

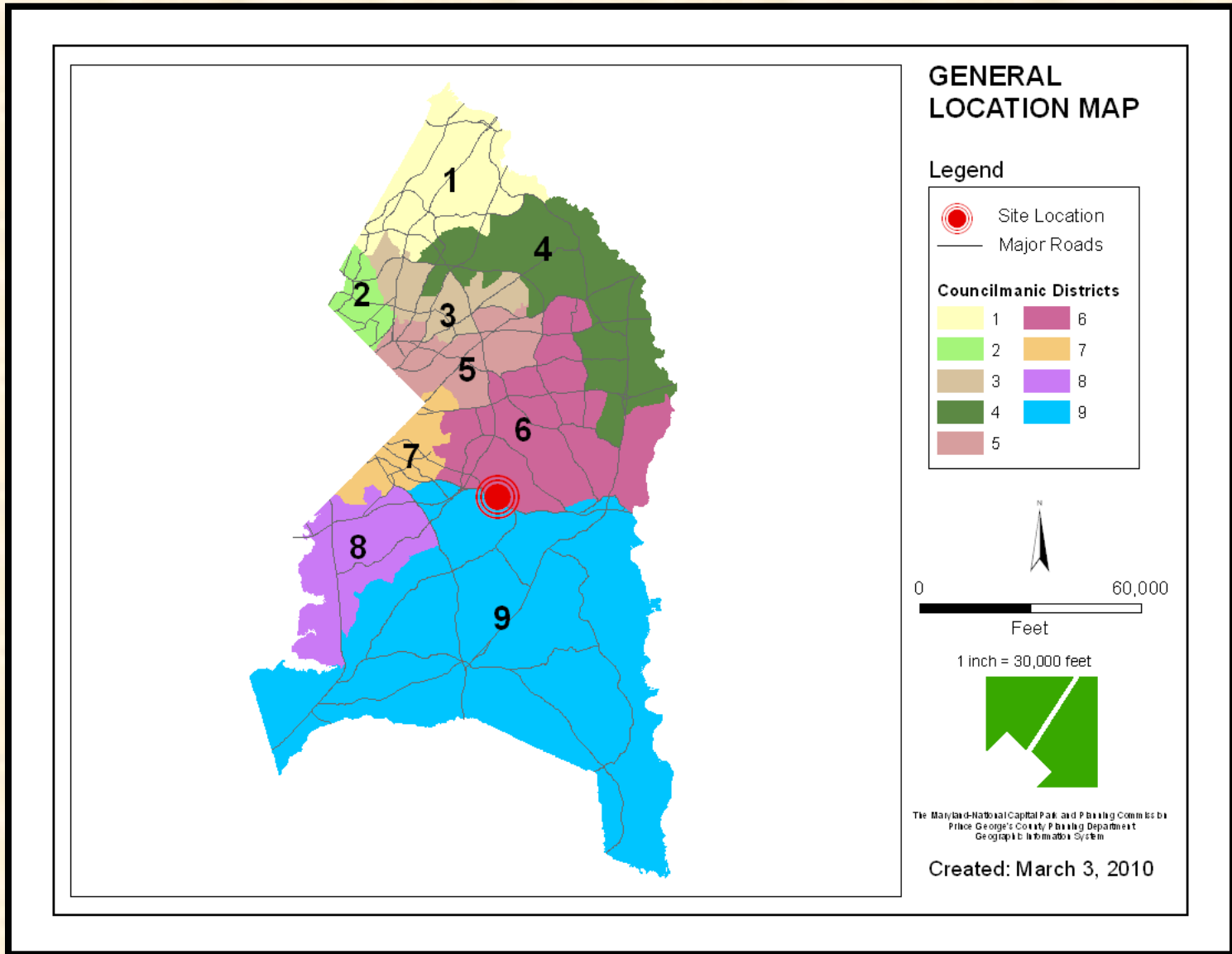
ITEM #

CASE NO: CSP-07004-01

WESTPHALIA CENTER

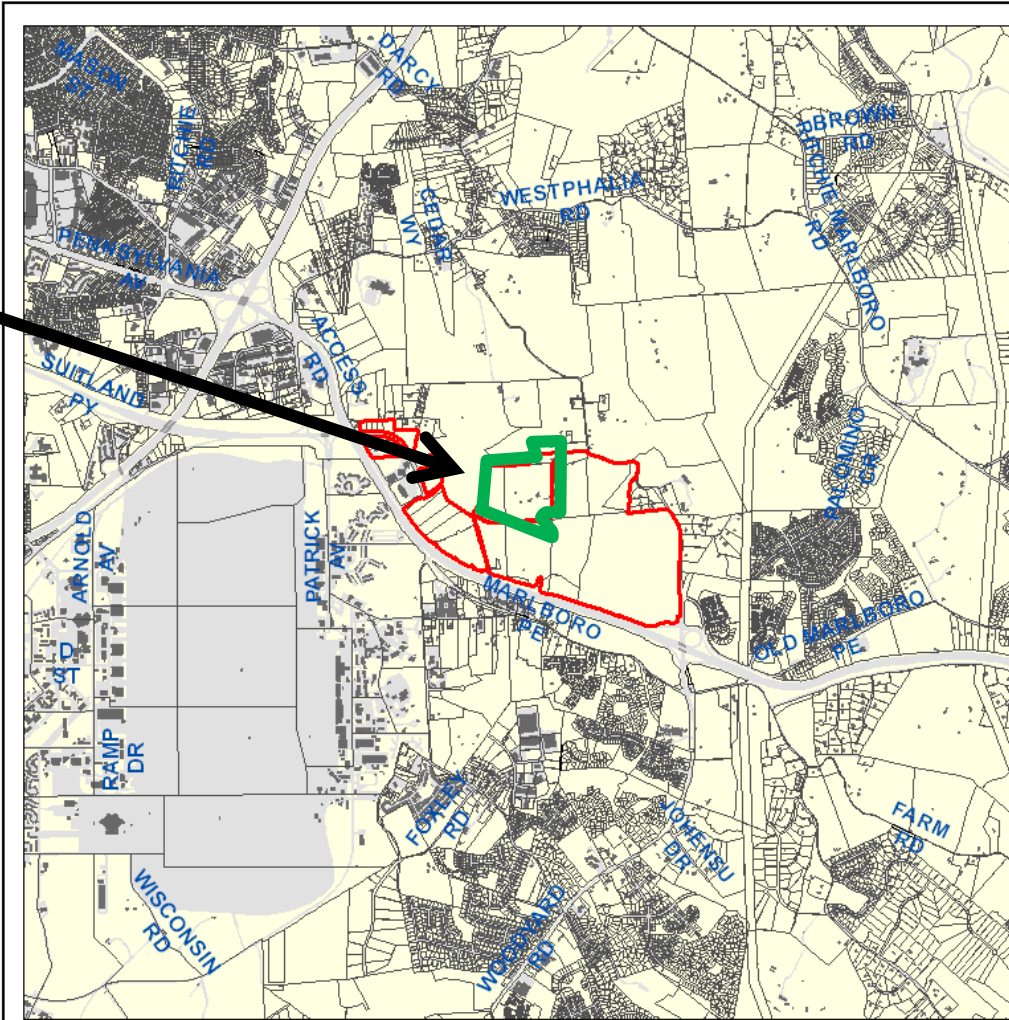


GENERAL LOCATION MAP









SITE VICINITY MAP

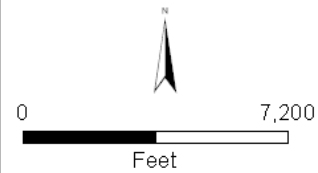
Moore
Property



SITE VICINITY MAP

Legend

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

