

PRINCE GEORGE'S POST-ACUTE CARE FACILITY

Detailed Site Plan

TCP2-2025-0050

Variance to Section 27-471(f)(2)

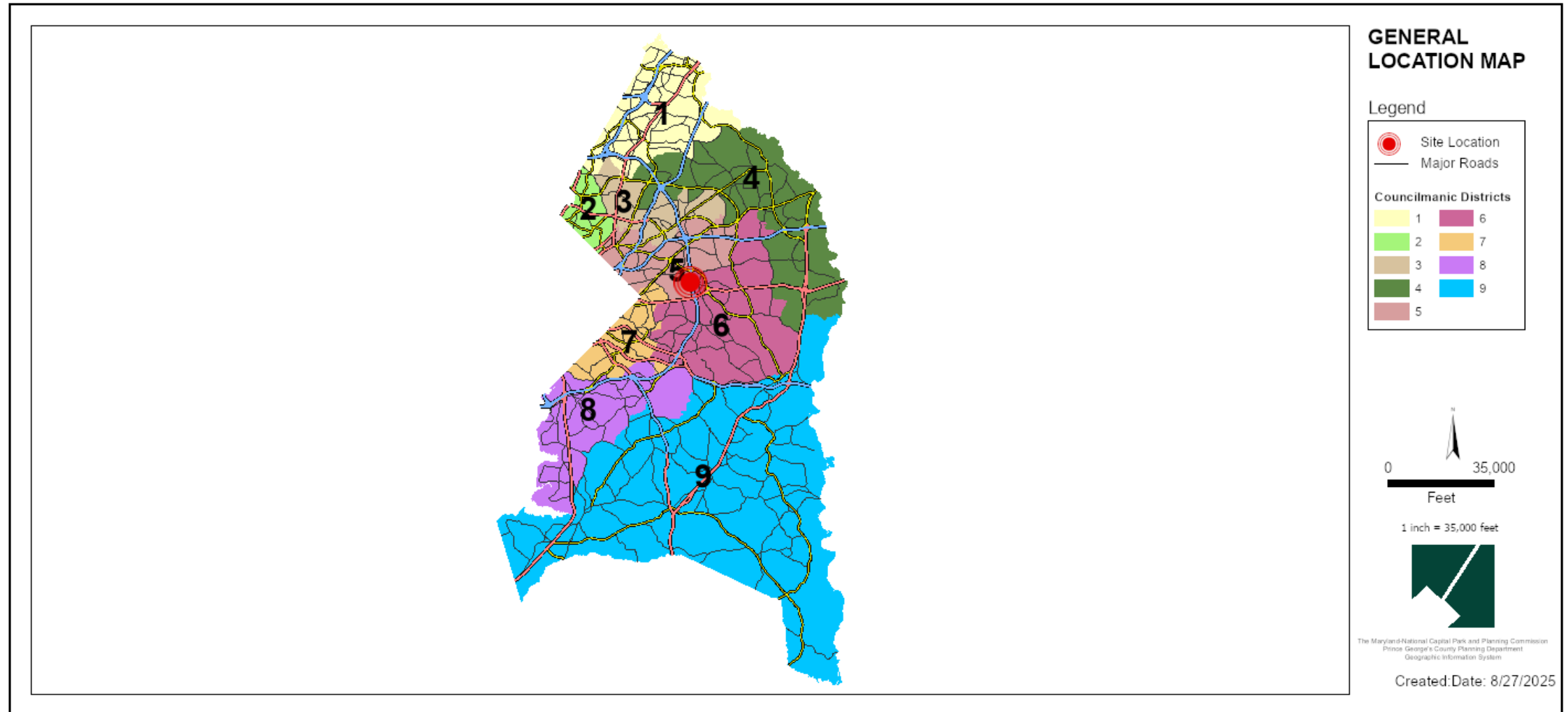
Staff Recommendation: APPROVAL of Continuance



