

MCDONALD'S AGER ROAD

Detailed Site Plan

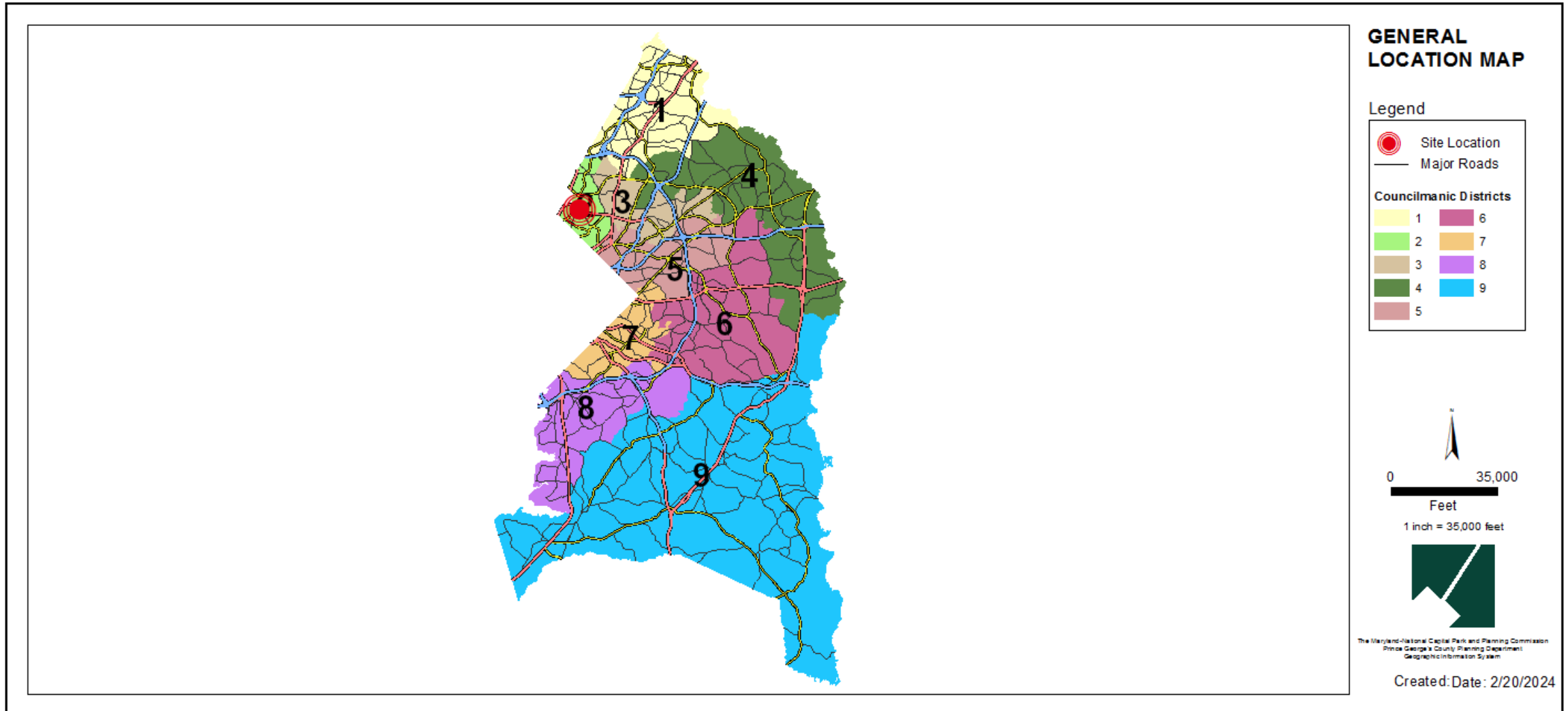
Staff Recommendation: APPROVAL with conditions