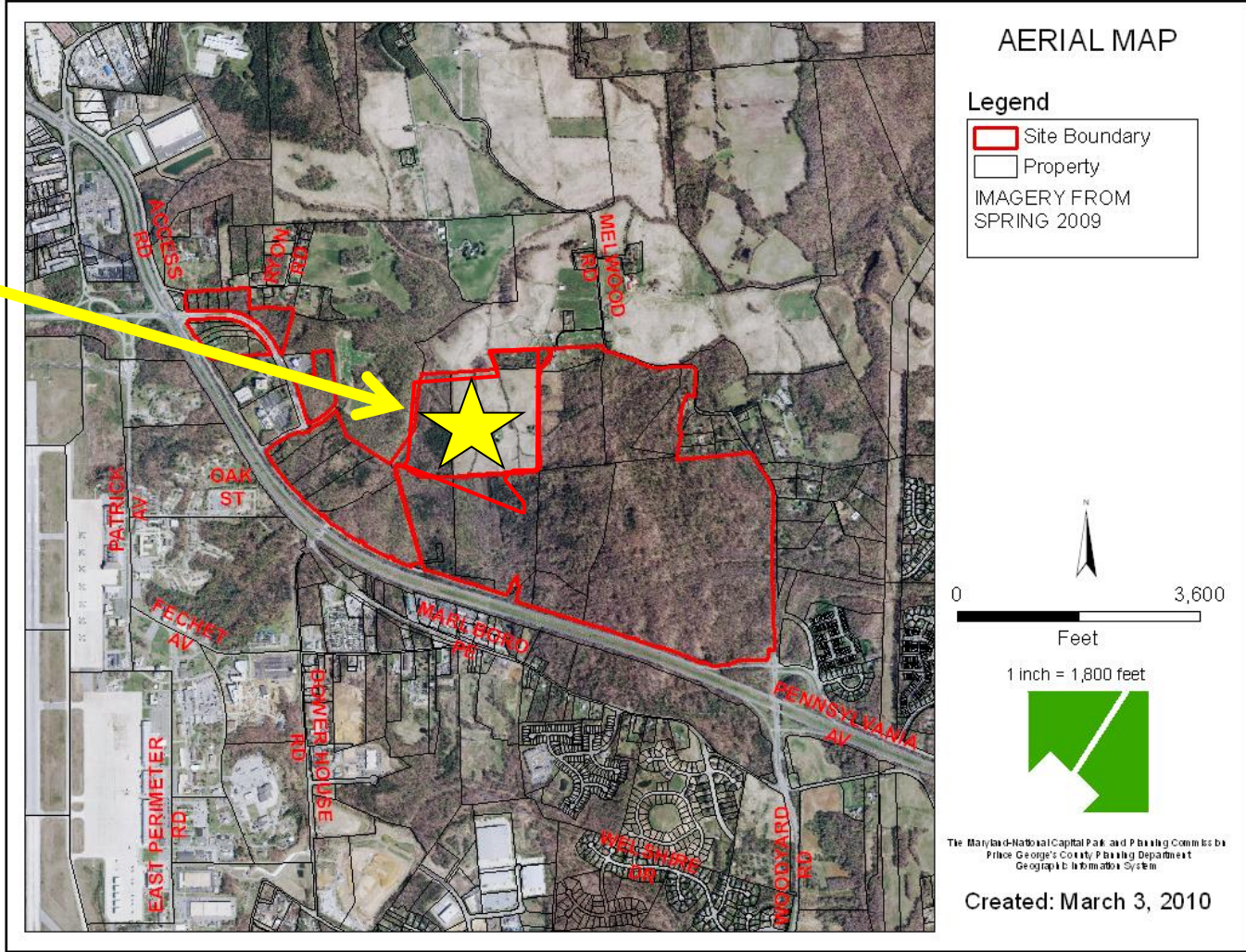


The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: March 3, 2010

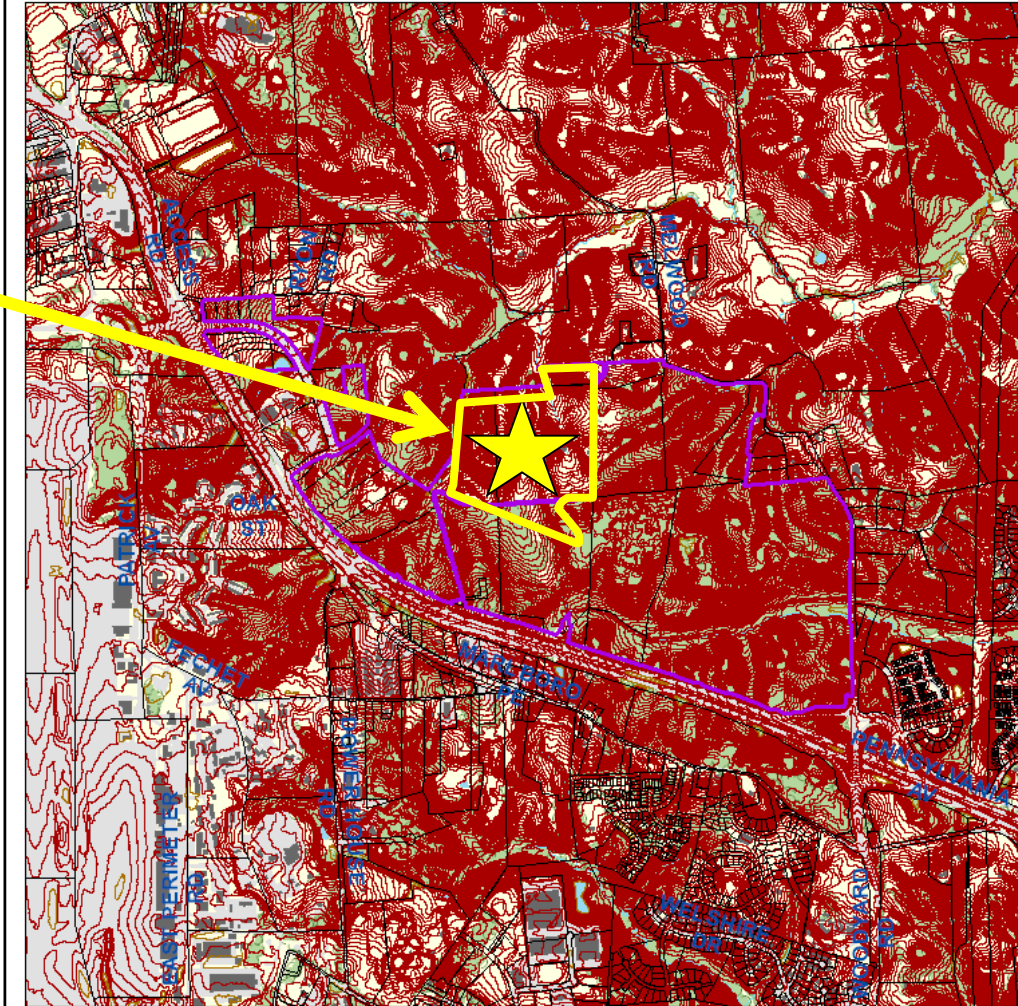
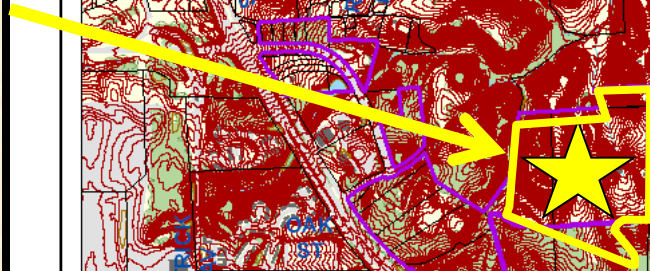
AERIAL PHOTO

Moore
Property



SITE MAP

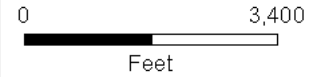
Moore
Property



SITE MAP

Legend

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



