

ITEM: 8 & 9

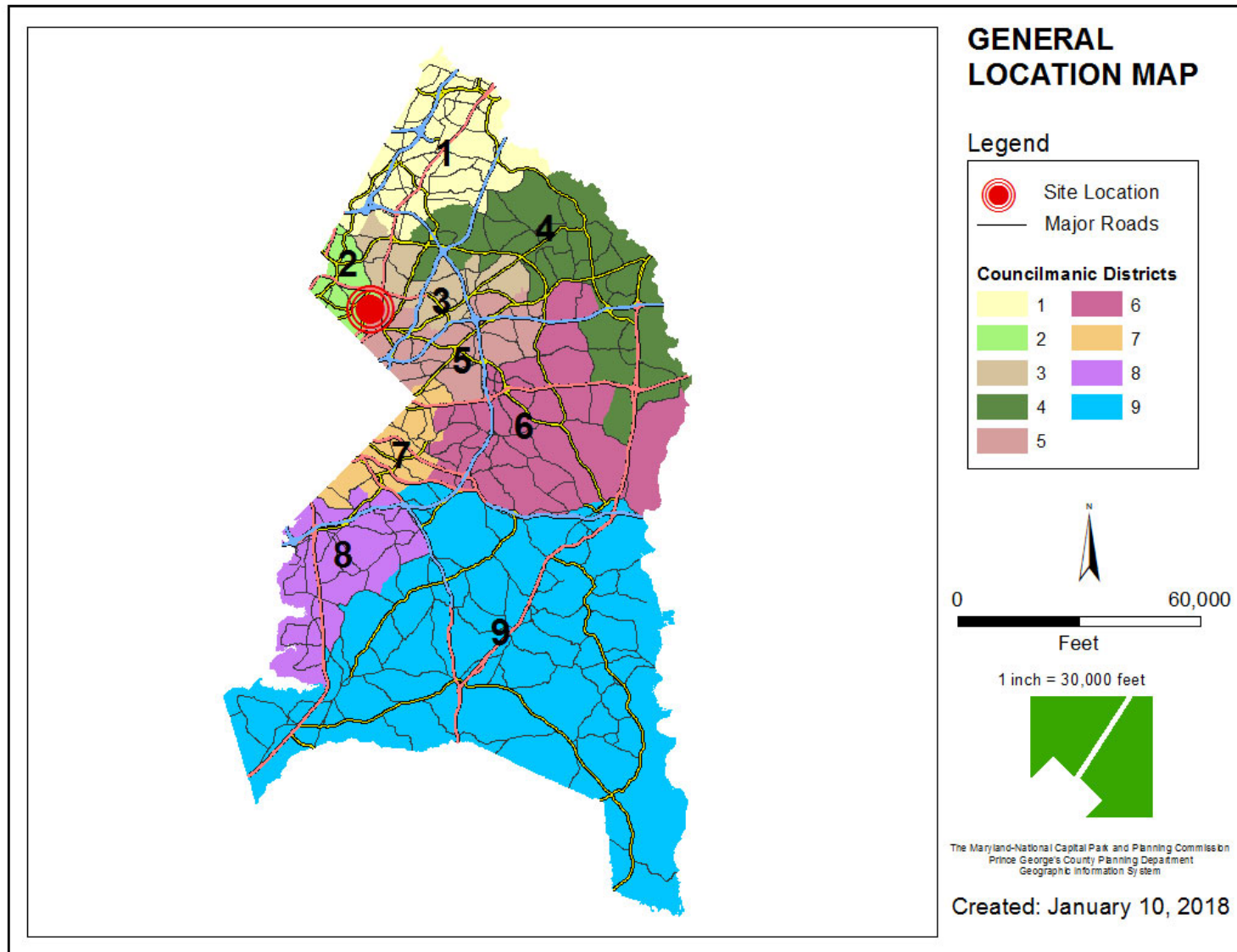
CASE: CSP-18002

MAGRUDER POINTE

