

PRESERVE AT PISCATAWAY (BAILEY'S VILLAGE)

Comprehensive Design Plan

A-9870 & CDP-9306

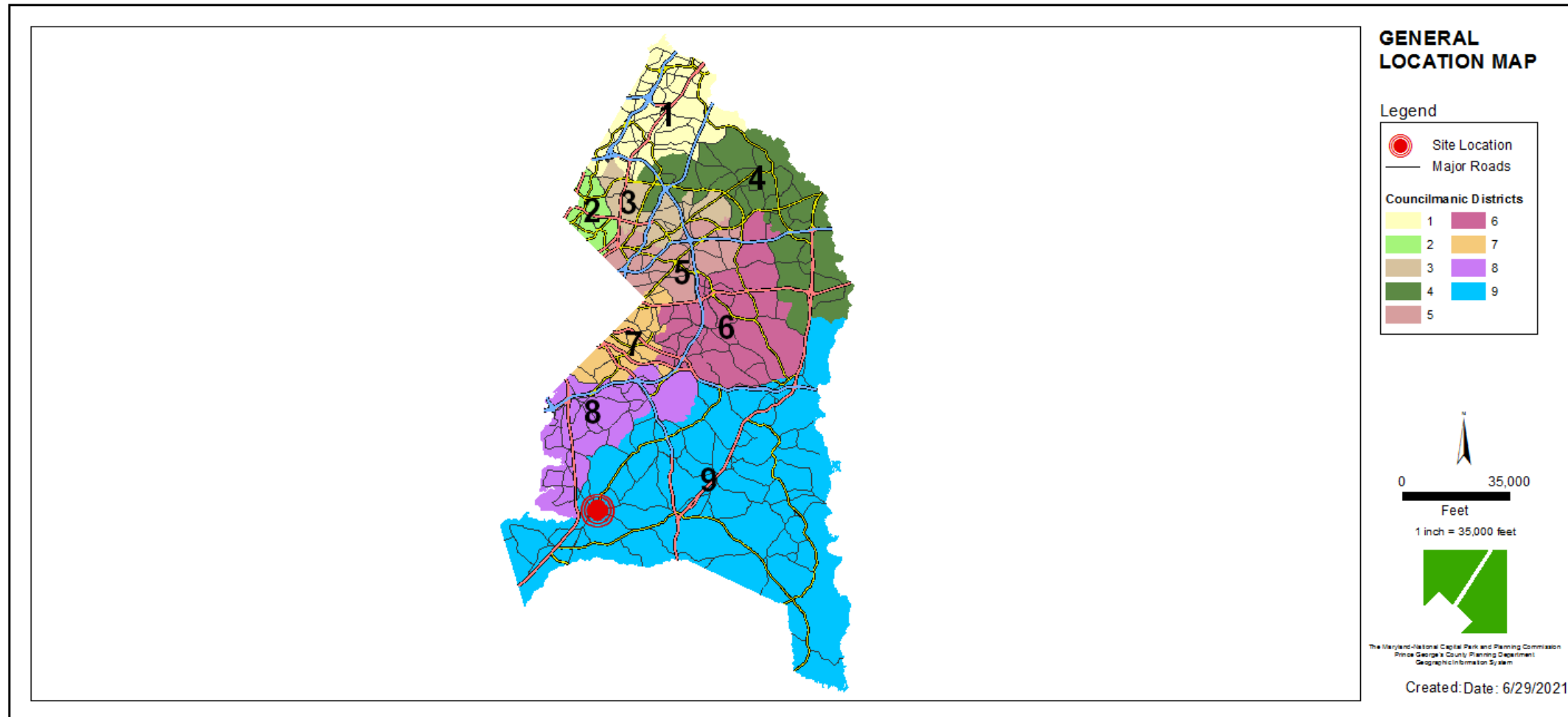
