

ITEM:

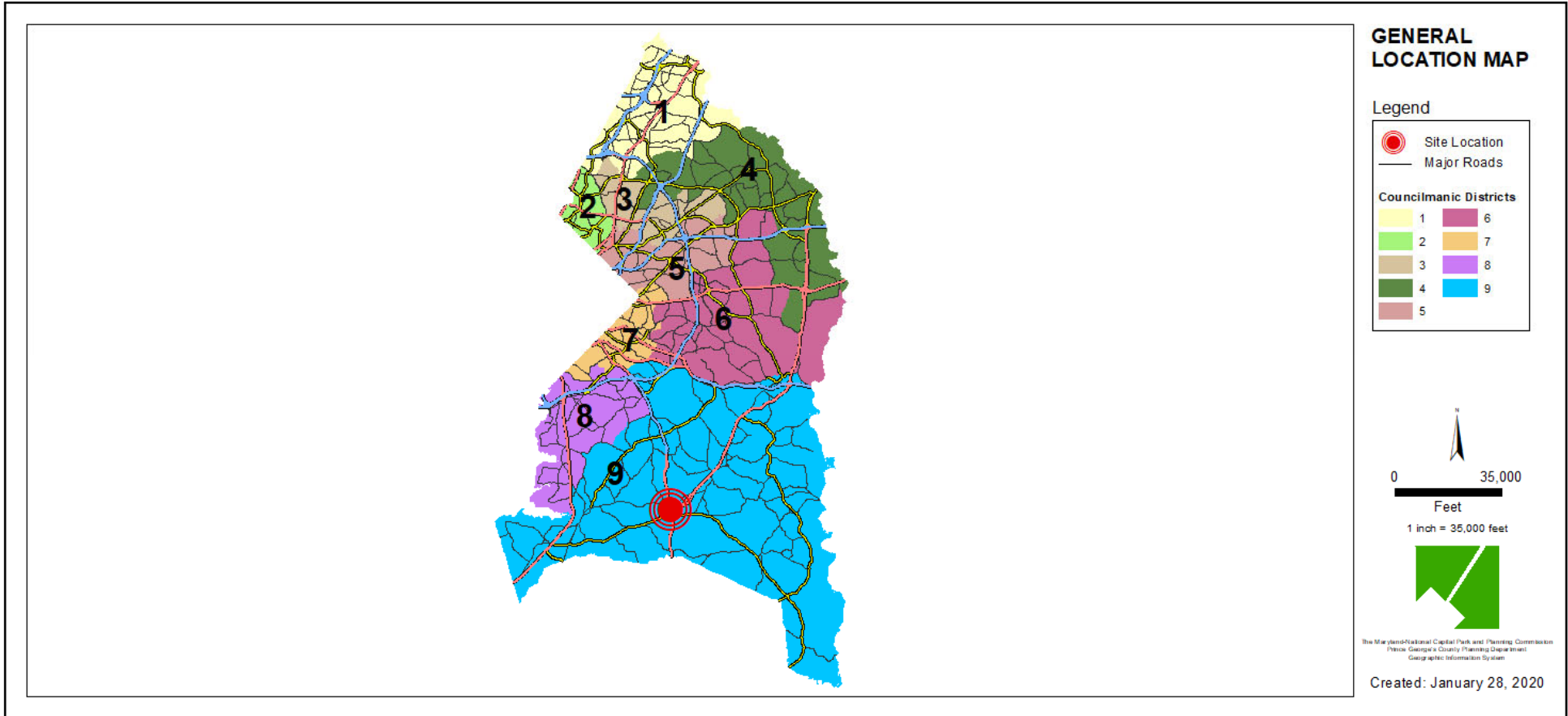
CASE: DSP-19031

## 7-ELEVEN BRANCH AVENUE

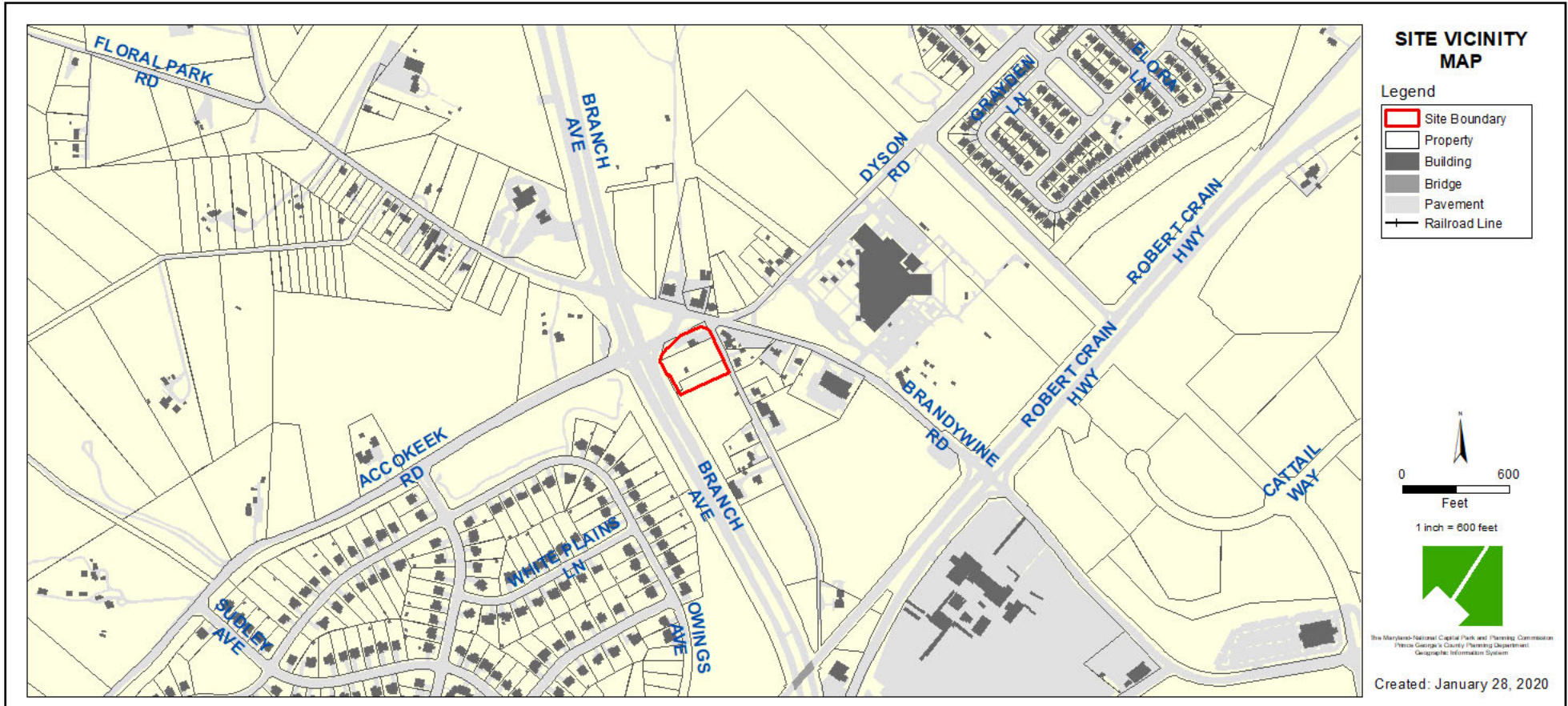
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



