

OWNERS

U.S. MECHANICAL TRADES SCHOOL, INC.
8509 ARDWICK ARMORE ROAD
HYATTSVILLE, MD 20785

EXISTING PARCELS:

8509 ARDWICK ARMORE ROAD (ACCOUNT# 2253581)
PARCEL 10'
ARDWICK-ARMORE INDUSTRIAL PARK
P.B. WWW 85 PG. 37
U.A. MECHANICAL TRADES SCHOOL, INC.
LIBER: 4265 / FOLIO: 56

8241 ARDWICK ARMORE ROAD (ACCOUNT# 2212033)
PARCEL "C"
HESS OIL & CHEMICAL CORPORATION PROPERTY
P.B. NLP 139 PG. 79
U.A. MECHANICAL TRADES SCHOOL, INC.
LIBER: 7026 / FOLIO: 815

TAX MAP: 52
GRID: B3

200 FOOT MAP REFERENCE (WSSC): 205NE07 and 205NE08

HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO
WSSC MERIDIAN AS SHOWN ON NLP 139 PAGE 79.

VERTICAL DATUM SHOWN HEREON IS REFERENCED TO
THE NORTH AMERICAN VERTICAL DATUM - NAVD88 FROM
A CURRENT GPS SURVEY.

PURPOSE OF OF SUBDIVISION. PRELIMINARY PLAN:
DEVELOP PARCEL C AND PARCEL 10 FOR NON
RESIDENTIAL DEVELOPMENT OF A MULTI STORY PARKING
GARAGE IN SUPPORT OF THE EXISTING TRADE SCHOOL
USE PERMITTED IN THE I-1 ZONE.

PRIOR APPROVALS: APPROVED TCP2-43-90,
TCP2-43-90-02, SITE PLAN, AND NRP-215-2017

GROSS/NET ACREAGE: 8.28 AC (NO CHANGE)

ACREAGE OF ENVIRONMENTAL REGULATED FEATURES:
0.00 AC

ACREAGE OF 100-YEAR FLOODPLAIN: 0.00 AC

ACREAGE OF ROAD DEDICATION: 0.00 AC

ZONING / USE:

CURRENT ZONING:
IE (INDUSTRIAL EMPLOYMENT)
R-R (RURAL RESIDENTIAL)

PRIOR ZONING:
I-1 (LIGHT INDUSTRIAL)
R-R (RURAL RESIDENTIAL)

PROPOSED USE OF PROPERTY: MULTI STORY PARKING
GARAGE FOR THE CONTINUATION OF THE EXISTING
"TRADE SCHOOL" USE PERMITTED UNDER "SCHOOL,
PRIVATE", UNDER THE FORMER I-1 ZONE, SECTION
27-473.1, AUTHORIZED PURSUANT TO THE TRANSITION
PROVISIONS UNDER SECTION 27-1703, ET SEQ.

DENSITY CALCULATION: N/A

SUSTAINABLE GROWTH TIER: YES, TIER 1

MILITARY INSTALLATION OVERLAY ZONE: N/A

CENTER OR CORRIDOR LOCATION:

EXISTING AND PROPOSED GROSS FLOOR AREA (NON
RESIDENTIAL)

EXISTING: 38,583 SF
PROPOSED: 38,583 SF

STORMWATER MANAGEMENT CONCEPT NO.:
38799-2024-SDC
APPROVAL DATE: PENDING

WATER/SEWER CATEGORY DESIGNATION

EXISTING WATER/SEWER: W-3/S-3
PROPOSED WATER/SEWER: W-3/S-3

AVIATION POLICY AREA: NO

MANDATORY PARK DEDICATION: NO

CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO

HISTORIC SITE ON OR IN THE VICINITY OF THE PROPERTY:
NO

TWO TYPE TWO CONSERVATION PLAN:
PLAN NO.: TCP 2-43-90, AC-90115, AND AC-90035

WITHIN CHESAPEAKE BAY CRITICAL AREA: NO

WETLANDS: NO WETLANDS PER PGATLAS MAPPING
DATABASE

STREAMS: NO STREAMS PER PGATLAS MAPPING
DATABASE

THIS PRELIMINARY PLAN IS BEING REVIEWED PURSUANT
TO THE PRIOR ZONING ORDINANCE AND SUBDIVISION
REGULATIONS IN ACCORDANCE WITH SECTION 27-1900 OF
THE ZONING ORDINANCE AND SECTION 24-1900 OF THE
SUBDIVISION REGULATIONS.

