

Preliminary Plan of Subdivision

Type 1 Tree Conservation Plan TCP1-004-2015-01

Staff Recommendation: APPROVAL with conditions



Legend

-  Site Boundary
 Property
 IMAGERY FROM
 May 2023



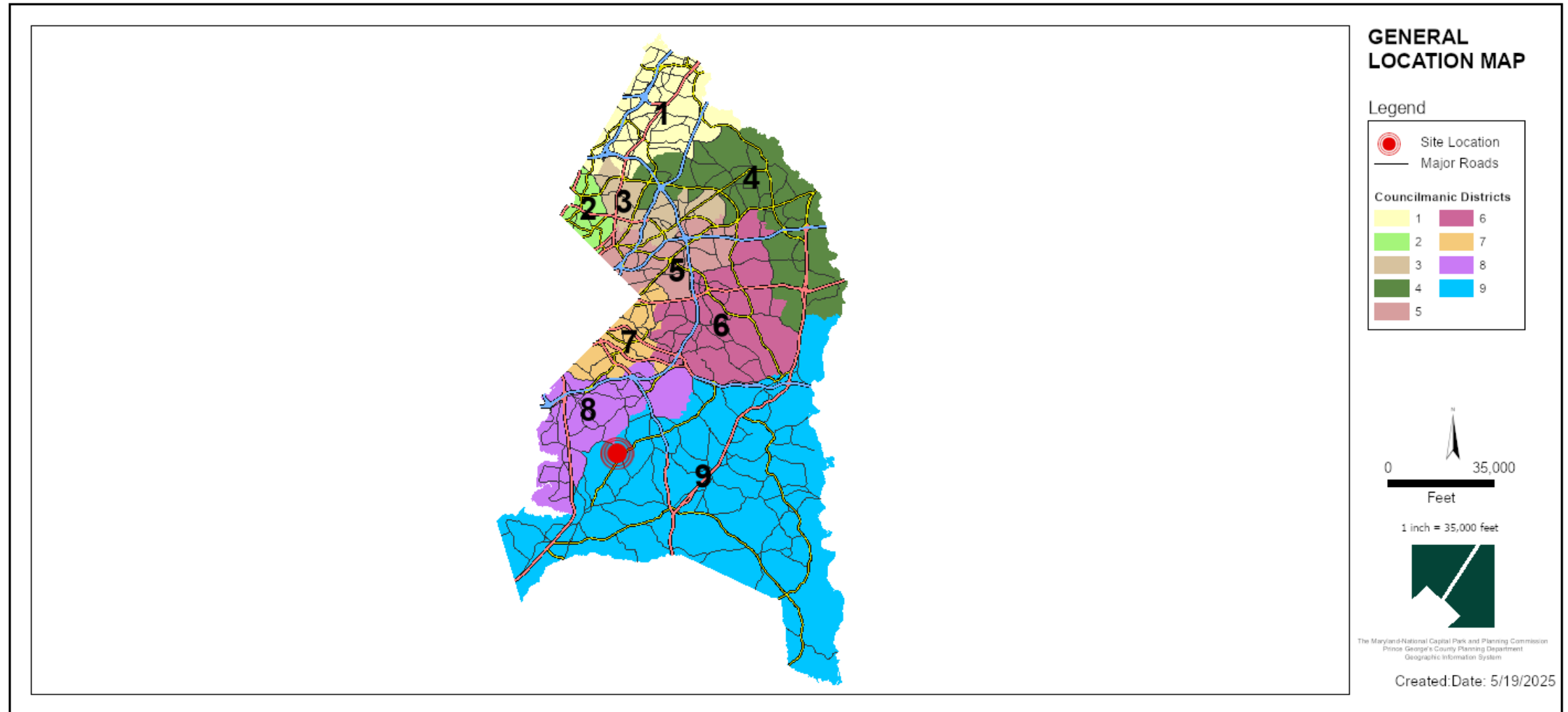
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 5/19/2025

