

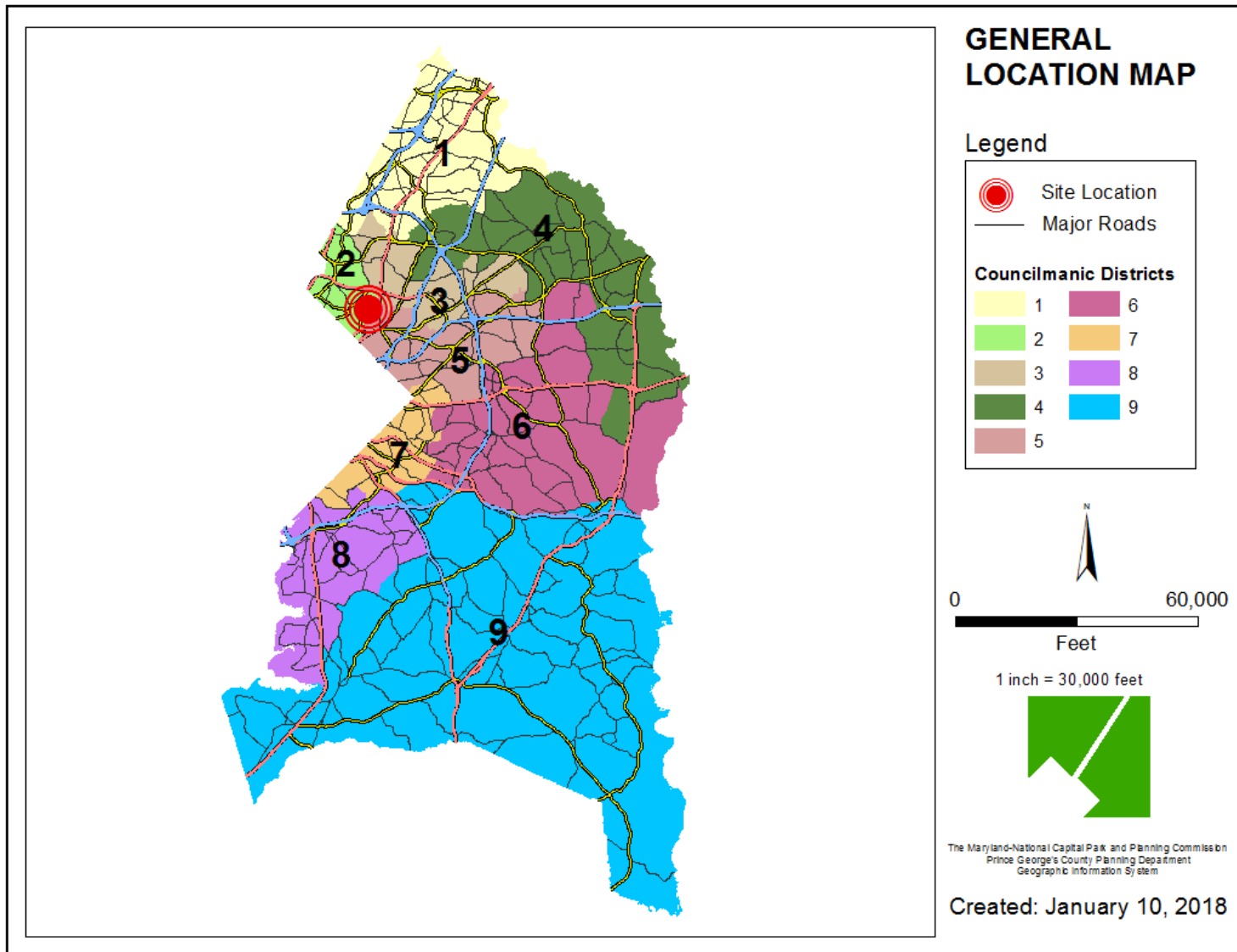
ITEM:

