

# PRINCE GEORGE'S POST-ACUTE CARE FACILITY

Detailed Site Plan

TCP2-2025-0050

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

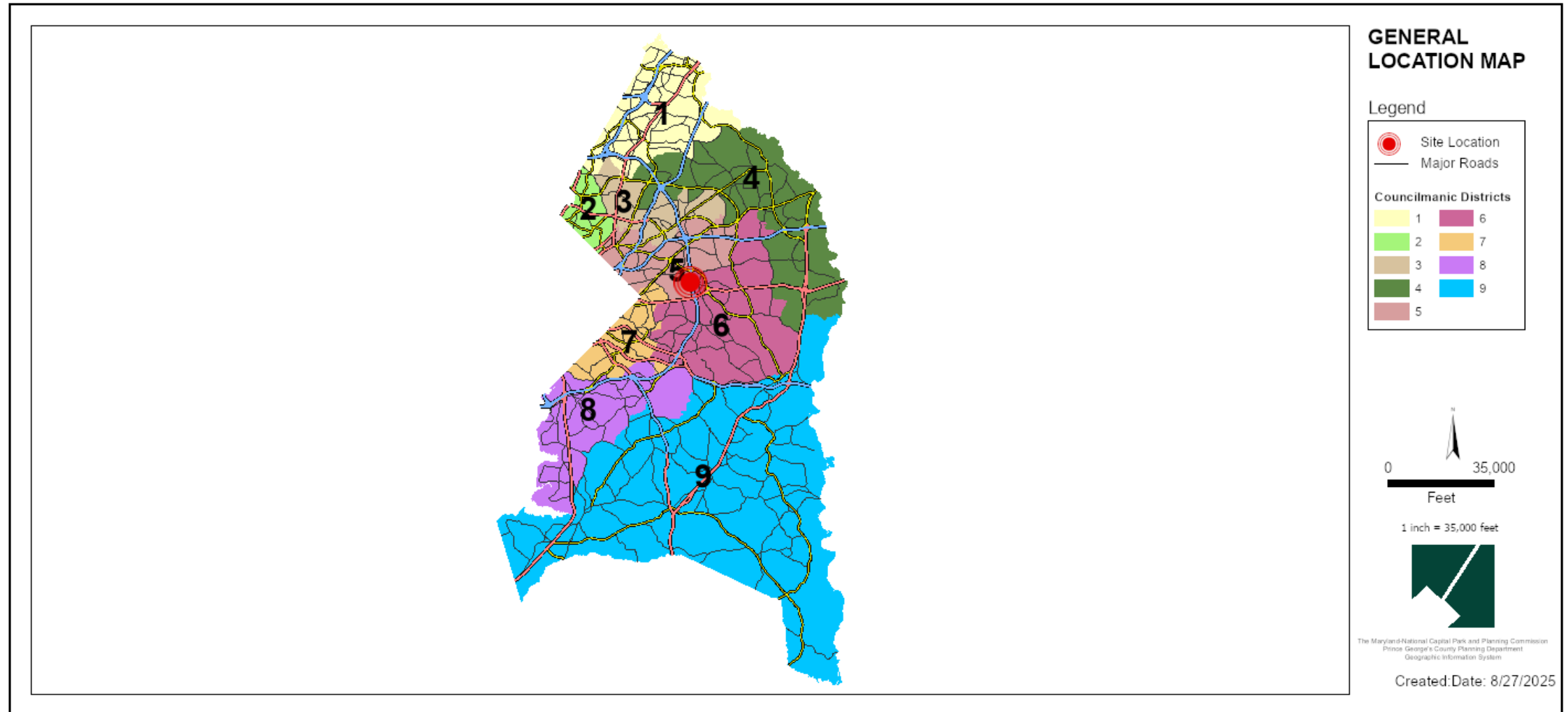
Staff Recommendation: APPROVAL with conditions