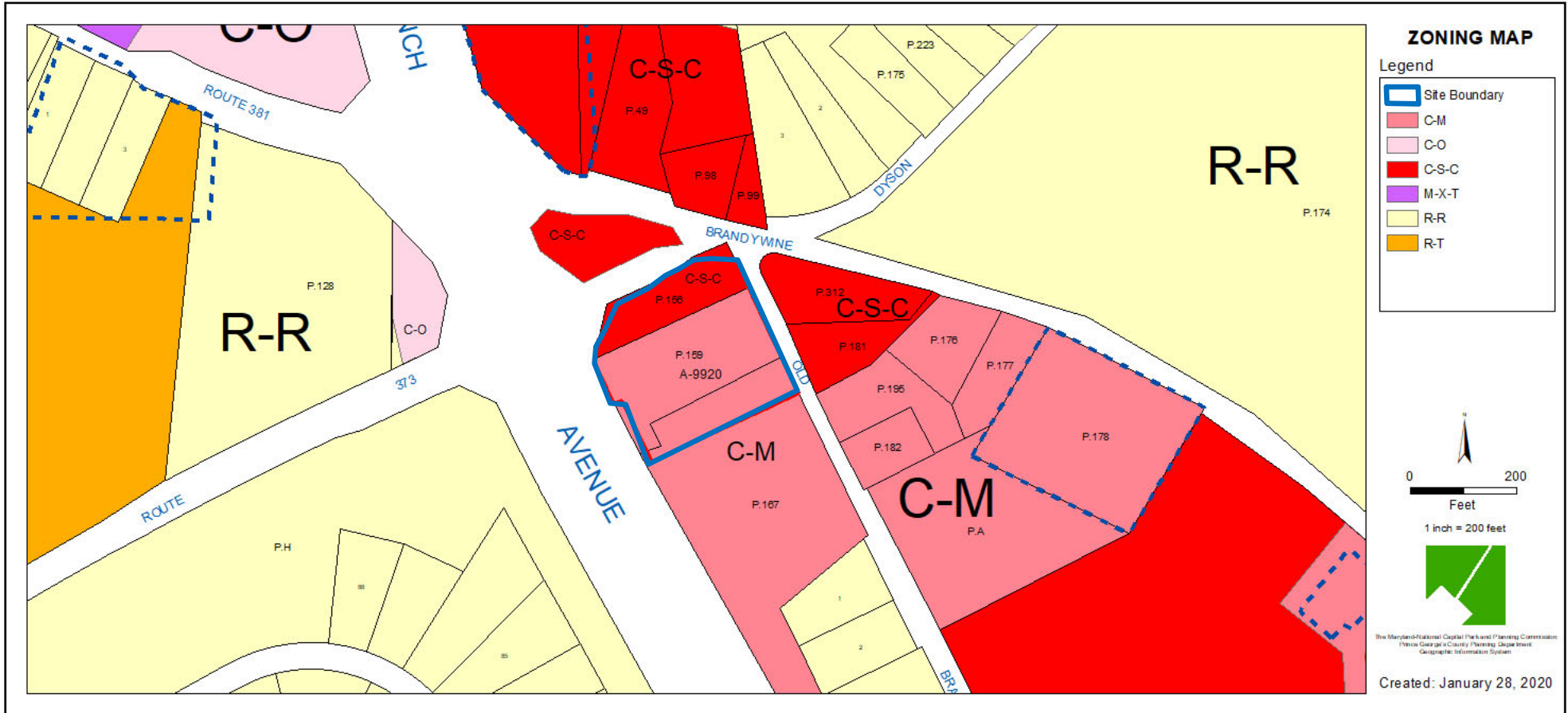
# GENERAL LOCATION MAP



# SITE VICINITY



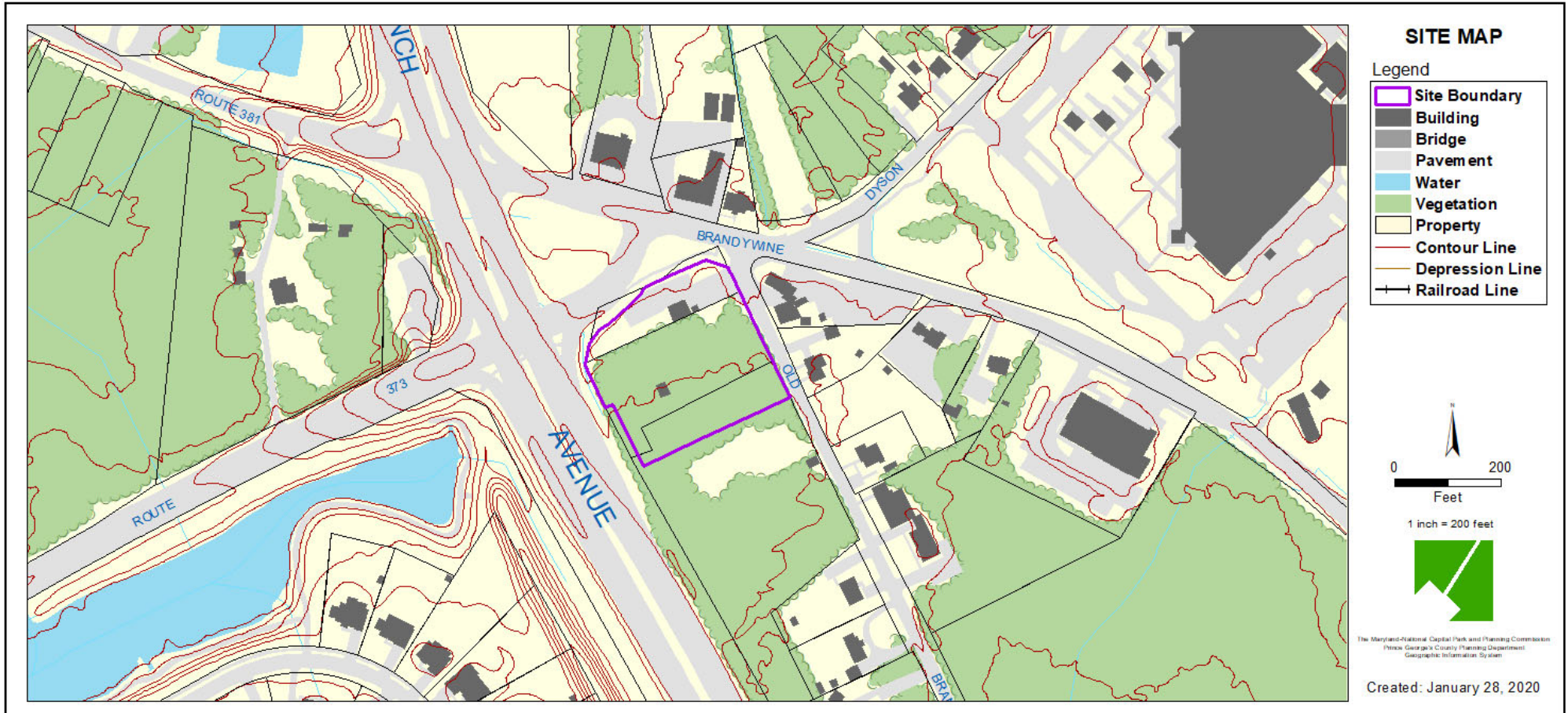
# ZONING MAP



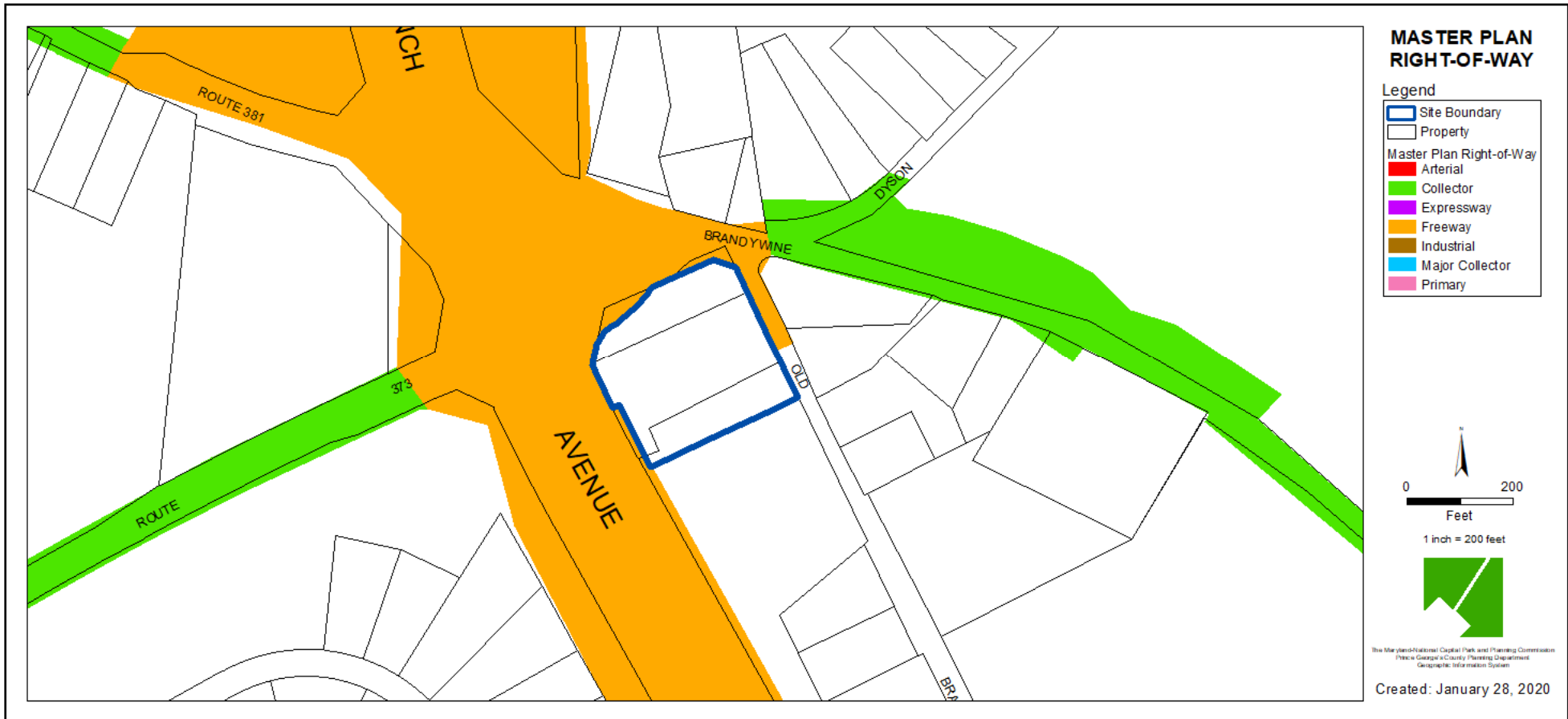
# AERIAL MAP



# SITE MAP



# MASTER PLAN RIGHT-OF-WAY MAP

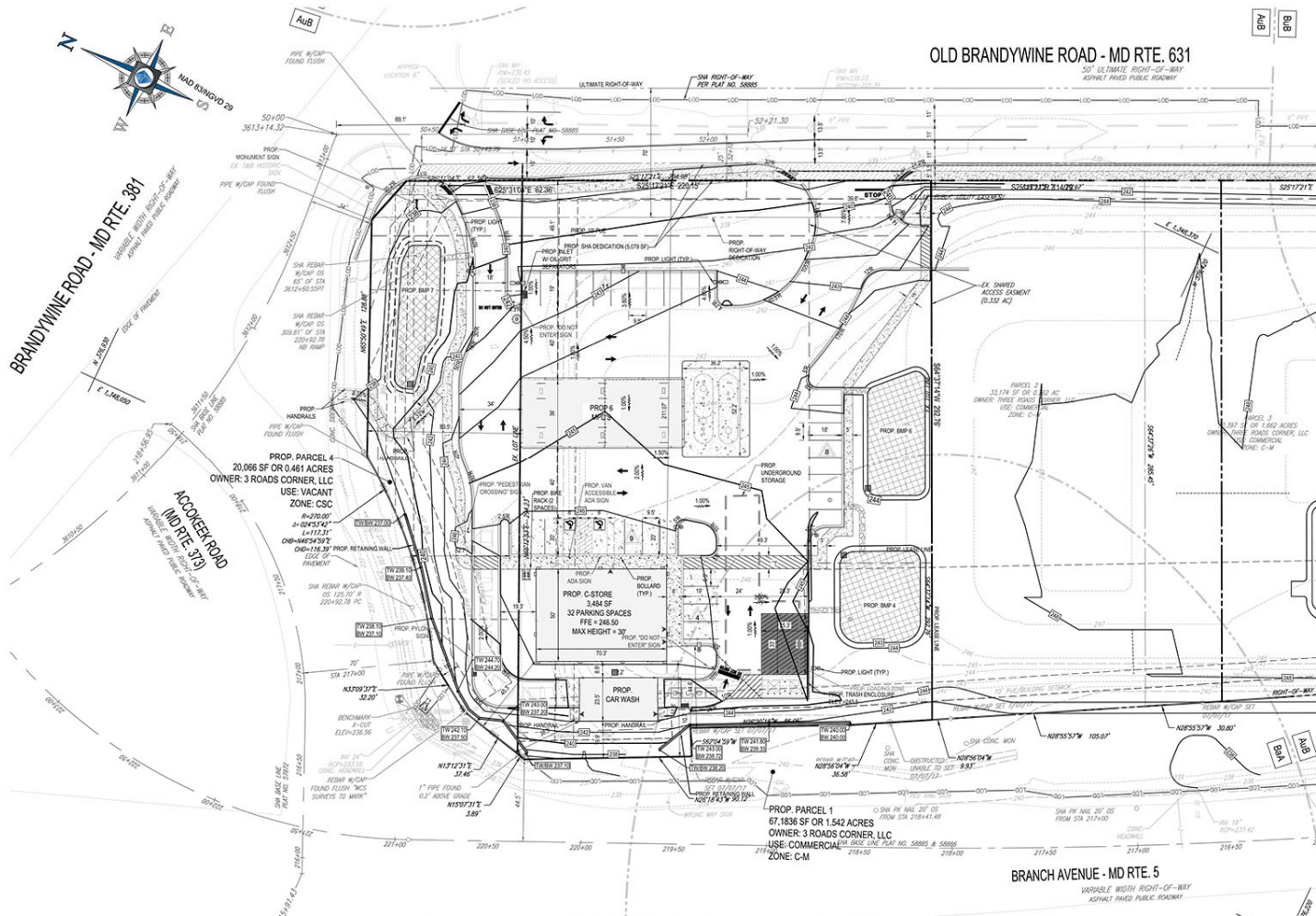


# BIRD'S-EYE VIEW





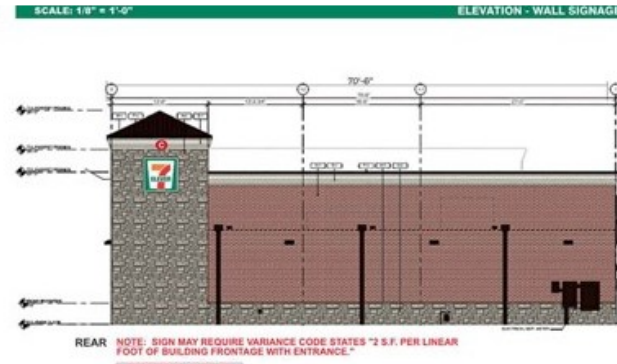
