

THE PROMISE

Expedited Transit Oriented Development

Detailed Site Plan

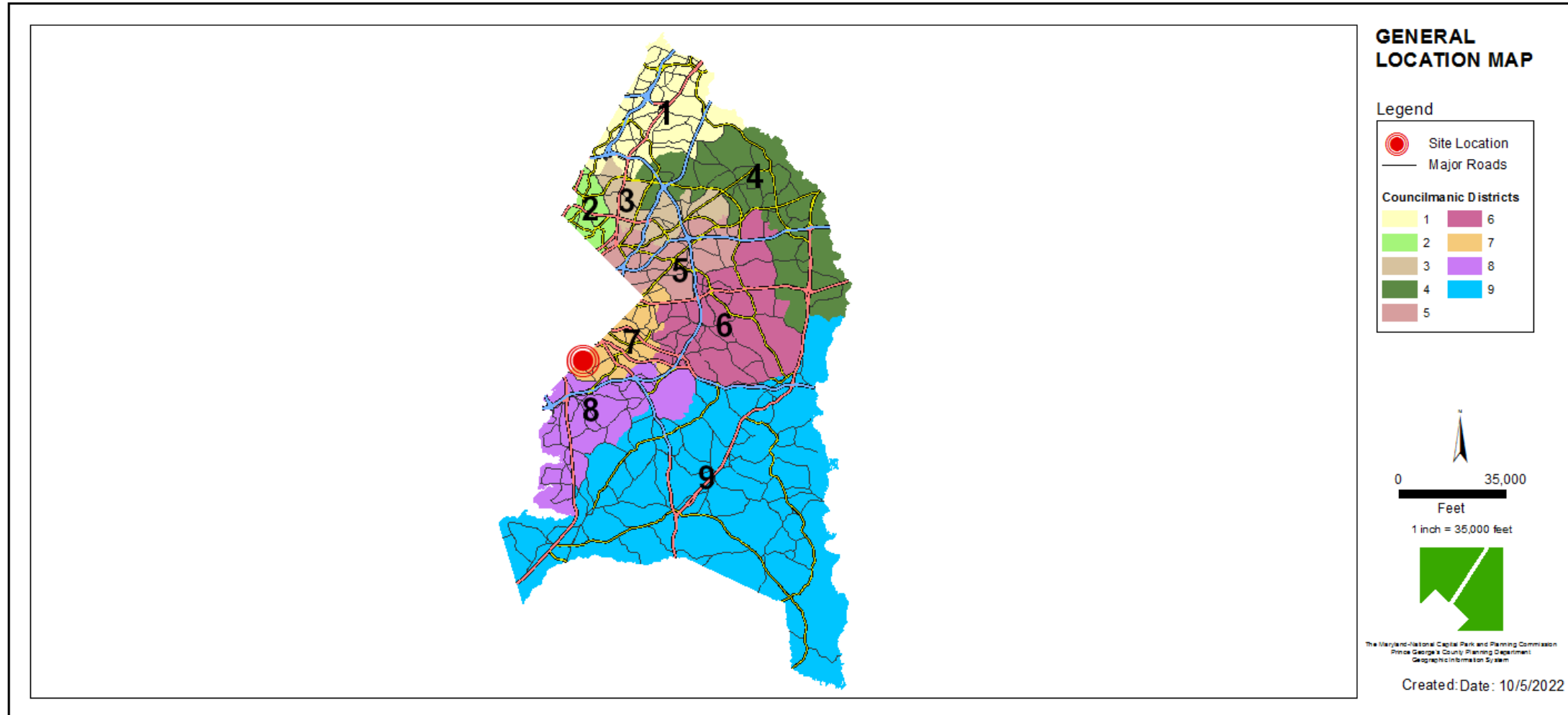
Staff Recommendation: APPROVAL with conditions