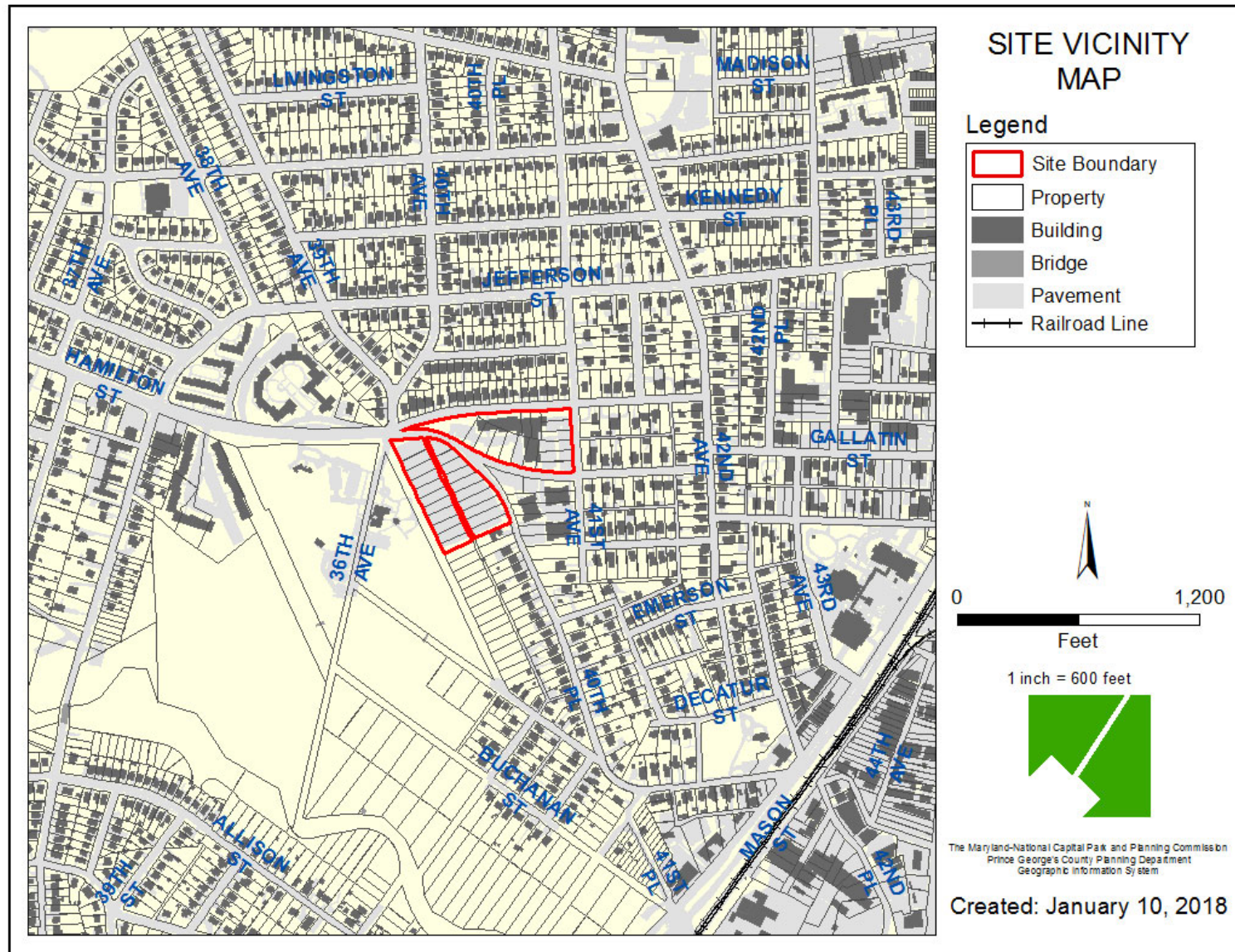
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



