

UPPER MARLBORO GATEWAY PROPERTY

Conceptual Site Plan

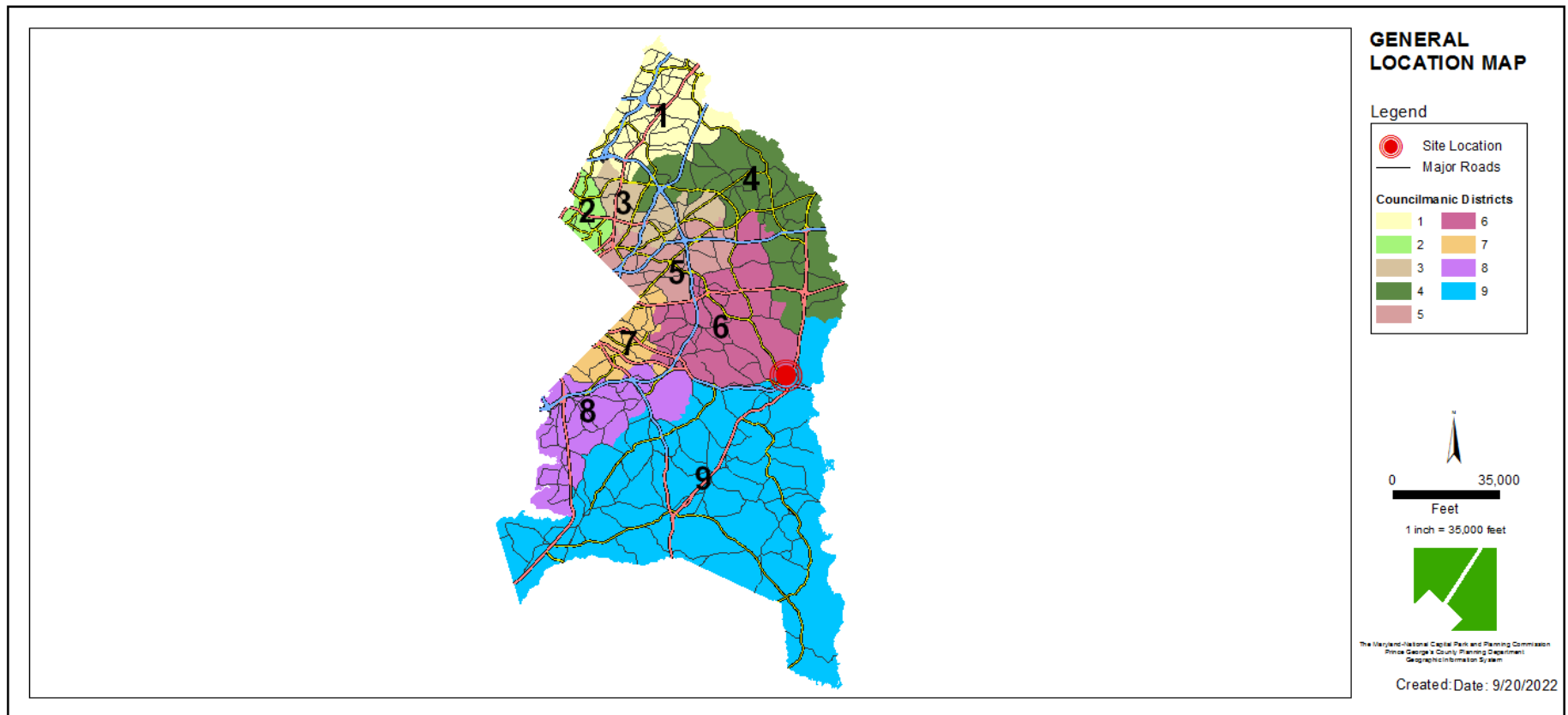
Staff Recommendation: APPROVAL with conditions