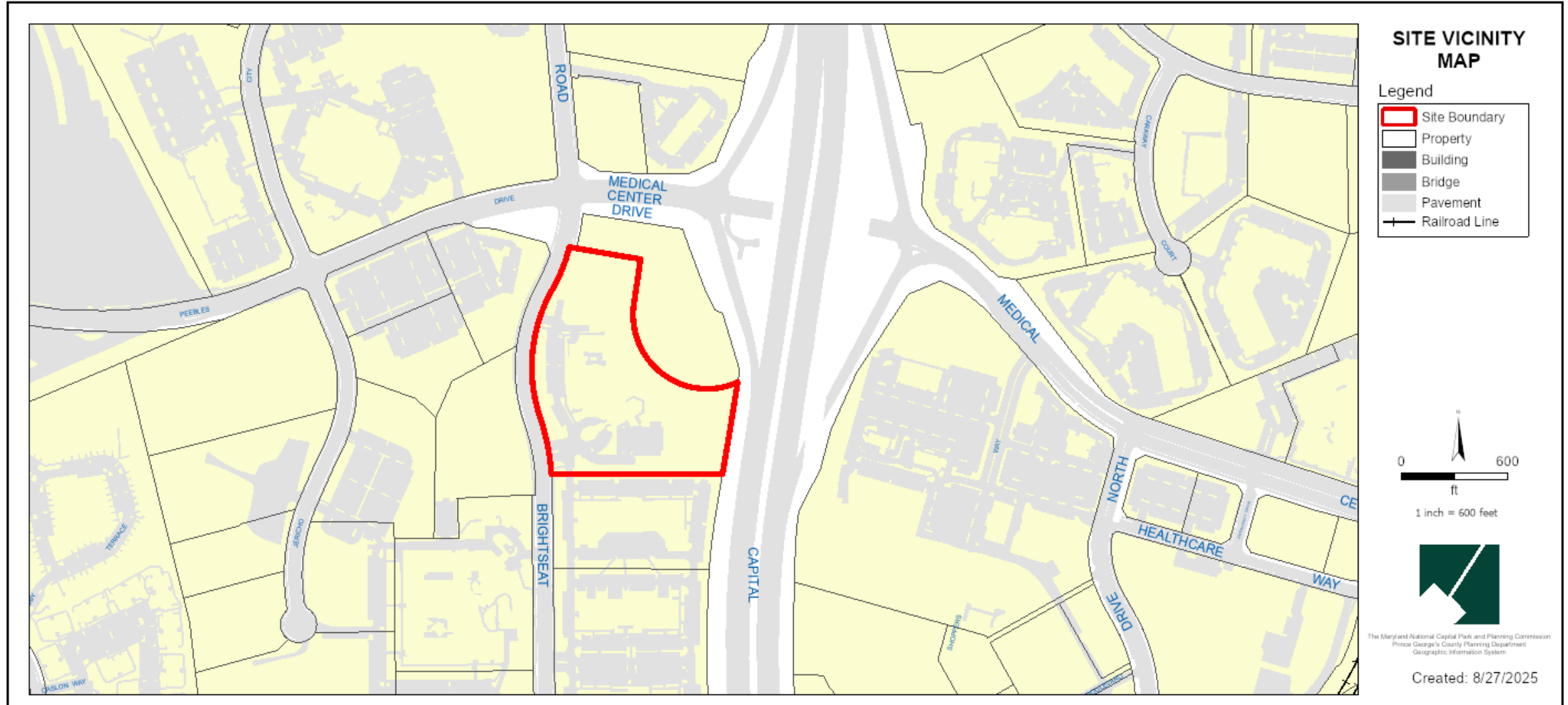
GENERAL LOCATION MAP

Council District: 05

Planning Area: 72