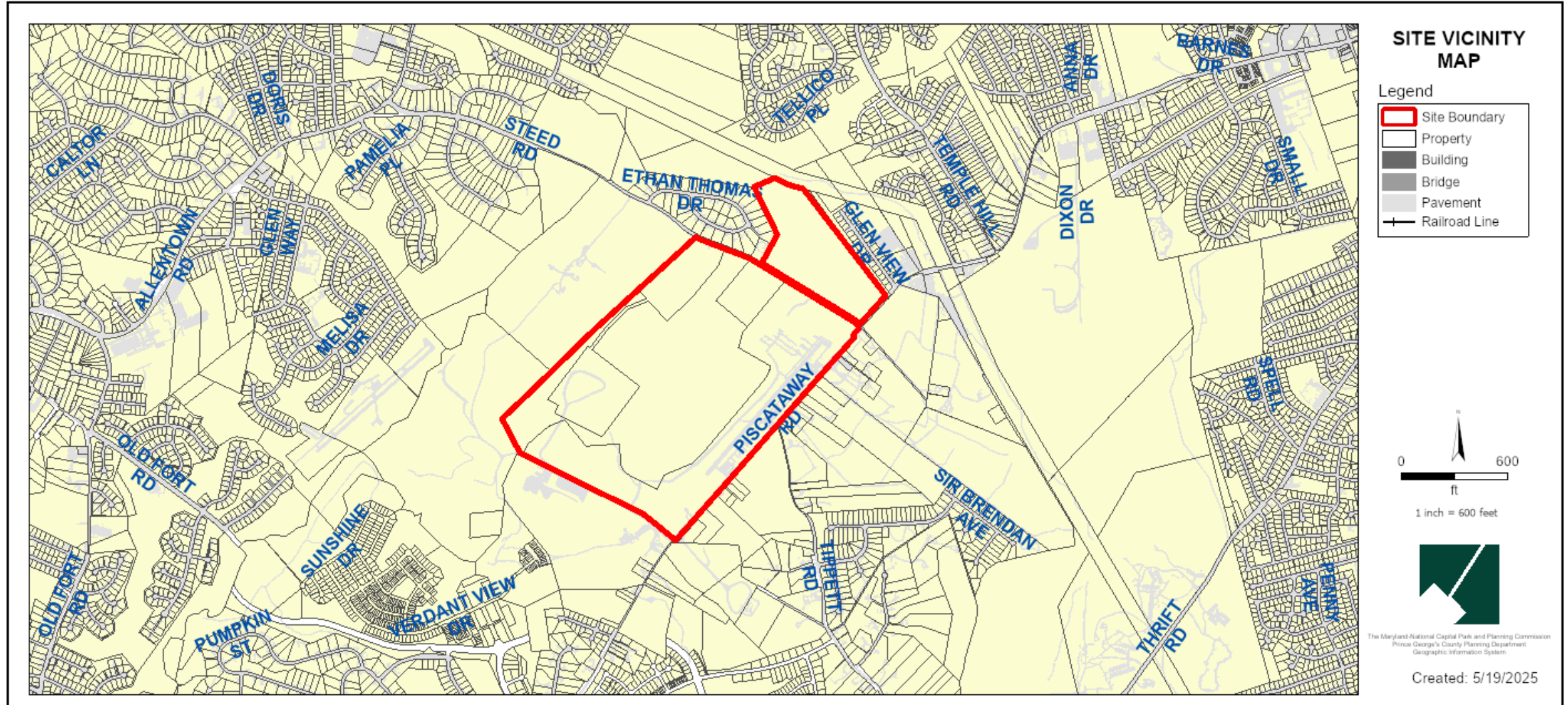
GENERAL LOCATION MAP

Council District: 09

Planning Area: 81B