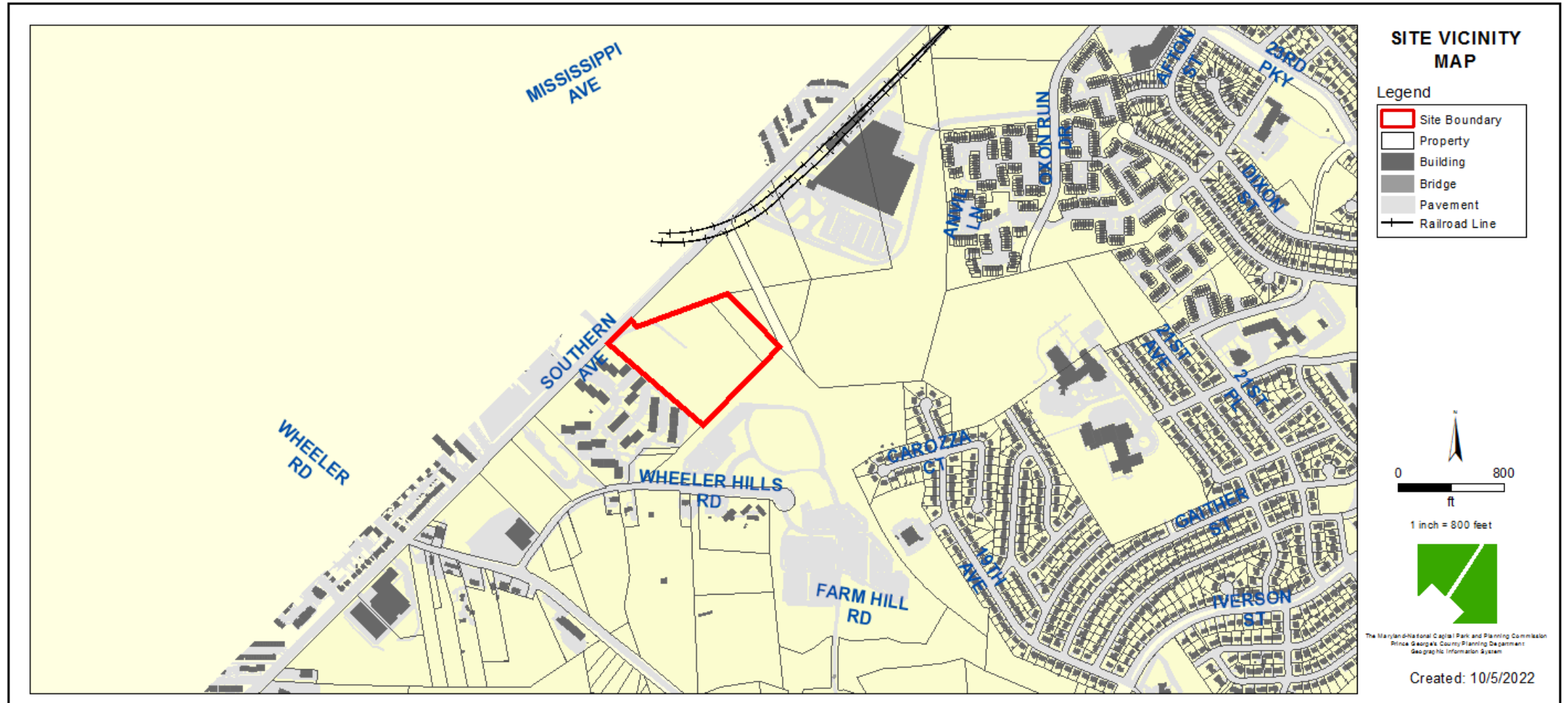
GENERAL LOCATION MAP

Council District: 07

Planning Area: 76A



