

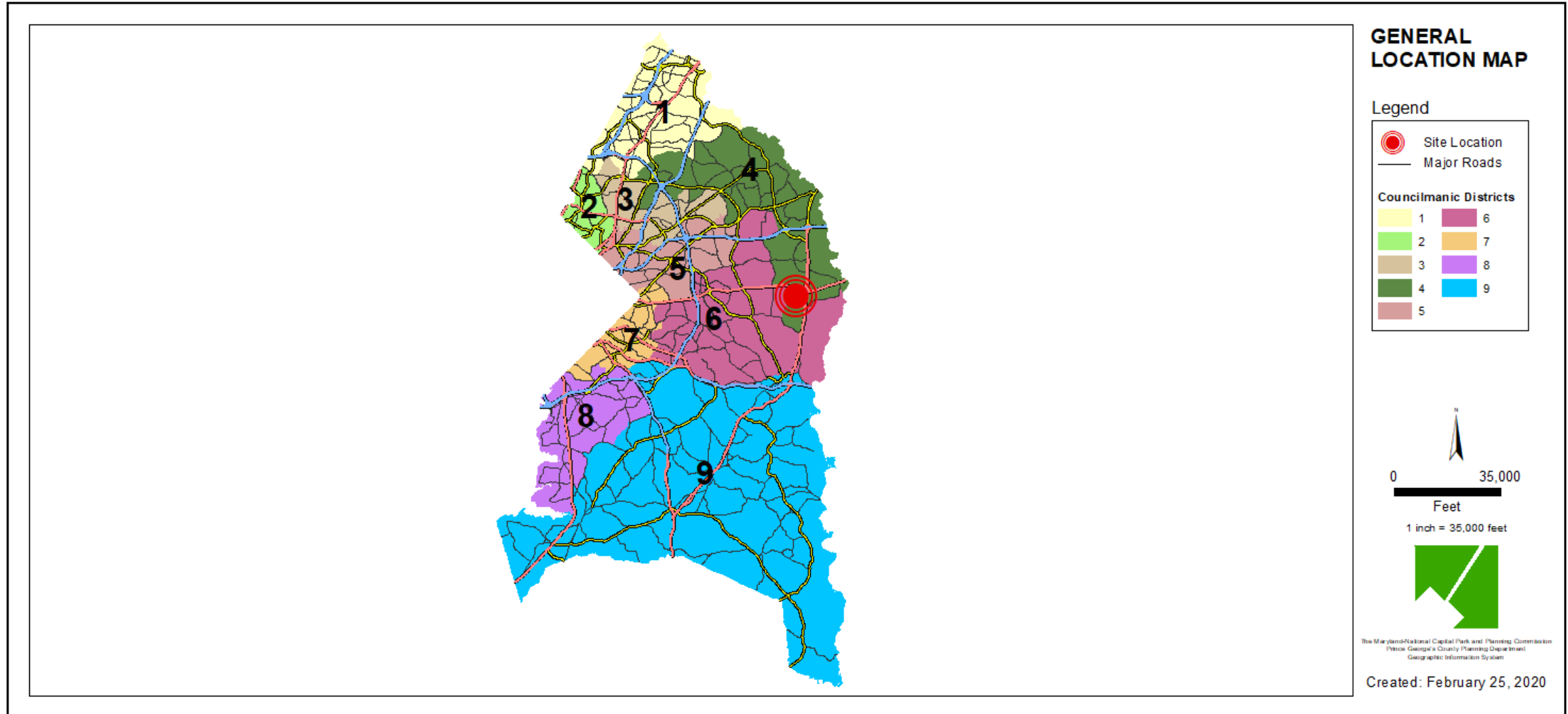
ITEM: 6

CASE: DSP-19023

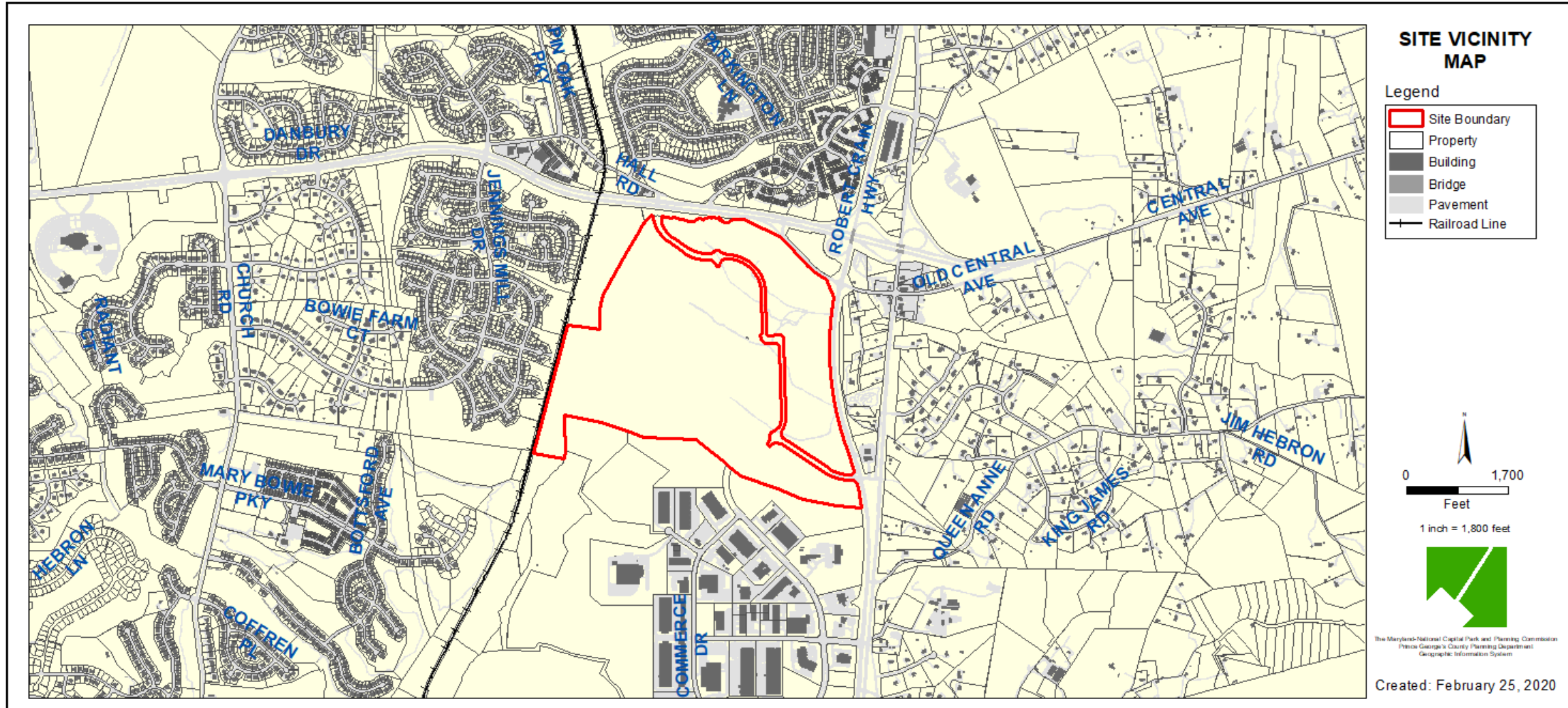
SOUTH LAKE

THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT

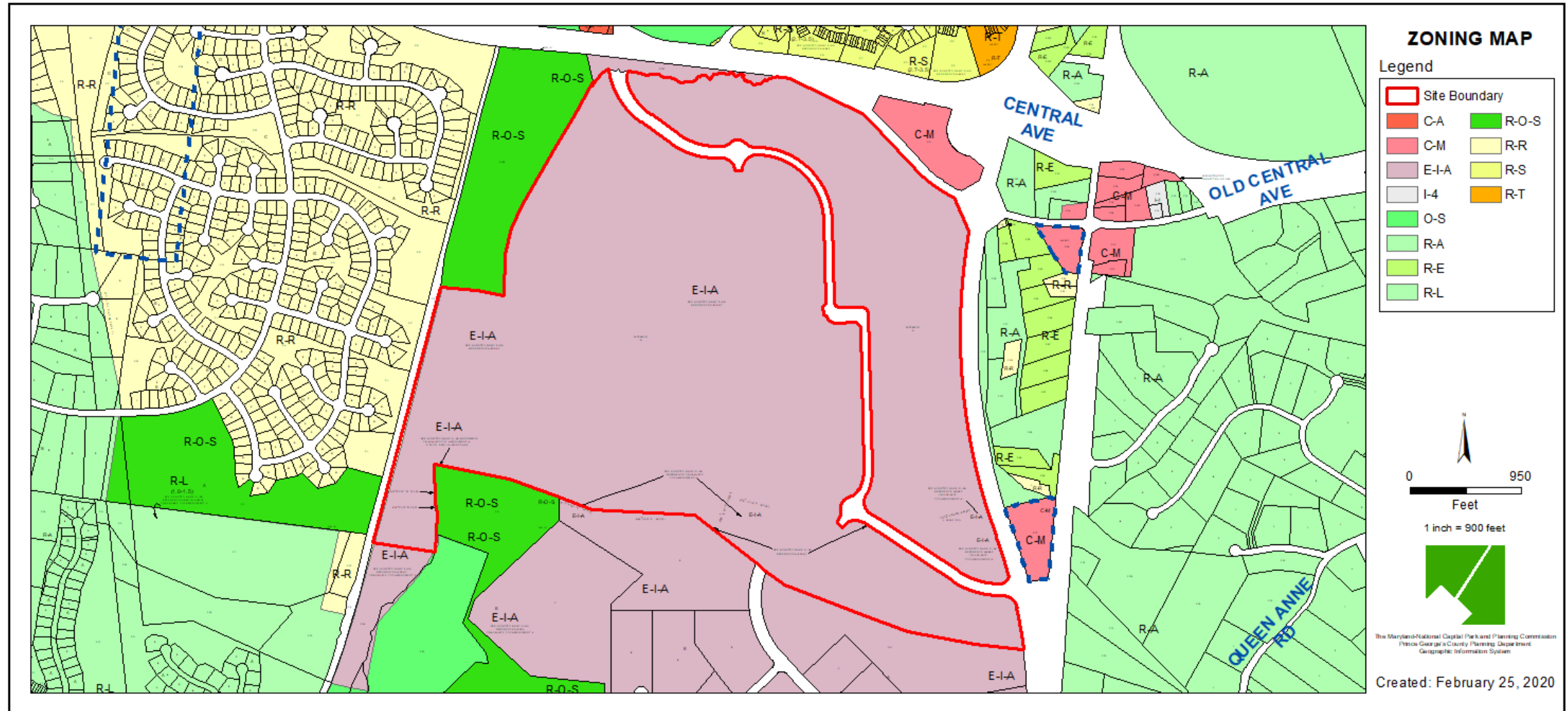
GENERAL LOCATION MAP



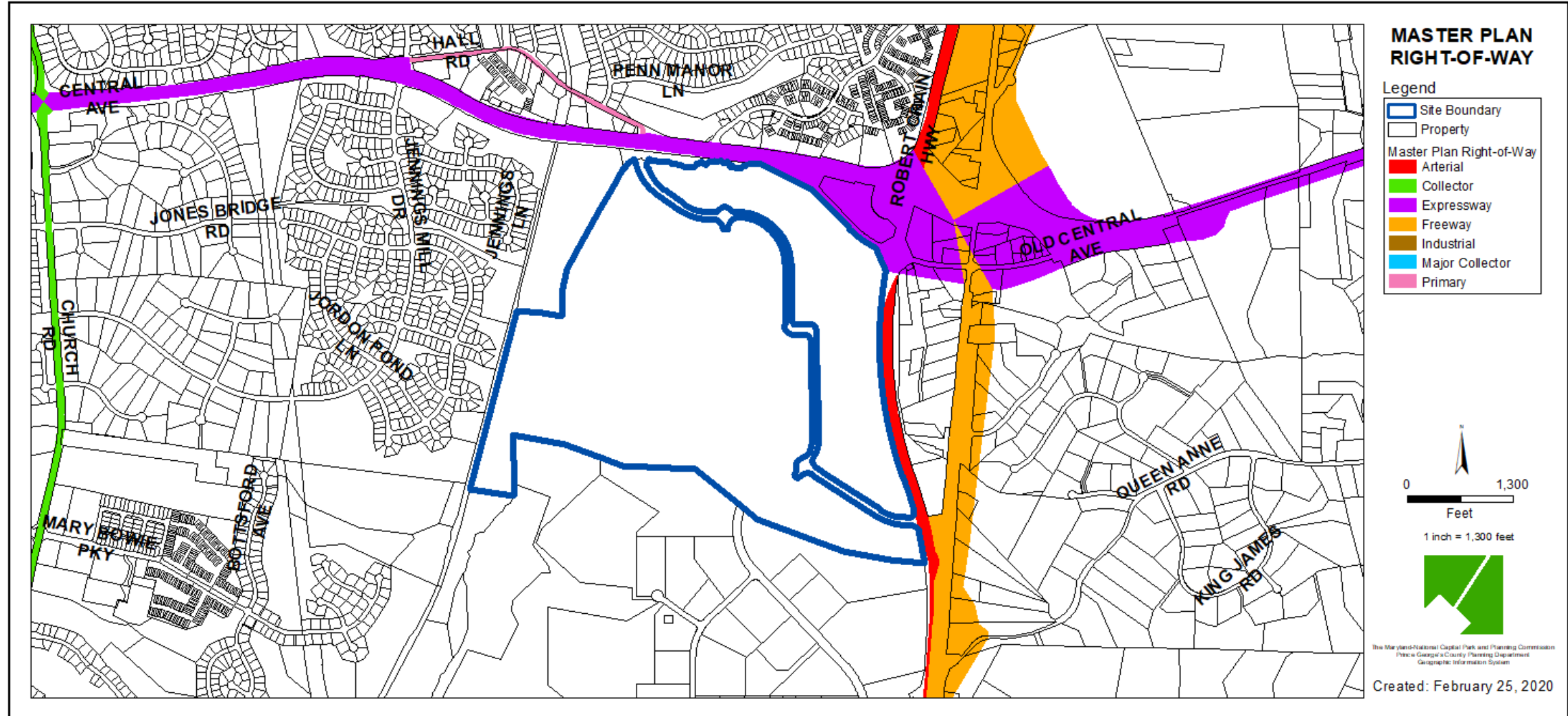
SITE VICINITY