1 inch = 1,800 feet

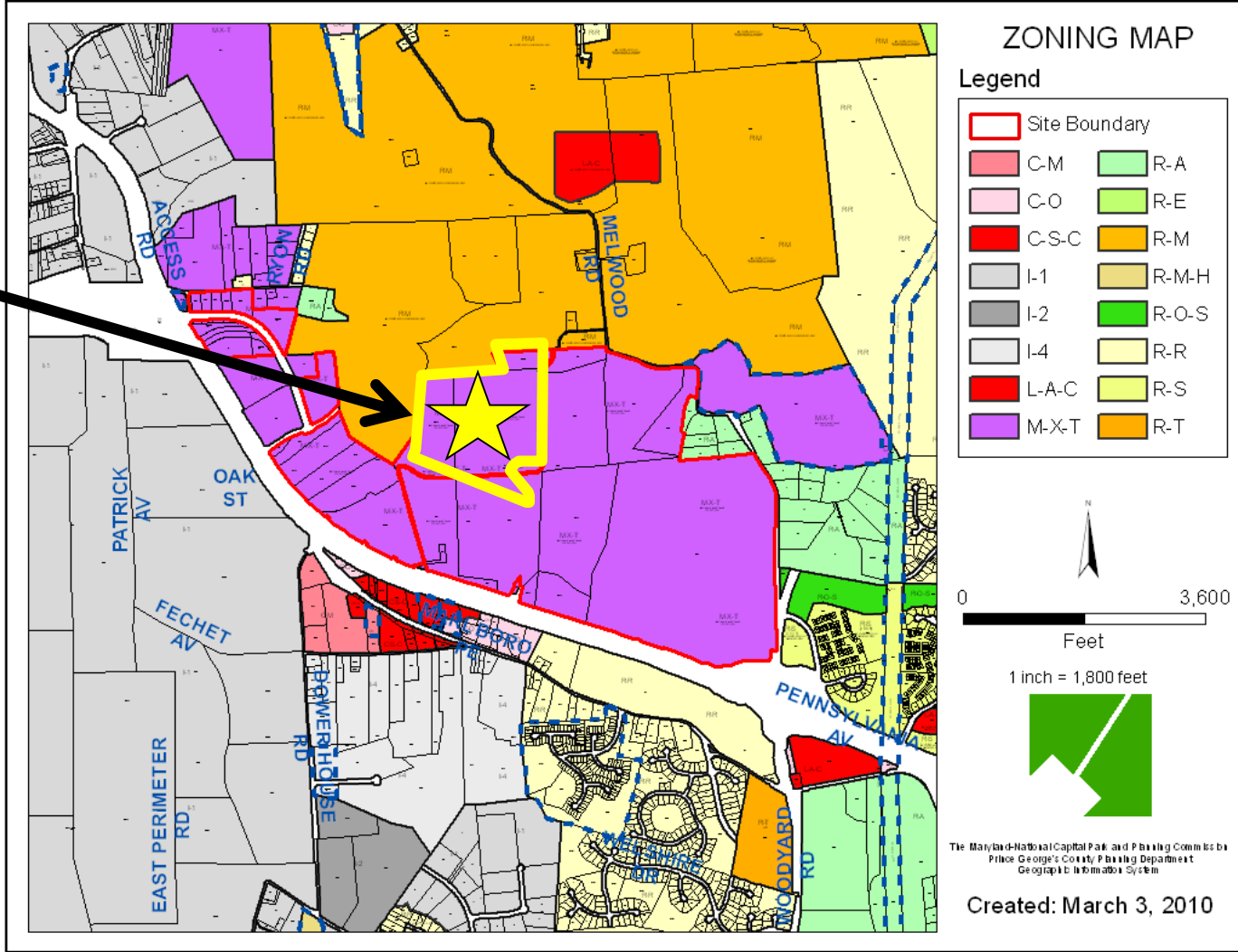
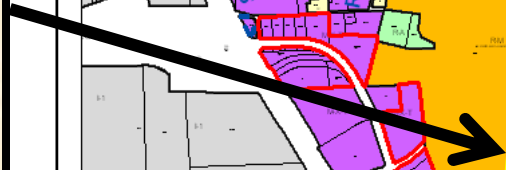


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ZONING MAP

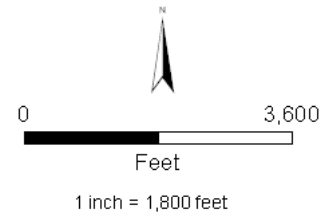
Moore Property



ZONING MAP

Legend

Site Boundary	R-A
C-M	R-E
C-O	R-M
C-S-C	R-M-H
I-1	R-O-S
I-2	R-R
I-4	R-S
L-A-C	R-T
M-X-T	