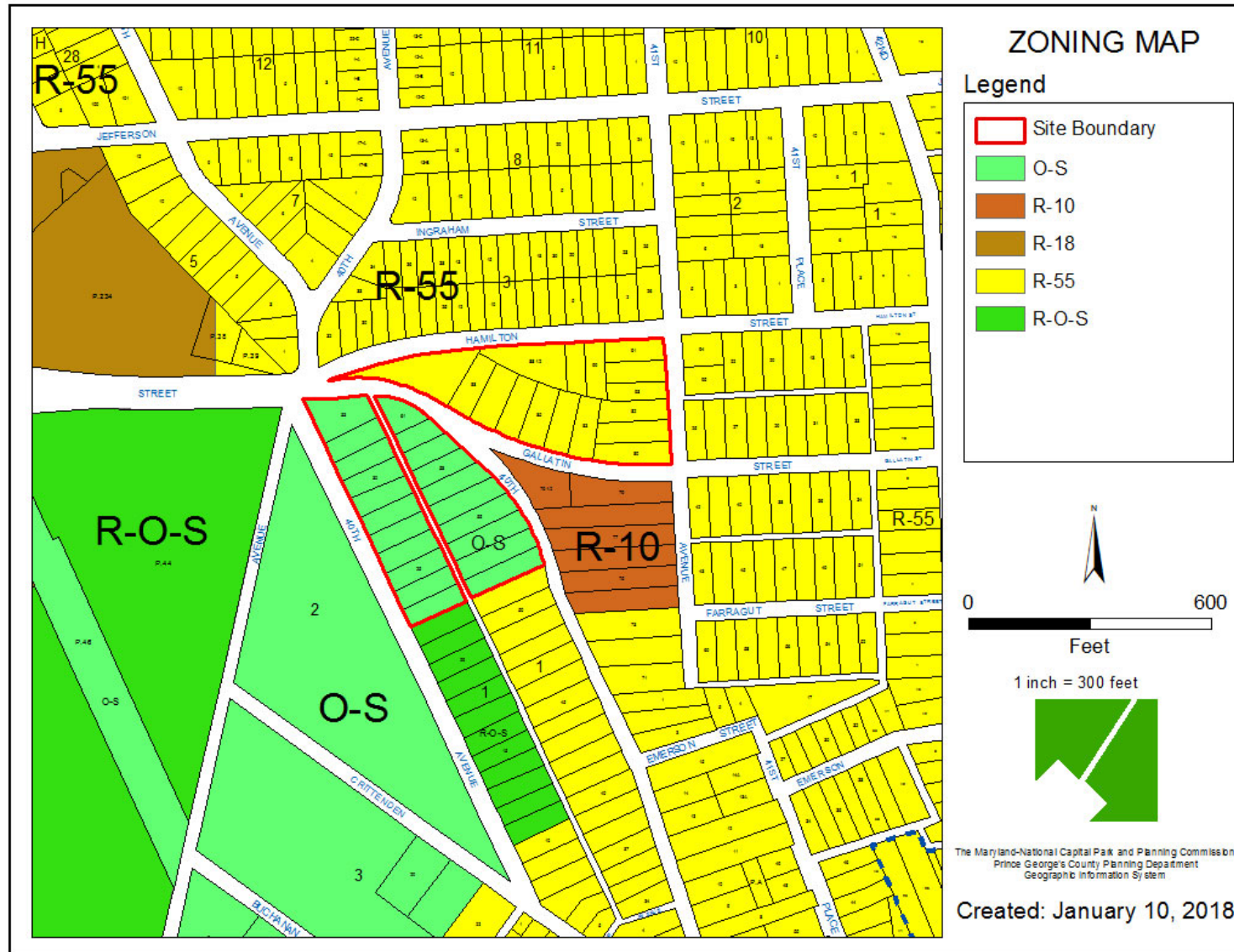
GENERAL LOCATION MAP



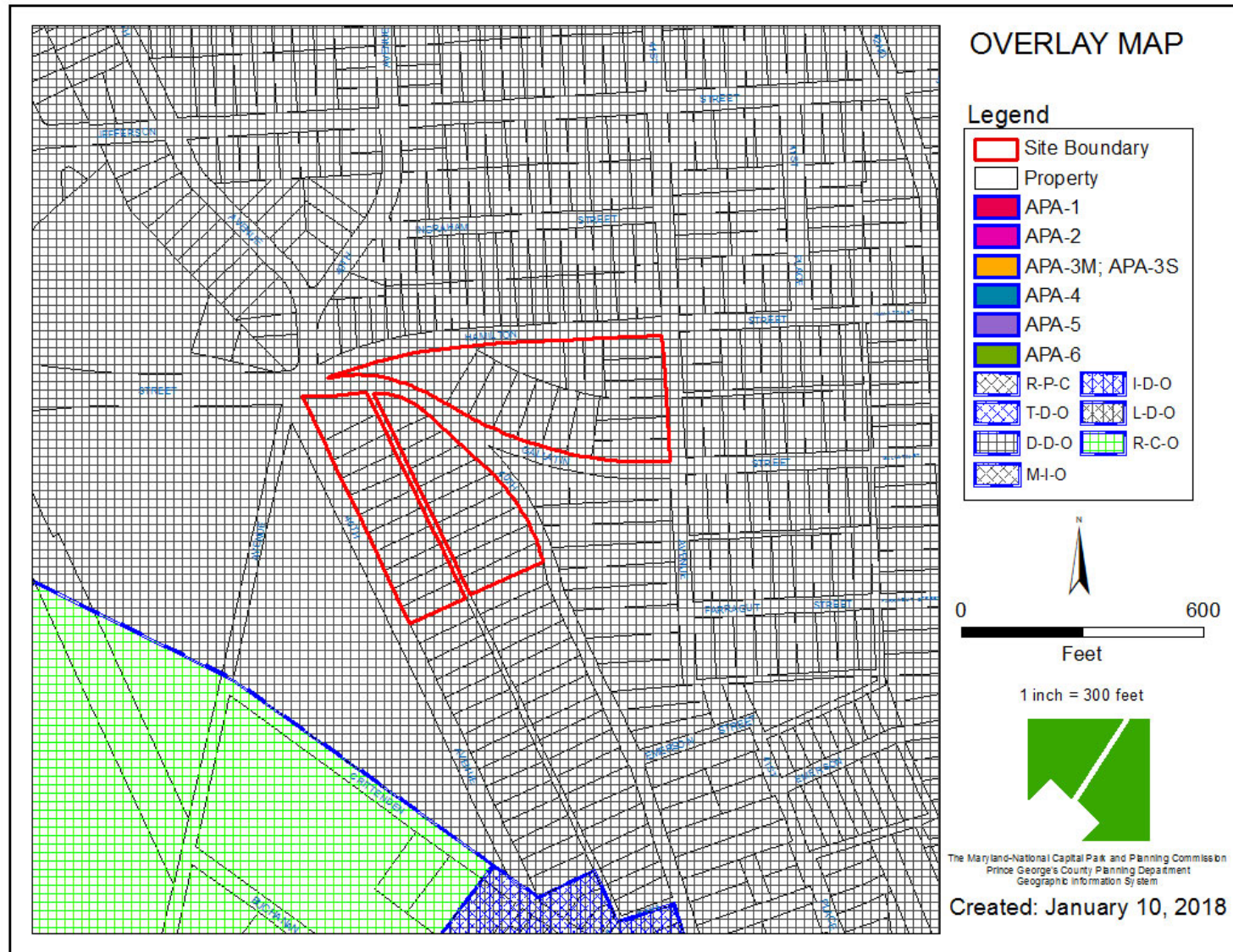
