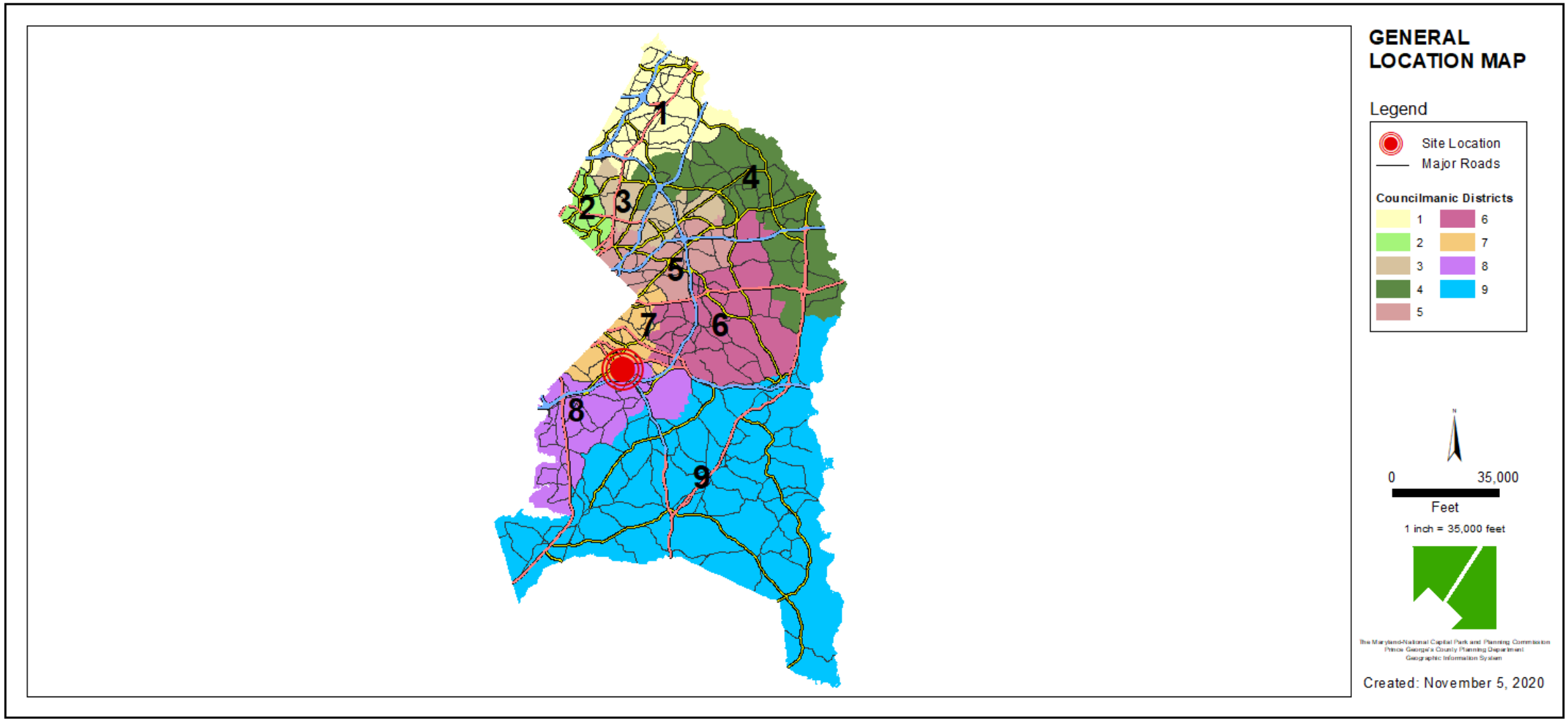
ITEM: 6 & 7

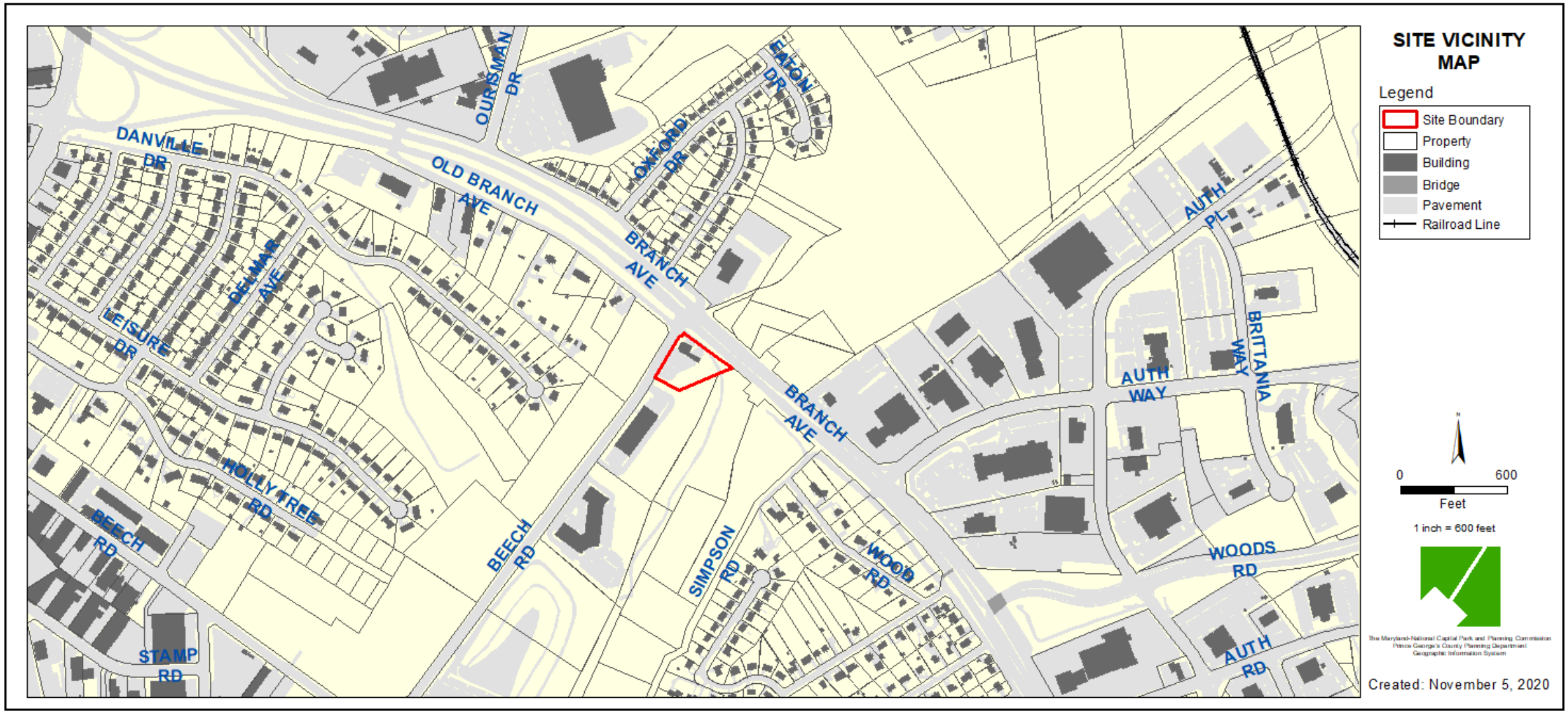
CASE: DSP-19056 & DSDS-710

WAWA
OLD BRANCH AVENUE

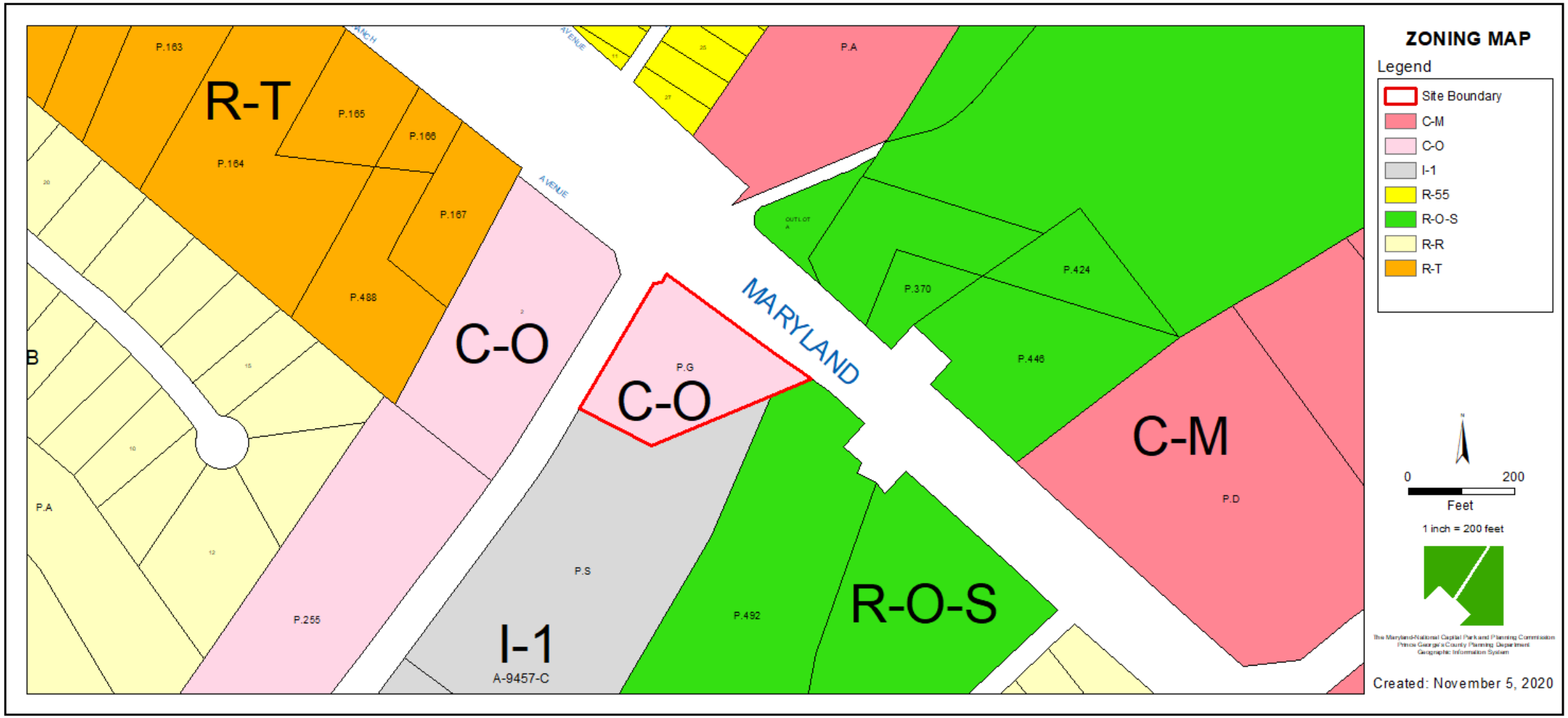
GENERAL LOCATION MAP



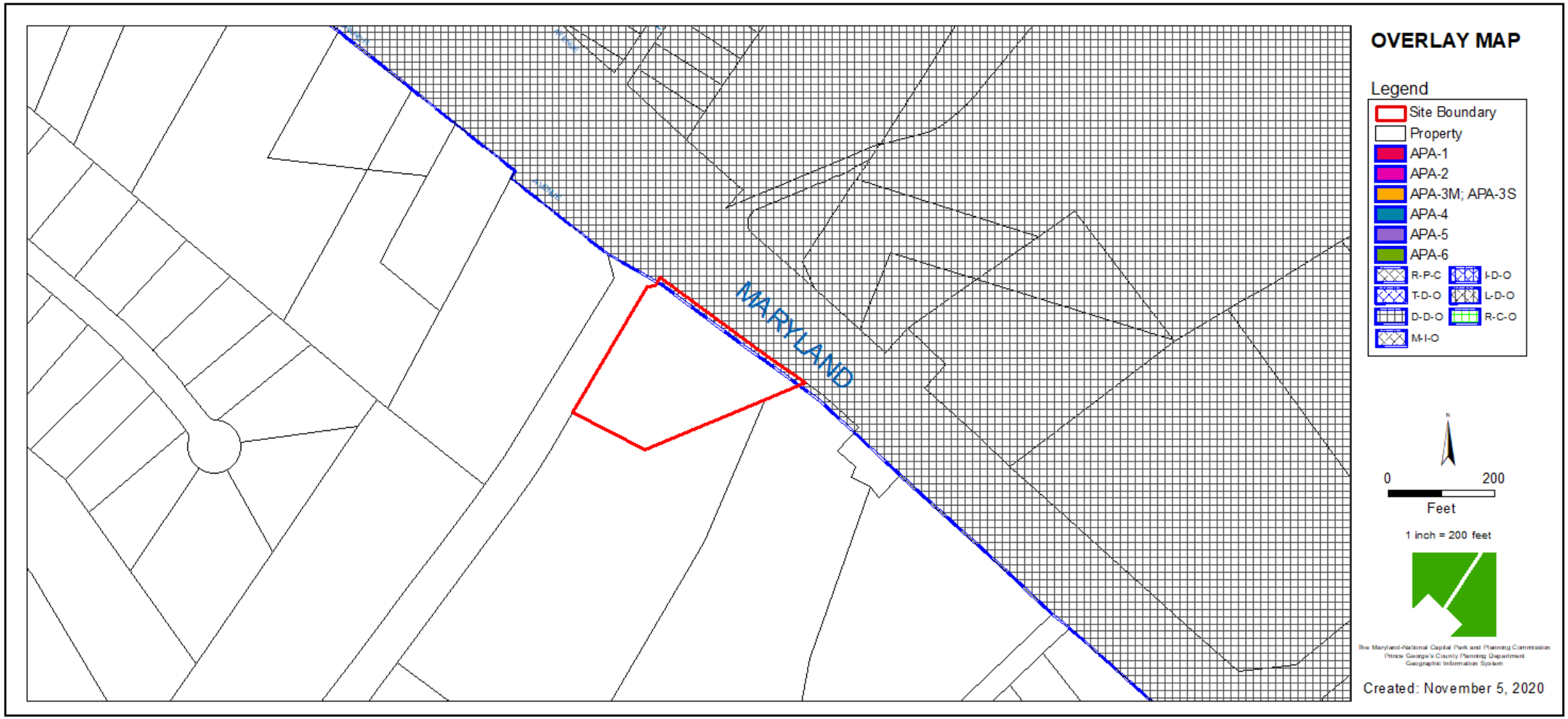
SITE VICINITY



ZONING MAP


ZONING MAP
Legend
Site Boundary
C-M
C-O
I-1
R-55
R-O-S
R-R
R-T
R-T
C-O
C-O
C-M
R-O-S
I-1
A-9457-C
MARYLAND
P.163
P.164
P.165
P.166
P.167
P.488
P.A
P.G
P.S
P.255
P.492
P.370
P.424
P.446
P.D
0
200
Feet
1 inch = 200 feet
Created: November 5, 2020

