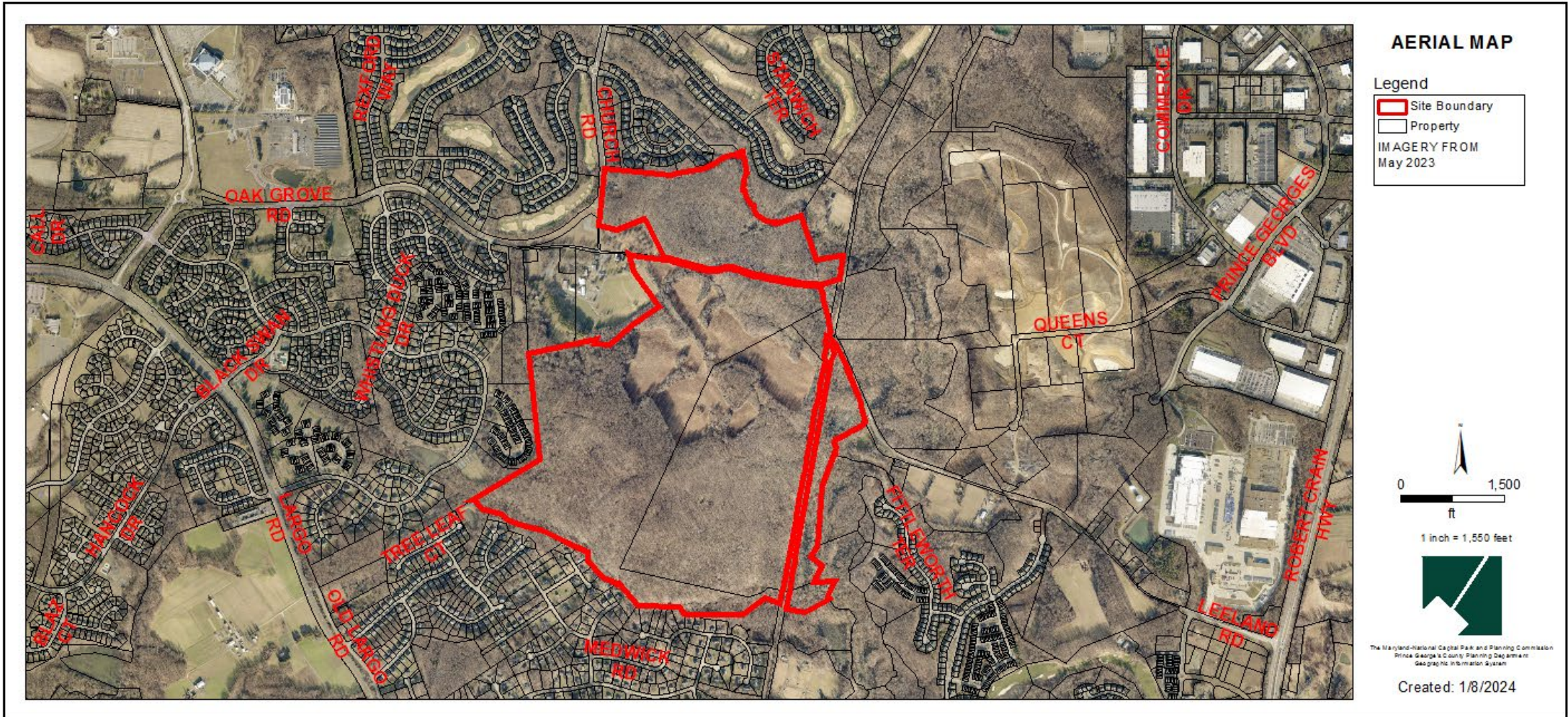


LOCUST HILL

Specific Design Plan

Companion/Parent Case (if applicable) and case number

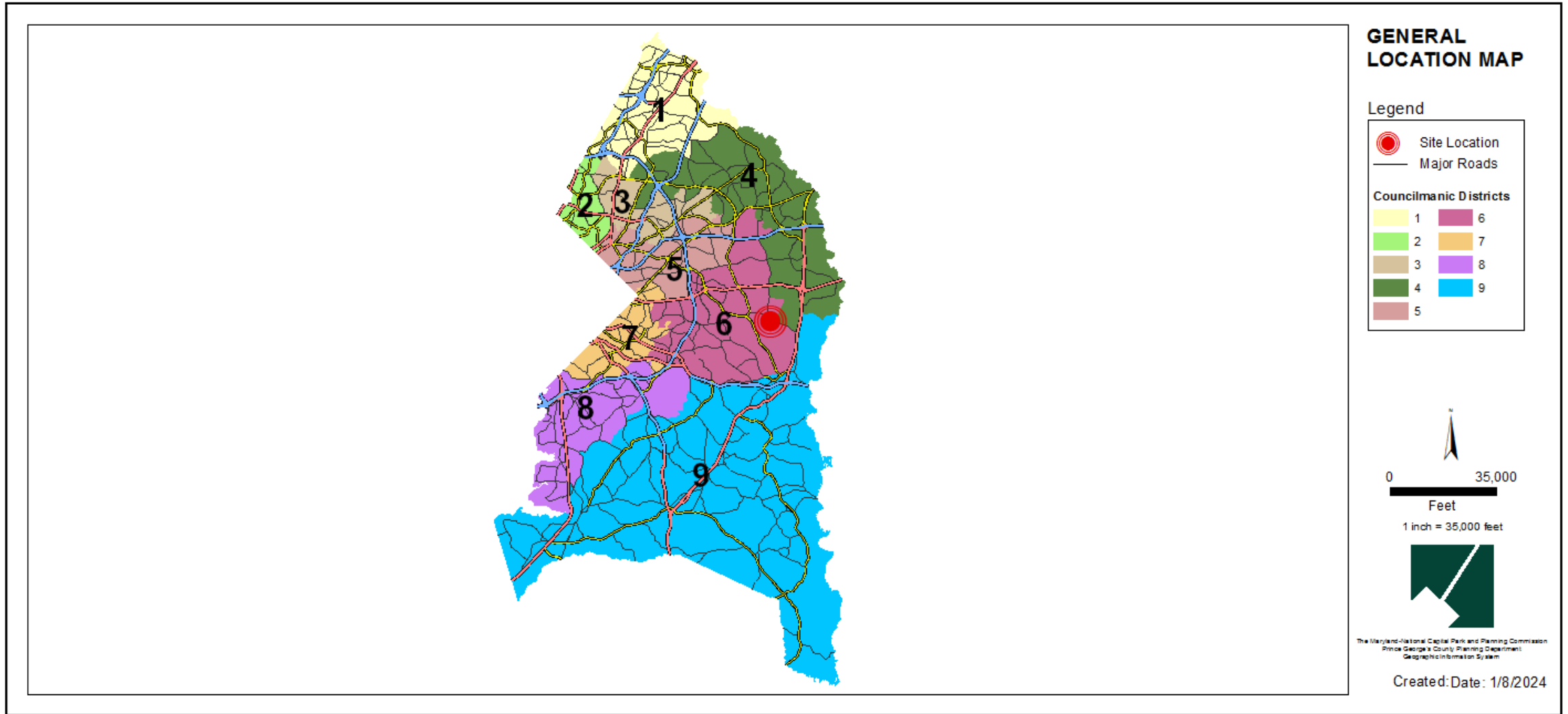
Staff Recommendation: [APPROVAL/APPROVAL with conditions/DISAPPROVAL]