Staff Recommendation: DISAPPROVAL



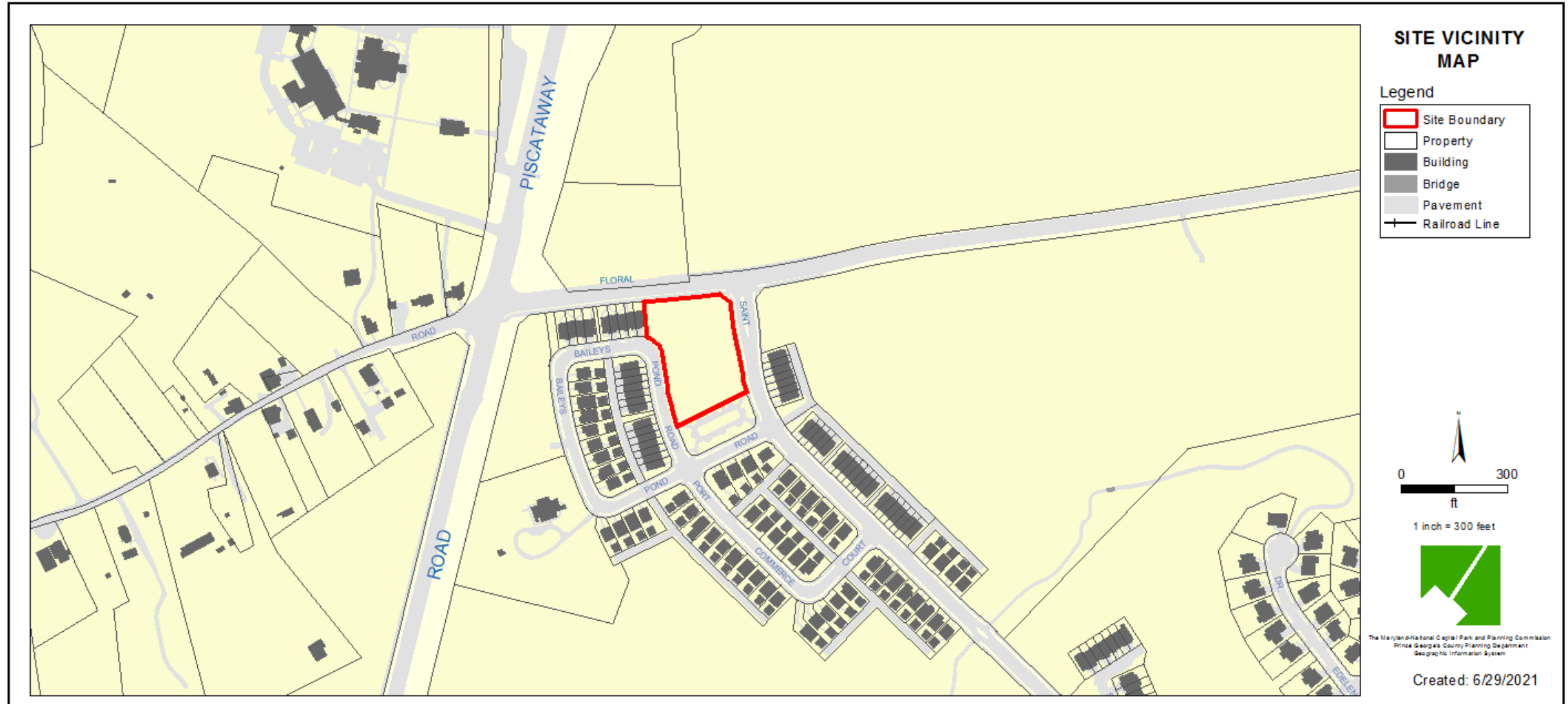
GENERAL LOCATION MAP

Council District: 09