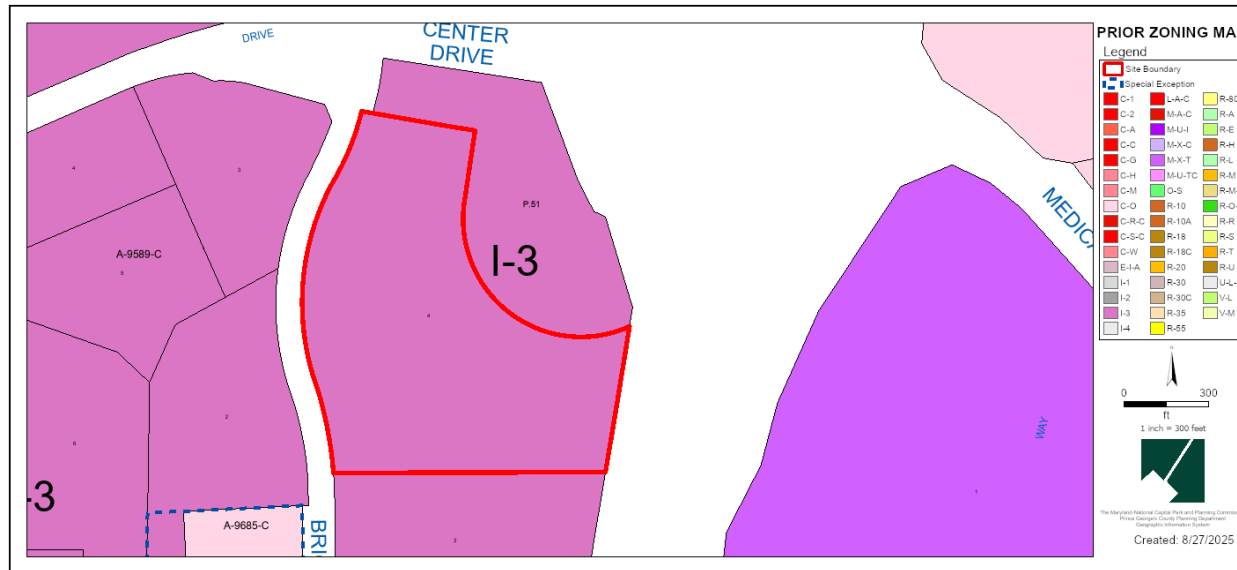


SITE VICINITY MAP

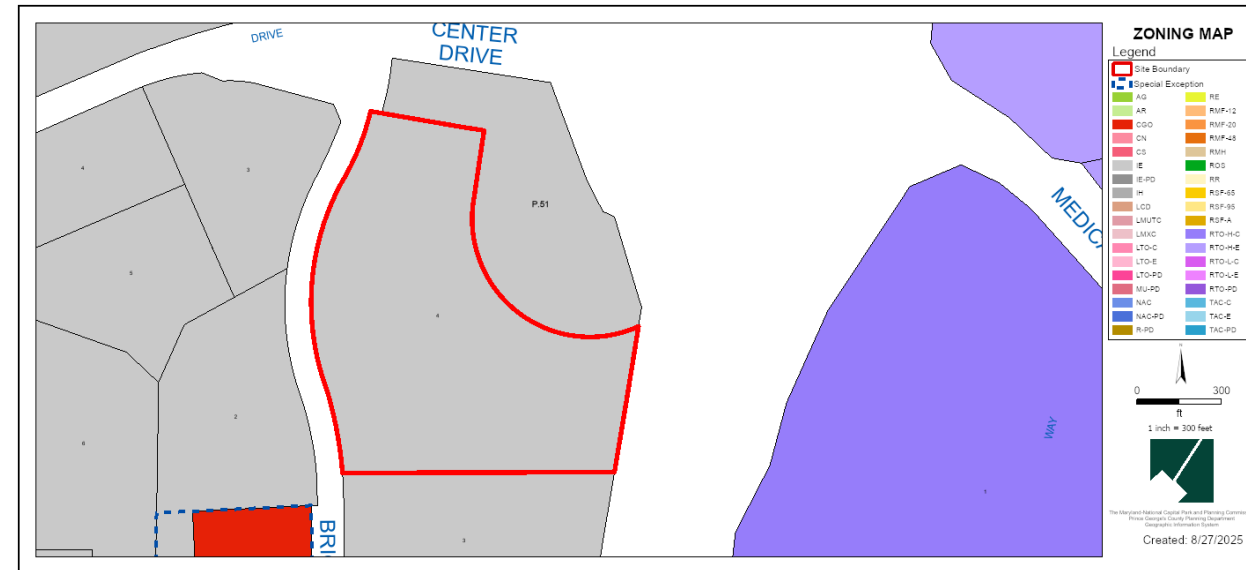


ZONING MAP (PRIOR AND CURRENT)