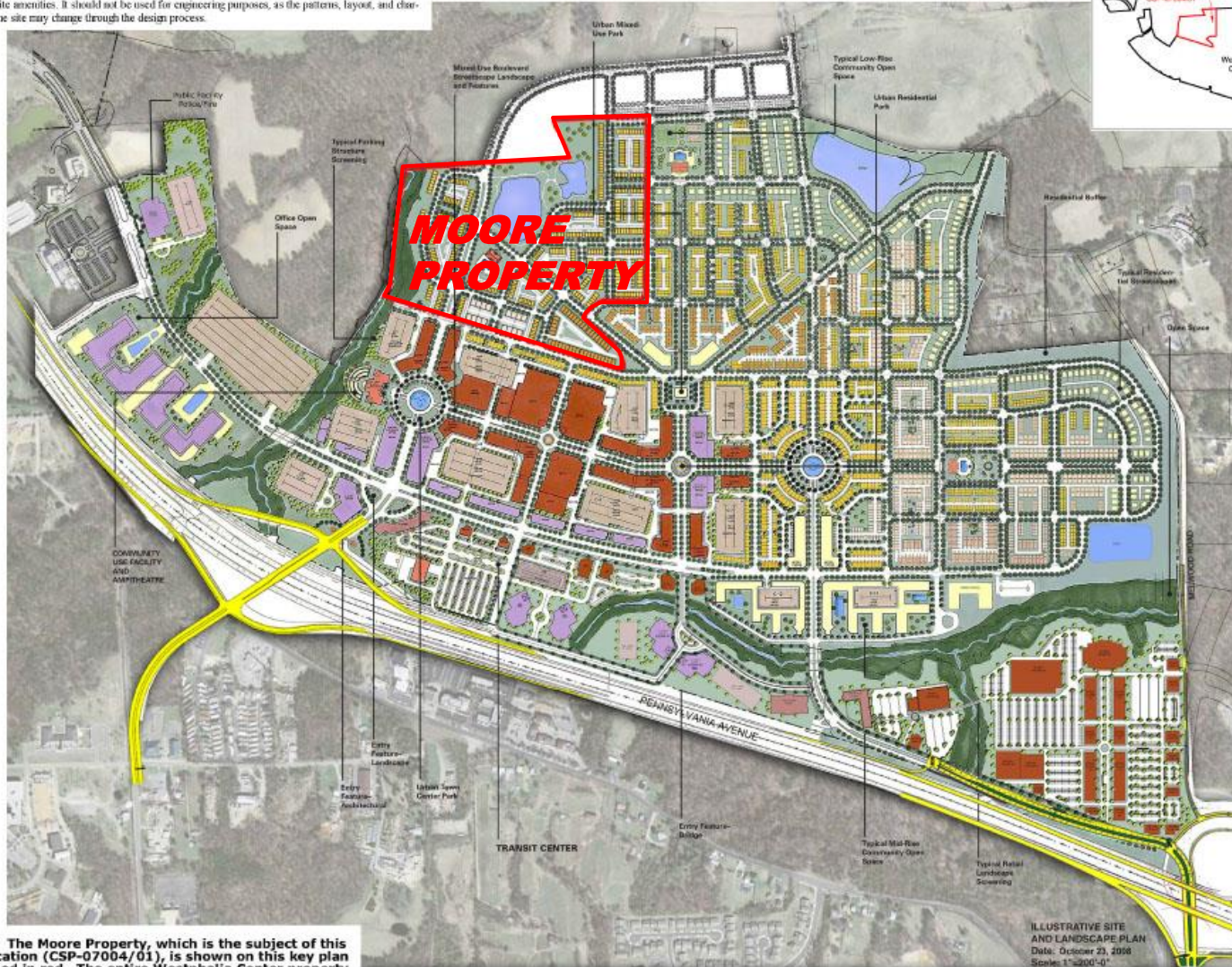
The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Geographic Information System
 Created: March 3, 2010



CSP-07004-01

WESTPHALIA CENTER/MOORE PROPERTY

¹⁰⁰⁰ Note: This plan is illustrative and conceptual in nature representing the land use patterns and character of site amenities. It should not be used for engineering purposes, as the patterns, layout, and character of the site may change through the design process.



Note: The Moore Property, which is the subject of this application (CSP-07004/01), is shown on this key plan outlined in red. The entire Westphalia Center property (CSP-07004) is shown for informational purposes only.

ILLUSTRATIVE SITE
AND LANDSCAPE PLAN
Date: October 23, 2008
Scale: 1"=200'-0"