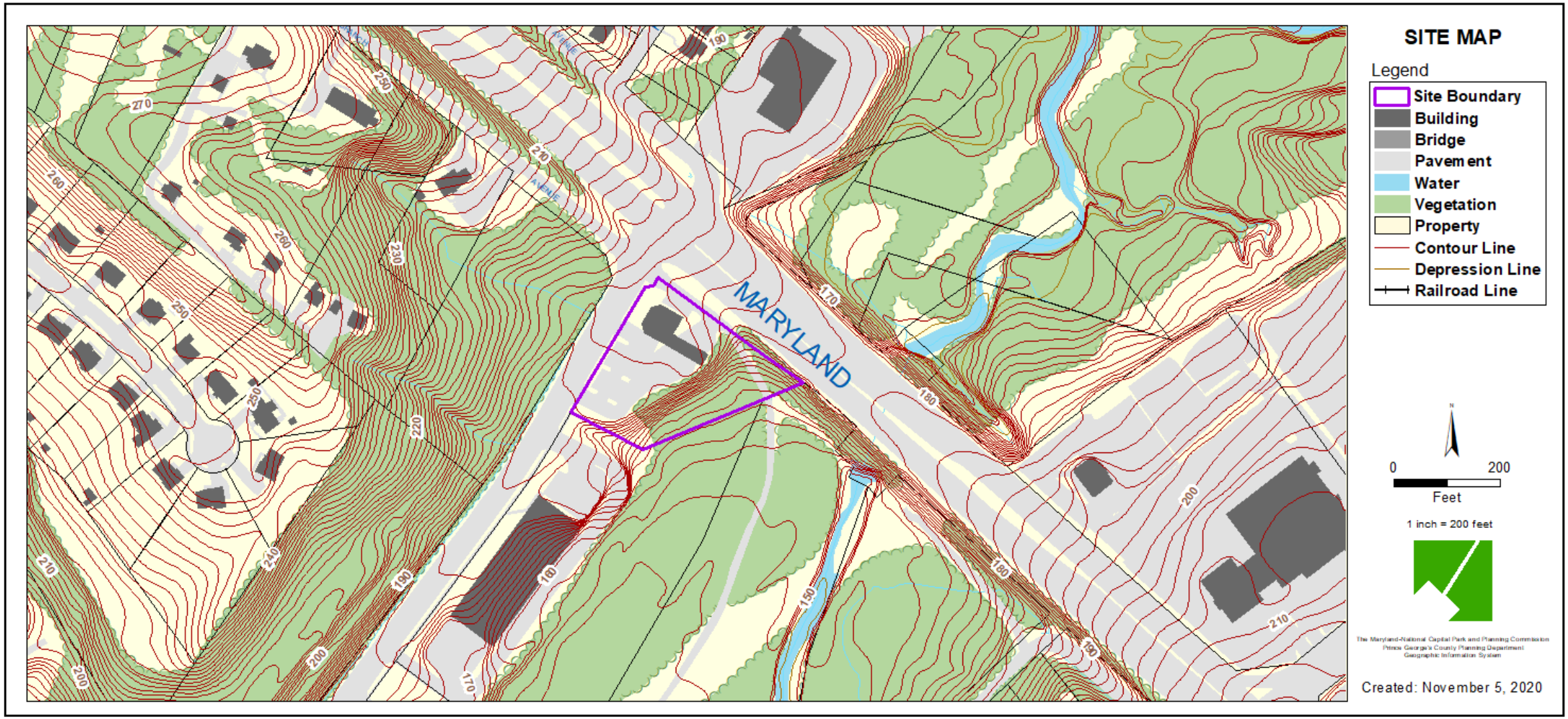
OVERLAY MAP


MARYLAND
OVERLAY MAP
Legend
Site Boundary
Property
APA-1
APA-2
APA-3M; APA-3S
APA-4
APA-5
APA-6
R-P-C
I-D-O
T-D-O
L-D-O
D-D-O
R-C-O
M-I-O
0
200
Feet
1 inch = 200 feet
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System
Created: November 5, 2020

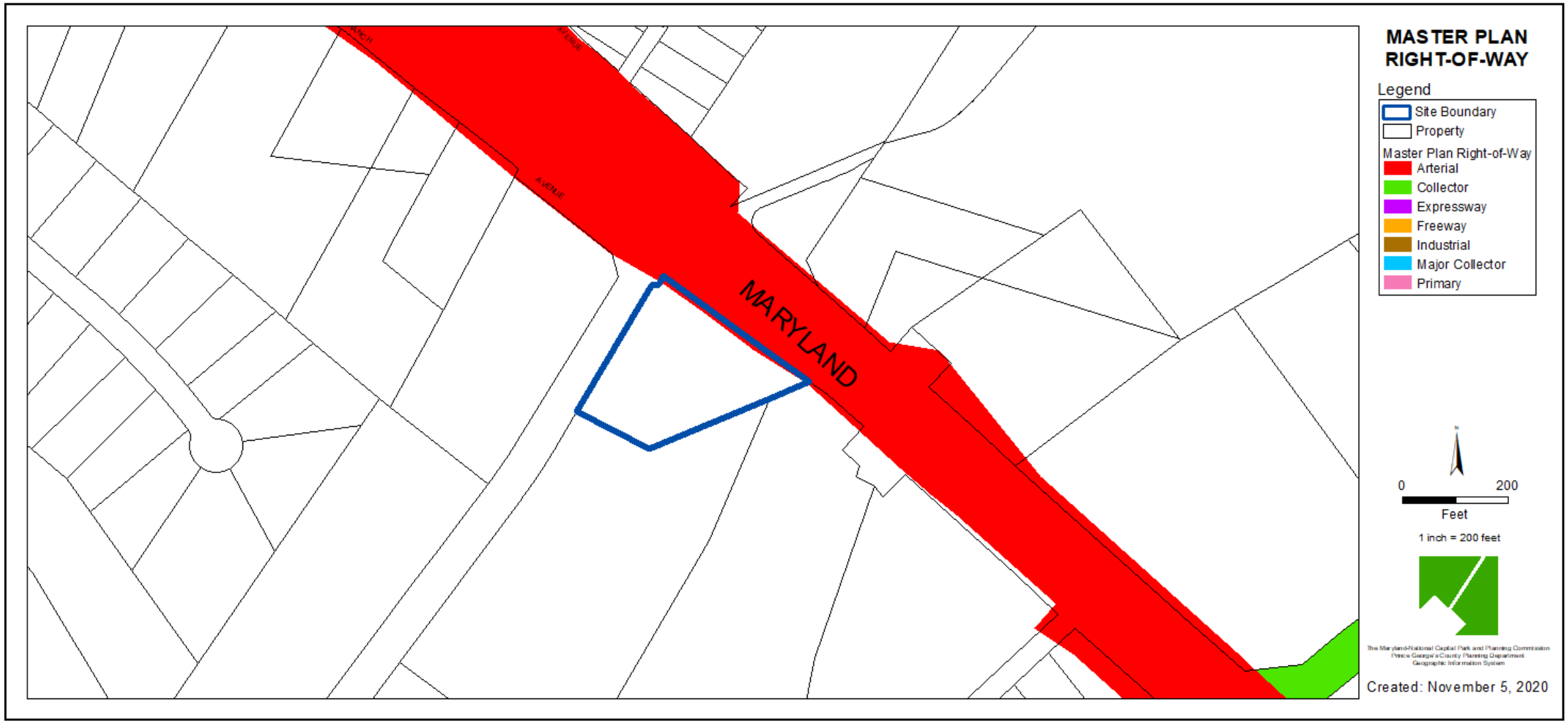
AERIAL MAP

MARYLAND
AERIAL MAP
Legend
Site Boundary
Property
IMAGERY FROM EARLY 2020
0
200
Feet
1 inch = 200 feet
M-NCPPC
Created: November 5, 2020

