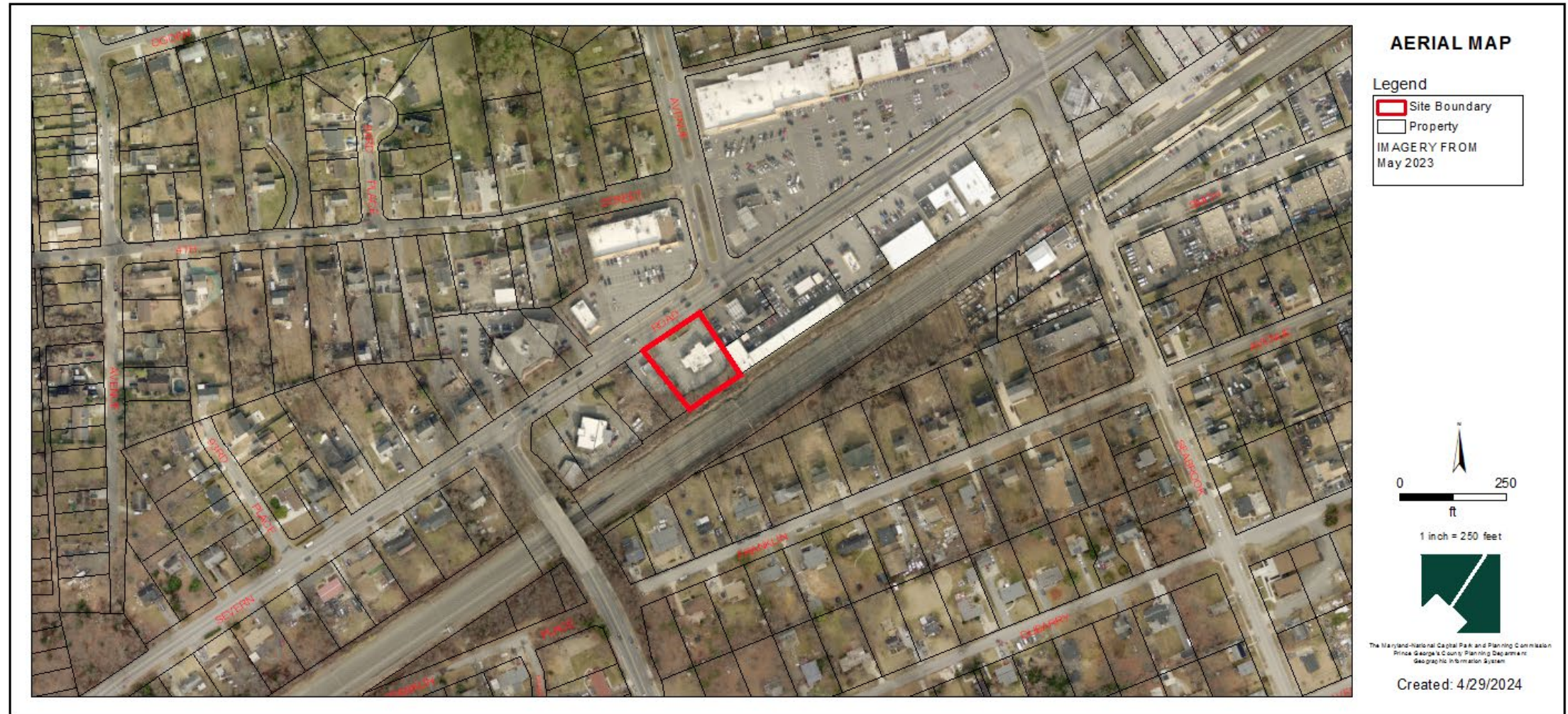


9395 LANHAM DUNKIN

Detailed Site Plan

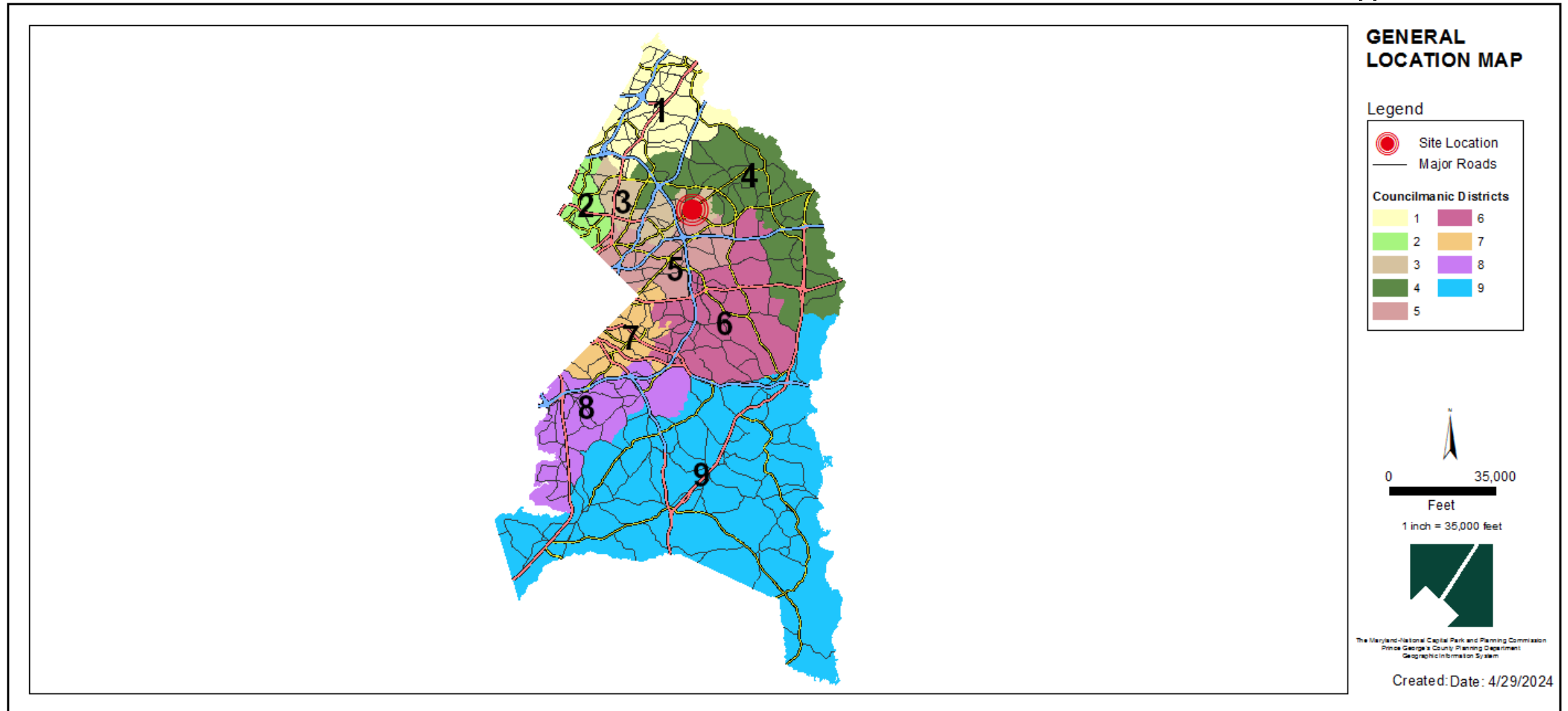
Staff Recommendation: APPROVAL with conditions