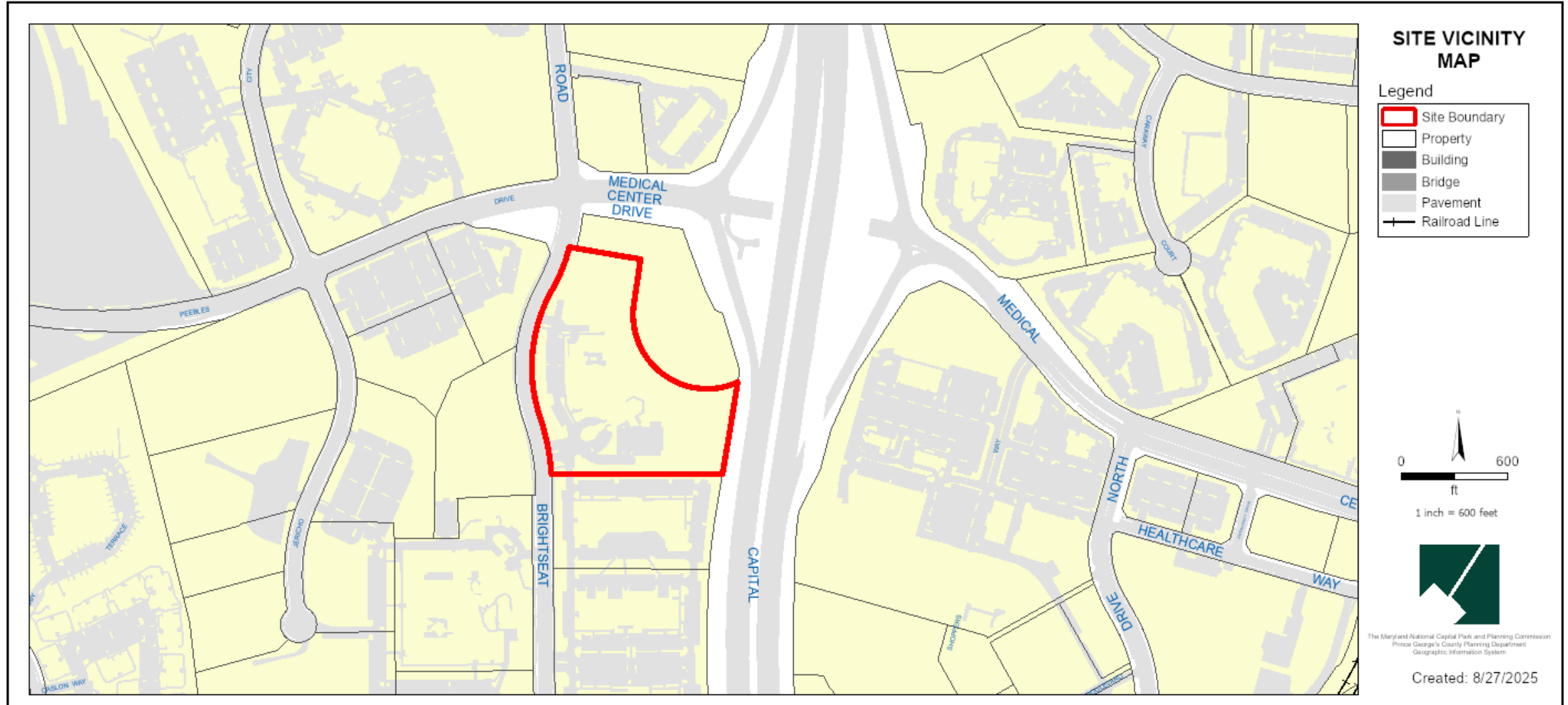
# GENERAL LOCATION MAP

Council District: 05

Planning Area: 072