SITE MAP

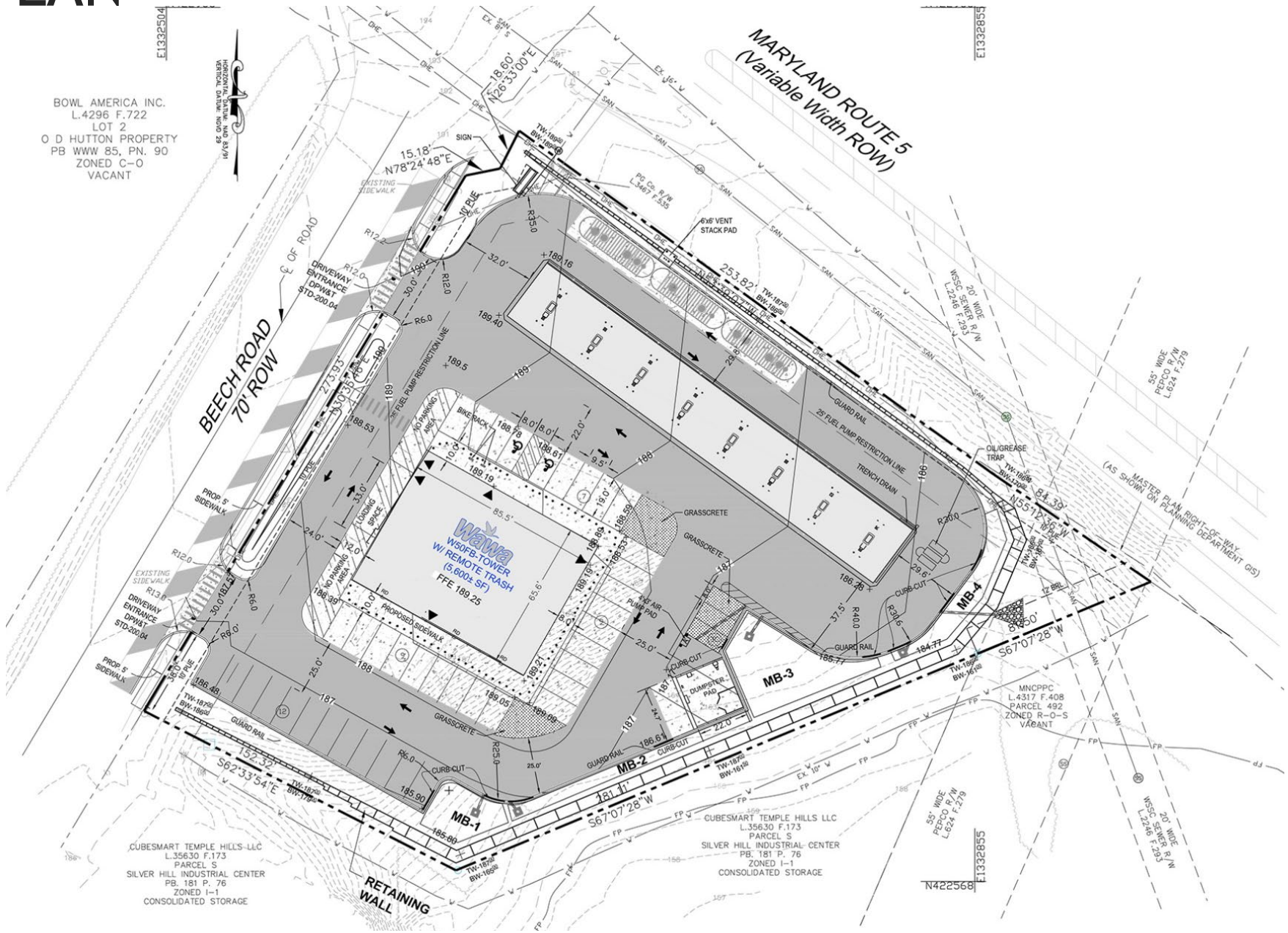

MARYLAND
SITE MAP
Legend
Site Boundary
Building
Bridge
Pavement
Water
Vegetation
Property
Contour Line
Depression Line
Railroad Line
0
200
Feet
1 inch = 200 feet
Created: November 5, 2020

