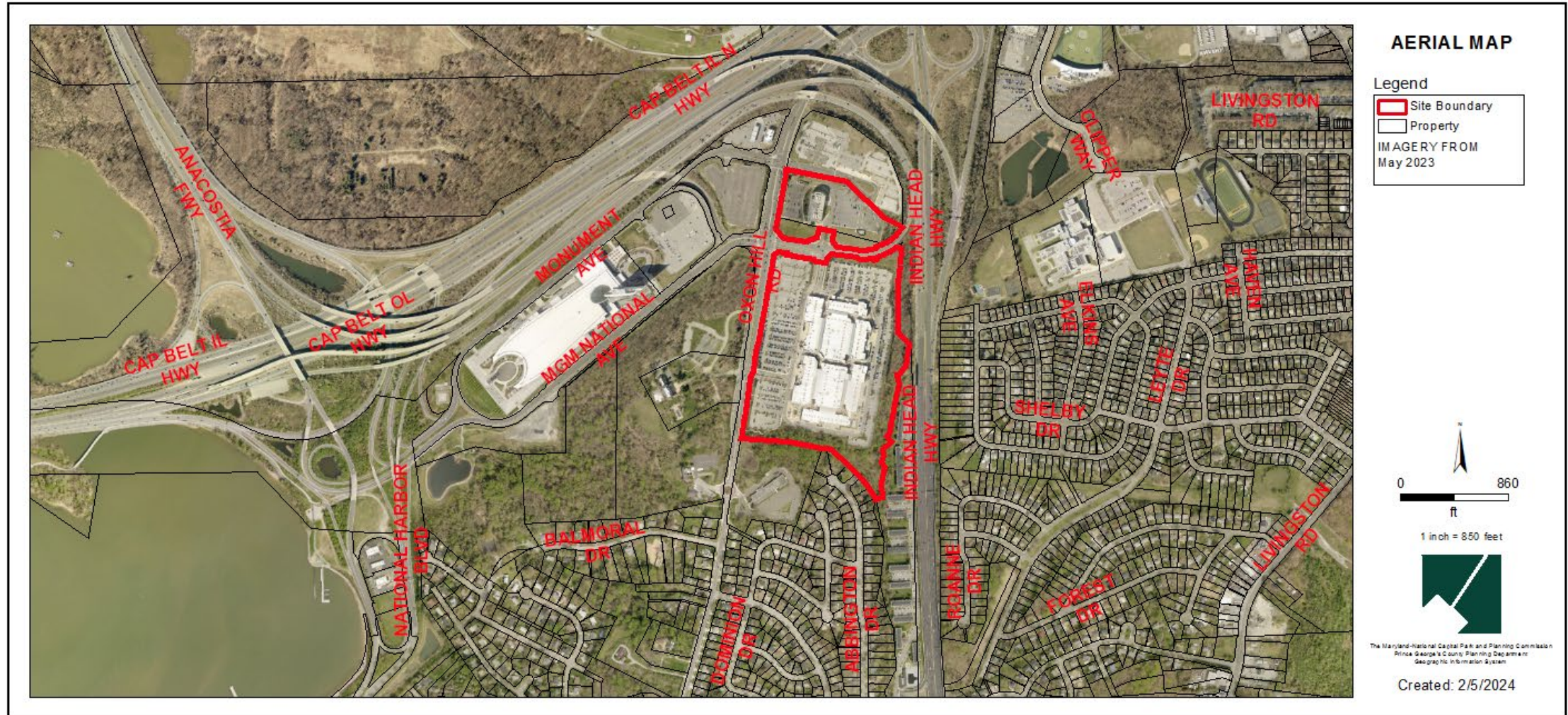


SALUBRIA CENTER

Conceptual Site Plan

TCP1-014-11-01