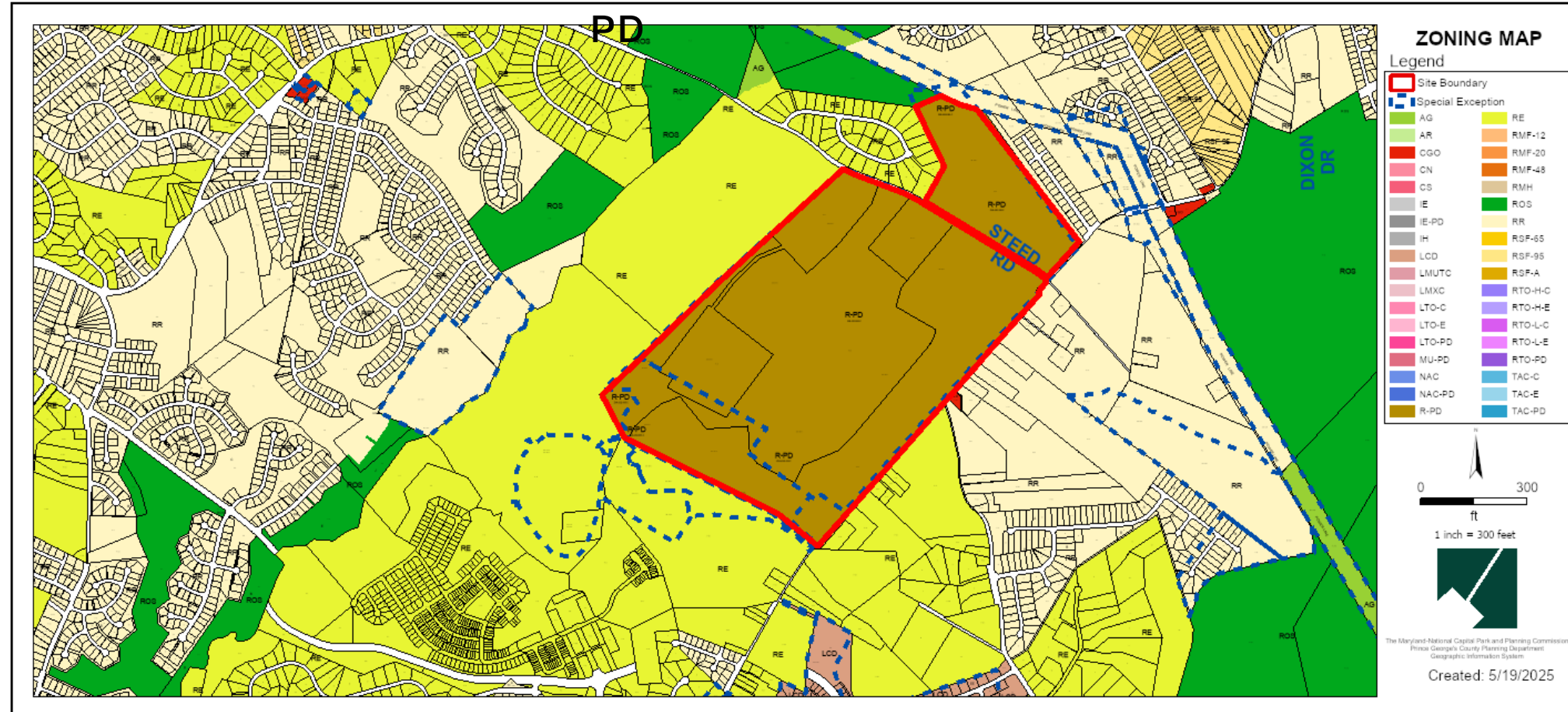


SITE VICINITY MAP

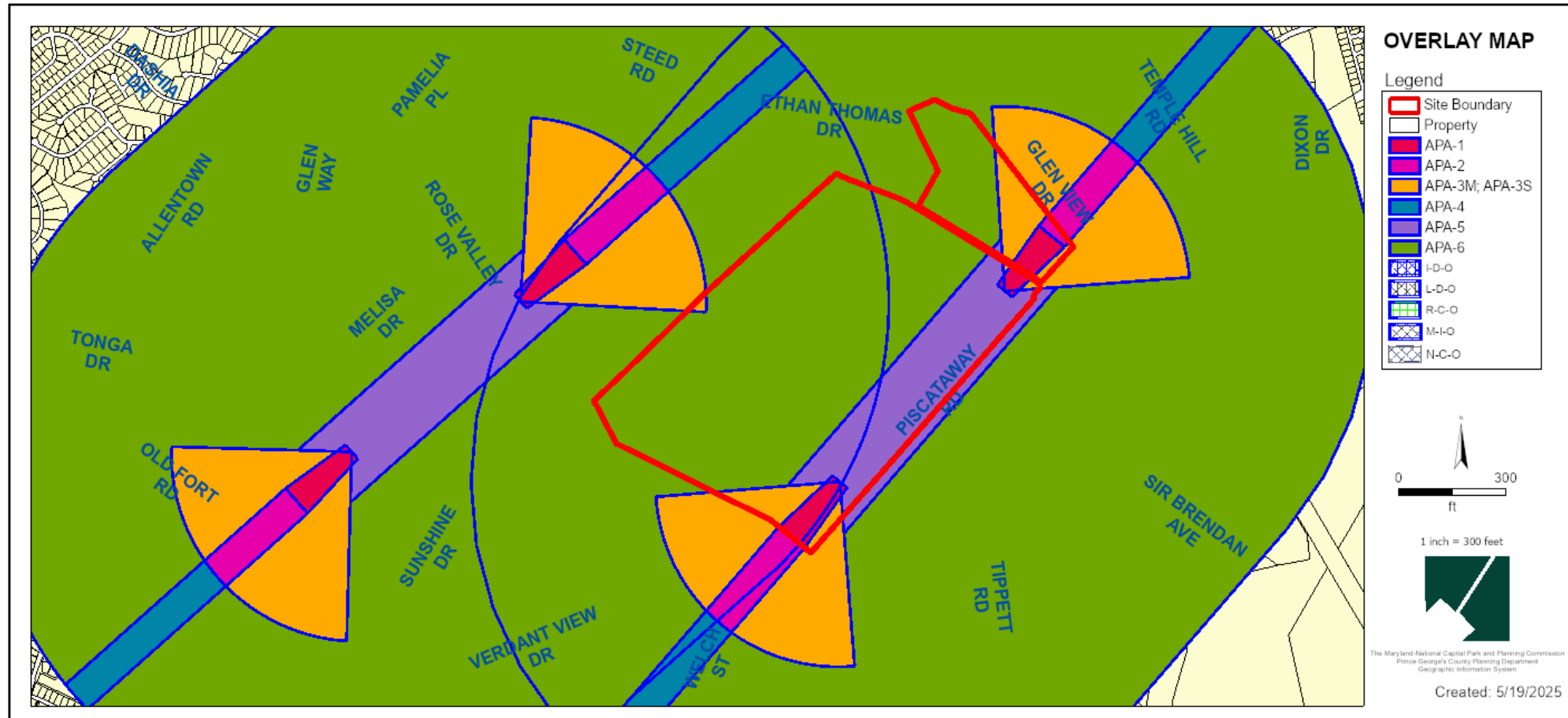


ZONING MAP

