

UPPER MARLBORO GATEWAY

Preliminary Plan of Subdivision

Type I Tree Conservation Plan TCP1-2025-0025

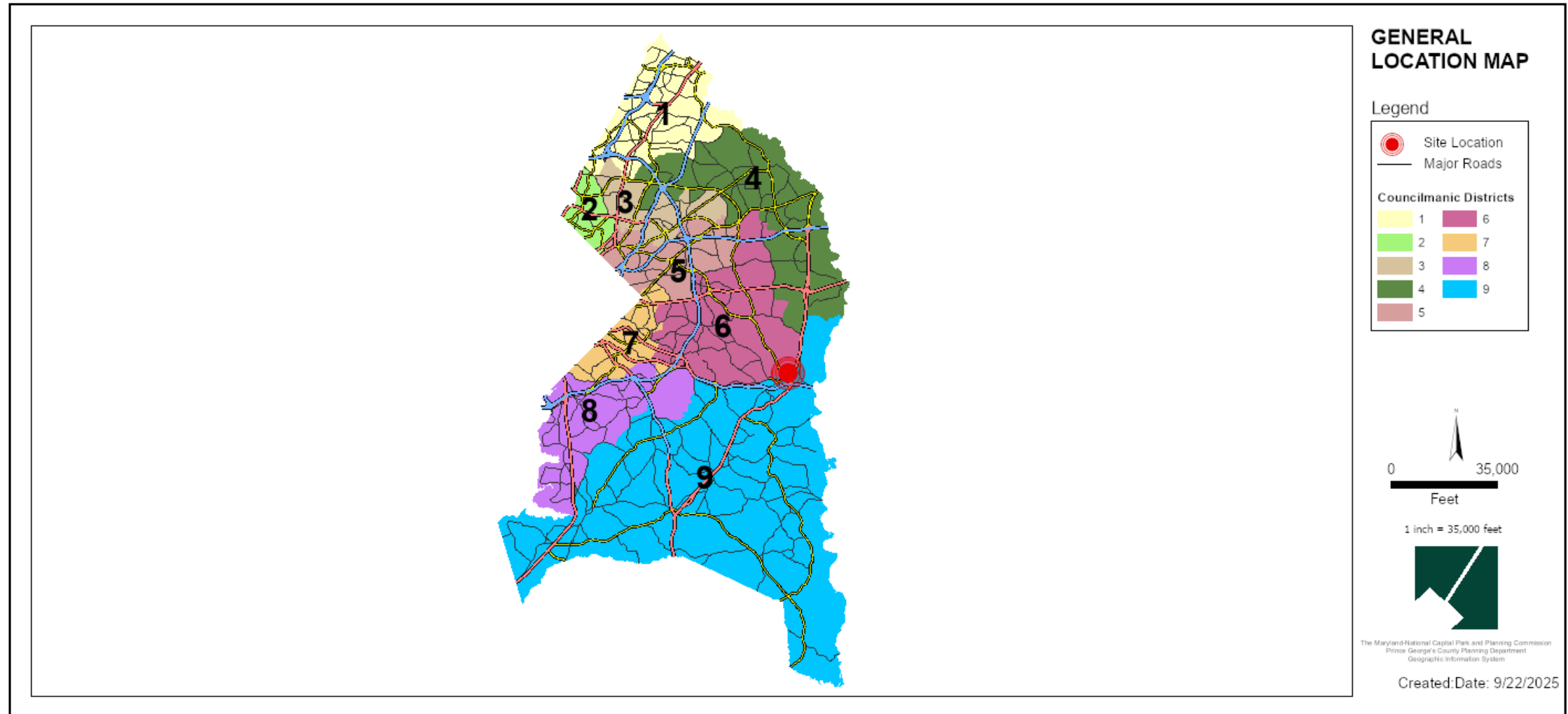
Staff Recommendation: APPROVAL with conditions



