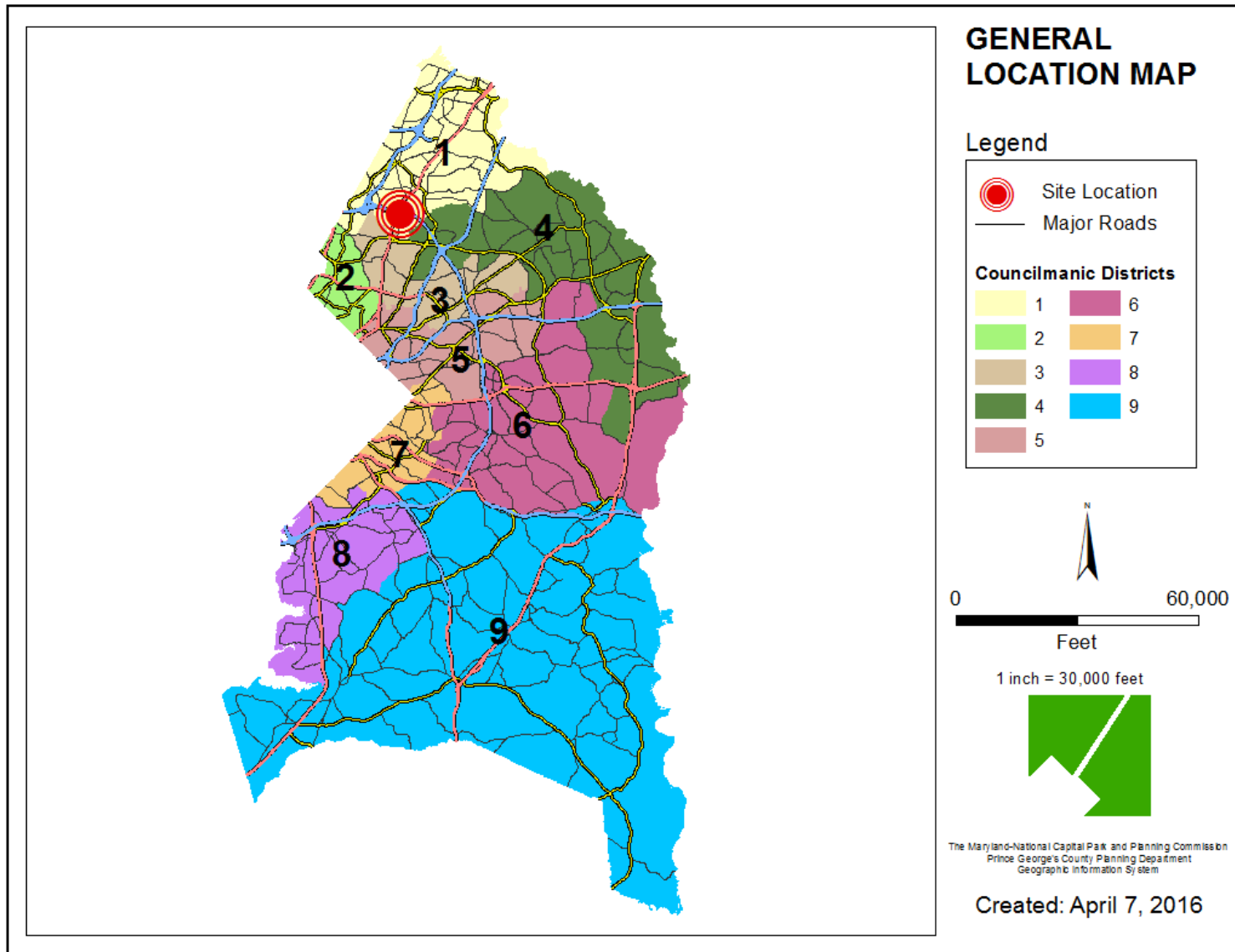


ITEM: 8

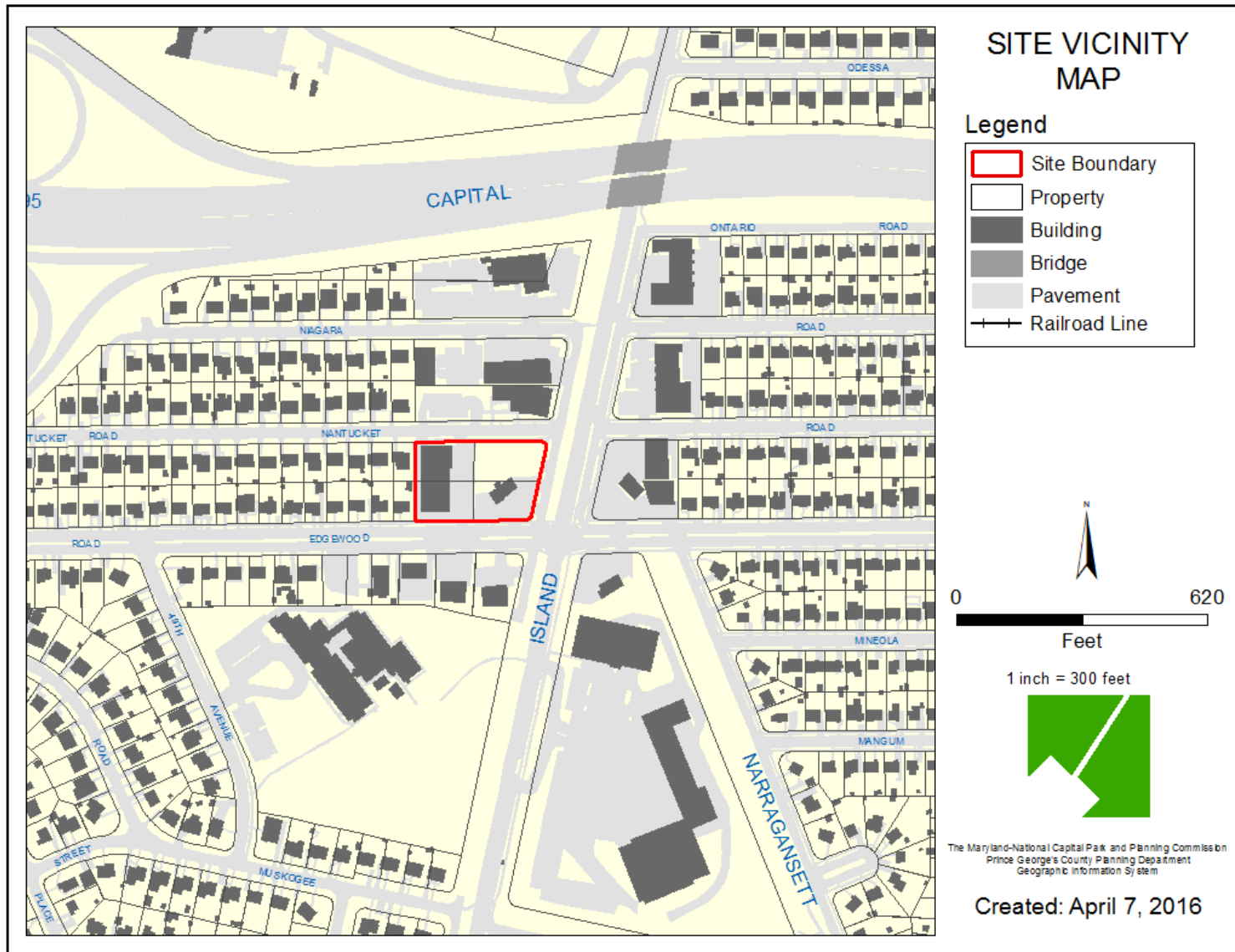
