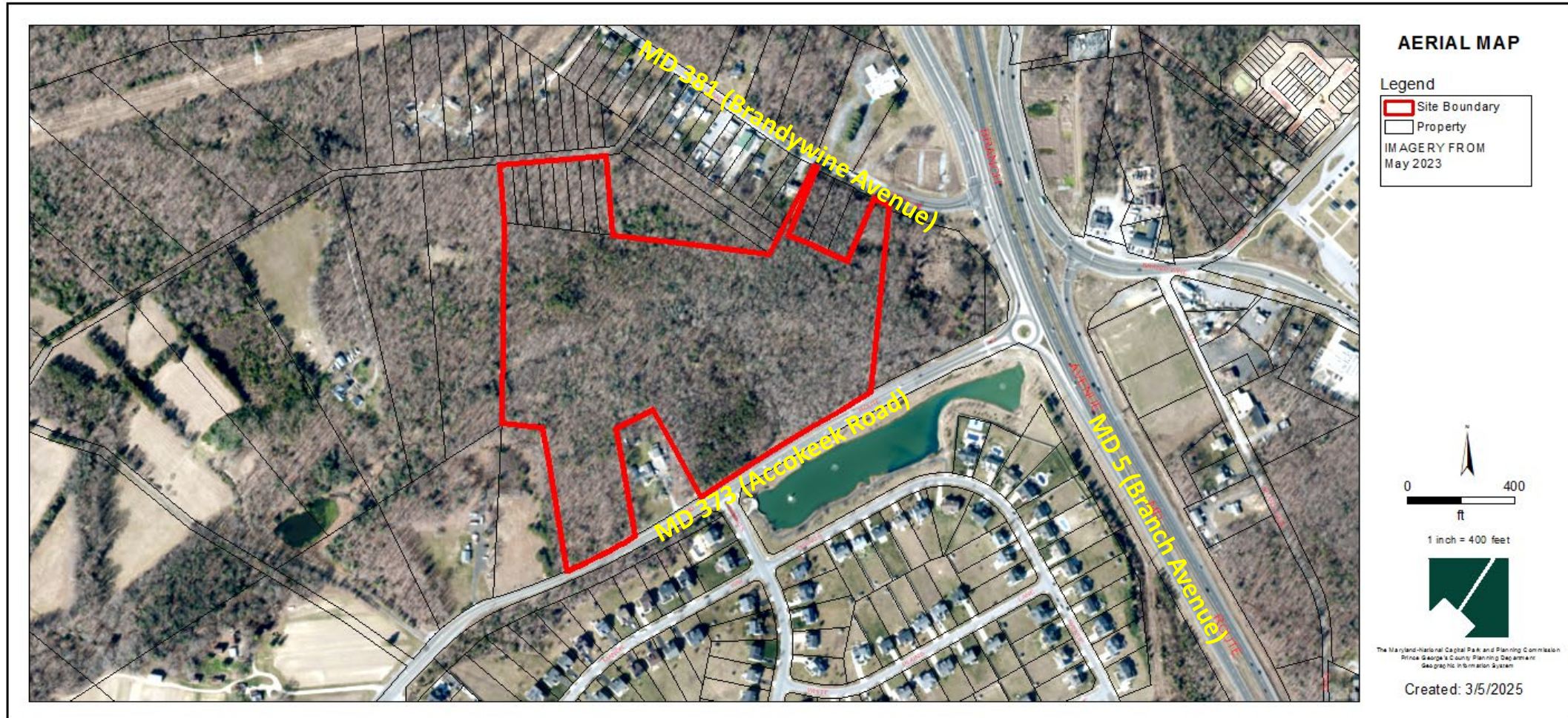


MICHAEL'S RETREAT

Detailed Site Plan

TCP2-003-2025

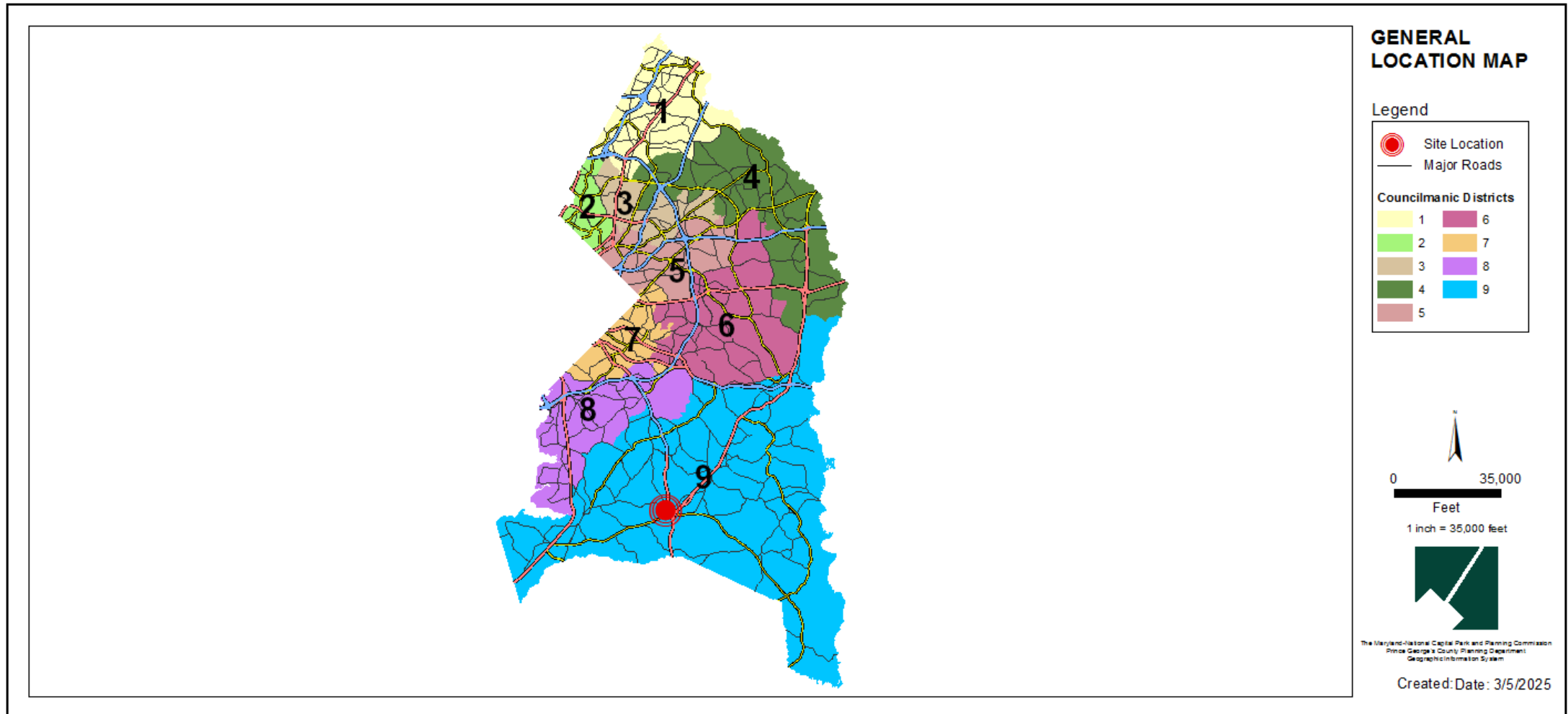
Staff Recommendation: APPROVAL with conditions