ZONING MAP



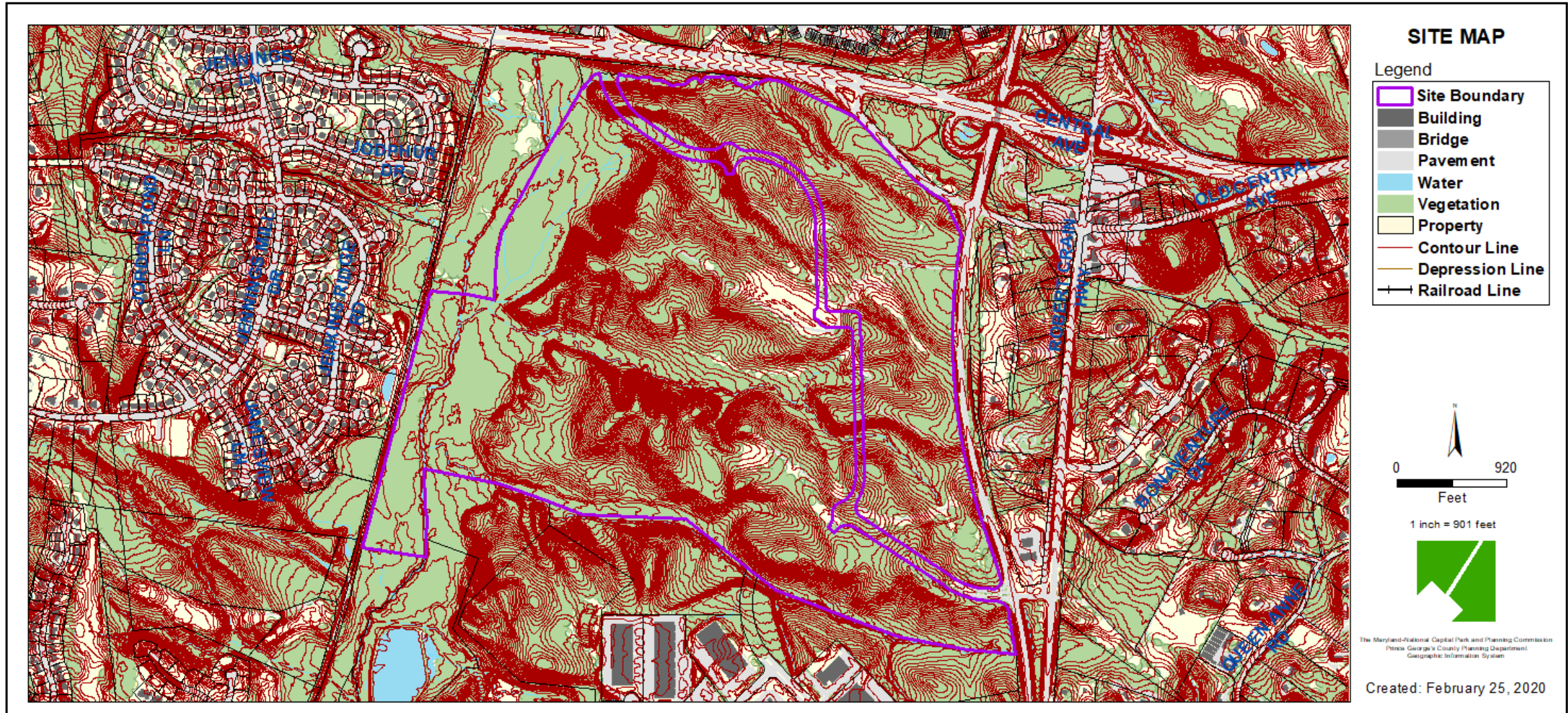
MASTER PLAN RIGHT-OF-WAY MAP



AERIAL MAP



SITE MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



OVERALL RENDERING



CSP-02004 AMENDMENT



SITE PLAN



A DETAILED SITE PLAN APPLICATION FOR INFRASTRUCTURE (DSP-05042-02) HAS BEEN SUBMITTED AND IS CURRENTLY UNDER REVIEW.
