

# TRANQUILITY RIDGE

Special Exception

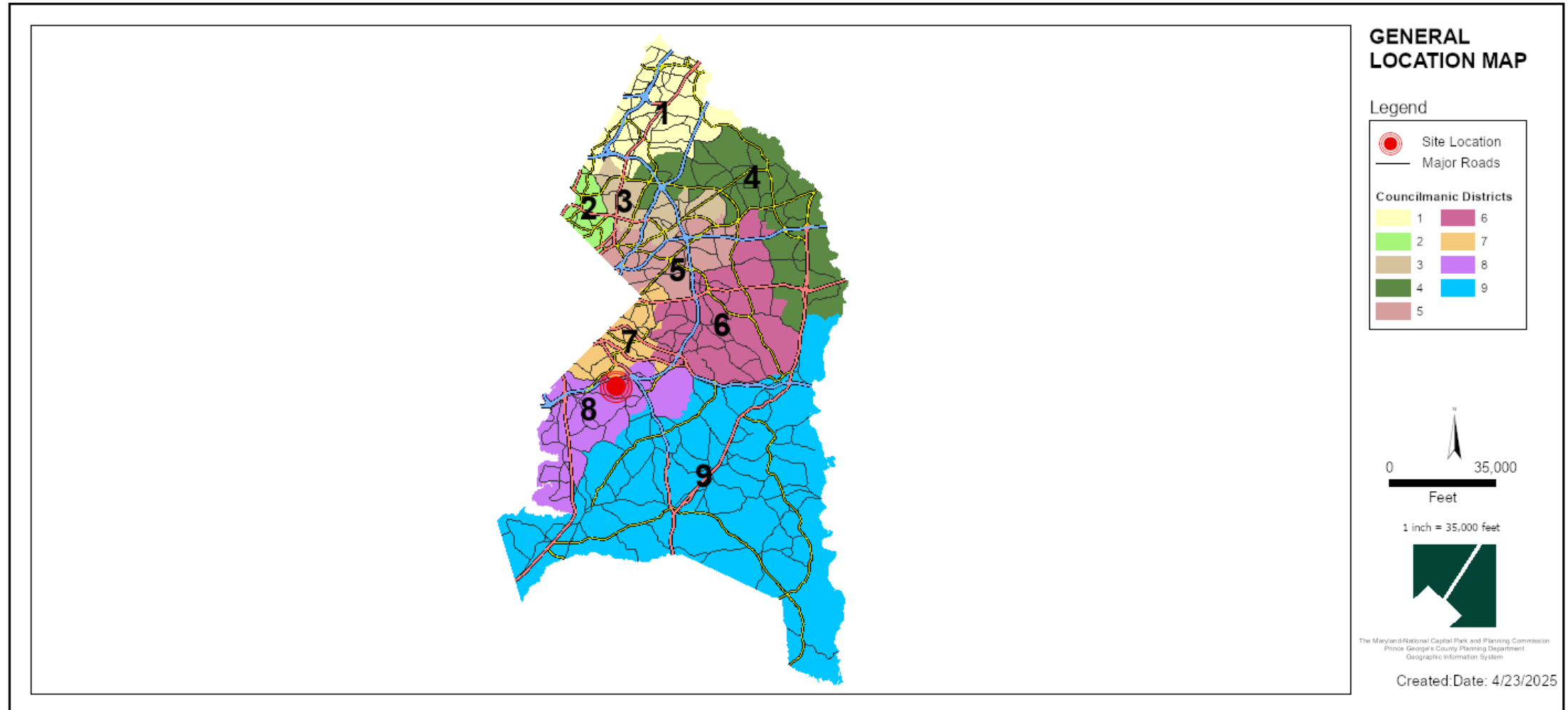
Staff Recommendation: APPROVAL with conditions