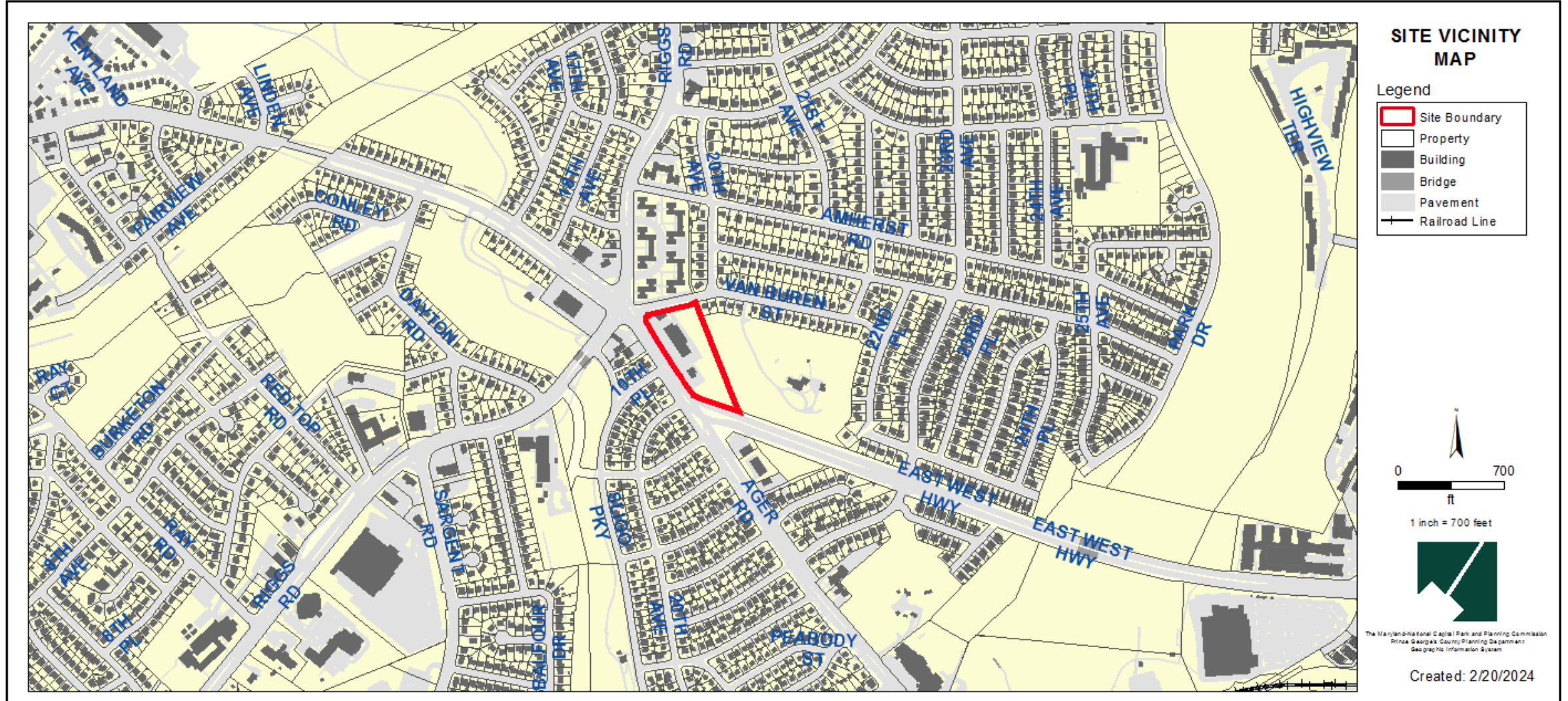
GENERAL LOCATION MAP

Council District: 02

Planning Area: 065



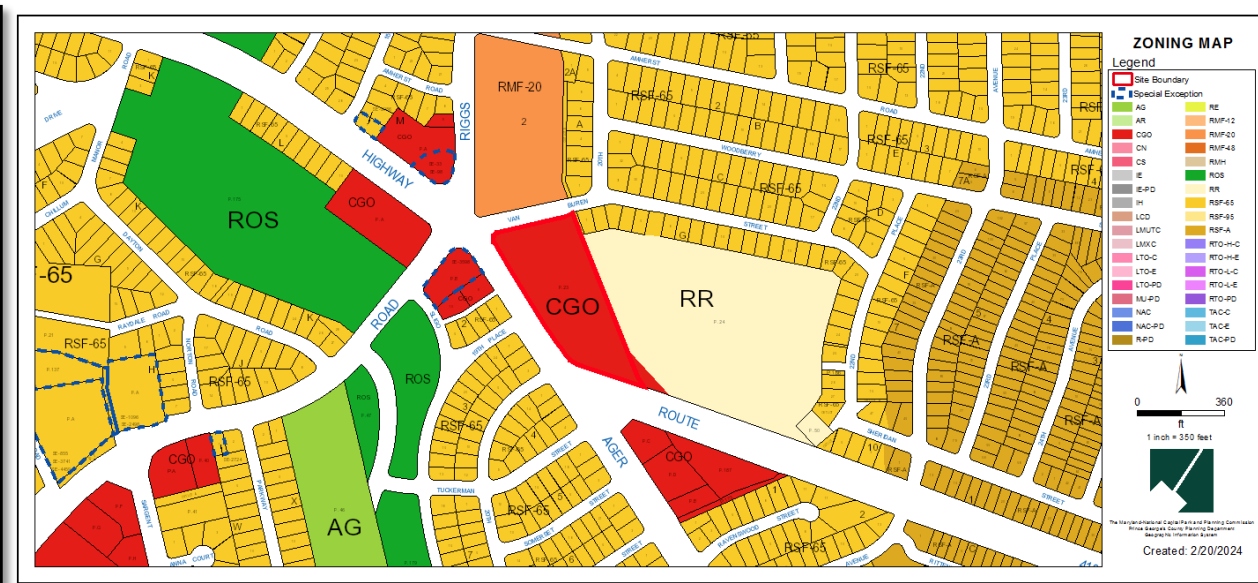
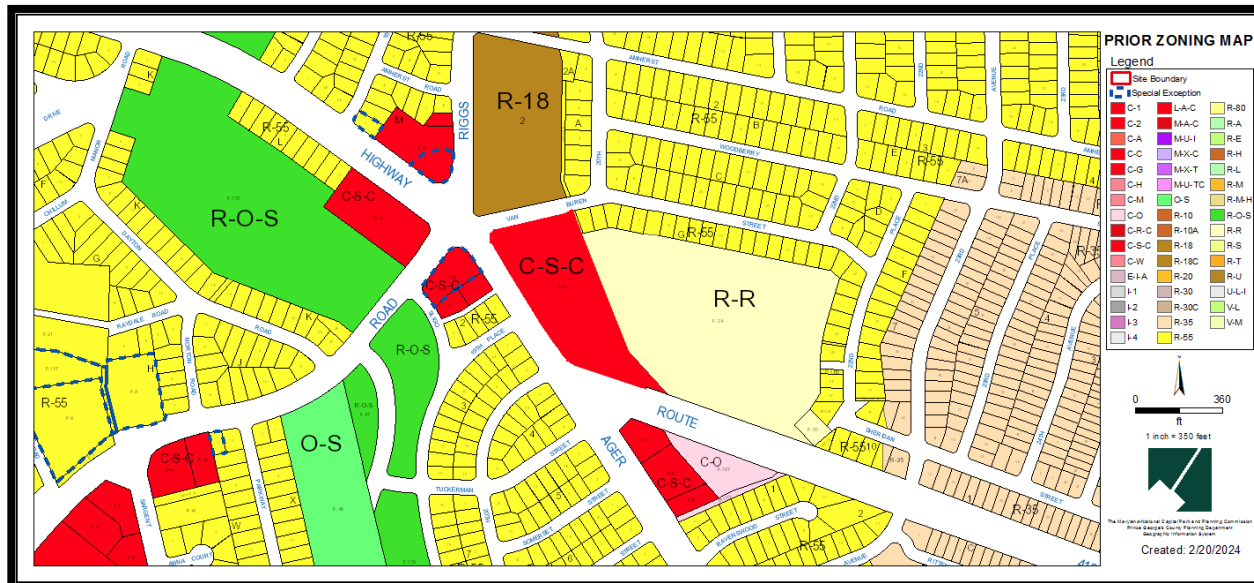
SITE VICINITY MAP