CASE: CSP-16002

SHABAN PROPERTY

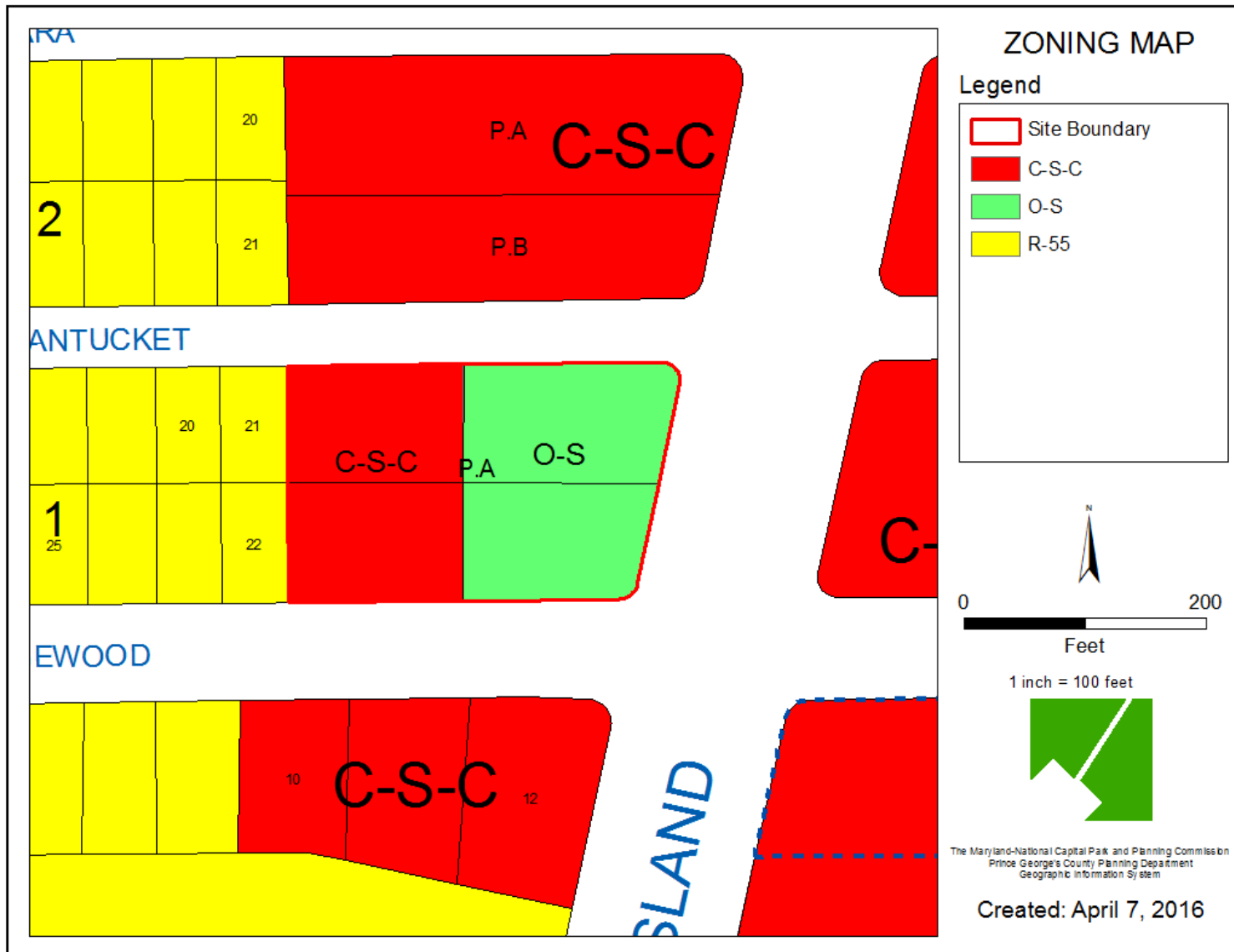