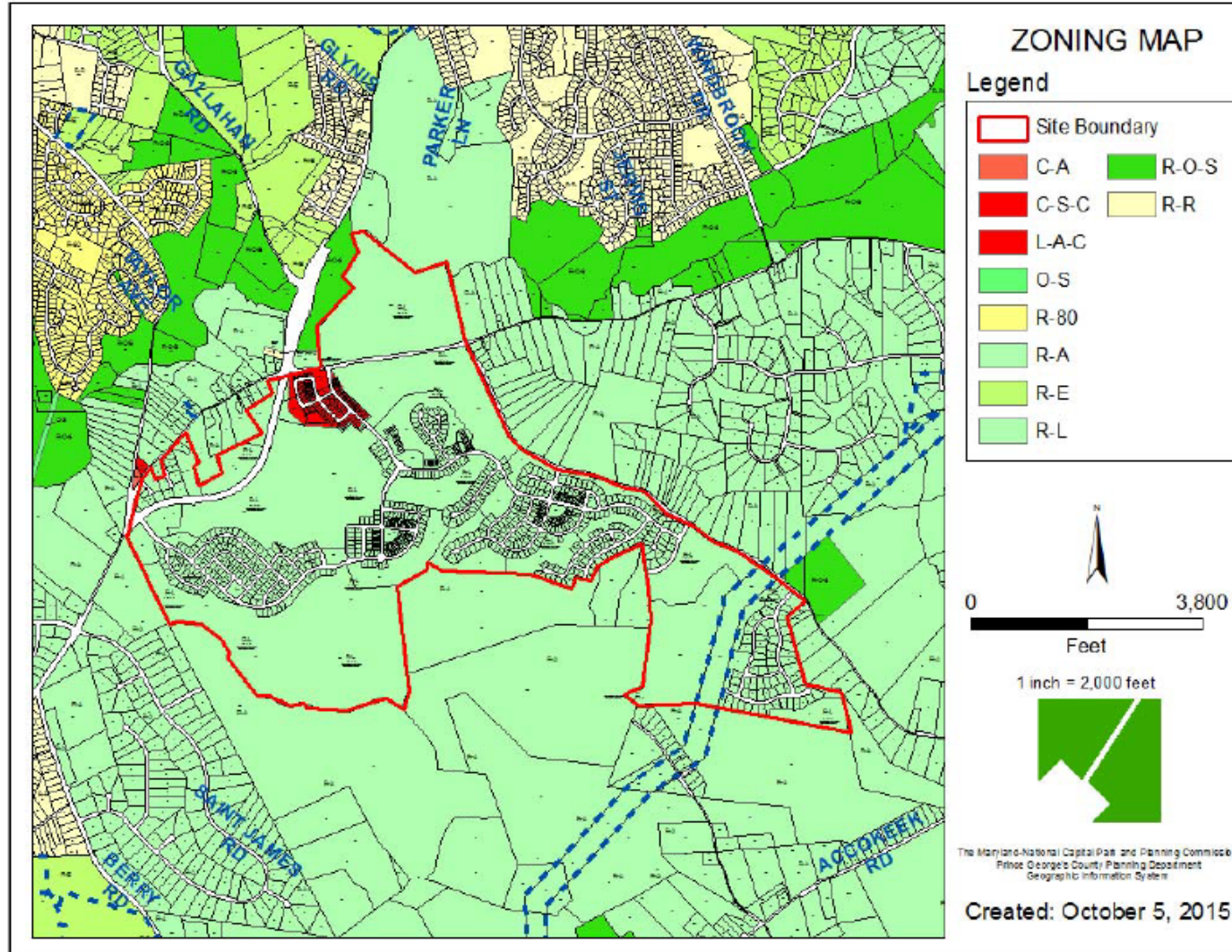
Planning Area: 84



SITE VICINITY MAP

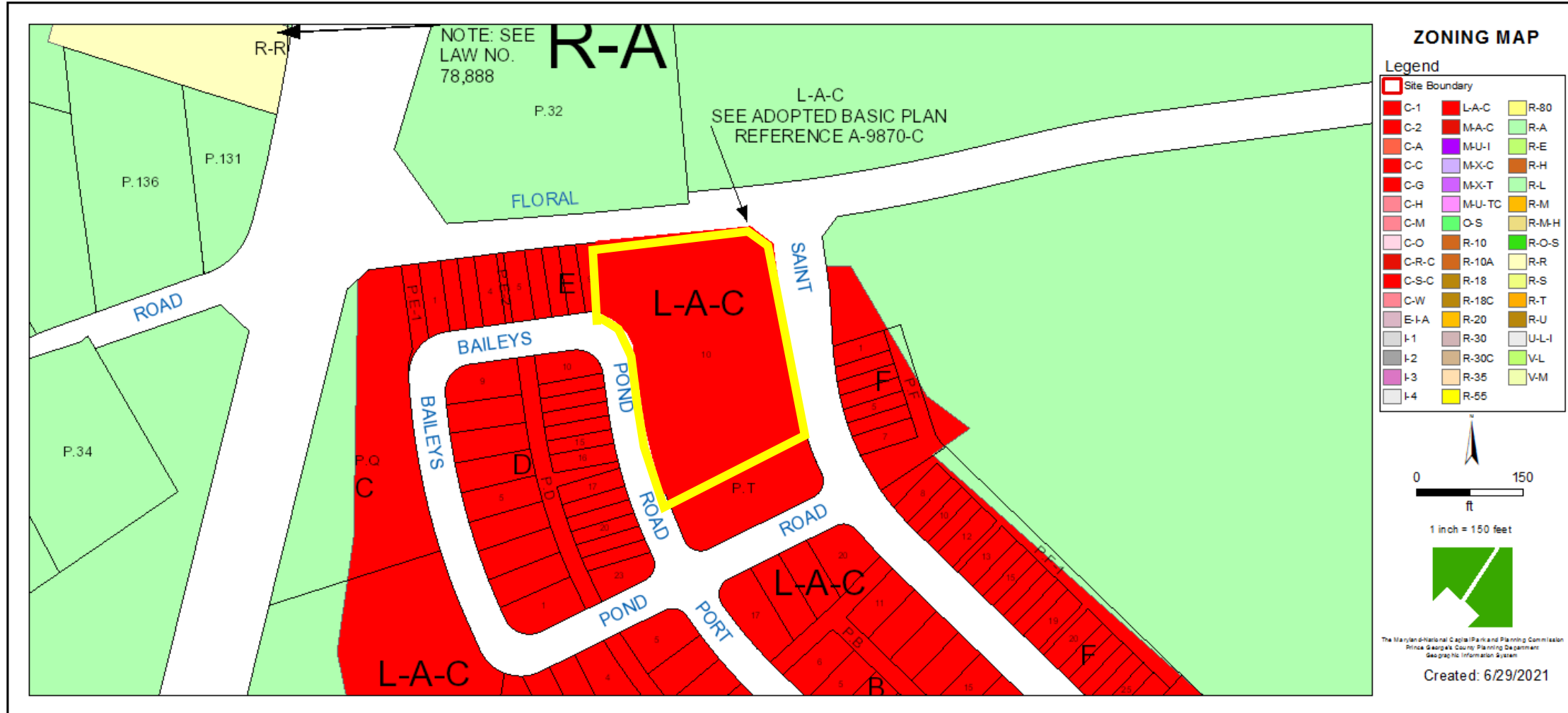