# GENERAL LOCATION MAP

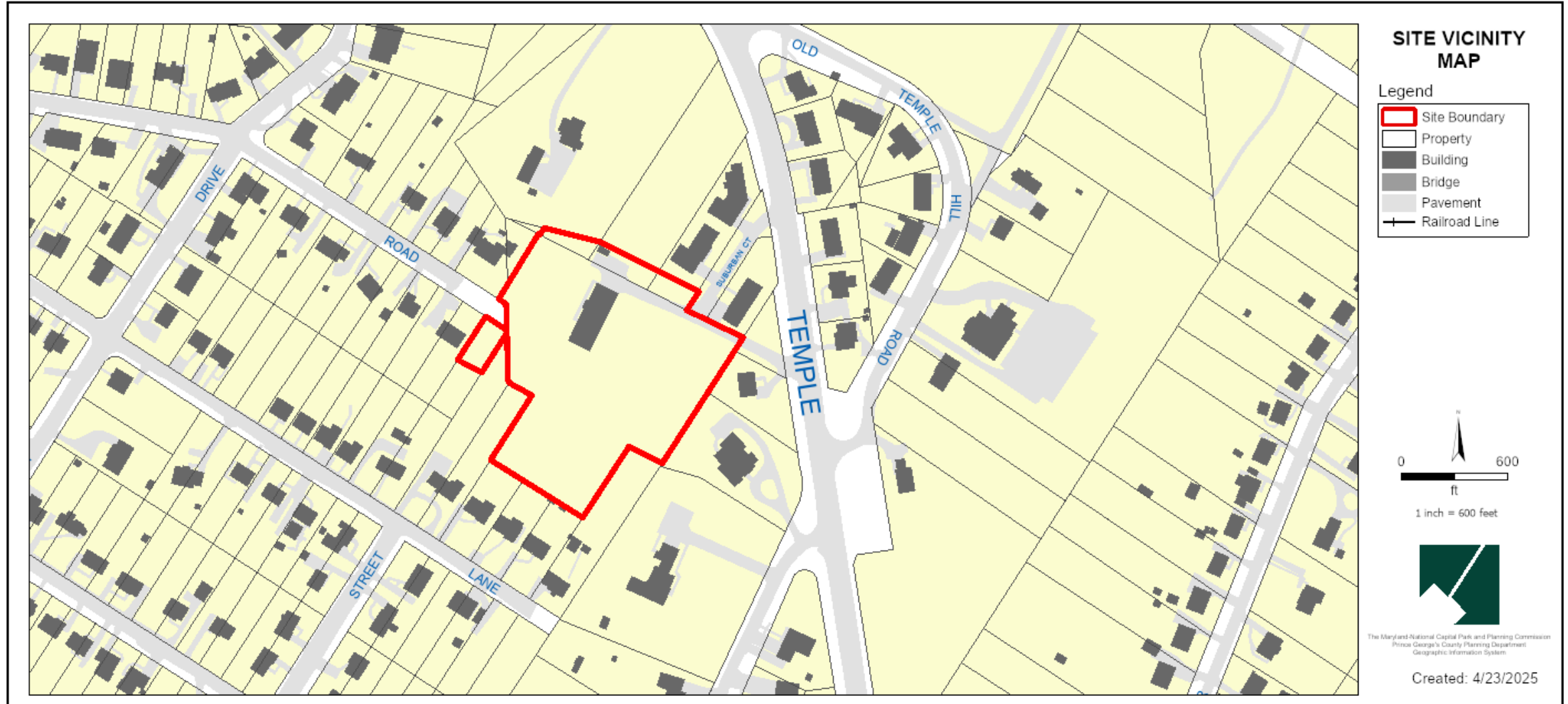
Council District: 08

Planning Area: 76B





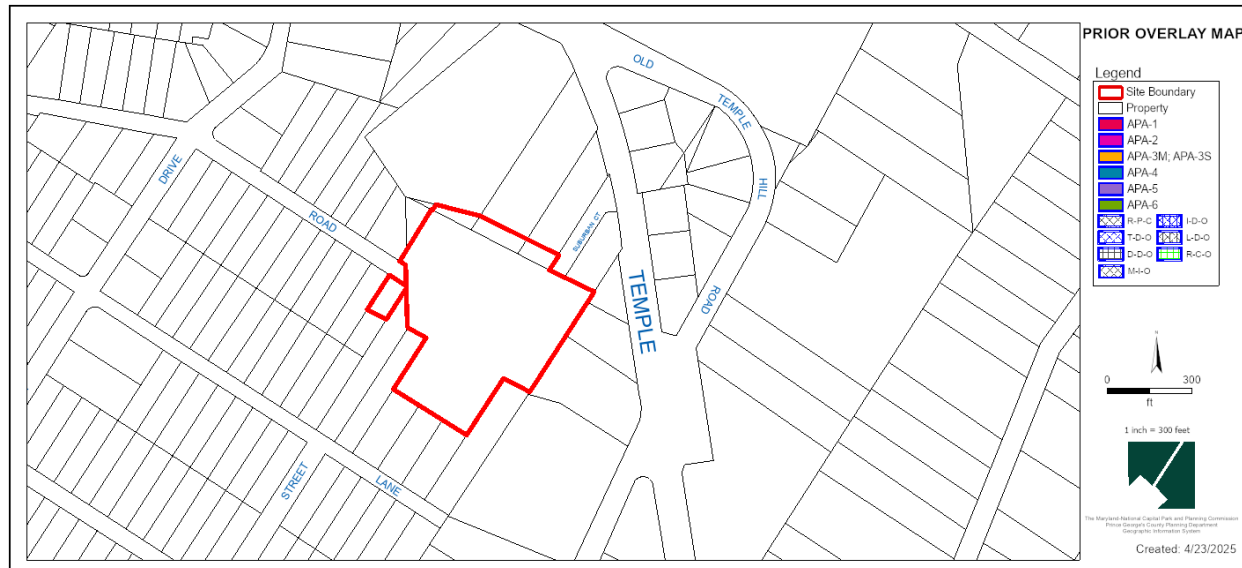
# SITE VICINITY MAP



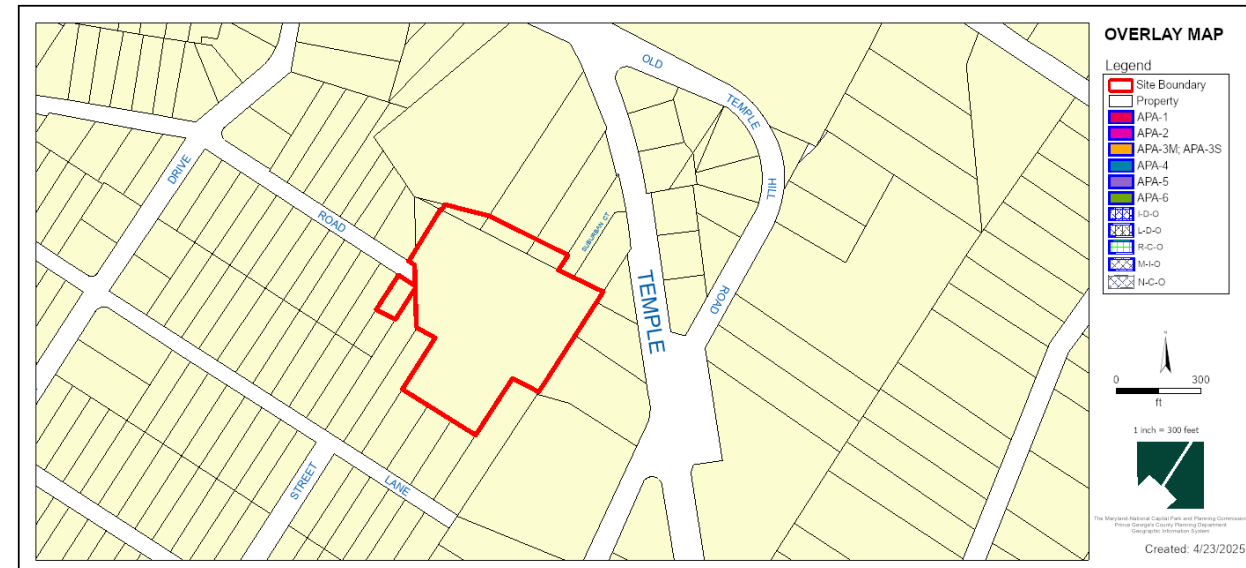


