

ITEM: 6



CASE: A-9975-01

LOCUST HILL










GENERAL LOCATION MAP

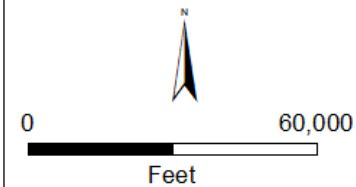
GENERAL LOCATION MAP

Legend

-  Site Location
-  Major Roads

Councilmanic Districts

	1		6
	2		7
	3		8
	4		9
	5		



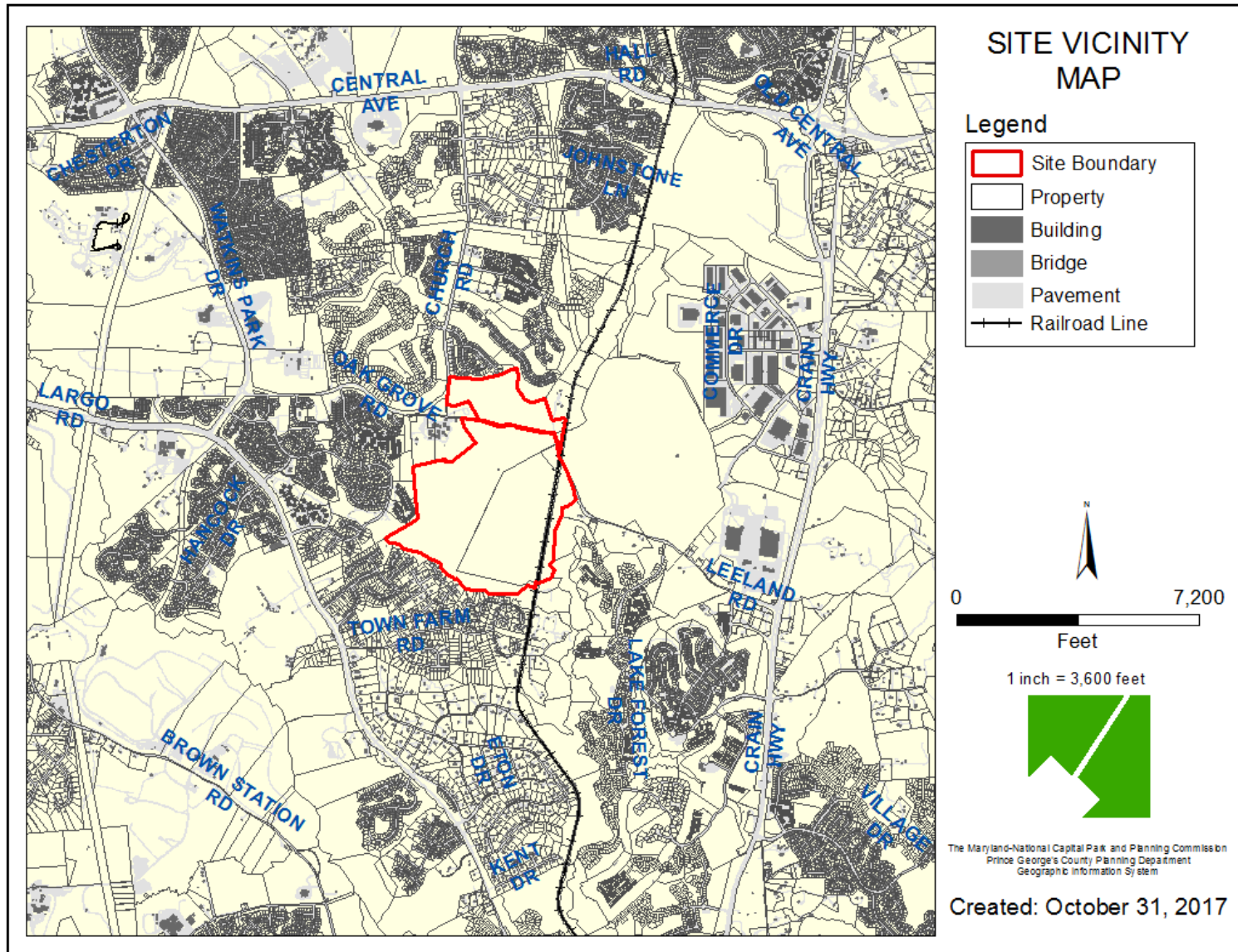
1 inch = 30,000 feet



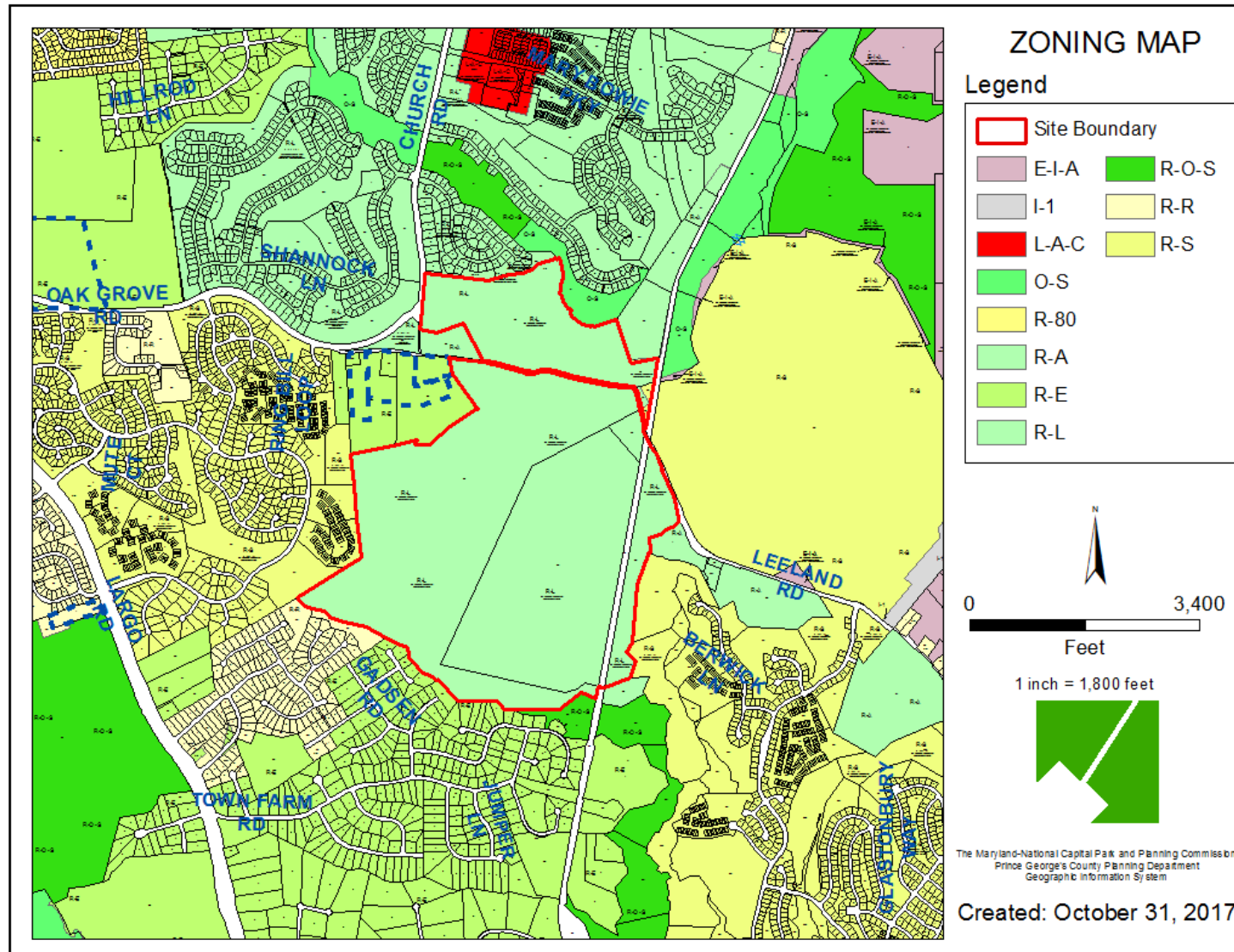
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: October 31, 2017