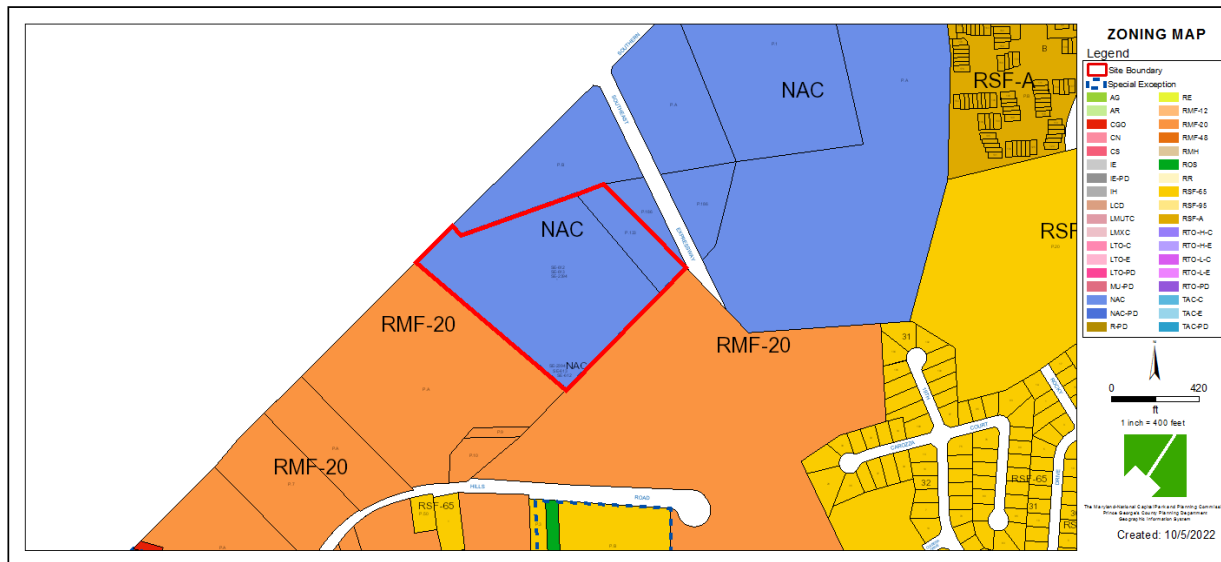
SITE VICINITY MAP



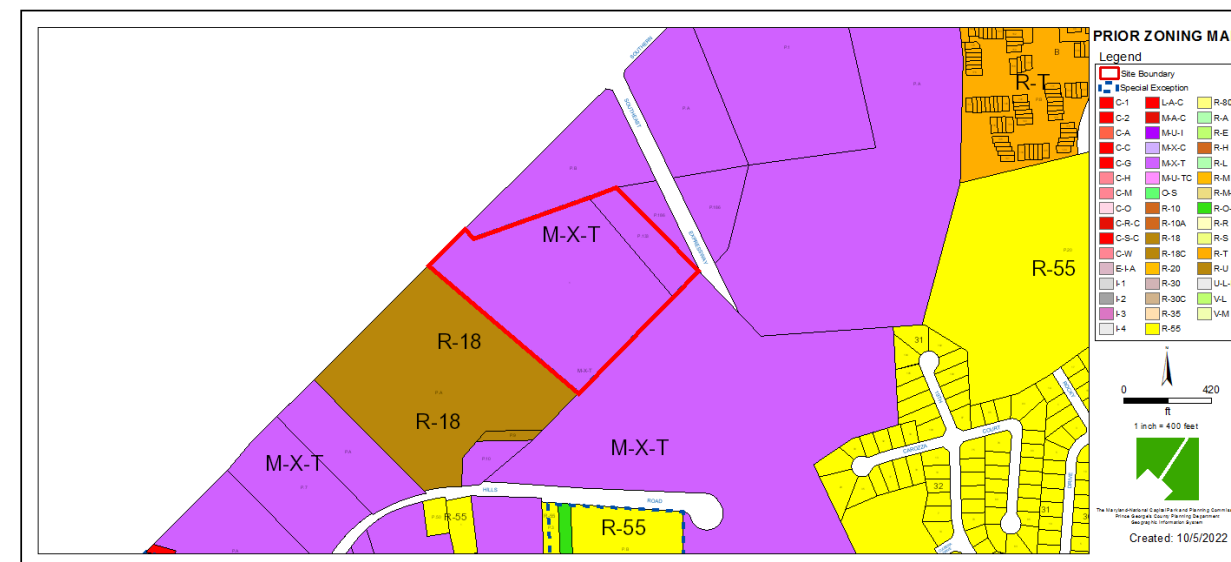
ZONING MAP (CURRENT & PRIOR)

