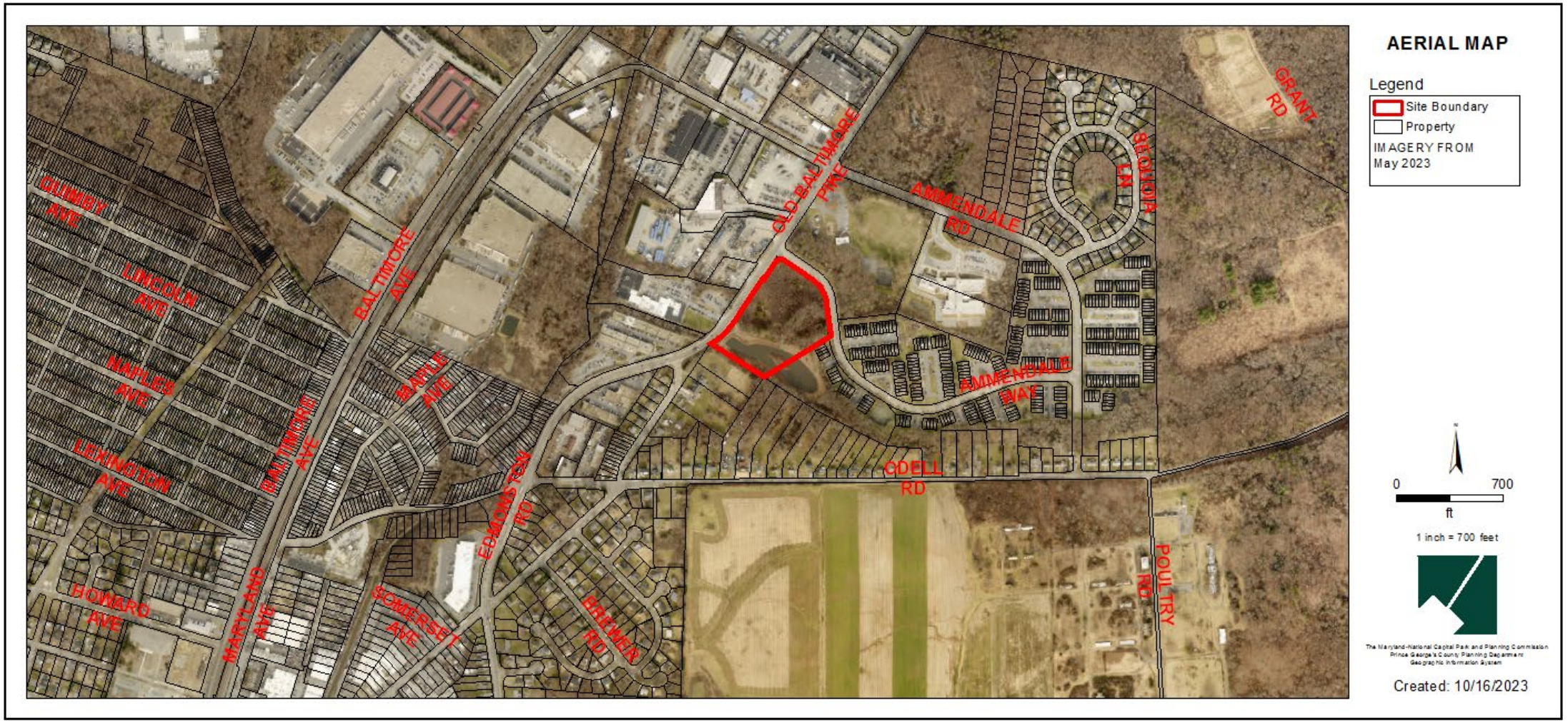
HARMONY GARDEN

Preliminary Plan of Subdivision

