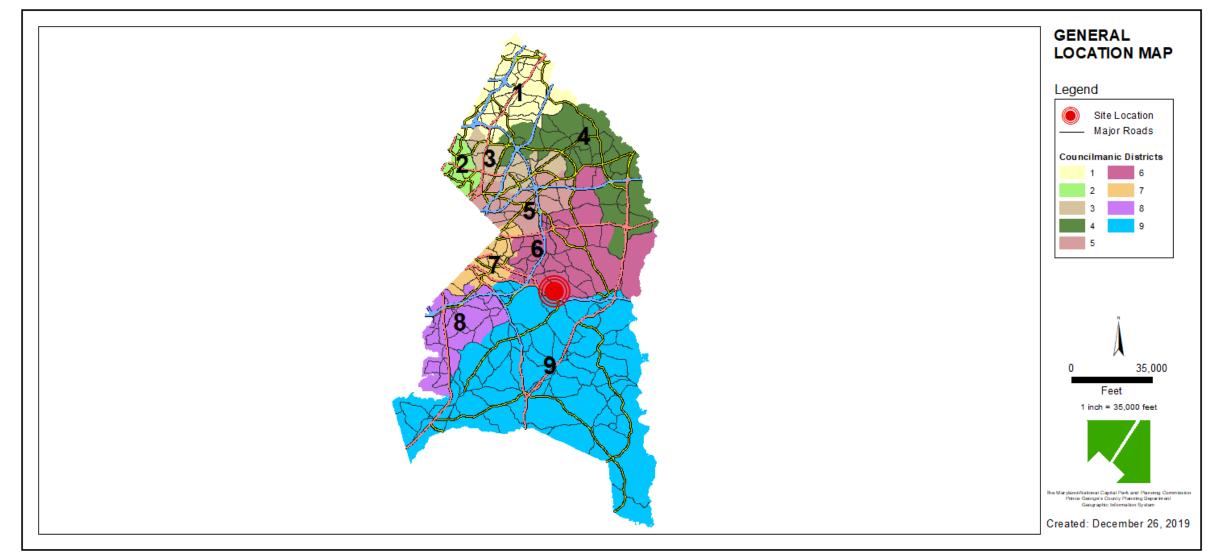
ITEM: CASE: DSP-19009

WESTPHALIA EAST



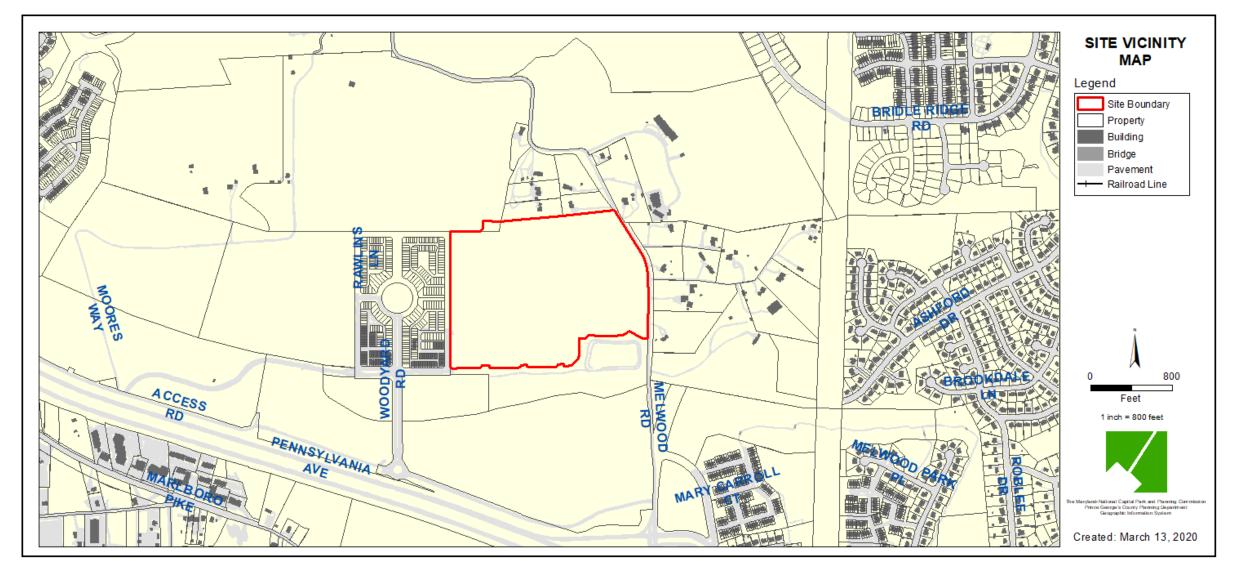
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT

