

MCDONALD'S AGER ROAD

Detailed Site Plan

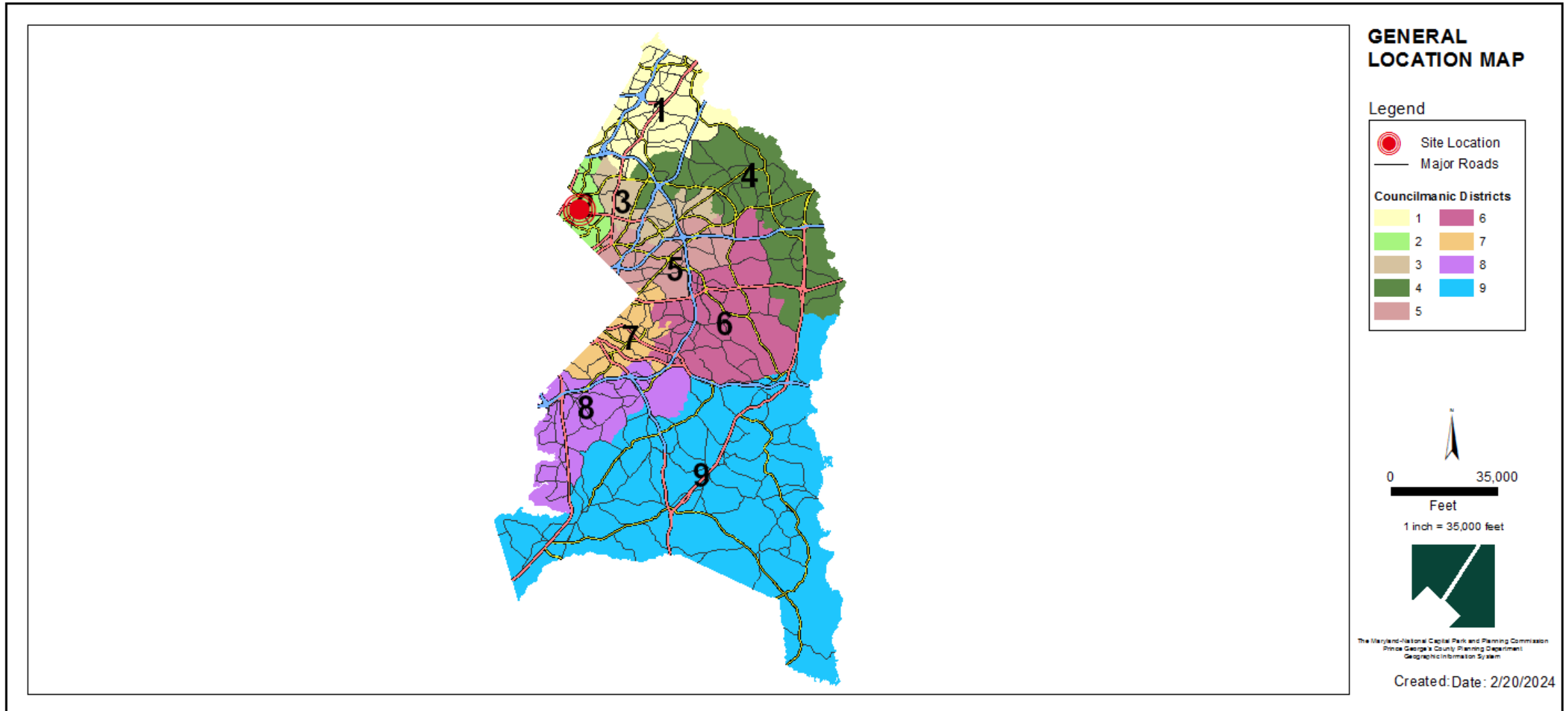
Staff Recommendation: APPROVAL with Conditions



