

GENERAL NOTES

1. PRINCE GEORGE'S COUNTY GENERAL NOTES
LEGAL REFERENCE: PARCEL 95, L. 42142 F. 416, PT PAR 95 EQ 1.0AC (PER SDA)
TAX MAP/GRID: 29 A3
TAX ACCOUNT: 167704 & 2970937
WSSC 200 SHEET: 21INE11
WATERSHED: HORSEPEN BRANCH
PURPOSE OF SUBDIVISION: SUBDIVISION OF EXISTING PARCEL INTO FOUR (4) LOTS FOR RESIDENTIAL DEVELOPMENT
PRIOR APPROVALS: THIS PRELIMINARY PLAN OF SUBDIVISION IS PREPARED IN ACCORDANCE WITH THE FOLLOWING PLAN/REPORT SUBMITTALS/APPROVALS
- STORMWATER MANAGEMENT CONCEPT PLAN TO THE CITY OF BOWIE, LAST SIGNED ON 1/20/2022
- TYPE I TREE CONSERVATION PLAN SUBMITTED AS PART OF THE STORMWATER MANAGEMENT CONCEPT PLAN, PREPARED BY NORTON LAND DESIGN
- NRI/FSD #NRI-119-2020, PREPARED BY NORTON LAND DESIGN, APPROVED ON 11/19/2020
- TRANSPORTATION STUDY, PREPARED BY LENHART TRAFFIC CONSULTING, DATED 8.18.2020
- HISTORIC PRESERVATION/ARCHEOLOGY PRE-SUBMITTAL CHECKLIST, PREPARED BY O'CONNELL & LAWRENCE, INC. APPROVED ON 7.28.2021
TOTAL ACREAGE: 104,674.90 SQ. FT. OR 2.40± ACRES (LISTED AS 2.72 ACRES IN RECORD)
THE PROPERTY IS NOT WITHIN A PRIMARY MANAGEMENT AREA
THERE ARE NO ENVIRONMENT REGULATED AREAS WITHIN THE PROPERTY
THERE ARE NO 100-YEAR FLOODPLAINS WITHIN THE PROPERTY
AREA OF DEDICATION TO 10TH STREET: 3,989.50 SQ. FT.
AREA OF DEDICATION TO ZUG ROAD: 2,928.83 SQ. FT.
EXISTING ZONE: RURAL RESIDENTIAL (R-R)
EXISTING USE: VEHICLE TOW LOT, RESIDENCE
PROPOSED USE:
- LOT 1: RESIDENCE
- LOT 2: RESIDENCE
- LOT 3: RESIDENCE (EXISTING)
- LOT 4: RESIDENCE
PROPOSED DWELLING UNIT: ALL LOTS ARE PROPOSED TO BE DEVELOPED WITH A SINGLE-FAMILY RESIDENCE
MAXIMUM ALLOWABLE DENSITY: 2.17
MAXIMUM LOT SIZE: 20,000 SQ. FT.
MINIMUM LOT WIDTH AT FRONT BUILDING LINE: 80'
SUSTAINABLE GROWTH TIER: TIER I
THE PROPERTY IS NOT WITHIN A MILITARY INSTALLATION OVERLAY ZONE
THE PROPERTY IS NOT IN A CENTER OR CORRIDOR LOCATION AND DOES NOT REQUIRE A BICYCLE PEDESTRIAN IMPACT STATEMENT
THIS PRELIMINARY PLAN OF SUBDIVISION IS SUBJECT TO THE APPROVAL OF A STORMWATER MANAGEMENT CONCEPT PLAN, SUBMITTED TO THE CITY OF BOWIE, LAST SIGNED 1/20/2022.
EXISTING WATER AND SEWER CATEGORIES: W3 & S3 - WATER AND SEWER CATEGORIES ARE NOT PROPOSED TO CHANGE FOR THIS DEVELOPMENT.
THE PROPERTY IS NOT WITHIN AN AVIATION POLICY AREA
THERE ARE NO MANDATORY PARK DEDICATIONS ON THE SITE. PARCEL 95 WAS LEGALLY CREATED BY DEED PRIOR TO APRIL 24, 1970. SEE DEED L. 1796 F. 576, DATED NOVEMBER 23, 1954.
THERE ARE NO CEMETERIES ADJOINING THE PROPERTY
THERE ARE NO HISTORIC SITES WITHIN 500' OF THE PROPERTY
THIS DEVELOPMENT IS SUBJECT TO A TYPE I TREE CONSERVATION PLAN WHICH HAS BEEN SUBMITTED AS PART OF THE SITE DEVELOPMENT CONCEPT PLAN #34285-2021-00
THE PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA
THERE ARE NO FLOODPLAINS, TIDAL WETLANDS, NON-TIDAL WETLANDS, OR STREAMS ON THE PROPERTY.
SOILS DATA WAS OBTAINED FROM A THE NRCS WEB SOIL SURVEY FOR PRINCE GEORGE'S COUNTY, MARYLAND AND INCLUDES: TYPE: RUB (RUSSETT-CHISTIANA - URBAN COMPLEX, 0-5% SLOPES - SOIL TYPE "C")
THERE ARE NO KNOWN BEDROCK OR MARLBORO CLAY OUTCROPS ON THE PROPERTY
THERE ARE NO KNOWN HIGHLY ERODABLE SOILS ON THE PROPERTY
THE PROPERTY IS NOT ADJACENT TO ANY LAND TRUSTS

