

COVINGTON OAKS

Preliminary Plan of Subdivision

Type 1 Tree Conservation Plan TCP1-2025-0023

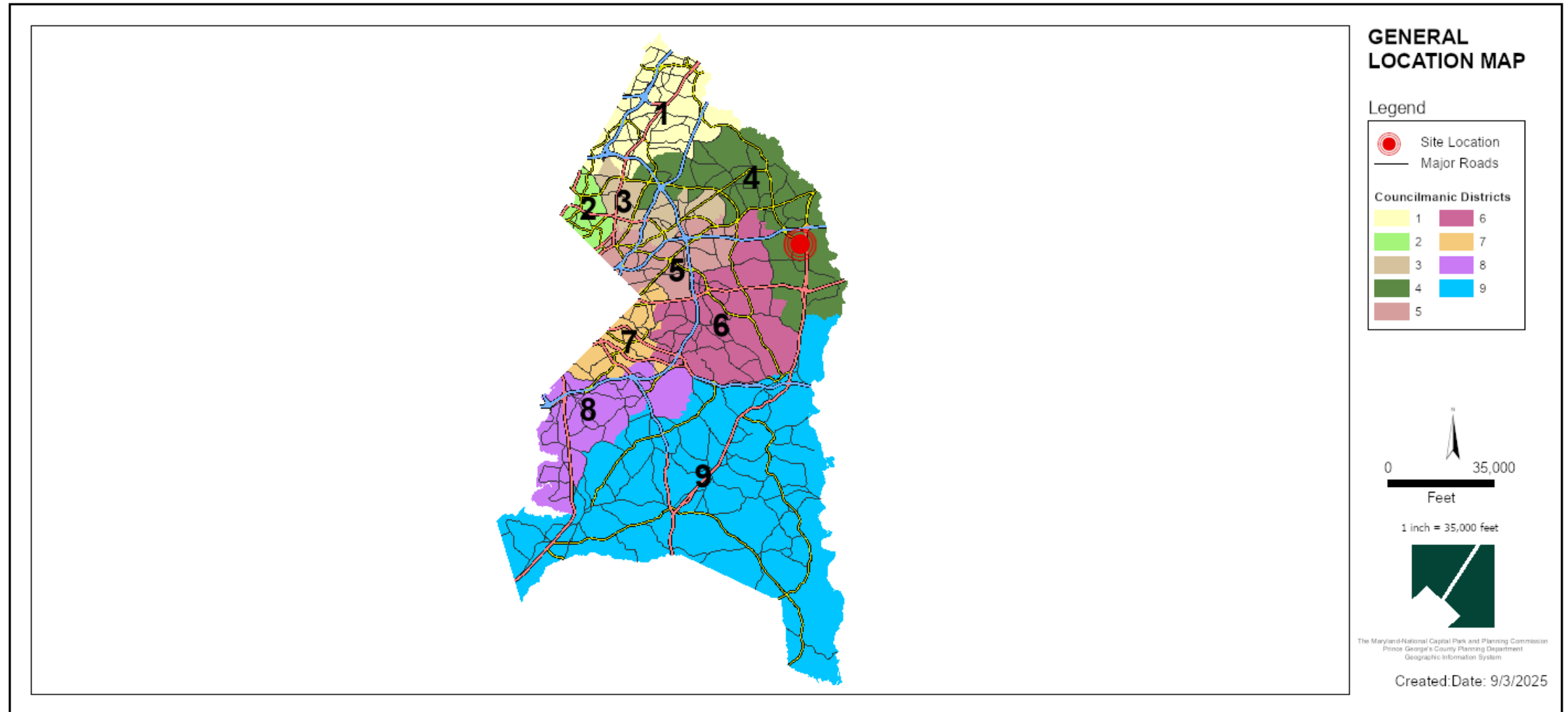
Staff Recommendation: APPROVAL with conditions