ZONING MAP OF ENTIRE CDP-9306 AREA



ZONING MAP

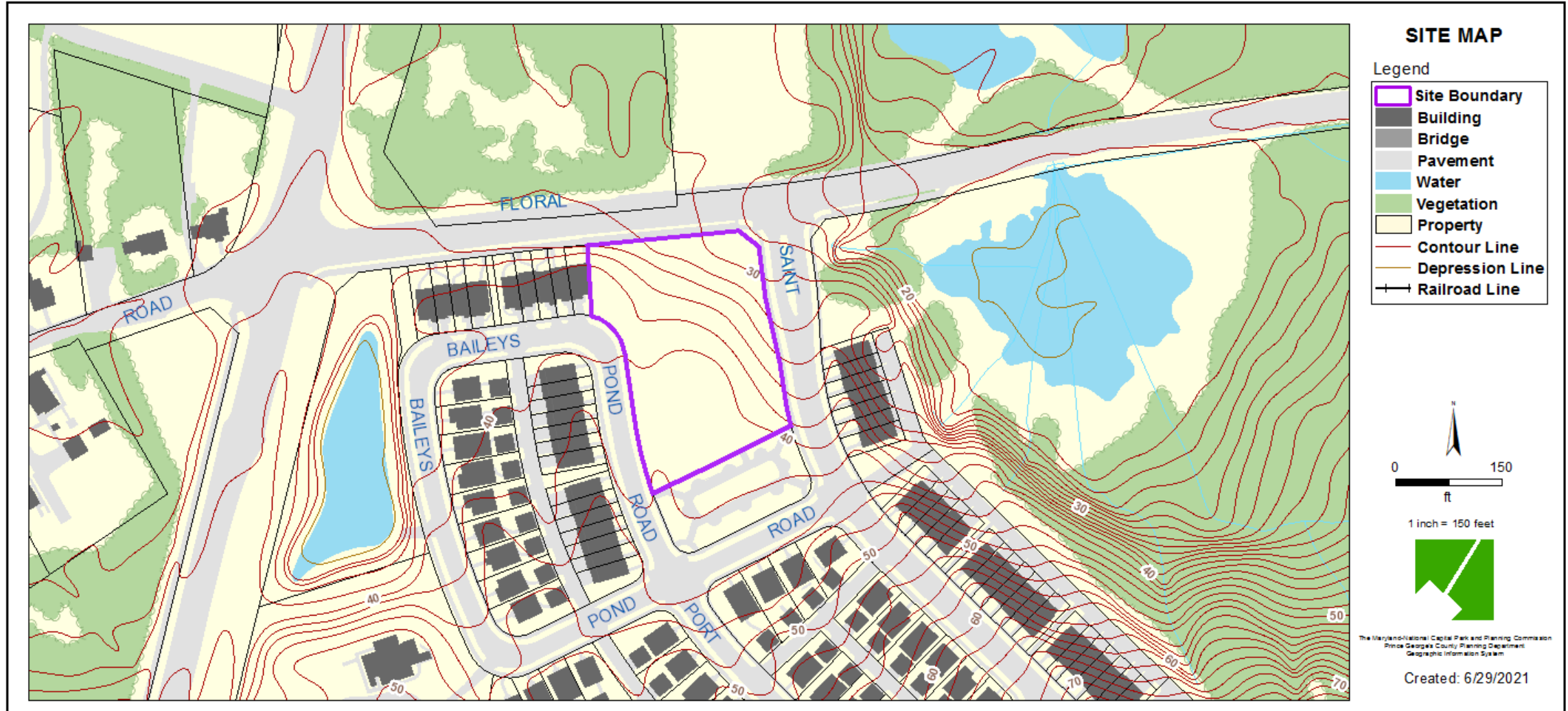
Property Zone: L-A-C