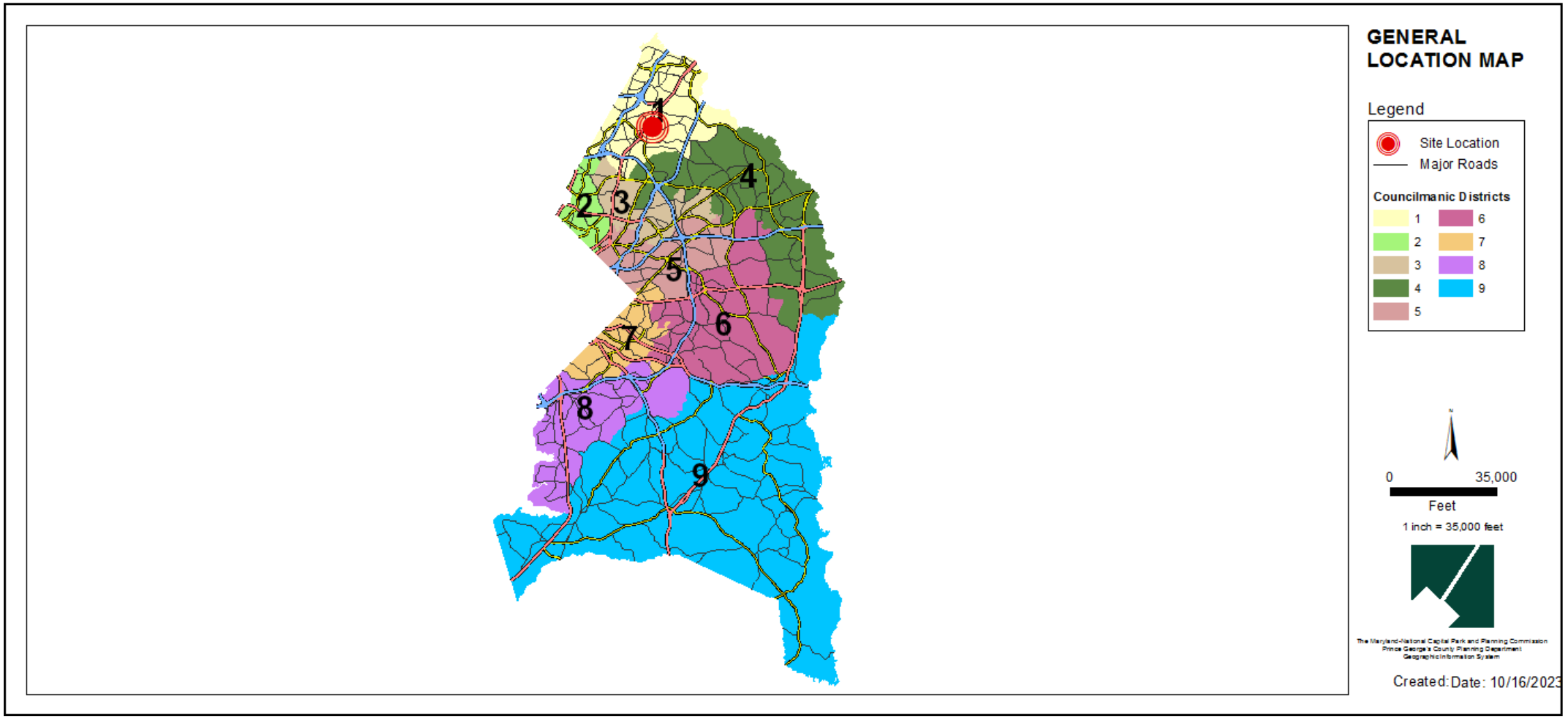
Staff Recommendation: APPROVAL with conditions