Property Zone: NAC
Prior Zone: M-X-T/D-D-O

CURRENT ZONING MAP

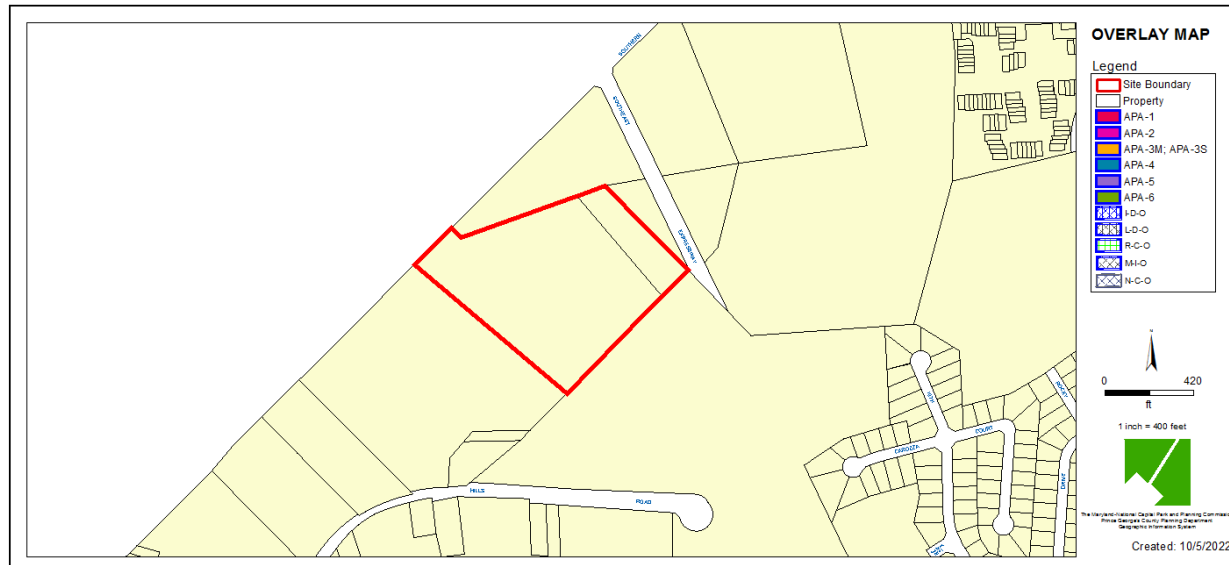


PRIOR ZONING MAP

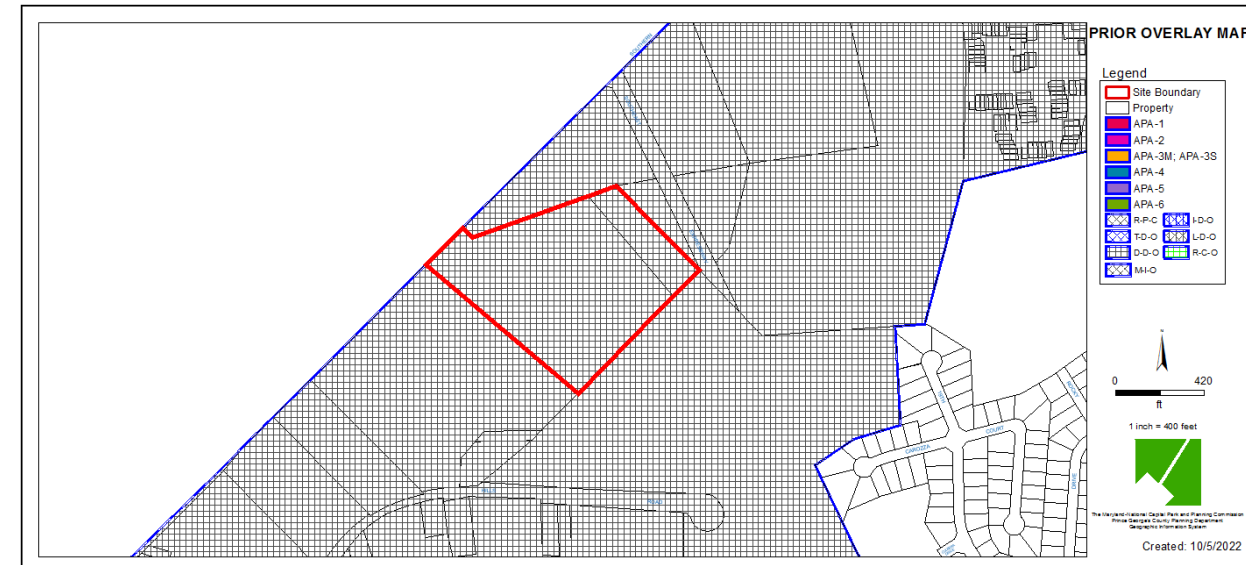


OVERLAY MAP (CURRENT & PRIOR)