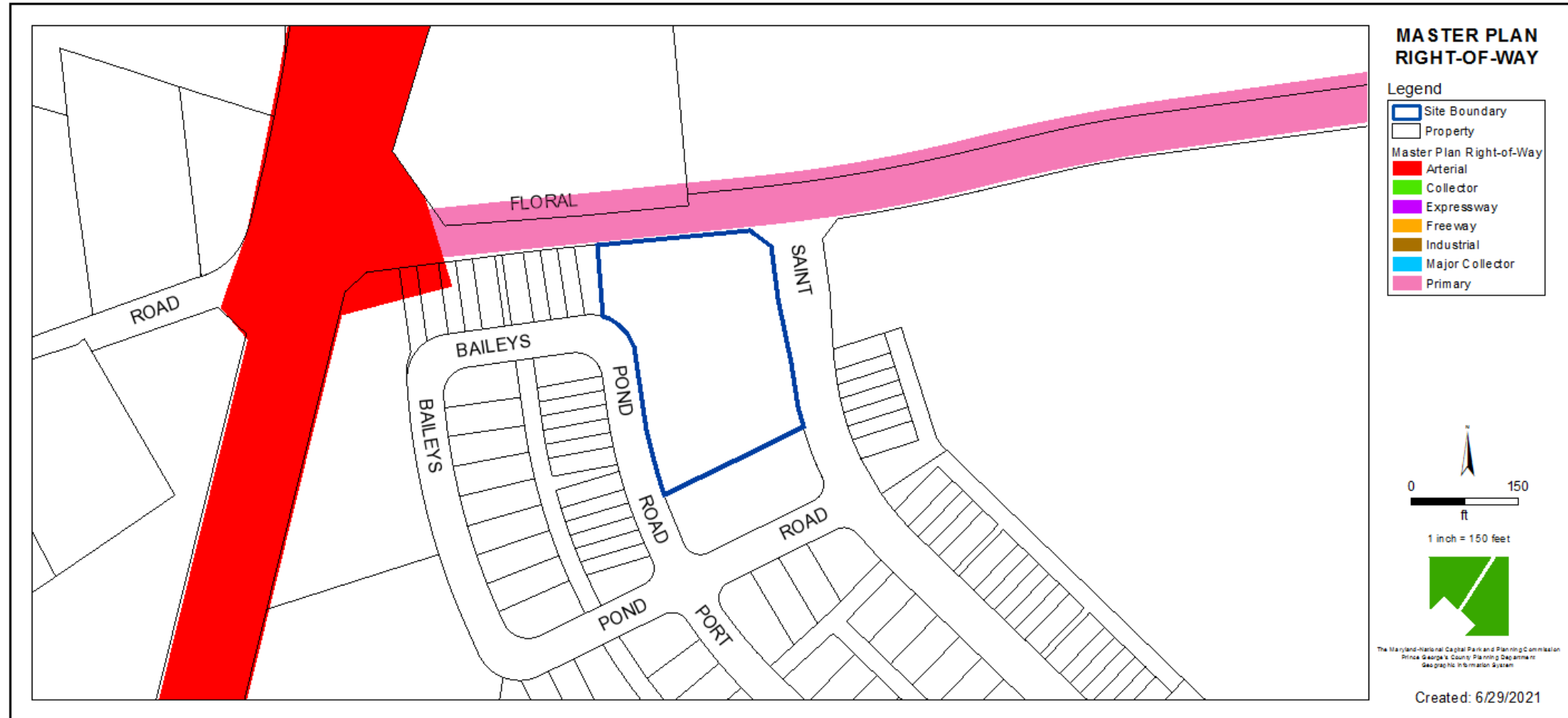
AERIAL MAP



SITE MAP



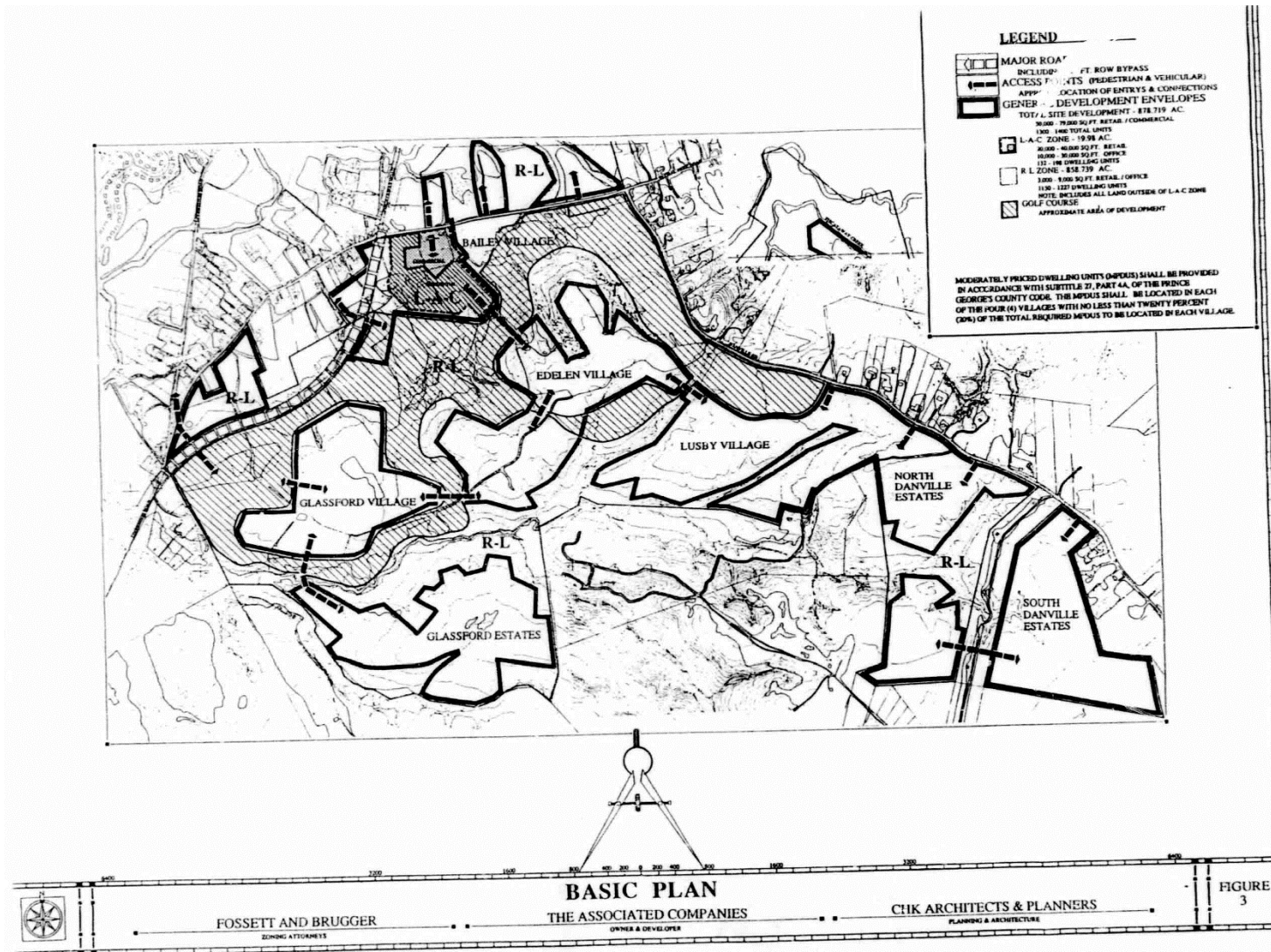
MASTER PLAN RIGHT-OF-WAY MAP