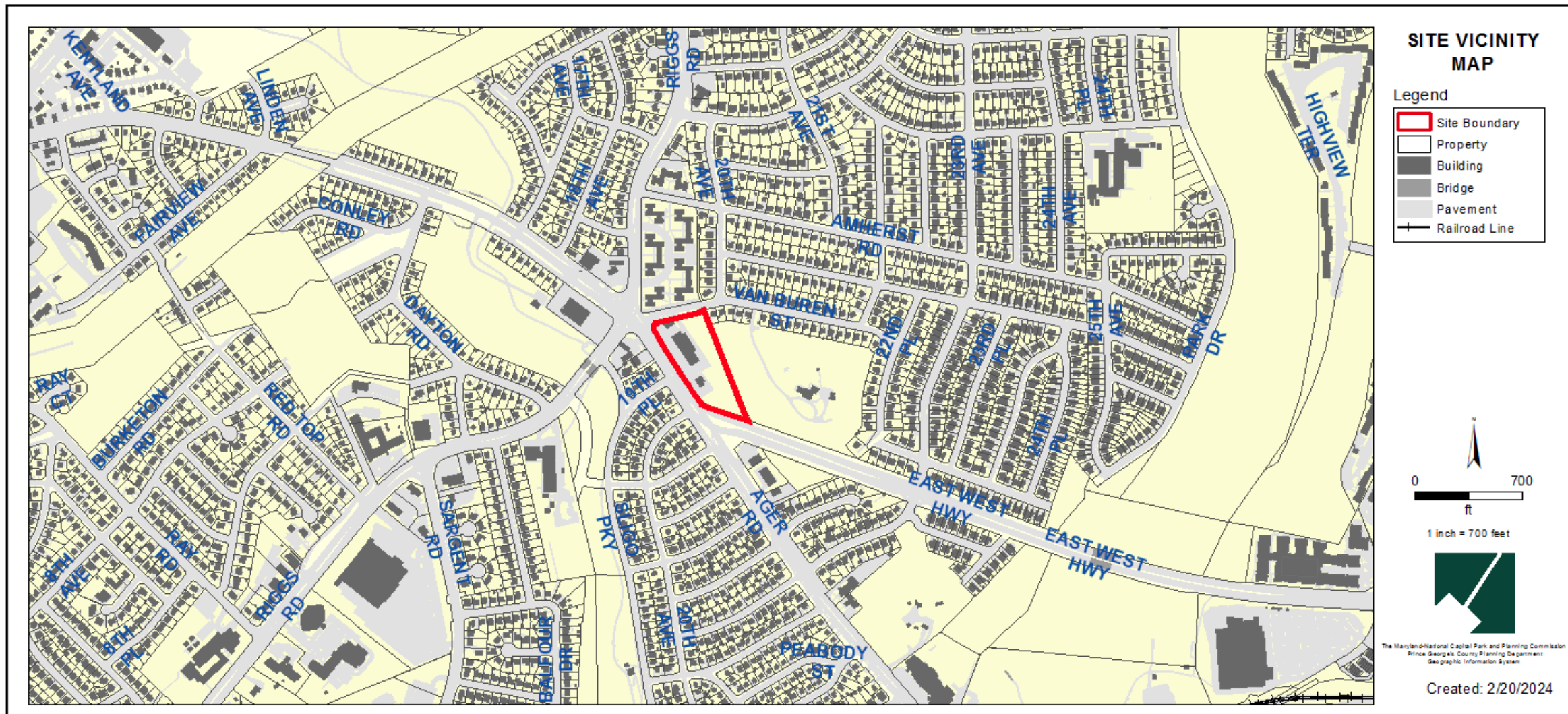
GENERAL LOCATION MAP

Council District: 02

Planning Area: 065

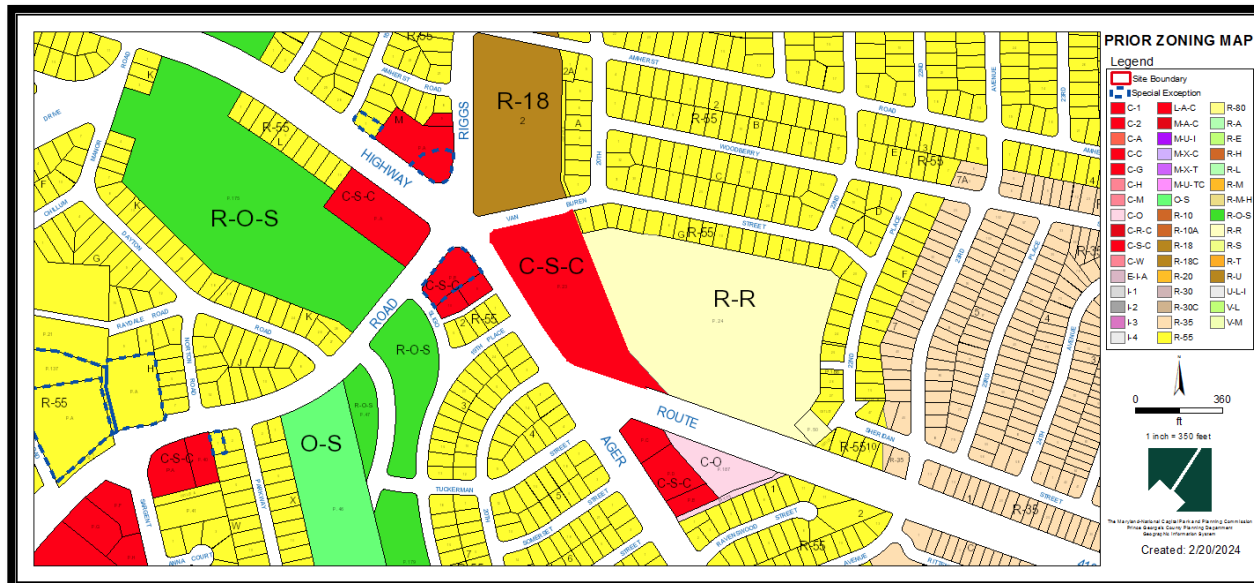


