

# Town of Dumfries Council Meeting Packet



Derrick R. Wood, Mayor  
Monaé S. Nickerson, Vice Mayor  
Tyrone Brown, Councilmember  
Shaun Peet, Councilmember  
Selonia B. Miles, Councilmember  
Cydny A. Neville, Councilmember  
Brian K. Fields, Councilmember

Keith C. Rogers, Jr., Town Manager  
Sharon E. Pandak, Town Attorney  
Tangi R. Hill, Town Clerk

October 5, 2022



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## DUMFRIES, VIRGINIA

Virginia's Oldest Continuously Chartered Town  
CHARTERED 1749 INCORPORATED 1961

John Wilmer Porter Municipal Building  
17739 Main Street, Suite 200  
Dumfries, Virginia 22026  
Tel: 703-221-3400 / Fax: 703-221-3544  
[www.dumfriesva.gov](http://www.dumfriesva.gov)

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### DUMFRIES TOWN COUNCIL MEETING WEDNESDAY, OCTOBER 5, 2022 AT 7:00 PM COUNCIL CHAMBERS

- I. Call to Order and Roll Call
- II. Moment of Silent Prayer
- III. Pledge of Allegiance
- IV. Adoption of Agenda
- V. Approval of Minutes
  - A. Dumfries Town Council Meeting Minutes – September 20, 2022 (Pages 1-2)
- VI. Citizen Comment Period
- VII. Mayor & Council Comment
- VIII. Action Items (Public Hearings)
  - A. Resolution for ZTA-2022-001 Concerning Comprehensive Sign Plan - **Public Hearing** (Pages 3-12)
  - B. Initiating Resolution to Schedule a Public Hearing for CSP2022-001 with Town Council - **Public Hearing Date of October 18, 2022** (Page 13-39)
- IX. Adjournment

**DUMFRIES TOWN COUNCIL  
MEETING MINUTES  
TUESDAY, SEPTEMBER 20, 2022**

**MEETING HELD IN COUNCIL CHAMBERS**

*A video recording of this meeting is available on the Town's Website at [www.dumfriesva.gov](http://www.dumfriesva.gov) and YouTube Channel at <https://youtu.be/icmzrgHQm74>*

**I. Call to Order and Roll Call**

At 7:00 PM, Mayor Wood called the meeting to order. The following members were recorded as present: Brown, Fields, Miles, Nickerson, and Wood; Neville was absent.

**II. Invocation**

Invocation was led by Rev. Dr. Chrystal M. Woodard, Pastor of Dumfries United Methodist Church.

**III. Pledge of Allegiance**

**IV. Adoption of the Agenda**

On a motion made by Councilwoman Miles, seconded by Councilman Fields, to adopt the agenda moving Item V.A. Awards and Proclamations – Proclamation Recognizing National Hispanic Heritage Month to Item IX.B. Action Item. Vote 6-0-0 (Yes: Brown, Fields, Miles, Peet, Nickerson, and Wood; No: N/A; Abstain: N/A)

**V. Awards and Proclamations**

Proclamation Recognizing National Hispanic Heritage Month

This item was moved to IX.B.

**VI. Approval of the Minutes**

On a motion made by Councilman Peet, seconded by Councilman Brown to approve the minutes of the September 6, 2022, Town of Dumfries Council meeting. Vote 6-0 (Yes: Brown, Fields, Miles, Peet, Nickerson, and Wood; No: N/A; Abstain: N/A).

**VII. Citizen Comment Period**

**VIII. Reports and Presentations**

Town Manager Keith Rogers presented the Town Manager's Report.

**IX. Action Item**

Public Hearing for ZTA2022-001 – Continued to the October 5, 2022  
Council Meeting

On a motion made by Councilman Peet, seconded by Councilman Fields to continue the public hearing for ZTA2022-001 with Town Council Public Hearing Date of October 5, 2022. Vote 6-0-0 (Yes: Brown, Fields, Miles, Nickerson, Peet, and Wood; No: N/A; Abstain: N/A)

Proclamation Recognizing National Hispanic Heritage Month

Mayor Wood presented the Proclamation Recognizing National Hispanic Heritage Month to Delegate Elizabeth Guzman.

**X. Adjournment**

Mayor Wood adjourned the meeting at 8:00 PM.

**AT A REGULAR MEETING OF THE DUMFRIES TOWN COUNCIL HELD VIRTUALLY ON OCTOBER 5, 2022: ON A MOTION DULY MADE BY \_\_\_\_\_, AND SECONDED BY \_\_\_\_\_, THE FOLLOWING ORDINANCE WAS ADOPTED BY THE DUMFRIES TOWN COUNCIL WITH THE FOLLOWING VOTE:**

Tyrone A. Brown, \_\_\_\_\_;  
Brian K. Fields, \_\_\_\_\_;  
Selonia B. Miles, \_\_\_\_\_;  
Cydney A. Neville, \_\_\_\_\_;  
Monae S. Nickerson, \_\_\_\_\_;  
Shaun R. Peet, \_\_\_\_\_;  
Derrick R. Wood, \_\_\_\_\_;

**ORDINANCE APPROVING ZONING TEXT AMENDMENT ZTA2022-001, TO AMEND CHAPTER 70, SECTIONS 70-1 ,70-14(j) AND 70-535. (15) TO ADD THE DEFINITION, APPROVAL PROCESS, AND REGULATIONS OF A COMPREHENSIVE SIGN PLAN TO THE ZONING ORDINANCE.**

WHEREAS, at its October 5, 2022, meeting, the Town Council discussed amendments to the Town Code, Chapter 70, Sections 70-1 ,70-14(J) And 70-535. (15) To Add the Definition, Approval Process, And Regulations of a Comprehensive Sign Plan To The Zoning Ordinance.; and

**WHEREAS**, pursuant to Va. Code § 15.2-2286(A)(7) the Town Council has the authority to amend Chapter 70 of the Code of the Town of Dumfries, the Town’s Zoning Ordinance; and

**WHEREAS**, in its initiating resolution for the proposed zoning text amendment ZTA2022-001, the Town Council referred the proposed zoning text amendments to the Planning Commission and requested the Planning Commission to review the proposed zoning text amendments and provide Town Council with its recommendation thereon; and

**WHEREAS**, on September 12, 2022, the Planning Commission conducted a duly advertised and noticed public hearing on the proposed zoning text amendments and recommended to the Town Council approval of the proposed zoning text amendment ZTA2022-001; and

**WHEREAS**, the Town staff has presented to the Town Council a staff report on the proposed zoning text amendments, which recommends approval of the proposed zoning text amendment ZTA2022-001; and

**WHEREAS**, on October 5, 2022, the Town Council conducted a duly advertised and noticed public hearing at which members of the public were offered an opportunity to speak to the Town Council regarding the proposed zoning text amendments; and

**WHEREAS**, the Town Council is of the opinion that the proposed zoning text amendments are reasonable and proper and should be approved.

**NOW, THEREFORE, BE IT RESOLVED** that the Town Council of the Town of Dumfries on this 5th day of October 2022 does hereby approve and adopt the proposed zoning text amendment, ZTA2022-001 as follows:

Sec.70-1 Definitions

*Communications facilities, public.* Any land area, structure, and equipment affixed to land or structures, singly or in any combination, used in telecommunications, telephone, telegraph, radio or television operations, or other operations involving the transmitting, receiving or exchanging of information over wires, cables, fibers, light beams or by energy signals through the atmosphere; where without regard to actual ownership, such use is for any purpose other than private use as defined by this chapter in the term "private communications facilities."

Comprehensive Sign Plan- A graphic representation, with sign specifications, detailing a plan of all signage proposed for a particular structure, lot, or development.

*Comprehensive plan.* The comprehensive plan for the Town of Dumfries, Virginia including those maps, plats, charts, and descriptive matter that have been formally adopted by the Town Council and as amended.

Sec. 70-14(j). – *Illumination*

- (1) The light from any illuminated sign shall not cause direct glare into or upon any building or property other than the building or property to which the sign may be related.
- (2) No colored lights shall be used at any location or in any manner so as to be confused with, or constituted as, traffic-control devices.
- (3) Neither the direct nor reflected light from primary light sources shall create a traffic hazard to operators of motor vehicles on public thoroughfares.
- (4) No exposed reflective-type bulbs and no strobe or incandescent lamp which exceeds 15 watts shall be used on the exterior surface of any sign so as to expose the face of the bulb, light, or lamp to any public street or adjacent property.
- (5) Electronic display signs shall be permitted in the following ways:
  - a. Electronic display signs require a sign permit as provided in Sec. 70-14(b) of this chapter.
  - b. Electronic display signs are only permitted on public property and for public use, or as a part of an approved Comprehensive Sign Plan within the PMUD Zoning District. All Electronic Display Sign Requirements shall apply to Comprehensive Sign Plans.

- c. Any electronic display signs shall contain only static messages, changed through subtle transitions that do not have the appearance of moving, scrolling, fading, flashing, or travelling text or images.
- d. Each message shall be displayed for a minimum of five (5) seconds between transitions.
- e. The electronic display sign shall contain a default mechanism that shall cause the sign to revert immediately to a black screen if the sign malfunctions.
- f. The background of the sign face of the electronic display shall not be white, off-white, or yellow.
- g. The electronic display shall include a photocell to control brightness and shall automatically dim at sunset to a nighttime level of 40-100 nits.
- h. Electronic display signs shall be permitted as freestanding signs, or as a building sign that is approved as part of a Comprehensive Sign Plan.
- i. Unless a comprehensive sign plan is submitted, only one electronic display sign is allowed per lot, such that the electronic display portion of a freestanding sign shall not exceed 75 square feet and the electronic display portion of a building-mounted sign shall not exceed 1.5 times the building's linear frontage. Additional electronic signs with additional size maximums may be permitted as part of a Comprehensive Sign Plan.
- j. The area of the display screen or the portion of an electronic display sign that can otherwise change its content shall not exceed more than 50% of the maximum allowable area of that freestanding sign.
- k. When in the viewshed of residential community(s), the Comprehensive Sign Plan shall define the hours of operation of the electronic display sign.

**Sec. 70-535.15. – Sign Regulations in the PMUD Zoning District**

~~Signage shall be in accordance with a comprehensive sign plan submitted in connection with the master zoning plan.~~

Alternative Sign Regulations in the PMUD Zoning District– Comprehensive Sign Plan (CSP).  
Alternative sign regulations for permitted signs may be approved with the submission of a Comprehensive Sign Plan which complies with all regulations set forth in Section 70-14 of the Zoning Ordinance.

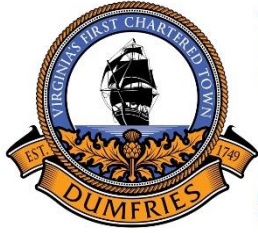
Applications for approval of Comprehensive Sign Plans shall be made in accordance with the procedures for a Conditional Use application as set forth in Section 70-10 except that the Issues for Consideration shall be as set forth in Section 70-535.15. Comprehensive Sign Plans shall be submitted prior to receipt of the first occupancy permit for the project. The fee shall be that of a Category C Conditional Use Permit application as outlined in the Town Fee Schedule.

(a) Approval of revisions to approved Comprehensive Sign Plans may be requested and shall be limited to 1) addition of a sign category and/or individual use/user not addressed in the approved CSP, or 2) revision to a sign category that was addressed in the approved CSP. Such revisions shall be reviewed for consistency with the approved Comprehensive Sign Plan. Requests for revisions shall be submitted to the Planning Director or its designee and shall be evaluated administratively by the standards set forth in Section 70-535.15(a).

1. In addition, any application for a Comprehensive Sign Plan shall include the following materials: A statement of justification, addressing whether and how each sign proposed by the Comprehensive Sign Plan would:

- a. Assist motorists, bicyclists and/or pedestrians in finding a location without difficulty or confusion;
- b. Clearly identify places of business or communities, while avoiding unnecessary redundancy;
- c. Demonstrate compatibility with, and be subordinate to, the structures and land uses referenced by the sign;
- d. Address light pollution impacts with night- sky friendly equipment and operations;
- e. Incorporate energy efficient measures, where possible; and
- f. Provide a sufficient number of graphic messages or displays without creating competing demands for visual attention.
- g. Minimize impacts on Historic Properties, if applicable to the site.





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### **Staff Report**

**Zoning Text Amendment, ZTA 2022-001:** To amend Chapter 70 of the Town Code, the Town of Dumfries Zoning Ordinance to: Add the Definition, Approval Process, and Regulations of a Comprehensive Sign Plan to the Zoning Ordinance.

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**To:** Town of Dumfries Town Council  
**From:** Nick Cicero, Planner, Department of Planning and Community Development  
**Date:** September 20, 2022

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### **PURPOSE**

On September 6, 2022, the Town Council initiated zoning text amendments (ZTA) to Chapter 70 of the Town Code and directed both staff and the Planning Commission to review the ZTA and provide recommendations. The ZTA includes amendments to Chapter 70, Secs. 70-1,70-14(J) and 70-535.15.

### **SUMMARY OF AMENDMENTS**

The Planned Mixed-Use District (PMUD) was originally adopted on April 5, 2016, to allow for a harmonious mix of commercial and residential uses in one zoning district. The Town has had multiple properties rezoned to this Zoning District since its inception, however, only one development has been fully constructed.

An oversight on the prior PMUD zoning text amendment was the need for the definition and regulations for Comprehensive Sign Plans, as required per Sec. 70-535.15 of the Zoning Ordinance. Without these components, staff has been unable to enforce this regulation during the rezoning process. The proposed amendments, addressing new regulations and process, will provide the Town the basis for such sign regulation.

These regulations will allow for:

1. Flexibility from the existing Sign Ordinance.
2. Planning Commission and Town Council review through a conditional use permit process.
3. Streamline the Sign Permit approval process for large scale developments.

By following the same process as the Conditional Use Permit Process (Planning Commission and Town Council Public Hearings), citizens, council members and commissioners may provide input and have an open dialogue with applicants regarding the following:

- Sign Number
- Sign Type
- Sign Size
- Sign Height
- Sign Location
- Sign Lighting

The applicant will also be required to submit a Statement of Justification setting forth how each sign addresses the following:

- a. Assist motorists, bicyclists and/or pedestrians in finding a location without difficulty or confusion;
- b. Clearly identify places of business or communities, while avoiding unnecessary redundancy;
- c. Demonstrate compatibility with, and be subordinate to, the structures and land uses referenced by the sign;
- d. Address light pollution impacts with dark sky friendly equipment and operations.
- e. Incorporate energy efficient measures, where possible;
- f. Provide a sufficient number of graphic messages or displays without creating competing demands for visual attention; and
- g. Minimize impacts on Historic Properties if applicable to the site.

## **SUMMARY & RECOMMENDATION**

Staff recommends that the Planning Commission and Town Council adopt ZTA2022-001. This amendment will enable staff to regulate Comprehensive Sign Plans in the PMUD Zoning District while allowing both the Planning Commission and Town Council to provide input on the proposed signage of large development projects.

**STAFF CONTACT:** Nick Cicero, Planner, Department of Planning and Community Development  
(703) 221-3400, ext. 140



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**DATE:** June 21, 2022  
**TO:** Sharon Pandak, Interim Town Attorney  
**FROM:** Nick Cicero, Planner  
**RE:** Proposed Comprehensive Sign Package Language

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Sharon,

Following our meeting last week, I compiled relevant language for the definition and process for Comprehensive Sign Plan approvals in the PMUD Zoning District. The content includes minor changes to the previously adopted Electronic Display Sign Ordinance to allow developers to present and obtain approval of electronic display signs as a part of Comprehensive Sign Plans for properties in the PMUD Zoning District only. Below is the proposed language.

#### Sec.70-1 Definitions

*Communications facilities, public.* Any land area, structure, and equipment affixed to land or structures, singly or in any combination, used in telecommunications, telephone, telegraph, radio or television operations, or other operations involving the transmitting, receiving or exchanging of information over wires, cables, fibers, light beams or by energy signals through the atmosphere; where without regard to actual ownership, such use is for any purpose other than private use as defined by this chapter in the term "private communications facilities."

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#### Sec. 70-14(j). – *Illumination*

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Applications for approval of Comprehensive Sign Plans shall be made in accordance with the procedures for a Conditional Use application as set forth in Section 70-10 except that the Issues for Consideration shall be as set forth in Section 70-535.15. Comprehensive Sign Plans shall be submitted prior to receipt of the first occupancy permit for the project. The fee shall be that of a Category C Conditional Use Permit application as outlined in the Town Fee Schedule.

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Sincerely,

*Nick Cicero*

Nick Cicero, Planner

CC: Keith Rogers Jr.- Town Manager  
Jonet Prevost White- Public Works Director  
Larry Marcus- Wallace Montgomery

**AT A REGULAR MEETING OF THE DUMFRIES TOWN COUNCIL HELD OCTOBER 5, 2022 : ON A MOTION DULY MADE BY \_\_\_\_\_, AND SECONDED BY \_\_\_\_\_, THE FOLLOWING RESLUTION WAS ADOPTED BY THE DUMFRIES TOWN COUNCIL WITH THE FOLLOWING VOTE:**

Tyrone A. Brown, \_\_\_\_\_;  
Brian K. Fields, \_\_\_\_\_;  
Selonia B. Miles, \_\_\_\_\_;  
Cydny A. Neville, \_\_\_\_\_;  
Monae S. Nickerson, \_\_\_\_\_;  
Shaun R. Peet, \_\_\_\_\_;  
Derrick R. Wood, \_\_\_\_\_;

**RESOLUTION TO INITIATE AND AUTHORIZE THE TOWN MANAGER TO SCHEDULE PUBLIC HEARINGS FOR COMPREHENSIVE SIGN PLAN CSP2022-001, FILED FOR 3730 GREENTREE LANE BY COLONIAL DOWNS GROUP, LLC.**

**WHEREAS**, a Comprehensive Sign Plan was filed by Colonial Downs Group, LLC.;

**WHEREAS**, the Town Council desires the Department of Planning & Community Development to provide a staff report and recommendation to the Planning Commission and to the Town Council for the proposed CSP2022-001; and

**WHEREAS**, the Town Council desires CSP2022-001 be forwarded to the Planning Commission for public hearing, review, and recommendation to Town Council; and

**WHEREAS**, pursuant to the requirements in the Town Code and all other applicable laws, the Town Council further desires to deliberate upon and review CSP2022-001 and provide the public the opportunity to be heard on proposed Comprehensive Sign Plan.

**NOW, THEREFORE, BE IT RESOLVED** by Town Council that the Town Manager is authorized to advertise public hearings to consider action on proposed CSP2022-001 before the Planning Commission and the Town Council, respectively.

By Order of Council:

\_\_\_\_\_  
Derrick R. Wood, Mayor

Attest:

\_\_\_\_\_  
Tangi Hill , Town Clerk

PROJECT INFORMATION



# THE ROSE GAMING RESORT

## COMPREHENSIVE SIGN PACKAGE

PROJECT # 90353-2

PROJECT / SITE ADDRESS:

DUMFRIES, VA, 22026

ISSUED DATE: 09.26.22

CSP SUBMITTAL

DRAWING INDEX

SHEET	DESCRIPTION
1	COVER SHEET & DRAWING INDEX
2	FREESTANDING SIGNAGE PLAN
3	FREESTANDING SIGNAGE ENLARGED PLANS
4	ENTRY MONUMENT (A)
5	VEHICULAR ID (B)
6	VEHICULAR DIRECTIONAL (C)
7	LIGHT POST BANNERS (D)
8	BUILDING MOUNTED SIGNAGE PLAN
9	HOTEL OVERALL ELEVATIONS
10	ROSE LOGO & STEM (E)
11	THE ROSE LOGO (F)
12	GARAGE OVERALL ELEVATIONS (NORTH)
13	ROSE NAME (G)
14	ROSE ICON (H)
15	ENTRY GARAGE (I)
16	GARAGE OVERALL ELEVATIONS (SOUTH)
17	GARAGE OVERALL ELEVATIONS (EAST)
18	VIP ENTRY (J)
19	ENTRY ARCH (K)
20	LED DISPLAY (L)
21	SIGNAGE MATRIX
22	SIGNAGE MATRIX



A VISUAL SOLUTIONS COMPANY.

