

MCDONALD'S AGER ROAD

Detailed Site Plan

Staff Recommendation: APPROVAL with conditions

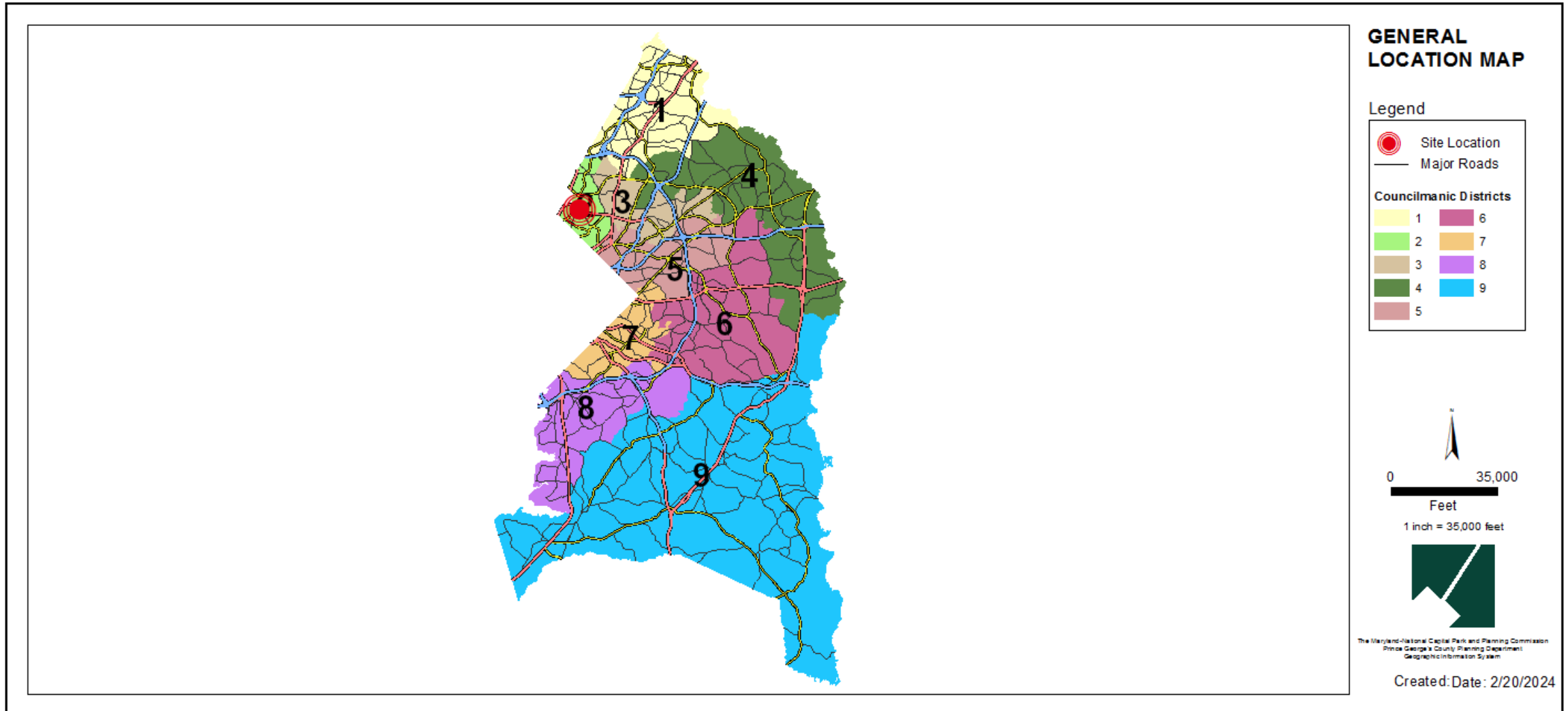
Continuance



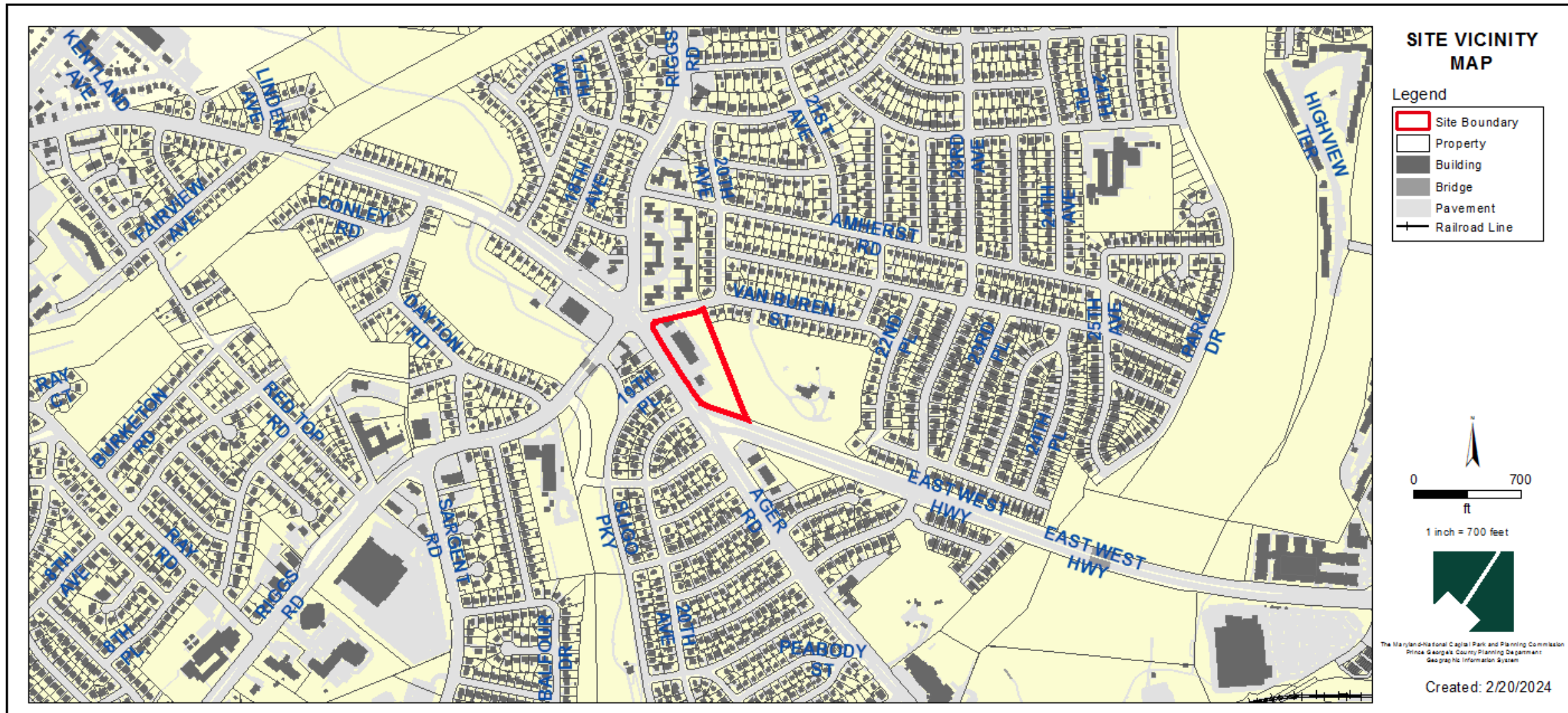