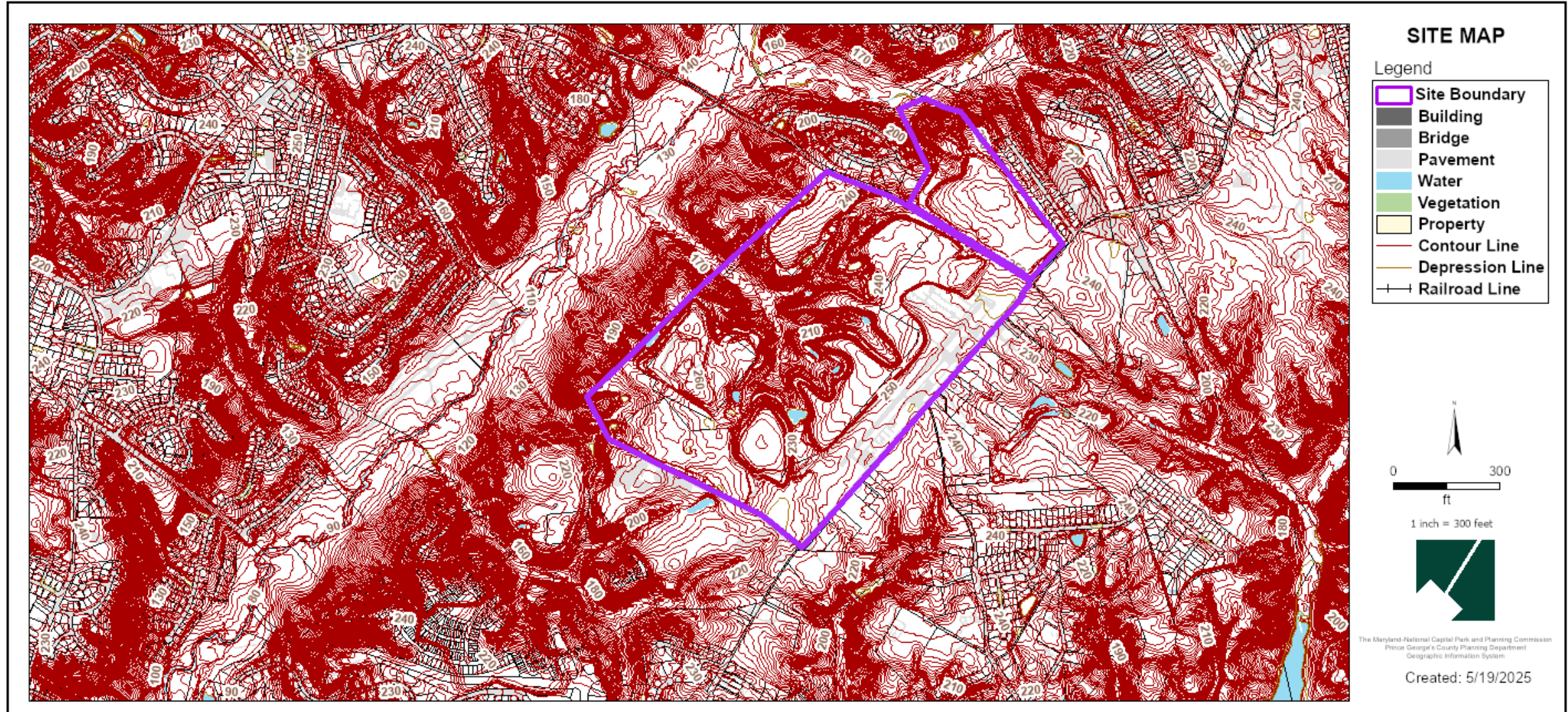
ZONING: R- PD



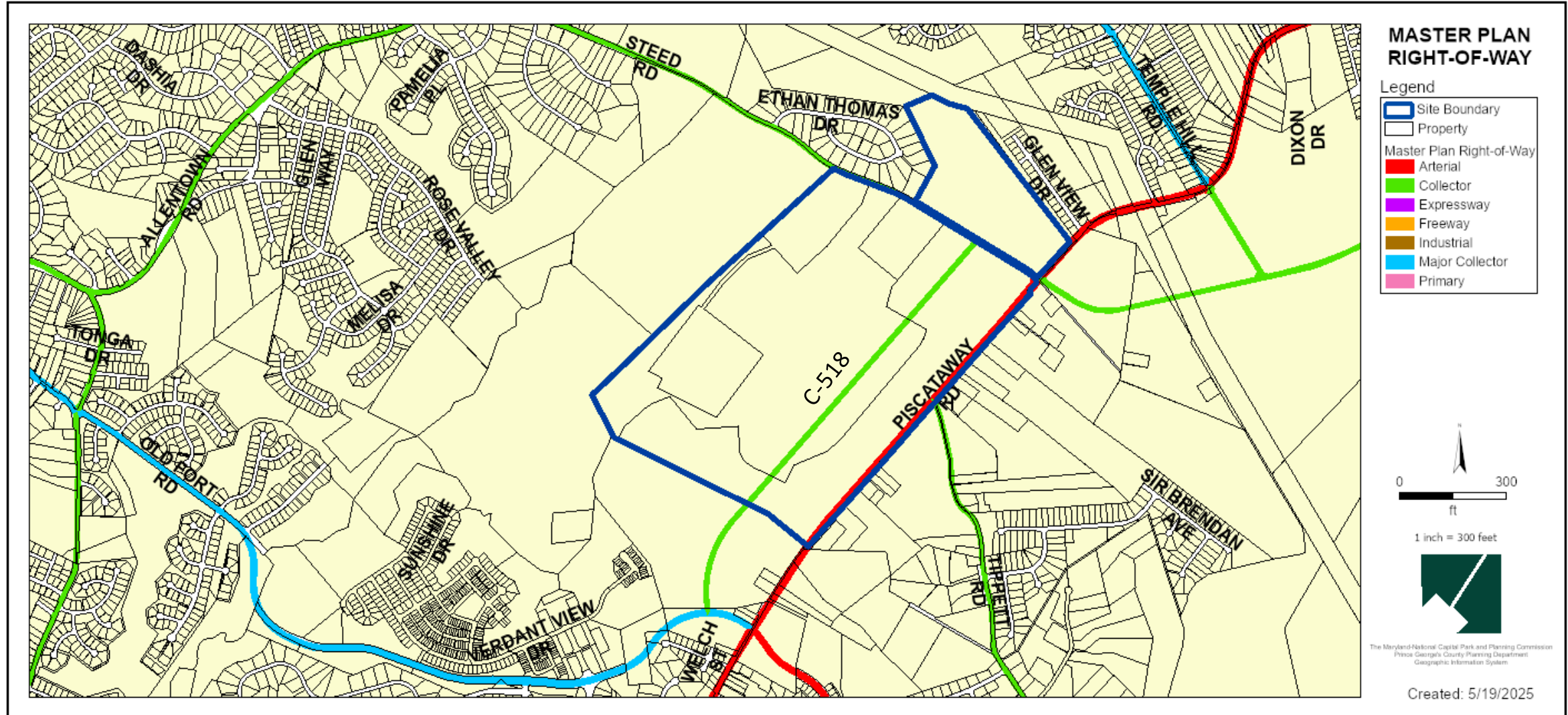
OVERLAY MAP