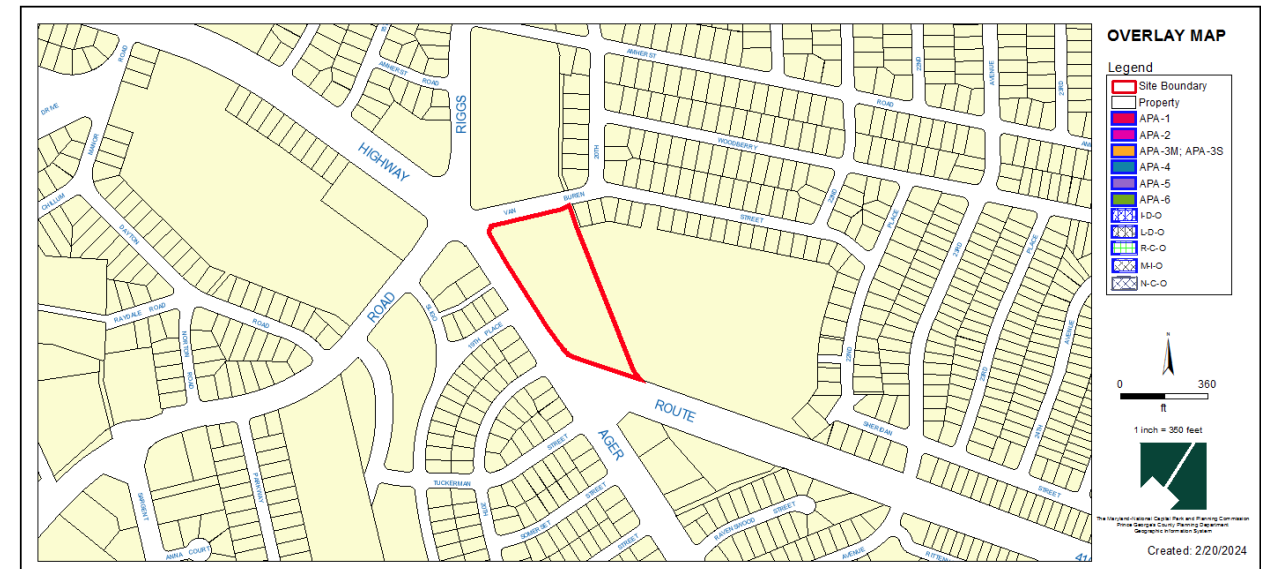
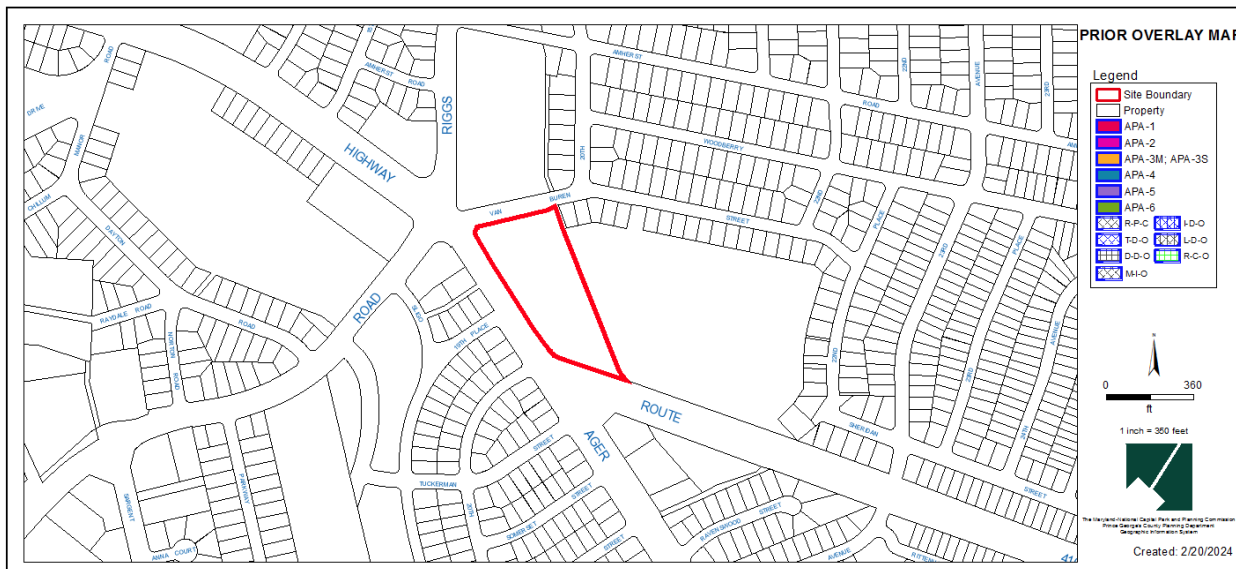
ZONING MAP (PRIOR AND CURRENT)