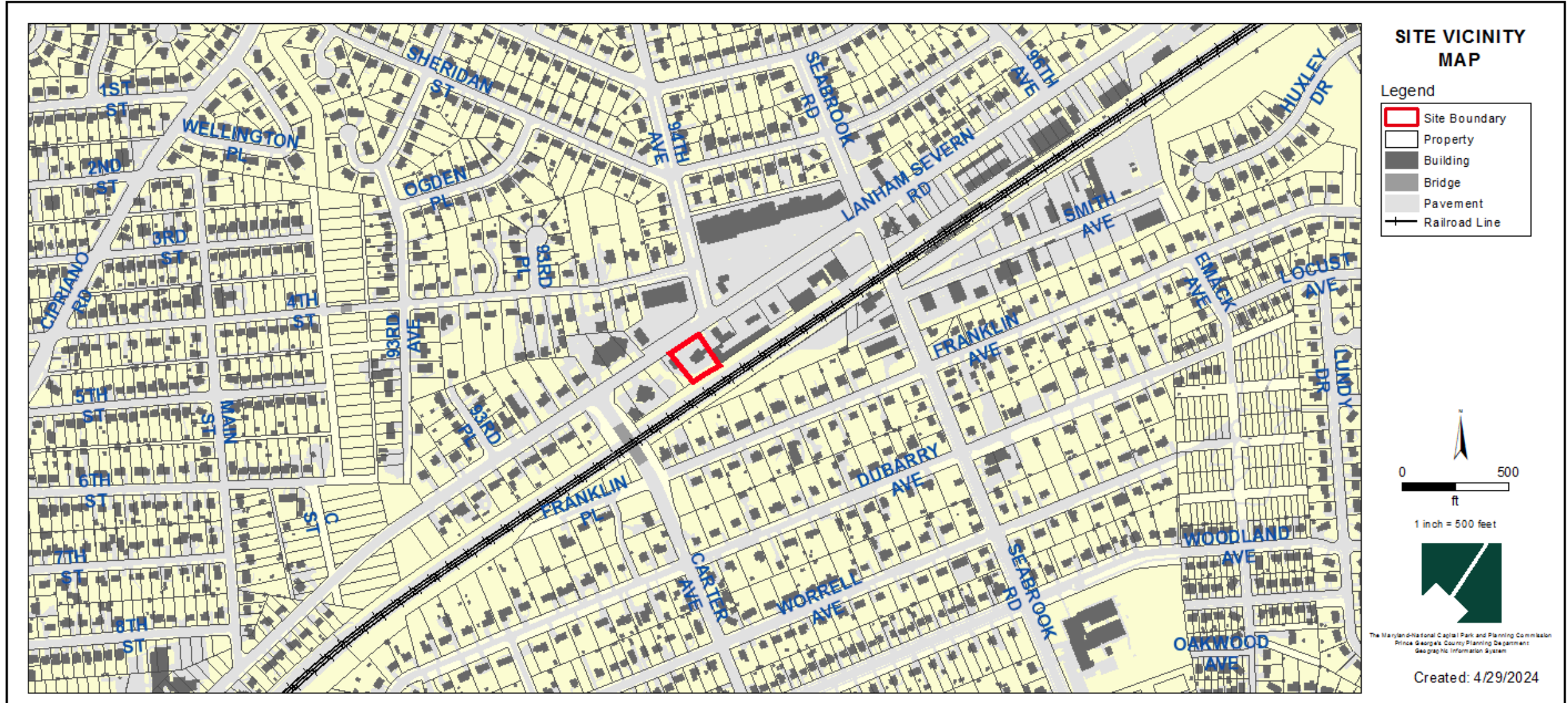
GENERAL LOCATION MAP

Council District: 03

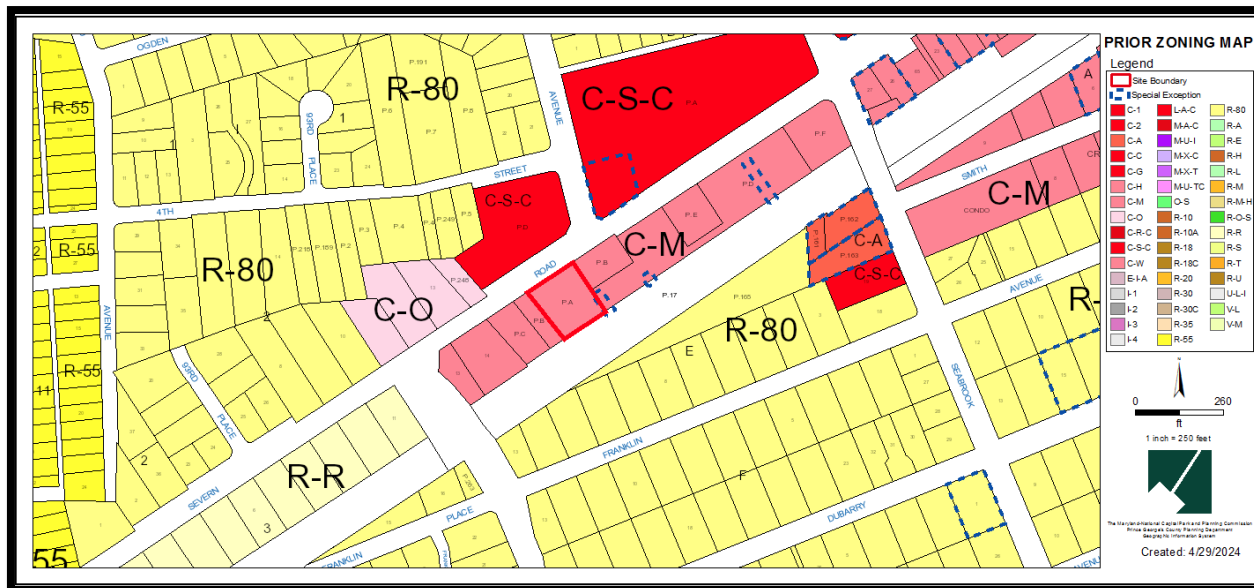
Planning Area: 070



