

# MCDONALD'S AGER ROAD

Detailed Site Plan

Staff Recommendation: APPROVAL with conditions

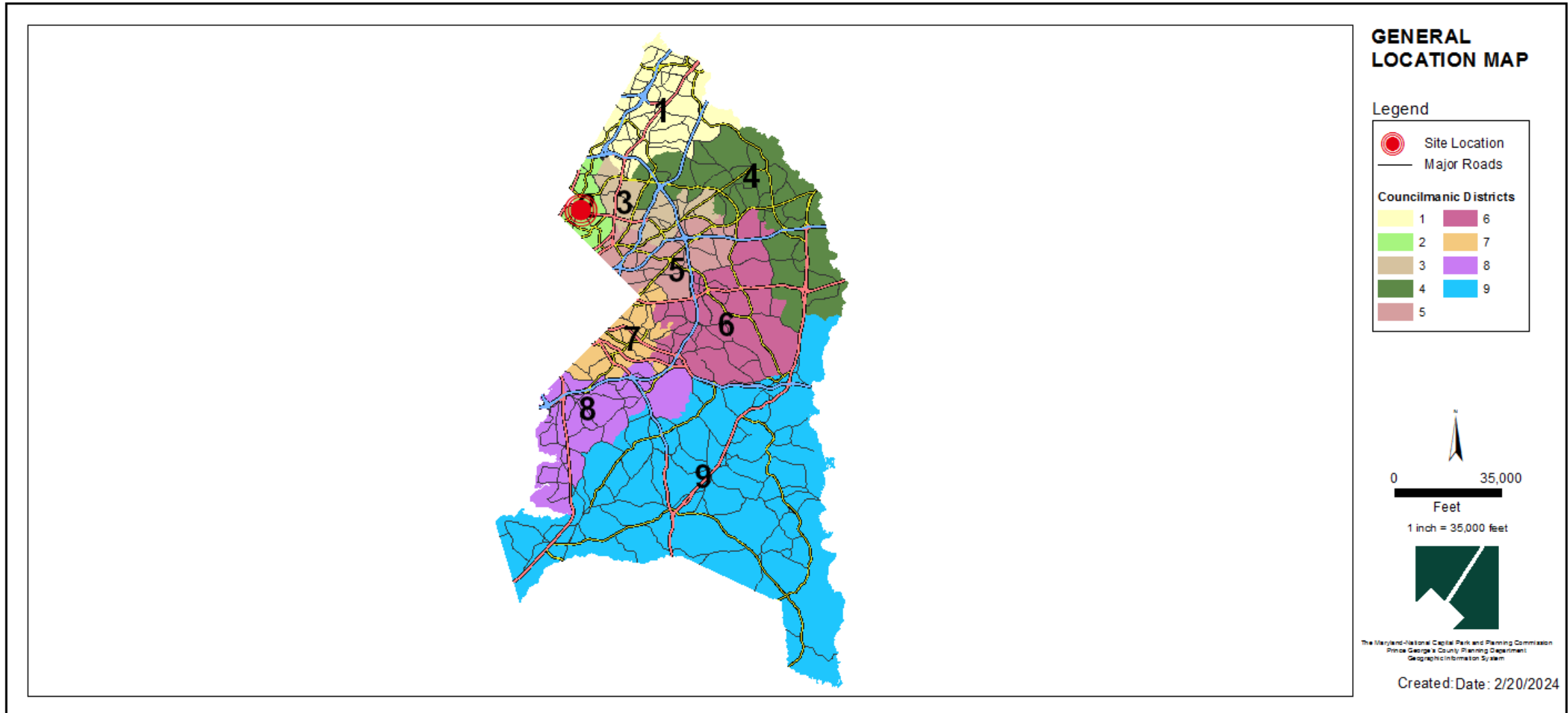
Continuance



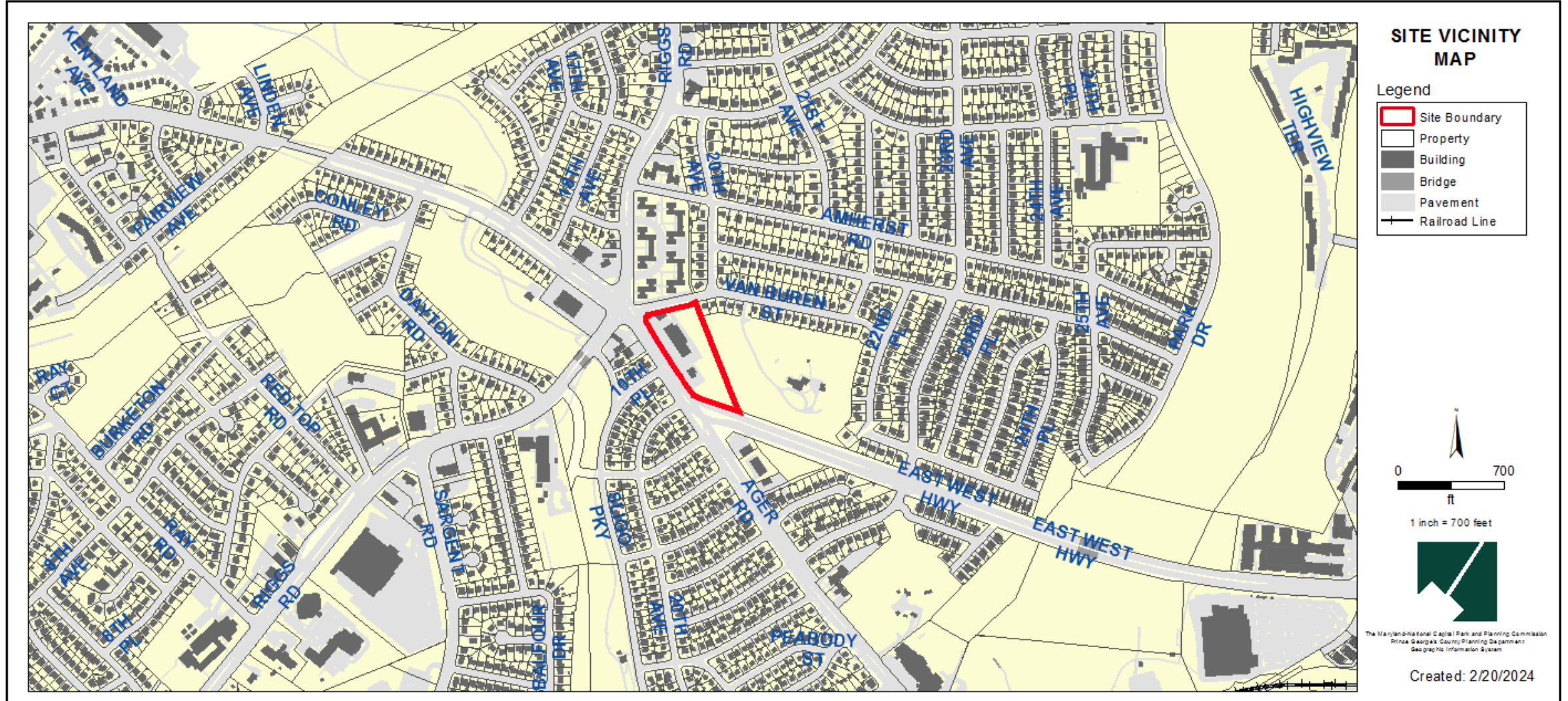
