

ITEM: 27

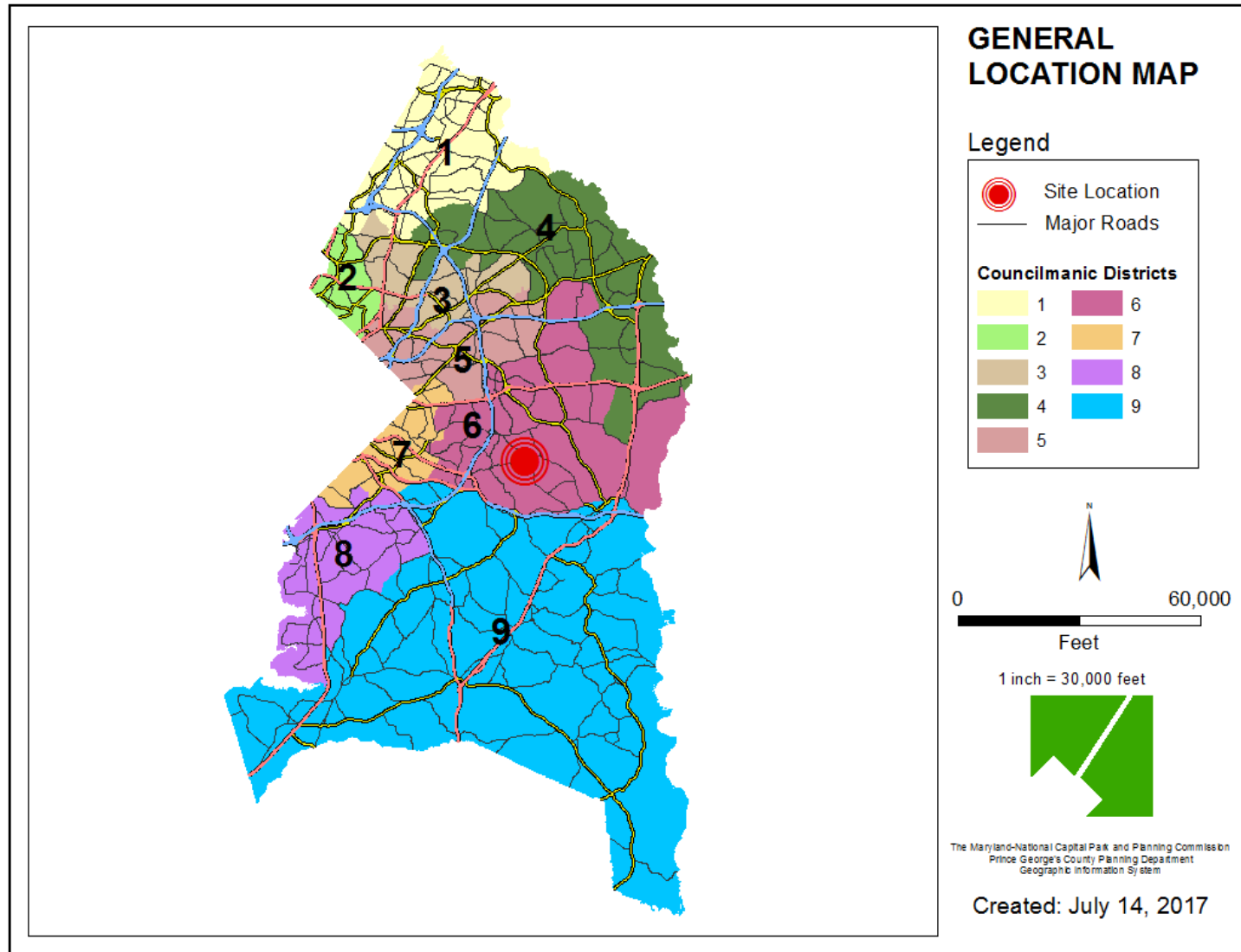
CASE: CDP-1701

THE PRESERVE AT WESTPHALIA

