

EASTGATE SHOPPING CENTER

Preliminary Plan of Subdivision

TCP1-026-01-02

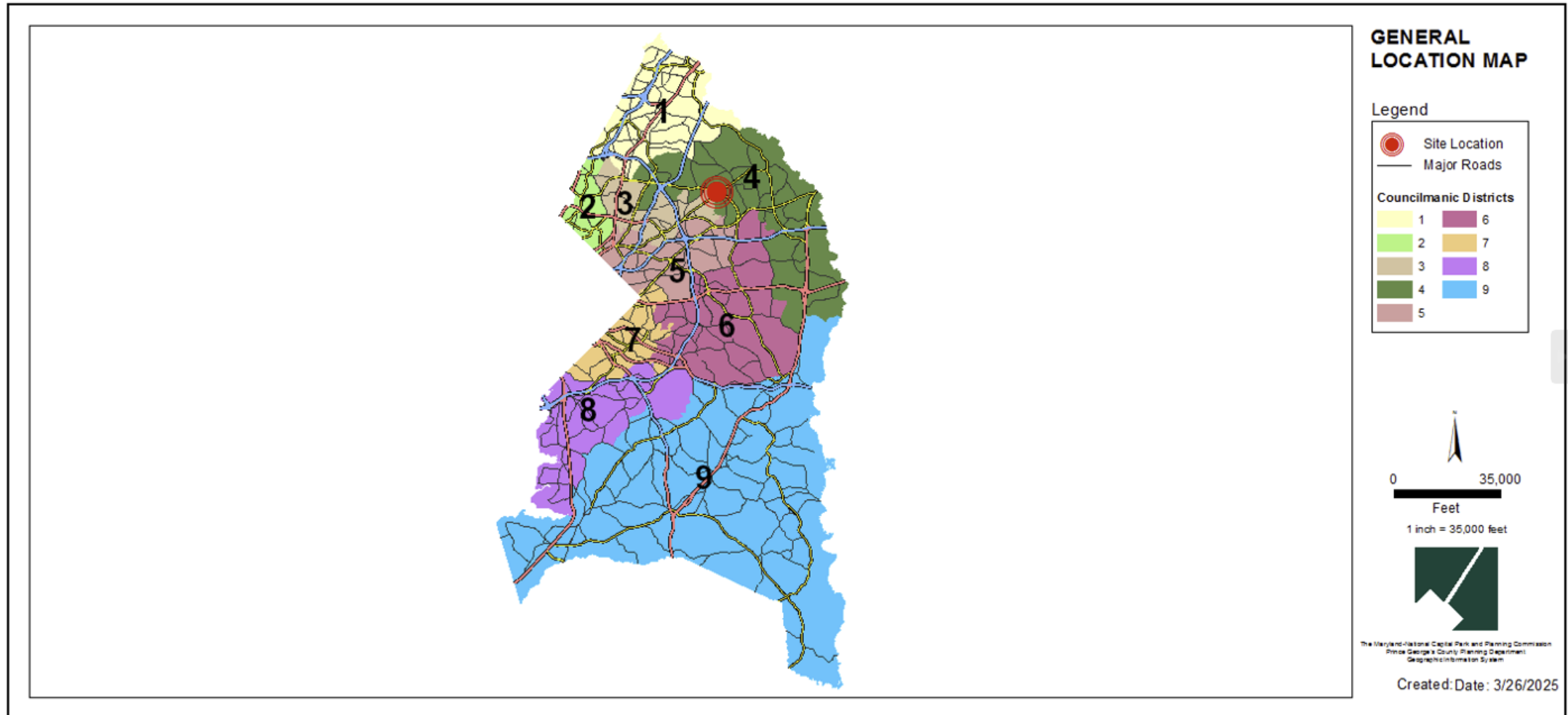
Staff Recommendation: APPROVAL with conditions



