

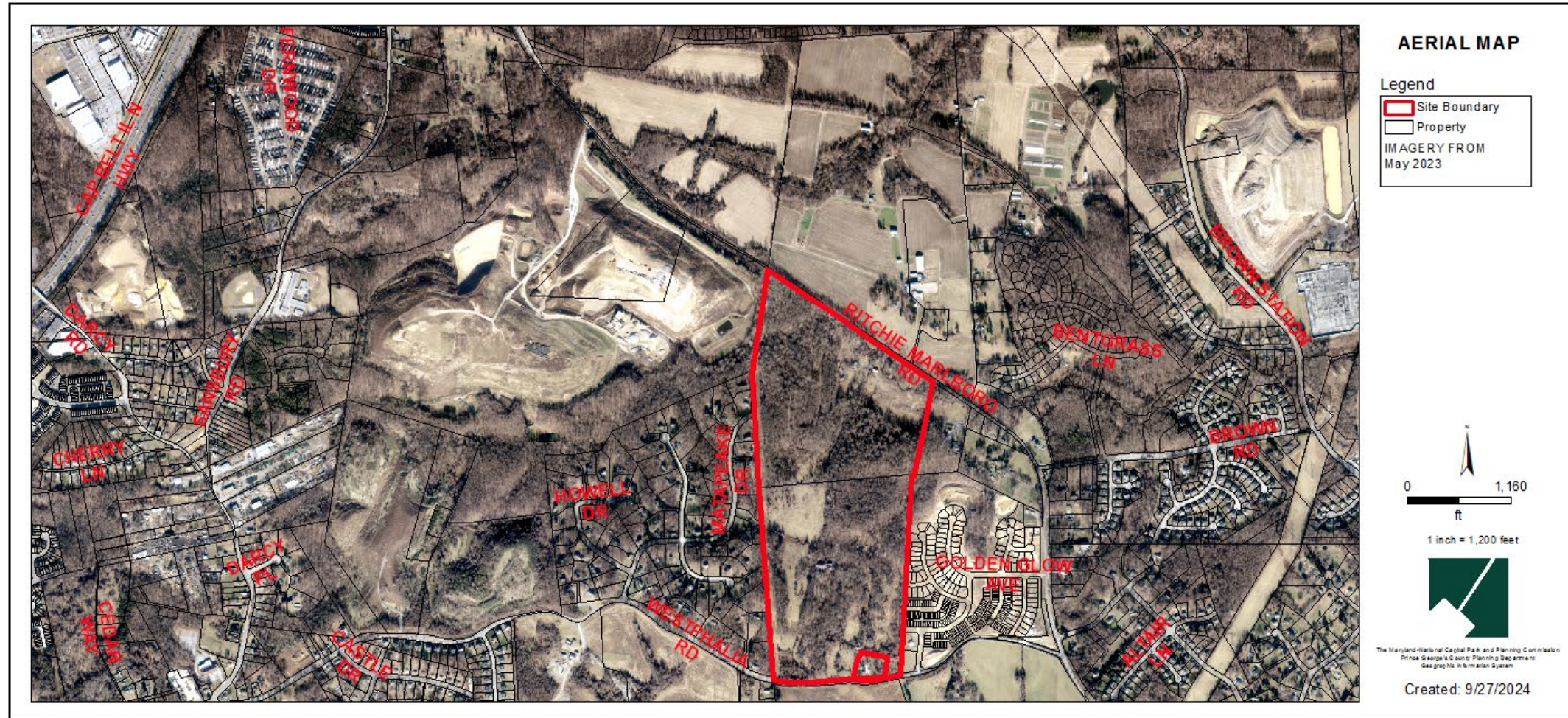
PARKLAND AND ROCK CREEK

Specific Design Plan

SDP-2205

AC-23014/TCP2-035-2024

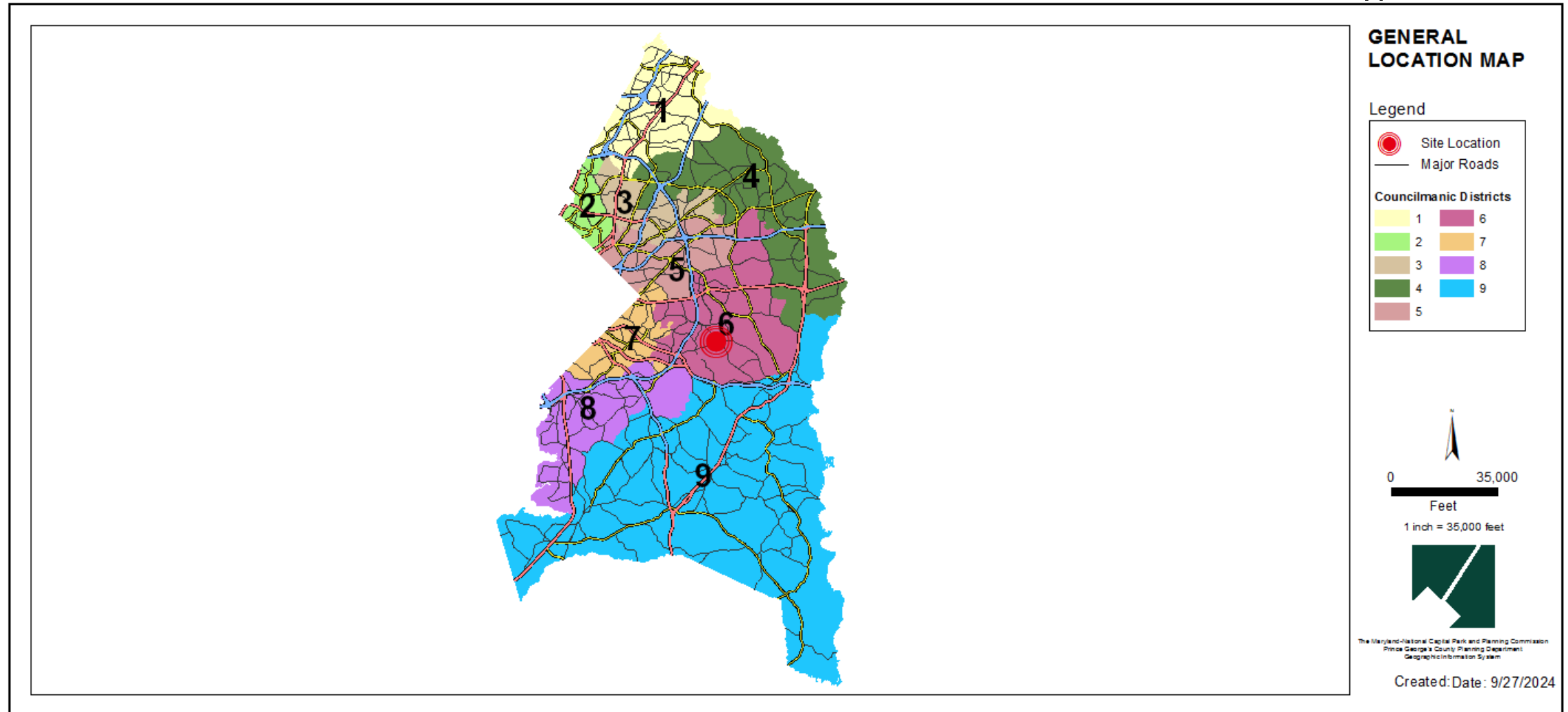
Staff Recommendation: APPROVAL with conditions



