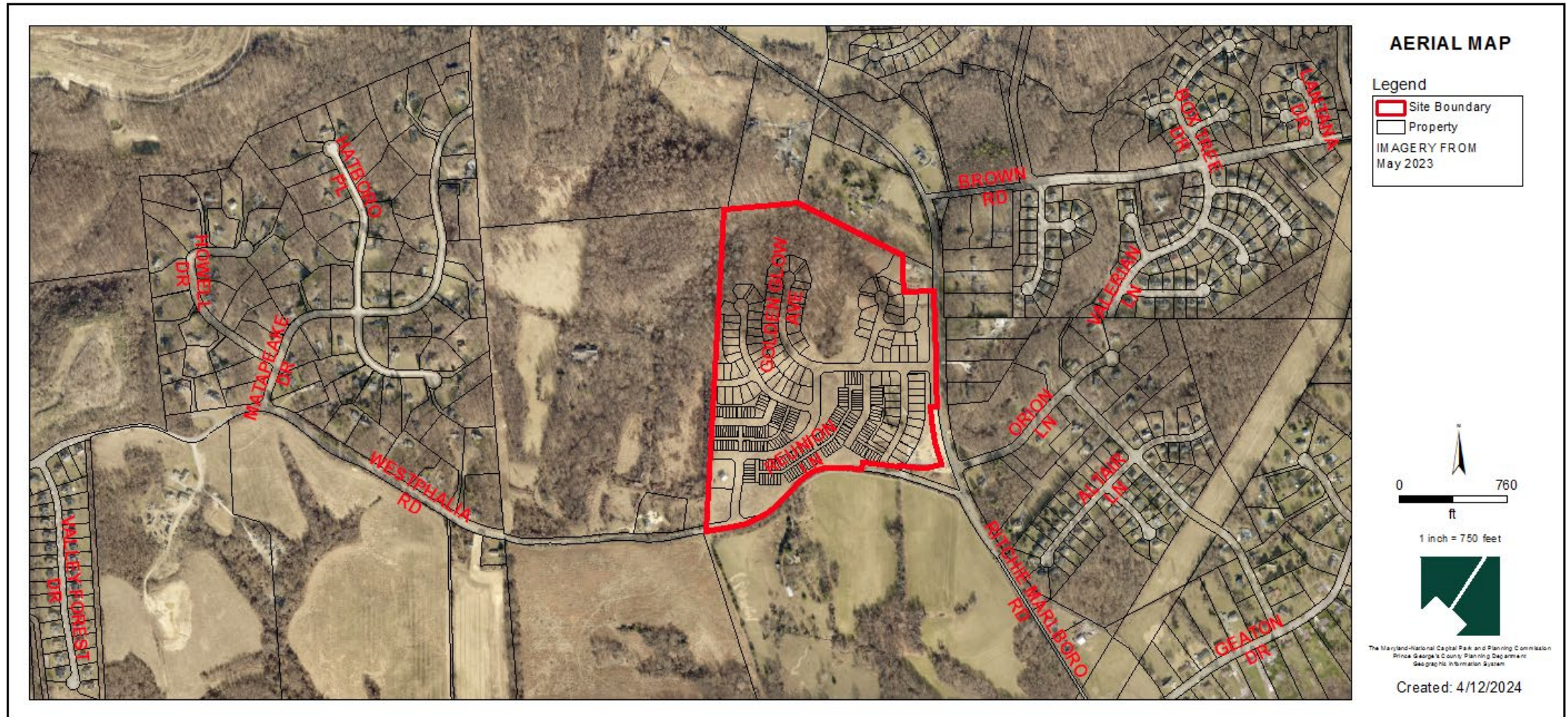


PRESERVE AT WESTPHALIA

Specific Design Plan

TCP2-019-2021-02

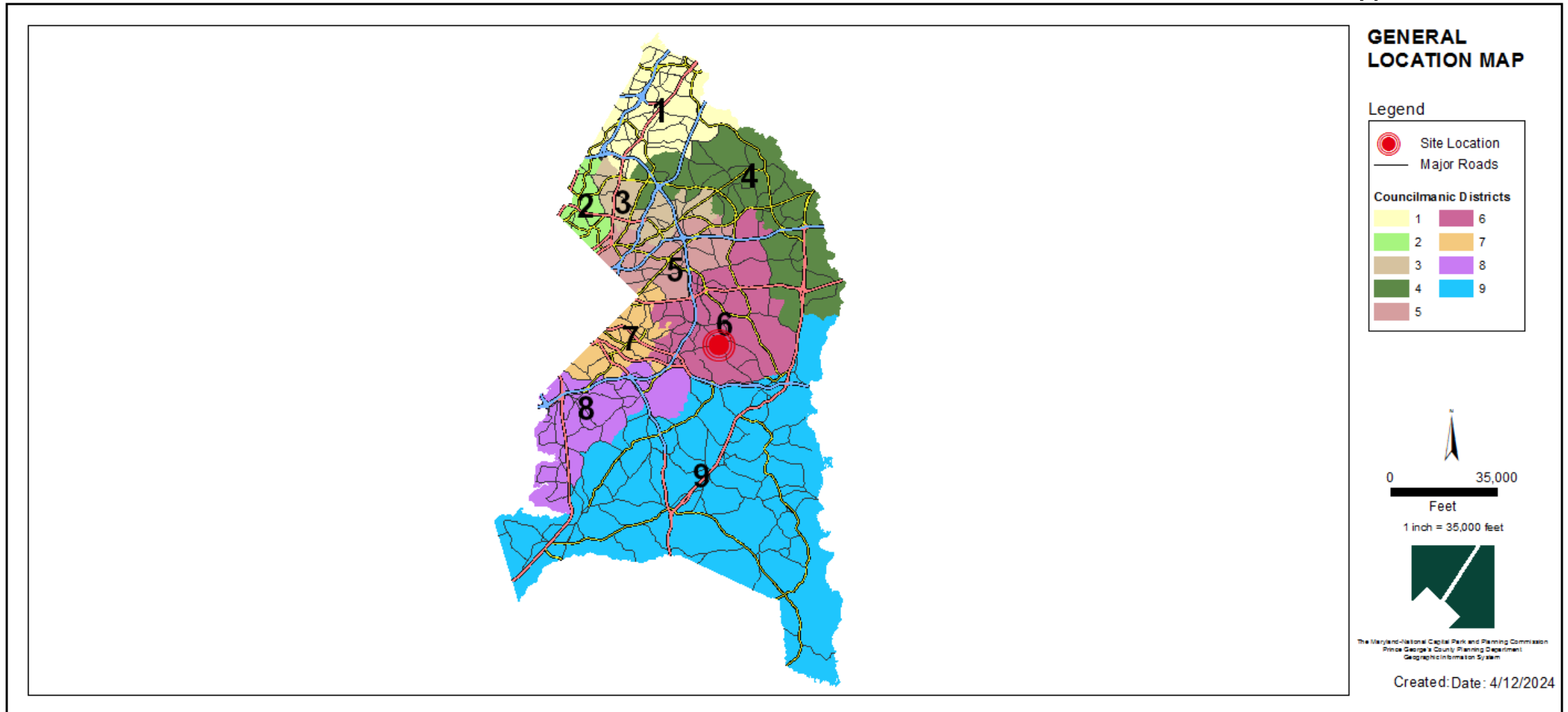
Staff Recommendation: APPROVAL with conditions