GENERAL LOCATION MAP



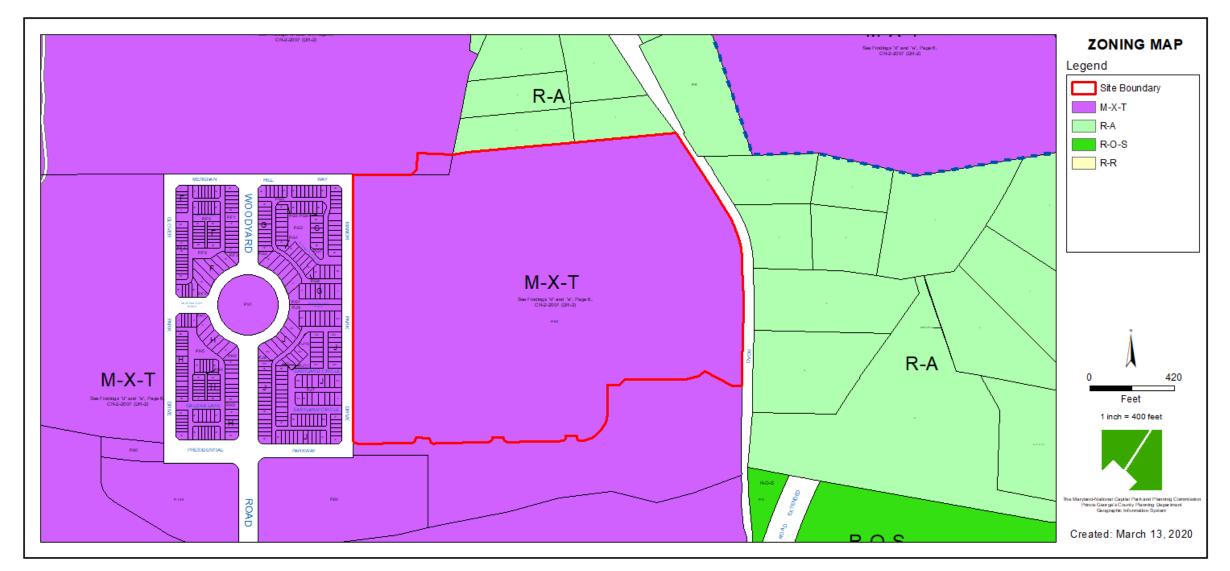


SITE VICINITY



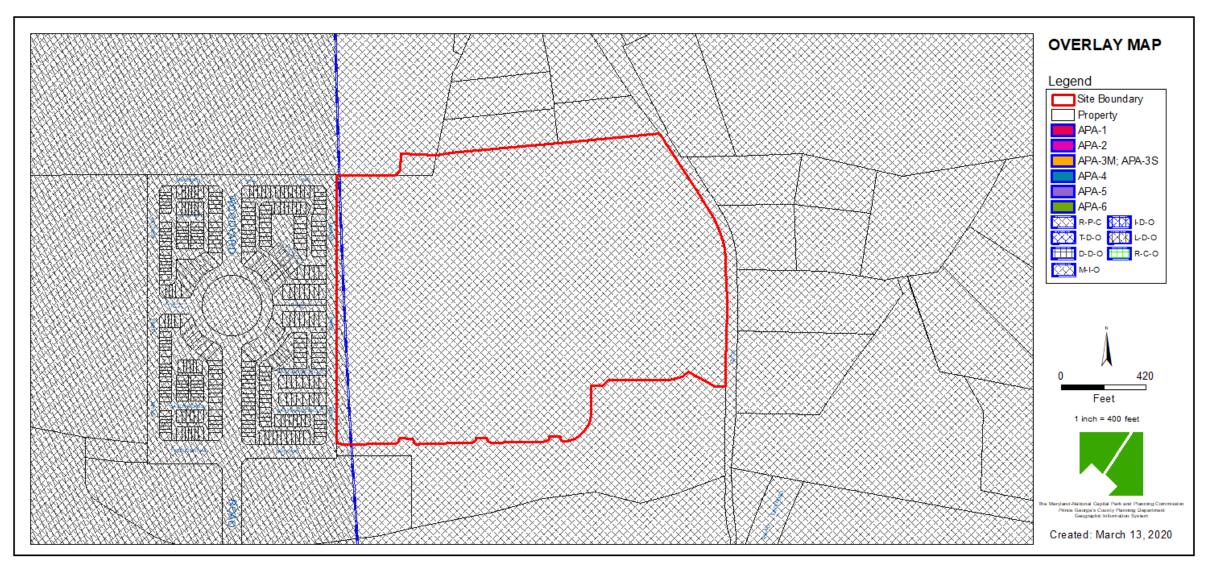


ZONING MAP





OVERLAY MAP



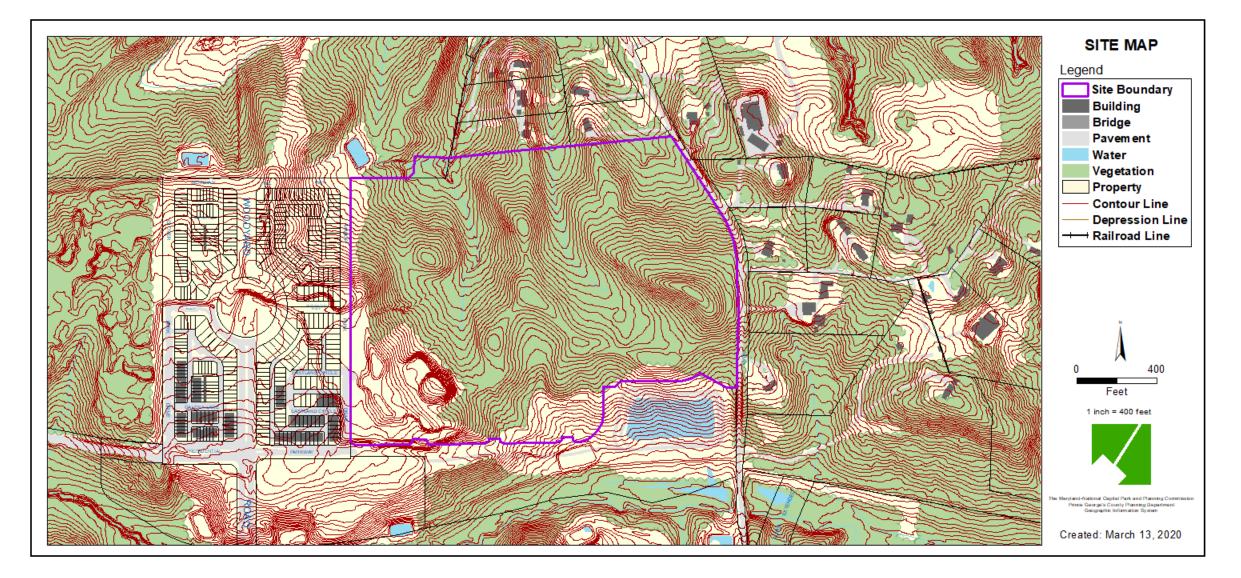


AERIAL MAP





SITE MAP





MASTER PLAN RIGHT-OF-WAY MAP





DRD

THE DEVELOPMENT

REVIEW

WESTPHALIA SECTOR PLAN Westphalia Sector Plan Proposed Land Use LEGEND **Public Facilities** Mixed-Use Areas Town Center Core ð School (existing) Town Center Edge School (proposed) **Town Center Fringe Activity Center** (E) Elementary School H (M) Middle School Neighborhood Center (H) High School Low-Density Residential P/F Police / Fire Medium-Density Residential Police Industrial E Public / Institutional Œ Medical Facility Public/Private Open Space i Library Park (existing) 良 Transit Andrews AFB Noise Contour Water Storage Gateway 0 Roadway North 0 1,000 2,000 feet \bigcirc a nell Å E SUTLAND PARK + ANDREWS AIR FORCE BASE Note: Old Marlboro Pike/MD 223/MD 4 interchange design subject to revision