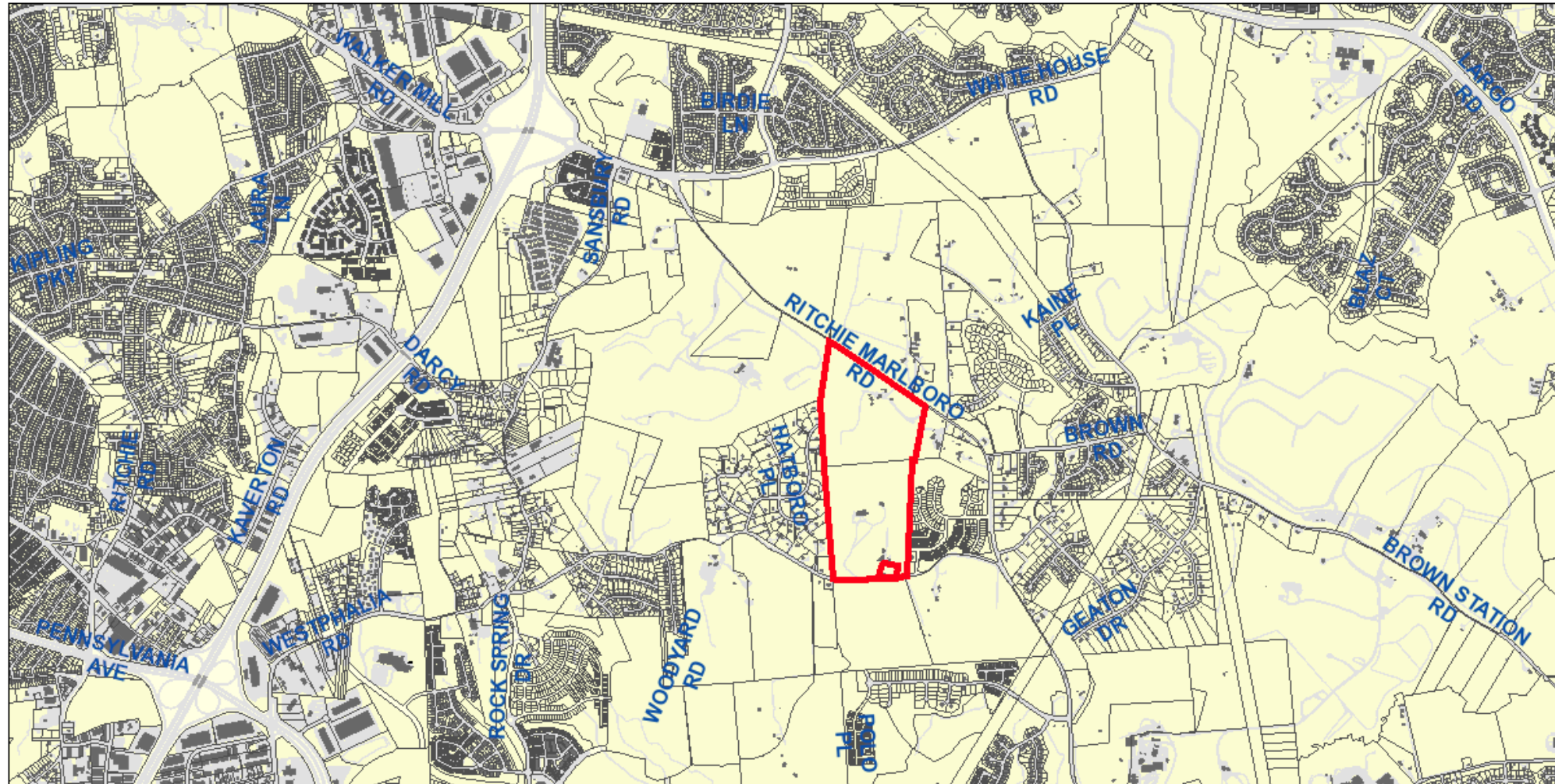
GENERAL LOCATION MAP

Council District: 06

Planning Area: 078



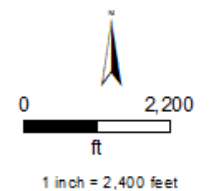
SITE VICINITY MAP



SITE VICINITY MAP

Legend

- Site Boundary
- Property
- Building
