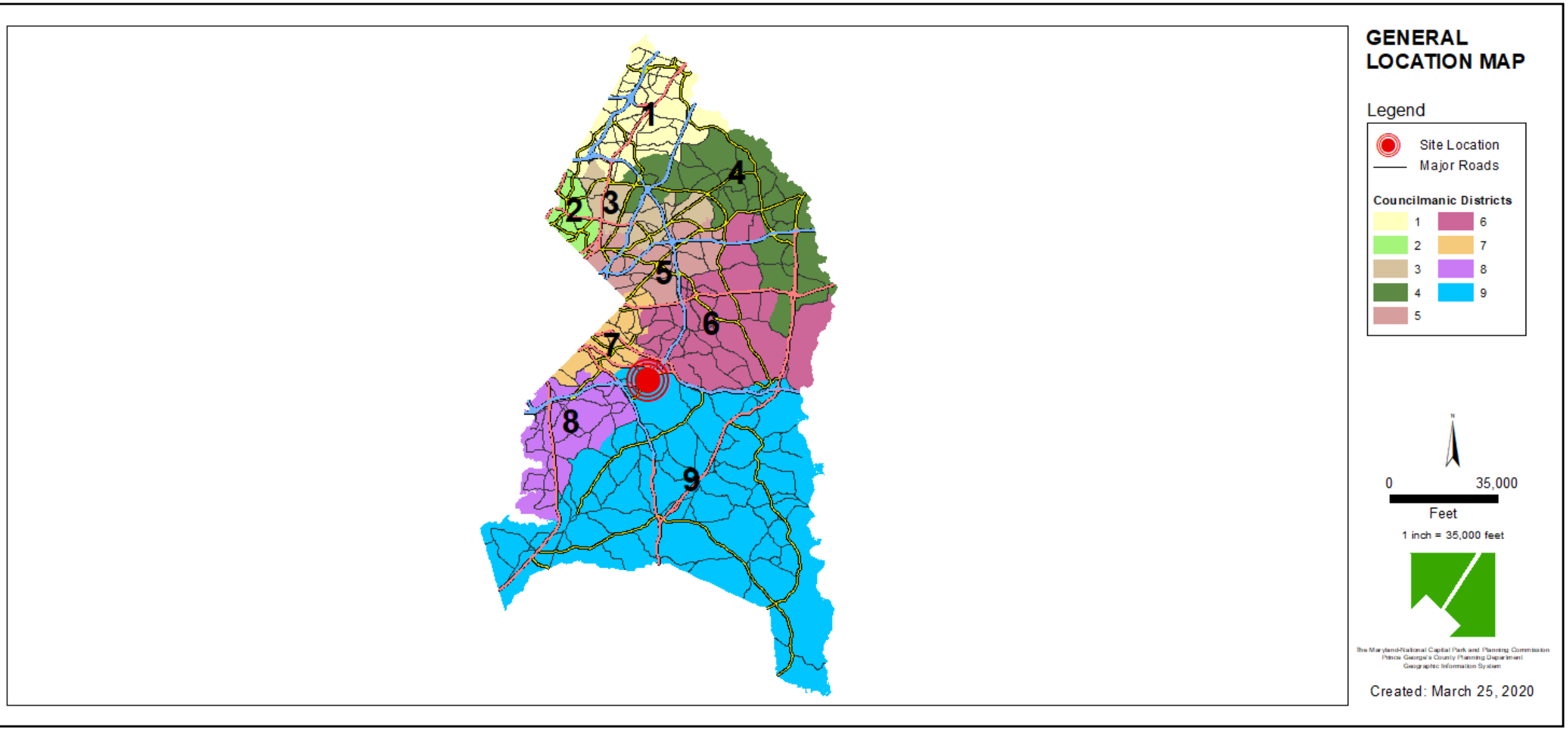
ITEM: 5 & 6

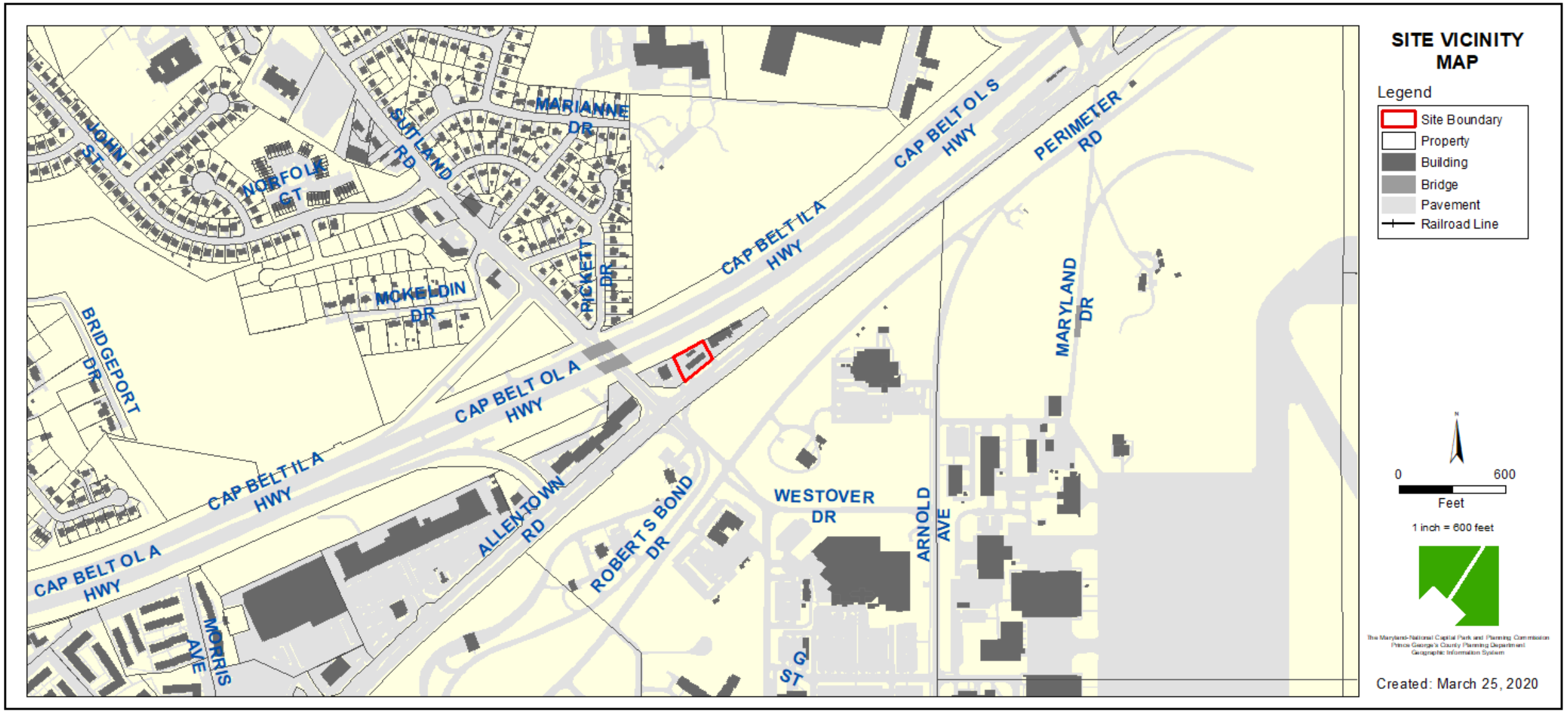
CASE: DSP-18029 & DDS-671 & AC-19019

PMG 4775 ALLENTOWN ROAD

