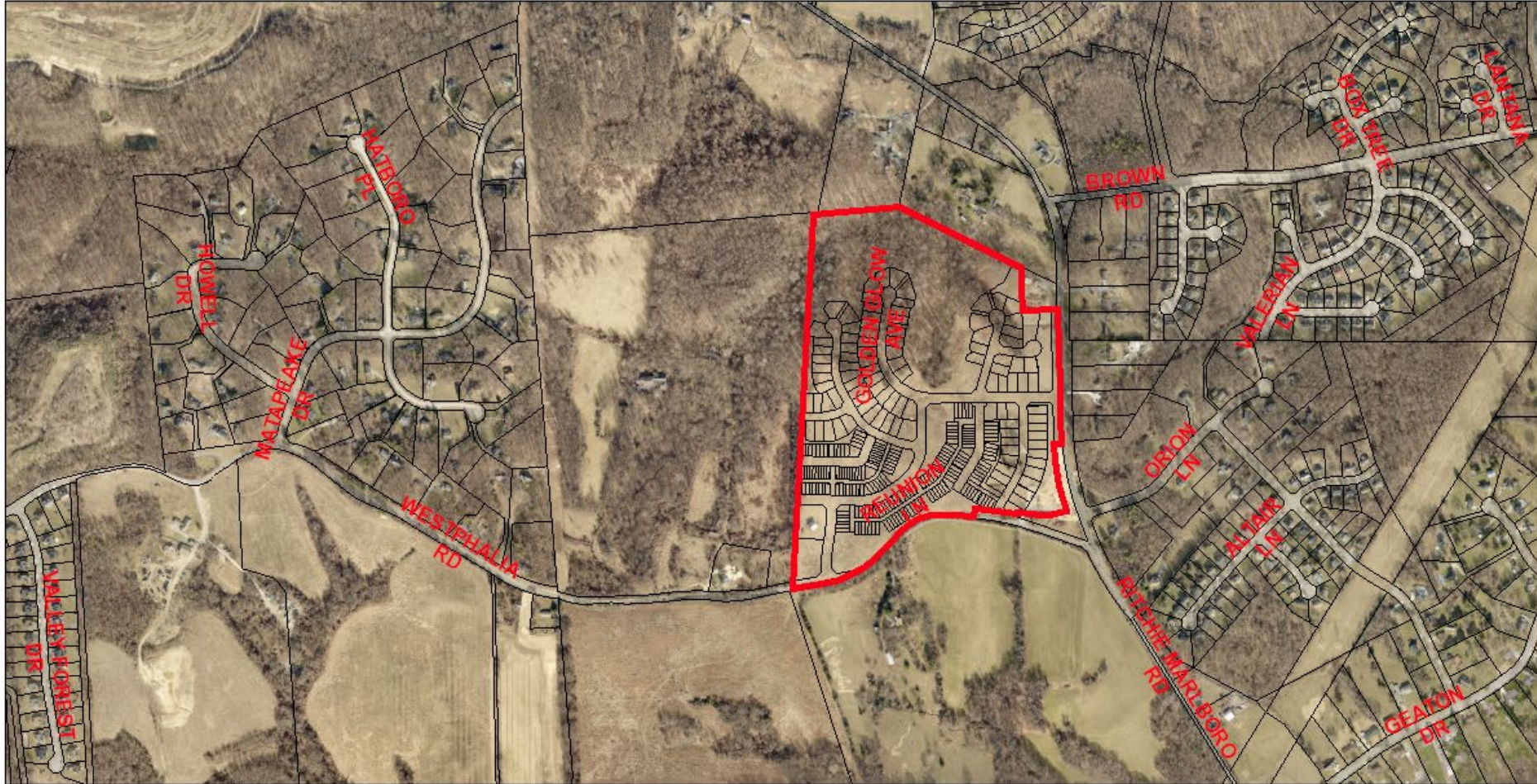


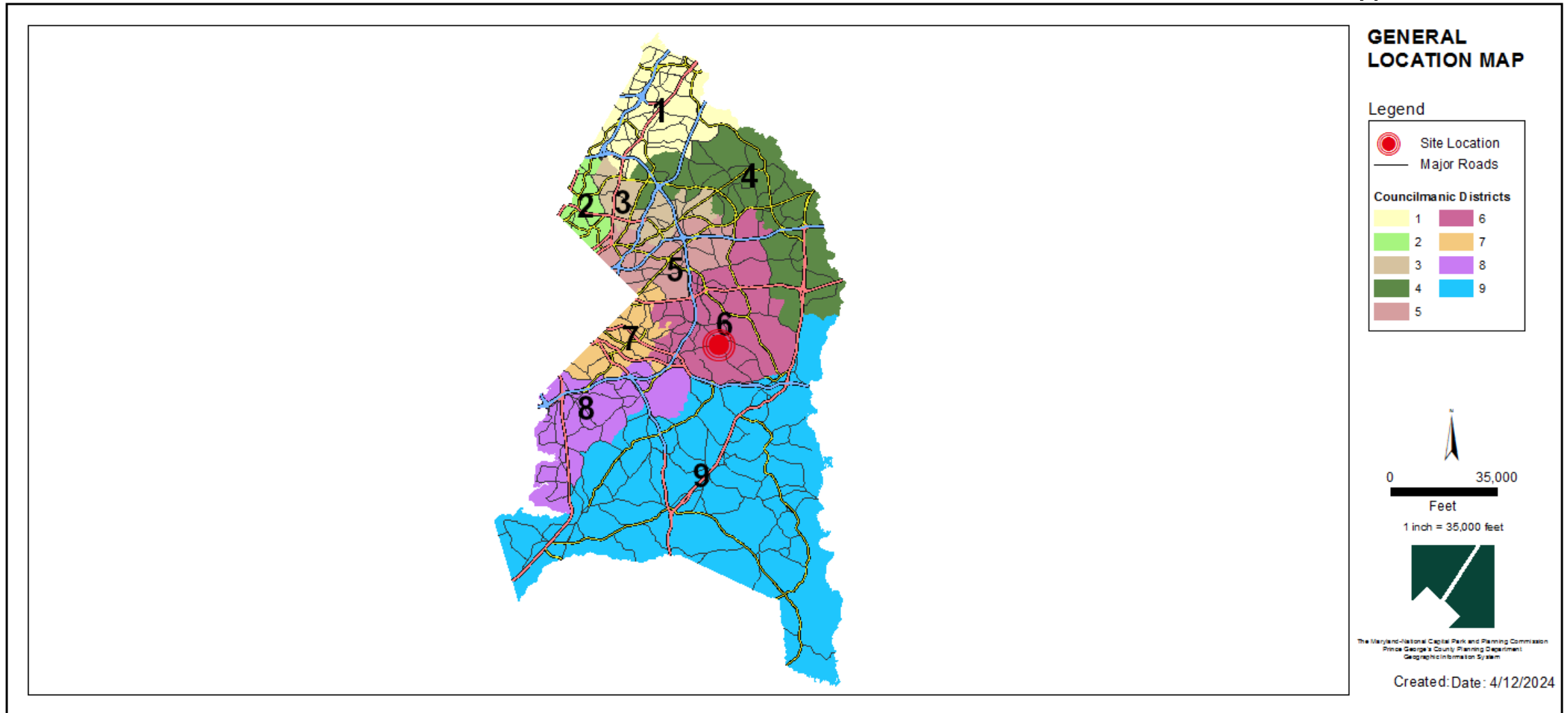
Staff Recommendation: Continuance



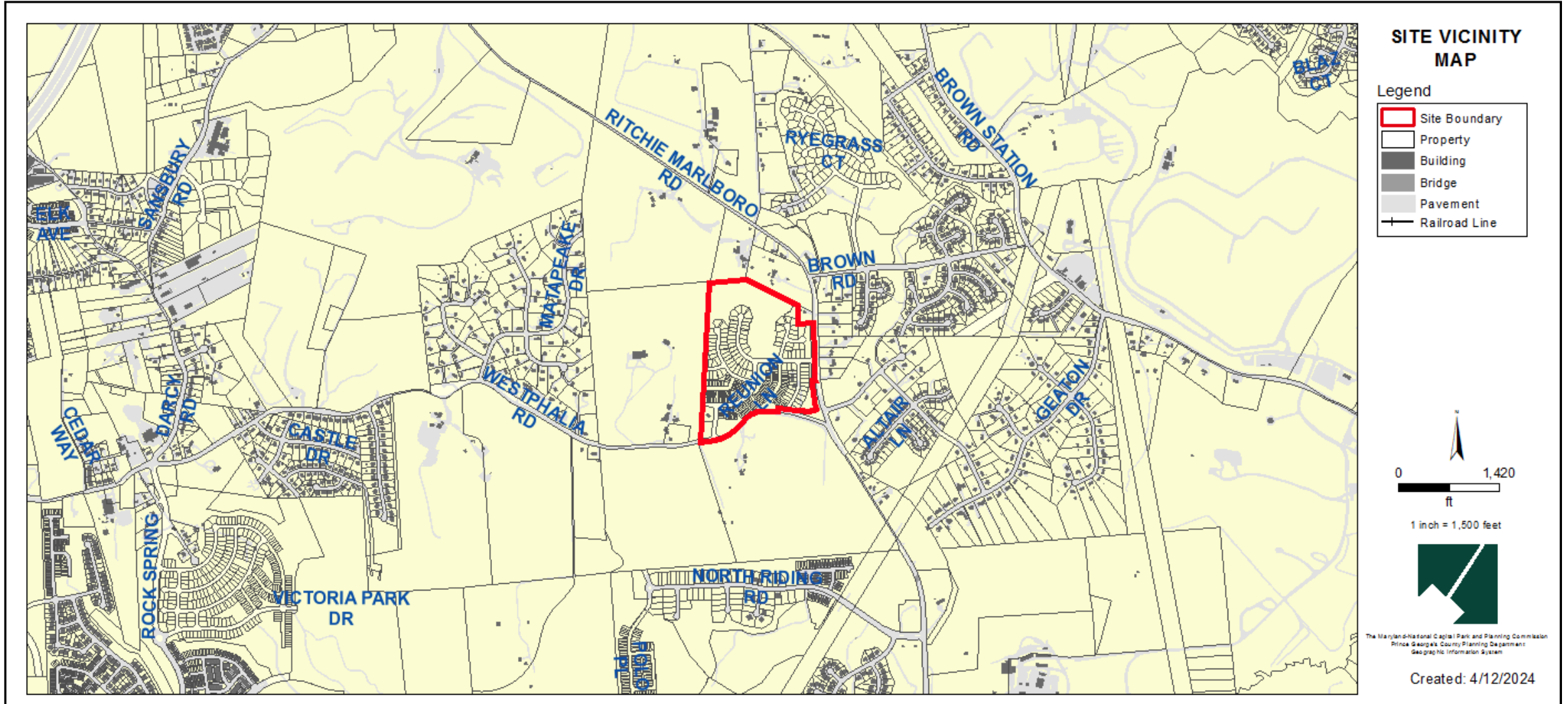
GENERAL LOCATION MAP