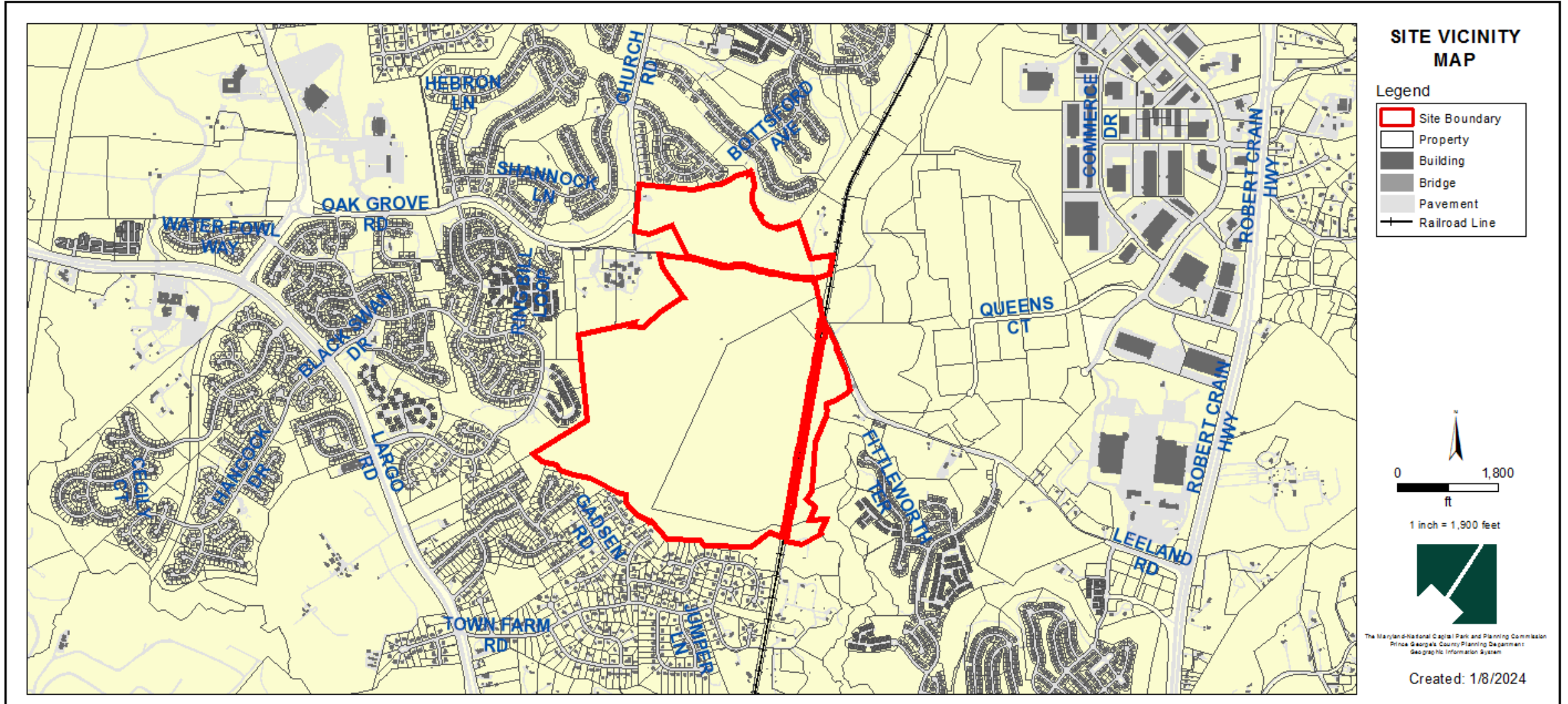
GENERAL LOCATION MAP

Council District: 06

Planning Area: 079

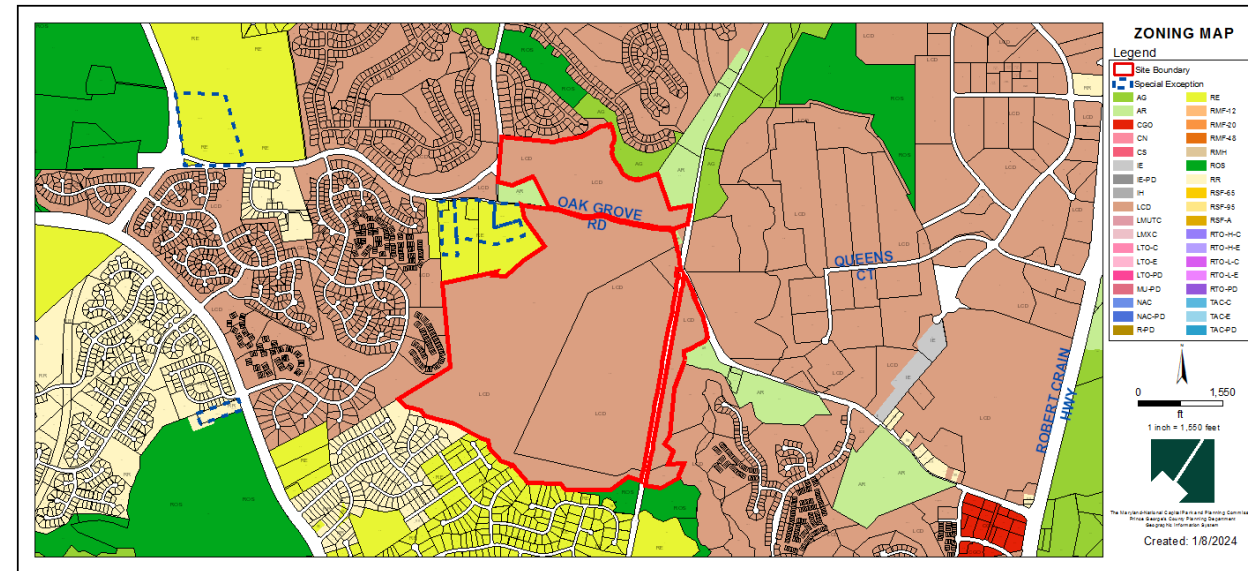
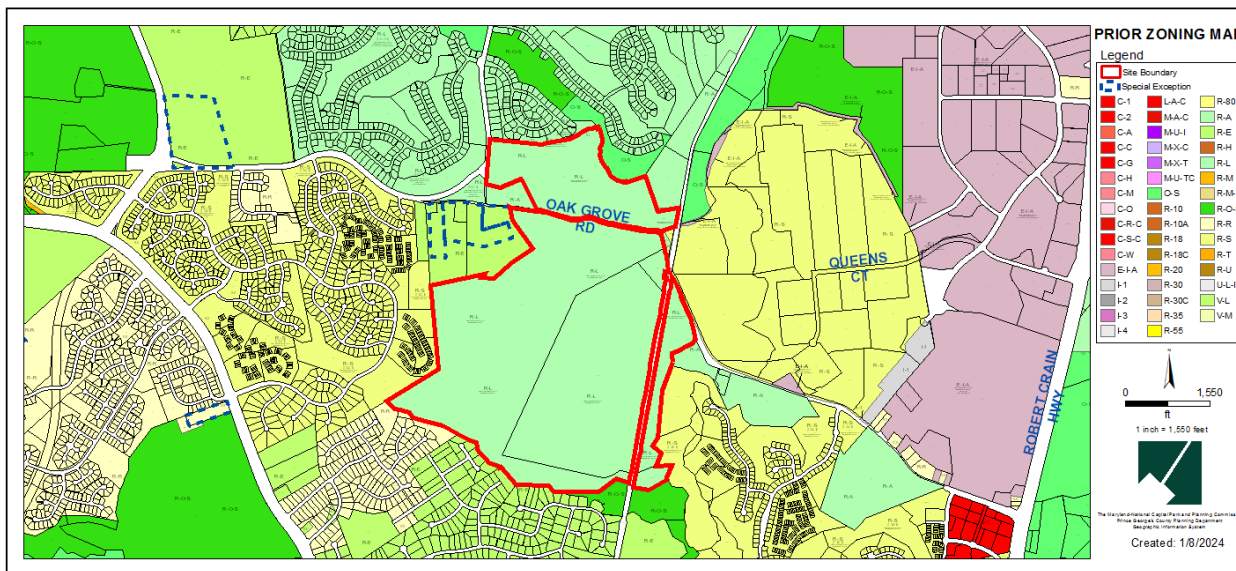


SITE VICINITY MAP

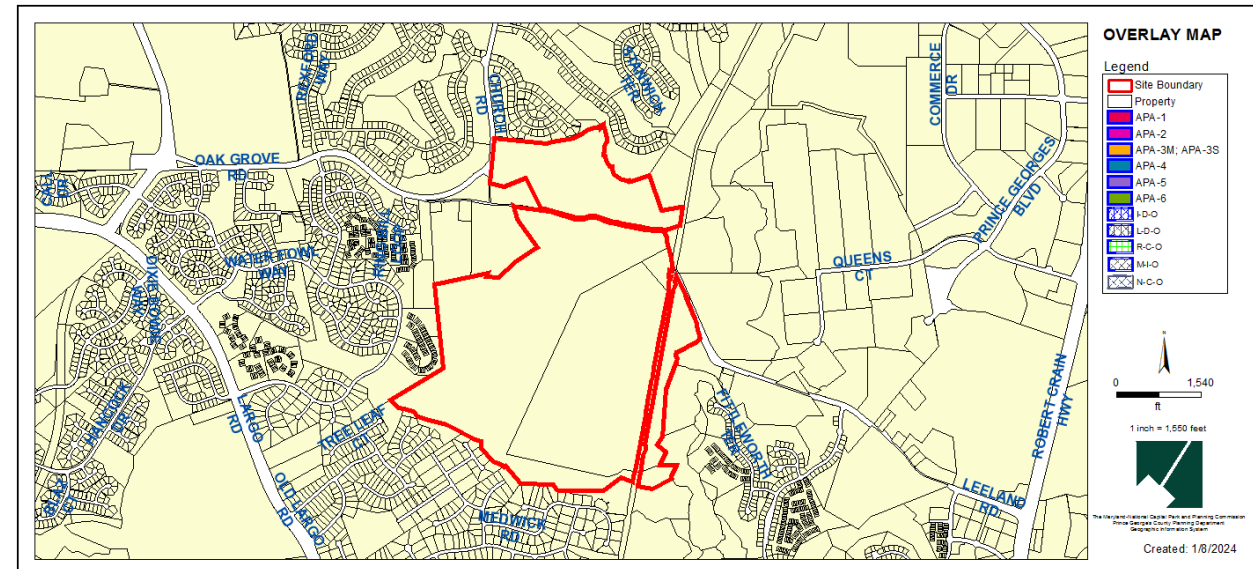
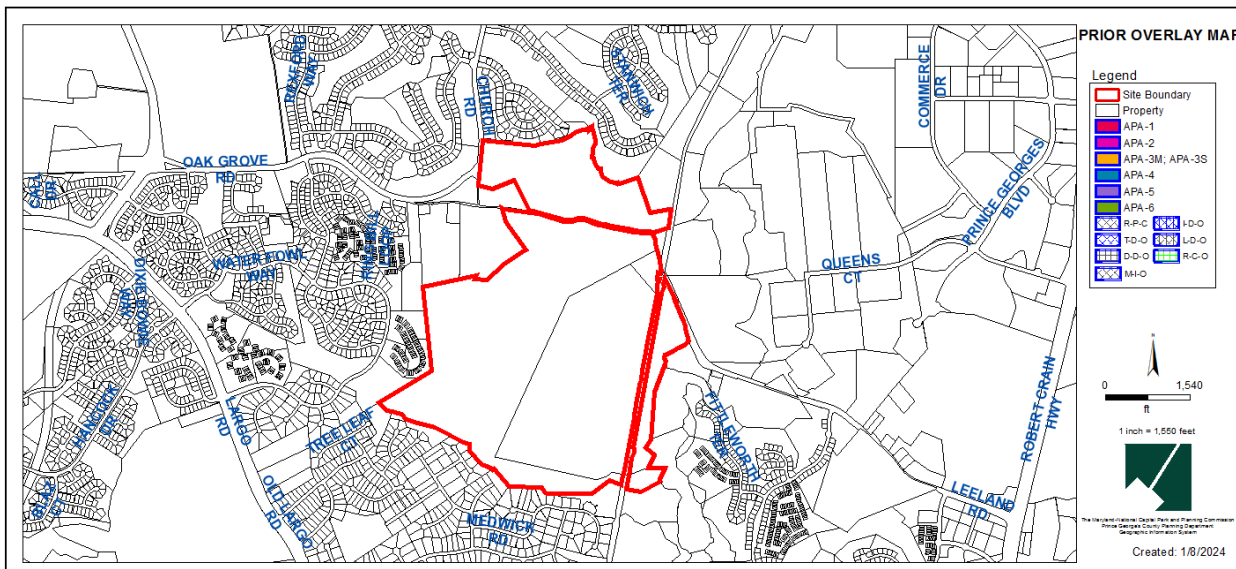