 A DETAILED SITE PLAN APPLICATION FOR ARCHITECTURE (DSP-19024) HAS BEEN SUBMITTED AND IS BEING CONCURRENTLY REVIEWED.
 THE DSP-19024 APPLICATION INCLUDES ARCHITECTURE FOR THE TOWNHOUSE AND SINGLE FAMILY DETACHED UNITS.

MASTER PLAN TRAIL



PARKING LAYOUT



RECREATION FACILITIES



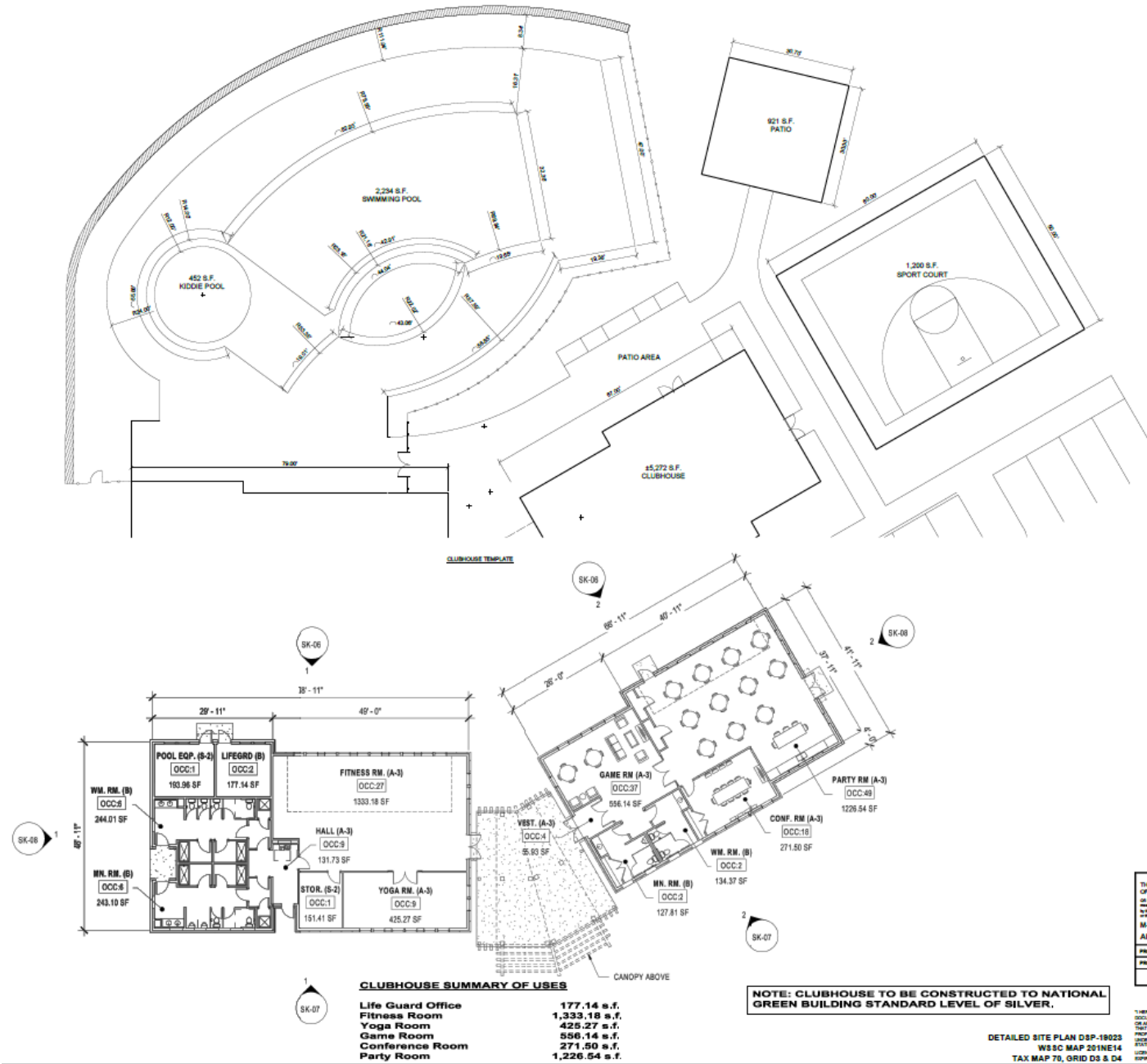
APPENDIX				
FORMULA FOR DETERMINING THE VALUE OF RECREATIONAL FACILITIES TO BE PROVIDED IN SUBDIVISIONS				
(Populations up to 1000)				
October 2000				
PROJECT NAME:	South Lake			
PROJECT NUMBER:	DSP-19023			
PLANNING AREA:	74A			
1035	X	3.16	=	3270.6
Number of Units in Project		Population/D.U. by Planning Area (2000)		Total Project Population
3270.6		500	=	6.54
Total Project Population				Multiplier
6.542	X	\$188,500	=	\$1,233,015.20
Multiplier		Standard Value of Facilities for Population of 500		Value of Facilities to be provided