7440 Fort Smallwood Road  
Baltimore, Maryland 21226  
800.854.0568

PROJECT TITLE:  
THE ROSE GAMING RESORT

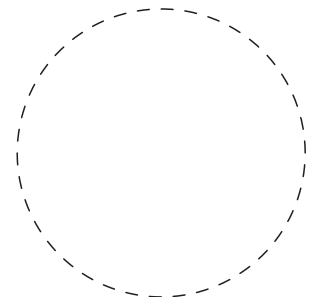
ORDER TITLE:  
EXTERIOR SIGNAGE

CITY DUMFRIES	STATE VA
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COUNTY PRINCE WILLIAM	ZIP CODE 22026
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DRAWING DATE 9/26/22	GABLE REP. MICHELE B.	PROJECT MGR. JD
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ENGINEER OF RECORD SEAL:



ENGINEER OF RECORD SIGNATURE/DATE:

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PRODUCT TYPE:  
COMPREHENSIVE SIGN PACKAGE

DRAWING TYPE:  
COVER SHEET

PROJECT NO. 90353-2	TASK NO. -	QTY.
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DWG. NO. 1033KAL	SHEET 1
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VICINITY MAP

NOT TO SCALE

PROJECT PHOTO



DEPARTMENT APPROVALS / BOL STAMP

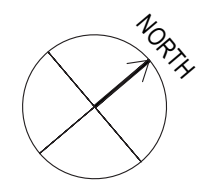
CONSULTANTS





- ENTRY MONUMENT (A)
- VEHICULAR ID (B)
- VEHICULAR DIRECTIONAL (C)

NOTE: LIGHT POST BANNERS TO BE AFFIXED ON LIGHT POLES ALONG ENTRANCE ROAD



**1** **FREESTANDING SIGNAGE PLAN**  
SCALE: N.T.S.



**A VISUAL SOLUTIONS COMPANY.**  
7440 Fort Smallwood Road  
Baltimore, Maryland 21226  
800.854.0568

PROJECT TITLE:  
THE ROSE GAMING RESORT

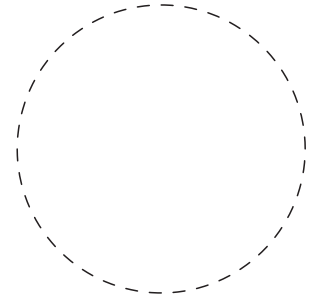
ORDER TITLE:  
EXTERIOR SIGNAGE

CITY DUMFRIES	STATE VA
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COUNTY PRINCE WILLIAM	ZIP CODE 22026
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DRAWING DATE 9/26/22	GABLE REP. MICHELE B.	PROJECT MGR. JD
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ENGINEER OF RECORD SEAL:



ENGINEER OF RECORD SIGNATURE/DATE:

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PRODUCT TYPE:  
COMPREHENSIVE SIGN PACKAGE

DRAWING TYPE:  
FREESTANDING SIGNAGE

PROJECT NO.	TASK NO.	QTY.
90353-2	-	-

DWG. NO.	SHEET
1033KAL	2



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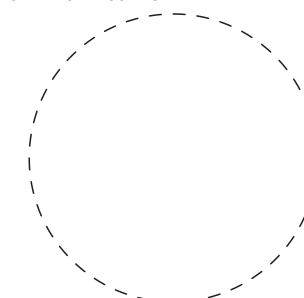
ORDER TITLE:  
EXTERIOR SIGNAGE

CITY DUMFRIES	STATE VA
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COUNTY PRINCE WILLIAM	ZIP CODE 22026
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DRAWING DATE 9/26/22	GABLE REP. MICHELE B.	PROJECT MGR. JD
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ENGINEER OF RECORD SEAL:



ENGINEER OF RECORD SIGNATURE/DATE:

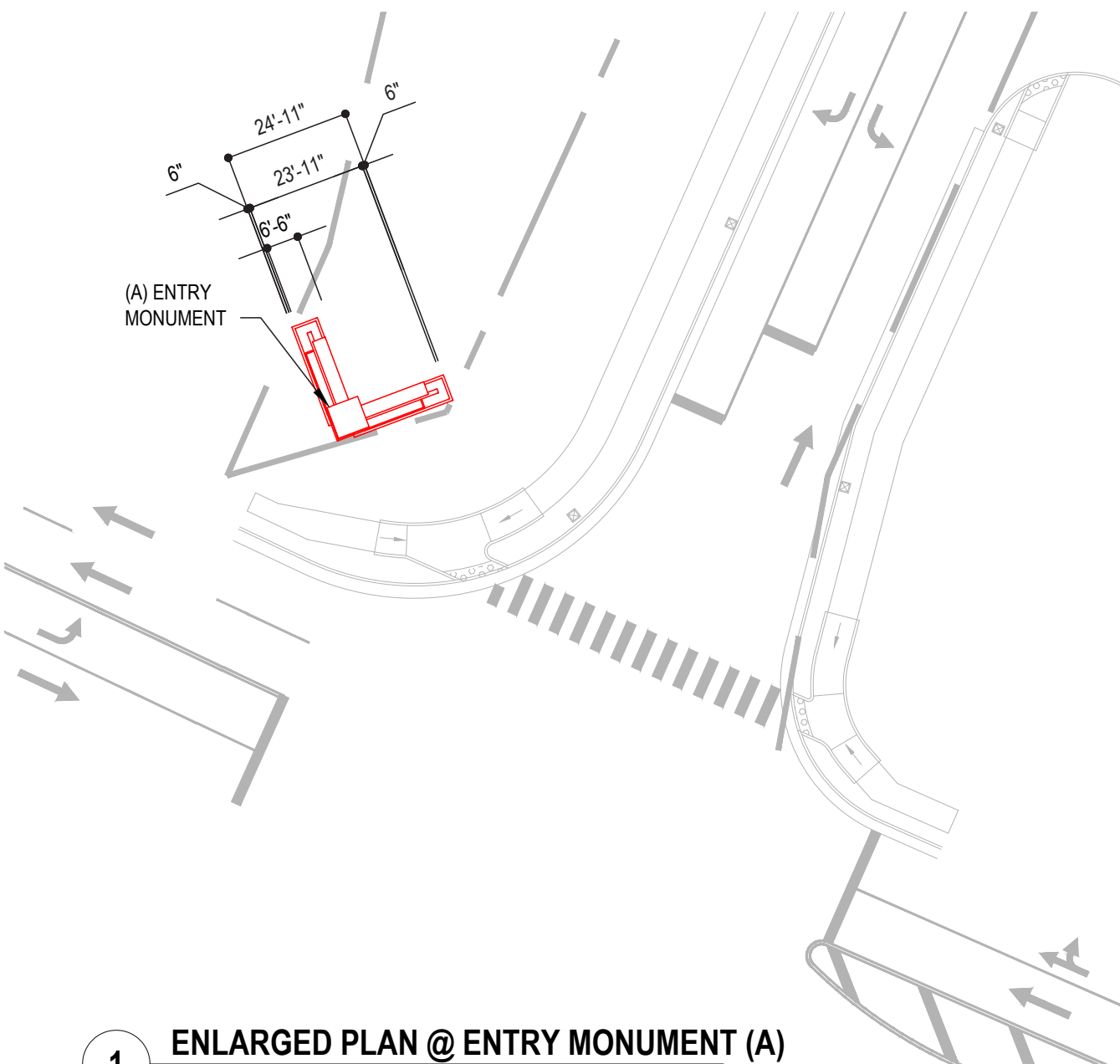
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PRODUCT TYPE:  
COMPREHENSIVE SIGN PACKAGE

DRAWING TYPE:  
FREESTANDING SIGNAGE

PROJECT NO.	TASK NO.	QTY.
90353-2	-	-

DWG. NO.	SHEET
1033KAL	3








1


**ENLARGED PLAN @ ENTRY MONUMENT (A)**

SCALE: 1/32" = 1'-0"

FINISHES:

-  **P-01** WHITE, SATIN FINISH
-  **P-04** SILVER, MATTHEWS BRUSH ALUMINUM, SATIN FINISH
-  **P-15** MED. GREY - TO MATCH PMS 422C TEXTURED FINISH
-  **P-19** LT. BEIGE - TO MATCH SW 7002 DOWNY TEXTURED FINISH
-  **P-21** PPG CORAFLOX PCNT28212 ANTIQUE BRONZE SATIN FINISH

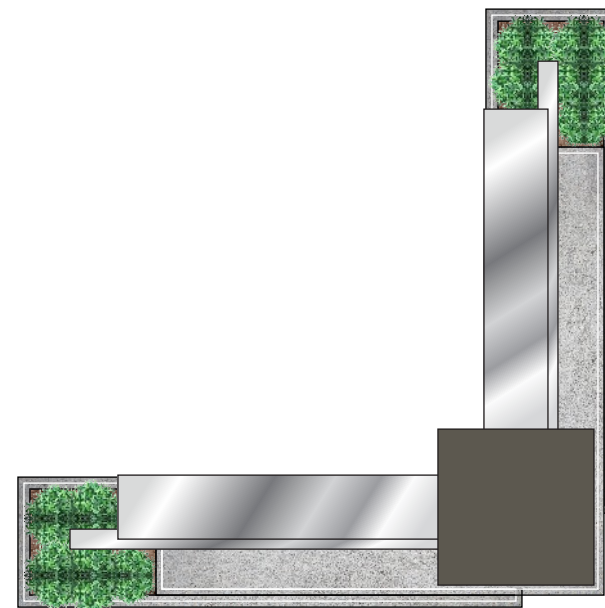
ARCHITECTURAL MATERIALS:

-  **M-01** GLEN-GERY - OLD RICHMOND

NOTE: SEE SIGN SCHEDULE FOR POWER AND DATA REQUIREMENTS

**ELECTRIC CONDUIT:**  
1" Ø PVC CONDUIT BY E.C.

**DATA CONDUIT:**  
CONDUIT, DATA FEED & DATA FEED CONTINUITY TESTING BY E.C. OR LOW VOLTAGE CONTRACTOR (TERMINATION OF DATA FEED & CONNECTION TO LED DISPLAY EQUIP. BY SIGN CONTRACTOR)



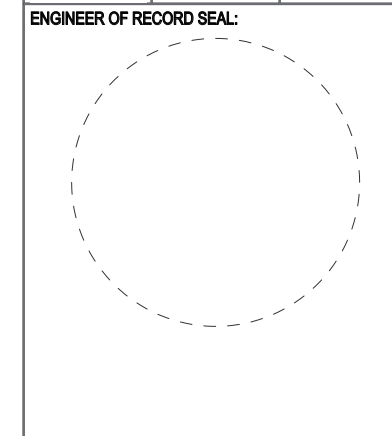
**2 PLAN VIEW (V-SHAPED)**  
SCALE: 1/8" = 1' - 0"



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800.854.0568

<b>PROJECT TITLE:</b> THE ROSE GAMING RESORT		
<b>ORDER TITLE:</b> EXTERIOR SIGNAGE		
<b>CITY:</b> DUMFRIES	<b>COUNTY:</b> PRINCE WILLIAM	
<b>STATE:</b> VA	<b>CODE ZIP:</b> 22026	
<b>DRAWING DATE:</b> 09/26/22	<b>GABLE REP:</b> MICHELE B.	<b>PROJECT MGR.:</b> JD



ENGINEER OF RECORD SIGNATURE/DATE:

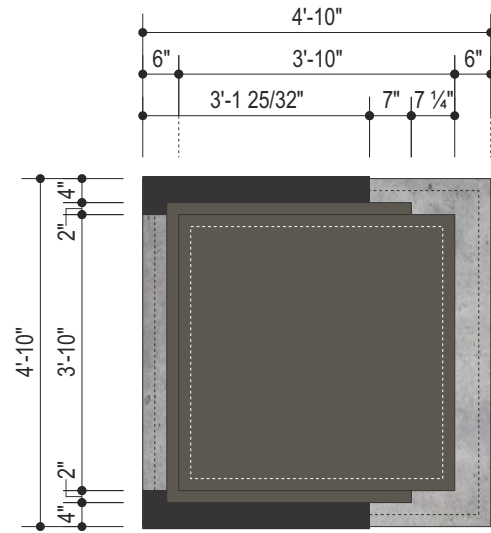
REVISION HISTORY			
NO.	DATE	PREV DRWG	DESCRIPTION

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
**PRODUCT TYPE:**  
A: ENTRY MONUMENT SIGN

<b>DRAWING TYPE:</b> FREESTANDING SIGNAGE		
<b>PROJECT NO.</b> 90353	<b>TASK NO.</b> 220181	<b>QTY.</b> 1
<b>DWG. NO.</b> 13172CH		<b>SHEET</b> 4 17

NOTE: SEE SIGN SCHEDULE FOR POWER AND DATA REQUIREMENTS



FINISHES:

-  **P-01** WHITE, SATIN FINISH
-  **P-02** BLACK, SATIN FINISH
-  **P-04** SILVER, MATTHEWS BRUSH ALUMINUM, SATIN FINISH
-  **P-15** MED. GREY - TO MATCH PMS 422C TEXTURED FINISH
-  **P-19** LT. BEIGE - TO MATCH SW 7002 DOWNY TEXTURED FINISH
-  **P-21** PPG CORAFLOX PCNT28212 ANTIQUE BRONZE SATIN FINISH

ARCHITECTURAL MATERIALS:

-  **M-01** GLEN-GERY - OLD RICHMOND

**ELECTRIC CONDUIT:**  
1" Ø PVC CONDUIT BY E.C.

**DATA CONDUIT:**  
CONDUIT, DATA FEED & DATA FEED CONTINUITY TESTING BY E.C. OR LOW VOLTAGE CONTRACTOR (TERMINATION OF DATA FEED & CONNECTION TO LED DISPLAY EQUIP. BY SIGN CONTRACTOR)

\* OPTIONAL  
STATIC IMAGE ILLUMINATED LIGHT CABINET



**2 PLAN DETAIL**  
SCALE: 3/8" = 1' - 0"

**3 OPTION DETAIL**  
SCALE: 3/8" = 1' - 0"



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PROJECT TITLE:  
THE ROSE GAMING RESORT

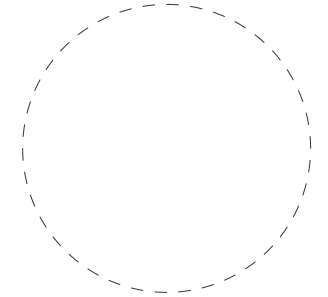
ORDER TITLE:  
EXTERIOR SIGNAGE

CITY DUMFRIES	COUNTY PRINCE WILLIAM
------------------	--------------------------

STATE VA	CODE ZIP 22026
-------------	-------------------

DRAWING DATE 09/26/22	GABLE REP MICHELE B.	PROJECT MGR. JD
--------------------------	-------------------------	--------------------

ENGINEER OF RECORD SEAL:



ENGINEER OF RECORD SIGNATURE/DATE:

REVISION HISTORY

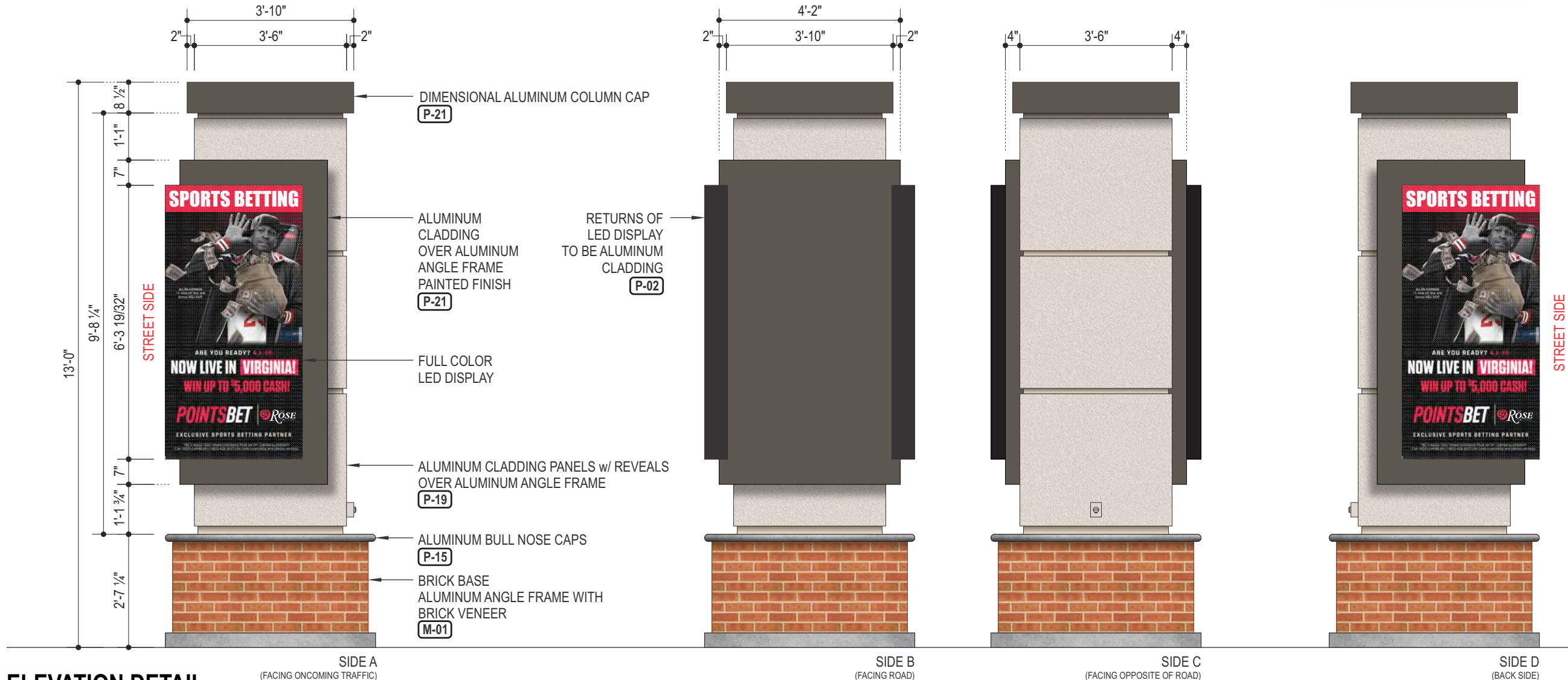
NO.	DATE	PREV DRWG	DESCRIPTION

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PRODUCT TYPE:  
B: VEHICULAR DIRECTIONAL ID

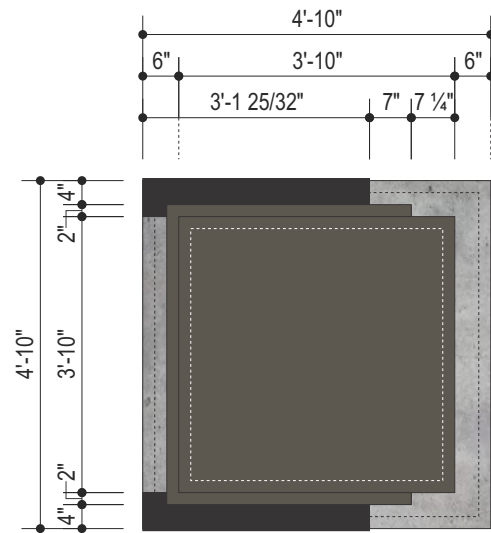
DRAWING TYPE:  
FREESTANDING SIGNAGE

PROJECT NO.	TASK NO.	QTY.
90353	220181	SEE PLANS
DWG. NO.	SHEET	
13173CH	5	



**1 ELEVATION DETAIL**  
SCALE: 3/8" = 1' - 0"

NOTE: SEE SIGN SCHEDULE FOR POWER REQUIREMENTS



FINISHES:

-  **P-01** WHITE, SATIN FINISH
-  **P-02** BLACK, SATIN FINISH
-  **P-04** SILVER, MATTHEWS BRUSH ALUMINUM, SATIN FINISH
-  **P-15** MED. GREY - TO MATCH PMS 422C TEXTURED FINISH
-  **P-19** LT. BEIGE - TO MATCH SW 7002 DOWNY TEXTURED FINISH
-  **P-21** PPG CORAFLOX PCNT28212 ANTIQUE BRONZE SATIN FINISH

ARCHITECTURAL MATERIALS:

-  **M-01** GLEN-GERY - OLD RICHMOND

**ELECTRIC CONDUIT:**  
1" Ø PVC CONDUIT BY E.C.

2

PLAN DETAIL

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

NOTE: ON LOCATIONS WHERE THERE ISN'T DIRECTIONAL COPY ON "SIDE D"  
- SIDE D WILL BE NON-ILLUMINATED & WILL RECEIVE A MASKED & PAINTED "SILHOUETTE" ROSE LOGO ONTO THE ALUMINUM FACE - AS SHOWN - 90% OF (P-02)



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PROJECT TITLE:  
THE ROSE GAMING RESORT

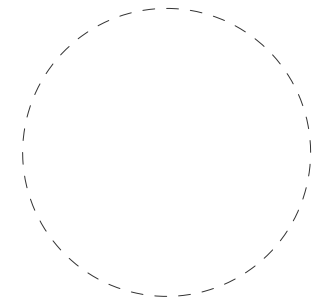
ORDER TITLE:  
EXTERIOR SIGNAGE

CITY DUMFRIES COUNTY PRINCE WILLIAM

STATE VA CODE ZIP 22026

DRAWING DATE 09/26/22 GABLE REP MICHELE B. PROJECT MGR. JD

ENGINEER OF RECORD SEAL:



ENGINEER OF RECORD SIGNATURE/DATE:

REVISION HISTORY

NO.	DATE	PREV DRWG	DESCRIPTION

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PRODUCT TYPE:  
C: VEHICULAR DIRECTIONAL

