

ITEM: 10

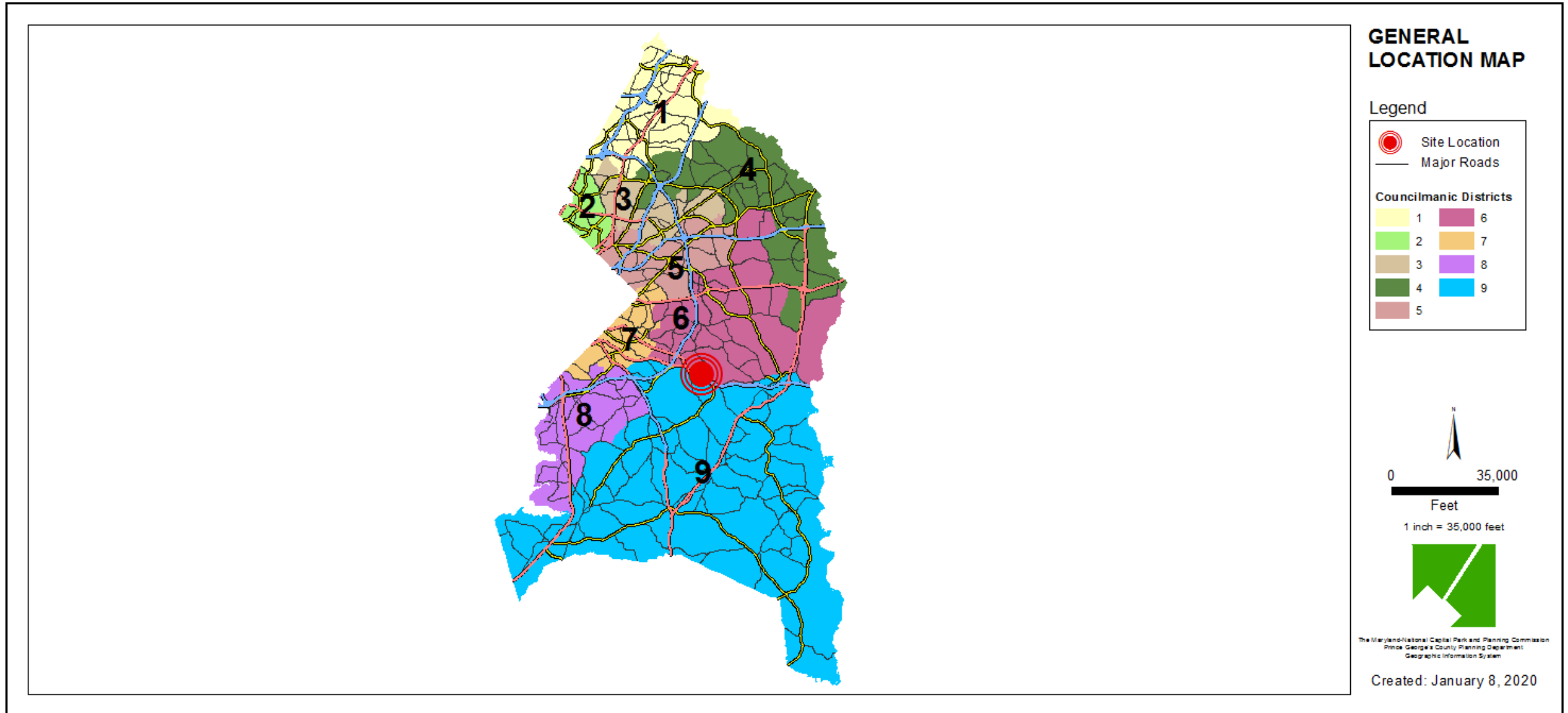
CASE: DSP-12043-01

## **WESTPHALIA TOWN CENTER (SPECIAL