Recreational Facilities Provided		
Facility Description	Value of Facilities for Population of 500	*Permit Trigger
1 2,300 SF Playground - two benches, trash can, play structure, surf rocker, mini spinner, 8' balance beam, Wallie the Whale spring animal, (size the Inchworm spring rider)	\$15,000	200th
2 5,272 SF Clubhouse, 2,234 SF Swimming Pool, 452 SF Kiddie Pool, 1,200 SF Sport Court, 921 SF Patio	\$1,600,000	500th
3 Pocket Park #1 - three benches, trash can, 5' diameter modular block planter, 326 SF of asphalt	\$4,500	450th
4 9,600 SF Open Play Area (80' x 120')	\$4,000	600th
5 3,668 SF Lakes and Trail Playground - six benches, trash can, play structure, rocks and boulders obstacle course, ground level activity center	\$100,000	600th
6 3,820 LF 8' Asphalt Trail, 1,998 LF 6' Asphalt Trail, and Fitness Stations	\$165,000	700th
7 3,922 SF Tot Lot - two benches, trash can, play structure, swing set with two bucket swings, Eve the Elephant Spring Rider	\$37,000	700th
8 2,786 SF Pre Teen Lot - two benches, trash can, play structure, swing set with two swings, Double Stand Up Spinners	\$51,000	800th
9 14,000 SF Open Play Area (100' x 140')	\$6,000	800th
10 Pocket Park #2 - four benches, trash can, 6' diameter modular block planter, 560 SF of asphalt	\$5,000	800th
11 1,500 SF Dog Park	\$4,000	950th
12 6,400 SF Dog Park	\$15,000	950th
Total Facility Value for Facilities Provided	\$2,026,500	

*Prior to approval of the building permit listed, the corresponding Recreational Facilities must be constructed.

● = Recreation facility location

CLUBHOUSE COMPLEX



CLUBHOUSE COMPLEX



NORTHWEST ELEVATION

1/16" = 1'-0"

2



WEST ELEVATION

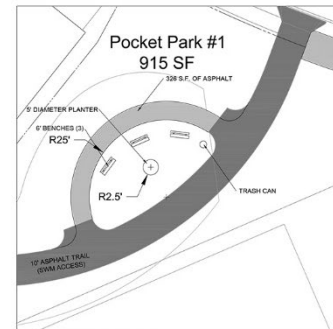
1/16" = 1'-0"