- Bridge
- Pavement
- Railroad Line

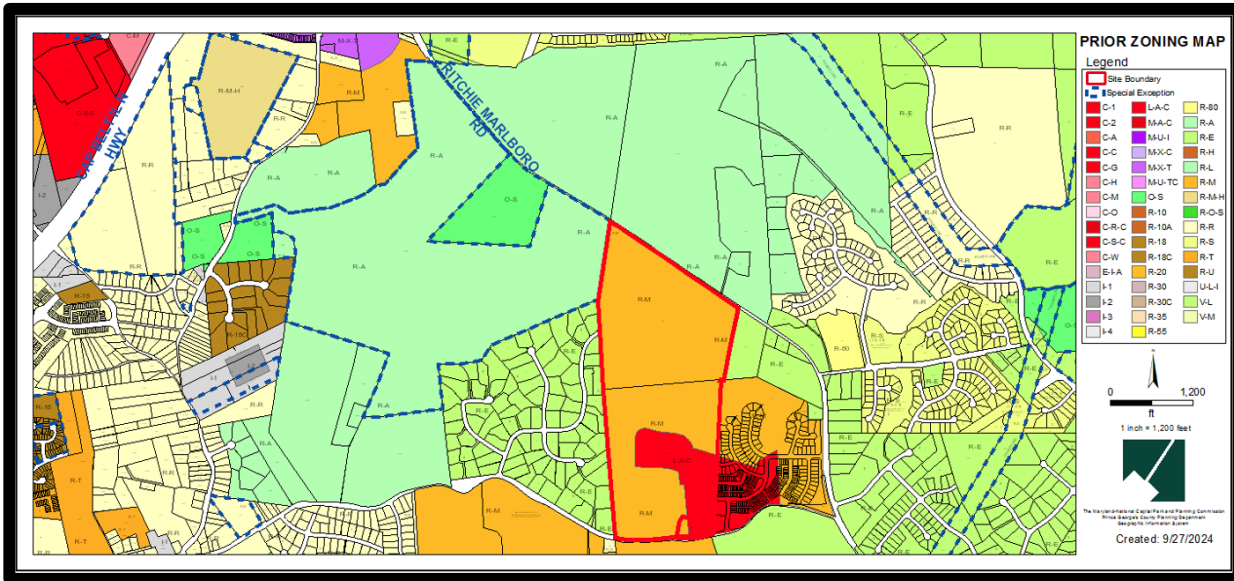


The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

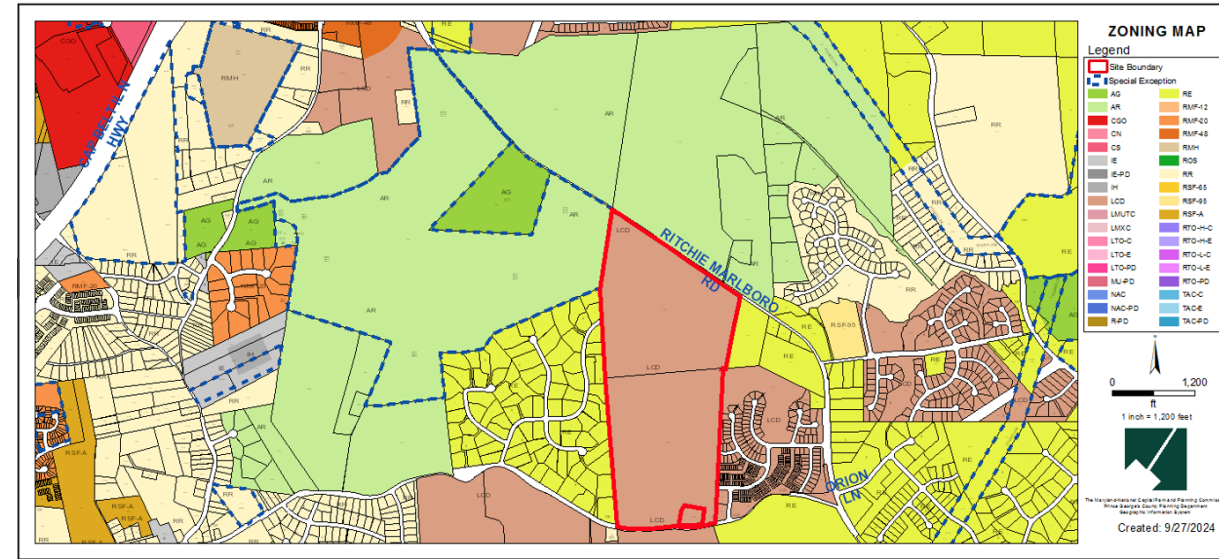
Created: 9/27/2024

ZONING MAP (PRIOR AND CURRENT)