# OVERLAY MAP (PRIOR AND CURRENT)

Prior Overlay Map

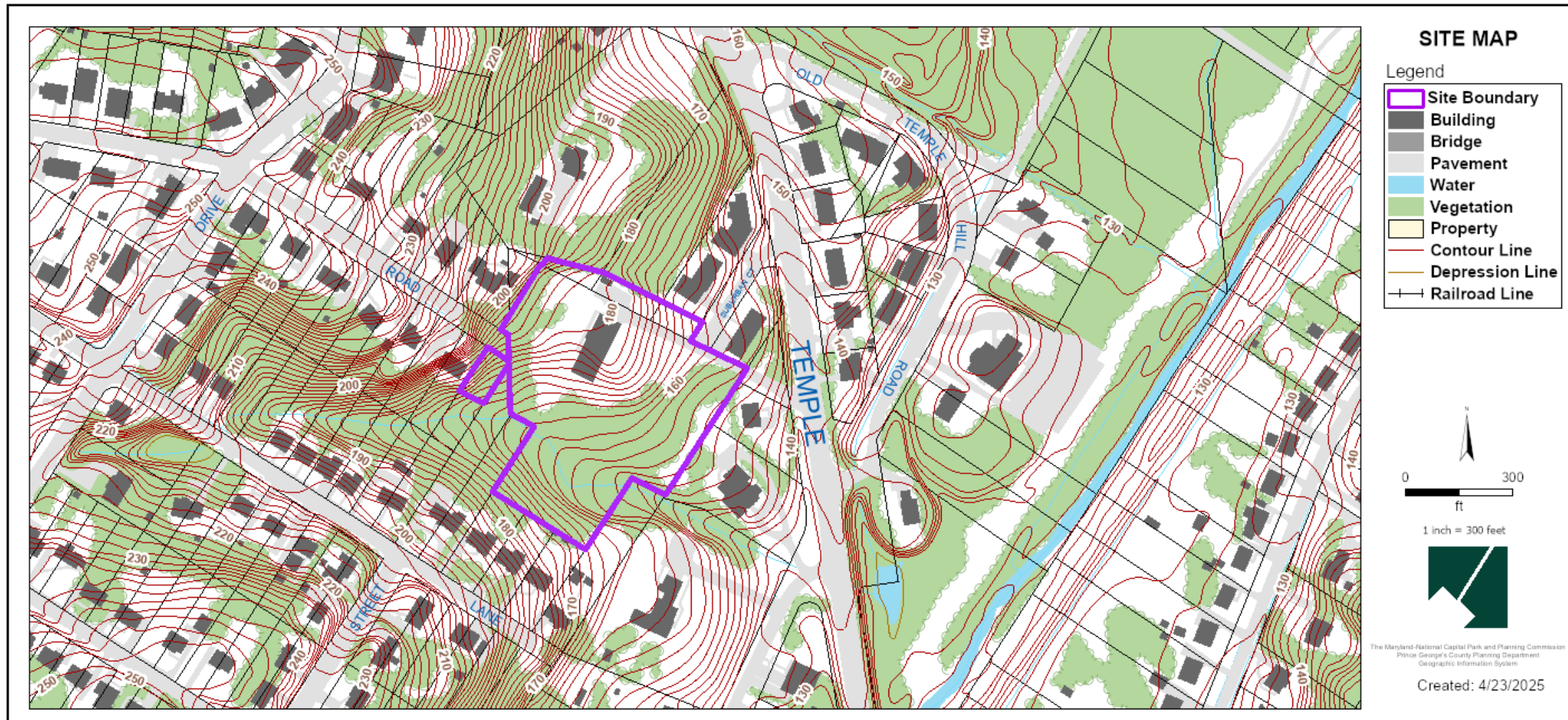


Current Overlay Map

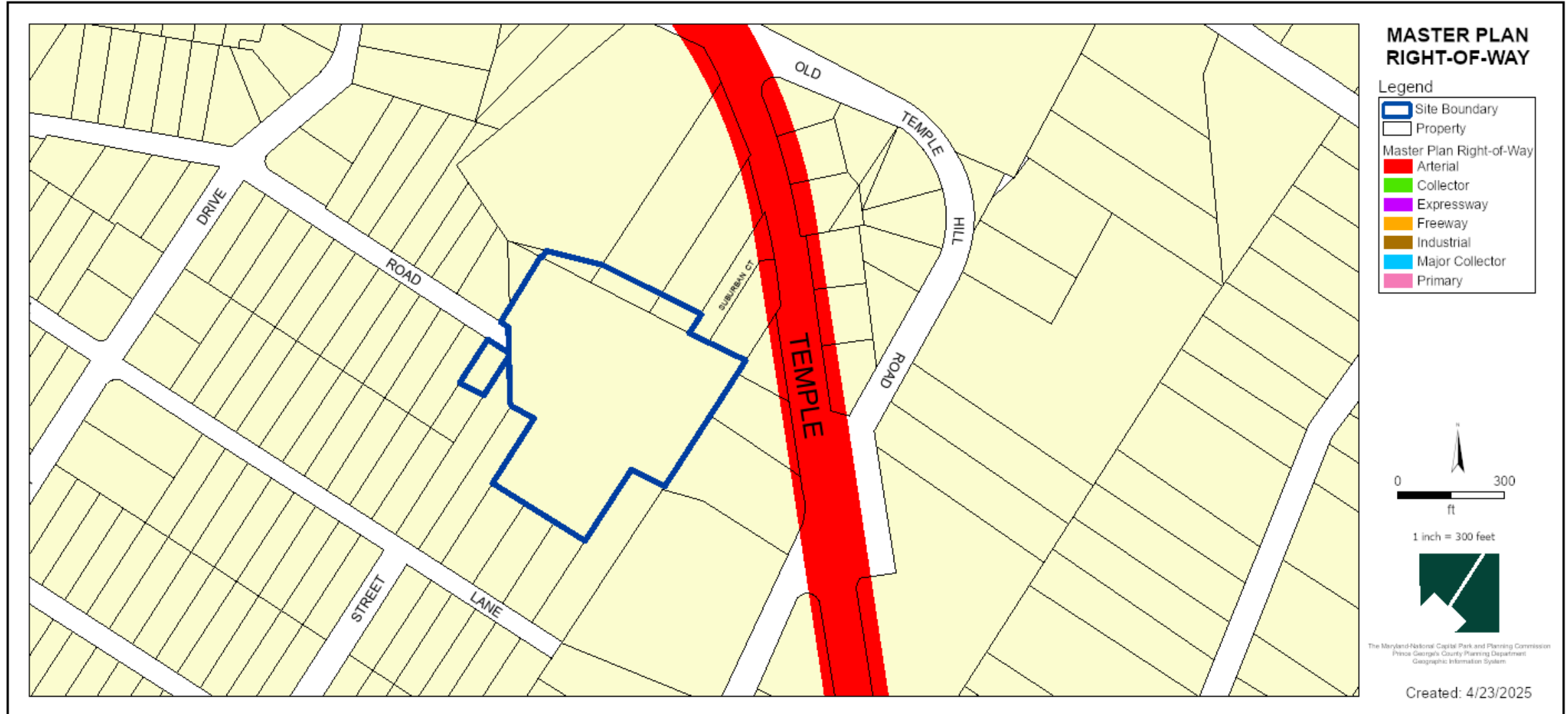




# SITE MAP

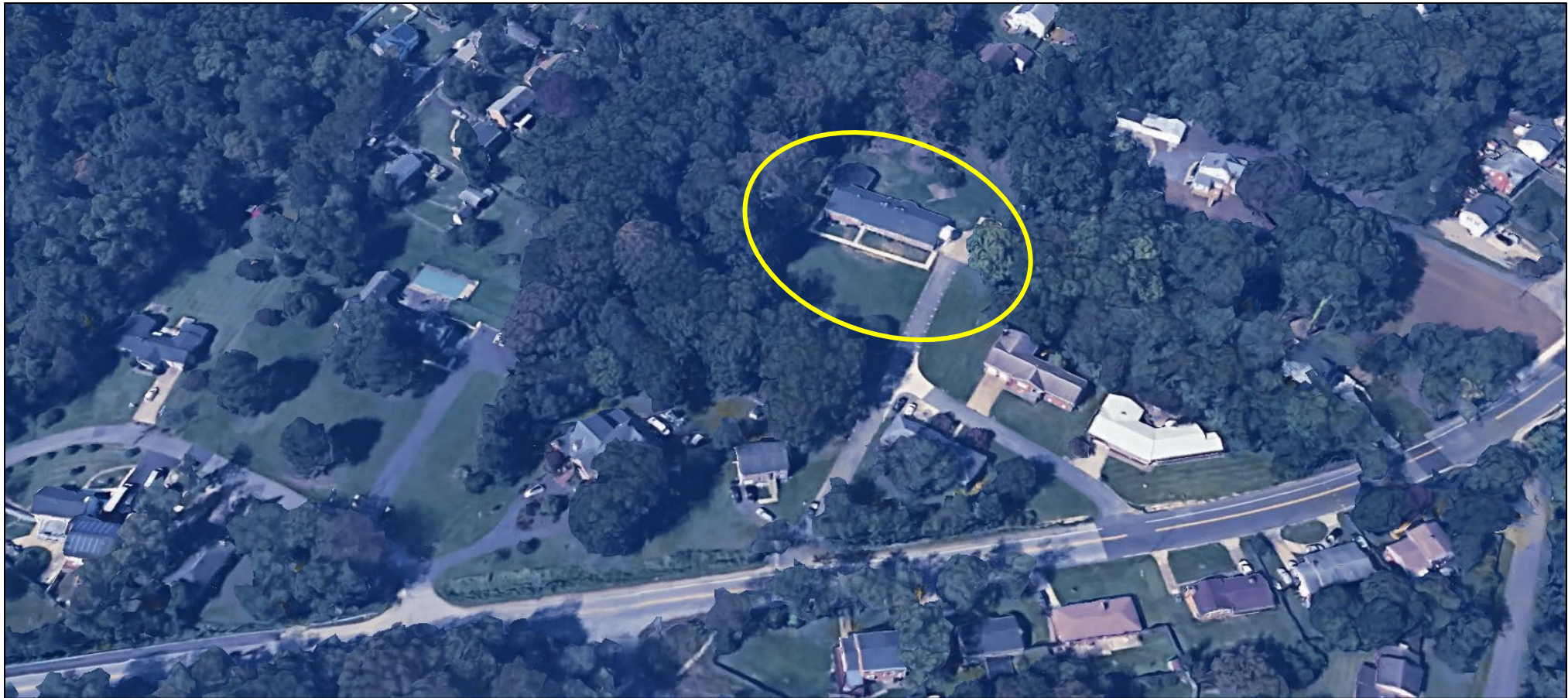


# MASTER PLAN RIGHT-OF-WAY MAP





# PROPERTY ORIENTATION IN SURROUNDING NEIGHBORHOOD





# SPECIAL EXCEPTIONS PLAN (EXISTING &



SITE PLAN: CURRENT



SITE PLAN: PROPOSED

# LANDSCAPE PLAN





# ELEVATIONS



# STAFF RECOMMENDATION

## **APPROVAL** with conditions:

- 1) Applicant *provides? Installs?* a minimum of 2 inverted u style bicycle racks
- 2) Applicant employs a septic scavenger to pump out the tank periodically
- 3) Applicant conforms to Sections 4.4, 4.6, 4.7, and 4.9 of the 2010 Prince George's Landscape Manual

## **No major issues:**

## **Applicant Required Mailings:**

- Informational Mailing: 01/10/2025
- Acceptance Mailing: 03/17/2025
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