ZONING MAP (PRIOR AND CURRENT)

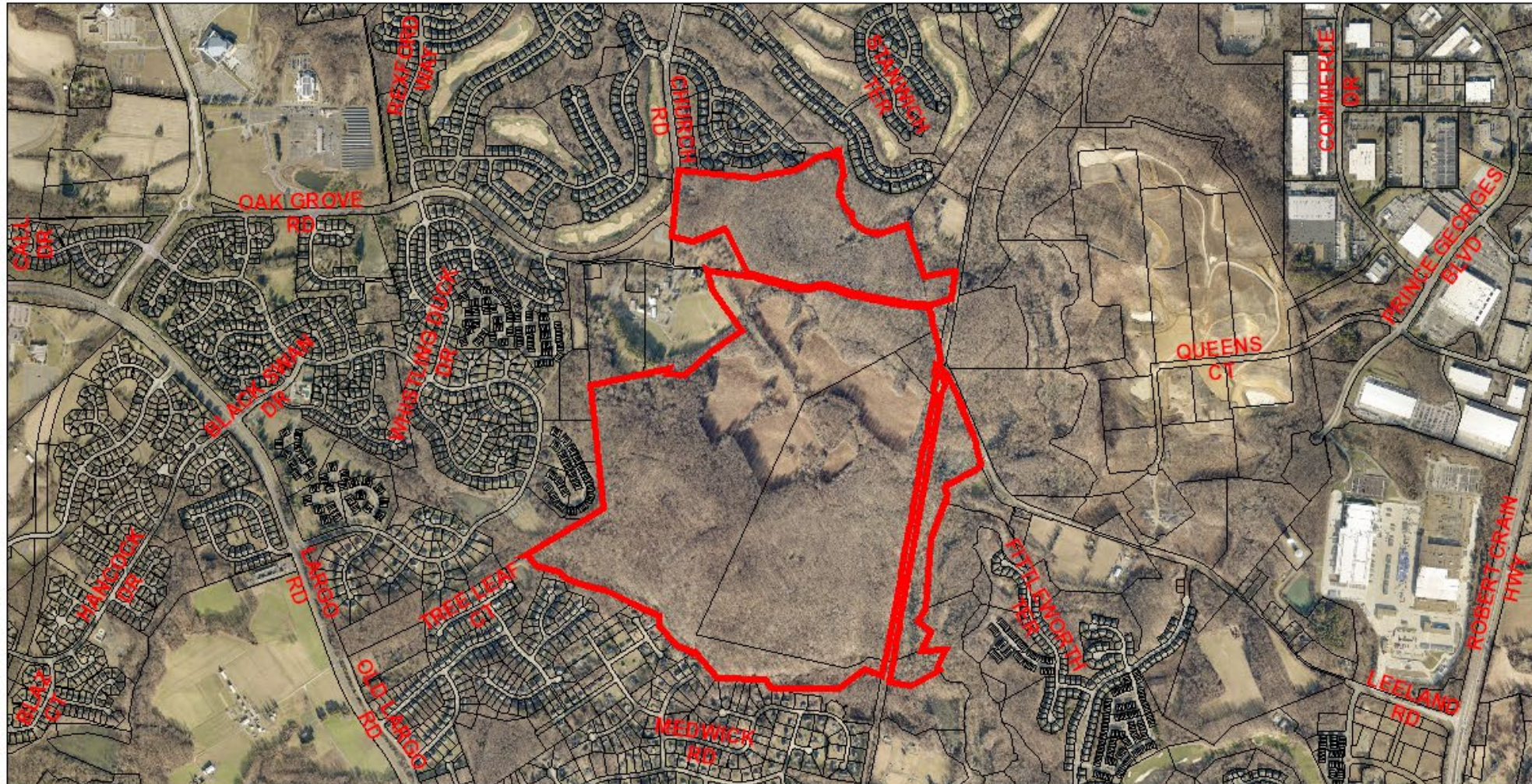
Property Zone: X-#



OVERLAY MAP (PRIOR AND CURRENT)