2. EXISTING SITE DATA
PROPERTY LINES SHOWN HEREON WERE TAKEN FROM FIELD OBSERVATIONS AND AVAILABLE RECORDS.
THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
TOPOGRAPHY AND EXISTING FEATURES SHOWN HEREON PER FIELD SURVEY CONDUCTED BY O'CONNELL & LAWRENCE, INC. IN FEBRUARY 2020.
HORIZONTAL DATUM SHOWN HEREON IS NAD 83/91
VERTICAL DATUM SHOWN HEREON IS NAVD 88
THERE ARE NO STREAMS WITHIN 200' OF THE PROPERTY
THE SITE IS FOUND TO BE IN A FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) OF THE NATIONAL FLOOD INSURANCE PROGRAM, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP #24033C0070E WITH EFFECTIVE DATE 9-16-2016.
EXISTING SITE COVERAGE: ASPHALT LOT, OFFICE, PRIVATE RESIDENCE, DRIVEWAY, GARAGE, DECK, GAZEBO, SHED, CARPORT

3. UTILITIES DATA
UTILITIES LOCATIONS SHOWN HEREON ARE AVAILABLE PLANS AND FIELD OBSERVATIONS WHERE SURFACE INDICATIONS EXIST. DIGGING OF TEST PITS AT ALL FUTURE UTILITY CROSSINGS IS RECOMMENDED. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

4. EXISTING EASEMENT INFORMATION
ALL EXISTING EASEMENTS WITHIN THE PROPERTY ARE SHOWN HEREON. THE DEEDS APPLICABLE TO THESE EASEMENTS HAVE BEEN INCLUDED AS PART OF THIS SUBMISSION PACKAGE. THERE ARE NO EASEMENTS HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY OTHER LAND TRUST OR ORGANIZATION.

5. PROPOSED SITE DATA
THIS PLAN SHALL BE USED ONLY AS A PRELIMINARY PLAN OF SUBDIVISION FOR THE APPROVAL OF FOUR NEW LOTS AND SUBSEQUENT DEVELOPMENT OF FOUR DETACHED HOUSES IN A RESIDENTIAL (R-R) ZONE. THERE ARE NO PROPOSED CHANGES TO THE EXISTING USE WITHIN THE LIMITS OF PROPOSED LOT 3. THE TOW LOT SHALL BE REMOVED AS PART OF THIS DEVELOPMENT.