DRAWING TYPE:  
FREESTANDING SIGNAGE

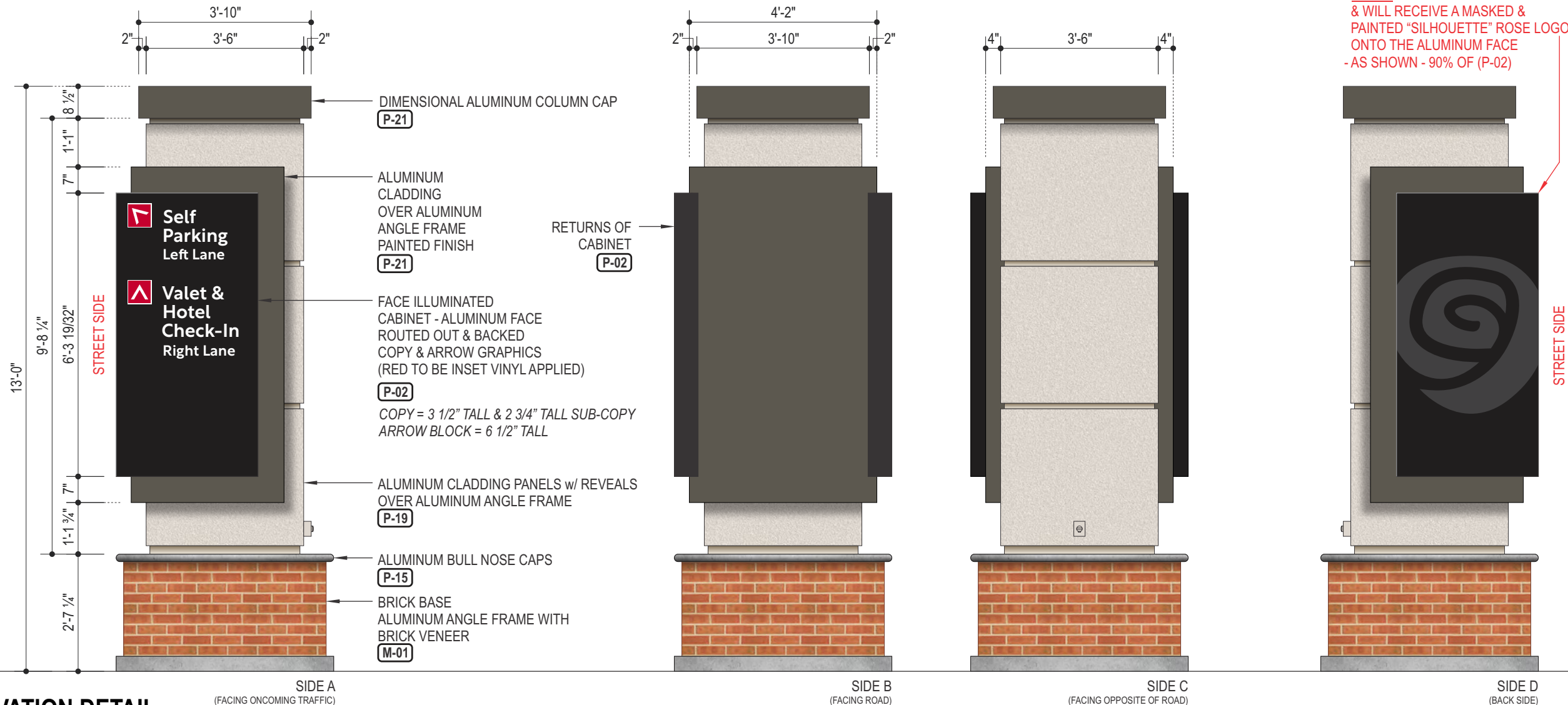
PROJECT NO.	TASK NO.	QTY.
90353	220181	SEE PLANS
DWG. NO.	SHEET	
13174CH	6	19

1

ELEVATION DETAIL

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

MESSAGE WILL VARY BASED ON SIGN LOCATION



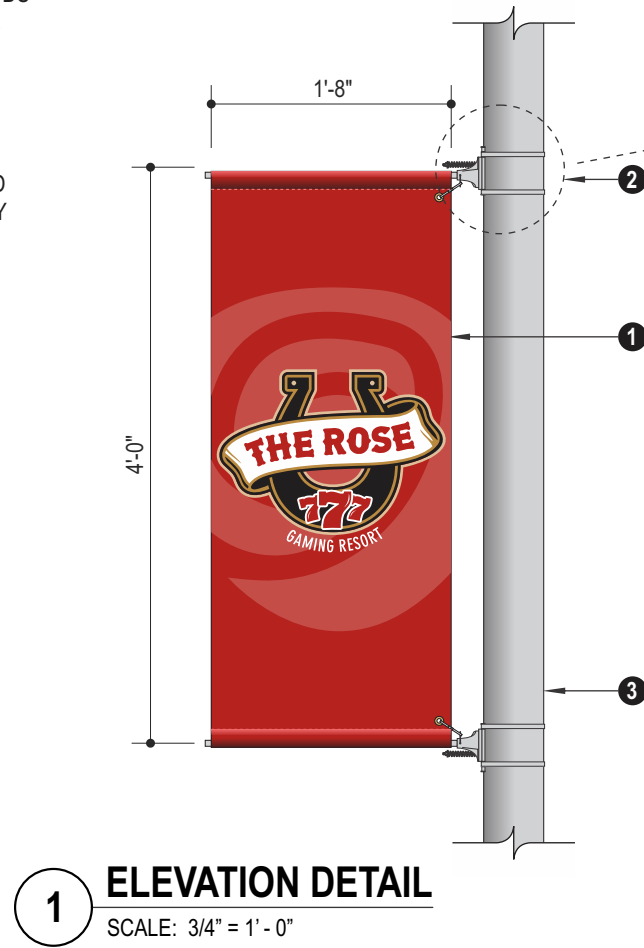
STREET SIDE

**GENERAL NOTES:**

ILLUMINATED: NO  
 S/F OR D/F: D/F  
 EXACT INSTALL LOCATION TO BE COORDINATED WITH G.C.

**NOTES:**

- 1 **BANNER:**  
 16OZ D/F VINYL BANNER W/ SEWN POLE POCKETS @ TOP & BOTTOM. ALL GRAPHICS & BACKGROUND TO BE DIGITALLY PRINTED DIRECTLY TO VINYL BANNER. BANNER TO SLIDE OVER HORIZONTAL RODS & ZIP TIED TO MOUNTING BRACKETS VIA GROMMET HOLES ON BANNER NEAR SIDE TO LIGHT POLE.
- 2 **MOUNTING BRACKET:**  
 ASHBY® BANNER SYSTEM "BANNER-SPRING" (2 PER BANNER) BANNER-SPRING IS A POST-MOUNTED HEAVY DUTY BANNER MOUNT SYSTEM THAT UTILIZES A TWO-PART, CAST ALUMINUM BRACKET JOINED WITH A STEEL SPRING TO ALLOW THE POLES TO MOVE INDEPENDENTLY WITHOUT THE FIXED PART LEAVING THE MOUNTING SURFACE. THE SPRING LOADED CONSTRUCTION REDUCES WIND LOAD ON THE BANNER BY UP TO 88% VS. A NON SPRING-LOADED SYSTEM.
- 3 **LIGHT POST:**  
 EXISTING LIGHT POST BY CLIENT



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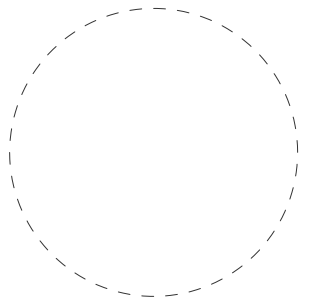
ORDER TITLE:  
 EXTERIOR SIGNAGE

CITY DUMFRIES	COUNTY PRINCE WILLIAM
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STATE VA	CODE ZIP 22026
-------------	-------------------

DRAWING DATE 09/26/22	GABLE REP MICHELE B.	PROJECT MGR. JD
--------------------------	-------------------------	--------------------

ENGINEER OF RECORD SEAL:



ENGINEER OF RECORD SIGNATURE/DATE:

**REVISION HISTORY**

NO.	DATE	PREV DRWG	DESCRIPTION

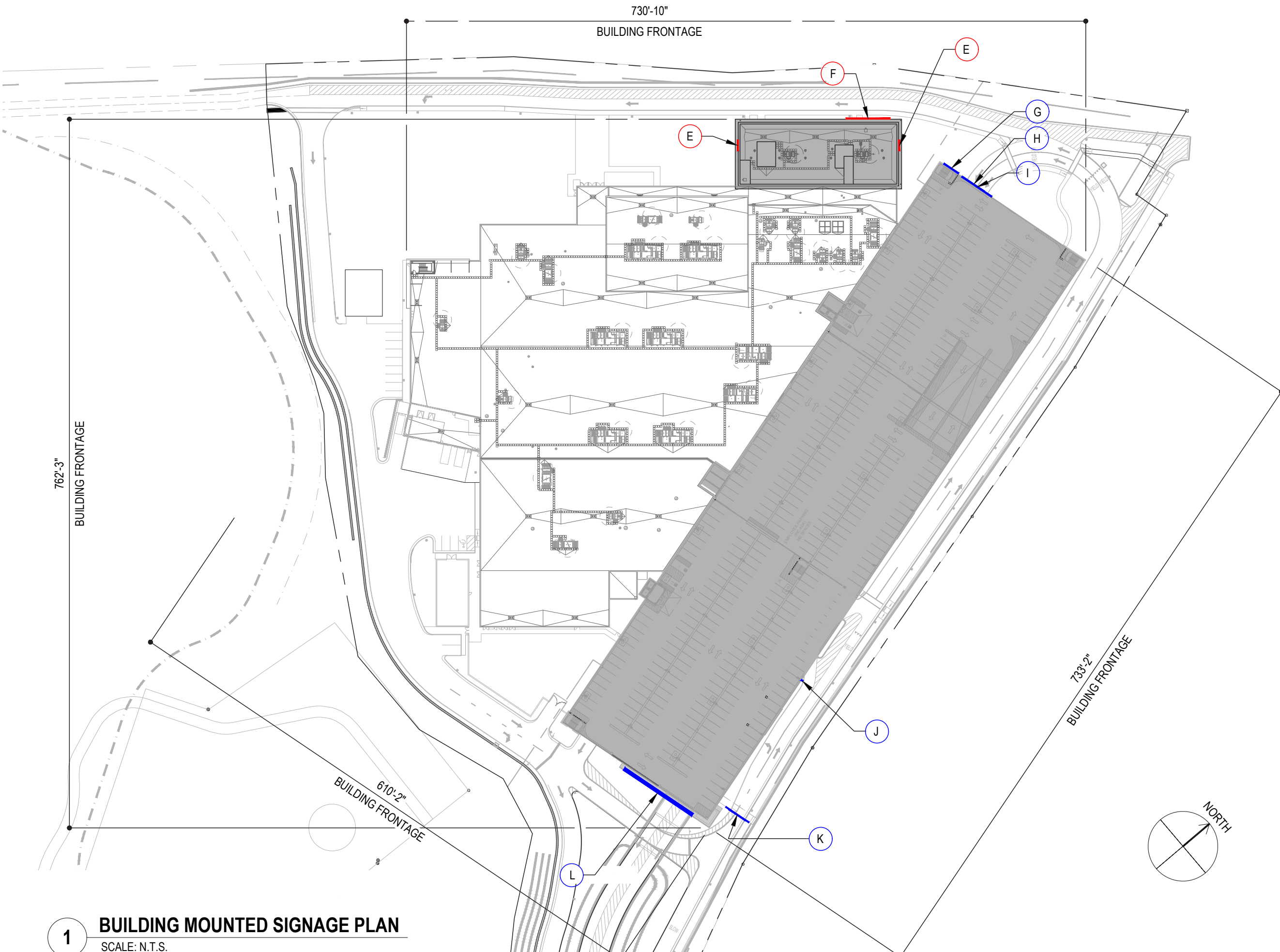
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PRODUCT TYPE:  
 D: LIGHT POST BANNERS

DRAWING TYPE:  
 FREESTANDING SIGNAGE

PROJECT NO.	TASK NO.	QTY.
90353	220181	SEE PLANS

DWG. NO.	SHEET
13175CH	7 20



**1 BUILDING MOUNTED SIGNAGE PLAN**  
SCALE: N.T.S.

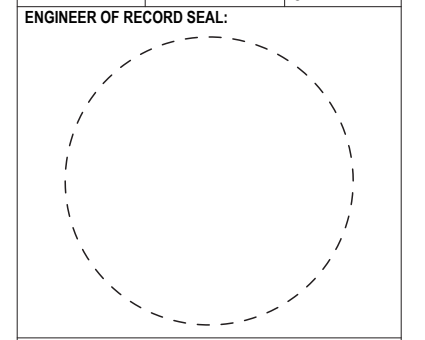


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PROJECT TITLE:  
THE ROSE GAMING RESORT

ORDER TITLE:  
EXTERIOR SIGNAGE

CITY DUMFRIES	STATE VA	
COUNTY PRINCE WILLIAM	ZIP CODE 22026	
DRAWING DATE 9/26/22	GABLE REP. MICHELE B.	PROJECT MGR. JD



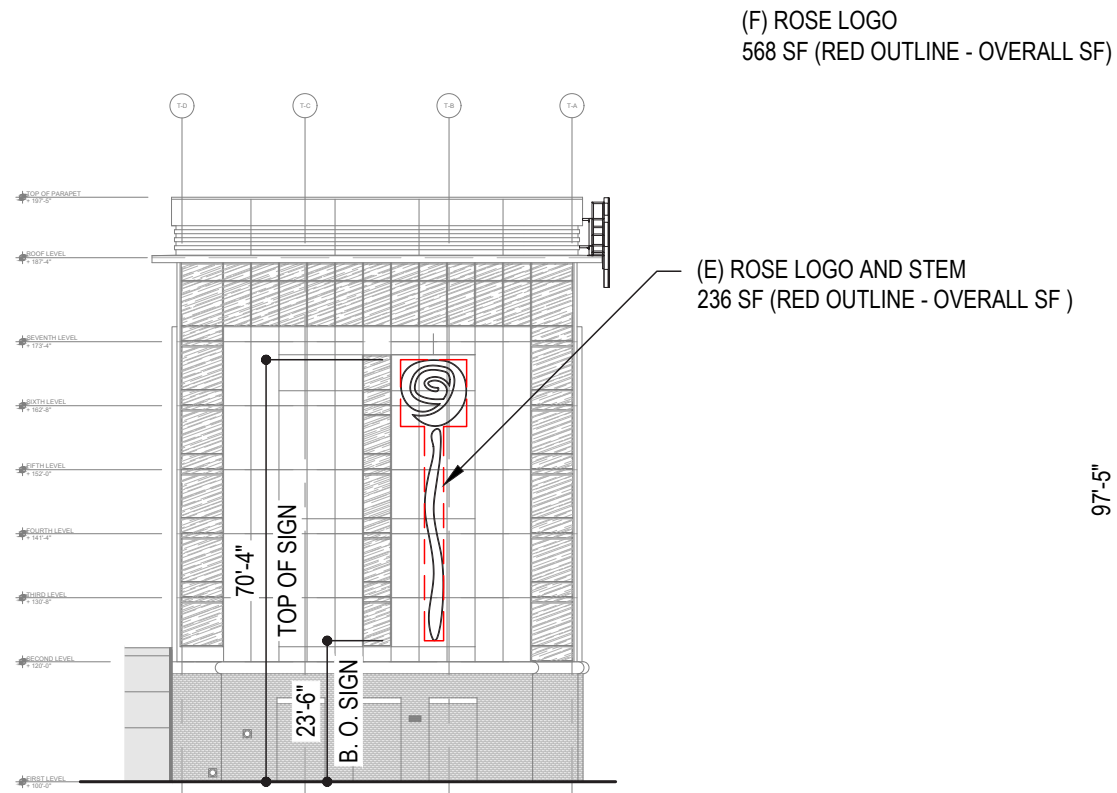
ENGINEER OF RECORD SIGNATURE/DATE:

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PRODUCT TYPE:  
COMPREHENSIVE SIGN PACKAGE

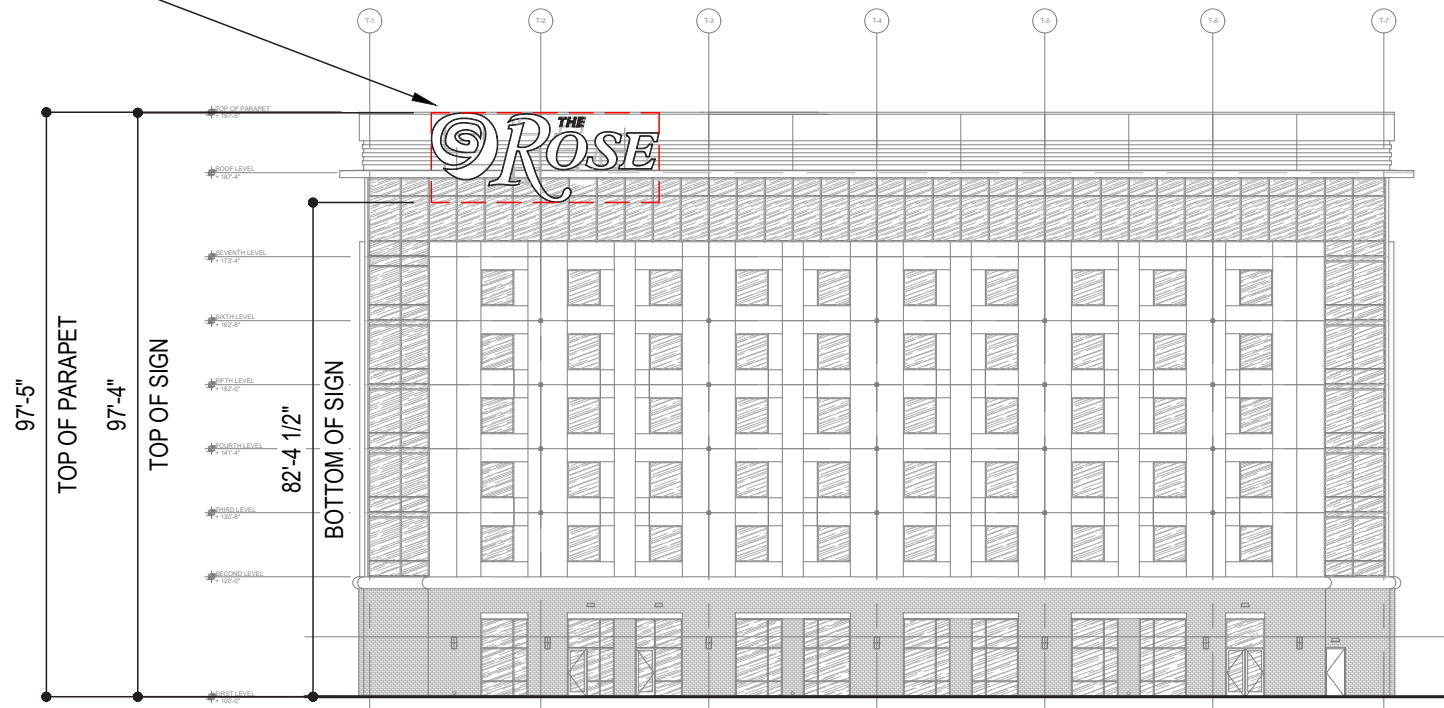
DRAWING TYPE:  
BUILDING MOUNTED SIGNAGE

PROJECT NO. 90353-2	TASK NO. -	QTY. -
DWG. NO. 1033KAL	SHEET 8	

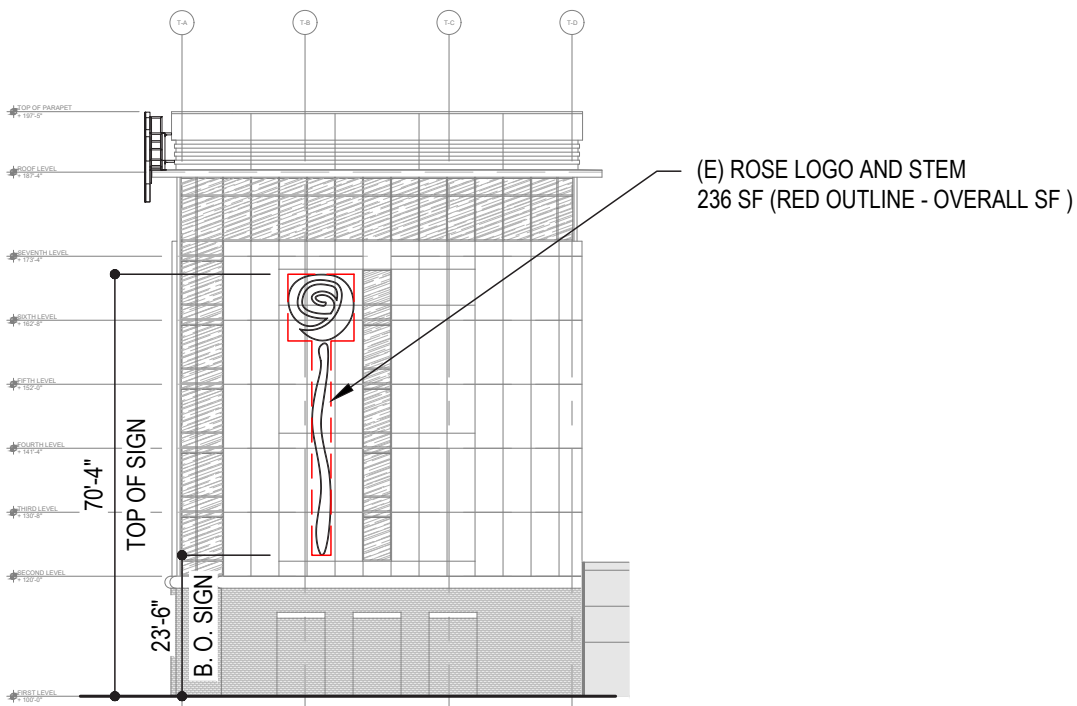


**1 HOTEL ELEVATION - NORTH EAST**  
SCALE: 1/32"=1'-0"

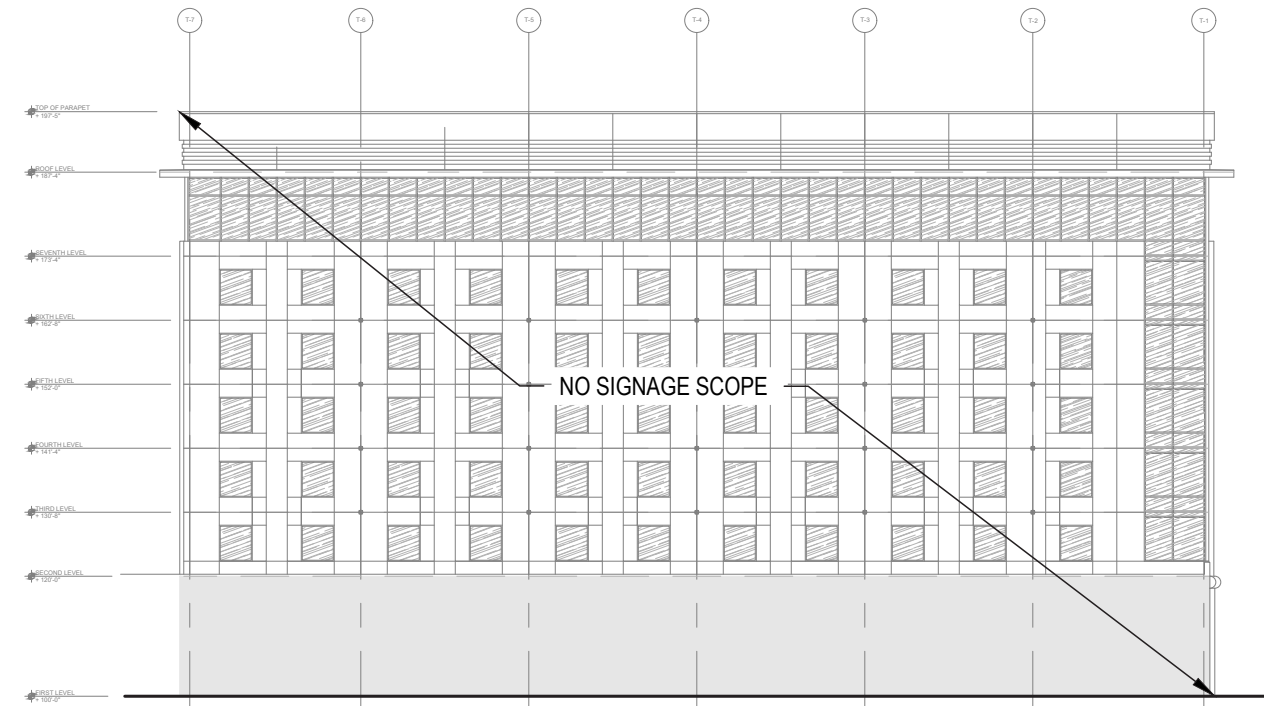
(F) ROSE LOGO  
568 SF (RED OUTLINE - OVERALL SF)