Prior Zoning Map: L-A-C/R-M/M-I-O

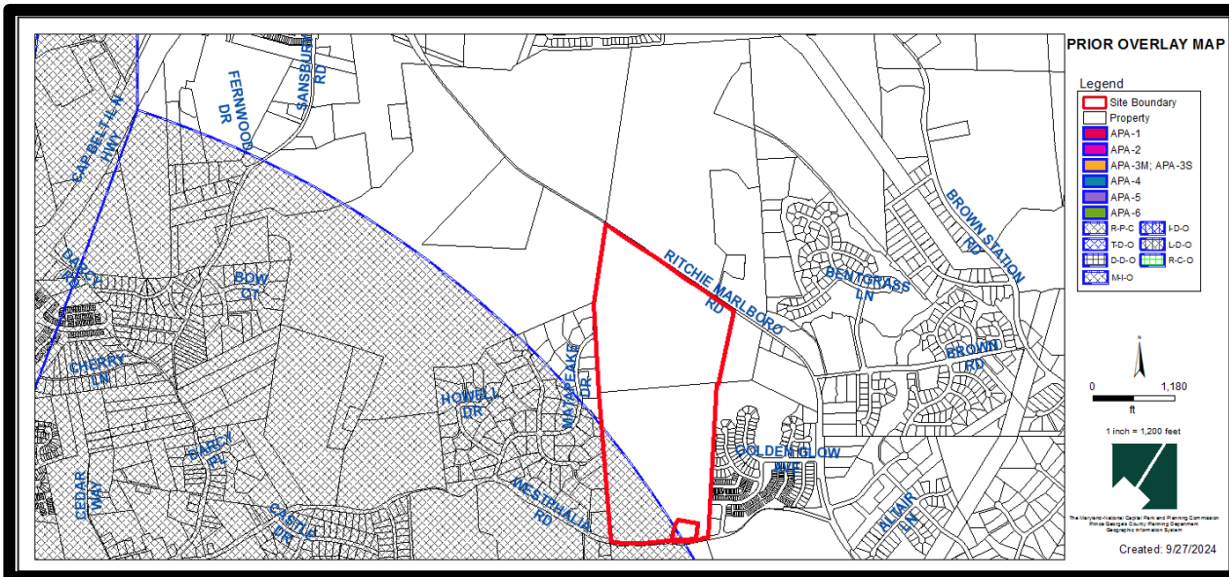


Current Zoning Map: LCD/MIO

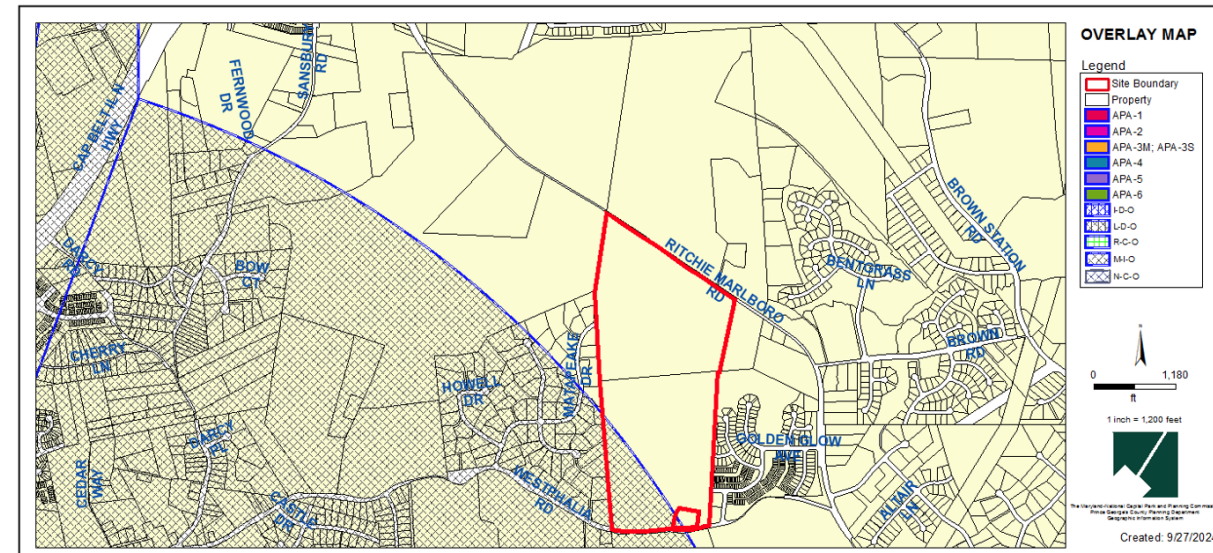


OVERLAY MAP (PRIOR AND CURRENT)

