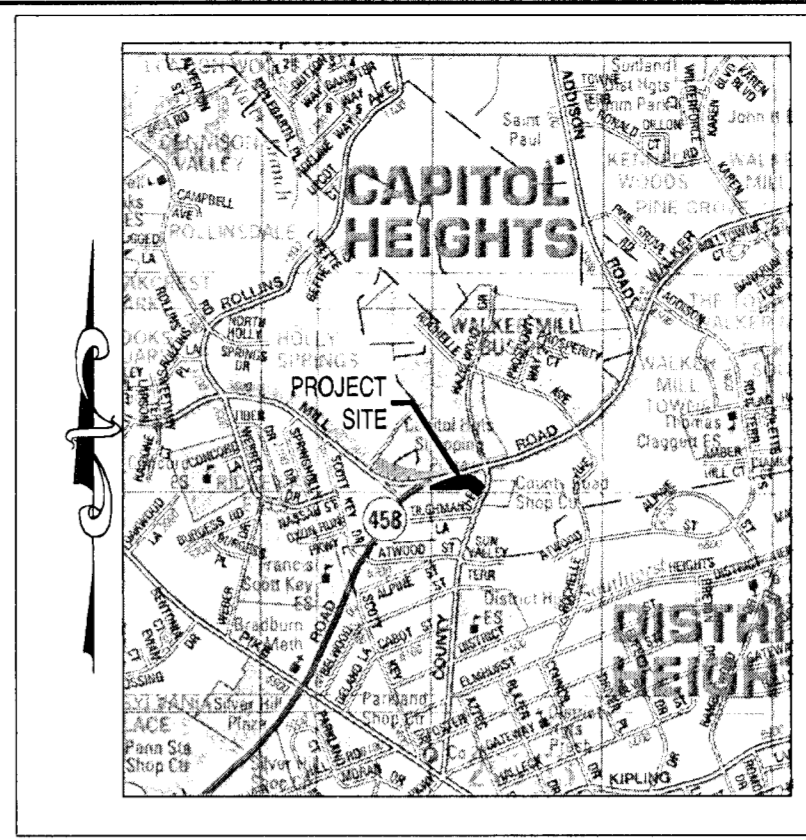
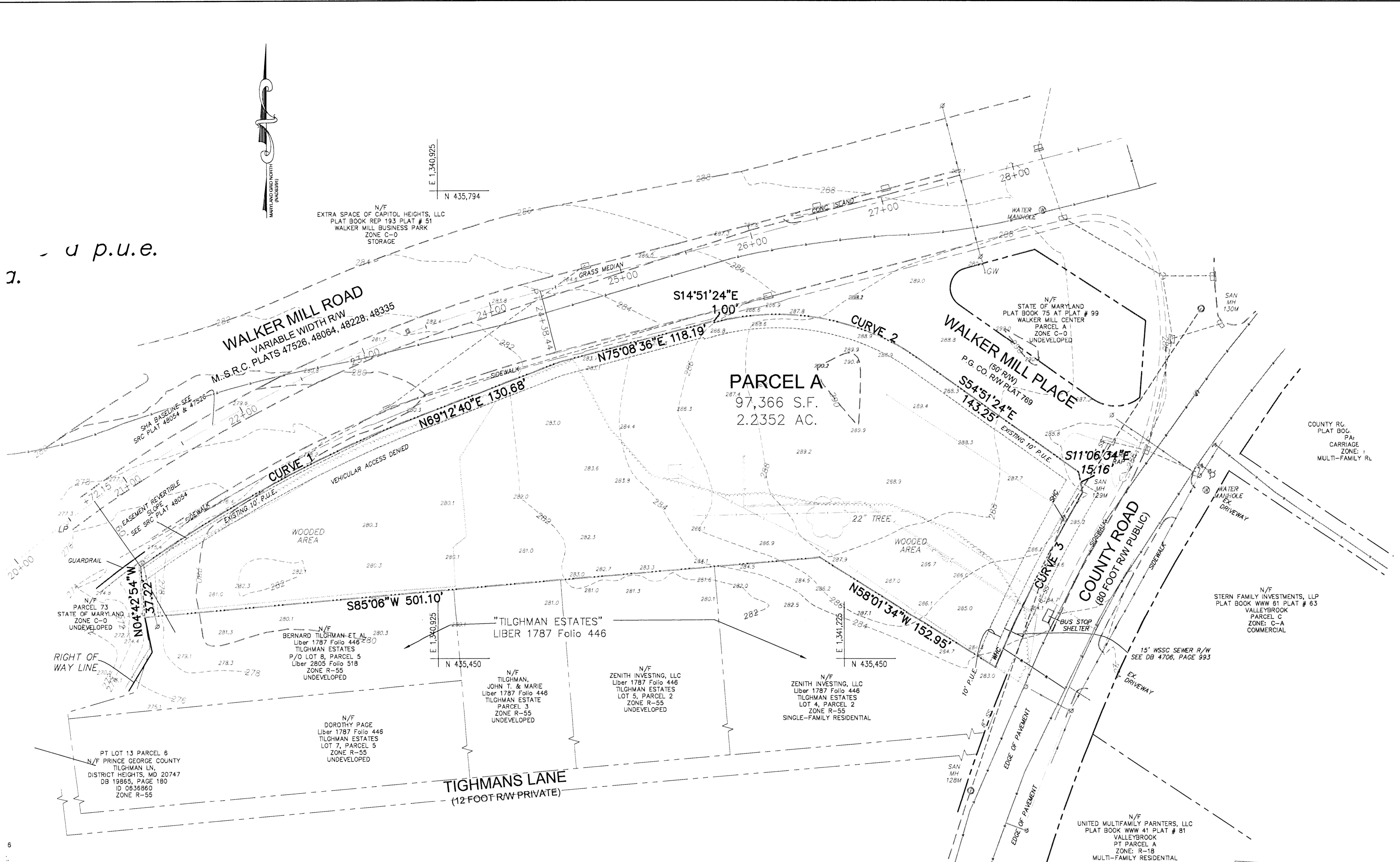