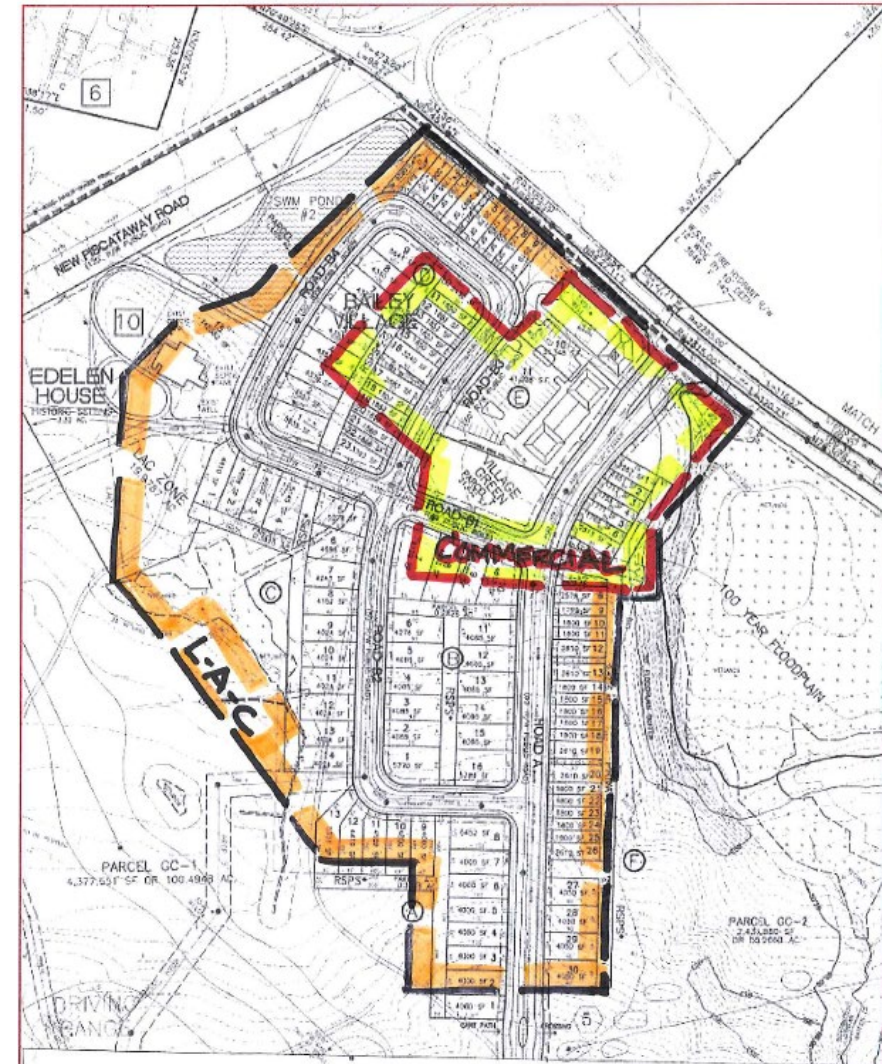
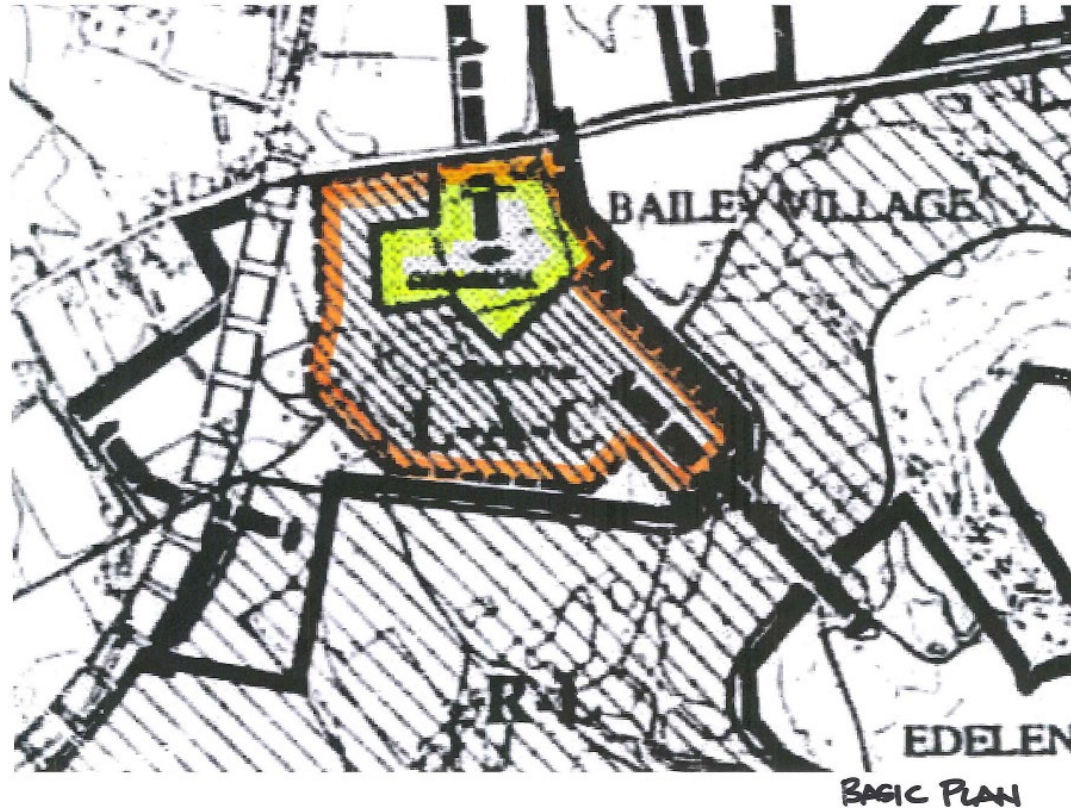
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



APPROVED BASIC PLAN A-9870



BASIC PLAN ENLARGEMENT



BASIC PLAN OUTLINE OVER
APPROVED PPS 4-03027

[illegible]