Dewberry

10003 Derekwood Lane
Suite 204
Lanhan, MD 20706
301.731.5551
301.731.0188 (Fax)
www.dewberry.com

**WESTPHALIA
TOWN
CENTER**

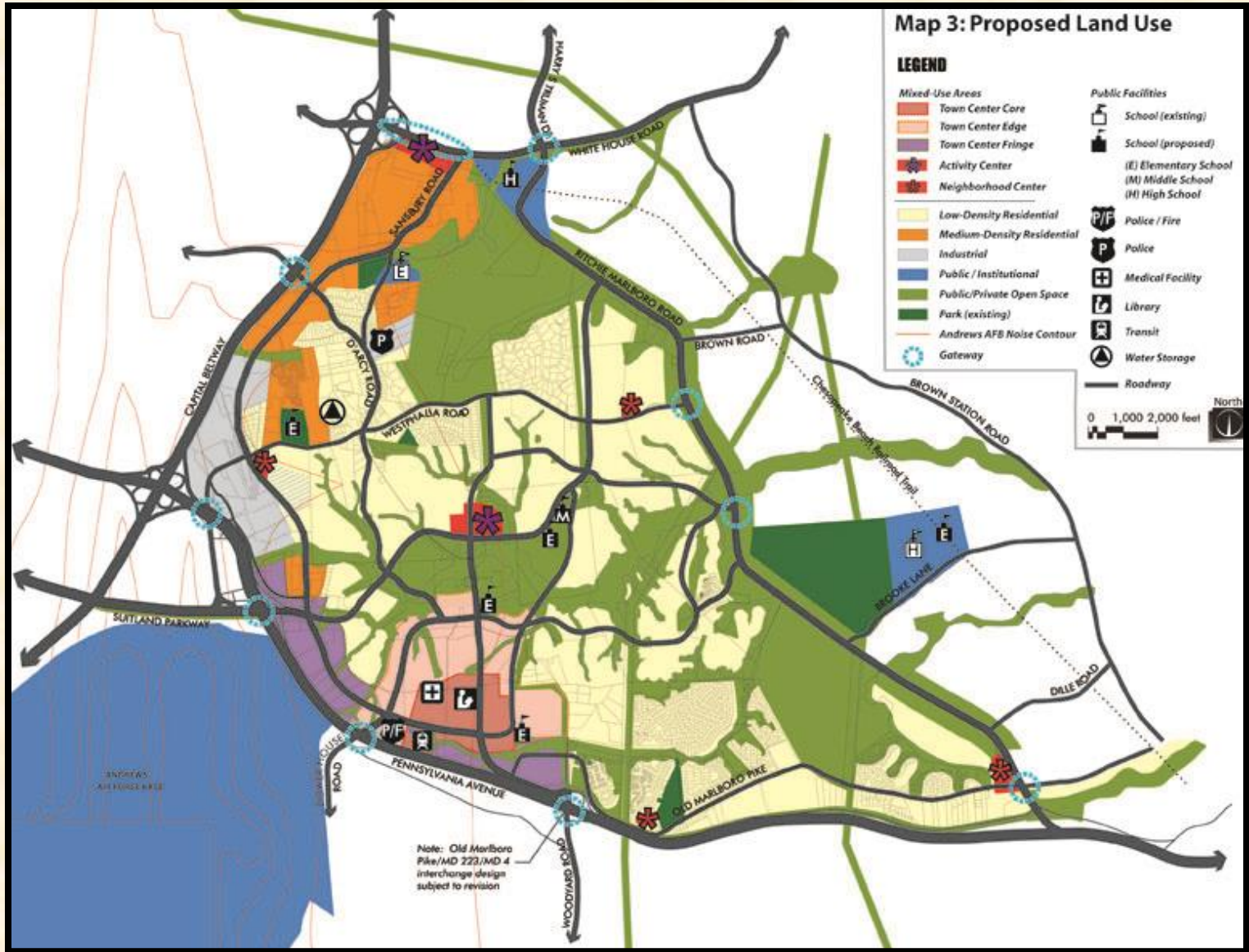