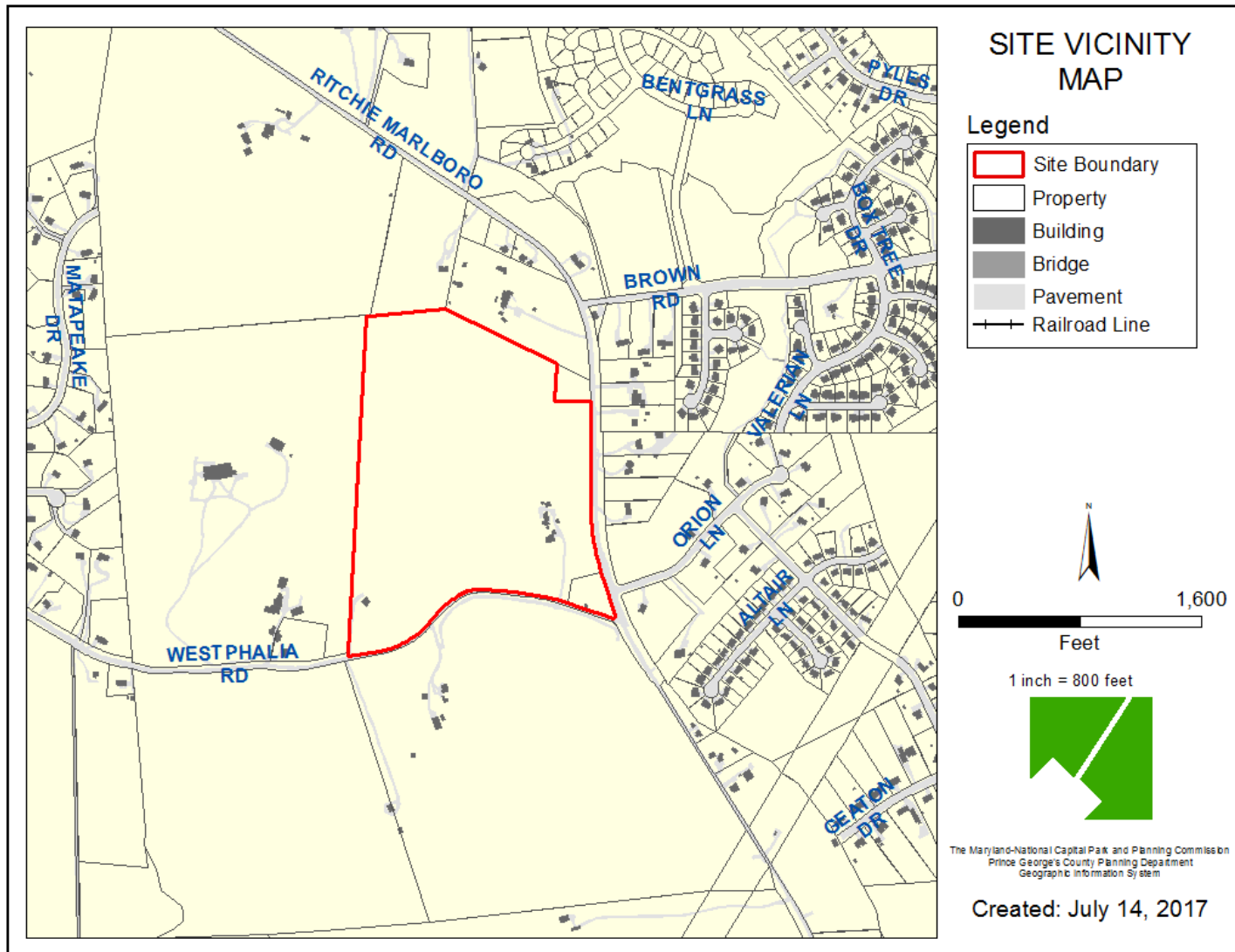
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