CURRENT OVERLAY MAP



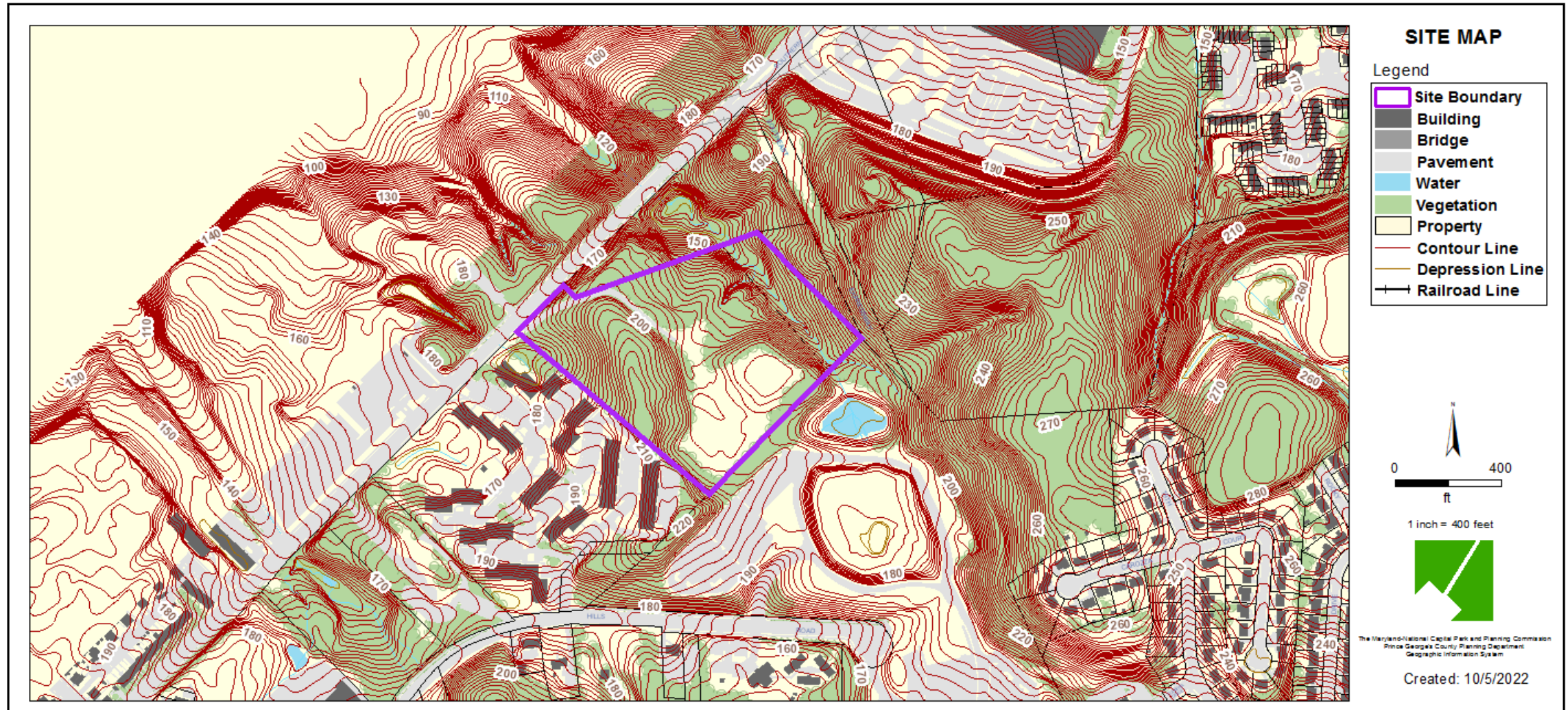
PRIOR OVERLAY MAP



AERIAL MAP



SITE MAP





AERIAL VIEW FROM WEST AND SOUTH



AERIAL VIEW FROM WEST



AERIAL VIEW FROM SOUTH

SOUTHERN AVENUE ELEVATIONS



RESIDENTIAL BUILDING ELEVATION



SIGNAGE DETAILS



A SIDE VIEW RETAIL TENANT IDENTIFICATION SIGN - TYPE L
SND1 1/4" x 1'-0"



C BUILDING 6 - RETAIL TENANT IDENTIFICATION SIGN - TYPE P
