

ITEM: 7

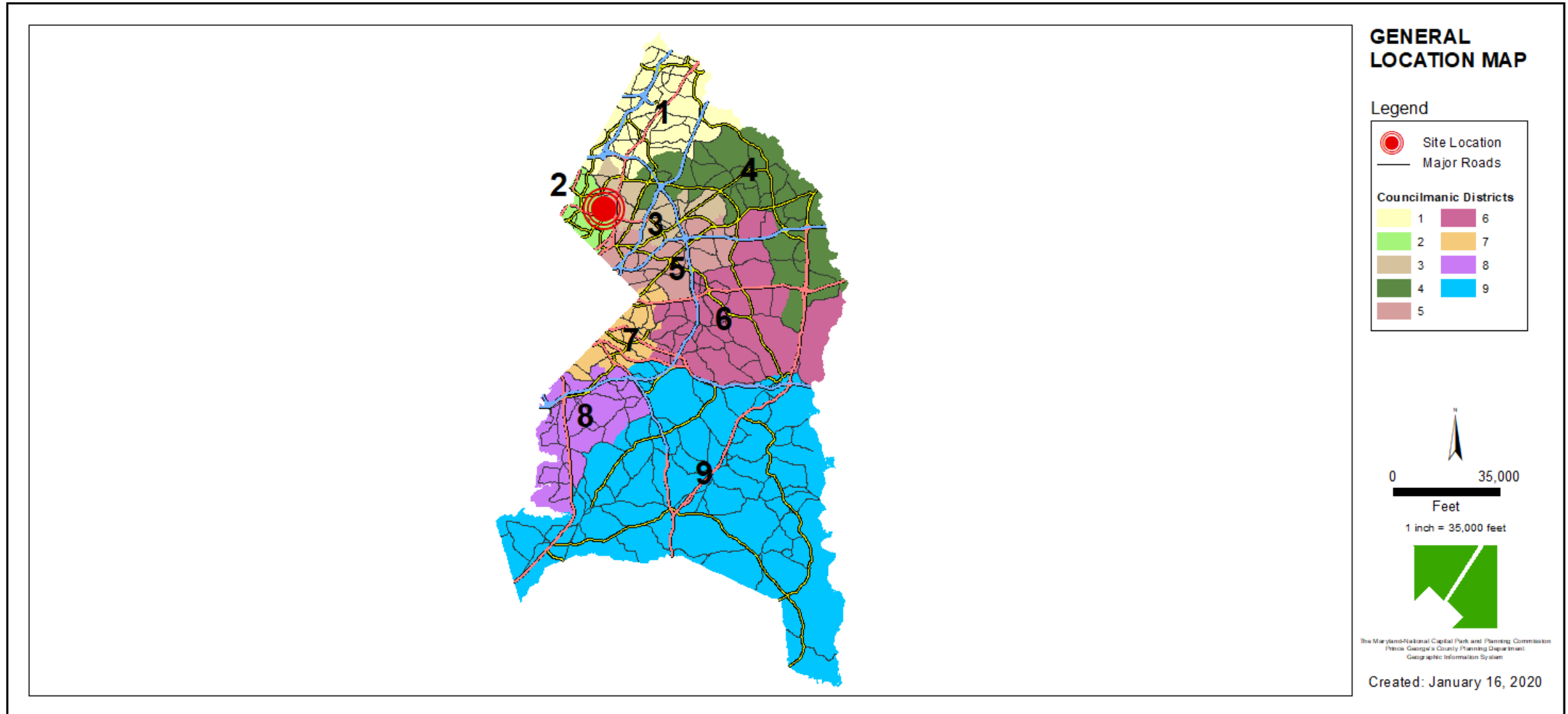
CASE: DSP-19050-01

DEWEY PROPERTY

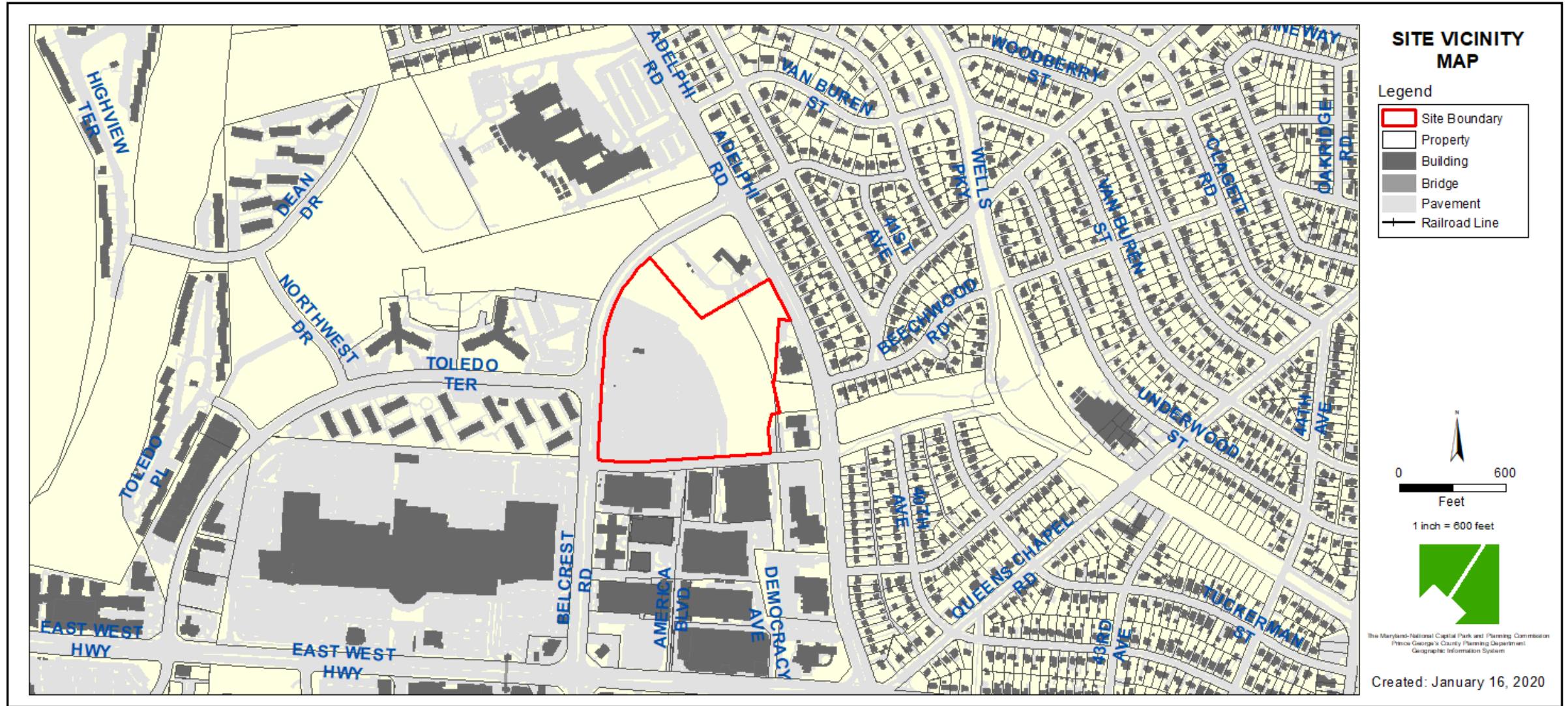
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