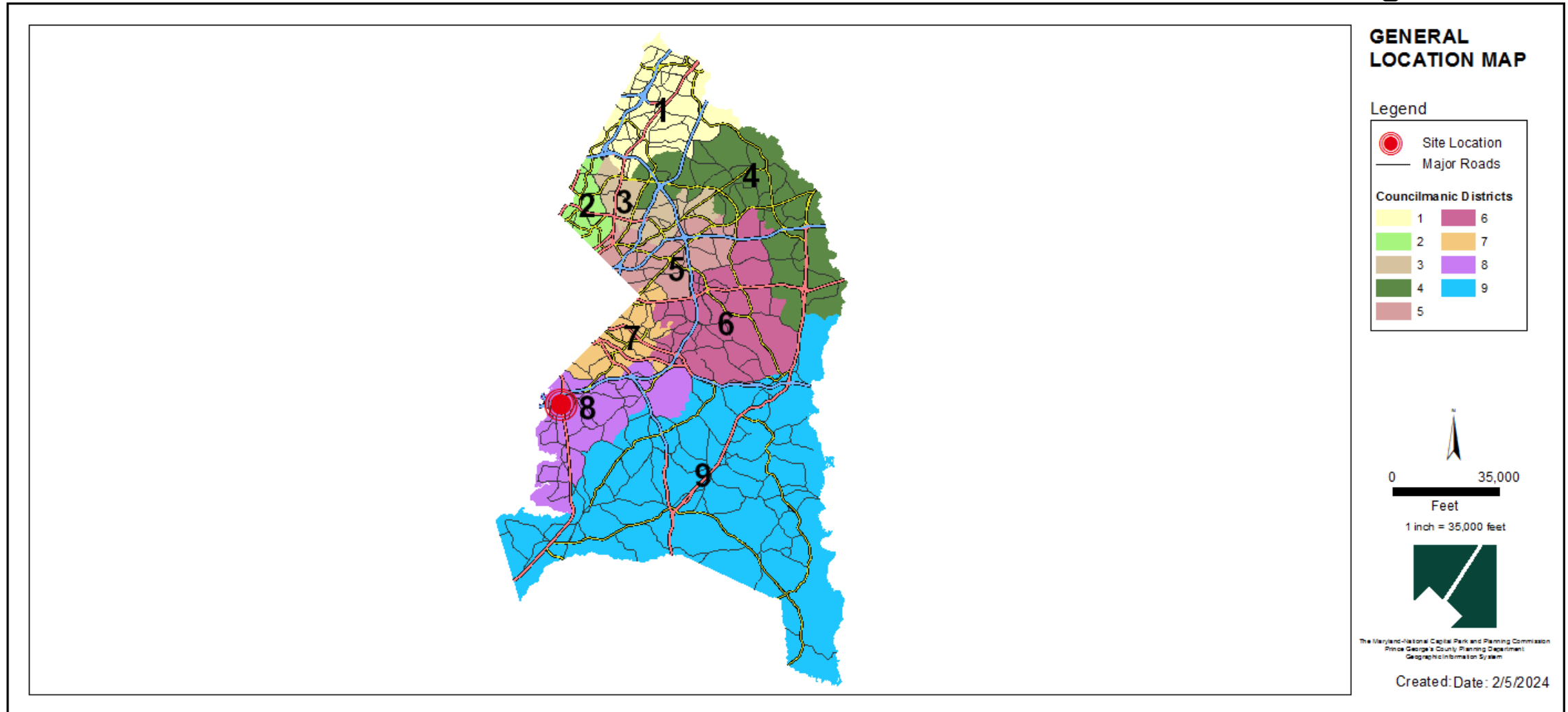
Staff Recommendation: APPROVAL with conditions