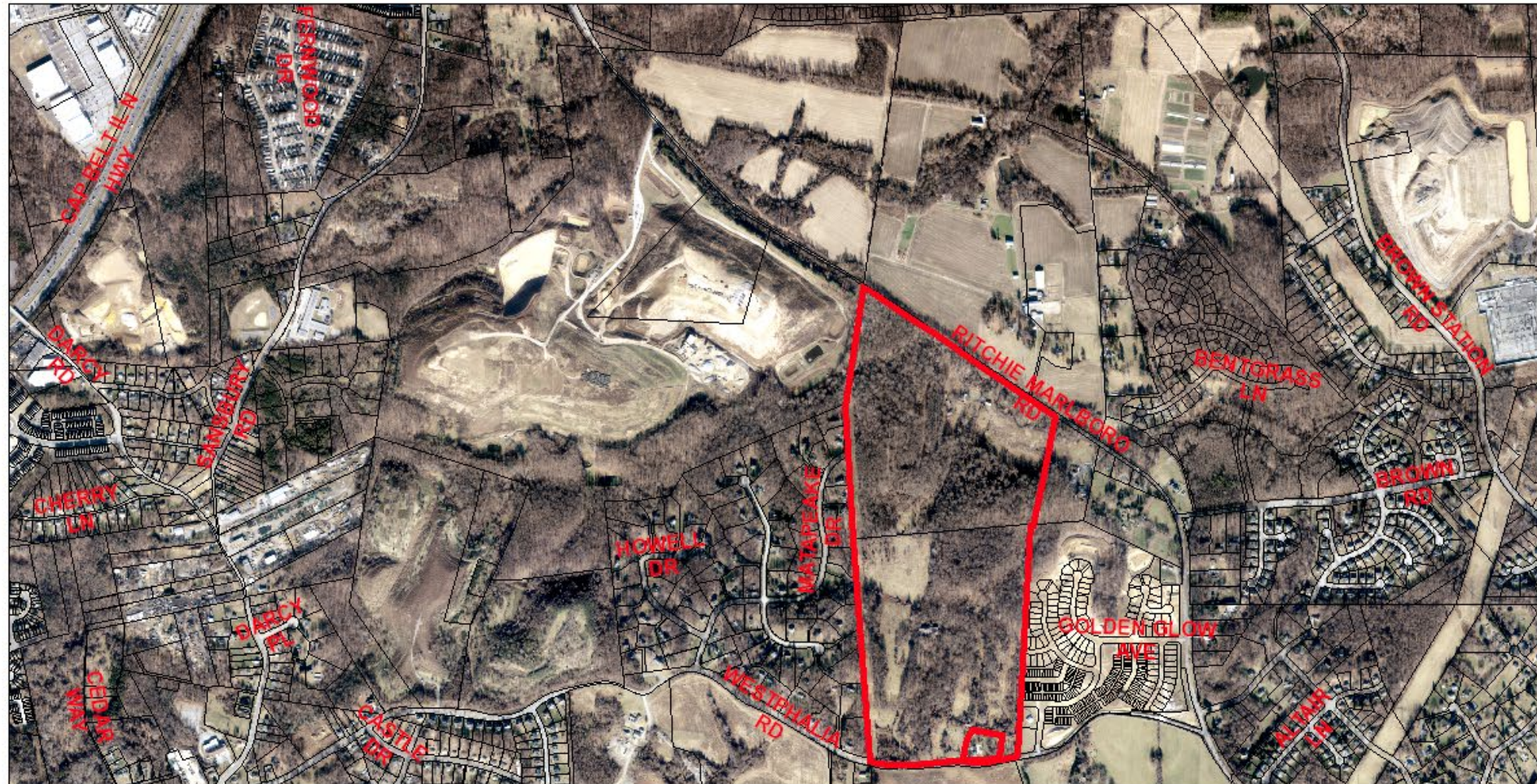
Prior Overlay Map: M-I-O



Current Overlay Map: MIO



AERIAL MAP



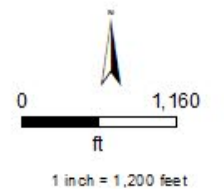
AERIAL MAP

Legend

Site Boundary

