

WALKER MILL BUSINESS PARK, LOTS 6 & 7

Detailed Site Plan

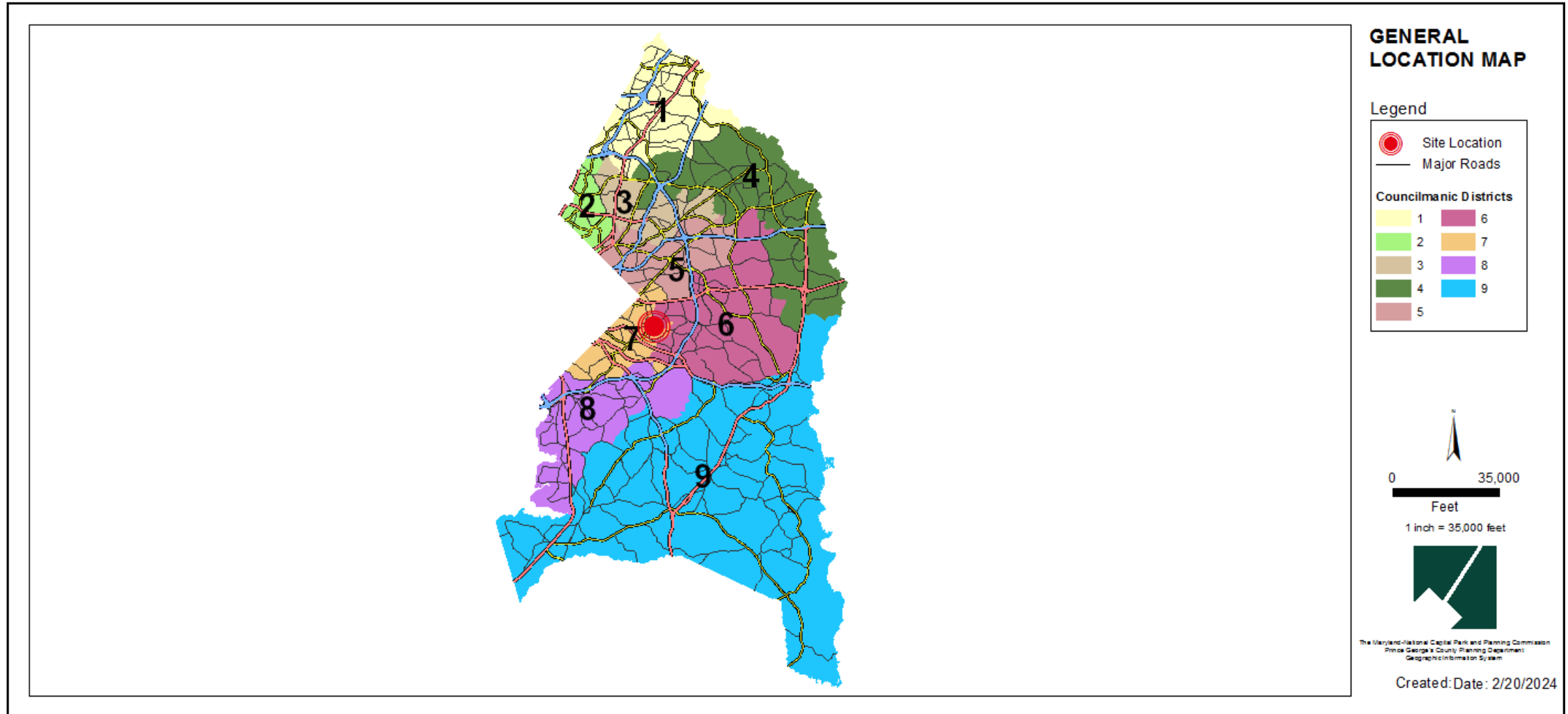
Staff Recommendation: APPROVAL with conditions