Council District: 06

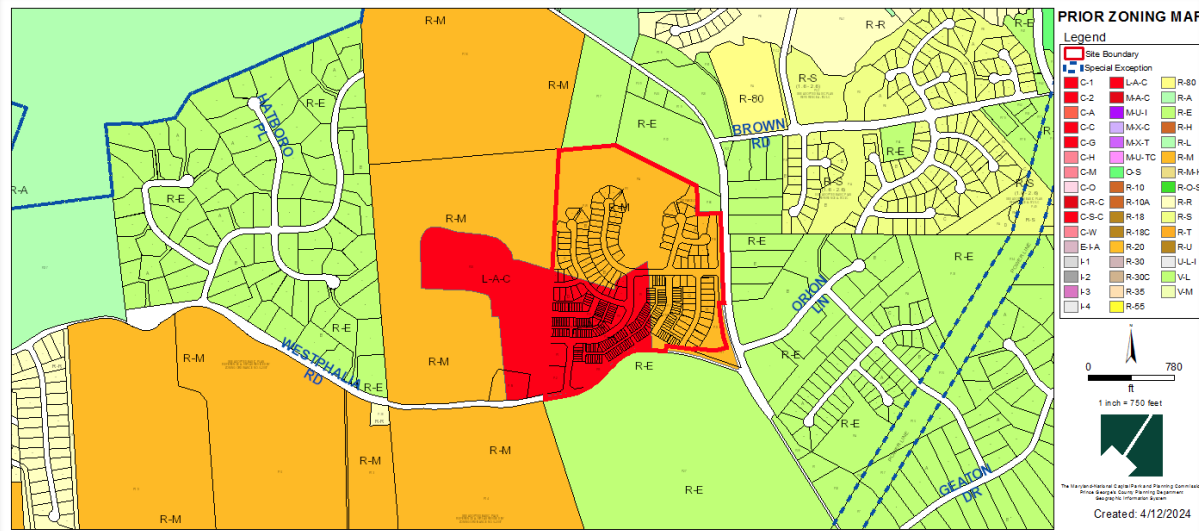
Planning Area: 078



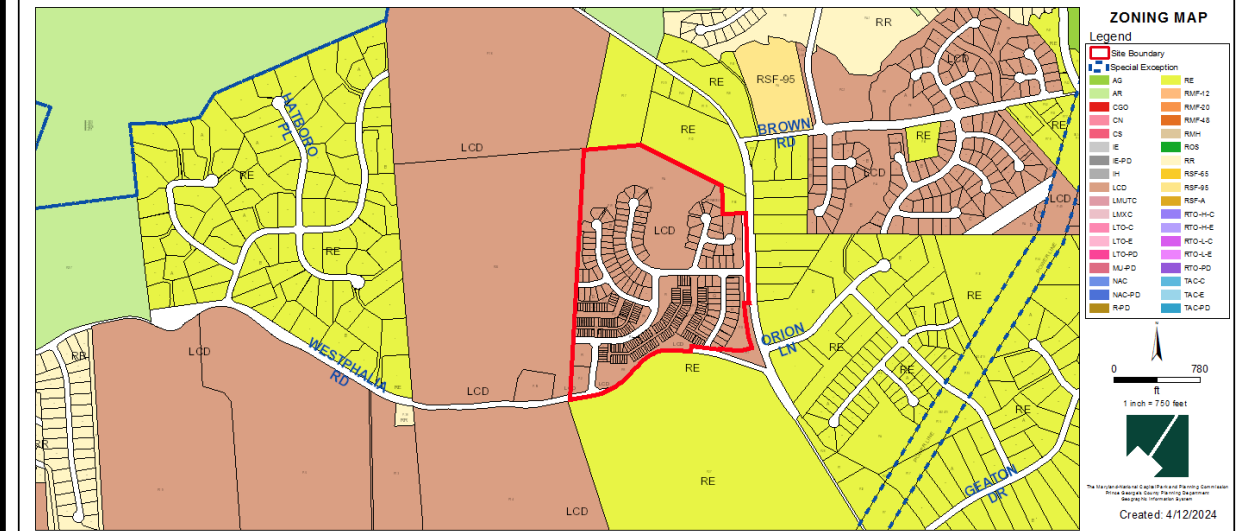
SITE VICINITY MAP



ZONING MAP (PRIOR AND CURRENT)

