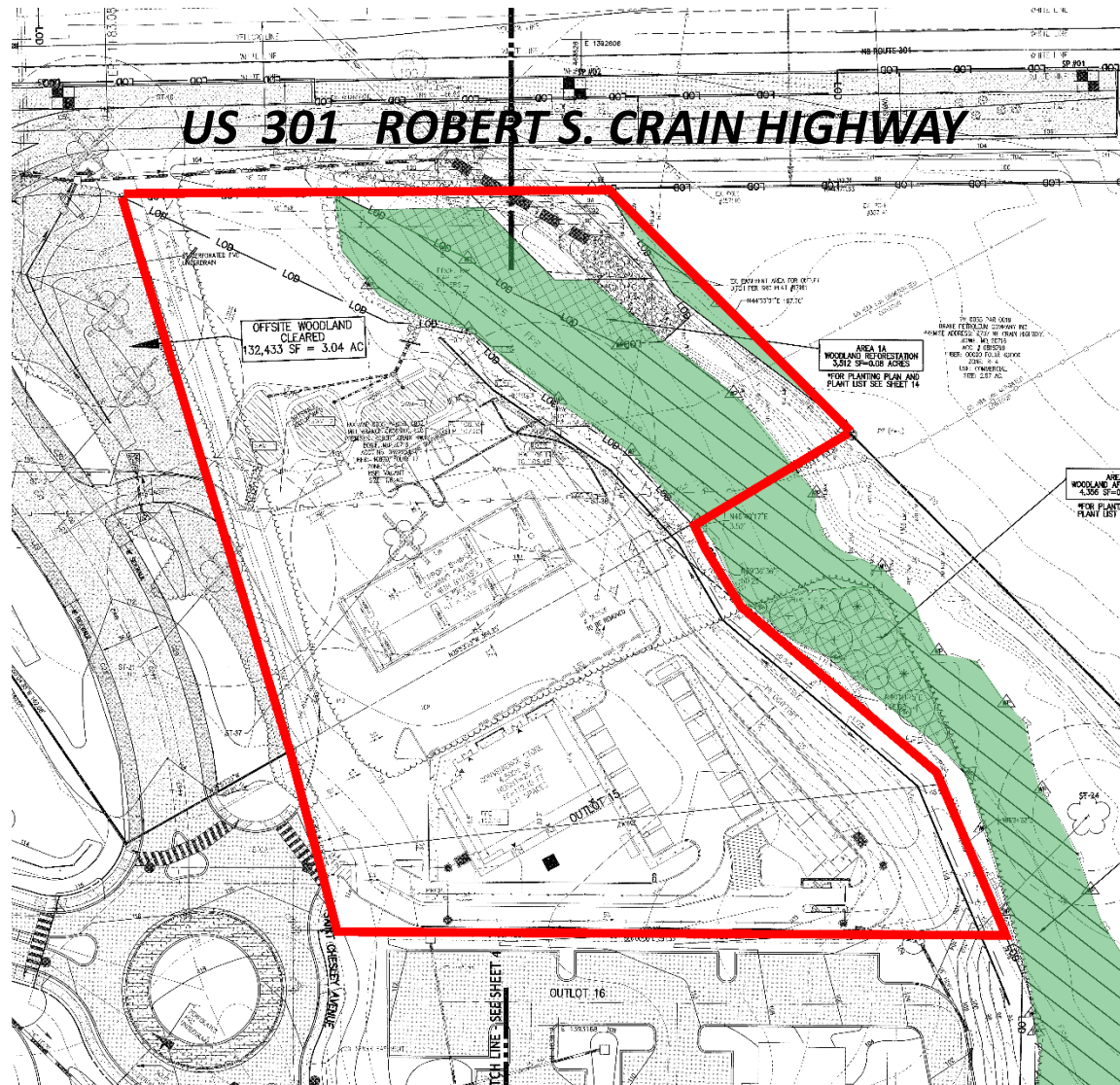




# LANDSCAPE PLA





# TYPE 2 TREE CONSERVATION PLAN

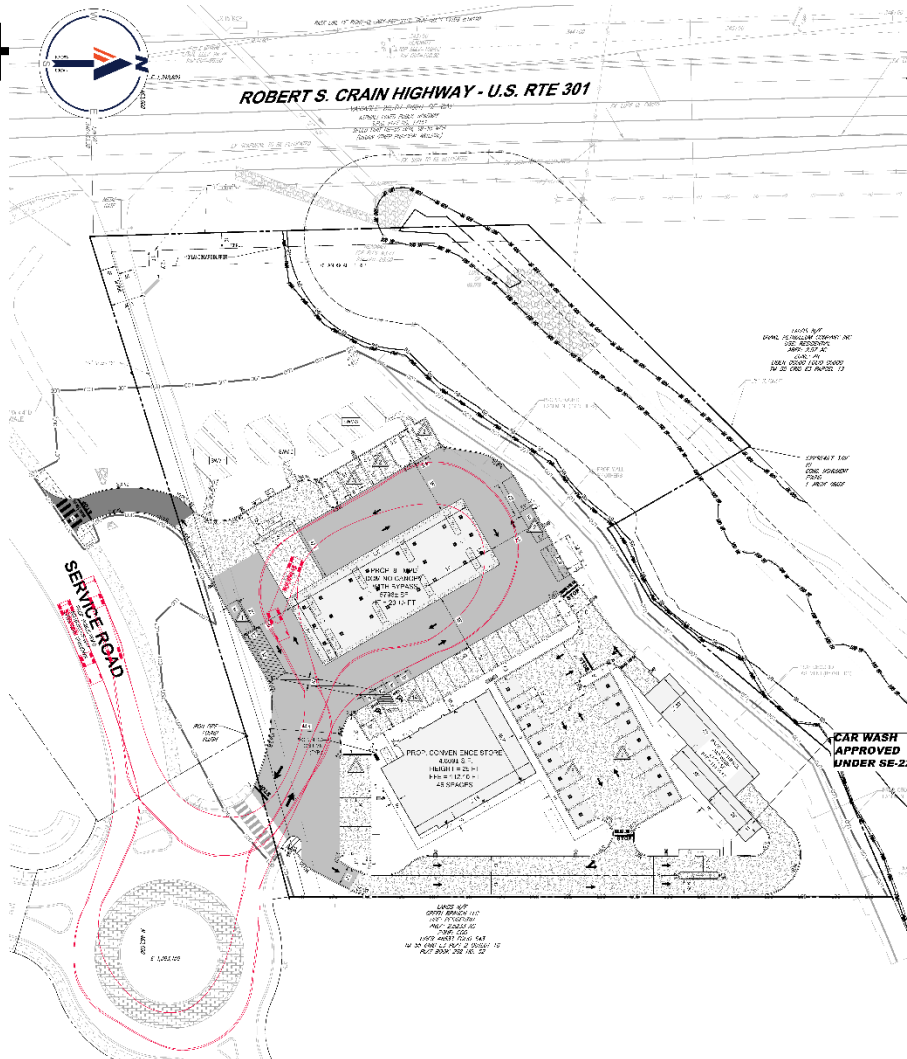


-  Site Boundary
-  Woodland Afforestation  
& Reforestation Area

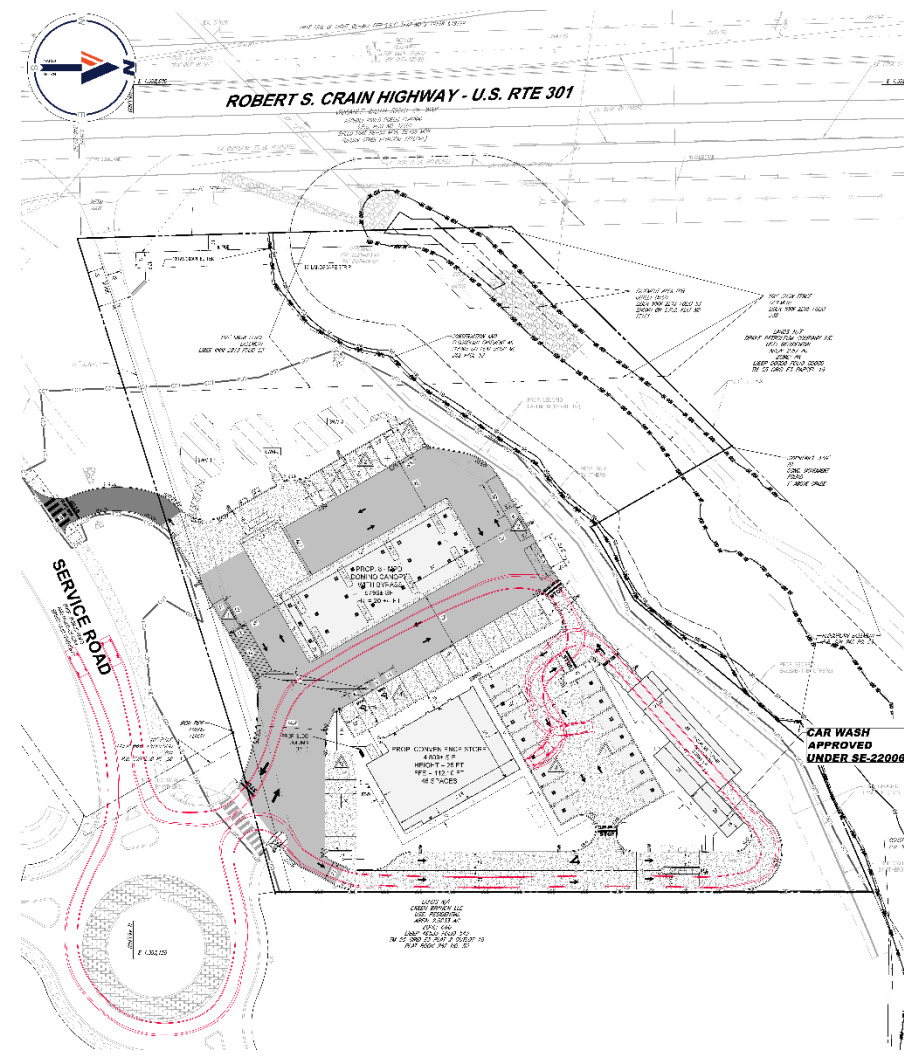


# TRUCK TURNING AND SMALL VEHICLE TURNING

EXHIBIT



Truck Turning Exhibit



Small Vehicle Turning Exhibit



# ARCHITECTURAL ELEVATIONS



## Proposed Exterior Materials

BR-1 Thin Brick Veneer - Painted

MTL-1 Galvanized Metal Decking - Gray