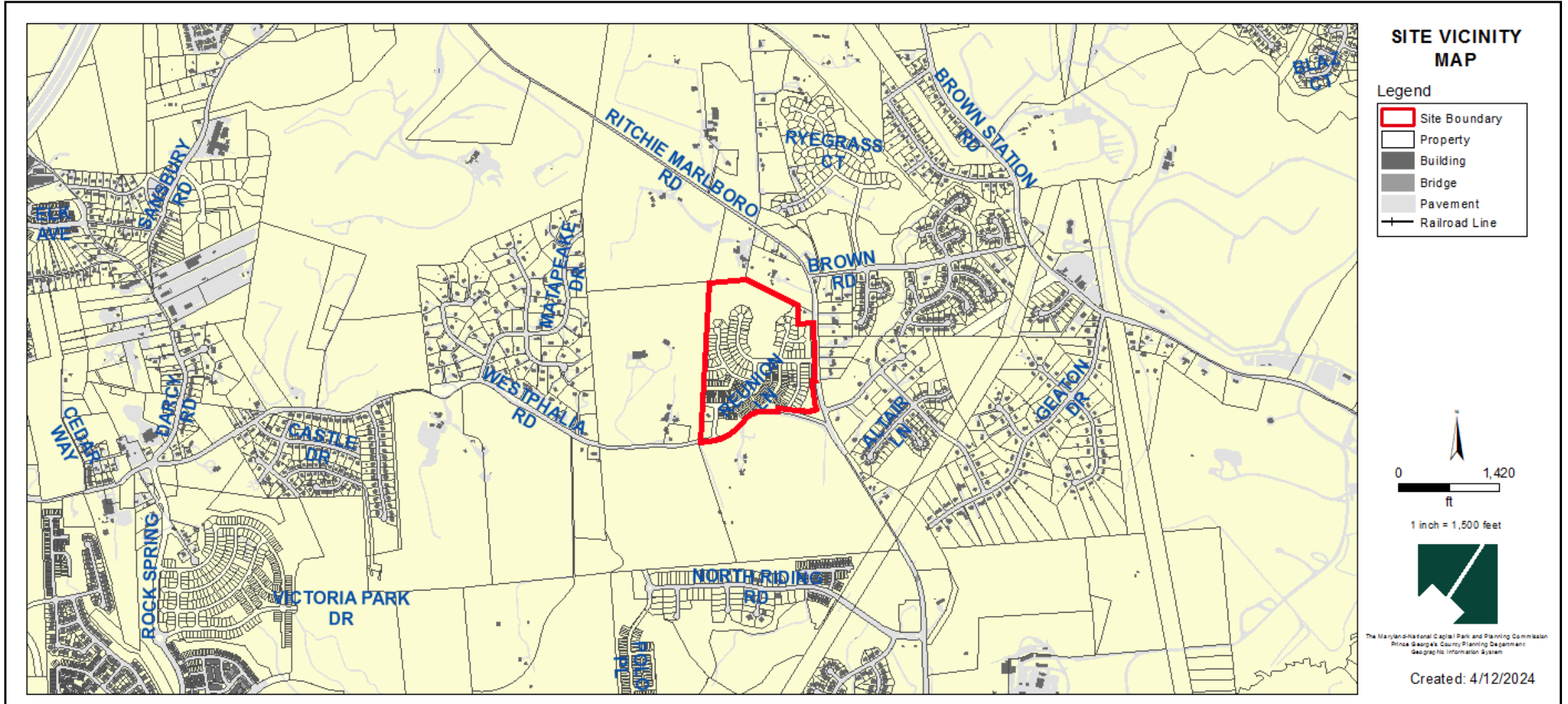
GENERAL LOCATION MAP

Council District: 06

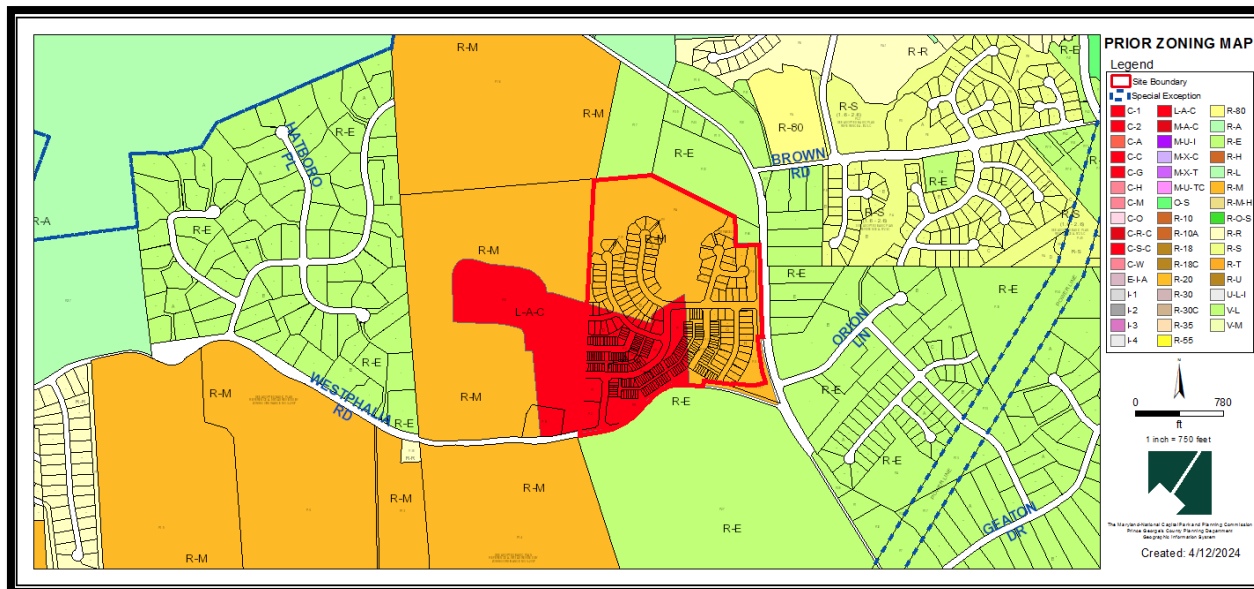
Planning Area: 078



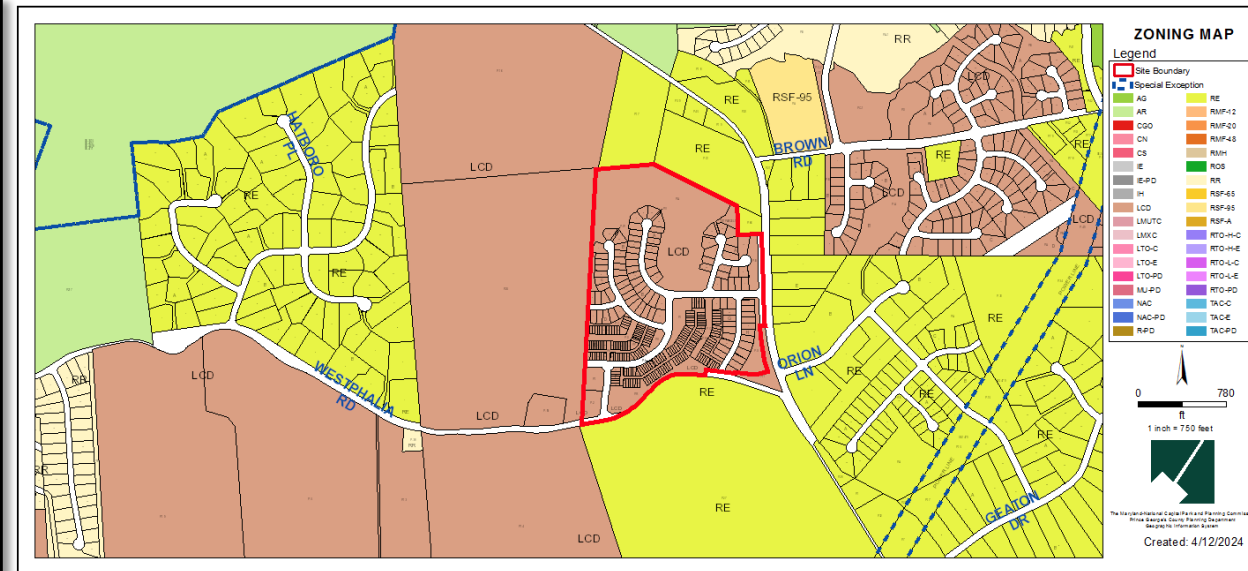
SITE VICINITY MAP



ZONING MAP (PRIOR AND CURRENT)