SITE VICINITY MAP

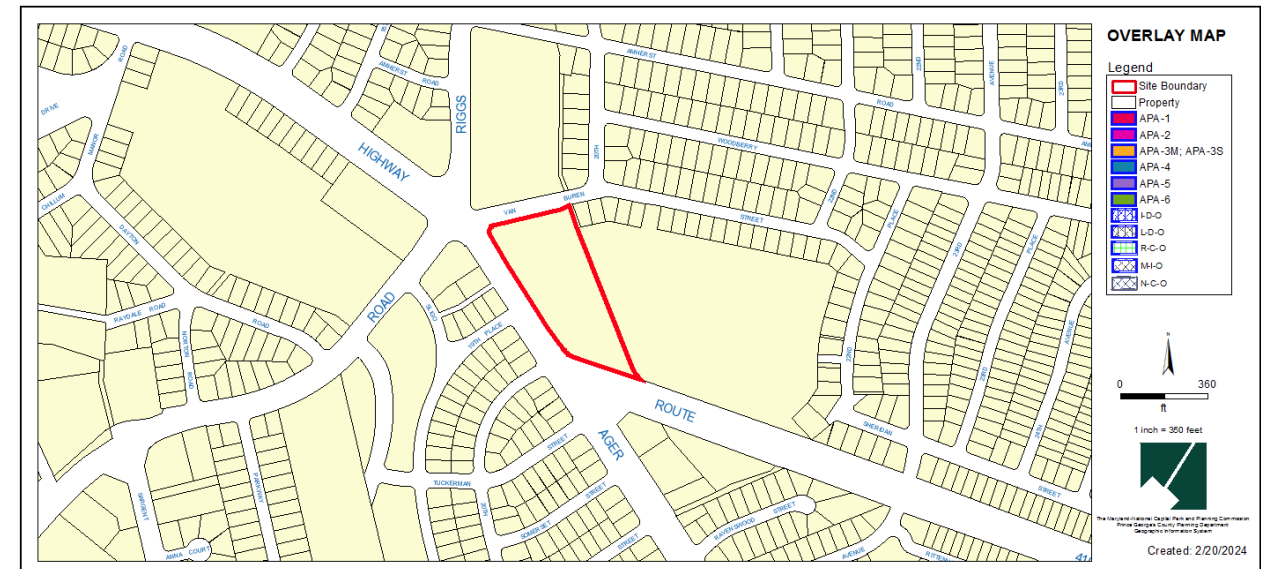
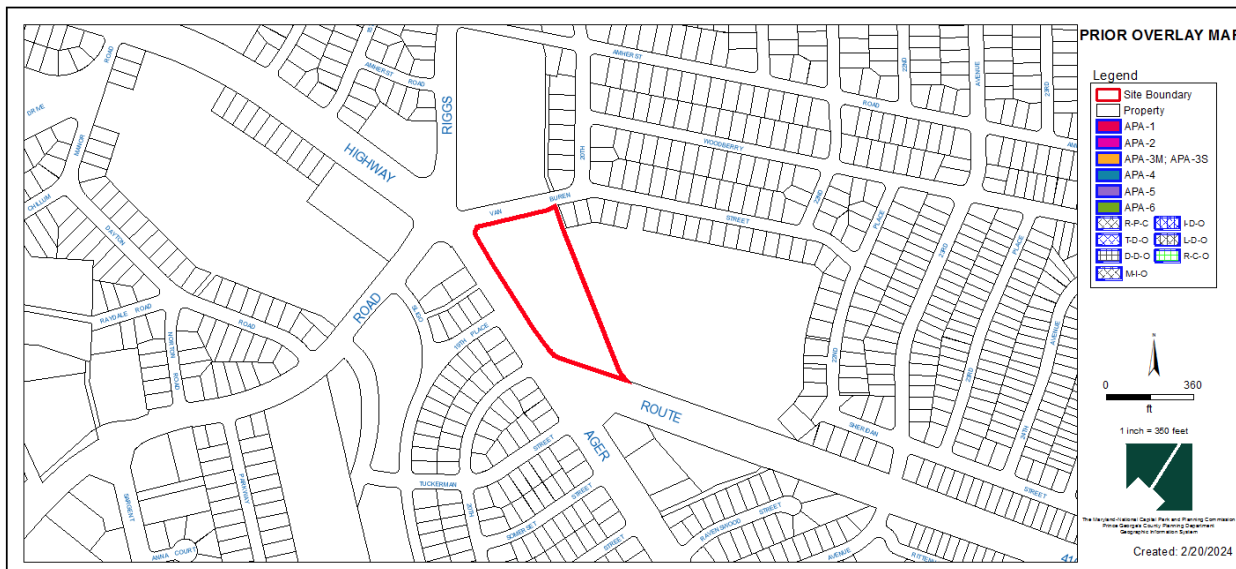


ZONING MAP (PRIOR AND CURRENT)