PURPOSE)**

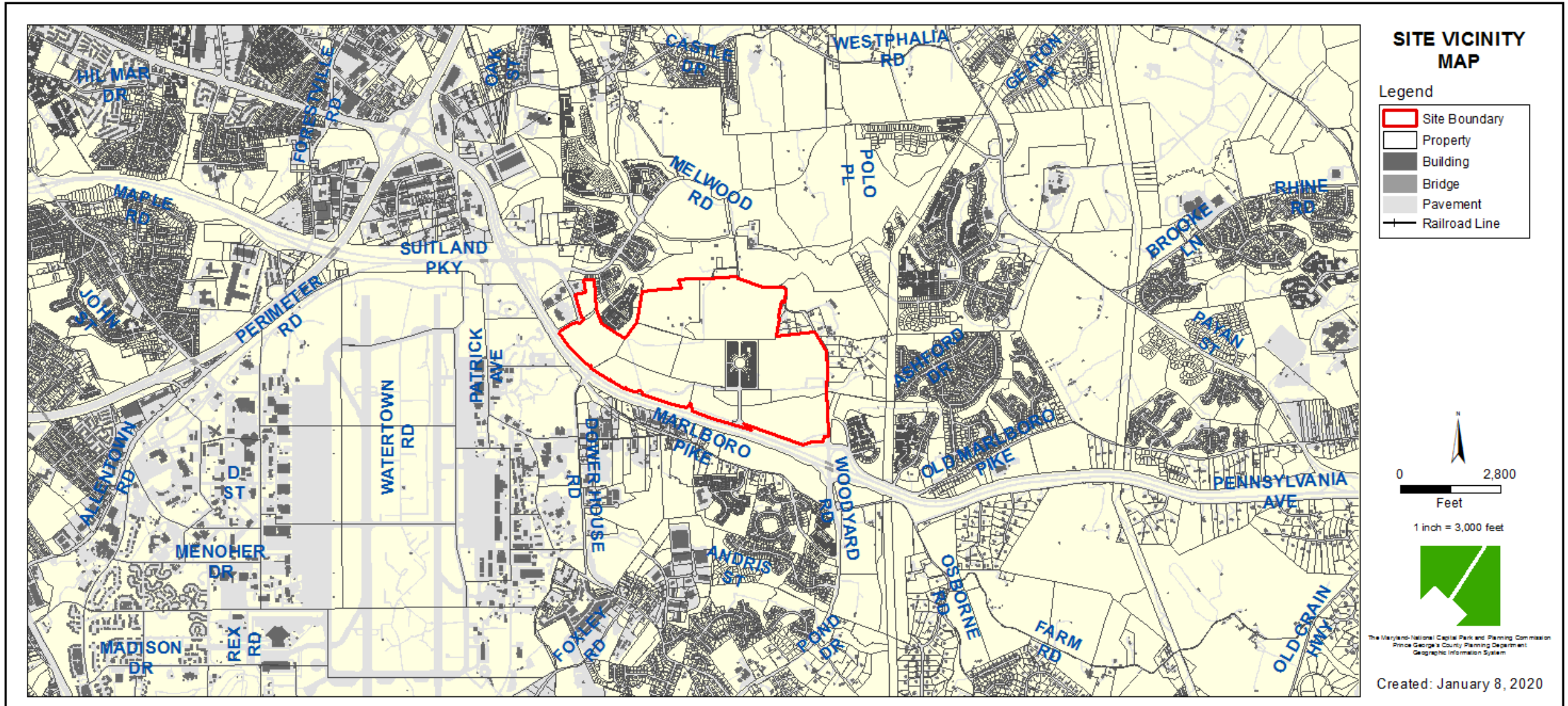
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