MASTER PLAN RIGHT-OF-WAY MAP



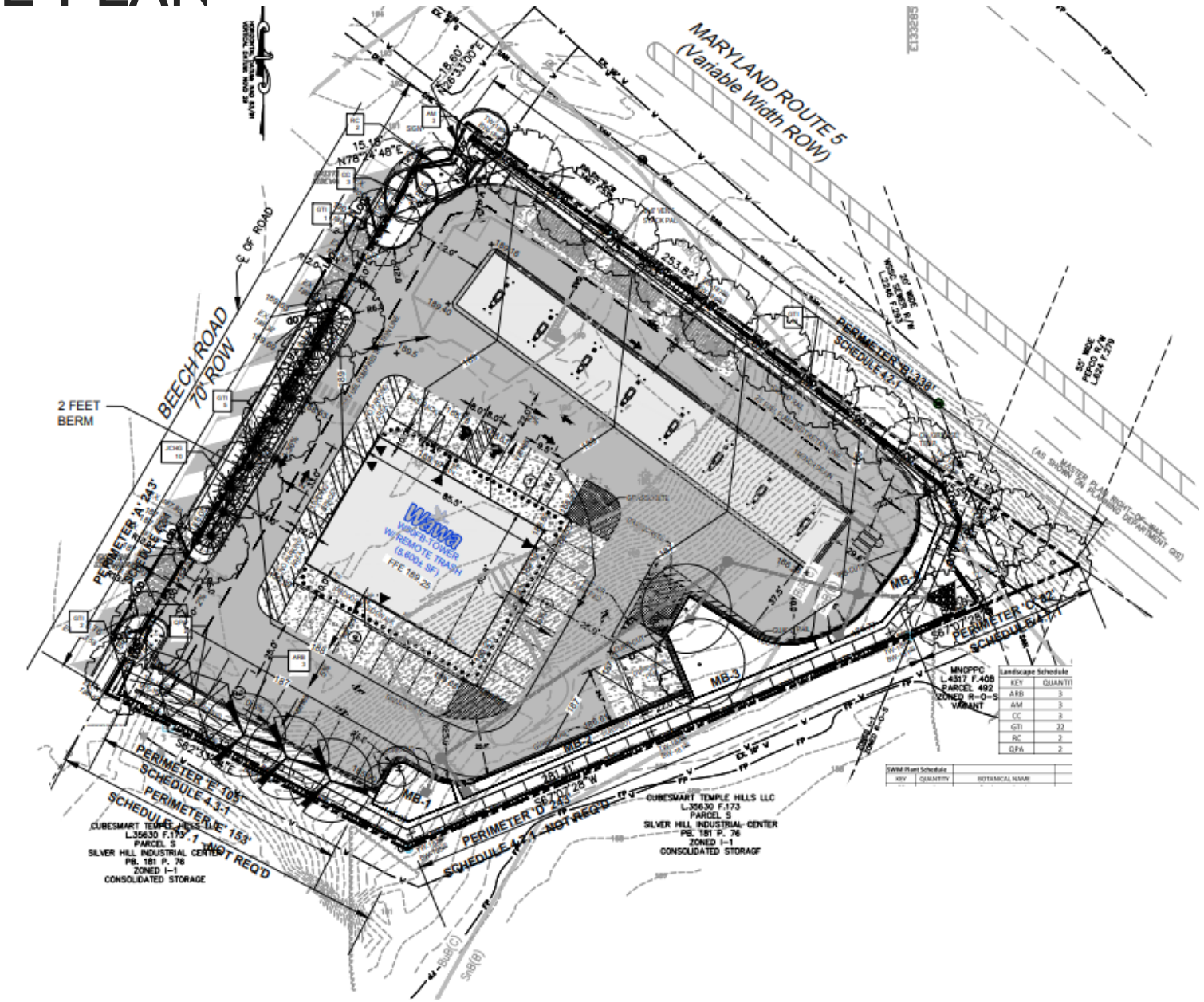
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