# GENERAL LOCATION MAP

Council District: 02

Planning Area: 065



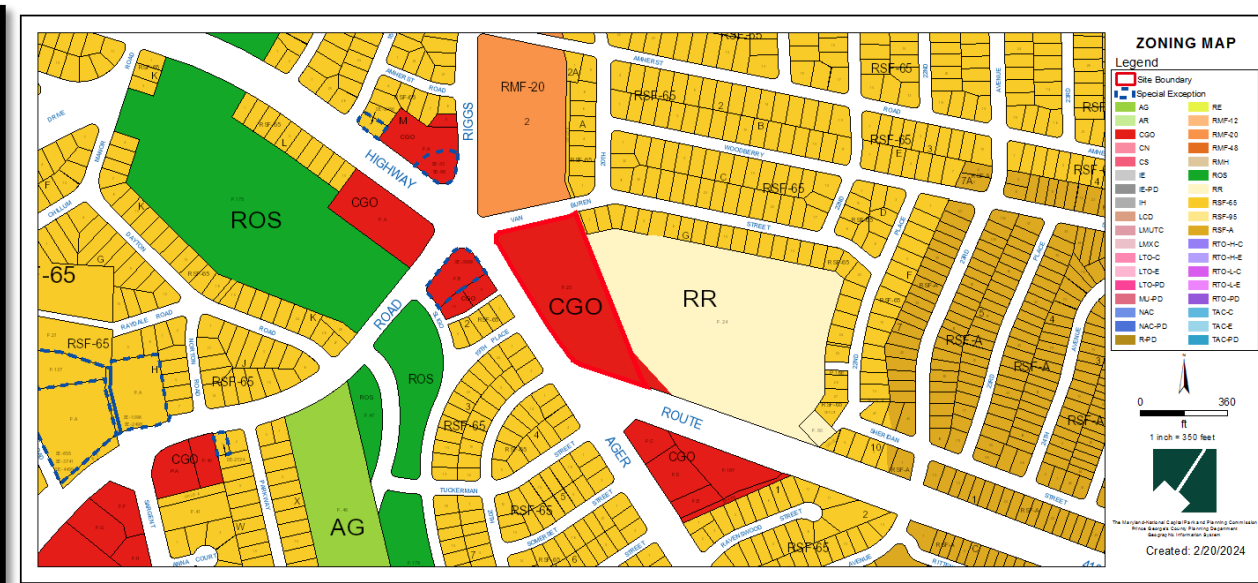
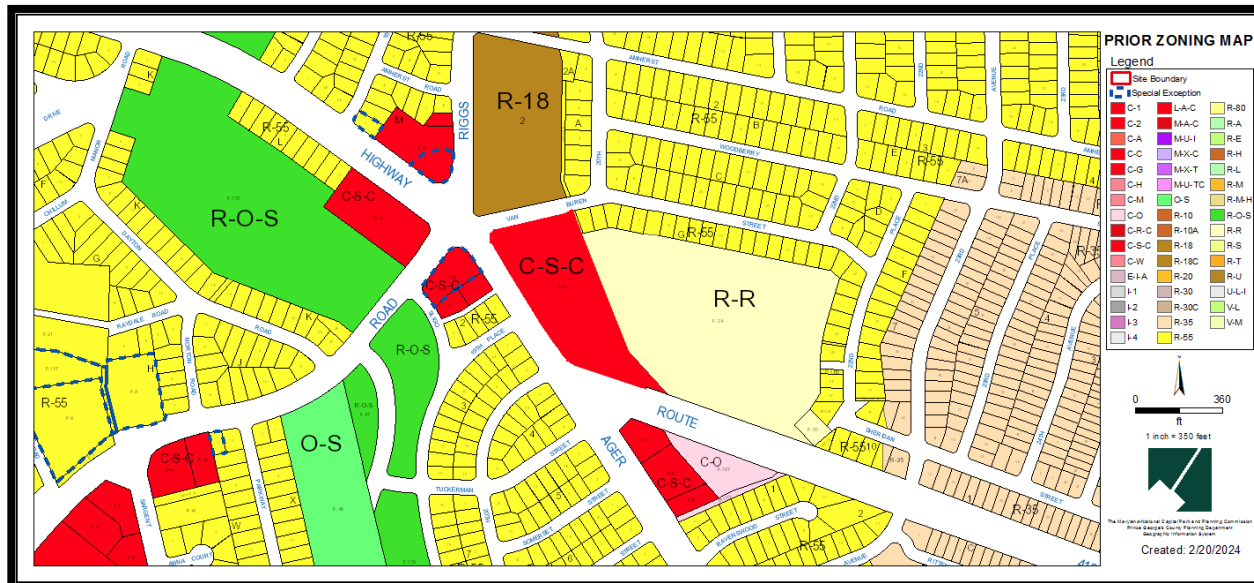
# SITE VICINITY MAP