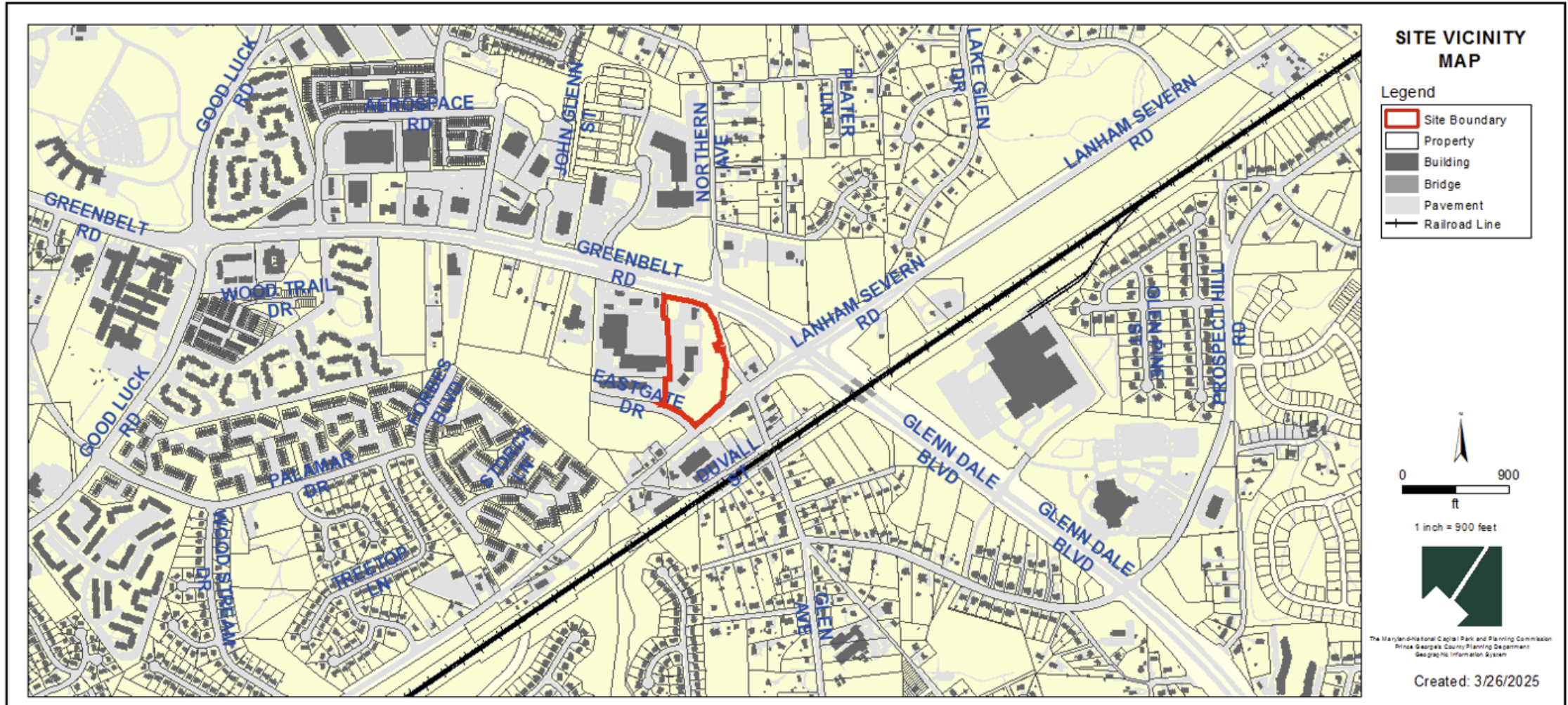
GENERAL LOCATION MAP

Council District: 03