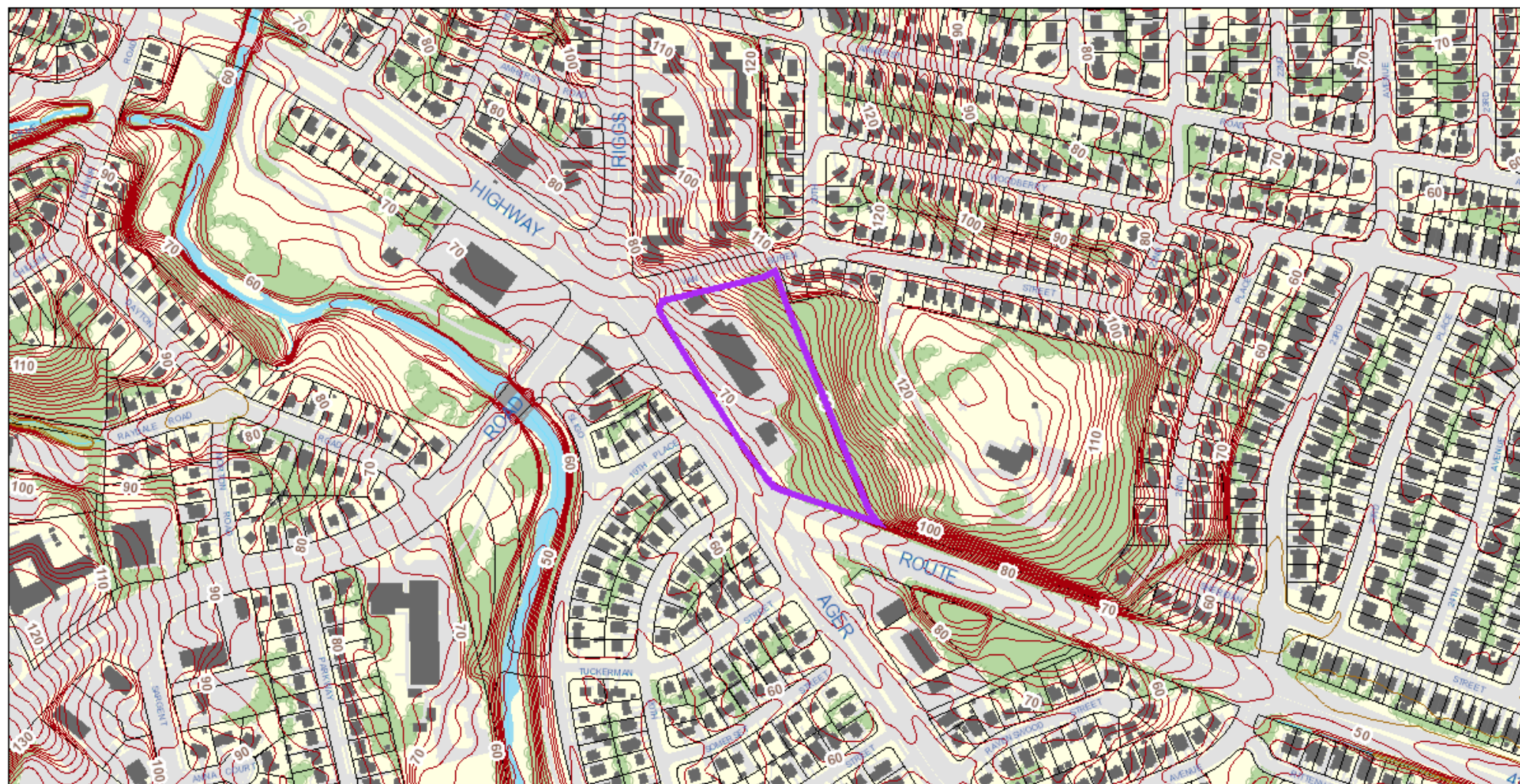
Prior Zoning: C-S-C



OVERLAY MAP (PRIOR AND CURRENT)