6. THE STORMWATER MANAGEMENT CONCEPT PLAN, CALCULATIONS, AND REPORT HAVE BEEN SUBMITTED WITH THIS APPLICATION. THE REQUIRED ESDV TREATMENT VOLUMES HAVE BEEN CALCULATED ON A PER LOT BASIS. NEW CONSTRUCTION IS PROPOSED TO BE TREATED WITH TWO MICROBIORETENTION PLANTER BOXES AND NON-ROOFTOP DISCONNECTION. THE EXISTING STRUCTURES CONTAINED WITHIN LOT 3 RECEIVE CREDIT FROM THREE MICROBIORETENTION PLANTER BOXES AND NON-ROOFTOP DISCONNECTION.

7. SEE GEOTECHNICAL/INFILTRATION TESTING REPORT, PREPARED BY ECS MID-ATLANTIC, LLC. FOR INFILTRATION TESTING AND SOIL PROFILE RESULTS. TEST LOCATION ARE AS SHOWN ON THIS PLAN.

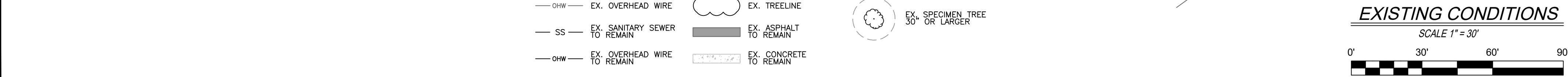
8. PROPOSED DEDICATIONS TO THE PRINCE GEORGE'S COUNTY DEPARTMENT OF TRANSPORTATION ARE APPROXIMATE AND ARE BASED ON THE REQUIREMENTS IN THE PRINCE GEORGE'S COUNTY ZONING ORDINANCE. PARCEL 95 WAS LEGALLY CREATED BY DEED WITH LIBER/FOLIO; L. 1796 F. 576 IN 1954 AND IS EXEMPT FROM THE PARKLAND DEDICATION REQUIREMENT.

9. THE EXISTING STRUCTURE SITUATED WITHIN PROPOSED LOT 2 (12705 10TH STREET) SHALL BE DOCUMENTED WITH THE MARYLAND INVENTORY OF HISTORIC PROPERTIES BY A QUALIFIED ARCHITECTURAL HISTORIAN PRIOR TO ISSUANCE OF A DEMOLITION PERMIT.

SHEET INDEX

1	EXISTING CONDITIONS
2	PROPOSED SUBDIVISION PLAN & LOT REQUIREMENTS

LEGEND		THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING	
---	EX. PROPERTY LINE		EX. TREE (X = DIAMETER)
==G10==	EX. MAJOR CONTOUR		EX. CLEANOUT
--612--	EX. MINOR CONTOUR		EX. HYDRANT
---	EX. WOOD FENCE		EX. STORM DRAIN MANHOLE
---	EX. METAL FENCE		EX. SANITARY SEWER MANHOLE
---	EX. SANITARY SEWER		EX. INFILTRATION BORING LOCATION (SEE NOTE 10)
---	EX. OVERHEAD WIRE		EX. SPECIMEN TREE 30' OR LARGER
---	EX. SANITARY SEWER TO REMAIN		
---	EX. OVERHEAD WIRE TO REMAIN		
---	EX. GRAVEL TO REMAIN		
	EX. GRAVEL		
	EX. ASPHALT		
	EX. ASPHALT MILLINGS		
	EX. CONCRETE		
	EX. STORM DRAIN		
	EX. STEEP SLOPES 15-25%		
	EX. TREELINE		
	EX. ASPHALT TO REMAIN		
	EX. CONCRETE TO REMAIN		
	EX. PAVEMENT TO REMAIN		