Planning Area: 70

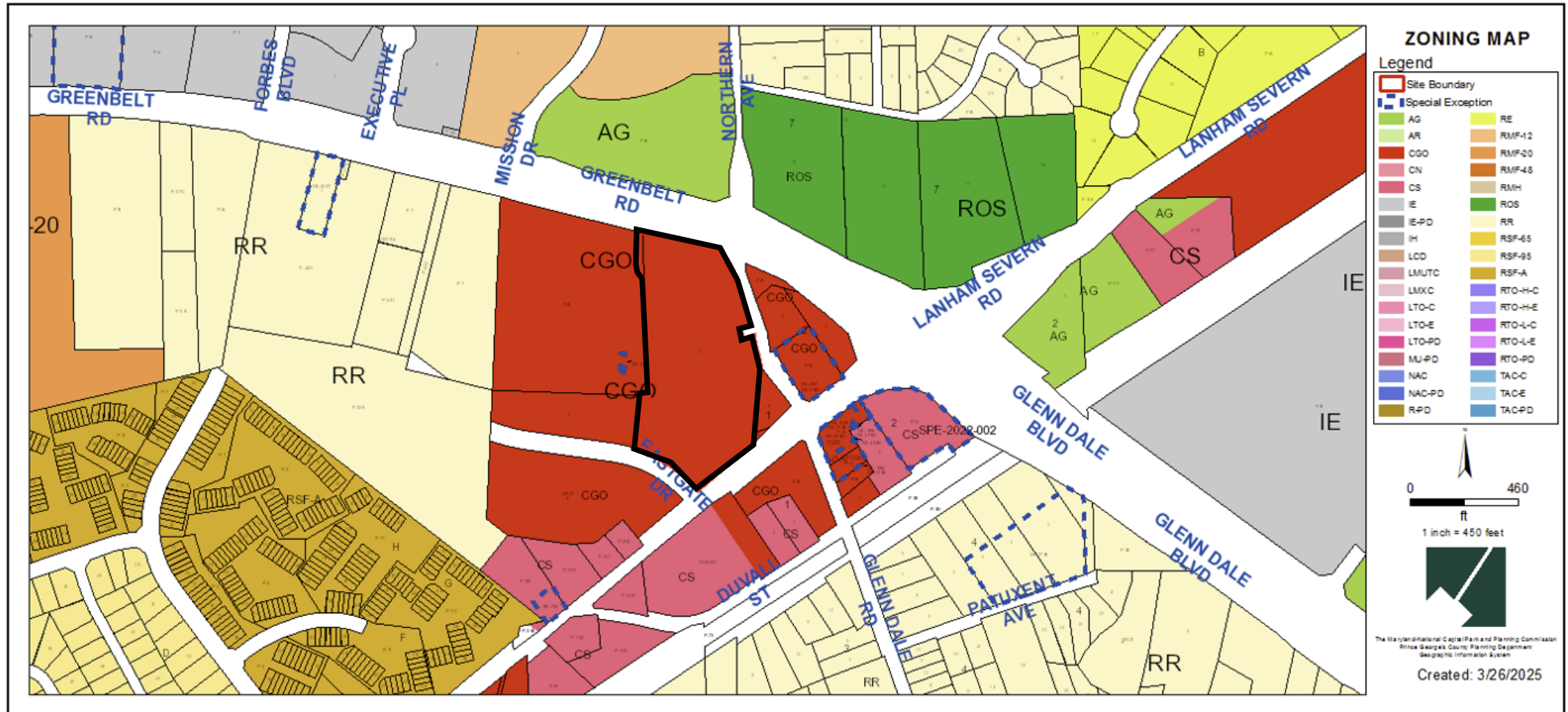


SITE VICINITY MAP