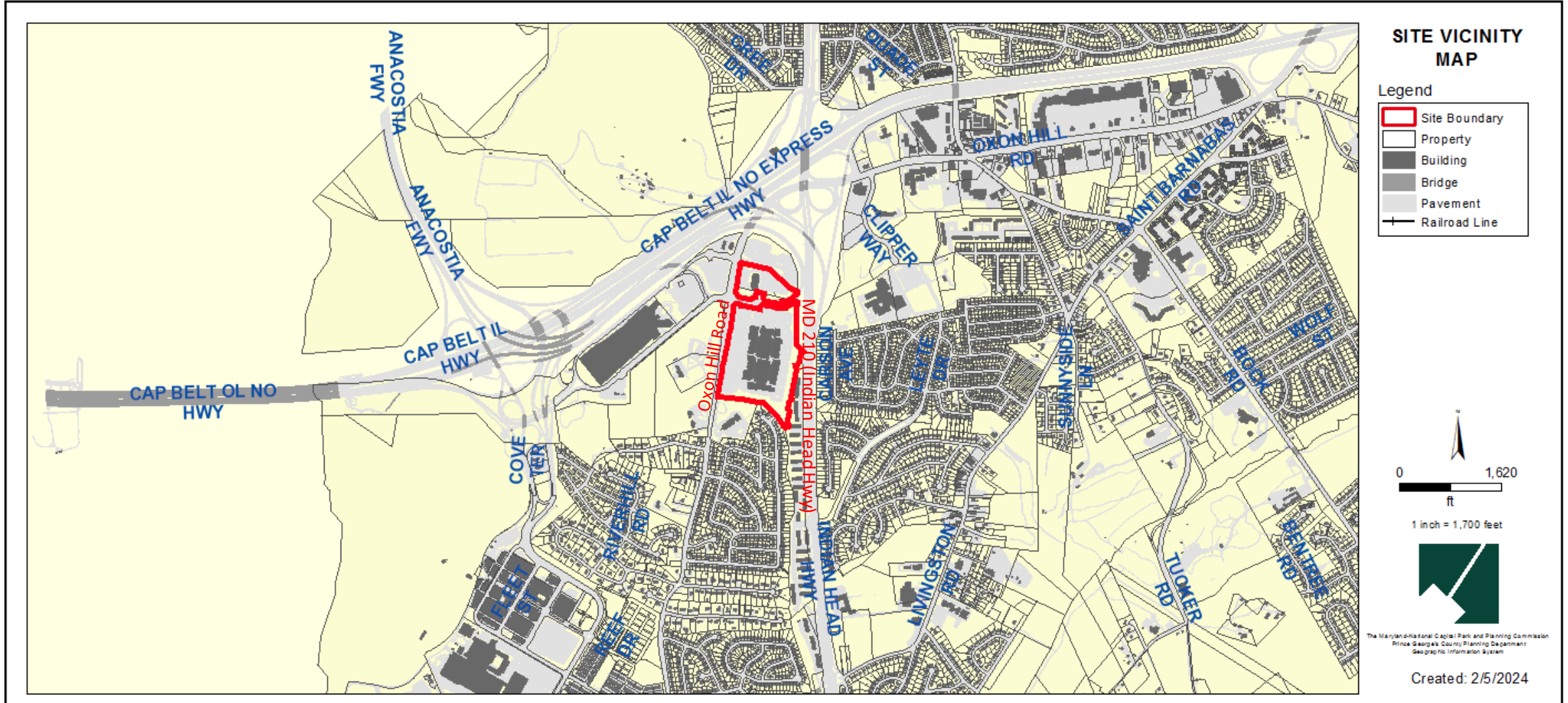
GENERAL LOCATION MAP

Council District: 8

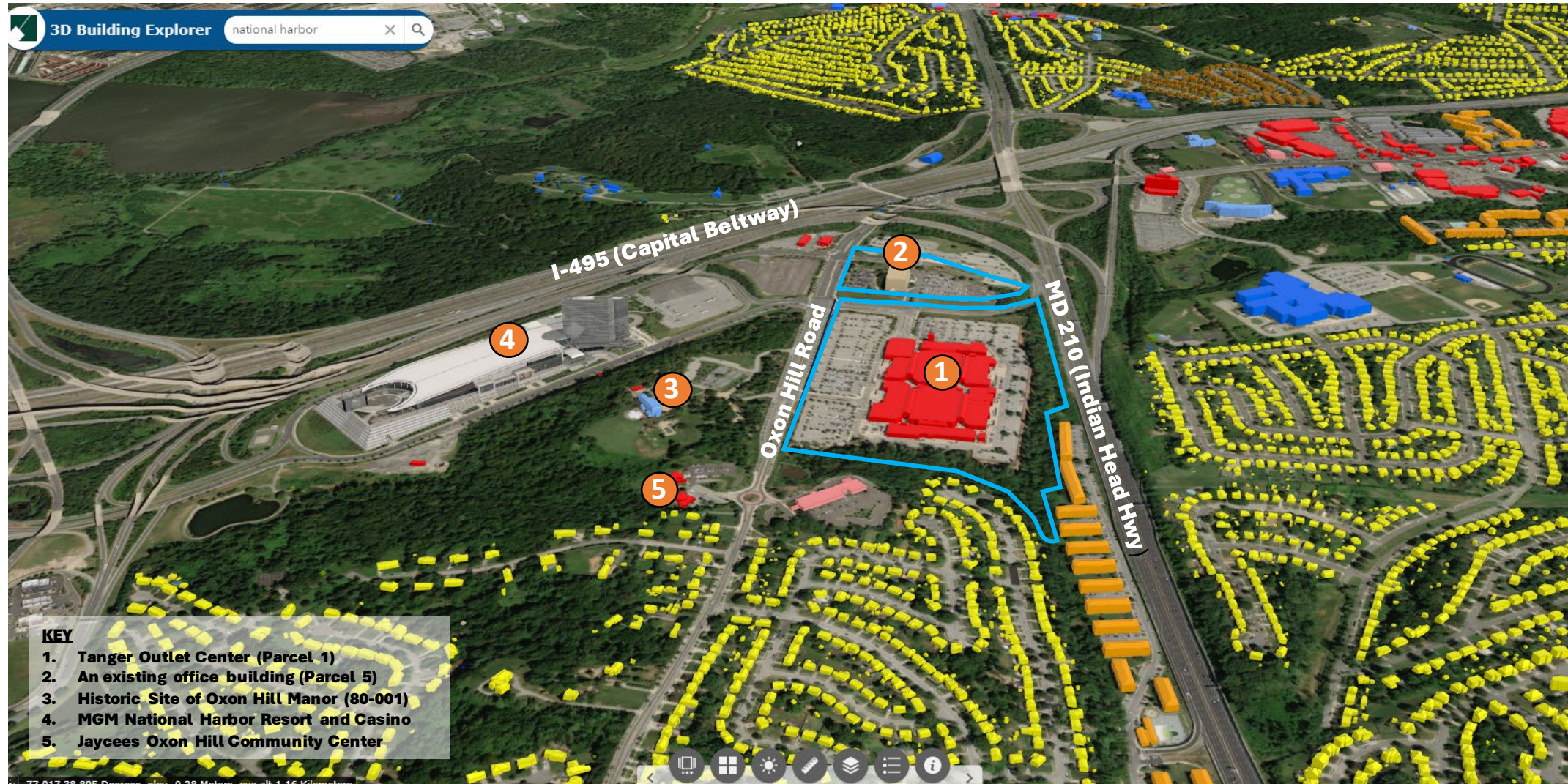
Planning Area: 80