ILLUSTRATIVE EXHIBIT LOT 10



TYPICAL TOWNHOUSE ELEVATION (FRONT)



TYPICAL TOWNHOUSE ELEVATION (REAR)



STRAUSS ROOFTOP TERRACE

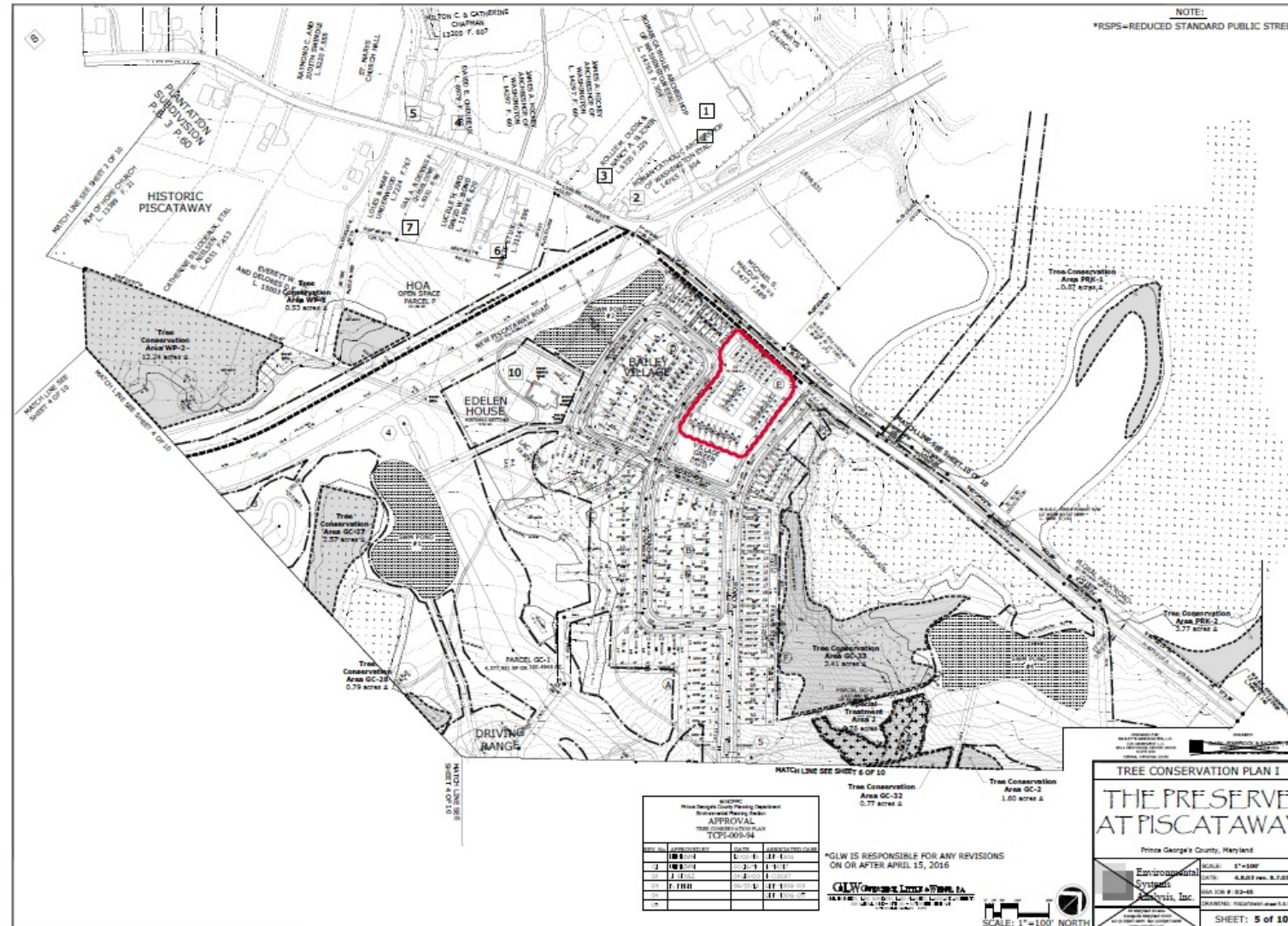
SITE DATA	
EXISTING ZONING	L-3-C
SITE AREA	1.65 AC.
NO. OF UNITS	26 (24)



CONCEPT PLAN (LOT 10)
BAILEY'S VILLAGE
PRINCE GEORGE'S COUNTY, MARYLAND



TYPE 1 TREE CONSERVATION PLAN



STAFF RECOMMENDATION

DISAPPROVAL

Major Issue:

- Non-conformance with Basic Plan A-9870

Applicant Community Engagement:

- Multiple HOA Meetings