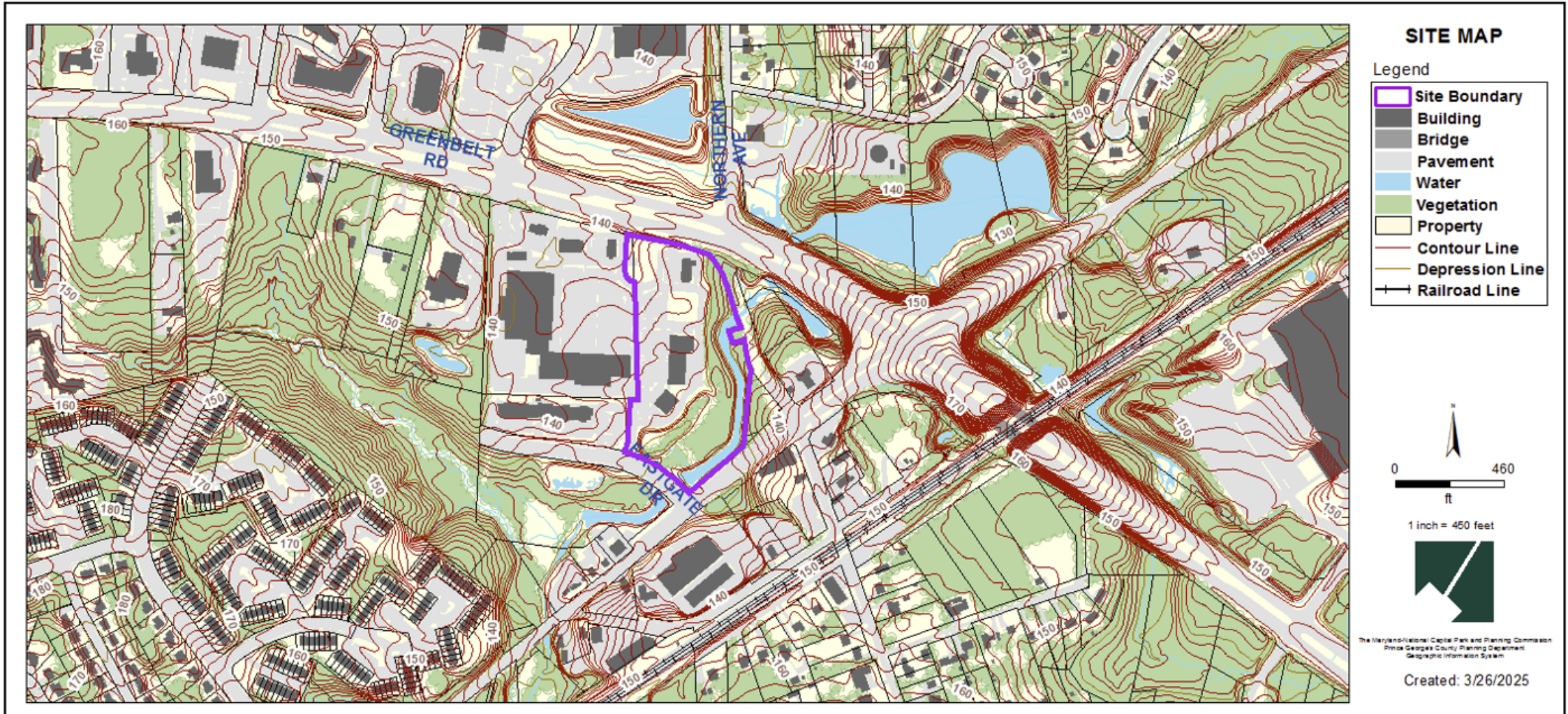


ZONING MAP

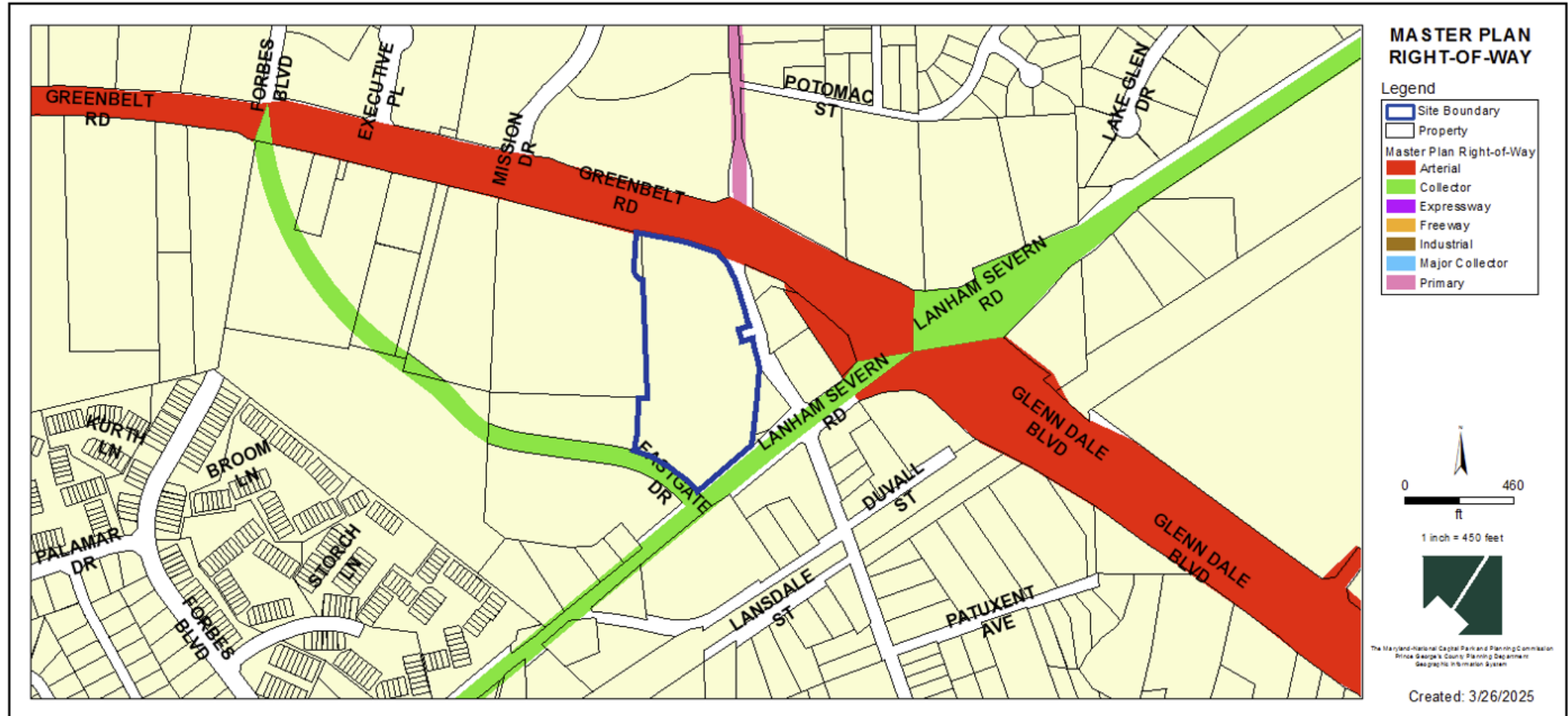
