

MARLBORO CROSSROADS STARBUCKS

Detailed Site Plan

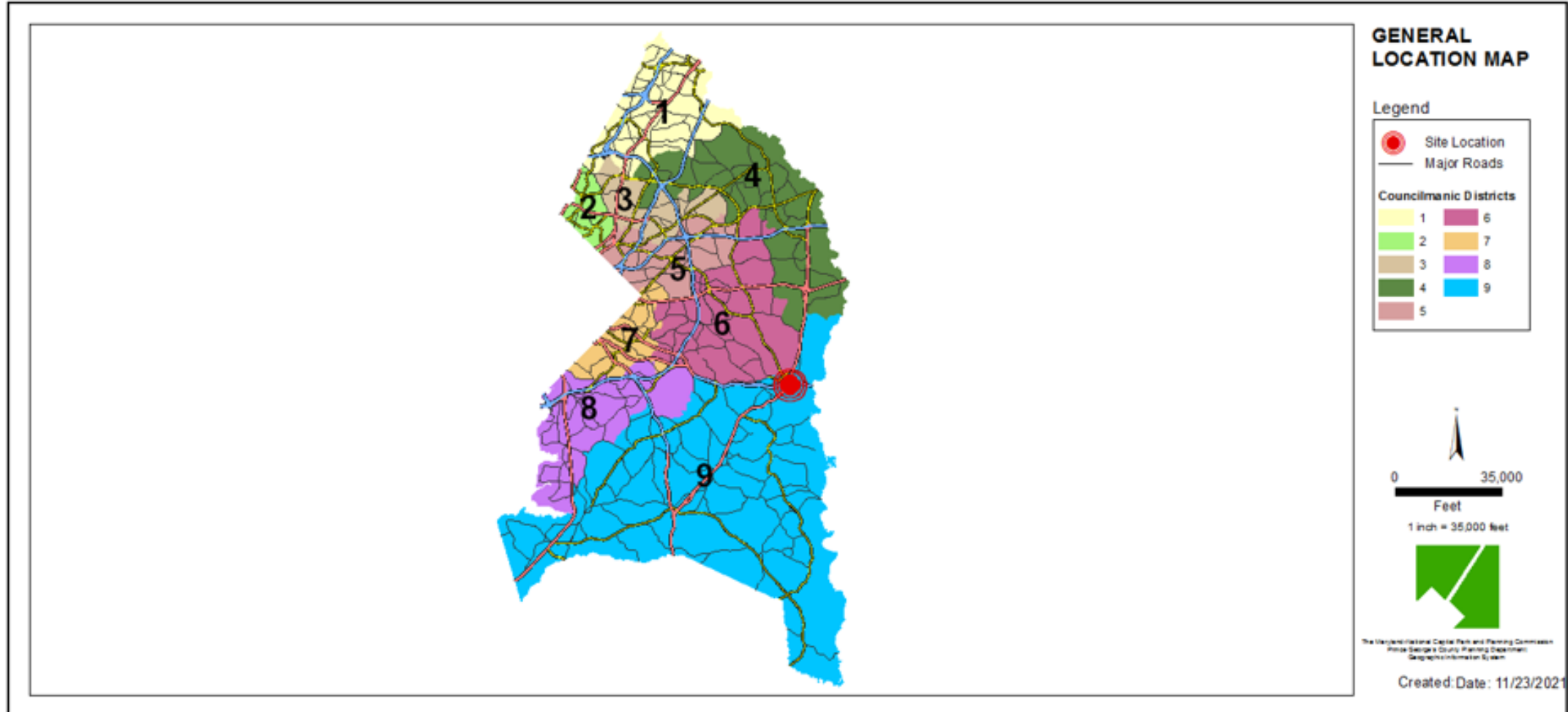
Staff Recommendation: APPROVAL with conditions