MTL-2 Metal Coping - Black

MTL-3 Aluminum Composite Panel - Black

FC-1 Fiber Cement Board & Batten - Black

FC-2 Fiber Cement Board & Batten - White

SG-1 Internally Lit Signage

WD-1 Heavy Timber Wood Beams

WD-2 Natural Wood Siding

AL-1 Exterior Aluminum Door - Black

RF-1 Membrane Roofing

GR-1 Painted Graphics

XPT-1 Exposed Steel - Black

SF-1 Exterior Metal Storefront System - Black



**Front Elevation Facing East**



# ARCHITECTURAL ELEVATIONS



## Proposed Exterior Materials

BR-1 Thin Brick Veneer - Painted

MTL-1 Galvanized Metal Decking - Gray

MTL-2 Metal Coping - Black

MTL-3 Aluminum Composite Panel - Black

FC-1 Fiber Cement Board & Batten - Black

FC-2 Fiber Cement Board & Batten - White

WD-1 Heavy Timber Wood Beams

WD-2 Natural Wood Siding

AL-1 Exterior Aluminum Door - Black

RF-1 Membrane Roofing

GR-1 Painted Graphics

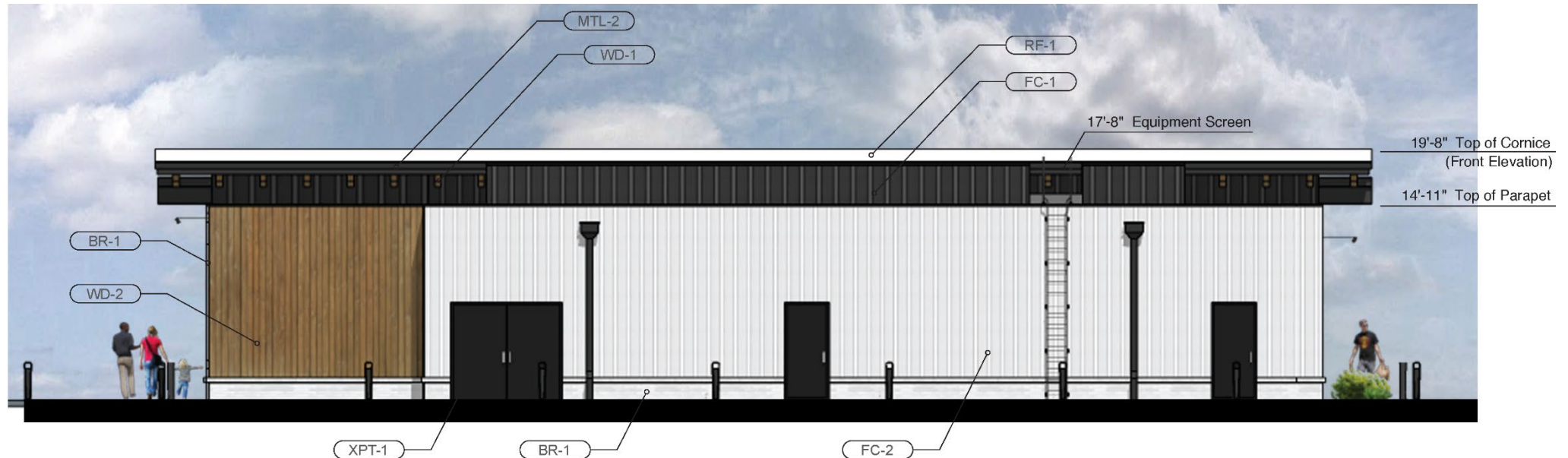
XPT-1 Exposed Steel - Black

SF-1 Exterior Metal Storefront System - Black

## Side Elevation Facing North



# ARCHITECTURAL ELEVATIONS



## Proposed Exterior Materials

- BR-1** Thin Brick Veneer - Painted
- MTL-1** Galvanized Metal Decking - Gray
- MTL-2** Metal Coping - Black
- MTL-3** Aluminum Composite Panel - Black
- FC-1** Fiber Cement Board & Batten - Black
- FC-2** Fiber Cement Board & Batten - White

- WD-1** Heavy Timber Wood Beams
- WD-2** Natural Wood Siding
- AL-1** Exterior Aluminum Door - Black
- RF-1** Membrane Roofing
- GR-1** Painted Graphics
- XPT-1** Exposed Steel - Black
- SF-1** Exterior Metal Storefront System - Black