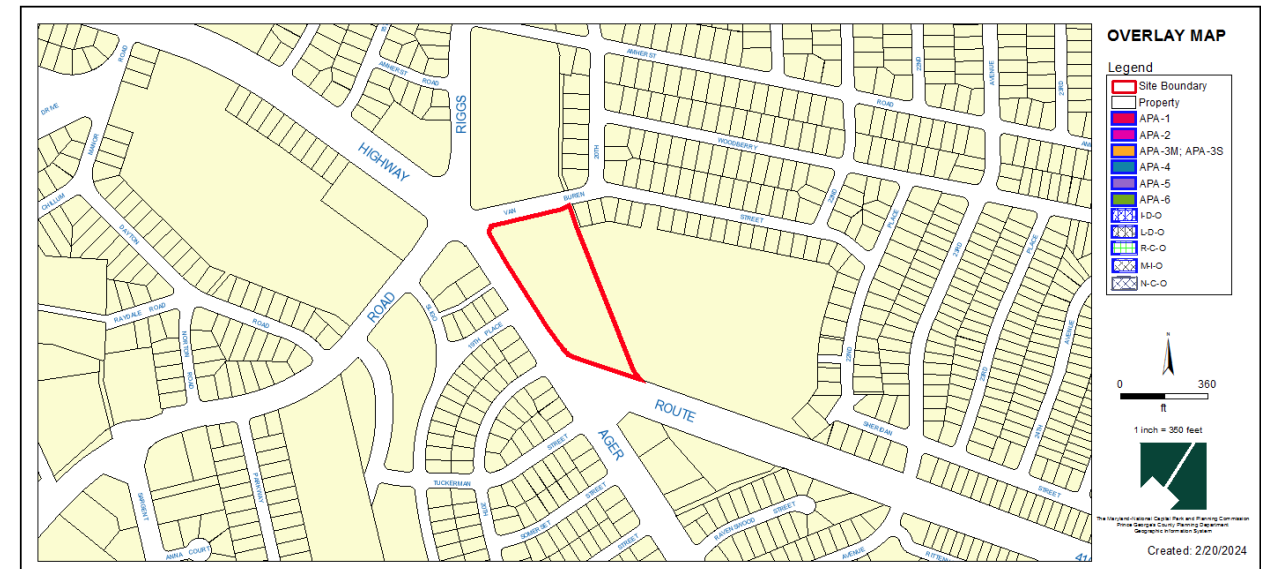
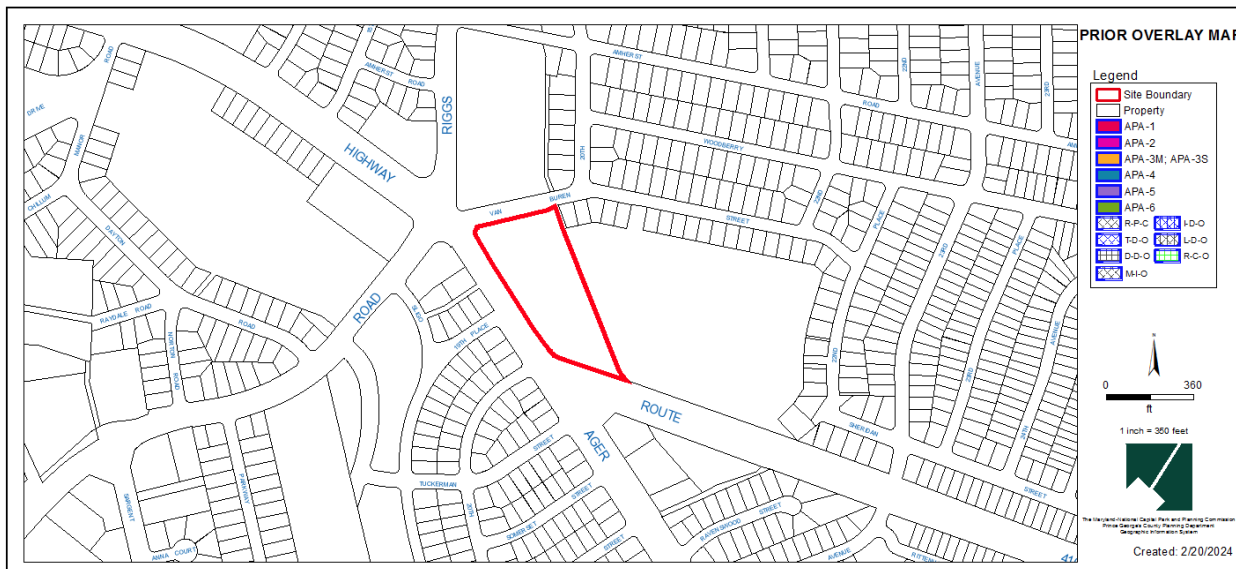
# ZONING MAP (PRIOR AND CURRENT)