GENERAL LOCATION MAP



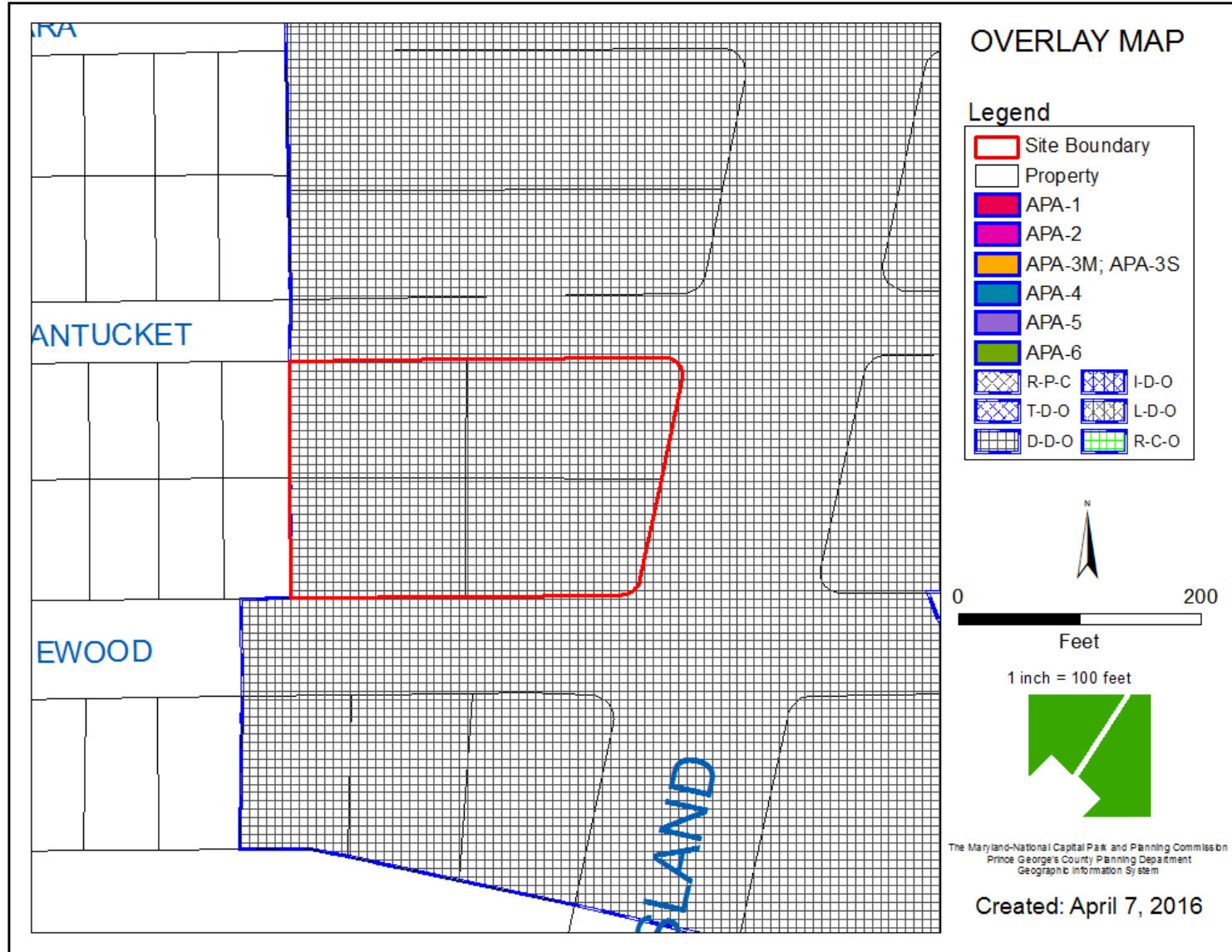