## Rear Elevation Facing West



# ARCHITECTURAL ELEVATIONS



## Proposed Exterior Materials

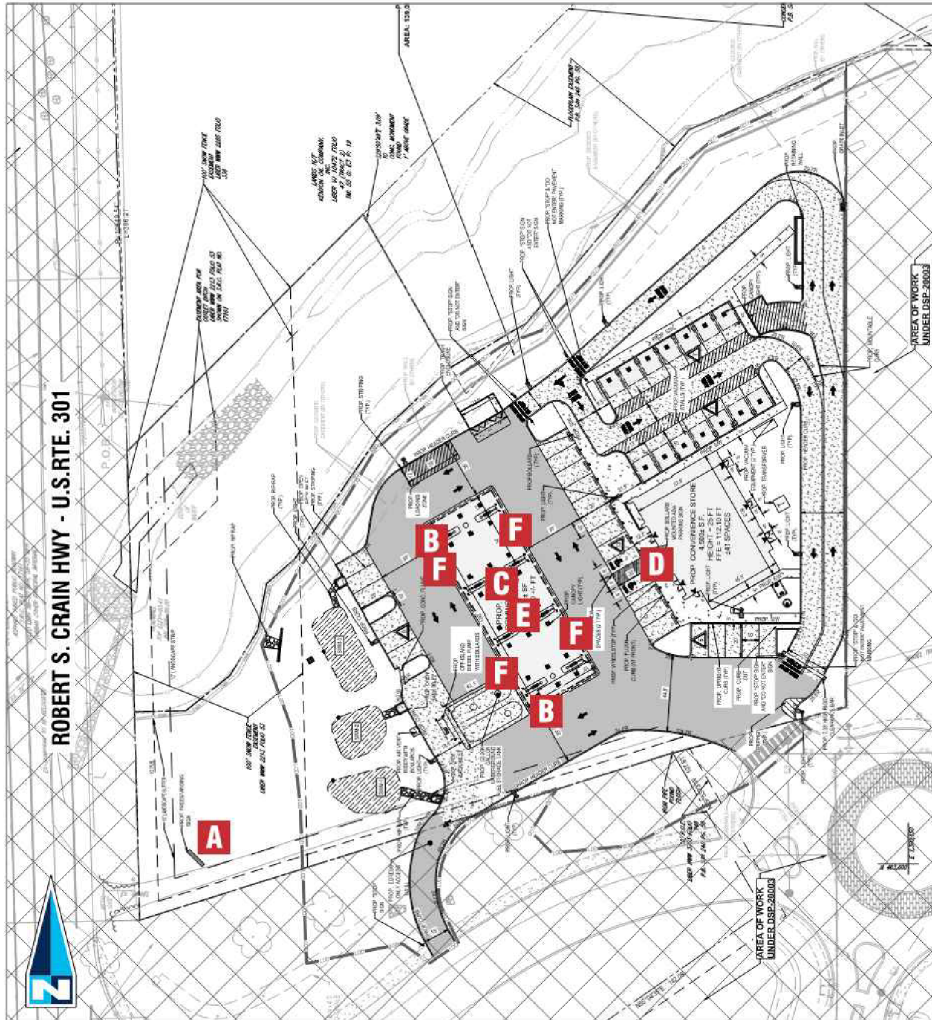
- BR-1 Thin Brick Veneer - Painted
- MTL-1 Galvanized Metal Decking - Gray
- MTL-2 Metal Coping - Black
- MTL-3 Aluminum Composite Panel - Black
- FC-1 Fiber Cement Board & Batten - Black
- FC-2 Fiber Cement Board & Batten - White

- WD-1 Heavy Timber Wood Beams
- WD-2 Natural Wood Siding
- AL-1 Exterior Aluminum Door - Black
- RF-1 Membrane Roofing
- GR-1 Painted Graphics
- XPT-1 Exposed Steel - Black
- SF-1 Exterior Metal Storefront System - Black

## Side Elevation Facing South



# SIGNAGE LOCATIONS



SITE PLAN FOR SITE #1137

## Prince George's County:

Under NEW Zoning, this site is Zoned CGO (Commercial, General Offices).

## Freestanding signage:

Allowed 1 square foot per every 4' of **street frontage**, not to exceed 200 square feet and 25' oah. There is minimum of 10' setback required. There is 276.3 LF of frontage along Crain Highway, therefore 69 square feet will be allowed. Only (1) sign for a minimum of 50 feet of street frontage, up to 1,000 feet. One (1) additional freestanding sign allowed for every additional 1,000 feet of street frontage, however square footage calculation is limited to the primary frontage only.