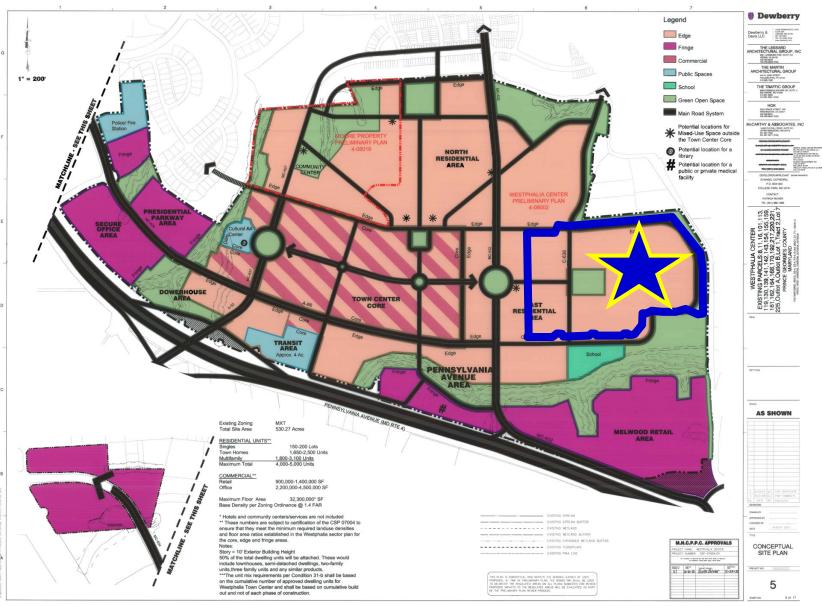
Slide 9 of 19

DRD

THE

DEVELOPMENT REVIEW

CONCEPTUAL SITE PLAN CSP-07004-01



Slide 10 of 19

DRD

THE DEVELOPMENT REVIEW

OVERALL RENDERING

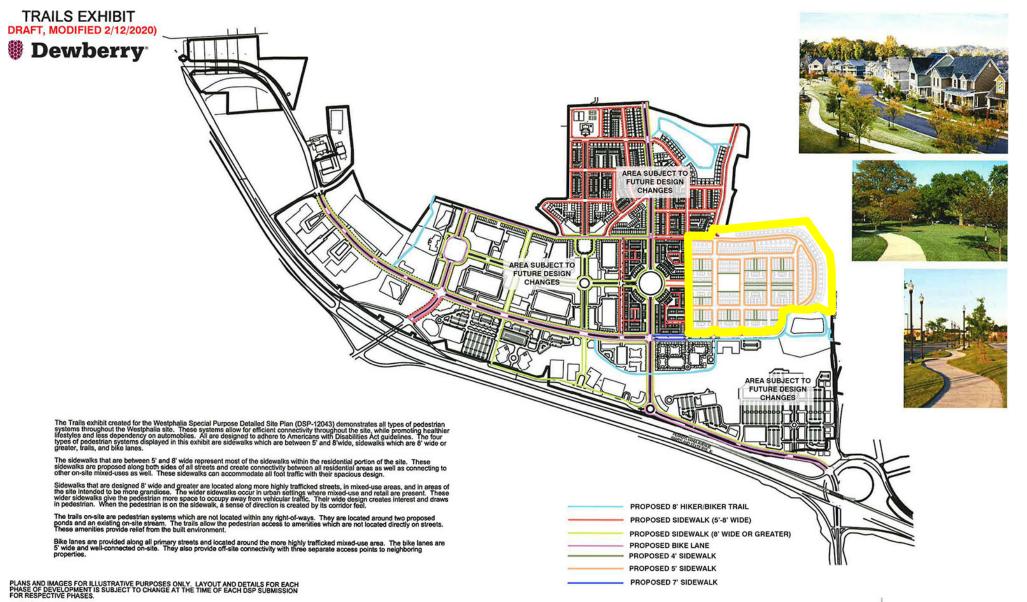


Slide 11 of 19



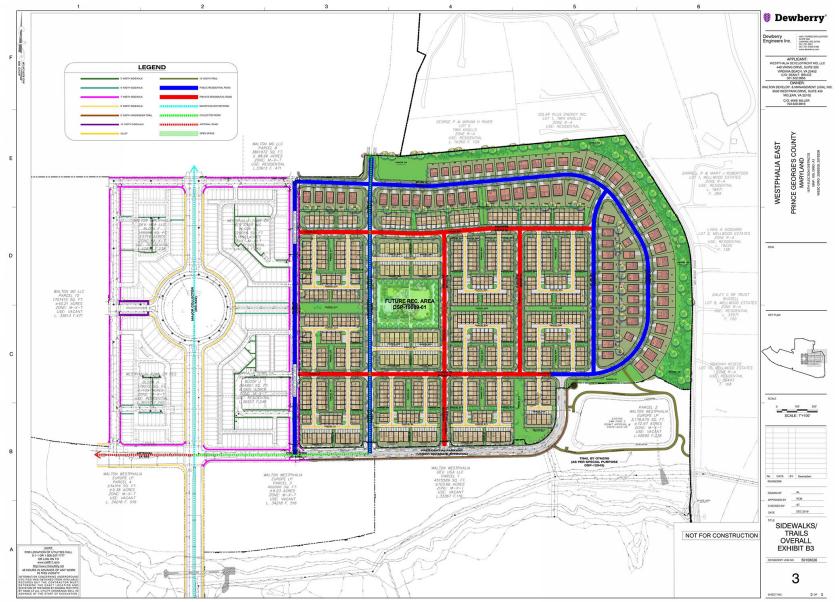
Loiederman Soltesz Associates, Inc.