AERIAL MAP



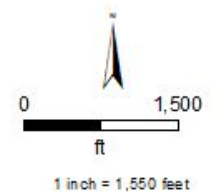
AERIAL MAP

Legend

Site Boundary

Property

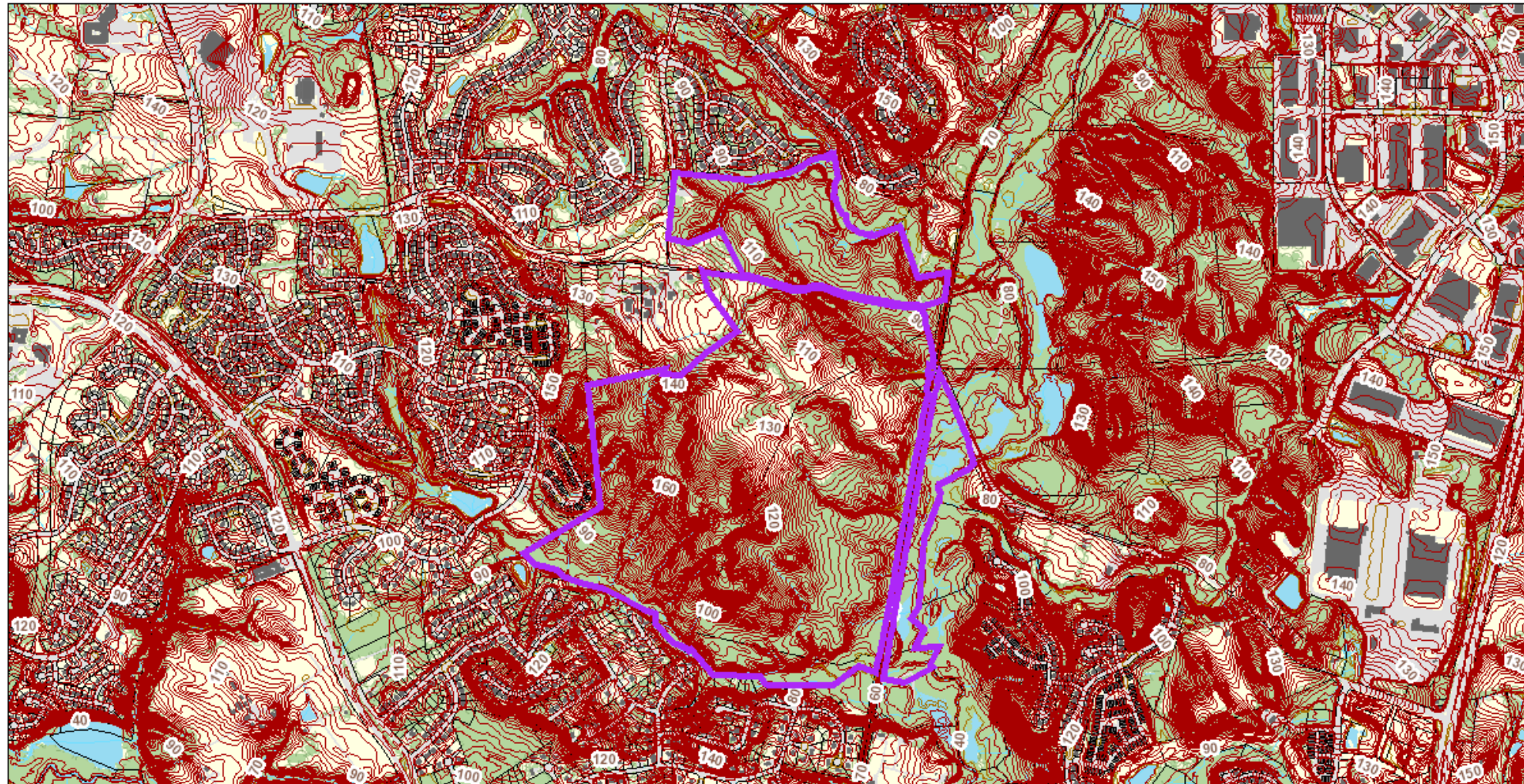
IMAGERY FROM
May 2023



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

Created: 1/8/2024

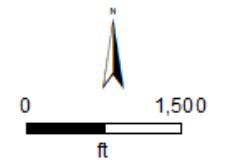
SITE MAP



SITE MAP

Legend

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



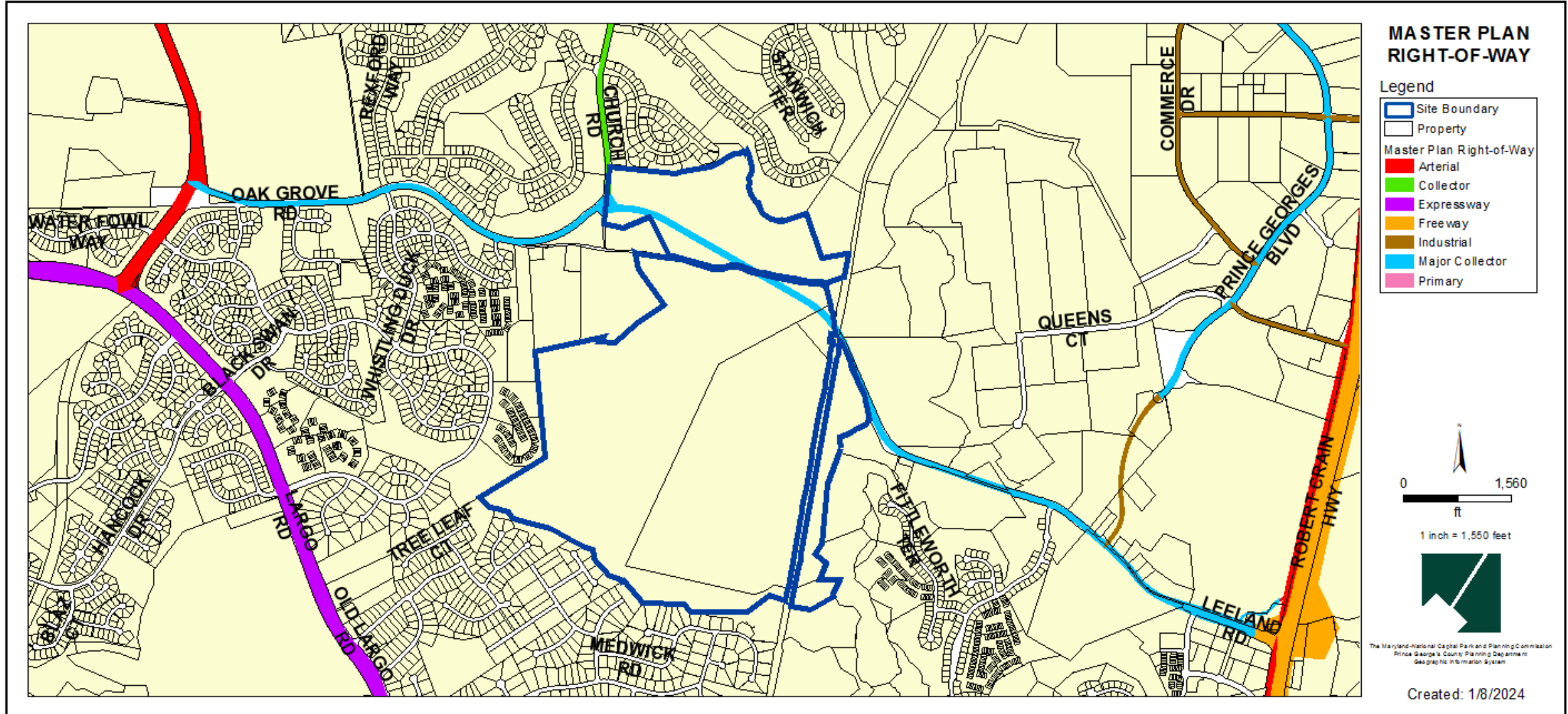
1 inch = 1,550 feet



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

Created: 1/8/2024

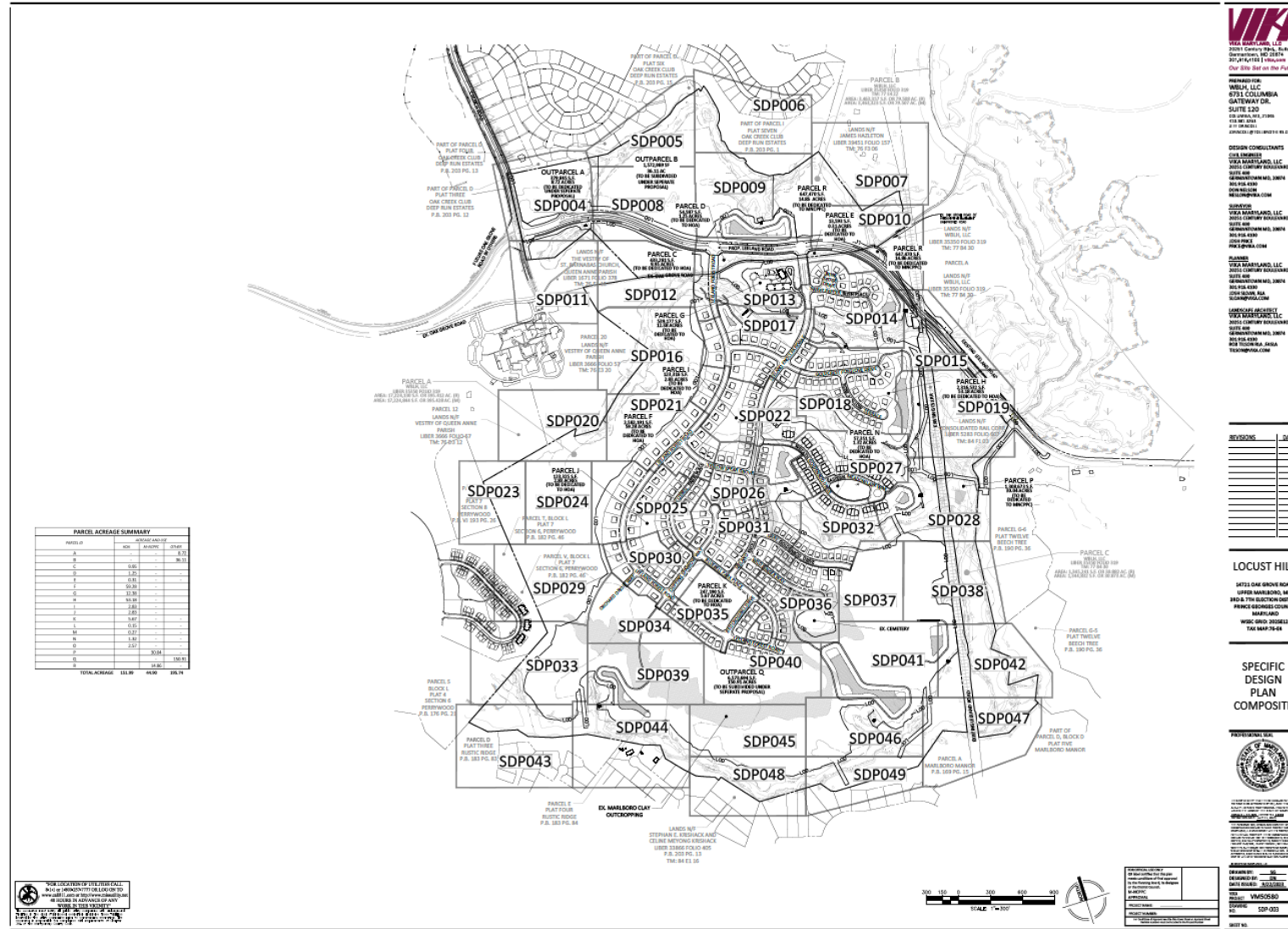
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



SITE PLAN



LANDSCAPE/LIGHTING PLAN



LANDSCAPE MANUAL COMPLIANCE

Table 4.1: Residential Requirements for One-Family Detached Lots and Townhouses

Item	Minimum	Maximum	Notes
1. Lot Area	10,000 sq. ft.	15,000 sq. ft.	
2. Lot Width	30 ft.	40 ft.	
3. Lot Depth	100 ft.	120 ft.	
4. Lot Coverage	10%	20%	
5. Setback	10 ft.	20 ft.	
6. Height	10 ft.	20 ft.	
7. Fencing	4 ft.	6 ft.	
8. Landscaping	10%	20%	
9. Stormwater	10%	20%	
10. Other	10%	20%	

Table 4.2: Buffering Residential Development from Streets

Item	Minimum	Maximum	Notes
1. Street Width	10 ft.	20 ft.	
2. Street Depth	10 ft.	20 ft.	
3. Street Coverage	10%	20%	
4. Street Setback	10 ft.	20 ft.	
5. Street Height	10 ft.	20 ft.	
6. Street Fencing	4 ft.	6 ft.	
7. Street Landscaping	10%	20%	
8. Street Stormwater	10%	20%	
9. Street Other	10%	20%	

Table 4.3: Buffering Incompatible Uses Requirements

Item	Minimum	Maximum	Notes
1. Lot Area	10,000 sq. ft.	15,000 sq. ft.	
2. Lot Width	30 ft.	40 ft.	
3. Lot Depth	100 ft.	120 ft.	
4. Lot Coverage	10%	20%	
5. Setback	10 ft.	20 ft.	
6. Height	10 ft.	20 ft.	
7. Fencing	4 ft.	6 ft.	
8. Landscaping	10%	20%	
9. Stormwater	10%	20%	
10. Other	10%	20%	

Table 4.4: Buffering Residential Development from Streets

Item	Minimum	Maximum	Notes
1. Street Width	10 ft.	20 ft.	
2. Street Depth	10 ft.	20 ft.	
3. Street Coverage	10%	20%	
4. Street Setback	10 ft.	20 ft.	
5. Street Height	10 ft.	20 ft.	
6. Street Fencing	4 ft.	6 ft.	
7. Street Landscaping	10%	20%	
8. Street Stormwater	10%	20%	
9. Street Other	10%	20%	

Table 4.5: Buffering Incompatible Uses Requirements

Item	Minimum	Maximum	Notes
1. Lot Area	10,000 sq. ft.	15,000 sq. ft.	
2. Lot Width	30 ft.	40 ft.	
3. Lot Depth	100 ft.	120 ft.	
4. Lot Coverage	10%	20%	
5. Setback	10 ft.	20 ft.	
6. Height	10 ft.	20 ft.	
7. Fencing	4 ft.	6 ft.	
8. Landscaping	10%	20%	
9. Stormwater	10%	20%	
10. Other	10%	20%	

Table 4.6: Buffering Residential Development from Streets

Item	Minimum	Maximum	Notes
1. Street Width	10 ft.	20 ft.	
2. Street Depth	10 ft.	20 ft.	
3. Street Coverage	10%	20%	
4. Street Setback	10 ft.	20 ft.	
5. Street Height	10 ft.	20 ft.	
6. Street Fencing	4 ft.	6 ft.	
7. Street Landscaping	10%	20%	
8. Street Stormwater	10%	20%	
9. Street Other	10%	20%	

Table 4.7: Buffering Incompatible Uses Requirements

Item	Minimum	Maximum	Notes
1. Lot Area	10,000 sq. ft.	15,000 sq. ft.	
2. Lot Width	30 ft.	40 ft.	
3. Lot Depth	100 ft.	120 ft.	
4. Lot Coverage	10%	20%	
5. Setback	10 ft.	20 ft.	
6. Height	10 ft.	20 ft.	
7. Fencing	4 ft.	6 ft.	
8. Landscaping	10%	20%	
9. Stormwater	10%	20%	
10. Other	10%	20%	

Table 4.8: Buffering Residential Development from Streets

Item	Minimum	Maximum	Notes
1. Street Width	10 ft.	20 ft.	
2. Street Depth	10 ft.	20 ft.	
3. Street Coverage	10%	20%	
4. Street Setback	10 ft.	20 ft.	
5. Street Height	10 ft.	20 ft.	
6. Street Fencing	4 ft.	6 ft.	
7. Street Landscaping	10%	20%	
8. Street Stormwater	10%	20%	
9. Street Other	10%	20%	