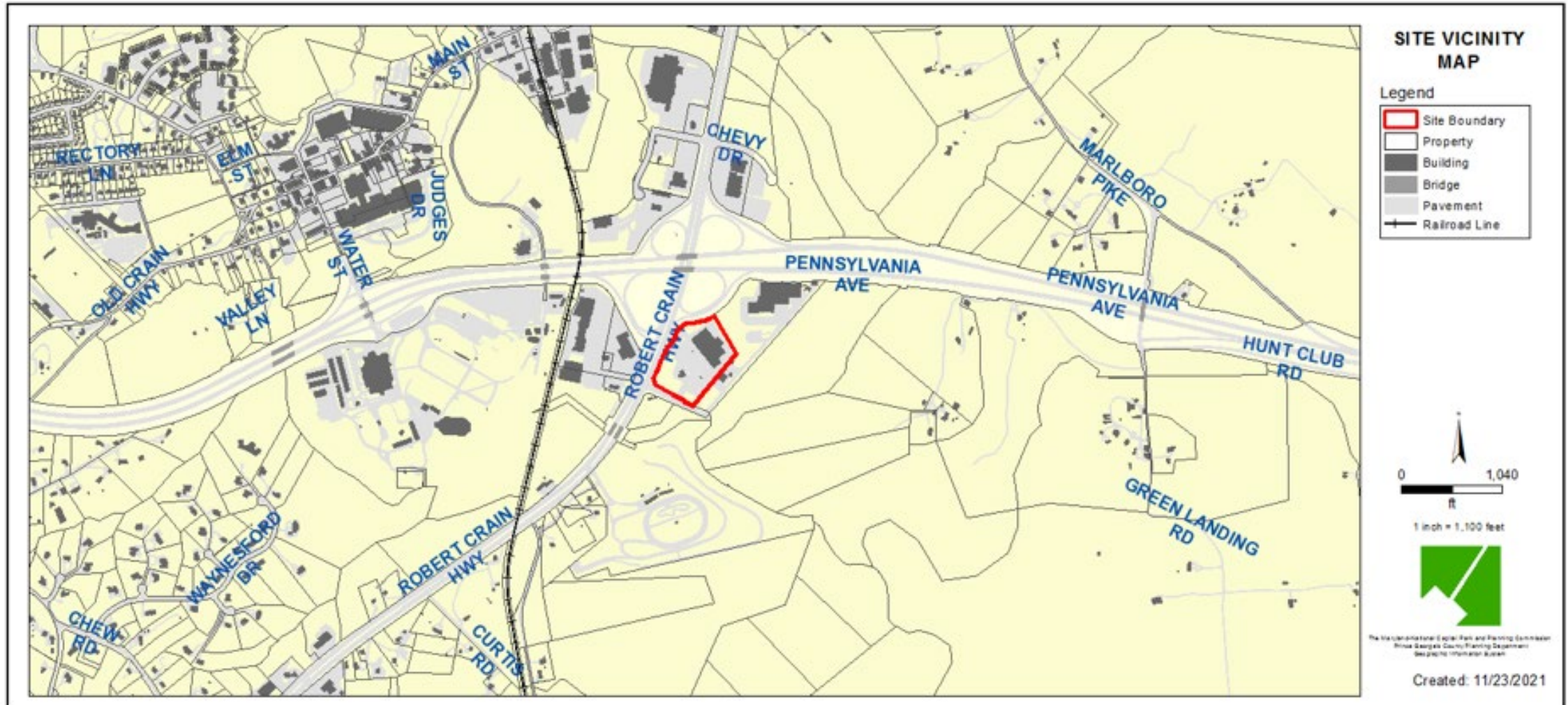
GENERAL LOCATION MAP

Council District: 09

Planning Area: 82B

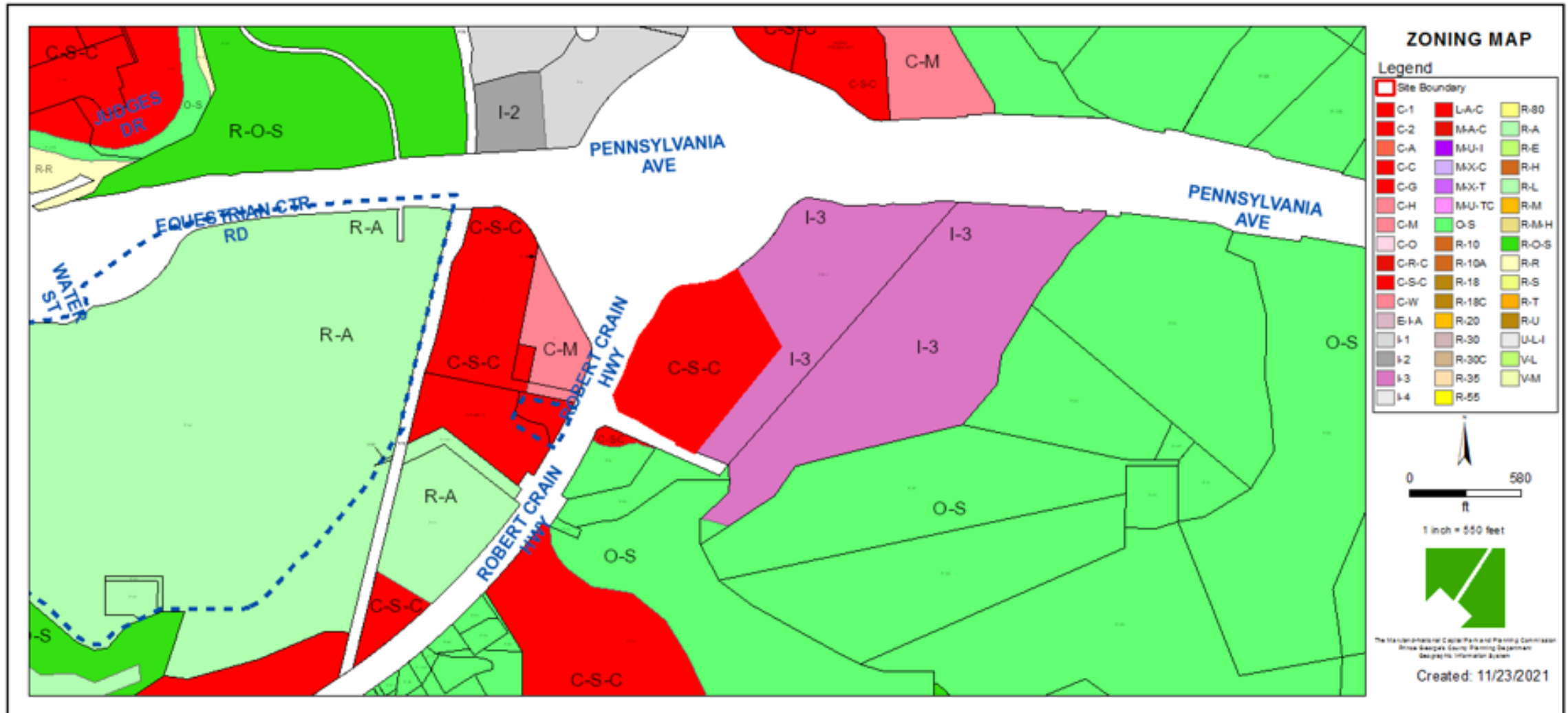