SITE VICINITY



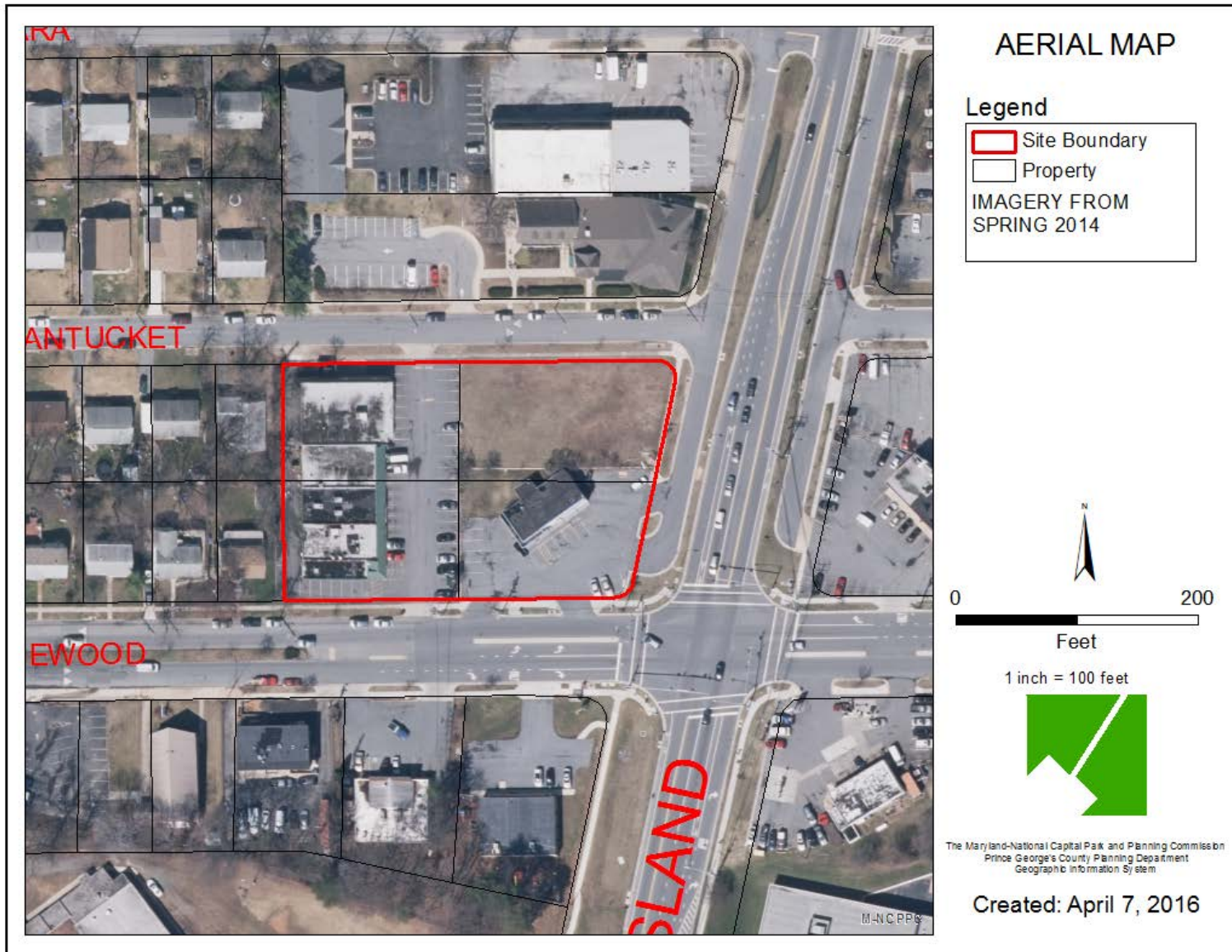
ZONING MAP