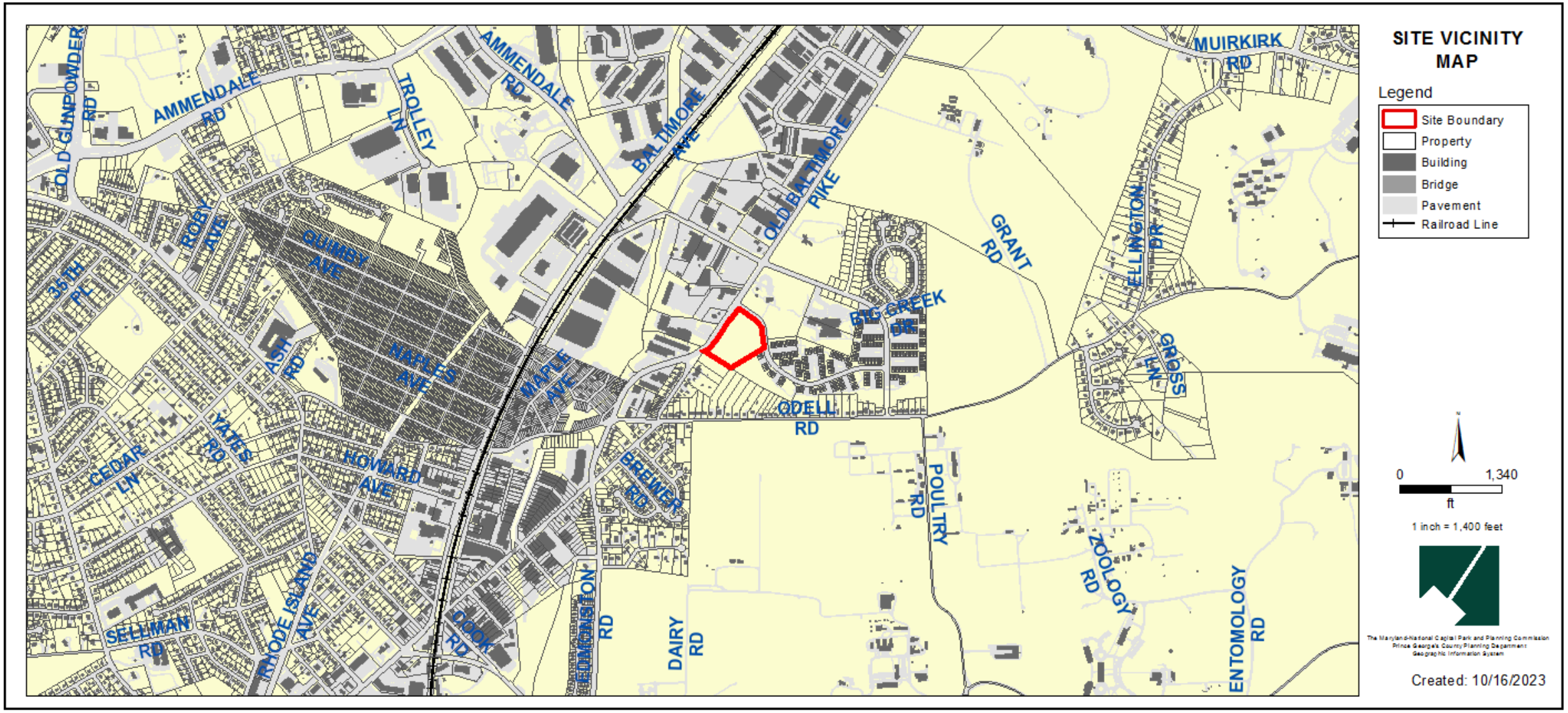
GENERAL LOCATION MAP

Council District: 01

Planning Area: 62



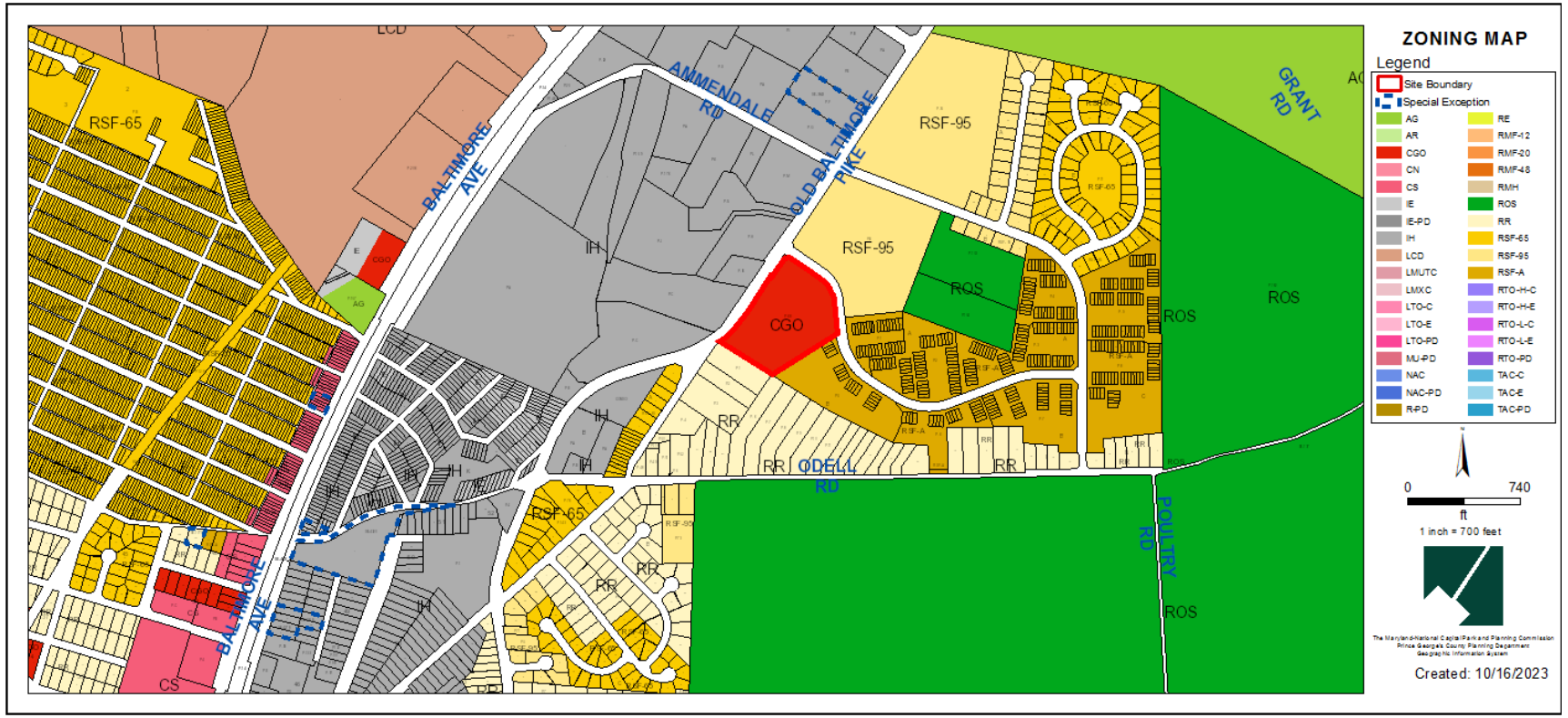
SITE VICINITY MAP



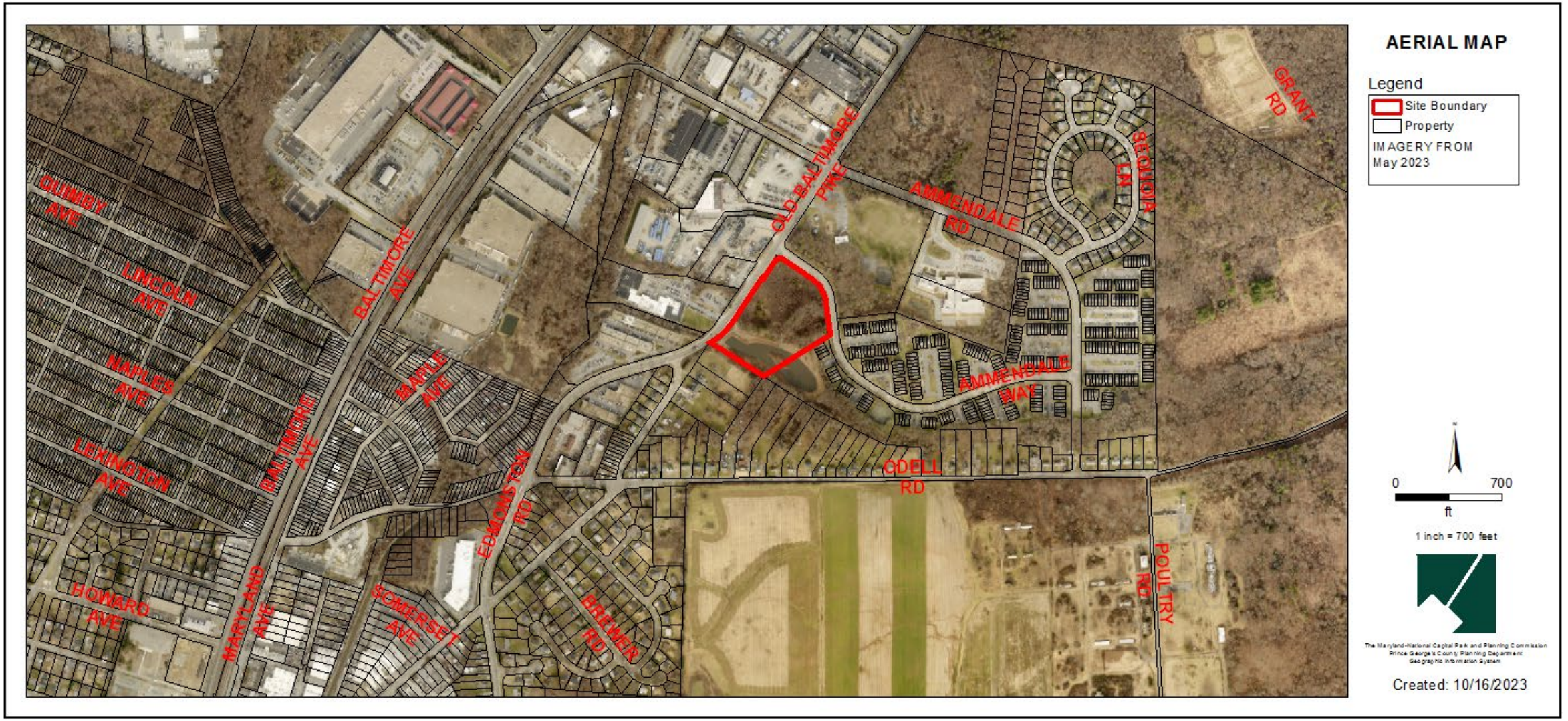