SND1 1/4" x 1'-0"



F BUILDING 6 - DAY CARE SIGN AT MAIN ENTRANCE - TYPE O
SND1 1/4" x 1'-0"

B FRONT VIEW RETAIL TENANT IDENTIFICATION SIGN - TYPE M, SIM. TO L
SND1 1/4" x 1'-0"



D TYPICAL PARKING GARAGE SIGN - TYPE N
SND1 1/4" x 1'-0"

E TYPICAL LOADING DOCK SIGN - TYPE J
SND1 1/4" x 1'-0"



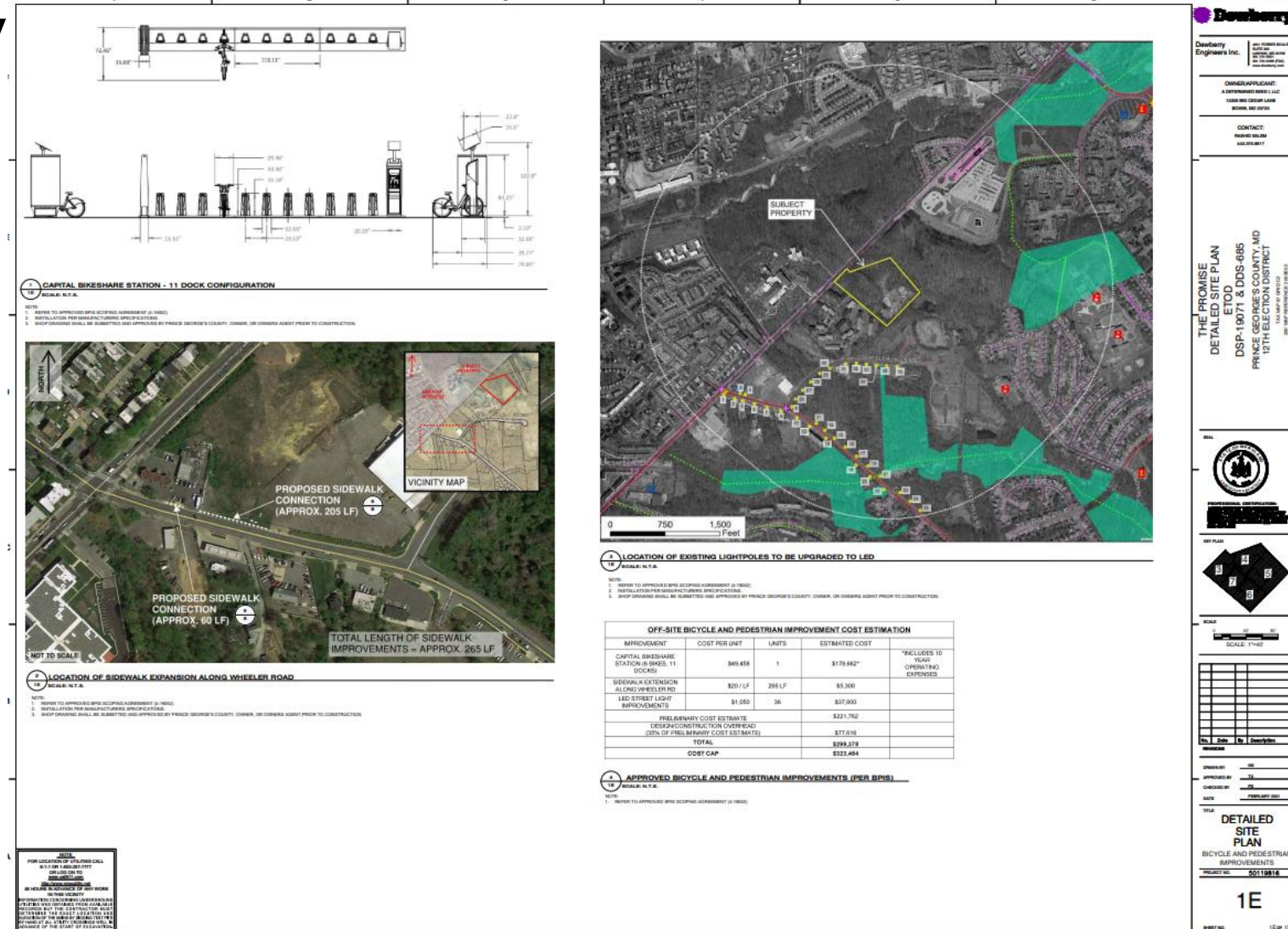
G TYPICAL BUILDING ENTRANCE CANOPY - TYPE K
SND1 1/4" x 1'-0"