GENERAL LOCATION MAP

Council District: 02

Planning Area: 065



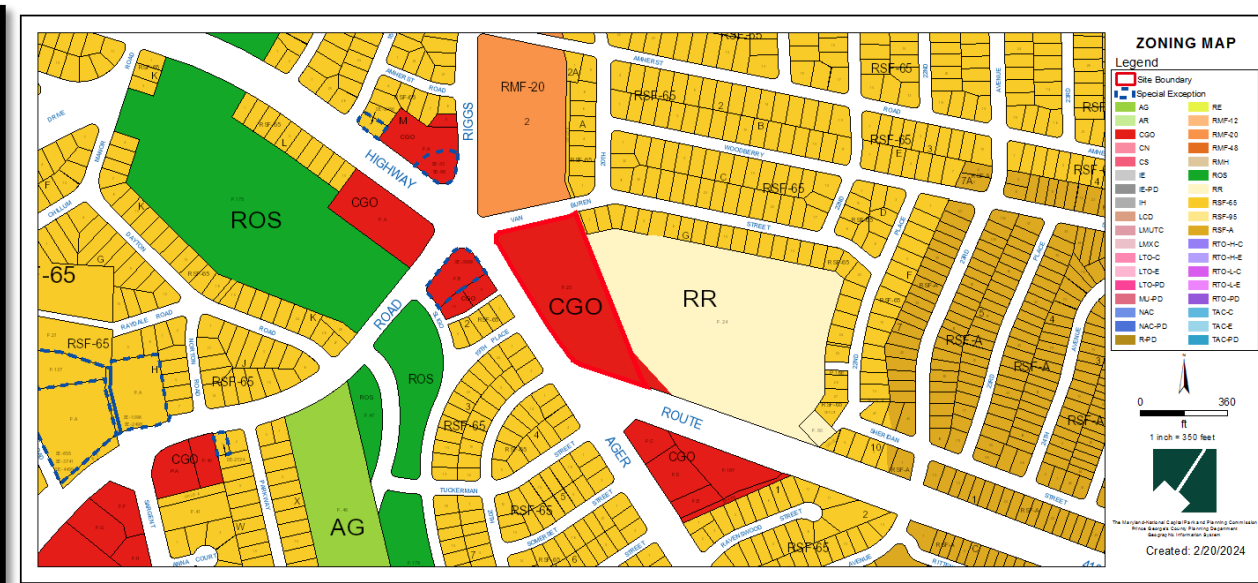
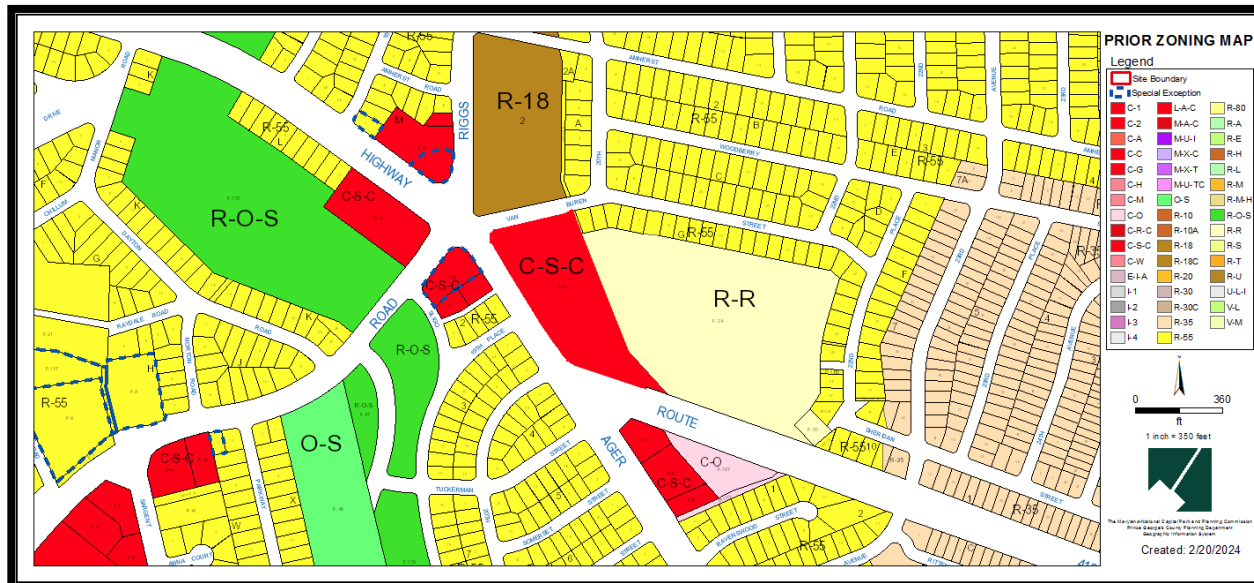
SITE VICINITY MAP