**2 HOTEL ELEVATION - NORTH WEST**  
SCALE: 1/32"=1'-0"



**3 HOTEL ELEVATION - SOUTH WEST**  
SCALE: 1/32"=1'-0"



**4 HOTEL ELEVATION - SOUTH EAST**  
SCALE: 1/32"=1'-0"



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PROJECT TITLE:  
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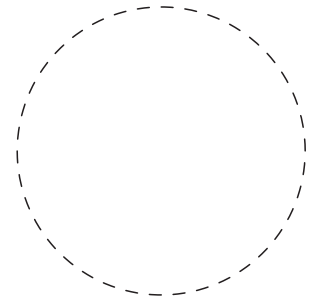
ORDER TITLE:  
EXTERIOR SIGNAGE

CITY DUMFRIES STATE VA

COUNTY PRINCE WILLIAM ZIP CODE 22026

DRAWING DATE 9/26/22 GABLE REP. MICHELE B. PROJECT MGR. JD

ENGINEER OF RECORD SEAL:



ENGINEER OF RECORD SIGNATURE/DATE:

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PRODUCT TYPE:  
COMPREHENSIVE SIGN PACKAGE

DRAWING TYPE:  
HOTEL SIGNAGE

PROJECT NO.	TASK NO.	QTY.
90353-2	-	-

DWG. NO.	SHEET
1033KAL	9



**GENERAL NOTES:**

ILLUMINATED: YES  
 S/F OR D/F: S/F  
 EXACT INSTALL LOCATION TO BE COORDINATED WITH G.C.  
 ELECTRIC TO BE PROVIDED BY CLIENTS E.C.

**NOTES: 2 LOCATIONS**

**1 FACE & HALO ILLUMINATED CHANNEL LOGO:**  
 FABRICATED 6" DEEP ALUMINUM CHANNEL LOGO w/an ALUMINUM RETAINING MOLDING. RETURNS & RETAINING MOLDING TO ALL BE ALUMINUM w/a PAINTED FINISH. FACES TO BE 3M PANAGRAPHICS III TRANS WHITE FLEX FACE w/ RED VINYL OVERLAY. BACKS TO BE CLEAR POLYCARBONATE w/a DIFFUSER VINYL OVERLAY. INTERNAL ILLUMINATION TO BE WHITE LED'S FOR THE FACES & WHITE LED'S FOR THE BACKS. INTERIOR OF LOGO TO HAVE A FALSE BACK TO SEPARATE THE TWO LIGHT SOURCES. LOGO IS SELF CONTAINED w/POWER SUPPLIES & DISCONNECT SWITCH. LOGO TO BE MOUNTED TO EXISTING BUILDING FACADE. LOGO TO BE SPACED OFF FACADE 2".

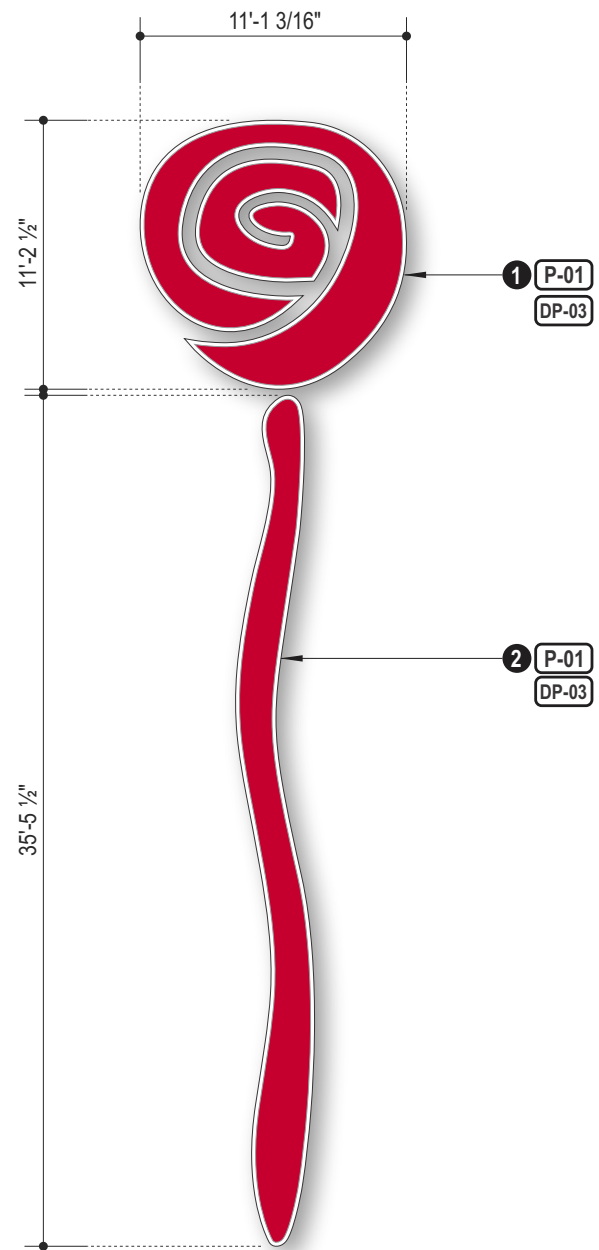
**2 FACE & HALO ILLUMINATED CHANNEL STEM:**  
 FABRICATED 6" DEEP ALUMINUM CHANNEL STEM w/an ALUMINUM RETAINING MOLDING. RETURNS & RETAINING MOLDING TO ALL BE ALUMINUM w/a PAINTED FINISH. FACES TO BE 3M PANAGRAPHICS III TRANS WHITE FLEX FACE w/ RED VINYL OVERLAY. BACKS TO BE CLEAR POLYCARBONATE w/a DIFFUSER VINYL OVERLAY. INTERNAL ILLUMINATION TO BE WHITE LED'S FOR THE FACES & WHITE LED'S FOR THE BACKS. STEM IS SELF CONTAINED w/POWER SUPPLIES & DISCONNECT SWITCH. STEM TO BE MOUNTED TO EXISTING BUILDING FACADE. STEM TO BE SPACED OFF FACADE 2".

**SIGN WEIGHT APPROX. 1600LBS.**  
**- SIGN = 236 SQ. FT. OF COVERAGE**

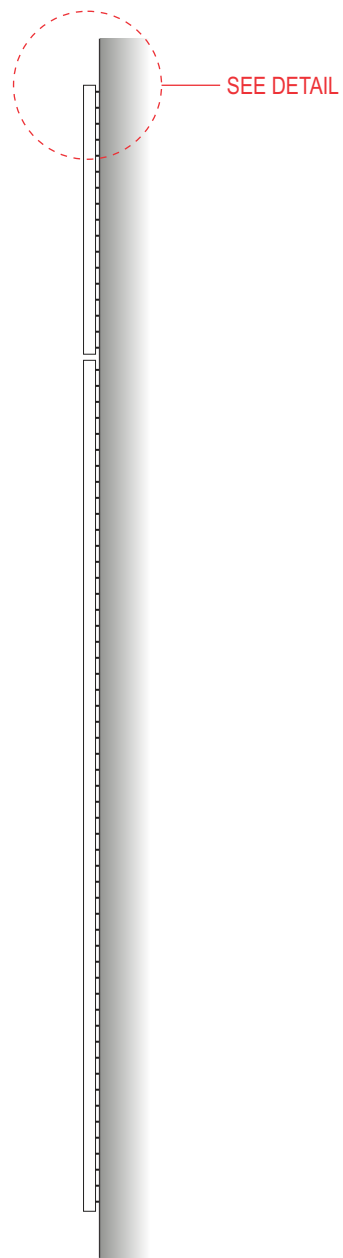
**FINISH SPECIFICATIONS:**

 **P-01** SATIN WHITE

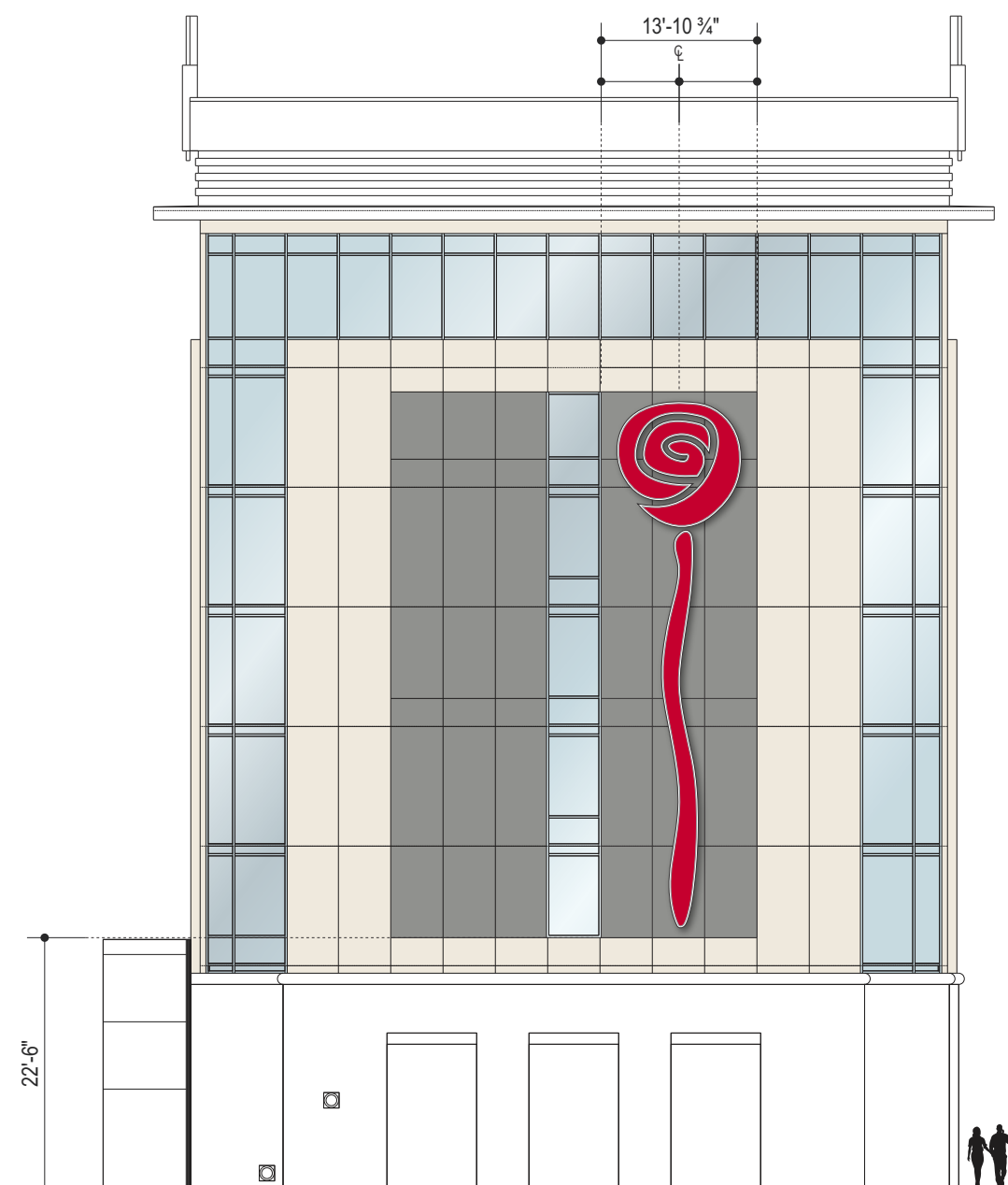
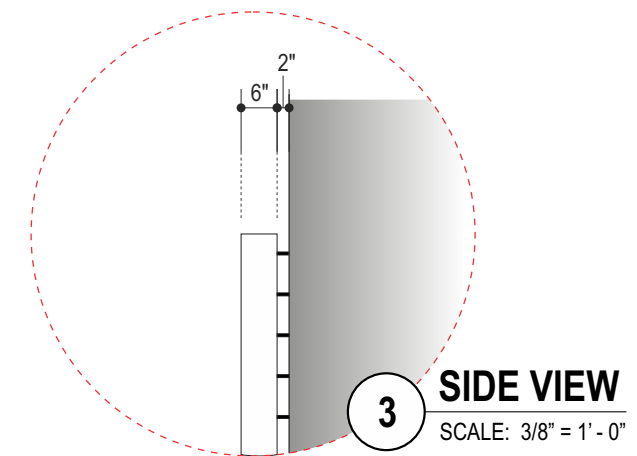
 **DP-03** ROSE RED, TO MATCH PMS 200C, SATIN FINISH



**1 ELEVATION DETAIL**  
 SCALE: 1/8" = 1' - 0"



**2 SIDE VIEW**  
 SCALE: 1/8" = 1' - 0"



**4 NORTH ELEVATION VIEW - TYPICAL**  
 SCALE: 1/16" = 1' - 0"



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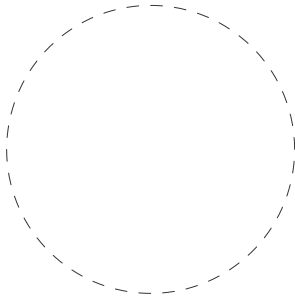
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**PROJECT TITLE:**  
 THE ROSE GAMING RESORT

**ORDER TITLE:**  
 EXTERIOR SIGNAGE

<b>CITY</b> DUMFRIES	<b>COUNTY</b> PRINCE WILLIAM
<b>STATE</b> VA	<b>CODE ZIP</b> 22026
<b>DRAWING DATE</b> 09/26/22	<b>GABLE REP</b> MICHELE B.
	<b>PROJECT MGR.</b> JD

**ENGINEER OF RECORD SEAL:**



**ENGINEER OF RECORD SIGNATURE/DATE:**

**REVISION HISTORY**

NO.	DATE	PREV DRWG	DESCRIPTION

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**PRODUCT TYPE:**  
 E: ROSE ICON & VERTICAL STEM  
 - FACE & HALO ILLUMINATED  
 (NORTH ELEVATION)

**DRAWING TYPE:**  
 HOTEL SIGNAGE

PROJECT NO.	TASK NO.	QTY.
90353	220181	2 SETS

DWG. NO.	SHEET
13176CH	10 23

**GENERAL NOTES:**

**ILLUMINATED:** YES  
**S/F OR D/F:** S/F  
 EXACT INSTALL LOCATION TO BE COORDINATED WITH G.C.  
 ELECTRIC TO BE PROVIDED BY CLIENTS E.C.




**NOTES:** 1 LOCATION

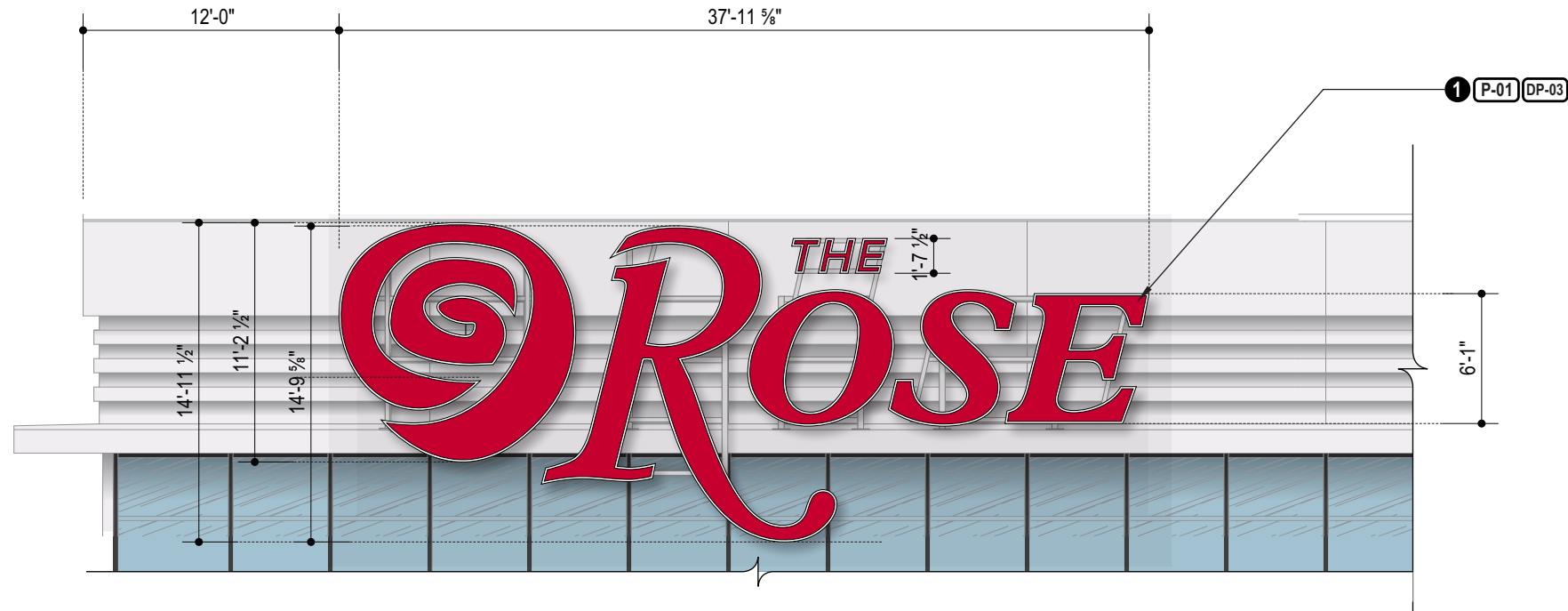
- 1 **FACE ILLUMINATED CHANNEL LETTERS & LOGO:**  
 FABRICATED 6" DEEP ALUMINUM CHANNEL LETTERS & LOGO w/an ALUMINUM RETAINING MOLDING. BACKS, RETURNS, & RETAINING MOLDING TO ALL BE ALUMINUM w/a PAINTED FINISH. FACES TO BE RED POLYCARBONATE. INTERNAL ILLUMINATION TO BE RED LED'S. LETTERS ARE SELF CONTAINED w/POWER SUPPLIES & DISCONNECT SWITCHES. LETTERS & LOGO ARE MOUNTED TO EXISTING BUILDING FACADE. TOP HALF OF CHANNEL LOGO TO BE MOUNTED TO A FABRICATED STEEL SUPPORTING STRUCTURE.
- 2 **SUPPORT STRUCTURE:**  
 FABRICATED STEEL TUBE GRID. PAINTED FINISH. ANCHOR TO EXISTING BUILDING PARAPET WALL.  
 - 4" x 6" STEEL TUBE (VERTICALS)  
 - 4" x 4" STEEL TUBE (HORIZONTALS)
- 3 **SUB-FRAME STRUCTURE:**  
 L 3" x 3" ALUMINUM ANGLE. PAINTED FINISH. BOLTED CONNECTIONS TO STEEL SUPPORTING STRUCTURE.