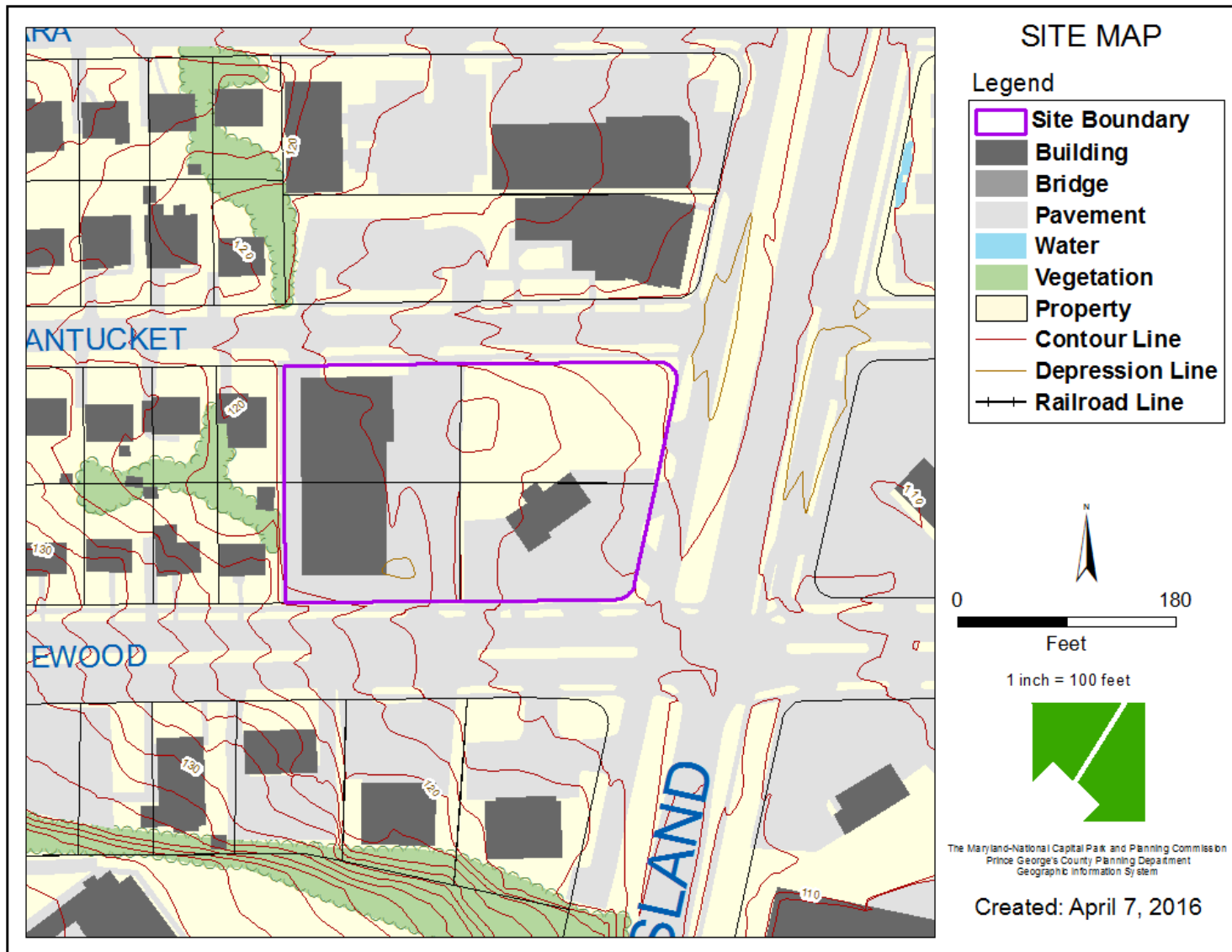
OVERLAY MAP



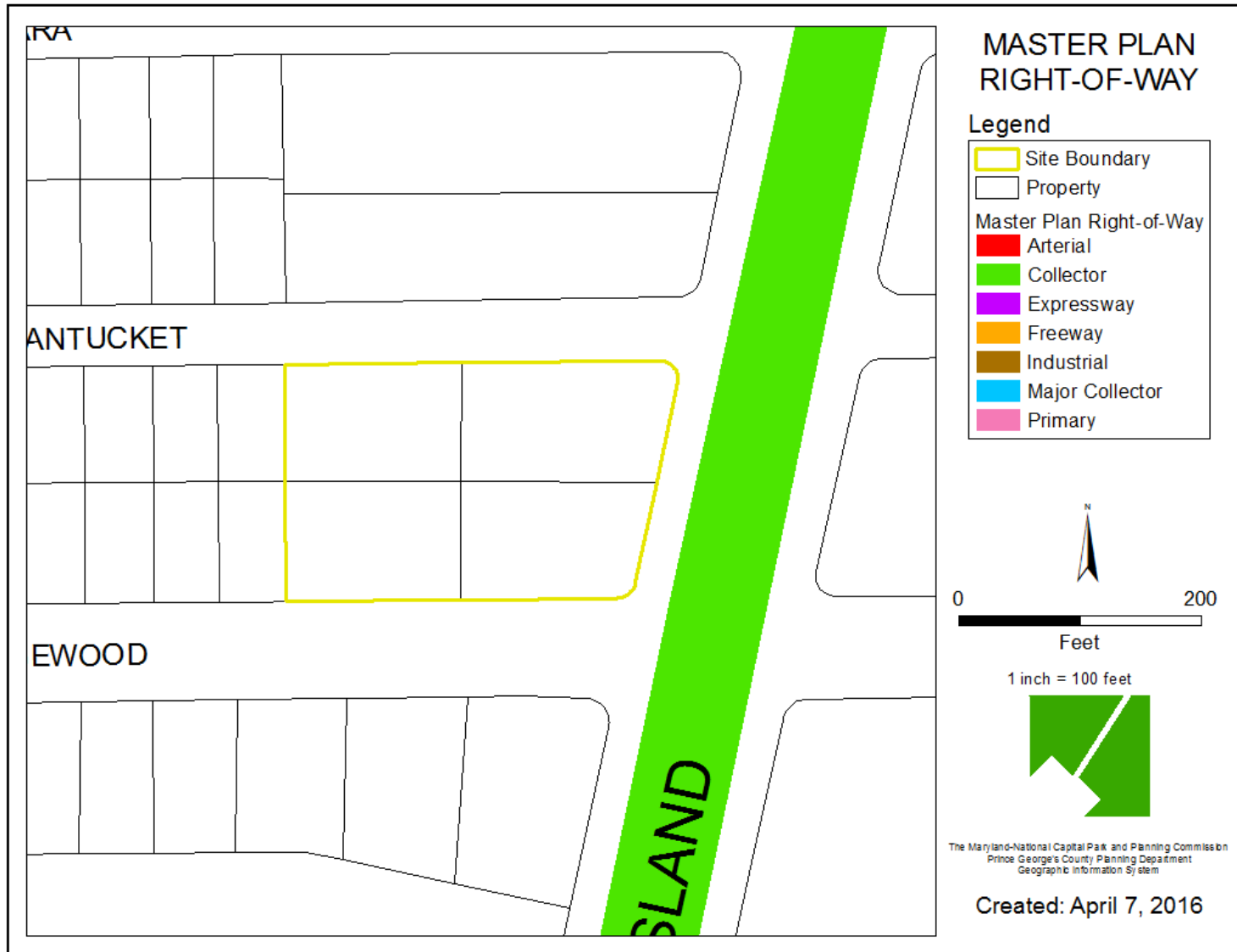
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