SURVEYOR'S CERTIFICATE

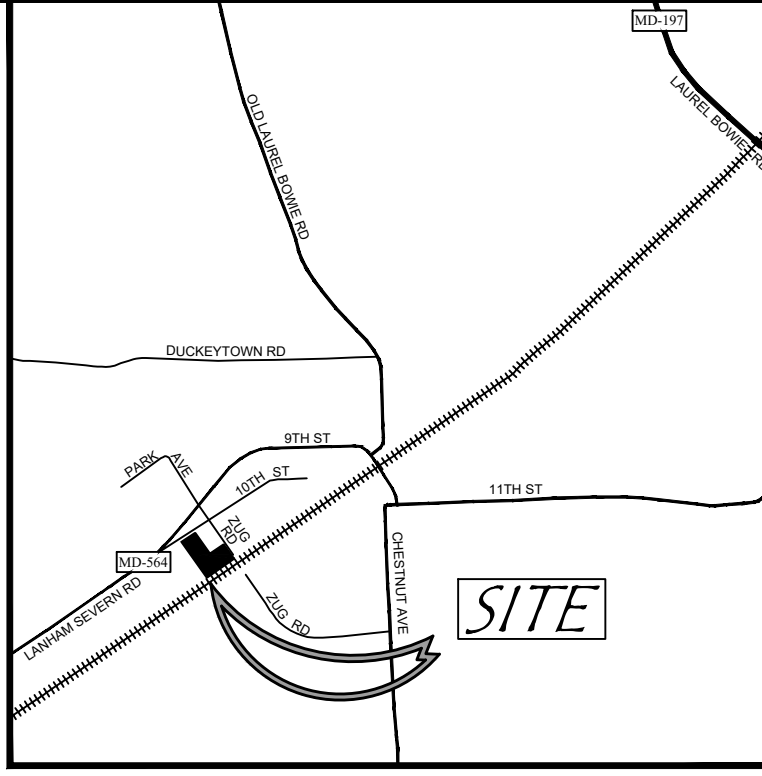
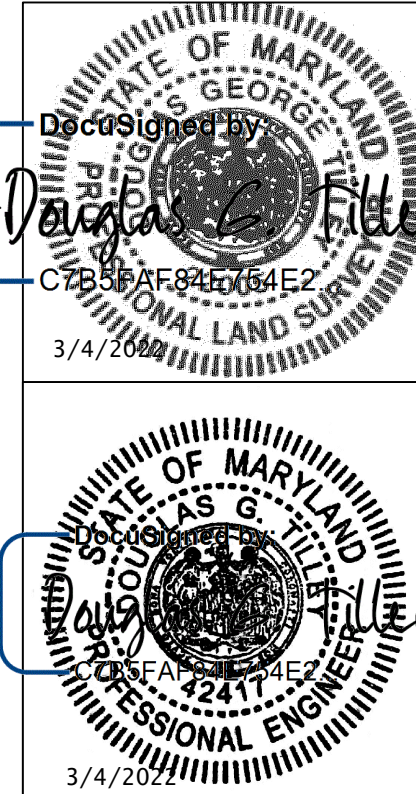
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE PROPERTY DELINEATED HEREON IS IN ACCORDANCE WITH THE PLAT OF SUBDIVISION AND/OR DEEDS OF RECORD. NO TITLE REPORT HAS BEEN FURNISHED. THE BOUNDARY SURVEY WAS CONDUCTED BY ME OR MY RESPONSIBLE CHARGE IN ACCORDANCE WITH COMAR 09.15.05.02.

Douglas G. Tilley 3/4/2022
PROFESSIONAL LAND SURVEYOR'S SIGNATURE DATE
DOUGLAS G. TILLEY 22005 EXP. JUNE 6, 2023
PRINTED NAME REGISTRATION NUMBER

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 42617, EXPIRATION DATE: JUNE 6, 2022.

Douglas G. Tilley 3/4/2022
DESIGNER'S SIGNATURE DATE
DOUGLAS G. TILLEY 42617
PRINTED NAME REGISTRATION NUMBER



VICINITY MAP

SCALE: 1"=2000'

OWNER:

RAY'S TOWING SERVICE, LLC
12705 10TH STREET
BOWIE, MD 20720

AGENT: LINDA HAYDEN
CONTACT: KENNETH BROWN
PHONE: (240) 463-1969

ENGINEER:

O'CONNELL & LAWRENCE, INC.
17904 GEORGIA AVENUE, SUITE 302
OLNEY, MARYLAND 20832

CONTACT: DOUG TILLEY, P.E., R.P.L.S.
PHONE: (301) 924-4570

Construction Consultants,
Engineers, Surveyors
17904 Georgia Avenue, Suite 302
Olney, Maryland 20832
Tel: (301) 924-4570
Fax: (301) 924-5872

O'C&L

O'CONNELL & LAWRENCE, INC.