SITE VICINITY MAP



3D VICINITY MAP



AERIAL MAP



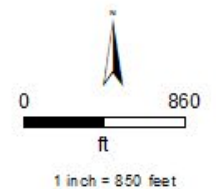
AERIAL MAP

Legend

Site Boundary

Property

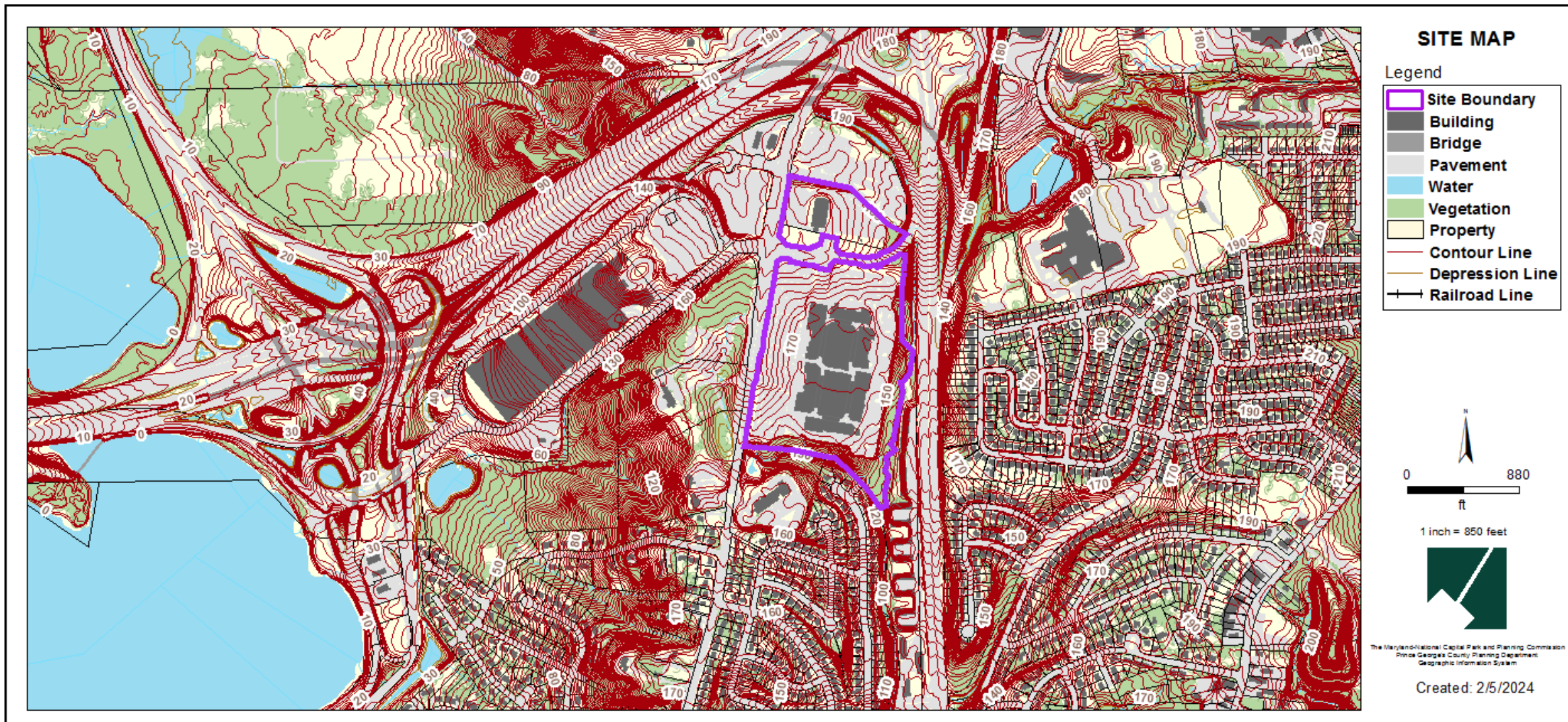
IMAGERY FROM
May 2023



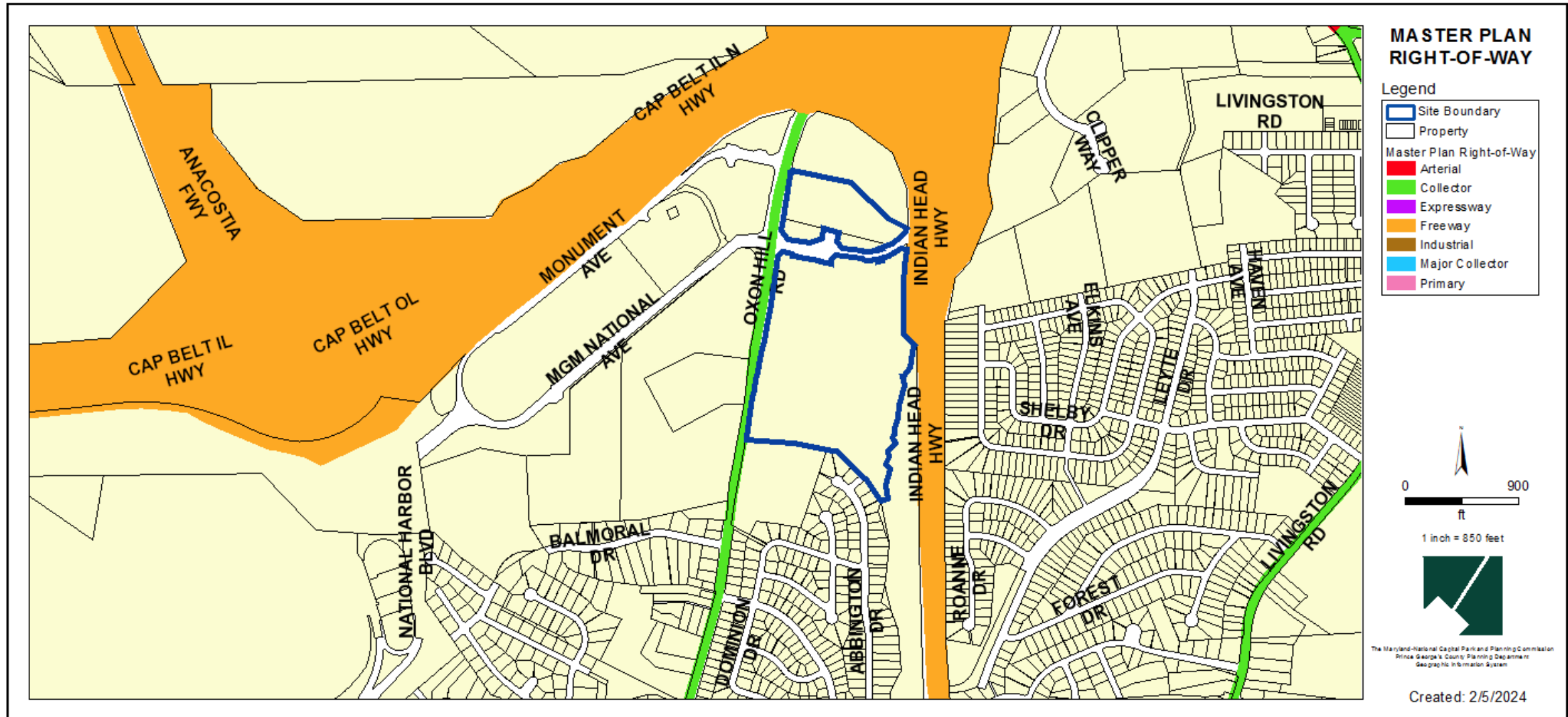
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 2/5/2024