Slide 12 of 19





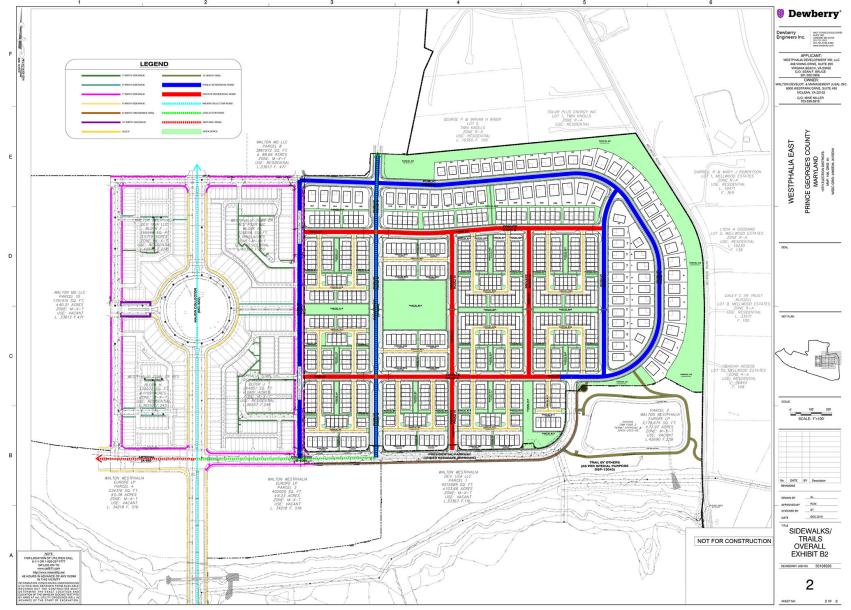
OVERALL SIDEWALKS AND TRAILS EXHIBIT





Slide 13 of 19

OVERALL SIDEWALKS AND TRAILS EXHIBIT





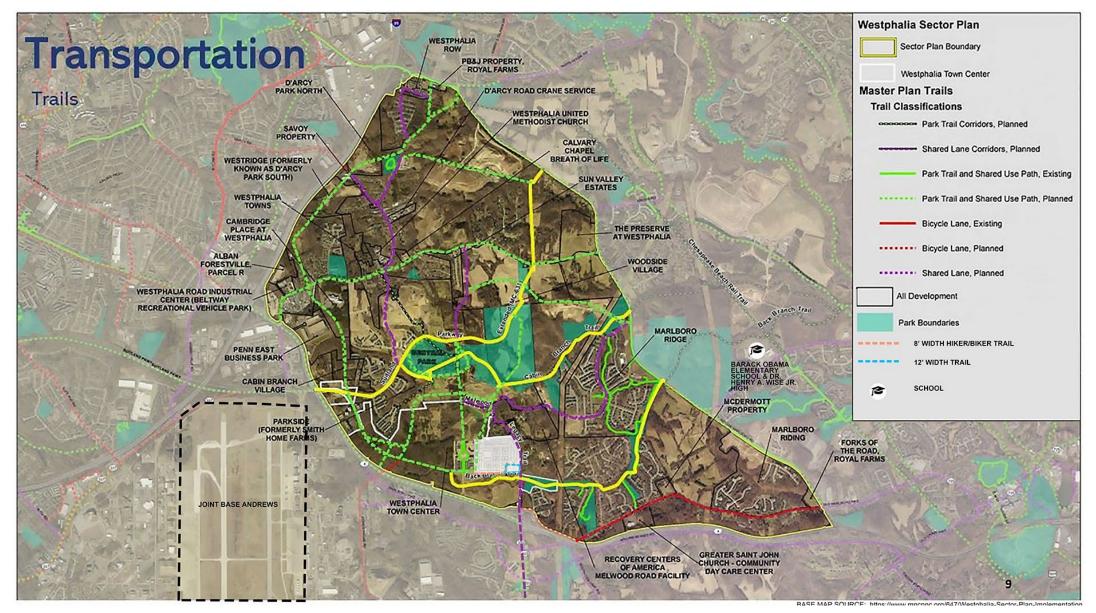
Slide 14 of 19

SIDEWALKS AND TRAILS EXHIBIT



Slide 15 of 19

FACILITIES EXHIBIT

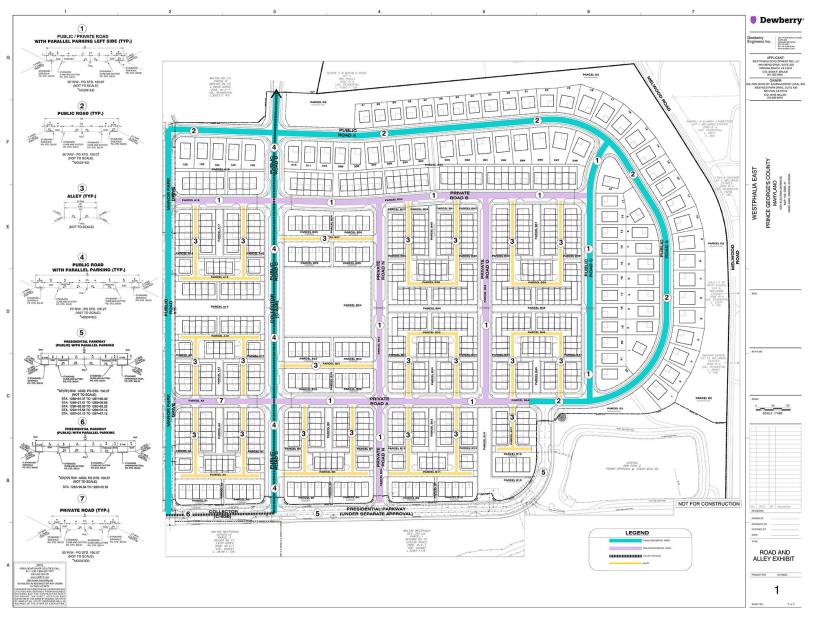


Slide 16 of 19

4/2/2020

THE DEVELOPMENT REVIEW DEVICION

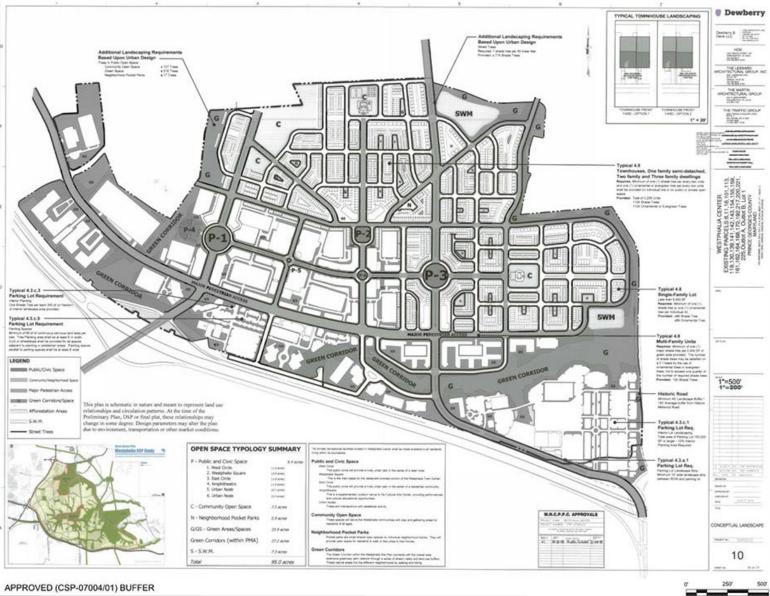
ROAD AND ALLEY EXHIBIT