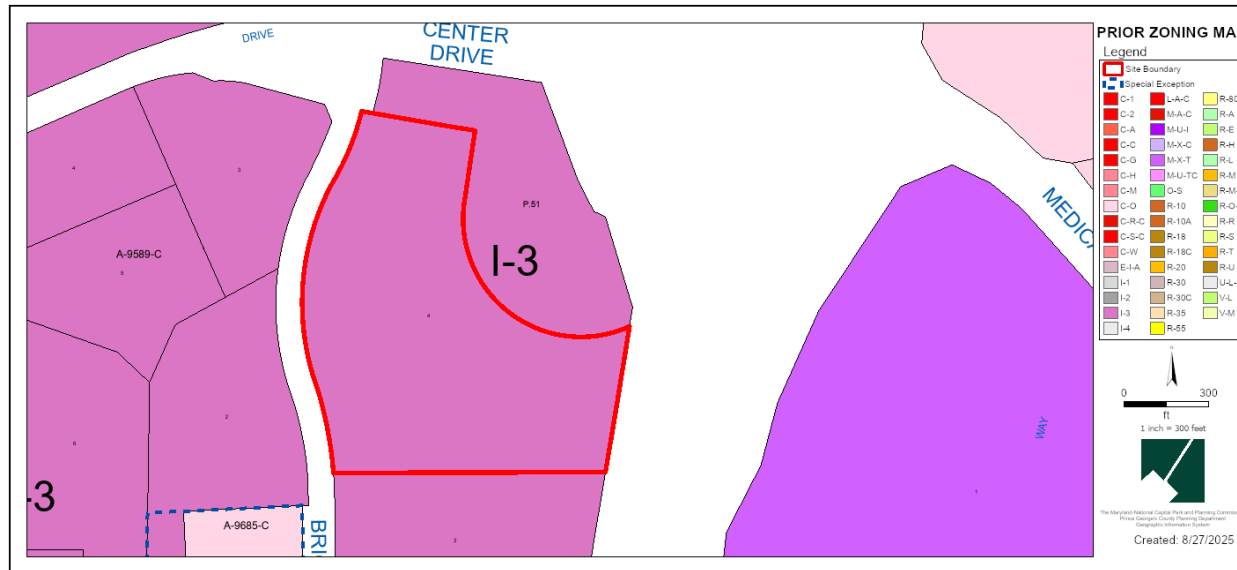


# SITE VICINITY MAP

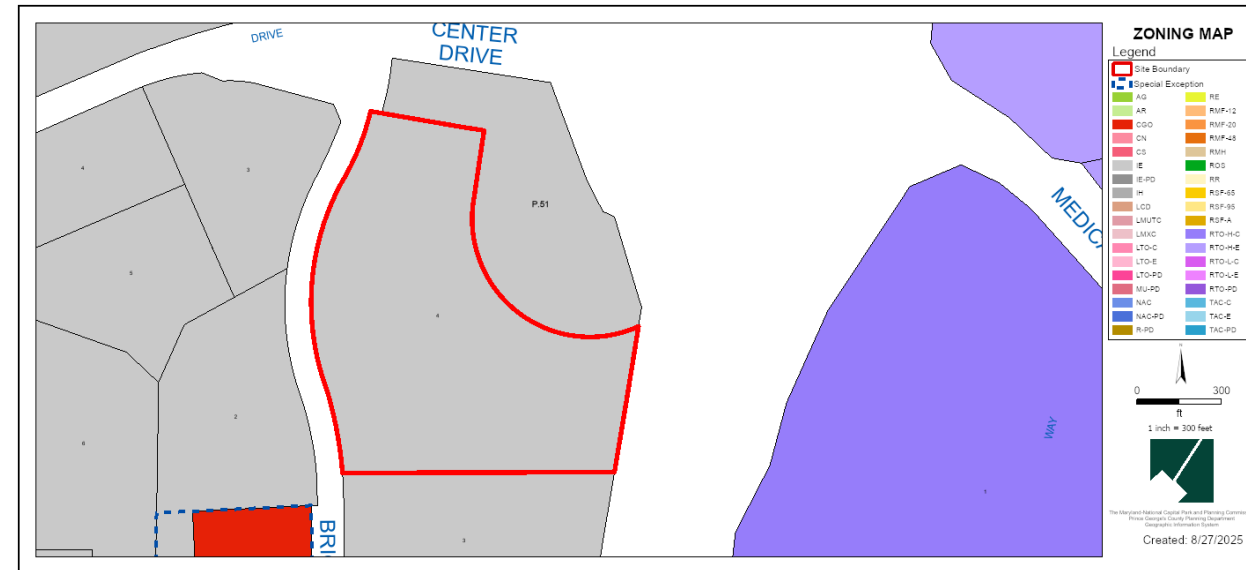


# ZONING MAP (PRIOR