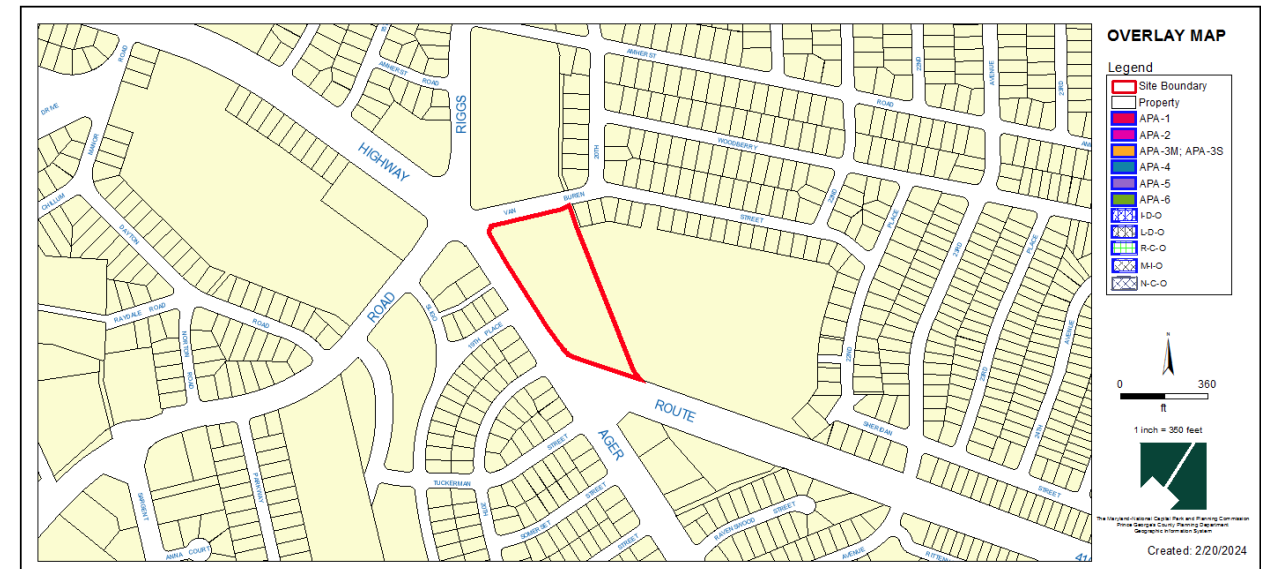
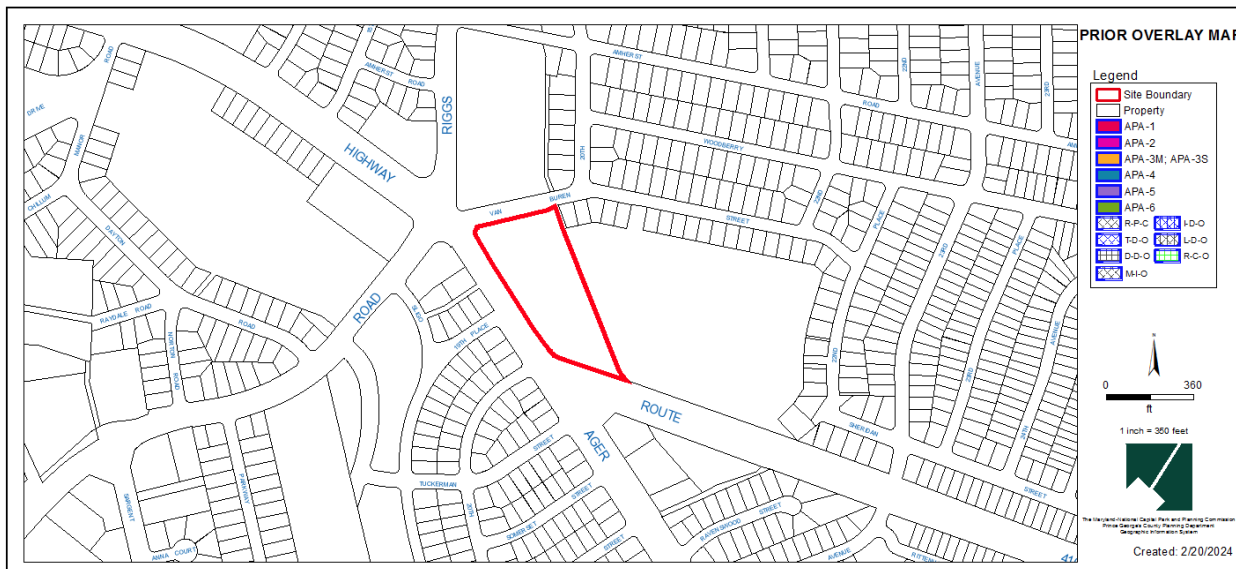
ZONING MAP (PRIOR AND CURRENT)