# SITE PLAN



# LANDSCAPE PLAN



# STORE ELEVATIONS



Job Location: 38715  
13800 Branch Ave.,  
Brandywine, MD 20613  
Date: November 7, 2018

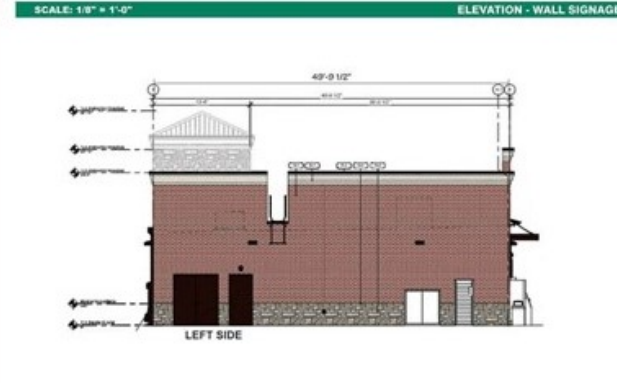
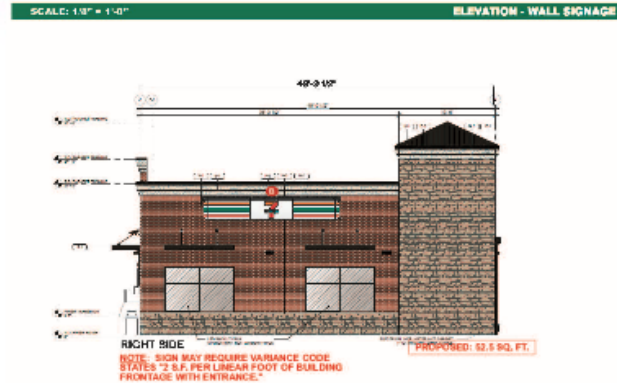
**CUMMINGS**

D-ORDER# 91607.11 TDP  
Project Mgr.: Chantelle Marino  
chantelle.marino@cummings.com  
Page: 3 of 27

Job Location: 38715  
13800 Branch Ave.,  
Brandywine, MD 20613  
Date: November 7, 2018

**CUMMINGS**

D-ORDER# 91607.11 TDP  
Project Mgr.: Chantelle Marino  
chantelle.marino@cummings.com  
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Job Location: 38715  
13800 Branch Ave.,  
Brandywine, MD 20613  
Date: July 1, 2020