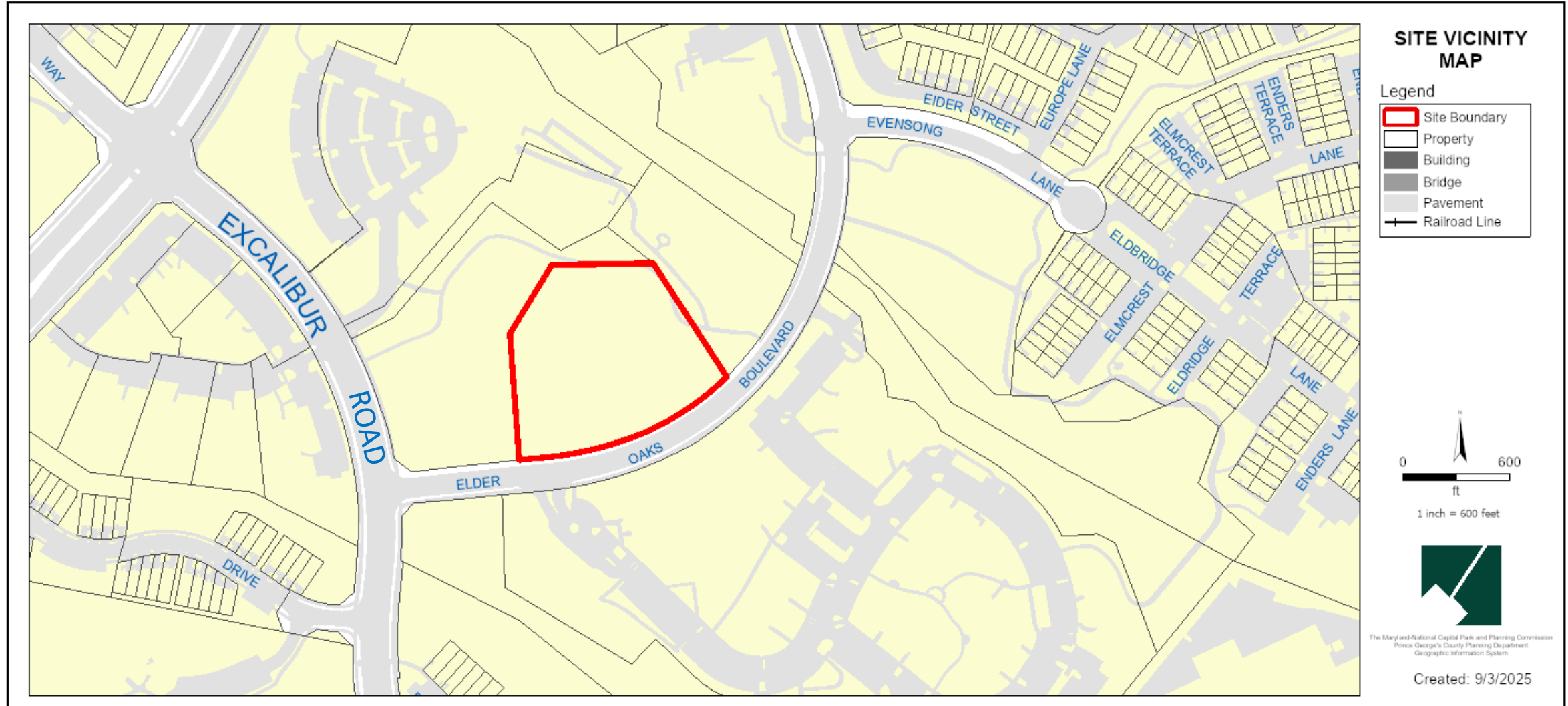
GENERAL LOCATION MAP