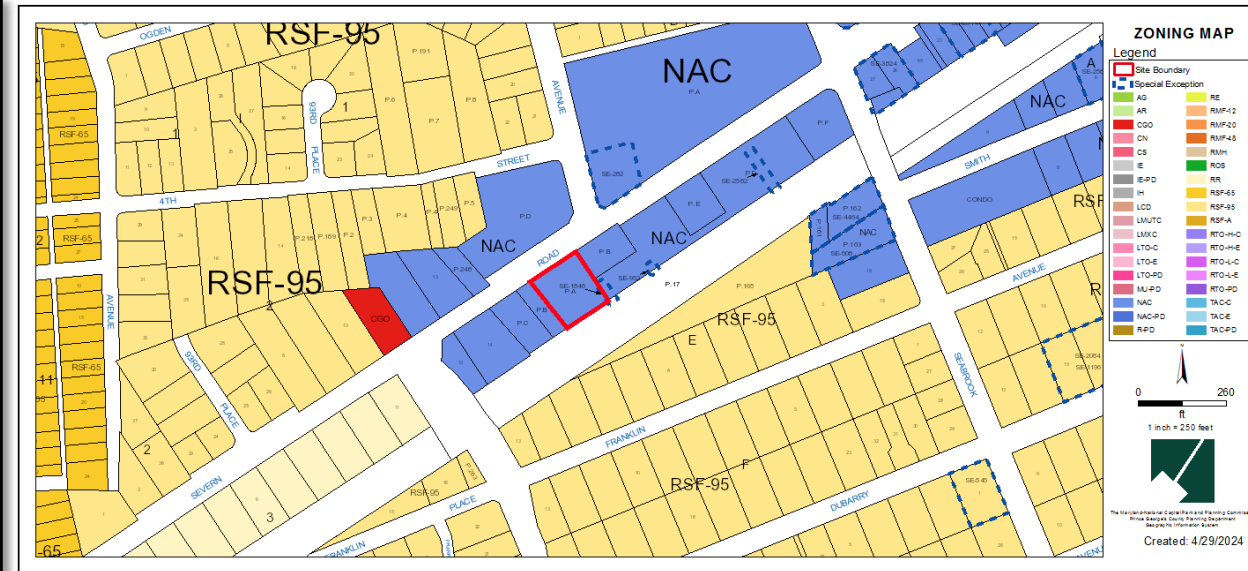
SITE VICINITY MAP



ZONING MAP (PRIOR AND CURRENT)

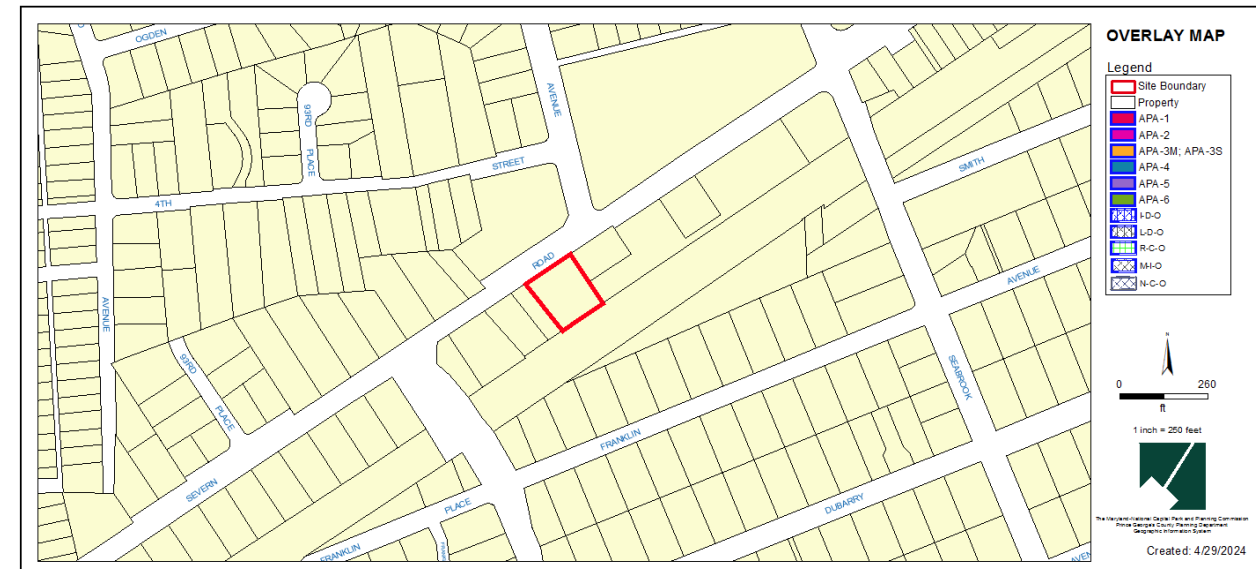
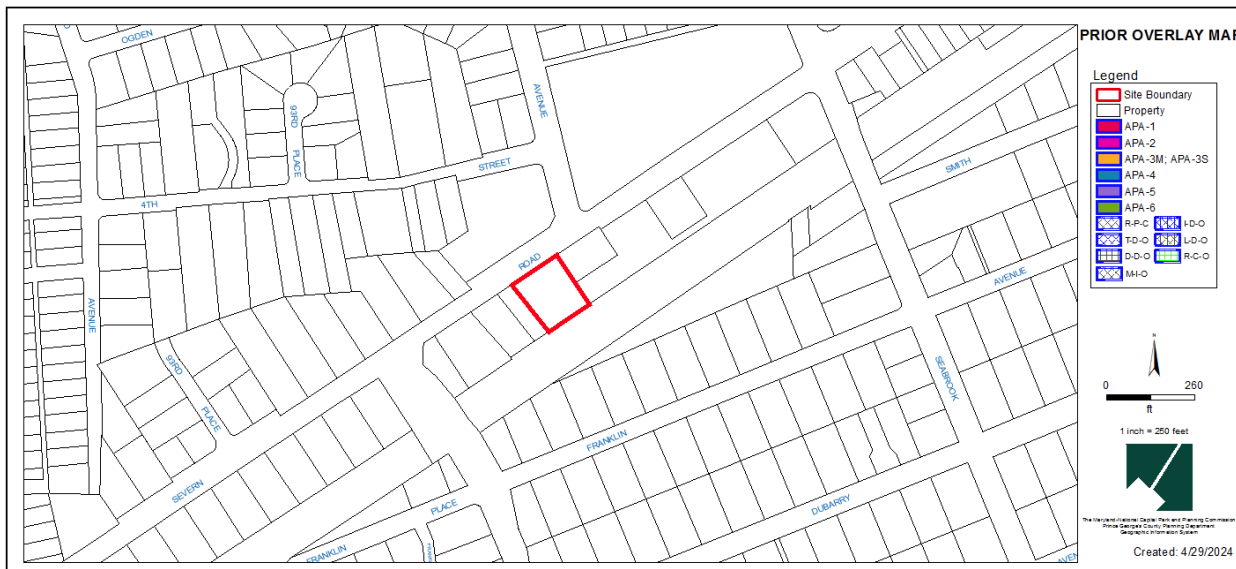