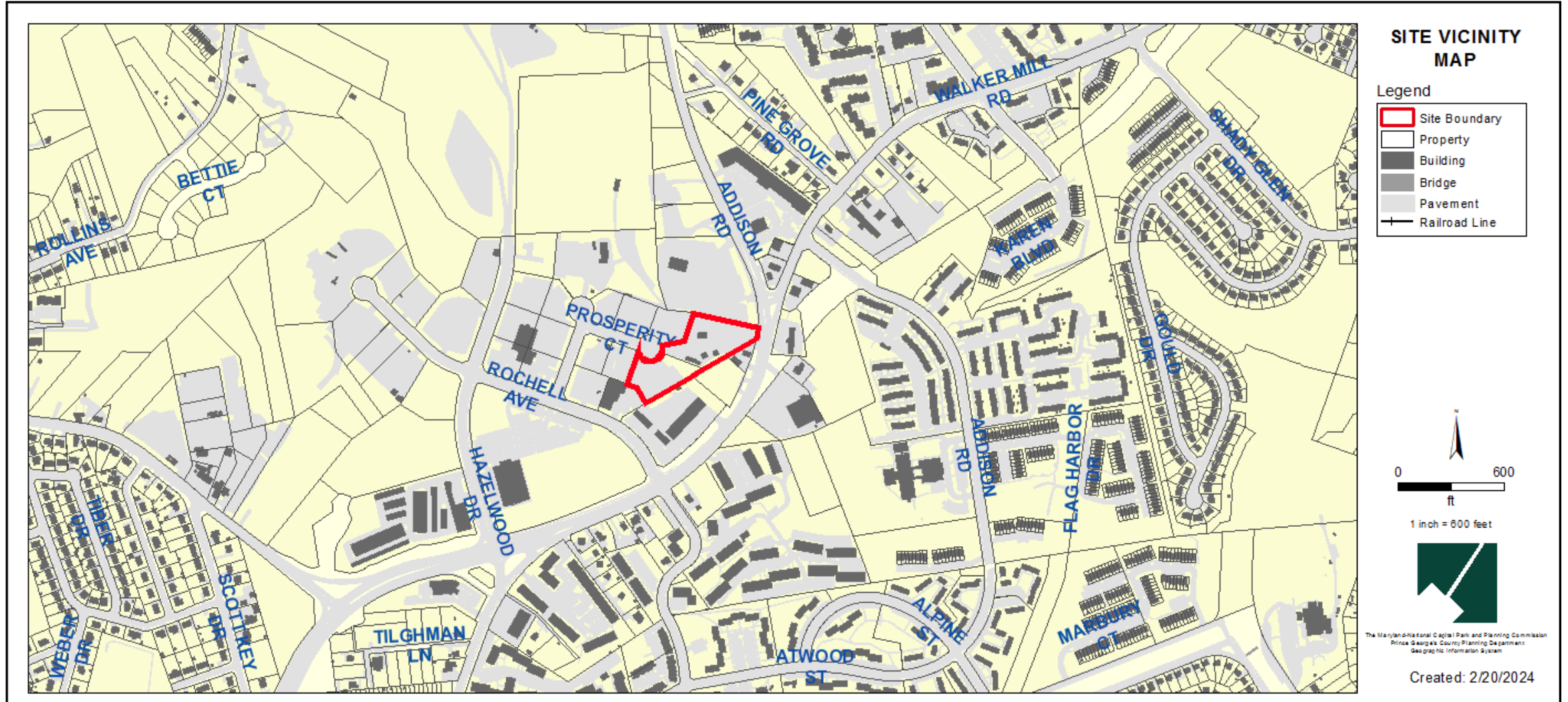
GENERAL LOCATION MAP

Council District: 07

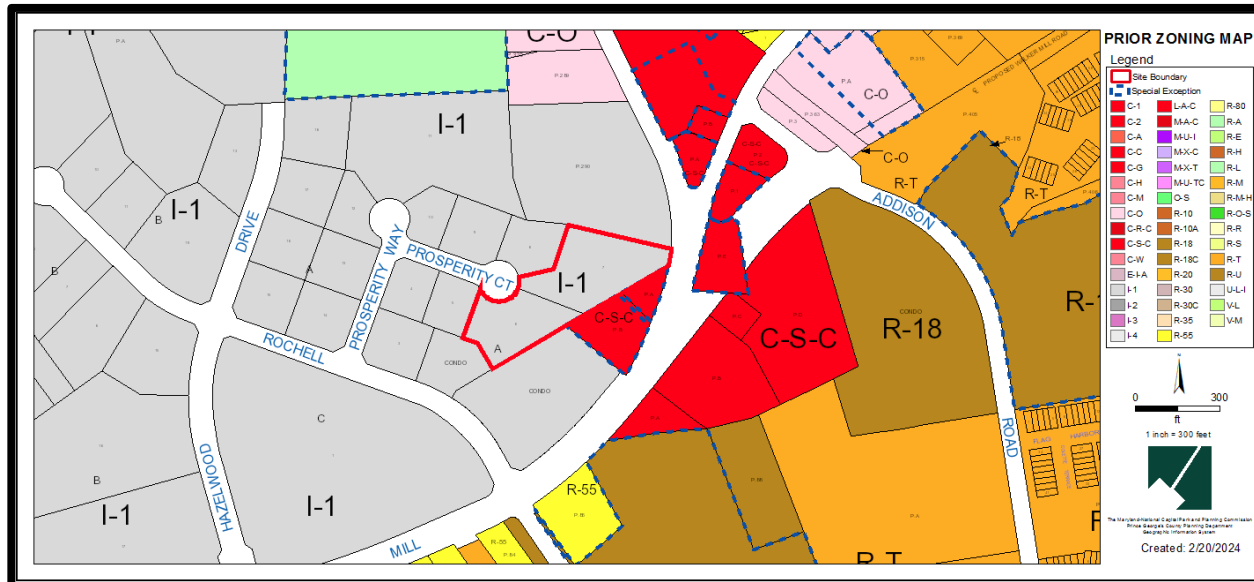