LANDSCAPE AND AMENITY PLAN





BIKESHARE DETAILS AND OFFSITE IMPROV



RECREATIONAL FACILITIES



DOG PARK



11 BONE WALK-PLAYMARK

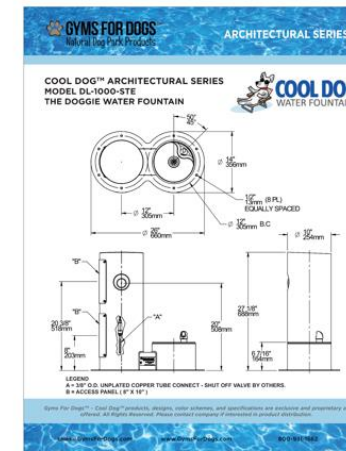
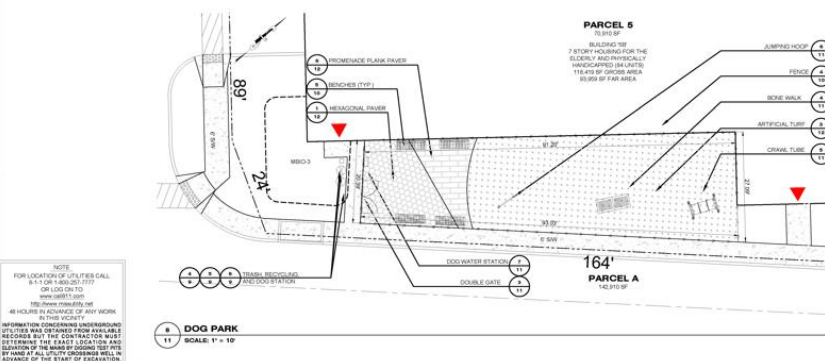
- SCALE: N.T.S.
1. COLOR: GREEN AND TAN
 2. INSTALLATION PER MANUFACTURER'S SPECIFICATIONS
 3. SHOP DRAWINGS SHALL BE SUBMITTED AND APPROVED BY PRINCE GEORGES COUNTY OWNER OR OWNER'S AGENT PRIOR TO CONSTRUCTION
 4. SUBJECT TO GEOTECHNICAL AND STRUCTURAL RECOMMENDATIONS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MARYLAND
 5. EQUIVALENT SUBSTITUTIONS FOR DETAILS PROVIDED HEREIN SHALL BE PERMITTED WHEN APPROVED BY THE OWNER/OWNER'S REPRESENTATIVE, LANDSCAPE ARCHITECT AND MWP/C.