Property

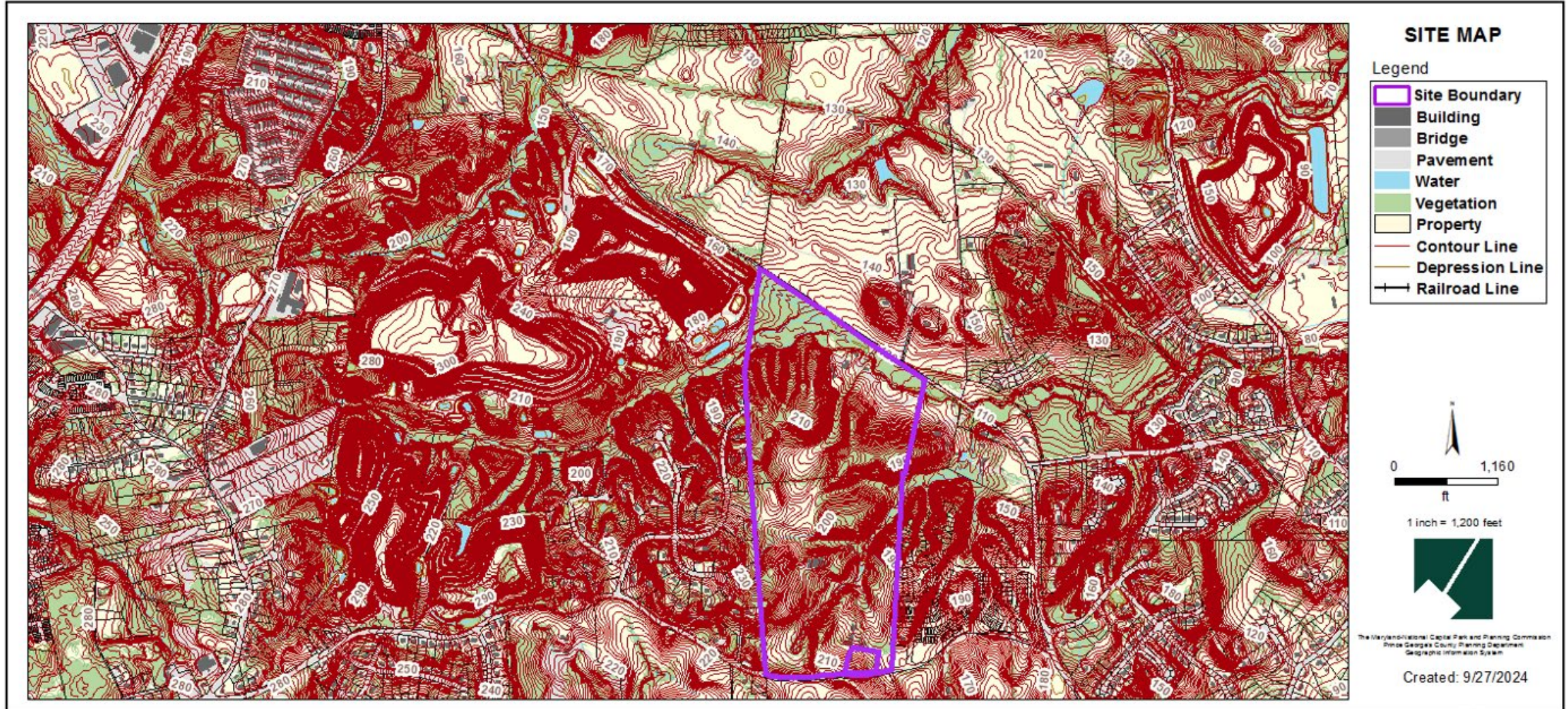
IMAGERY FROM
May 2023



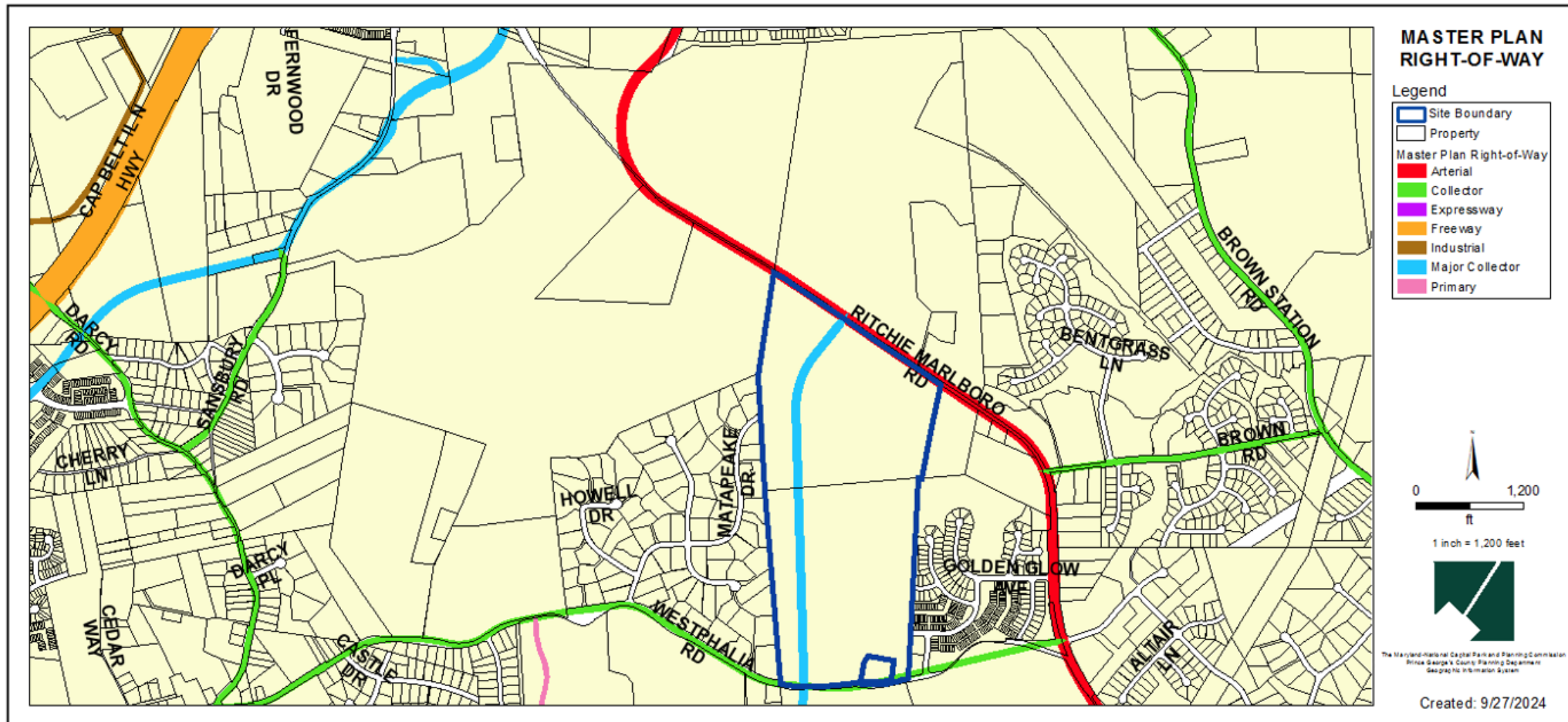
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 9/27/2024