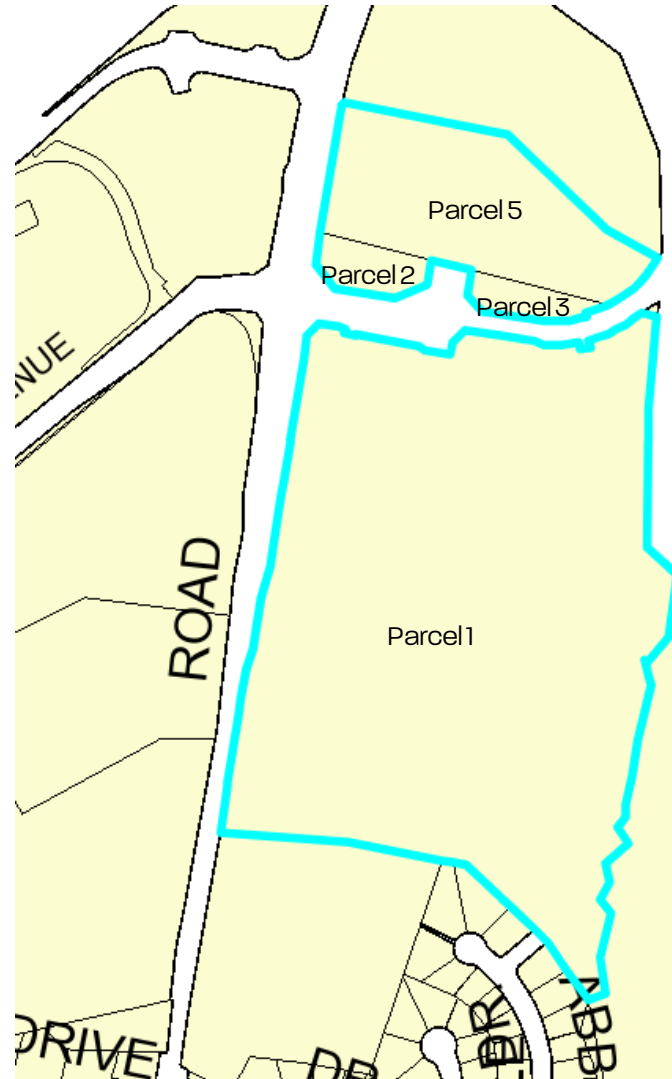
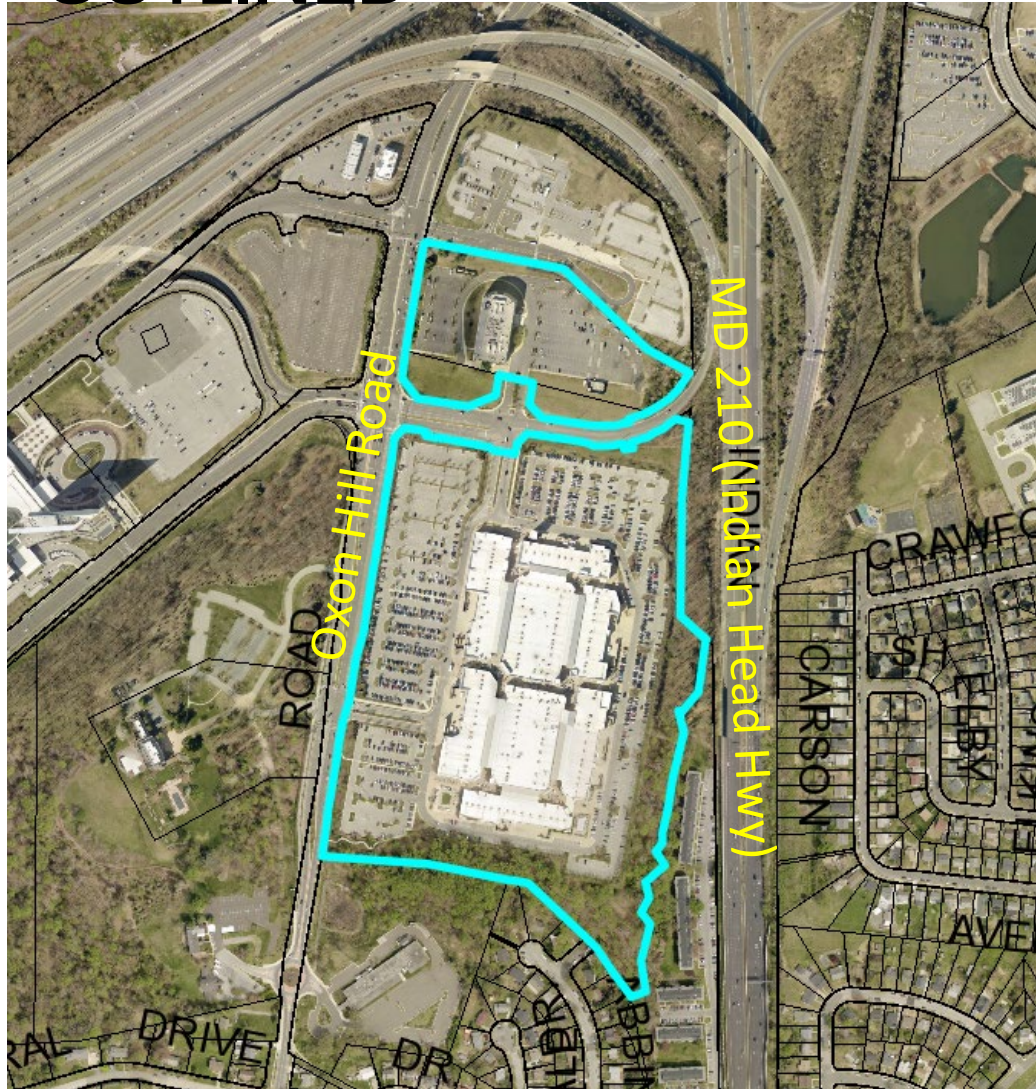
SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP

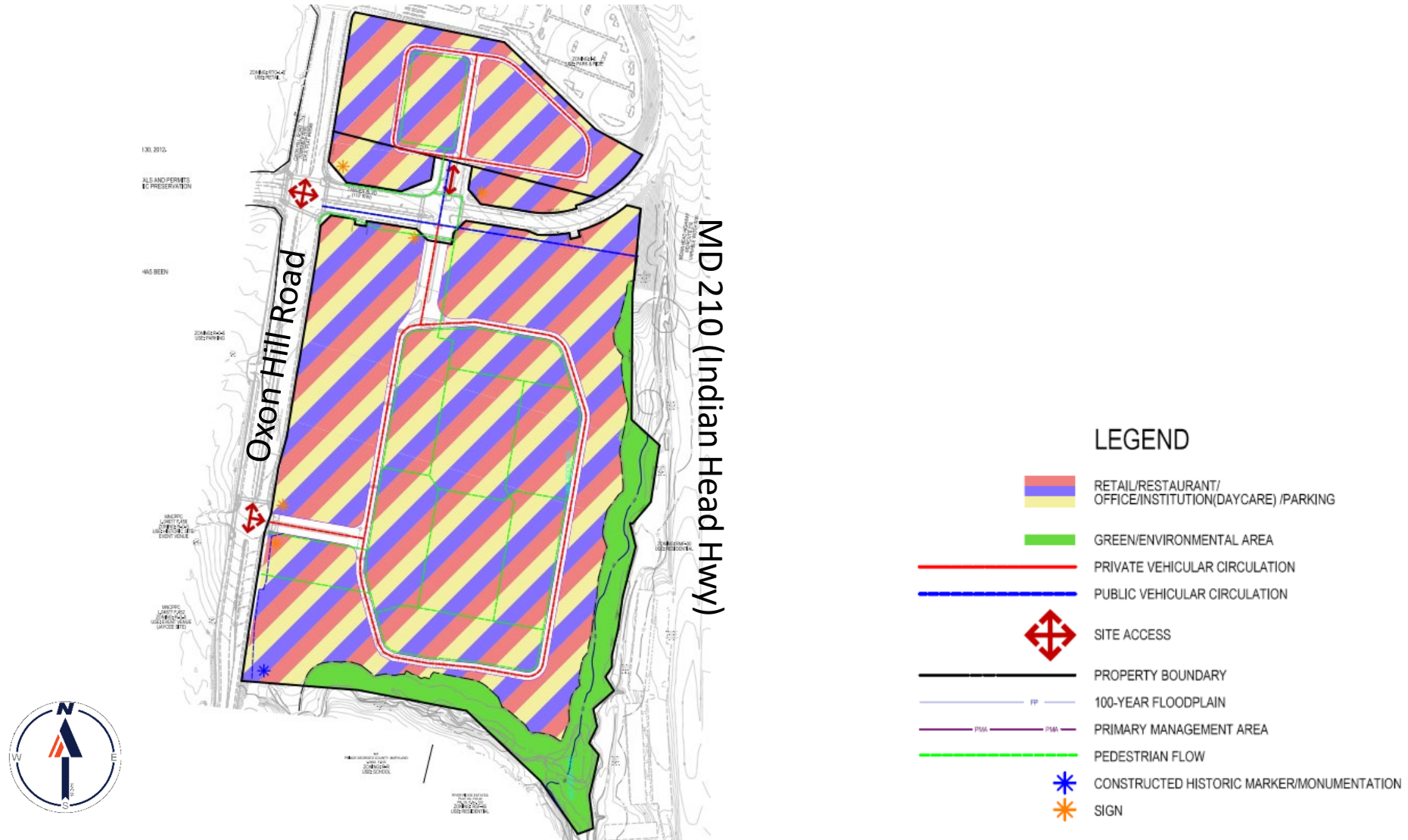


BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



Parcel	Development
1	Tanger Outlet Center
2	Eating or Drinking Establishment, with drive-through services (proposed)
3	Day care for children (proposed)
5	An existing office building (added)