**CUMMINGS**

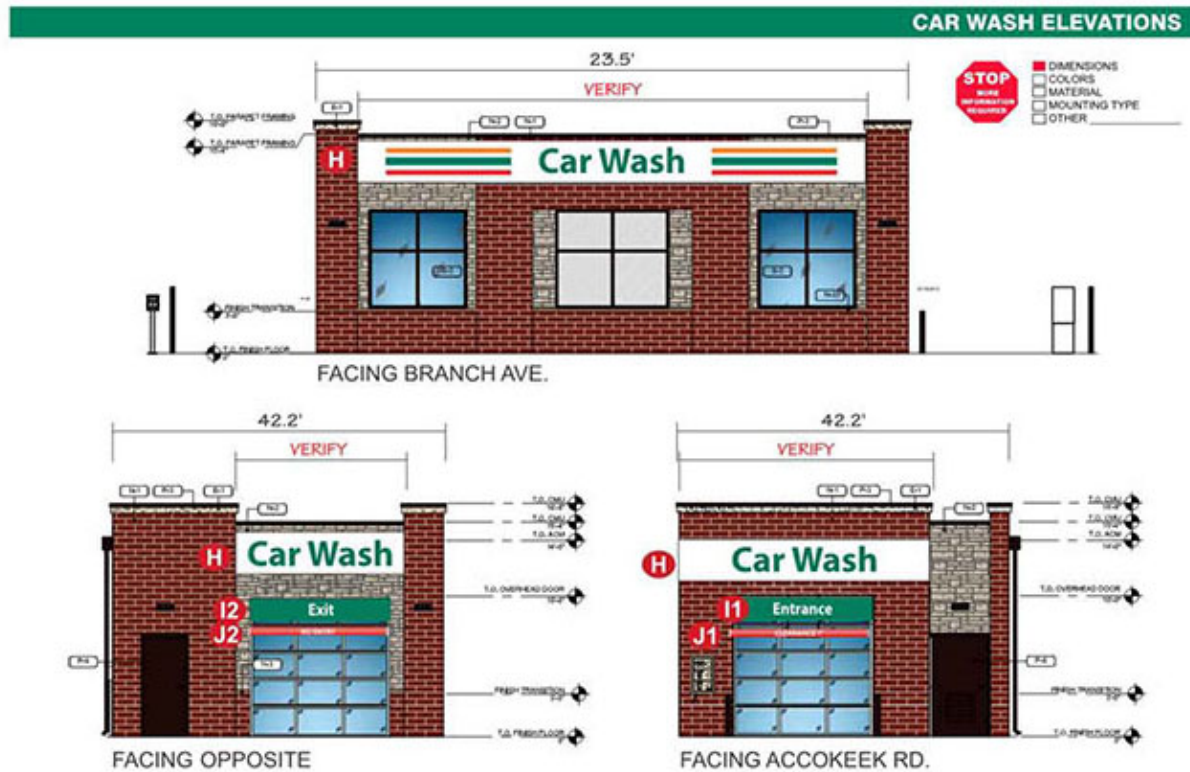
D-ORDER# 91607.12 TDP  
Project Mgr.: Kimberly Holbrook  
kimberly.holbrook@cummings.com  
Page: 14 of 27

Job Location: 38715  
13800 Branch Ave.,  
Brandywine, MD 20613  
Date: November 7, 2018

**CUMMINGS**

D-ORDER# 91607.11 TDP  
Project Mgr.: Chantelle Marino  
chantelle.marino@cummings.com  
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# CAR WASH ELEVATIONS

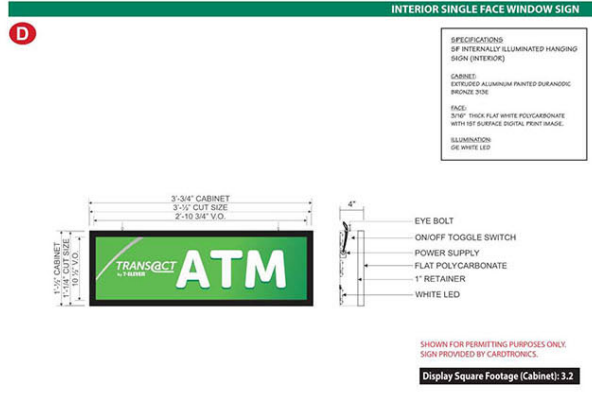
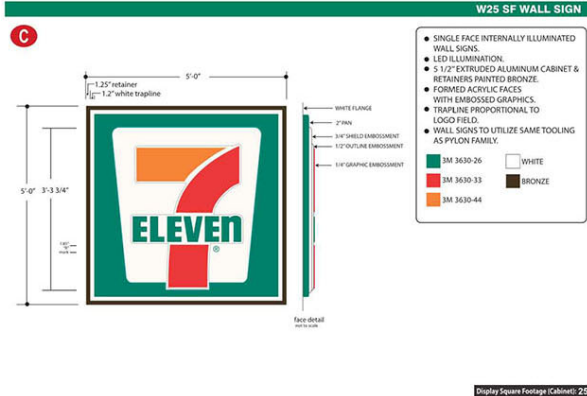
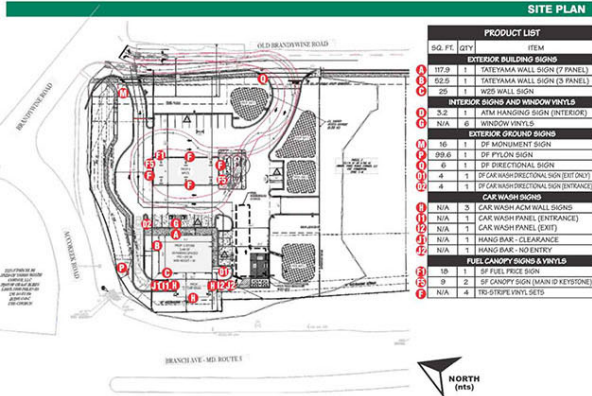


Job Location: 38715  
13800 Branch Ave.,  
Brandywine, MD 20613  
Date: November 7, 2018

**CUMMINGS**

D-ORDER# 91607.11 TDP  
Project Mgr.: Chantelle Marino  
chantelle.marino@cummingsigns.com  
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# SIGNAGE



Job Location: 38715  
13800 Branch Ave.,  
Brandywine, MD 20613  
Date: November 7, 2018

**CUMMINGS**

D-ORDER# 91607.11 TDP  
Project Mgr.: Chantelle Marino  
chantelle.marino@cummingsigns.com  
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Job Location: 38715  
13800 Branch Ave.,  
Brandywine, MD 20613  
Date: November 7, 2018