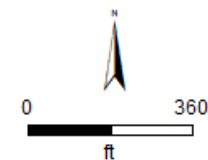
SITE MAP



SITE MAP

Legend

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



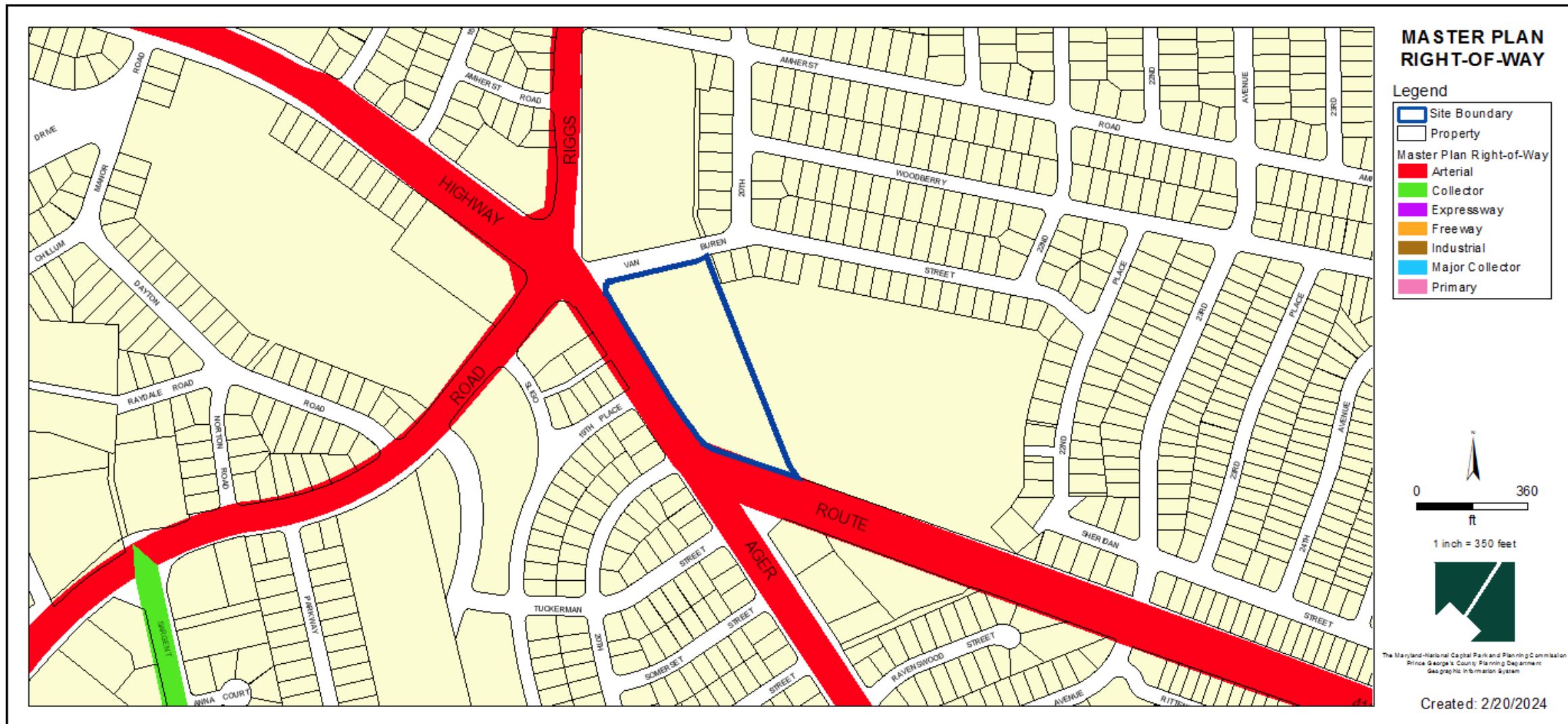
1 inch = 350 feet



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



[illegible]