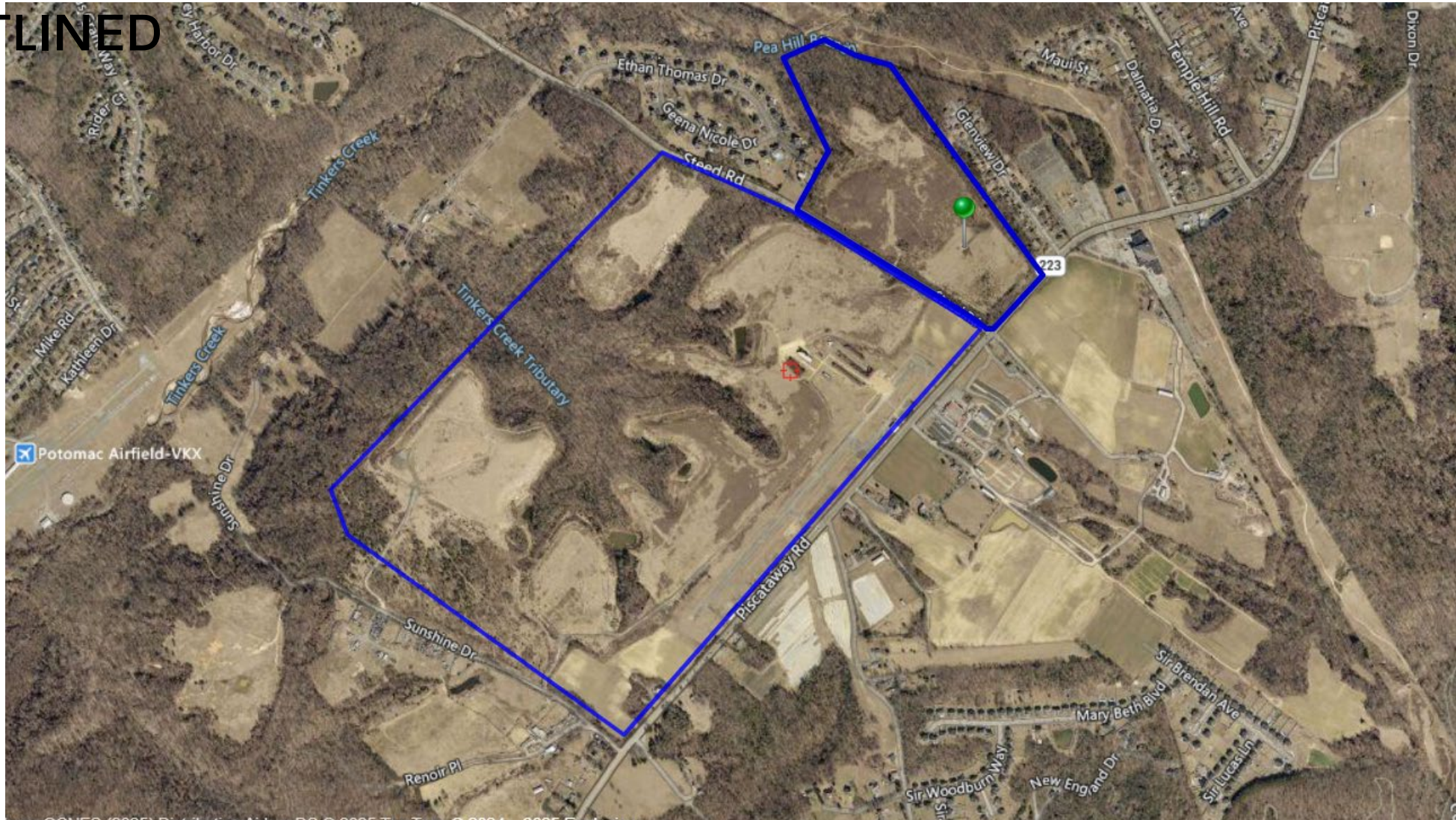
SITE MAP



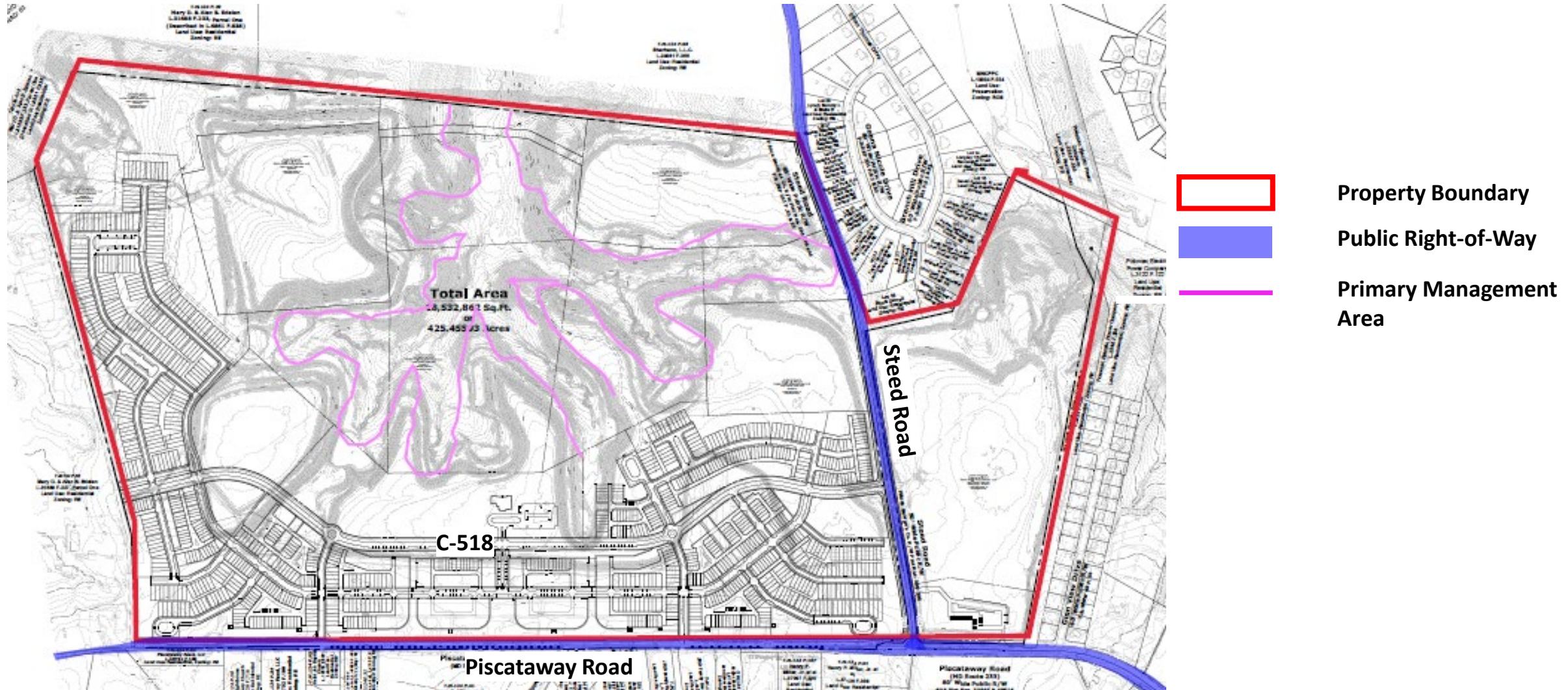
MASTER PLAN RIGHT-OF-WAY MAP