Prior Zoning: C-S-C

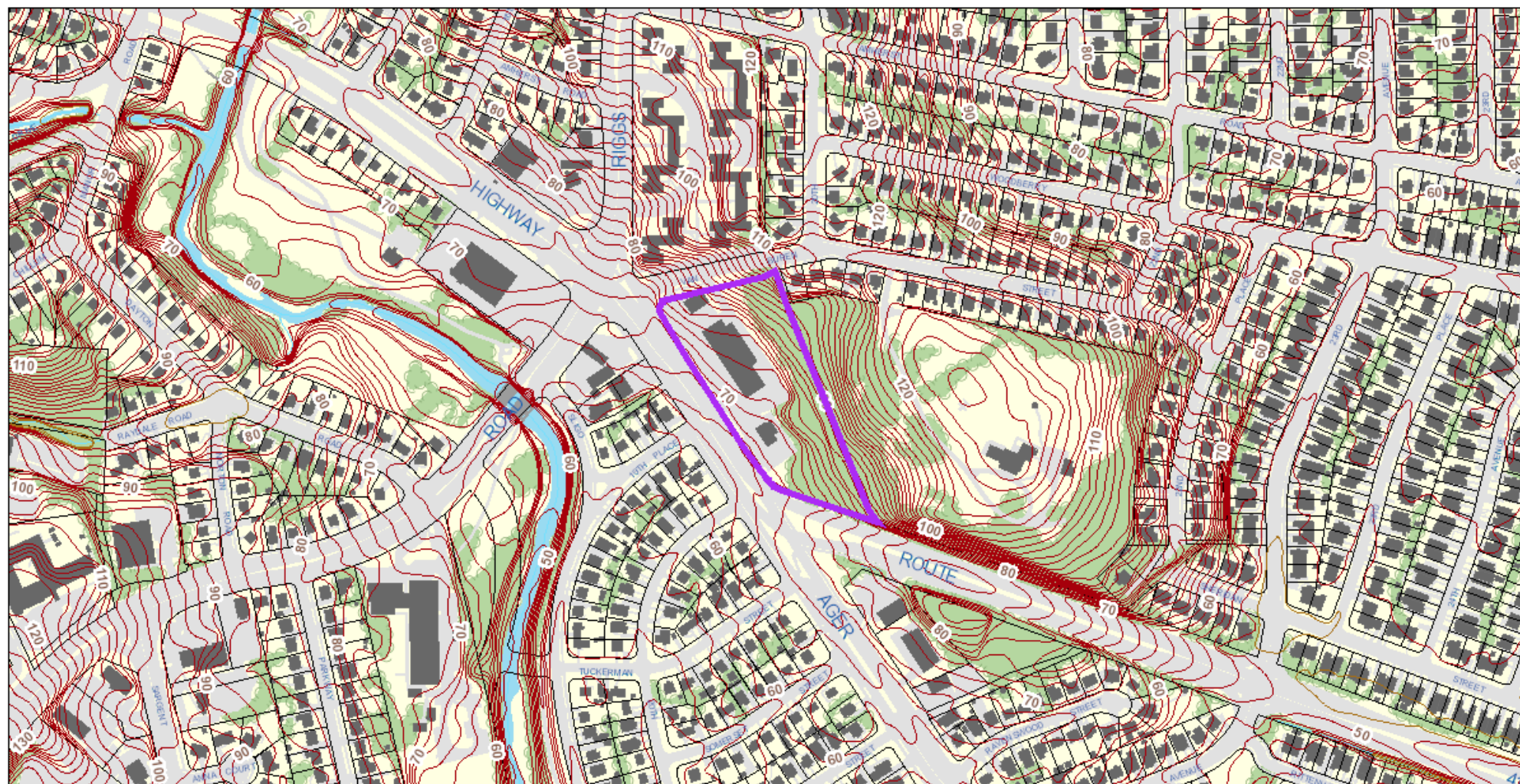
Current Zoning: CGO



OVERLAY MAP (PRIOR AND CURRENT)