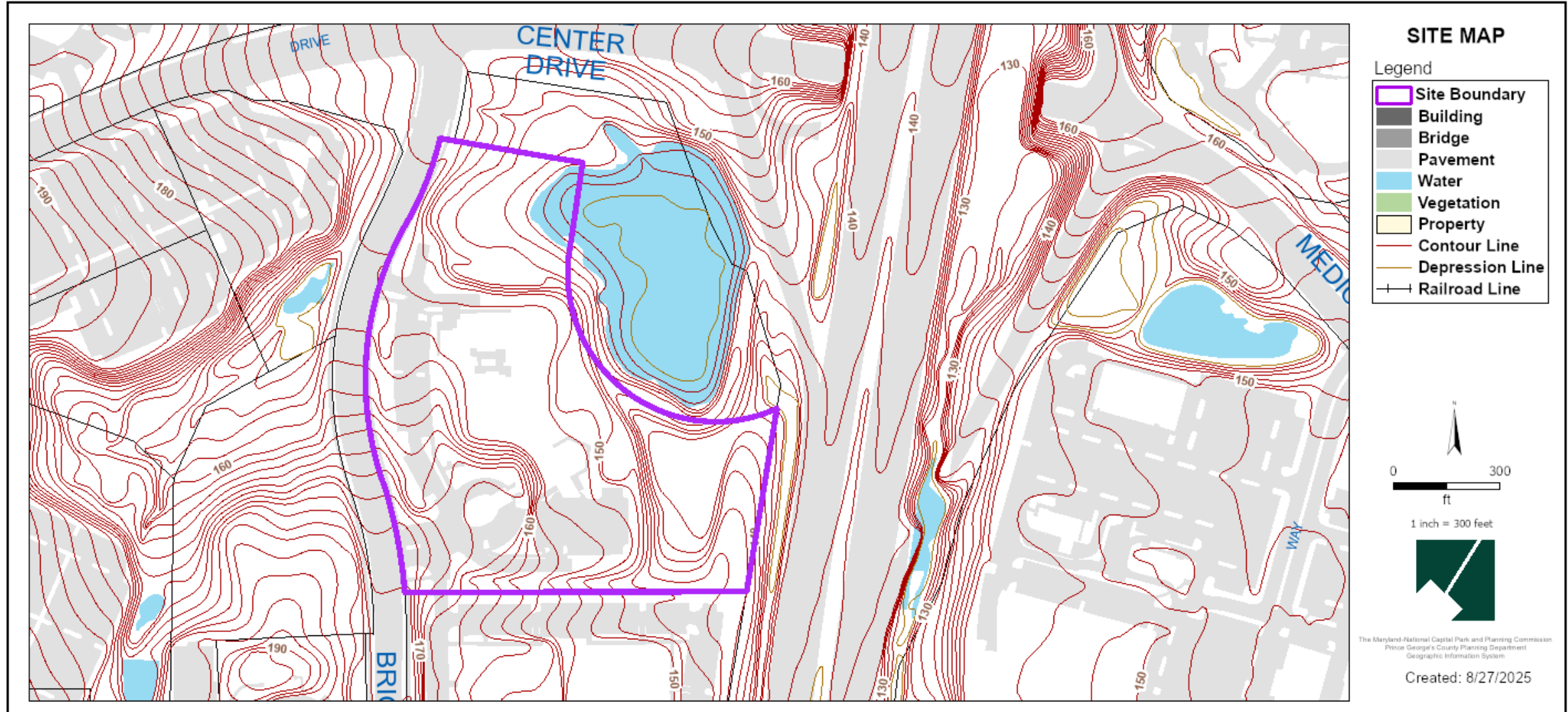
Prior Zoning Map: I-3



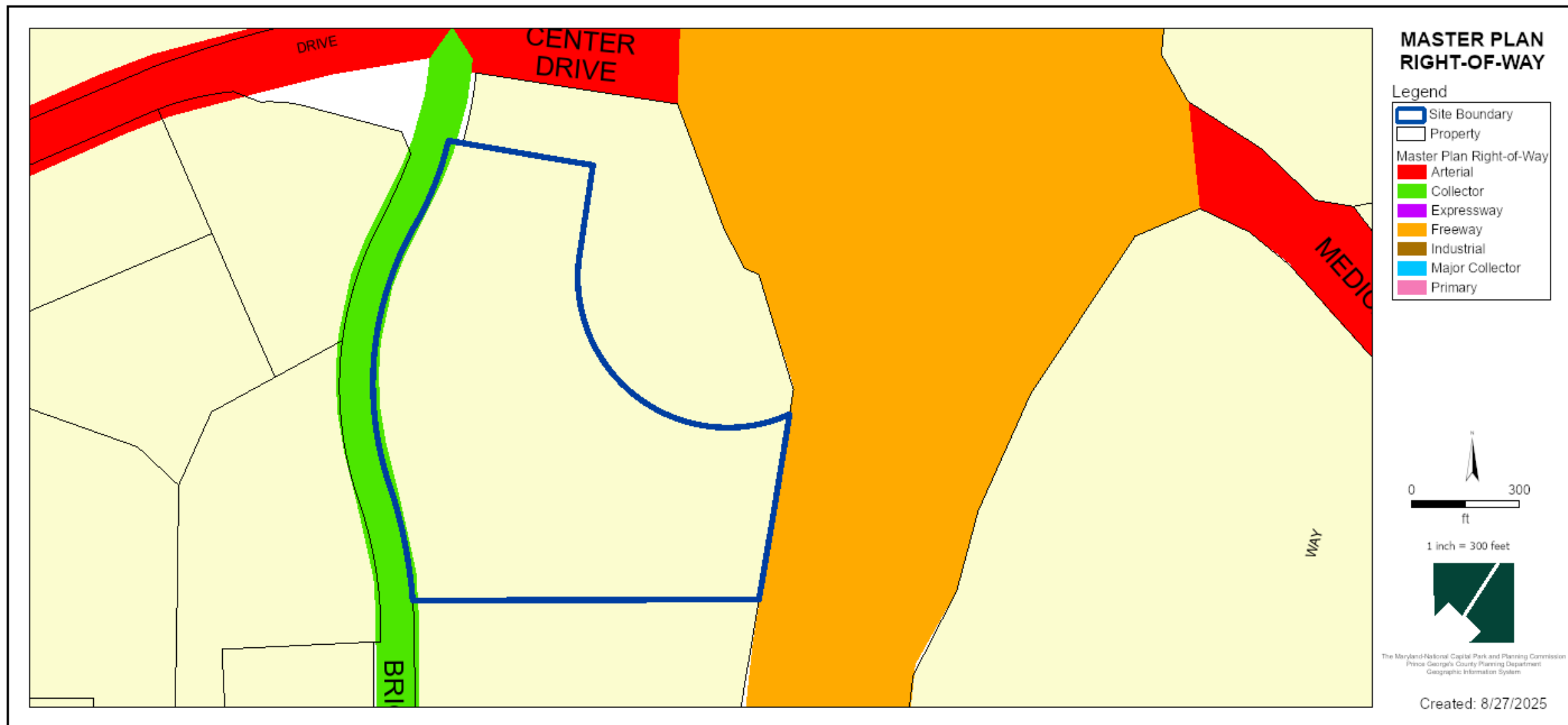