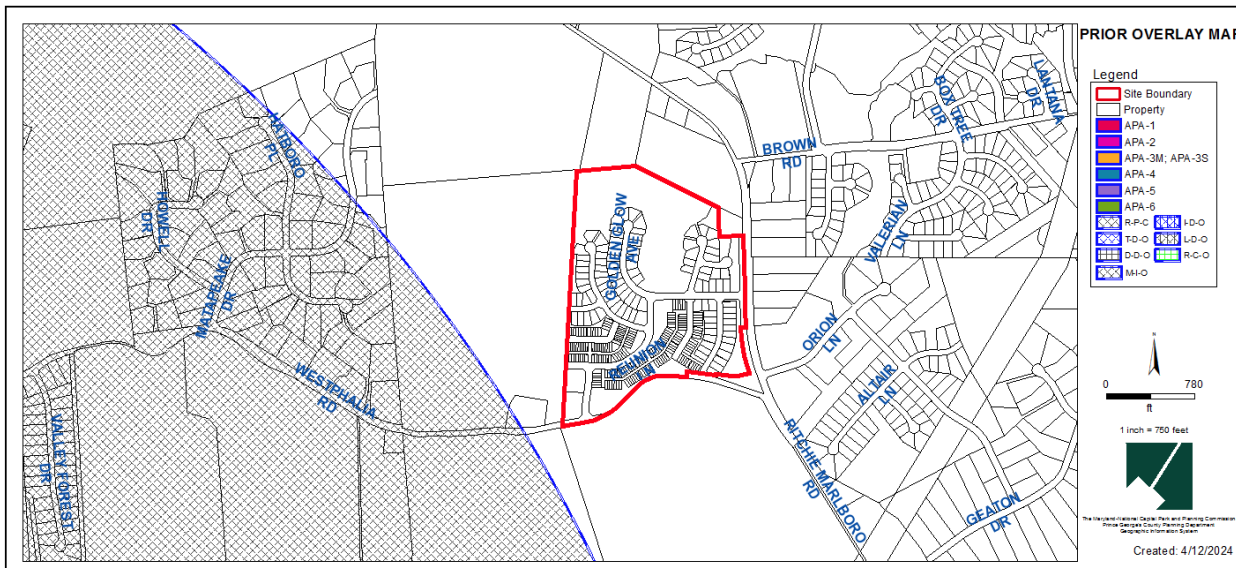


Prior Property Zone: L-A-C / R-M

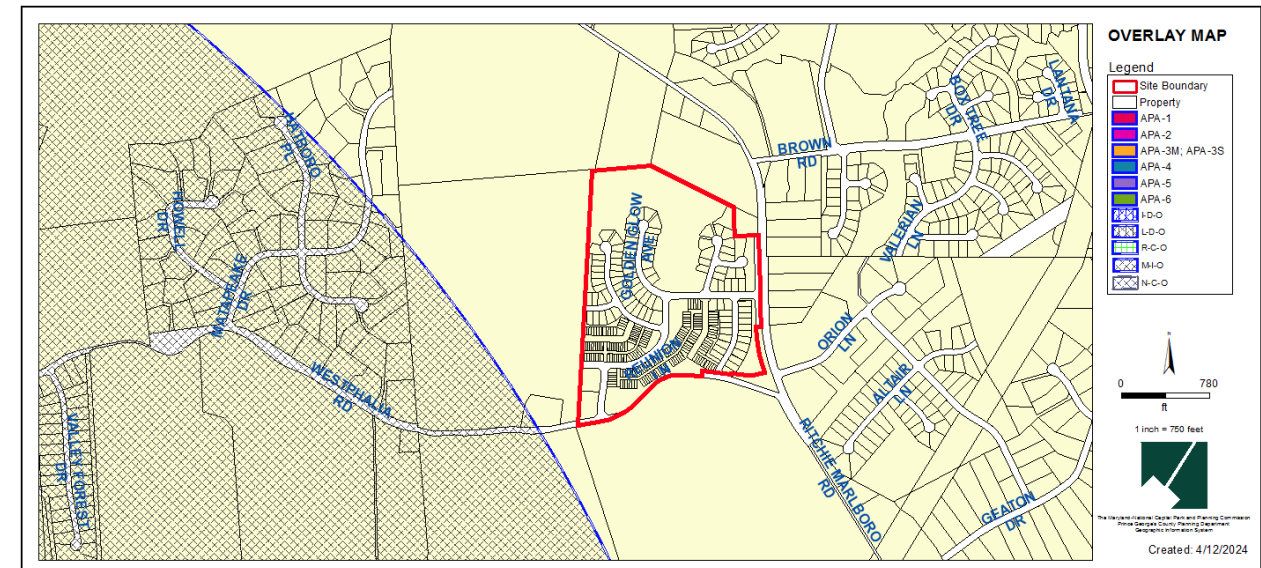


Current Property Zone: LCD

OVERLAY MAP (PRIOR AND CURRENT)