SITE VICINITY MAP

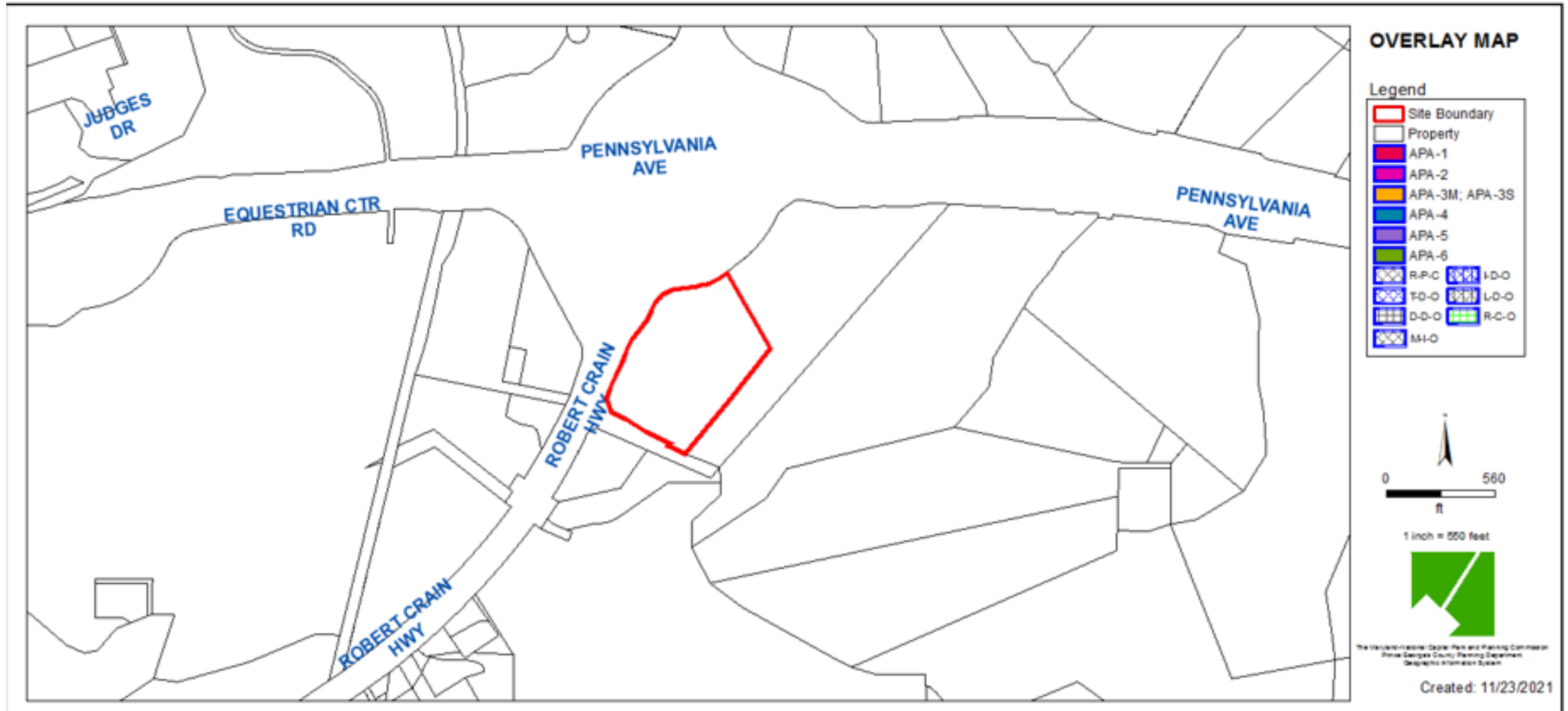


ZONING MAP

Property Zone: C-S-C



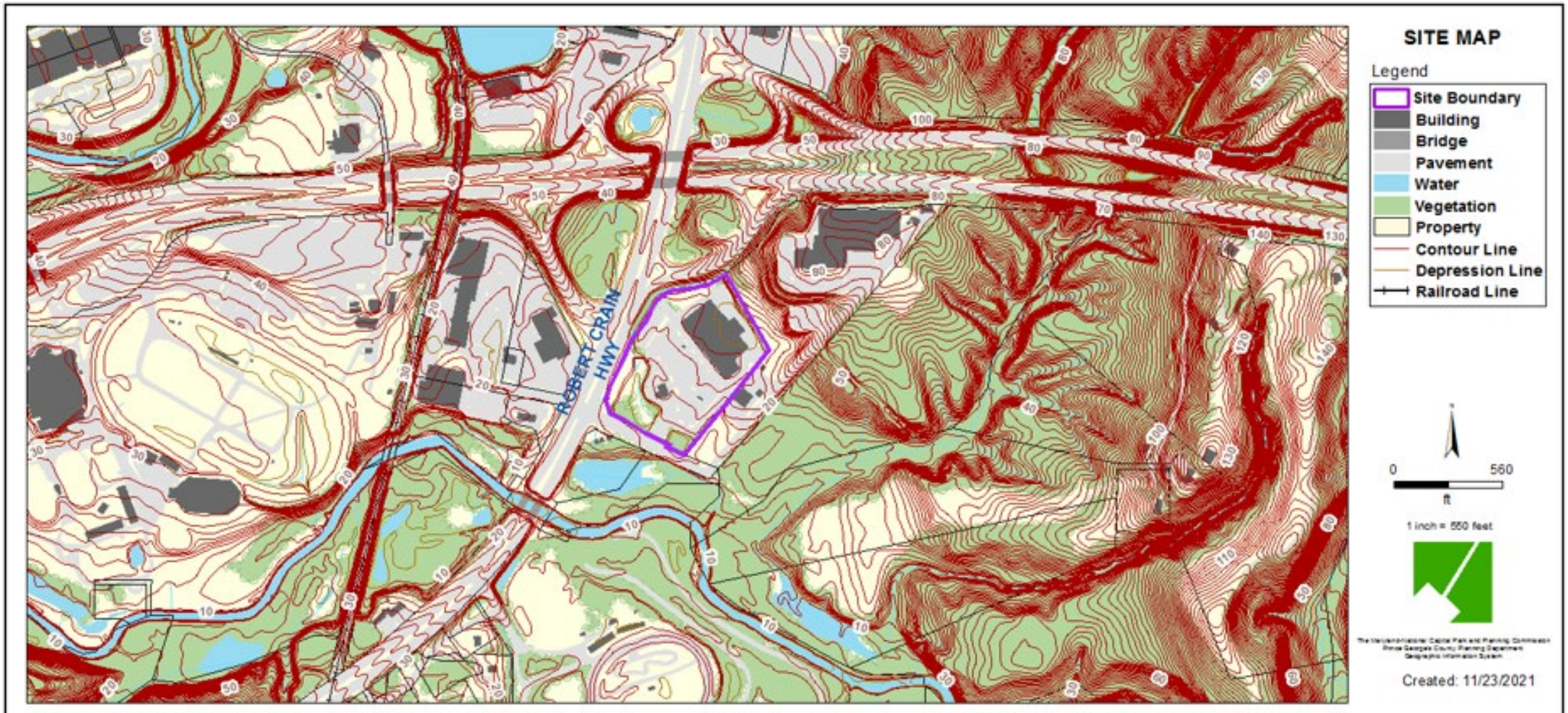