Prior Zoning: C-S-C

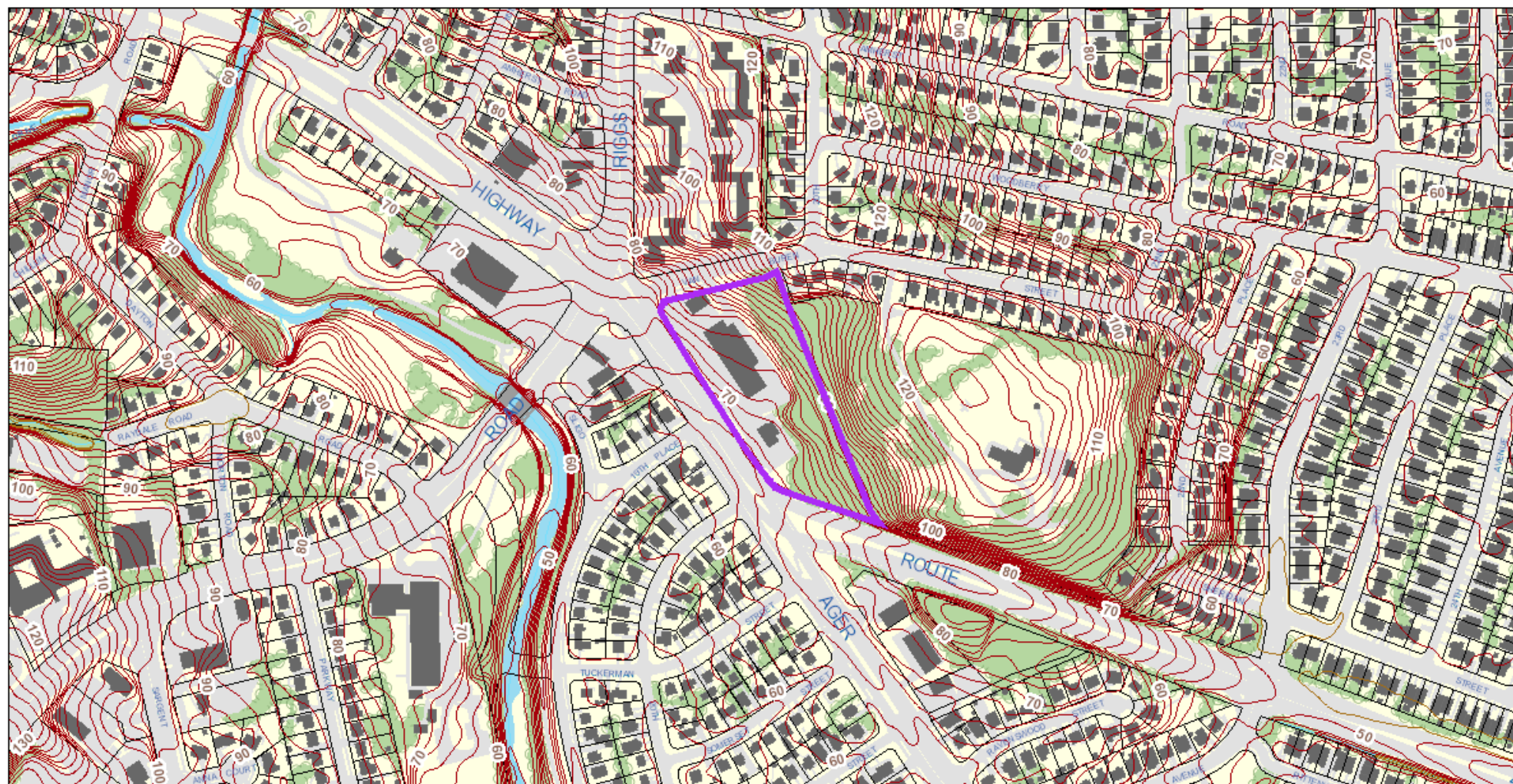
Current Zoning: CGO



OVERLAY MAP (PRIOR AND CURRENT)



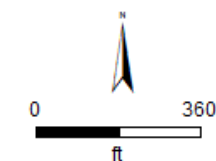
SITE MAP



SITE MAP

Legend

- Site Boundary
- Building
- Bridge
- Pavement
- Water
- Vegetation
- Property
- Contour Line
- Depression Line
- Railroad Line



