

MILL BRANCH CROSSING INLINE RETAIL

Detailed Site Plan

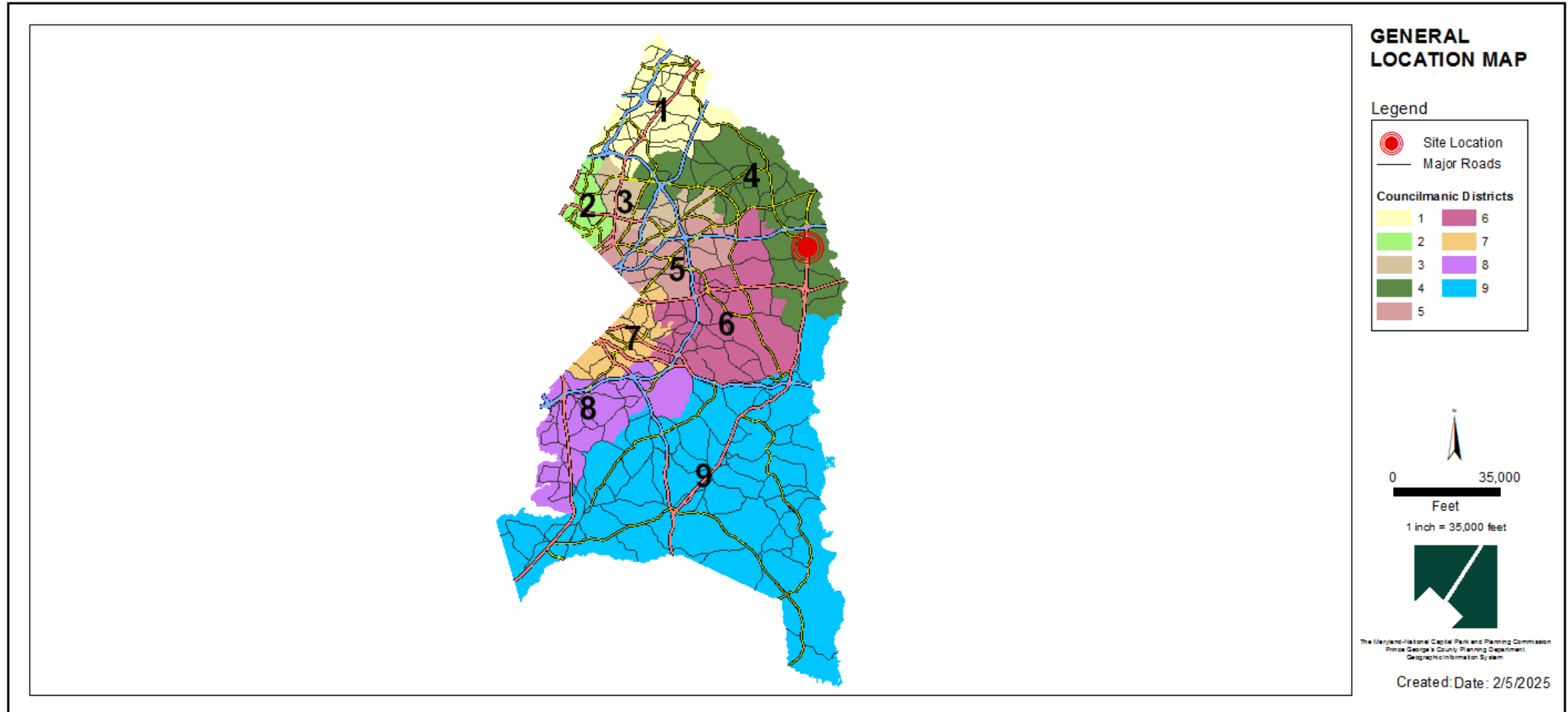
Staff Recommendation: APPROVAL with conditions