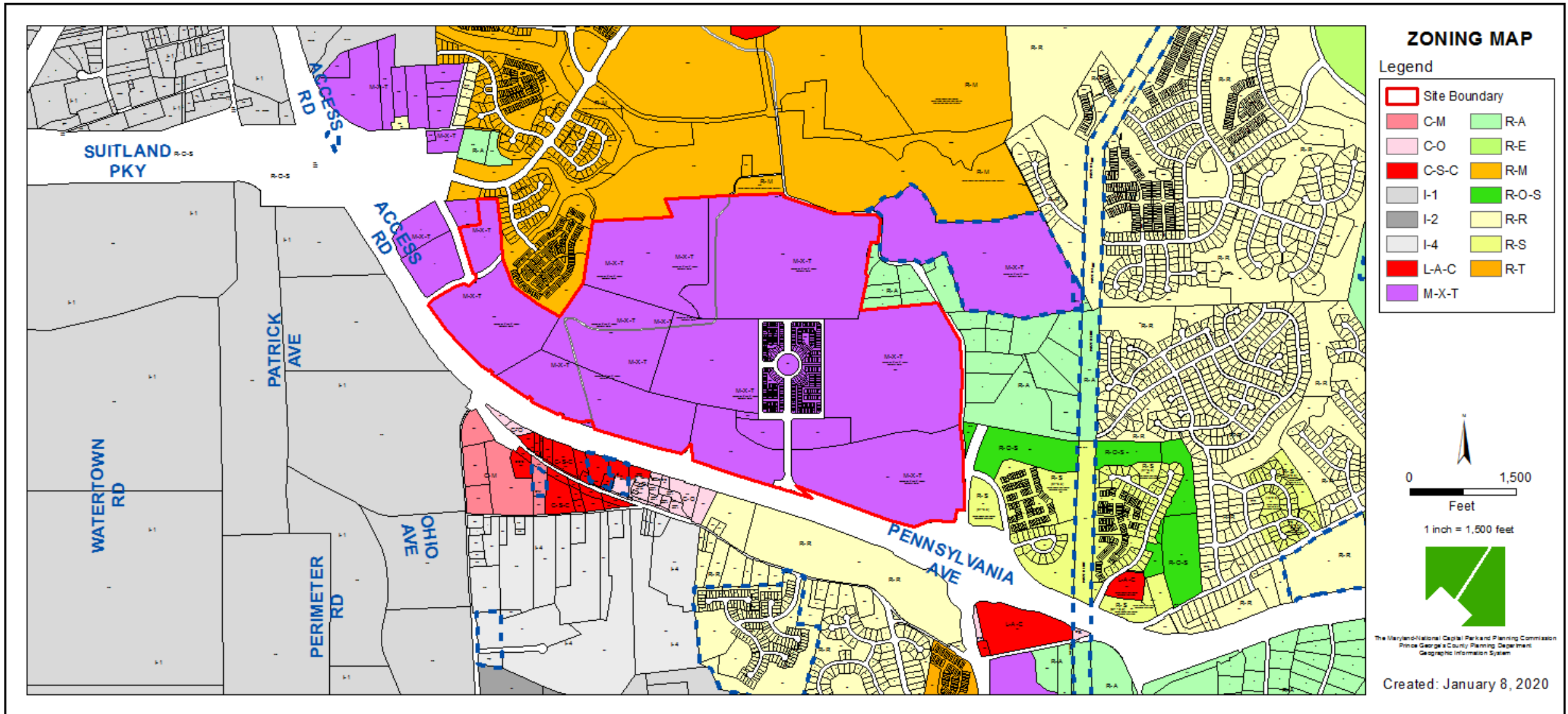
# GENERAL LOCATION MAP



# SITE VICINITY

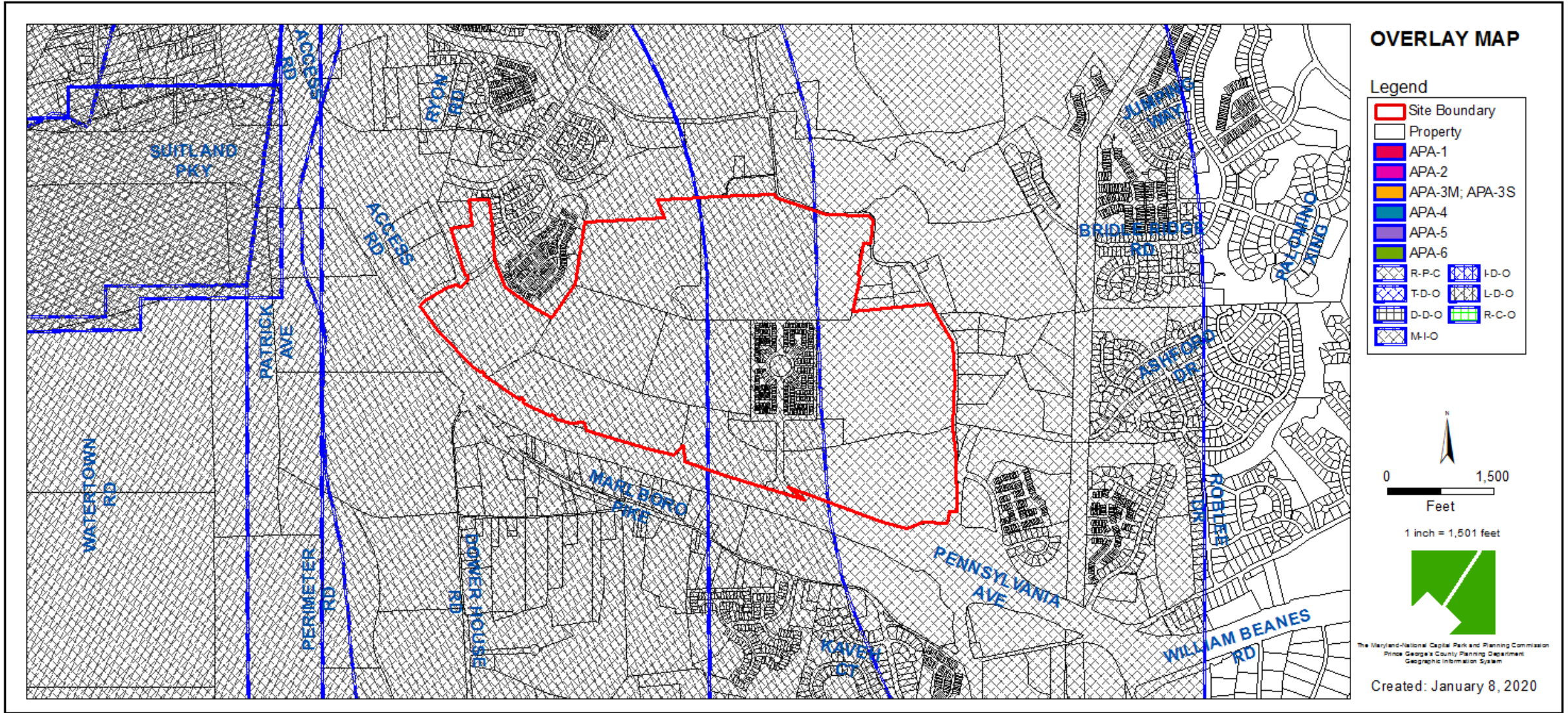


# ZONING MAP