Prior Zoning: C-S-C

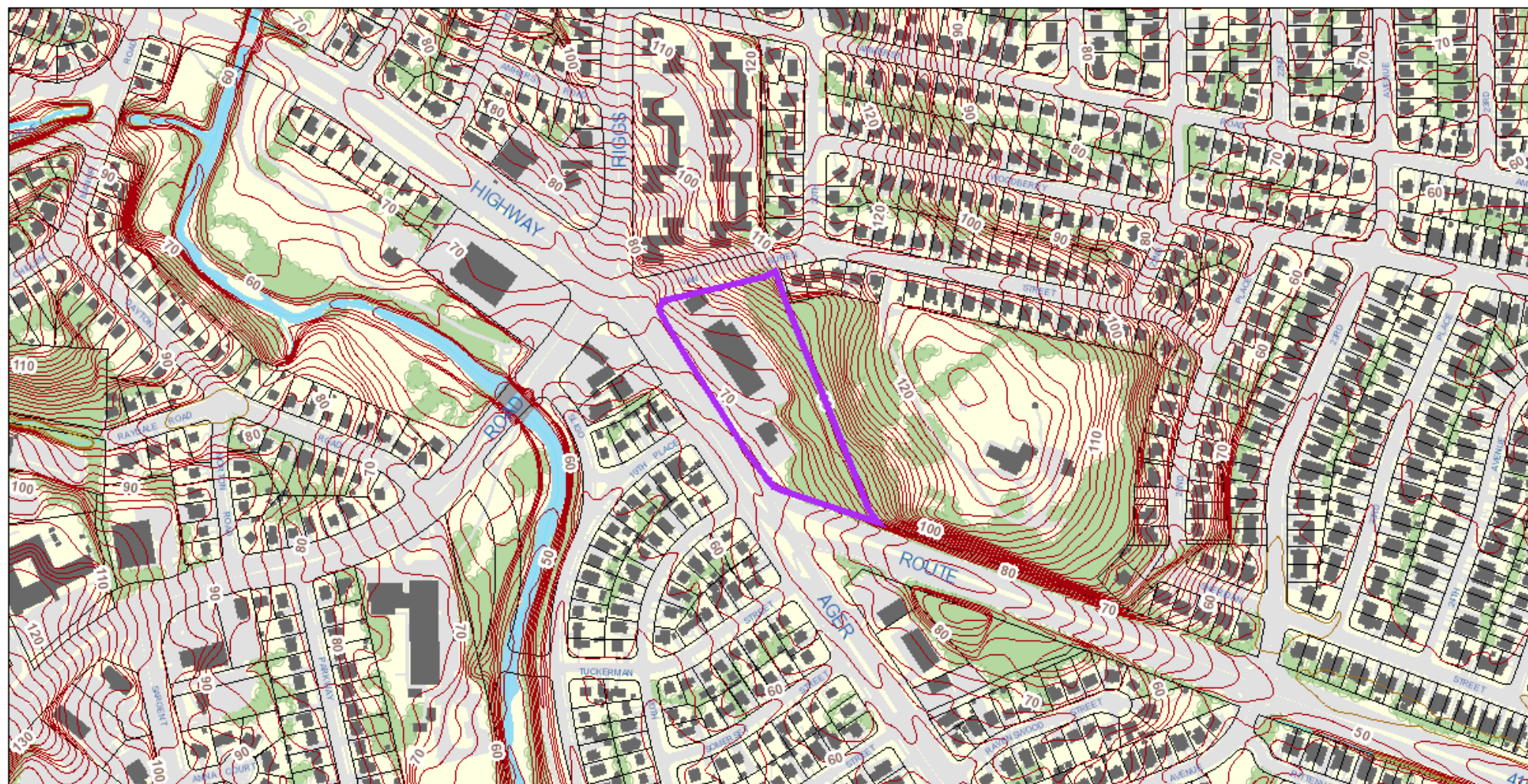
Current Zoning: CGO



# OVERLAY MAP (PRIOR AND CURRENT)



# SITE MAP



**SITE MAP**

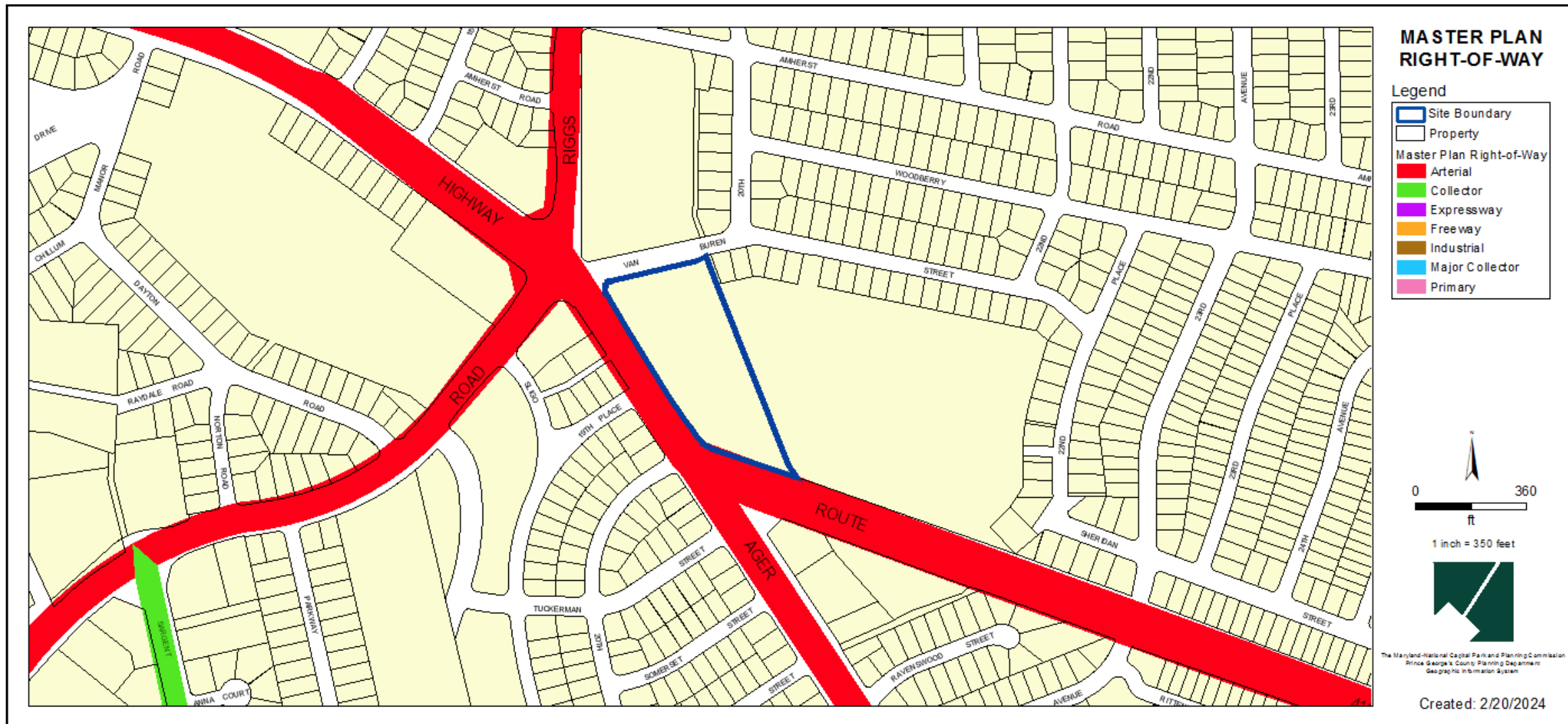
Legend

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