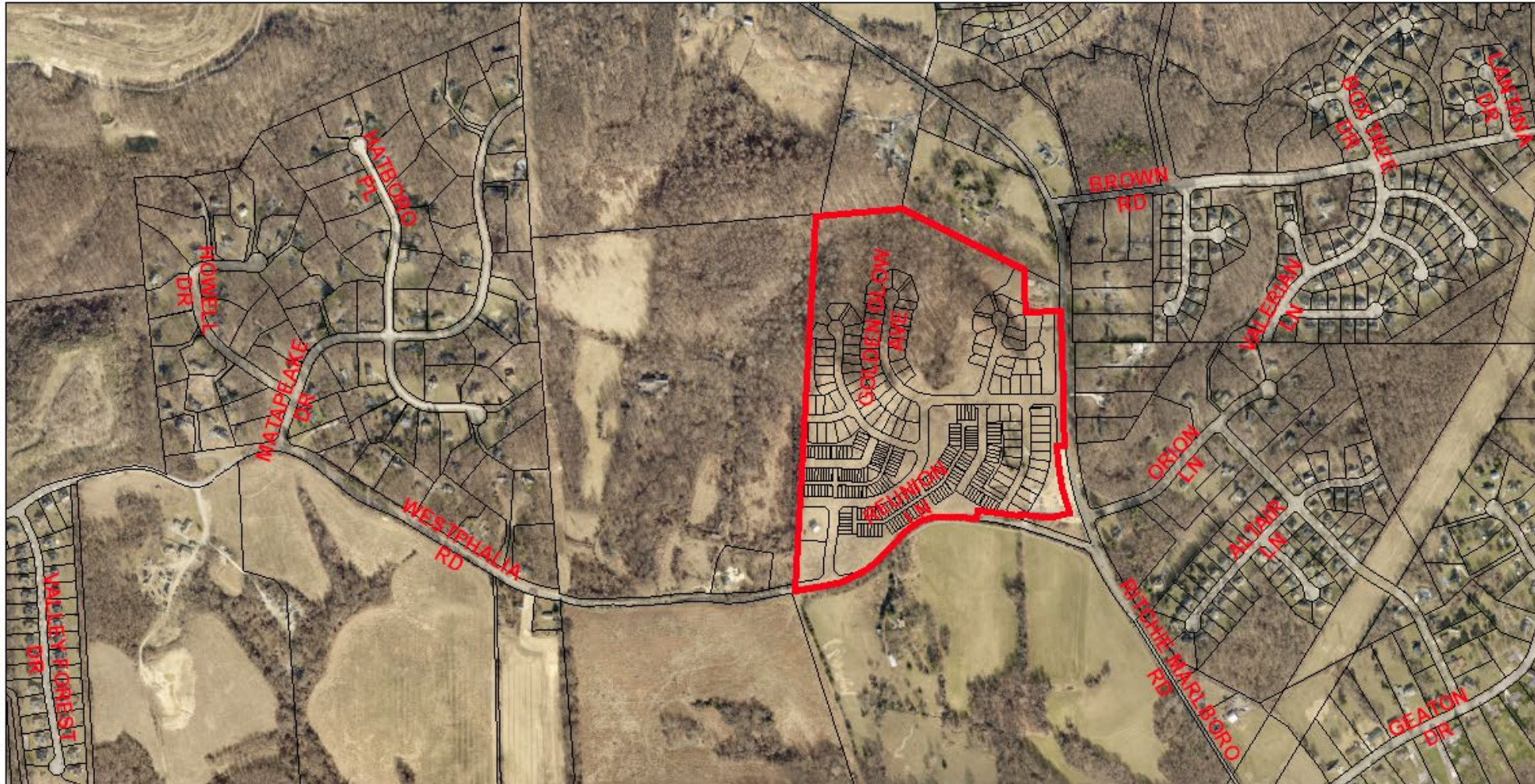


Prior Zone: No Overlay



Current Zone: No Overlay

AERIAL MAP



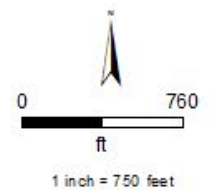
AERIAL MAP

Legend

Site Boundary

Property

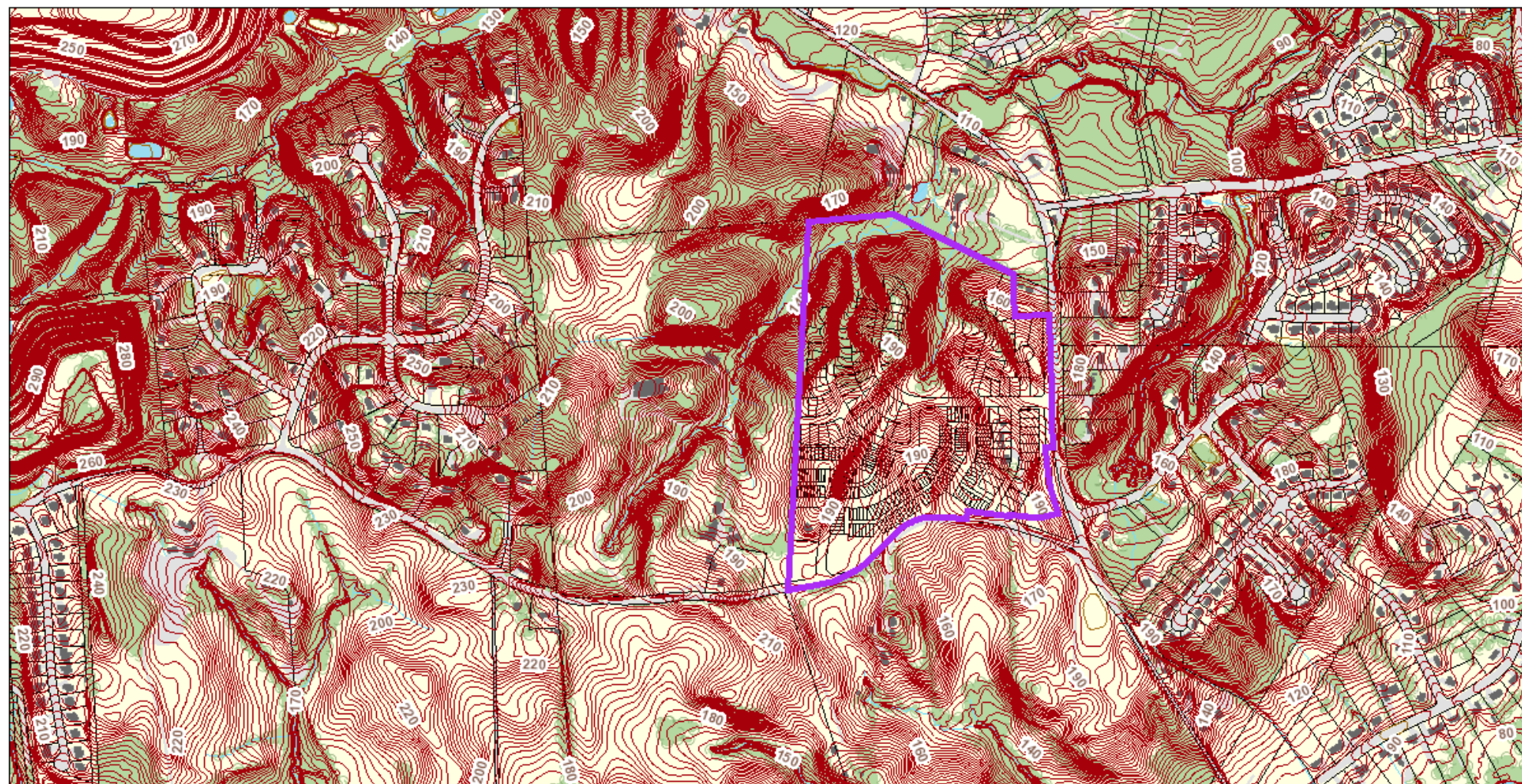
IMAGERY FROM