SITE VICINITY



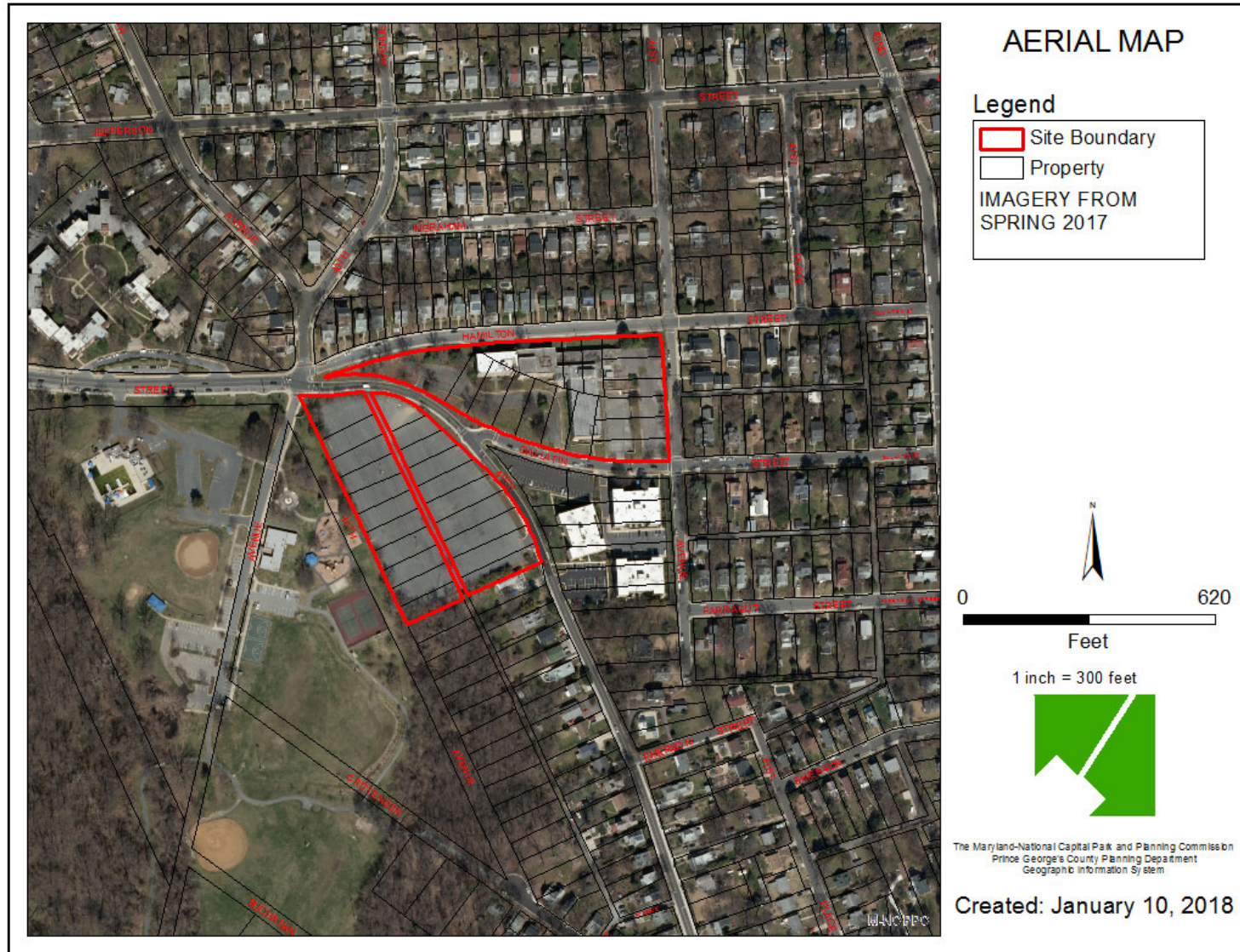
ZONING MAP