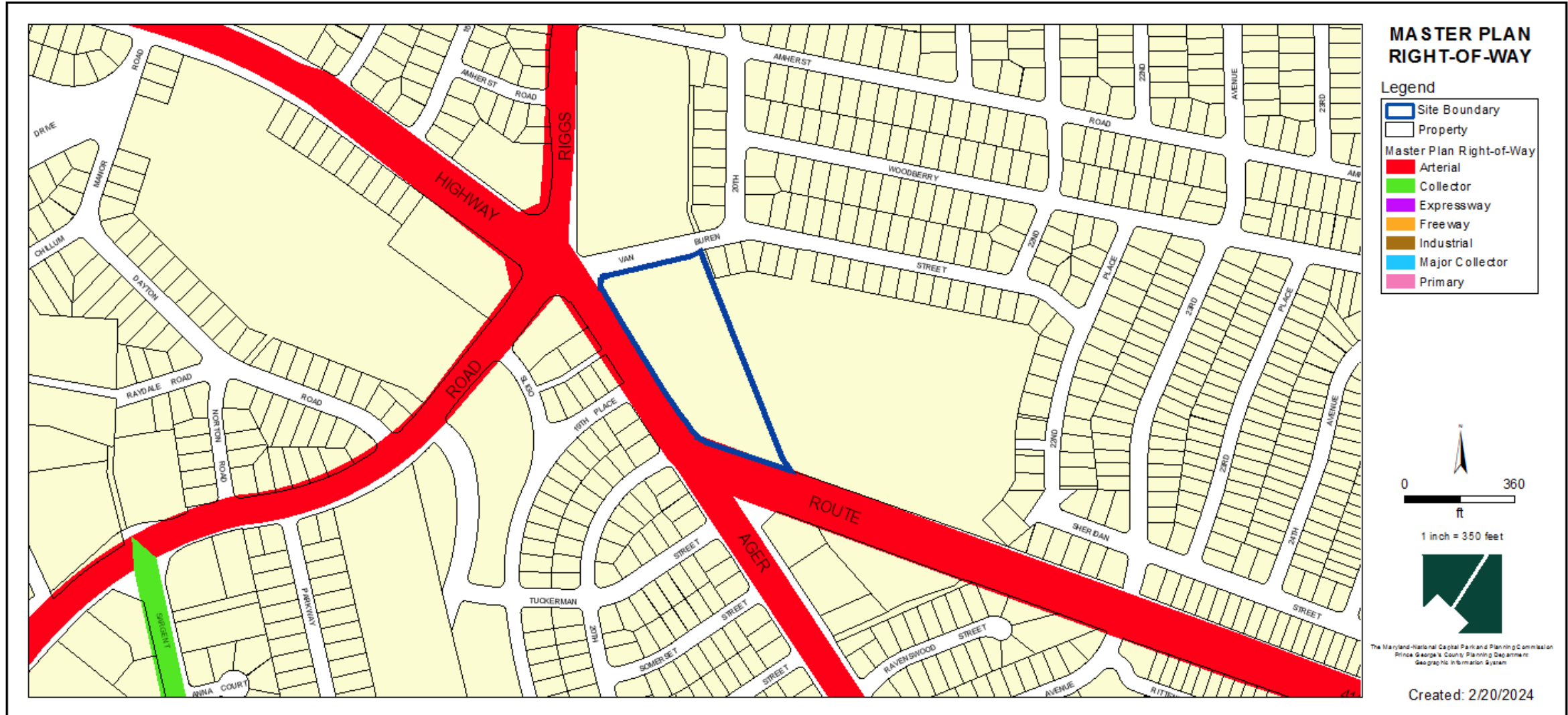
1 inch = 350 feet



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

Created: 2/20/2024