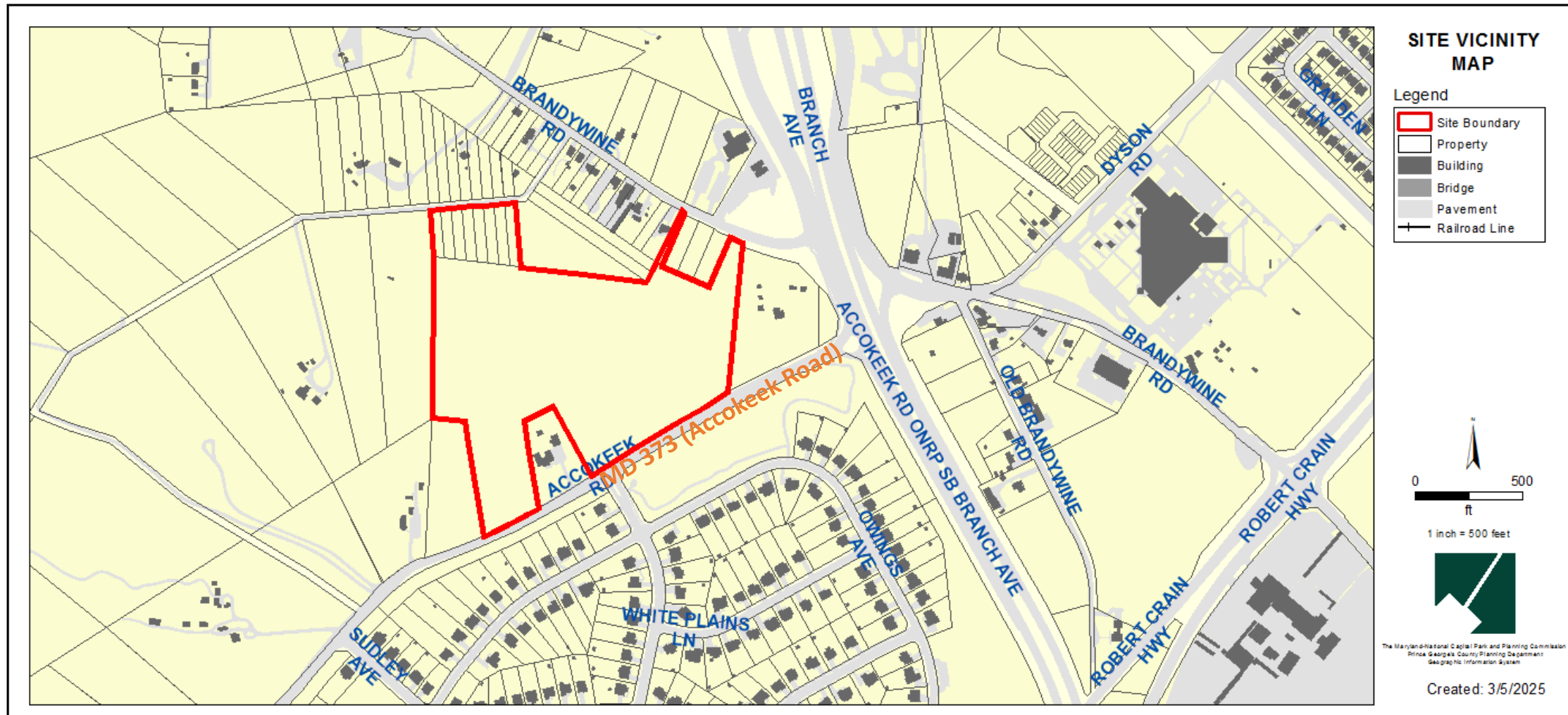
GENERAL LOCATION MAP

Council District: 09

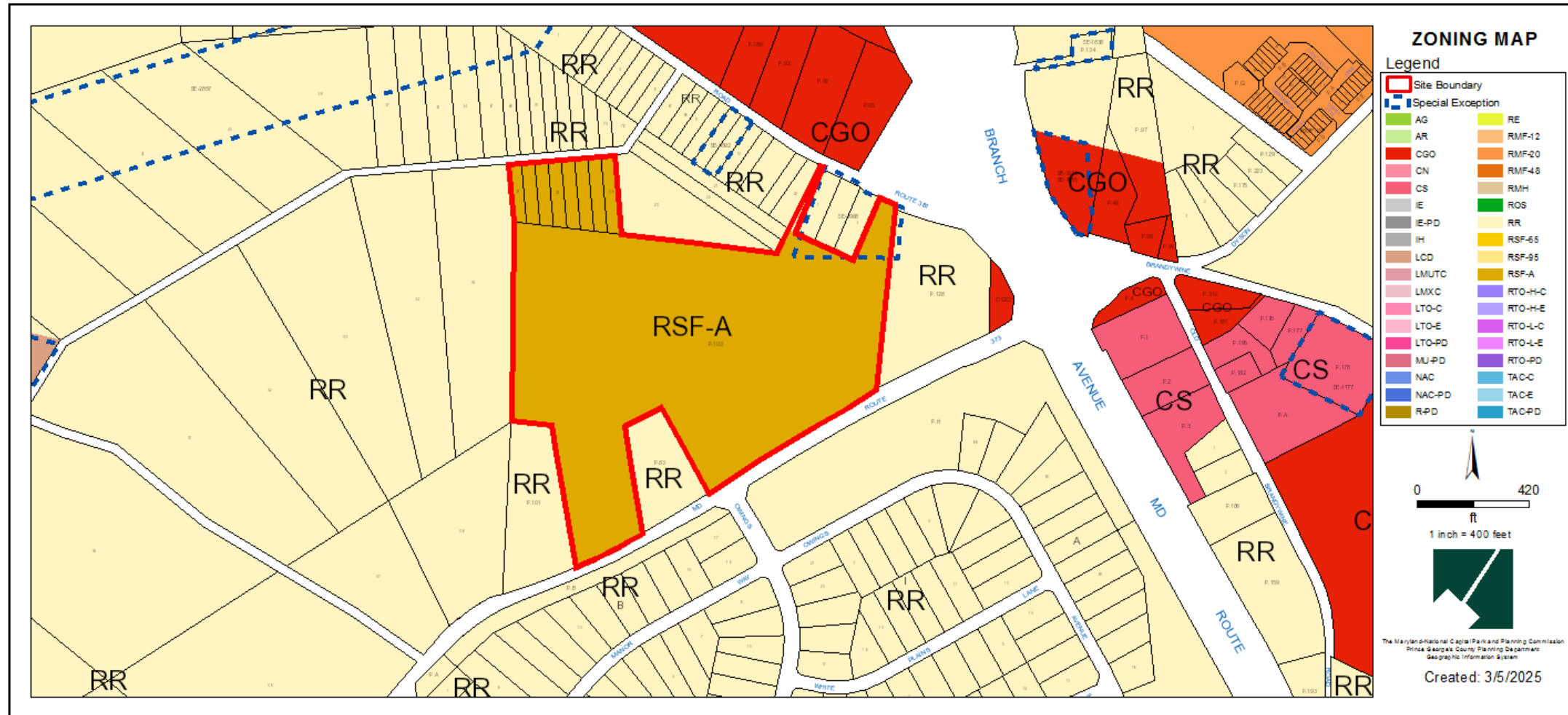