Slide 17 of 19

BUFFER EXHIBIT

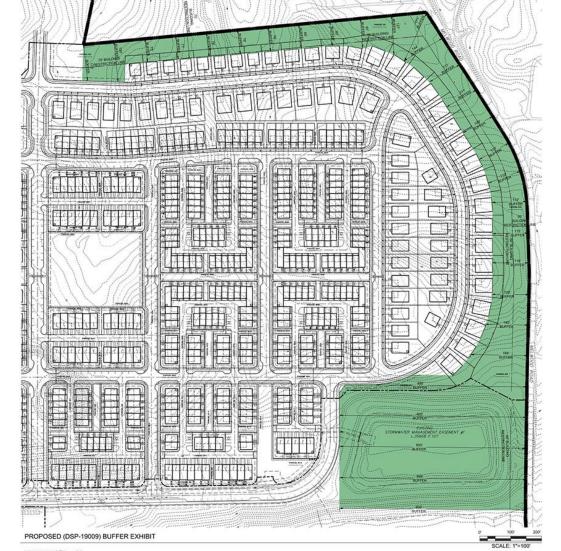




SCALE: 1*=500*

Slide 18 of 19

BUFFER EXHIBIT



MINIMUM WIDTH = 75' MAXIMUM WIDTH = 605'

(AVERAGE WIDTH = +/- 192.27" BASED ON 100" CROSS SECTIONS ALONG MELWOOD ROAD

NOTE 1: PER CSP-07004-01 NOTICE OF FINAL DECISION OF THE DISTRICT COUNCIL CONDITION 1(1) DATED MARCH 5, 2014 'SHOW A BUFFER AREA ALONG THE FULL LENGTH OF HISTORIC MELWOOD ROAD AND THE TWIN NAOLLS SUBDIVISION, INCLUDIONS THE FRINGE AREA. THE BUFFER ALONG THE FRINGE AREA SHALL BE A MINIMUM OF 30 FEET. THE BUFFER ALONG THE REMINING LENGTH OF HISTORIC MELWOOD ROAD AND THE TWIN KNOLLS SUBDIVISION, EXCLUDING THE FRINGE AREA, SHALL BE A MINIMUM OF 75 FEET WIDE AND AN AVERAGE OF AL LEAST 150 FEET WIDE."

LEGEND			
	:		Costrus Boundary Costrus Aductor Moneyary Costrus Aductor Mon
1274 - G. ¹ .			PROPOSED CONCRETE SIDEWALK DESIGNATED BUFFER AREA



Slide 19 of 19