Property Zone: CGO



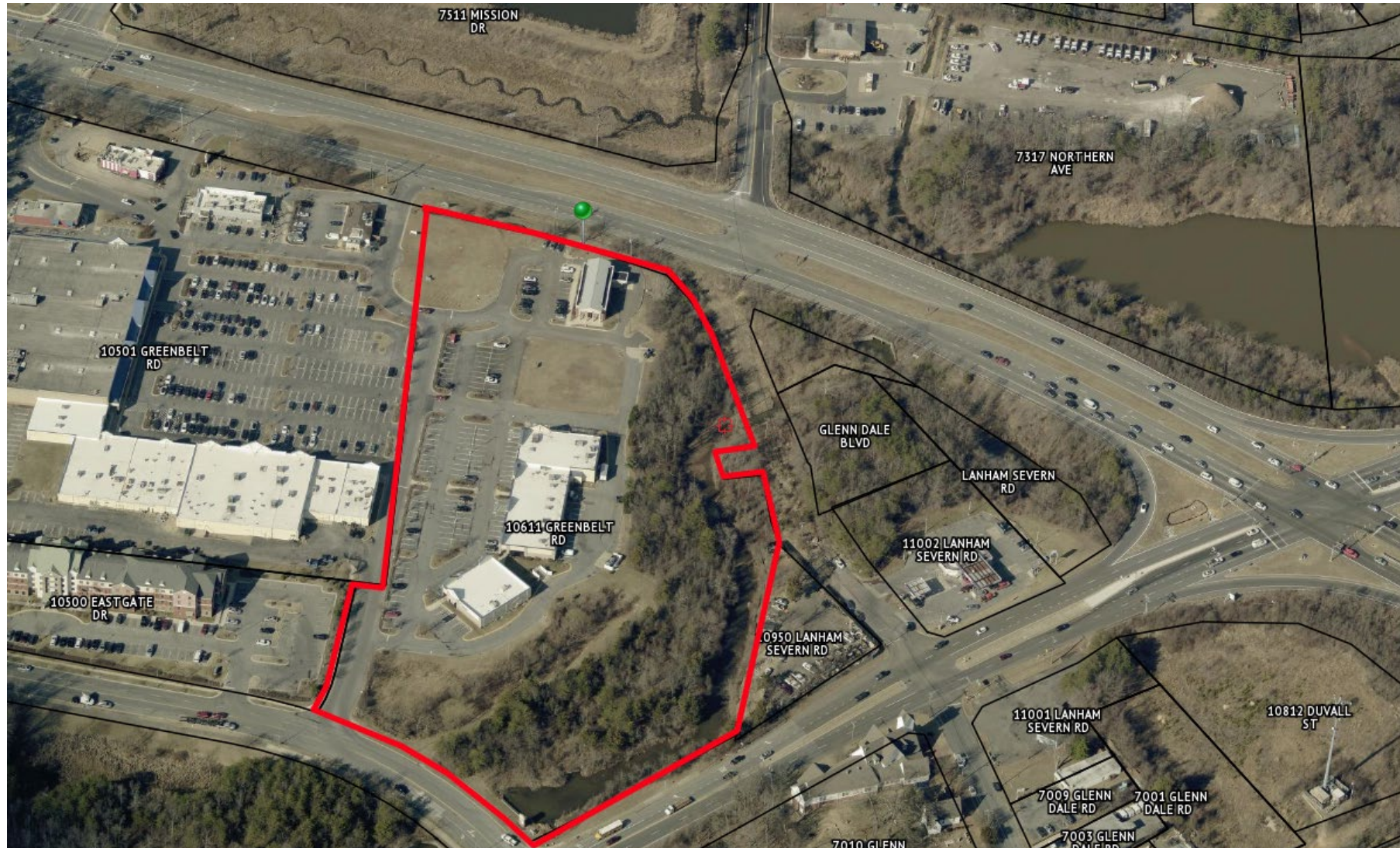
SITE MAP