May 2023



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

Created: 4/12/2024

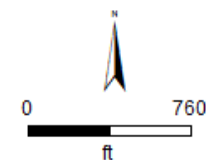
SITE MAP



SITE MAP

Legend

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



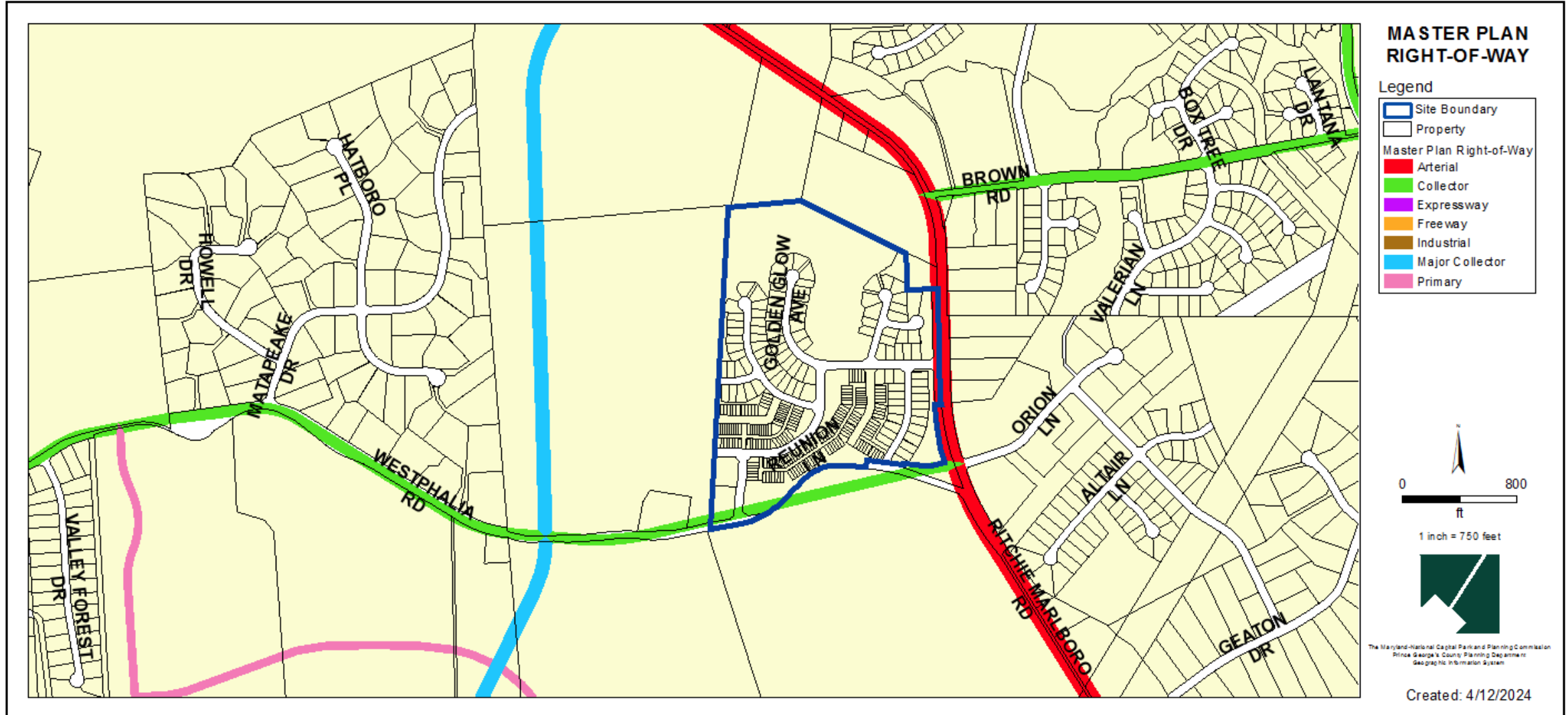