**SIGN WEIGHT APPROX. = 2,770 LBS.**  
**SUB FRAME WEIGHT APPROX. = 280 LBS.**  
**TOTAL WEIGHT (SIGN & SUB FRAME) APPROX. = 3,050 LBS**  
**SIGN = 5860 SQ. FT. OF COVERAGE**

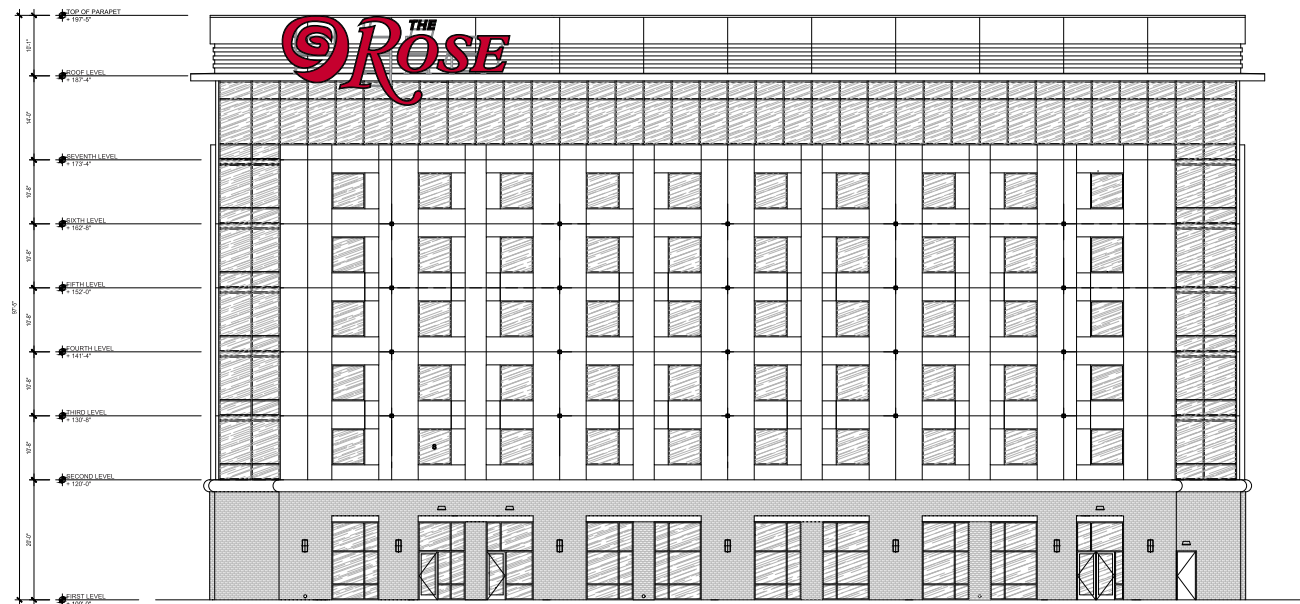
**NOTE: APPROX. WEIGHTS DO NOT INCLUDE SUPPORT STRUCTURE AS THIS WILL BE ENGINEERED AND PROVIDED BY THE CLIENT.**

**FINISH SPECIFICATIONS:**

-  **P-01** SATIN WHITE
-  **P-20** ALCOA COLORWELD 500 ARCHITECTURAL FINISH FRISCO WHITE, SATIN FINISH
-  **DP-03** ROSE RED, TO MATCH PMS 200C, SATIN FINISH



**1 ELEVATION DETAIL**  
 SCALE: 1/8" = 1' - 0"



**2 WEST ELEVATION VIEW**  
 SCALE: 1/32" = 1' - 0"



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**PROJECT TITLE:**  
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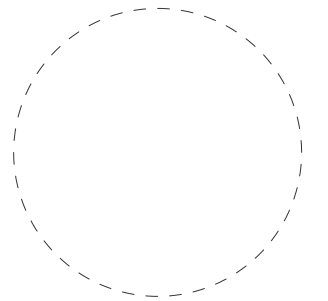
**ORDER TITLE:**  
 EXTERIOR SIGNAGE

**CITY:** DUMFRIES      **COUNTY:** PRINCE WILLIAM

**STATE:** VA      **CODE ZIP:** 22026

**DRAWING DATE:** 09/26/22      **GABLE REP:** MICHELE B.      **PROJECT MGR.:** JD

**ENGINEER OF RECORD SEAL:**



**ENGINEER OF RECORD SIGNATURE/DATE:**

**REVISION HISTORY**

NO.	DATE	PREV DRWG	DESCRIPTION

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**PRODUCT TYPE:**  
 F: ROSE ICON & THE ROSE  
 - FACE ILLUMINATED

**DRAWING TYPE:**  
 HOTEL SIGNAGE

PROJECT NO.	TASK NO.	QTY.
90353	220181	1
DWG. NO.	SHEET	
13177CH	11	24



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Baltimore, Maryland 21226  
800.854.0568

PROJECT TITLE:  
THE ROSE GAMING RESORT

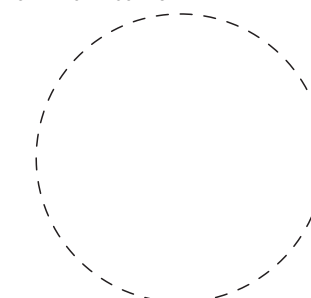
ORDER TITLE:  
EXTERIOR SIGNAGE

CITY DUMFRIES	STATE VA
------------------	-------------

COUNTY PRINCE WILLIAM	ZIP CODE 22026
--------------------------	-------------------

DRAWING DATE 9/26/22	GABLE REP. MICHELE B.	PROJECT MGR. JD
-------------------------	--------------------------	--------------------

ENGINEER OF RECORD SEAL:



ENGINEER OF RECORD SIGNATURE/DATE:

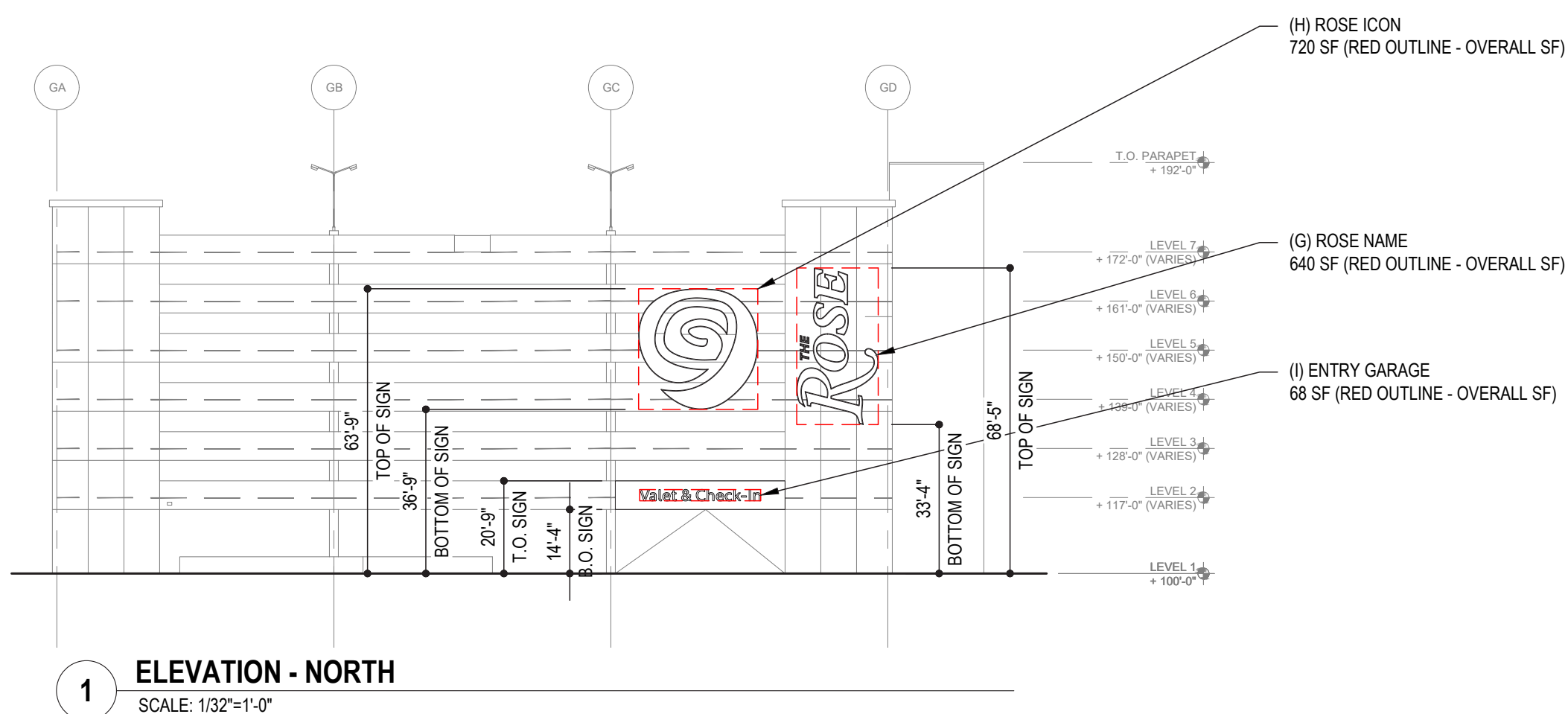
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PRODUCT TYPE:  
COMPREHENSIVE SIGN PACKAGE

DRAWING TYPE:  
GARAGE SIGNAGE

PROJECT NO.	TASK NO.	QTY.
90353-2	-	-

DWG. NO.	SHEET
1033KAL	12



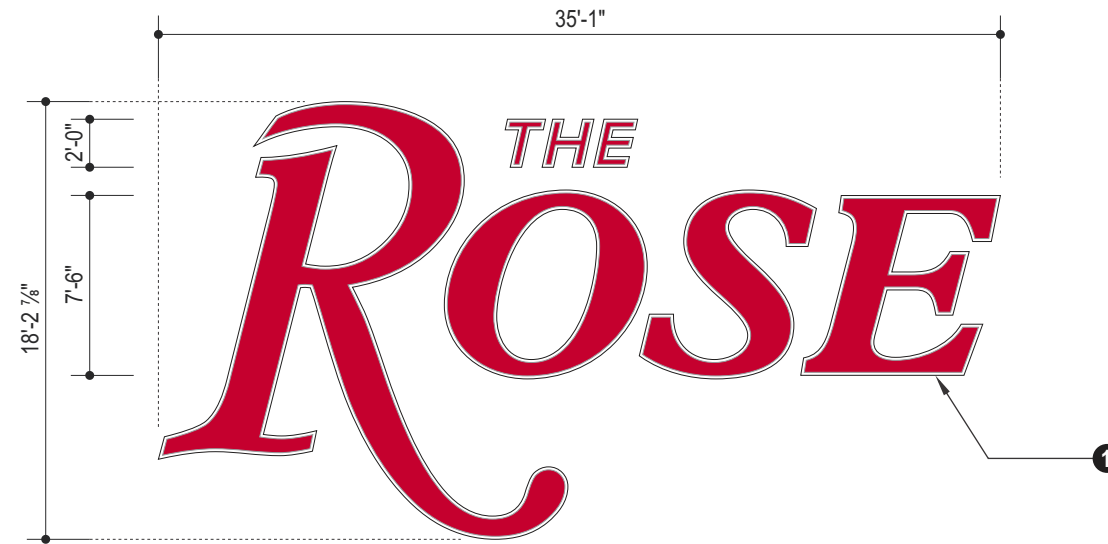
GENERAL NOTES:

ILLUMINATED: YES  
 S/F OR D/F: S/F  
 EXACT INSTALL LOCATION TO BE COORDINATED WITH G.C.  
 ELECTRIC TO BE PROVIDED BY CLIENTS E.C.

NOTES:

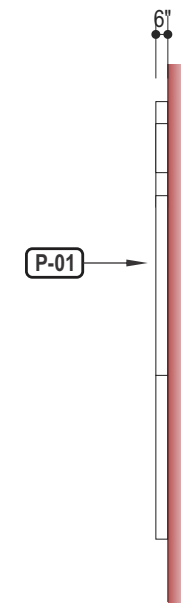
- 1 **FACE ILLUMINATED CHANNEL LETTERS:**  
 FABRICATED 6" DEEP ALUMINUM CHANNEL LETTERS & w/an ALUMINUM RETAINING MOLDING. BACKS, RETURNS, & RETAINING MOLDING TO ALL BE ALUMINUM w/a PAINTED FINISH. FACES TO BE FACE TO BE TRANS. WHITE FLEX FACE w/RED VINYL OVERLAY. INTERNAL ILLUMINATION TO BE WHITE LED'S. LETTERS ARE SELF CONTAINED w/POWER SUPPLIES & DISCONNECT SWITCHES. LETTERS ARE MOUNTED TO EXISTING PARKING STRUCTURE FACADE.

CHANNEL LETTER WEIGHT APROX. = 1960 LBS.  
 - SIGN = 640 SQ. FT. OF COVERAGE



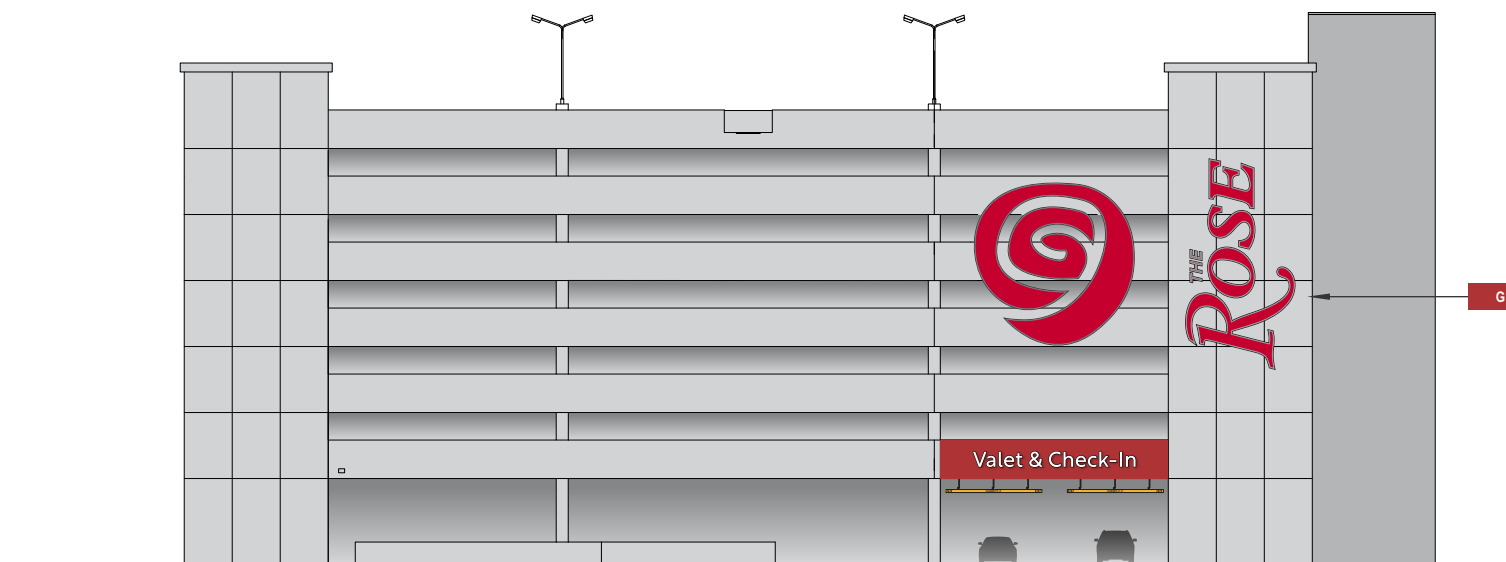
1 **ELEVATION DETAIL**

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



2 **SIDE VIEW**

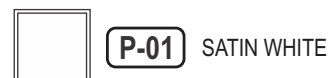
SCALE: 1/8" = 1' - 0"



3 **NORTH ELEVATION VIEW - GARAGE**

SCALE: 1/32" = 1' - 0"

FINISH SPECIFICATIONS:



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PROJECT TITLE:  
 THE ROSE GAMING RESORT

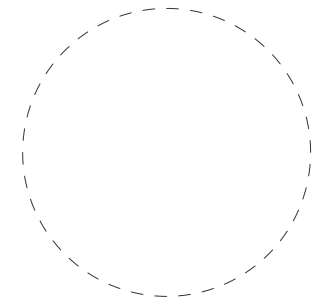
ORDER TITLE:  
 EXTERIOR SIGNAGE

CITY: DUMFRIES COUNTY: PRINCE WILLIAM

STATE: VA CODE ZIP: 22026

DRAWING DATE: 09/26/22 GABLE REP: MICHELE B. PROJECT MGR: JD

ENGINEER OF RECORD SEAL:



ENGINEER OF RECORD SIGNATURE/DATE:

REVISION HISTORY			
NO.	DATE	PREV DRWG	DESCRIPTION

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PRODUCT TYPE:  
 G: THE ROSE ID  
 - FACE ILLUMINATED CHANNEL LETTERS

DRAWING TYPE:  
 GARAGE SIGNAGE

PROJECT NO.	TASK NO.	QTY.
90353	220181	1 SET
DWG. NO.	SHEET	
13178CH	13	26

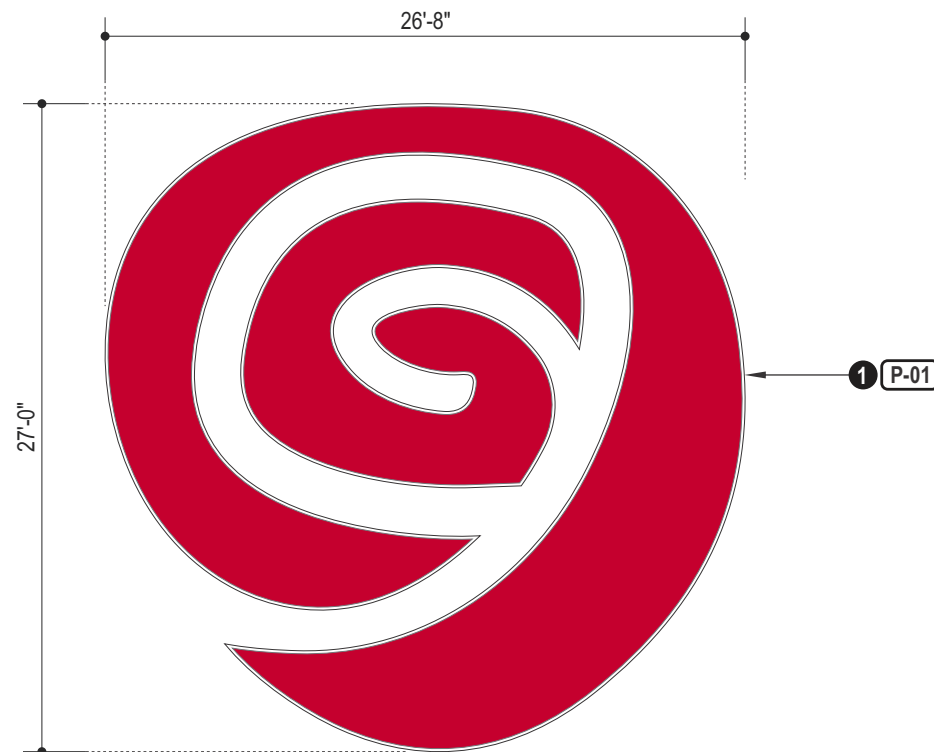
GENERAL NOTES:

ILLUMINATED: YES  
 S/F OR D/F: S/F  
 EXACT INSTALL LOCATION TO BE COORDINATED WITH G.C.  
 ELECTRIC TO BE PROVIDED BY CLIENTS E.C.

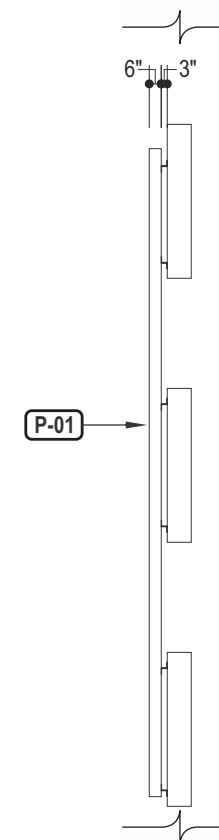
NOTES:

- 1 **FACE ILLUMINATED CHANNEL LOGO:**  
 FABRICATED 6" DEEP ALUMINUM CHANNEL LOGO.  
 FACE TO BE TRANS. WHITE FLEX FACE w/RED VINYL OVERLAY  
 w/ EXTRUDED ALUMINUM BLEED FRAME BODY RETURNS. RETURNS &  
 BACK TO HAVE A PAINTED FINISH. INTERNAL ILLUMINATION  
 TO BE WHITE LED'S. LOGO TO BE SELF CONTAINED w/POWER  
 SUPPLIES & DISCONNECT SWITCH. MOUNTED TO EXISTING  
 BUILDING FACADE.