1

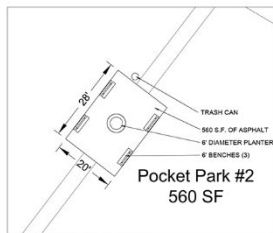
RECREATION DETAILS



1 RECREATION AMENITY #11
Scale: 1/8" = 1'-0"
Date: 05-03-19



2 RECREATION AMENITY #3
Scale: 1/8" = 1'-0"
Date: 05-03-19



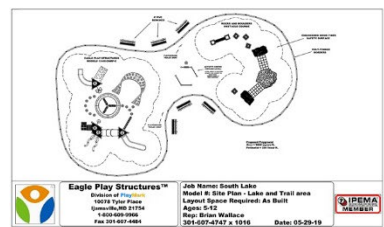
3 RECREATION AMENITY #10
Scale: 1/8" = 1'-0"
Date: 05-03-19



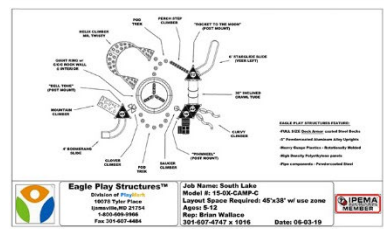
4 BENCH
Scale: 1/8" = 1'-0"
Date: 05-03-19



5 RECREATION AMENITY #1
Scale: 1/8" = 1'-0"
Date: 05-03-19



6 RECREATION AMENITY #2
Scale: 1/8" = 1'-0"
Date: 05-03-19



7 RECREATION AMENITY #5
Scale: 1/8" = 1'-0"
Date: 05-03-19

8 RECREATION AMENITY #6
Scale: 1/8" = 1'-0"
Date: 05-03-19

9 RECREATION AMENITY #7
Scale: 1/8" = 1'-0"
Date: 05-03-19

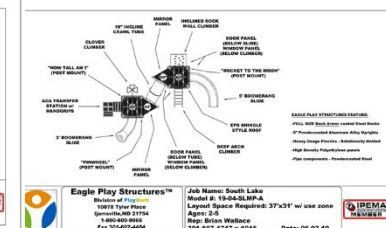
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Date: 05-03-19



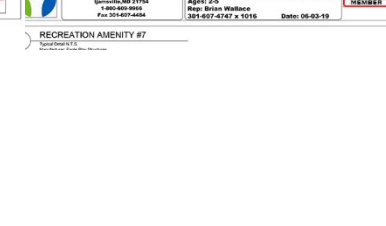
11 RECREATION AMENITY #9
Scale: 1/8" = 1'-0"
Date: 05-03-19



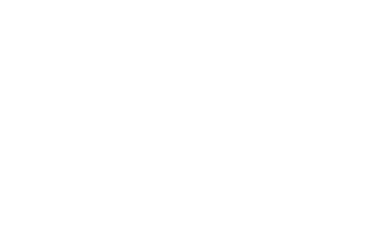
12 RECREATION AMENITY #10
Scale: 1/8" = 1'-0"
Date: 05-03-19



13 RECREATION AMENITY #11
Scale: 1/8" = 1'-0"
Date: 05-03-19



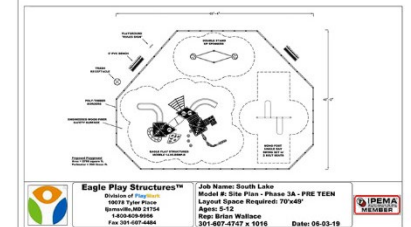
14 RECREATION AMENITY #12
Scale: 1/8" = 1'-0"
Date: 05-03-19



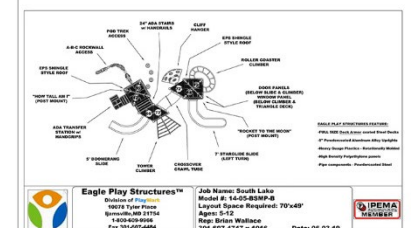
15 RECREATION AMENITY #13
Scale: 1/8" = 1'-0"
Date: 05-03-19



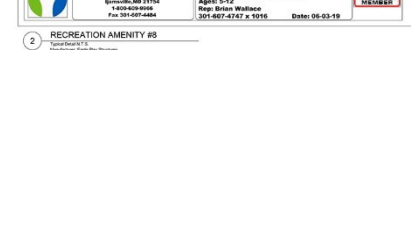
16 RECREATION AMENITY #14
Scale: 1/8" = 1'-0"
Date: 05-03-19