ZONING MAP

Property Zone: CGO

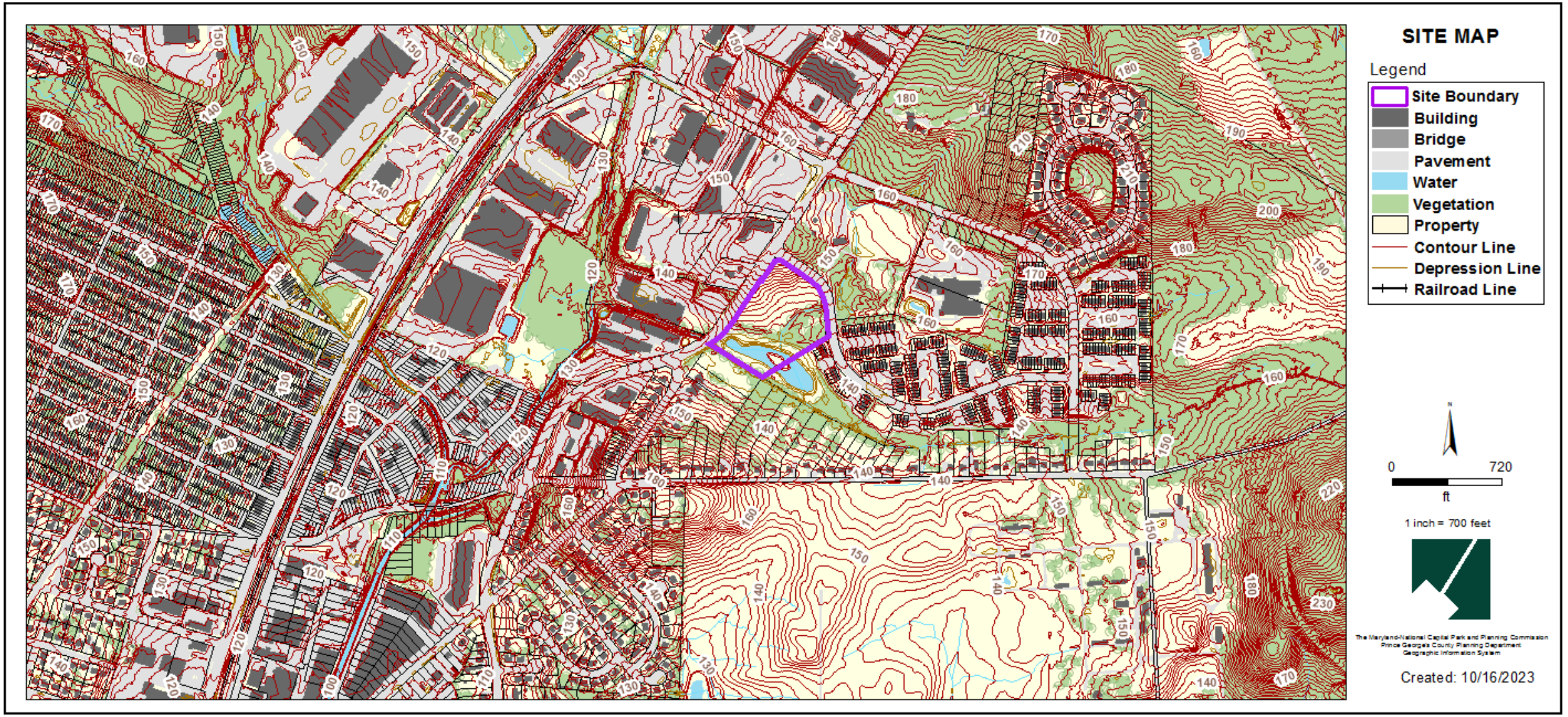
CURRENT ZONING MAP



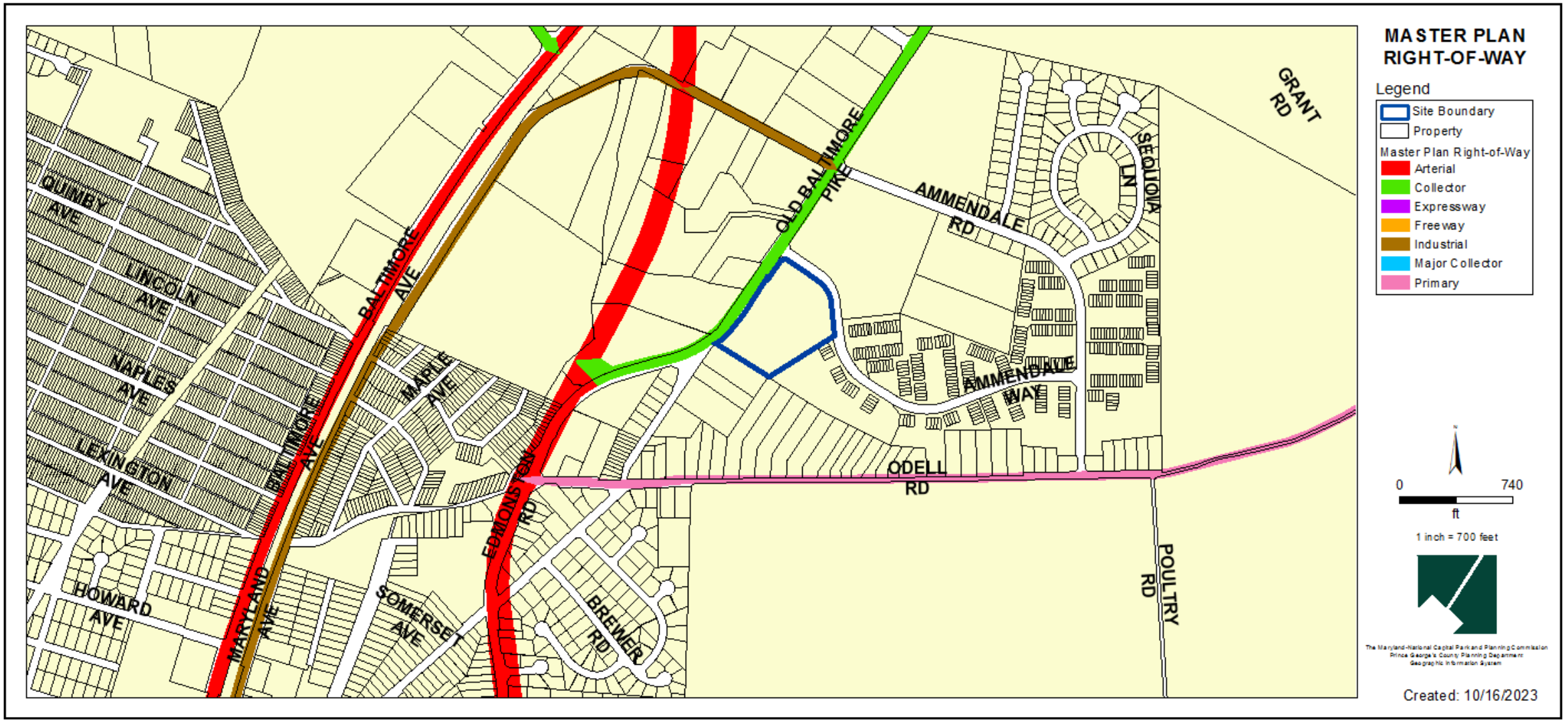
AERIAL MAP


AERIAL MAP
Legend
Site Boundary