Current Zoning Map: IE



SITE TOPOGRAPHY MAP



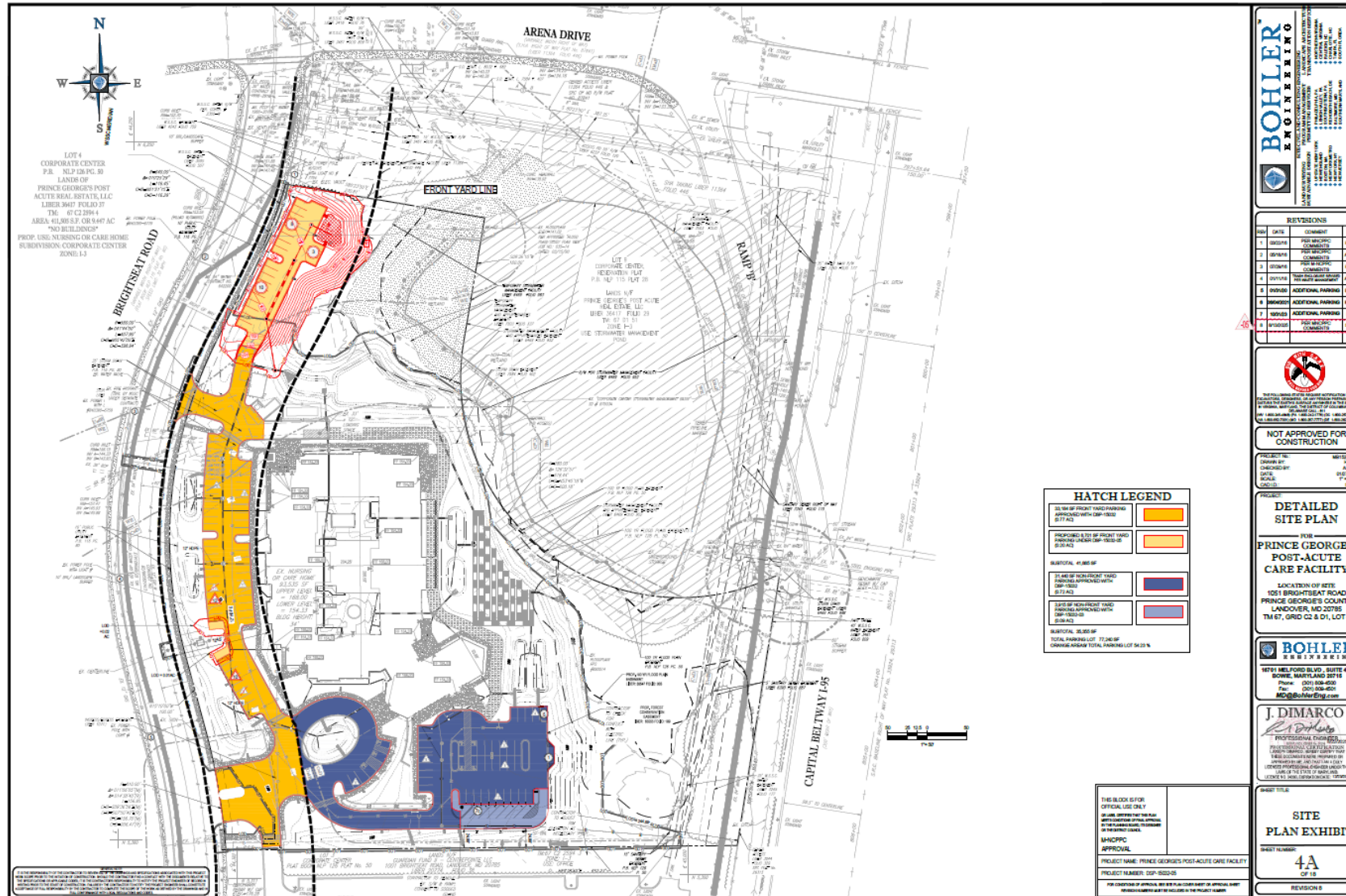
MASTER PLAN RIGHT-OF-WAY MAP