Council District: 04

Planning Area: 71B

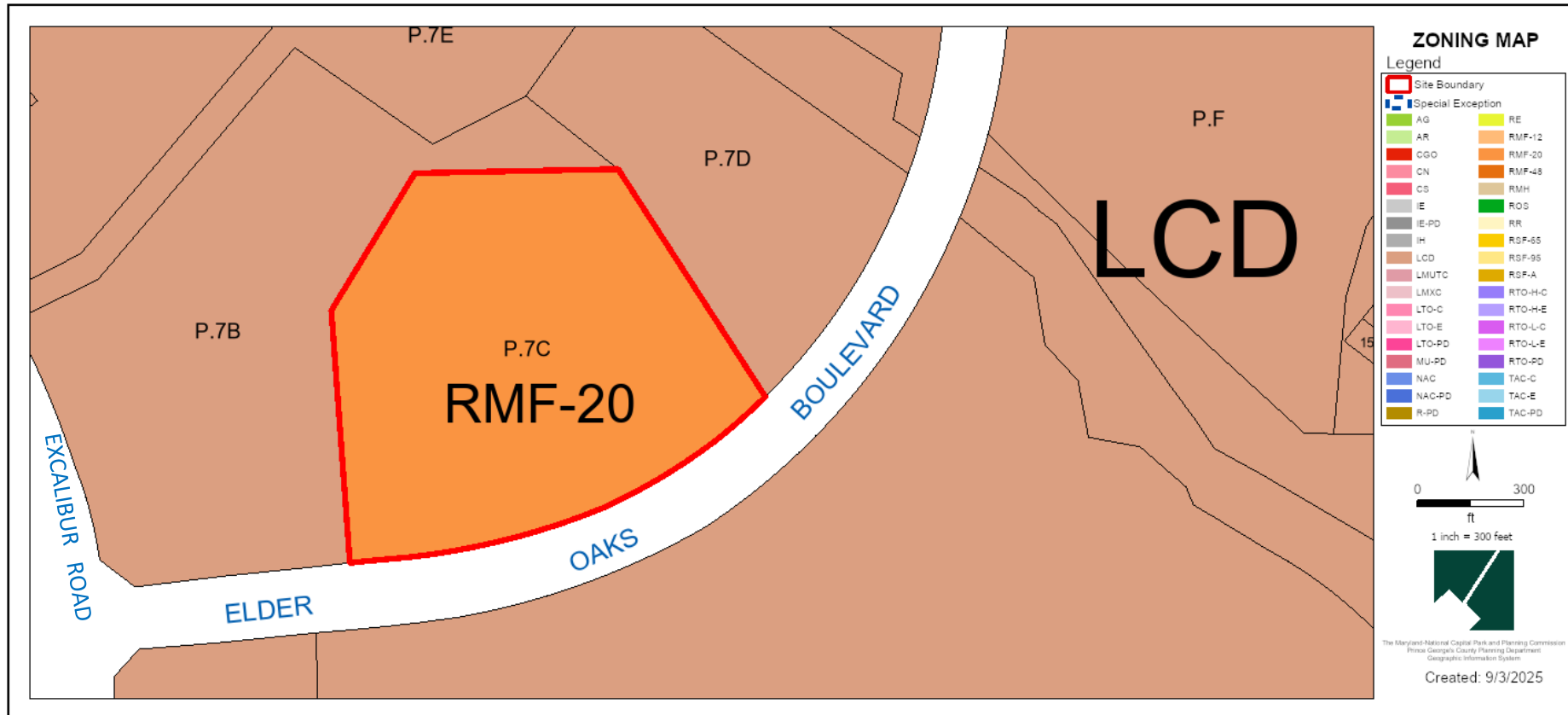