AND CURRENT)

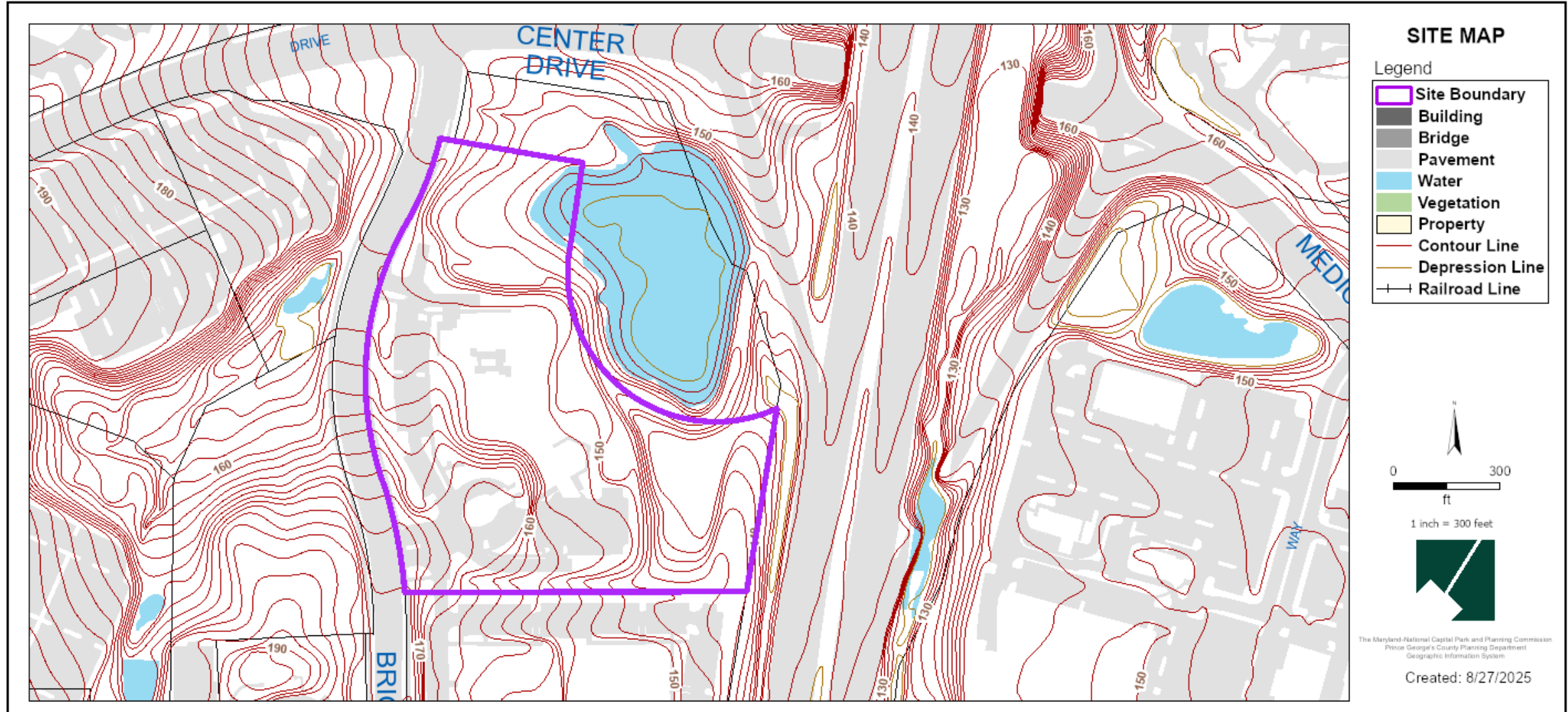
Prior Zoning Map: I-3



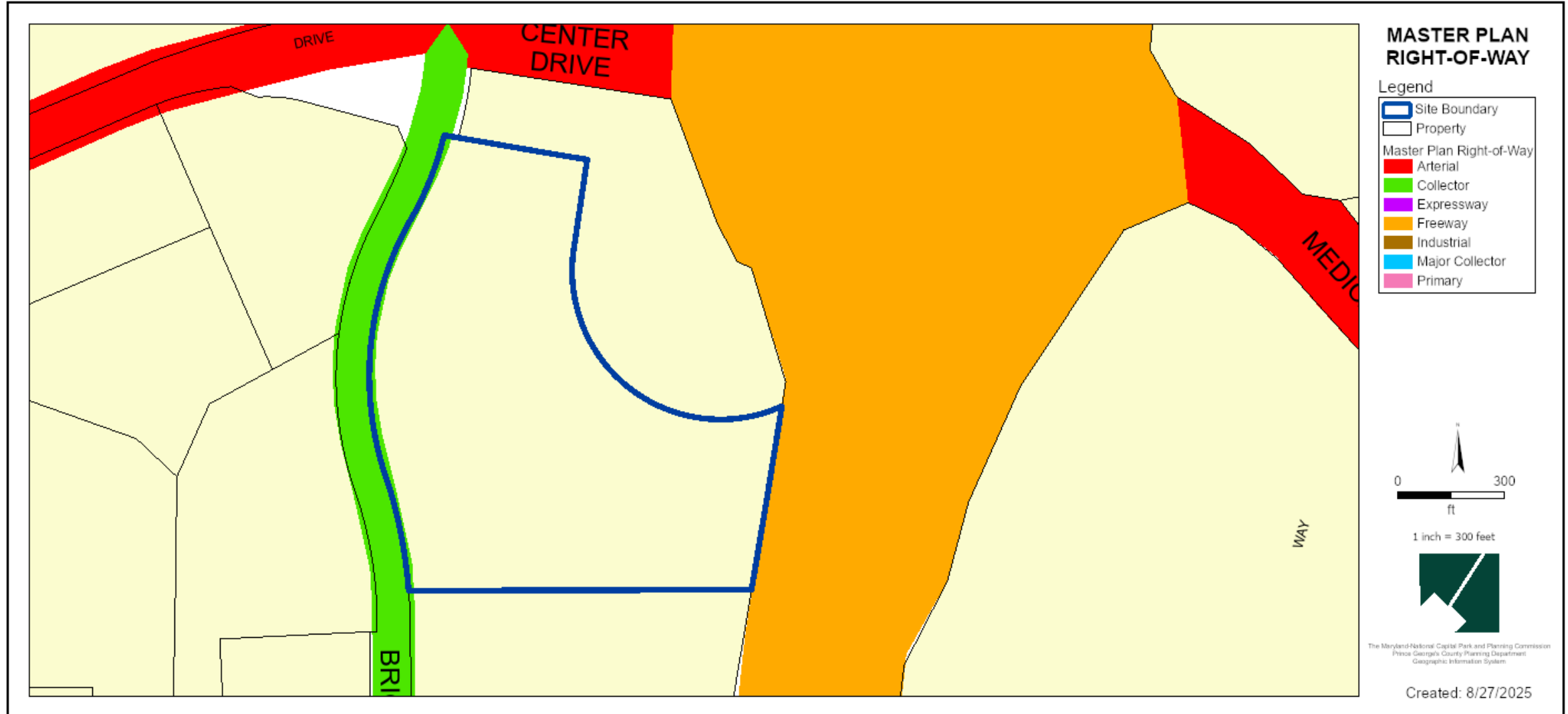