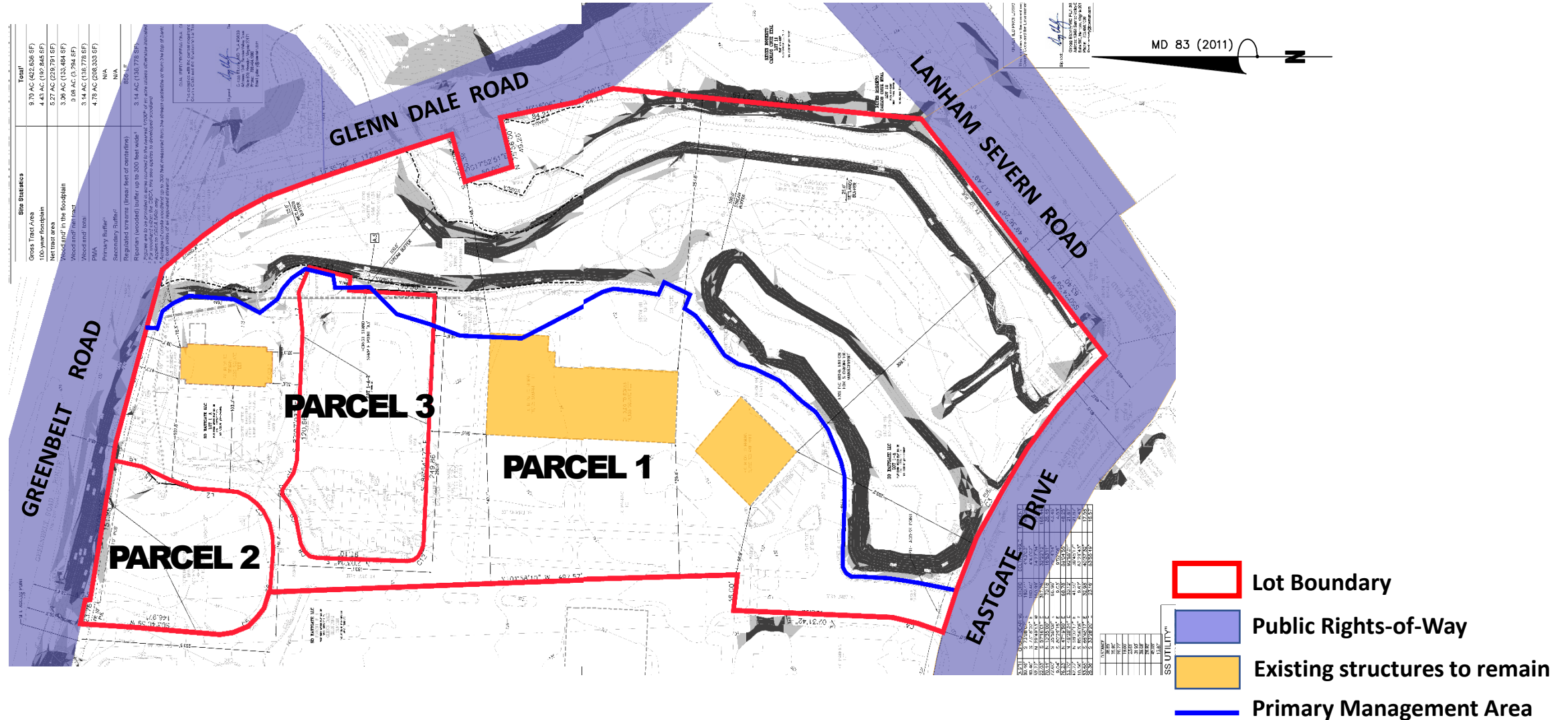
MASTER PLAN RIGHT-OF-WAY MAP