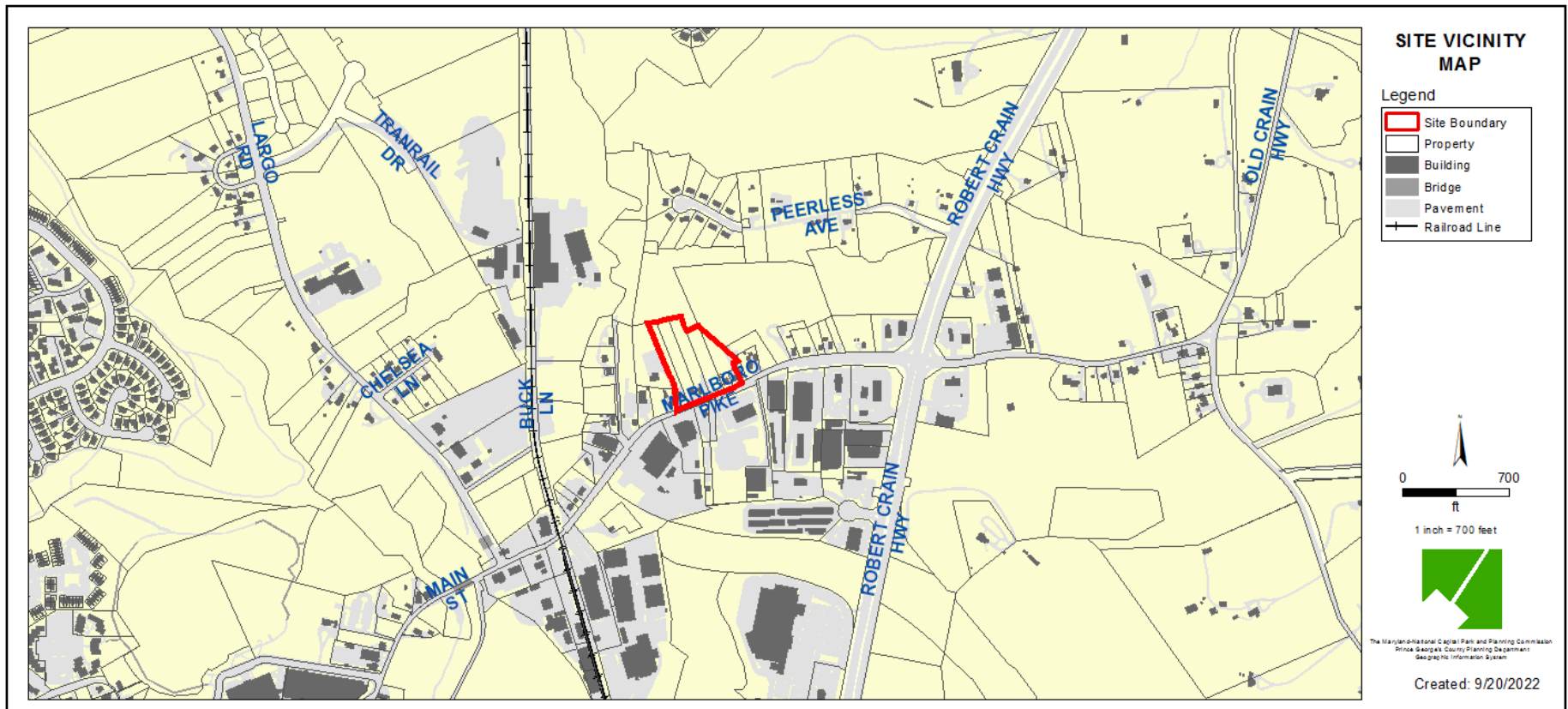
GENERAL LOCATION MAP

Council District: 06

Planning Area: 79