Table 4.9: Buffering Incompatible Uses Requirements

Item	Minimum	Maximum	Notes
1. Lot Area	10,000 sq. ft.	15,000 sq. ft.	
2. Lot Width	30 ft.	40 ft.	
3. Lot Depth	100 ft.	120 ft.	
4. Lot Coverage	10%	20%	
5. Setback	10 ft.	20 ft.	
6. Height	10 ft		

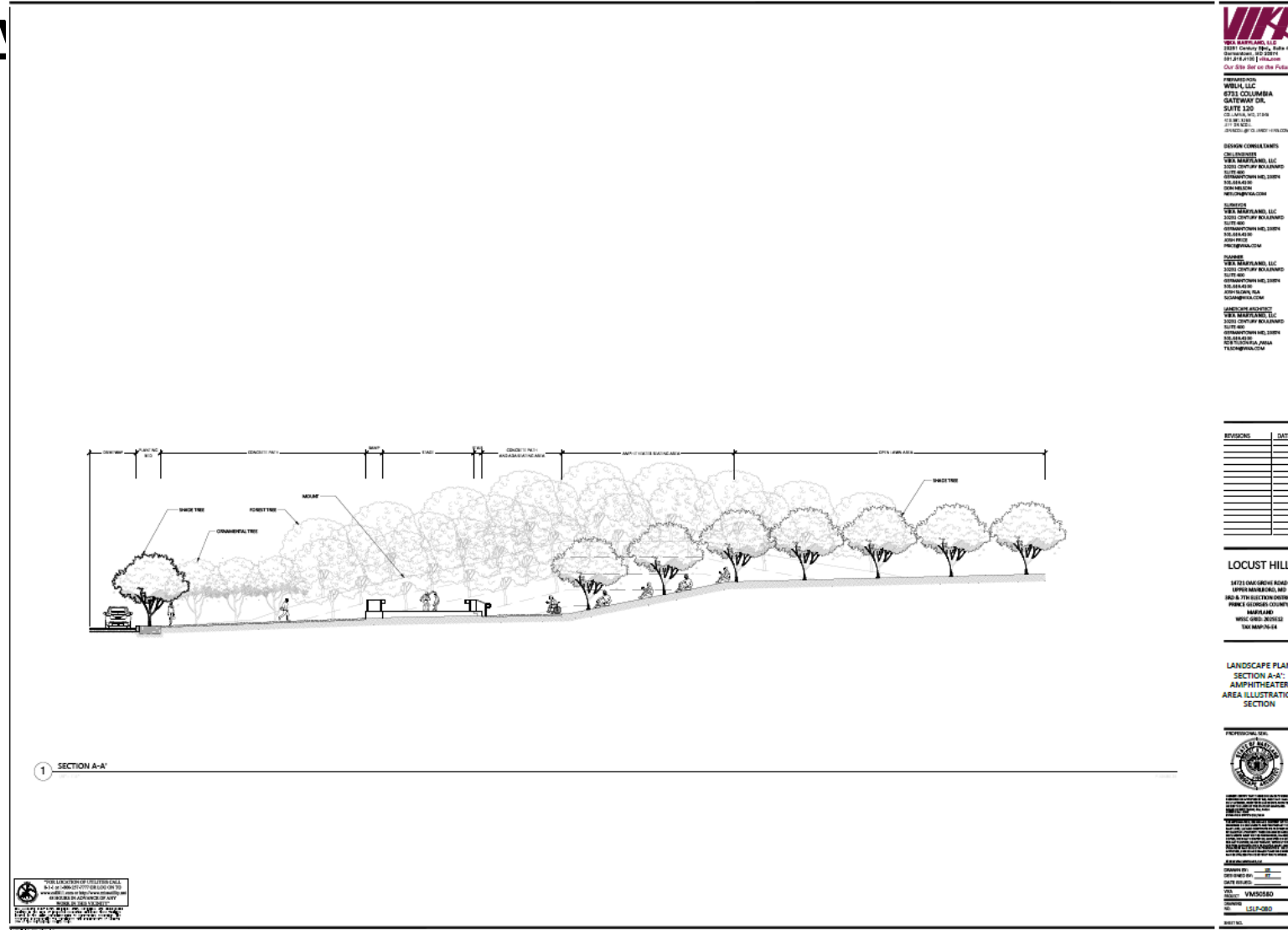
PRIVATE STREET LANDSCAPE MANUAL

COMPLIANCE