SITE VICINITY MAP

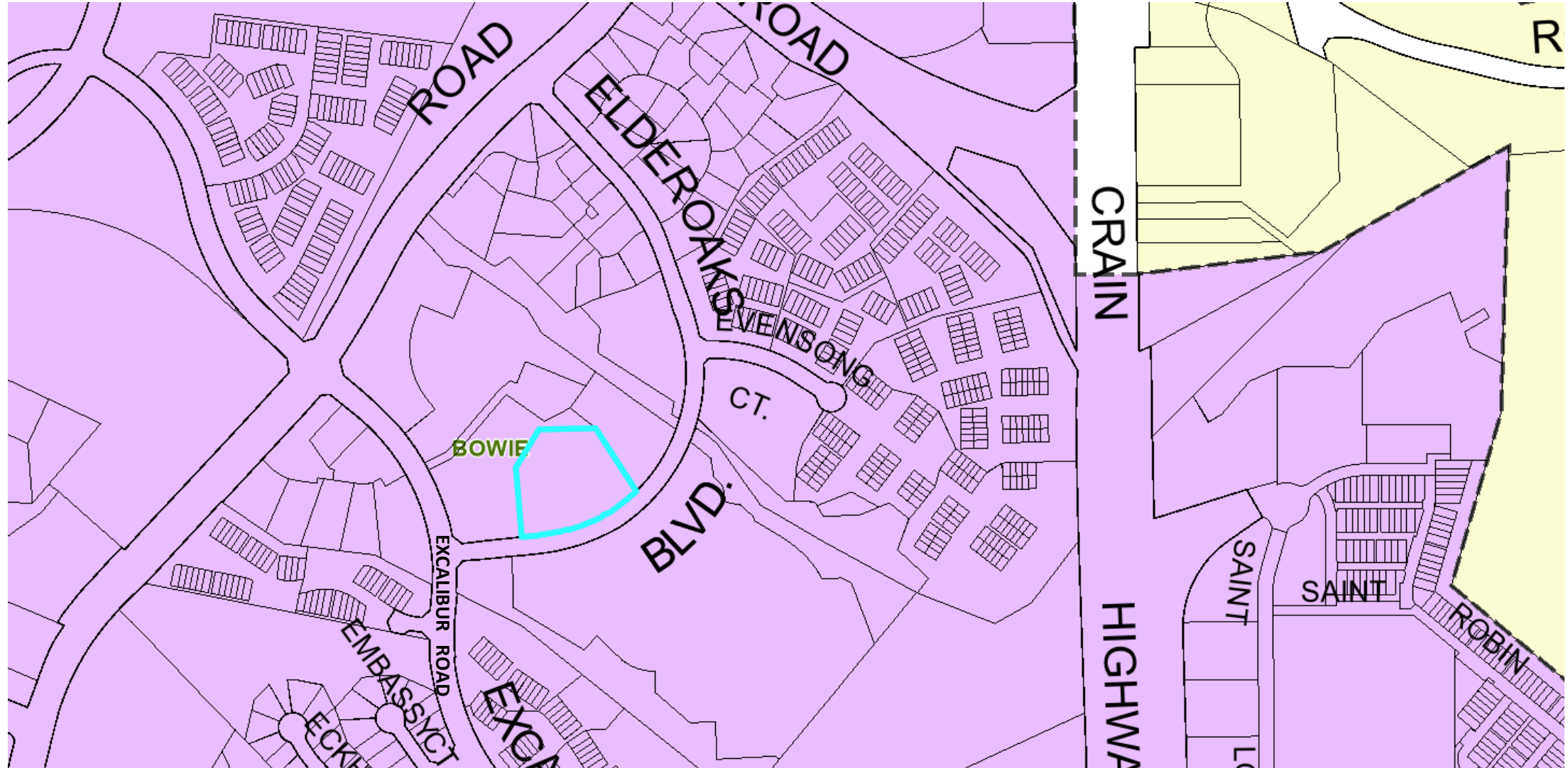