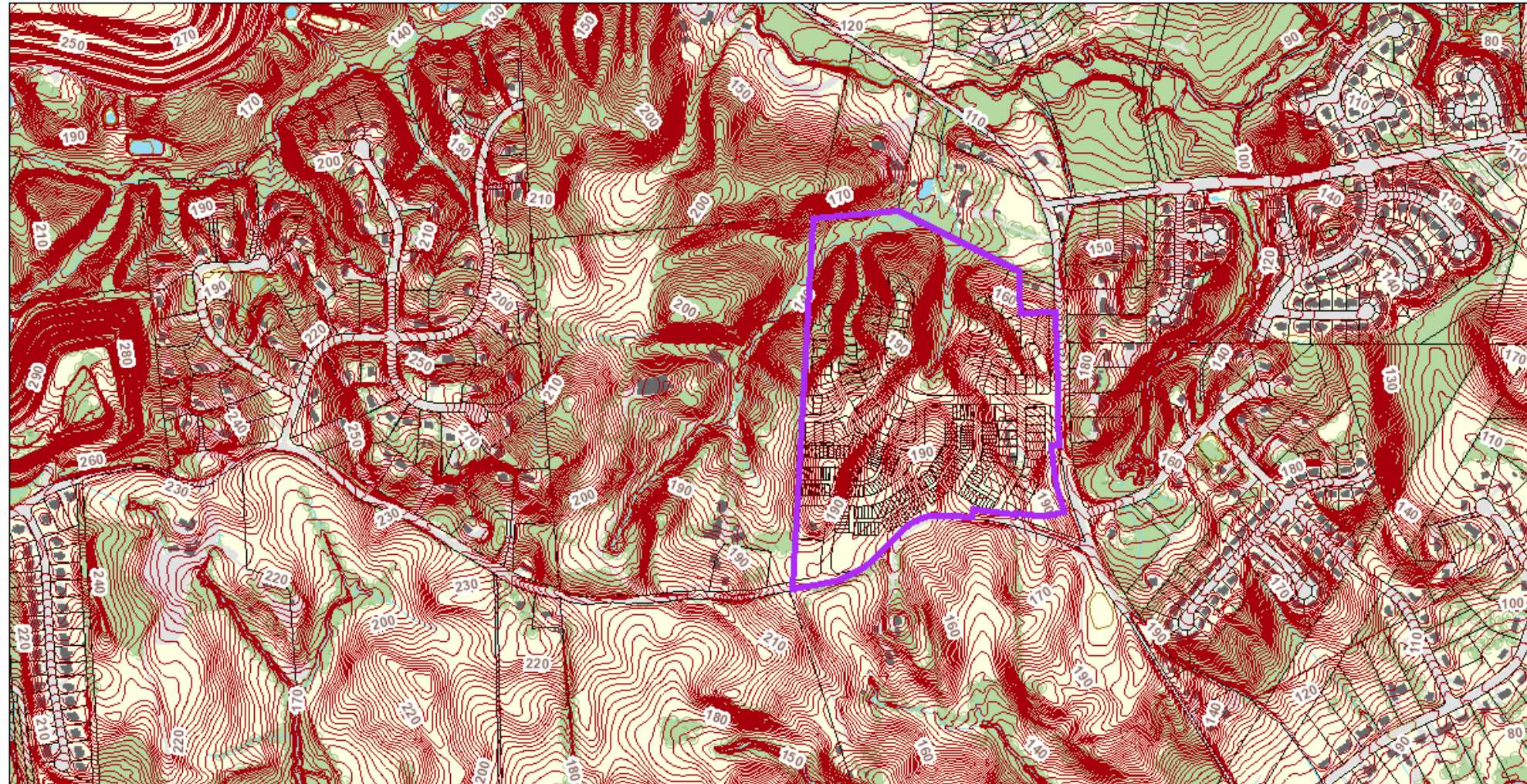


Prior Property Zone: L-A-C / R-M



Current Property Zone: LCD

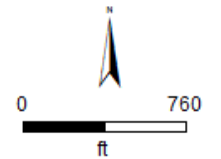
SITE MAP



SITE MAP

Legend

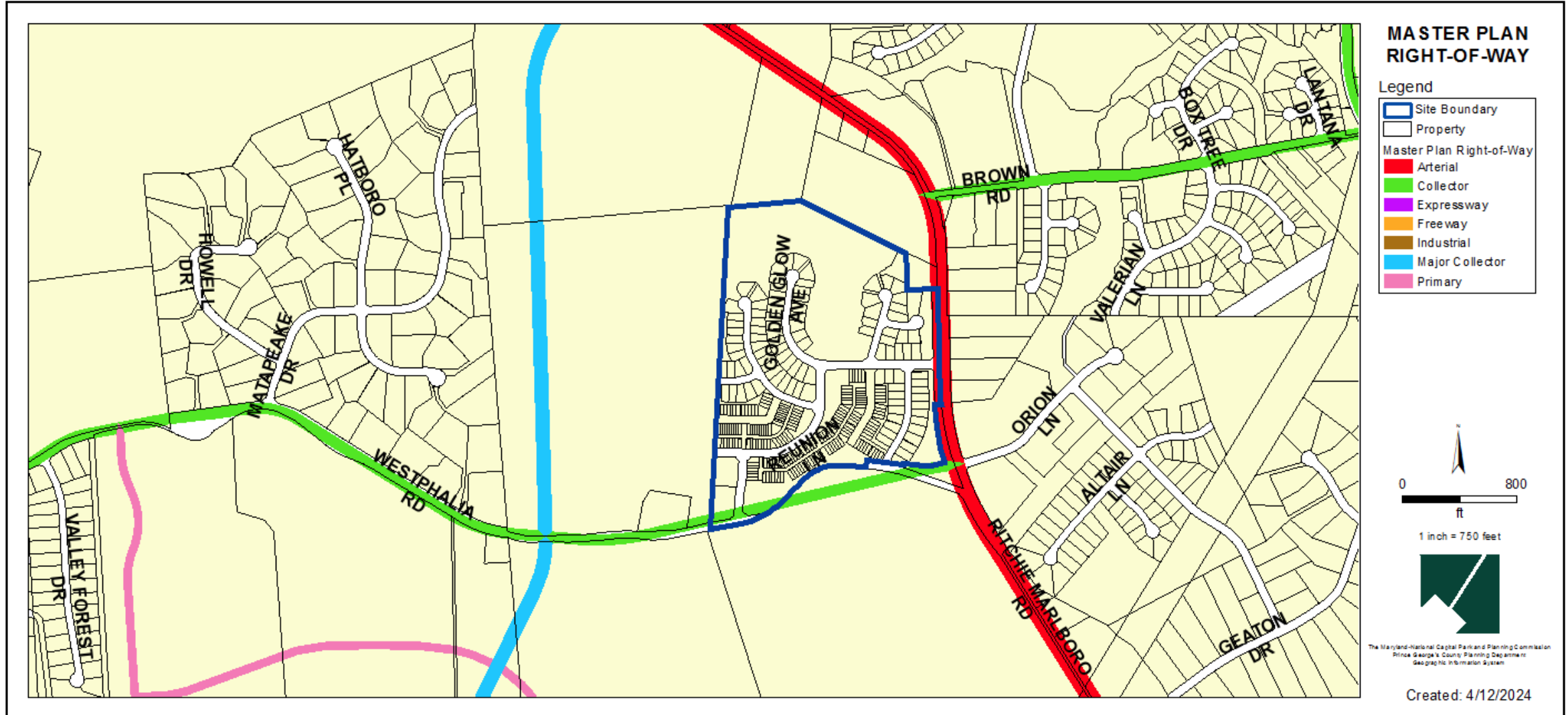
- Site Boundary
- Building
- Bridge
- Pavement
- Water
- Vegetation
- Property
- Contour Line
- Depression Line
- Railroad Line