0 360  
ft  
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

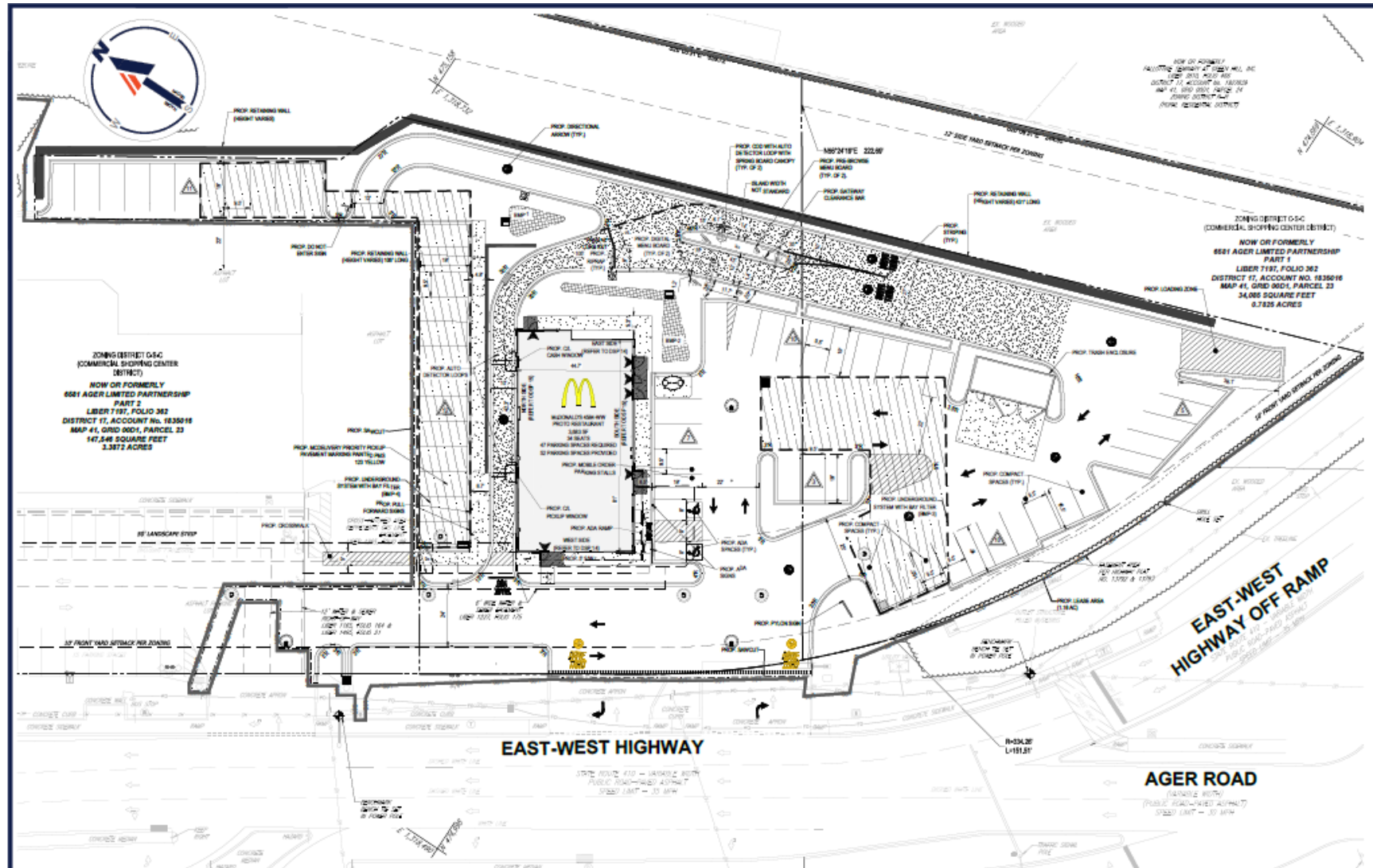
# MASTER PLAN RIGHT-OF-WAY MAP



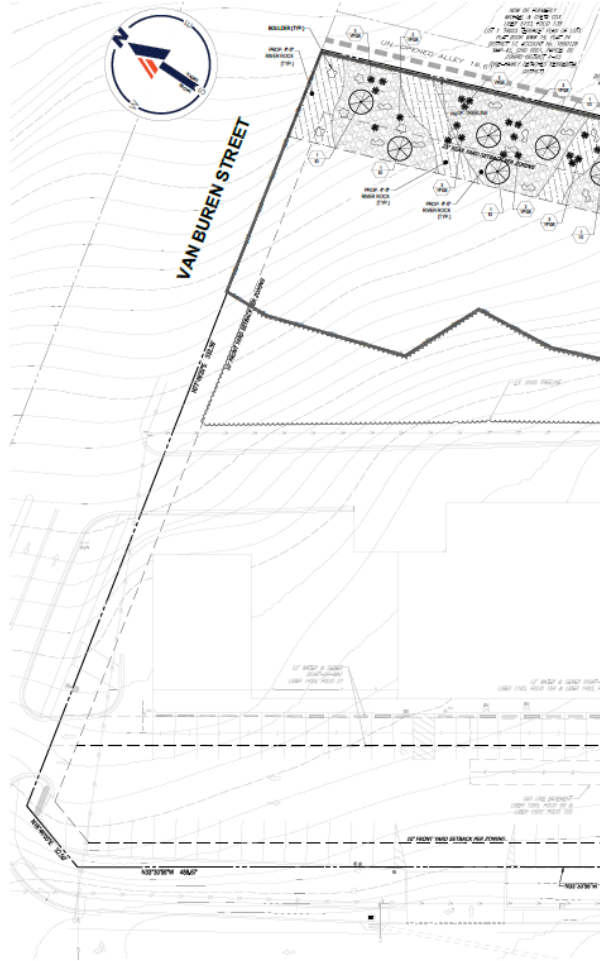
# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