Current Zoning Map: IE



# SITE TOPOGRAPHY MAP



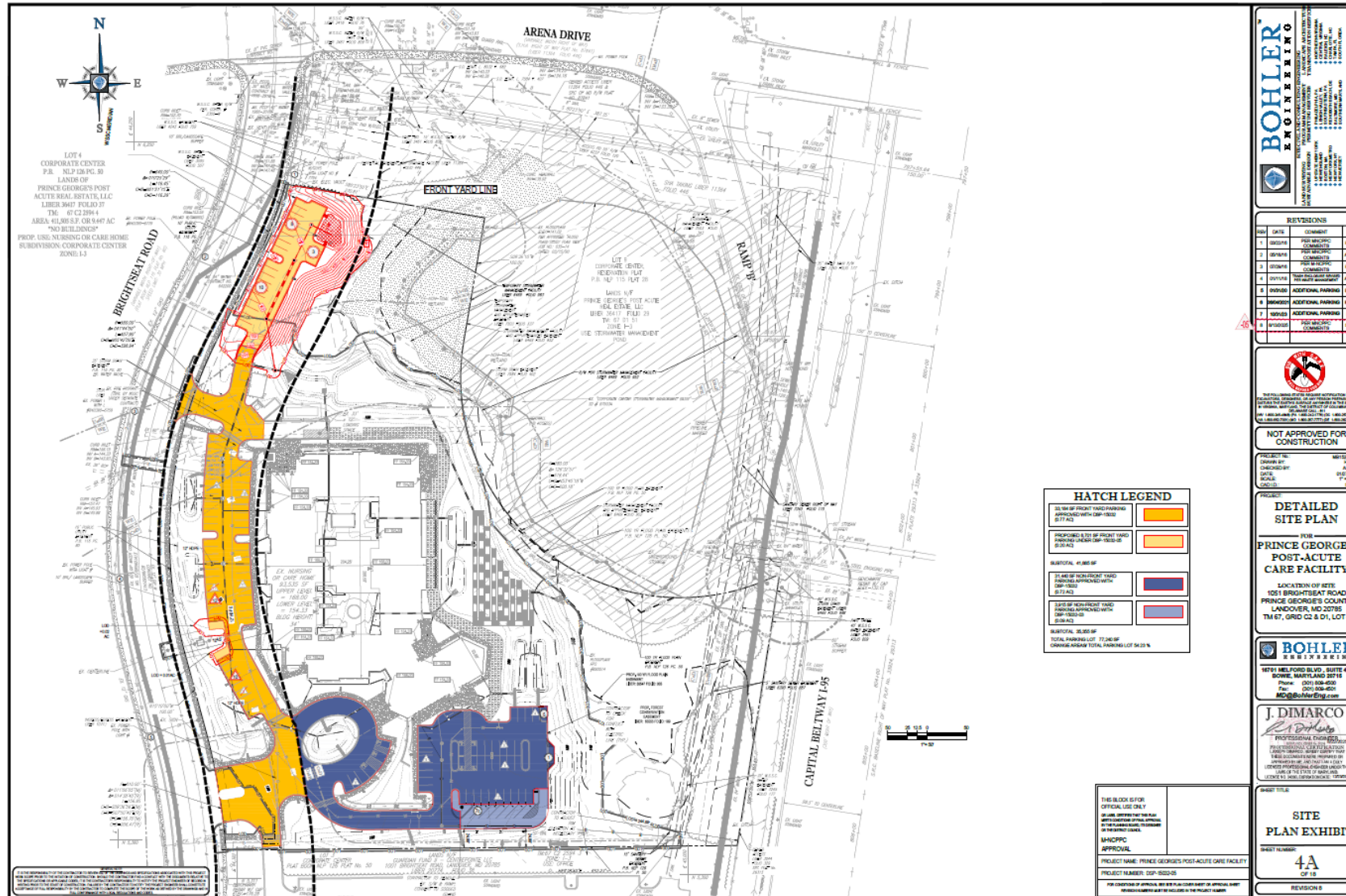