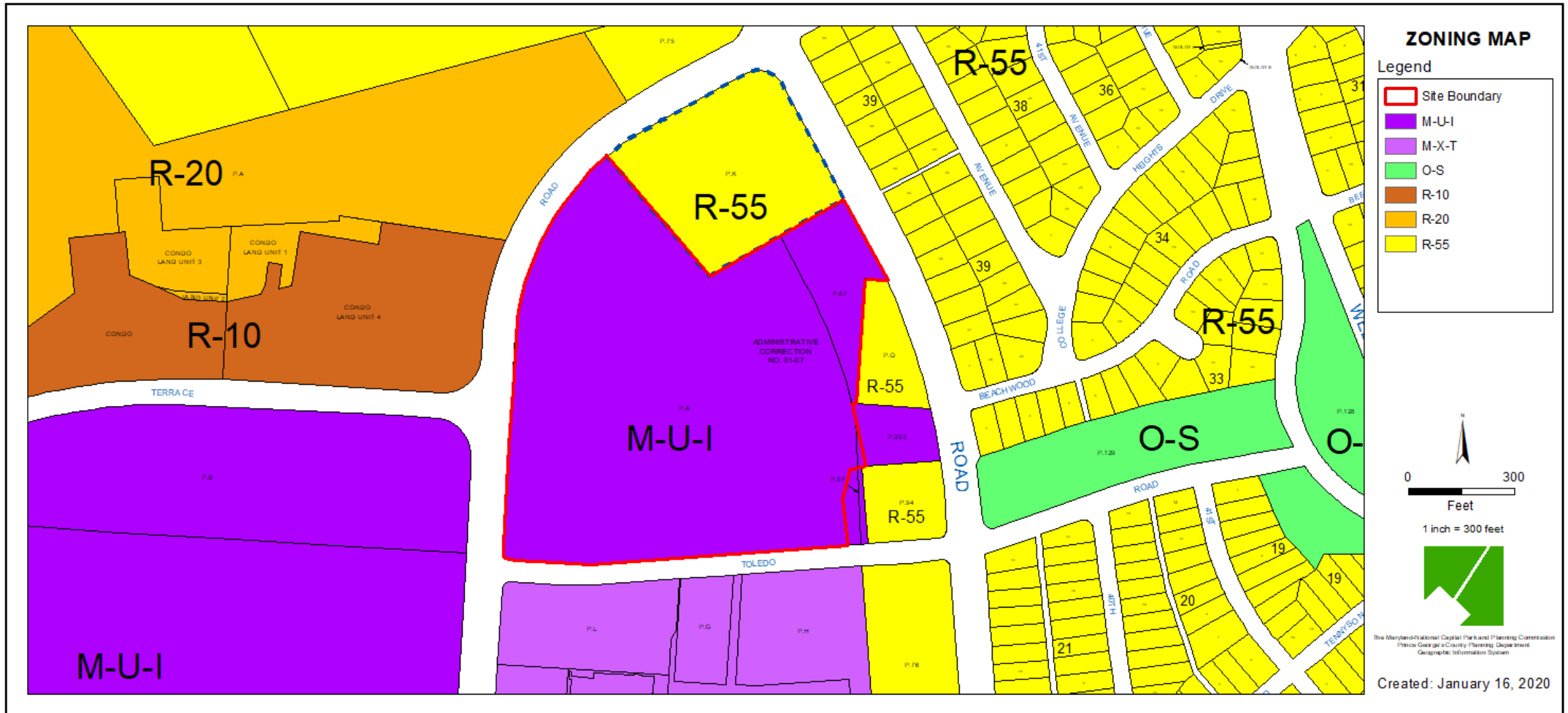
GENERAL LOCATION MAP



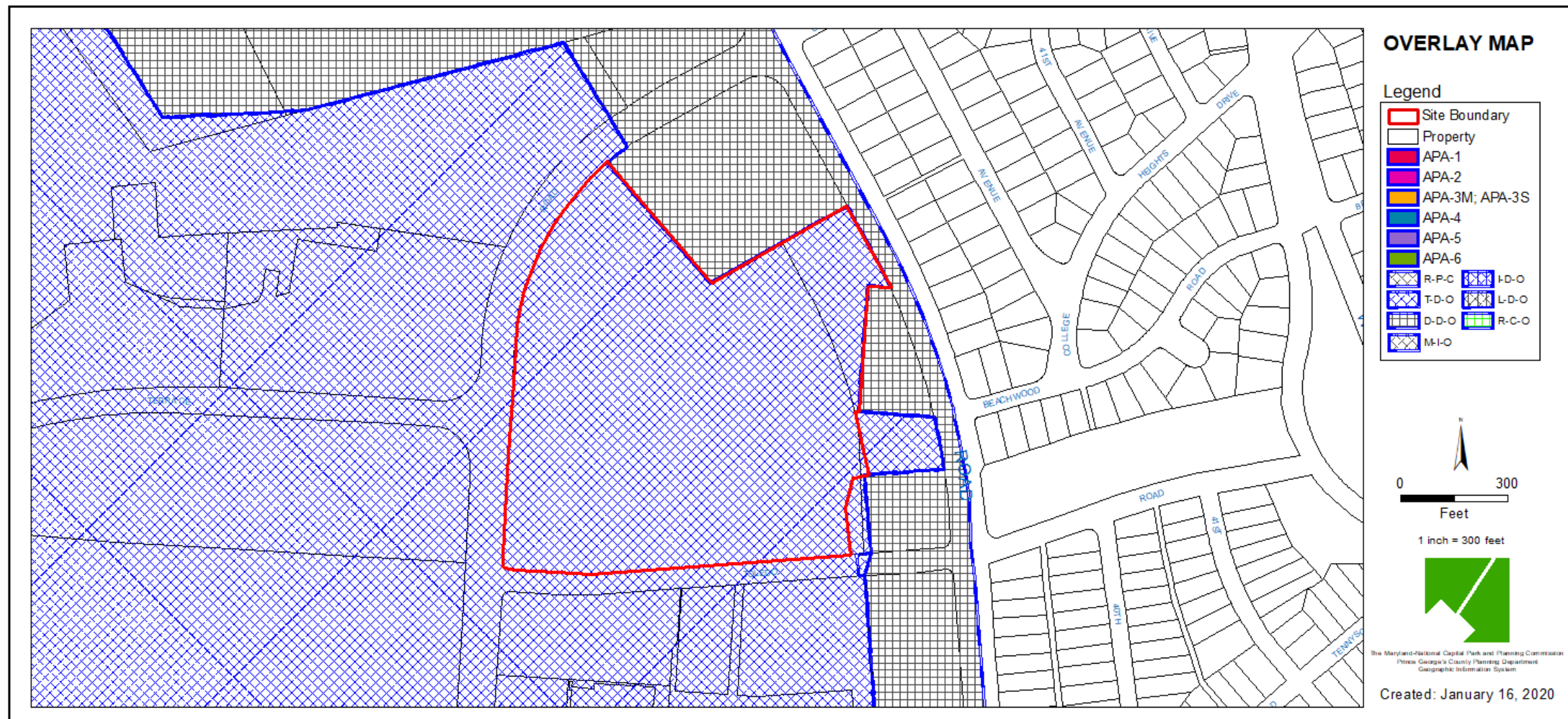
SITE VICINITY



ZONING MAP



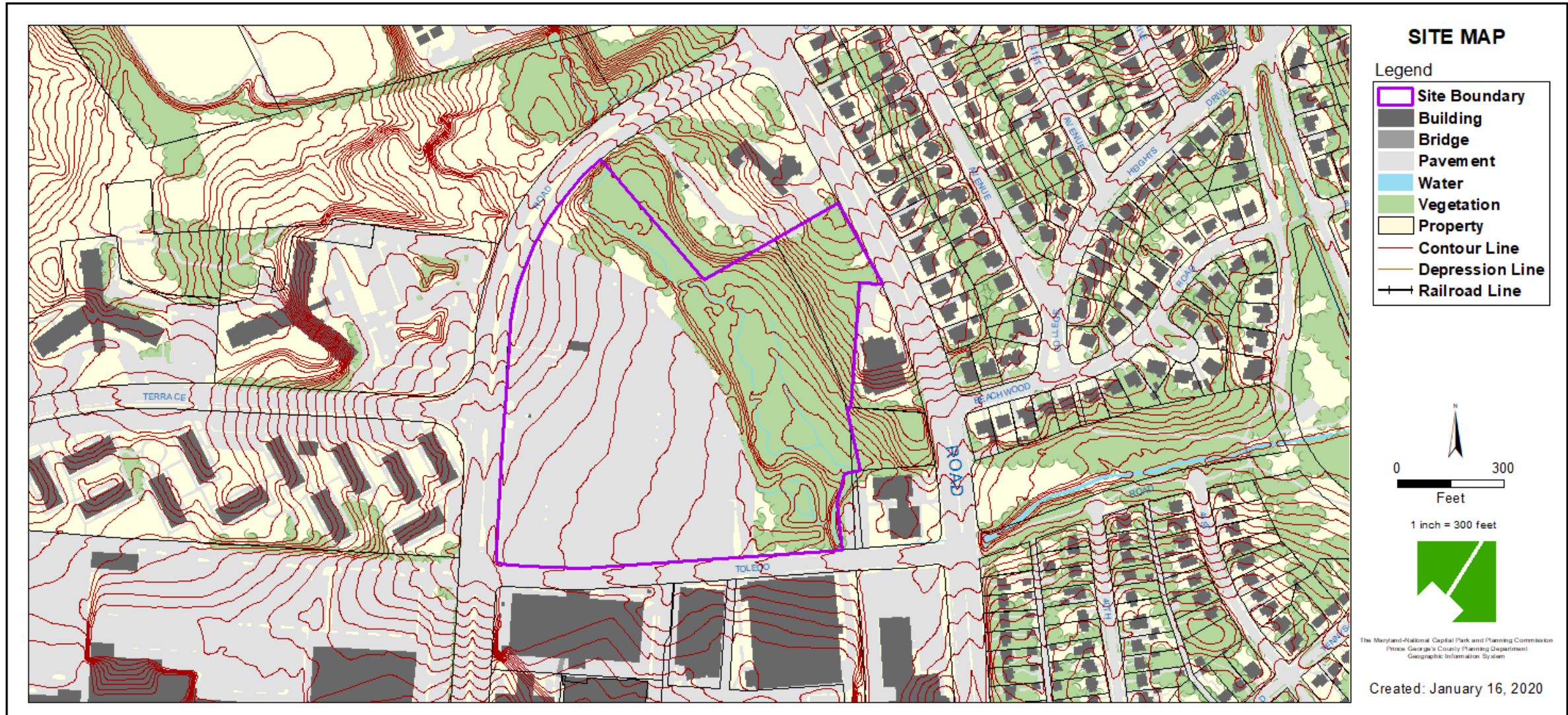