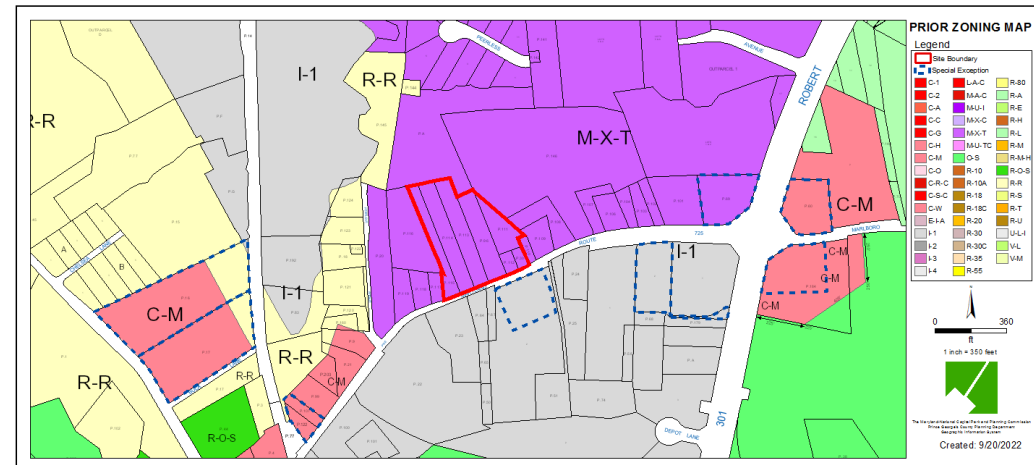


SITE VICINITY MAP



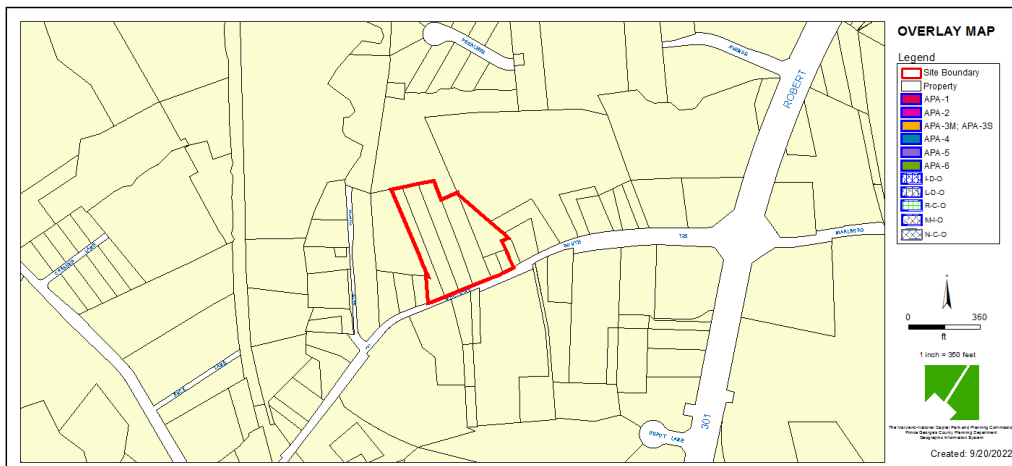
Property Zone: RMF-48

PRIOR ZONING MAP