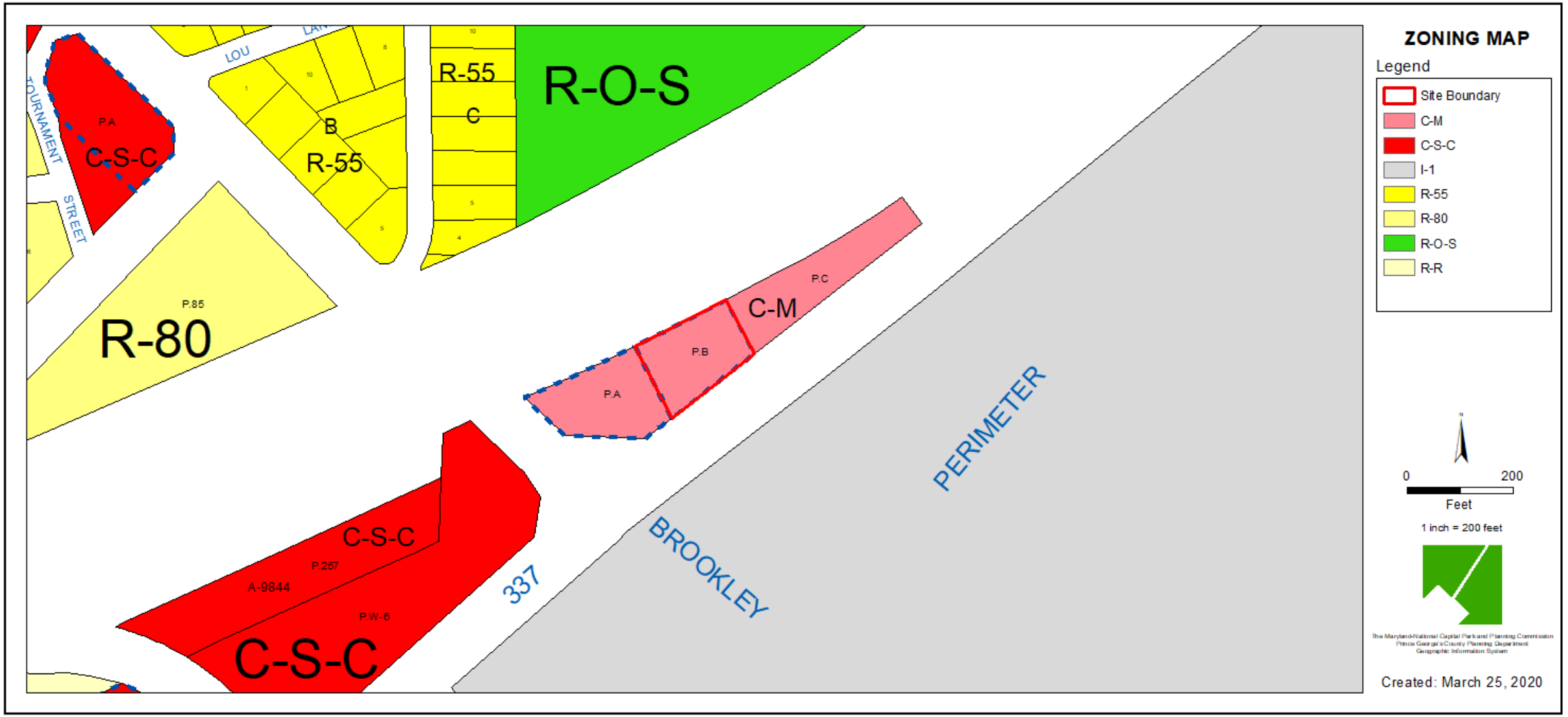
GENERAL LOCATION MAP



SITE VICINITY

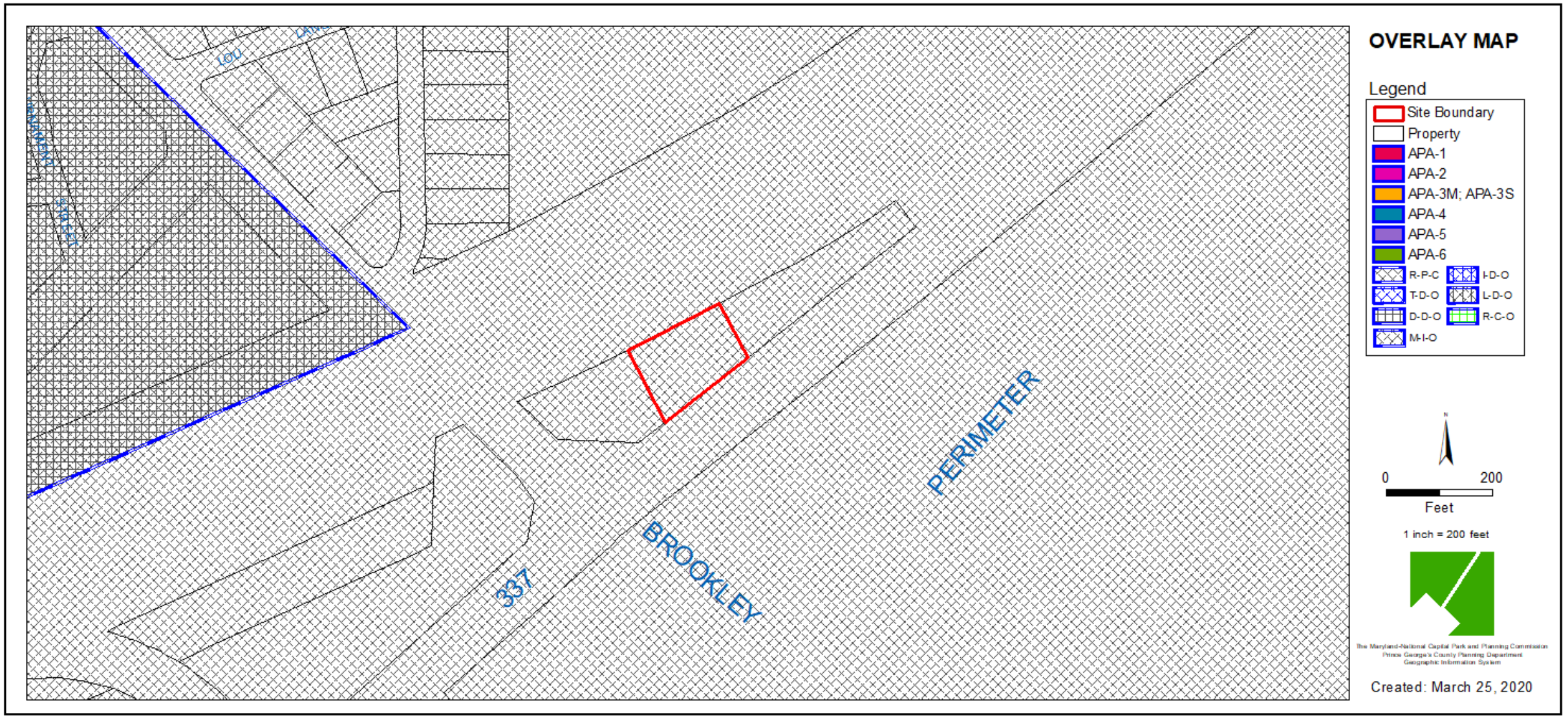


ZONING MAP



06/04/2020

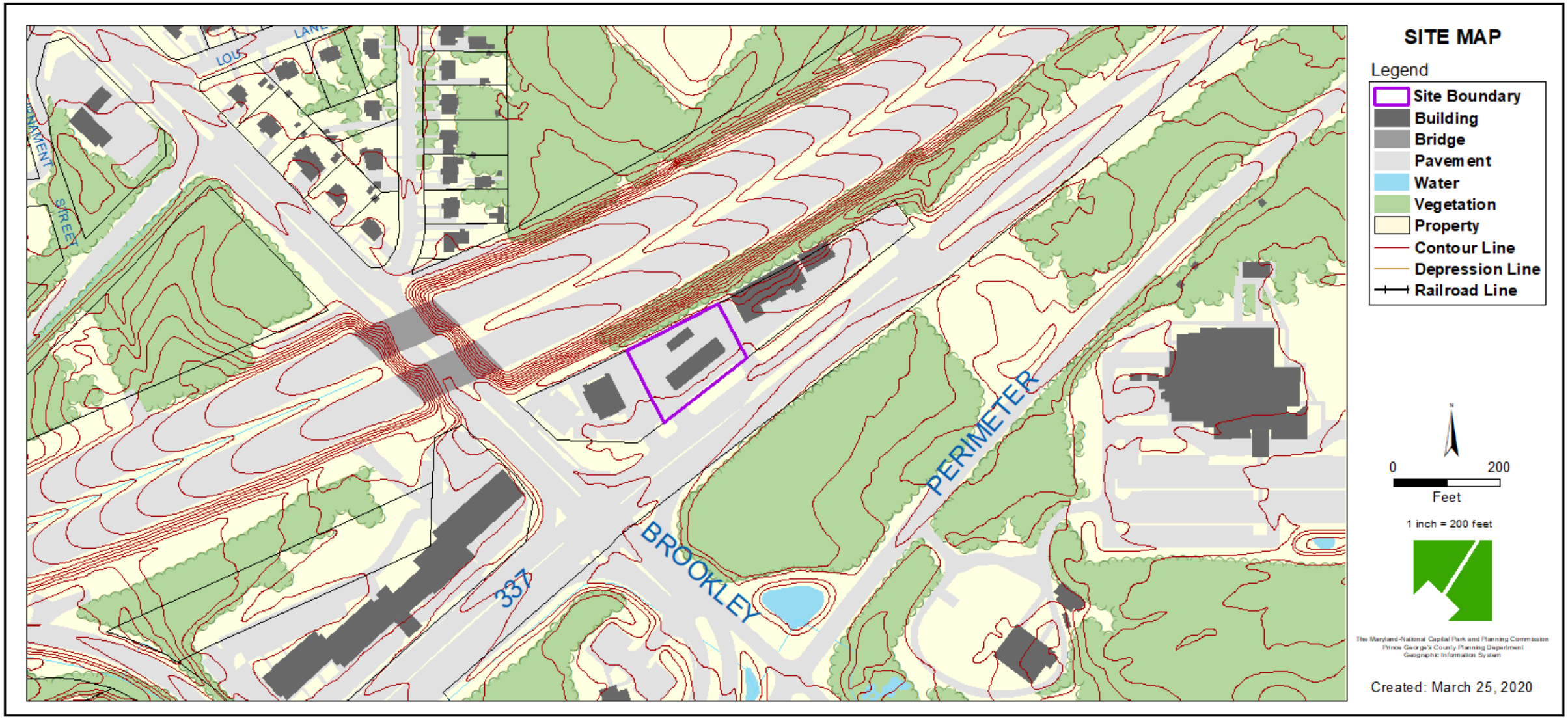