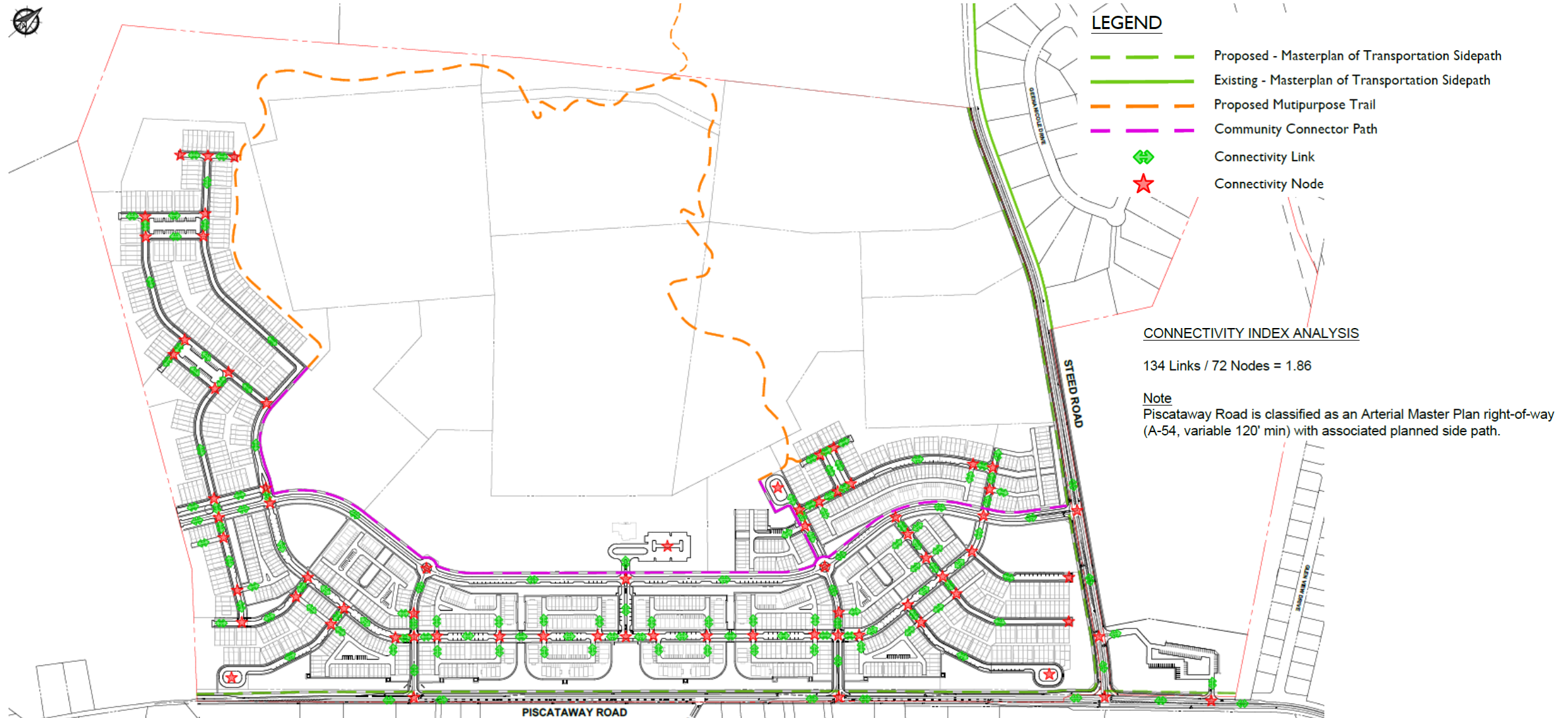
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