Planning Area: 85A



SITE VICINITY MAP

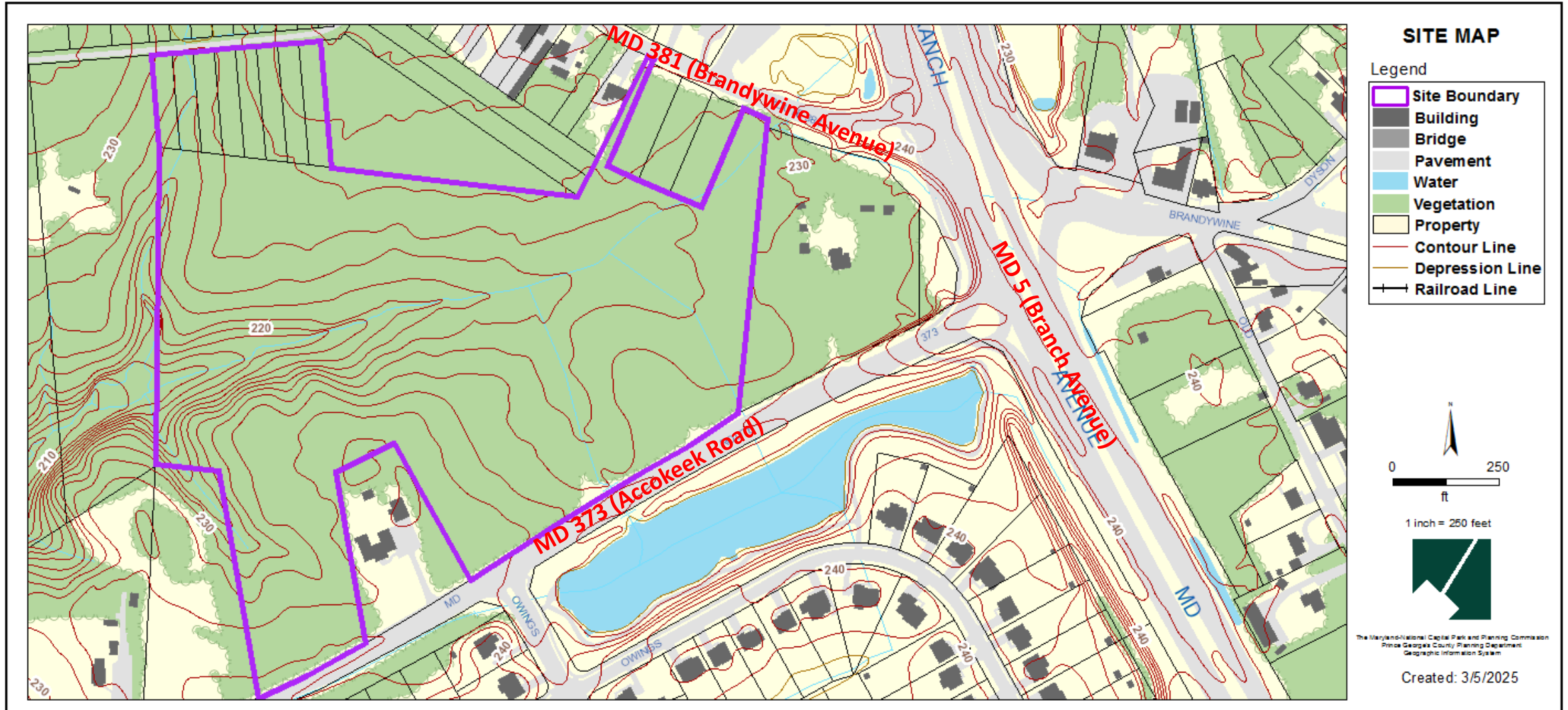


ZONING MAP

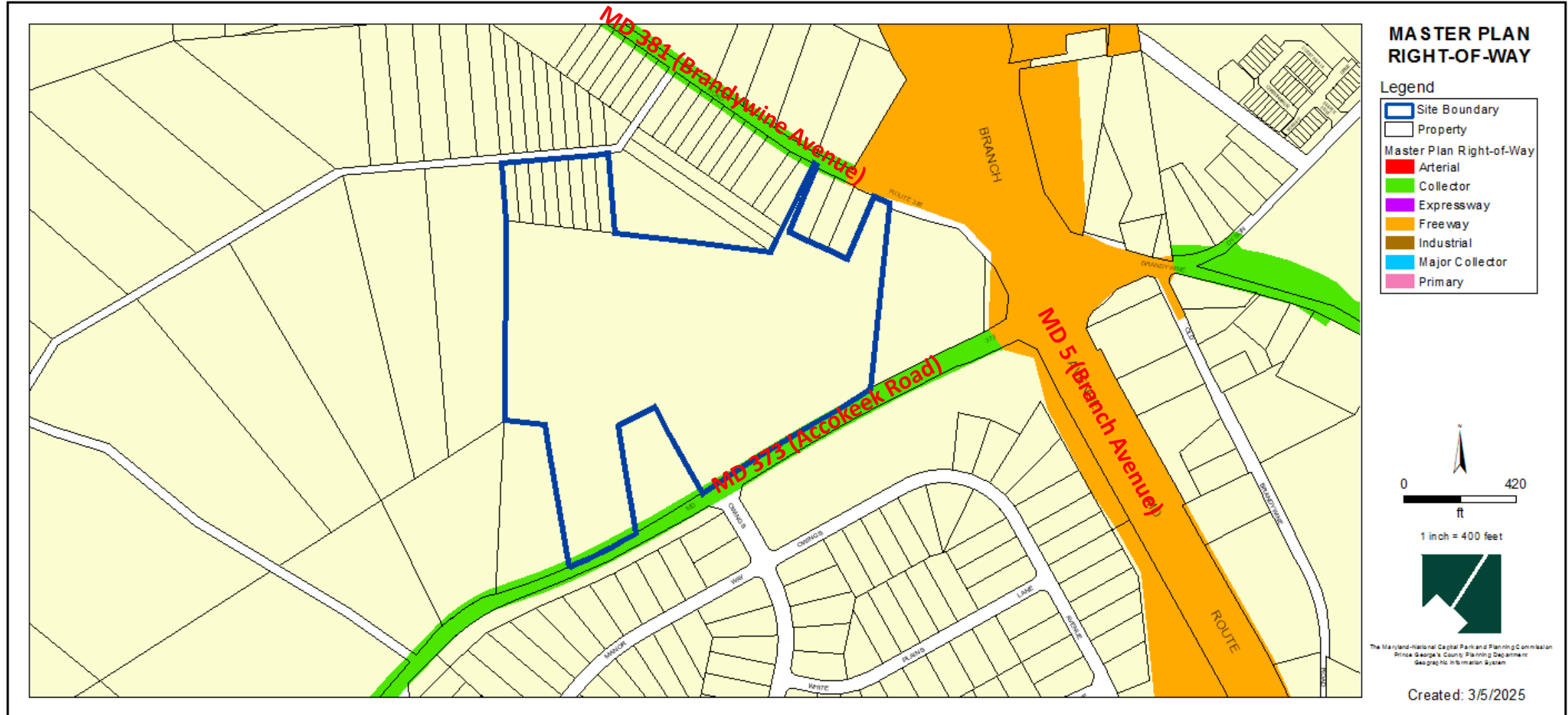