Planning Area: 75B



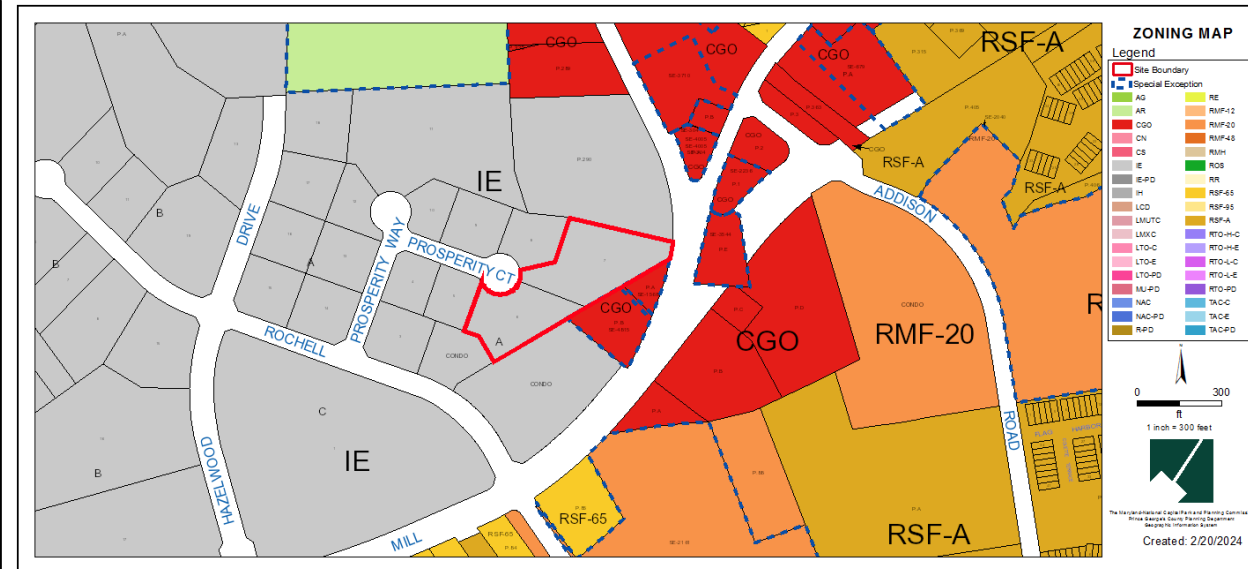
SITE VICINITY MAP



ZONING MAP (PRIOR AND CURRENT)