Prior Property Zone: C-M



Current Property Zone: NAC

OVERLAY MAP (PRIOR AND CURRENT)



AERIAL MAP



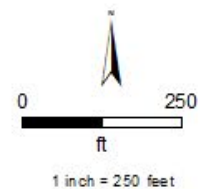
AERIAL MAP

Legend

Site Boundary

Property

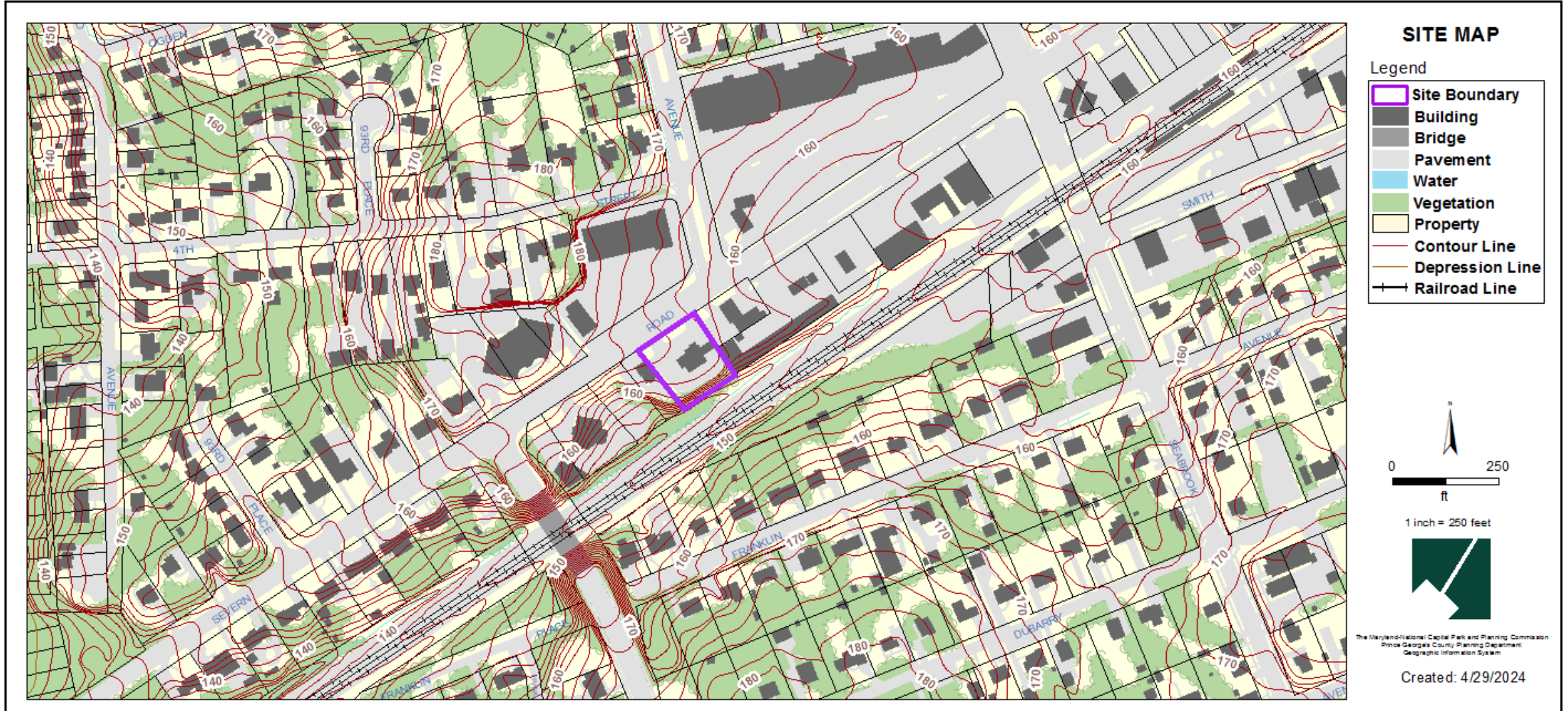