Property
IMAGERY FROM
May 2023
0
700
ft
1 inch = 700 feet
Created: 10/16/2023
OLIMBY AVE
LINCOLN AVE
NAPLES AVE
LEXINGTON AVE
HOWARD AVE
MARYLAND AVE
BALTIMORE AVE
BALTIMORE AVE
MAPLE AVE
SOMERSET AVE
EDMONSTON RD
BREWER RD
OLD BALTIMORE PIKE
AMMENDALE RD
AMMENDALE WAY
SEQUOIA LN
GRANT RD
ODELL RD
POULTRY RD

SITE MAP

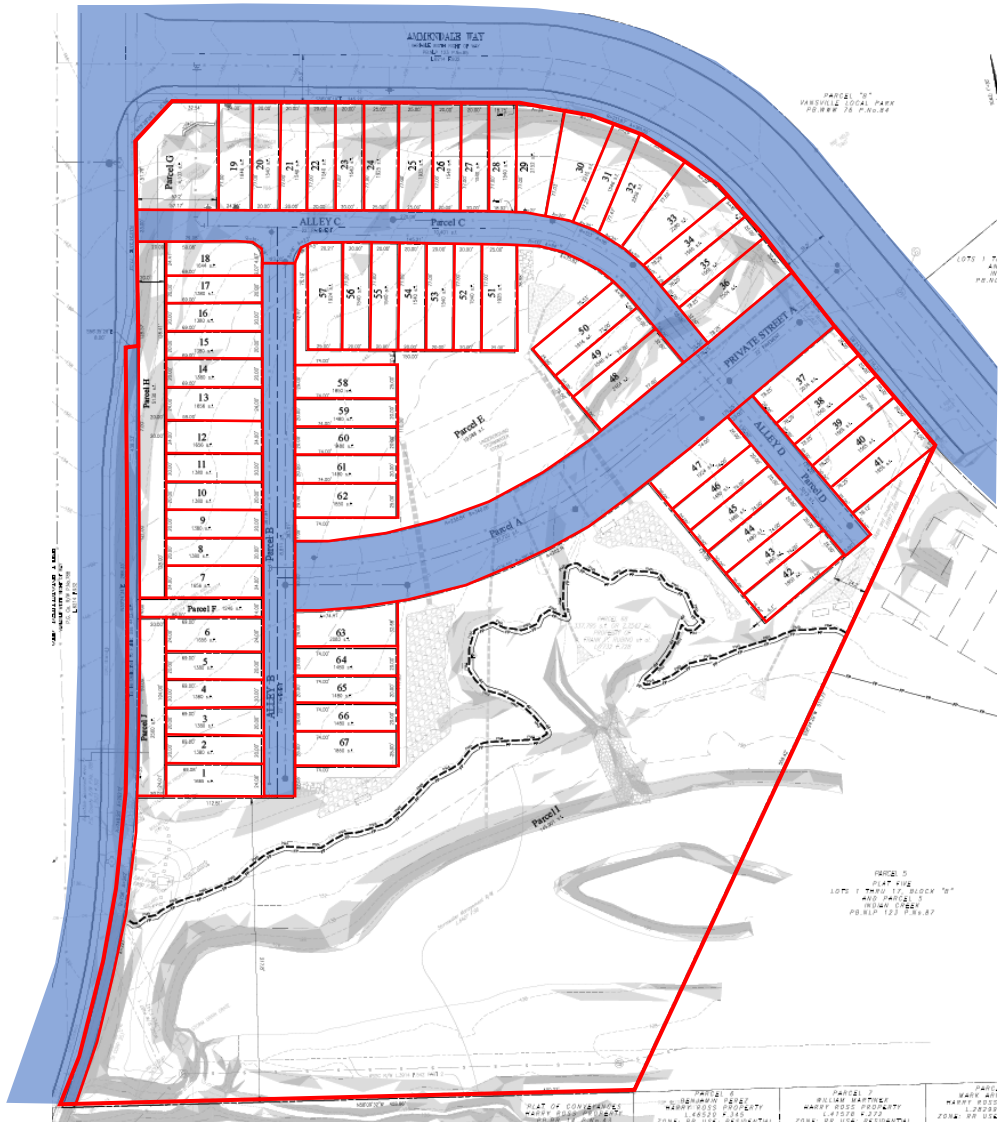

SITE MAP
Legend
Site Boundary
Building
Bridge
Pavement
Water
Vegetation
Property
Contour Line
Depression Line
Railroad Line
0
720
ft
1 inch = 700 feet
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System
Created: 10/16/2023

MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

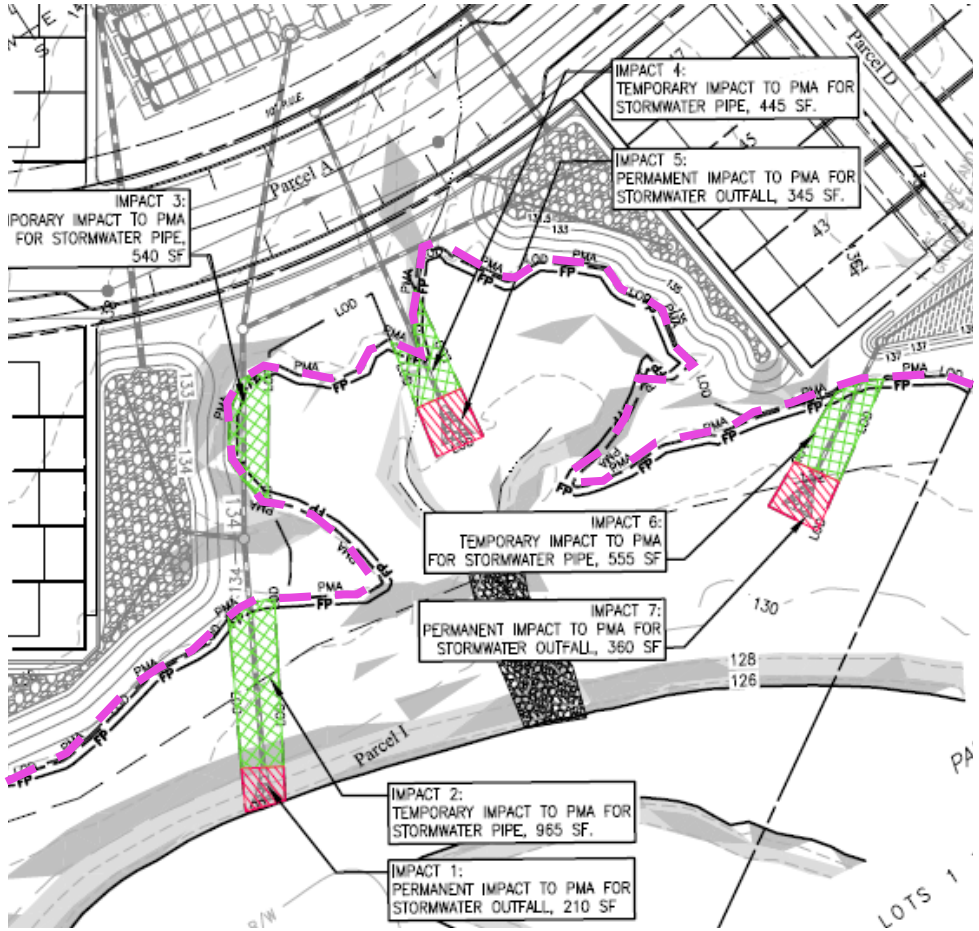
PRELIMINARY PLAN OF SUBDIVISION



TYPE I TREE CONSERVATION PLAN

- WOODLAND PRESERVATION
- AFFORESTATION / REFORESTATIONS
- PMA
- TEMPORARY PMA IMPACTS
- PERMANENT PMA IMPACTS
- WOODLAND PRESERVED NOT CREDITED
- PREVIOUSLY APPROVED AFFORESTATION AREA
- X — SPECIMEN TREES TO BE REMOVED

IMPACTS TO PMA



TEMPORARY PMA IMPACTS

PERMANENT PMA IMPACTS

STAFF RECOMMENDATION

APPROVAL with conditions

- PPS-2022-043
- TCP1-016-2023
- Variance from Section 25-122(b)(1)(G)

Major Issues:

- N/A

Applicant Required Mailings:

- Informational Mailing: 01/14/2023
- Acceptance Mailing: 09/13/2023