

CHIPOTLE AT MILL BRANCH CROSSING

Detailed Site Plan

TCP2-044-2021

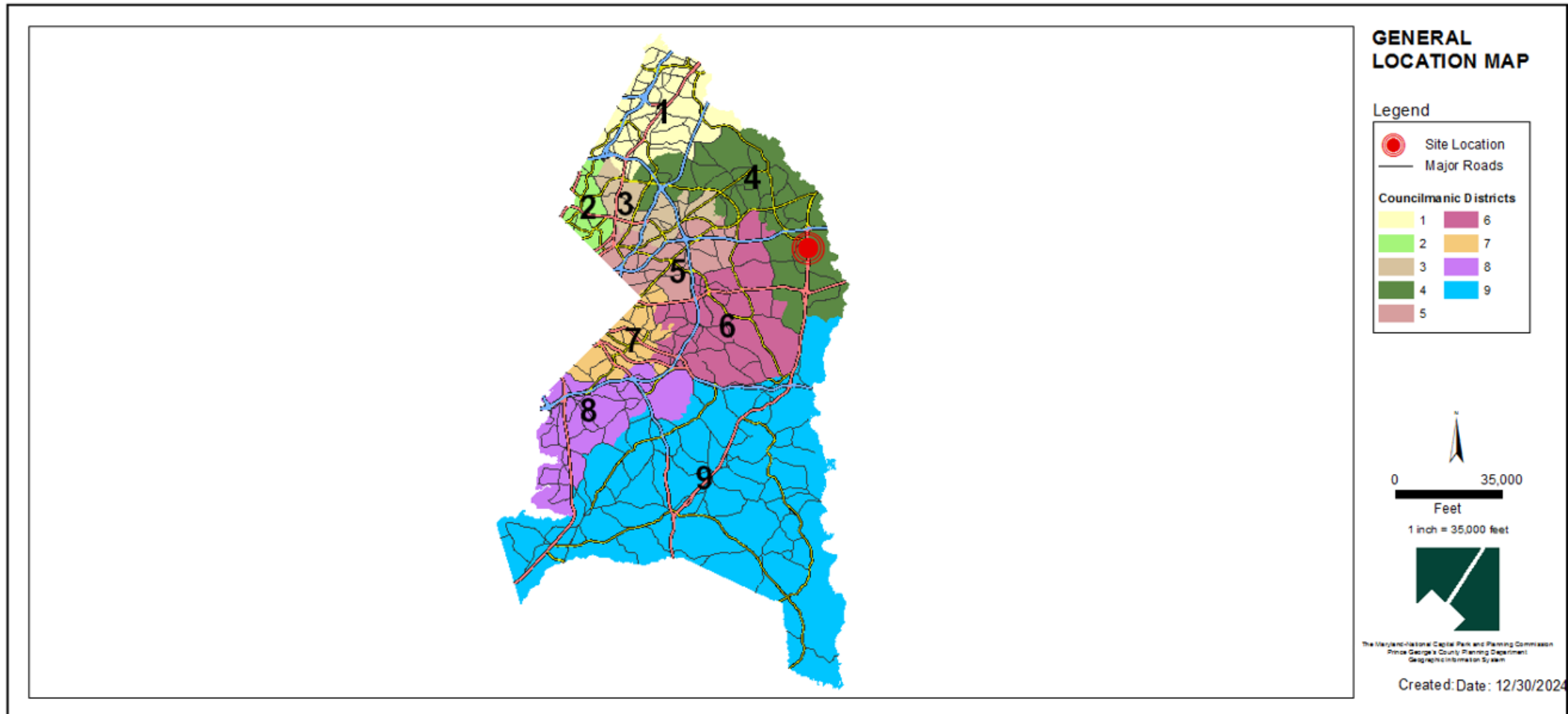
Staff Recommendation: APPROVAL with conditions