CONCEPTUAL SITE PLAN



LANDSCAPE AND SIGNAGE PLAN



LEGEND

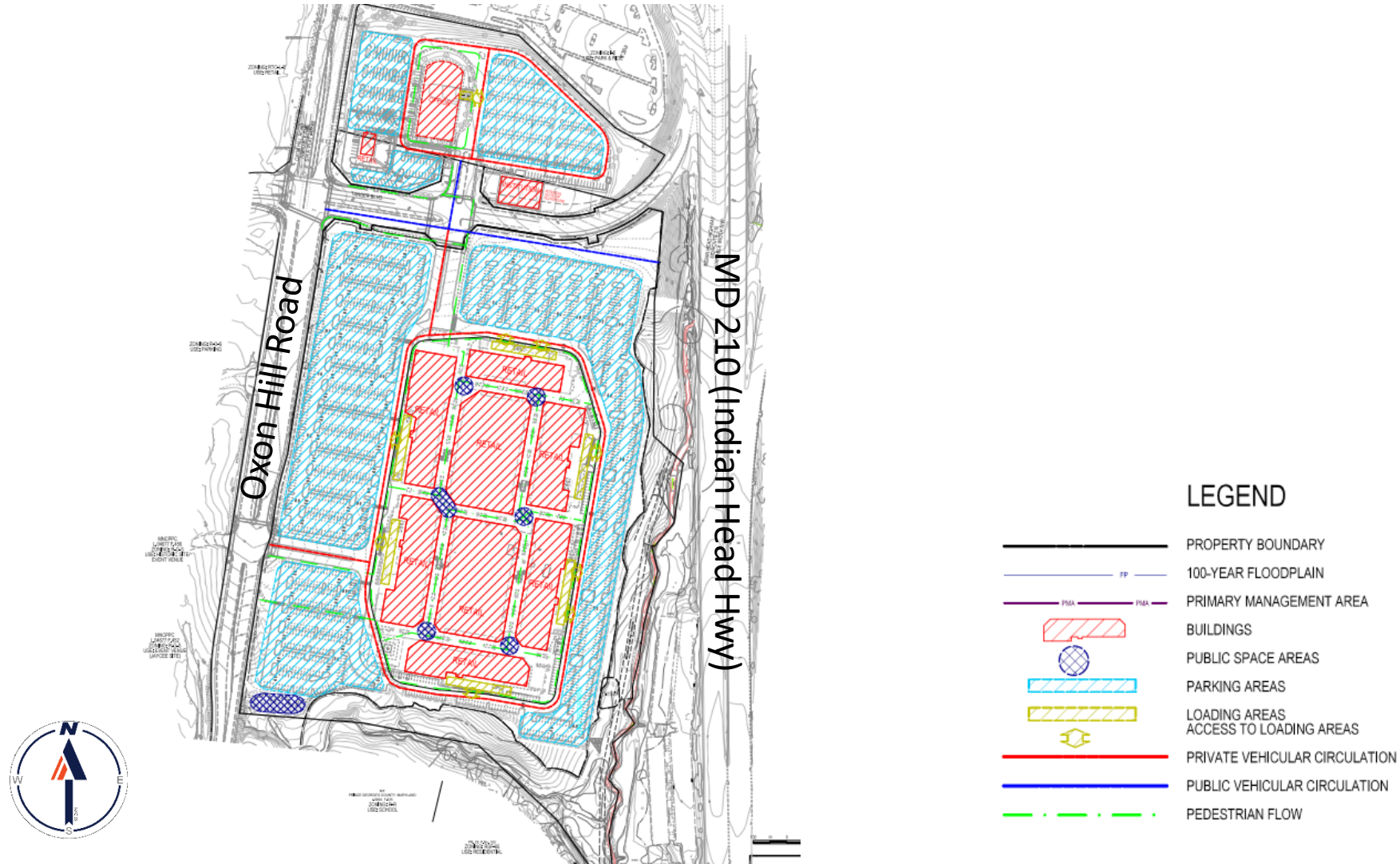
-  SIGN
-  MINIMUM 20' WIDE LANDSCAPE STRIP (ALONG OXON HILL ROAD) AND LANDSCAPE BUFFER AND PEDESTRIAN ZONE (ALONG HARBORVIEW AVE.)
-  GREEN ENVIRONMENTAL AREA (MIN. 100-FOOT WOODLAND PRESERVATION AREA TO BUFFER THE PROPOSED DEVELOPMENT AND THE RESIDENCES TO THE SOUTH)
-  25' TO 55' WIDE LANDSCAPE BUFFER (ON OLD PARCEL 8, SOUTH OF EXISTING PAVED DRIVEWAY ENTRANCE ALONG OXON HILL ROAD)

NOTES:

1. SIGN IN NORTHWEST CORNER OF PROPERTY WILL HAVE A HEIGHT TO BE DETERMINED DURING THE DSP PROCESS.



BUILDING AND PARKING LOT LAYOUT



STAFF RECOMMENDATION

APPROVAL with conditions

- CSP-11006-01

APPROVAL

- TCP1-014-11-01

[Major/Minor] Issues:

- None

Applicant Required Mailings:

- Information Mailing: 05/23/2024
- Acceptance Mailing: 12/15/2023