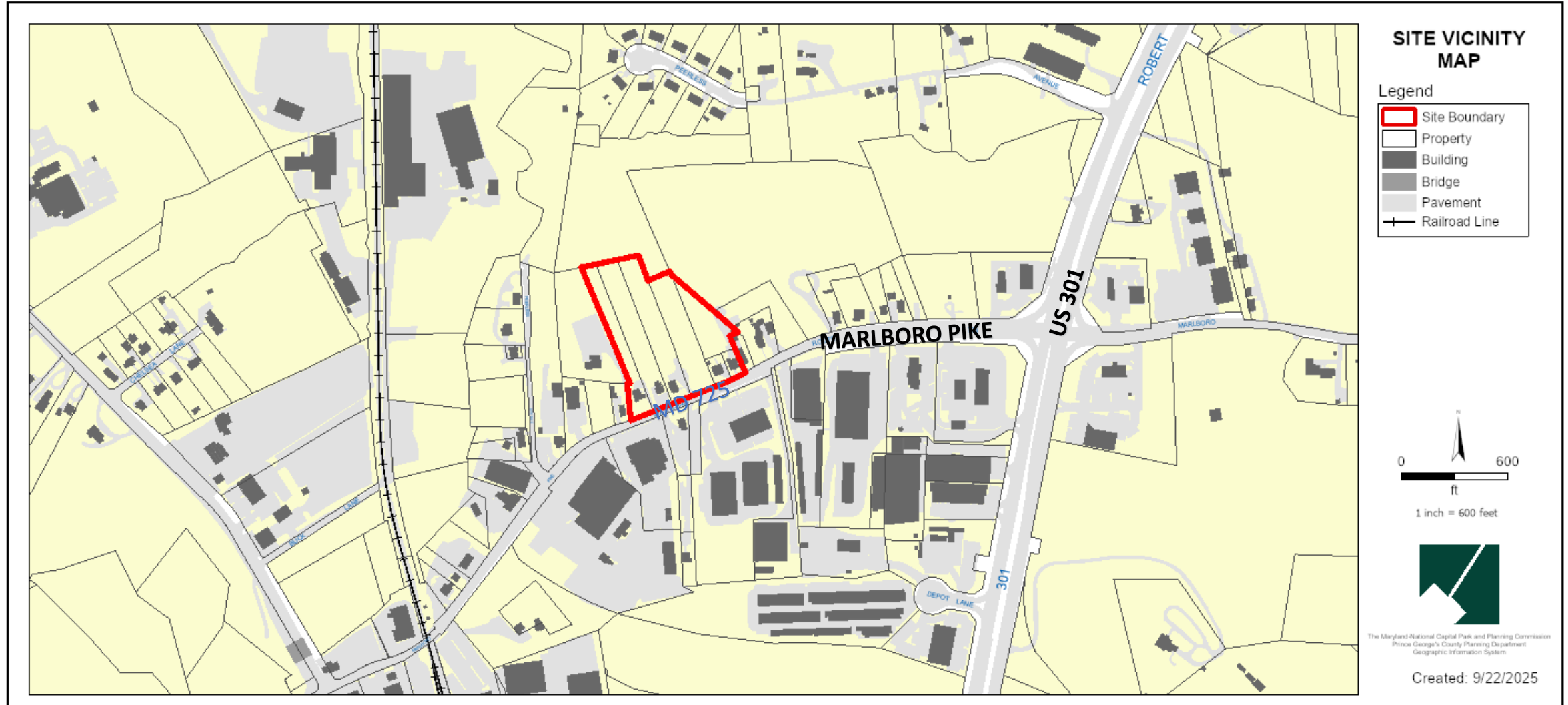
GENERAL LOCATION MAP

Council District: 06

Planning Area: 79