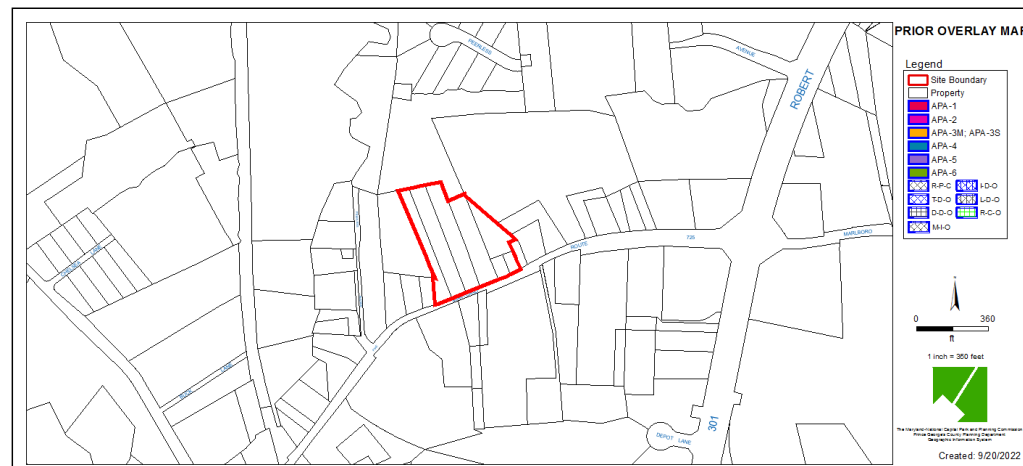


OVERLAY MAP

CURRENT OVERLAY MAP



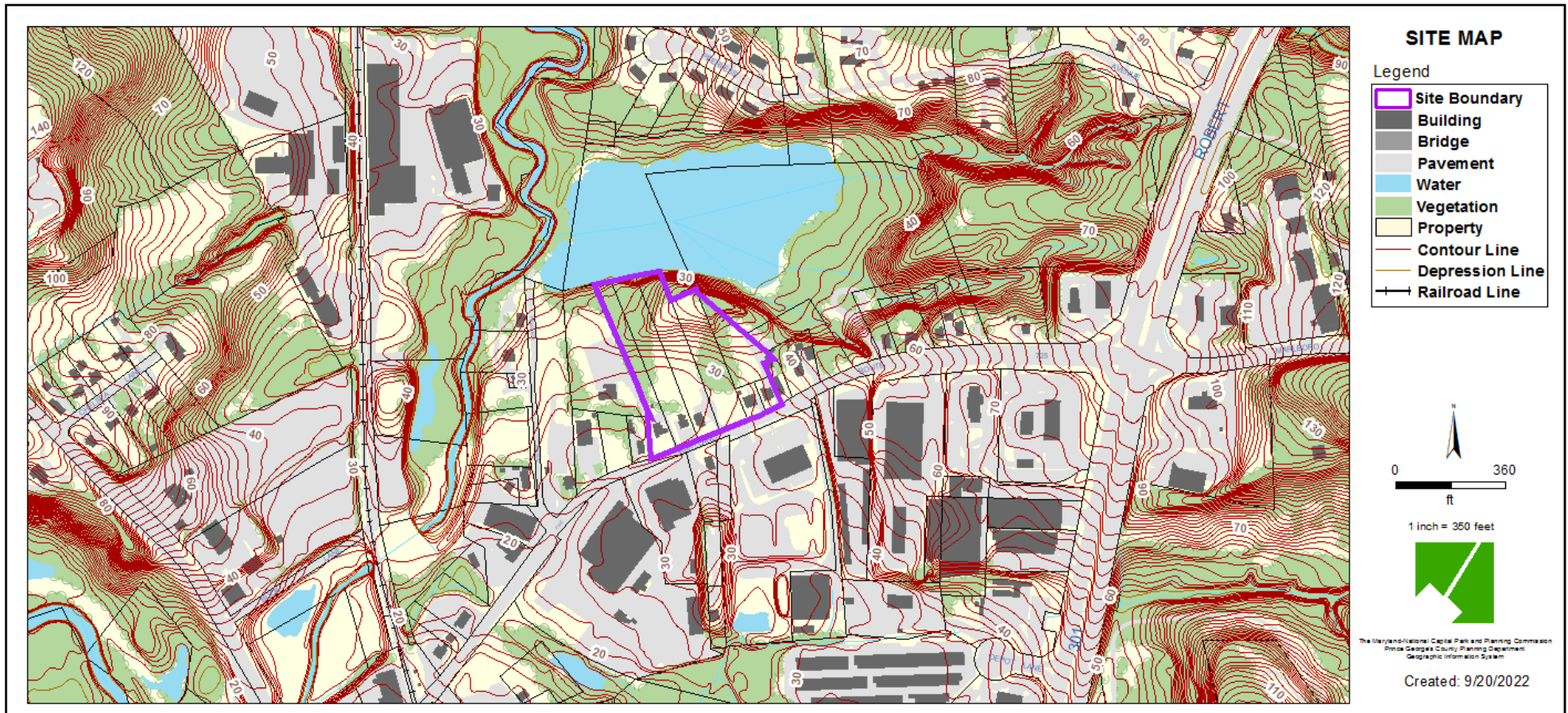