OVERLAY MAP


OVERLAY MAP
Legend
Site Boundary
Property
APA-1
APA-2
APA-3M; APA-3S
APA-4
APA-5
APA-6
R-P-C
I-D-O
T-D-O
L-D-O
D-D-O
R-C-O
M-I-O
0
200
Feet
1 inch = 200 feet
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System
Created: March 25, 2020
PERIMETER
BROOKLEY
337

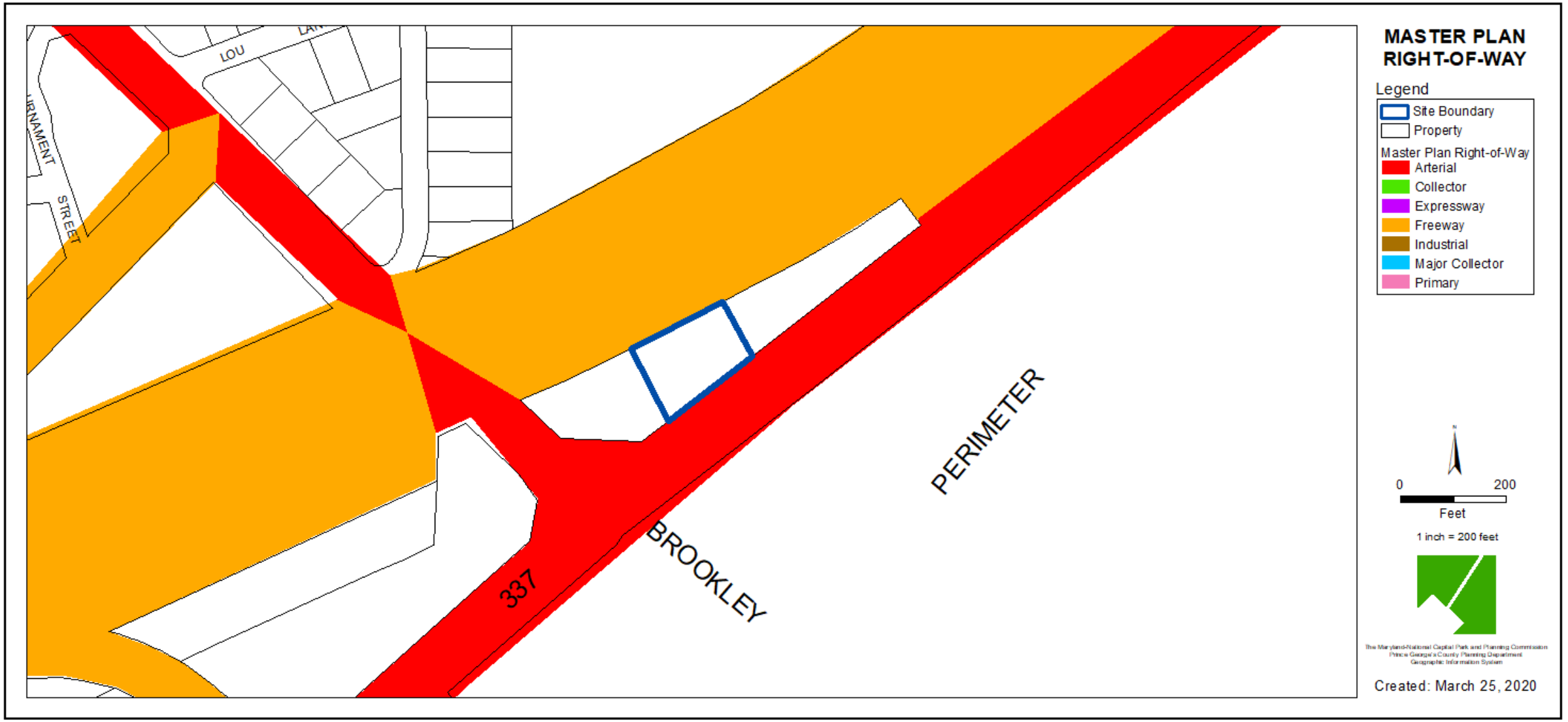
AERIAL MAP

AERIAL MAP
Legend
Site Boundary
Property
IMAGERY FROM DECEMBER 2018
LOU
337
BROOKLEY
PERIMETER
0
200
Feet
1 inch = 200 feet
Created: March 25, 2020