IMAGERY FROM
May 2023



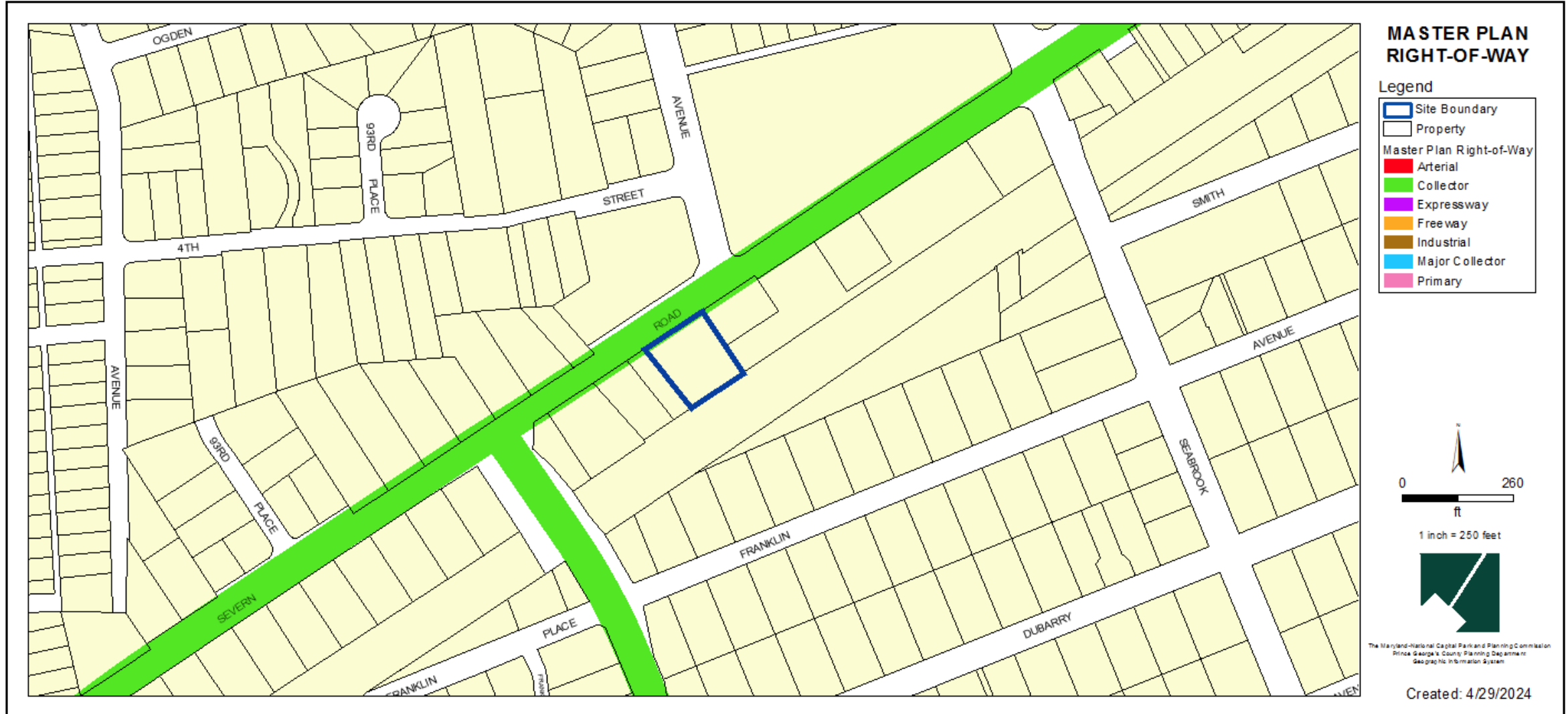
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 4/29/2024

SITE MAP



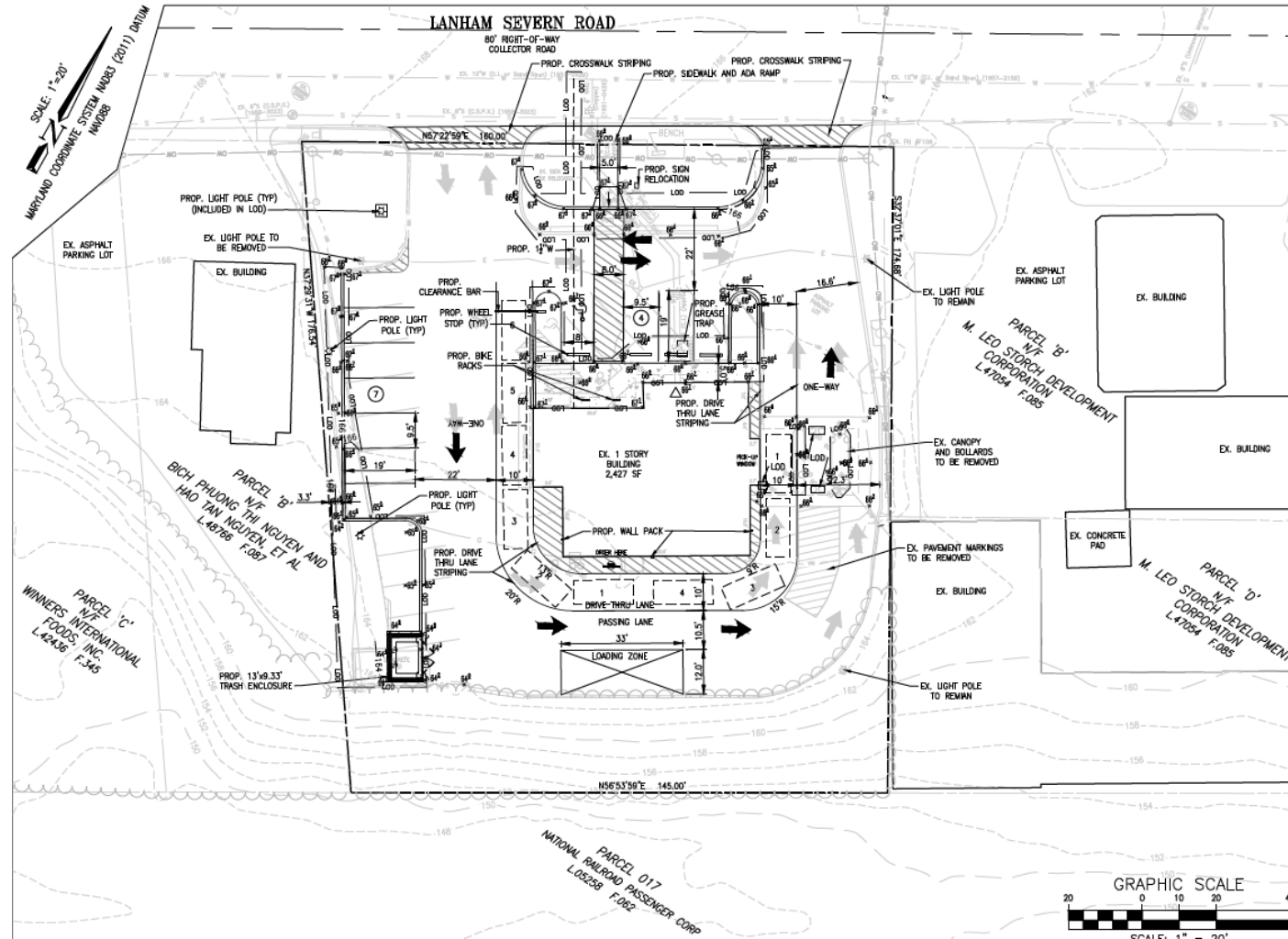
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