PRIOR OVERLAY MAP



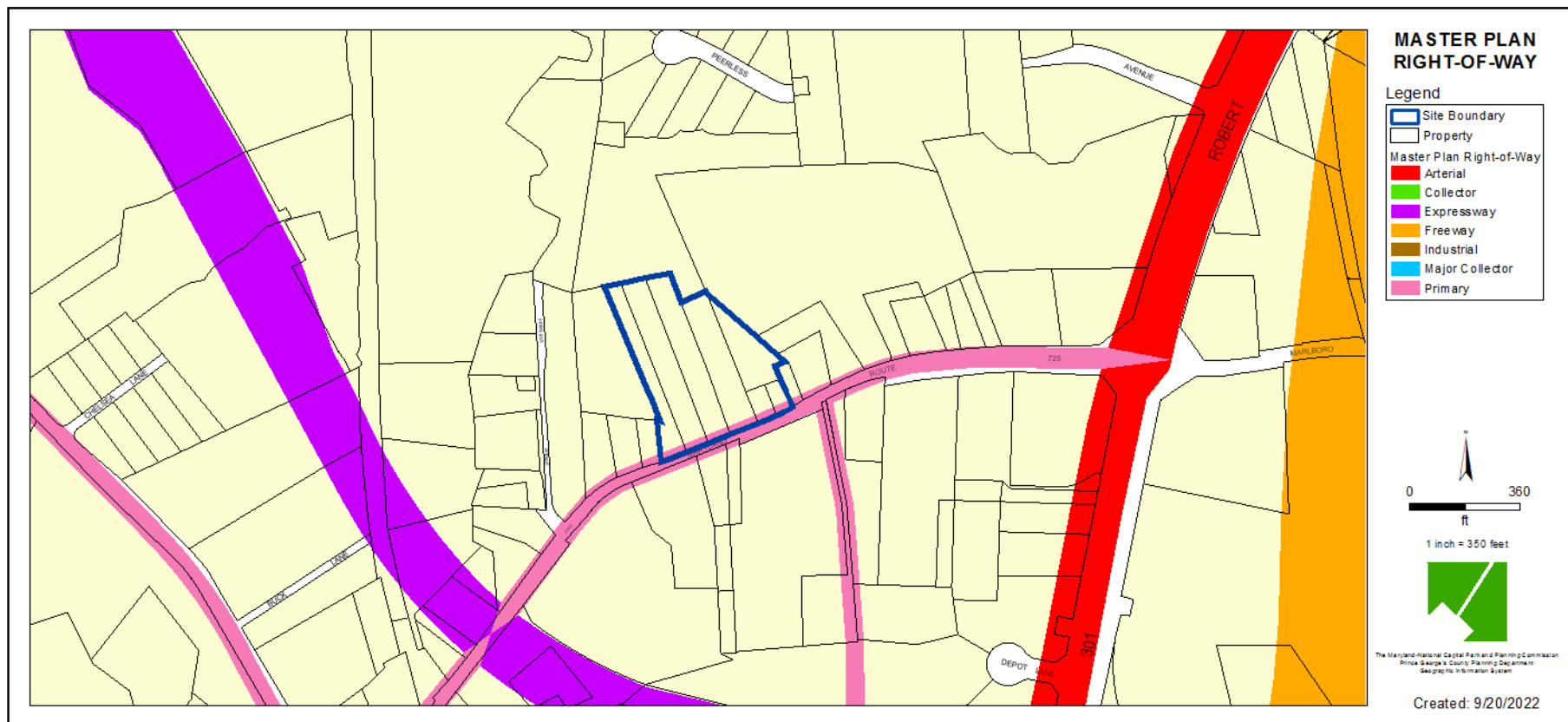
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