OVERLAY MAP



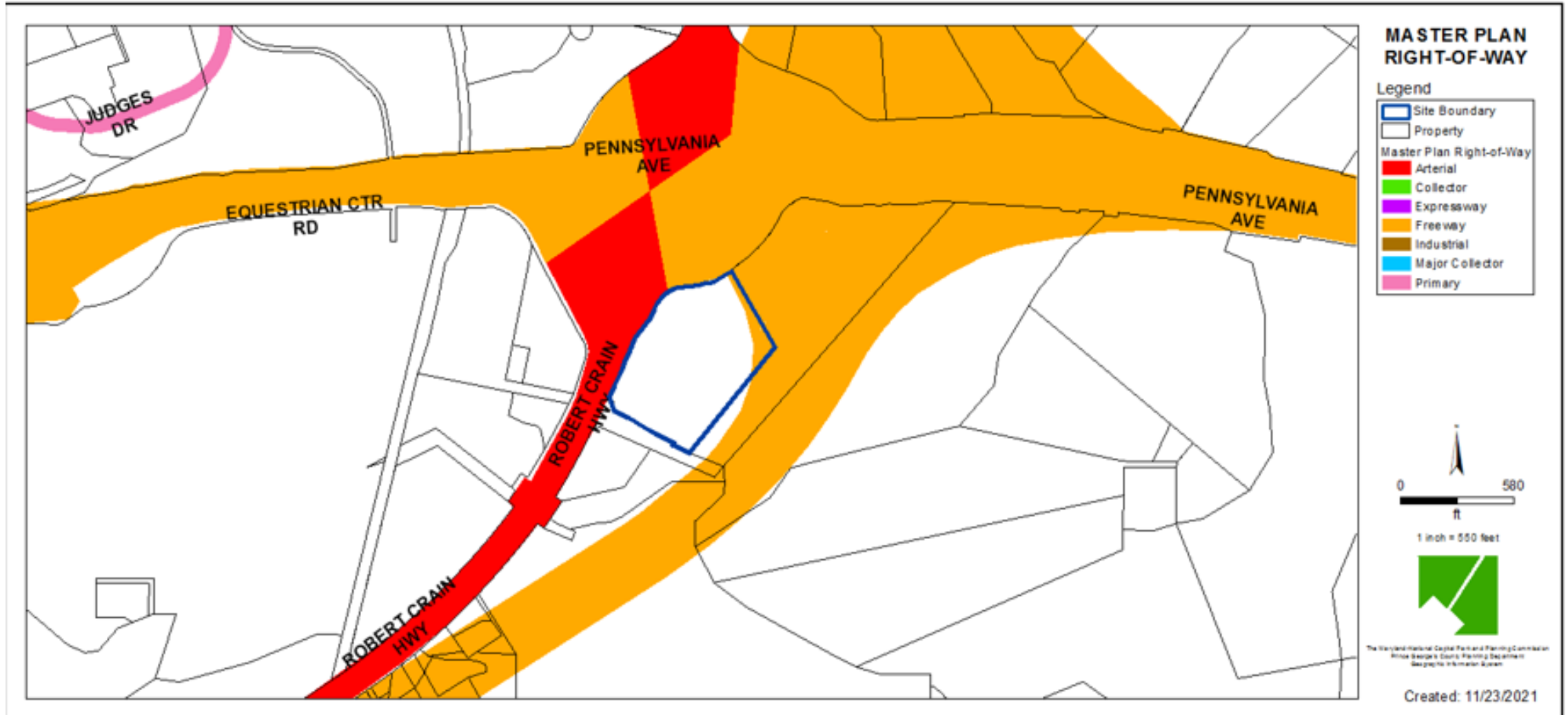
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