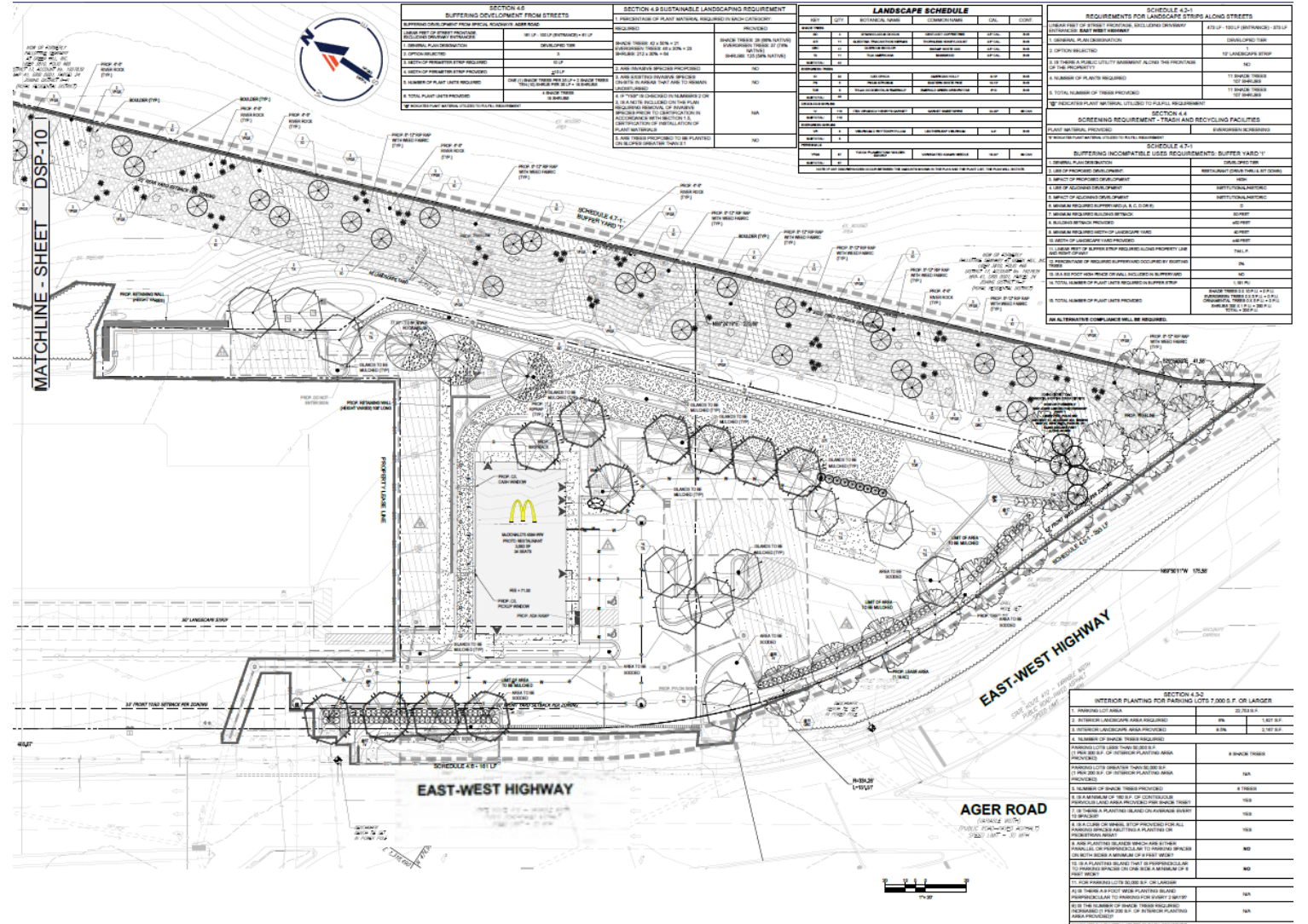
# SITE PLAN



# LANDSCAPE PLAN



MATCHLINE - SHEET DSP-9



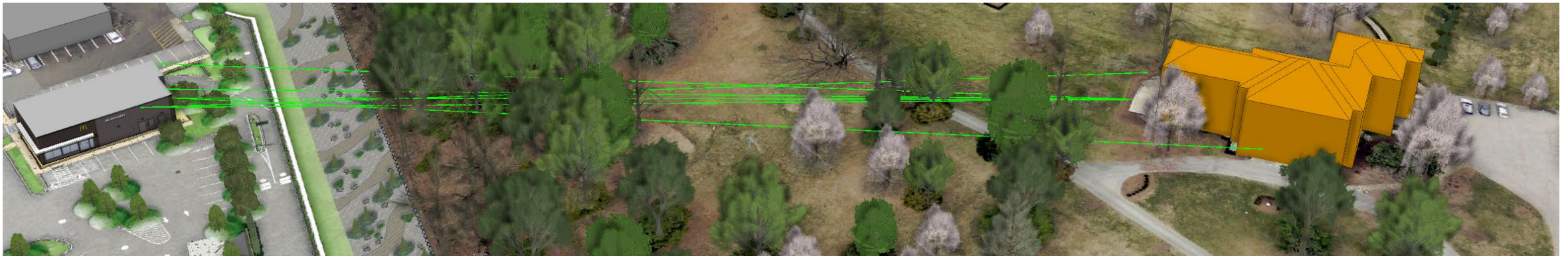
# RENDERING



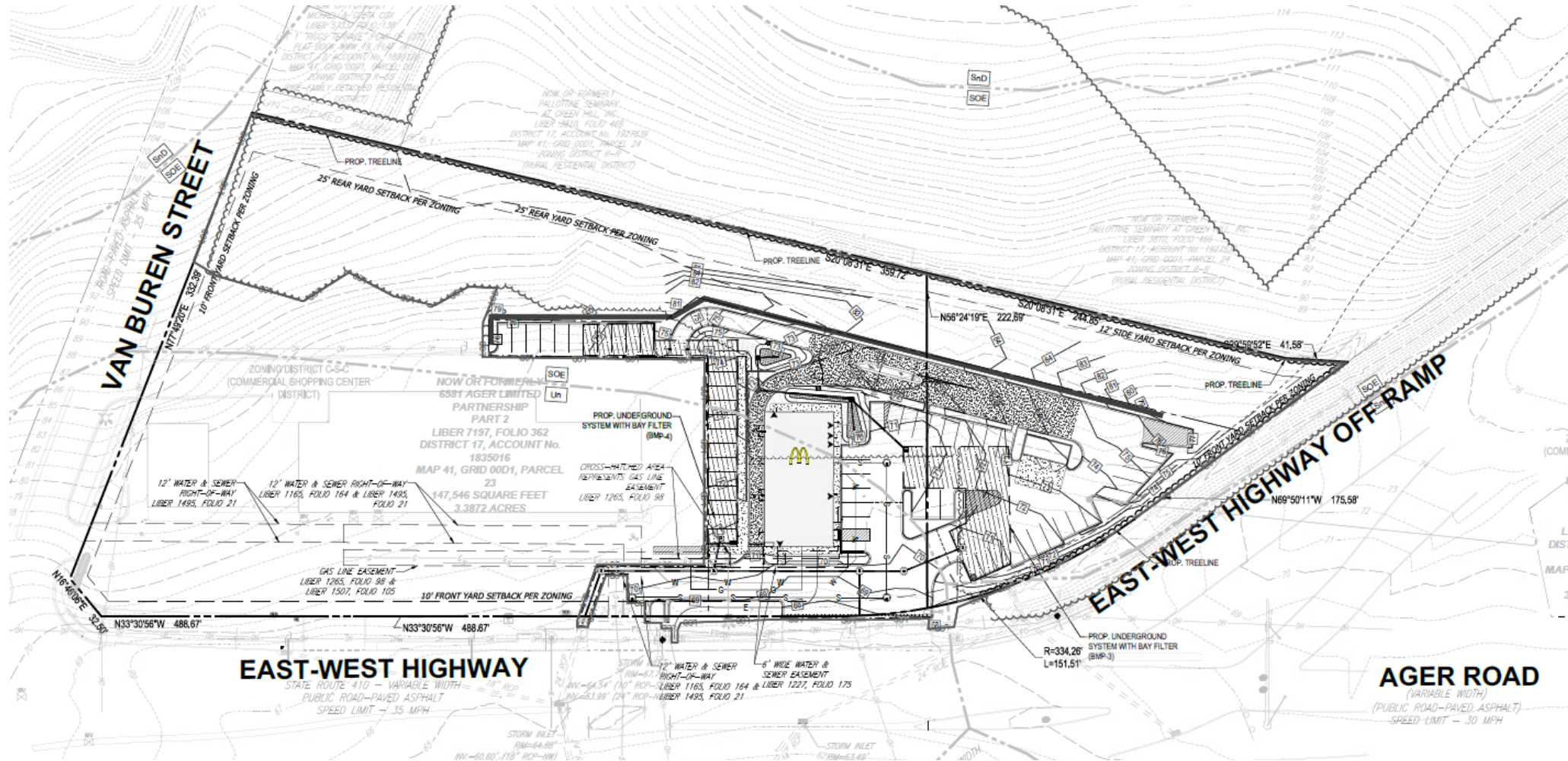