11 CRAWL TUBE-PLAYMARK

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11 JUMPING HOOP-PLAYMARK

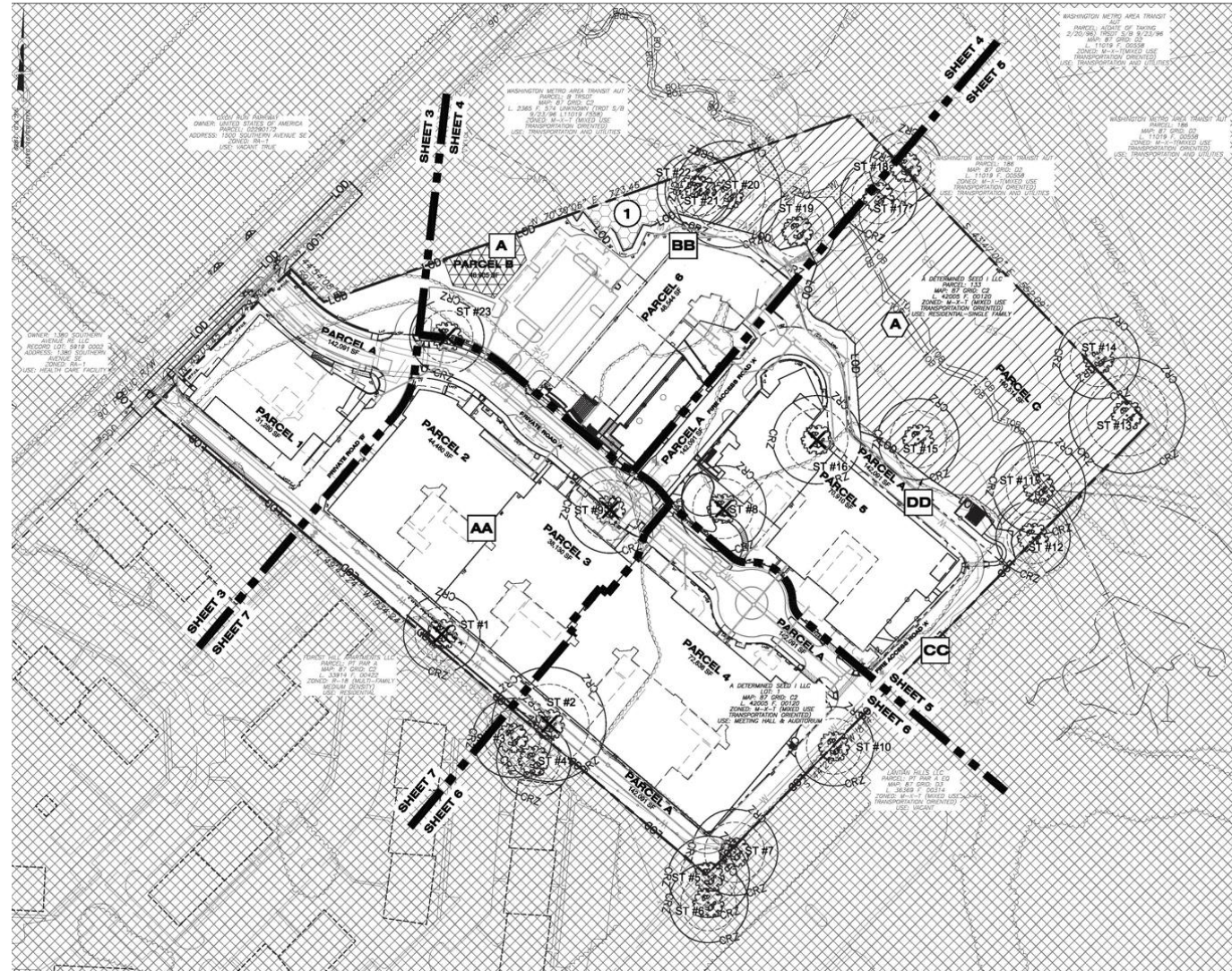
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11 DOG WATER STATION

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TYPE 2 TREE CONSERVATION PLAN



STAFF RECOMMENDATION

APPROVAL with conditions

APPROVAL

APPROVAL with conditions
2022

PARTIAL APPROVAL

[Major/Minor] Issues:

- N/A

Detailed Site Plan DSP-19071

Departure from Design Standards DDS-685

Type 2 Tree Conservation Plan TCP2-036-

Alternative Compliance AC-22002

Applicant Required Mailings:

- Information Mailing: 9/22/2021
- Acceptance Mailing: 8/31/2022