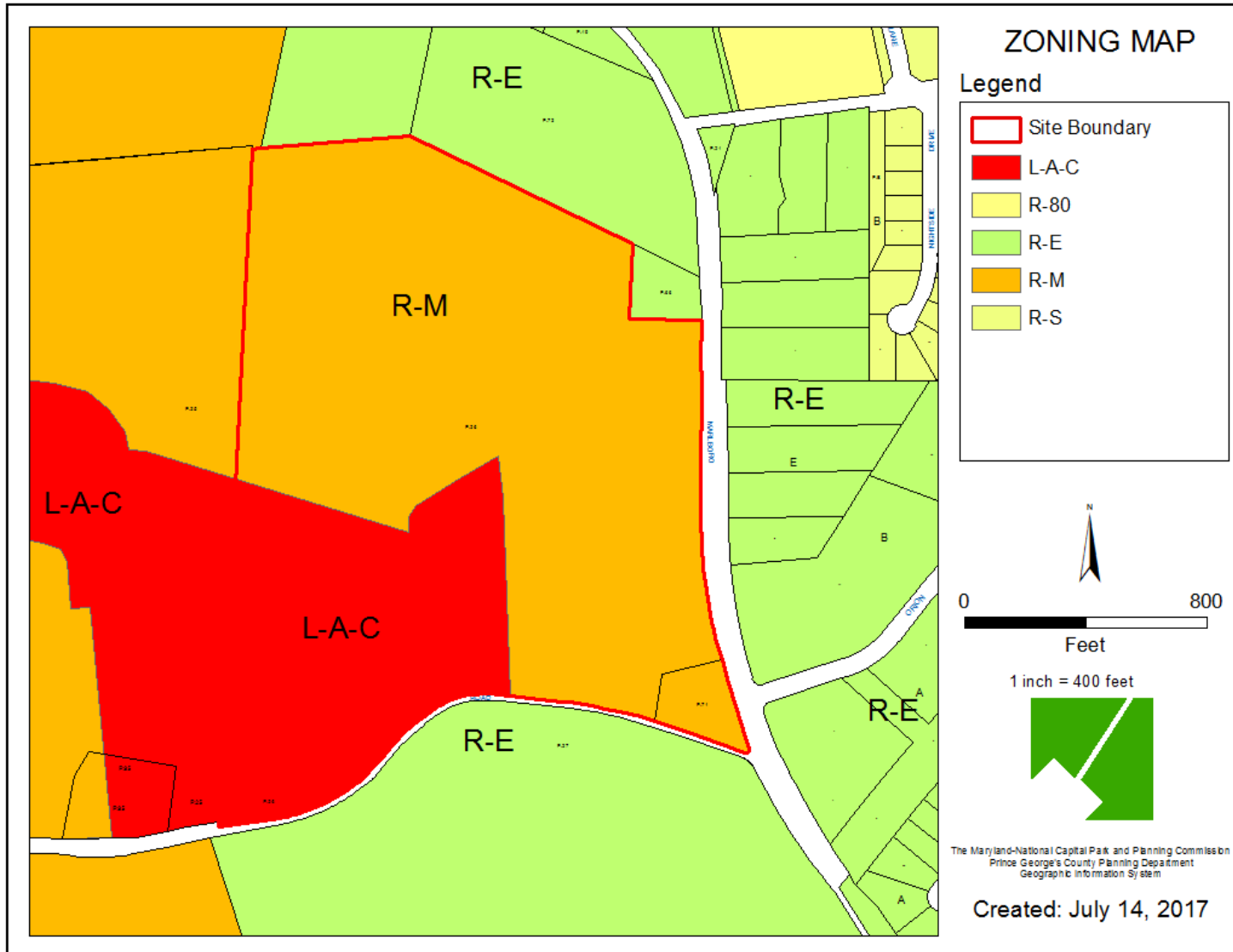
GENERAL LOCATION MAP



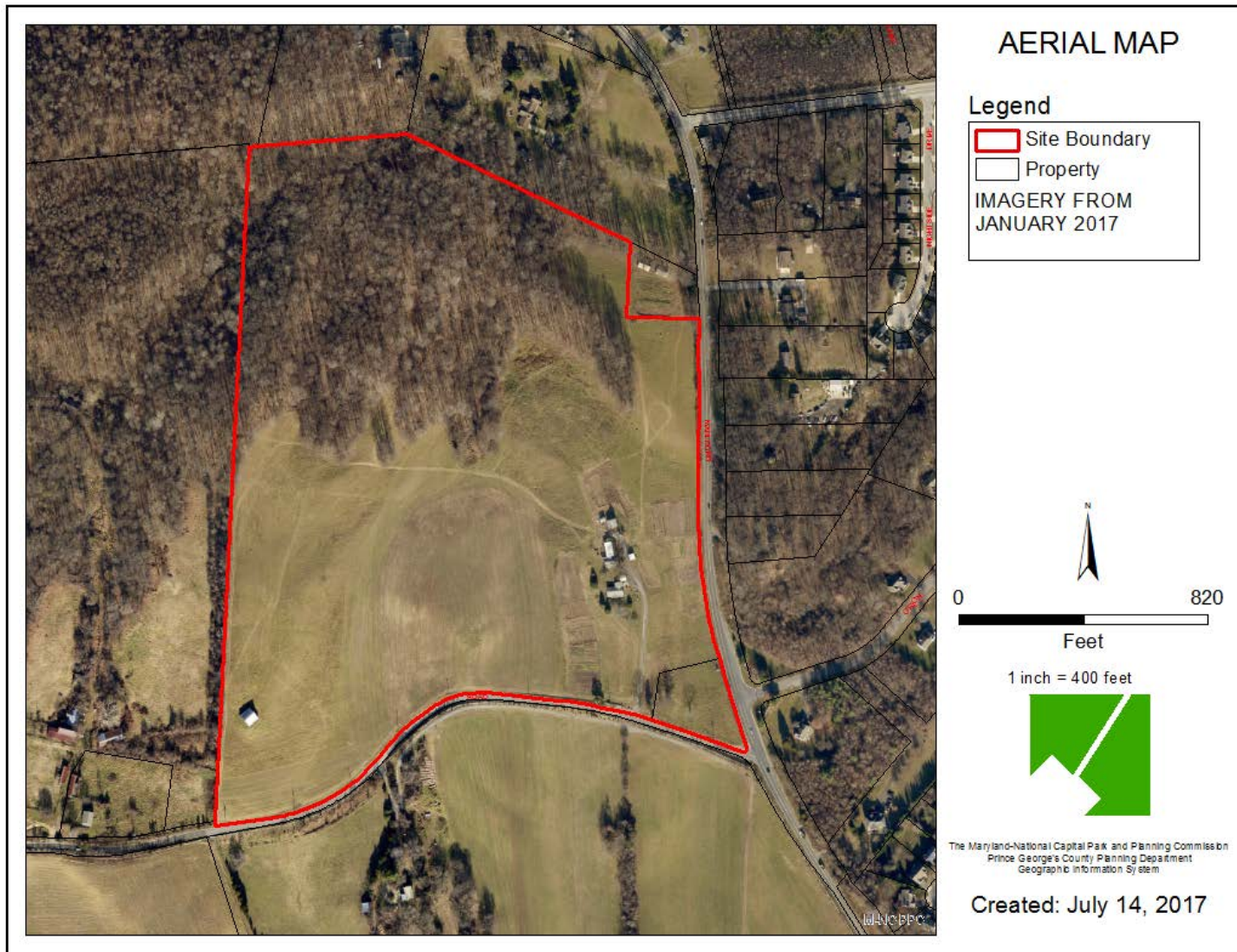
SITE VICINITY



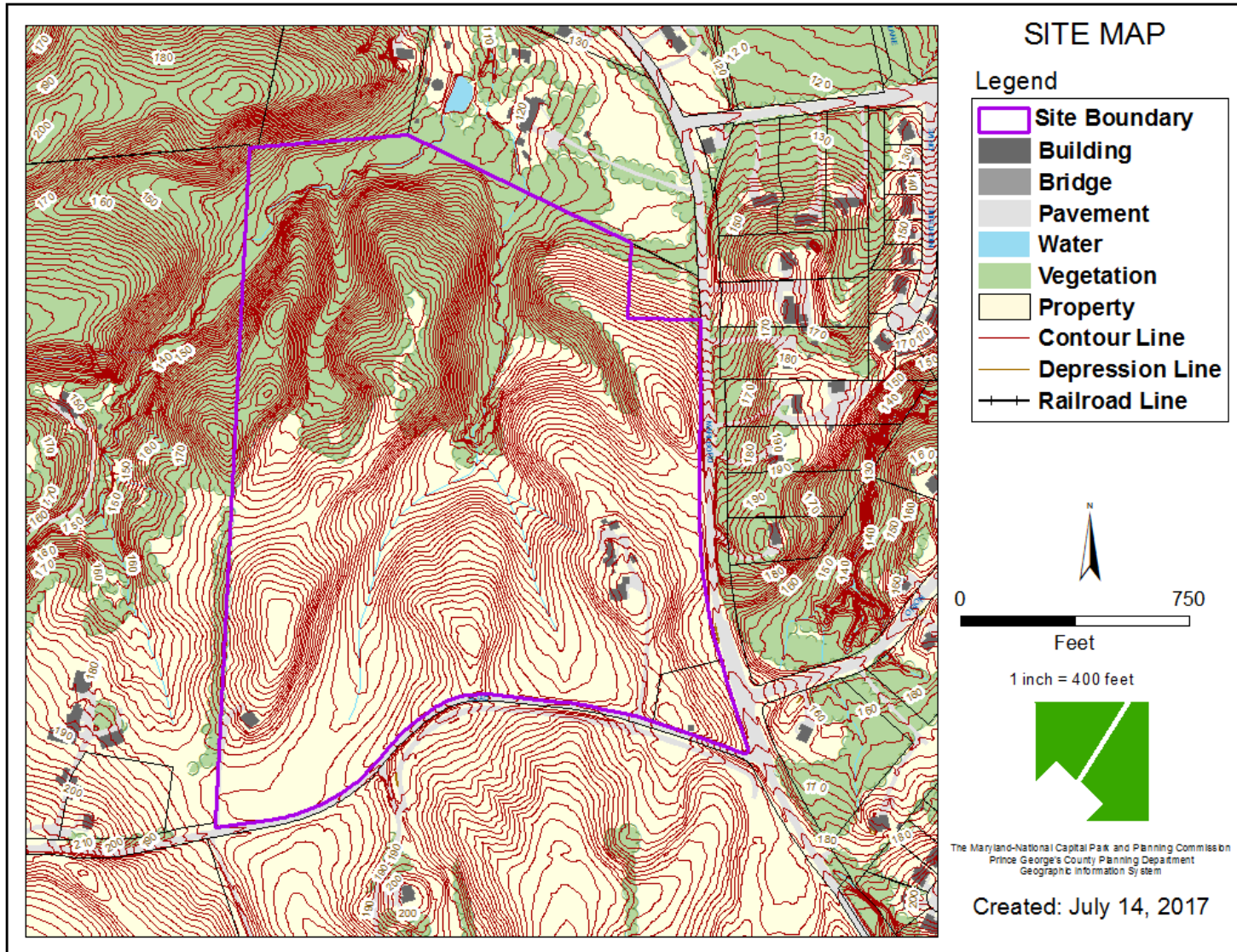
ZONING MAP



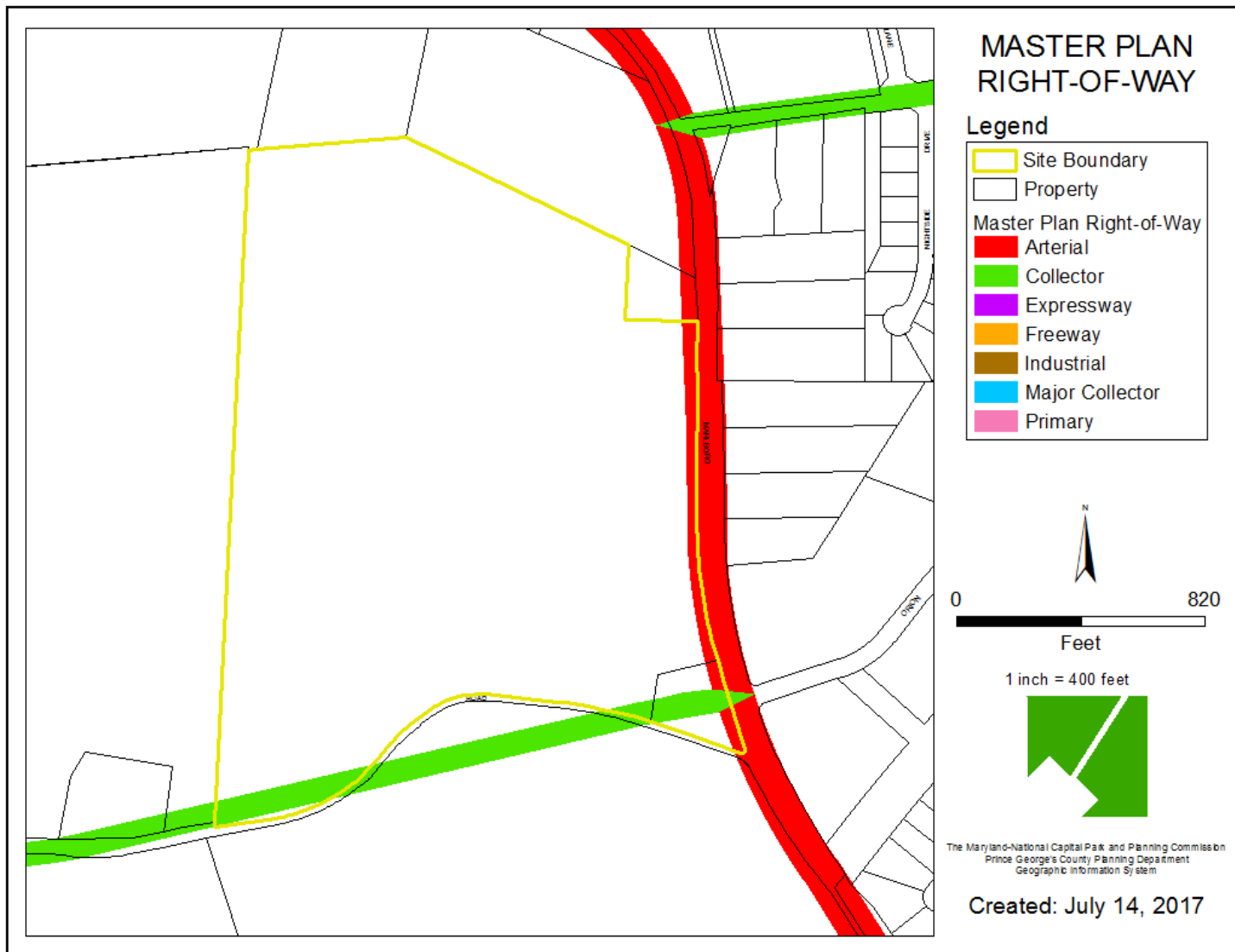
AERIAL MAP