ZONING MAP

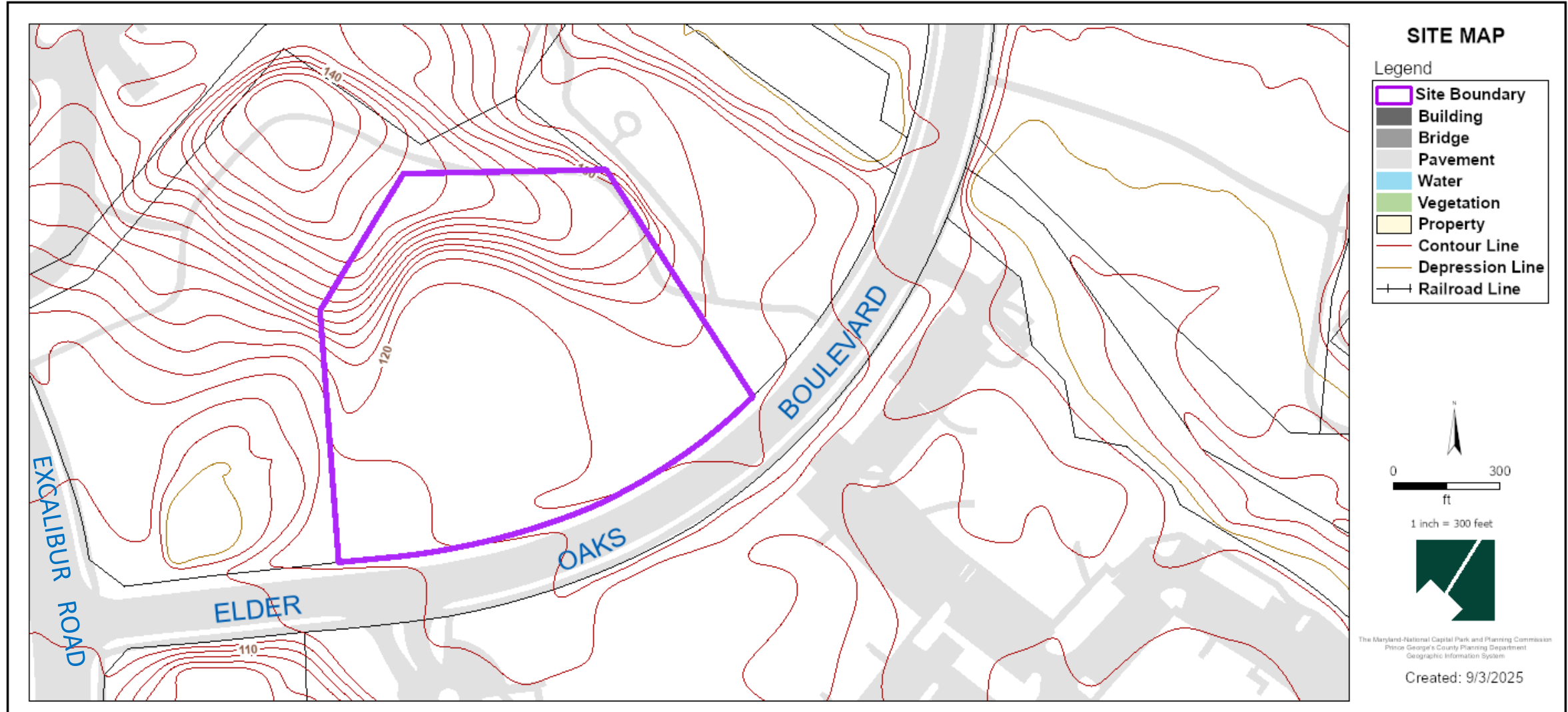
Zoning: RMF-20