# MASTER PLAN RIGHT-OF-WAY MAP



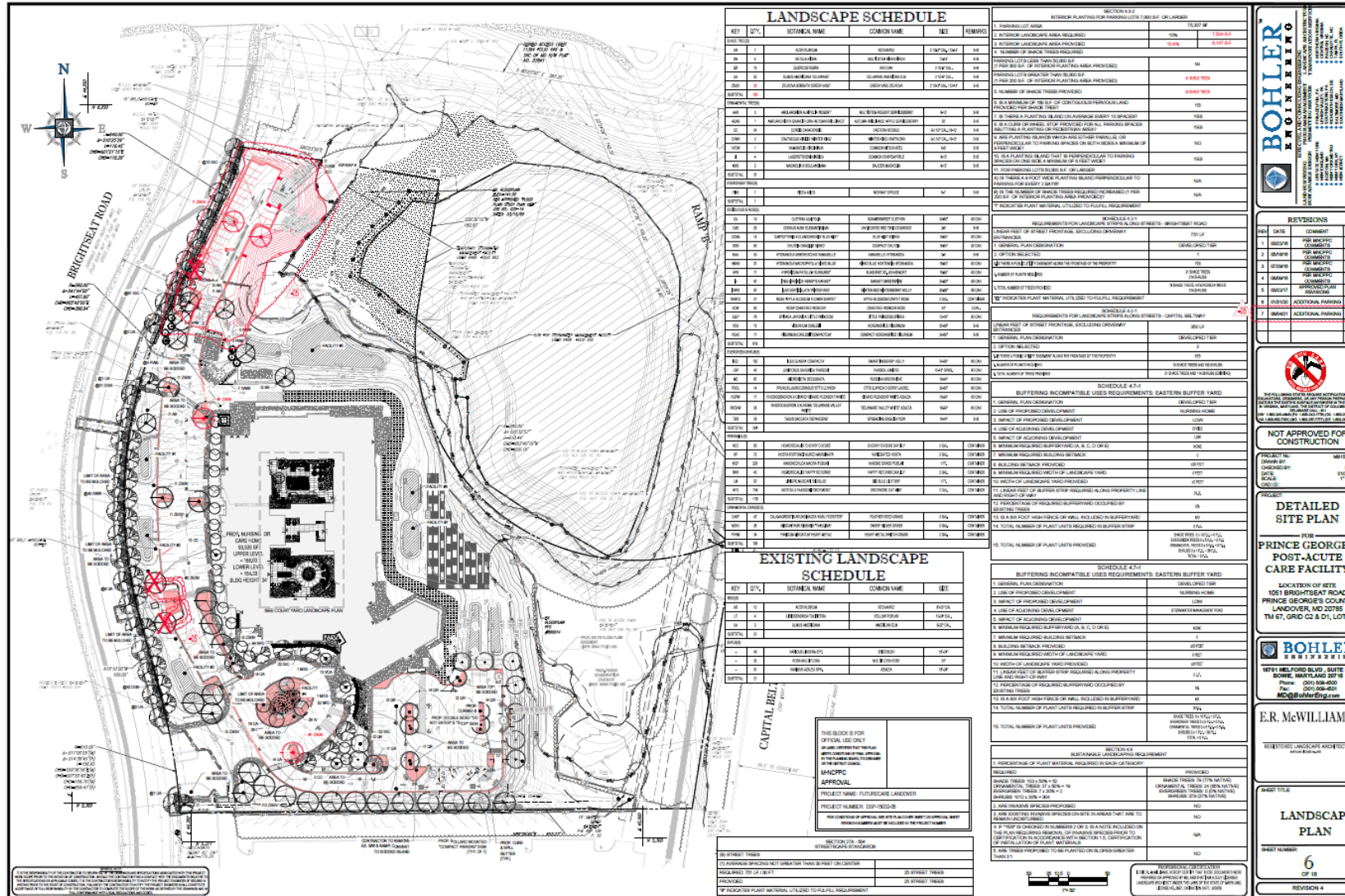
# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