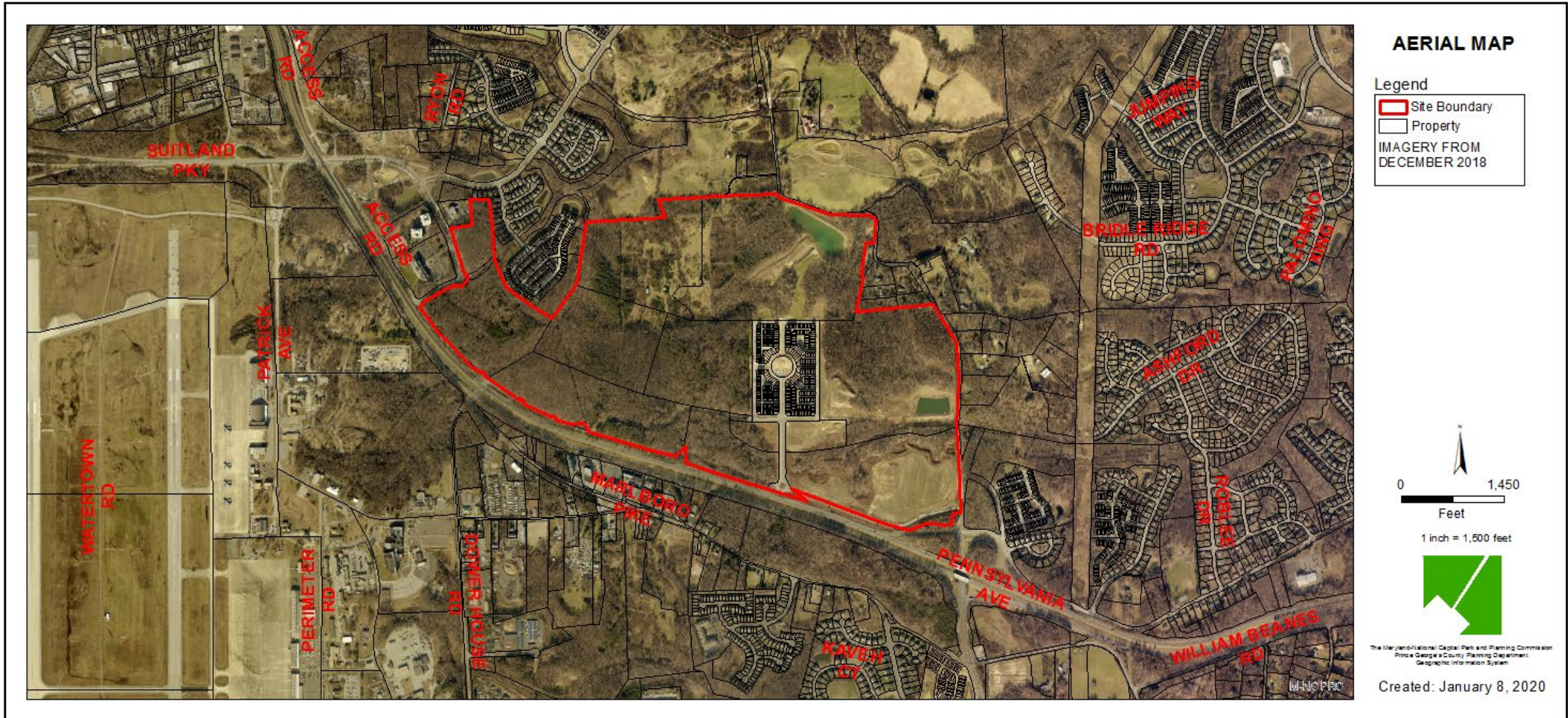


# OVERLAY MAP



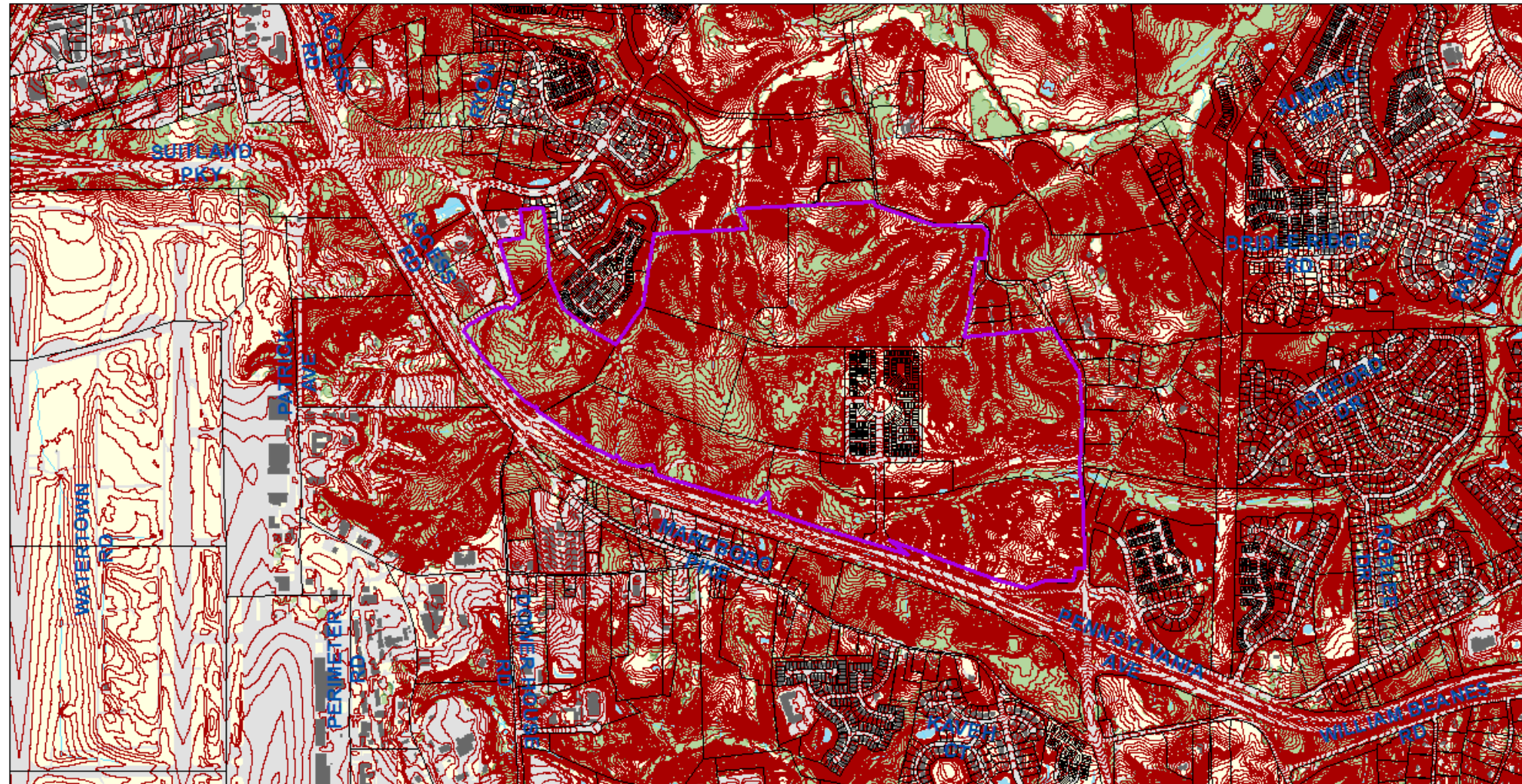


# AERIAL MAP





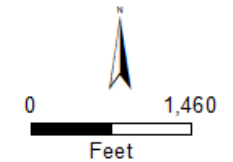
# SITE MAP



## SITE MAP

### Legend

- Site Boundary
- Building
- Bridge
- Pavement
- Water
- Vegetation
- Property
- Contour Line
- Depression Line
- Railroad Line