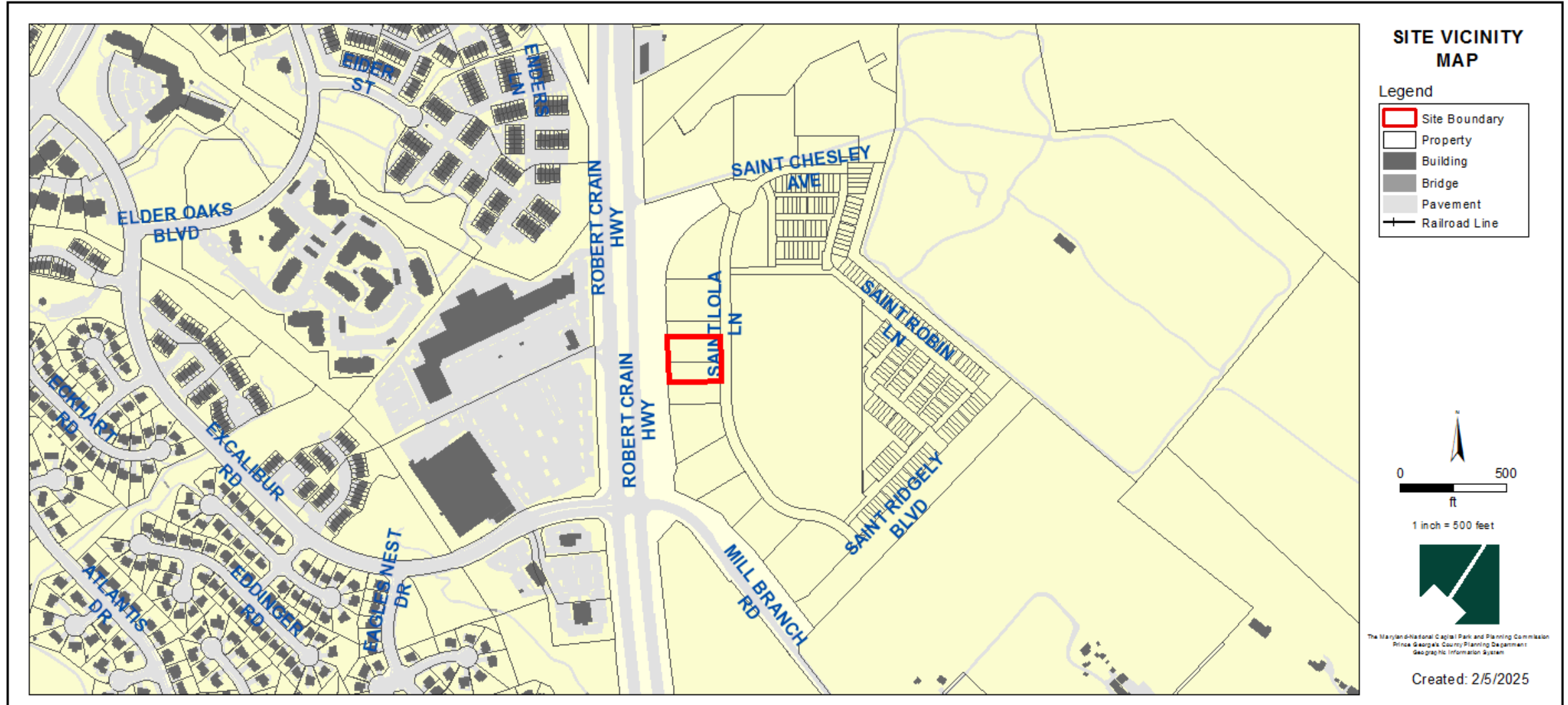
GENERAL LOCATION MAP

Council District: 04

Planning Area: 71A

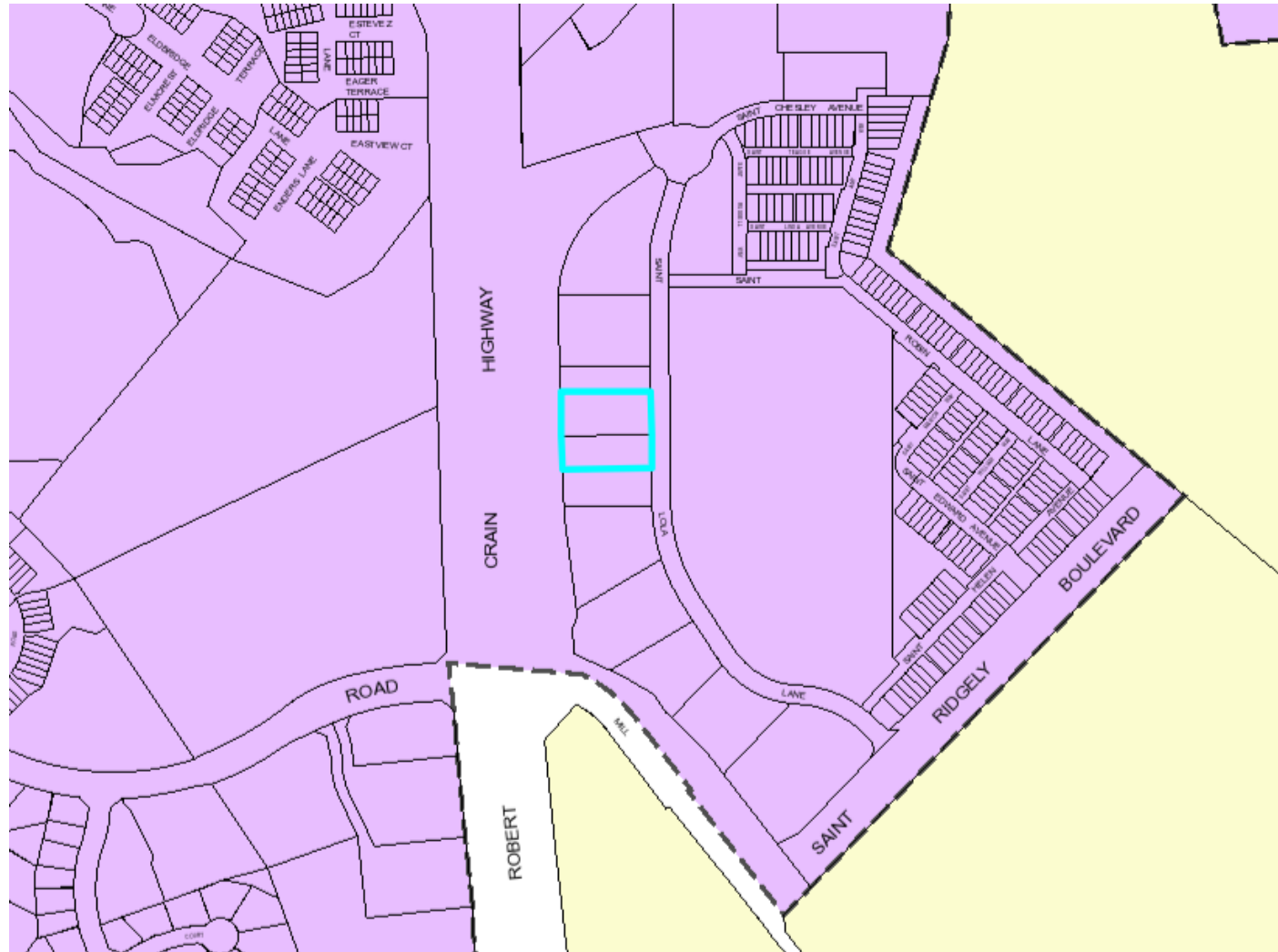