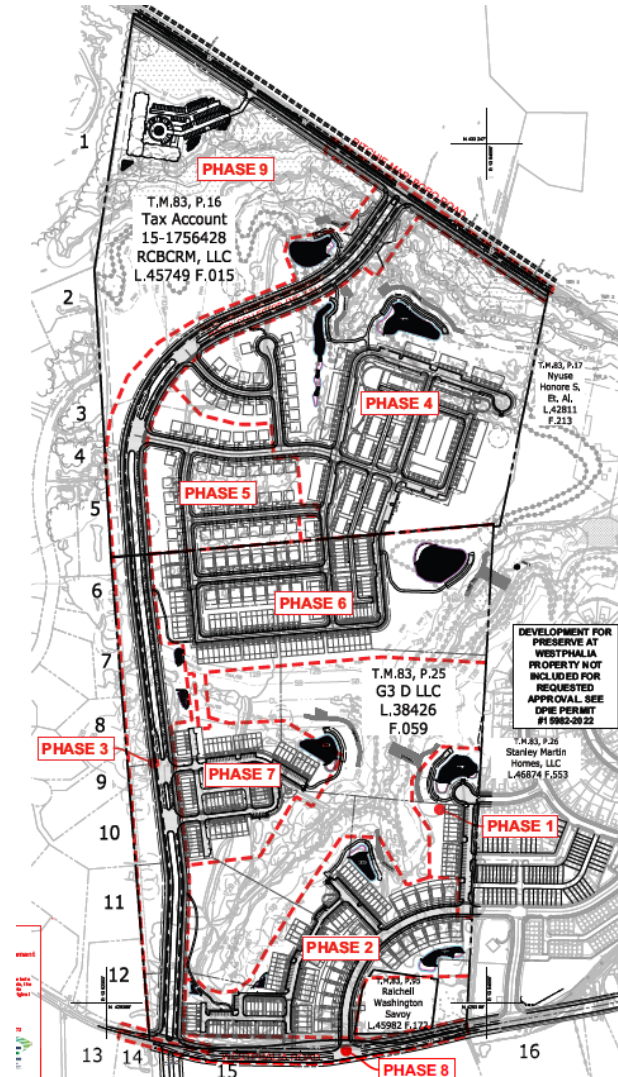
SITE MAP



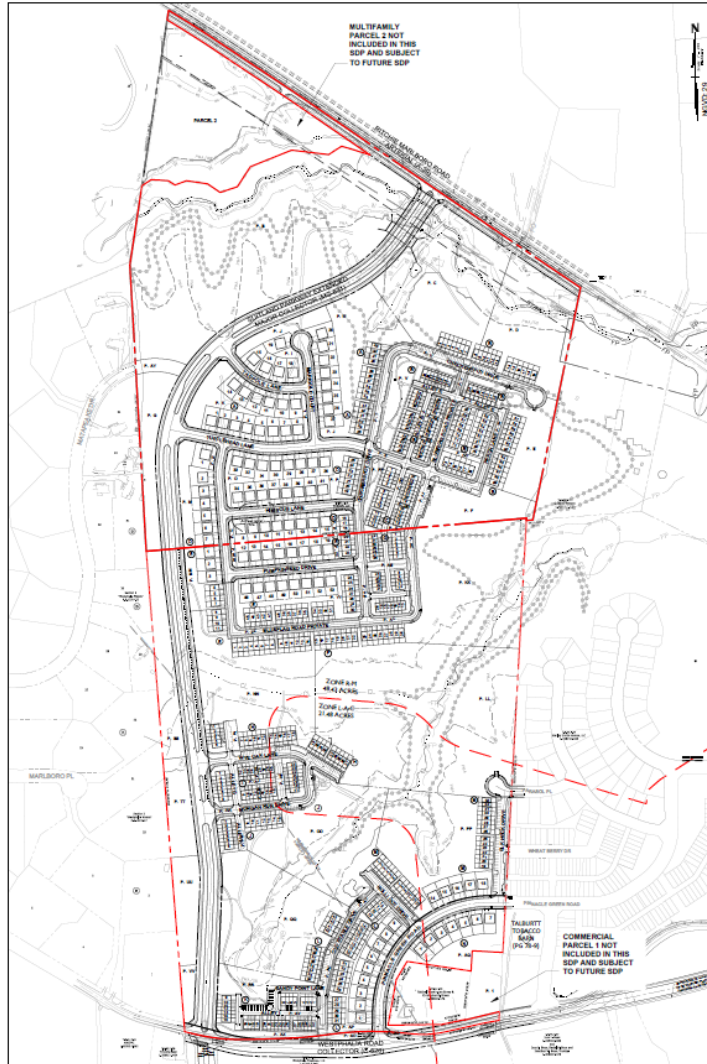
MASTER PLAN RIGHT-OF-WAY MAP



SITE PLAN



SPECIFIC DESIGN PLAN

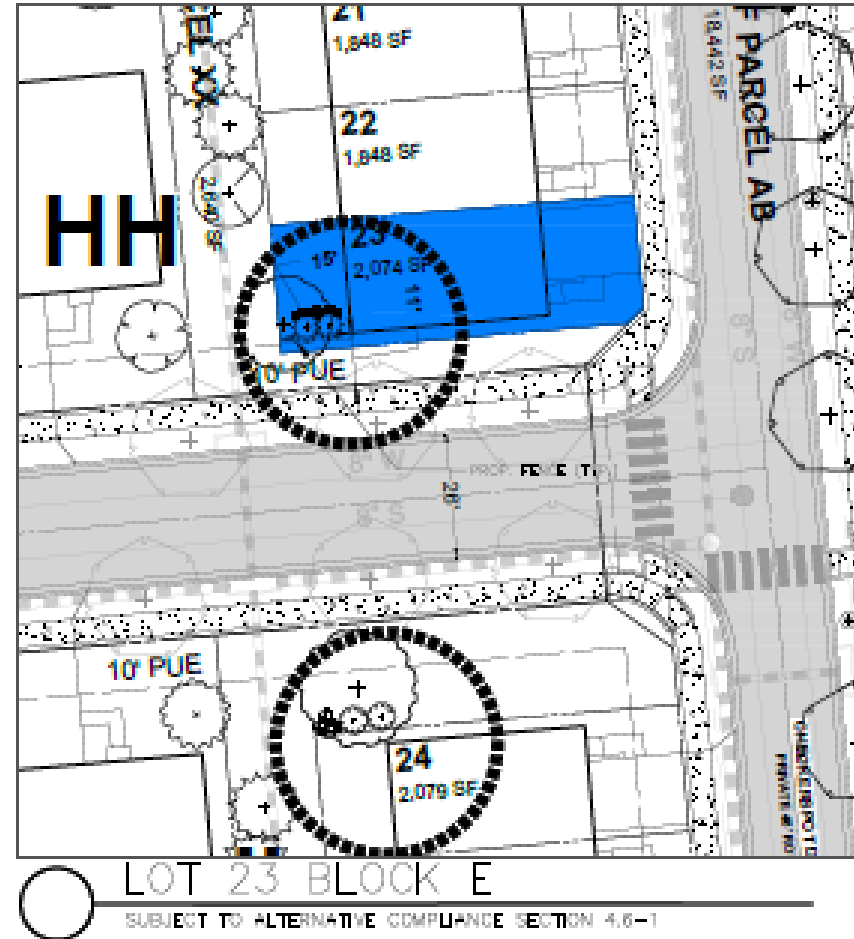


TYPE II TREE CONSERVATION PLAN



ALTERNATIVE COMPLIANCE EXHIBIT

Lot 23E: Section 4.6(c)(1)(A)(i), Buffering Residential Development From Streets



CIRCULATION EXHIBIT



ELEVATIONS



BERNARD
20' Wide TH's
FRONT ELEVATIONS