SOILS BY SOIL TYPE AND SOURCE OF SOIL INFORMATION:

ZONE: RESIDENTIAL
SINGLE FAMILY - 65 (RSF-65)
USE: RESIDENTIAL
SQUARE FOOTAGE: 7,144

ZONE: RESIDENTIAL
SINGLE FAMILY - 65 (RSF-65)
USE: RESIDENTIAL
SQUARE FOOTAGE: 7,144

ZONE: RESIDENTIAL
SINGLE FAMILY - 65 (RSF-65)
USE: RESIDENTIAL
SQUARE FOOTAGE: 7,567

ZONE: RESIDENTIAL
SINGLE FAMILY - 65 (RSF-65)
USE: RESIDENTIAL
SQUARE FOOTAGE: 8,189

ZONE: RESIDENTIAL
SINGLE FAMILY - 65 (RSF-65)
USE: RESIDENTIAL
SQUARE FOOTAGE: 9,104

ZONE: RESIDENTIAL
SINGLE FAMILY - 65 (RSF-65)
USE: RESIDENTIAL
SQUARE FOOTAGE: 10,106

ZONE: RESIDENTIAL
SINGLE FAMILY - 65 (RSF-65)
USE: RESIDENTIAL
SQUARE FOOTAGE: 10,716

7928 DELLWOOD AVE
ACCT. #2254852
LOT 15
GLENARDEN WOODS
SANES, ELLIE
LIBER 41865 FOLIO 412

7930 DELLWOOD AVE
ACCT. #2271860
LOT 16
GLENARDEN WOODS
OLORUNFEMI, GODSO
RICHARD A.
LIBER 47630 FOLIO 365

7932 DELLWOOD AVE
ACCT. #2274876
LOT 17
GLENARDEN WOODS
SALLMORIN, FAUSTO, ET. AL.
LIBER 46408 FOLIO 503

7934 DELLWOOD AVE
ACCT. #2184935
LOT 18
GLENARDEN WOODS
COATES, FRANCES A., ET. AL.
LIBER 13667 FOLIO 279

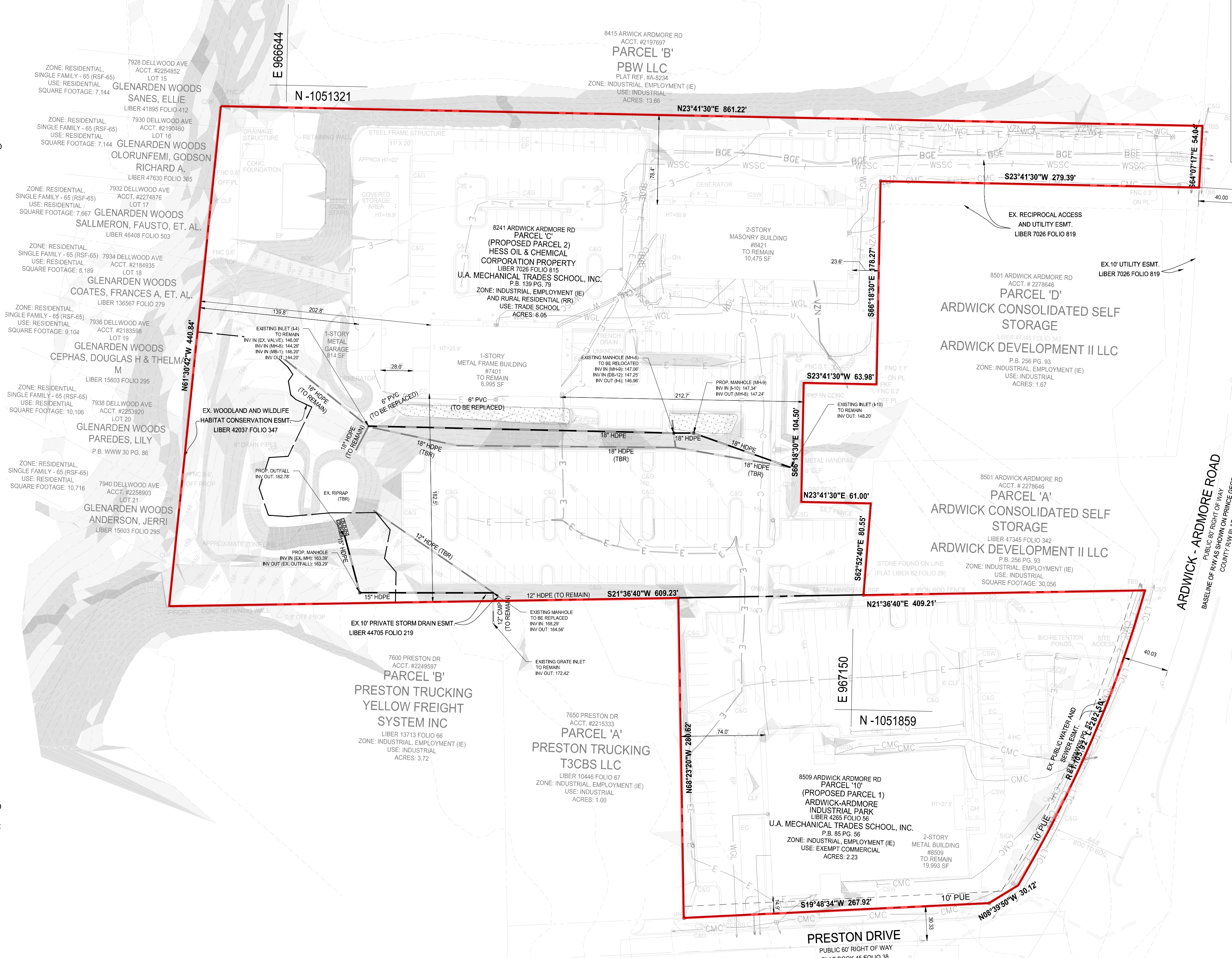
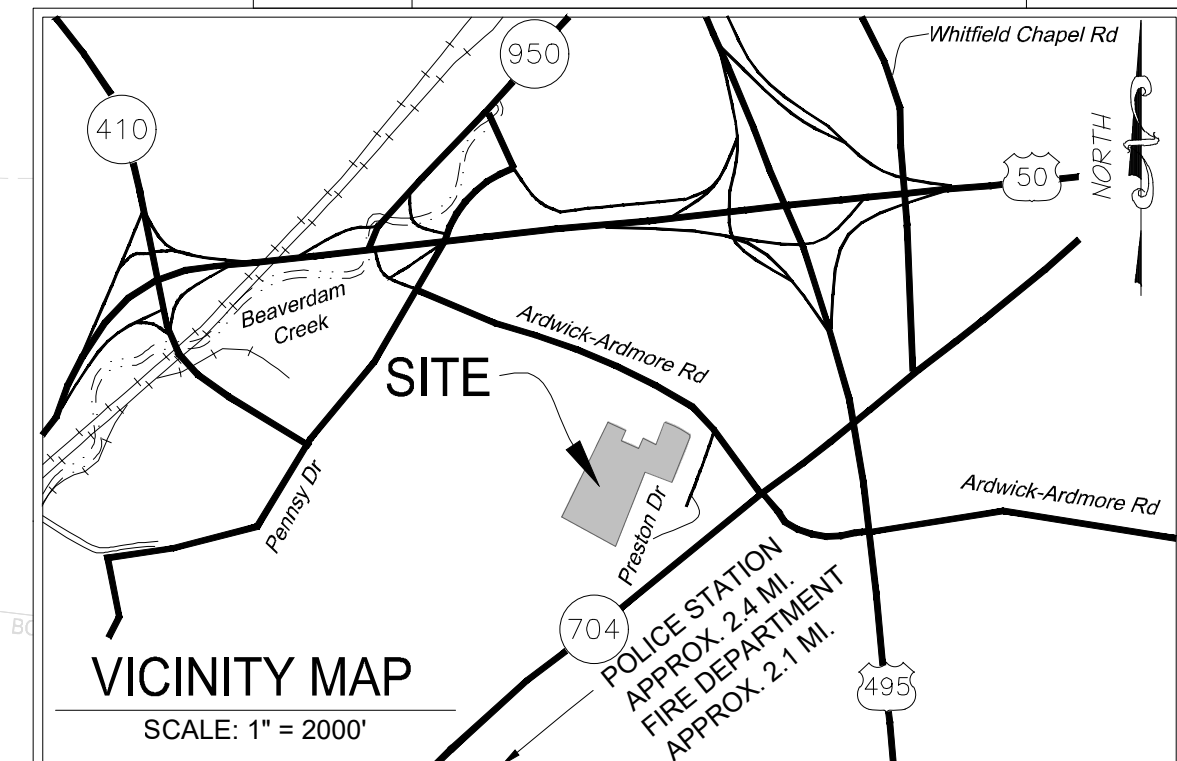
7936 DELLWOOD AVE
ACCT. #2183596
LOT 19
GLENARDEN WOODS
CEPHAS, DOUGLAS H & THELMA
M
LIBER 15603 FOLIO 295