CASE: CSP-18002

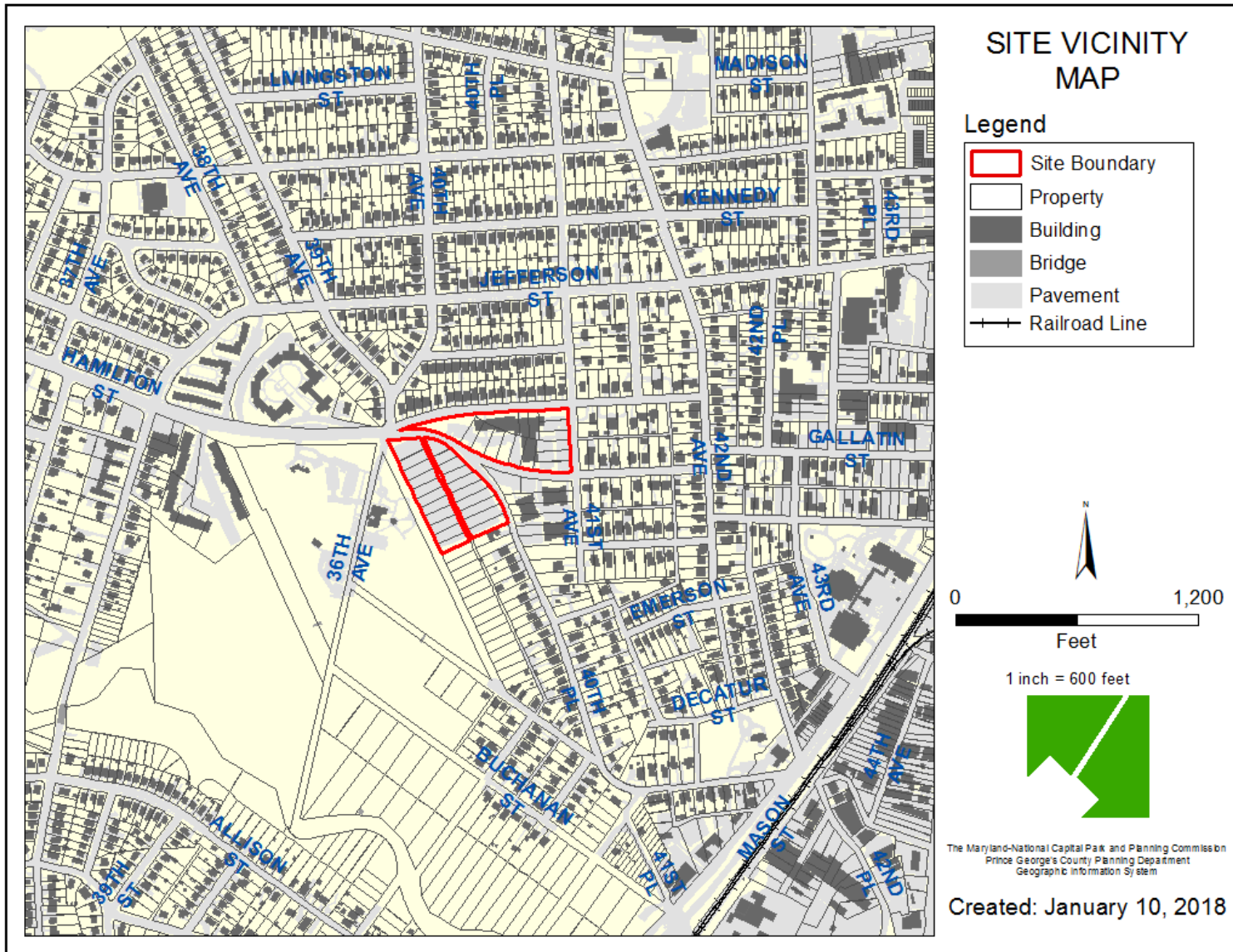
MAGRUDER POINTE

THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT

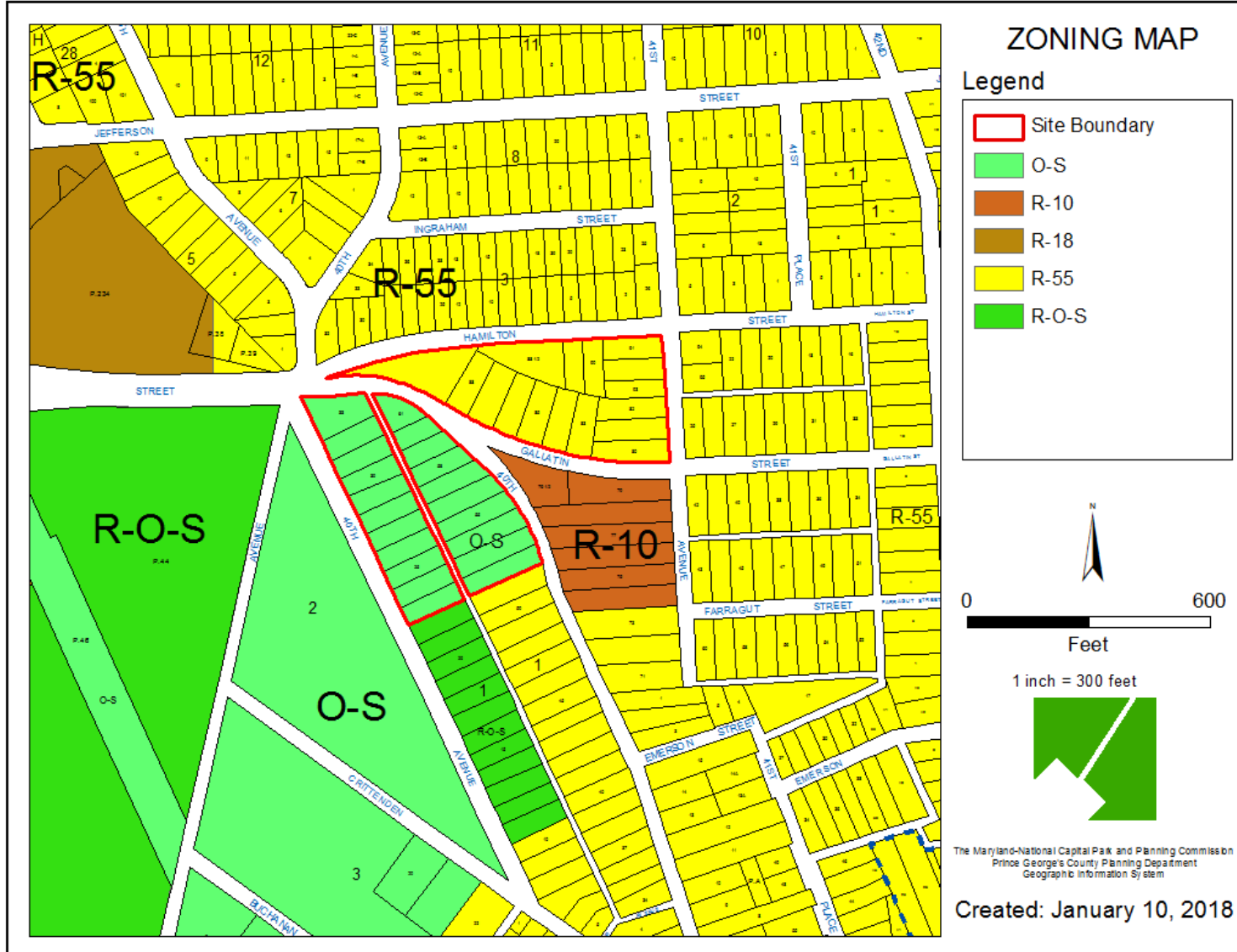
GENERAL LOCATION MAP