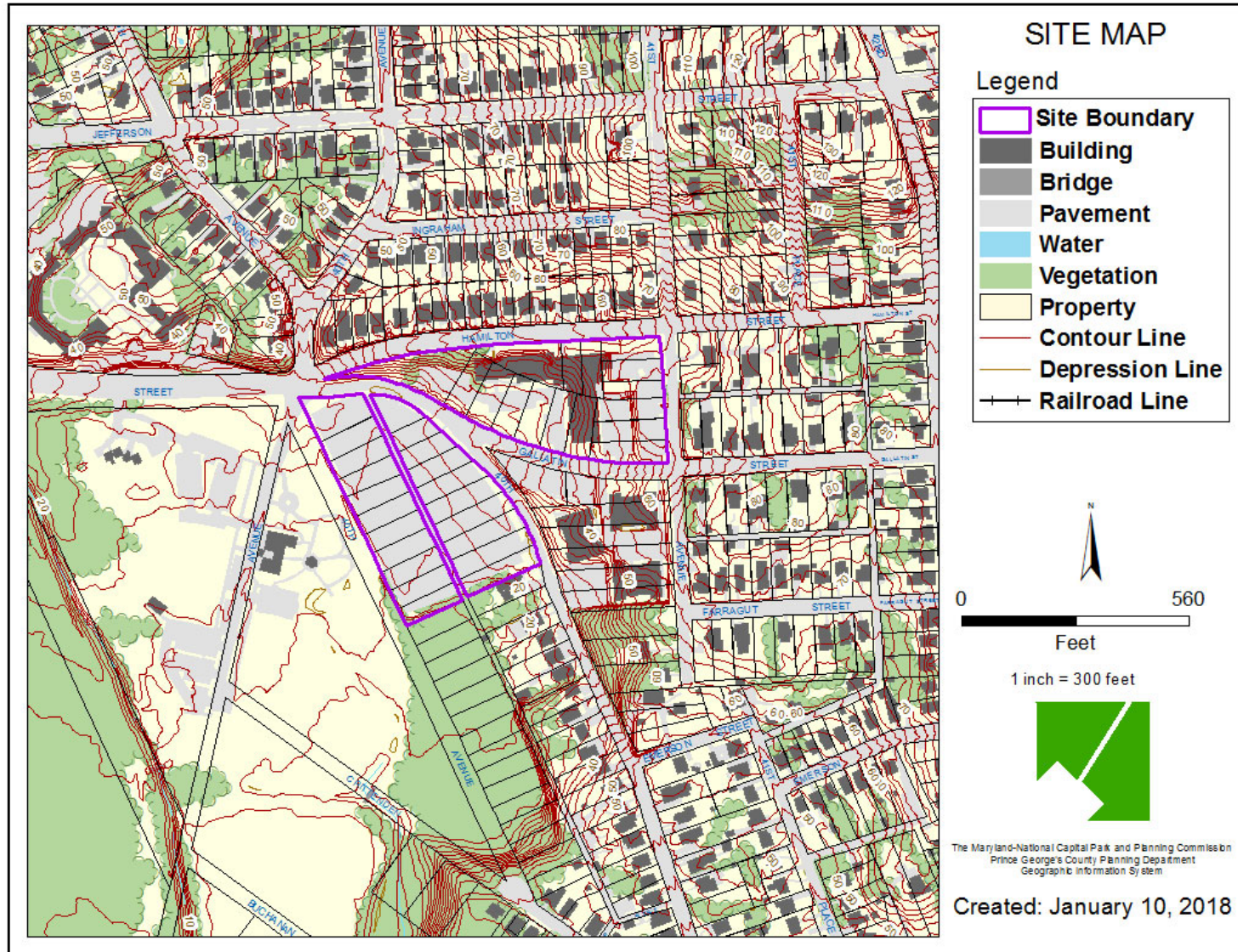
OVERLAY MAP



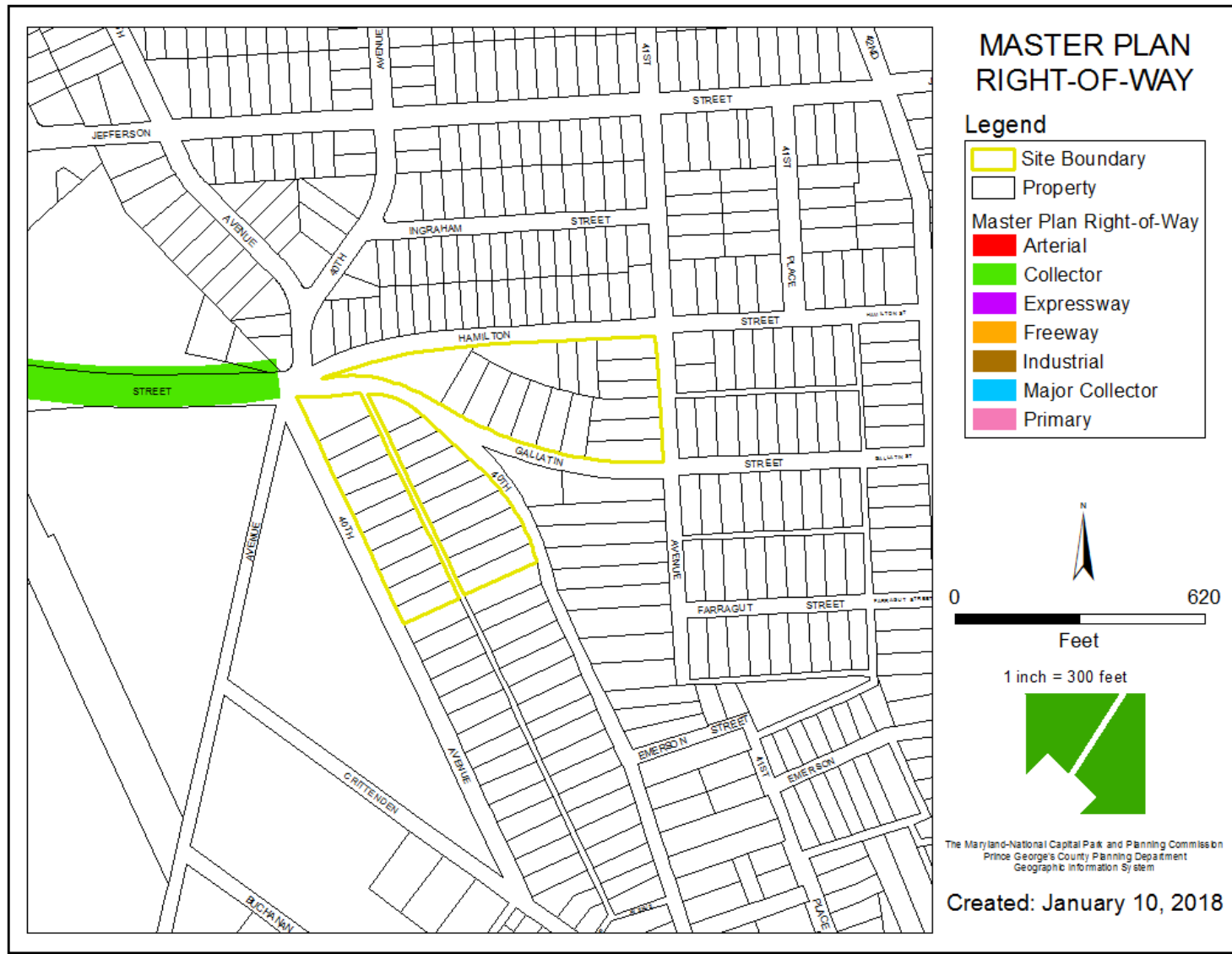