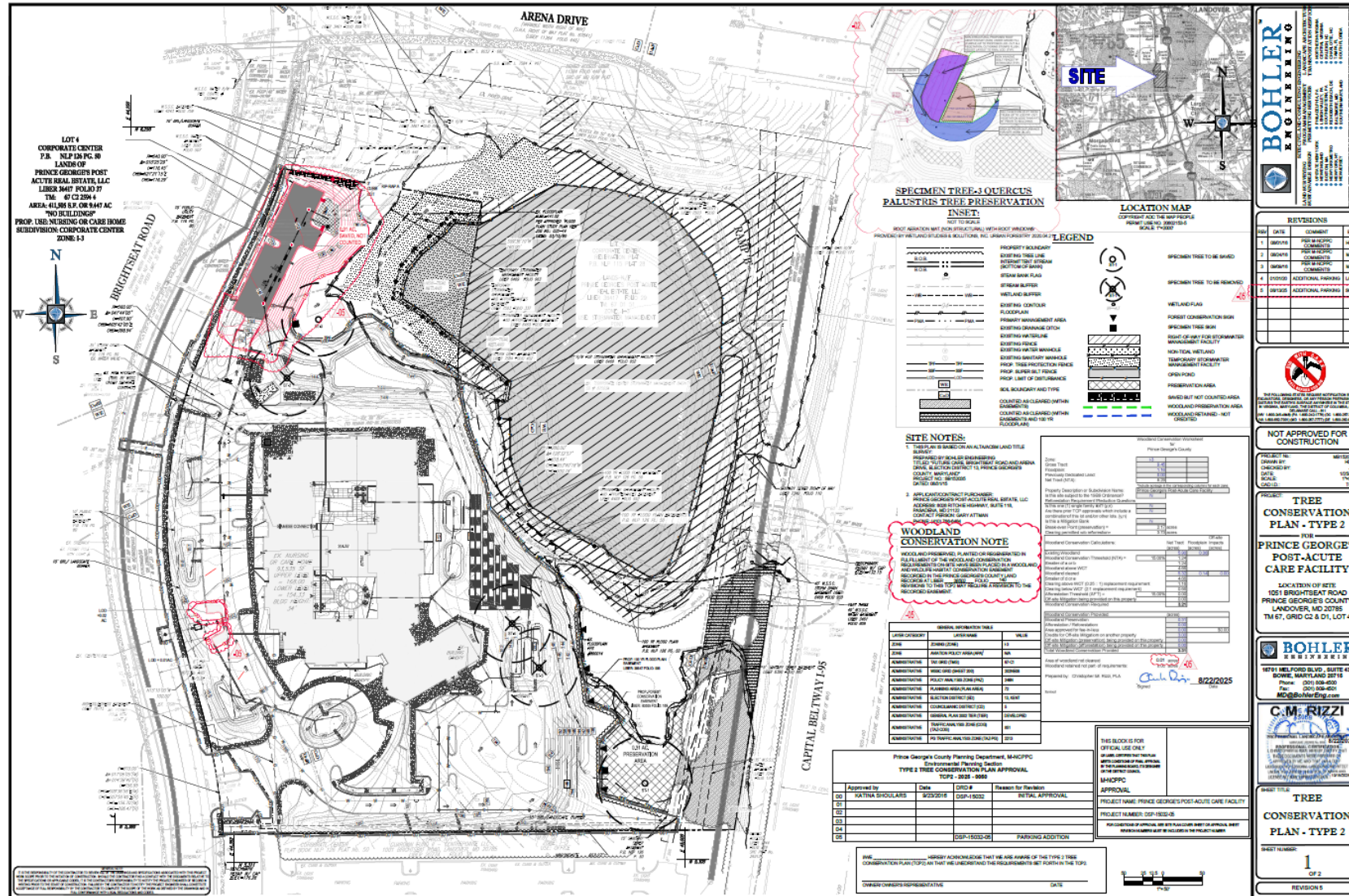
# DETAILED SITE PLAN



# LANDSCAPE PLAN



# TYPE II TREE CONSERVATION PLAN



# LIGHTING PLAN



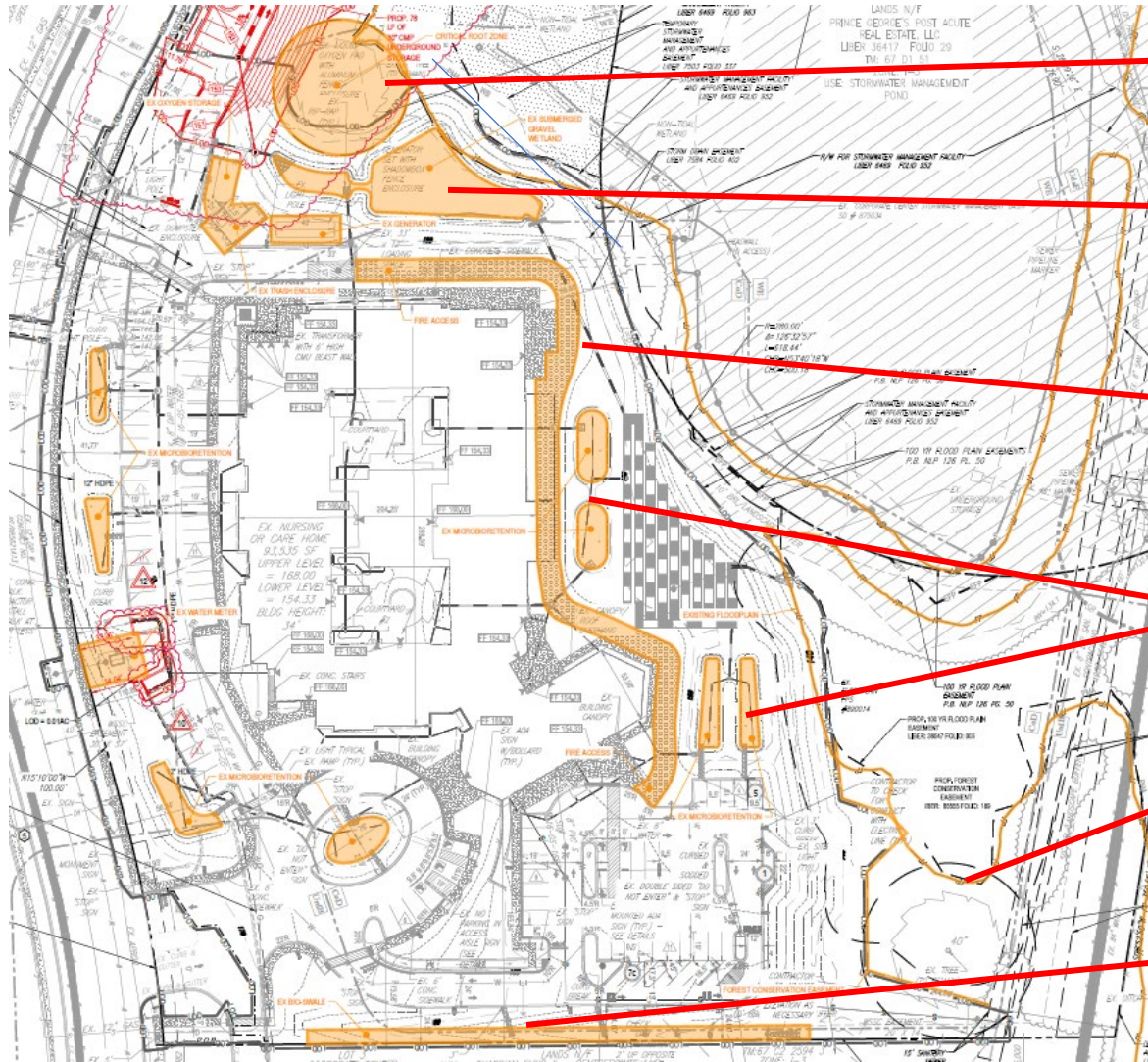
# SITE CONSTRAINTS EXHIBIT



Site constraints include:

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

# SITE CONSTRAINTS EXHIBIT CONTINUED



Critical Root Zone

Submerged Gravel Wetland

Fire Access Area

Micro-bioretenention facilities

Forest Conservation Easement

Bio-swale

# STAFF RECOMMENDATION

## **APPROVAL** with conditions

- DSP-15032-05
- TCP2-2025-0050
- Variance to section 27-471(f)(2)

## **Issues:**

- None

## **Applicant Required Mailings:**

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