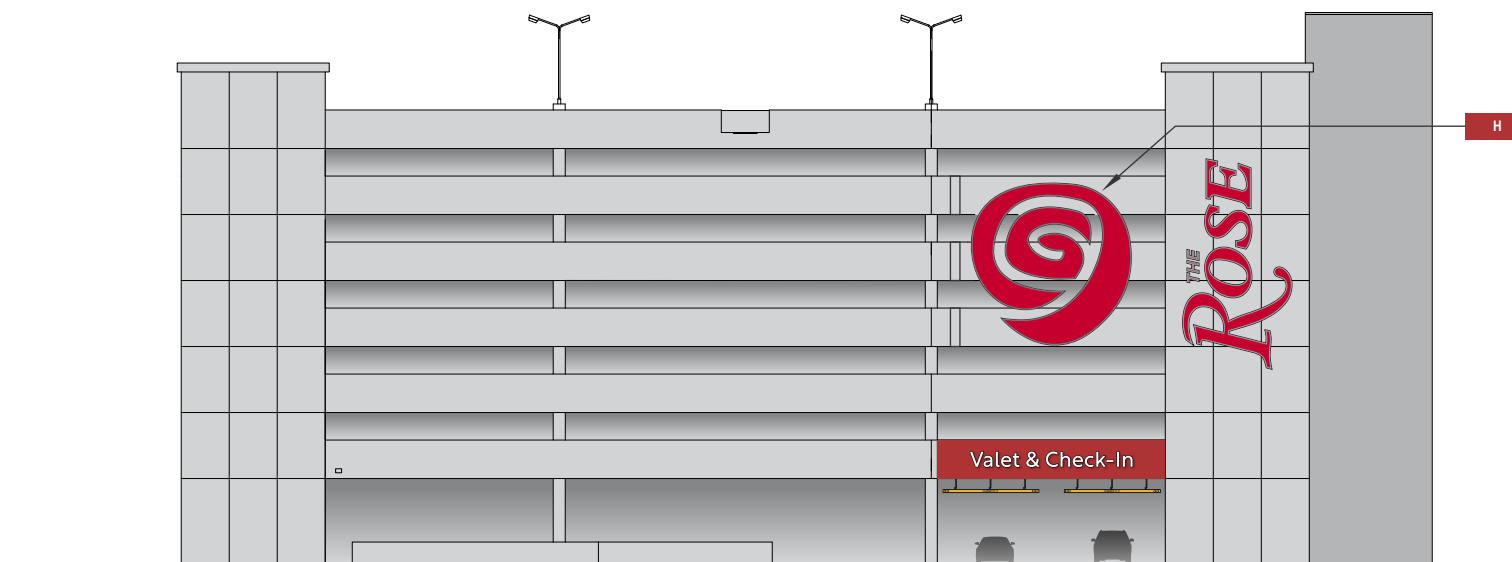
CHANNEL LETTER WEIGHT APROX. = 4587 LBS.  
 - SIGN = 720 SQ. FT. OF COVERAGE



1 **ELEVATION DETAIL**  
 SCALE: 1/8" = 1' - 0"




2 **SIDE VIEW**  
 SCALE: 1/8" = 1' - 0"



3 **NORTH ELEVATION VIEW - GARAGE**  
 SCALE: 1/32" = 1' - 0"

FINISH SPECIFICATIONS:

 **P-01** SATIN WHITE

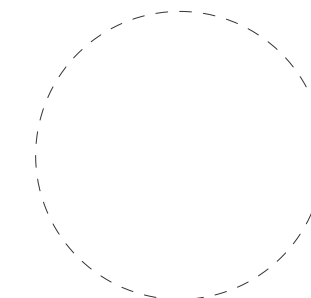


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<b>PROJECT TITLE:</b> THE ROSE GAMING RESORT		
<b>ORDER TITLE:</b> EXTERIOR SIGNAGE		
<b>CITY</b> DUMFRIES	<b>COUNTY</b> PRINCE WILLIAM	
<b>STATE</b> VA	<b>CODE ZIP</b> 22026	
<b>DRAWING DATE</b> 09/26/22	<b>GABLE REP</b> MICHELE B.	<b>PROJECT MGR.</b> JD

ENGINEER OF RECORD SEAL:



ENGINEER OF RECORD SIGNATURE/DATE:

REVISION HISTORY

NO.	DATE	PREV DRWG	DESCRIPTION

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**PRODUCT TYPE:**  
 H: ROSE ICON  
 - FACE ILLUMINATED CHANNEL LOGO

**DRAWING TYPE:**  
 GARAGE SIGNAGE

PROJECT NO.	TASK NO.	QTY.
90353	220181	1 SET
DWG. NO.	SHEET	
13179CH	14	27

GENERAL NOTES:

ILLUMINATED: YES  
 S/F OR D/F: S/F  
 EXACT INSTALL LOCATION TO BE COORDINATED WITH G.C.  
 ELECTRIC TO BE PROVIDED BY CLIENTS E.C.

NOTES:

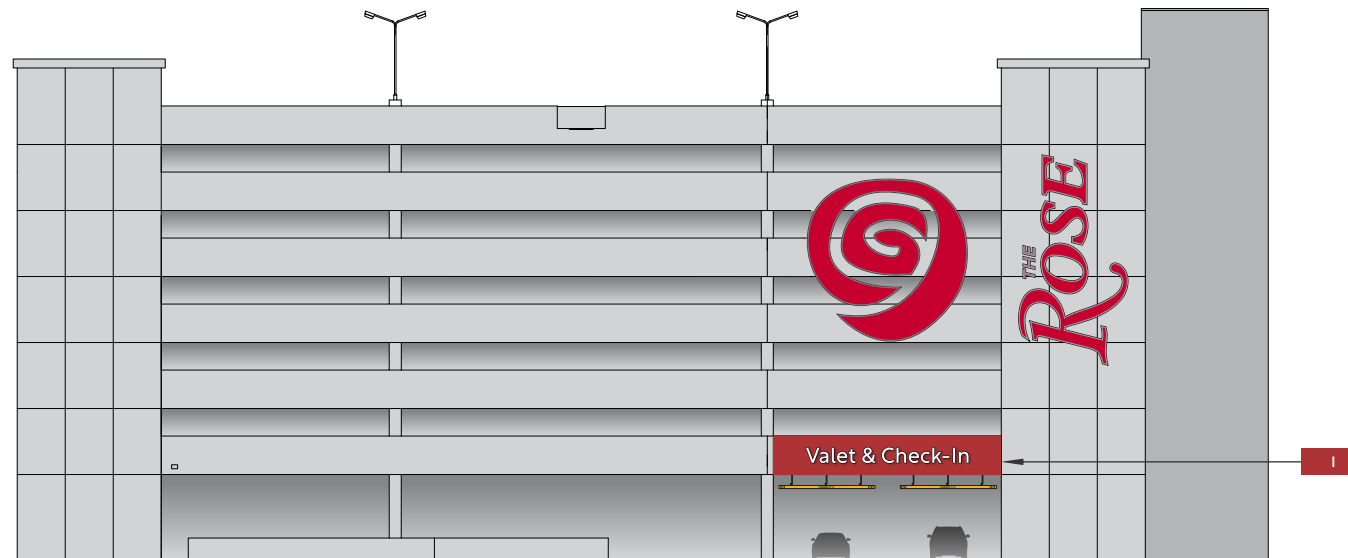
- 1 **FACE ILLUMINATED CHANNEL LETTERS:**  
 FABRICATED 5" DEEP ALUMINUM CHANNEL LETTERS. FACE TO BE TRANS. WHITE POLYCARBONATE w/ WHITE VINYL TRIM CAP. RETURNS & BACKS TO BE ALUMINUM. RETURNS TO HAVE A PAINTED FINISH. INTERNAL ILLUMINATION TO BE WHITE LED'S. POWER SUPPLIES & DISCONNECT SWITCH MOUNTED REMOTELY. MOUNTED TO EXISTING GARAGE FACADE.
- 2 **BACKER PANEL:**  
 FAB'D 2" DEEP ALUMINUM CABINET. FACE TO BE ACM PANELS w/a PAINTED FINISH. FRAME TO BE 2" ALUM. TUBE. MOUNTED FLUSH TO EXTERIOR GARAGE FACADE.

CHANNEL LETTER WEIGHT APROX. = 205 LBS.  
 BACKER PANEL WEIGHT APPROX. = 464 LBS.  
 TOTAL WEIGHT (CL'S & BACKER PANEL) APPROX. = 669 LBS  
 - SIGN = 68 SQ. FT. OF COVERAGE



1 **ELEVATION DETAIL**  
 SCALE: 3/16" = 1' - 0"

2 **SIDE VIEW**  
 SCALE: 3/16" = 1' - 0"



3 **NORTH ELEVATION VIEW - GARAGE**  
 SCALE: 1/32" = 1' - 0"

FINISH SPECIFICATIONS:

- P-01** SATIN WHITE
- P-03** ROSE RED, TO MATCH PMS 200C, SATIN FINISH



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 800.854.0568

<b>PROJECT TITLE:</b> THE ROSE GAMING RESORT		
<b>ORDER TITLE:</b> EXTERIOR SIGNAGE		
<b>CITY</b> DUMFRIES	<b>COUNTY</b> PRINCE WILLIAM	
<b>STATE</b> VA	<b>CODE ZIP</b> 22026	
<b>DRAWING DATE</b> 09/26/22	<b>GABLE REP</b> MICHELE B.	<b>PROJECT MGR.</b> JD

**ENGINEER OF RECORD SEAL:**

**ENGINEER OF RECORD SIGNATURE/DATE:**

REVISION HISTORY			
NO.	DATE	PREV DRWG	DESCRIPTION

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**PRODUCT TYPE:**  
 I: GARAGE ENTRY  
 - FACE ILLUMINATED CHANNEL LETTERS

**DRAWING TYPE:**  
 GARAGE SIGNAGE

PROJECT NO.	TASK NO.	QTY.
90353	220181	1 SET
DWG. NO.	SHEET	
13180CH	28 15	



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PROJECT TITLE:  
THE ROSE GAMING RESORT

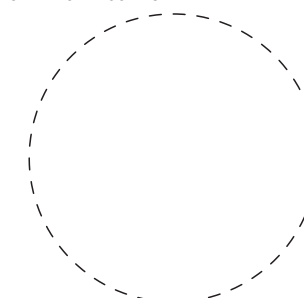
ORDER TITLE:  
EXTERIOR SIGNAGE

CITY DUMFRIES	STATE VA
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COUNTY PRINCE WILLIAM	ZIP CODE 22026
--------------------------	-------------------

DRAWING DATE 9/26/22	GABLE REP. MICHELE B.	PROJECT MGR. JD
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ENGINEER OF RECORD SEAL:



ENGINEER OF RECORD SIGNATURE/DATE:

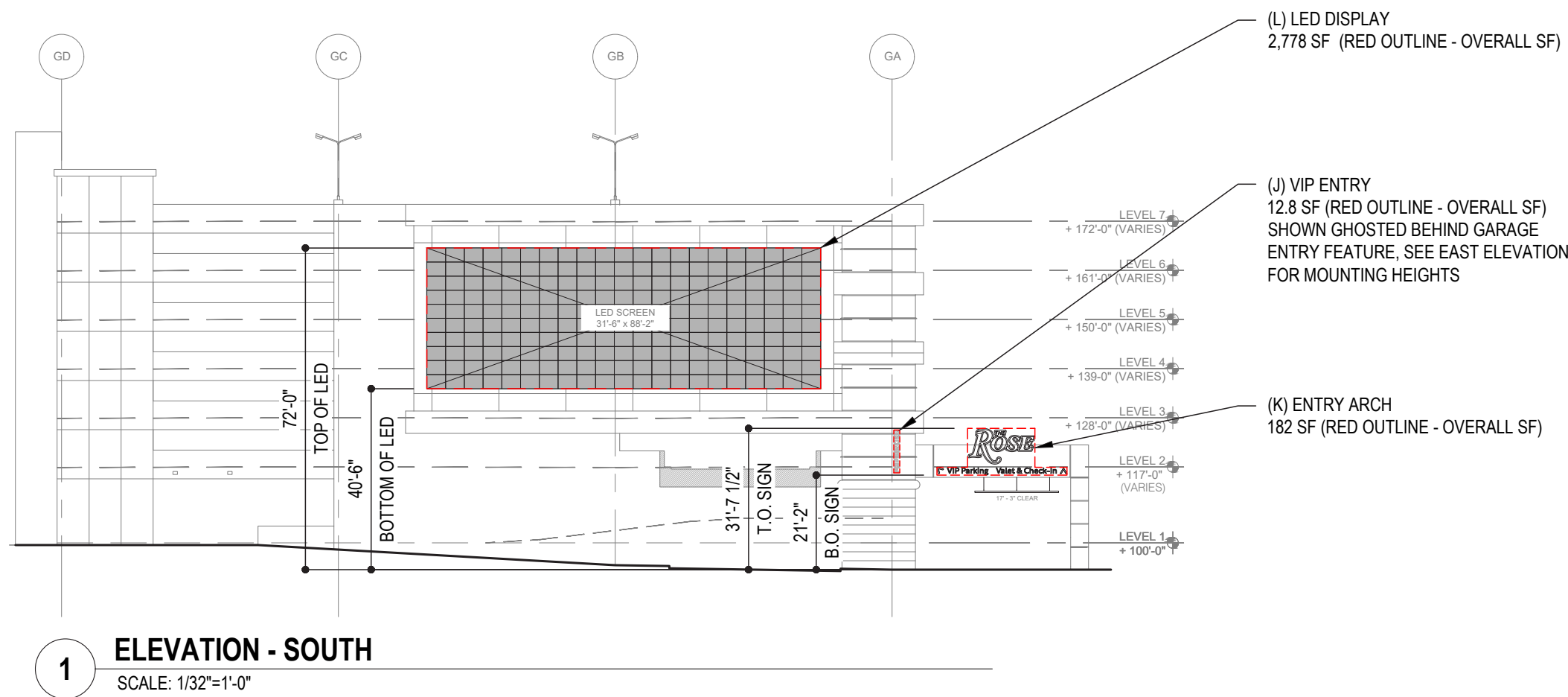
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PRODUCT TYPE:  
COMPREHENSIVE SIGN PACKAGE

DRAWING TYPE:  
GARAGE SIGNAGE

PROJECT NO.	TASK NO.	QTY.
90353-2	-	-

DWG. NO.	SHEET
1033KAL	16





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PROJECT TITLE:  
THE ROSE GAMING RESORT

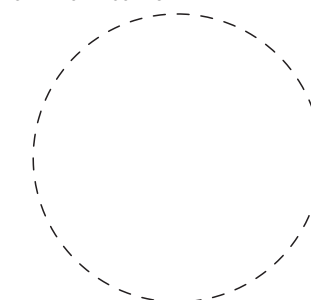
ORDER TITLE:  
EXTERIOR SIGNAGE

CITY DUMFRIES	STATE VA
------------------	-------------

COUNTY PRINCE WILLIAM	ZIP CODE 22026
--------------------------	-------------------

DRAWING DATE 9/26/22	GABLE REP. MICHELE B.	PROJECT MGR. JD
-------------------------	--------------------------	--------------------

ENGINEER OF RECORD SEAL:



ENGINEER OF RECORD SIGNATURE/DATE:

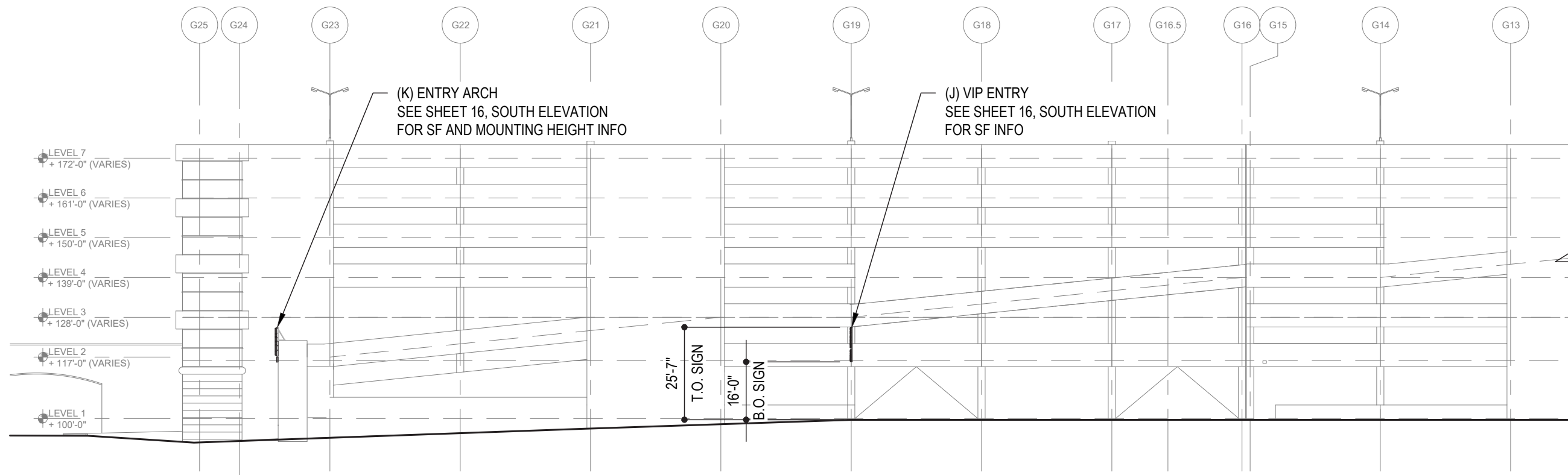
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PRODUCT TYPE:  
COMPREHENSIVE SIGN PACKAGE

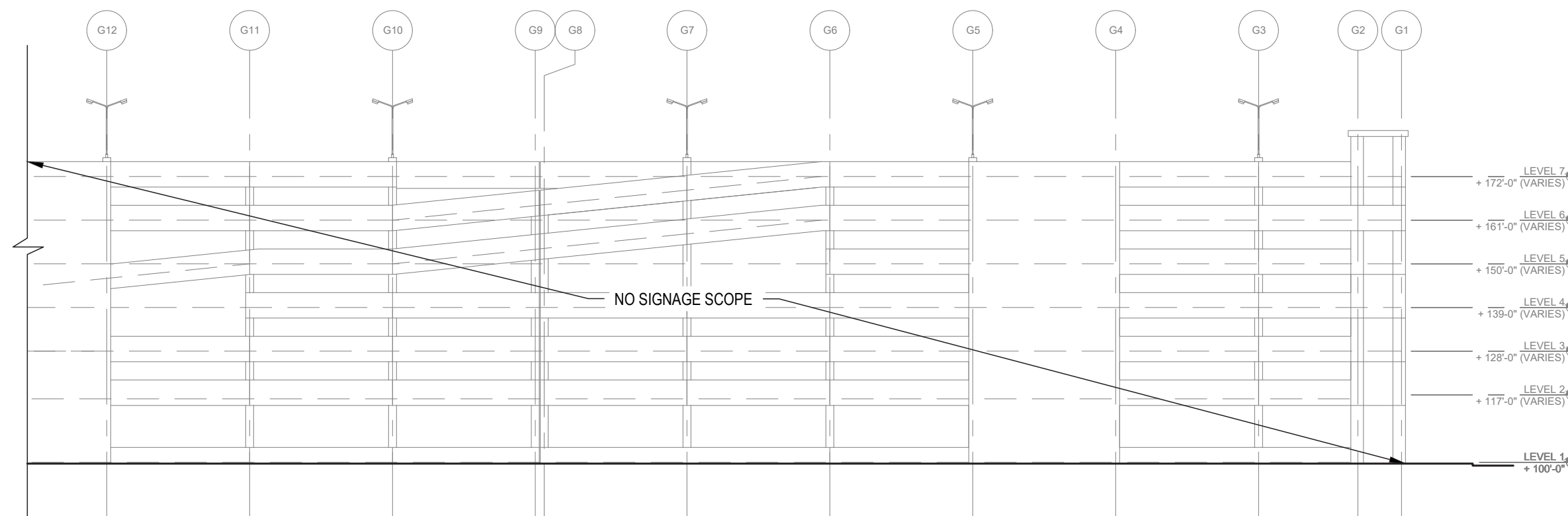
DRAWING TYPE:  
GARAGE SIGNAGE

PROJECT NO.	TASK NO.	QTY.
90353-2	-	-

DWG. NO.	SHEET
1033KAL	17 30



**1 GARAGE ELEVATION - EAST (SOUTH END)**  
SCALE: 1/32"=1'-0"



**2 GARAGE ELEVATION - EAST (NORTH END)**  
SCALE: 1/32"=1'-0"



GENERAL NOTES:



ILLUMINATED: YES  
 S/F OR D/F: S/F  
 EXACT INSTALL LOCATION TO BE COORDINATED WITH G.C.  
 ELECTRIC TO BE SUPPLIED TO INSTALL LOCATION BY E.C.