AERIAL MAP



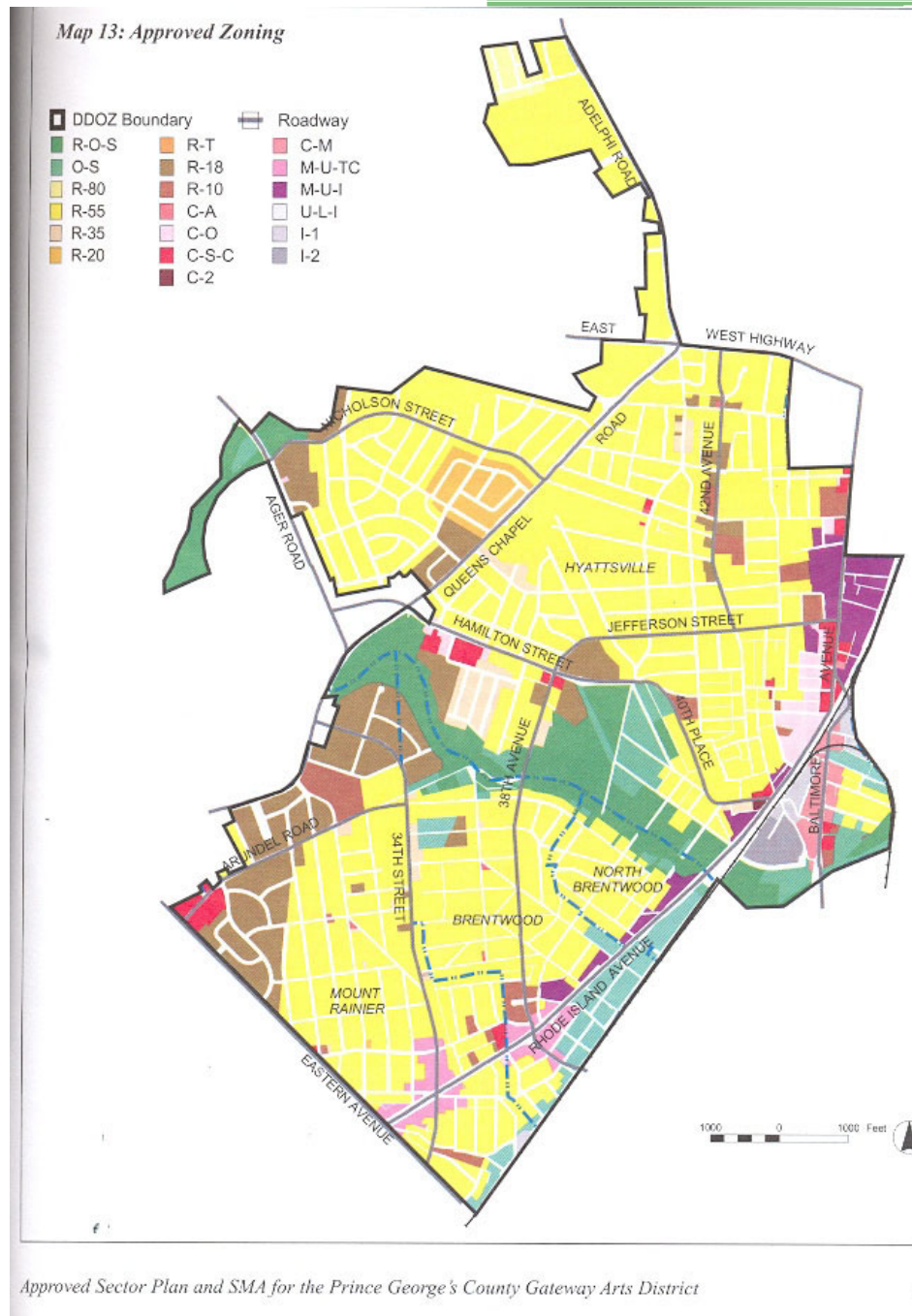
SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



APPROVED ZONING FOR GATEWAY ARTS DISTRICT (MAP 13)