**WESTPHALIA
CENTER**

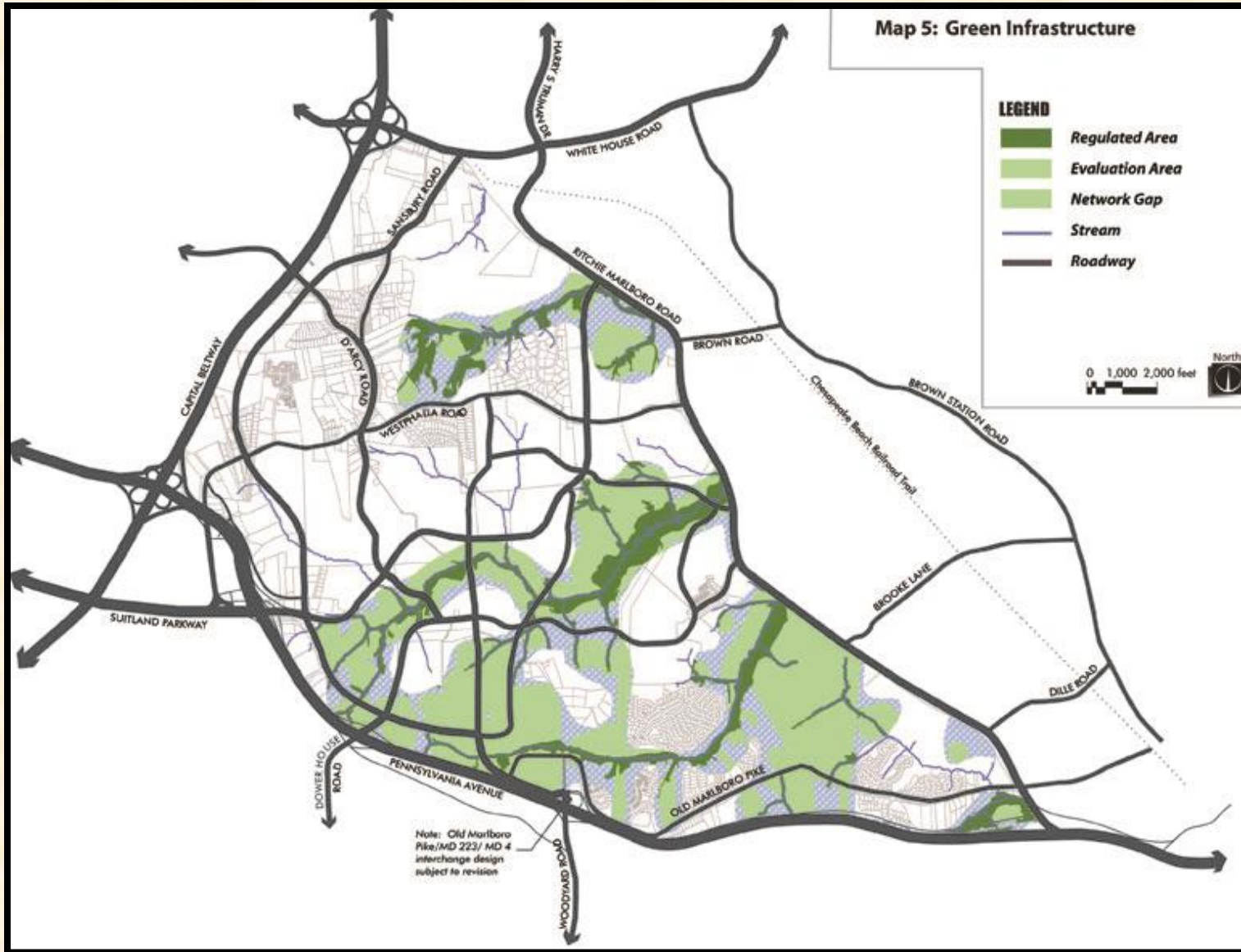


CSP-07004-01

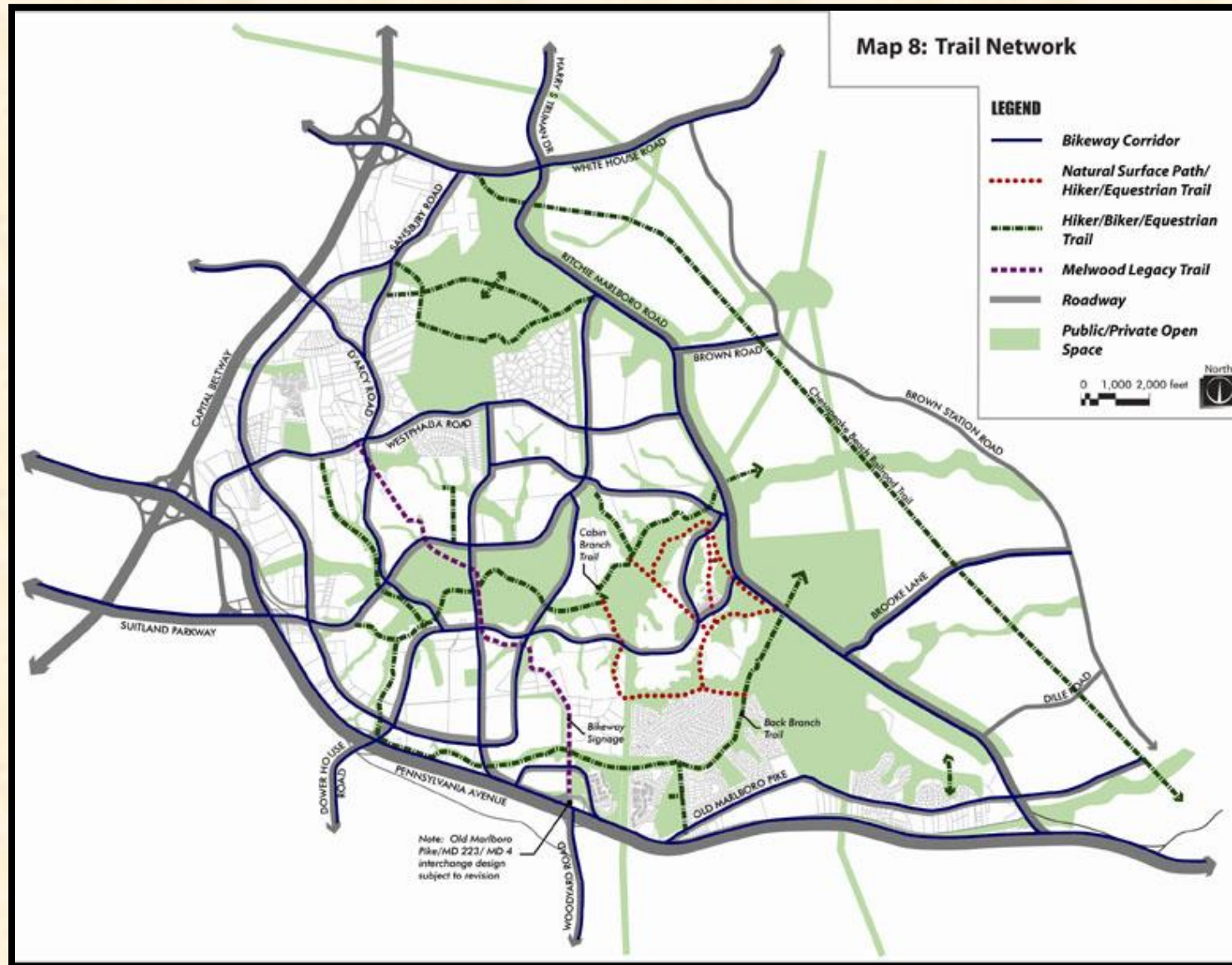
SECTOR PLAN LAND USES