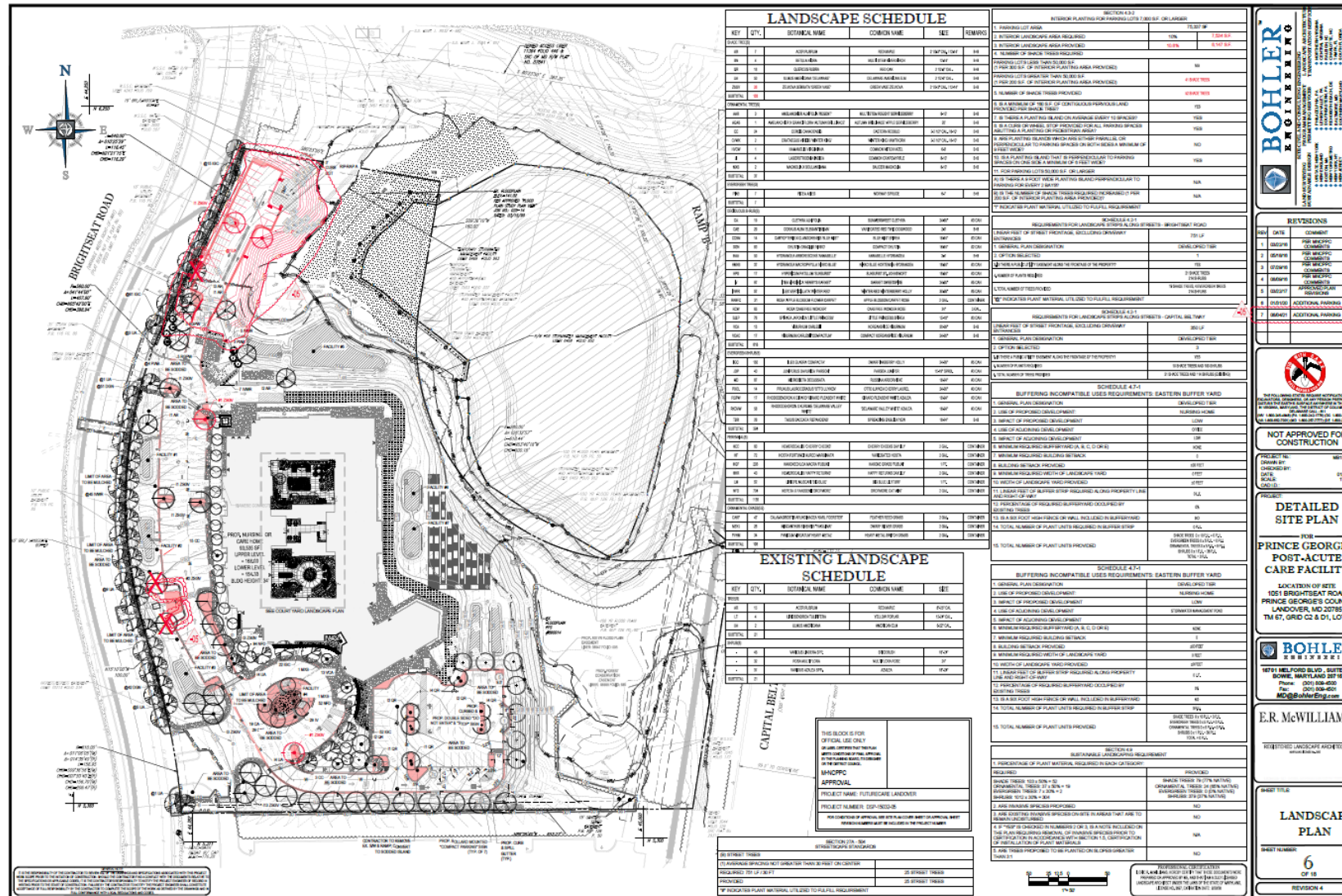
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