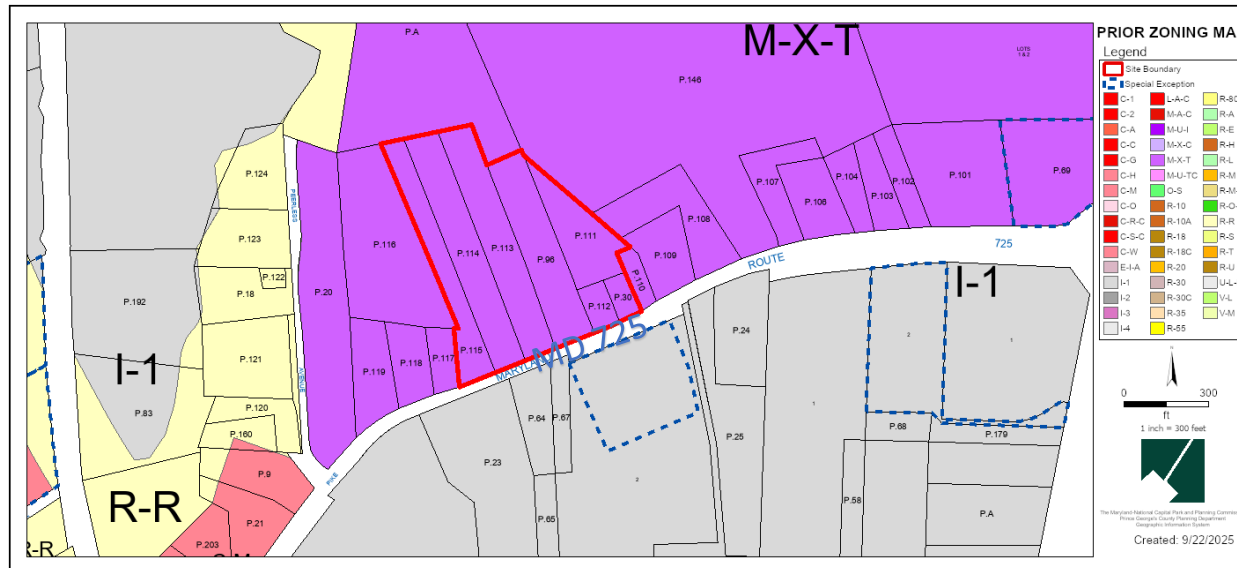


SITE VICINITY MAP

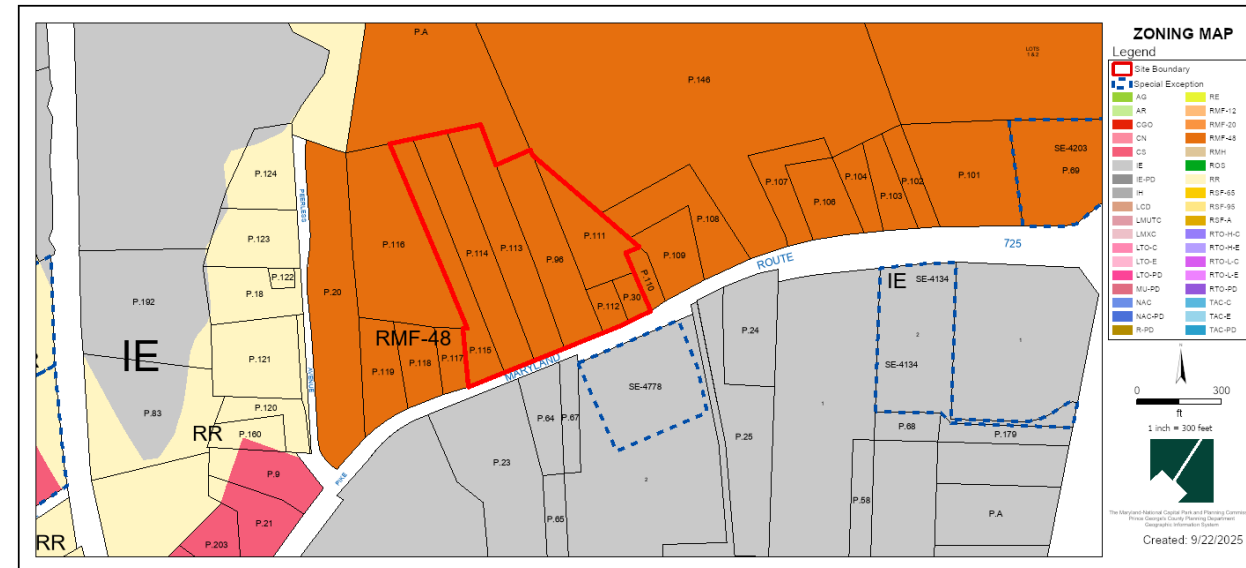


ZONING MAP (PRIOR AND CURRENT)

