CAROZZA PROPERTY

Conceptual Site Plan

TCP1-016-2022

Case: CSP-22001

Staff Recommendation: APPROVAL with conditions

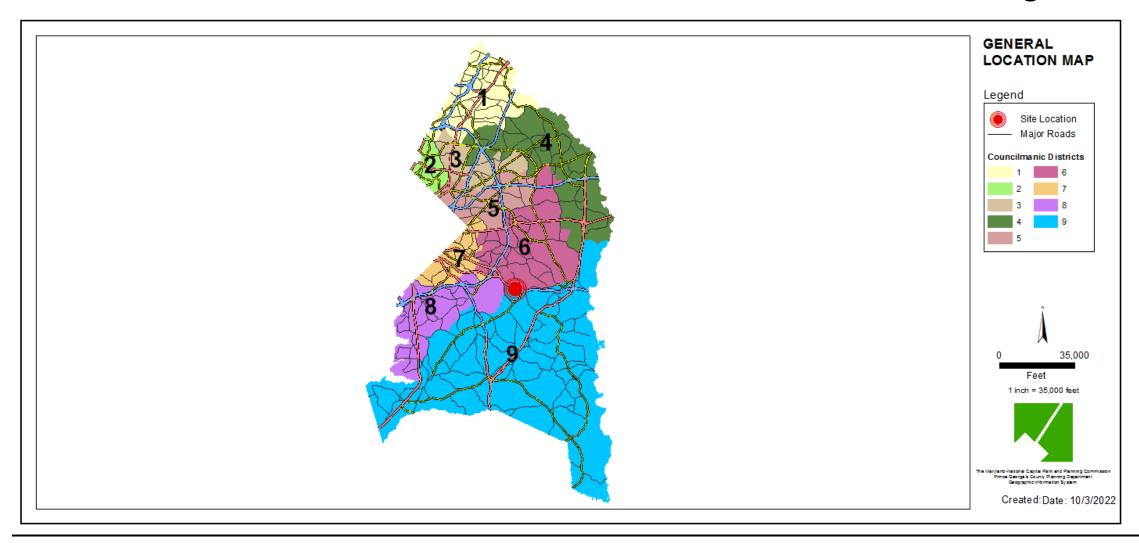


GENERAL LOCATION MAP

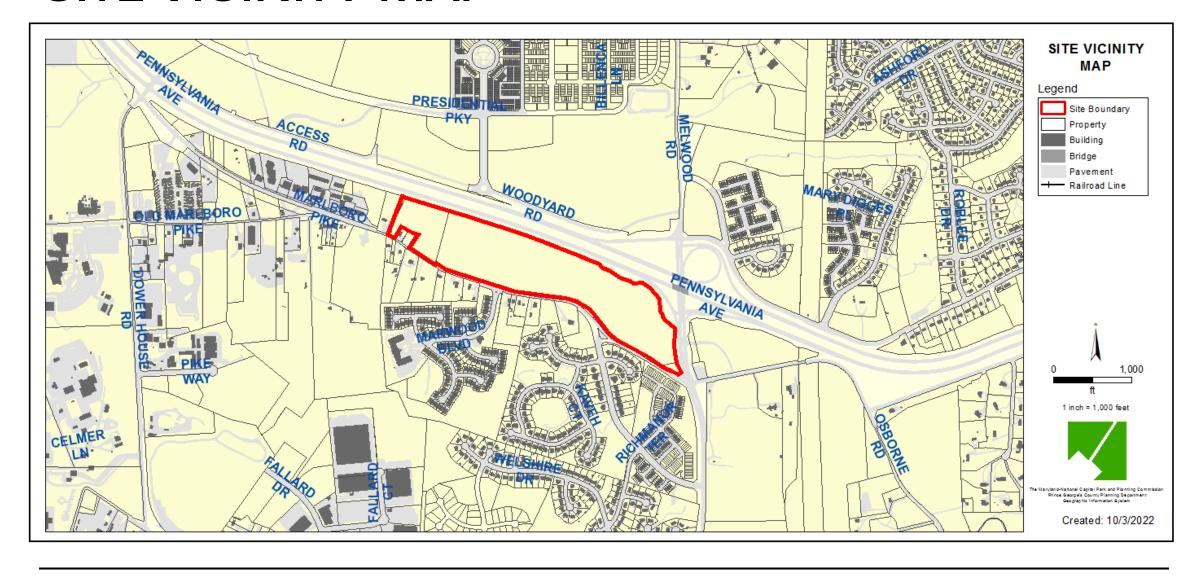
Council District: 09

Planning Area: 77

Case: CSP-22001



SITE VICINITY MAP



ZONING MAP (CURRENT & PRIOR)