SITE MAP

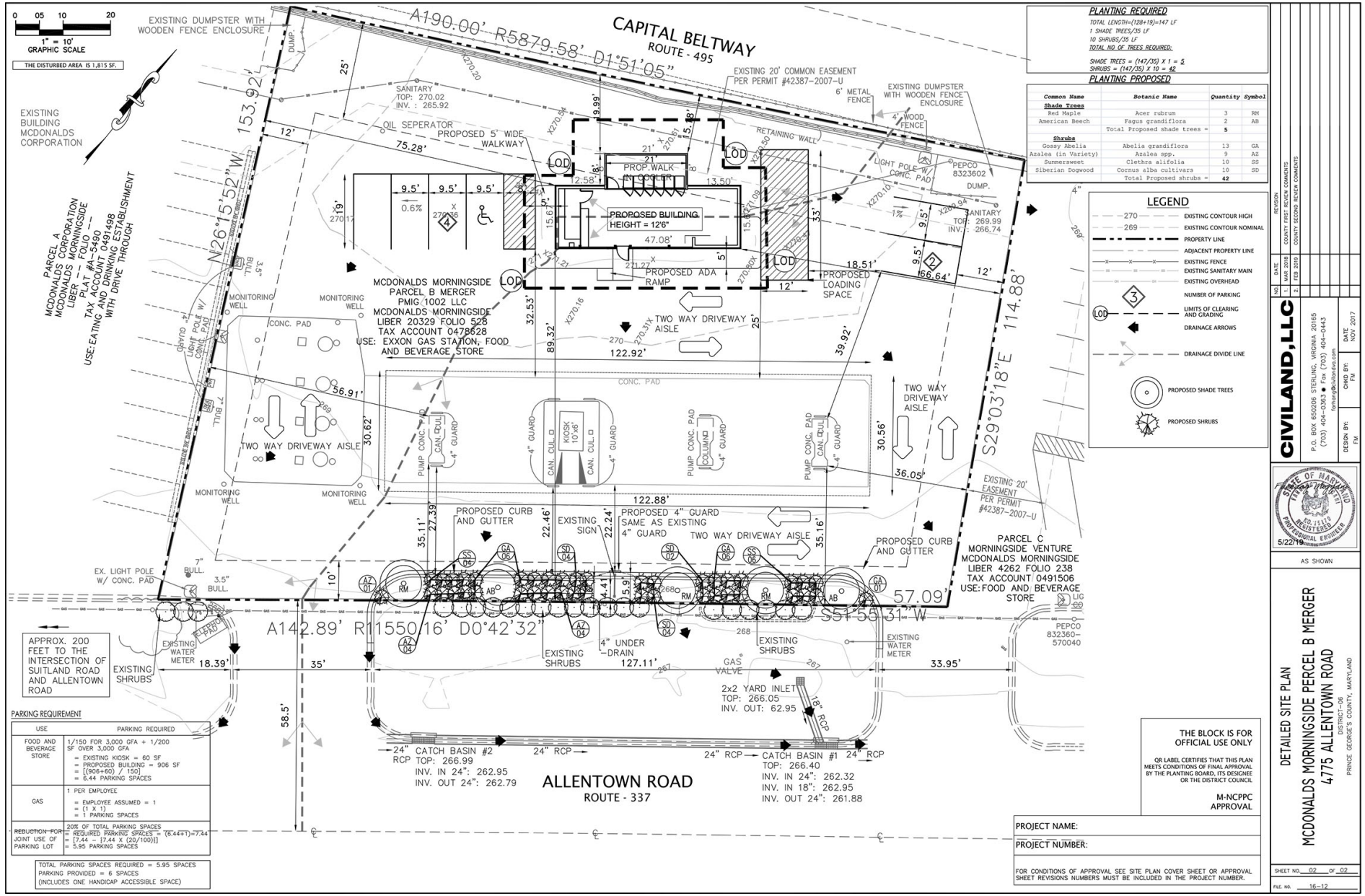

SITE MAP
Legend
Site Boundary
Building
Bridge
Pavement
Water
Vegetation
Property
Contour Line
Depression Line
Railroad Line
PERIMETER
BROOKLEY
337
0
200
Feet
1 inch = 200 feet
Created: March 25, 2020

MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

SITE/LANDSCAPE PLAN



PLANTING REQUIRED

TOTAL LENGTH=(128+19)=147 LF
1 SHADE TREES/35 LF
10 SHRUBS/35 LF
TOTAL NO OF TREES REQUIRED:

SHADE TREES = (147/35) X 1 = 5
SHRUBS = (147/35) X 10 = 42

PLANTING PROPOSED

Common Name	Botanic Name	Quantity	Symbol
Shade Trees			
Red Maple	Acer rubrum	3	RM
American Beech	Fagus grandiflora	2	AB
	Total Proposed shade trees =	5	
Shrubs			
Gossy Abelia	Abelia grandiflora	13	GA
Azalea (in Variety)	Azalea spp.	9	AZ
Summersweet	Clethra alifolia	10	SS
Siberian Dogwood	Cornus alba cultivars	10	SD
	Total Proposed shrubs =	42	

LEGEND

- EXISTING CONTOUR HIGH
- EXISTING CONTOUR NOMINAL
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE
- EXISTING SANITARY MAIN
- EXISTING OVERHEAD
- NUMBER OF PARKING
- LIMITS OF CLEARING AND GRADING
- DRAINAGE ARROWS
- DRAINAGE DIVIDE LINE
- PROPOSED SHADE TREES
- PROPOSED SHRUBS

PARKING REQUIREMENT

USE	PARKING REQUIRED
FOOD AND BEVERAGE STORE	1/150 FOR 3,000 GFA + 1/200 SF OVER 3,000 GFA = EXISTING KIOSK = 60 SF = PROPOSED BUILDING = 906 SF = [(906+60) / 150] = 6.44 PARKING SPACES
GAS	1 PER EMPLOYEE = EMPLOYEE ASSUMED = 1 = (1 X 1) = 1 PARKING SPACES
REDUCTION FOR JOINT USE OF PARKING LOT	20% OF TOTAL PARKING SPACES = REQUIRED PARKING SPACES = (6.44+1)=7.44 = [7.44 - [7.44 X (20/100)]] = 5.95 PARKING SPACES

TOTAL PARKING SPACES REQUIRED = 5.95 SPACES
PARKING PROVIDED = 6 SPACES
(INCLUDES ONE HANDICAP ACCESSIBLE SPACE)

THE BLOCK IS FOR OFFICIAL USE ONLY

QR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANTING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL

M-NCPPC APPROVAL

PROJECT NAME:
PROJECT NUMBER:

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISIONS NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER.

NO.	DATE	REVISION
1.	MAR 2018	COUNTY FIRST REVIEW COMMENTS
2.	FEB 2019	COUNTY SECOND REVIEW COMMENTS

CIVILAND,LLC
P.O. BOX 550206 STERLING, VIRGINIA 20165
(703) 404-0363 ● Fax (703) 404-0443
tomw@civilandllc.com

DESIGN BY: TM | CHKD BY: TM | DATE: NOV 2017

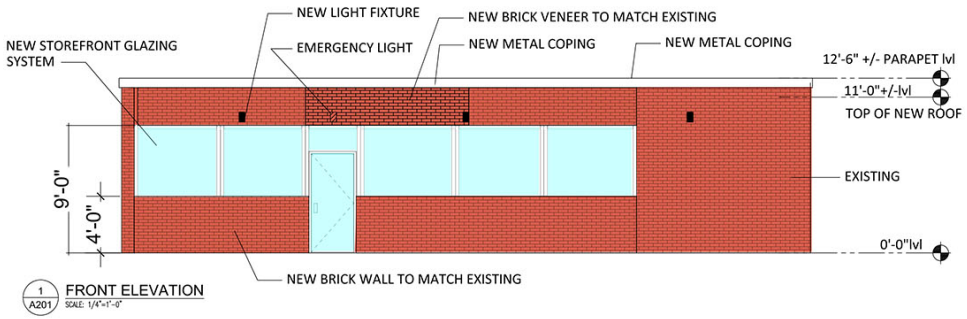
STATE OF MARYLAND THOMAS MORGAN NO. 15179 REGISTERED PROFESSIONAL ENGINEER
5/22/19