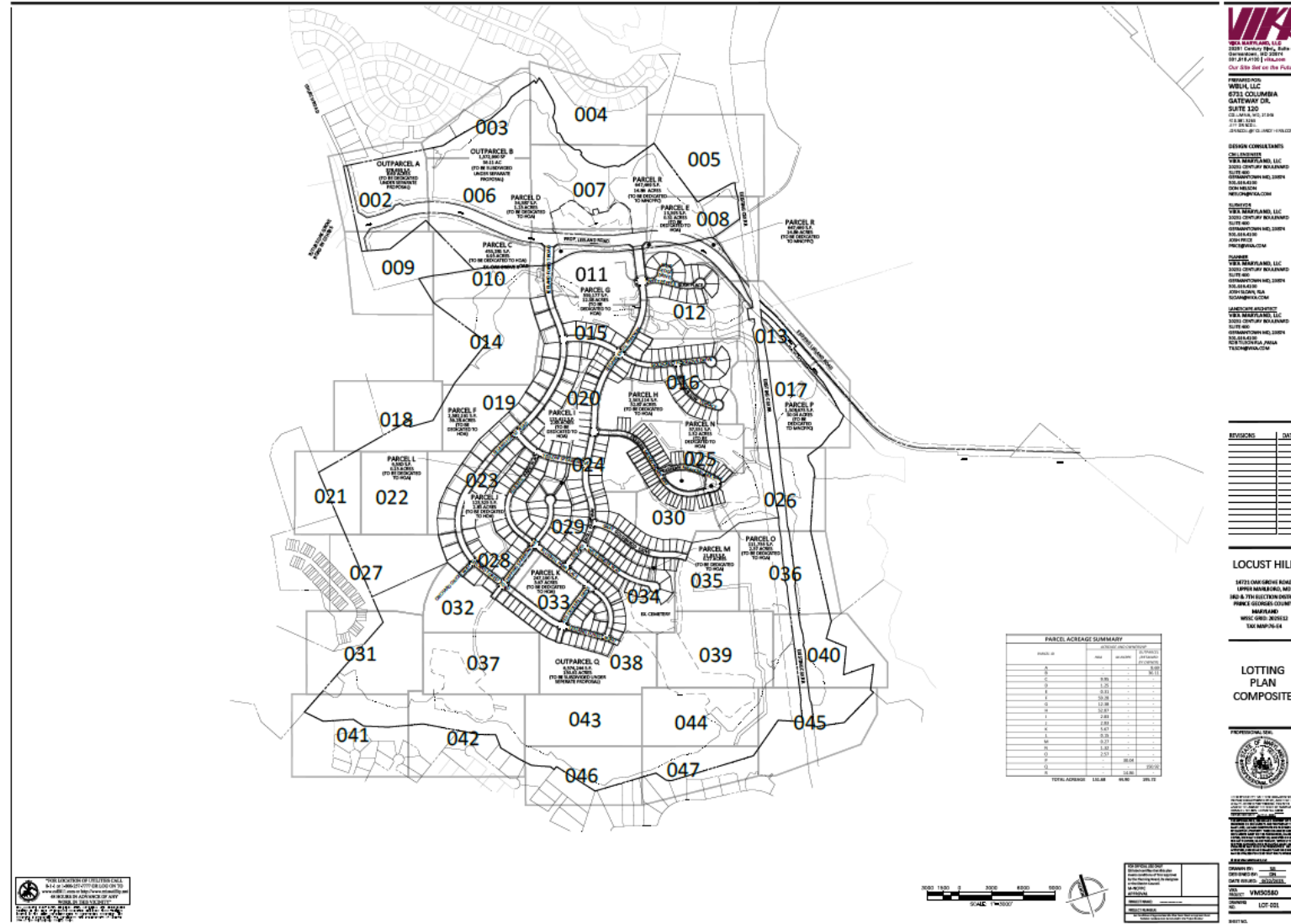


LANDSCAPE PLAN AMPHITHEATER AREA

ILLUSTRATION



LOTTING PLAN COMPOSITE



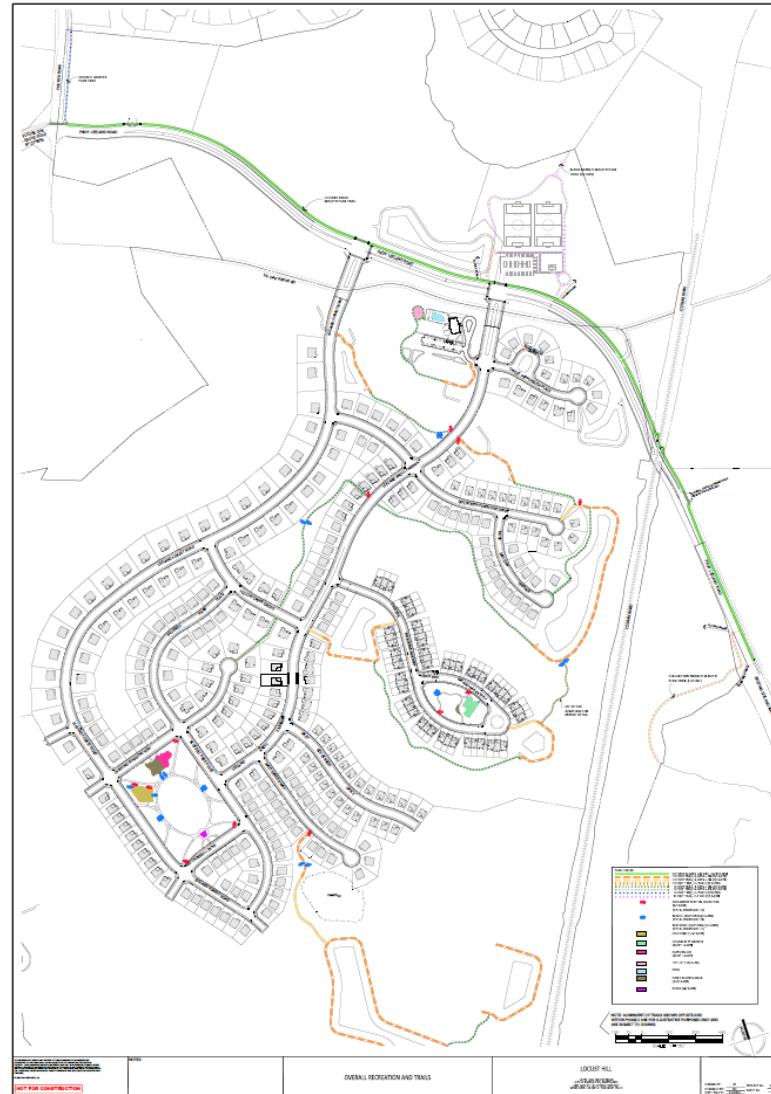
COMPOSITE PMA EXHIBIT



PEDESTRIAN AND CYCLIST CIRCULATION



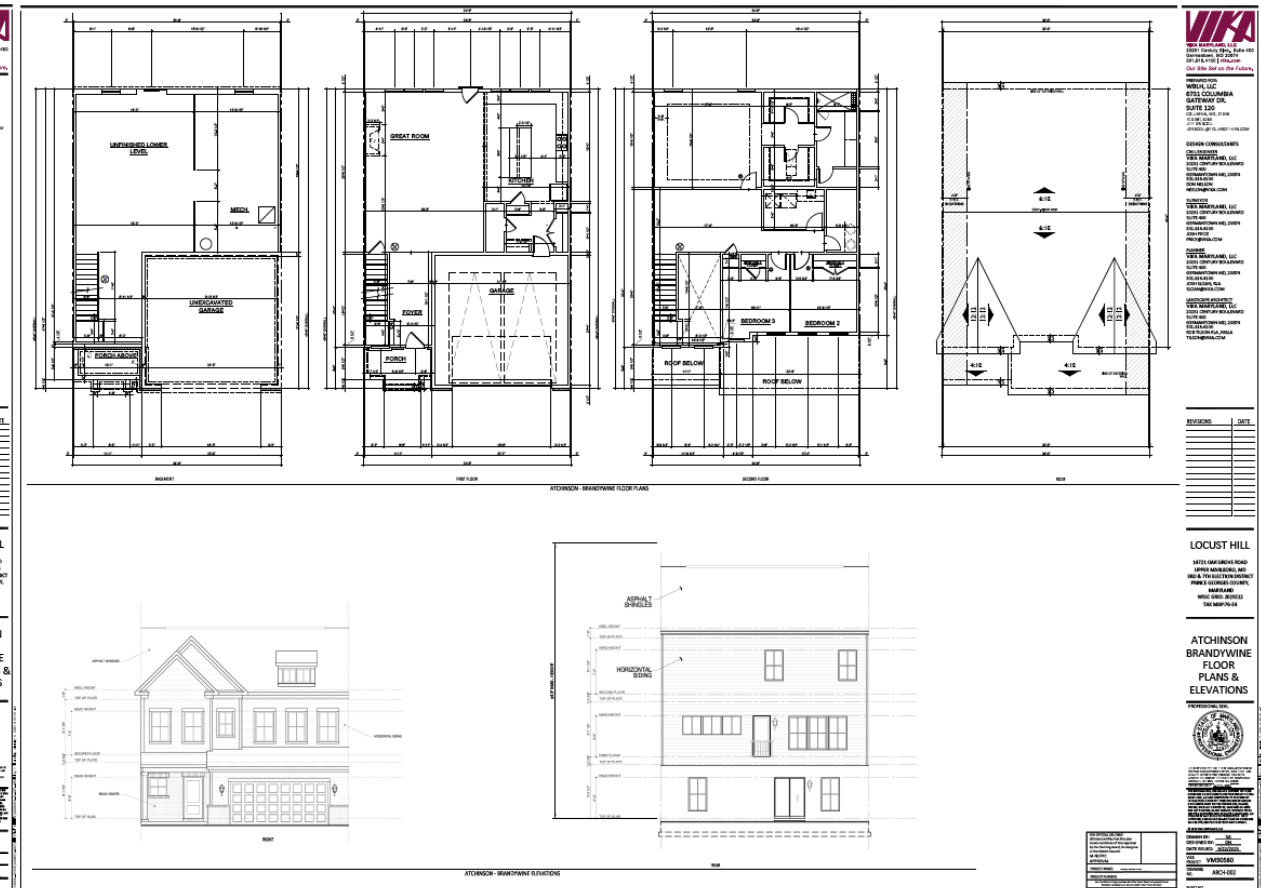
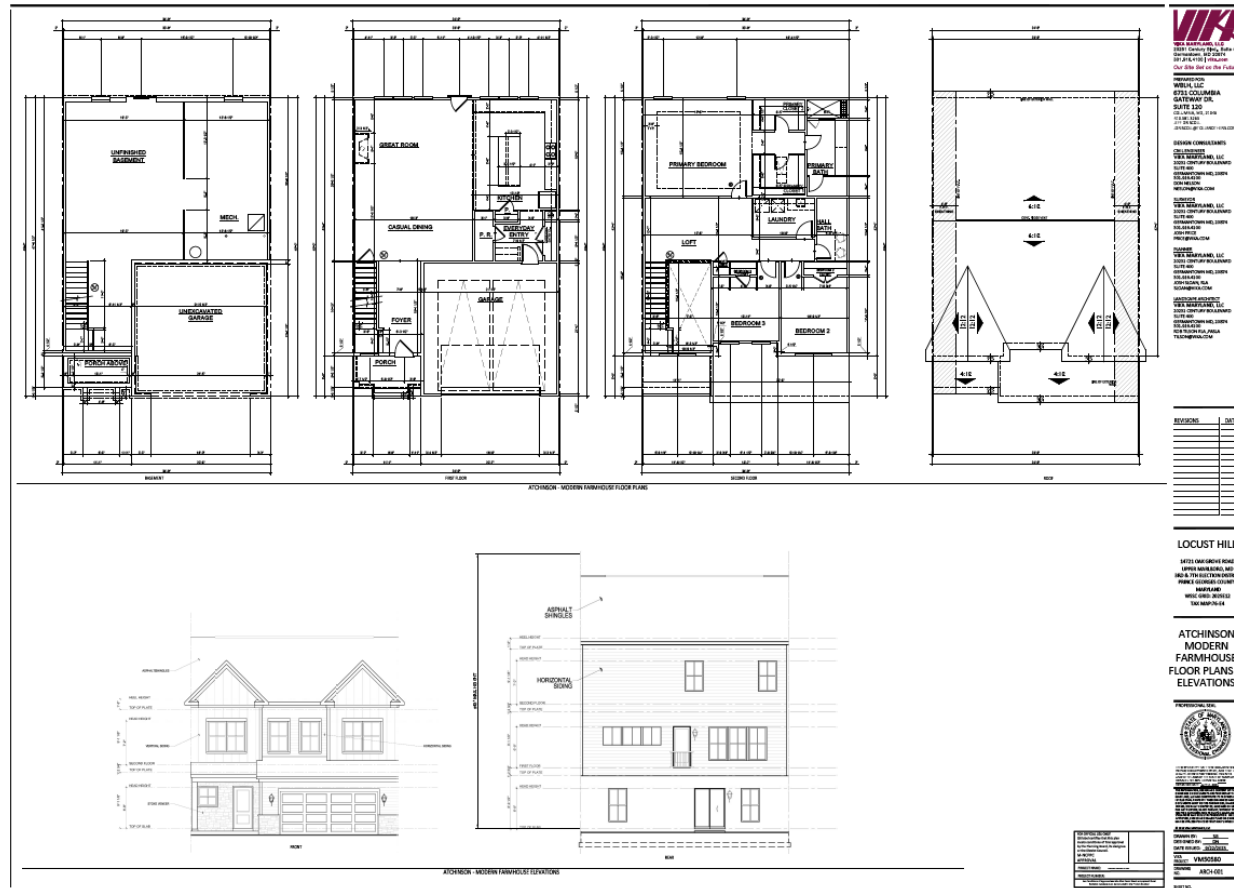
RECREATION AND TRAILS