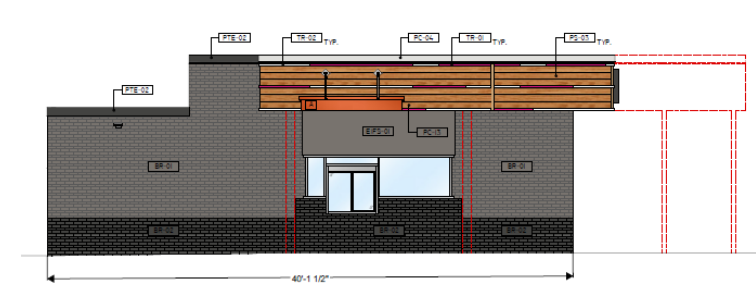
DETAILED SITE PLAN



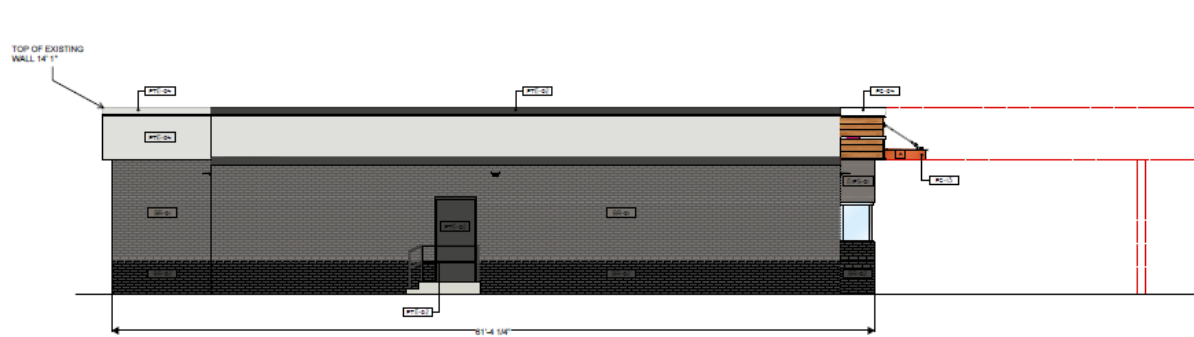
ELEVATIONS



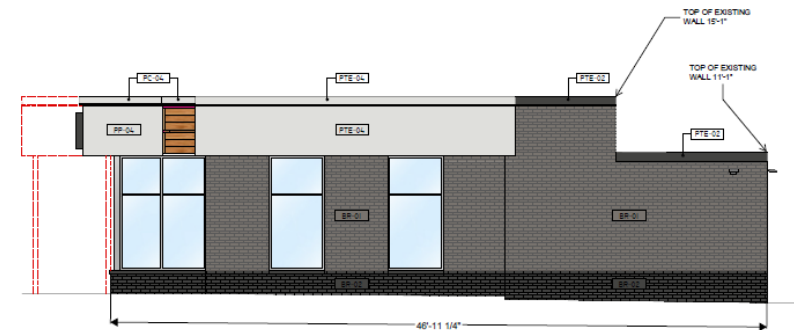
D8 NORTHWEST (LANHAM SEVERN RD) ELEVATION
SCALE: 1/4" = 1'-0"



J8 NORTH EAST (DRIVE-THRU) ELEVATION
SCALE: 1/4" = 1'-0"