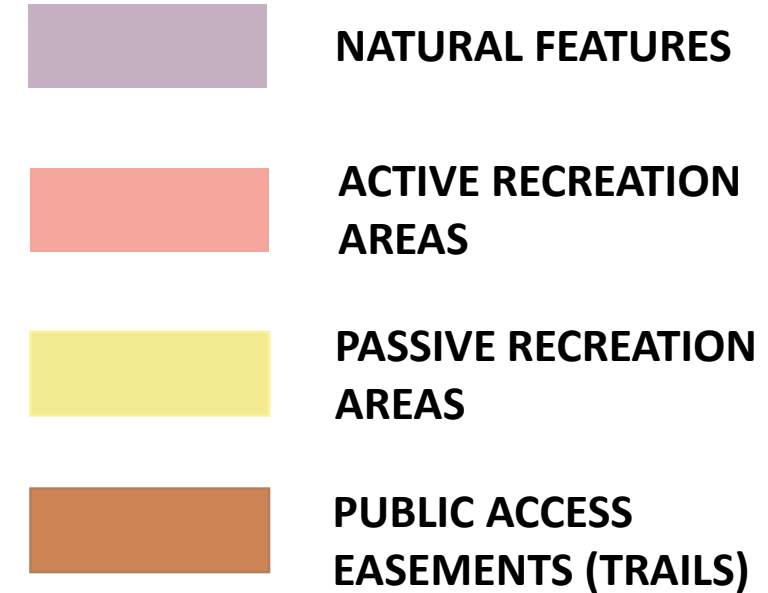
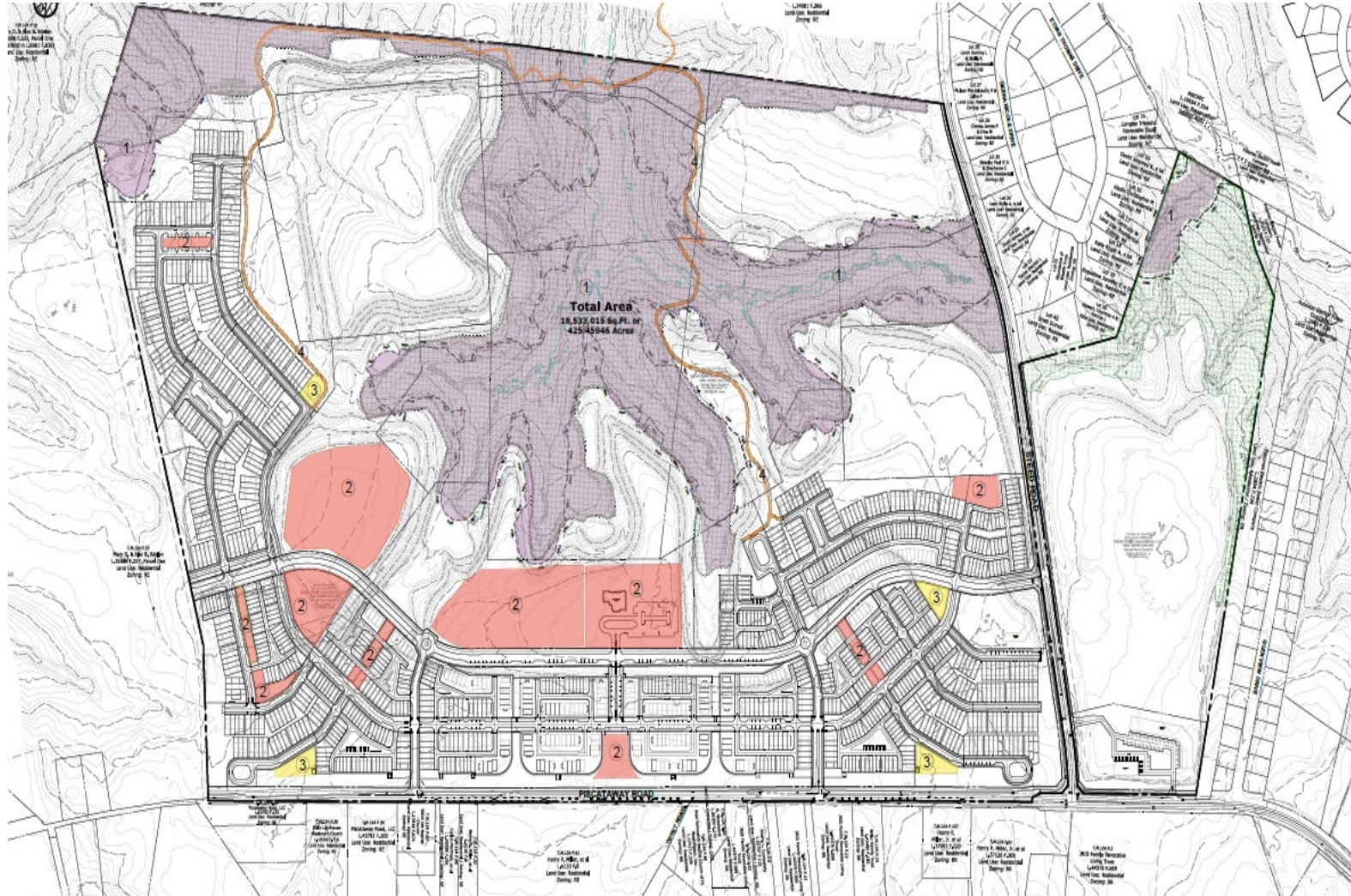
PRELIMINARY PLAN OF SUBDIVISION