OVERLAY MAP



AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



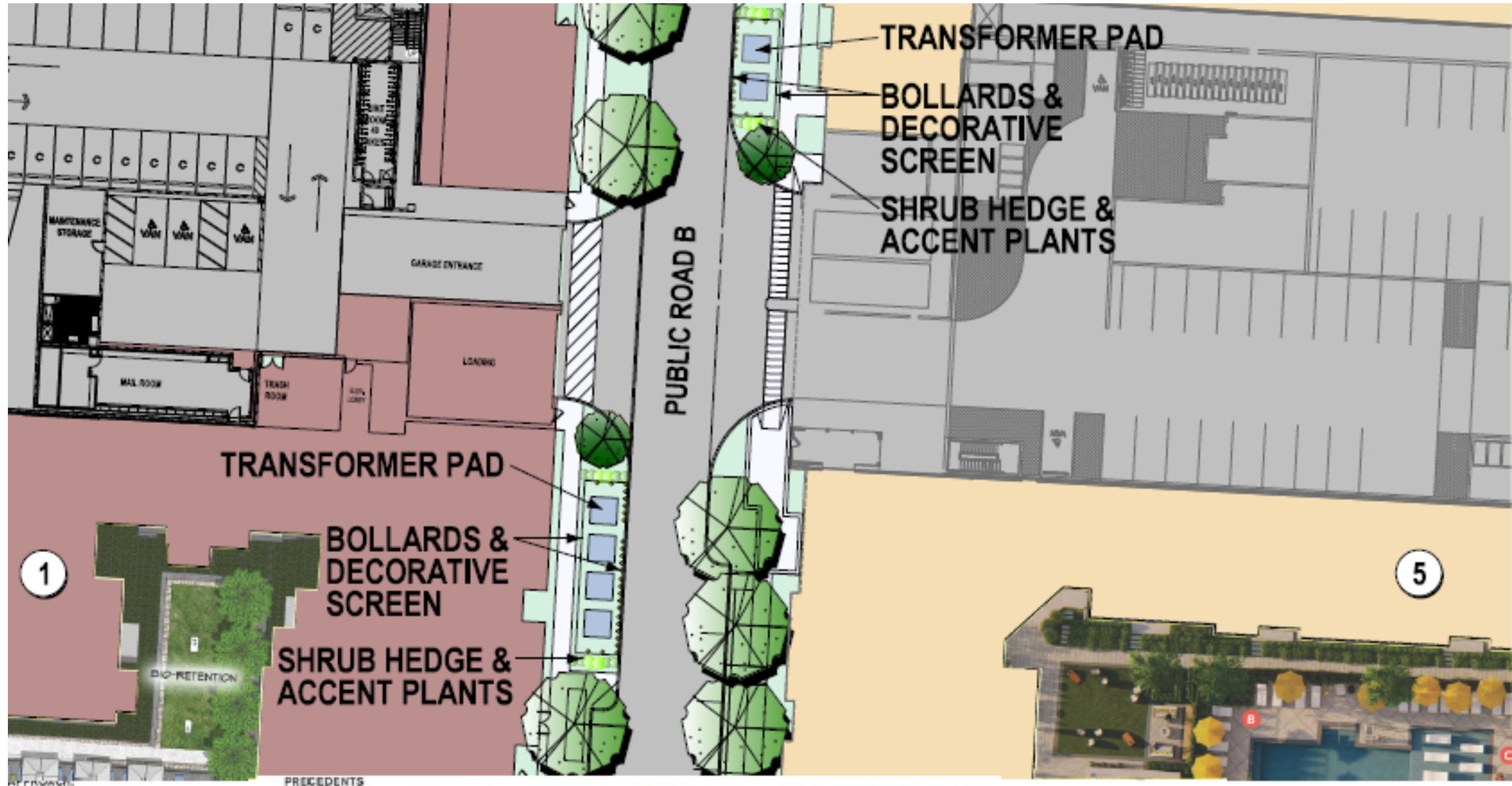
BIRD'S-EYE VIEW LOOKING SOUTH