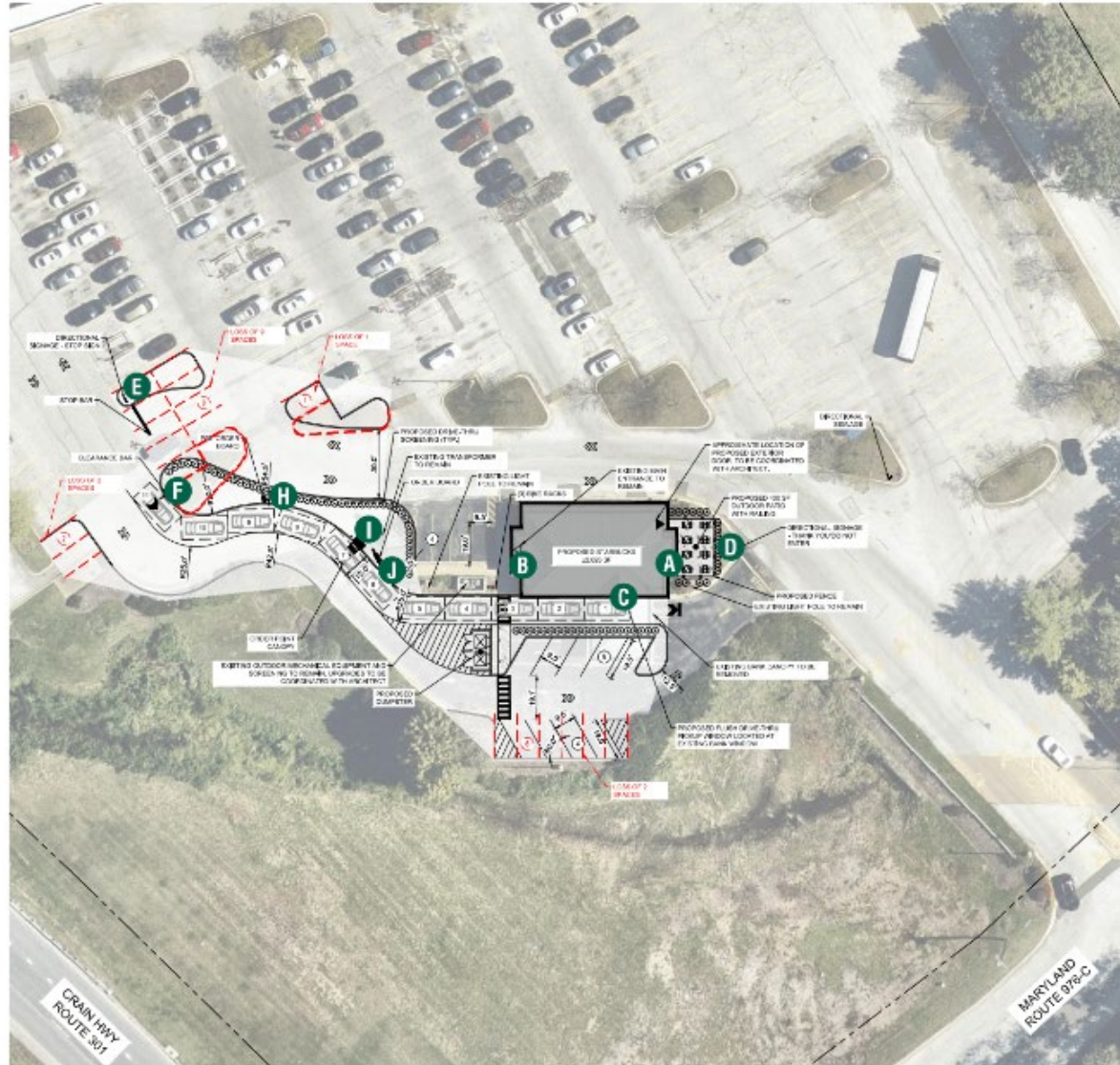
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