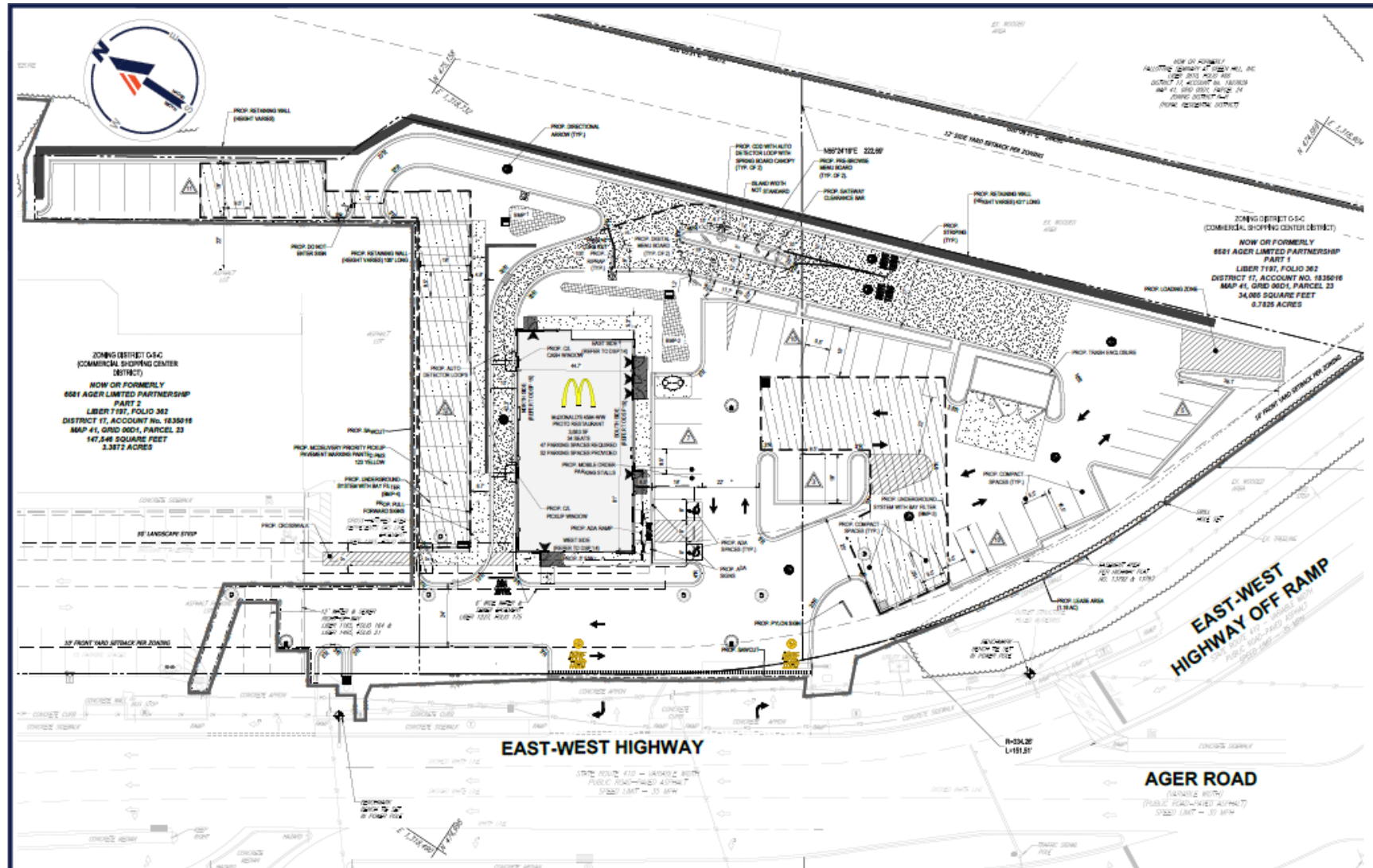
MASTER PLAN RIGHT-OF-WAY MAP



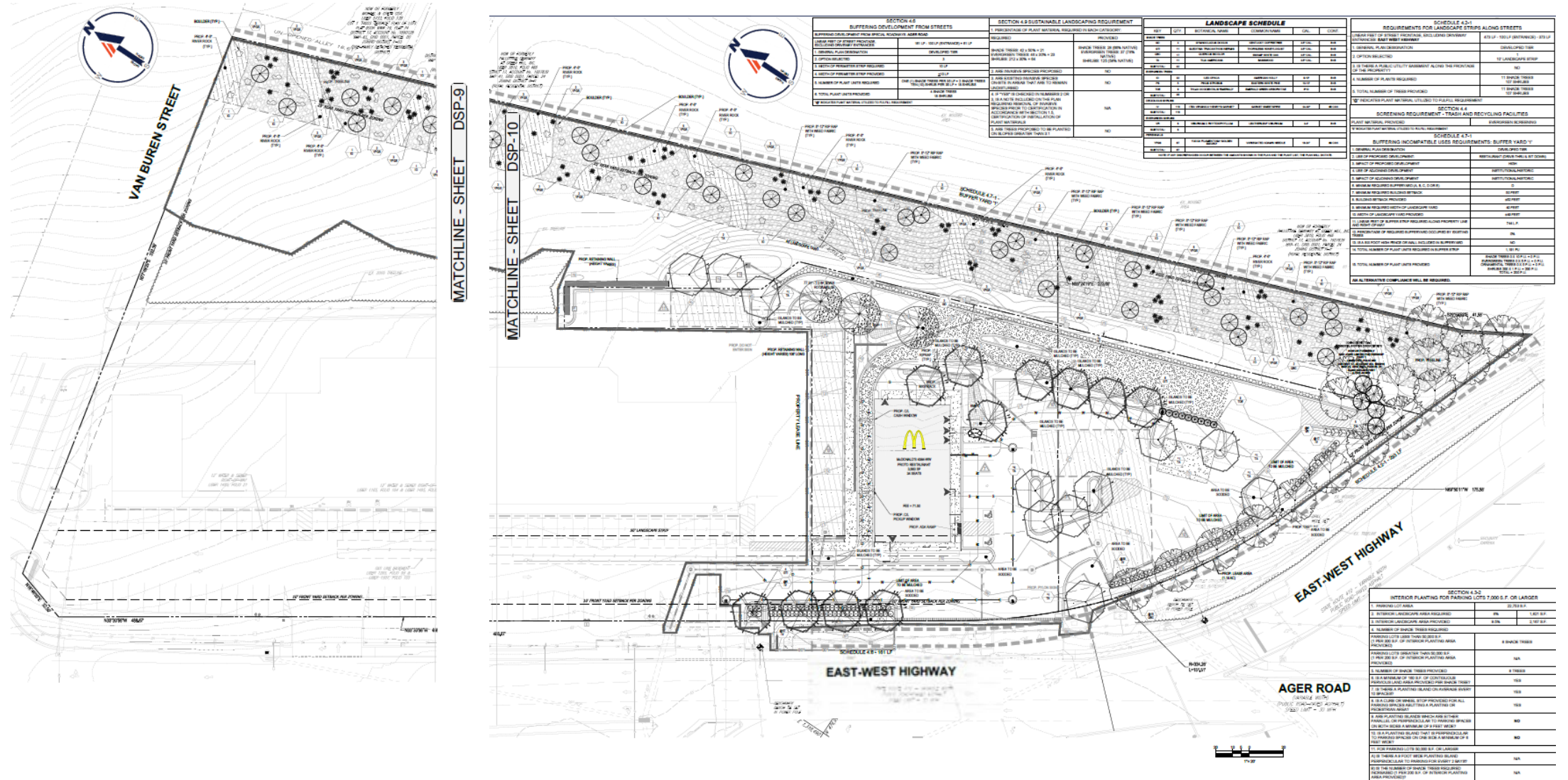
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