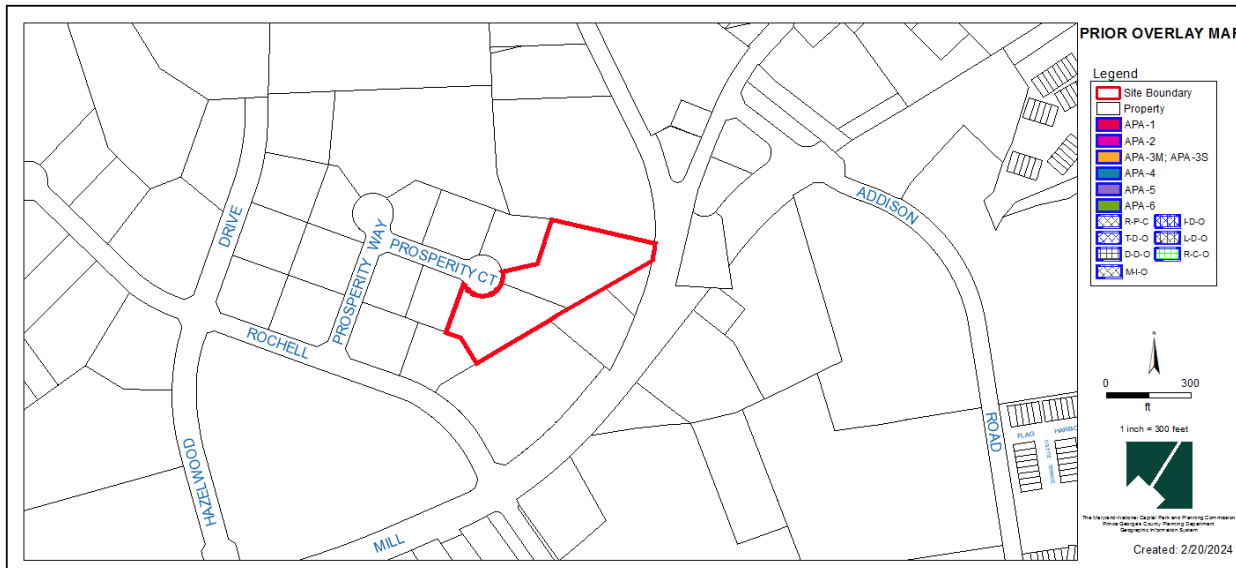


Property Zone Prior : I-1

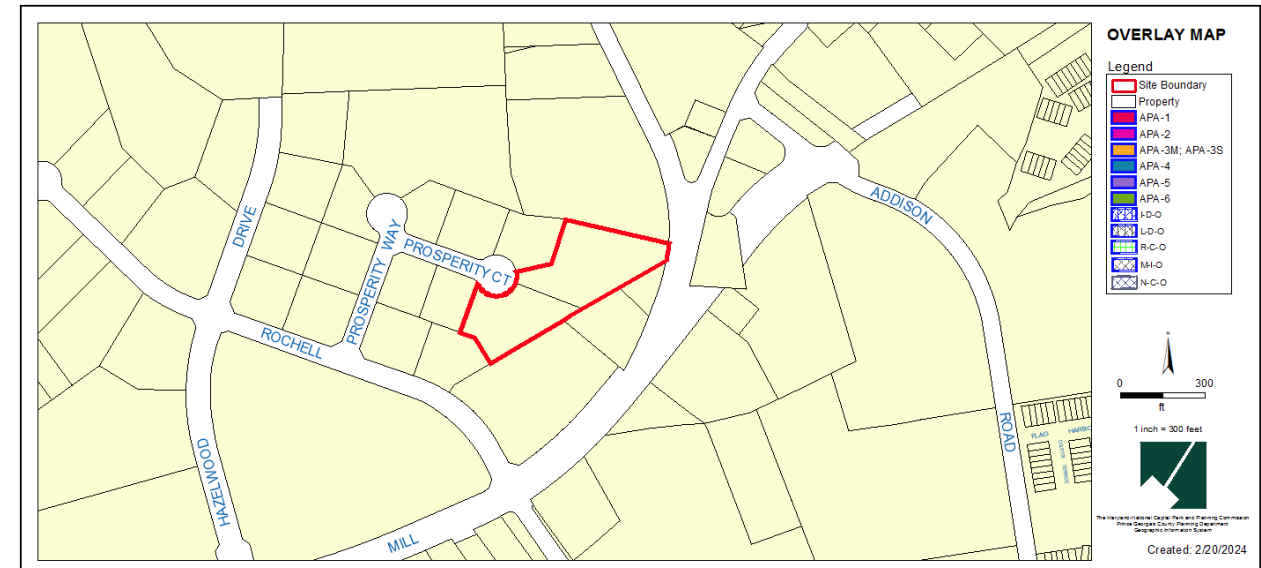


Property Zone Current : I-E

OVERLAY MAP (PRIOR AND CURRENT)