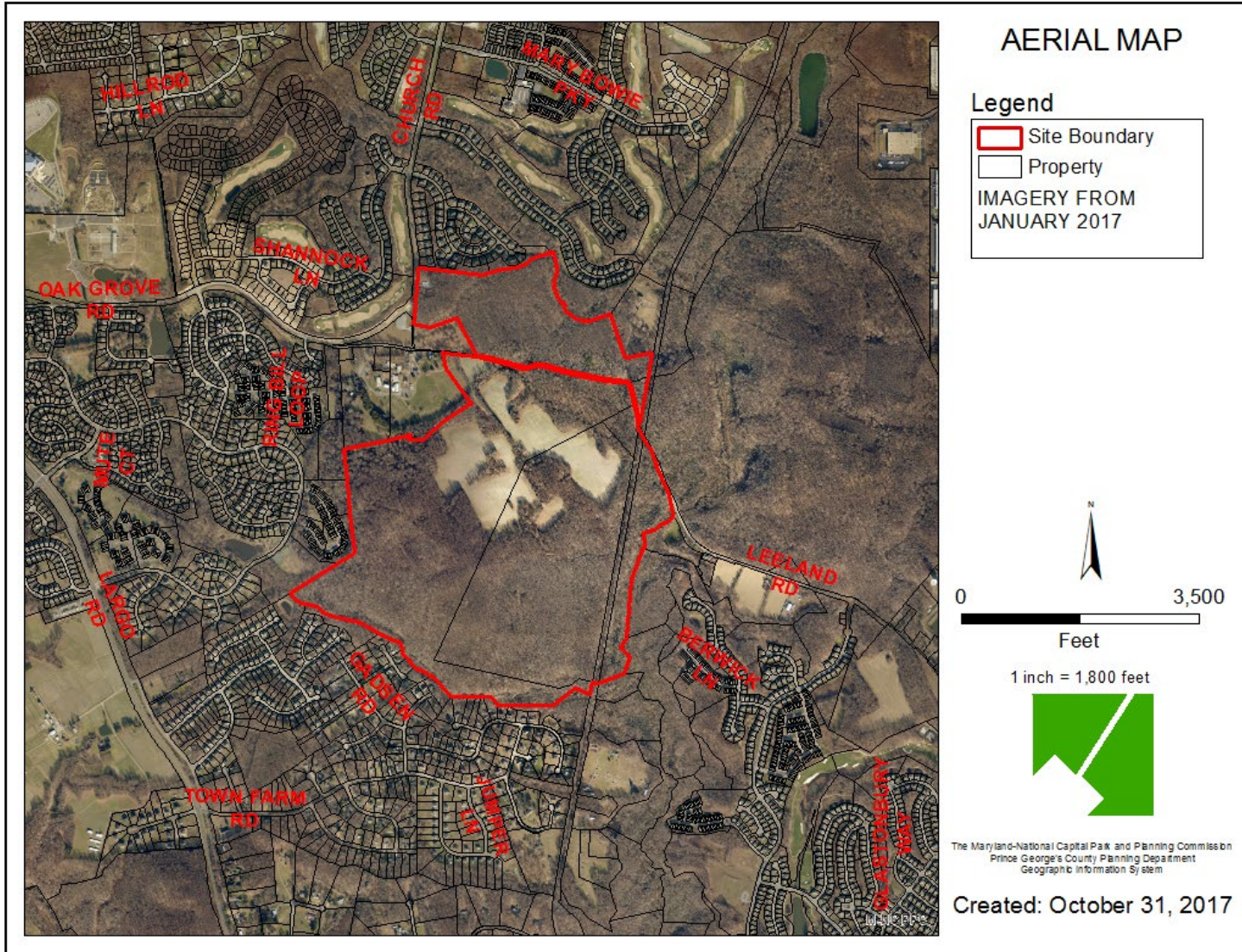
SITE VICINITY



ZONING MAP

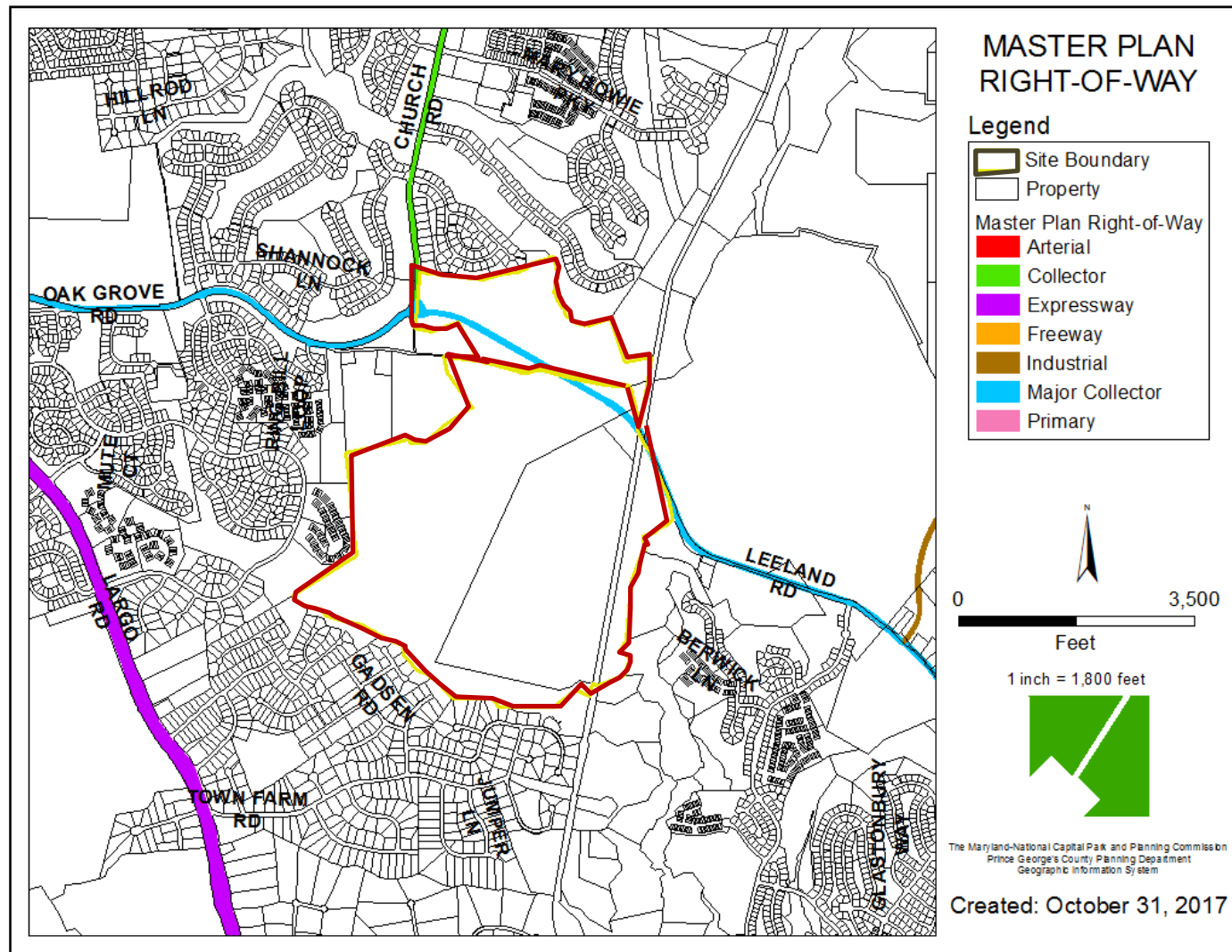


AERIAL MAP

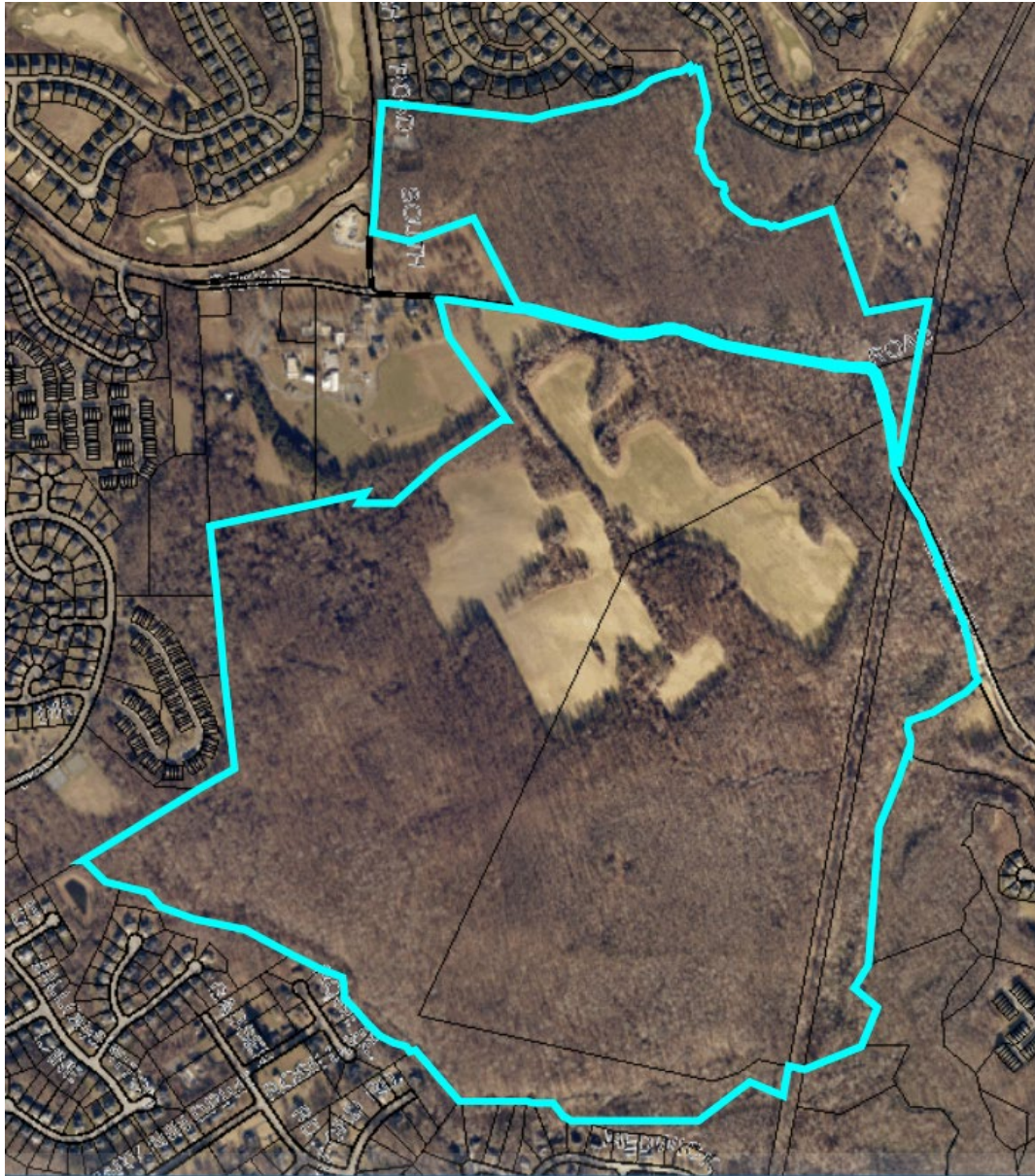




MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



APPROVED BASIC PLAN



Locust Hill

Prince George's County

Single Family Detached - Estates	119 to 145 units	25%
Note: Within this area, there will be Large Lots that are either 120' wide or over 40,000 sq. ft. and will total approximately 10% of the project's total proposed dwelling units.		
Single Family Detached - Executives	190 to 233 units	40%
Single Family Detached - Points	71 to 87 units	15%
Single Family Attached - Carriages	95 to 116 units	20%
Total Dwelling Units	475 to 581 units	100%
Subject Property		
Total acres	503.5 acres	
Existing Zoning	R-A and R-E	
Proposed Zoning	R-L	
Density Allowed	1.0 to 1.5	
Density Proposed	1.0 to 1.2	
No. of Units Allowed	475 to 581	
No. of Units Proposed	475 to 581	

- * Church/School Program Facility
- Frontage Road
- Interior Road
- Potential Storm Water Management Facility
- Potential Access from Frontage Road
- 65 Acre Buffer To Adjacent Church
- Proposed Church Site
- Area To Be Dedicated to MNCPPC