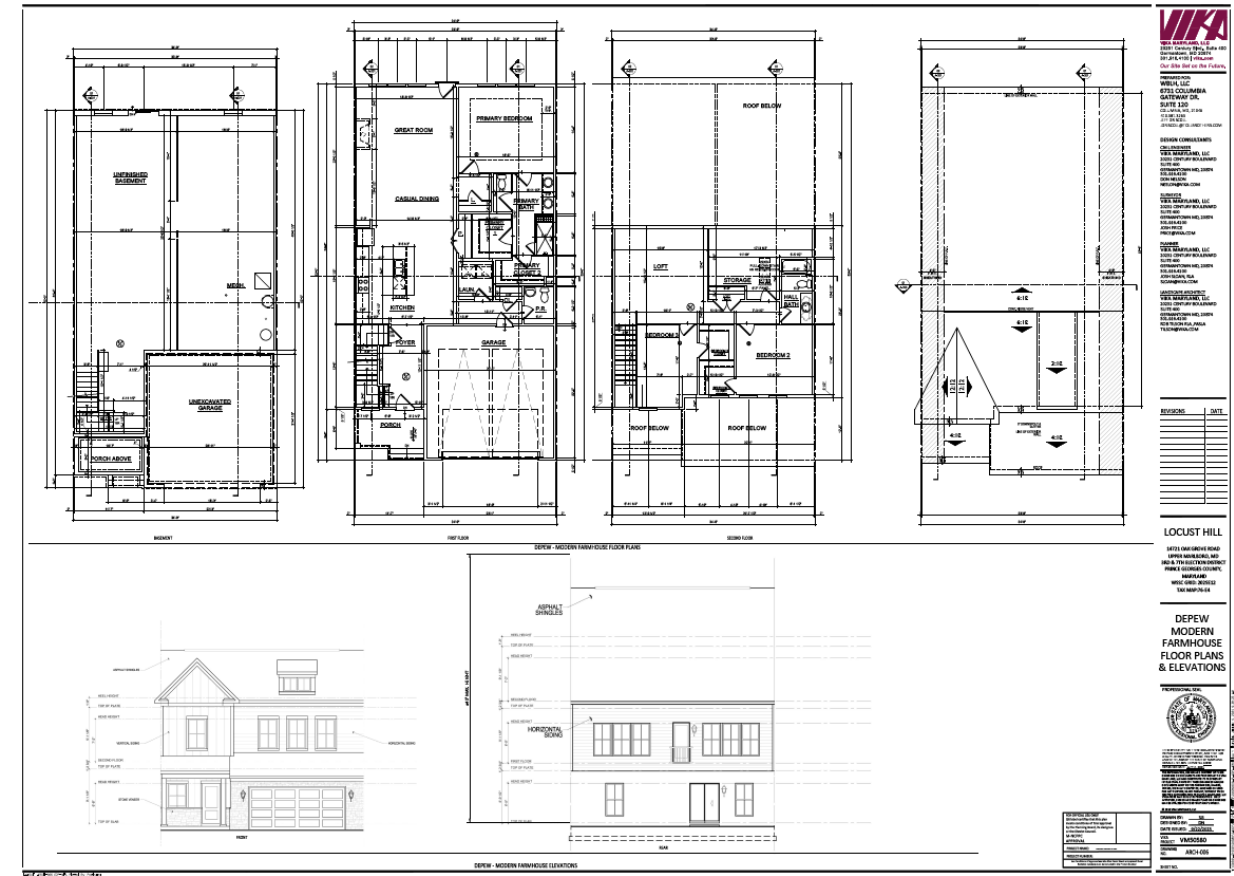
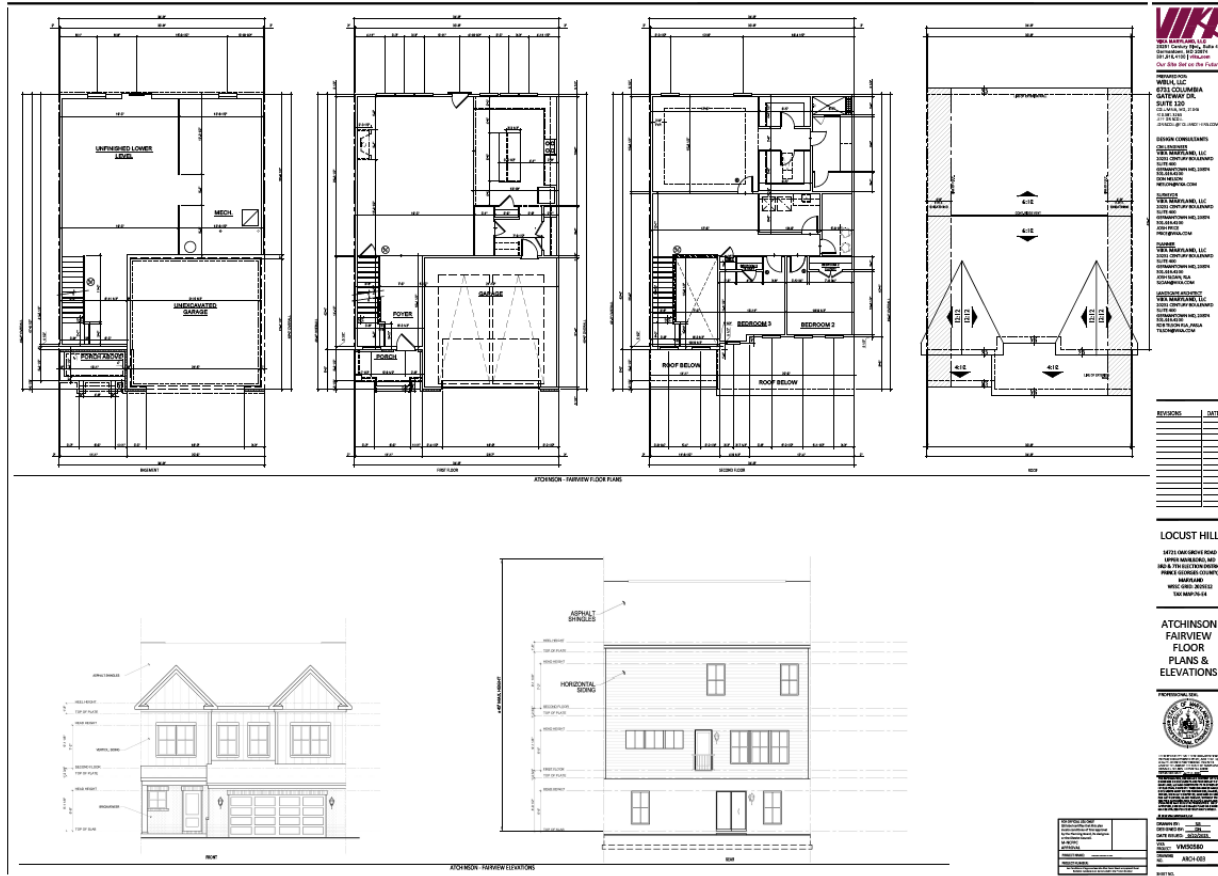
WALLS, MAILBOXES, AND SIGNAGE