Case: CSP-22001

Property Zone. CGO/MIO

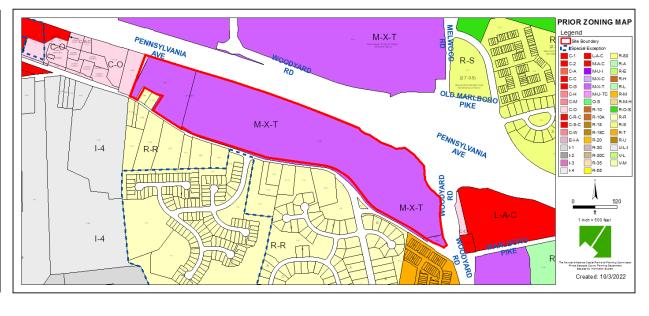
Prior Property Zone: M-X-T/M-I-

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CURRENT ZONING MAP

ZONING MAP Legend Repend Repnd Repnd Repnd Repnd Repnd Repnd Repnd Repnd Repnd Repn

PRIOR ZONING MAP



1

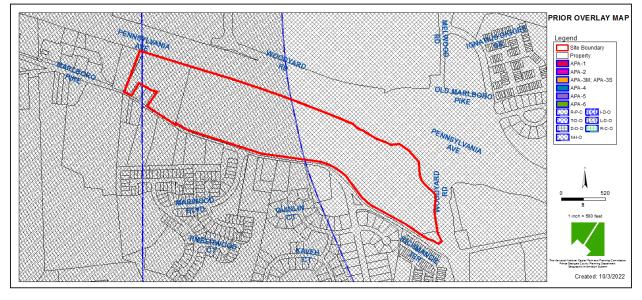
Case: CSP-22001

OVERLAY MAP (CURRENT & PRIOR)