UPPER MARLBORO GATEWAY

CSP-21003

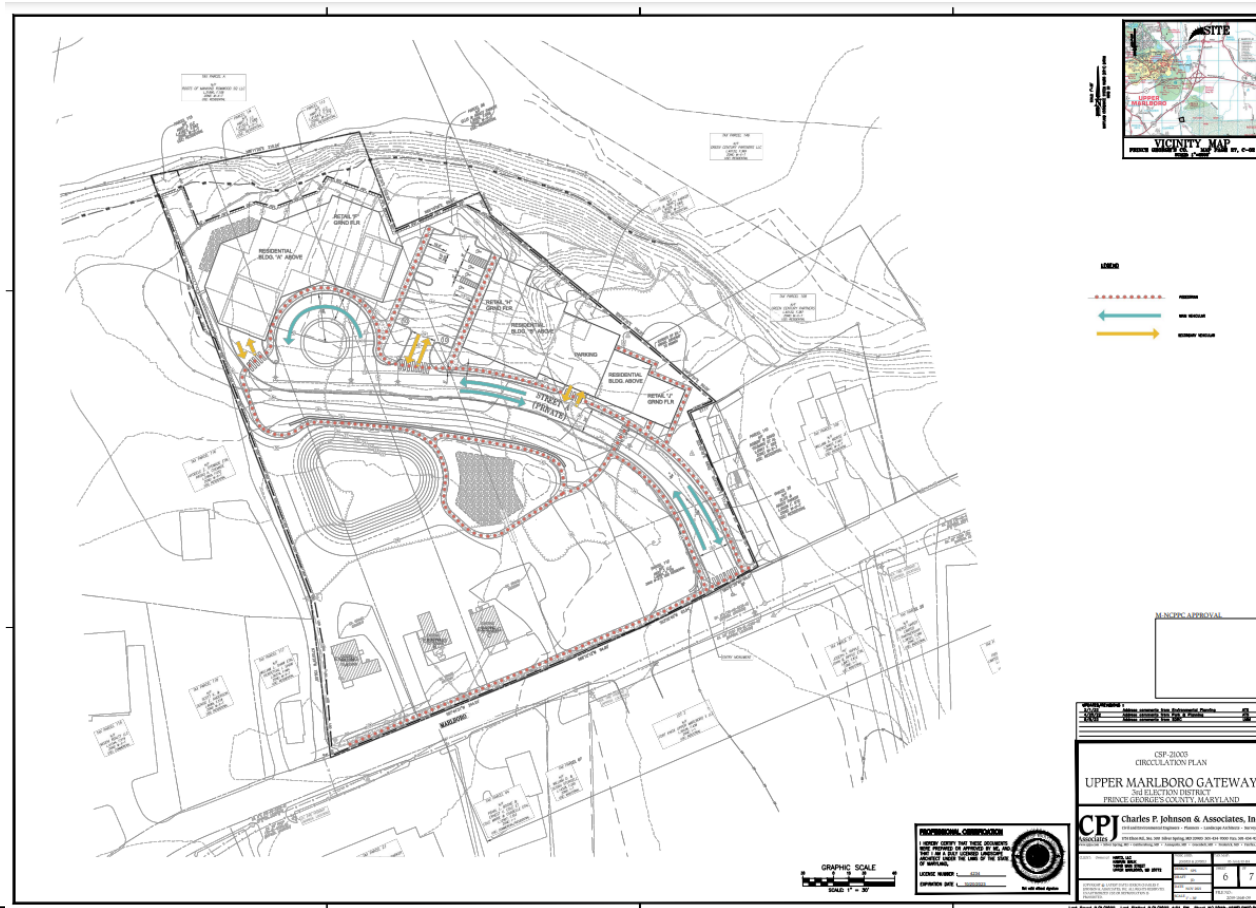
The site plan illustrates the layout of the Upper Marlboro Gateway project. It features several buildings labeled BUILDING F, BUILDING G, BUILDING H, and BUILDING I. A large parking area is situated near the center, adjacent to a recreation area with a pond and walking paths. The site is bordered by Marlboro Pike to the south and a street light to the west. A graphic scale and north arrow are provided for reference.

GRAPHIC SCALE
1" = 100'