# OVERALL SECTION A-A



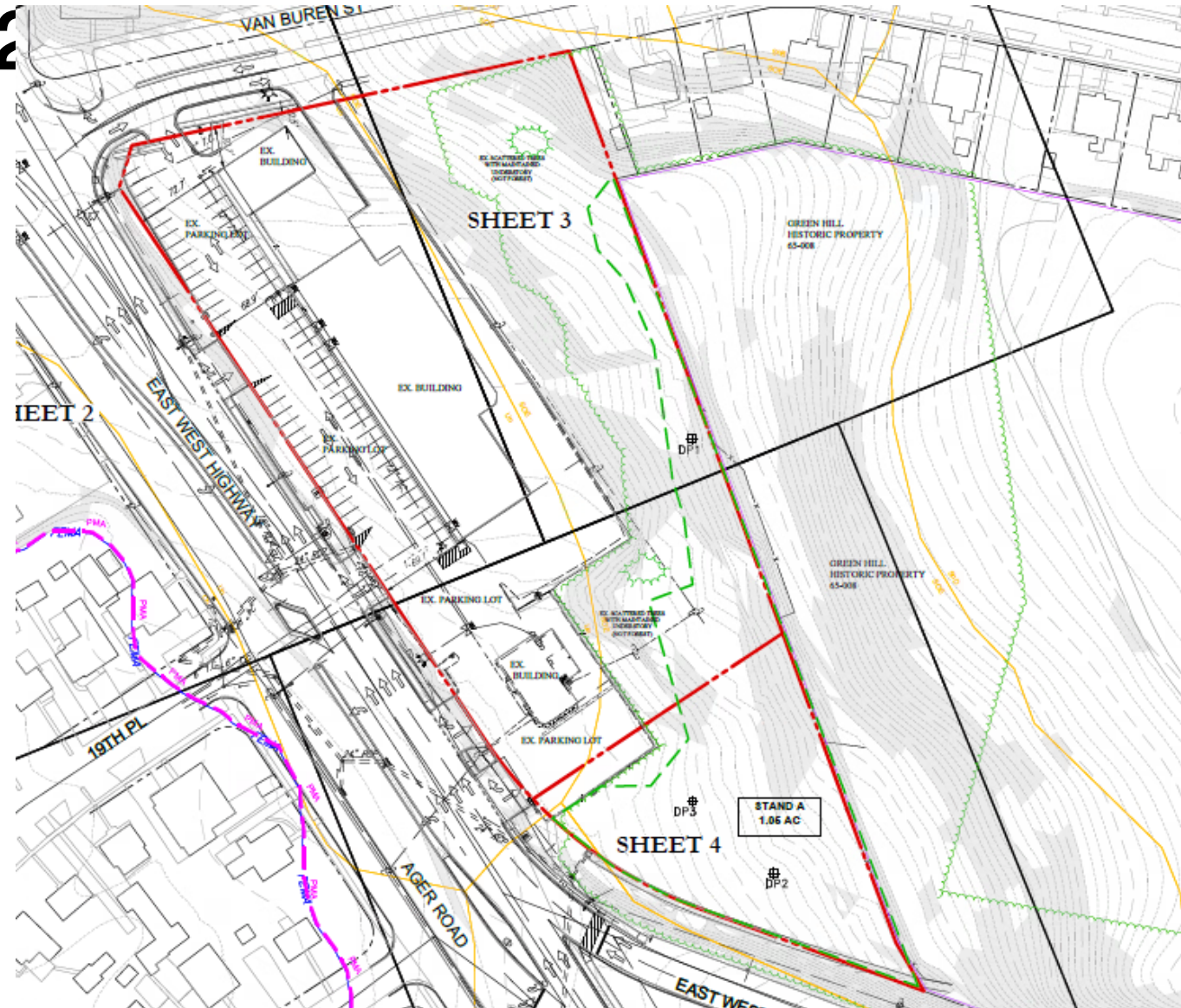
# 3D VISIBILITY ANALYSIS FROM HISTORIC



# TYPE II TREE CONSERVATION PLAN



NRI-026-022

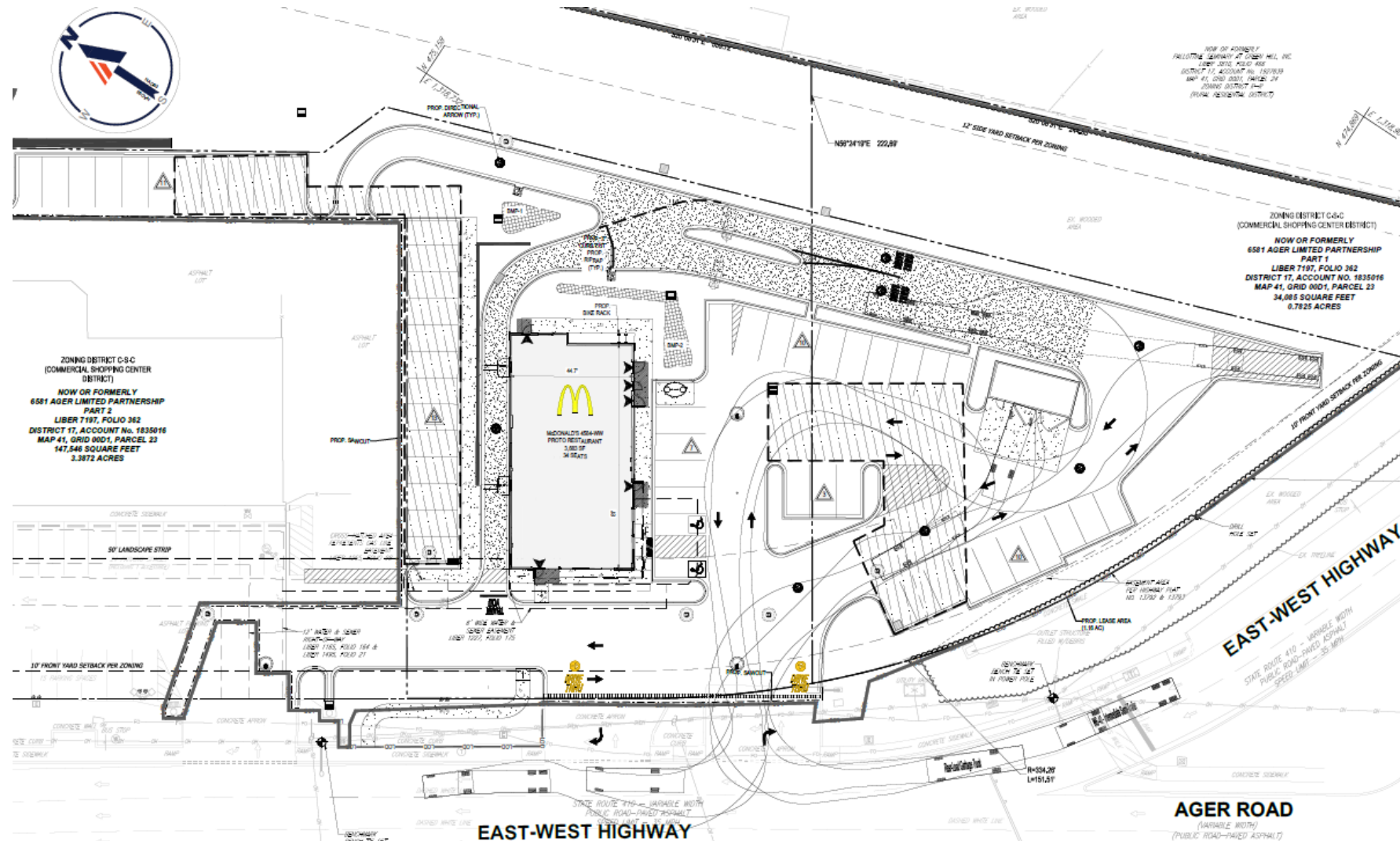