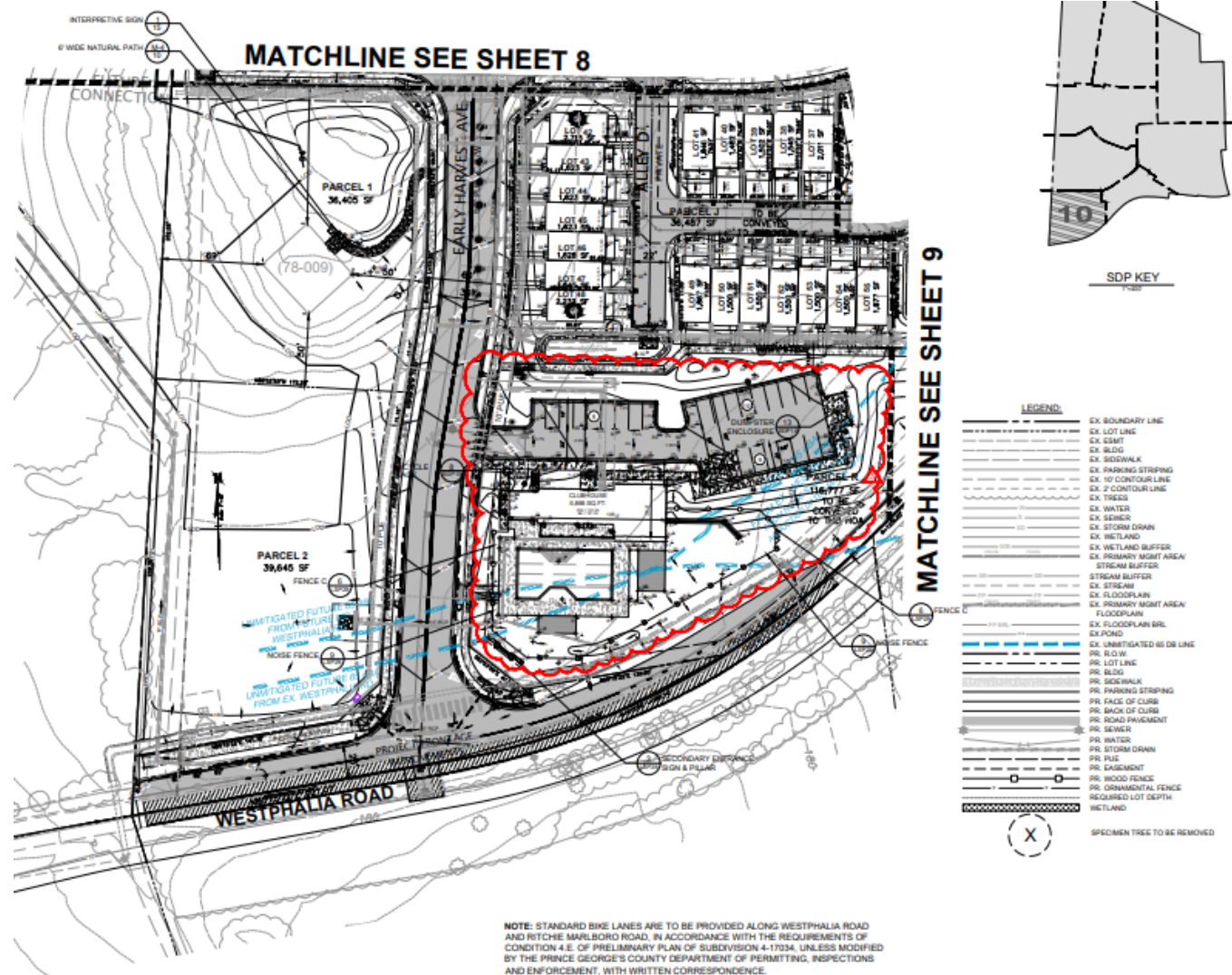
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 4/12/2024