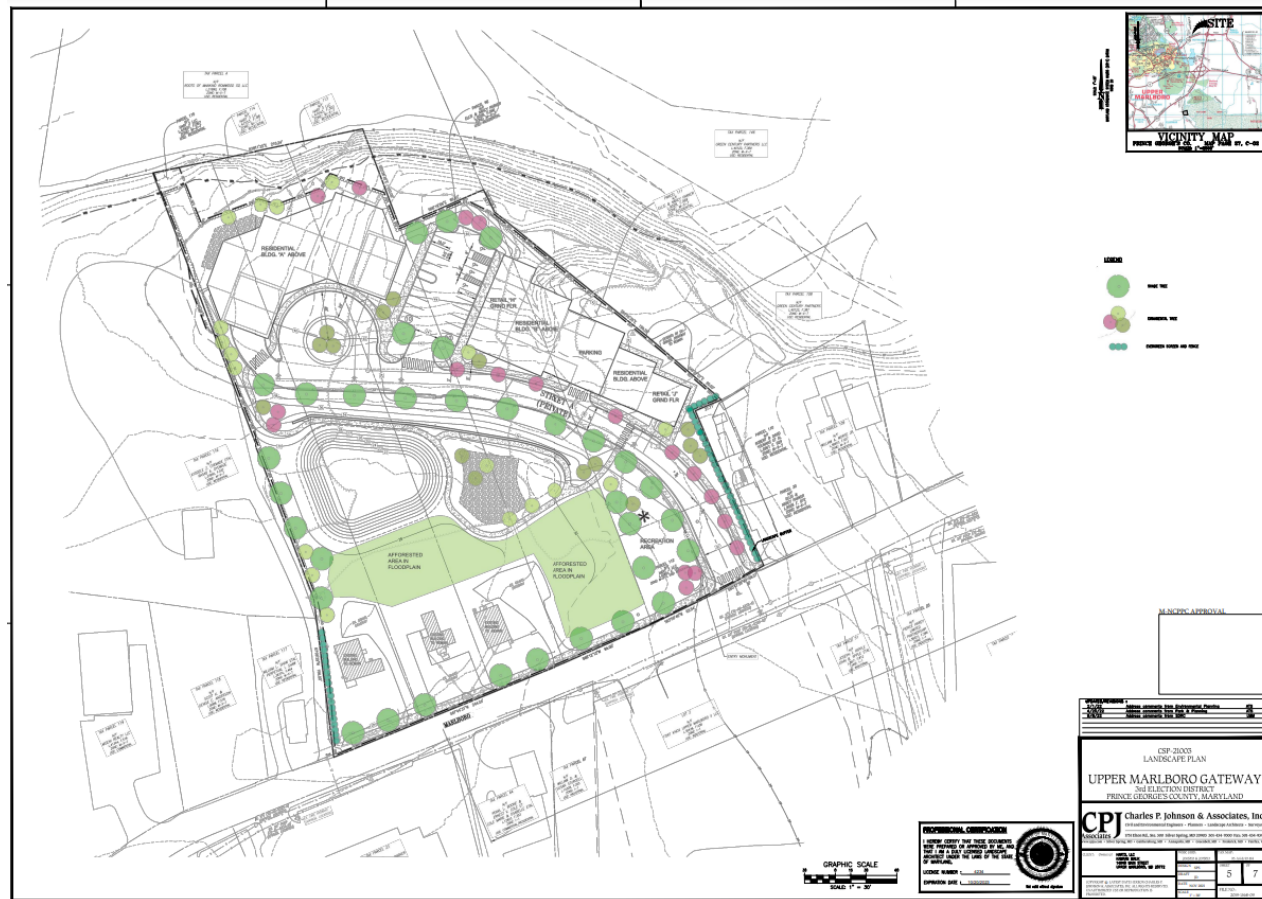
UPPER MARLBORO GATEWAY
CSP-21003

VICINITY MAP
PENNSYLVANIA ROUTE 202, ROUTE 77, ROUTE 4, ROUTE 100, ROUTE 101, ROUTE 102, ROUTE 103, ROUTE 104, ROUTE 105, ROUTE 106, ROUTE 107, ROUTE 108, ROUTE 109, ROUTE 110, ROUTE 111, ROUTE 112, ROUTE 113, ROUTE 114, ROUTE 115, ROUTE 116, ROUTE 117, ROUTE 118, ROUTE 119, ROUTE 120, ROUTE 121, ROUTE 122, ROUTE 123, ROUTE 124, ROUTE 125, ROUTE 126, ROUTE 127, ROUTE 128, ROUTE 129, ROUTE 130, ROUTE 131, ROUTE 132, ROUTE 133, ROUTE 134, ROUTE 135, ROUTE 136, ROUTE 137, ROUTE 138, ROUTE 139, ROUTE 140, ROUTE 141, ROUTE 142, ROUTE 143, ROUTE 144, ROUTE 145, ROUTE 146, ROUTE 147, ROUTE 148, ROUTE 149, ROUTE 150, ROUTE 151, ROUTE 152, ROUTE 153, ROUTE 154, ROUTE 155, ROUTE 156, ROUTE 157, ROUTE 158, ROUTE 159, ROUTE 160, ROUTE 161, ROUTE 162, ROUTE 163, ROUTE 164, ROUTE 165, ROUTE 166, ROUTE 167, ROUTE 168, ROUTE 169, ROUTE 170, ROUTE 171, ROUTE 172, ROUTE 173, ROUTE 174, ROUTE 175, ROUTE 176, ROUTE 177, ROUTE 178, ROUTE 179, ROUTE 180, ROUTE 181, ROUTE 182, ROUTE 183, ROUTE 184, ROUTE 185, ROUTE 186, 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CIRCULATION PLAN



LANDSCAPE PLAN



TYPE I TREE CONSERVATION PLAN



10/27/2022

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STAFF RECOMMENDATION

APPROVAL with Conditions

- Conditions

Minor Issues:

- Technical comments

Applicant Required Mailings:

- Informational Mailing 11/2/2021
- Acceptance Mailing 7/21/2022