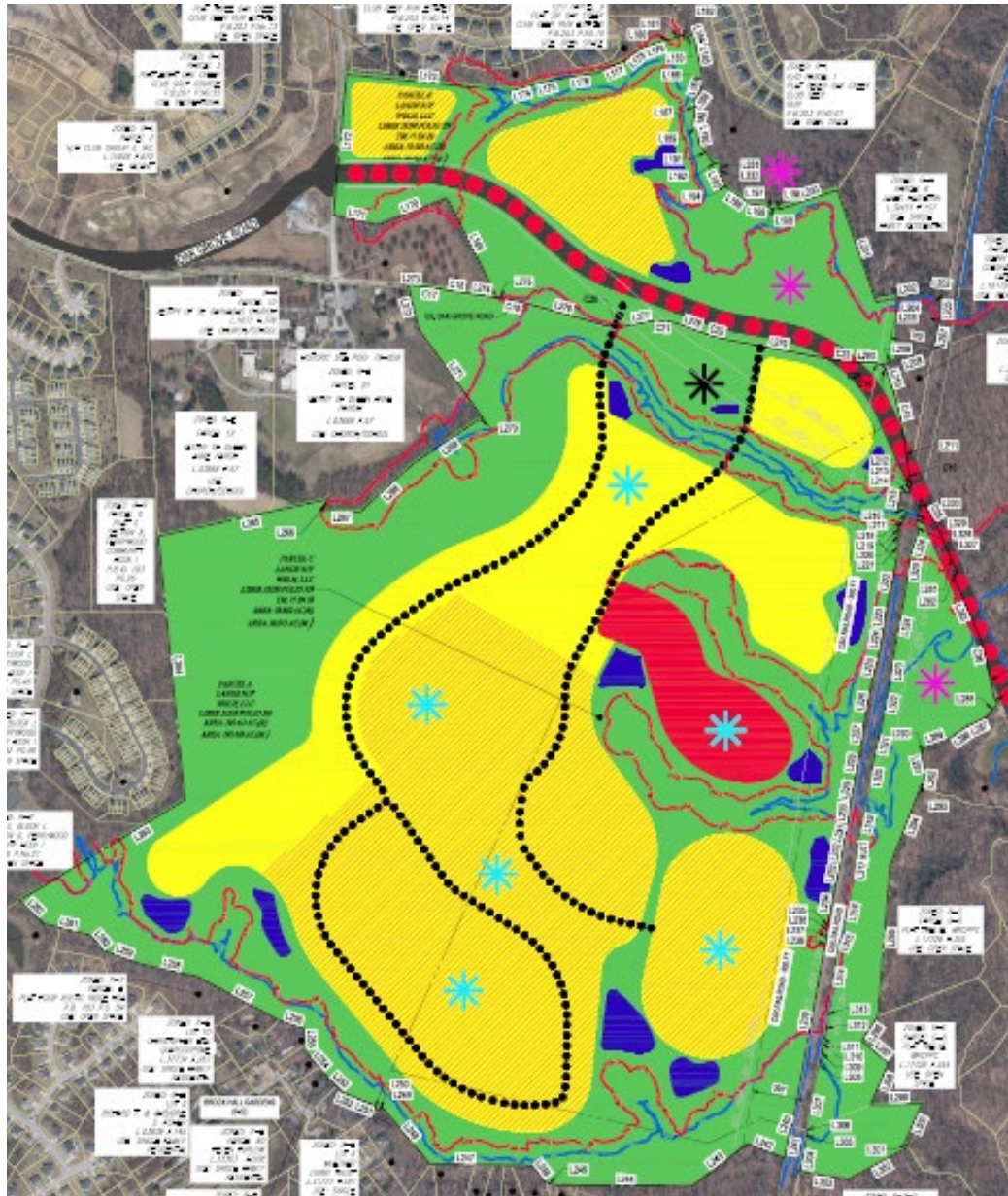
Revised Basic Plan
04/05/06



CONDITIONS OF APPROVAL

1. The applicant shall provide a detailed site plan showing the proposed development, including the proposed church site, roads, and other facilities. The site plan shall be submitted to the Planning Board for review and approval.
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PROPOSED BASIC PLAN



DRAWING LEGEND	
	PROPOSED STORM WATER FACILITY
	PROPOSED ROAD
	EXISTING ROAD
	POTENTIAL CLUBHOUSE
	POTENTIAL PUBLIC PARK SITE / MASTER PLAN TRAIL CONNECTION (1/4 MI)
	POTENTIAL OPEN SPACE / RECREATIONAL AREA

TOTAL PROPOSED DWELLING UNITS (DU):
471-706 UNITS

TOTAL UNIT TYPE RANGES	
SINGLE FAMILY DETACHED (SFD):	306 TO 635 UNITS (65% TO 86%)
SINGLE FAMILY ATTACHED (SFA):	47 TO 247 UNITS (10% TO 35%)
POTENTIAL SFA / SFD	
OPEN SPACE	241.76 AC

SUBJECT PROPERTY:

SITE ACREAGE: 905.81 ACRES
EXISTING/PROPOSED ZONING: R4
ALLOWABLE DENSITY: 1.0 TO 1.5 DU PER ACRE
PROPOSED DENSITY: 1.5 DU PER ACRE
MAX NO. OF UNITS ALLOWED: 706
NO. OF UNITS PROPOSED: 706
OPEN SPACE: 251.76 AC