ILLUSTRATIVE SITE PLAN INCLUDING DSP-19050 & DSP-19050-01

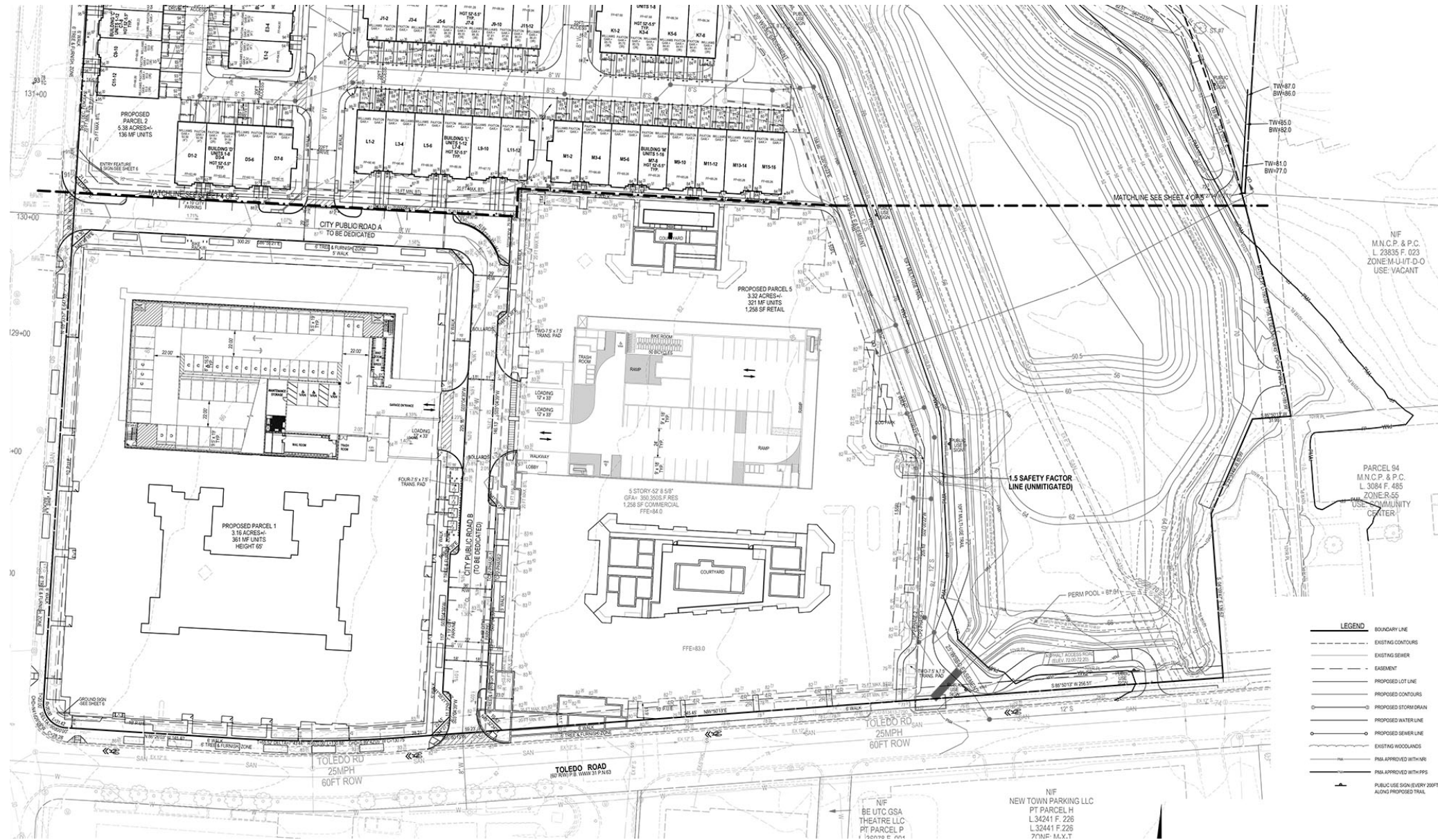


PROPOSED ABOVE-GROUND TRANSFORMERS