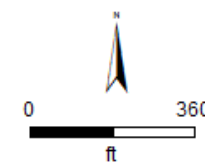
SITE MAP



SITE MAP

Legend

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



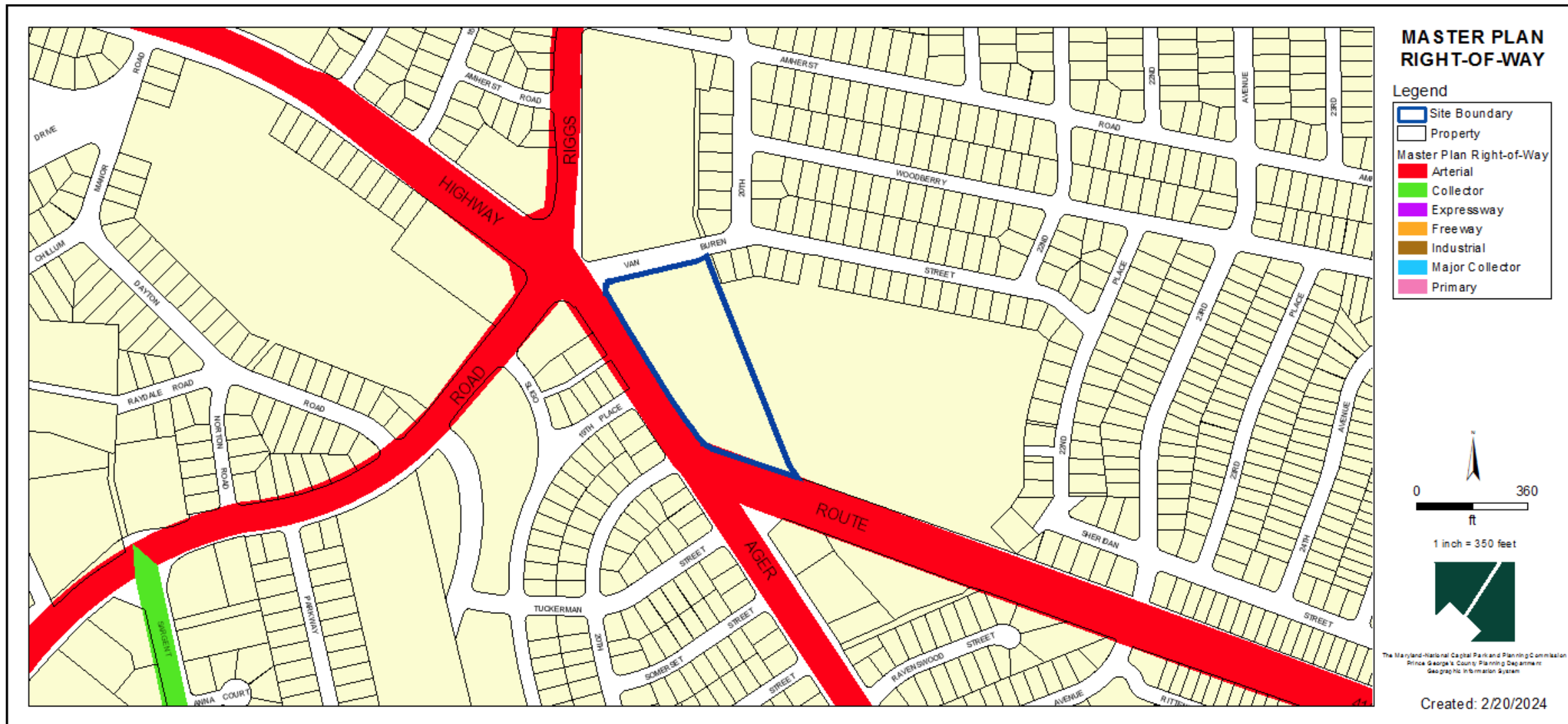
1 inch = 350 feet



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

Created: 2/20/2024

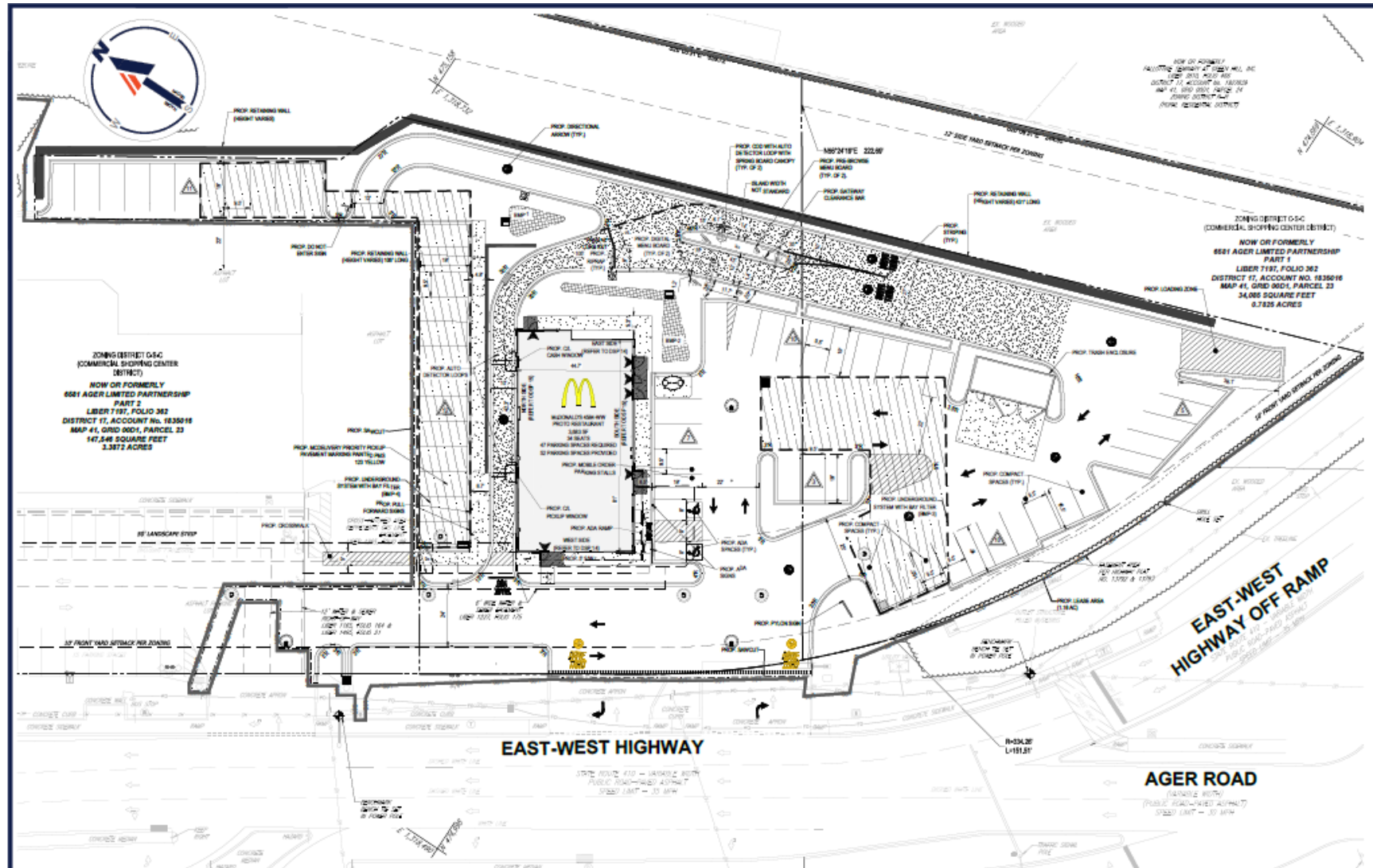
MASTER PLAN RIGHT-OF-WAY MAP



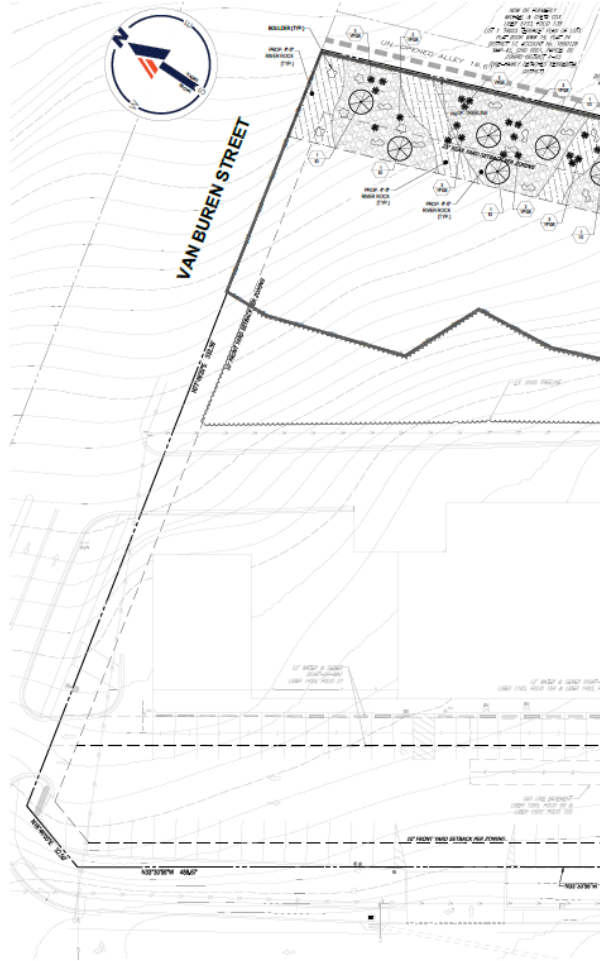
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