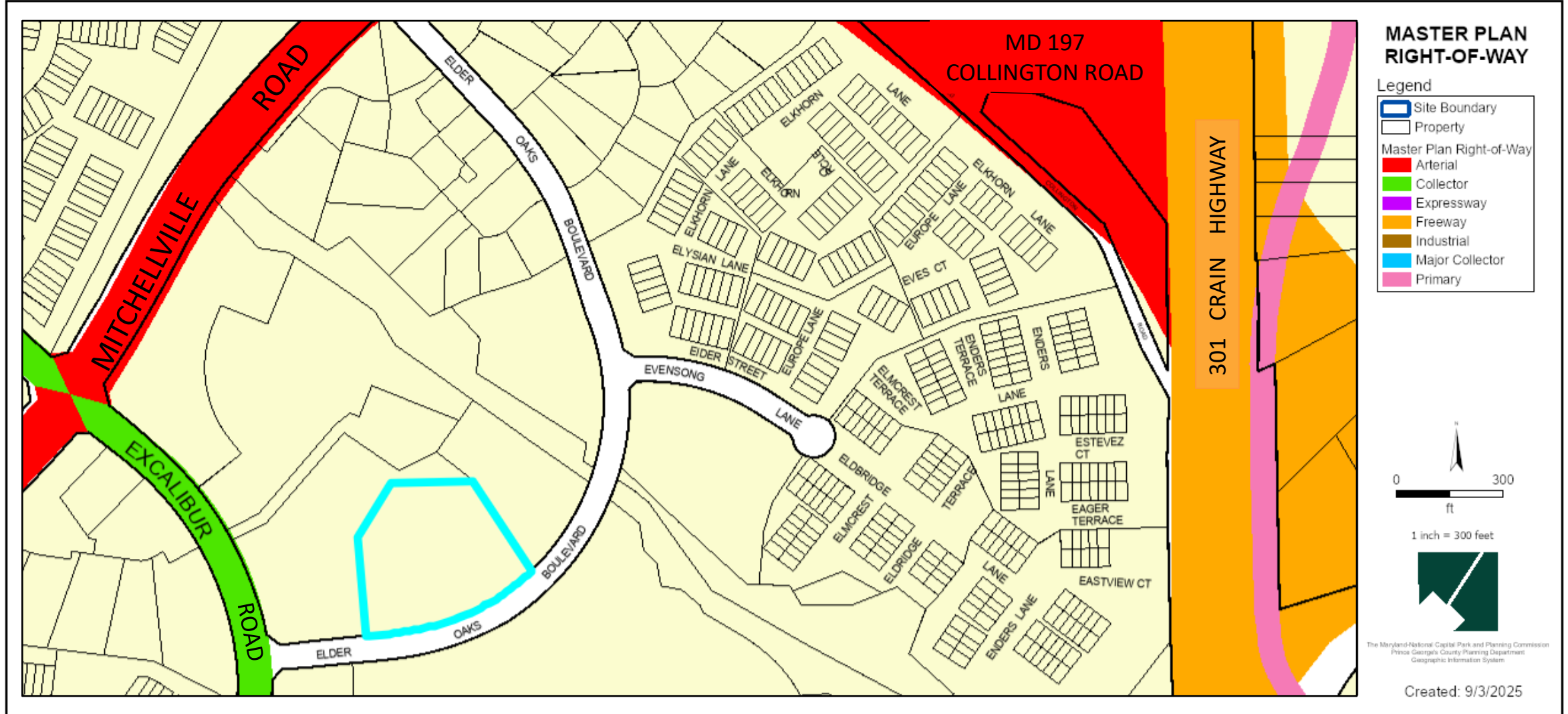
MUNICIPAL BOUNDARY SURVEY (BOWIE)