No Overlay Zone



No Overlay Zone

AERIAL MAP



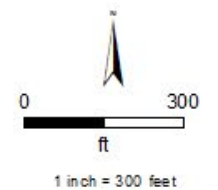
AERIAL MAP

Legend

Site Boundary

Property

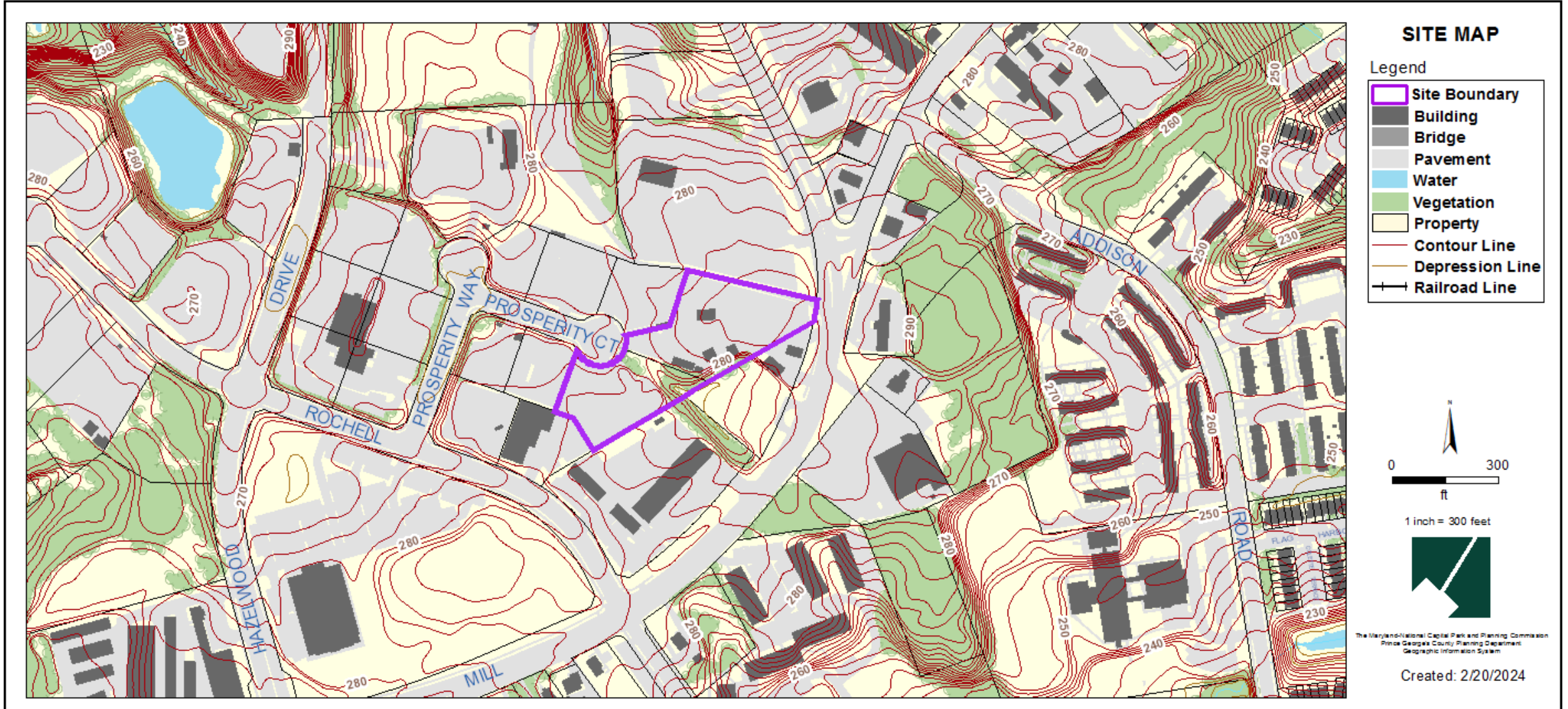
IMAGERY FROM
May 2023



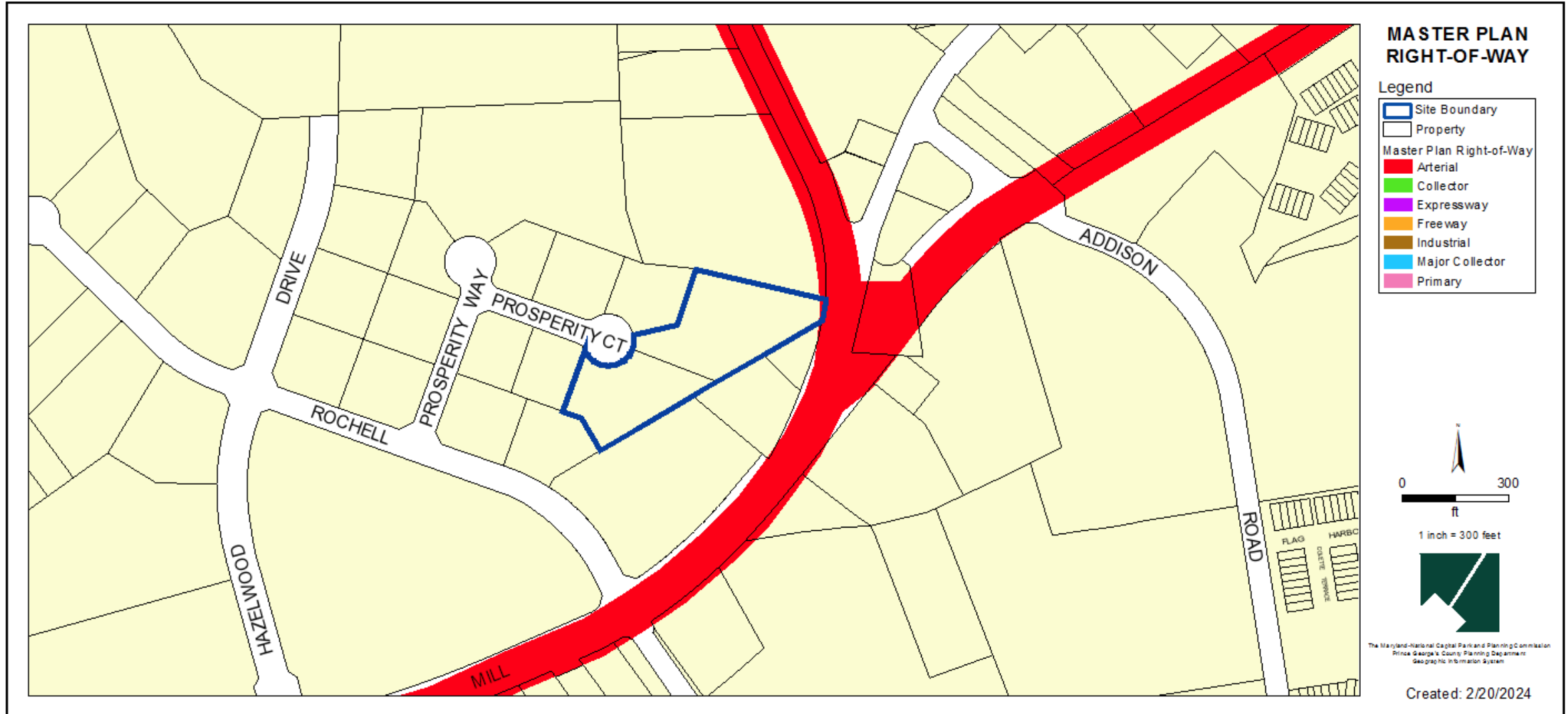
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 2/20/2024