7938 DELLWOOD AVE
ACCT. #2259320
LOT 20
GLENARDEN WOODS
PAREDES, LILY
P.B. WWW 30 PG. 86

7940 DELLWOOD AVE
ACCT. #2258903
LOT 21
GLENARDEN WOODS
ANDERSON, JERRI
LIBER 15603 FOLIO 295

N61°30'42"W 440.84'

E
H
OFF R/W
N

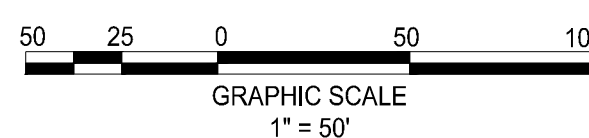
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LEGEND

Linetypes		ADJACENT PROPERTY LINE
		SITE PROPERTY LINE
		EX. TREELINE
		EX. MAJOR CONTOUR (5')
		EX. MINOR CONTOUR (1')
	X	EX. FENCE
	W	EX. WATERLINE
	OHE	EX. OVERHEAD ELECTRIC
	OHT	EX. OVERHEAD COMM. LINE
	G	EX. GAS LINE
		EX. SIDEWALK
		STEEP SLOPES, GREATER THAN 15% AND LESS THAN 25% SLOPES
		SEVERE SLOPES, GREATER THAN 25% SLOPES
		PROP. SANITARY SEWER
		EX. STORM PIPE
		PROP. STORM PIPE
		PROP. WATERLINE
		PROP STORM INLET STRUCTURE
		PROP SEWER LINE CLEANOUT
Utilities - Miscellaneous		
		LIGHT POLE
		FIRE HYDRANT
	①	STORM DRAIN MANHOLE
	③	SANITARY MANHOLE
Abbreviations		
EX.		EXISTING
PROP.		PROPOSED
EP		EDGE OF PAVEMENT
CONC.		CONCRETE
C&G		CURB & GUTTER
TBR		TO BE REMOVED
EC		EDGE OF CONCRETE
CLF		CHAIN LINK FENCE
IPF		IRON PIPE FOUND
CSW		CONCRETE SIDEWALK
TBS		TO BE SET
RBF		REBAR FOUND
CMF		CONCRETE MONUMENT FOUND

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21687, EXPIRATION DATE 12/16/2024.

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