SITE MAP



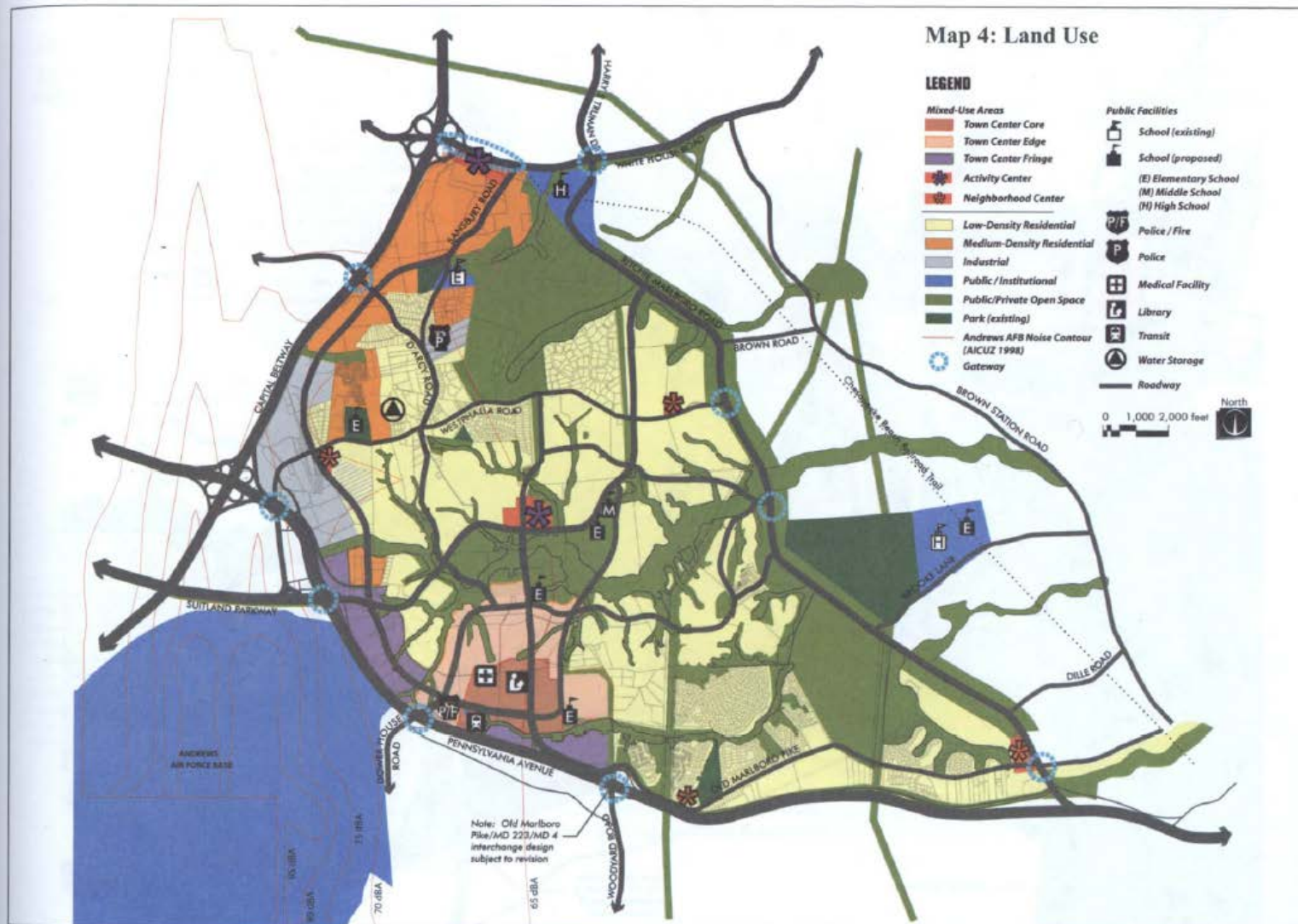
MASTER PLAN RIGHT-OF-WAY MAP



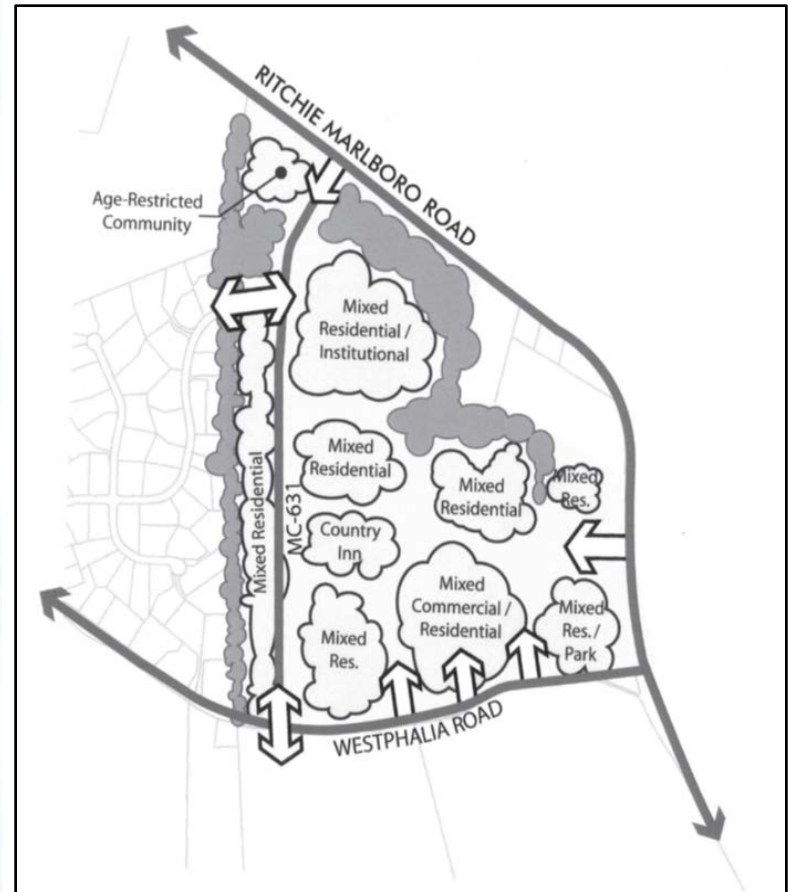
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



OVERALL SECTOR PLAN