SITE MAP

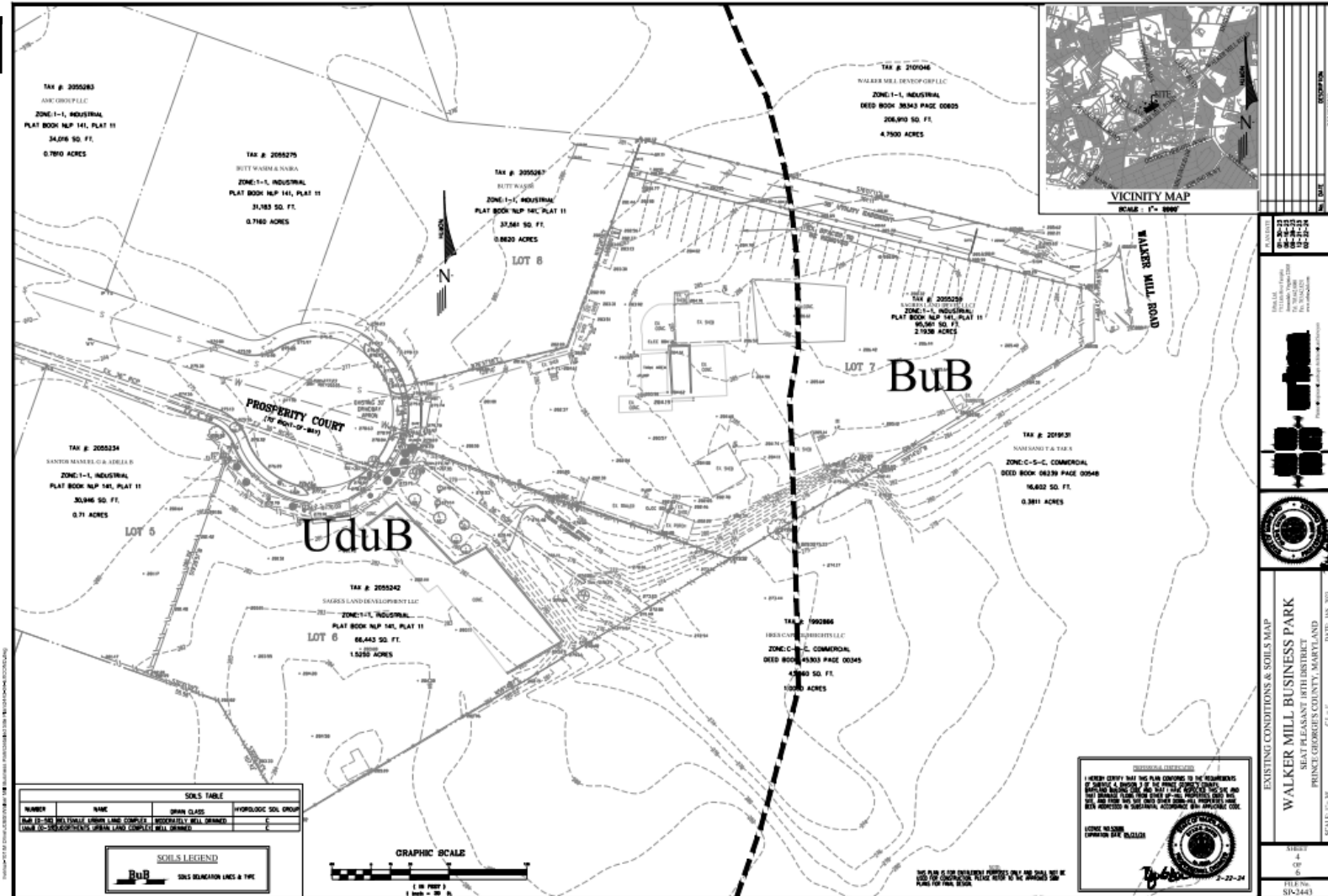


MASTER PLAN RIGHT-OF-WAY MAP

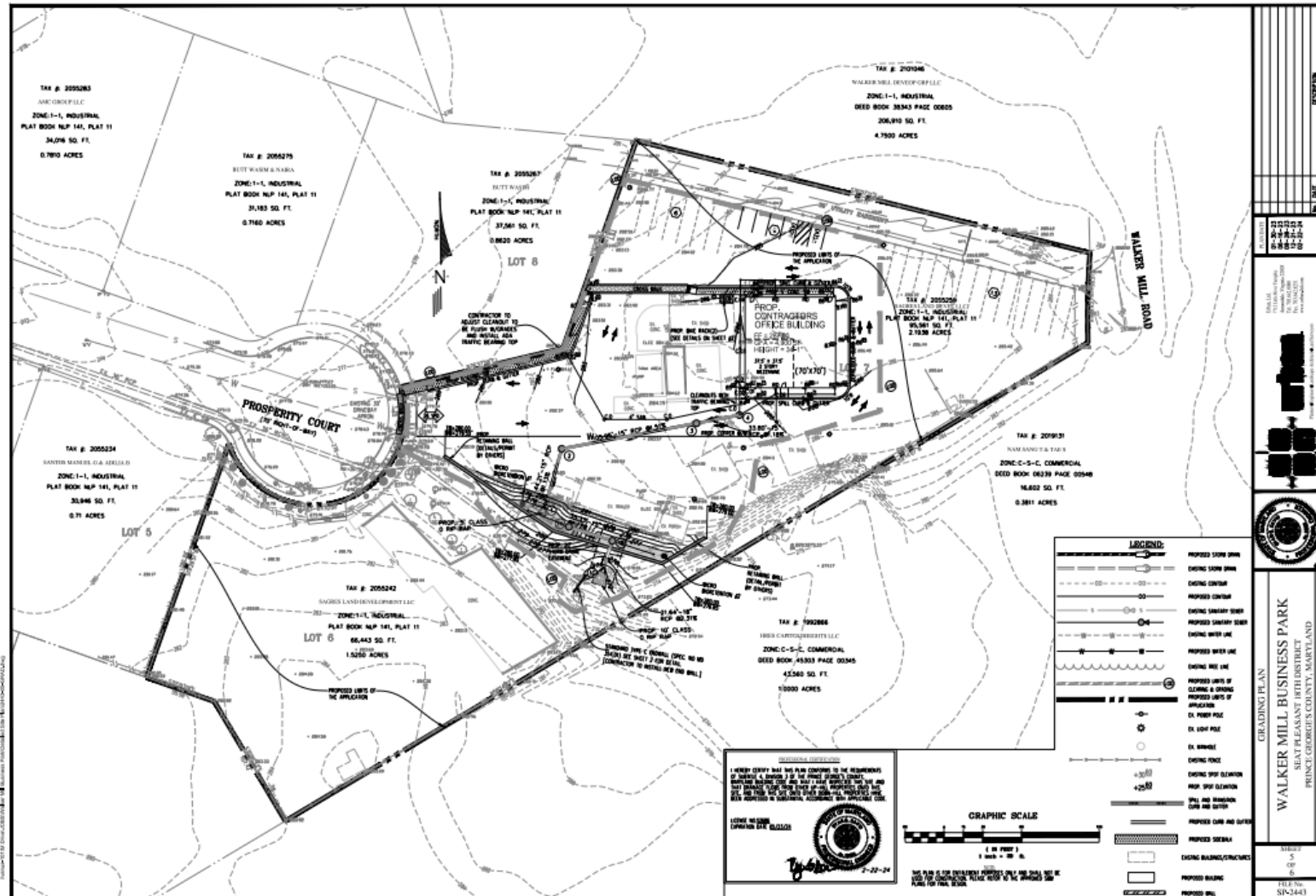


BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