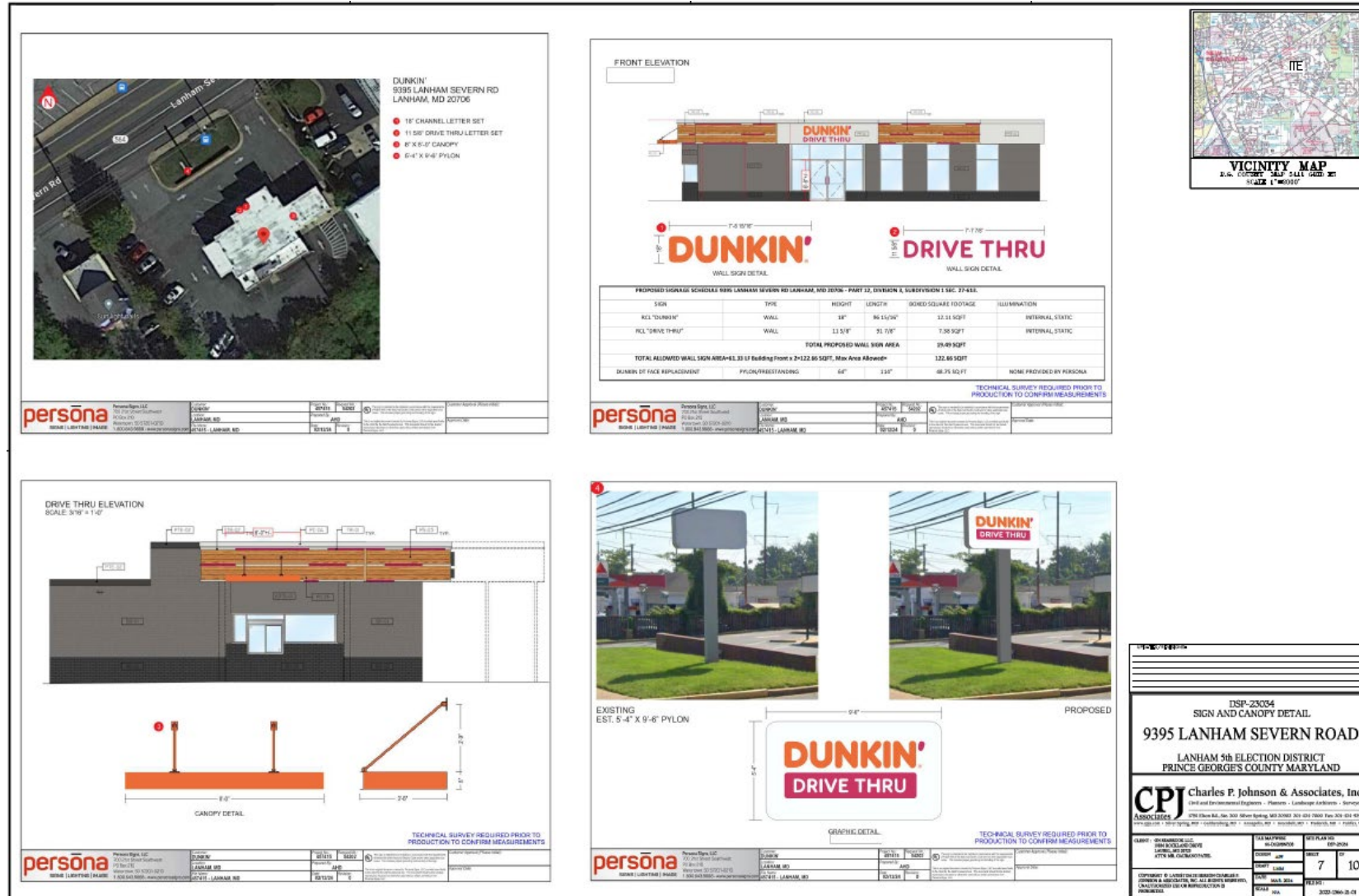


A1 SOUTH EAST ELEVATION
SCALE: 1/4" = 1'-0"

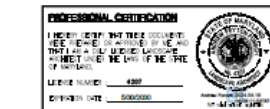
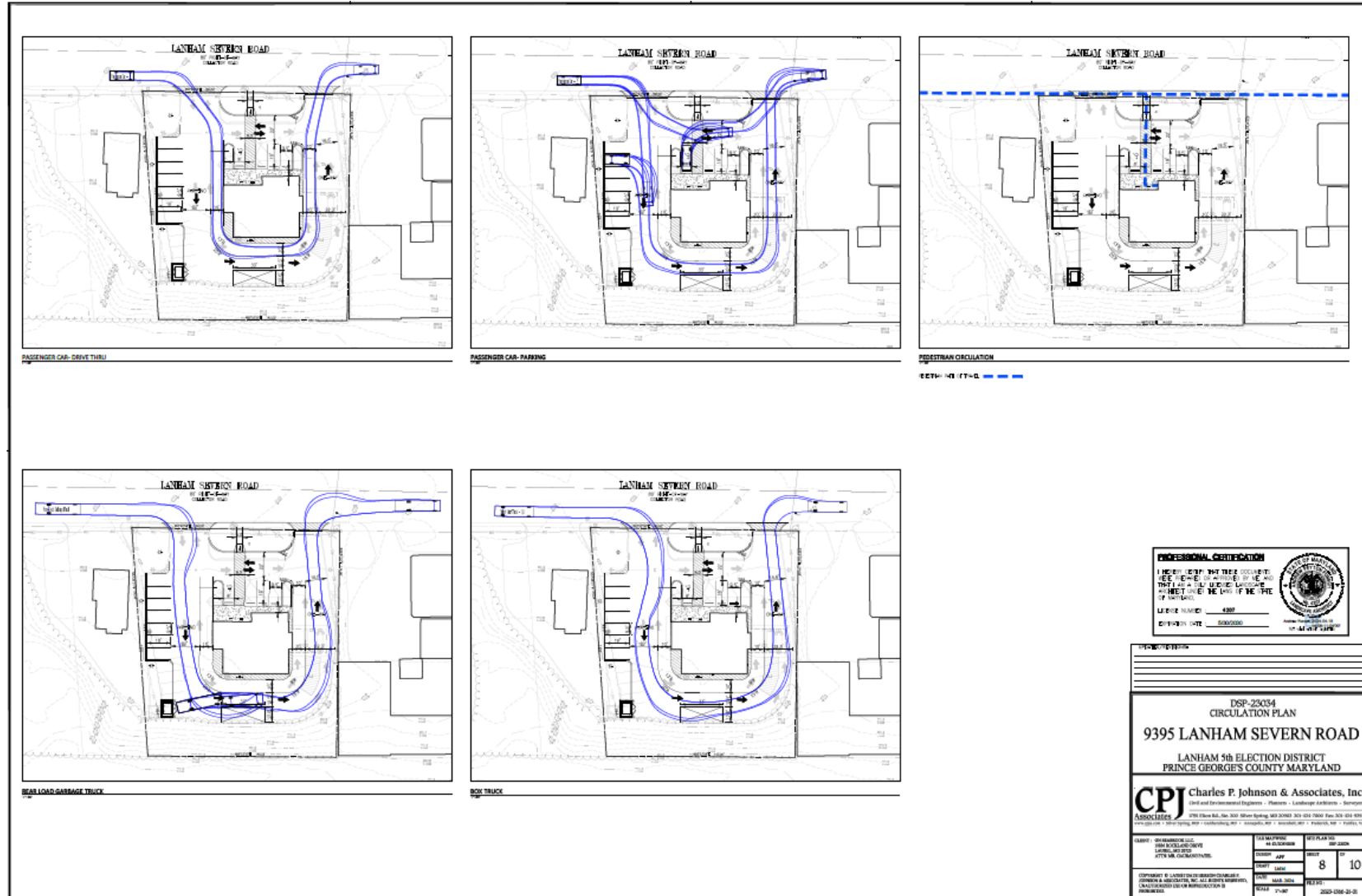