Current Property Zone: RSF-A/RR

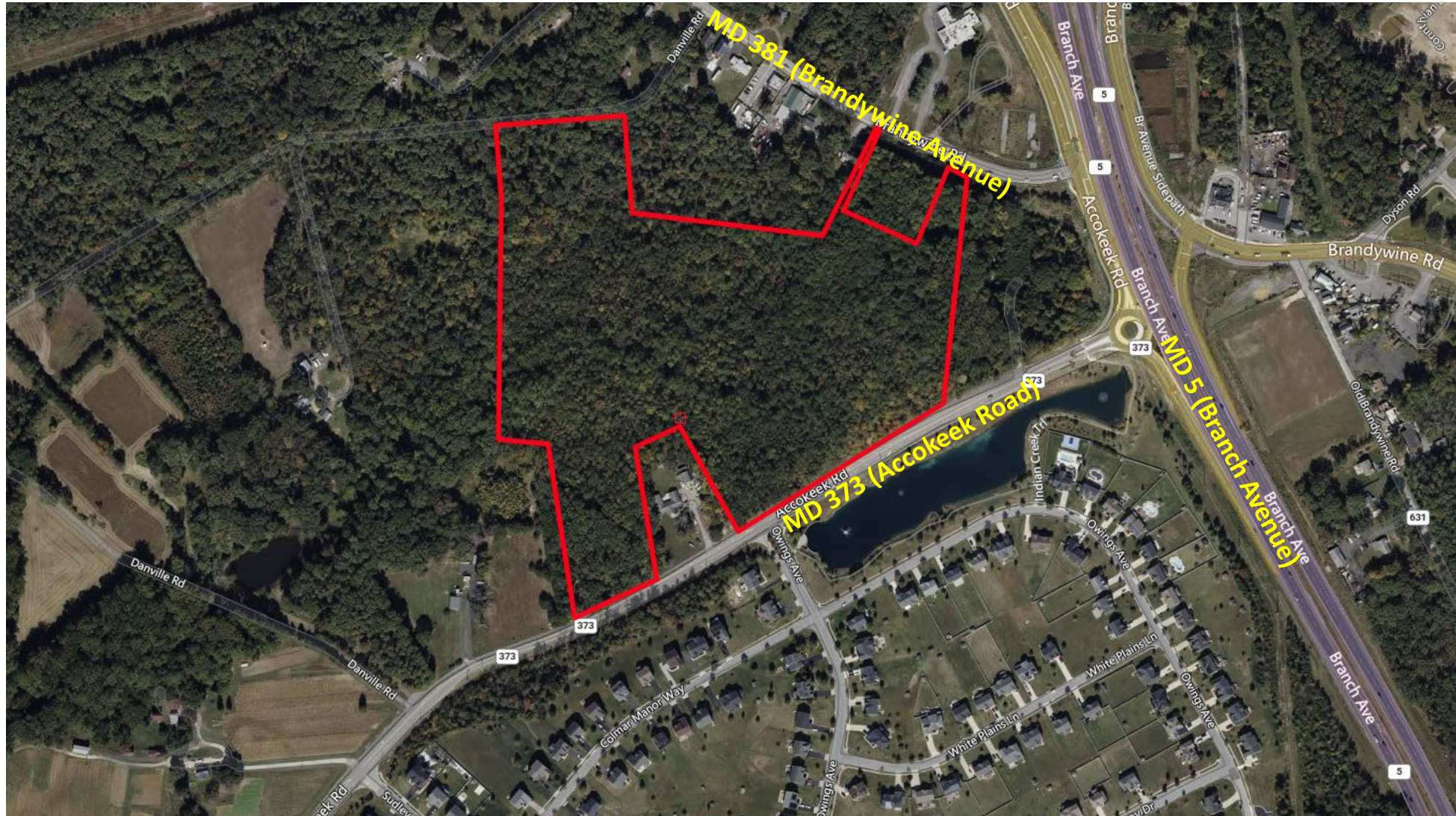
SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