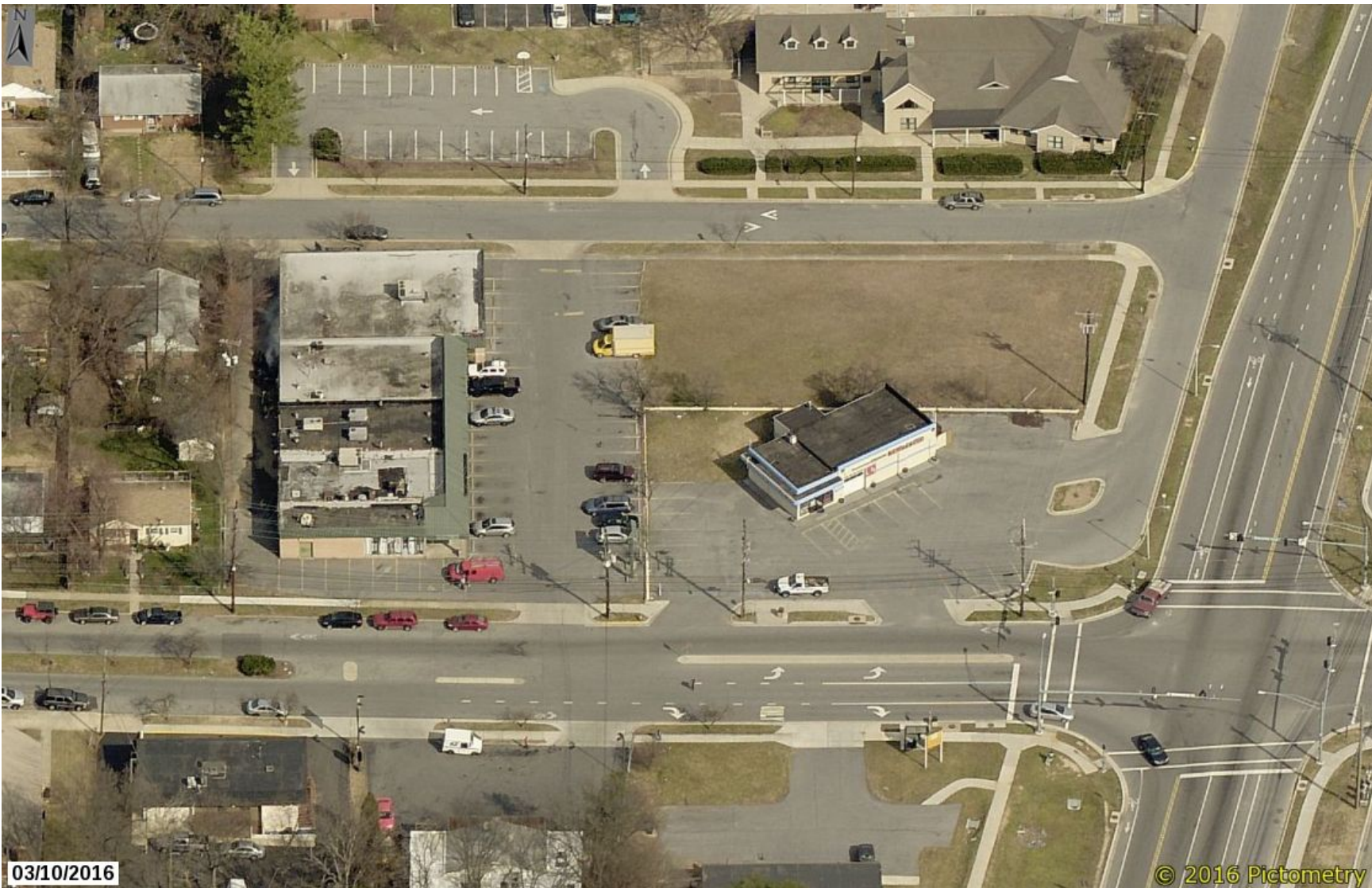
NEIGHBORHOOD AERIAL



01/03/2016

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ENLARGED BIRD'S-EYE VIEW

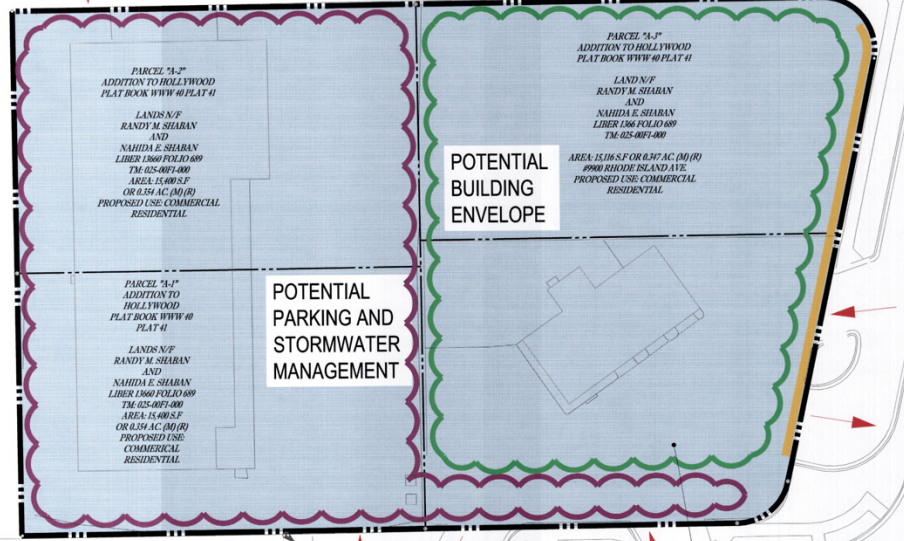


PROPOSED CONCEPTUAL SITE PLAN



LOT 21
ADDITION TO HOLLYWOOD
PLAT BOOK WWW 19 PLAT 17
LANDS N/F
WONELLA PROSSAL ET
AND
MARY A. WONELLA
LIBER 01807 FOLIO 175
TM 25 0071 0000
ZONE: R-55
EXISTING USE: RESIDENTIAL