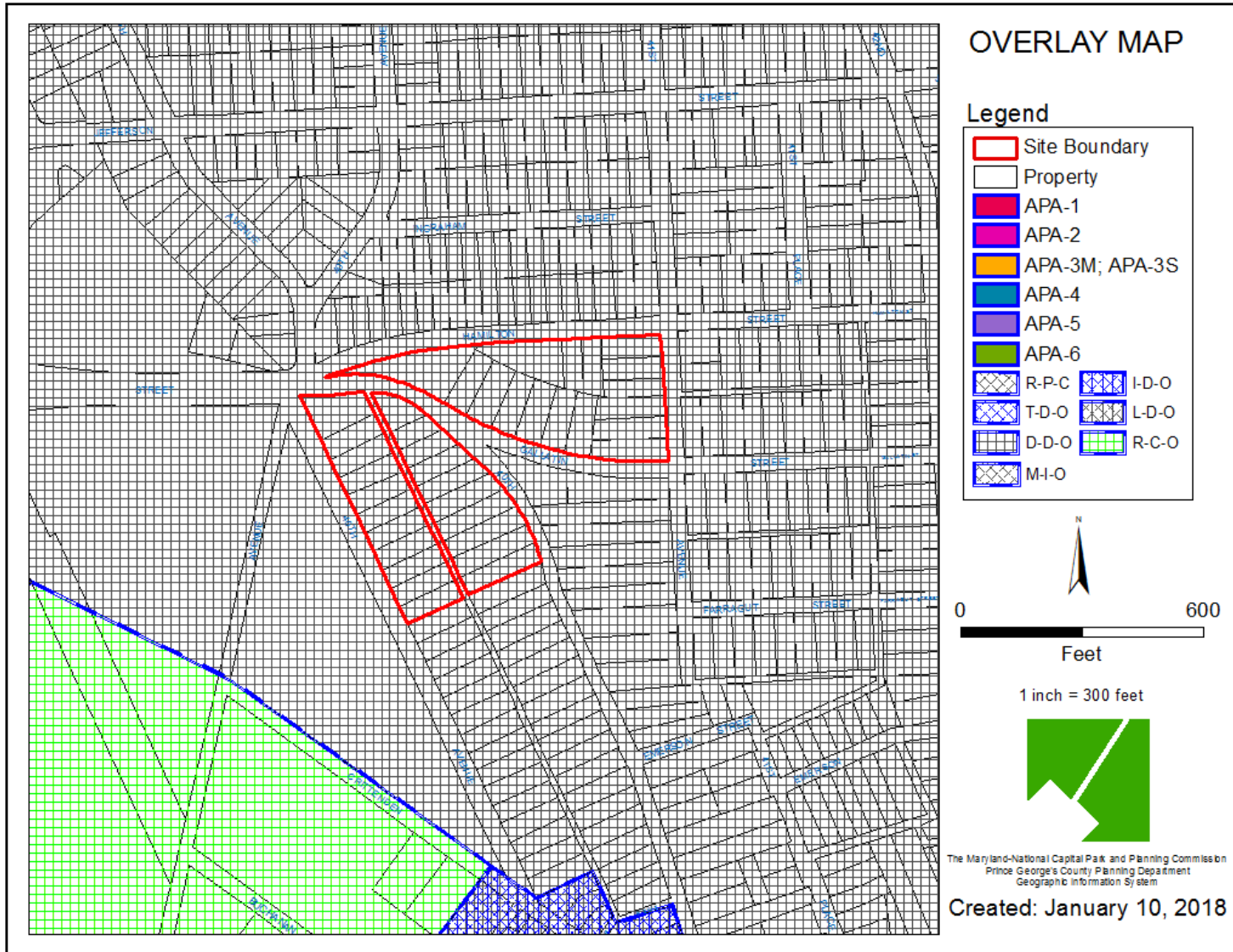
SITE VICINITY



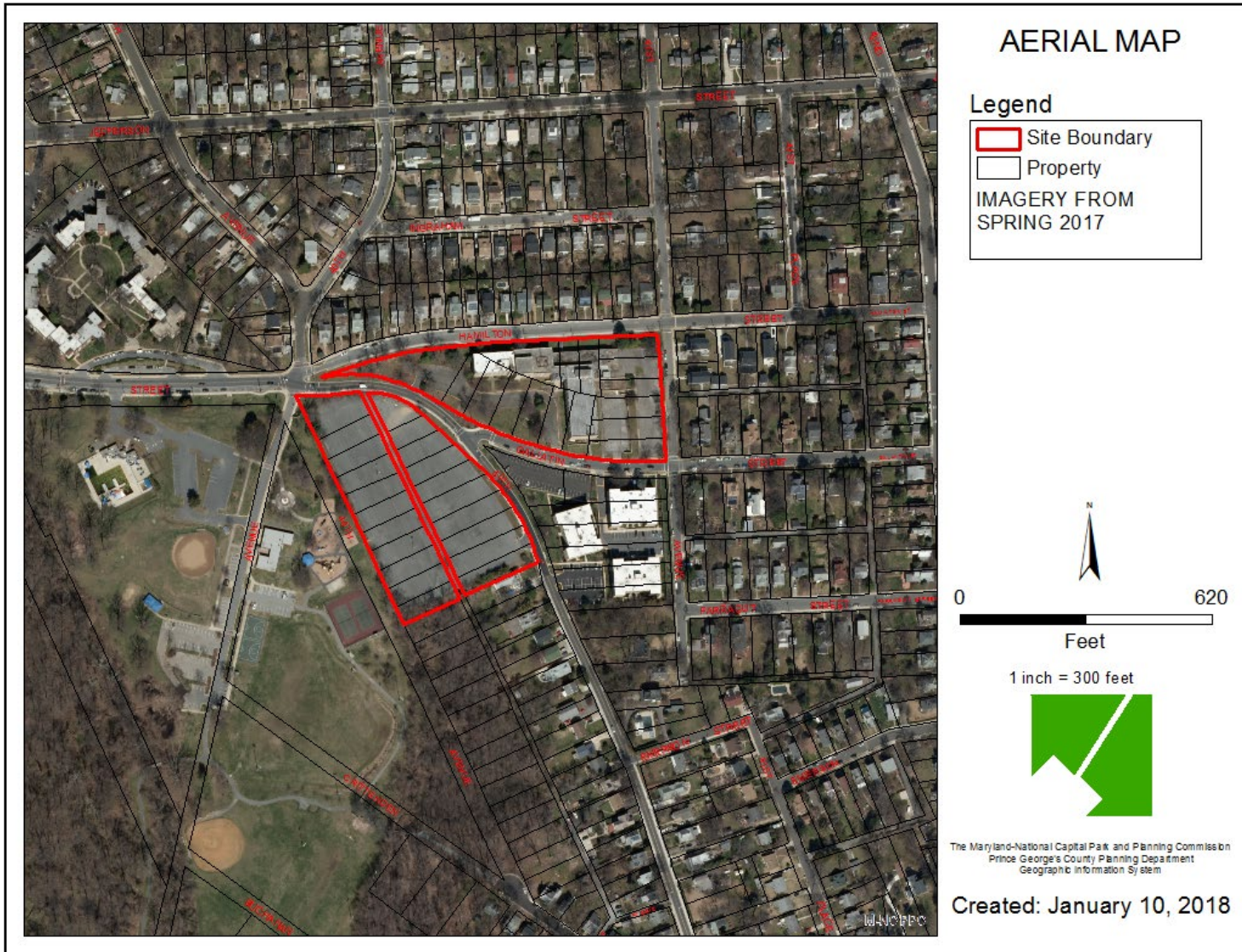