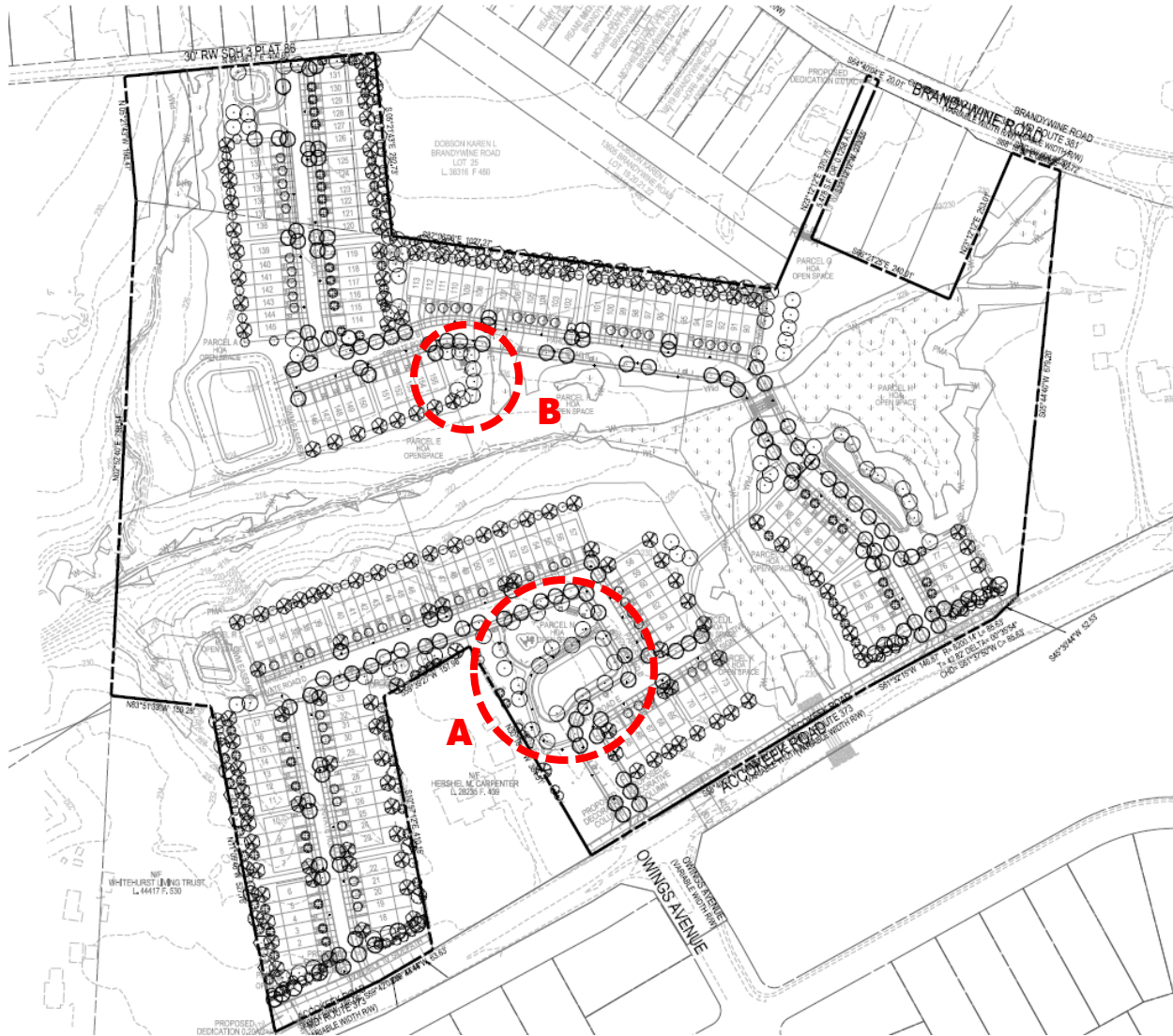
DETAILED SITE PLAN



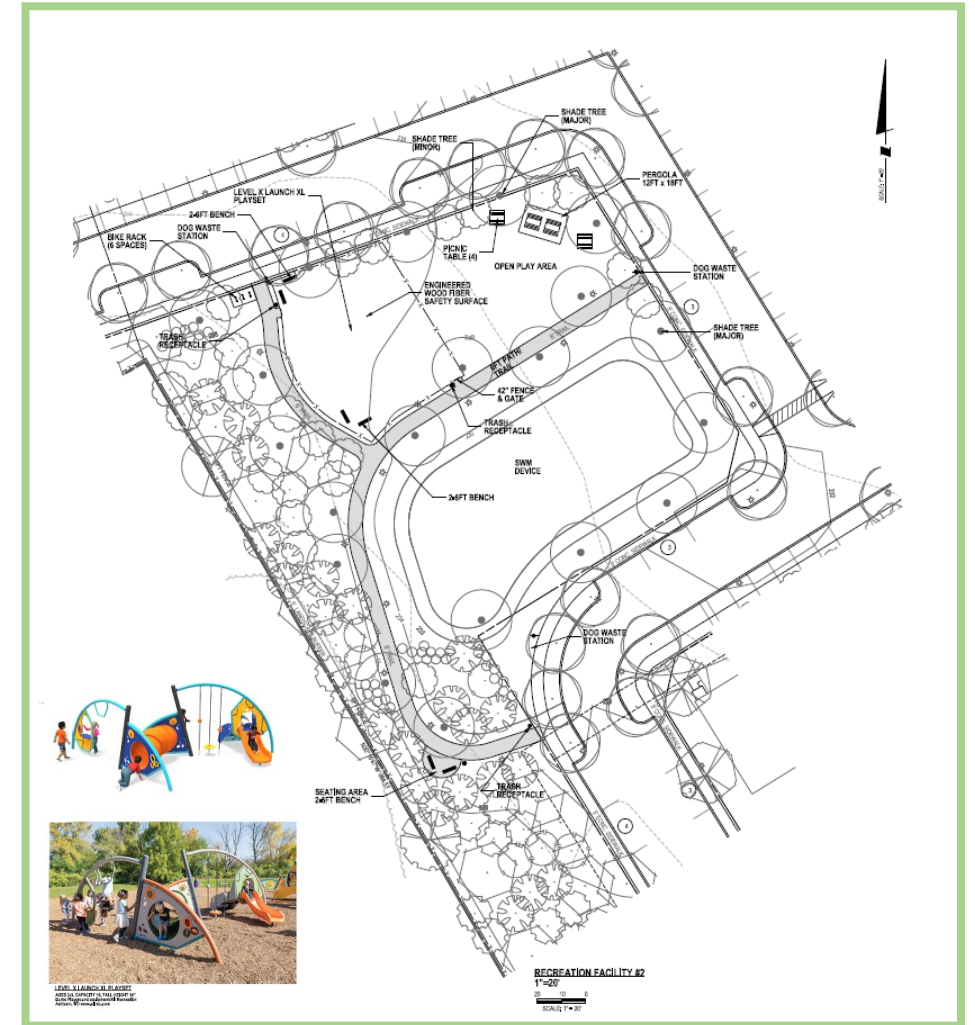
Open Space Set-Aside



LANDSCAPE PLAN



Recreation Area A

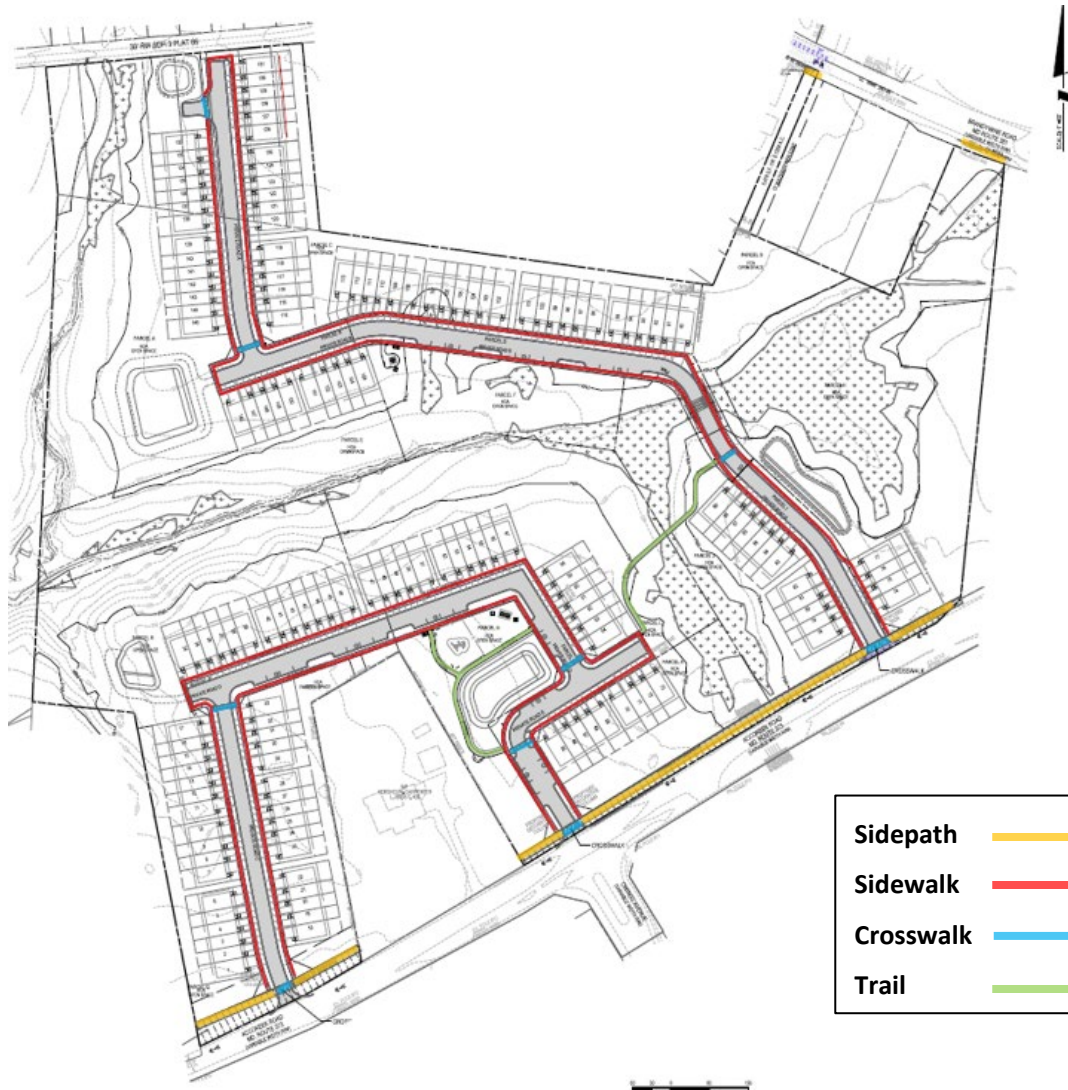


TYPE II TREE CONSERVATION PLAN

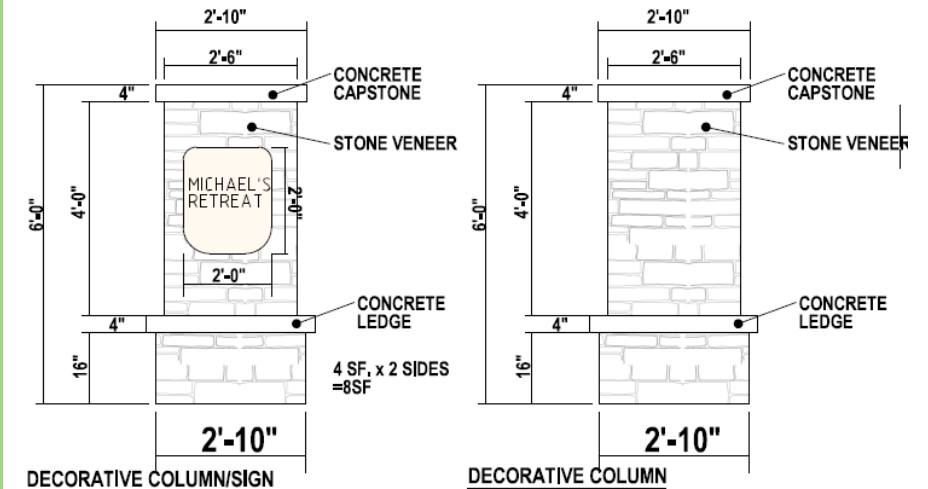


Standard Woodland Conservation Worksheet for Prince George's County				
SECTION I-Establishing Site Information- (Enter acres for each zone)				
1 Zone:	RSF-A			
2 Gross Tract:	30.41			
3 Floodplain:	3.37			
4 Previously Dedicated Land:	0.00			
5 Net Tract (NTA):	27.04	0.00	0.00	
6 TCP Number		TCP1-003-2025	Revision #	
7 Property Description or Subdivision Name:		Michael's Retreat		
8 Is this site subject to the 1989 or 1991 Ordinance	N			
9 Is this site subject to the 1991 Ordinance	N			
10 Subject to 2010 Ordinance and in PFA (Priority Funding Area)	N			
11 Is this one (1) single family lot? (Y or N)	N			
12 Are there prior TCP approvals which include a combination of this lot/s? (Y or N)	N			