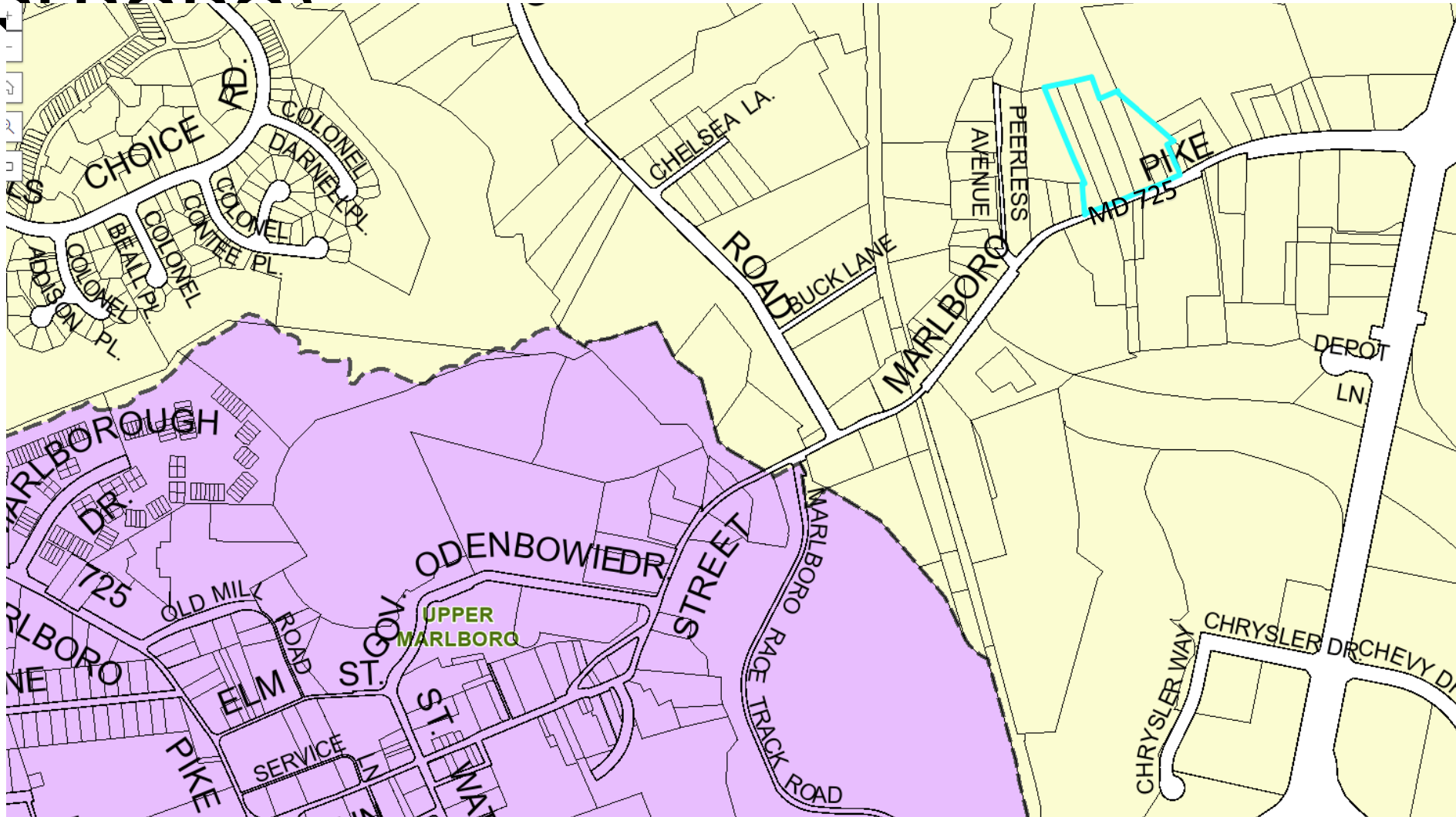
Prior Zoning Map: M-X-T



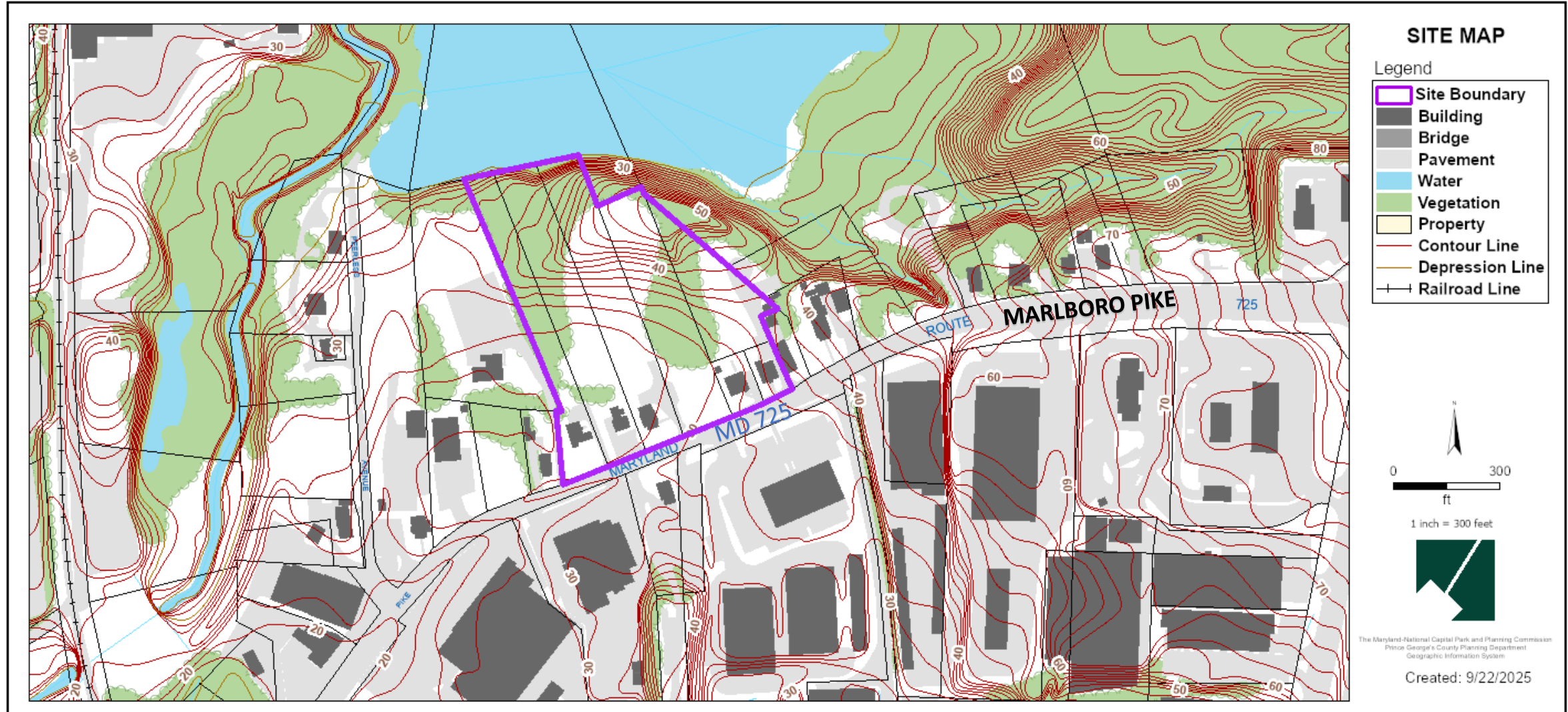