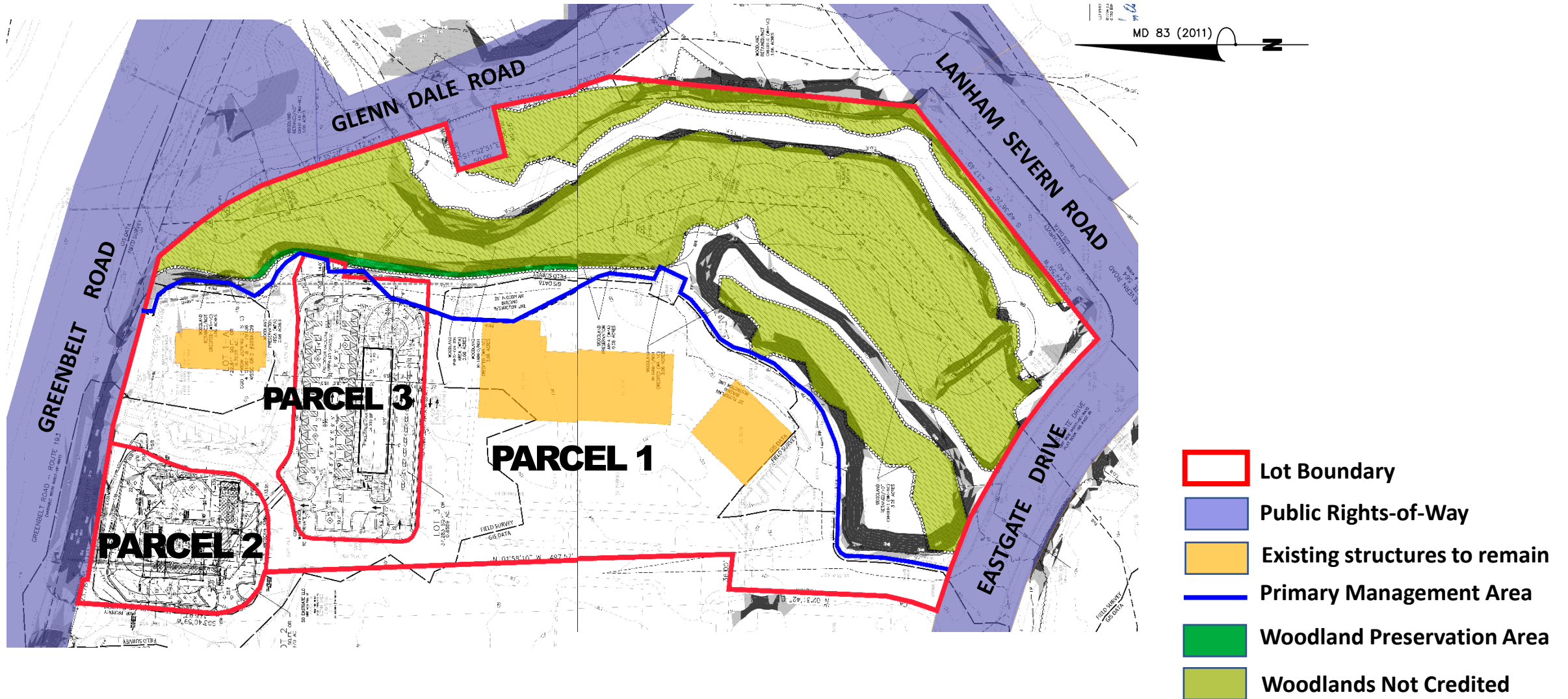
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