SITE VICINITY MAP



MUNICIPAL MAP BOUNDARY

 City of Bowie



**MASTER PLAN
RIGHT-OF-WAY**

Legend

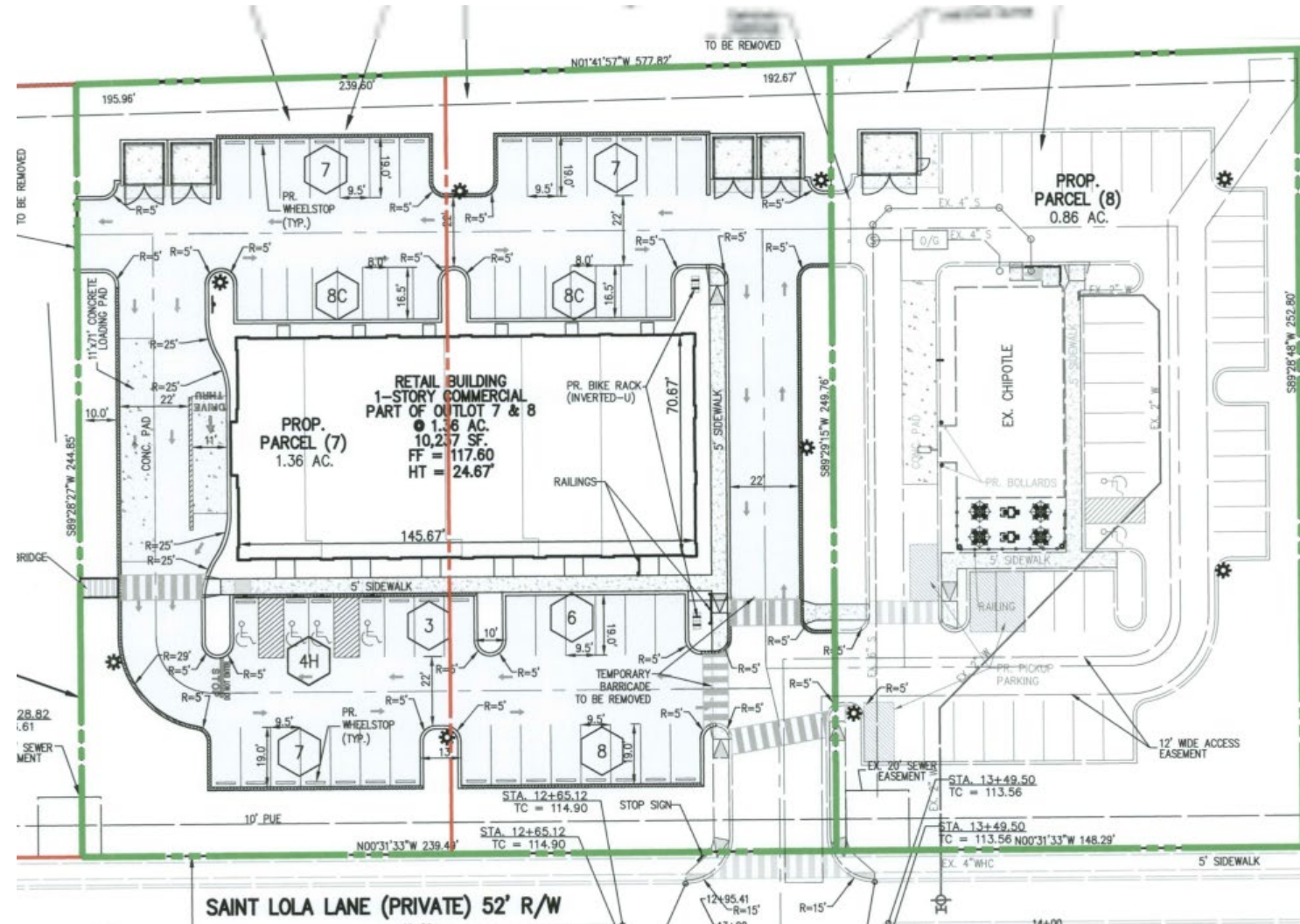
- Site Boundary
- Property
- Master Plan Right-of-Way
 - Arterial
 - Collector
 - Expressway
 - Free way
 - Industrial
 - Major Collector
 - Primary