Current Zoning Map: RMF-48



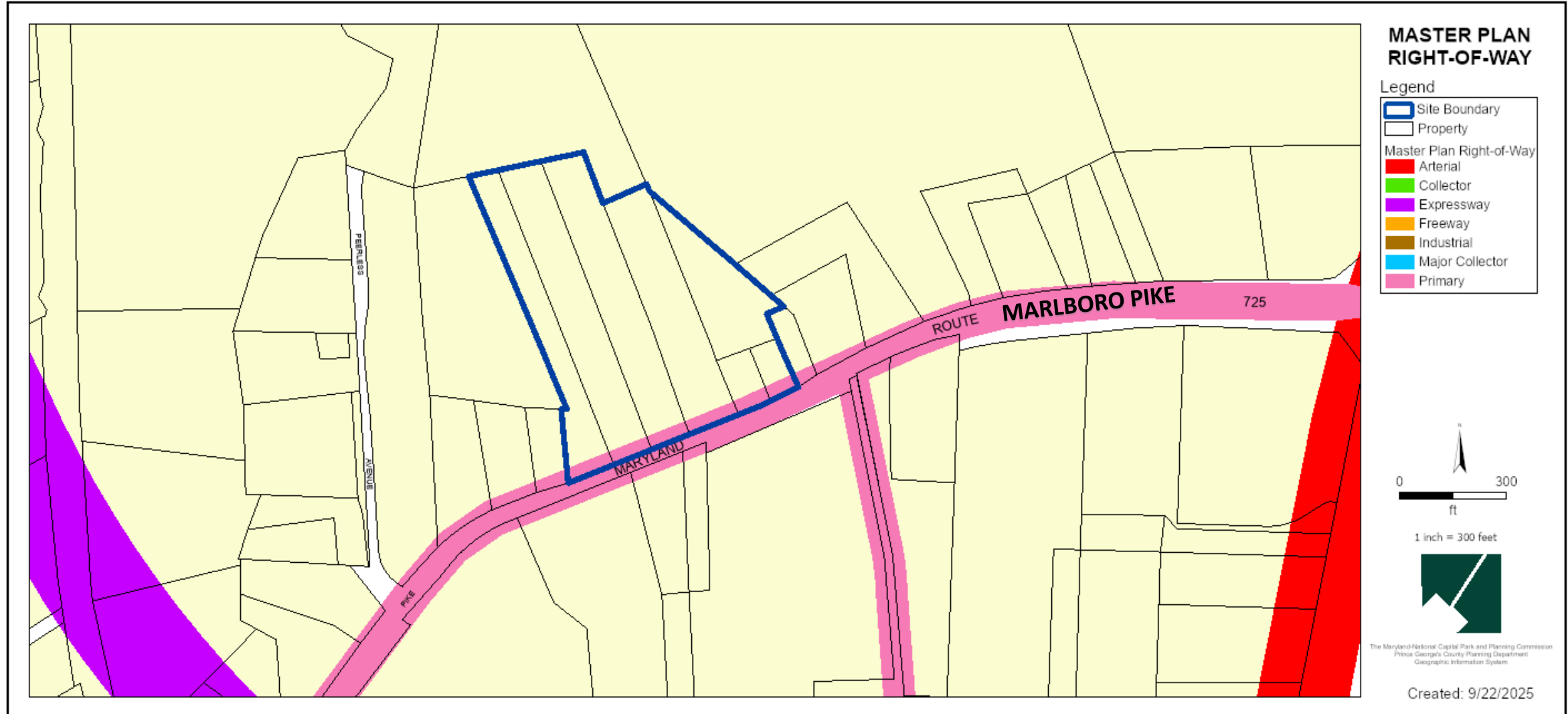
MUNICIPAL BOUNDARY (UPPER MARLBORO)