13 Is any portion of the property in a WC Bank? (Y or N)	N			
15 Break-even Point (preservation) =	9.66	acres		
16 Clearing permitted w/o reforestation =	17.03	acres		
SECTION II-Determining Requirements (Enter acres for each corresponding column)				
	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
17 Existing Woodland		26.69	3.37	
18 Woodland Conservation Threshold (WCT) =	20.00%	5.41		
19 Smaller of 17 or 18		5.41		
20 Woodland above WCT		21.28		
21 Woodland cleared		18.44	0.27	0.00
22 Woodland cleared above WCT (smaller of 16 or 17)		18.44		
23 Clearing above WCT (0.25 : 1) replacement requirement		4.61		
24 Woodland cleared below WCT		0.00		
25 Clearing below WCT (2:1 replacement requirement)		0.00		
26 Afforestation Required Threshold (AFT) =	15.00%	0.00		
27 Off-site WCA being provided on this property		0.00		
28 Woodland Conservation Required		10.29	acres	
SECTION III-Meeting the Requirements (Enter acres for each corresponding column)				
29 Woodland Preservation		7.97		
30 Afforestation / Reforestation		0.00		
31 Natural Regeneration		0.00		
32 Landscape Credits		0.00		
33 Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00		
34 Forest Enhancement Credit (Area * .25)	0.00	0.00		
35 Street Tree Credit (Existing or 10-year canopy coverage)		0.00		
36 Area approved for fee-in-lieu		0.00		
37 Off-site Woodland Conservation Credits Required		2.32		
38 Off-site WCA (preservation) being provided on this property		0.00		
39 Off-site WCA (afforestation) being provided on this property		0.00		
40 Woodland Conservation Provided		10.29	acres	
41 Area of woodland not cleared		8.25	acres	
42 Net tract woodland retained not part of requirements:		0.28	acres	
43 100-floodplain woodland retained		3.10	acres	
44 On-site woodland conservation provided		7.97	acres	
45 On-site woodland conservation alternatives provided		0.00		
46 On-site woodland retained not credited		3.38	acres	
47 Prepared by: David Bickel 3210				
	Signed		2/25/2025	Date

BIKE PEDESTRIAN PLAN



Community Entrance Sign