SITE PLAN



DRD THE DEVELOPMENT REVIEW DIVISION

LANDSCAPE PLAN



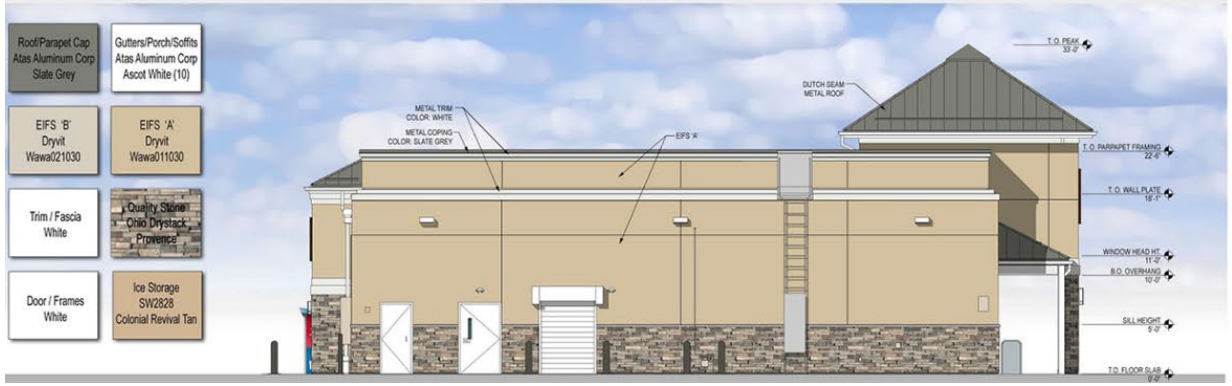
DRD
THE DEVELOPMENT REVIEW DIVISION

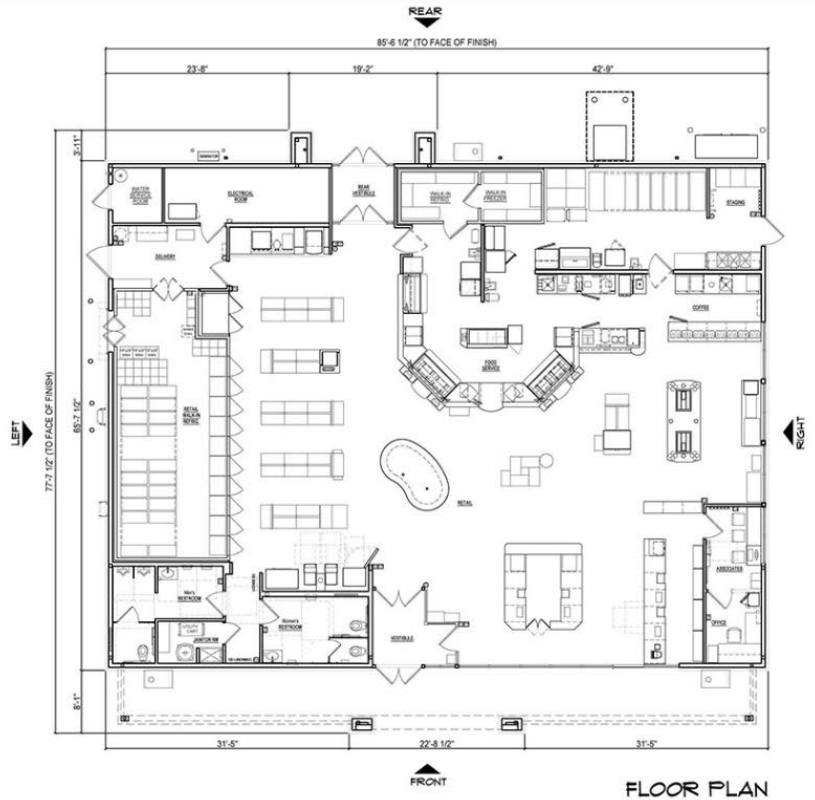
ELEVATIONS

RIGHT (NORTHWEST) ELEVATION (BEECH ROAD)

FRONT (NORTHEAST) ELEVATION (OLD BRANCH AVE.)