1 inch = 750 feet



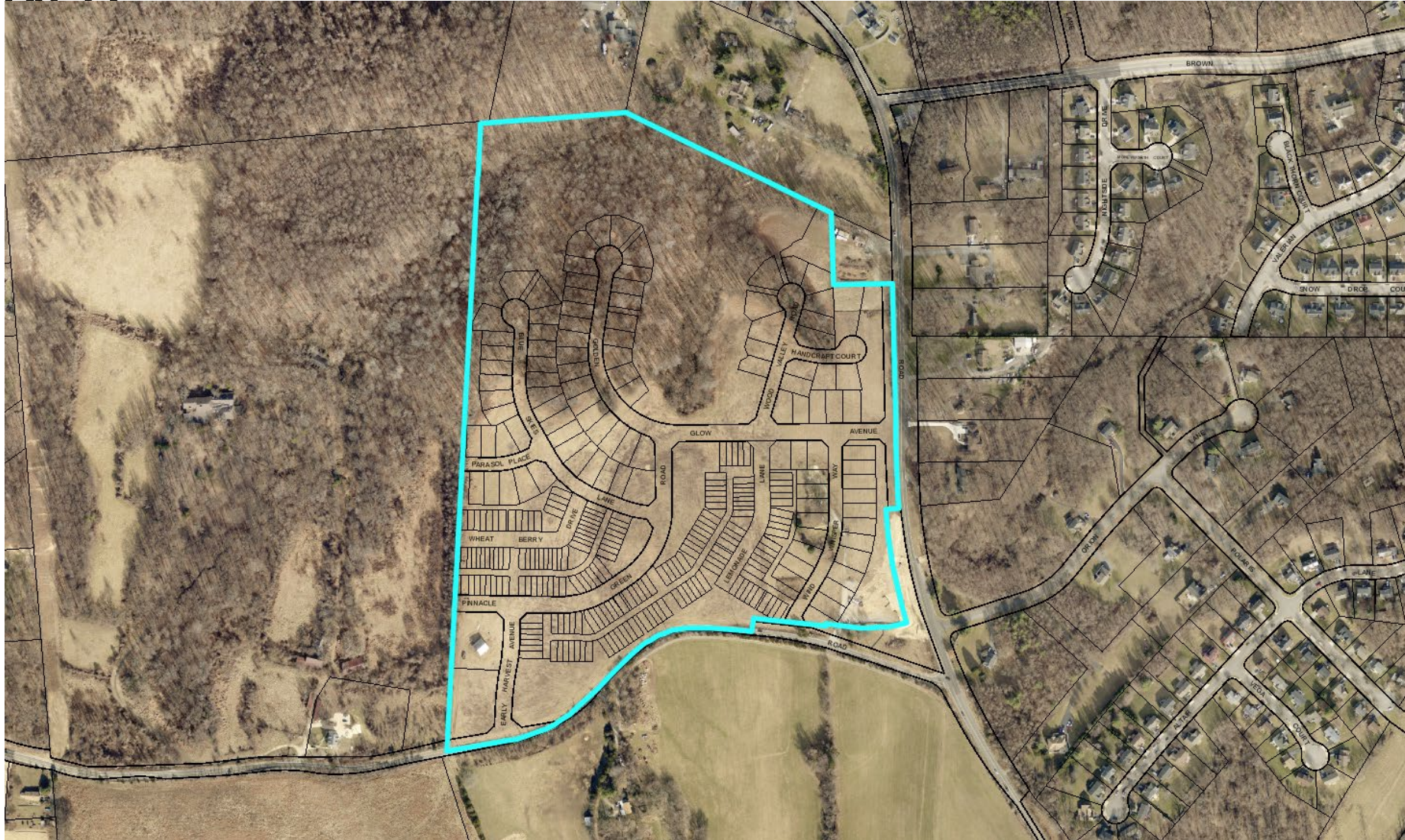
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 4/12/2024

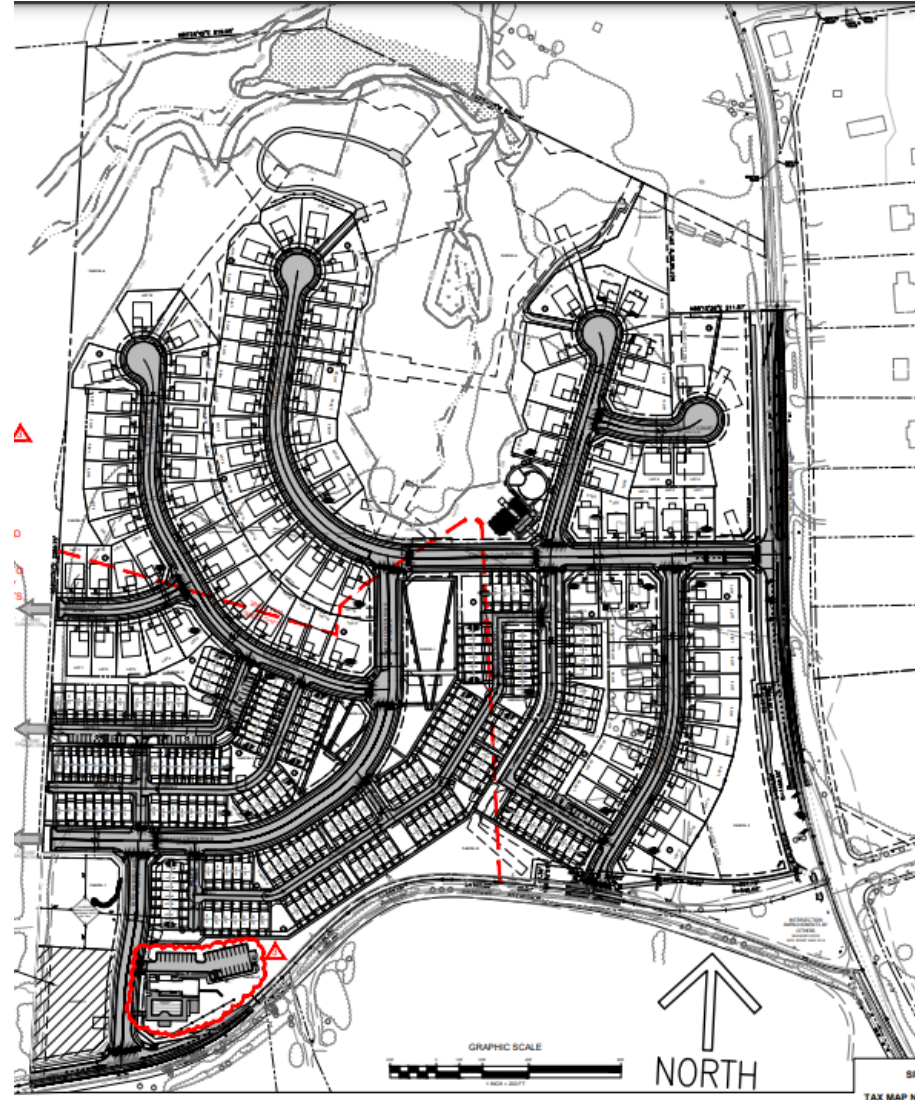
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