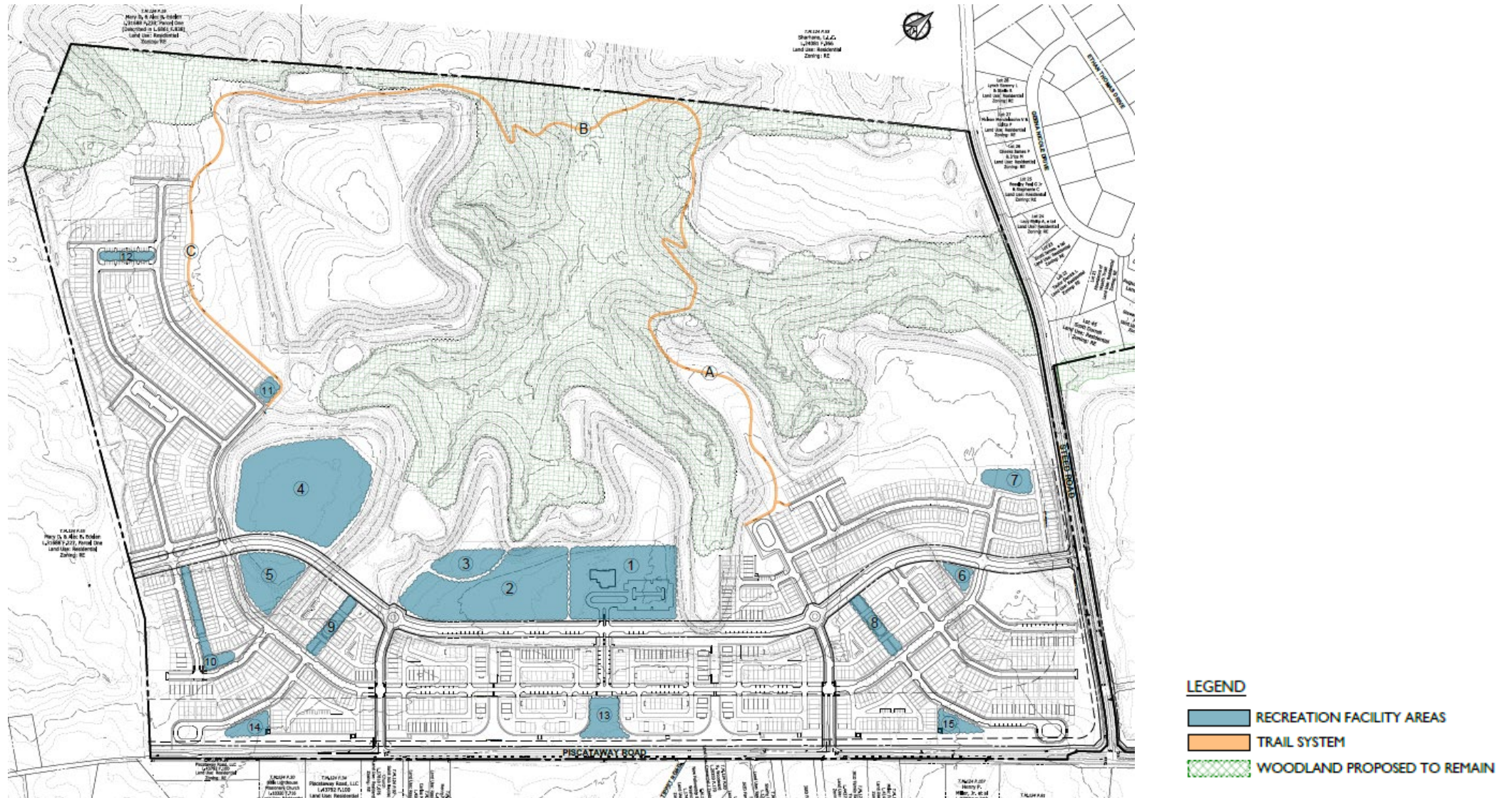
CIRCULATION EXHIBIT



OPEN SPACE AND RECREATION EXHIBIT



RECREATION FACILITIES EXHIBIT



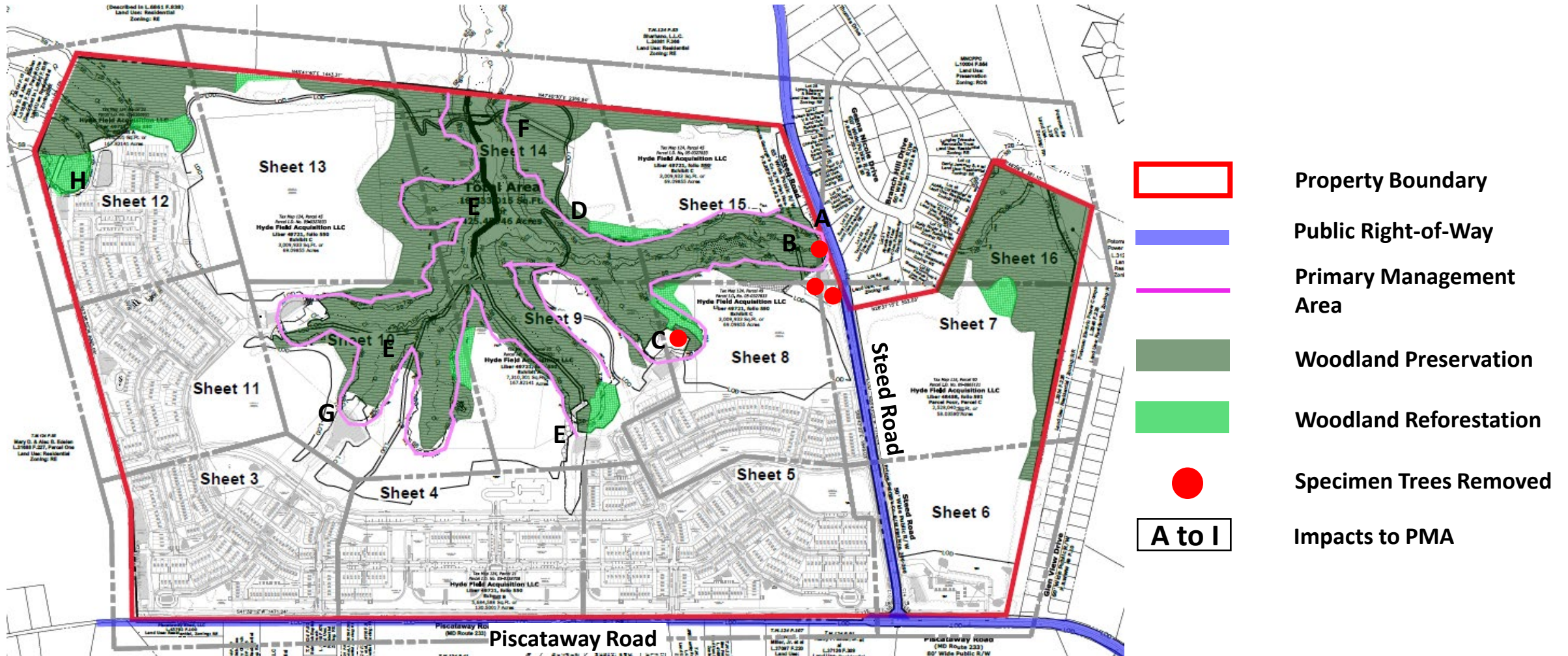
OPEN SPACE PARCEL DEDICATION TO M-NCPPC



PROPOSED DEDICATION
TO M-NCPPC

PARCEL	AREA (SF)	AREA (AC)
A	787,907 SF	18.09 AC
B	194,268 SF	4.46 AC
D	788,252 SF	18.10 AC
F	333,864 SF	7.66 AC
G	1,464,757 SF	33.63 AC
H	906,722 SF	20.82 AC
I	285,911 SF	6.56 AC
TOTAL	4,761,681 SF	109.32 AC

TYPE 1 TREE CONSERVATION PLAN



STAFF RECOMMENDATION

APPROVAL with conditions

- Preliminary Plan of Subdivision PPS-2023-016
- Type 1 Tree Conservation Plan TCP1-004-2015-01
- Variation from Section 24-4102(c)(1)
- Variation from Section 24-4205
- Variance to Section 25-122(b)(1)(G)

Major Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 10/10/2024
- Acceptance Mailing: 4/4/2025