PRELIMINARY PLAN OF SUBDIVISION



TYPE 1 TREE CONSERVATION PLAN



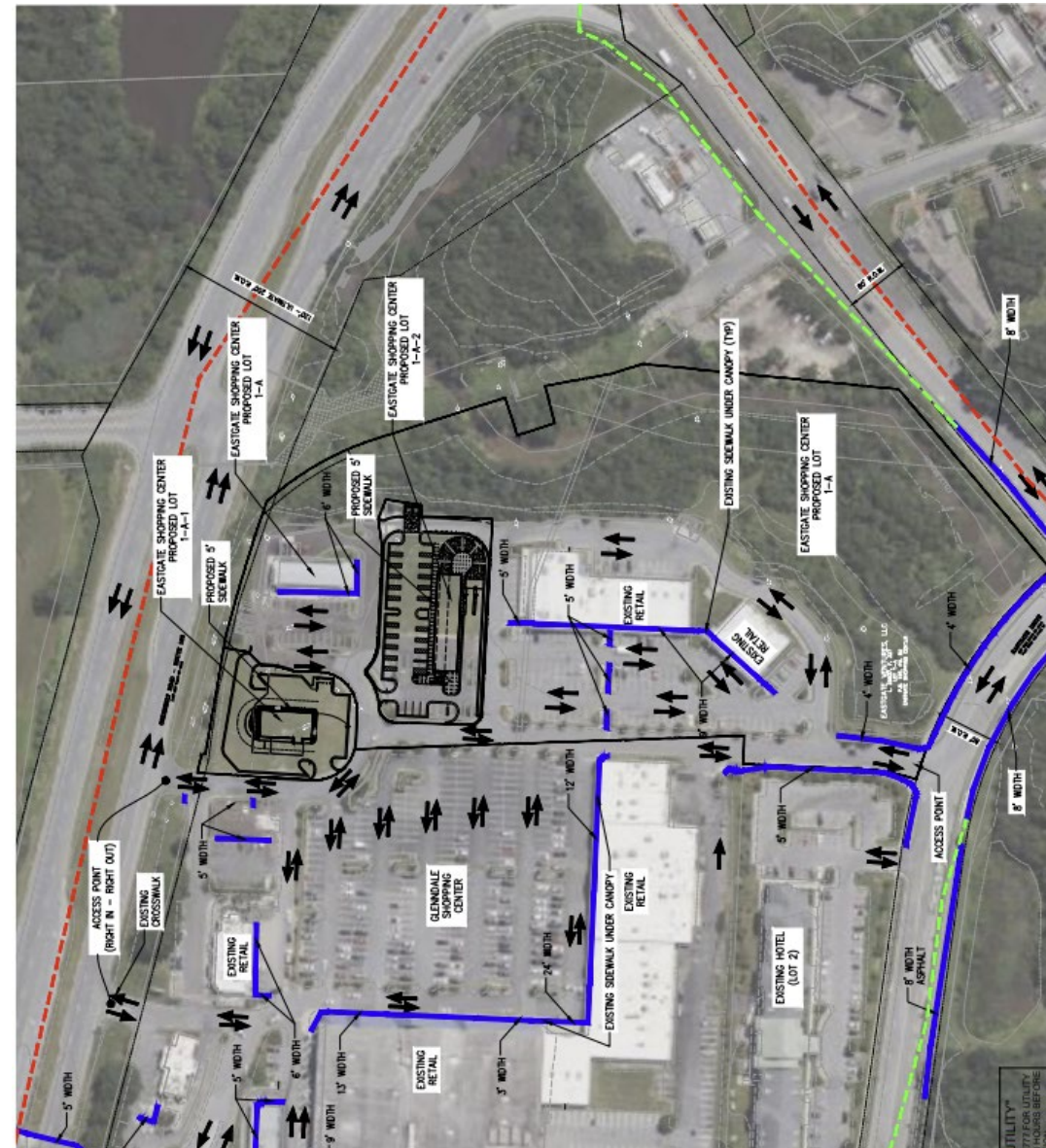
CIRCULATION EXHIBIT

LEGEND

	PROPERTY BOUNDARY (422,636 S.F. OR 9.70 AC.)
	RIGHT-OF-WAY LINE
	TRAFFIC FLOW DIRECTION
	EXISTING CONCRETE SIDEWALK (WIDTH VARIES, SEE PLAN)
	PLANNED SIDE PATH (PER PRINCE GEORGE'S COUNTY MASTER PLAN)
	PLANNED BICYCLE LANE (PER PRINCE GEORGE'S COUNTY MASTER PLAN)

NOTES

1. NO BICYCLE FACILITIES APPARENT ON SITE.



OPEN SPACE SET ASIDE EXHIBIT



STAFF RECOMMENDATION

APPROVAL with conditions

- PPS-2024-020
- TCP1-026-01-02

Major Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 8-19-2024
- Acceptance Mailing: 2-13-2025