SPECIFIC DESIGN PLAN



LANDSCAPE PLAN



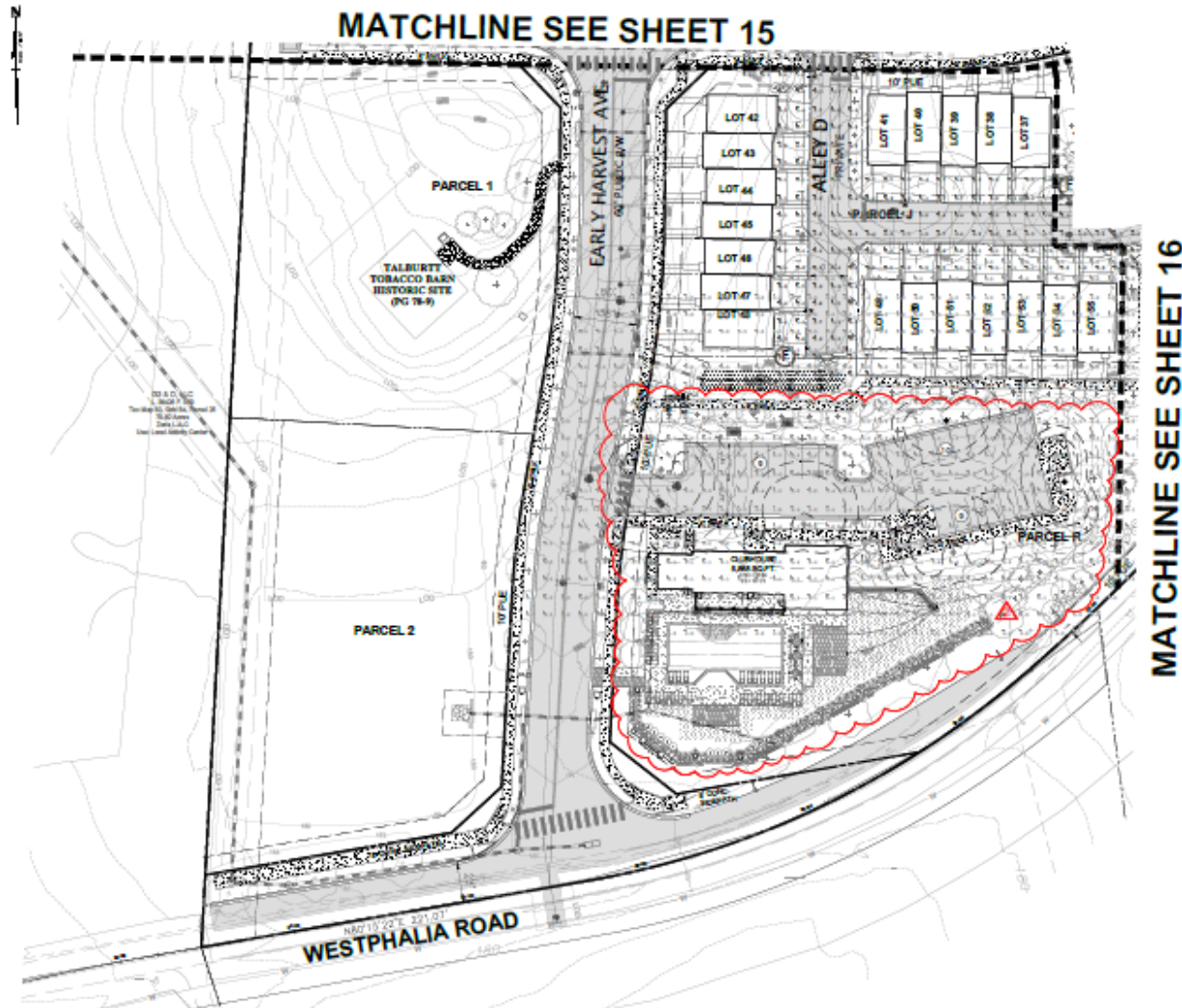
TYPE II TREE CONSERVATION PLAN



STATE FOREST CONSERVATION ACT REPORTING EXHIBIT

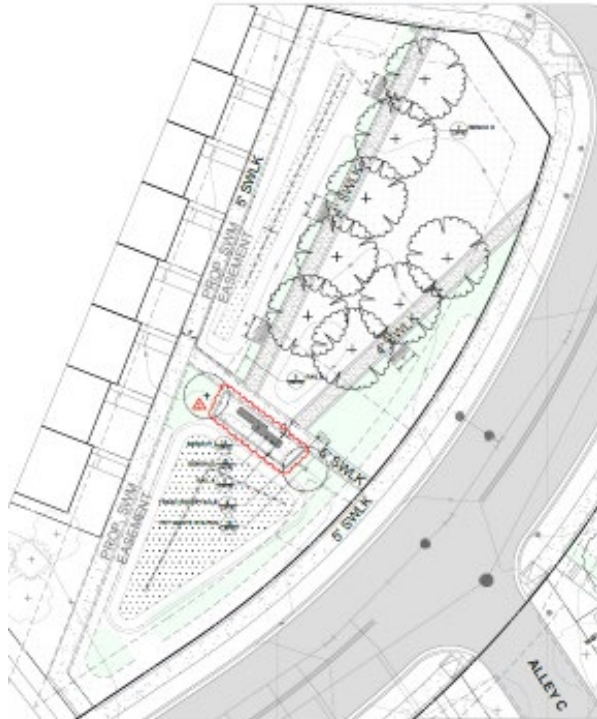


PHOTOMETRIC PLAN





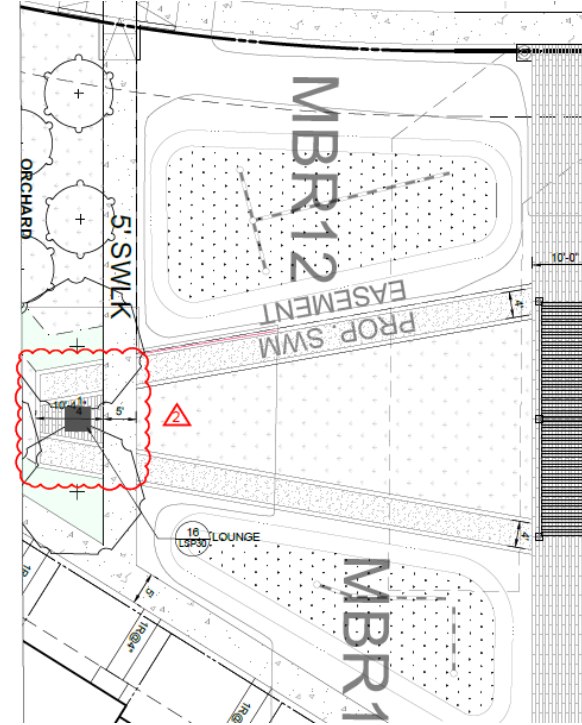
RECREATIONAL FACILITIES



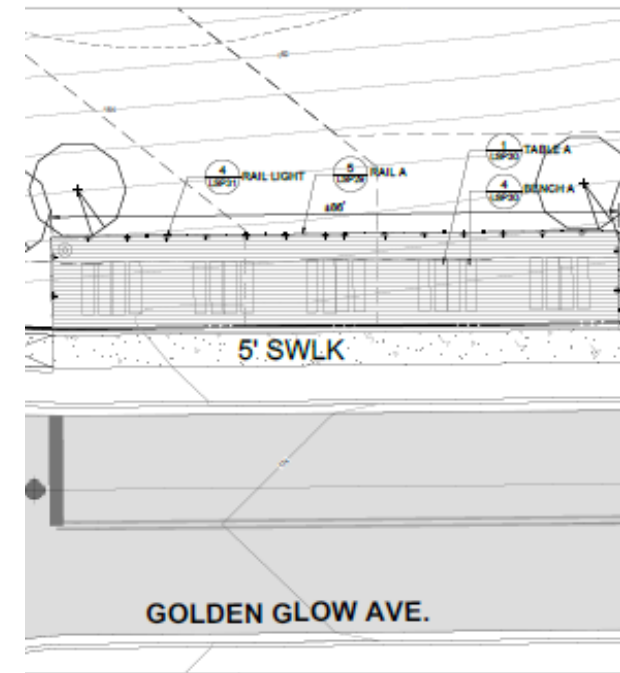
OVERLOOK PARK SOUTH
AND PINNACLE GREEN



TREE TOP PARK

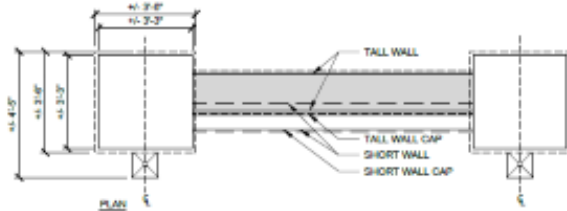
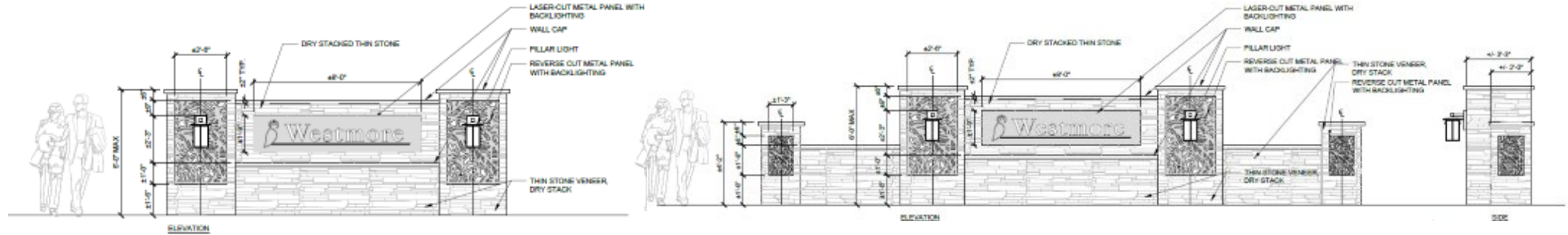


OVERLOOK PARK NORTH



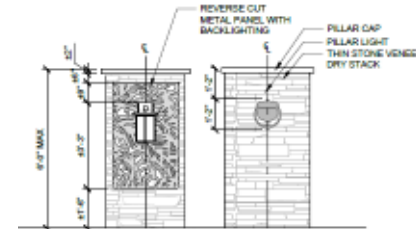
GOLDEN GLOW OVERLOOK

SIGNAGE DETAILS

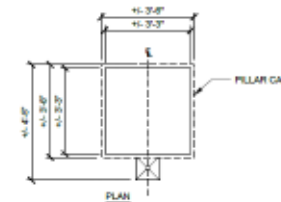


1 PRIMARY ENTRANCE SIGN A
10' - 1'-0"

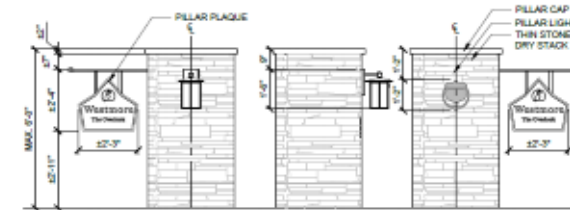
QTY.	SIGN FACE DIM.	SIGN AREA (50%)	TYPE	HEIGHT	LIGHTING
2	1.75' x 8' = 14sf	7sf	Primary Entrance	8'-0"	Backlighting



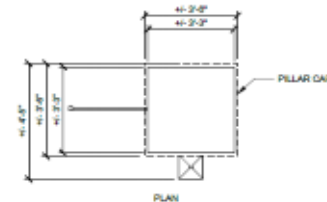
FRONT ELEVATION REAR ELEVATION



PLAN



FRONT ELEVATION SIDE ELEVATION REAR ELEVATION



PLAN

2 PRIMARY ENTRANCE SIGN B
10' - 1'-0"

QTY.	SIGN FACE DIM.	SIGN AREA (50%)	TYPE	HEIGHT	LIGHTING
1	1.75' x 8' = 14sf	7sf	Primary Entrance	8'-0"	Backlighting



4 SECONDARY ENTRANCE PILLAR
10' - 1'-0"



5 TERTIARY ENTRANCE PILLAR
10' - 1'-0"

QTY.	SIGN FACE DIM.	SIGN AREA (50%)	TYPE	HEIGHT	LIGHTING
3	Irregular Shape, Total SF = 3 sf	1.5 sf	Tertiary Entrance	5'-3"	Up-lighting



CLUBHOUSE ELEVATIONS



FRONT (NORTH) ELEVATION
Scale: 1/8" = 1'-0"



REAR (SOUTH) ELEVATION
Scale: 1/8" = 1'-0"

Materials List