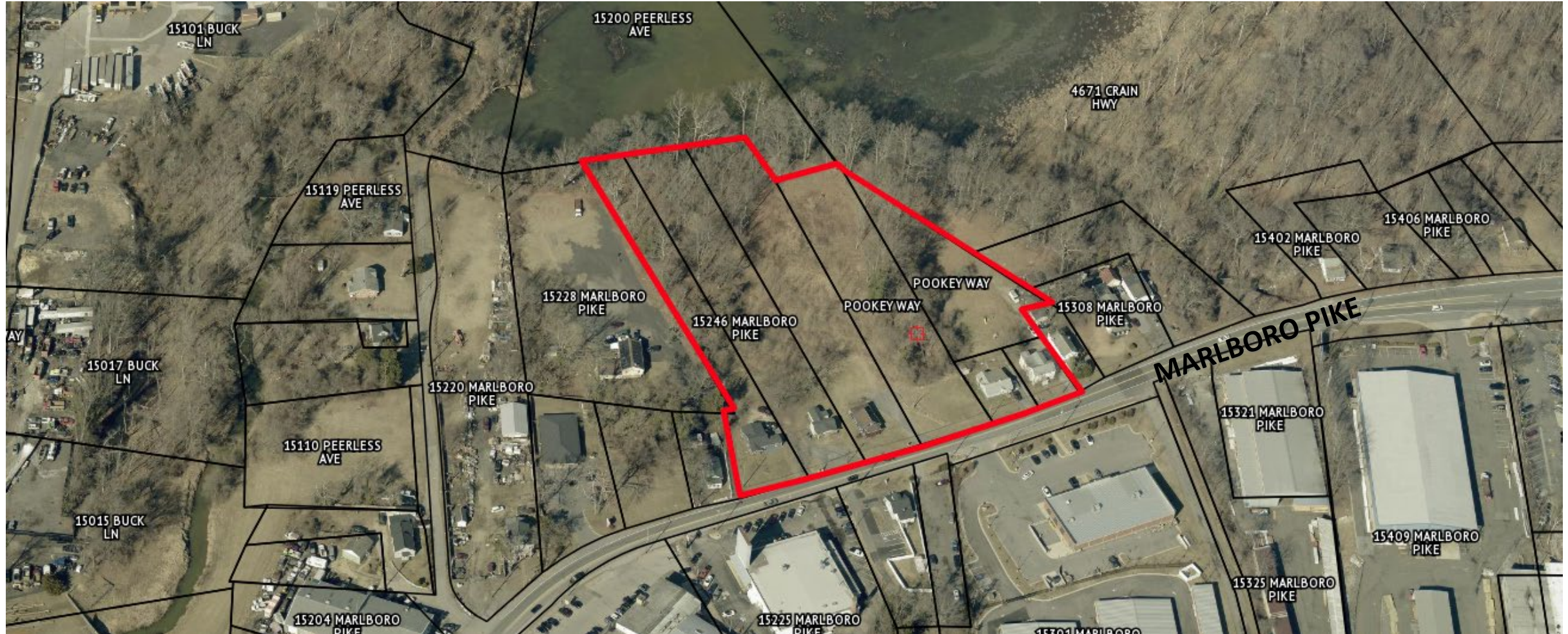
SITE MAP



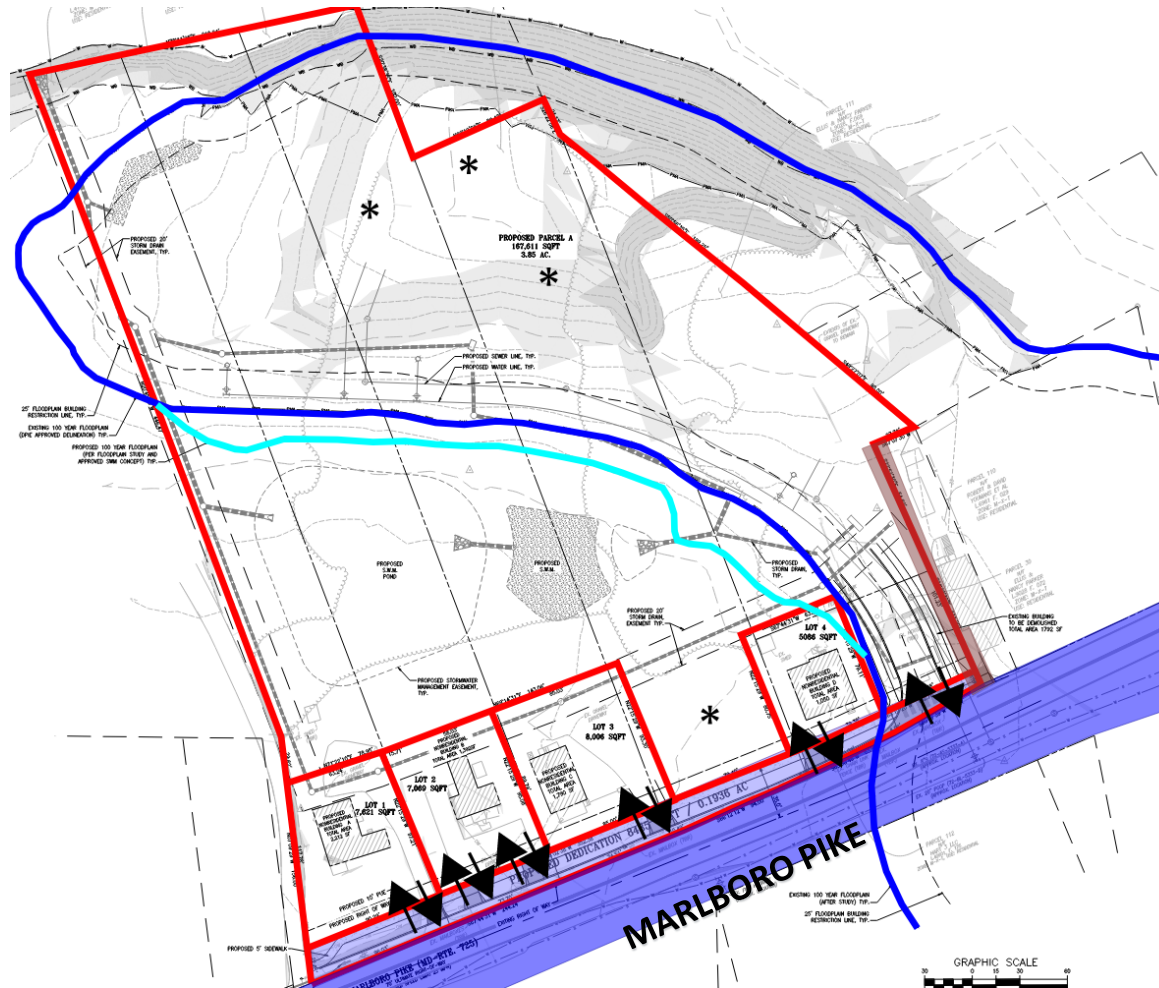
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