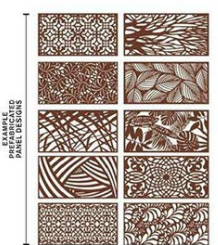
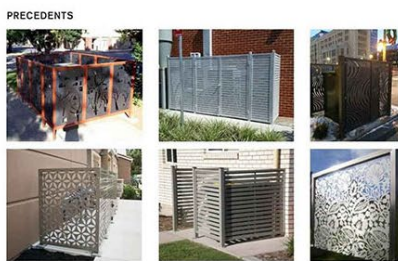
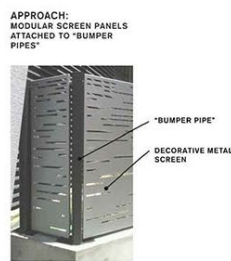
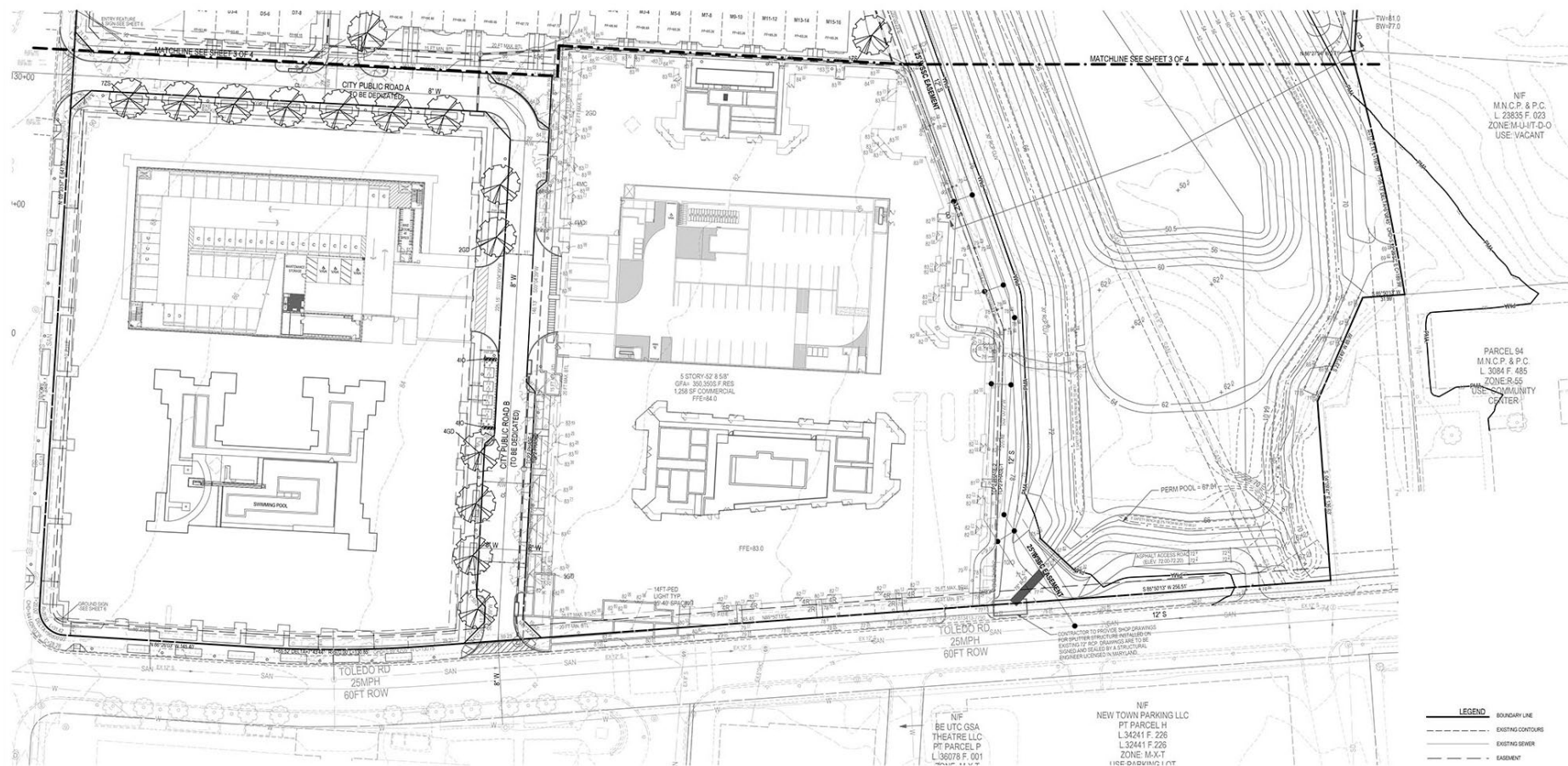