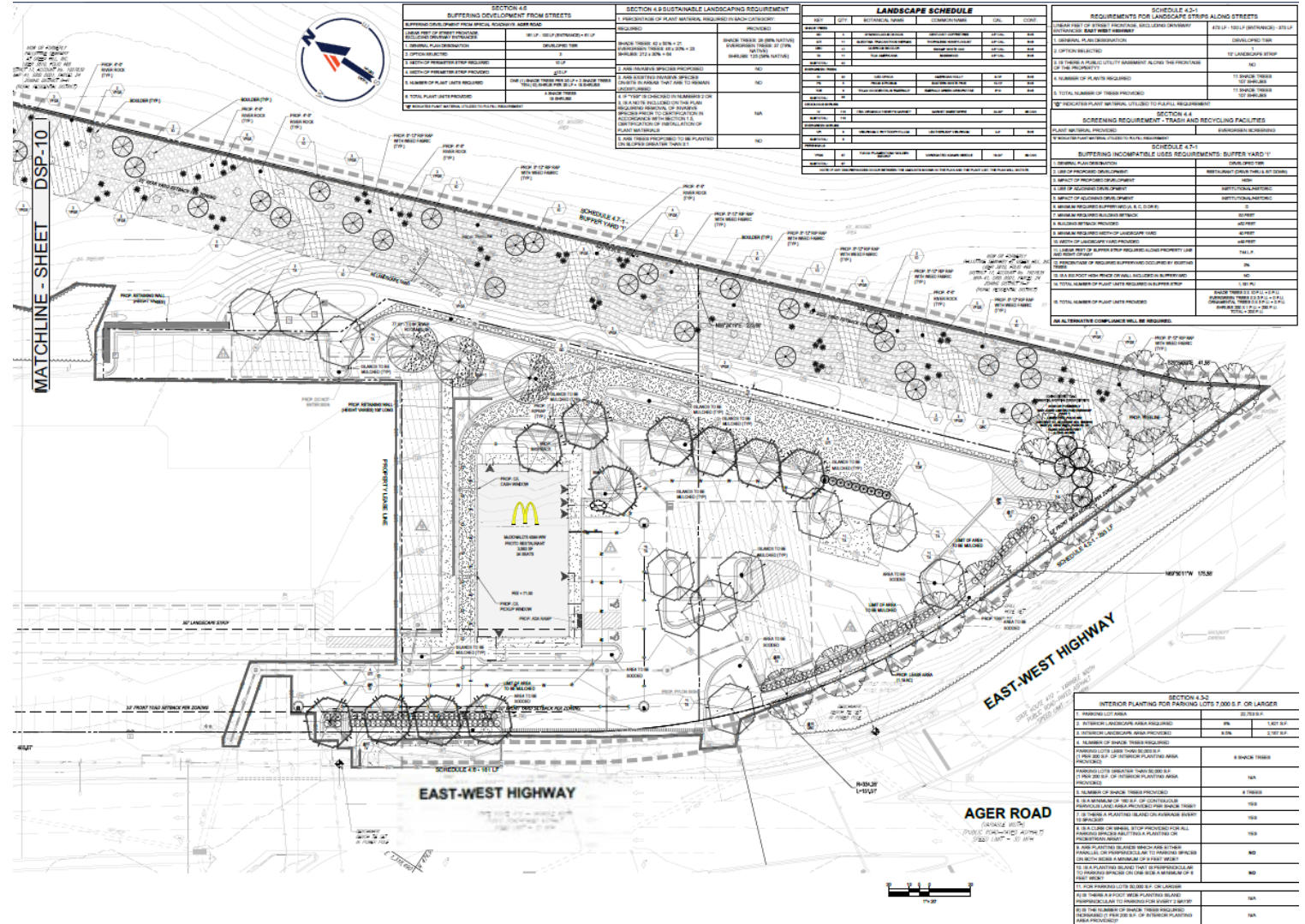
SITE PLAN



LANDSCAPE PLAN



MATCHLINE - SHEET DSP-9



SECTION 4-B BUFFERING DEVELOPMENT FROM STREETS				SECTION 4-C SUSTAINABLE LANDSCAPING REQUIREMENT				LANDSCAPE SCHEDULE				SCHEDULE 4-D-1 REQUIREMENTS FOR LANDSCAPE STRIPS ALONG STREETS			
1. BUFFERING DEVELOPMENT FROM STREETS	2. BUFFERING DEVELOPMENT FROM STREETS	3. BUFFERING DEVELOPMENT FROM STREETS	4. BUFFERING DEVELOPMENT FROM STREETS	1. BUFFERING DEVELOPMENT FROM STREETS	2. BUFFERING DEVELOPMENT FROM STREETS	3. BUFFERING DEVELOPMENT FROM STREETS	4. BUFFERING DEVELOPMENT FROM STREETS	1. BUFFERING DEVELOPMENT FROM STREETS	2. BUFFERING DEVELOPMENT FROM STREETS	3. BUFFERING DEVELOPMENT FROM STREETS	4. BUFFERING DEVELOPMENT FROM STREETS	1. BUFFERING DEVELOPMENT FROM STREETS	2. BUFFERING DEVELOPMENT FROM STREETS	3. BUFFERING DEVELOPMENT FROM STREETS	4. BUFFERING DEVELOPMENT FROM STREETS
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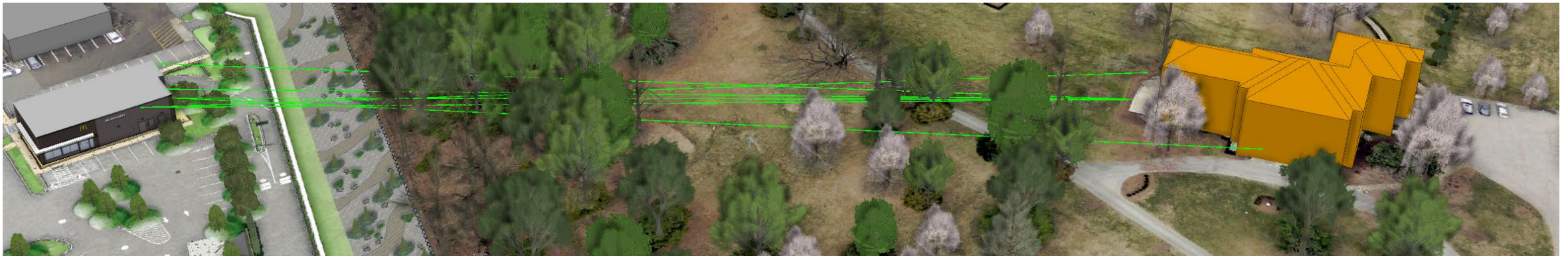
RENDERING