# AERIAL IMAGE

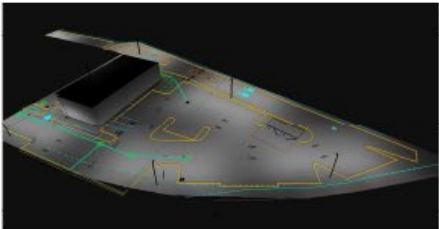
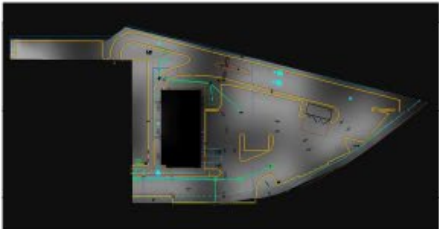
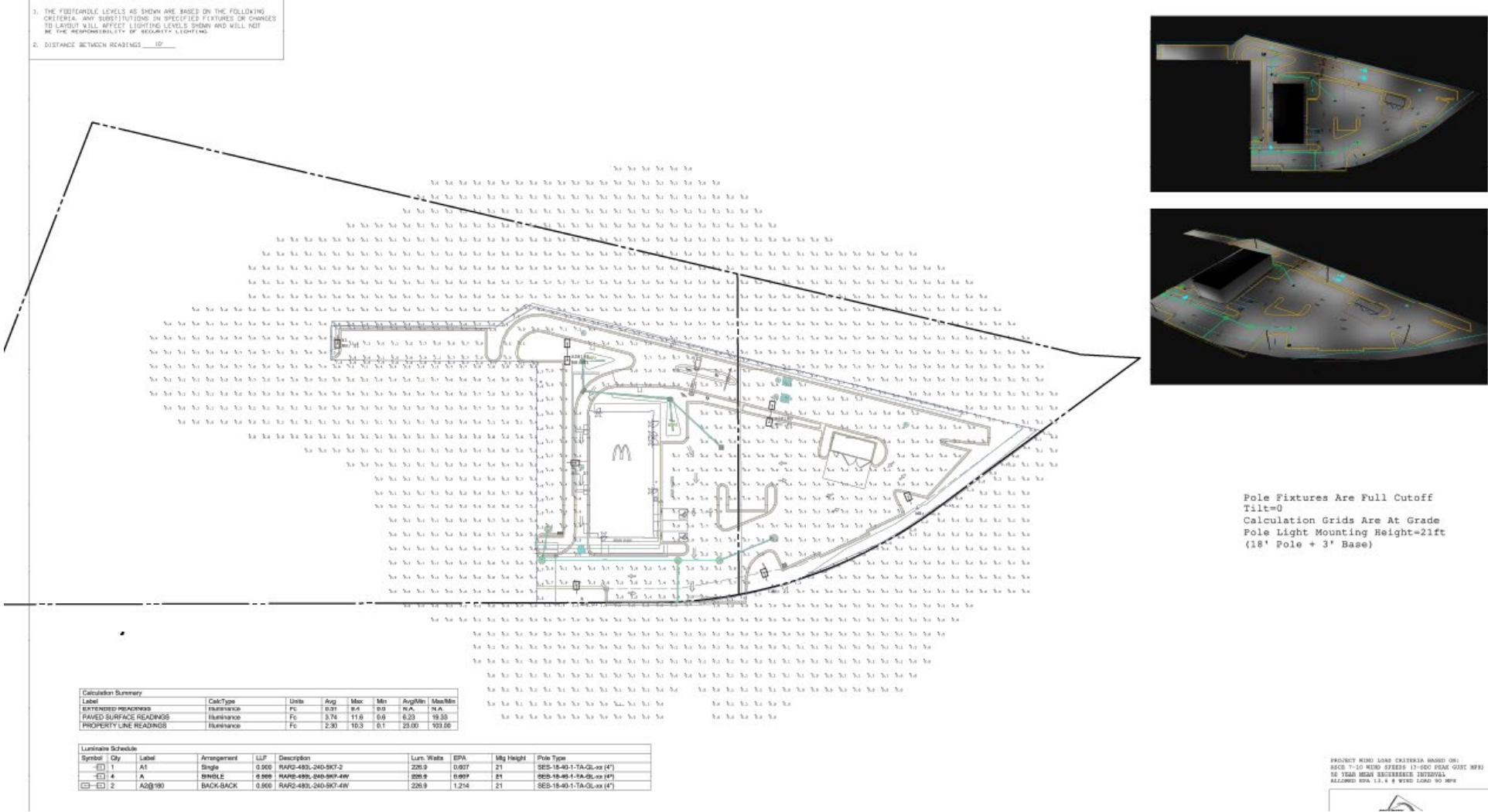


*PGAtlas imagery, 2023*

# 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