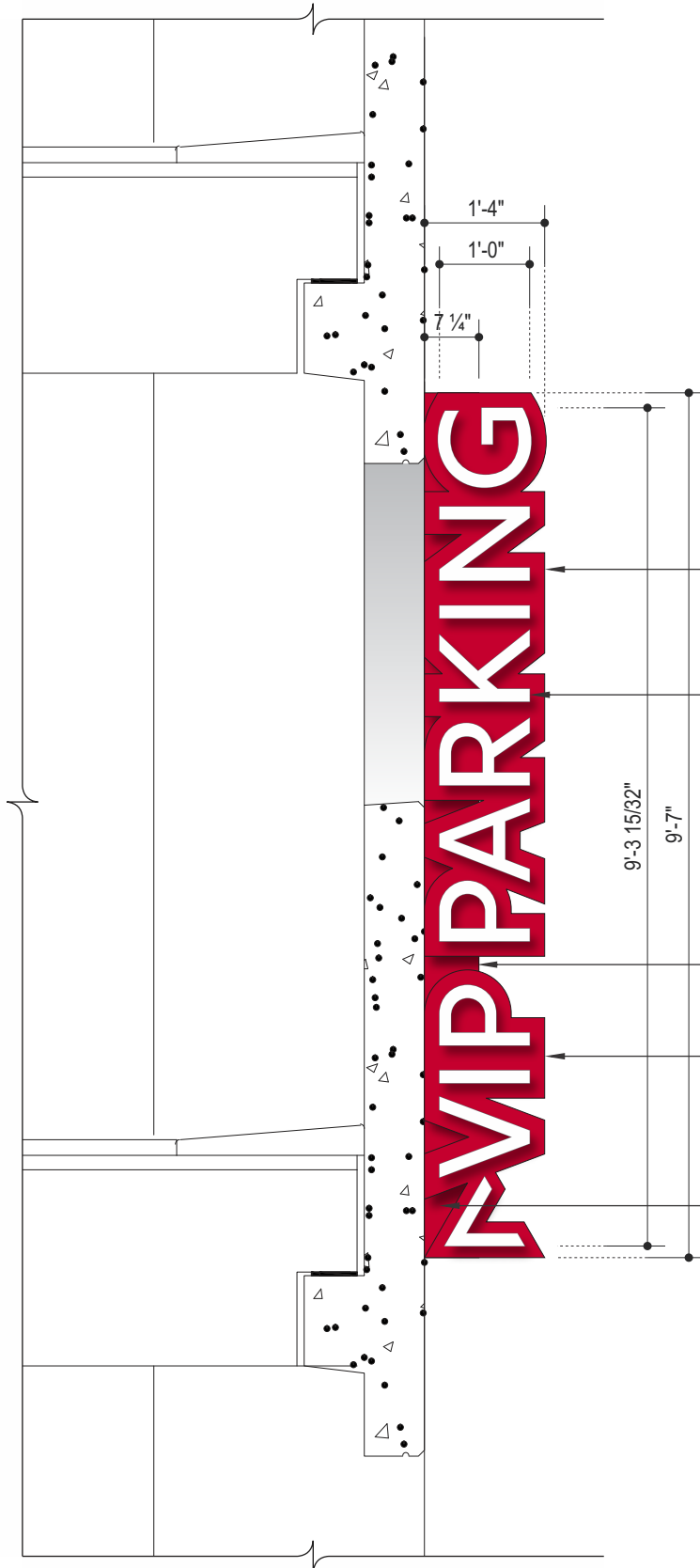
NOTES:

- 1 **FACE ILLUMINATED CHANNEL LETTERS:**  
 4" DEEP FAB'D ALUMINUM CHANNEL LETTERS. FACE TO BE TRANS. WHITE ACRYLIC w/a VINYL TRIM CAP. RETURNS & BACKS TO BE ALUMINUM. RETURNS & BACKS TO HAVE A PAINTED FINISH. INTERNAL ILLUMINATION TO BE WHITE LED'S. POWER SUPPLIES TO BE LOCATED INSIDE WIREWAY. MOUNTED TO CONTOUR PANEL.
- 2 **CONTOUR PANEL:**  
 2" DEEP FAB'D ALUMINUM PAN. FACE, RETURNS & BACKS TO HAVE A PAINTED FINISH. MOUNTED TO WIREWAY.
- 3 **WIREWAY:**  
 7 1/4" X 7" EXTRUDED ALUMINUM WIREWAY. WIREWAY TO HAVE A PAINTED FINISH. MOUNTED TO EXISTING EXTERIOR FACADE OF GARAGE.

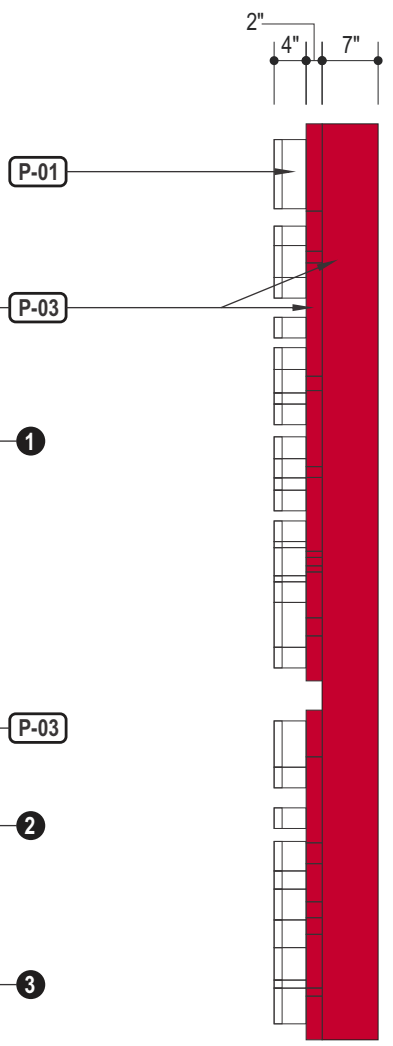
SIGN WEIGHT APROX. = 150 LBS.  
 - SIGN = 12.8 SQ. FT. OF COVERAGE

FINISH SPECIFICATIONS:

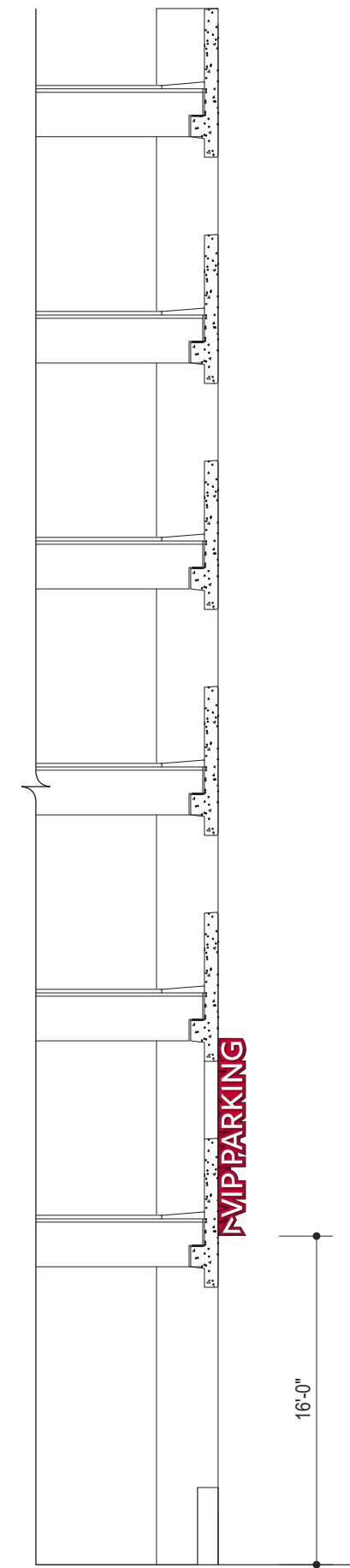
-  **P-01** SATIN WHITE
-  **P-03** ROSE RED, TO MATCH PMS 200C, SATIN FINISH



1 **ELEVATION DETAIL**  
 SCALE: 1/2" = 1' - 0"



2 **SIDE VIEW**  
 SCALE: 1/2" = 1' - 0"



3 **PARTIAL ELEVATION VIEW**  
 SCALE: 1/8" = 1' - 0"



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PROJECT TITLE:  
 THE ROSE GAMING RESORT

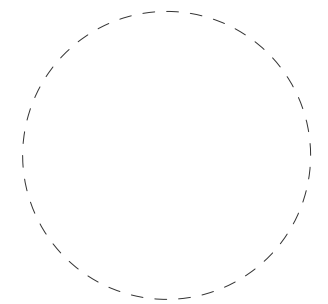
ORDER TITLE:  
 EXTERIOR SIGNAGE

CITY: DUMFRIES COUNTY: PRINCE WILLIAM

STATE: VA CODE ZIP: 22026

DRAWING DATE: 09/26/22 GABLE REP: MICHELE B. PROJECT MGR: JD

ENGINEER OF RECORD SEAL:



ENGINEER OF RECORD SIGNATURE/DATE:

REVISION HISTORY			
NO.	DATE	PREV DRWG	DESCRIPTION

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PRODUCT TYPE:  
 J: VIP ENTRY - FLAG MOUNTED

DRAWING TYPE:  
 GARAGE SIGNAGE

PROJECT NO.	TASK NO.	QTY.
90353	220181	1
DWG. NO.	SHEET	
13181CH	18	31

GENERAL NOTES:

ILLUMINATED: YES  
 S/F OR D/F: S/F  
 EXACT INSTALL LOCATION TO BE COORDINATED WITH G.C.  
 ELECTRIC TO BE PROVIDED BY CLIENTS E.C.

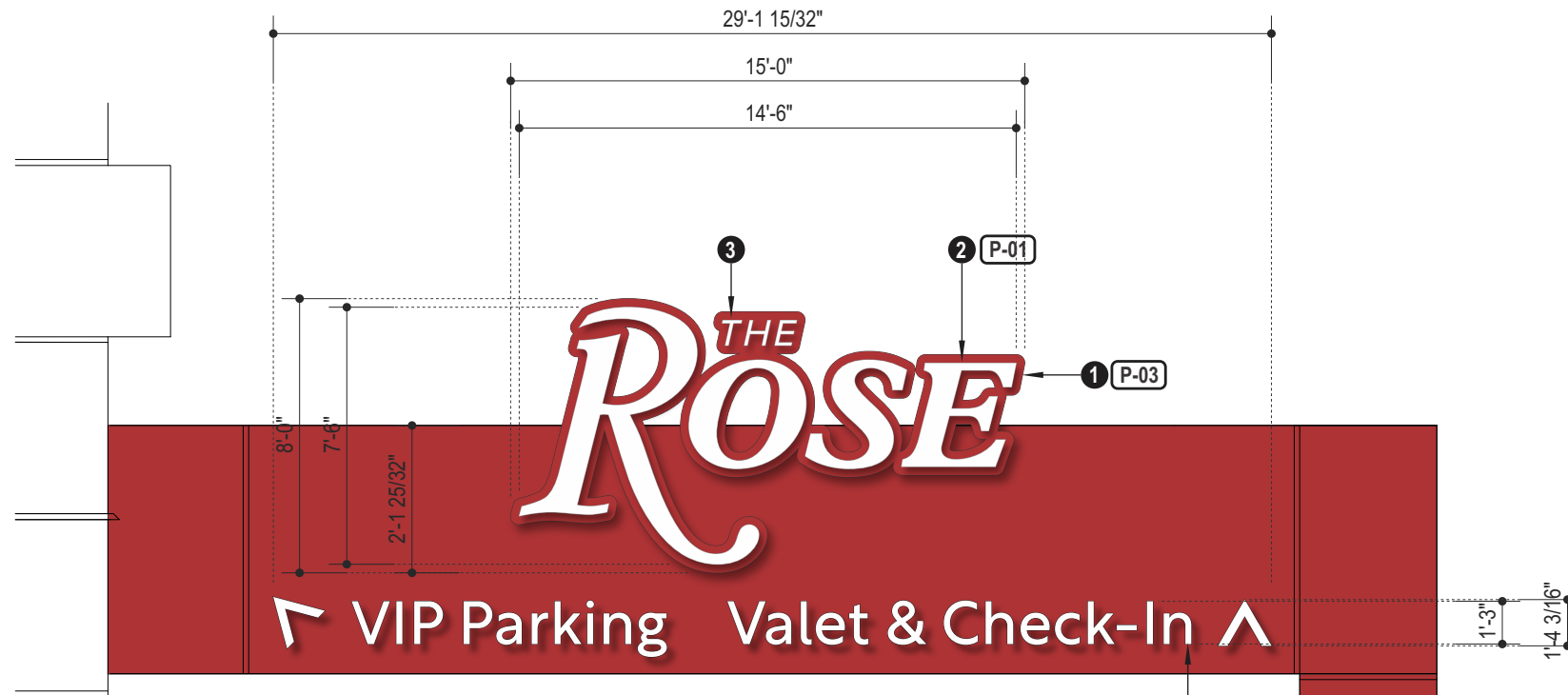
NOTES:

- 1 **BACKER CABINET:**  
 FABRICATED 5" DEEP ALUMINUM CABINET. TO HOUSE POWER SUPPLIES. AREA BEHIND "THE" TO POPULATED WITH WHITE LED'S. CABINET TO HAVE A PAINTED FINISH. FLUSH MOUNTED TO EXISTING ARCH STRUCTURE.
- 2 **FACE ILLUMINATED CHANNEL LETTERS:**  
 FABRICATED 5" DEEP ALUMINUM CHANNEL LETTERS. FACE TO BE TRANS. WHITE POLYCARBONATE w/ WHITE VINYL TRIM CAP. RETURNS & BACKS TO BE ALUMINUM. RETURNS TO HAVE A PAINTED FINISH. INTERNAL ILLUMINATION TO BE WHITE LED'S. POWER SUPPLIES MOUNTED INSIDE OF BACKER CABINET. "ROSE" LETTERS TO BE FLUSH MOUNTED TO BACKER CABINET. VEHICULAR DIRECTIONAL COPY & ARROWS FLUSH MOUNTED TO ARCH STRUCTURE.
- 3 **ROUTED PUSHED THRU COPY:**  
 "THE" COPY TO BE ROUTED OUT OF BACKER CABINET FACE. ROUTED OPENINGS TO HAVE ROUTED 1" THICK TRANS. WHITE ACRYLIC PUSHED THRU. COPY TO ILLUMINATE.

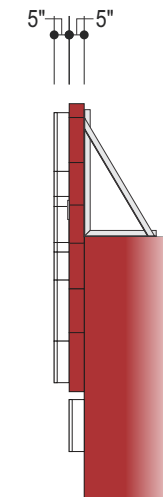
THE ROSE WEIGHT APPROX. = 700 LBS.  
 DIRECTIONAL COPY WEIGHT APPROX. = 109 LBS.  
 TOTAL WEIGHT (SIGN & SUB FRAME) APPROX. = 1,274 LBS  
 SIGN = 182 SQ. FT. OF COVERAGE

FINISH SPECIFICATIONS:

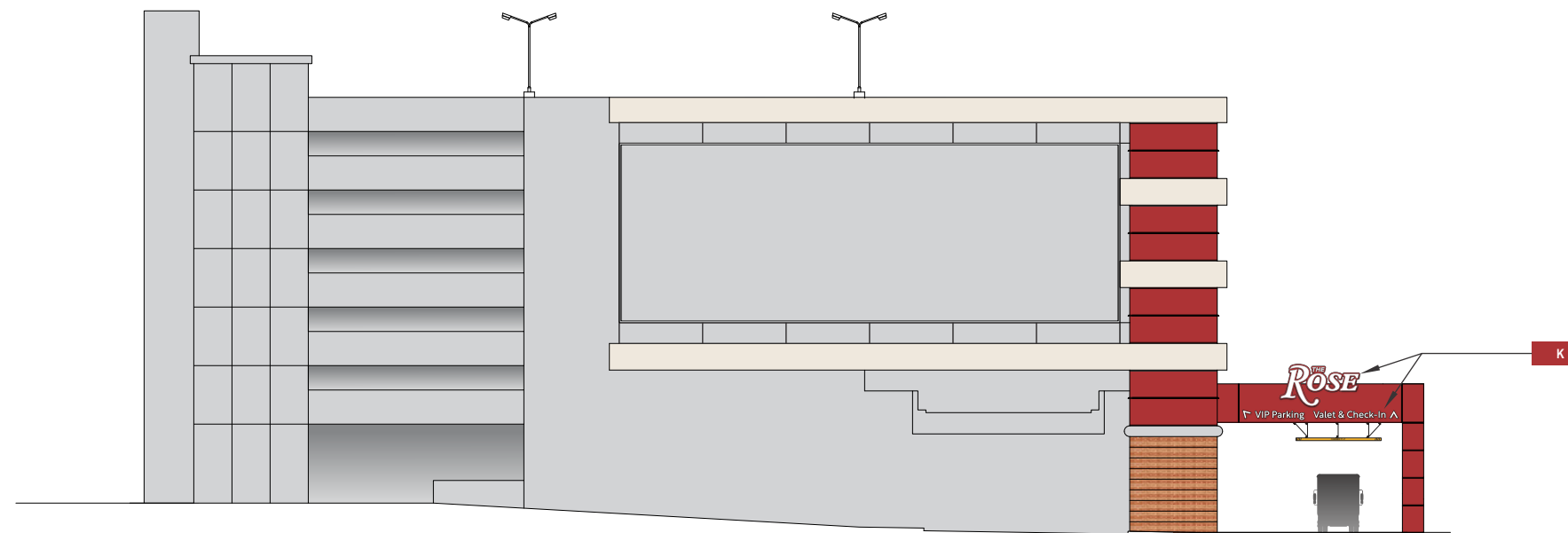
- P-01** SATIN WHITE
- P-03** ROSE RED, TO MATCH PMS 200C, SATIN FINISH



1 **ELEVATION DETAIL**  
 SCALE: 3/16" = 1' - 0"



2 **SIDE VIEW**  
 SCALE: 3/16" = 1' - 0"



3 **SOUTH ELEVATION VIEW - GARAGE**  
 SCALE: 1/32" = 1' - 0"

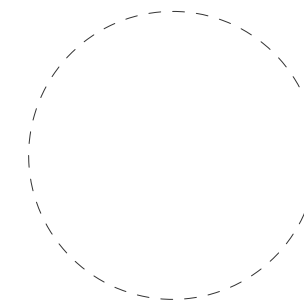


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<b>PROJECT TITLE:</b> THE ROSE GAMING RESORT		
<b>ORDER TITLE:</b> EXTERIOR SIGNAGE		
<b>CITY</b> DUMFRIES	<b>COUNTY</b> PRINCE WILLIAM	
<b>STATE</b> VA	<b>CODE ZIP</b> 22026	
<b>DRAWING DATE</b> 09/26/22	<b>GABLE REP</b> MICHELE B.	<b>PROJECT MGR.</b> JD

ENGINEER OF RECORD SEAL:



ENGINEER OF RECORD SIGNATURE/DATE:

REVISION HISTORY			
NO.	DATE	PREV DRWG	DESCRIPTION

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PRODUCT TYPE:  
 K: ENTRY ARCH  
 - FACE ILLUMINATED CHANNEL LETTERS

DRAWING TYPE:  
 GARAGE SIGNAGE

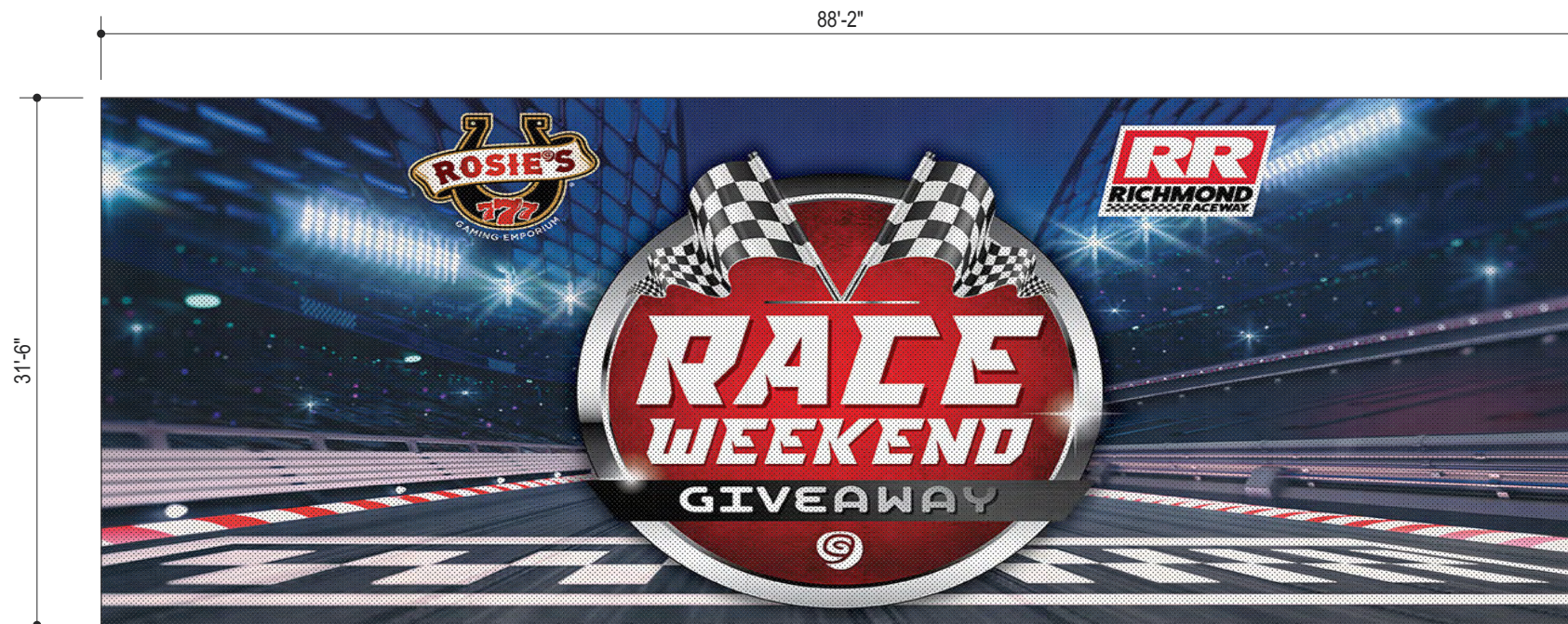
PROJECT NO.	TASK NO.	QTY.
90353	220181	1 SET EA.
DWG. NO.	SHEET	
13183CH	19	32

GENERAL NOTES:

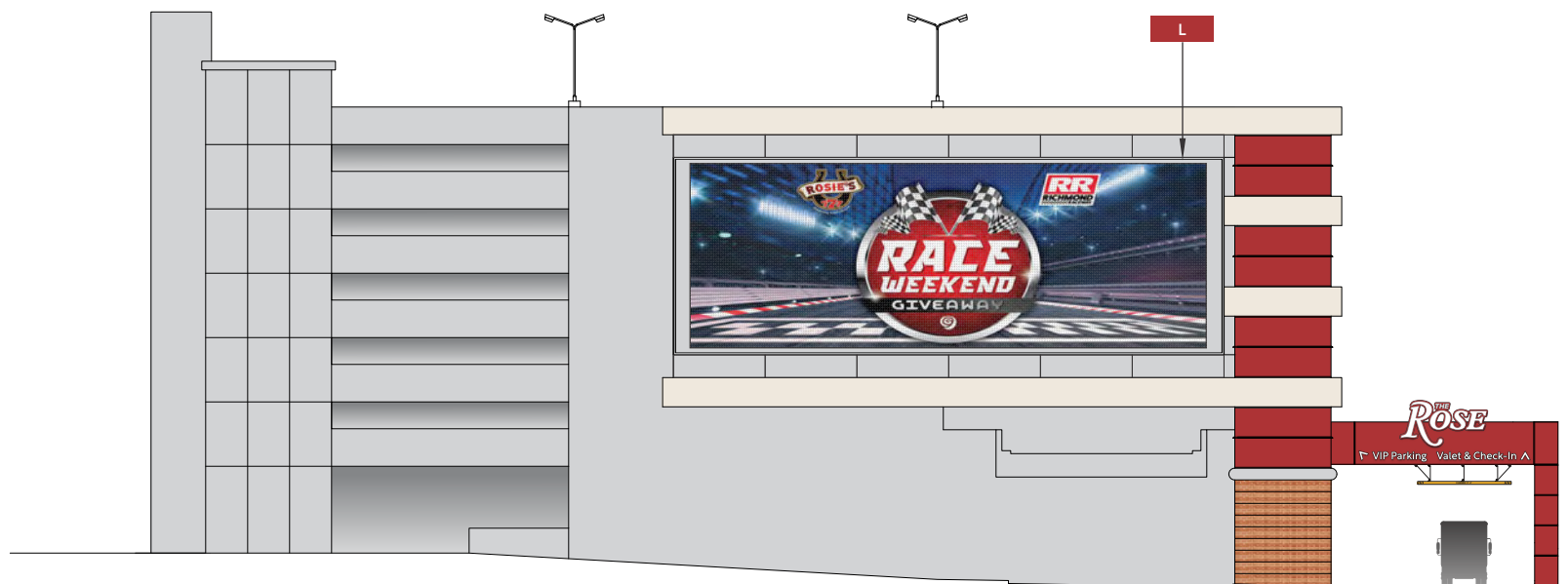
ILLUMINATED: YES  
 S/F OR D/F: S/F  
 EXACT INSTALL LOCATION TO BE COORDINATED WITH G.C.  
 ELECTRIC TO BE PROVIDED BY CLIENTS E.C.