LOT 22
ADDITION TO HOLLYWOOD
PLAT BOOK WWW 19 PLAT 17
LANDS N/F
FLESHMAN CLEVELAND L JR
LIBER 04868 FOLIO 363
TM 25 0071 0000
ZONE: R-55
EXISTING USE: RESIDENTIAL



NANTUCKET ROAD
50' WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC HIGHWAY
F&B 0019 PLAT 1

EDGEWOOD ROAD
50' WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC HIGHWAY
F&B 0019 PLAT 1

PART OF PARCEL "A-1"
ADDITION TO HOLLYWOOD
PLAT BOOK WWW 19 PLAT 17
LAND N/F
RANDY M. SHABAN
AND
NAHIDA E. SHABAN
LIBER 126 FOLIO 689
TM 025-0071-000
AREA: 16,166 S.F. OR 0.370 AC.
#9900 RHODE ISLAND AVE.
PROPOSED USE: COMMERCIAL
RESIDENTIAL

POTENTIAL
BUILDING
ENVELOPE

POTENTIAL
PARKING AND
STORMWATER
MANAGEMENT

PRINCIPAL BUILDING HEIGHT	4 STORIES MAX. 2 MIN.
LOT OCCUPATION	60% MIN. AT BTL
PROPOSED BUILDOUT	70% MAX.
LOT COVERAGE	70% MAX.
SETBACKS - BUILDING	
(5.1) FRONT BTL PRINCIPAL	20 FT. MIN. 25 FT. MAX.
(5.2) FRONT BTL SECONDARY	10 FT. MIN. 20 FT. MAX.
(5.3) SIDE SETBACK	10 FT. MIN.
(5.4) REAR SETBACK	10 FT. MIN.
PRIVATE FRONTAGES	
COMMON LAWN	NOT PERMITTED
PORCH AND FENCE	PERMITTED
TERRACE OR L.C.	PERMITTED
FORECOURT	PERMITTED
STOOP	PERMITTED
SHOPFRONT AND AWNING	PERMITTED
GALLERY	PERMITTED
ARCADE	PERMITTED

REFER TO PAGE 033 IN THE APPROVED CENTRAL US 1
CORRIDOR SECTOR PLAN FOR BUILDING FORMATS.

NOTE:
AT TIME OF DSP MODIFICATION TO THE DEVELOPMENT
DISTRICT STANDARDS MAY BE REQUESTED.

BOHLE ENGINEERING
18701 BELLEFORD BLVD., SUITE 101
BOWIE, MARYLAND 20715
Phone: (301) 808-4000
Fax: (301) 808-4001
MD@BohleEng.com

REV.	DATE	COMMENT



NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: M812
SHEET NO.: 101
DATE: 1/1/17
SCALE: 1" = 100'

PROJECT: CONCEPTUAL SITE PLAN
FOR: SHABAN FAMILY ENTERPRISES
LOCATION OF SITE: 9900 RHODE ISLAND AVENUE
FIRST ELECTION DISTRICT
PRINCE GEORGES COUNTY
COLLEGE PARK, MARYLAND

BOHLE ENGINEERING
18701 BELLEFORD BLVD., SUITE 101
BOWIE, MARYLAND 20715
Phone: (301) 808-4000
Fax: (301) 808-4001
MD@BohleEng.com

M. K. JONES
Professional Engineer
No. 123456789
State of Maryland

SHEET TITLE: SITE PLAN
SHEET NUMBER: 4

RHODE ISLAND AVENUE
50' WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC HIGHWAY
F&B 0019 PLAT 1

LEGEND	
PROPOSED MIXED COMMERCIAL RESIDENTIAL USE	
PROPERTY BOUNDARY	
MANDATORY 8'0" FRONT	
TRAFFIC FLOW ARROWS	
POTENTIAL BUILDING ENVELOPE	
POTENTIAL PARKING AND STORMWATER MANAGEMENT	

THIS BLOCK IS FOR OFFICIAL USE ONLY.
NO LINES, DIMENSIONS, OR NOTES ARE TO BE PLACED IN THIS BLOCK.
M-HCPC APPROVAL
PROJECT NAME: SHABAN PROPERTY
PROJECT NUMBER: CSP-16002
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET.
REVISIONS MUST BE INCLUDED IN THE PROJECT NUMBER.