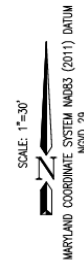
PRELIMINARY PLAN OF SUBDIVISION










SCALE: 1"=30'
MARYLAND COORDINATE SYSTEM NAD83 (2011) DATUM
NAD 29

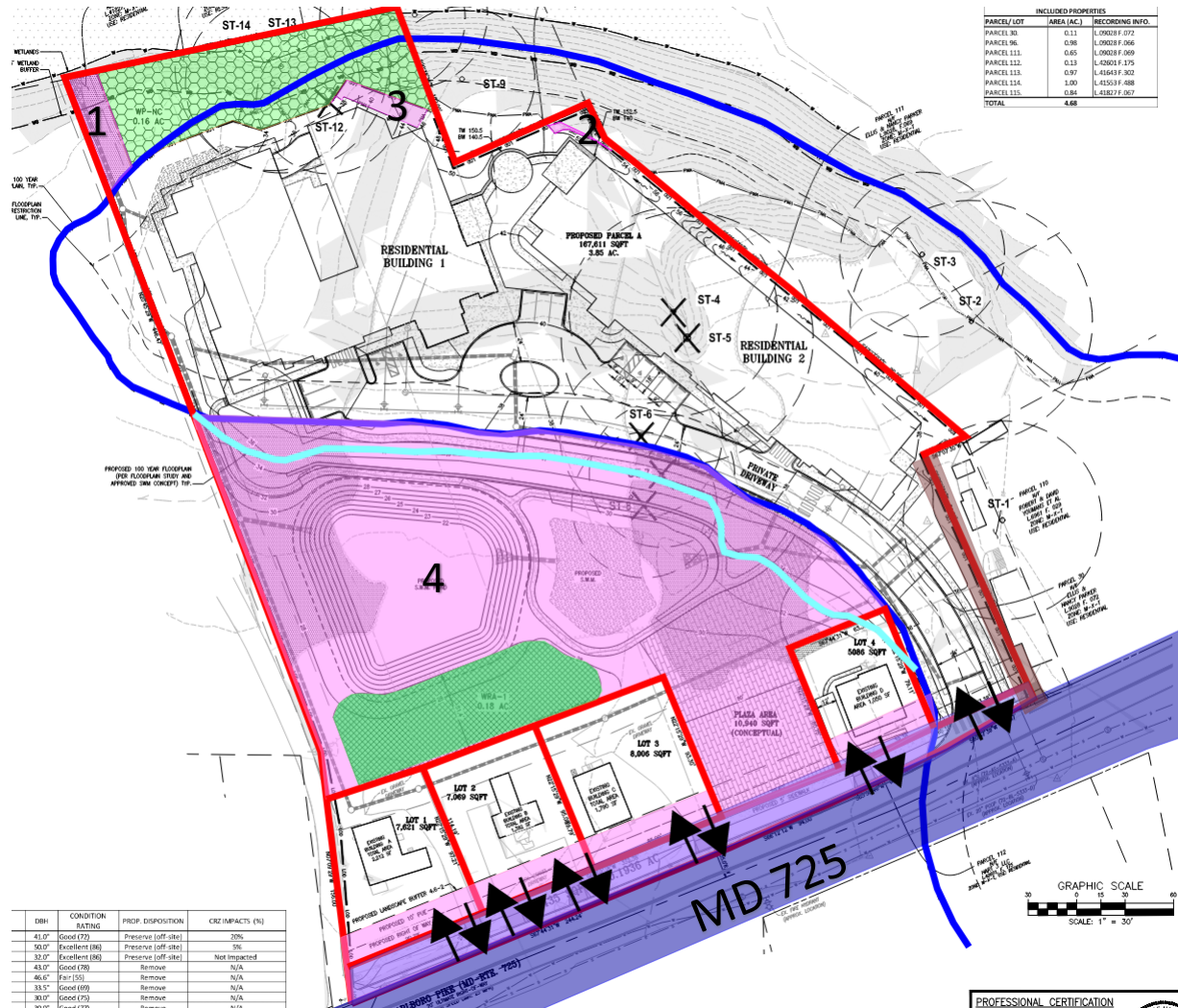
- Property Boundary/ Lot and Parcel Lines
- Floodplain
- Existing Right-of-Way
- Proposed Right-of-Way Widening
- Neighboring Driveway Overlap
- ↕ Access Points