## Wall Signs:

Allowed 2 square foot per linear foot of the front of **primary building frontage** and signs cannot be not less than 10' above the ground. Total area of all signs cannot exceed 400 square feet. Each separate structure's (c-store, car wash, gasoline canopy) primary frontage eligible in square footage calculation. With C-Store front elevation at 80.3', 160.6 square feet allowed; Gas Canopy at 126', 252 square feet allowed.

## Variance Information:

Approximately 10% chance of approval. Lawyer must be present for hearing if property owner is unable to attend. Variance process takes 3 to 4 months and costs \$1,500 plus sign posting fees.

## ALLOWABLE SQUARE FOOTAGE:

|          |                                       |                |
|----------|---------------------------------------|----------------|
| <b>A</b> | D/F DASH IN TWIN POLE PYLON           | 69.00 SQ. FT.  |
| <b>B</b> | INT. ILL. LOGO/ LETTERS @ FUEL CANOPY | 252 SQ. FT.    |
| <b>D</b> | INT. ILLUM. C-STORE LOGO/LETTERS SET  | 160.60 SQ. FT. |

**NOTE - Pump Number Signs and Canopy Clearance Signs should not be considered in the allowable square footage as these are purely informational**

## ACTUAL SQUARE FOOTAGE:

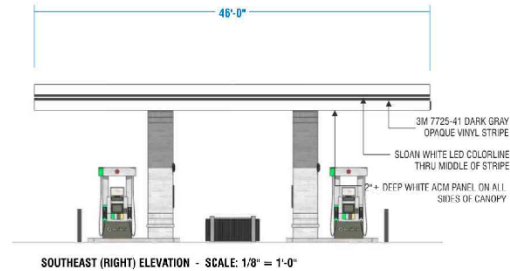
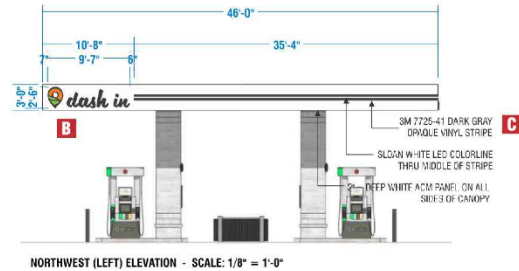
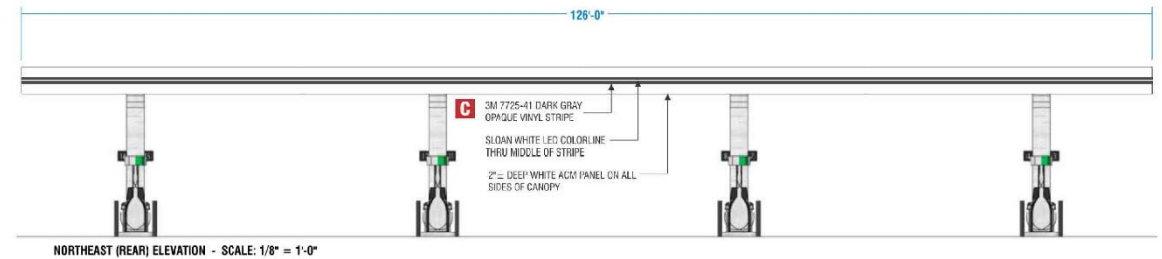
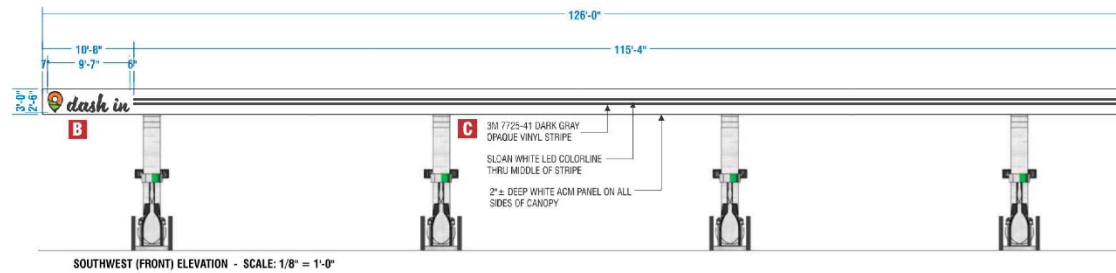
|          |  |                        |
|----------|--|------------------------|
| <b>A</b> | D/F DASH IN TWIN POLE PYLON                    | 65.00 SQ. FT.          |
| <b>B</b> | INT. ILL. LOGO/ LETTERS @ FUEL CANOPY (QTY. 2) | 23.95 SQ. FT. EA.      |
| <b>C</b> | VINYL & LED STRIPE @ FUEL CANOPY               | APPROX. 323 LINEAR FT. |
| <b>D</b> | INT. ILLUM. C-STORE LOGO/LETTERS SET           | 28.70 SQ. FT.          |
| <b>E</b> | PUMP NUMBER SIGNS (QTY. 16)                    | 1.29 SQ. FT. EA.       |
| <b>F</b> | CANOPY CLEARANCE SIGN (QTY. 4)                 | 2.00 SQ. FT. EA.       |