SITE PLAN



LANDSCAPE PLAN



- LEGEND**
- BOUNDARY LINE
 - EXISTING CONTOURS
 - EXISTING SEWER
 - EASEMENT
 - PROPOSED LOT LINE
 - PROPOSED CONTOURS
 - PROPOSED STORM DRAIN
 - PROPOSED WATER LINE
 - PROPOSED SEWER LINE
 - EXISTING WOODLANDS
 - FINAL APPROVED WITH LMR
 - FINAL APPROVED WITH PPS



LANDSCAPE PLAN



PARCEL 1 BUILDING - NORTH AND EAST ELEVATIONS

SCALE 1/16" = 1/0"
'HALO LIT CHANEL LETTERS'



1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

BLDG ELEVATIONS (NE CORNER)
SCALE 1/16" = 1/0"
'HALO LIT CHANEL LETTERS'



2 EAST ELEVATION
SCALE: 1/16" = 1'-0"

PARCEL 1 BUILDING - SOUTH AND WEST ELEVATIONS

BLDG ELEVATIONS (SOUTH ELEVATION)
SCALE 1/16" = 1/0"
 'HALO LIT CHANEL LETTERS'



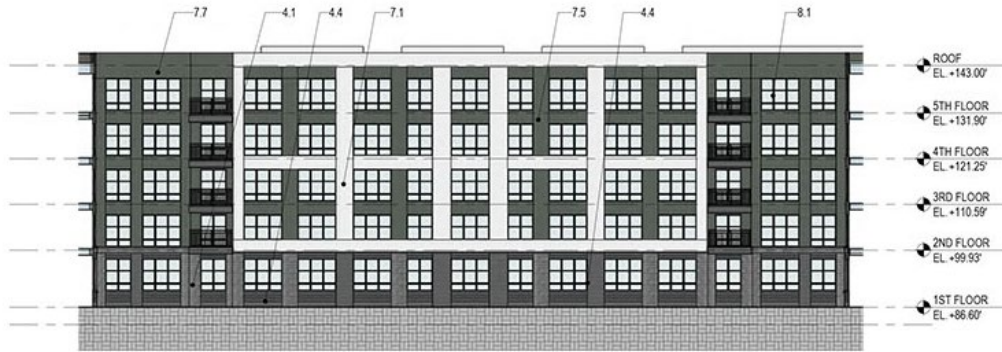
1 SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"

BLDG ELEVATIONS (WEST ELEVATION)
SCALE 1/16" = 1/0"
 'HALO LIT CHANEL LETTERS'



2 WEST ELEVATION
 SCALE: 1/16" = 1'-0"

PARCEL 1 BUILDING - COURTYARD ELEVATIONS



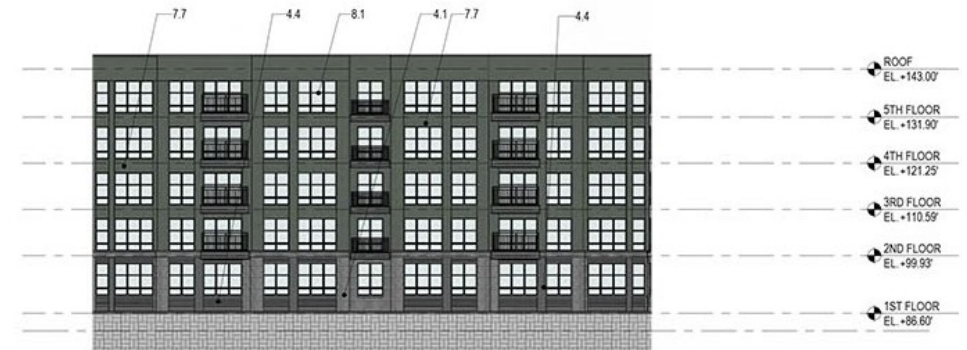
1 COURTYARD ELEVATION - SOUTH
SCALE: 1/16" = 1'-0"