1 inch = 1,501 feet

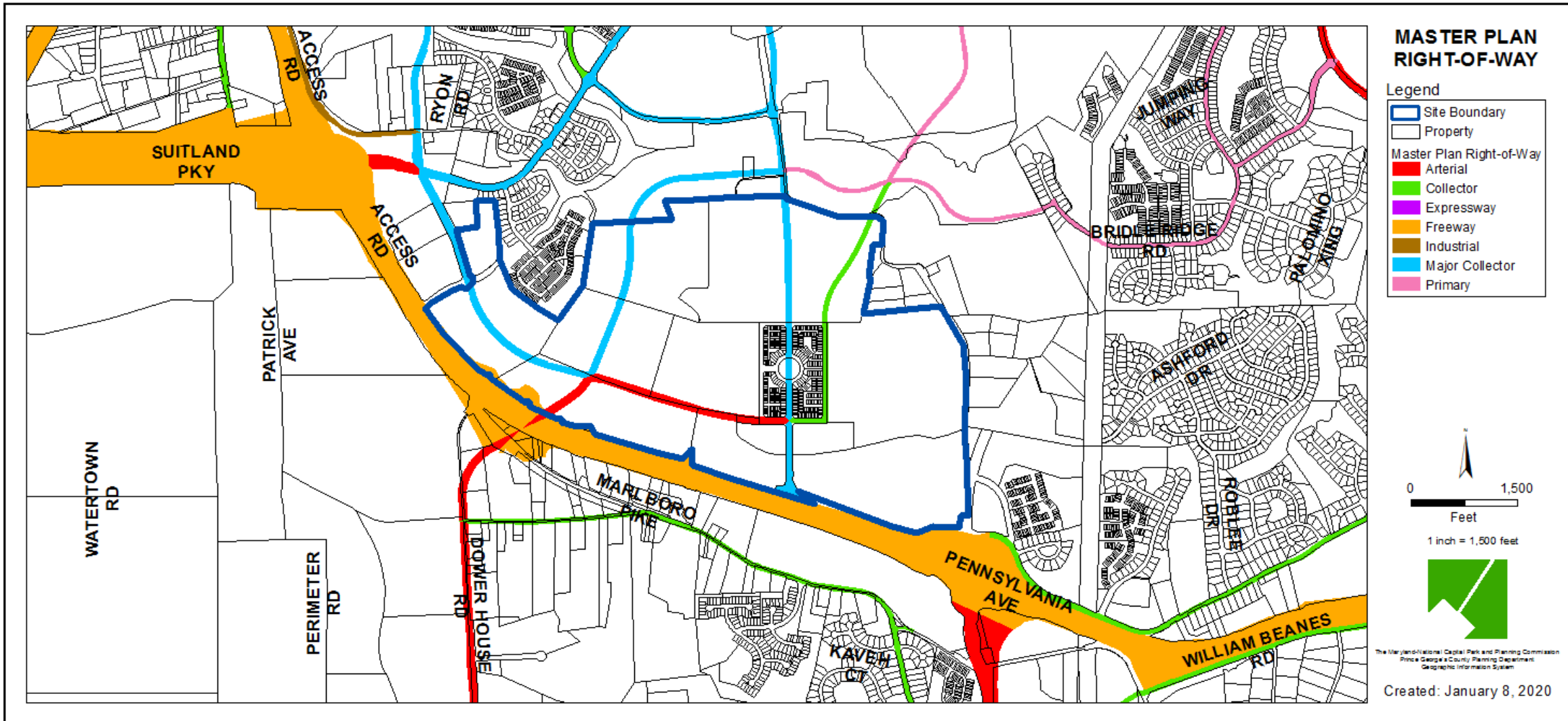


The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
Geographic Information System