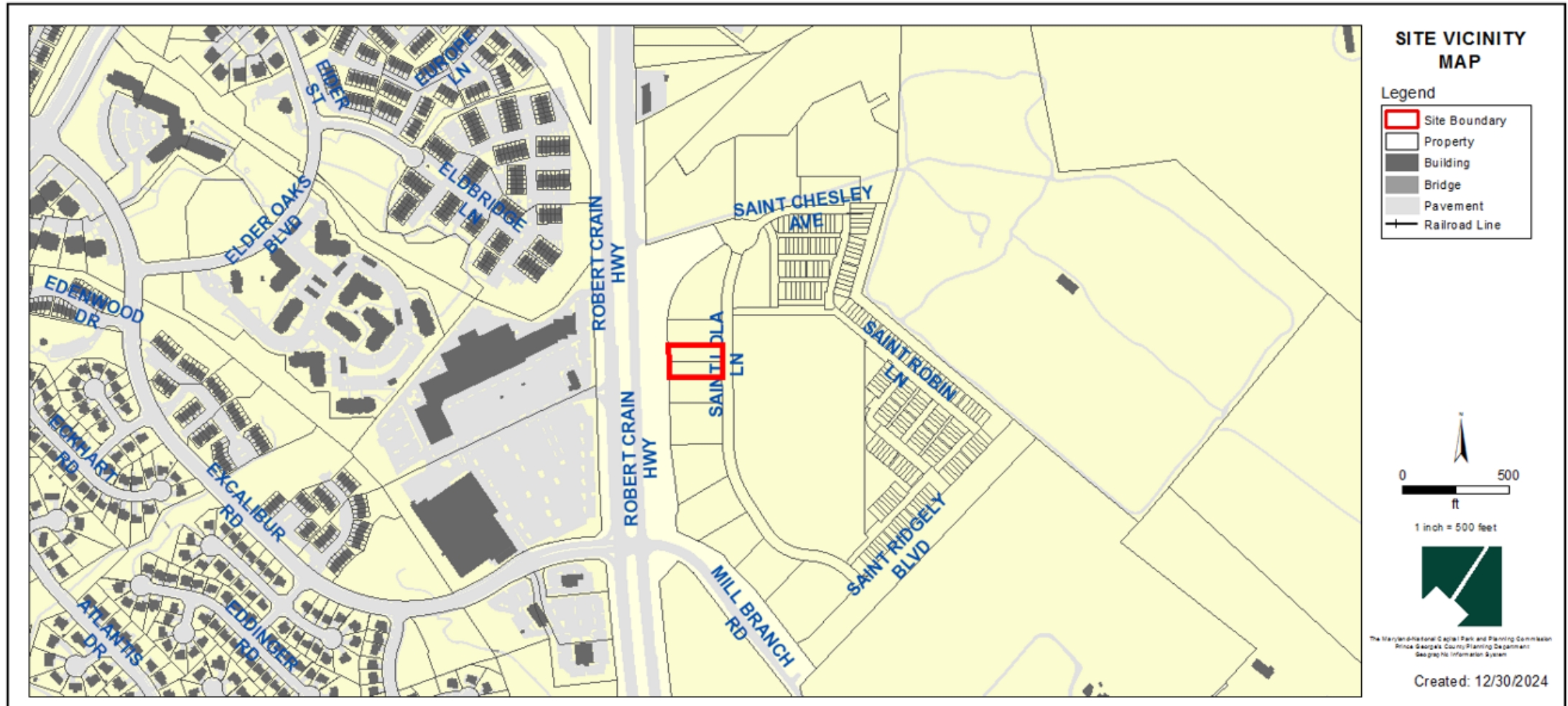
GENERAL LOCATION MAP

Council District: 04

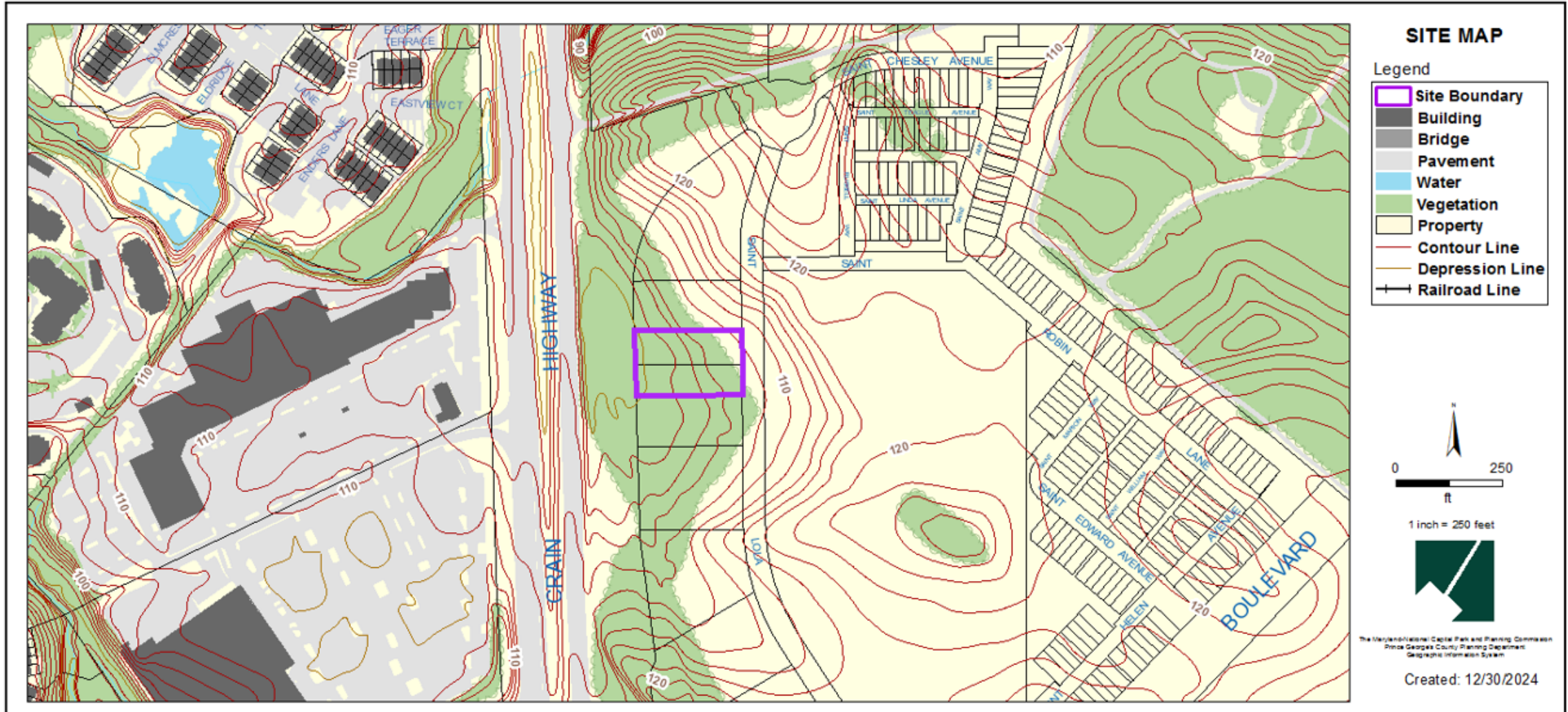
Planning Area: 71B



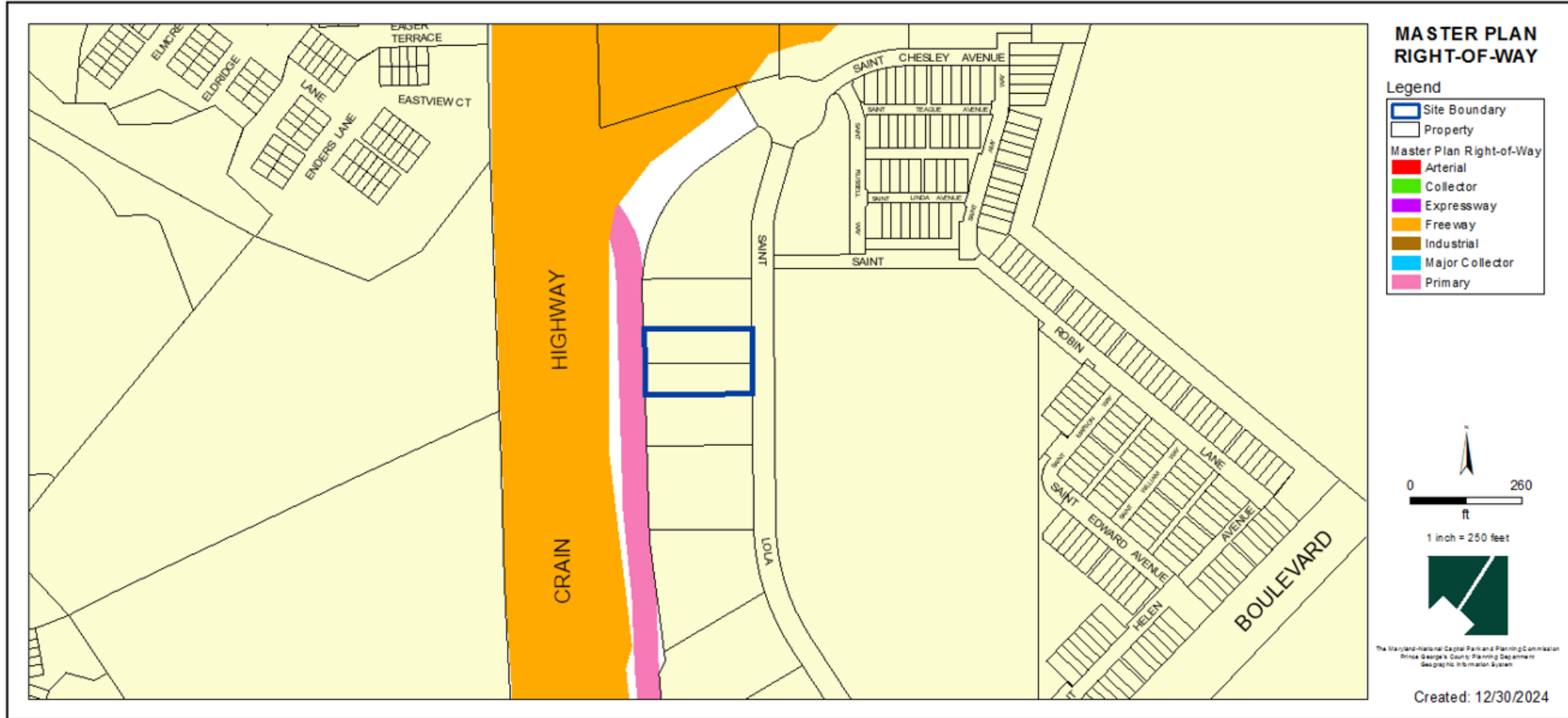
SITE VICINITY MAP



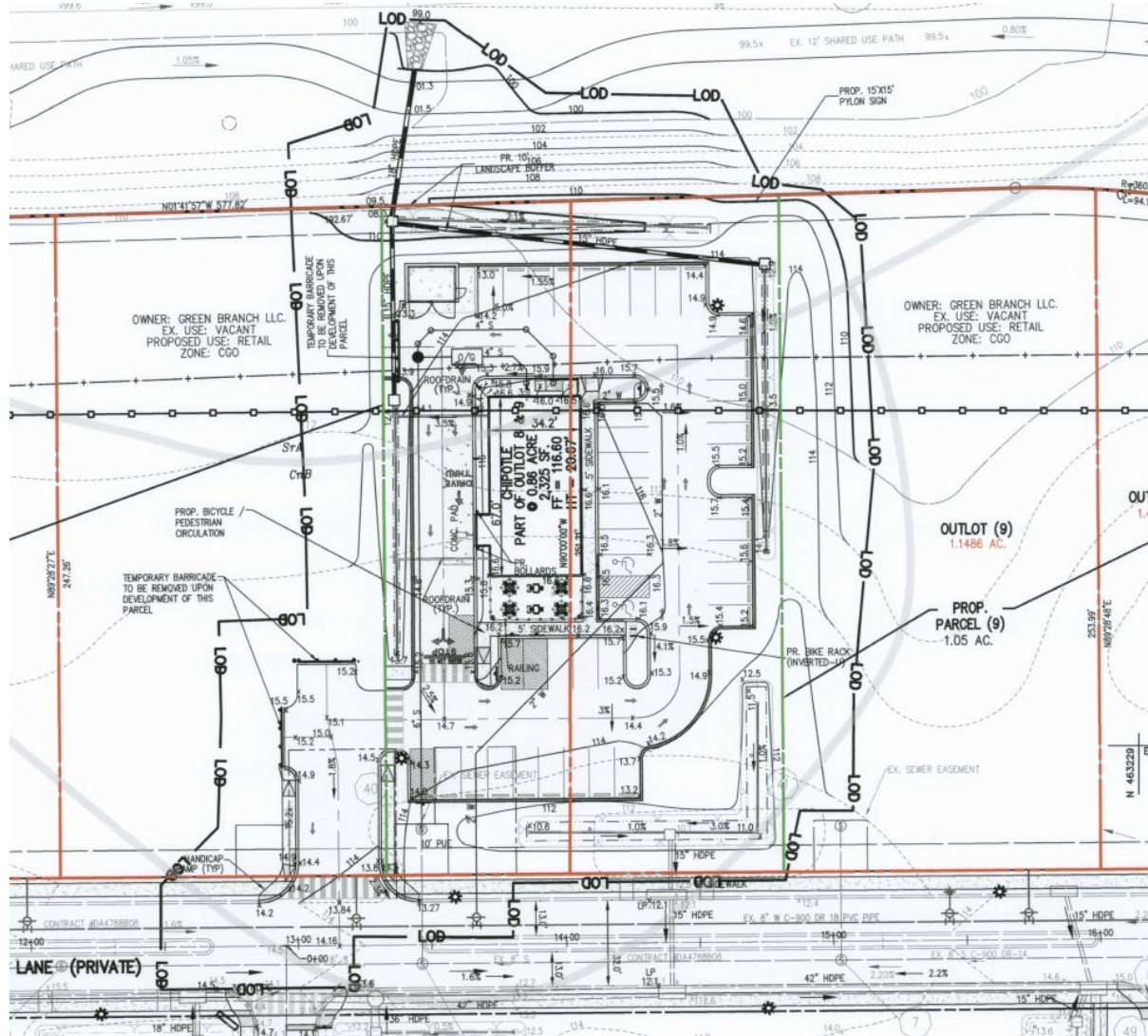
SITE MAP



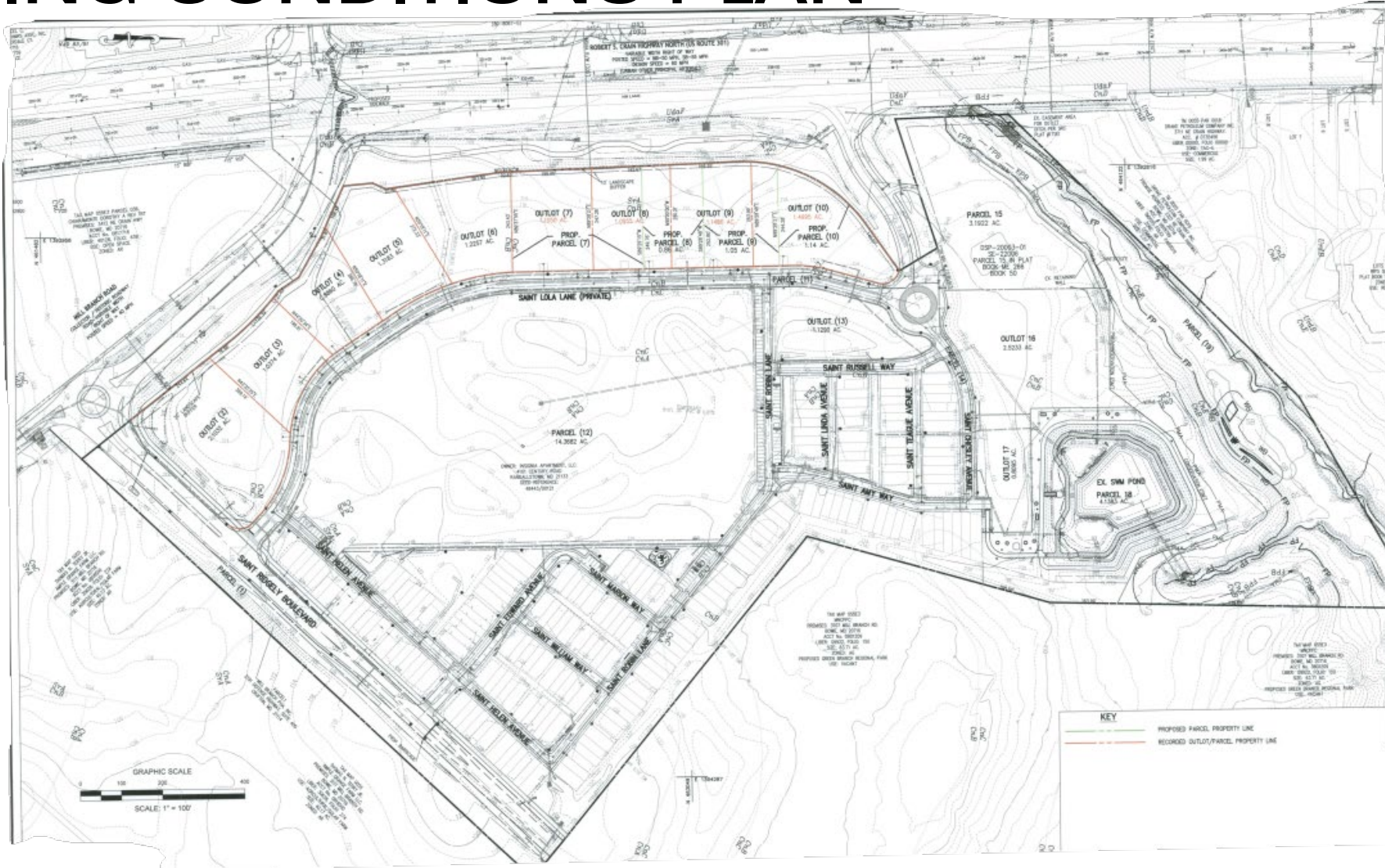
MASTER PLAN RIGHT-OF-WAY MAP



DETAILED SITE PLAN