0 260
ft
1 inch = 250 feet

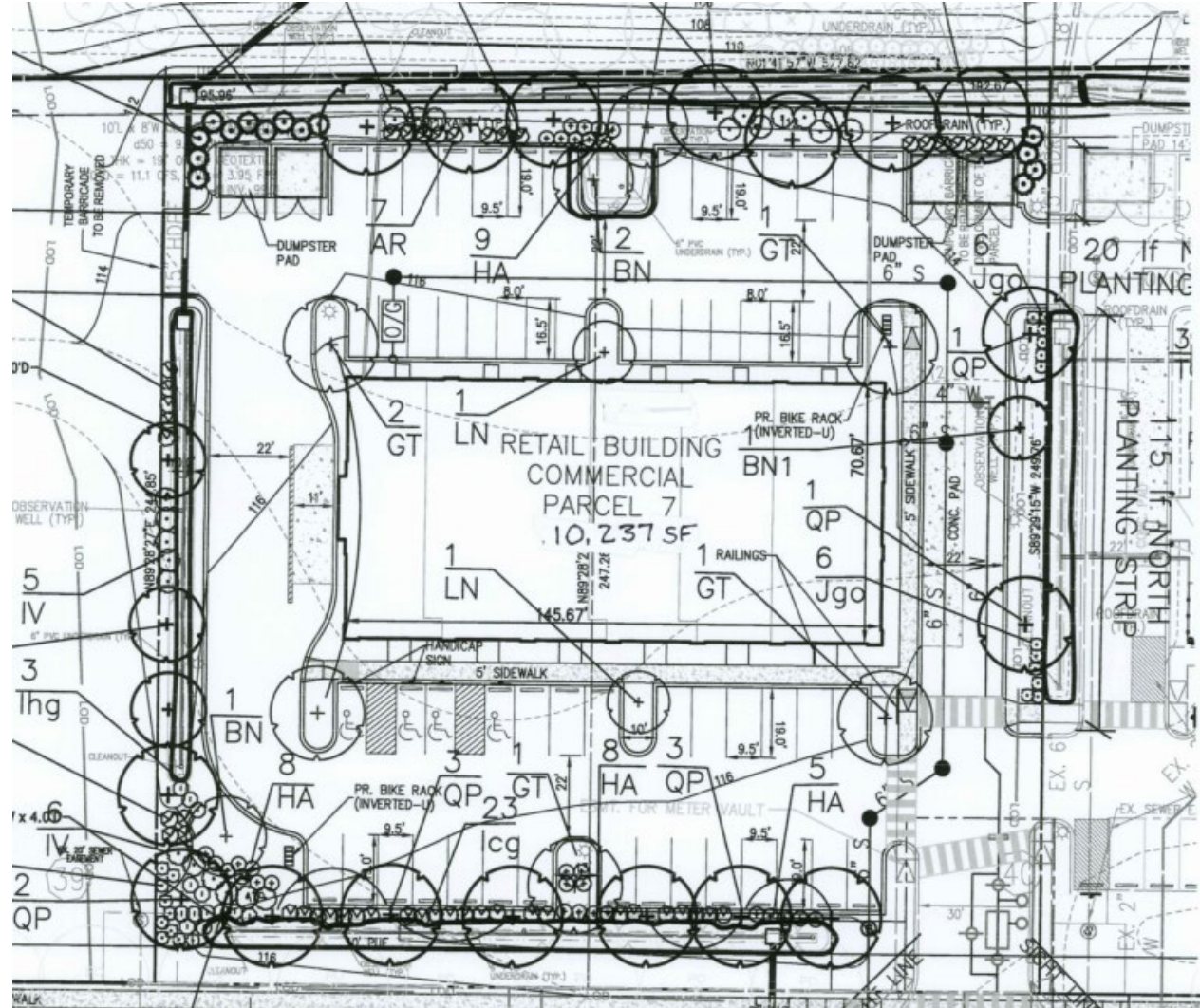
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 2/5/2025