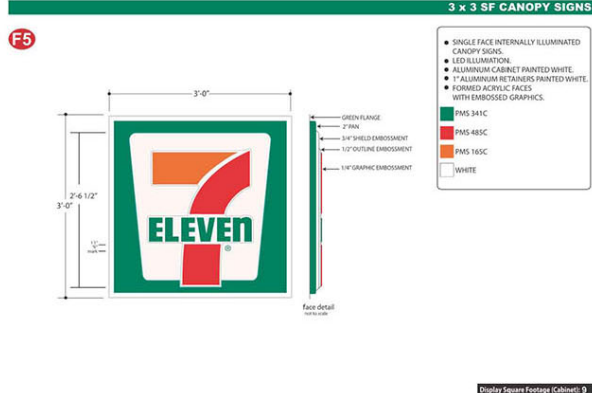
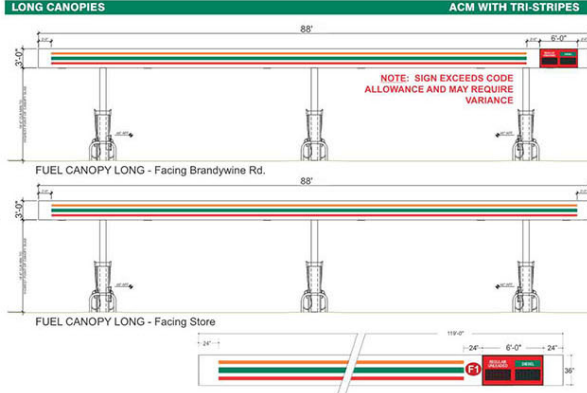
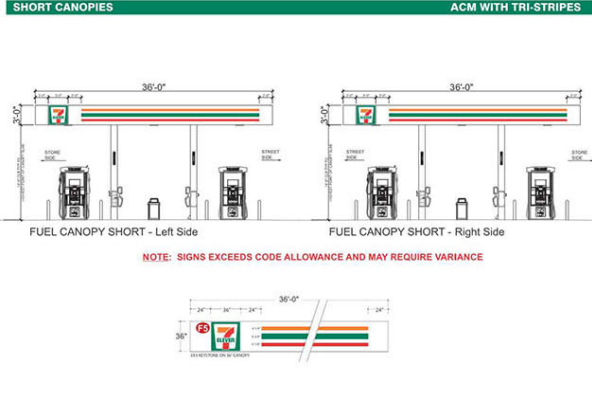
**CUMMINGS**

D-ORDER# 91607.11 TDP  
Project Mgr.: Chantelle Marino  
chantelle.marino@cummingsigns.com  
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Job Location: 38715  
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Date: November 7, 2018

**CUMMINGS**

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**CUMMINGS**

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**CUMMINGS**

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chantelle.marino@cummingsigns.com  
Page: 11 of 27

Job Location: 38715  
13800 Branch Ave.,  
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Date: November 7, 2018

**CUMMINGS**

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Project Mgr.: Chantelle Marino  
chantelle.marino@cummingsigns.com  
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# SIGNAGE

### SITE PLAN

SG. PKT.	QTY.	ITEM
<b>EXTERIOR BUILDING SIGNAGE</b>		
107	1	EXTERIOR WALL SIGN (F PANEL)
108	1	EXTERIOR WALL SIGN (D PANEL)
109	1	WALL SIGN
<b>INTERIOR BUILDING AND WINDOW SIGNS</b>		
<b>OFFICE/RECEPTION ROOMS (INTERIORS)</b>		
<b>OFFICE/RECEPTION ROOMS</b>		
110	1	OFFICE/RECEPTION SIGN
111	1	OFFICE/RECEPTION SIGN
112	1	OFFICE/RECEPTION SIGN
113	1	OFFICE/RECEPTION SIGN
114	1	OFFICE/RECEPTION SIGN
<b>CAR WASH BUILDING</b>		
115	1	CAR WASH SIGNAGE (ENTRANCE)
116	1	CAR WASH SIGNAGE (ENTRANCE)
117	1	CAR WASH SIGNAGE (ENTRANCE)
118	1	CAR WASH SIGNAGE (ENTRANCE)
119	1	CAR WASH SIGNAGE (ENTRANCE)
<b>FUEL CANOPY SIGNS &amp; VINYL</b>		
120	1	FUEL CANOPY SIGN (MAX 10 KEYS/ROW)
121	1	FUEL CANOPY SIGN (MAX 10 KEYS/ROW)
122	1	FUEL CANOPY SIGN (MAX 10 KEYS/ROW)
123	1	FUEL CANOPY SIGN (MAX 10 KEYS/ROW)

Job Location: 38715 13800 Branch Ave., Brandywine, MD 20613  
Date: November 7, 2018  
D-ORDER# 91607.11 TOP  
Project Mgr: Chantelle Marino  
CUMMINGS  
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### TYPICAL WINDOW VINYL LAYOUT

Job Location: 38715 13800 Branch Ave., Brandywine, MD 20613  
Date: November 7, 2018  
D-ORDER# 91607.11 TOP  
Project Mgr: Chantelle Marino  
CUMMINGS  
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### SF FUEL SIGN - CUSTOM

Job Location: 38715 13800 Branch Ave., Brandywine, MD 20613  
Date: November 7, 2018  
D-ORDER# 91607.11 TOP  
Project Mgr: Chantelle Marino  
CUMMINGS  
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### M16 DF MONUMENT SIGN

Job Location: 38715 13800 Branch Ave., Brandywine, MD 20613  
Date: November 7, 2018  
D-ORDER# 91607.11 TOP  
Project Mgr: Chantelle Marino  
CUMMINGS  
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### M50 DF PYLON SIGN

Job Location: 38715 13800 Branch Ave., Brandywine, MD 20613  
Date: November 7, 2018  
D-ORDER# 91607.11 TOP  
Project Mgr: Chantelle Marino  
CUMMINGS  
Page: 22 of 37