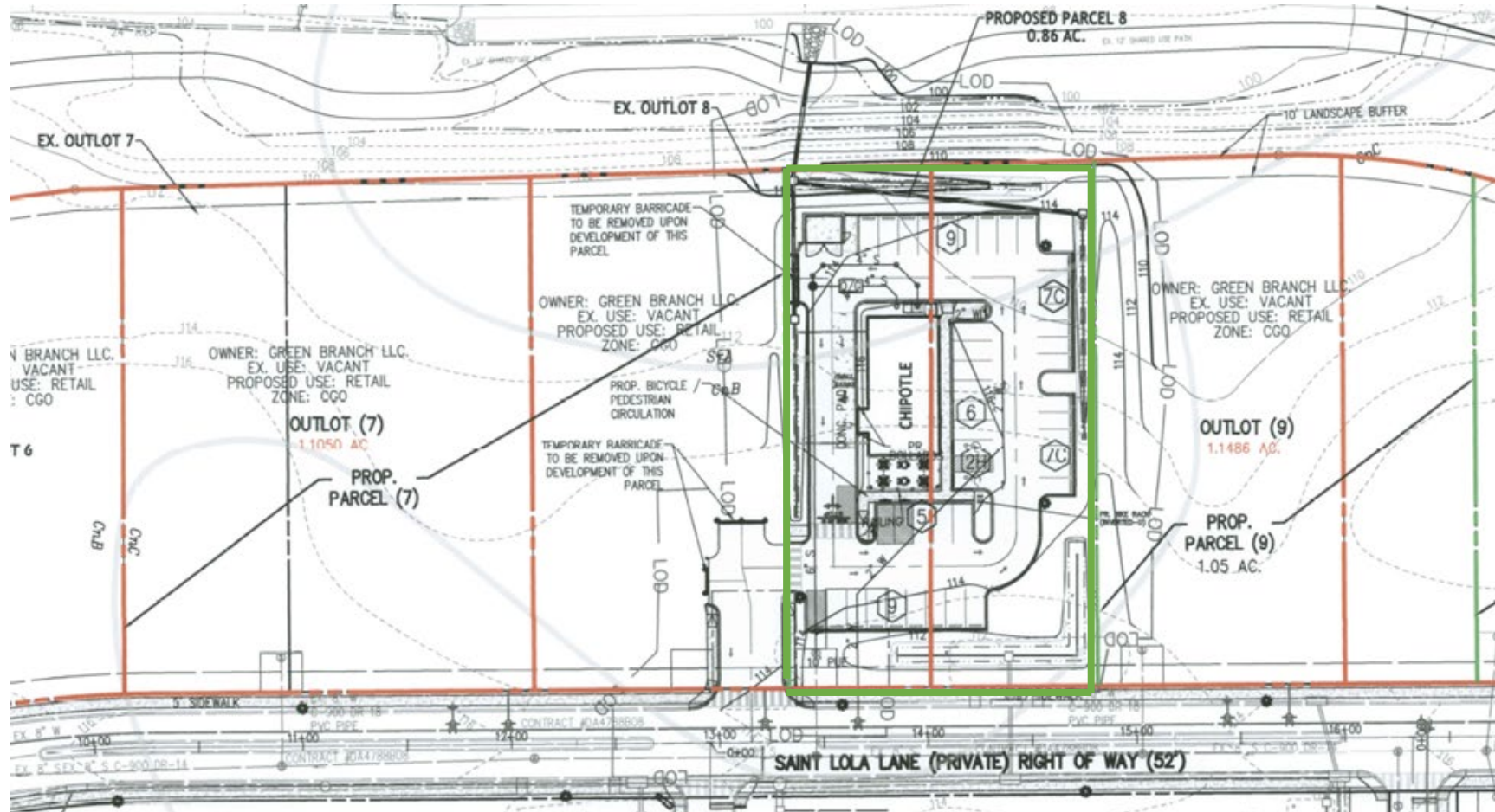


EXISTING CONDITIONS PLAN



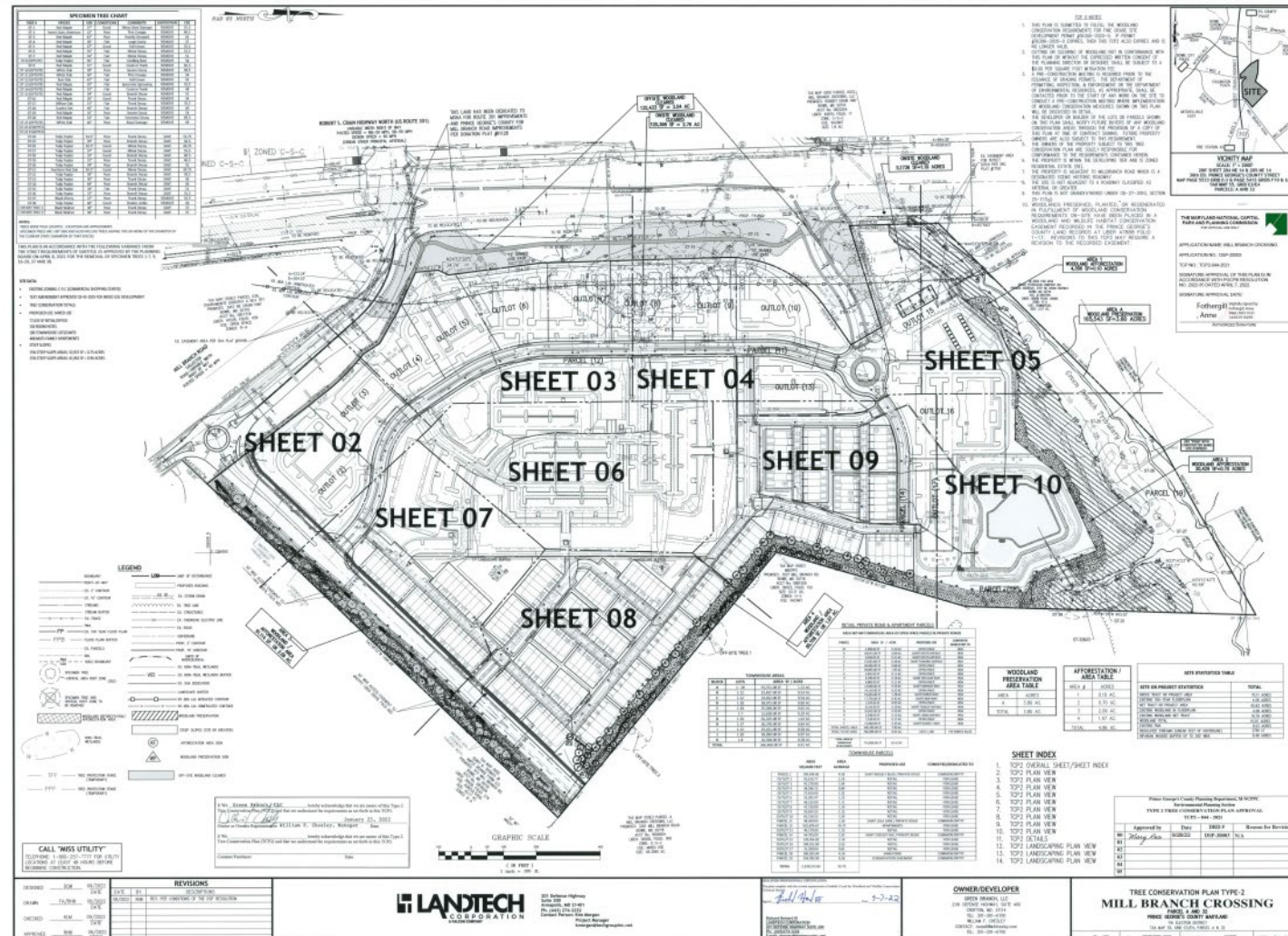
PROPOSED PARCEL 8

Key:
Existing Outlots
Proposed Parcel 8



LANDSCAPE PLAN





ARCHITECTURE DESIGN PLANNING INTERIORS

INTELLIGENT DESIGN

SCALE: 1/4" = 1'-0"

1 FRONT ELEVATION

2 LEFT ELEVATION

3 REAR ELEVATION

4 RIGHT ELEVATION

CHIPOTLE - SHELL BUILDING