Roof: Asphalt Shingle - Charcoal gray
Siding: Hardie Board and Batten, light gray
Trim: White w/ black accents
Window Frame: White
Water table: LedgeStone - Black Bundle

Clubhouse at Preserve
Drawing for illustrative purposes only
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30 January 2024

Materials List
Roof: Asphalt Shingle - Charcoal gray
Siding: Hardie Board and Batten
Trim: White w/ black accents
Window Frame: White
Water table: LedgeStone - Black Bundle

Clubhouse at Preserve
Drawing for illustrative purposes only
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30 January 2024



SIDE (EAST) ELEVATION
Scale: 1/8" = 1'-0"



SIDE (WEST) ELEVATION
Scale: 1/8" = 1'-0"

Materials List
Roof: Asphalt Shingle - Charcoal gray
Siding: Hardie Board and Batten
Trim: White w/ black accents
Window Frame: White
Water table: LedgeStone - Black Bundle

Clubhouse at Preserve
Drawing for illustrative purposes only
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30 January 2024

Materials List
Roof: Asphalt Shingle - Charcoal gray
Siding: Hardie Board and Batten
Trim: White w/ black accents
Window Frame: White
Water table: LedgeStone - Black Bundle

Clubhouse at Preserve
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30 January 2024

CLUBHOUSE ELEVATIONS



STAFF RECOMMENDATION

APPROVAL of Continuance

Major/Minor Issues:

- None

Applicant Required Mailings:

- Information Mailing: 10/23/2023
- Acceptance Mailing: 2/26/2024