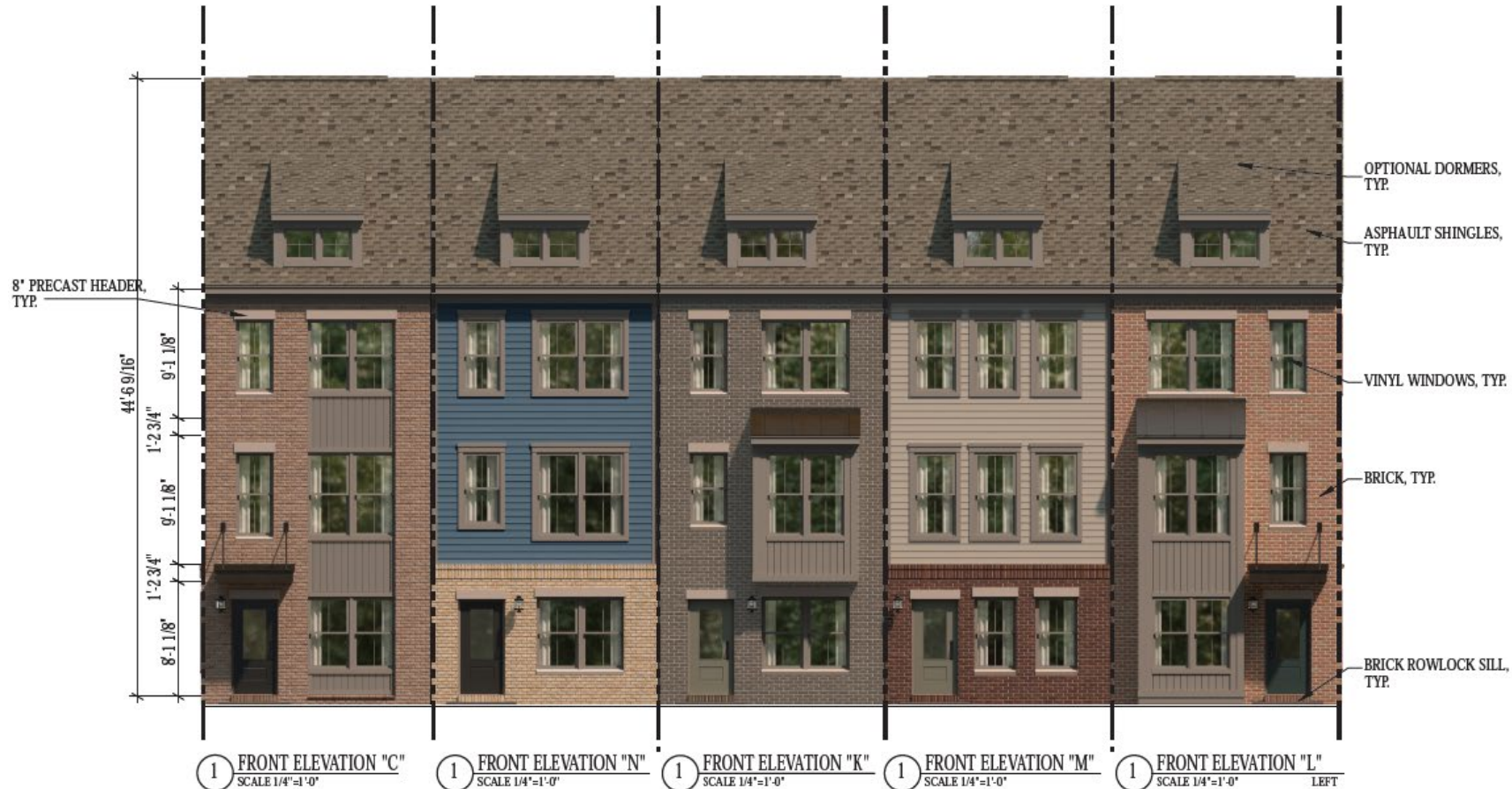
ELEVATIONS



EVERETT
24' Wide FRONT Load Garage TH's
FRONT ELEVATIONS

STANLEY • MARTIN

ELEVATIONS



HUGO

16' Wide Rear Load Garage TH's
FRONT ELEVATIONS

STANLEY MARTIN



JENKINS

20' Wide Rear Load Garage TH's
FRONT ELEVATIONS

STANLEY • MARTIN

STAFF RECOMMENDATION

APPROVAL with conditions

Major/Minor Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 11/27/2023
- Acceptance Mailing: 03/05/2024