PRINCE GEORGES COUNTY, MARYLAND
W.F. CHESLEY

EXTERIOR MATERIAL SCHEDULE

MARK	MANUFACTURER	DESCRIPTION	FINISH	COMMENTS
1	ETC	EXTERIOR INSULATED FINISH SYSTEM	ETC CLASS PM VENEER NEXT SIPS SYSTEM	COLOR: PPD TYP
2	ETC	PREPARED METAL TOPPED	ALUM. GALVANNEED PREPARED METAL TOPPED	COLOR: MATCH SIPS
3	ETC	PREPARED METAL TOPPED	ALUM. GALVANNEED PREPARED METAL TOPPED	COLOR: MATCH PREPARED
4	BRICK	BRICK	BRICK	COLOR: MATCH PREPARED
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75	BRICK	BRICK	BRICK	COLOR: MATCH PREPARED

SIGNAGE DETAILS

EXTERIOR ELEVATION - EAST
1/4" = 1'-0"

Proposed total sqft: 73.58
 Building Signage:
 Sign A: 6-3 channel letter wall sign 37.8 sqft
 Sign B: 6-3 channel letter wall sign 29.07 sqft
 Chipotle Signage:
 Sign C: Clearance Bar 2.67 sqft
 Sign D: Tenant announcement sign 4.66 sqft

Elevation	Sign Dimensions	Wall Sign Code	Allowance	Proposed Signage	Sign Type	Sign Area (sq ft)	Relation to Permissible Total Sign Area
Front	19'40" H x 38'92" L	2 sq. ft. per linear ft.	77.84 sq ft	Sign A (6-3 Channel Letters)	Wall Sign	37.8 sq ft	Proposed sign area for Sign A uses 48.5% of the total allowable area.
Rear	19'40" H x 38'92" L			Sign B (6-3 Channel Letters)	Wall Sign	29.07 sq ft	Proposed sign area for Sign B uses 37.3% of the total allowable area.
						Proposed total signage uses 85.8% of the total 77.84 sq ft allowed for the entire building. No variance required for total area.	