2 COURTYARD ELEVATION - WEST
SCALE: 1/16" = 1'-0"

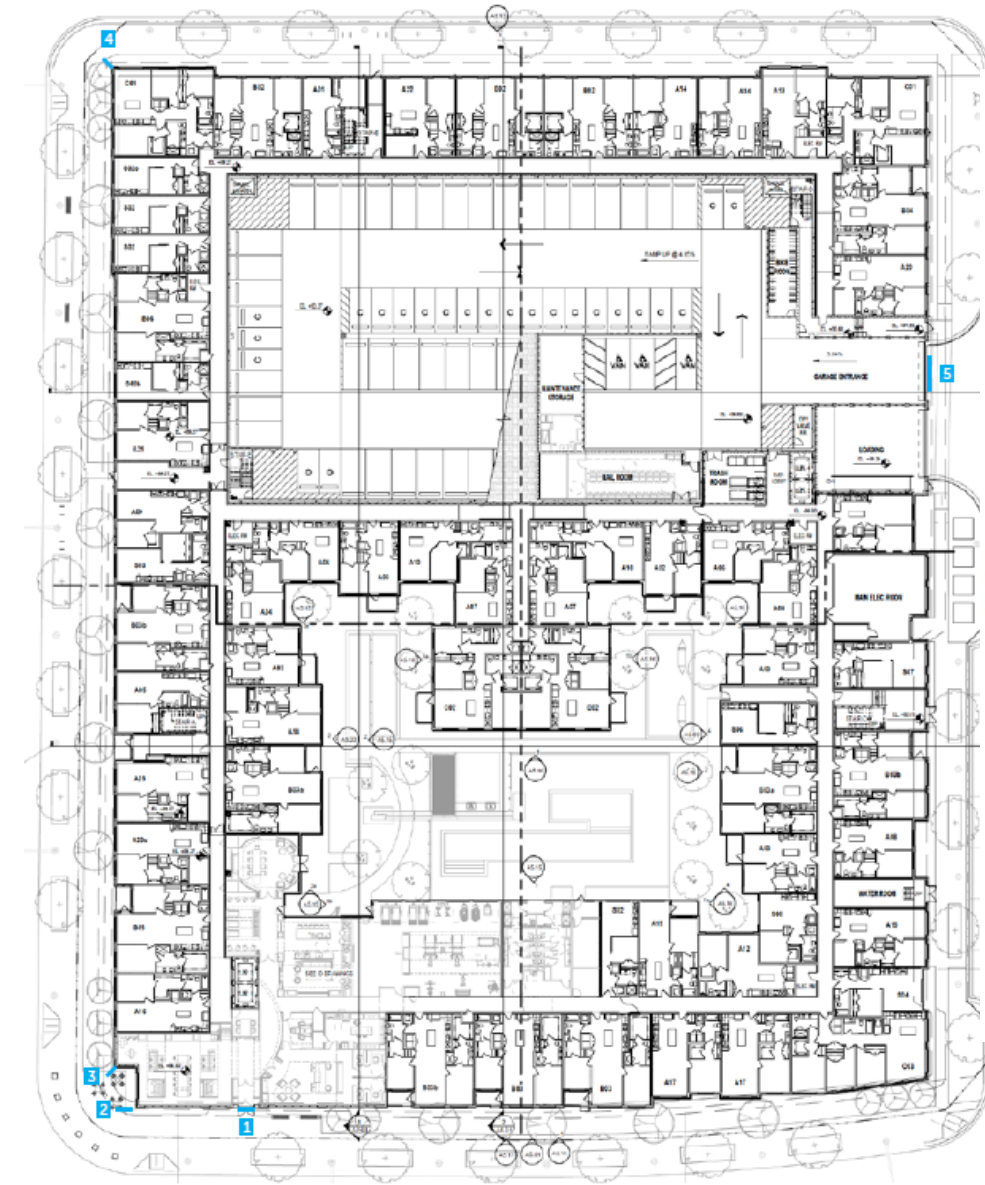


3 COURTYARD ELEVATION - NORTH
SCALE: 1/16" = 1'-0"



4 COURTYARD ELEVATION - EAST
SCALE: 1/16" = 1'-0"

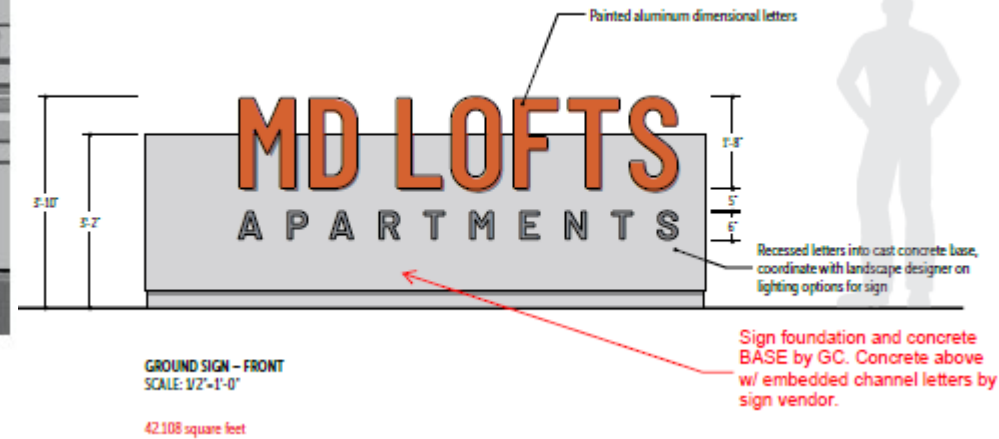
PARCEL 1 BUILDING - SIGNAGE



SOUTH ELEVATION - SOUTHWEST CORNER
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



GROUND SIGN - FRONT
SCALE: 1/2"=1'-0"