J1 SOUTH WEST ELEVATION
SCALE: 1/4" = 1'-0"

SIGN AND CANOPY DETAIL

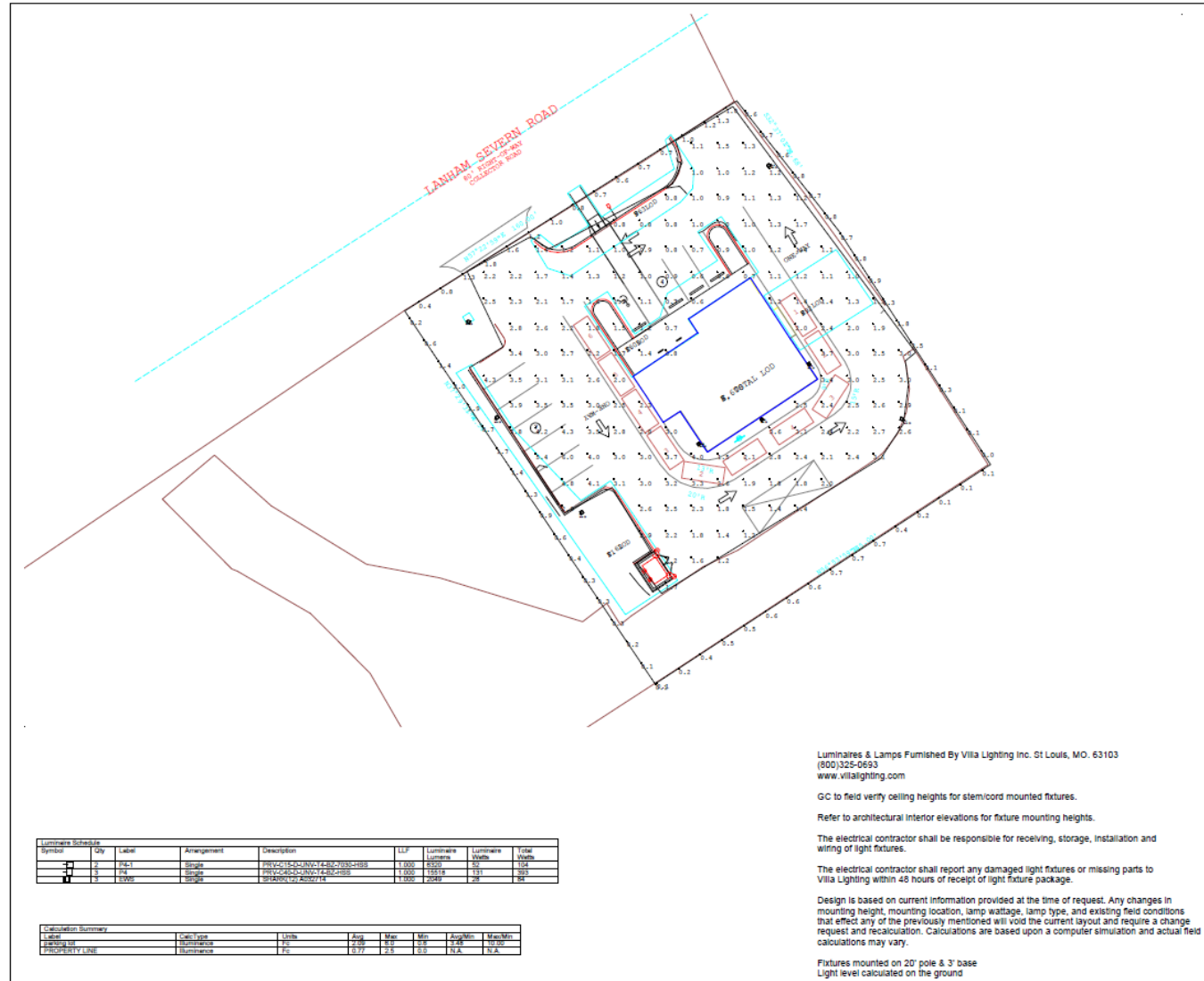


CIRCULATION PLAN



PROJECT/REVISION	
DSP-23034 CIRCULATION PLAN	
9395 LANHAM SEVERN ROAD	
LANHAM 5th ELECTION DISTRICT PRINCE GEORGE'S COUNTY MARYLAND	
CPI Charles P. Johnson & Associates, Inc. 400 East Environmental Engineering - Planning - Landscape Architecture - Surveying 1790 Elmore Rd., Ste 300 Silver Spring, MD 20910 Tel: 301-591-7000 Fax: 301-591-6300 www.cpi-engineers.com • 1000 Spring Hill • Gaithersburg, MD • 20878 • 301-591-7000 • 301-591-6300	
DATE: 05/30/2024 DRAWN BY: J. JOHNSON CHECKED BY: J. JOHNSON APPROVED BY: J. JOHNSON	DATE: 05/30/2024 DRAWN BY: J. JOHNSON CHECKED BY: J. JOHNSON APPROVED BY: J. JOHNSON
COMPANY: CHARLES P. JOHNSON & ASSOCIATES, INC. 1790 ELMORE RD., STE 300 SILVER SPRING, MD 20910 TEL: 301-591-7000 FAX: 301-591-6300 WWW.CPI-ENGINEERS.COM	DATE: 05/30/2024 DRAWN BY: J. JOHNSON CHECKED BY: J. JOHNSON APPROVED BY: J. JOHNSON

PHOTOMETRIC PLAN



STAFF RECOMMENDATION

APPROVAL with conditions

Major/Minor Issues:

- None

Applicant Required Mailings:

- Information Mailing: 01/22/2024
- Acceptance Mailing: 03/19/2024