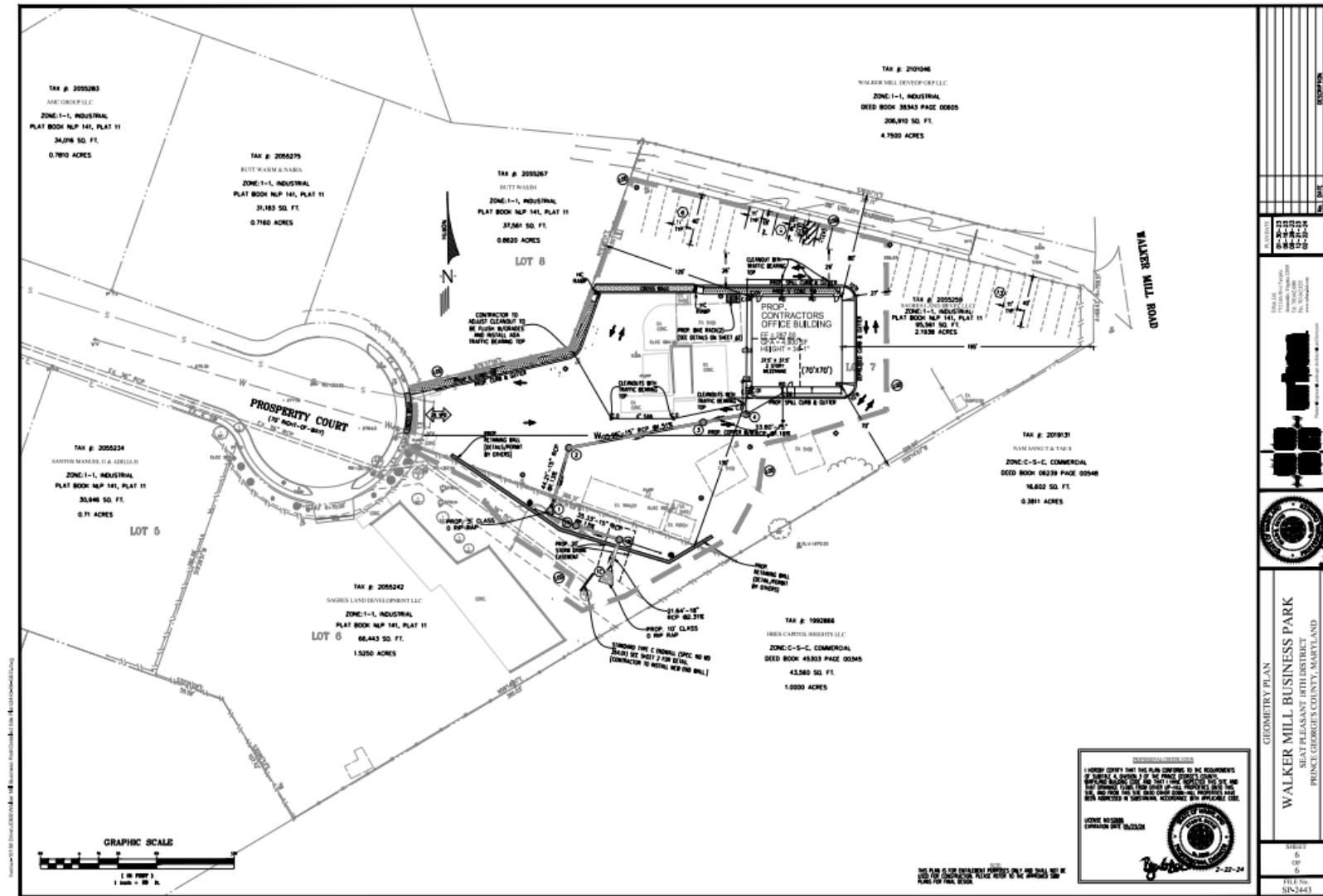




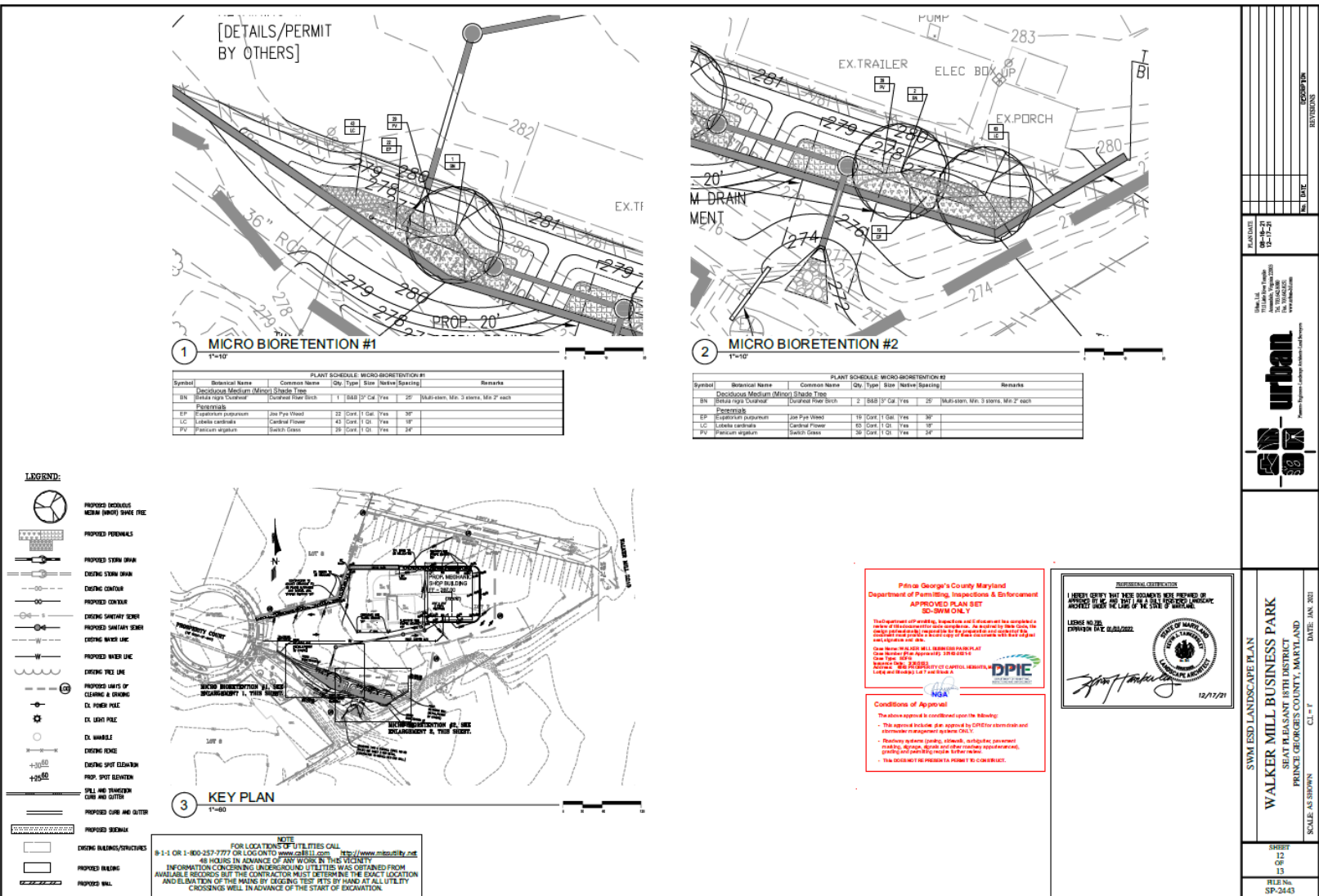
DETAILED SITE PLAN – GRADING PLAN



DETAILED SITE PLAN – GEOMETRY PLAN



LANDSCAPE PLAN



STAFF RECOMMENDATION

APPROVAL with conditions

Major/Minor Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 1/11/2023
- Acceptance Mailing: 1/17/2024