Created: January 8, 2020



# MASTER PLAN RIGHT-OF-WAY MAP

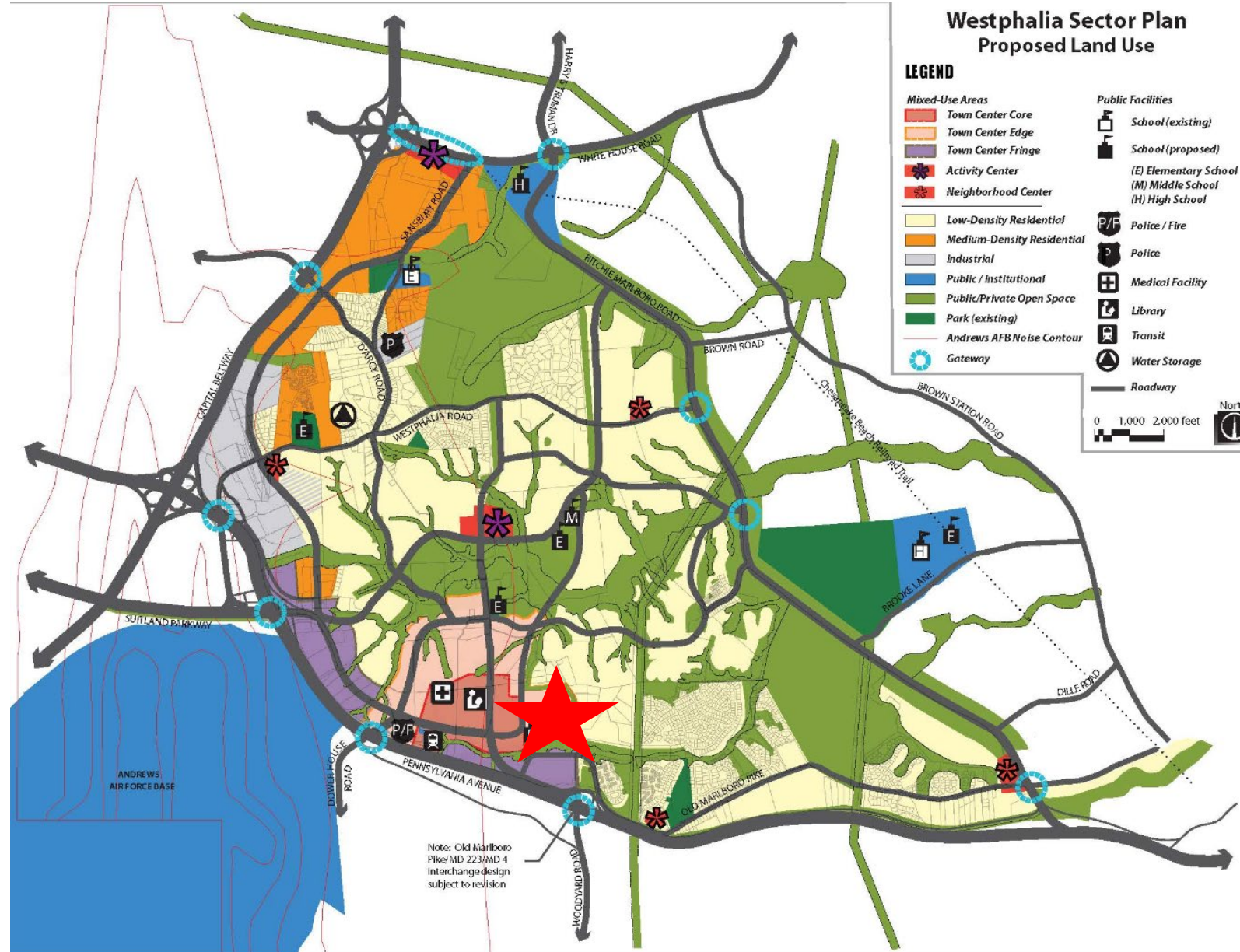




# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



# WESTPHALIA SECTOR PLAN





**THE LESSARD  
ARCHITECTURAL GROUP, INC.**  
8881 LESSARD PARKWAY, SUITE 700  
DALLAS, TEXAS 75243  
(214) 353-1100  
FAX (214) 353-1101  
WWW.LESSARD.COM