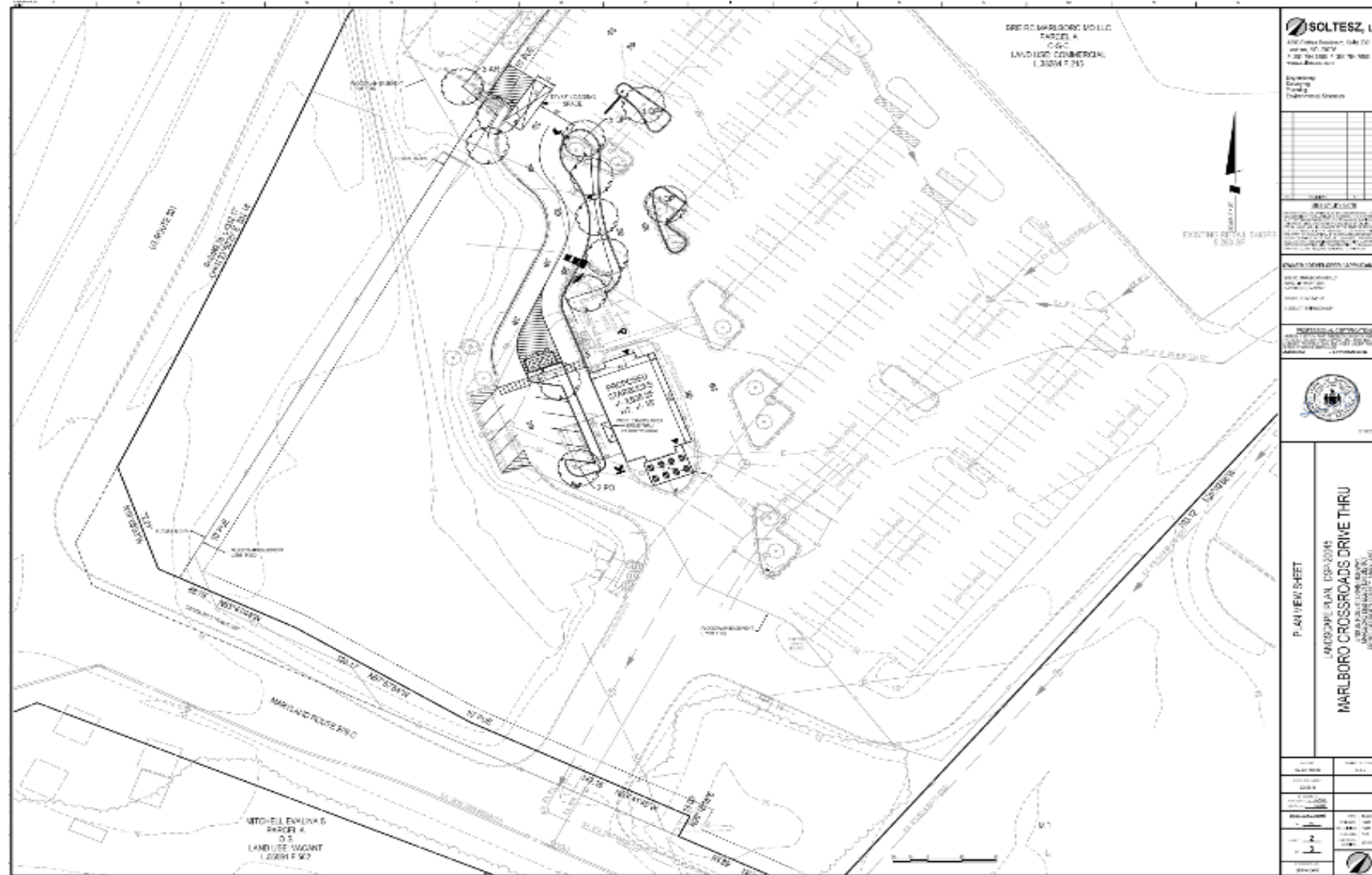
SITE PLAN

SITE PLAN

- A** 14" CHANNEL LETTERS
- B** 36" SIREN
- C** 36" HANGING SIREN
- D** DIRECTIONAL TYEO
- E** DIRECTIONAL
- F** CLEARANCE BAR
- G** MOP INTERIOR SIGN
- H** PRE-MENU BOARD
- I** DCB ON DOS
- J** MENU BARD