PARCEL 95
HAYDEN PROPERTY
12705 10TH STREET & 8510 ZUG ROAD
L 42142 F 416
CITY OF BOWIE, MARYLAND
PRINCE GEORGE'S COUNTY, MARYLAND

PRELIMINARY PLAN
OF SUBDIVISION
CASE #4
2038

DESIGN BY:	MBO
DRAWN BY:	GH
CHECKED BY:	DGT
DATE:	8/12/2021
SCALE:	1" = 30'
PROJECT/FILE NO.:	019-035
SHEET NO.:	1 of 2

PRELIMINARY PLAN OF SUBDIVISION GENERAL NOTES

I. PROPOSED SITE DATA
THIS PLAN IS PREPARED AS A PRELIMINARY SUBDIVISION TO CREATE A TOTAL OF FOUR (4) LOTS.
PROPOSED USAGE:
LOT 1: SINGLE FAMILY DETACHED HOUSE
LOT 2: SINGLE FAMILY DETACHED HOUSE
LOT 3: SINGLE FAMILY DETACHED HOUSE
LOT 4: SINGLE FAMILY DETACHED HOUSE
PROPOSED TRACT SIZE:
LOT 1: 20,097.15 SF
LOT 2: 23,807.70 SF
LOT 3: 25,416.36 SF
LOT 4: 28,435.37 SF
AREAS OF DEDICATION:
10TH STREET: 3,989.50 SF
ZUG ROAD: 2,928.83 SF
PROPOSED UTILITIES ARE ANTICIPATED TO BE PROVIDED BY THE FOLLOWING PROVIDERS:
WATER/SEWER: WSSC
ELECTRIC: PEPCO
GAS: WASHINGTON GAS
TELECOM: VARIOUS PROVIDERS
LOCATIONS OF PROPOSED MICROBIORETENTION PLANTER BOXES AND OVERFLOW PIPING IS APPROXIMATE - FINAL LOCATION TO BE ESTABLISHED AT TIME OF FINAL PERMITS.
EXACT HOUSE LOCATIONS, SIZES, FINISHED FLOOR ELEVATIONS AS NOTED IN THE ZONING DATA TABLE (THIS SHEET) ARE AS SHOWN ON THE LATEST VERSION OF THE SWM CONCEPT PLAN AND ARE EXPECTED TO BE FINALIZED AT TIME OF FINAL PERMITS.

EMERGENCY SERVICES LOCATIONS

POLICE DEPARTMENT	17321 MELFORD BLVD BOWIE, MD 20715
FIRE DEPARTMENT	13008 9th STREET BOWIE, MD 20720
HOSPITAL	8118 GOOD LUCK ROAD LANHAM, MD 20706

LAND USE SUMMARY

	SQ. FT.	ACRES
TOTAL AREA (P. 95)	104,674.90	2.40
NET DEVELOPABLE AREA	104,674.90	2.40
ENVIRONMENTAL REGULATED AREA	0.00	0.00
PARKLAND DEDICATION AREA	FEE IN LIEU	FEE IN LIEU
TREE CONSERVATION AREA	FEE IN LIEU	FEE IN LIEU
100-YR FLOODPLAIN AREA	0.00	0.00
AREA OF DEDICATION	10th	3,989.50
	ZUG	2,928.83