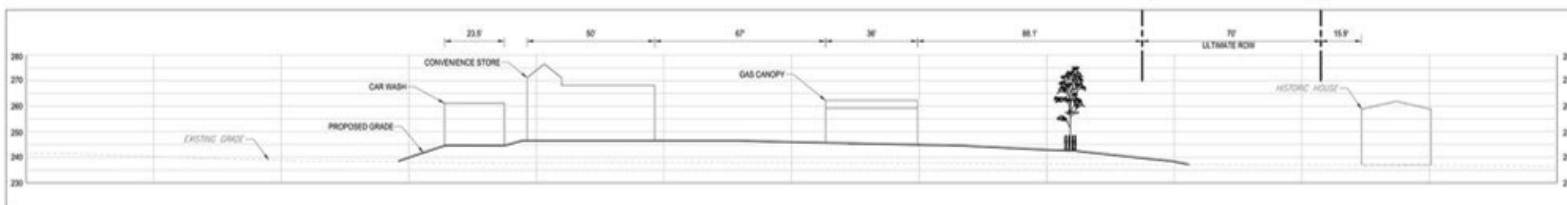
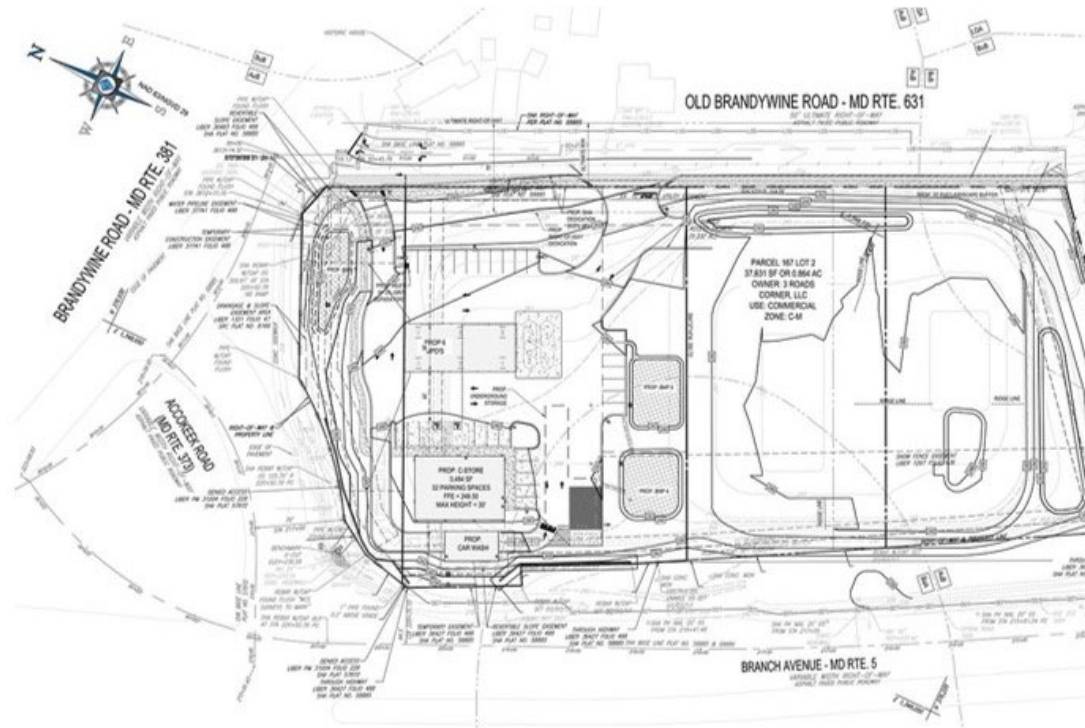
### DF DIRECTIONAL SIGN

Job Location: 38715 13800 Branch Ave., Brandywine, MD 20613  
Date: November 7, 2018  
D-ORDER# 91607.11 TOP  
Project Mgr: Chantelle Marino  
CUMMINGS  
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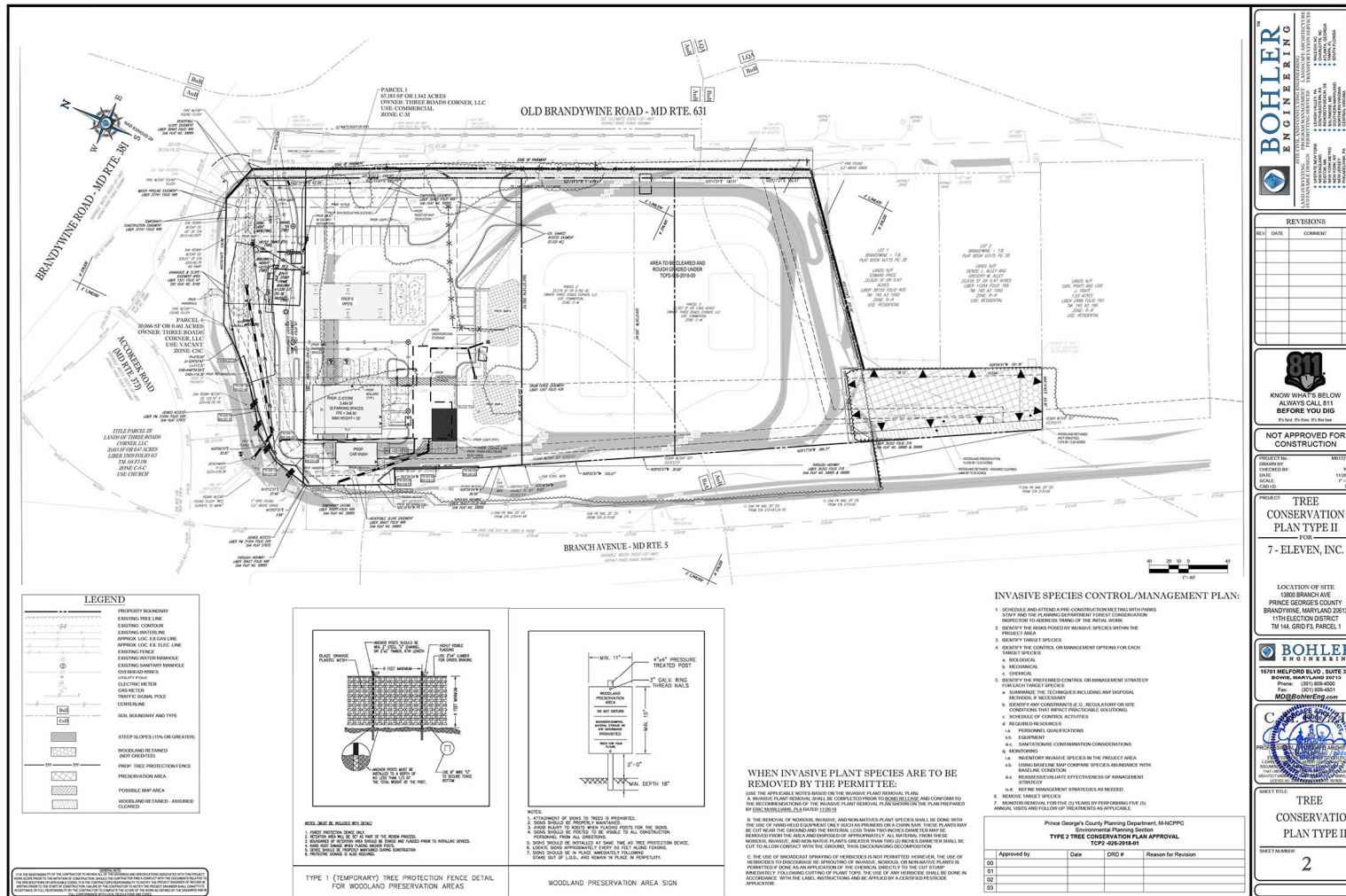
FREESTANDING SIGN DETAILS



# HISTORIC SITE EXHIBIT



# TYPE II TREE CONSERVATION PLAN



**BOHLER ENGINEERING**  
 1670 BELFORD BLVD., SUITE 210  
 PRINCE GEORGES COUNTY, MARYLAND 20813  
 Phone: (301) 688-8800  
 Fax: (301) 688-8801  
 Web: MD@BohlerEng.com

**REVISIONS**

REV.	DATE	COMMENT	BY

**811**  
 KNOW WHAT'S BELOW  
 ALWAYS CALL 811  
 BEFORE YOU DIG

**NOT APPROVED FOR CONSTRUCTION**

PROJECT: TREE CONSERVATION PLAN TYPE II FOR 7-ELEVEN, INC.