Site signage		Sign Type	Sign Area (sq ft)	Proposed Total Signage: 7.11 sq ft
Sign C: Clearance Bar	Non-Building Sign	2.67 sq ft		
Sign D: Tenant Announcement	Non-Building Sign	4.66 sq ft		

EXTERIOR ELEVATION - WEST
1/4" = 1'-0"

SITE MAP
CHIPOTLE

DESIGNED FA 12/2024
DRAWN CA/AN 12/2024
CHECKED RLB 12/2024
APPROVED JMB 12/2024

REVISIONS

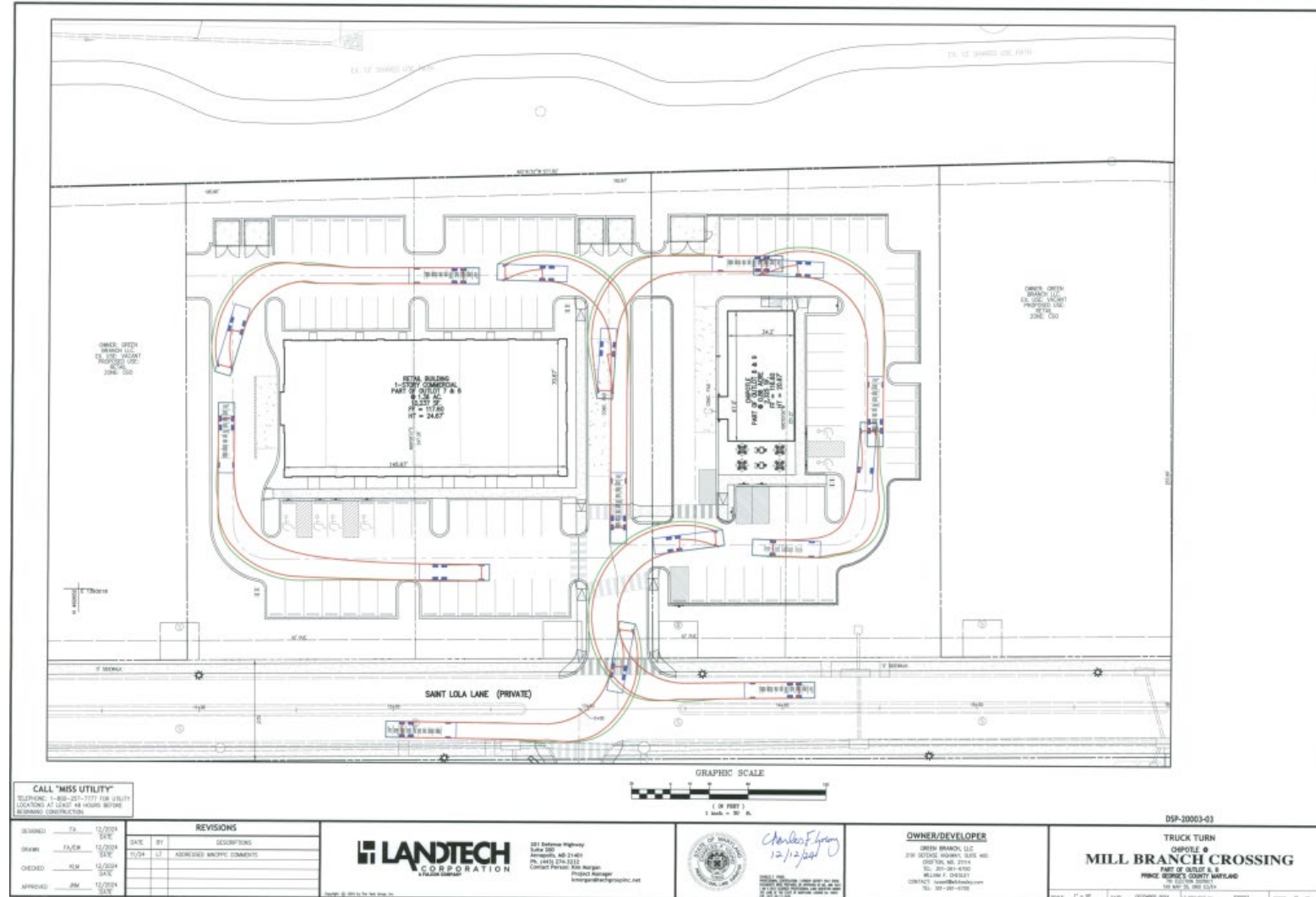
DATE	BY	DESCRIPTION
11/24	LT	ADDED COMMENTS

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 Annapolis, MD 21401
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 FAX: 443.274.2123
 Project Manager: katherine@landtech.com

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 OXFORD, MD 21144
 TEL: 301.591.4750
 REGINA F. GOSLEY
 CONTACT: regina@greenbrand.com
 TEL: 301.361.4700

CHIPOTLE SIGNAGE PLAN
 CHIPOTLE @
MILL BRANCH CROSSING
 PART OF LOT 1 & 2
 PRINCE GEORGE'S COUNTY MARYLAND
 744 MAP 36, SHEET 13.01

TRUCK TURN PLAN



STAFF RECOMMENDATION

APPROVAL with conditions

- DSP-20003-03
- TCP2-044-2021

Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 5-15-2024
- Acceptance Mailing: 10-30-2024