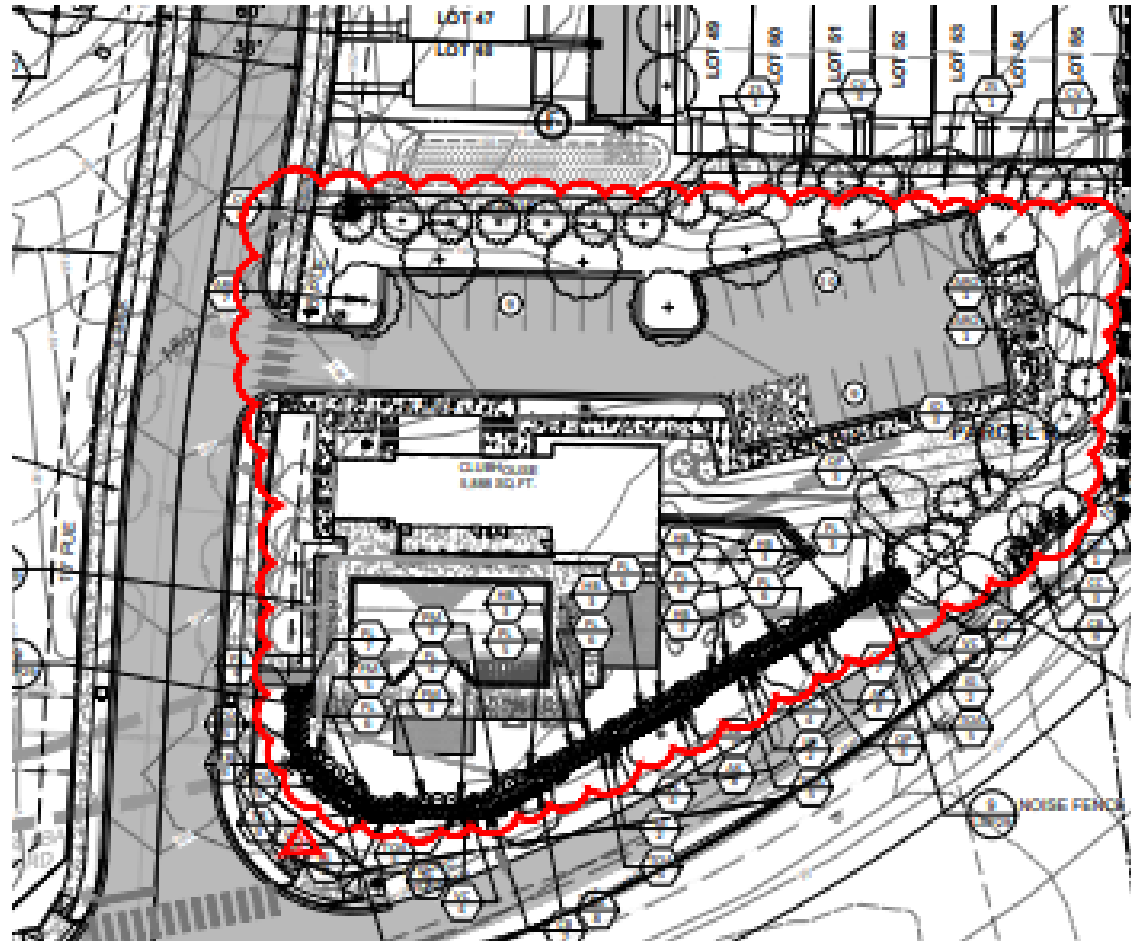
MASTER PLAN RIGHT-OF-WAY MAP



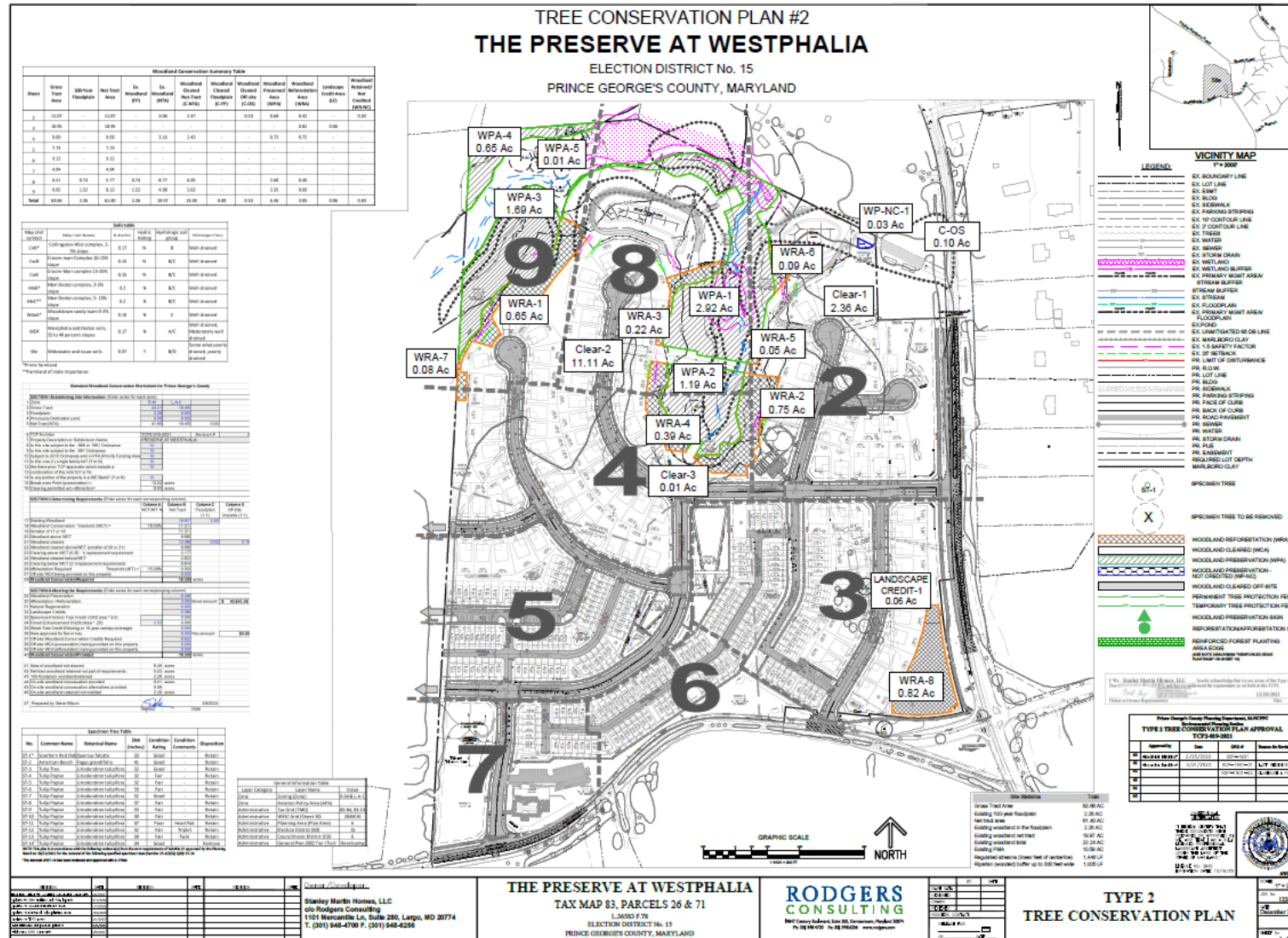
SPECIFIC DESIGN PLAN



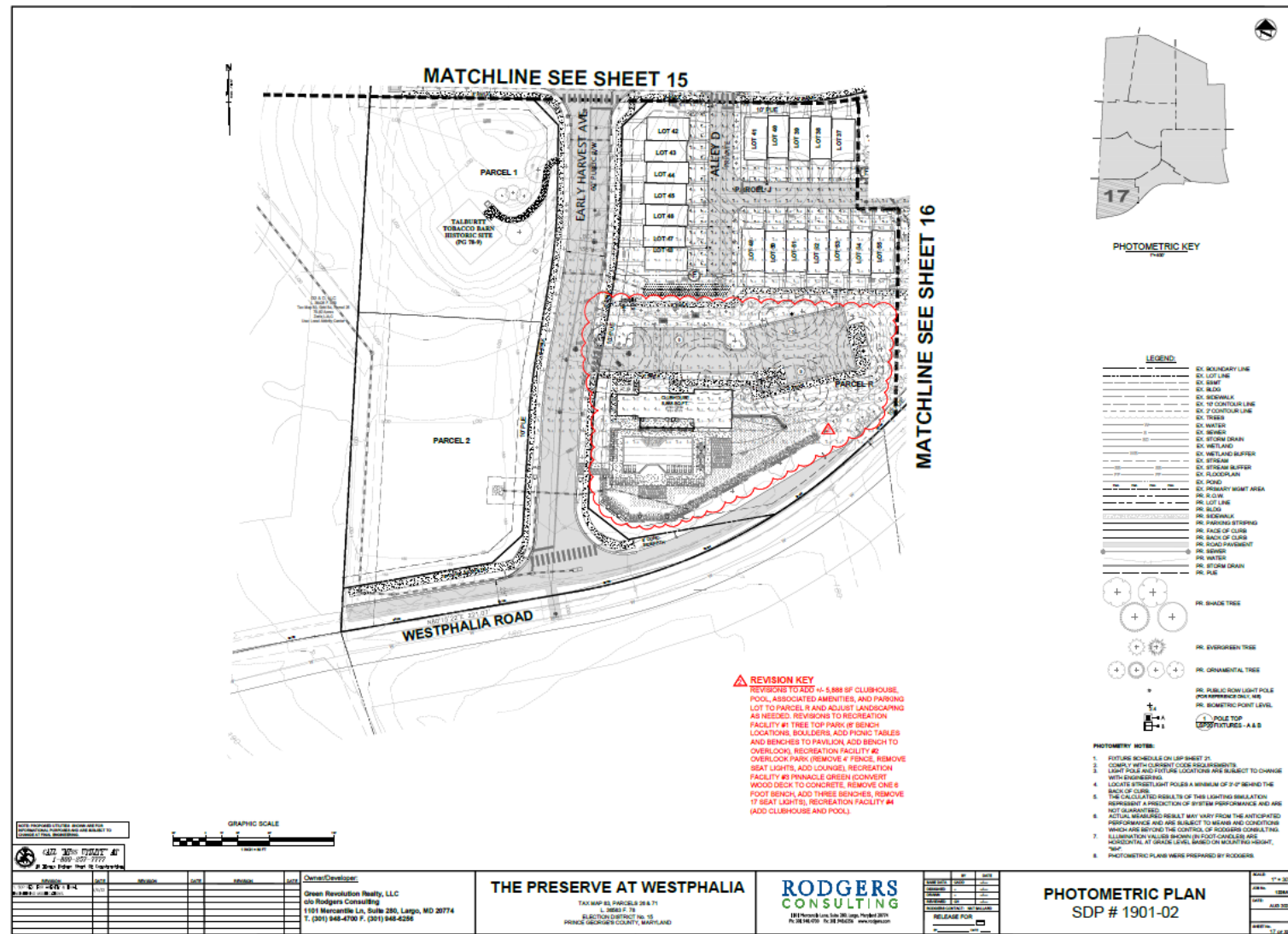
LANDSCAPE PLAN