DECORATIVE COLUMN/SIGN

DECORATIVE COLUMN

*NOTE: NO ILLUMINATION PROPOSED

PROPOSED SIGNAGE:

COLUMNS: 1 SIGN @ 8SF EA 8SF

TOTAL SIGNAGE SF: 8SF

PROPOSED SIGNAGE

3D RENDERING (REGENT AND LAFAYETTE MODELS)



3D RENDERING (KYLA MODEL)



ELEVATIONS (PATUXENT & MAGOTHY MODELS)

- Eaves projecting 12" inches from the façade plane
- Multiple windows with a minimum four-inch-wide trim
- Raised corniced parapets over the entrance door



ELEVATION #17
PATUXENT

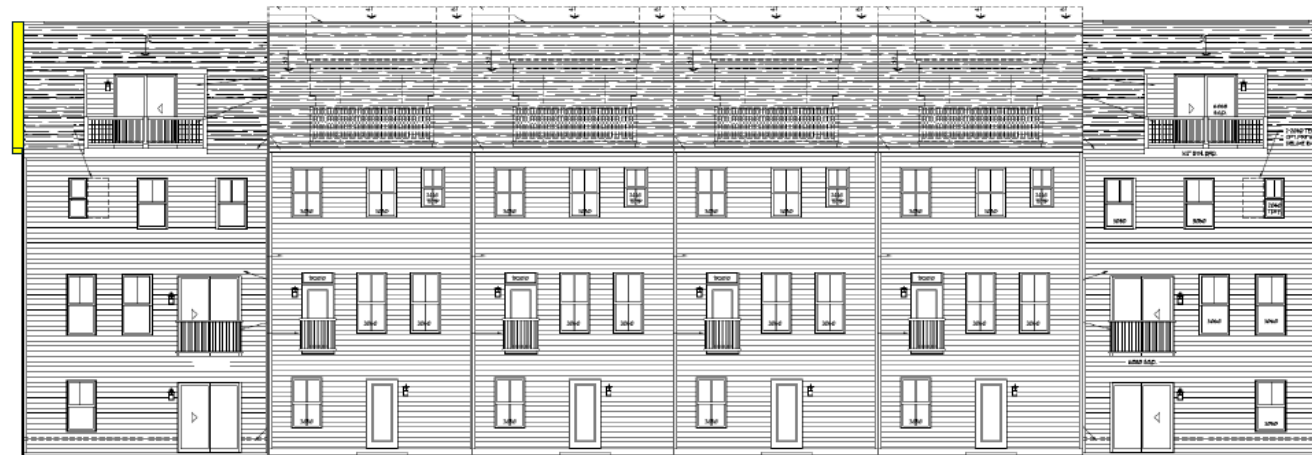
ELEVATION #11
MAGOTHY

ELEVATION #12
MAGOTHY

ELEVATION #15
MAGOTHY

ELEVATION #11
MAGOTHY

ELEVATION #17
PATUXENT



ELEVATION #17
PATUXENT

ELEVATION #11
MAGOTHY

ELEVATION #15
MAGOTHY

ELEVATION #12
MAGOTHY

ELEVATION #11
MAGOTHY

ELEVATION #17
PATUXENT



High Visibility Side Elevation



Low Visibility Side Elevation

STAFF RECOMMENDATION

APPROVAL with conditions

- DET-2023-003
- TCP2-003-2025

Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 07/29/2024
- Acceptance Mailing: 12/13/2024