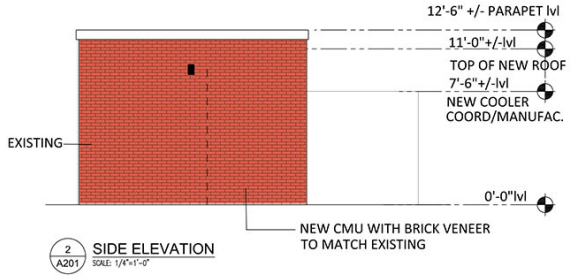
AS SHOWN

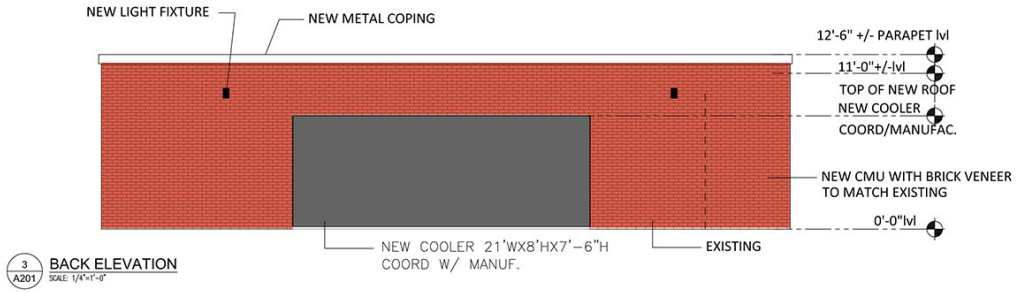
DETAILED SITE PLAN
MCDONALDS MORNINGSIDE PARCEL B MERGER
4775 ALLENTOWN ROAD
DISTRICT-06
PRINCE GEORGE'S COUNTY, MARYLAND

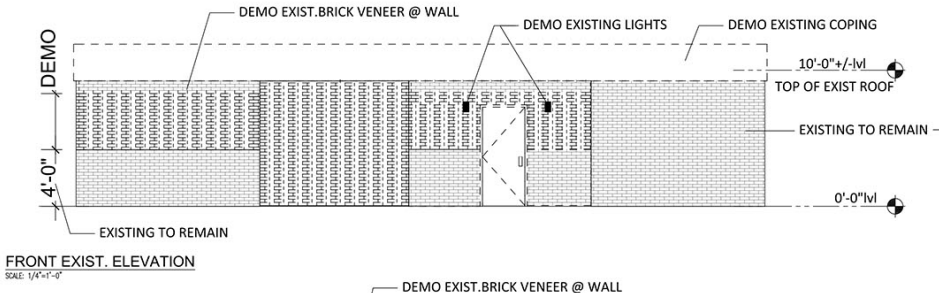
SHEET NO. 02 OF 02
FILE NO. 16-12

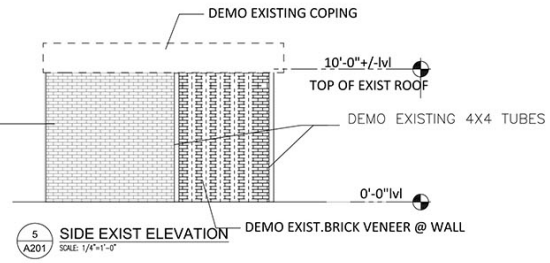
ELEVATIONS

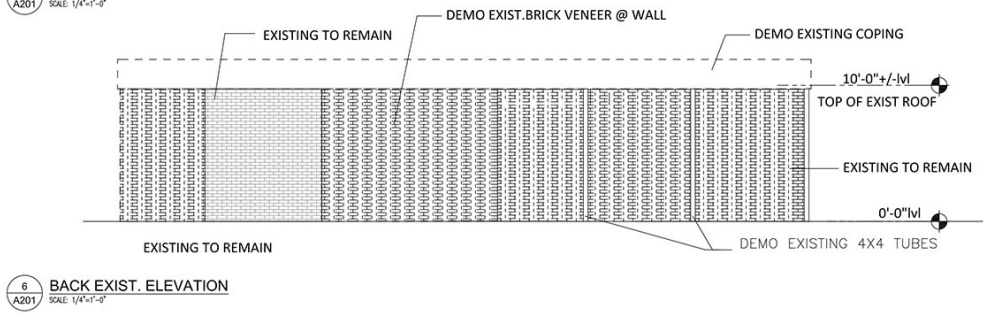


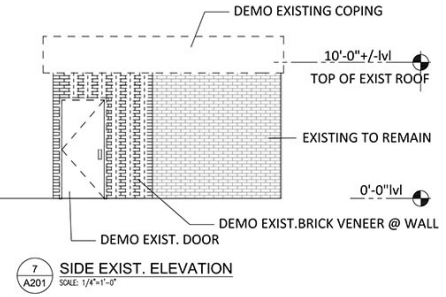












DRD THE DEVELOPMENT REVIEW DIVISION