BASIC PLAN (CONCEPT 4, EXHIBIT 58/ TABLE 5: APPROVED ZONING CHANGES, CHANGE NUMBER 9 (PAGE91))



COMPREHENSIVE DESIGN PLAN CDP-1701
THE PRESERVE AT WESTPHALIA

	BASE	MAXIMUM	PROVIDED
R-01 Zone: 62.21 acres			
R-01 Zone Density	3.6	3.7	2.28
Off-Road Driveways	109	253	101
L-01 Zone: 19.6 acres			
L-01 Zone Density	10	15	8.68
L-01 Zone Driveways	194	293	169
		Truckshops* L-01-C Zone	Single-Family Detached/Single-Family L-01-C and R-01 Zones
Maximum Net Lot Area (square feet)	1,100	6,000	
Maximum Front Yard	4'	28'	
Maximum Rear Yard	N/A	28'	
Maximum Side Yard (One side / Combined)	N/A	5'	10' / 10'
Maximum Lot Width at Front Street Line	16'	30'	
Maximum Lot Width at Front ERL	16'	30'	
Maximum Frontage on end-on-on	N/A	40'	
Maximum Distance Between Det Buildings	15'	N/A	N/A
Maximum Height	40'	40'	Max Height
Maximum Gross Living Space (square feet)	1,250	N/A	

****Minimum 150' Lot Depth required adjacent to Ritchie Marlboro Road**