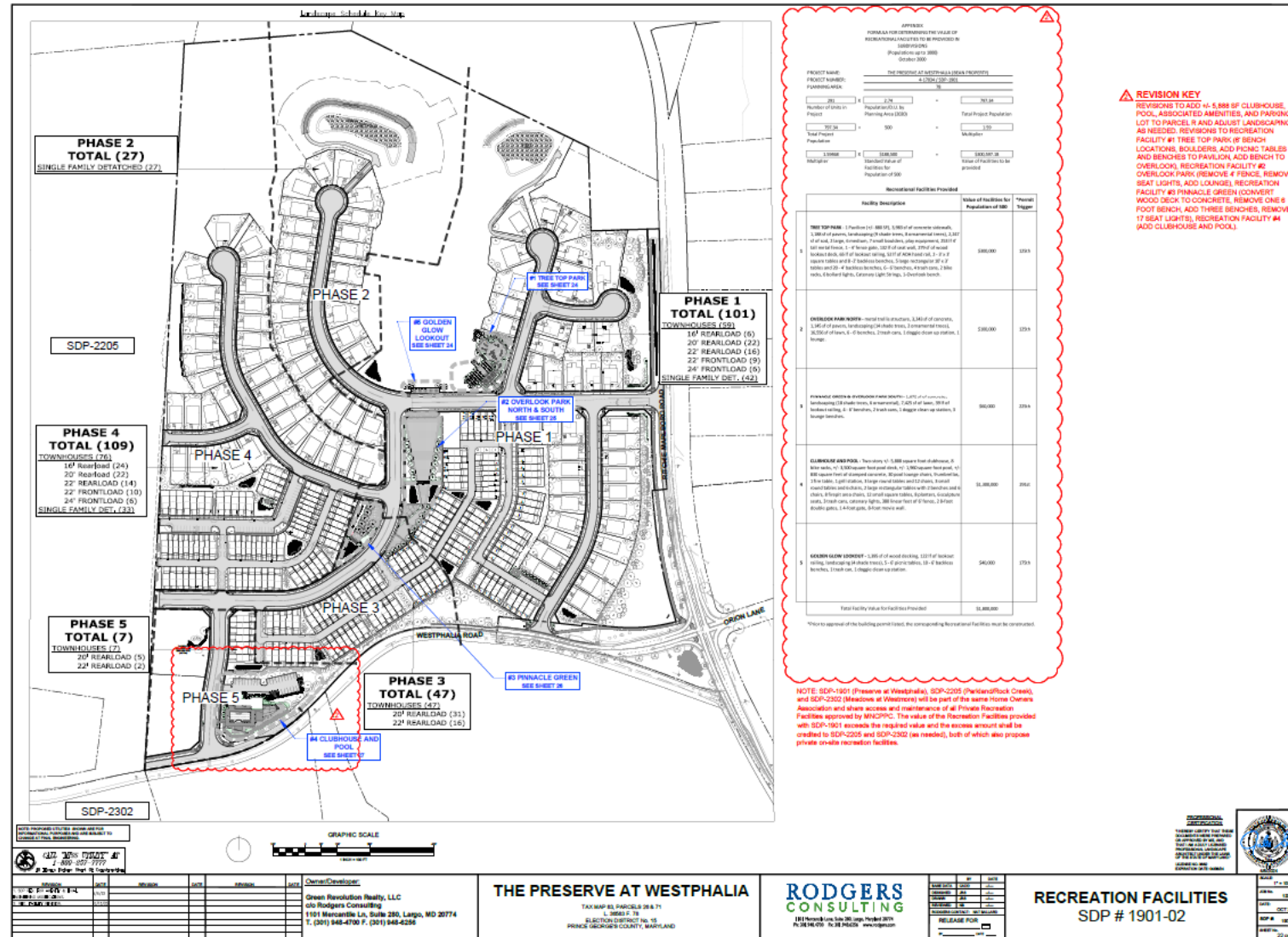
TYPE II TREE CONSERVATION PLAN



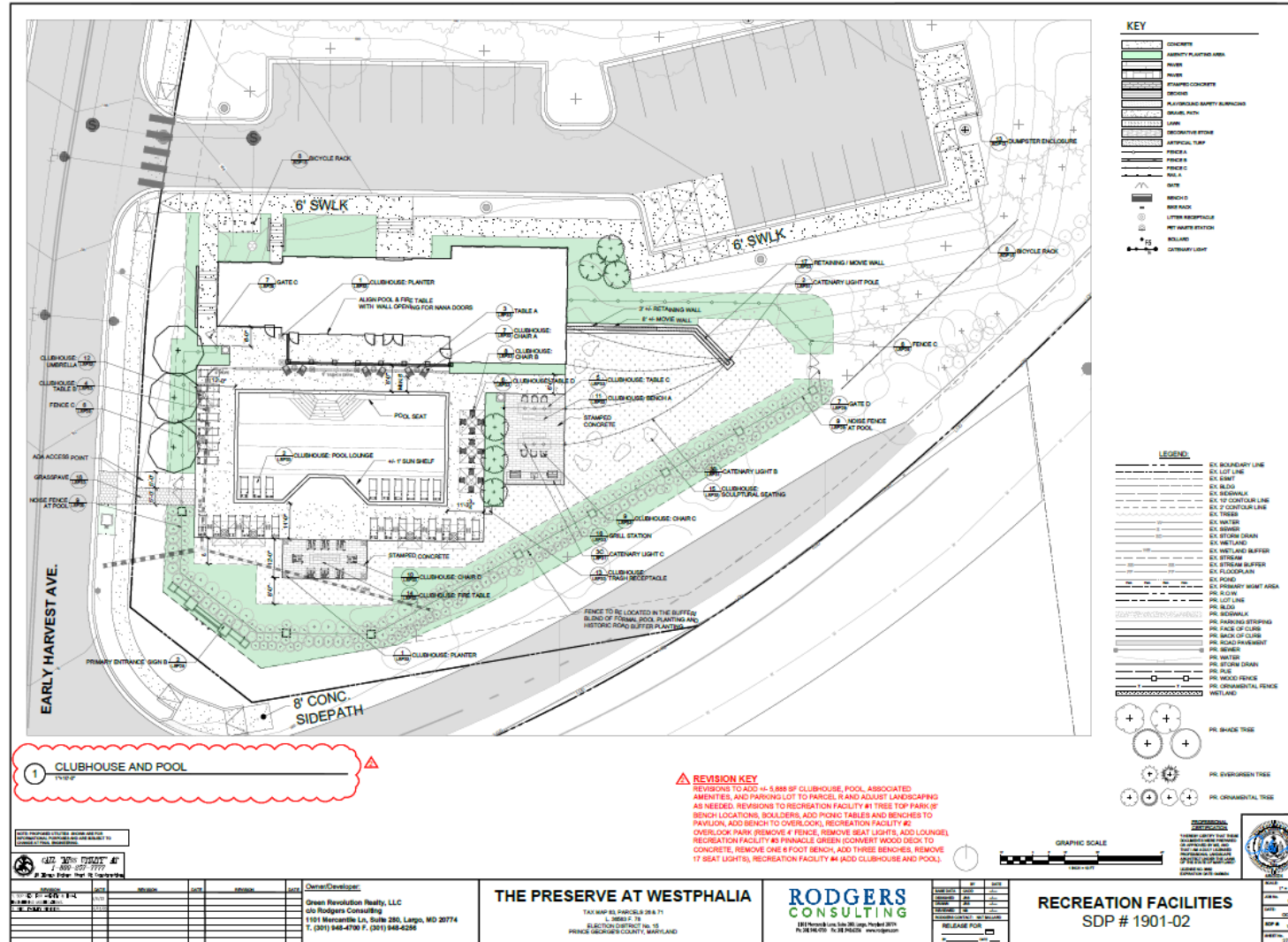
PHOTOMETRIC PLAN



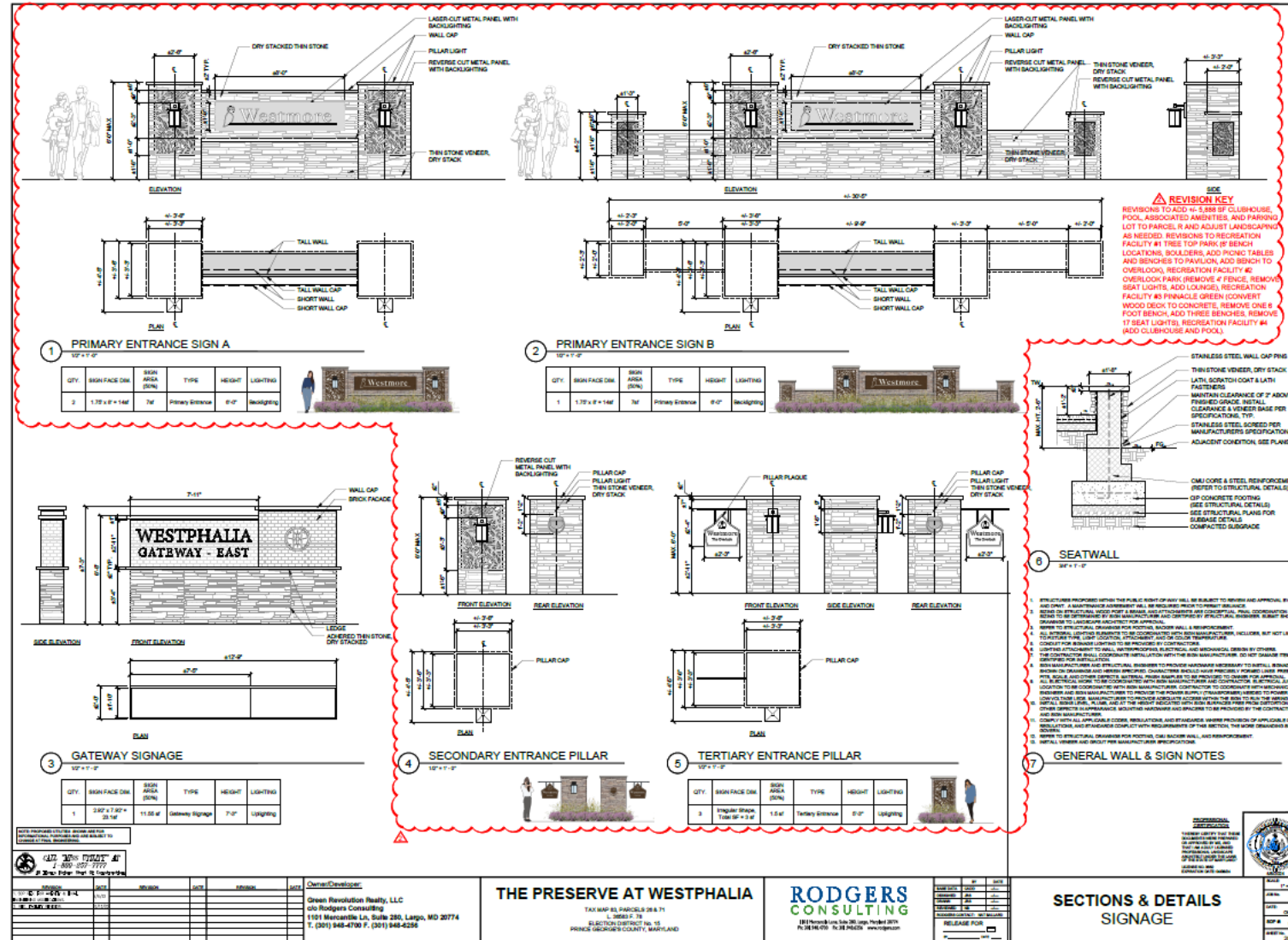
RECREATIONAL FACILITIES



RECREATIONAL FACILITIES



SIGNAGE DETAILS



CLUBHOUSE ELEVATIONS



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



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

STAFF RECOMMENDATION

APPROVAL with conditions

Major/Minor Issues:

- None

Applicant Required Mailings:

- Information Mailing: 11/29/2023
- Acceptance Mailing: 02/26/2024