GREEN INFRASTRUCTURE NETWORK



SECTOR PLAN TRAILS



WESTPHALIA SECTOR DEVELOPMENT

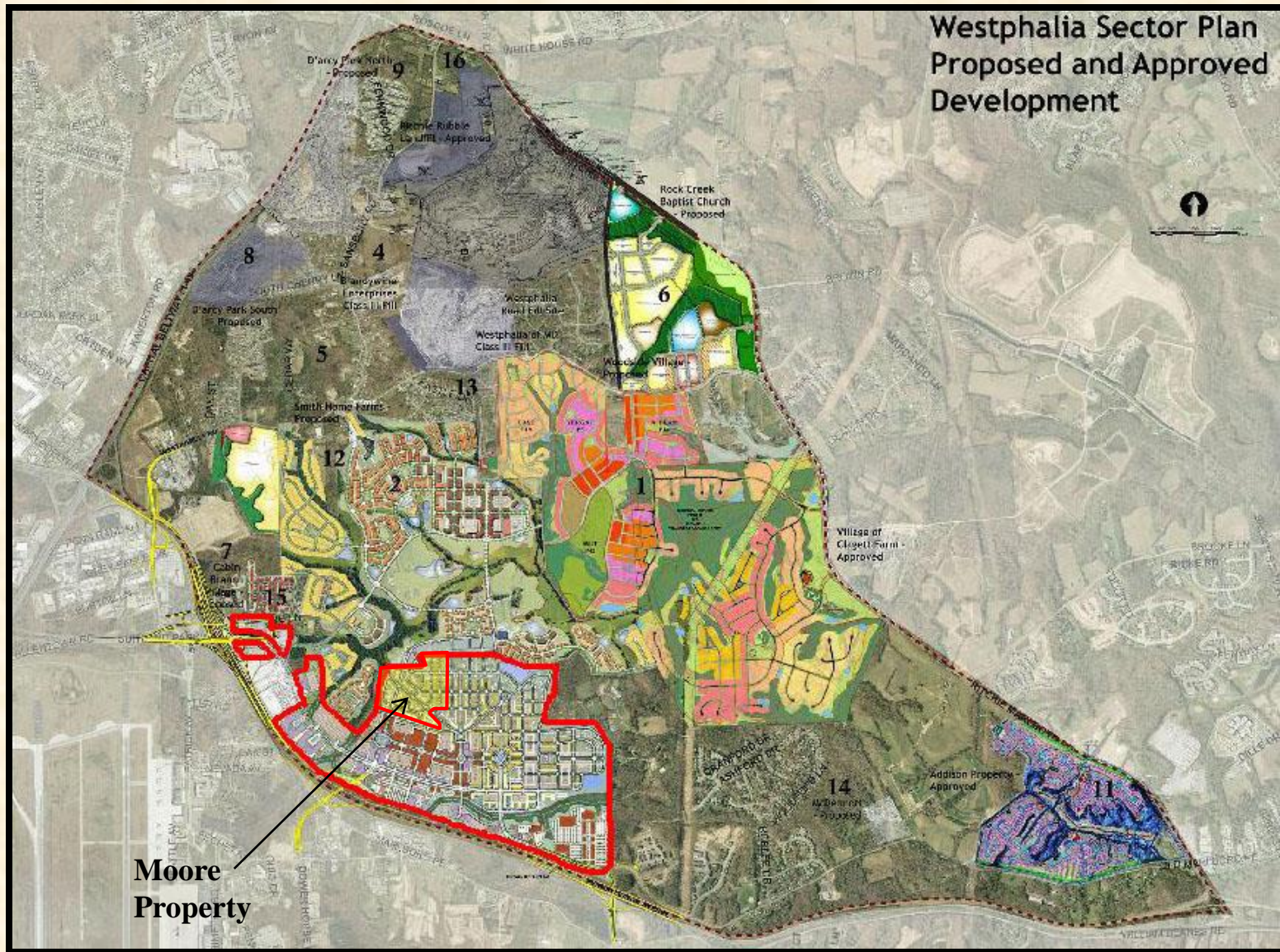
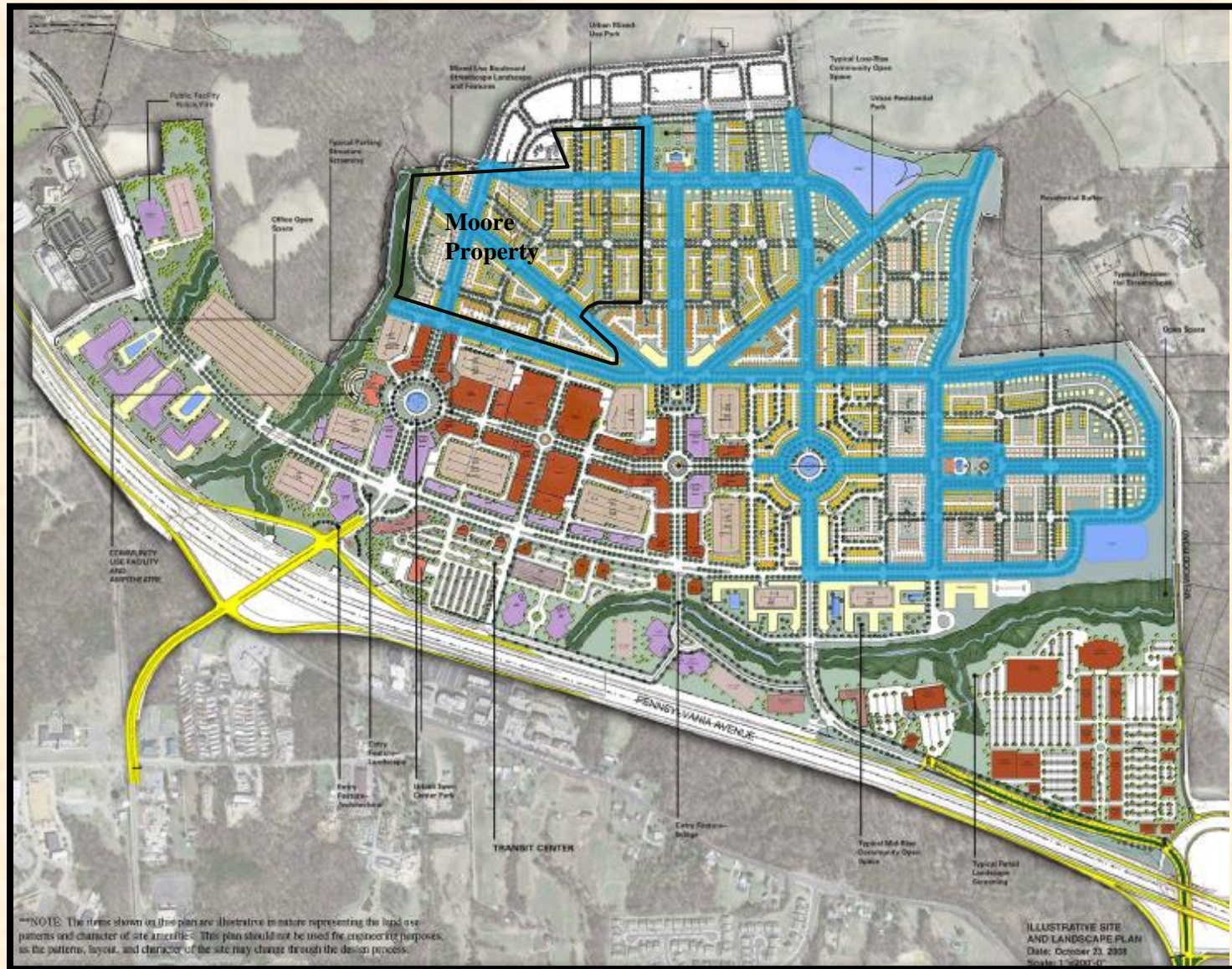