# FUEL CANOPY SIGNAGE DETAILS





# WALL SIGNAGE DETAILS



C-STORE FRONT ELEVATION - SCALE: 1/8"=1'-0" (approx)



**B** LED CHANNEL LOGO AND LETTERS ON WHITE ACM CANOPY | TWO (2) SETS REQ'D  
1/2" = 1'-0" 29.75 SQ. FT. EACH

SCOPE OF WORK: MANUFACTURE & INSTALL TWO (2) INT. ILLUM LOGOS & LETTER SETS.  
SPECIFICATIONS:  
LOGO: 4" D. FAB. ALUM. CHANNEL PAINTED SATIN BLACK, INTERIOR PAINTED SATIN WHITE.  
FACE IS 1/2" SHOULDER-CUT CLEAR ACRYLIC W/ 1ST SURFACE VINYL PER COLOR KEY @ RIGHT & 2ND SURFACE DIFFUSER.  
LETTERS: 4" D. FAB. ALUM. CHANNEL PAINTED SATIN WHITE, INTERIOR PAINTED SATIN WHITE.  
FACE IS 1/2" SHOULDER-CUT CLEAR ACRYLIC W/ 1ST SURFACE VINYL 3M 3830-20 WHITE VINYL & 2ND SURFACE DIFFUSER.  
ILLUMINATION: WHITE LEDS & REMOTE POWER SUPPLIES HOUSED IN TRANSFORMER BOXES.  
MOUNTING: FLUSH TO 2" DEEP ACM PANELS THAT WRAP BUILDING FASCIA.



**C** VINYL STRIPE & LED TUBE LIGHTING: APPROX. 323 LINEAR FEET  
OPAQUE VINYL STRIPE AT ALL SIDES OF CANOPY W/ SLOAN "COLORLINE"  
WHITE LED TUBE LIGHTING

| MSPTV = MIRACET SYSTEMS PRINTED TRANSLUCENT VINYL   |  |   |   | PAINT COLOR  |     |
|---|--|---|---|--|-----|
|  MSPTV DASH-IN / ORANGE |  MSPTV DASH-IN / GRASS |  DUAL COLOR VINYL 3M 3835-222 (BLACK) |  VINYL 3M 7725-41 DARK GRAY |  PAINT: SATIN GRAY | 789 |



# STAFF RECOMMENDATION

## **APPROVAL** with conditions

- DSP-20003-01
- TCP2-044-2021-01

## **Issues:**

- None

## **Applicant Required Mailings:**

- Informational Mailing: 06/22/2022
- Acceptance Mailing: 02/07/2023