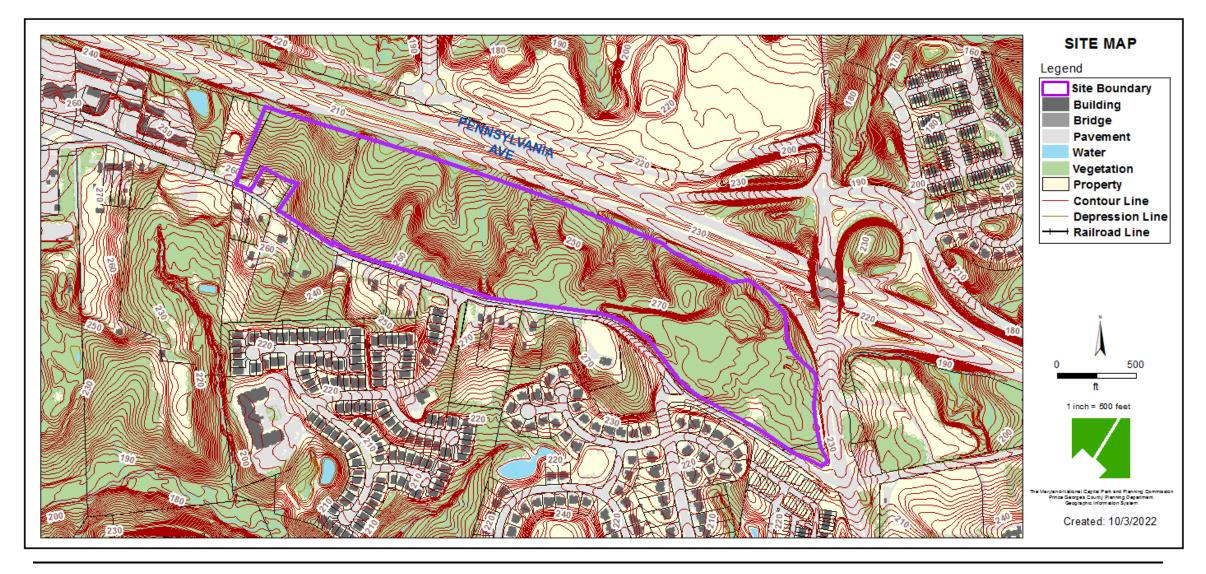
CURRENT OVERLAY MAP

OVERLAY MAP Legend Site Boundary Properly APA-1 APA-3 APA-5 APA-6 APA-6

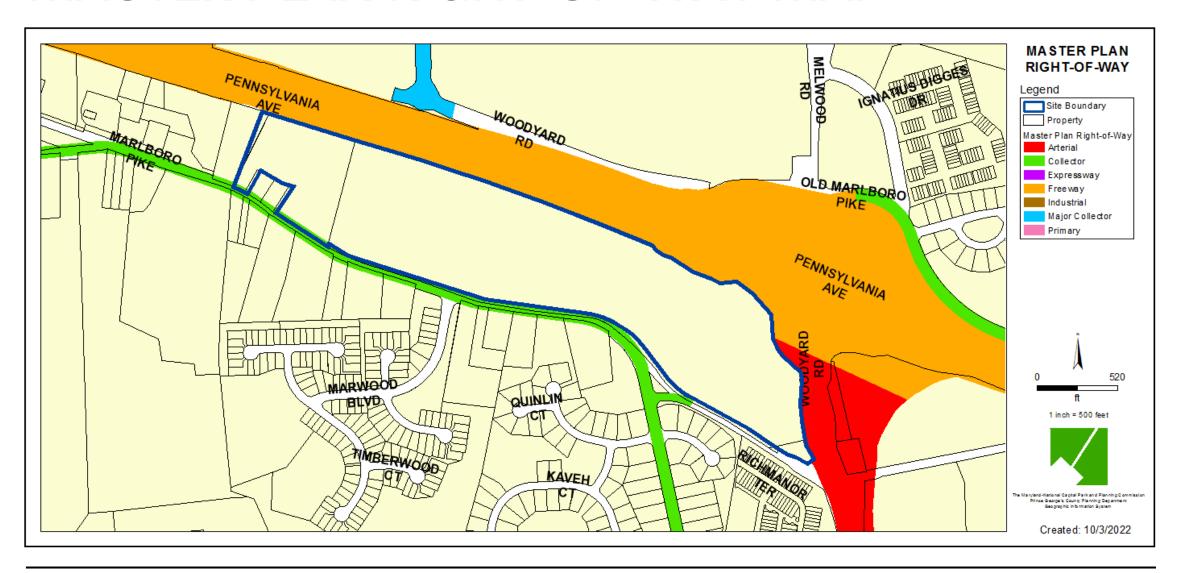
PRIOR OVERLAY MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



The Maryland-National Capital Park and Planning Commission Prince George's County Planning Department Case: CS BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY



CONCEPTUAL SITE PLAN



LANDSCAPE & CIRCULATION PLAN



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TYPE I TREE CONSERVATION PLAN



Case: CSP-22001

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IMPACTS TO PMA/NON-ISOLATED

WETLANDS

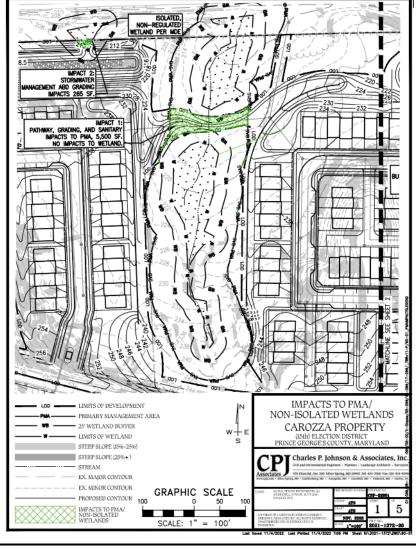


ILLUSTRATION PLAN



STAFF RECOMMENDATION

APPROVAL with conditions **APPROVAL** with Conditions **2022**

Conceptual Site Plan CSP-22001 Type 1 Tree Conservation Plan TCP1-016-

Case: CSP-22001

[Major/Minor] Issues:

N/A

Applicant Required Mailings:

- Information Mailing: 3/17/2022
- Acceptance Mailing: 7/14/2022

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