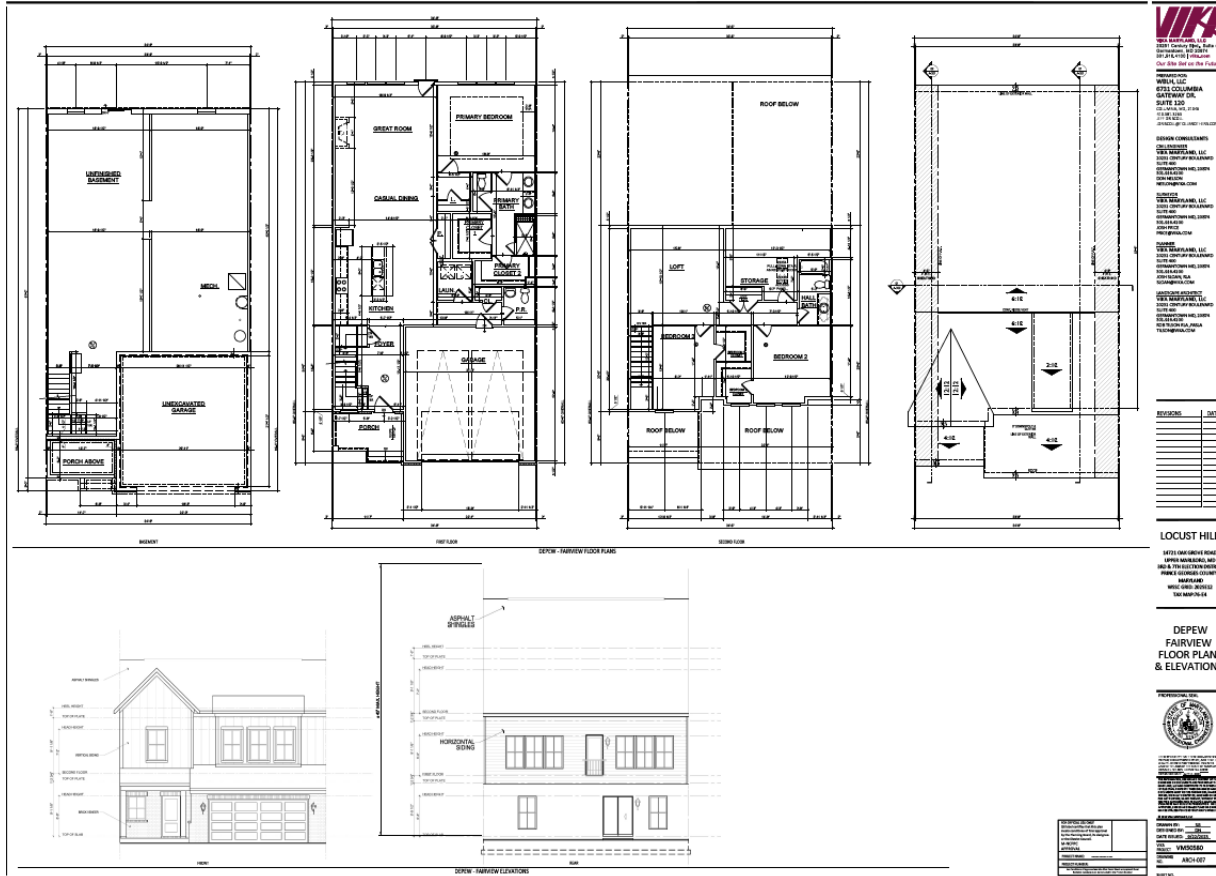
ELEVATION AND FLOOR PLANS



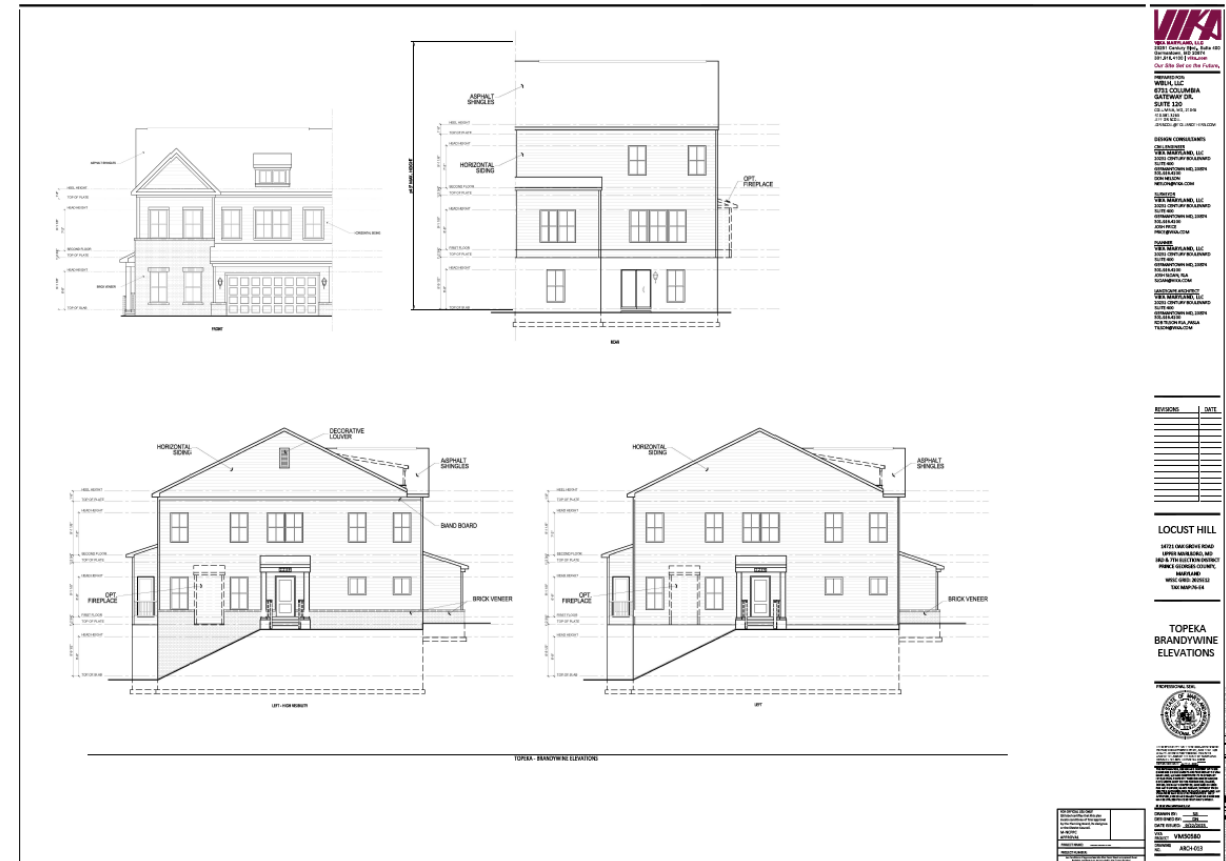
ELEVATION AND FLOOR PLANS



ELEVATION AND FLOOR PLANS



ELEVATIONS



ELEVATIONS



ELEVATION RENDERING



TOPEKA FAIRVIEW

ATCHINSON BRANDYWINE

DEPEW FAIRVIEW

TOPEKA BRANDYWINE

FRONT ELEVATIONS



TOPEKA
MODERN FARMHOUSE

DEPEW
MODERN FARMHOUSE

ATCHINSON
MODERN FARMHOUSE

TOPEKA
FARMHOUSE

REAR ELEVATIONS



TOPEKA
FARMHOUSE

ATCHINSON
MODERN FARMHOUSE

DEPEW
MODERN FARMHOUSE

TOPEKA
MODERN FARMHOUSE

FRONT ELEVATIONS



TOPEKA
BRANDYWINE

DEPEW
FAIRVIEW

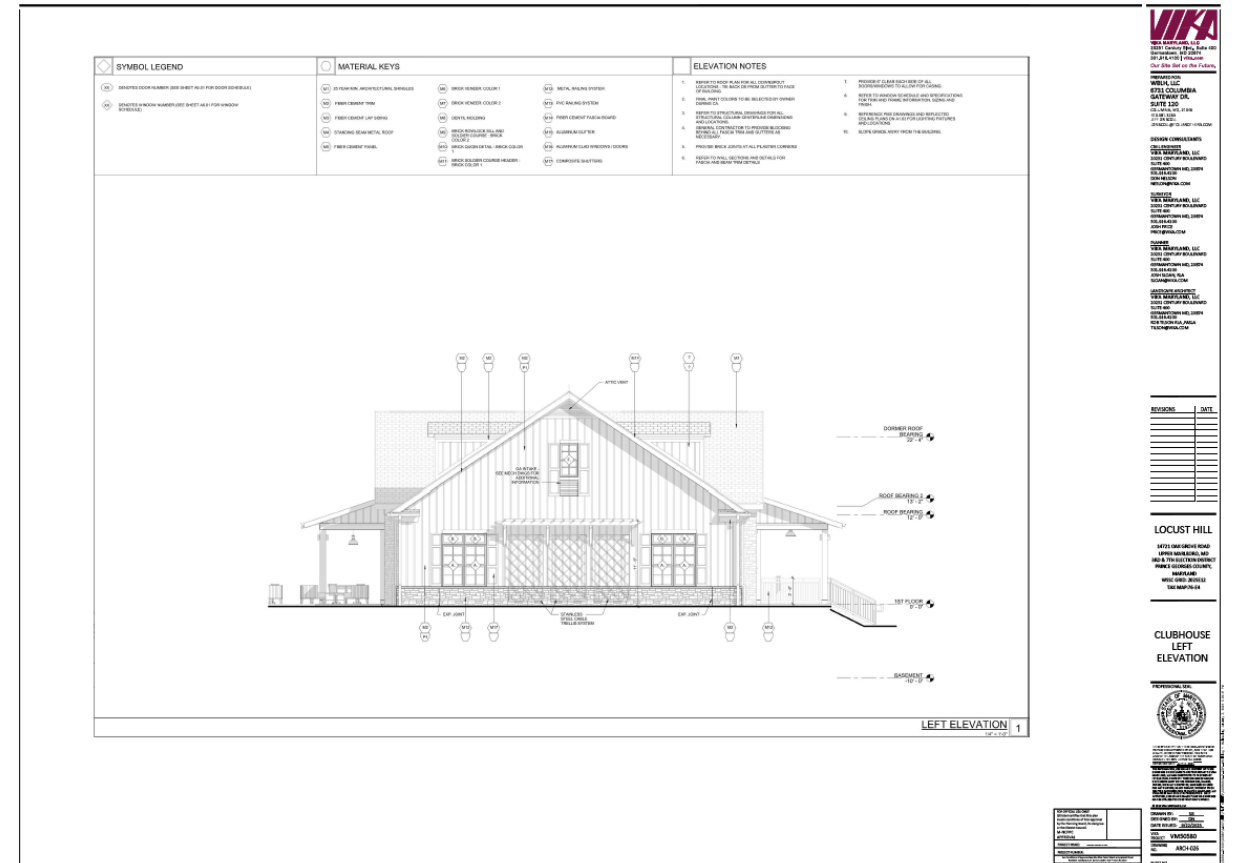
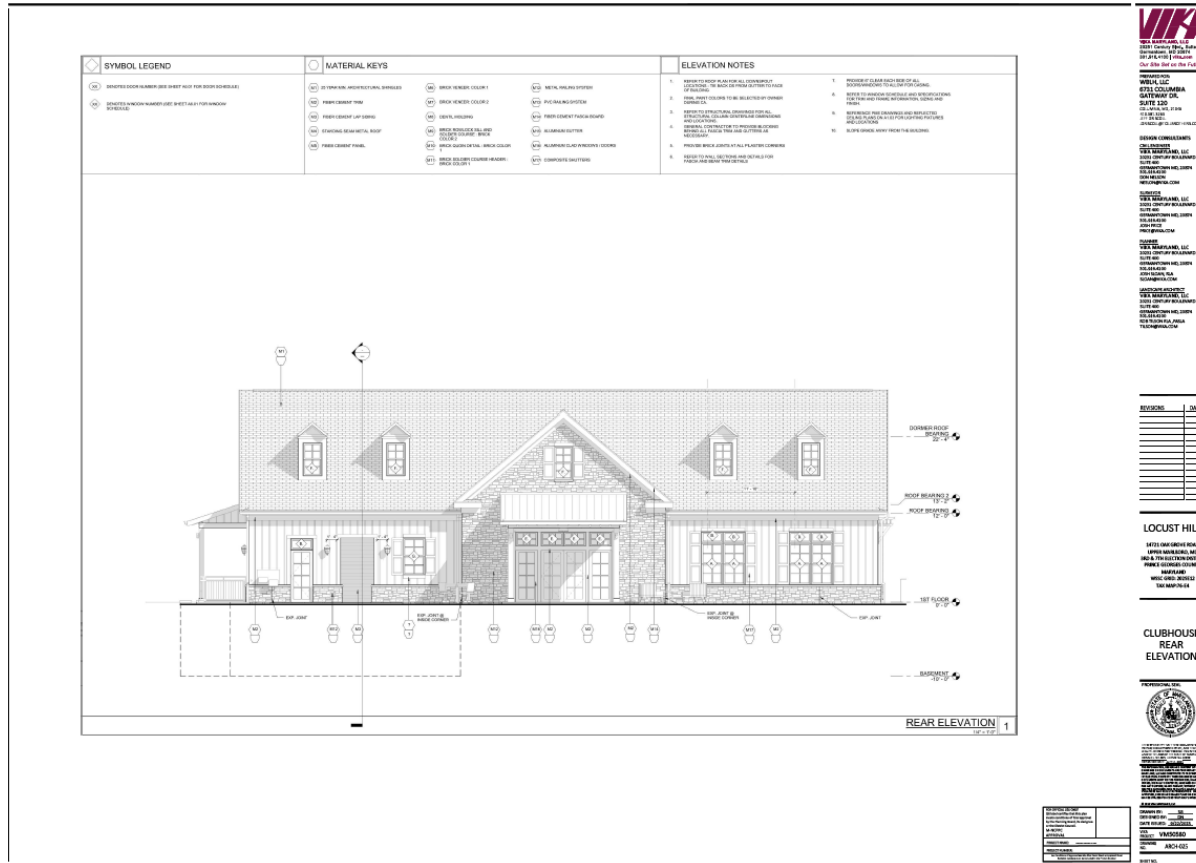
ATCHINSON
BRANDYWINE

TOPEKA
FAIRVIEW

REAR ELEVATIONS

ELEVATION RENDERING

ELEVATION RENDERING



STAFF RECOMMENDATION

[**APPROVAL**/**APPROVAL** with conditions/**DISAPPROVAL**/**DISCUSSION**]

- Conditions
- Conditions

[**Major/Minor**] Issues:

-
-
-

Applicant Required Mailings:

-
-
-