LOCATION OF SITE: 1500 BRANCH AVE, PRINCE GEORGES COUNTY, MARYLAND 20813, 11TH ELECTION DISTRICT, TM 144, GRID PL, PARCEL 1

**BOHLER ENGINEERING**  
 1670 BELFORD BLVD., SUITE 210  
 PRINCE GEORGES COUNTY, MARYLAND 20813  
 Phone: (301) 688-8800  
 Fax: (301) 688-8801  
 Web: MD@BohlerEng.com

**C**  
 PROFESSIONAL SEAL  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF MARYLAND  
 No. 10186  
 EXPIRES 12/31/2024

SHEET TITLE: TREE CONSERVATION PLAN TYPE II

SHEET NUMBER: 2

**INVASIVE SPECIES CONTROL/MANAGEMENT PLAN:**

- SCHEDULE AND ATTEND A PRE-CONSTRUCTION MEETING WITH PRINCE GEORGES COUNTY AND PLANNING DEPARTMENT FOR TREE CONSERVATION INSPECTOR TO ADDRESS SCOPE OF THE INITIAL WORK.
- REMOVE THE TREES POSSESSED BY INVASIVE SPECIES WITHIN THE PROJECT AREA.
- IDENTIFY TARGET SPECIES
- IDENTIFY THE CONTROL OR MANAGEMENT OPTIONS FOR EACH TARGET SPECIES:

  - Mechanical
  - Chemical

- IDENTIFY THE PREFERRED CONTROL OR MANAGEMENT STRATEGY FOR EACH TARGET SPECIES
- BARRICADE THE TECHNIQUES INCLUDING ANY SPECIAL MEASURES, IF NECESSARY
- IDENTIFY AND CONSIDER THE FOLLOWING FOR THE CONTROL OF TARGET SPECIES (CONSIDER THAT IMPACT PRACTICABLE SOLUTIONS):

  - REQUIRED RESOURCES
  - EQUIPMENT
  - SAFETY AND CONTAMINATION CONSIDERATIONS
  - MONITORING
  - INDICATORY INVASIVE SPECIES IN THE PROJECT AREA
  - USING BASELINE MAP COMPARE SPECIES ABUNDANCE WITH INDICATOR SPECIES
  - REASSESS/RE-EVALUATE EFFECTIVENESS OF MANAGEMENT STRATEGY
  - IF THE MANAGEMENT STRATEGY IS NOT AS EFFECTIVE AS DESIRED
  - REASSESS/RE-EVALUATE THE PLAN BY PERFORMING THE (3) ANNUAL VISITS AND FOLLOW UP TREATMENT AS APPROPRIATE.
  - REMOVE TARGET SPECIES
  - REASSESS/RE-EVALUATE THE PLAN BY PERFORMING THE (3) ANNUAL VISITS AND FOLLOW UP TREATMENT AS APPROPRIATE.

Prince George's County Planning Department, MDCPPP  
 Environmental Planning Section  
**TYPE II TREE CONSERVATION PLAN APPROVAL**  
 TOP: 05/20/24

Approved by	Date	CRD #	Reason for Review

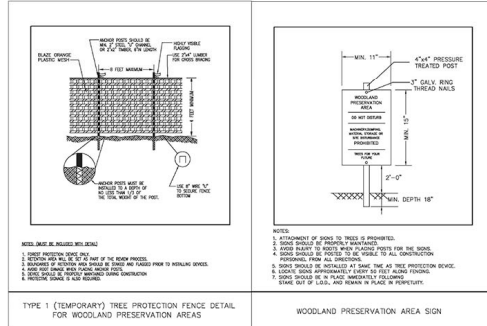
**WHEN INVASIVE PLANT SPECIES ARE TO BE REMOVED BY THE PERMITTEE:**

USE THE APPLICABLE NOTES BASED ON THE INVASIVE PLANT REMOVAL PLAN

**A. INVASIVE PLANT REMOVAL SHALL BE COMPLETED TO SPECIFICATIONS AND CONFORM TO THE RECOMMENDATIONS OF THE INVASIVE PLANT REMOVAL PLAN SHOWN ON THE PLAN PREPARED BY THE CONSULTANT, PLUS DATED 12/23/23.**

**B. THE REMOVAL OF INVASIVE WOODLAND AND NON-WOODLAND PLANT SPECIES SHALL BE DONE WITH THE USE OF POWER EQUIPMENT OTHER THAN BACKHOES OR EXCAVATORS. THESE REMOVALS MAY BE PERFORMED BY THE PERMITTEE OR A SUBCONTRACTOR. THE PERMITTEE SHALL BE RESPONSIBLE FOR ALL DISPOSITIONS.**

**C. THE USE OF HERBICIDES APPROVED BY PERMITS IS NOT PROHIBITED. HOWEVER, THE USE OF HERBICIDES IS PROHIBITED FOR THE REMOVAL OF INVASIVE WOODLAND OR NON-WOODLAND PLANTS IF PERMITTED TO USE AN APPLICATION OF THE HERBICIDE SPECIFIC TO THE CUT STUMP IMMEDIATELY UPON COMPLETION OF PLANT REMOVAL. THE PERMITTEE SHALL BE RESPONSIBLE FOR THE LABEL, INSTRUCTIONS AND BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR.**



**LEGEND**

	PROPERTY BOUNDARY
	EXISTING TREE LINE
	EXISTING CONTOUR
	APPROX. LOC. OF GAS LINE
	APPROX. LOC. OF ELECTRIC LINE
	EXISTING FENCE
	EXISTING EASEMENT
	EXISTING EASEMENT BOUNDARY
	UTILITY POLE
	ELEVATION MARKER
	GAS METER
	TRAFFIC SIGNAL POLE
	CENTERLINE
	WOOD BOUNDARY AND TYPE
	STEP SLOPES 15% OR GREATER
	WOODLAND RETAINED AND/OR EXISTING
	TREE PROTECTION FENCE
	PRESERVATION AREA
	POSSIBLE BMP AREA
	WOODLAND RETAINED - ASSUMED CLEARED