LANDSCAPE PLAN



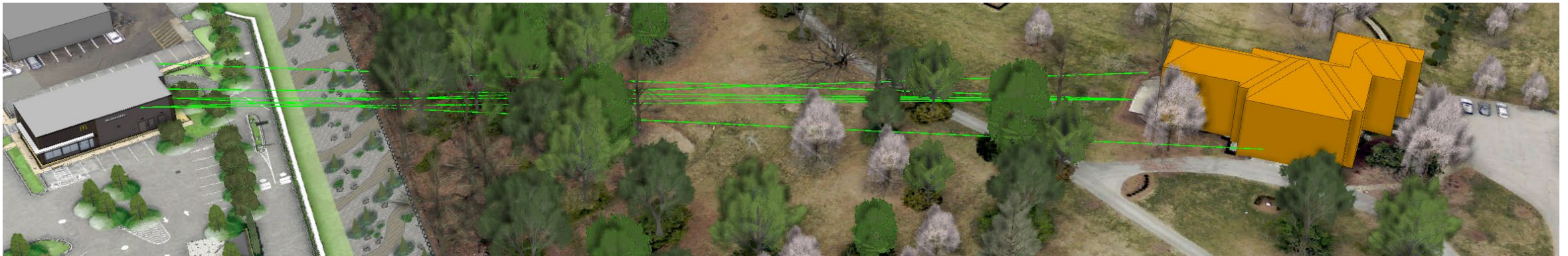
RENDERING



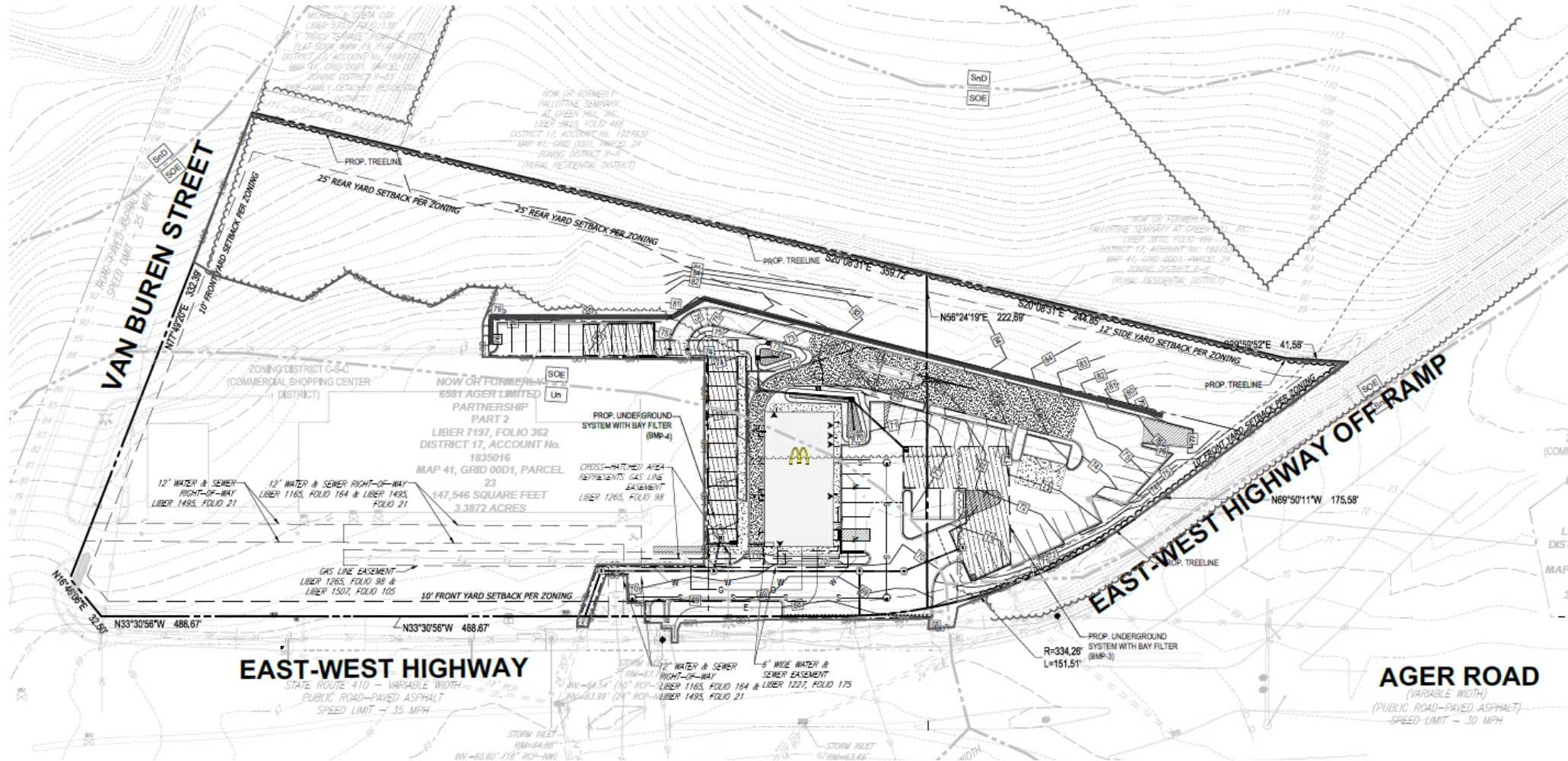
OVERALL SECTION A-A



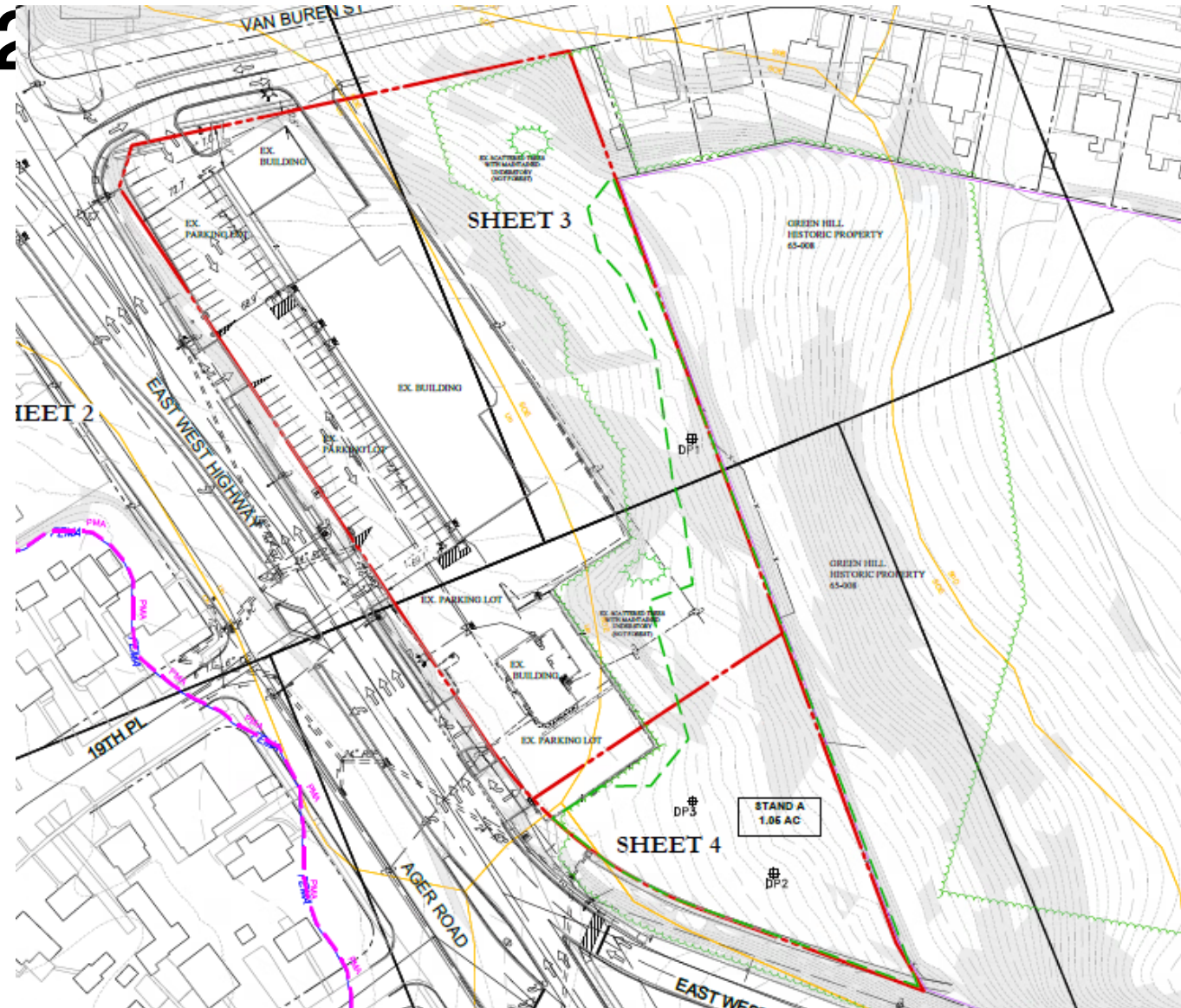
3D VISIBILITY ANALYSIS FROM HISTORIC



TYPE II TREE CONSERVATION PLAN



NRI-026-022

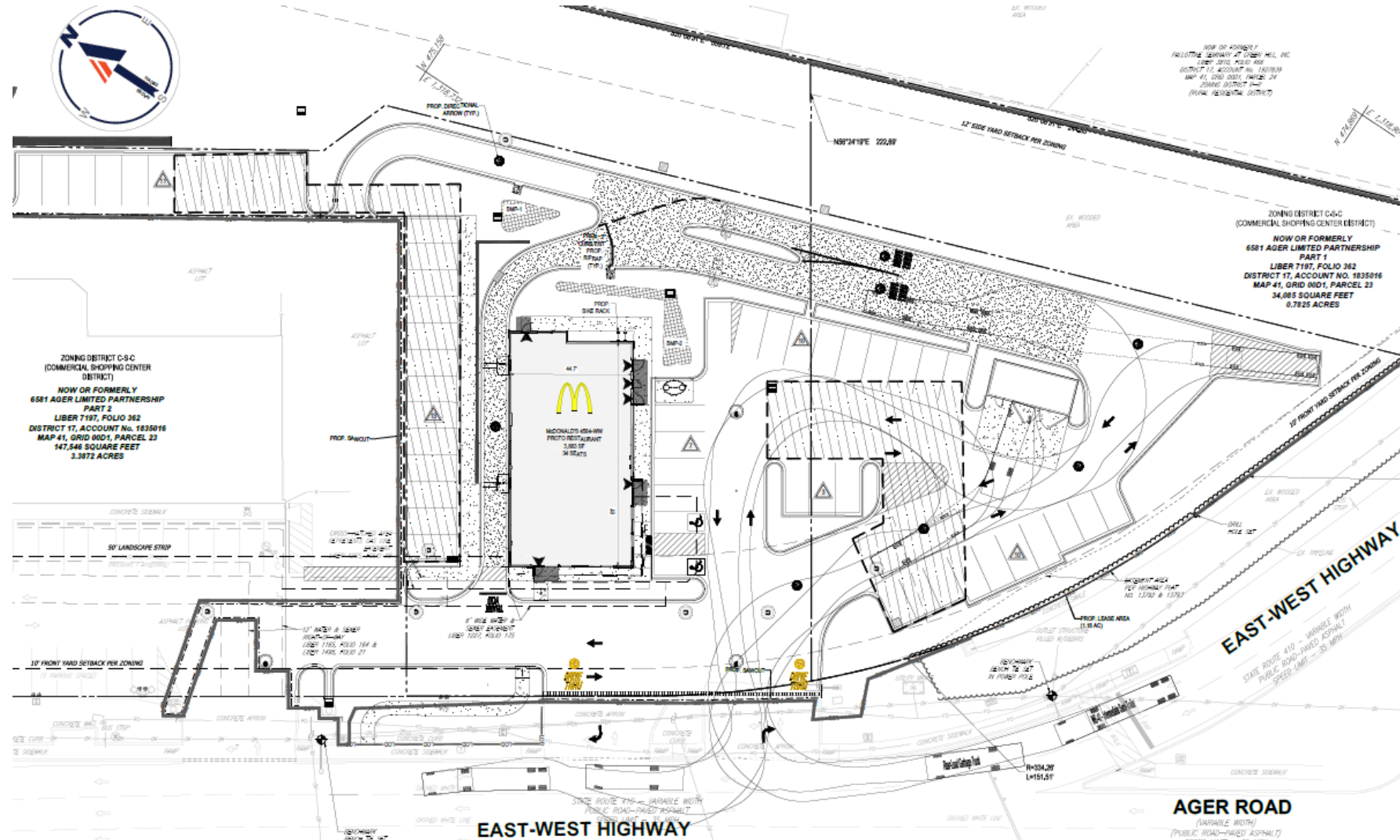


AERIAL IMAGE

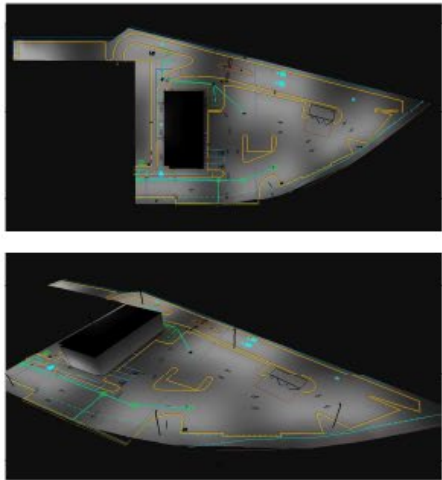
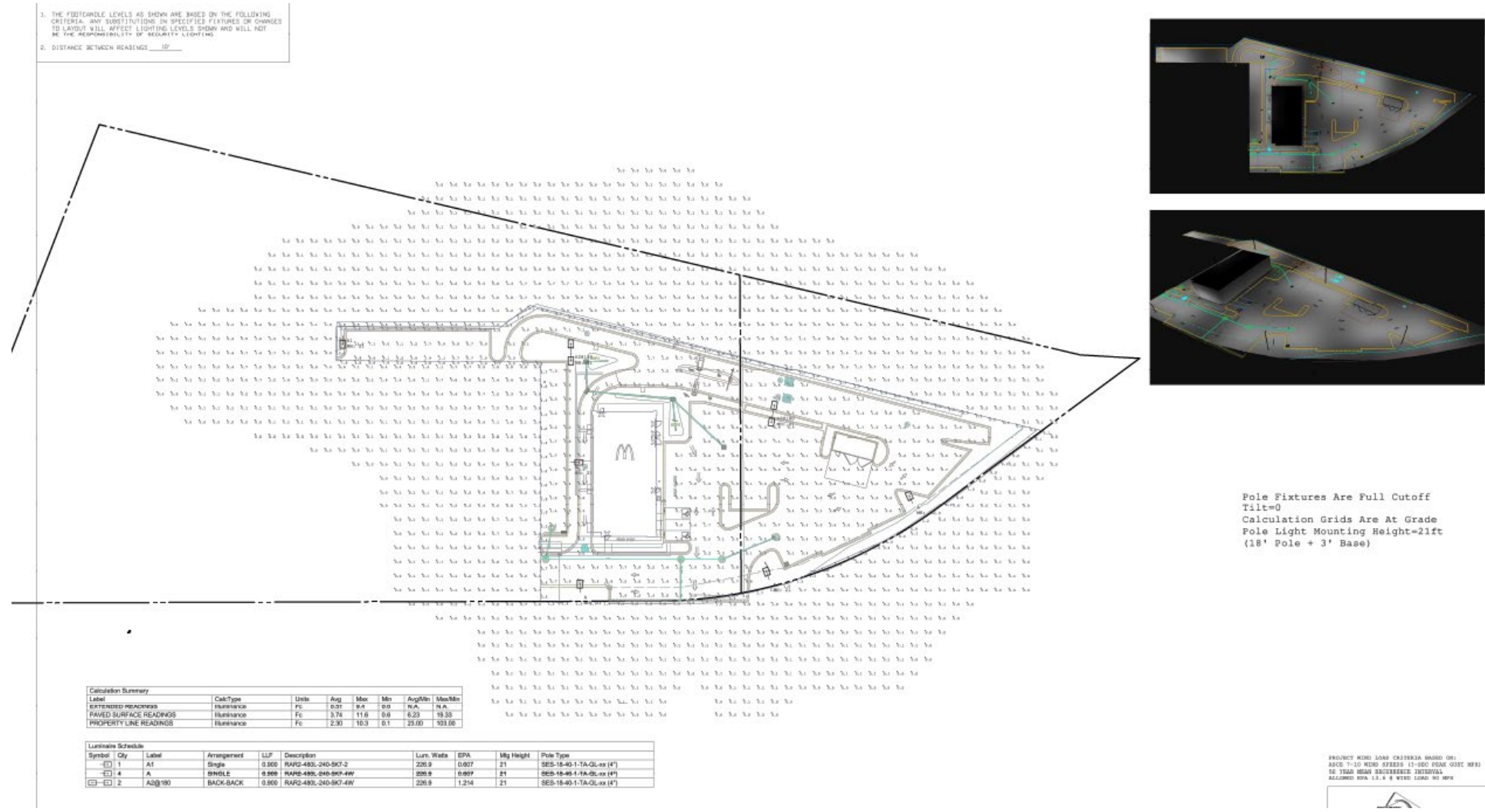


PGAtlas imagery, 2023

CIRCULATION PLAN



PHOTOMETRIC PLAN



ELEVATIONS



West Elevation (Front Side)

East Elevation (Rear Side)



South Elevation (Non-Drive-Thru Side)



North Elevation (Drive-Thru Side)

SCHEDULE STEEL	
Materials Legend:	
	Steel Corrugated Panel
	Hardie Panel by James Hardie
	Aluminum Panel
	Feature Wall
	DPS/Glass - SM T058 "Iron Ore"
	Drive-Thru - Metal Panel
	Aluminum Metal Panel by Alupro
	RAL 7022
	2x2 Aluminum Section
	Solid Underneath
	Aluminum Canopy (Metal)
	Glazing (Windows + Storefront)
	Screen Metal (Cladding)
	Metal (Cladding)

AECOM **URS**
 03/08/2024

Proposed McDonald's Restaurant
 Rendered Elevations
 019-1437 6565 Ager Rd Hyattsville, MD 20783

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