LEGEND

THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING

---	EX. PROPERTY LINE	---	PROP. PROPERTY LINE	---	EX. CONCRETE
x---	EX. METAL FENCE		PROP. LOD	---	EX. STRUCTURE
144---	EX. CONTOUR	---	PROP. CONTOUR	---	EX. DRIVEWAY
//---	EX. WOOD FENCE	---	PROP. WOOD FENCE	---	EX. RIPRAP/PAVERS
SS---	EX. SANITARY SEWER LINE	---	PROP. SANITARY SEWER LINE	---	PROP. RIPRAP
W---	EX. WATER LINE	---	PROP. WATER LINE	---	PROP. STORM DRAIN EASEMENT
OHW---	EX. OVERHEAD WIRE	---	PROP. OVERHEAD WIRE	---	PROP. AREA OF DEDICATION
- - -	EX. 65 dB (A) CONTOUR	---	PROP. PUBLIC UTILITIES EASEMENT	---	PROP. MICROBIO-RETENTION PLANTER
---	EX. PIPE	---	PROP. PIPE	---	PROP. CLEANOUT
---	EX. UTILITY EASEMENT				

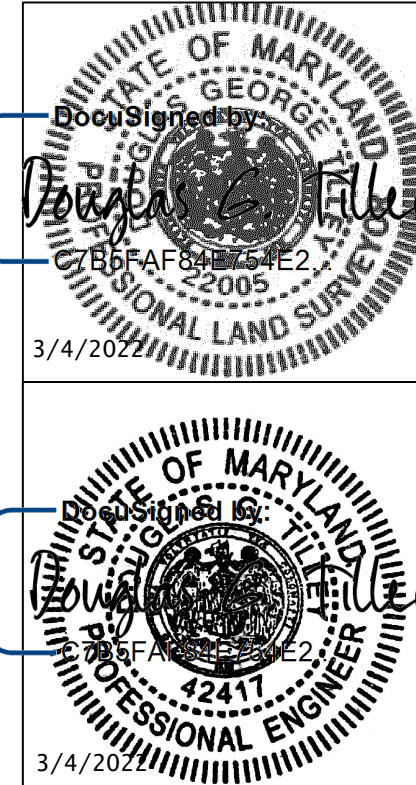
ALL PROPOSED EASEMENTS ARE SHOWN TO EXISTING RIGHT-OF-WAY LINE IN THE EVENT DEDICATION TO THE PUBLIC RIGHT-OF-WAY IS NOT REQUIRED. ALL EASEMENTS SHALL EXTEND ONLY TO THE FINAL ESTABLISHED RIGHTS-OF-WAY

ZONING REQUIREMENTS SUMMARY

	R-R DESIGN STANDARDS	PROP. LOT 1	PROP. LOT 2	PROP. LOT 3	PROP. LOT 4
LOT RESTRICTIONS					
LOT AREA	20,000 SF (MIN)	20,097.15 SF	23,807.70 SF	25,416.36 SF	28,435.37 SF
LOT WIDTH AT FRONT BUILDING LINE	80' (MIN)*	80.00'	80.00'	99.94' (EX.)	89.47'
LOT WIDTH AT FRONT LOT LINE	70' (MIN)	89.44'	70.00'	100.00'	89.18'
LOT COVERAGE	25% (MAX)	17.18%	13.01%	14.08%	12.16%
LOT DENSITY	2.17 (MAX)	2.17	1.83	1.71	1.53
PRINCIPAL BUILDING SETBACKS					
FRONT SETBACK	25' (MIN)	74.73'	87.13'	30.75' (EX.)	33.85'
SIDE SETBACK	8' (MIN)	15.92'	15.83	27.86'	34.50**
REAR SETBACK	35' (MIN)	154.43'	139.19'	243.70' (EX.)	227.63'
ACCESSORY STRUCTURE SETBACKS					
FRONT SETBACK	60' (MIN)	N/A	N/A	105.16' (EX.)	N/A
SIDE SETBACK	2' (MIN)	N/A	N/A	26.51' (EX.)	N/A
REAR SETBACK	2' (MIN)	N/A	N/A	39.23' (EX.)	N/A
PRINCIPAL BUILDING HEIGHT	35' (MAX)	35' (MAX)	35' (MAX)	20'± (EX.)	32'
NUMBER OF FLOORS		2	3	2 (EX.)	2
USE		SINGLE FAMILY RESIDENCE	SINGLE FAMILY RESIDENCE	SINGLE FAMILY RESIDENCE (EX.)	SINGLE FAMILY RESIDENCE
PRINCIPAL BUILDING HEIGHT	35' (MAX)	35' (MAX)	35' (MAX)	20'± (EX.)	32'
FINISHED FLOOR ELEVATION		145.00	146.00	146.55 (EX.)	141.00