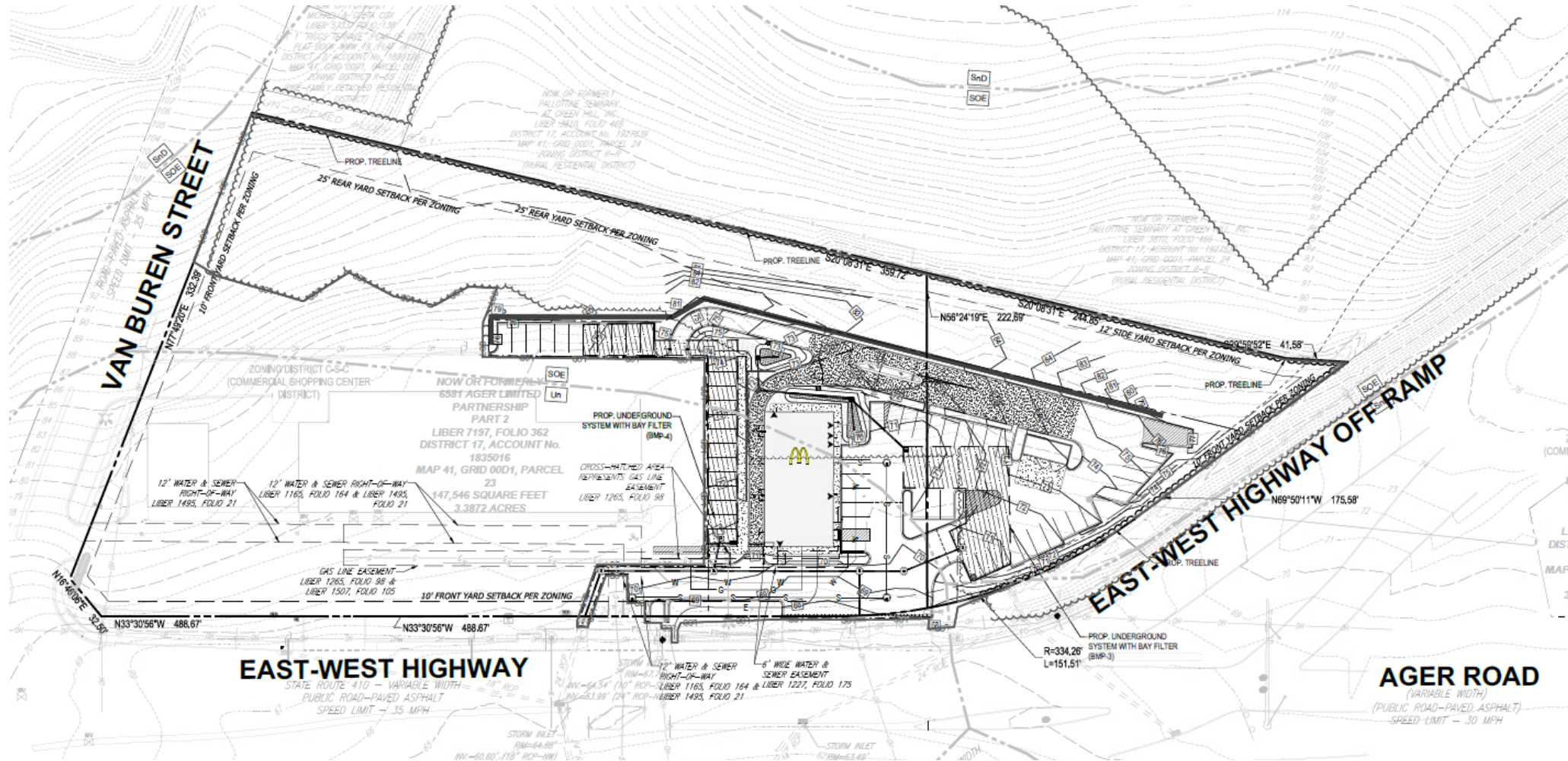
OVERALL SECTION A-A



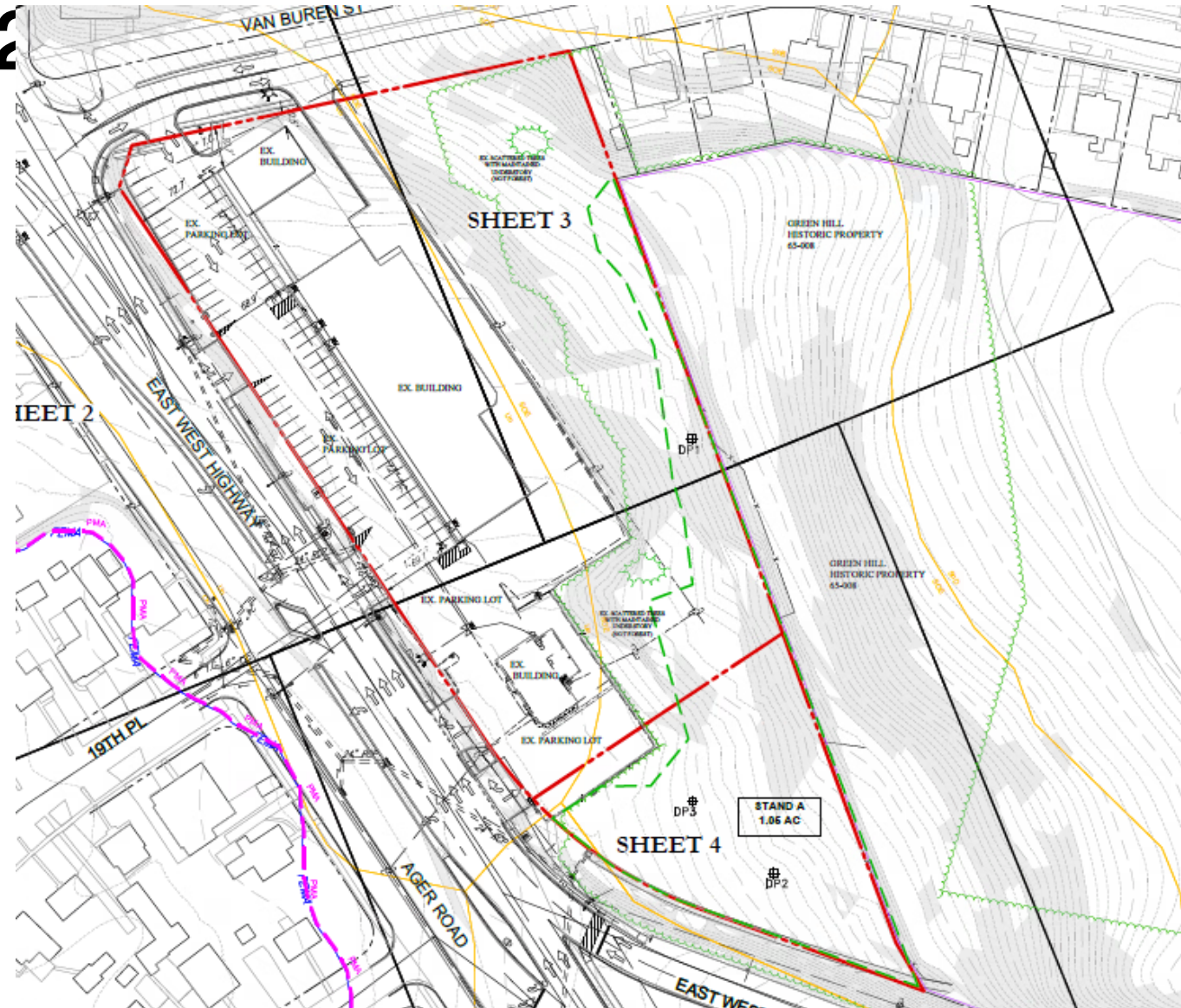
3D VISIBILITY ANALYSIS FROM HISTORIC



TYPE II TREE CONSERVATION PLAN



NRI-026-022