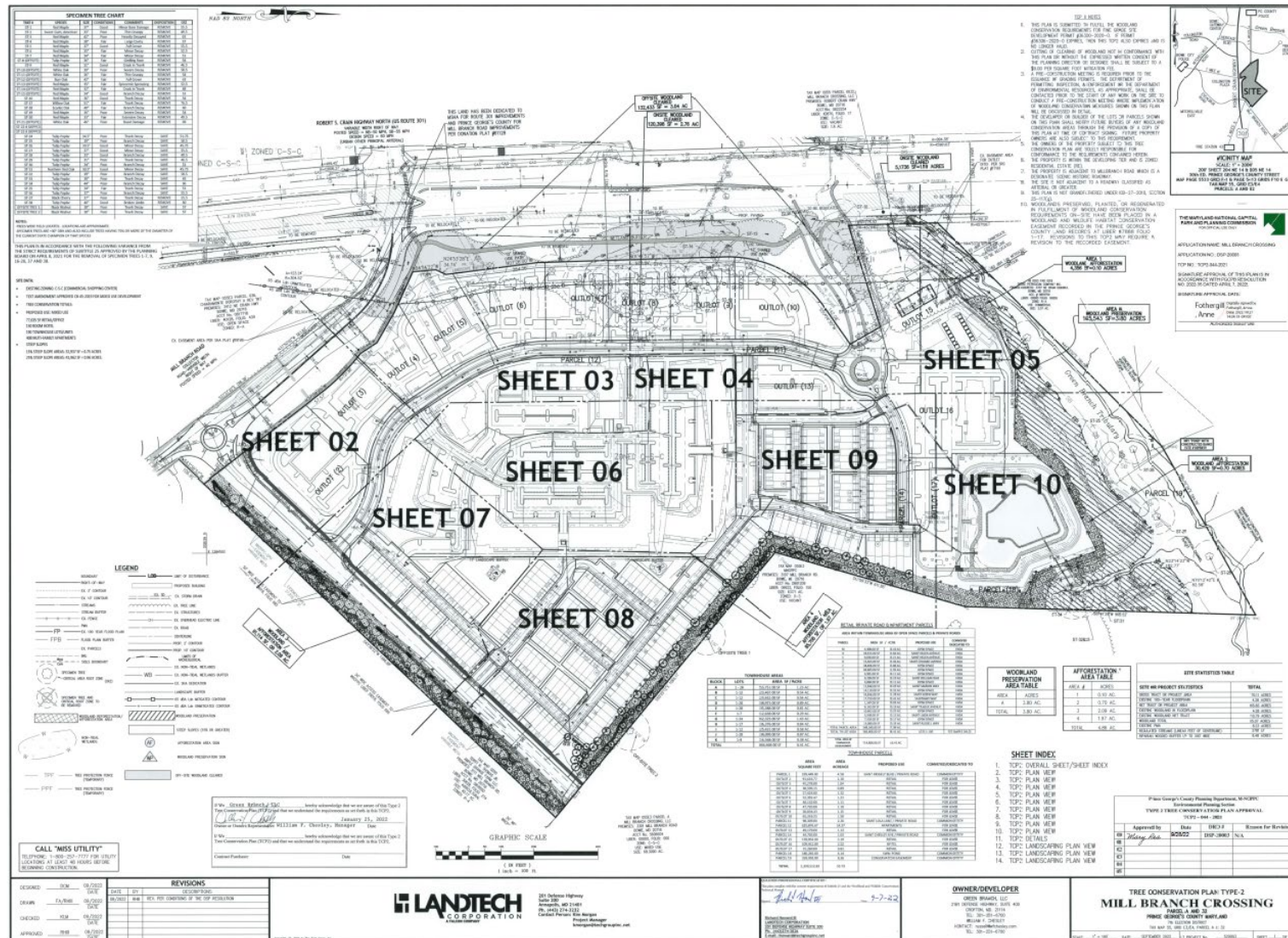
DETAILED SITE PLAN



LANDSCAPE PLAN



TYPE II TREE CONSERVATION PLAN



ELEVATIONS



SIGN PLAN



1 FRONT ELEVATION

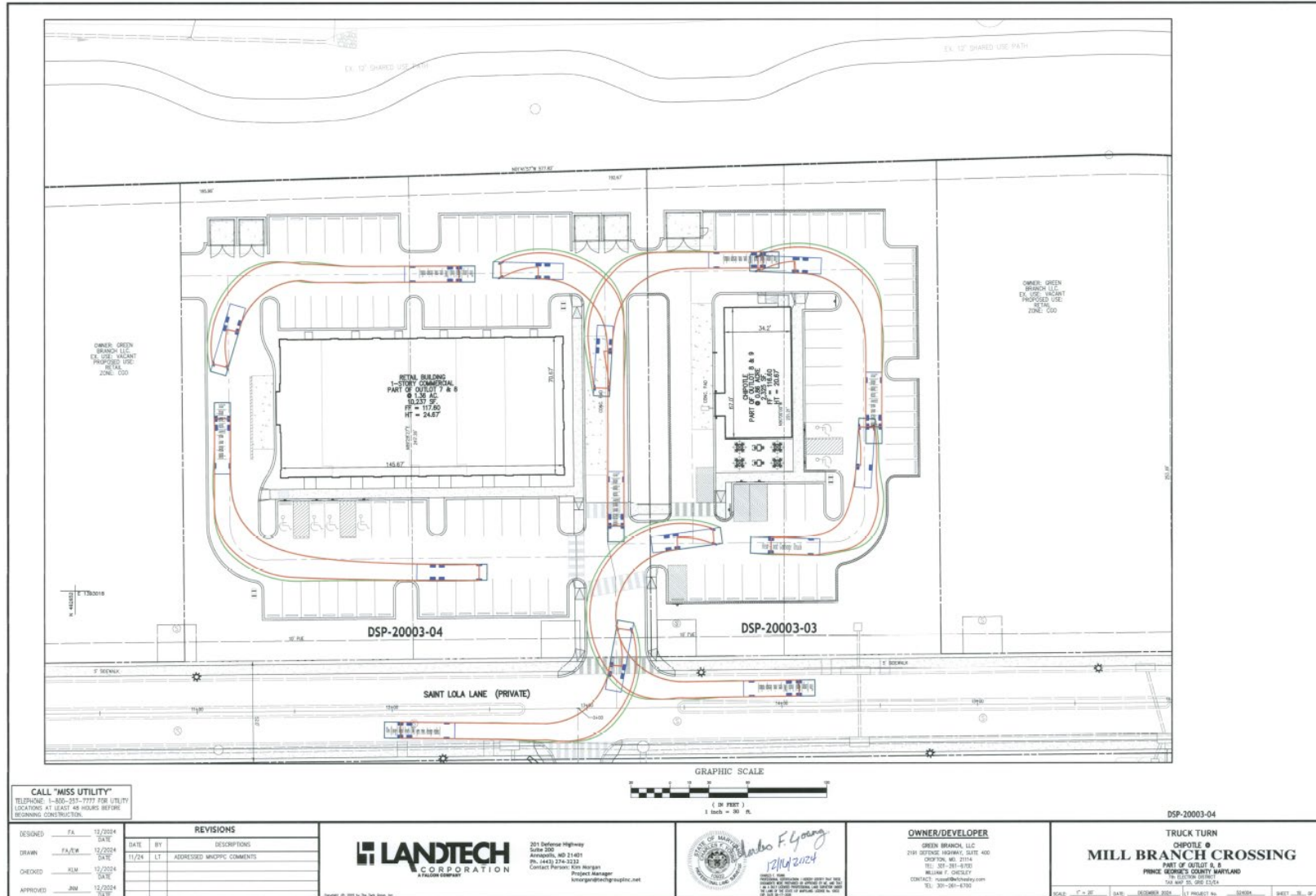
TOTAL SIGNAGE (front) = 145.26 SF



2 REAR ELEVATION

TOTAL BUILDING SIGNAGE NOT TO EXCEED 290.51 SF

TOTAL FRONTAGE IS 145.67'
 SIGN AREA IS LIMITED TO 291.34 SF.
 TOTAL SIGN AREA PROPOSED 290.51 SF.



STAFF RECOMMENDATION

APPROVAL with conditions

- DSP-20003-04

Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 05/17/2024
- Acceptance Mailing: 12/20/2024