SITE PLAN



LANDSCAPE PLAN



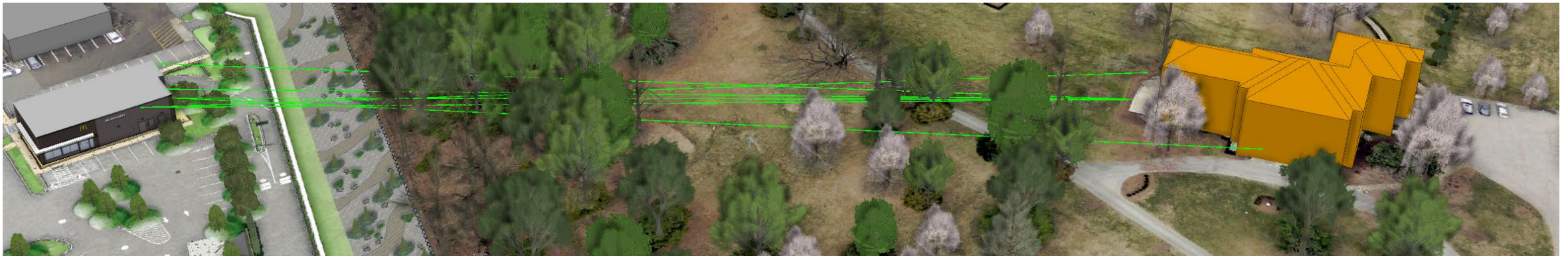
RENDERING



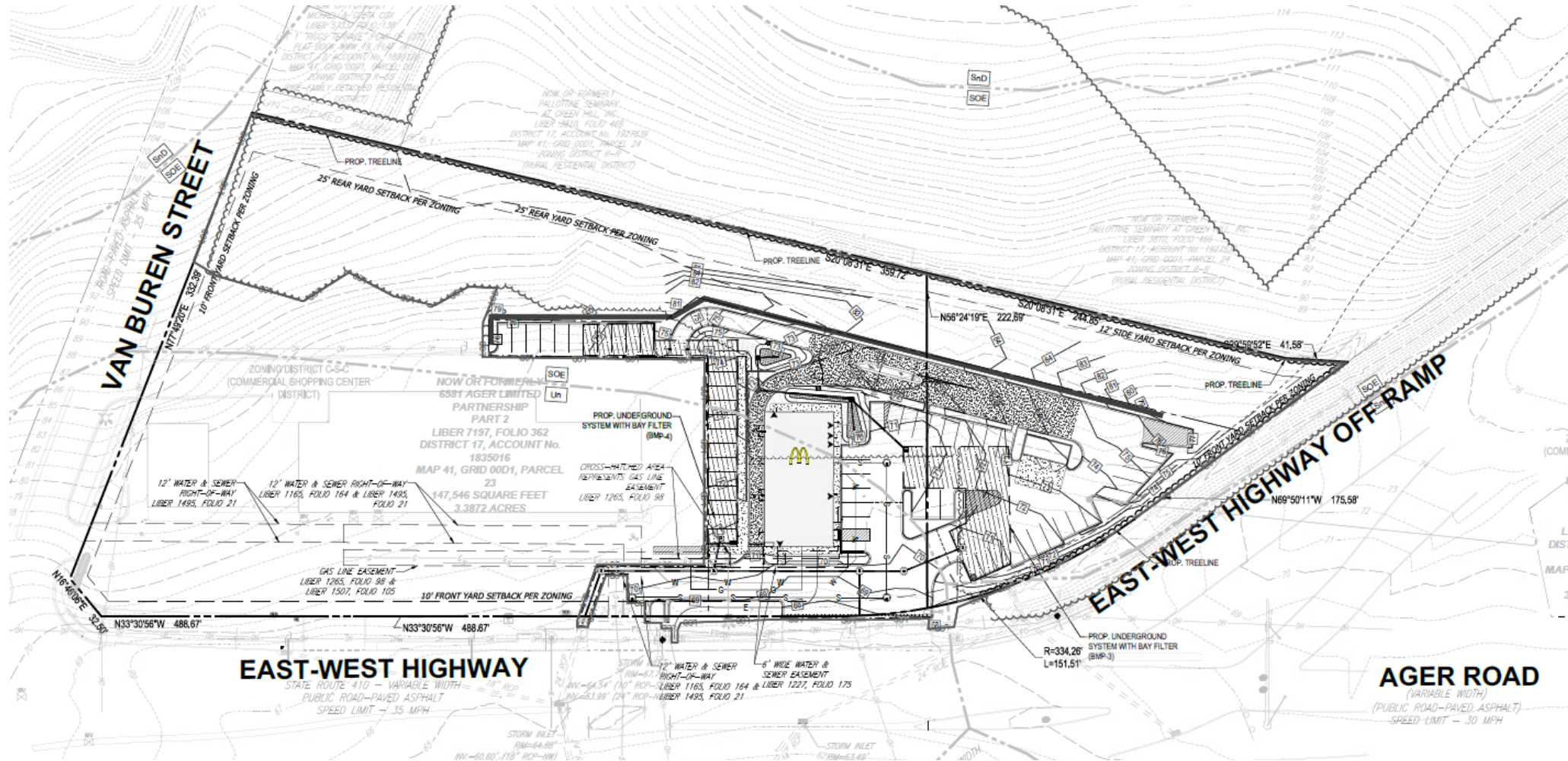
OVERALL SECTION A-A



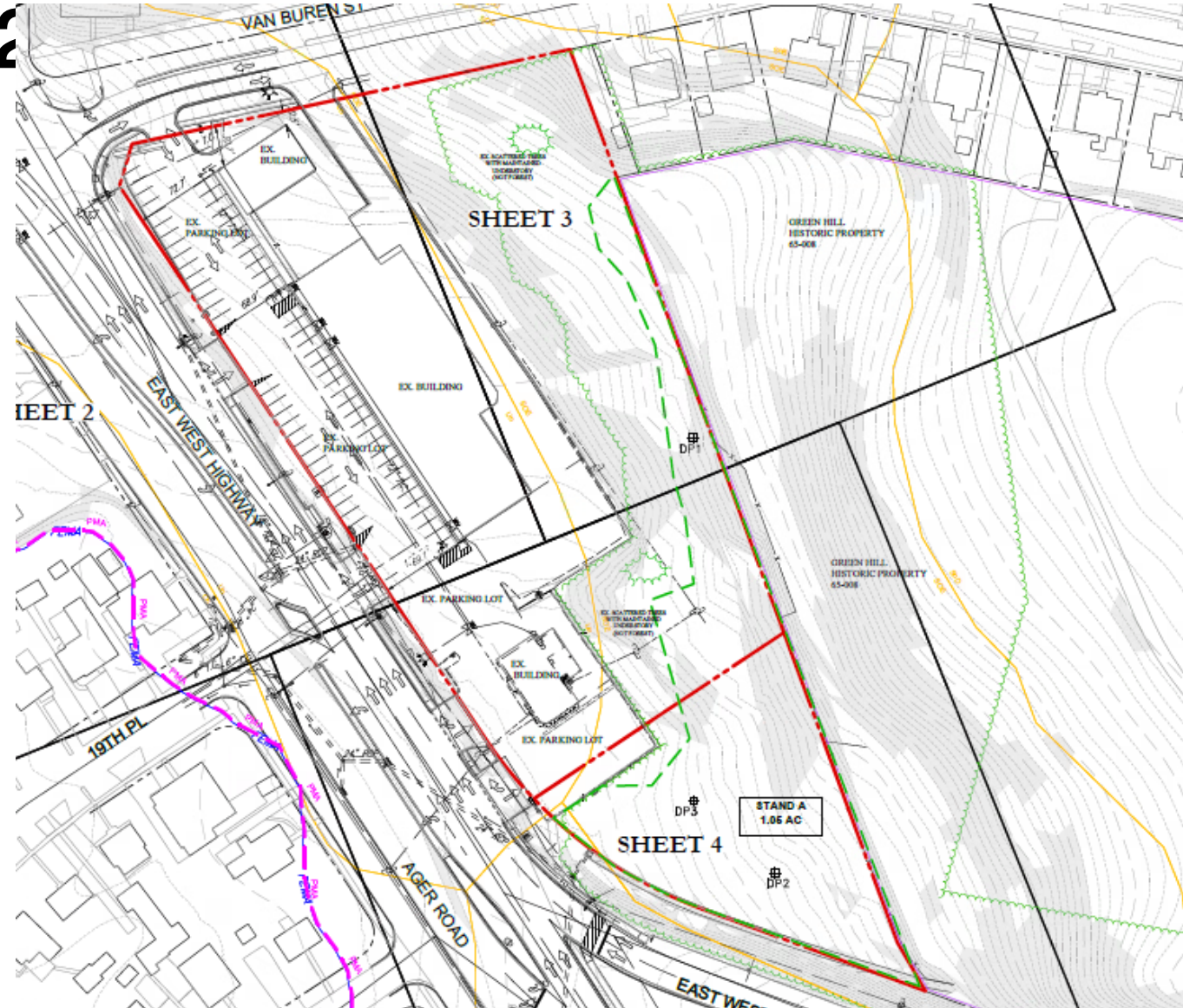
3D VISIBILITY ANALYSIS FROM HISTORIC



TYPE II TREE CONSERVATION PLAN



NRI-026-022

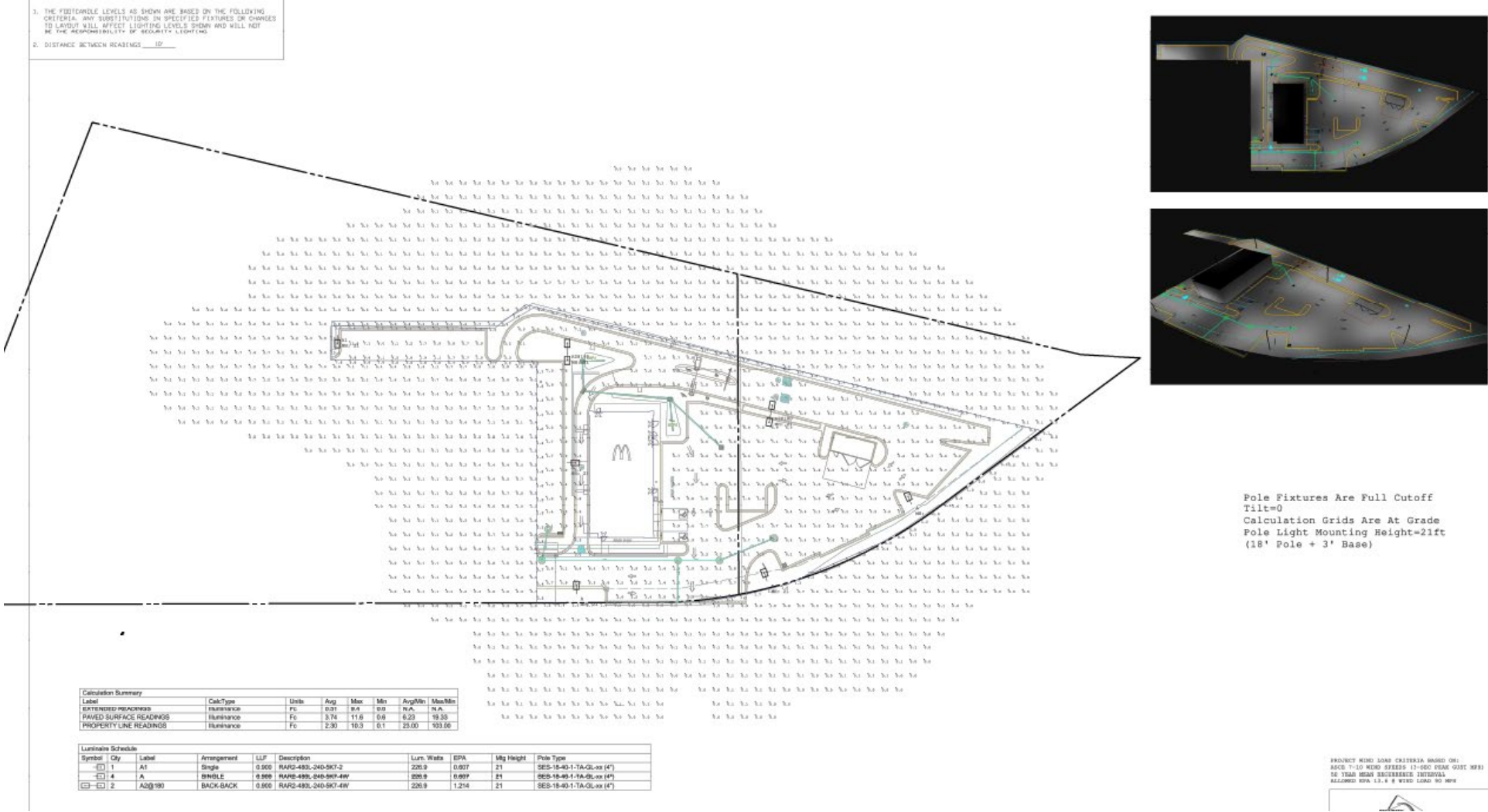


AERIAL IMAGE



PGAtlas imagery, 2023

PHOTOMETRIC PLAN



ELEVATIONS



West Elevation (Front Side)

East Elevation (Rear Side)



South Elevation (Non-Drive-Thru Side)



North Elevation (Drive-Thru Side)

Scheme Steel	
Materials Legend:	
	Steel Corrugated Panel
	Hatch Panel by James Hardie
	Algal Panel
	Feature Wall
	SPS/Glass - SM T058 'Iron Ore'
	Drive-Thru - Metal Panel
	Algalic Metal Panel by Algalic
	RAL T022
	3x2 Aluminum Section
	Solid Underneath
	Aluminum Canopy (Metal)
	Glazing (Windows + Storefront)
	Bronze Metal (Cladding)
	Metal (Cladding)

STAFF RECOMMENDATION

APPROVAL with conditions

- DSP-22001
- DDS-23001
- TCP2-004-2024

DISAPPROVAL

- AC-23017

Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 01/21/2022
- Acceptance Mailing: 01/16/2024