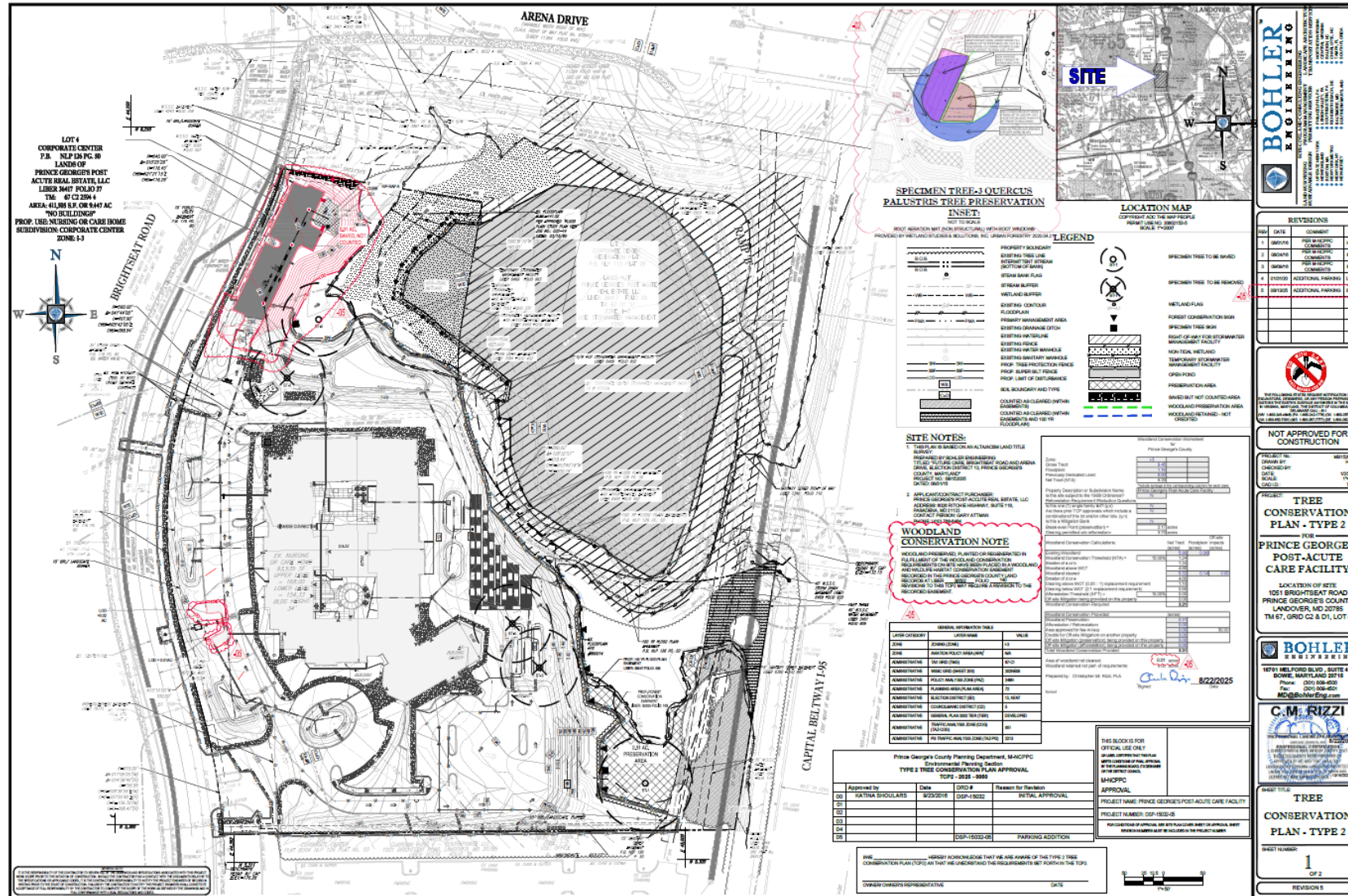
DETAILED SITE PLAN



LANDSCAPE PLAN



TYPE II TREE CONSERVATION PLAN



LIGHTING PLAN



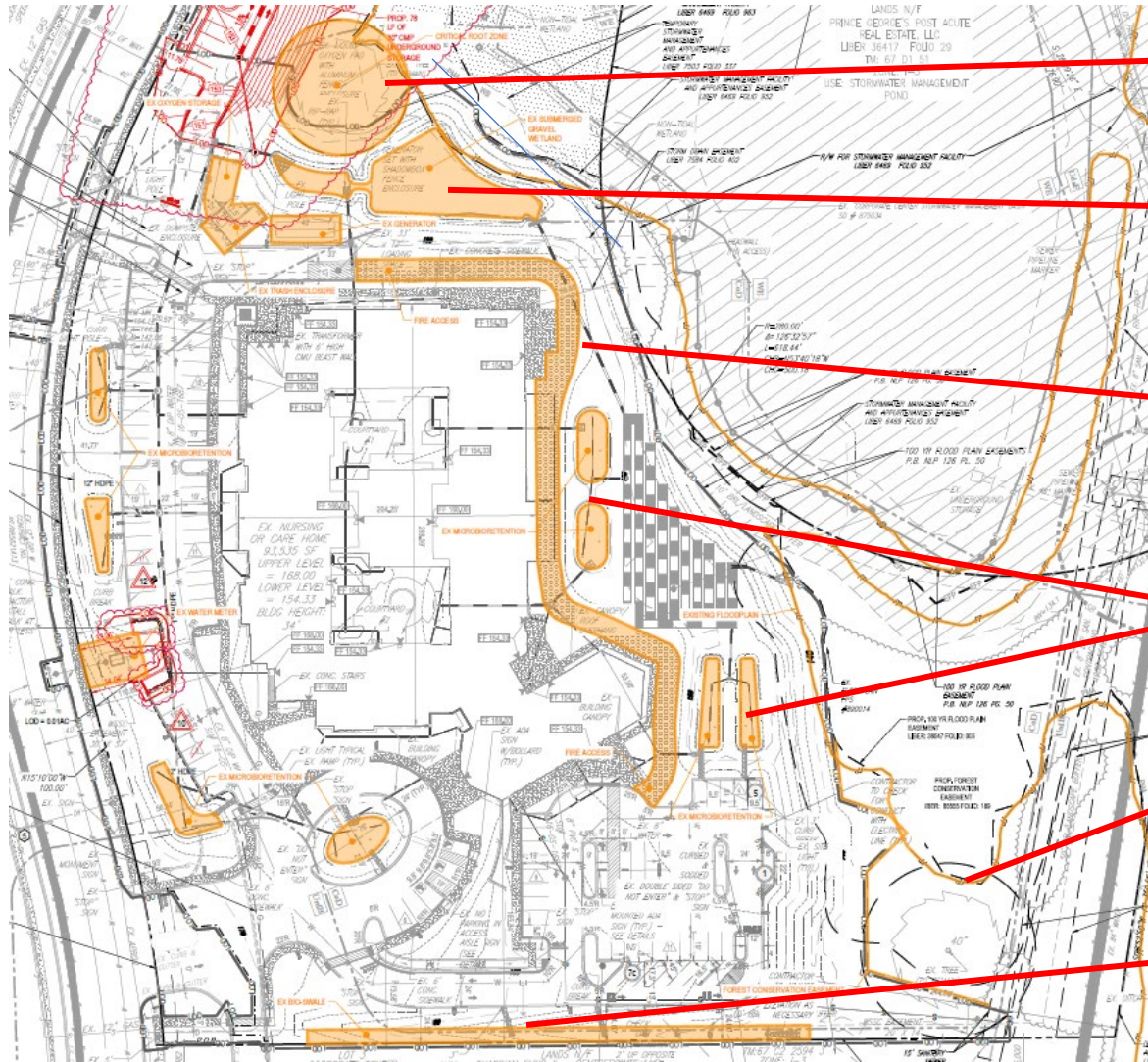
SITE CONSTRAINTS EXHIBIT



Site constraints include:

- Property Shape
- Critical Root zone
- Submerged Gravel wetlands
- Fire access areas
- Micro-bioretenion facilities
- Forest conservation easement
- Bio-swaes

SITE CONSTRAINTS EXHIBIT CONTINUED



Critical Root Zone

Submerged Gravel Wetland

Fire Access Area

Micro-bioretenention facilities

Forest Conservation Easement

Bio-swale

STAFF RECOMMENDATION

APPROVAL of continuance to 10/23/25

Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 02/06/2025
- Acceptance Mailing: 06/17/2025