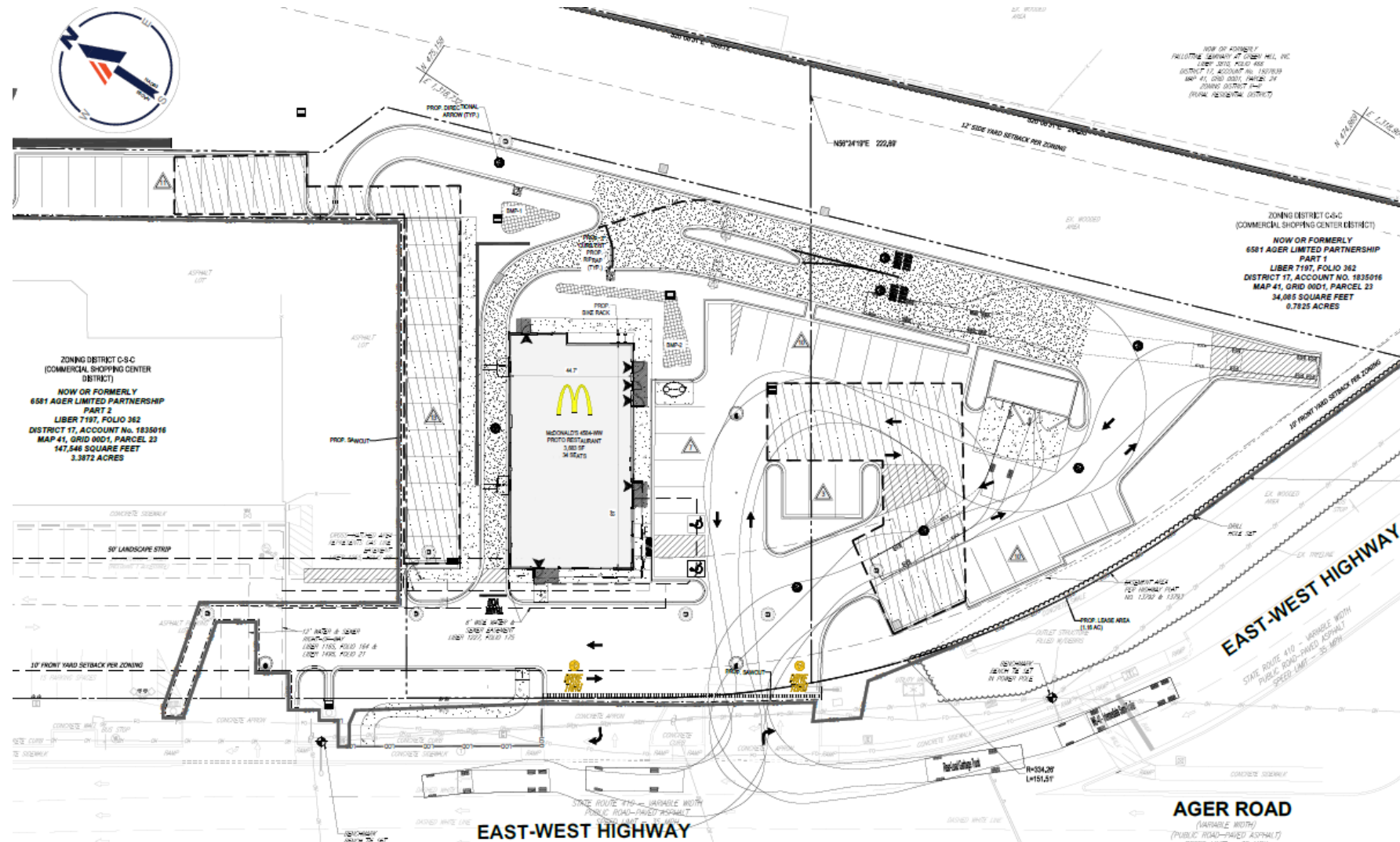


AERIAL IMAGE

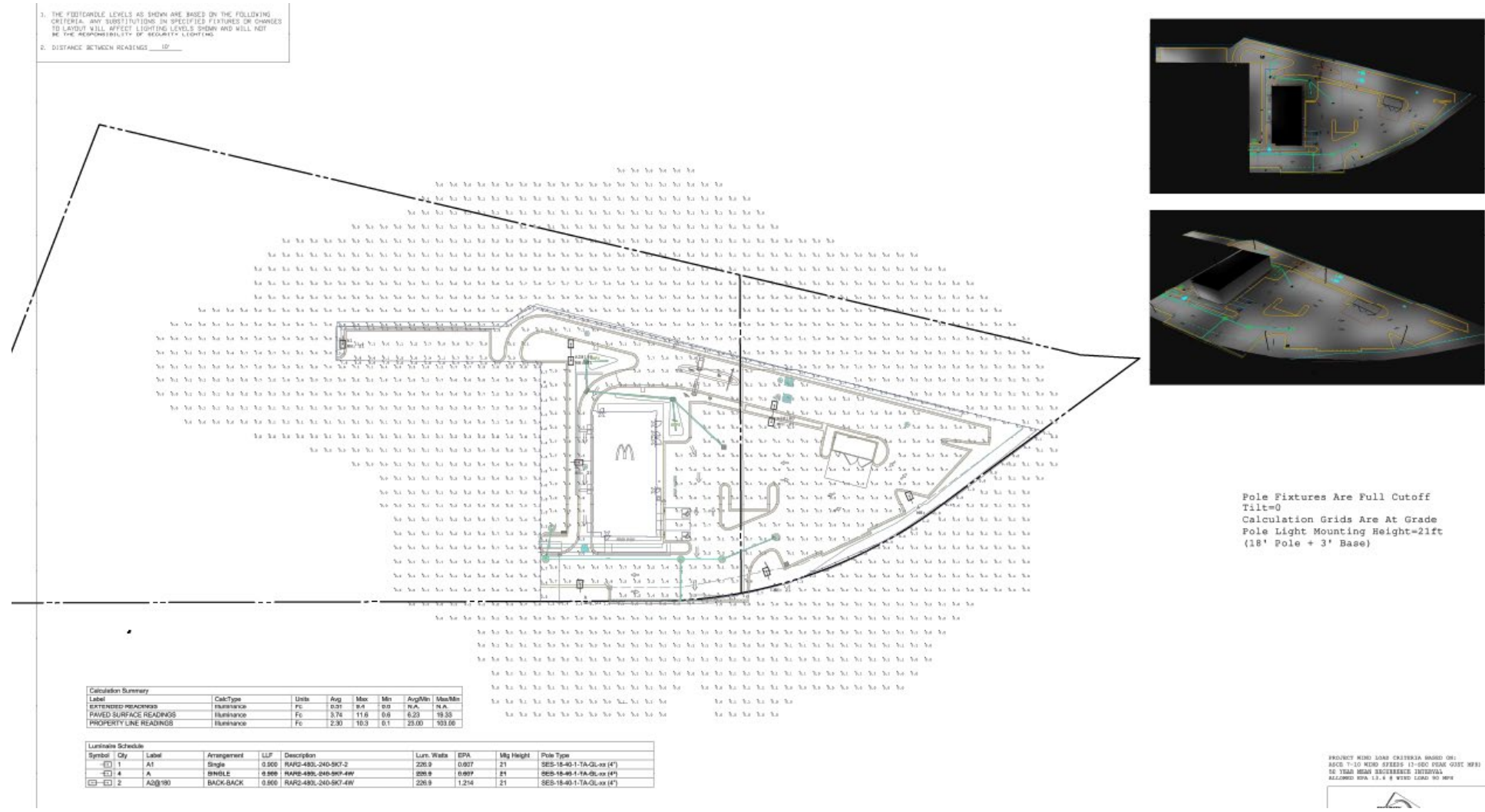


PGAtlas imagery, 2023

CIRCULATION PLAN



PHOTOMETRIC PLAN



ELEVATIONS



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