NOTES:

- 1 LED DISPLAY:  
 FULL COLOR LED DISPLAY  
 SIGN = 2778 SQ. FT. OF COVERAGE



1 ELEVATION DETAIL  
 SCALE: 3/32" = 1' - 0"



2 SOUTH ELEVATION VIEW - GARAGE  
 SCALE: 1/32" = 1' - 0"



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 Baltimore, Maryland 21226  
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PROJECT TITLE:  
 THE ROSE GAMING RESORT

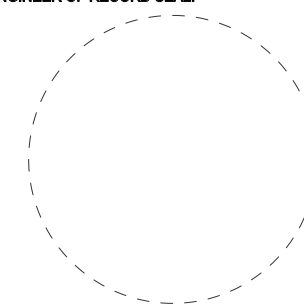
ORDER TITLE:  
 EXTERIOR SIGNAGE

CITY DUMFRIES	COUNTY PRINCE WILLIAM
------------------	--------------------------

STATE VA	CODE ZIP 22026
-------------	-------------------

DRAWING DATE 09/26/22	GABLE REP MICHELE B.	PROJECT MGR. JD
--------------------------	-------------------------	--------------------

ENGINEER OF RECORD SEAL:



ENGINEER OF RECORD SIGNATURE/DATE:

REVISION HISTORY			
NO.	DATE	PREV DRWG	DESCRIPTION





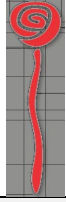

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PRODUCT TYPE:  
 L: LED DIGITAL DISPLAY

DRAWING TYPE:  
 GARAGE SIGNAGE

PROJECT NO.	TASK NO.	QTY.
90353	220181	1
DWG. NO.	SHEET	
13184CH	20	33

**The Rose**  
Comprehensive Sign Plan Summary

SIGN ID	PROPOSED SIGNAGE	SIGN TYPE	SIGN DESCRIPTION	QUANTITY	SIZE	SQUARE FOOTAGE	HEIGHT	LOCATION	ILLUMINATION	NOTES
<b>SITE SIGNAGE</b>										
A		Freestanding Sign	Entry Monument	1	23'-11" (W) X 18'-2" (H)	435 SF	18'-2" to top of monument 17'-3" to top of Rose Sign	South Side of Entrance Drive	Internal Illumination Double-Sided	
B		Freestanding Sign	Vehicular ID	5	OVERALL 4'-10" (W) X 13'-0" (H)  LED DISPLAY ONLY 3'-1.75" (W) X 6'-3.625" (H)	63 SF	13'-0" to top of column  LED Display 4'-3" to bottom 10'-6" to top	Along Entry Drive (Right Side)	Internal Illumination Double-Sided	
C		Freestanding Sign	Vehicular Directional	6	OVERALL 4'-10" (W) X 13'-0" (H)  DIRECTIONAL SIGN ONLY 3'-1.75" (W) X 6'-3.625" (H)	63 SF	13'-0" to top of column  LED Display 4'-3" to bottom 10'-6" to top	Along Entry Drive (Left Side)	Internal Illumination Double-Sided	Messaging will vary based on sign location
D		Freestanding Sign	Light Post Banners	32	1'-8" (W) X 4'-0" (H)	6.6 SF	9'-6" to bottom 13'-6" to top	Fixed to light posts per plan	Non-Illuminated Double-Sided	
<b>HOTEL SIGNAGE</b>										
E		Building Mounted Sign	Rose Logo and Stem	2	11'-1" (W) X 47'-0" (H)	236 SF	23'-5" to bottom 70'-2" to top	Hotel Façade, North-East Elevation	Internally Illuminated Single-Sided	
F		Building Mounted Sign	Rose Logo	1	37'-11 5/8" (W) X 14'-11 1/2" (H)	568 SF	82'-4 1/2" to bottom 97'-4" to top	Hotel Parapet, North-West Elevation	Internally Illuminated Single-Sided	



**A VISUAL SOLUTIONS COMPANY.**

7440 Fort Smallwood Road  
Baltimore, Maryland 21226  
800.854.0568

PROJECT TITLE:  
THE ROSE GAMING RESORT

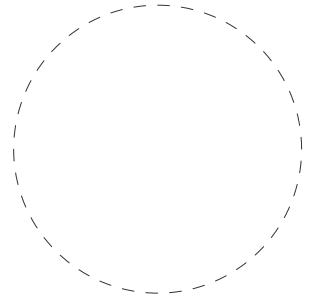
ORDER TITLE:  
EXTERIOR SIGNAGE

CITY DUMFRIES	COUNTY PRINCE WILLIAM
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STATE VA	ZIP CODE 22026
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DRAWING DATE 09/26/22	GABLE REP MICHELE B.	PROJECT MGR. JD
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ENGINEER OF RECORD SEAL:



ENGINEER OF RECORD SIGNATURE/DATE:

REVISION HISTORY			
NO.	DATE	PREV DRWG	DESCRIPTION

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PRODUCT TYPE:  
COMPREHENSIVE SIGN PACKAGE

DRAWING TYPE:  
SIGN SUMMARY

PROJECT NO.	TASK NO.	QTY.
90353-2	-	-

DWG. NO.	SHEET
1033KAL	

**The Rose**  
Comprehensive Sign Plan Summary

SIGN ID	PROPOSED SIGNAGE	SIGN TYPE	SIGN DESCRIPTION	QUANTITY	SIZE	SQUARE FOOTAGE	HEIGHT	LOCATION	ILLUMINATION	NOTES
<b>GARAGE SIGNAGE</b>										
G		Building Mounted Sign	Rose Name	1	18'-3" (W) X 35'-1" (H)	640 SF	33'-4" to bottom 68'-5" to top	Garage Façade, North Elevation	Internally Illuminated Single-Sided	
H		Building Mounted Sign	Rose Icon	1	26'-8" (W) X 27'-0" (H)	720 SF	36'-9" to bottom 63'-9" to top	Garage Façade, North Elevation	Internally Illuminated Single-Sided	
I		Building Mounted Sign	Entry Garage	1	OVERALL: 38'-0" (W) X 6'-5" (H)  LETTERS ONLY 27'-1" (W) X 2'-6" (H)	68 SF	14'-4" to bottom 20'-9" to top	Garage Façade, North Elevation	Internally Illuminated Single-Sided	
J		Building Mounted Sign	VIP Entry	1	1'-4" (W) X 9'-7" (H)	12.8 SF	16'-0" to bottom 25'-7" to top	Garage Façade, East Elevation	Internally Illuminated Single-Sided	
K		Building Mounted Sign	Entry Arch	1	LOGO 15'-0" (W) X 8'-0" (H)  DIRECTIONAL LETTERS 29'-2" (W) X 1'-4" (H)	182 SF	21'-2" to bottom 31'-7.5" to top	Garage Arch Façade, South Elevation	Internally Illuminated Single-Sided	
L		Building Mounted Sign	LED Display	1	88'-2" (W) X 31'-6" (H)	2,778 SF		Garage Façade, South Elevation	Internally Illuminated Single-Sided	



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Baltimore, Maryland 21226  
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PROJECT TITLE:  
THE ROSE GAMING RESORT

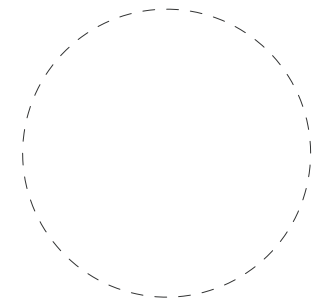
ORDER TITLE:  
EXTERIOR SIGNAGE

CITY DUMFRIES	COUNTY PRINCE WILLIAM
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STATE VA	ZIP CODE 22026
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DRAWING DATE 09/26/22	GABLE REP MICHELE B.	PROJECT MGR. JD
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ENGINEER OF RECORD SEAL:



ENGINEER OF RECORD SIGNATURE/DATE:

**REVISION HISTORY**

NO.	DATE	PREV DRWG	DESCRIPTION

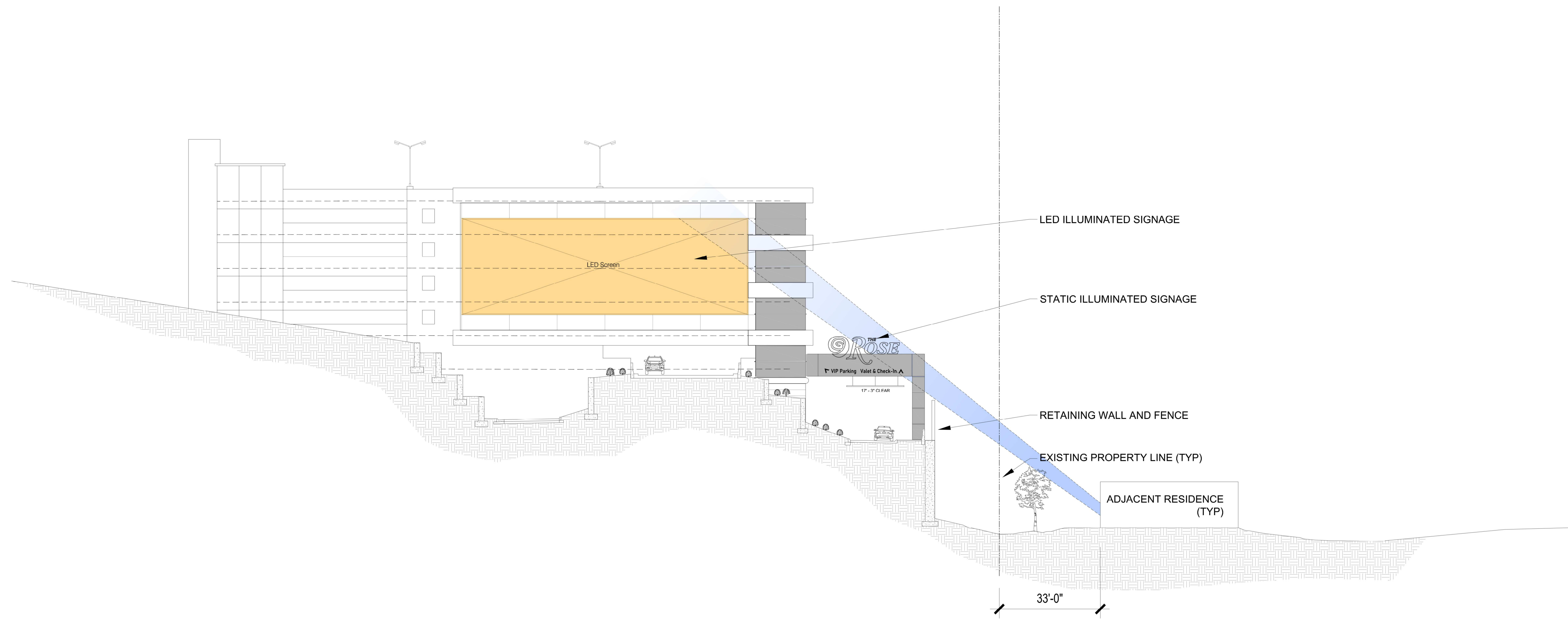
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PRODUCT TYPE:  
COMPREHENSIVE SIGN PACKAGE

DRAWING TYPE:  
SIGN SUMMARY

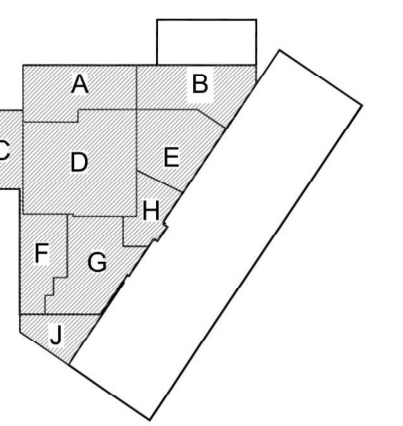
PROJECT NO.	TASK NO.	QTY.
90353-2	-	-

DWG. NO.	SHEET
1033KAL	22



**1** SITE SECTION  
SCALE: 1/16" = 1'-0"

NO.	DESCRIPTION	DATE
	PERMIT ISSUE	9-27-22





I-95

1 OVERALL SITE PLAN - SIGN EXHIBIT  
SCALE: 1" = 50'-0"

**PE**  
**PENINSULA  
PACIFIC**  
ENTERTAINMENT

THE ROSE GAMING EMPORIUM, DUMFRIES

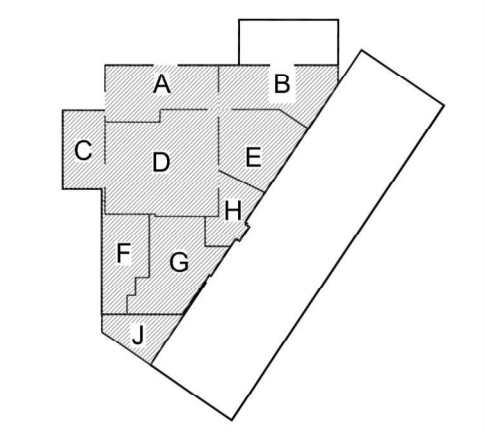
**KLAI JUBA  
WALD**  
architecture + interiors

4444 W. Russell Road, Suite J  
Las Vegas, NV 89118  
(702) 221-2254

KJWA Job Number: 20039

ISSUED/REVISED

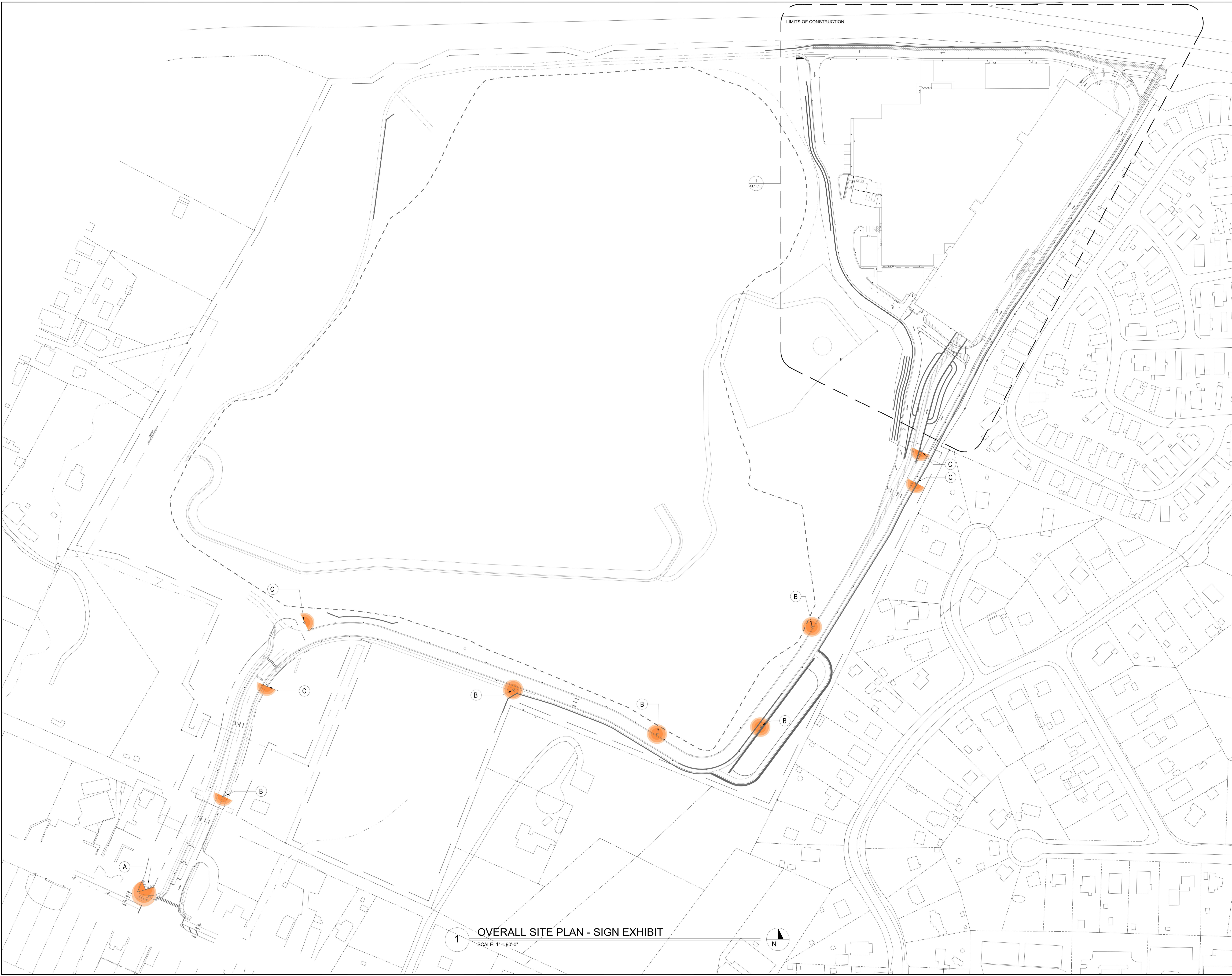
NO.	DESCRIPTION	DATE
-		9-27-22
△		



OVERALL  
SITE PLAN  
SIGN EXHIBIT

DUMFRIES  
LOWRISE

**SE1.01.0**

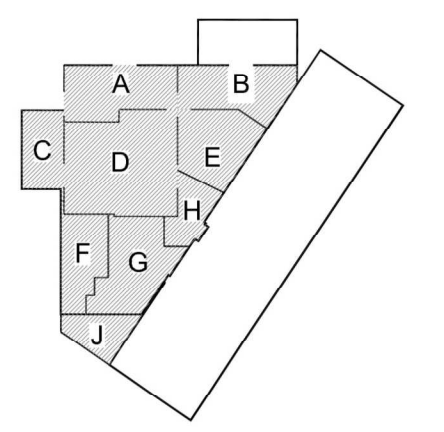


1 OVERALL SITE PLAN - SIGN EXHIBIT  
SCALE: 1" = 90'-0"

KJWA Job Number: 20039

ISSUED/REVISED

NO.	DESCRIPTION	DATE
-	-	9-27-22



OVERALL  
SITE PLAN  
SIGN EXHIBIT

DUMFRIES  
LOWRISE

**SE1.00.0**





## **AGENDA ITEM REQUEST FORM**

### **Item Type**

Award     Proclamation     Resolution/Ordinance     Motion     Discussion

### **Statement of Purpose**

Resolution to Schedule a Public Hearing for CSP2022-001

### **Background/References**

Please see the attached resolution.

### **Fiscal Impact**

N/A

### **Suggested Motion**

Set Public Hearing Date for October 18, 2022.

### **Requested Meeting Date**

October 18, 2022

### **Attachments**