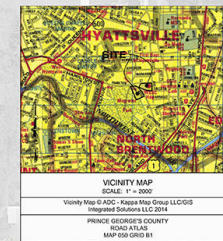
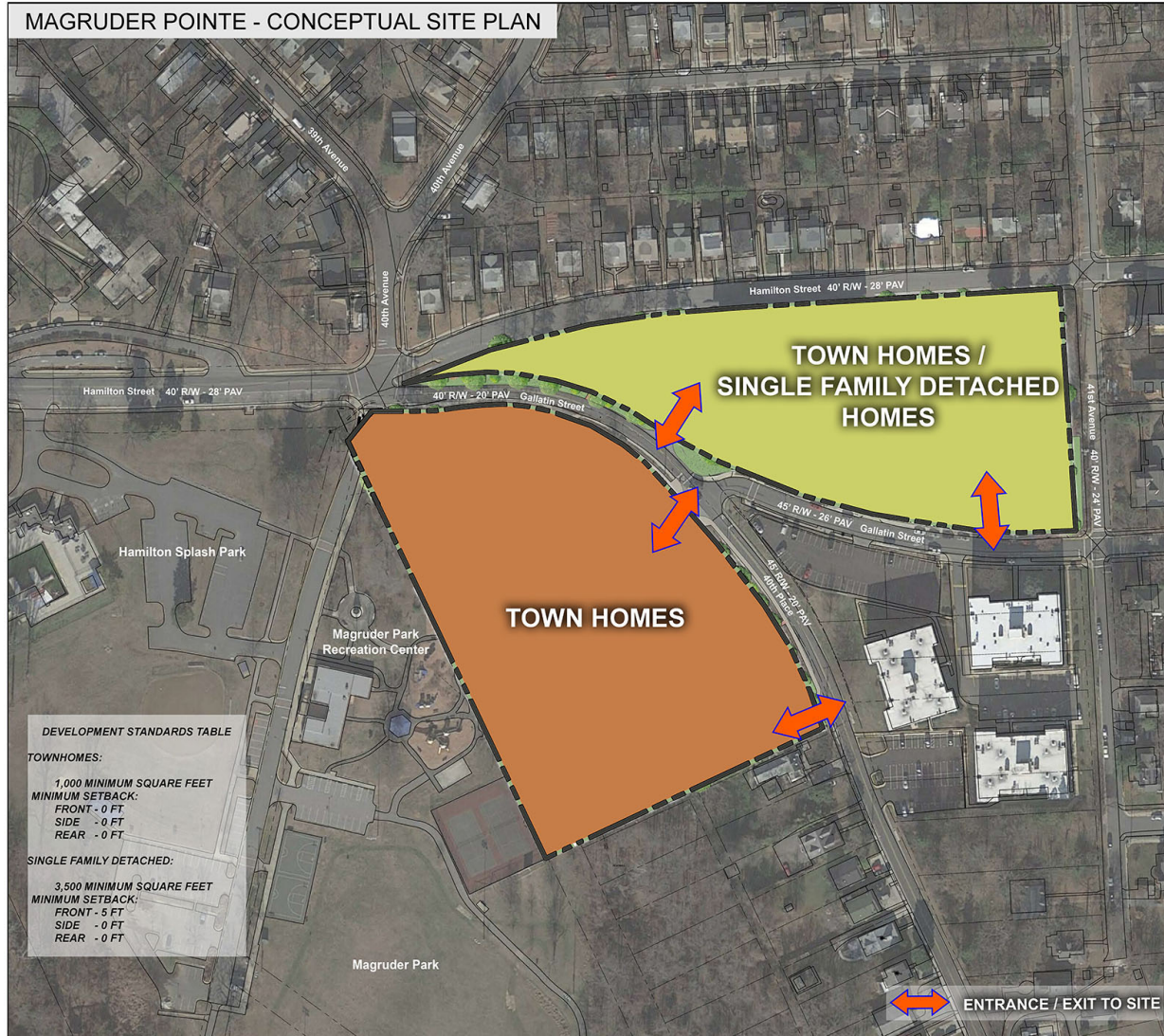
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



ILLUSTRATIVE PLAN

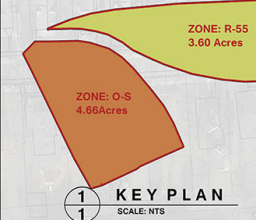


MAGRUDER POINTE - CONCEPTUAL SITE PLAN



General Notes:

- 1.) Project Name: Magruder Pointe
- 2.) Owner:
Werlein WSSC LLC
522 Defense Highway
Annapolis, MD 21401
- 3.) Total Acreage: 8.26AC
- 4.) Existing Zoning:
O-S (Open Space): 4.66 AC
R-55 (One-Family Detached Residential): 3.60 AC
- 5.) Existing Use of Property:
Parking Lot: 4.66 AC
WSSC Property (Vacant): 3.60 AC
- 6.) Proposed Use of Property: Residential
- 7.) 200 foot Reference (WSSC Map): 206NE03
- 8.) Tax Map Number and Grid: 050B1
- 9.) Number of Units:
66 Attached DU
16 Detached Single Family
82 Total Dwelling Units (Max.)
- 10.) Water Category (Existing/Proposed): W-3
Sewer Category (Existing/Proposed): S-3



Dewberry
4000 FORBES BOULEVARD, SUITE 300
LANTHAM, MD 20706
P: 301.731.5551

The information provided herein, which is subject to change, is for conceptual purposes only and is based on current regulations and existing information available. Detailed planning and engineering must be completed and all provisional approvals must be obtained prior to finalization of this plan.



29 MARCH 2018