*IF THE LOT IS SERVED BY A PUBLIC OR OTHER WATER SUPPLY SYSTEM... THE MINIMUM WIDTH MAY BE REDUCED TO NOT LESS THAN EIGHTY (80) FEET (SEC. 27-442 (D) (2))

**PER THE BOWIE AND VICINITY MASTER PLAN, THE SIDE SETBACK WHEN ADJACENT TO AN INDUSTRIAL ROAD (ZUG ROAD) IS 20'.



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PARCEL 95
HAYDEN PROPERTY
12705 10TH STREET & 8510 ZUG ROAD
L 42142 F 416
CITY OF BOWIE, MARYLAND
PRINCE GEORGES COUNTY, MARYLAND

PRELIMINARY PLAN
OF SUBDIVISION
CASE #4-2020-38

REV	DATE	BY	REVISION
REV 1	3/4/2022	MBO	PER SDRC REVIEW
REV 2	3/4/2022	GH	PER TOW LOT REMOVAL
REV 3	10/26/22	DGT	PER TOW LOT REMOVAL
REV 4	10/26/22	MBO	PER TOW LOT REMOVAL
REV 5	10/26/22	MBO	PER TOW LOT REMOVAL
REV 6	10/26/22	MBO	PER TOW LOT REMOVAL
REV 7	10/26/22	MBO	PER TOW LOT REMOVAL
REV 8	10/26/22	MBO	PER TOW LOT REMOVAL
REV 9	10/26/22	MBO	PER TOW LOT REMOVAL
REV 10	10/26/22	MBO	PER TOW LOT REMOVAL
REV 11	10/26/22	MBO	PER TOW LOT REMOVAL
REV 12	10/26/22	MBO	PER TOW LOT REMOVAL
REV 13	10/26/22	MBO	PER TOW LOT REMOVAL
REV 14	10/26/22	MBO	PER TOW LOT REMOVAL
REV 15	10/26/22	MBO	PER TOW LOT REMOVAL
REV 16	10/26/22	MBO	PER TOW LOT REMOVAL
REV 17	10/26/22	MBO	PER TOW LOT REMOVAL
REV 18	10/26/22	MBO	PER TOW LOT REMOVAL
REV 19	10/26/22	MBO	PER TOW LOT REMOVAL
REV 20	10/26/22	MBO	PER TOW LOT REMOVAL
REV 21	10/26/22	MBO	PER TOW LOT REMOVAL
REV 22	10/26/22	MBO	PER TOW LOT REMOVAL
REV 23	10/26/22	MBO	PER TOW LOT REMOVAL
REV 24	10/26/22	MBO	PER TOW LOT REMOVAL
REV 25	10/26/22	MBO	PER TOW LOT REMOVAL
REV 26	10/26/22	MBO	PER TOW LOT REMOVAL
REV 27	10/26/22	MBO	PER TOW LOT REMOVAL
REV 28	10/26/22	MBO	PER TOW LOT REMOVAL
REV 29	10/26/22	MBO	PER TOW LOT REMOVAL
REV 30	10/26/22	MBO	PER TOW LOT REMOVAL
REV 31	10/26/22	MBO	PER TOW LOT REMOVAL
REV 32	10/26/22	MBO	PER TOW LOT REMOVAL
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REV 97	10/26/22	MBO	PER TOW LOT REMOVAL
REV 98	10/26/22	MBO	PER TOW LOT REMOVAL
REV 99	10/26/22	MBO	PER TOW LOT REMOVAL
REV 100	10/26/22	MBO	PER TOW LOT REMOVAL

DESIGN BY:	MBO
DRAWN BY:	GH
CHECKED BY:	DGT
DATE:	8/12/2021
SCALE:	1" = 30'
PROJECT/FILE NO.:	019-035
SHEET NO.:	2 of 2