ZONING MAP



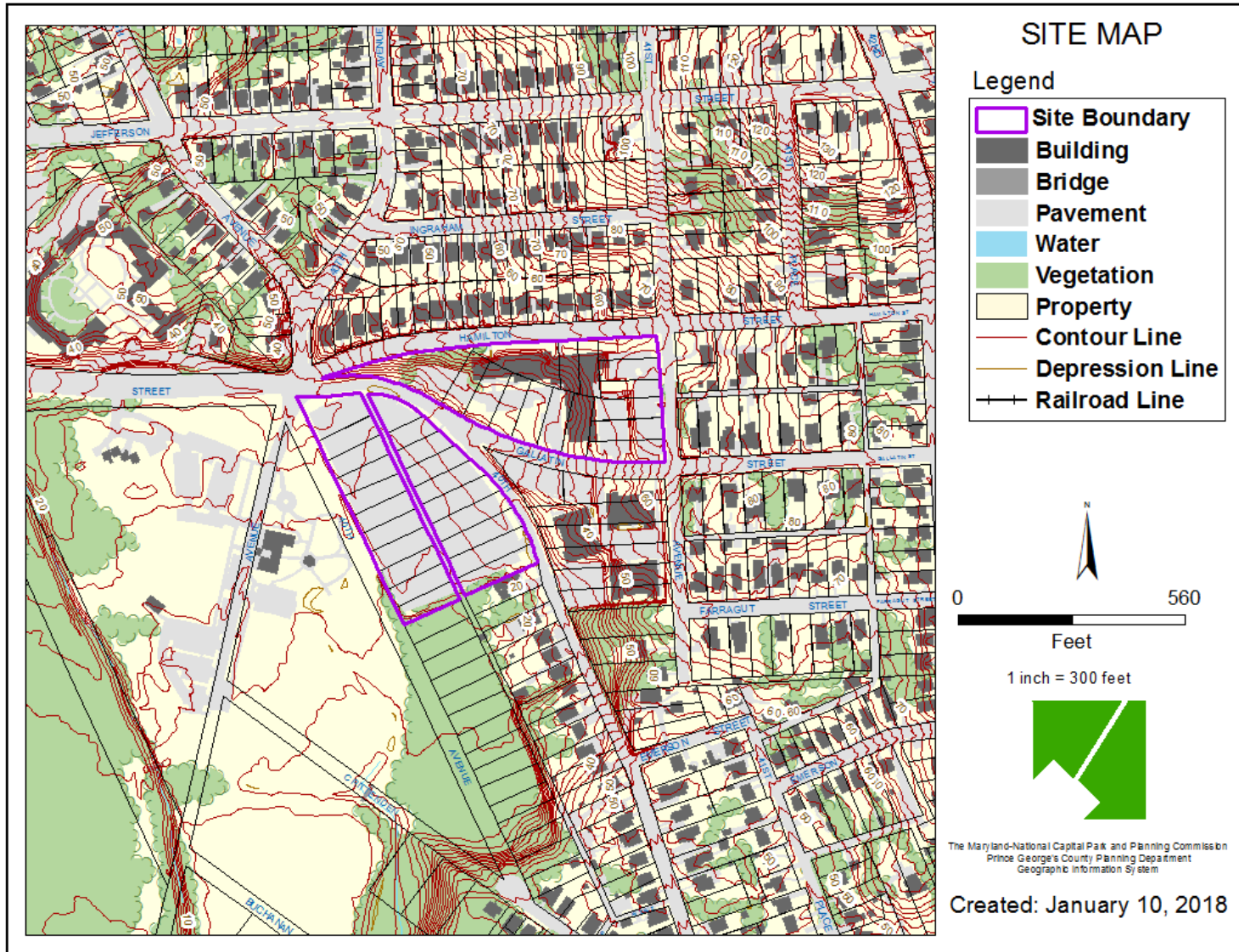
OVERLAY MAP



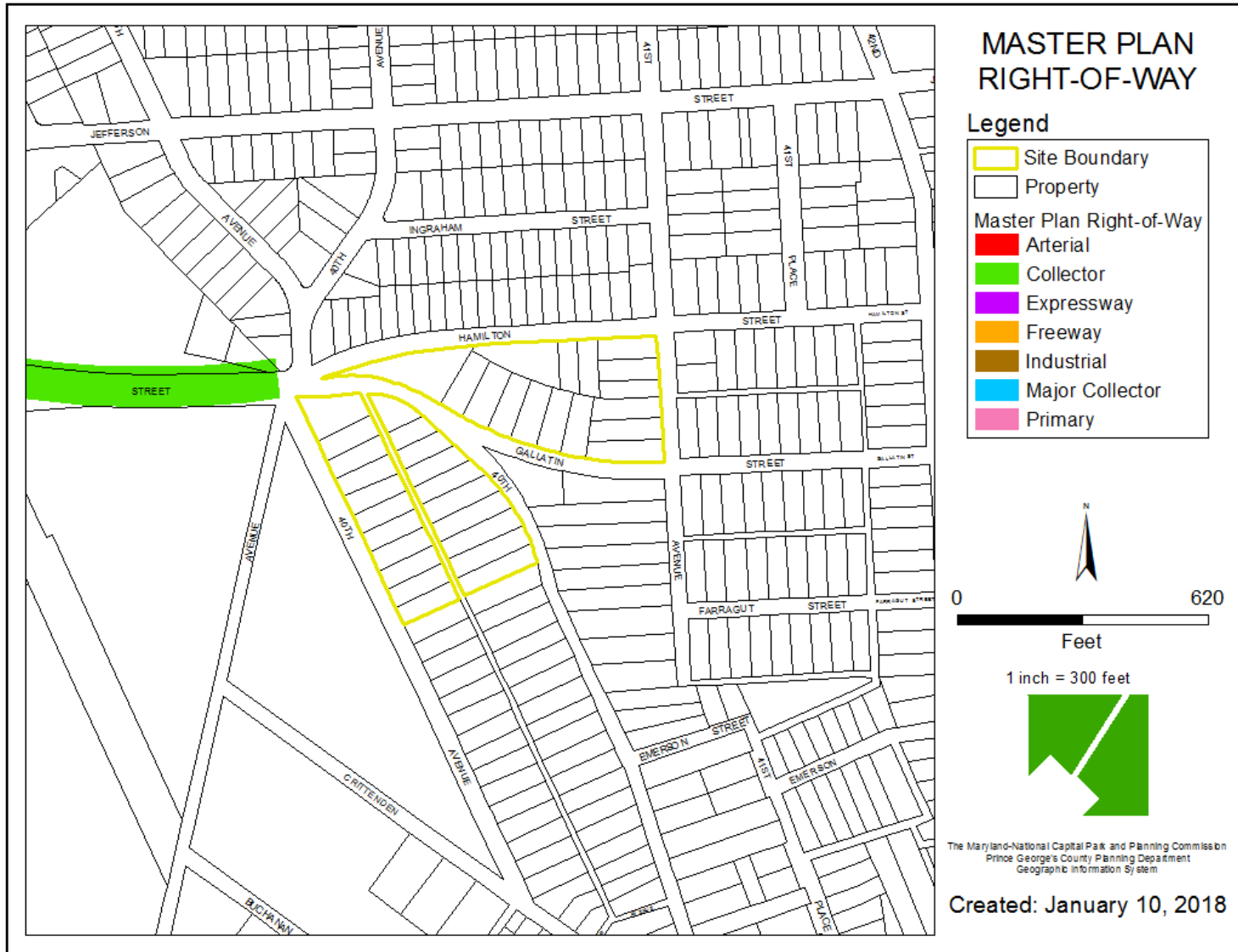