EXHIBIT 44 LAND USES



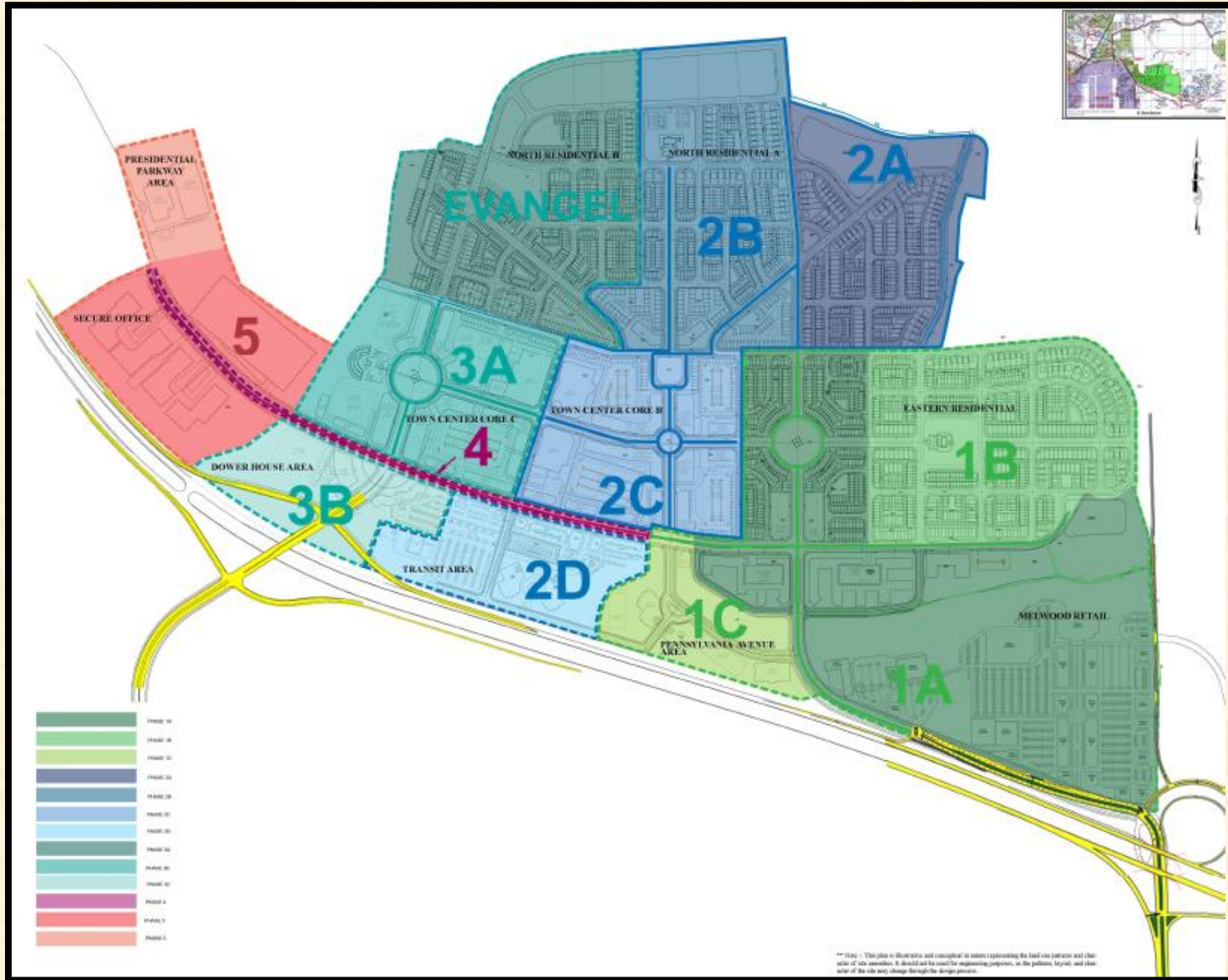
URBAN RESIDENTIAL ROADS



NOTE: The items shown on this plan are illustrative in nature representing the broad use patterns and character of site amenities. This plan should not be used for engineering purposes as the patterns, layout, and character of the site may change through the design process.

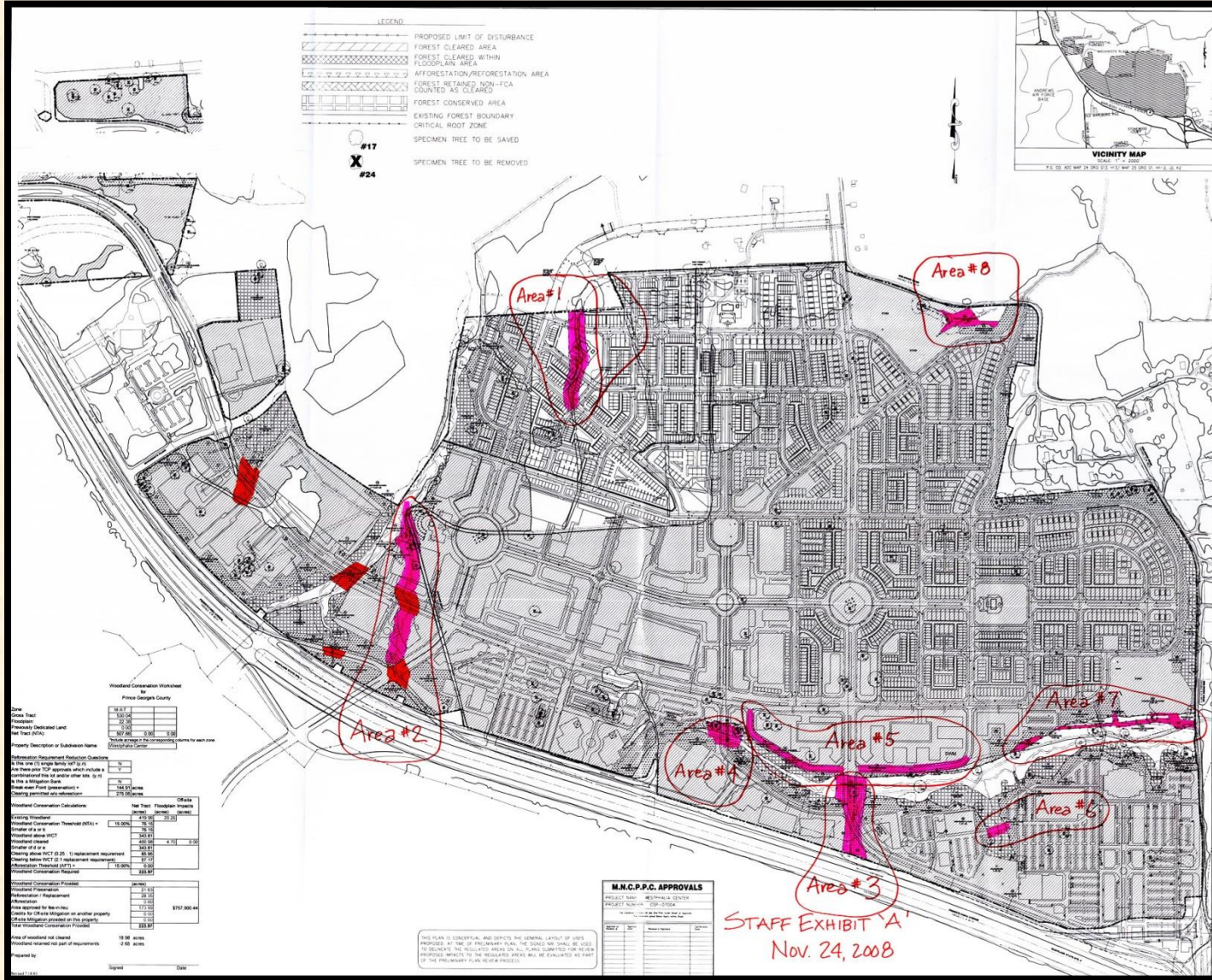
ILLUSTRATIVE SITE AND LANDSCAPE PLAN
Date: October 23, 2008
Scale: 1"=200'-0"

PROPOSED PHASING



** Note - This plan is illustrative and conceptual in nature representing the land use pattern and character of the area. It should not be used for engineering purposes, or for public, layout, and other uses of the site that change through the design process.

STAFF EXHIBIT A



2.i. A maximum of 68 front-loaded garage attached units shall be allowed within the Moore Property portion of Westphalia Center. Their location shall be restricted to areas adjacent to a stream valley or preserved environmental features, preventing the use of a rear alley to serve the dwellings. Within the town center portion of Westphalia Center, front-loaded garages may be approved at the time of detailed site plan review provided that:

(1)The total number of front-loaded garage townhouse units shall not exceed ten percent of the total number of townhouse units allowed in the Westphalia Town Center project, excluding Moore Property.

(2)Front-loaded townhouse units shall only be included on the interior of blocks and front-loaded units are not allowed for units fronting on public streets, except in situations where environmental conditions will not allow the use of rear alleys.

(3) All entry door features on front-loaded units must be located on the ground level. No walk-up second level entries are permitted.

(4) Front-loaded townhouse units shall be built no more than approximately ten feet from the front lot line.

(5) All front-loaded garage doors shall include architectural features, such as windows.

(6) No front-loaded garages shall protrude in front of the overall façade of the townhouse unit.