## RENDERING - DSP-19009





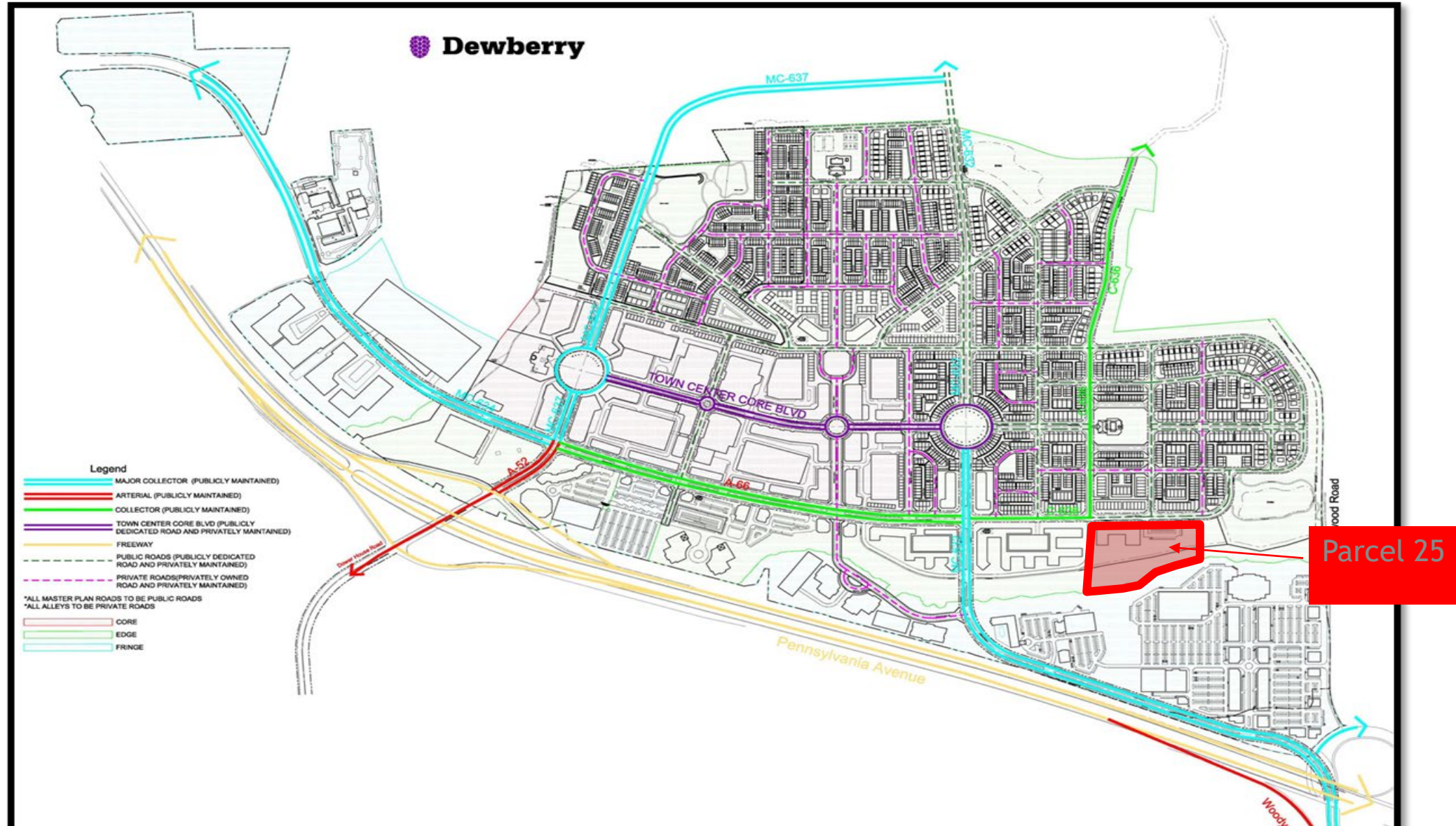
# REVISED CONDITION FOR COMMUNITY BUILDING IN OPEN SPACE 2

1. All of the previously approved conditions of DSP-12043 remain in full effect, with the following revised language for Condition 4:
  4. Prior to the issuance of the 150th building permit for single family dwelling units in Westphalia East, approved pursuant to DSP-19009, the community building in Community Open Space 2 (located in the eastern residential area) and associated recreational facilities shall be fully bonded.

Prior to issuance of the 250th building permit for single-family dwelling units in Westphalia East, approved pursuant to DSP-19009, the aforementioned community building shall begin construction.

Prior to issuance of the 400th building permit for single-family dwelling units in Westphalia East, approved pursuant to DSP-19009, the aforementioned community building shall be open for the residents.

# PRELIMINARY PLAN 4-08002





# REVISED LANGUAGE FOR SCHOOL SITE CONDITION

2. Pursuant to Condition 17 of Preliminary Plan of Subdivision (PPS) 4-08002 (PGCPB Resolution No. 09-93), the developer of the Westphalia Town Center (applicant) and the applicant's heirs, successors, and/or assignees shall dedicate Parcel 25, or an ~~acceptable~~ alternative parcel, which is acceptable to the Prince George's County Board of Education and the applicant, as approved by a conceptual site plan or PPS applicable to Westphalia Town Center, to the Board of Education, at such time as the Board provides written notice to the applicant of its desire to accept conveyance of the parcel.