SITE MAP



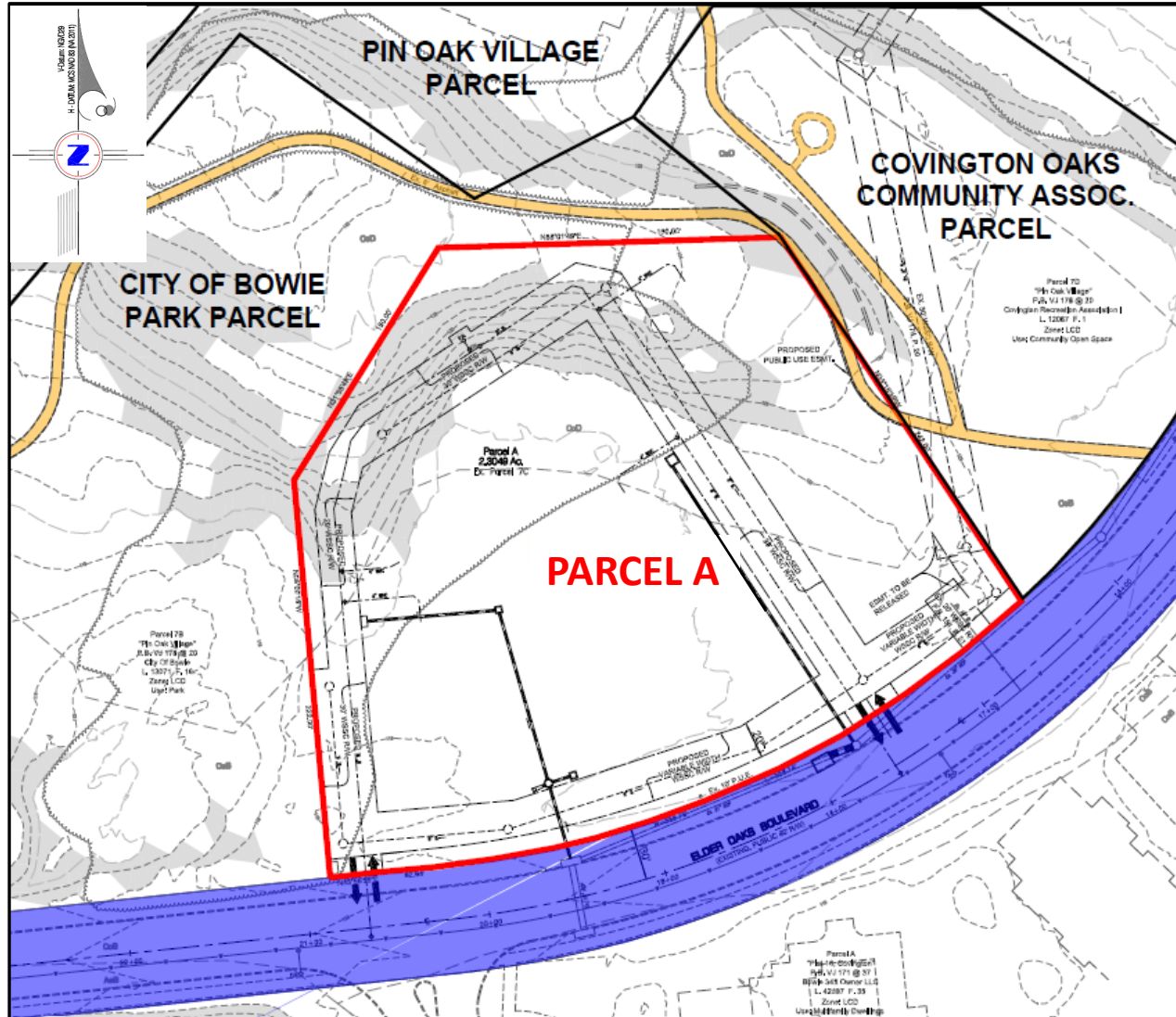
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