17 RECREATION AMENITY #15
Scale: 1/8" = 1'-0"
Date: 05-03-19



18 RECREATION AMENITY #16
Scale: 1/8" = 1'-0"
Date: 05-03-19



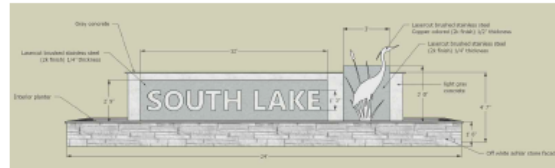
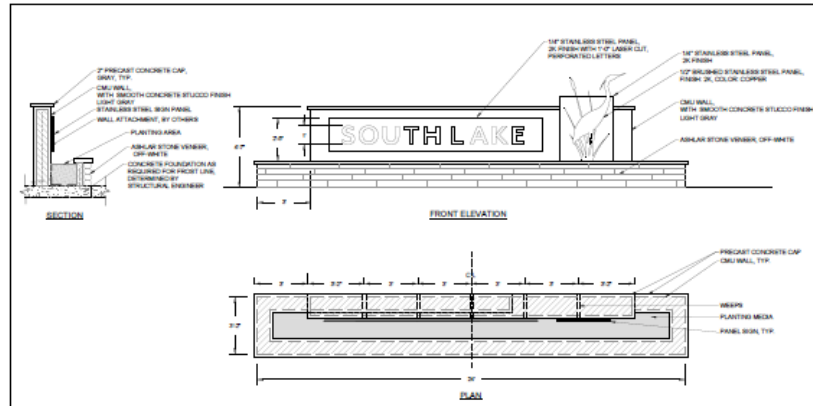
19 RECREATION AMENITY #17
Scale: 1/8" = 1'-0"
Date: 05-03-19



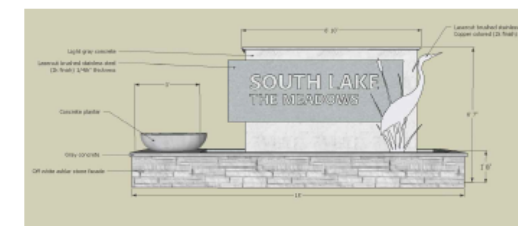
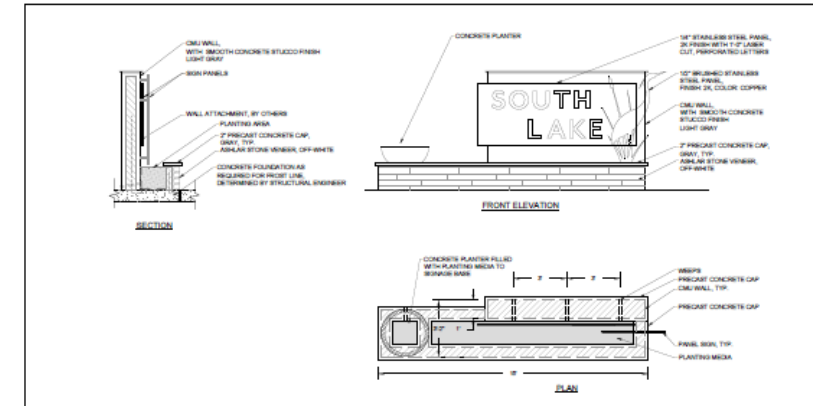
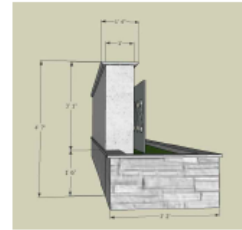
20 RECREATION AMENITY #18
Scale: 1/8" = 1'-0"
Date: 05-03-19



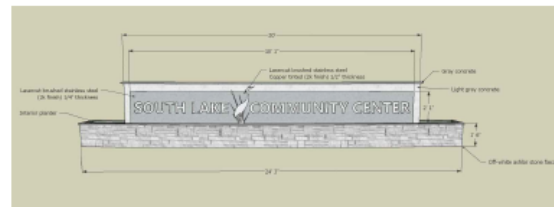
SIGNAGE



11 Signage #2
Typical Detail N.T.S.
Use: Community Signage
Color: White Stone + Metallic



12 Signage #3
Typical Detail N.T.S.
Use: Community Signage
Color: White Stone + Metallic



13 Signage #4
Typical Detail N.T.S.
Use: Community Signage
Color: White Stone + Metallic