AERIAL MAP



SITE MAP

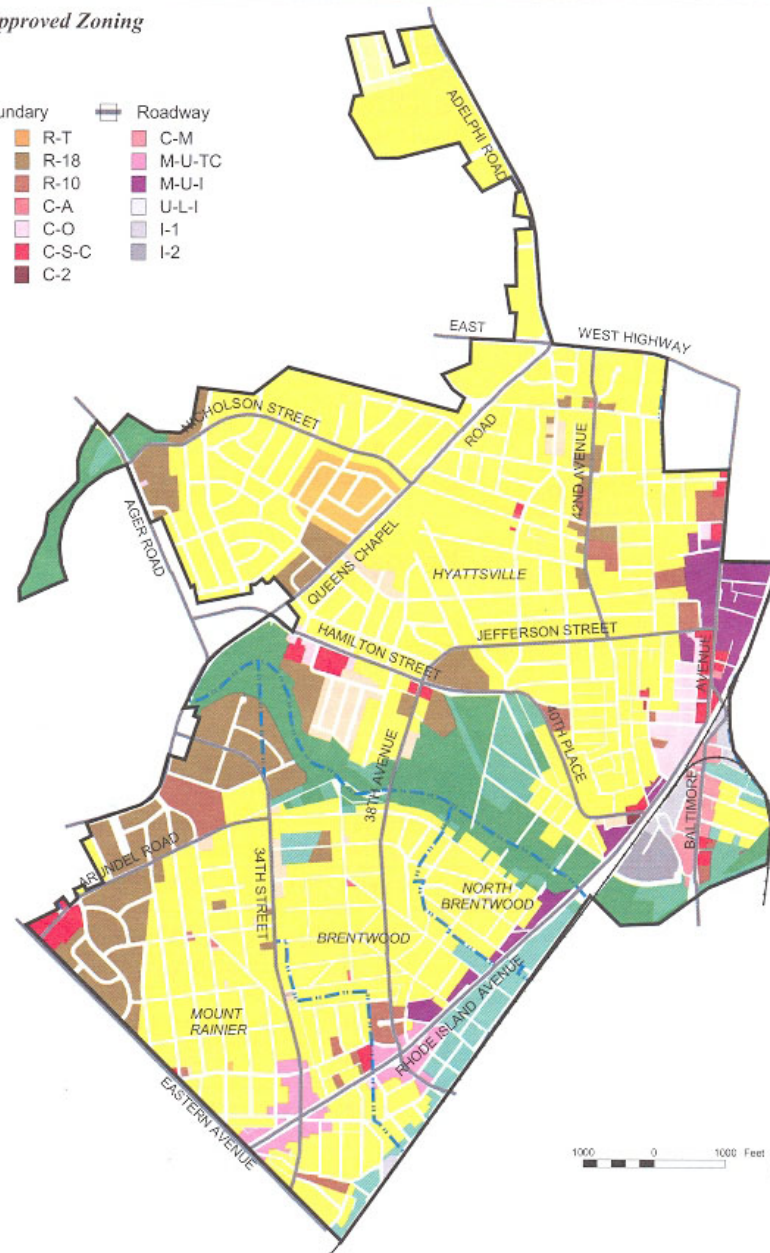
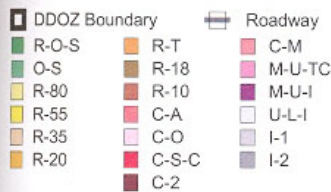


MASTER PLAN RIGHT-OF-WAY MAP



APPROVED ZONING FOR GATEWAY ARTS DISTRICT (MAP 13)