PRELIMINARY PLAN OF SUBDIVISION

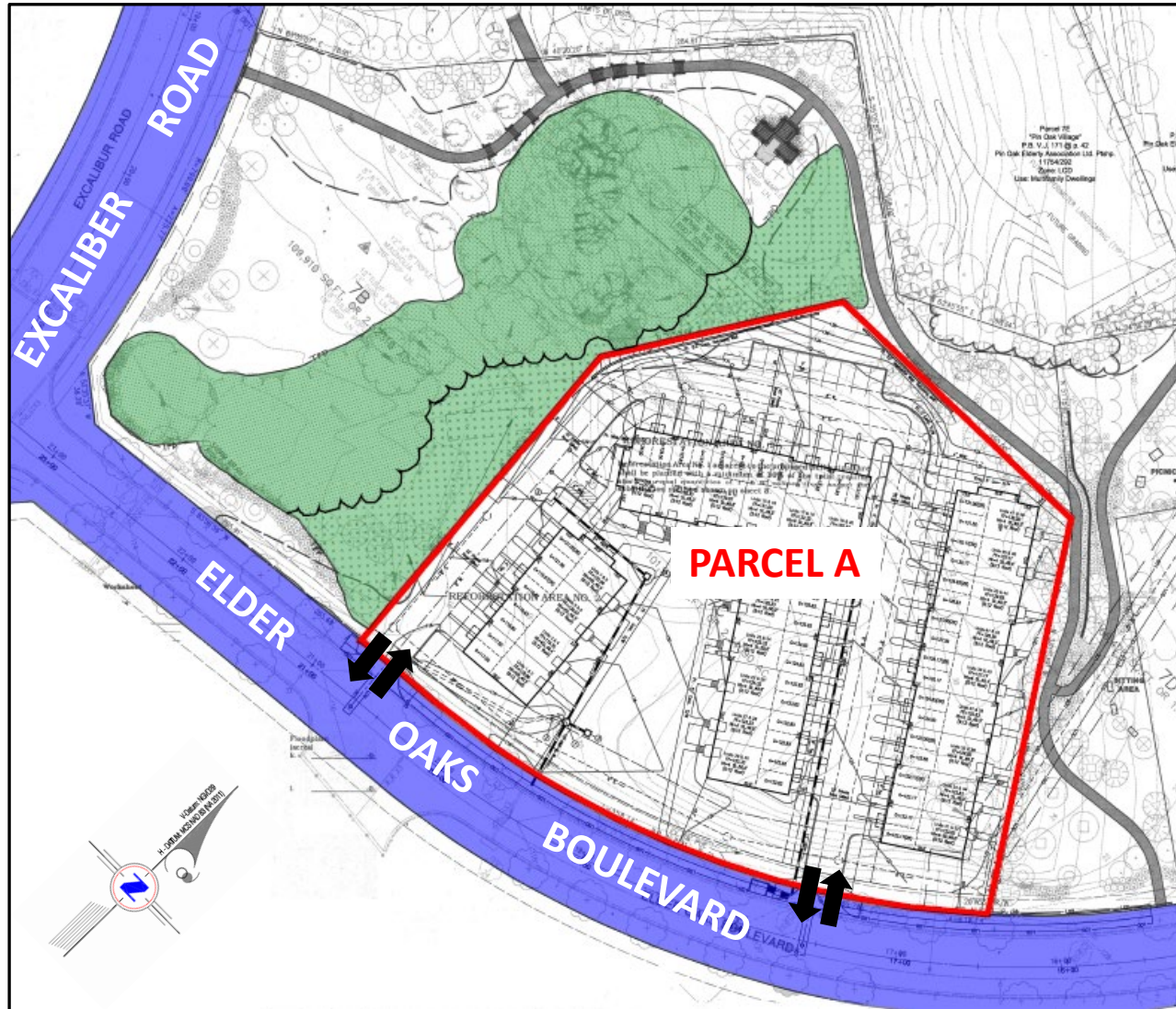


-  PROPERTY / PARCEL BOUNDARY
-  PUBLIC RIGHT-OF-WAY
-  EXISTING PUBLIC TRAIL
-  SITE ACCESS

OPEN SPACE SET-ASIDE



TYPE 1 TREE CONSERVATION PLAN



 PROPERTY / PARCEL BOUNDARY

 PUBLIC RIGHT-OF-WAY

 EXISTING PUBLIC TRAIL

 WOODLAND CONSERVATION



STAFF RECOMMENDATION

APPROVAL with conditions:

- Preliminary Plan of Subdivision PPS-2024-010
- Type 1 Tree Conservation Plan TCP1-2025-0023

Major Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 06/28/2024
- Acceptance Mailing: 07/18/2025