STAFF RECOMMENDATIONS ACCESS



-
-  **Property Boundary/ Lot and Parcel Lines**
 **Floodplain**
 **Proposed Floodplain**
 **Existing Right-of-Way**
 **Proposed Right-of-Way Widening**
 **Neighboring Driveway Overlap**
 **Access Points**

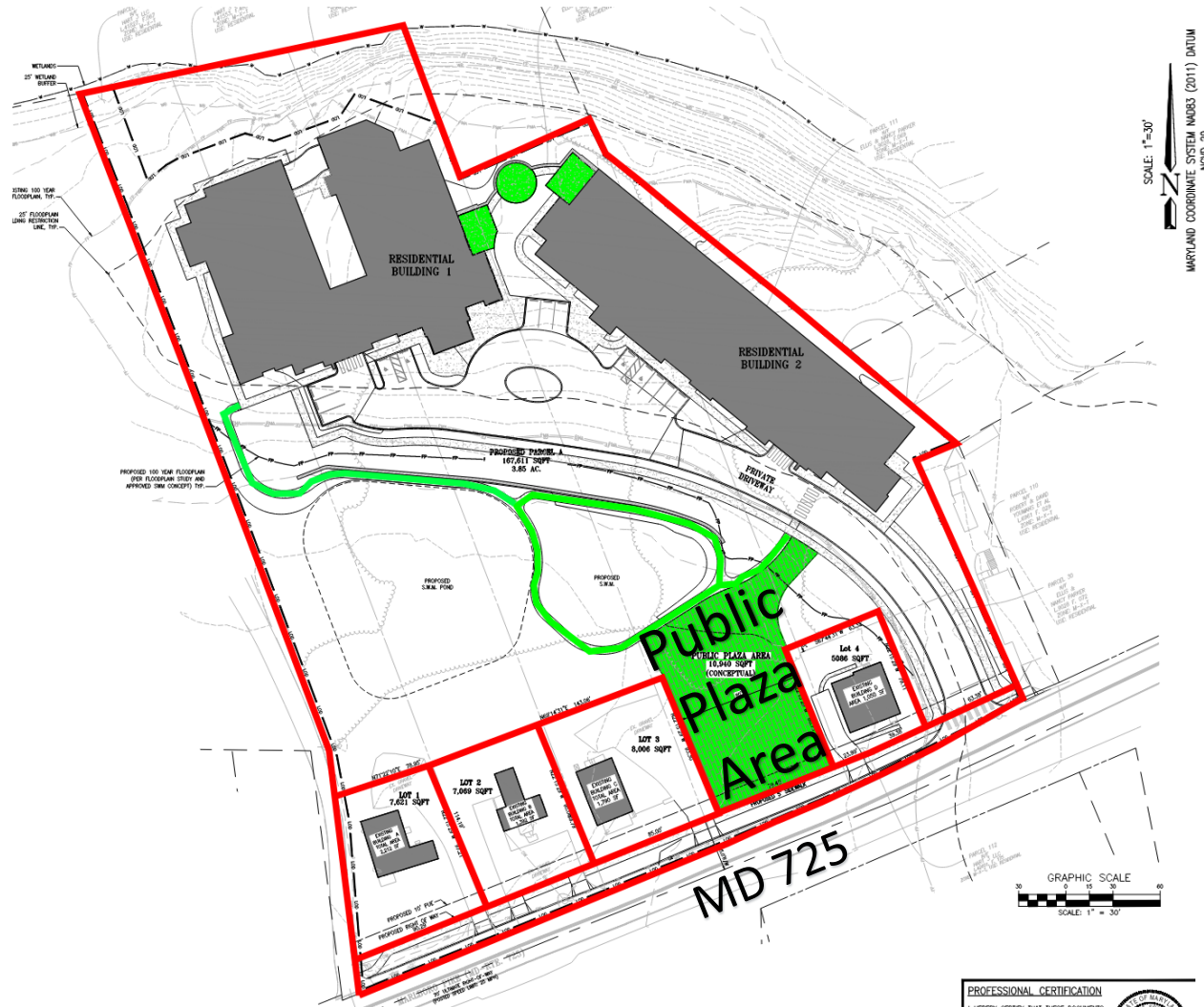
TYPE 1 TREE CONSERVATION PLAN





SCALE: 1"=30'
MARYLAND COORDINATE SYSTEM NAD83 (2011) DATUM
NSD 29

- Property Boundary/ Lot and Parcel Lines
- Floodplain
- Proposed Floodplain
- Existing Right-of-Way
- Proposed Right-of-Way Widening
- Neighboring Driveway Overlap
- ↕ Access Points
- Woodland preserved – not credited
- Woodland to be preserved
- Primary Management Area Impacts

RECREATION AREA EXHIBIT



-  Property Boundary/ Lot and Parcel Lines
-  Location of Proposed Recreational Facilities

STAFF RECOMMENDATION

APPROVAL with conditions

- Preliminary Plan of Subdivision 4-24021
- Type 1 Tree Plan Conservation Plan TCP1-2025-0025

Major Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 02/13/2025
- Acceptance Mailing: 08/13/2025