REAR (SOUTHWEST) ELEVATION



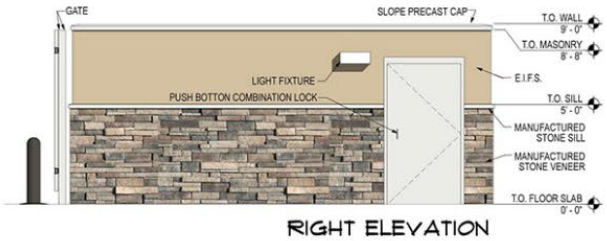


FLOOR PLAN

2/4/2021

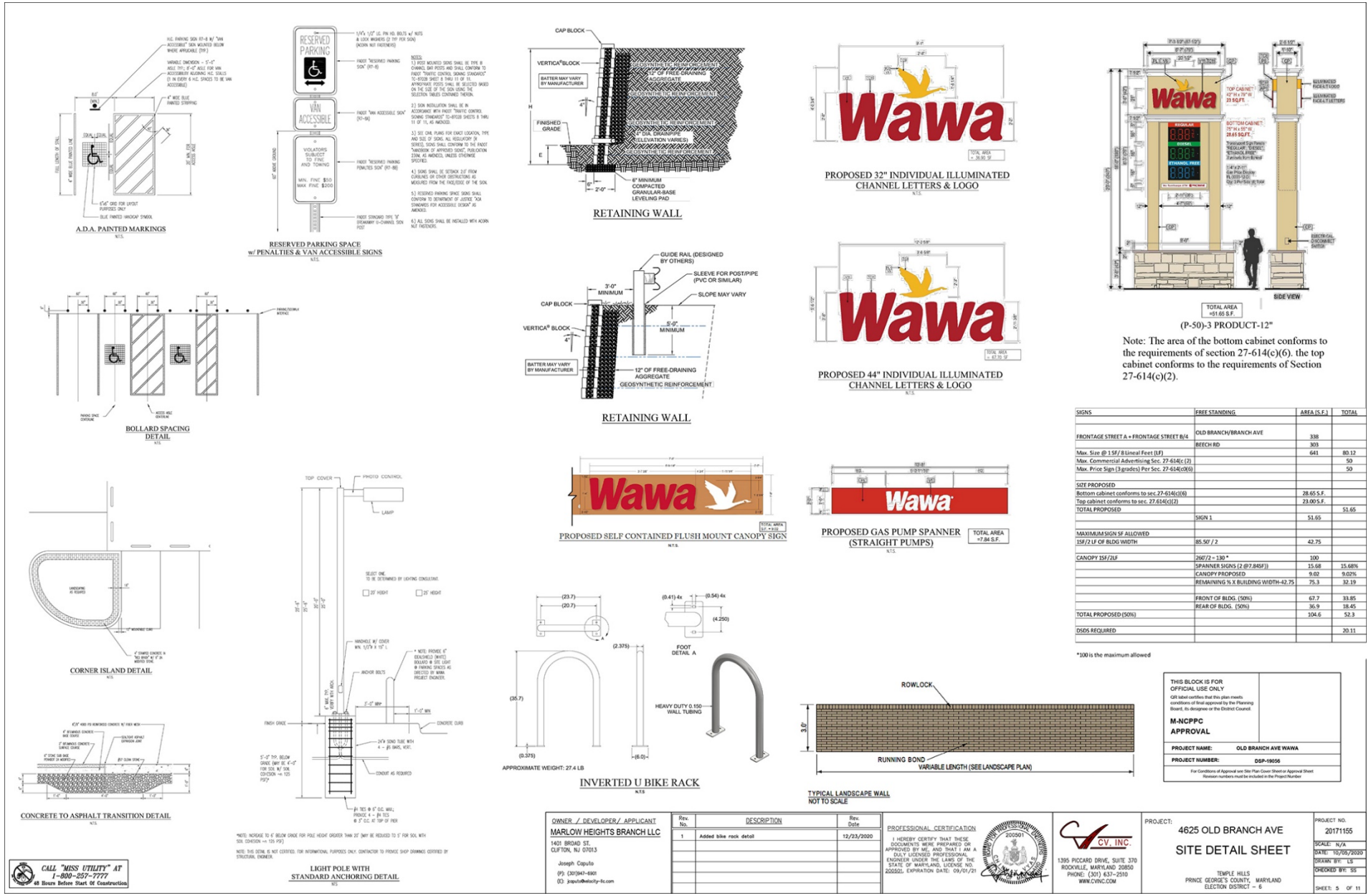
DRD THE DEVELOPMENT REVIEW DIVISION

CANOPY ELEVATIONS



THE DEVELOPMENT REVIEW DIVISION

SIGNAGE AND SITE DETAILS

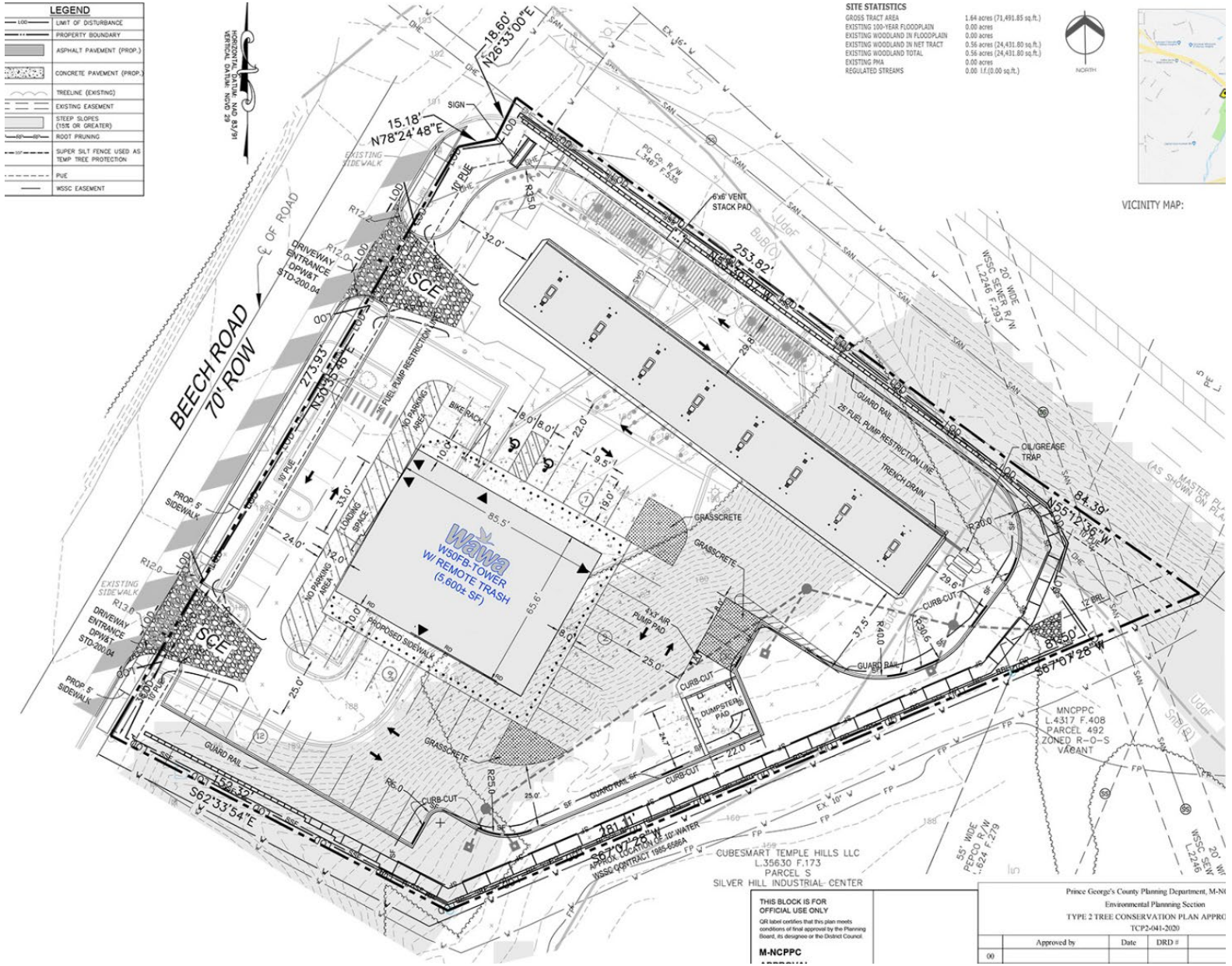


SIGNS	FREE STANDING	AREA (S.F.)	TOTAL
FRONTAGE STREET A + FRONTAGE STREET B/4	OLD BRANCH/BRANCH AVE	338	
	BEECH RD	303	
Max. Size @ 1 SF/ 8 Lineal Feet (LF)		641	80.12
Max. Commercial Advertising Sec. 27-614(c (2)			50
Max. Price Sign (3 grades) Per Sec. 27-614(c)(6)			50
SIZE PROPOSED			
Bottom cabinet conforms to sec.27-614(c)(6)		28.65 S.F.	
Top cabinet conforms to sec. 27.614(c)(2)		23.00 S.F.	
TOTAL PROPOSED			51.65
	SIGN 1	51.65	
MAXIMUM SIGN SF ALLOWED			
1SF/2 LF OF BLDG WIDTH	85.50' / 2	42.75	
CANOPY 1SF/2LF	260'/2 = 130 *	100	
	SPANNER SIGNS (2 @7.845F))	15.68	15.68%
	CANOPY PROPOSED	9.02	9.02%
	REMAINING % X BUILDING WIDTH-42.75	75.3	32.19
	FRONT OF BLDG. (50%)	67.7	33.85
	REAR OF BLDG. (50%)	36.9	18.45
TOTAL PROPOSED (50%)		104.6	52.3
DSDS REQUIRED			20.11

*100 is the maximum allowed

2/4/2021

TYPE II TREE CONSERVATION PLAN



THE DEVELOPMENT REVIEW DIVISION