Map 13: Approved Zoning

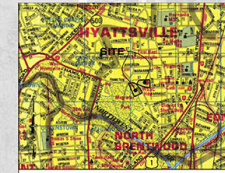
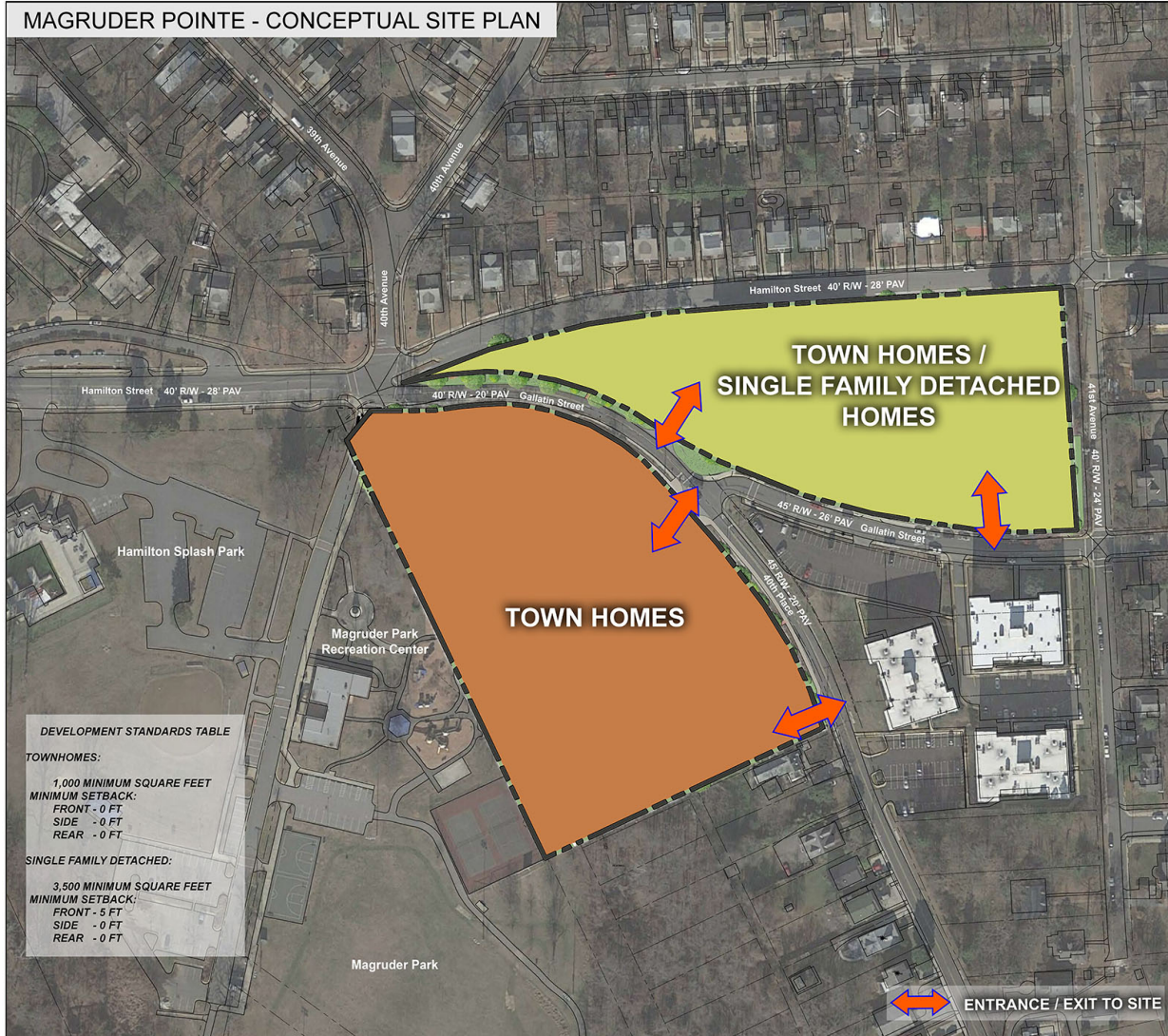


BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



ILLUSTRATIVE PLAN

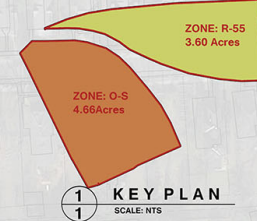
MAGRUDER POINTE - CONCEPTUAL SITE PLAN



VICINITY MAP
 SCALE: 1" = 2000'
 Vicinity Map © 2014, Kappa Map Group LLC/ESRI
 Integrated Solutions LLC 2014
 PREPARED FOR: DEWBERY
 ROAD ATLAS
 MAP 100-000-001

General Notes:

- 1.) Project Name: Magruder Pointe
- 2.) Owner:
Werrlein 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
 400 FORBES BOULEVARD, SUITE 300
 LANHAM, MD 20706
 P 301.731.5551

REMAND POINT 1

The Planning Board shall schedule a new hearing to consider the application in accordance with Section 27-125.05(a) to allow the applicant and opposition adequate time to present evidence for and against the application. If requested, any person may be allowed to sign up or register to become a person of record and participate in the proceedings.

REMAND POINT 2

The Planning Board shall provide supplemental analysis for the R-55 Zone recommendation. The Board's supplemental analysis shall focus on Section 27-548.26(b)(1)(B)(i) and (ii) and if applicable, any new evidence or argument in support of or against the application.

REMAND POINT 3

The Planning Board shall also provide supplemental analysis and explanation of the maximum density per acre for single-family attached and single-family detached dwelling units for the R-55 Zone recommendation.

REMAND POINT 4

The Planning Board shall issue a decision on the application within 60 days of the date the notice of remand is transmitted from the Clerk of the Council.