42,108 square feet

PARCEL 1 - RECREATION DETAILS



PARCELS 2 & 3 BUILDINGS - TYPICAL FRONT ELEVATION



DSP-19050-01

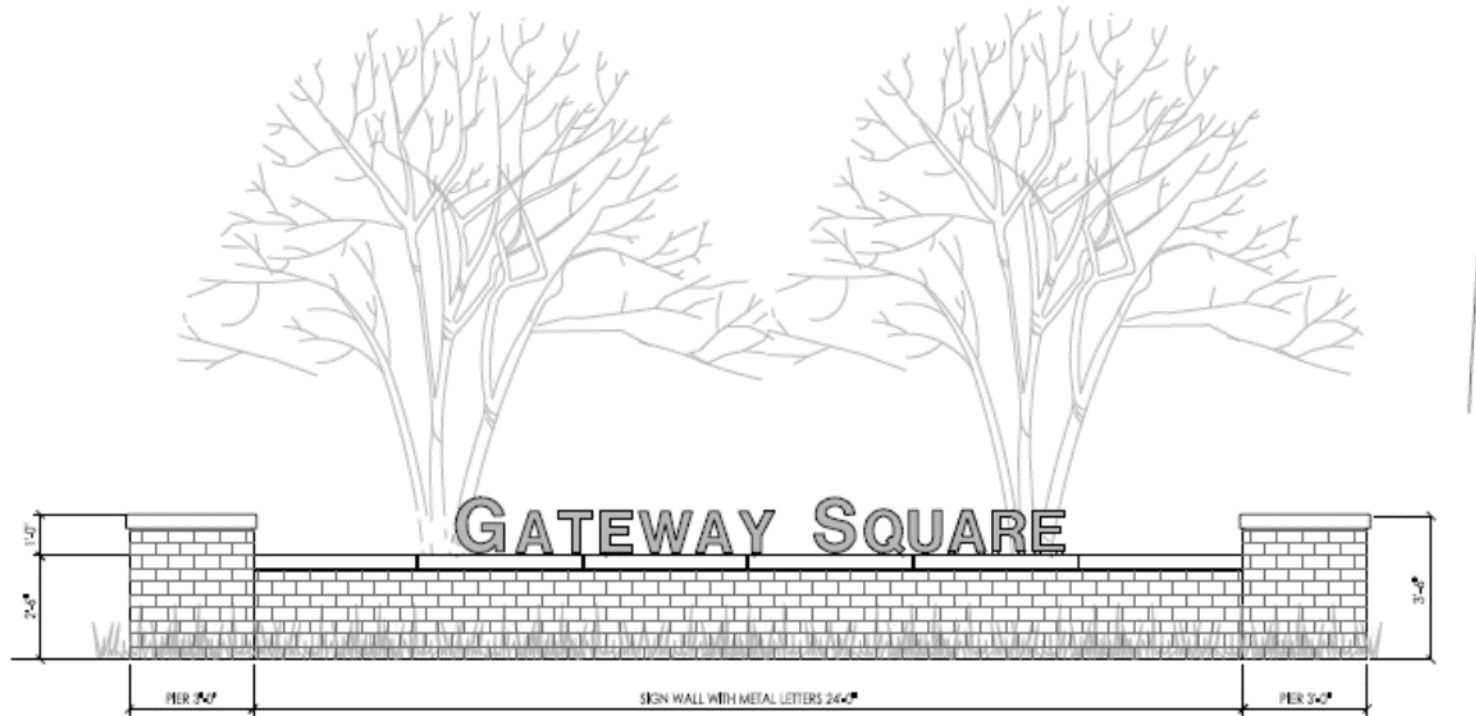
PARCELS 2 & 3 BUILDINGS - TYPICAL REAR ELEVATION



PARCELS 2 & 3 BUILDINGS - TYPICAL SIDE ELEVATION

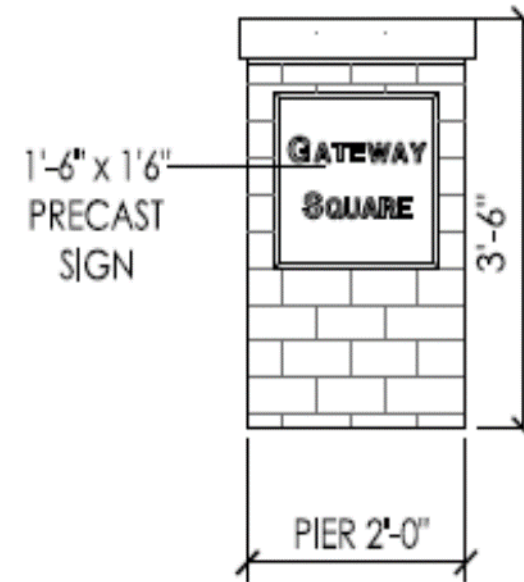


PARCELS 2 & 3 BUILDINGS - SIGNAGE



ENTRY FEATURE-Parcel 2

METALIC LETTERS, 11"-14" HIGH, 14 SF
SEE SHEET 6 OF DSP FOR DETAILS



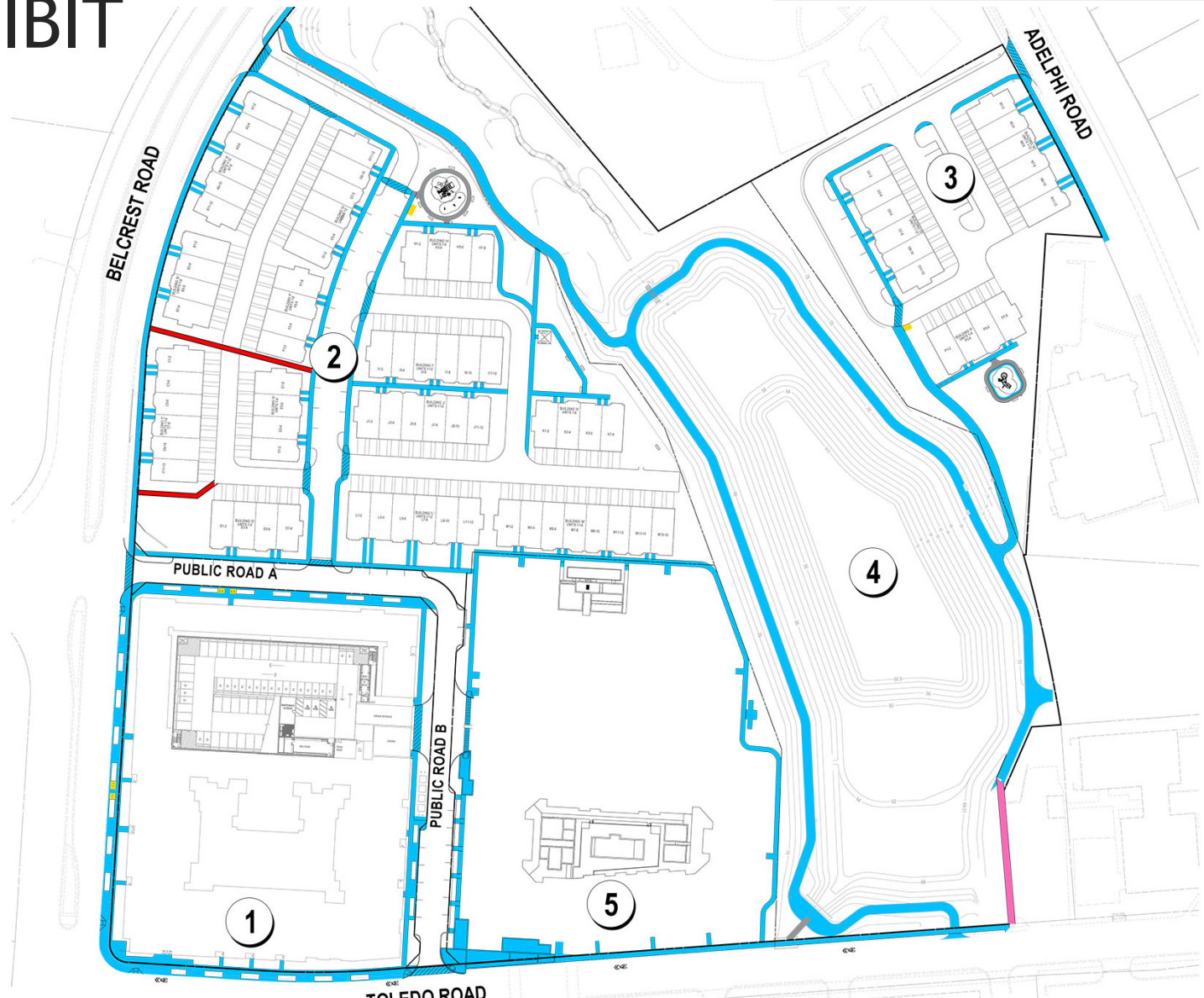
ENTRY FEATURE-Parcel 3

1.5' X 1.5' PRECAST SIGN, 2.5 SF ea or 5SF
SEE SHEET 6 OF DSP FOR DETAILS

PARCELS 2 & 3 - RECREATION DETAILS



PEDESTRIAN EXHIBIT



PROPOSED PEDESTRIAN ACCESS
CONDITION 1L
CONDITION 1E & R



SOLTESZ, LLC



7/16/2020