LANDSCAPE PLAN



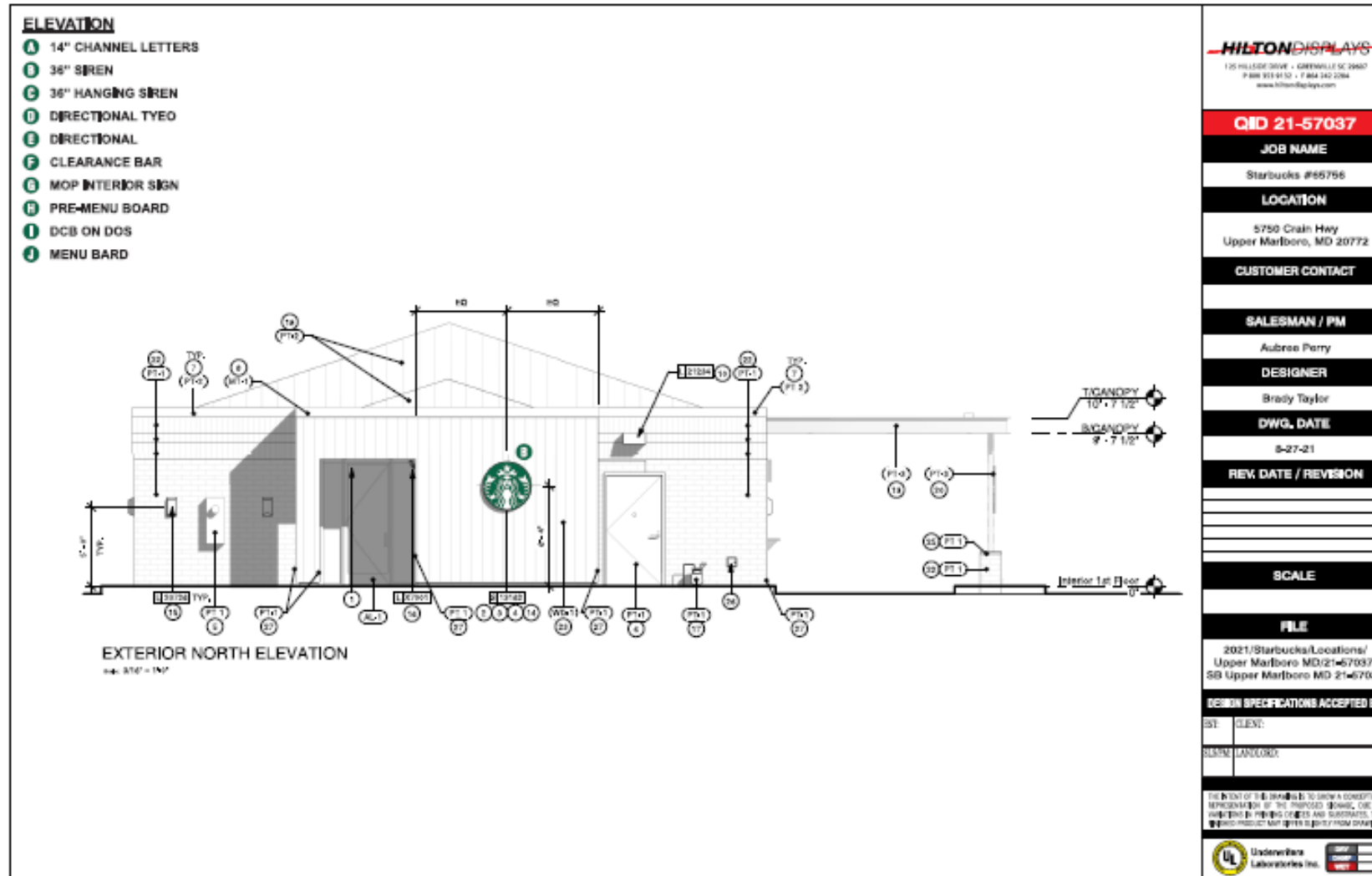
SITE PLAN RENDERING



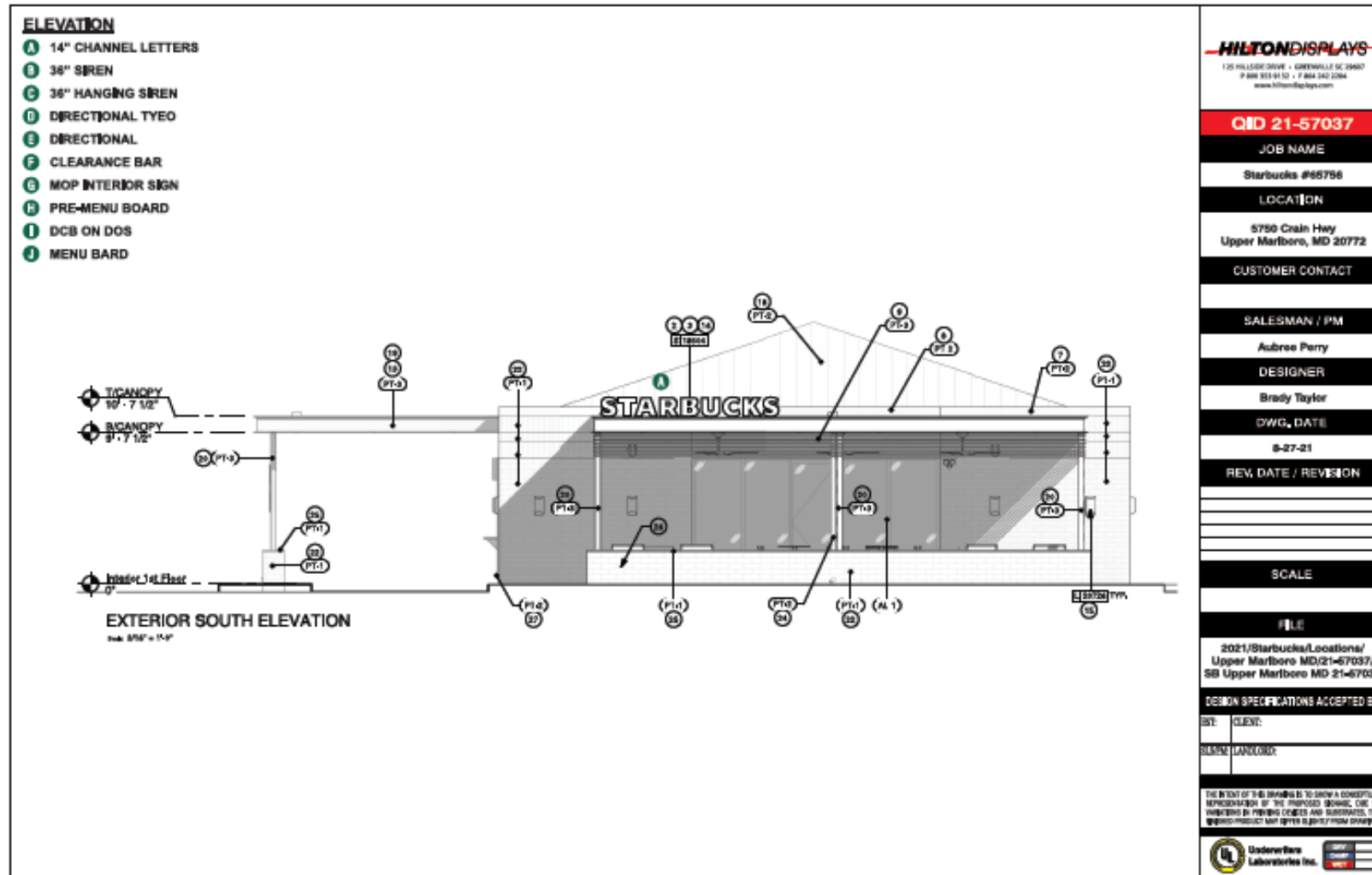
EXTERIOR RENDERING



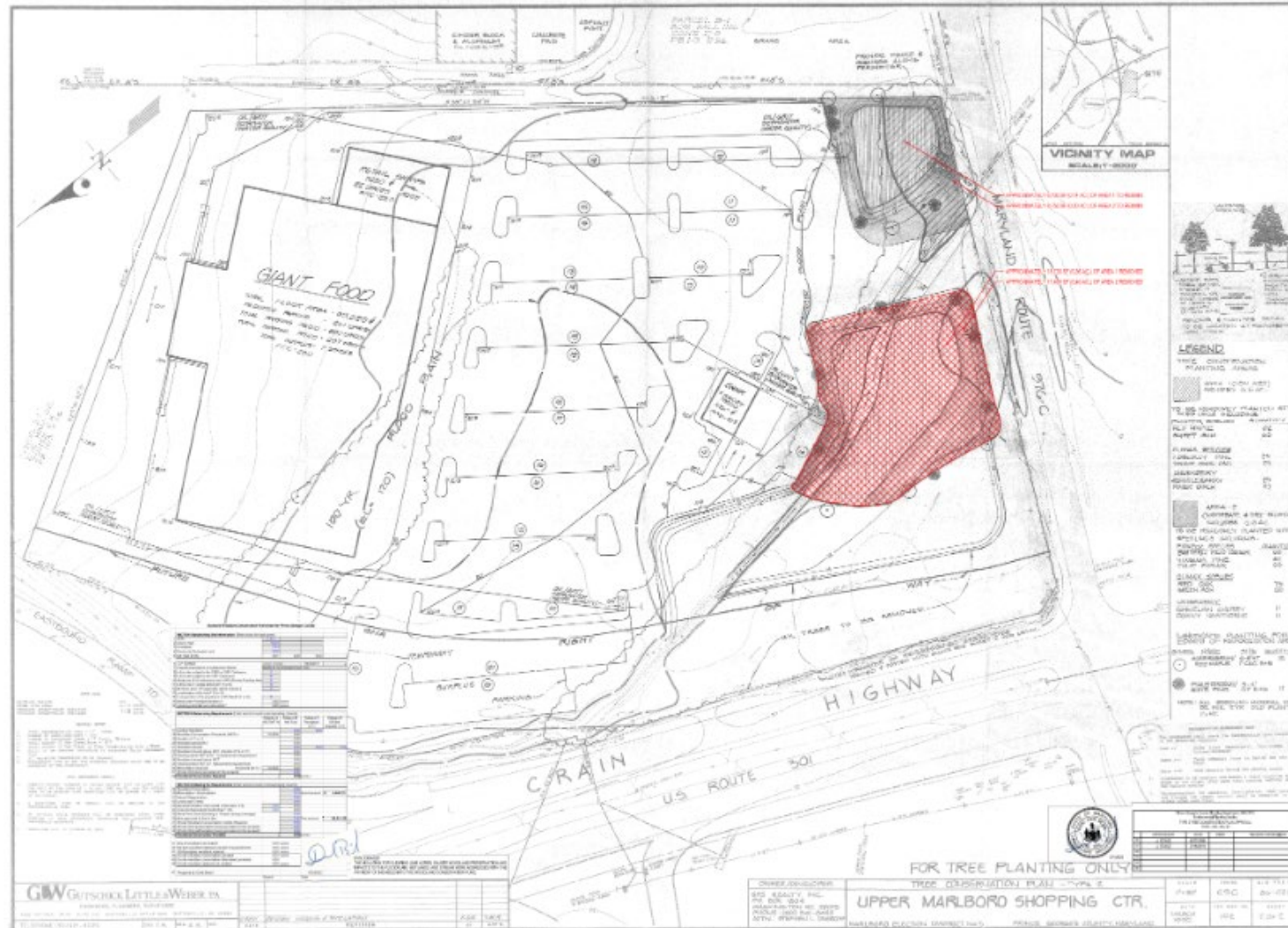
ELEVATION



ELEVATION



TYPE II TREE CONSERVATION PLAN



STAFF RECOMMENDATION

APPROVAL with Conditions

- DSP-20045
- TCP2-110-90-02

Issues:

- Technical Revisions

Applicant Community Engagement:

- Informational Mailing: 10/17/2020
- Acceptance Mailing: 11/24/2021