C:\p1\17013 - FMC Fairmount Heights\17013-01-001-PR-17013.dwg  
 Plot file name: P:\17013 - FMC Fairmount Heights\17013-01-001-PR-17013.dwg



**VICINITY MAP**  
 SCALE: 1" = 2,000'  
 COPYRIGHT: ADD THE MAP PEOPLE  
 0.5 MILES TO DISTRICT HEIGHTS FIRE STATION 808  
 3.75 MILES TO STATE POLICE BARRACKS 9  
 PERMITTED USE NO. 20602152

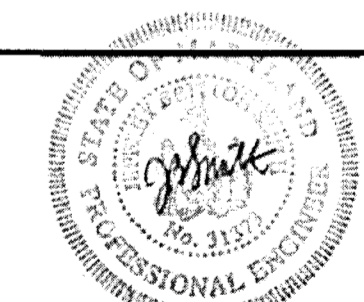
- GENERAL NOTES**
- PARCEL A, CAPITOL HEIGHTS CHRISTIAN METHODIST EPISCOPAL CHURCH LIBER 10162 @ FOLIO 474, PLAT BOOK VJ 183, PLAT 45
  - TAX MAP: 81 C1
  - 200 SHEET: 203 SE 06 (WSSC)  
ADC MAP: 5650 F.2, F.3, G.2, & G3
  - PURPOSE OF SUBDIVISION: REVISE RECORD PLAT TO REMOVED TRAFFIC LIMITATION FROM NOTES, PER PLAT
  - PRIOR APPROVALS - PRELIMINARY 4-37100  
STORMWATER MANAGEMENT CONCEPT # 988000950  
TCP I-15197  
TCP II-12297  
NRI-148-2016, APPROVED JULY 29, 2016
  - TOTAL ACREAGE (CO ZONING) 2.2352 AC.
  - NET DEVELOPABLE AREA OUTSIDE OF PMA: N/A
  - ACREAGE OF ENVIRONMENTAL REGULATED FEATURES: N/A
  - ACREAGE OF 100-YEAR FLOODPLAIN: N/A
  - ACREAGE OF ROAD DEDICATION: N/A
  - ZONING: C-O / CURRENT USE: UNDEVELOPED (PREVIOUSLY A PROPOSED CHURCH)
  - PROPOSED USE: MEDICAL CLINIC
  - BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE: N/A
  - DENSITY CALCULATION: N/A
  - MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE AND SUBDIVISION REGULATIONS: N/A
  - MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE: N/A
  - SUSTAINABLE GROWTH ACT: TIER 1
  - MILITARY INSTALLATION OVERLAY ZONE: NO
  - CENTER OR CORRIDOR LOCATION: NO
  - EXISTING GROSS FLOOR AREA: ZERO
  - PROPOSED GROSS FLOOR AREA: 9,936 SF +/-
  - STORMWATER MANAGEMENT CONCEPT NUMBER AND APPROVAL DATE  
CONCEPT NUMBER 06662-2016-00 APPROVED 11/17/2017
  - WATER/SEWER CATEGORY DESIGNATION: W-3S-3
  - AVIATION POLICY AREA (AIRPORT NAME AND APAA): N/A
  - MANDATORY PARK DEDICATION REQUIREMENT: N/A
  - CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
  - HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
  - TYPE ONE CONSERVATION PLAN: TOP-1 EXISTS FOR THE SITE.
  - WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
  - WETLANDS: NO
  - STREAMS: NO
  - SOILS BY SOIL TYPE AND SOURCE OF SOIL INFORMATION: SEE APPROVED NRI-148-2016 7/29/2016.
  - IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION: NO

# Bowman

CONSULTING

Bowman Consulting Group, Ltd.  
 185 Admiral Cochrane Drive,  
 Suite 515  
 Annapolis, Maryland 21401  
 Phone: 410.224.7590  
 www.bowmanconsulting.com  
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PRELIMINARY PLAN  
 Parcel A  
 FMC FAIRMOUNT HEIGHTS  
 6301 Walker Mill Road District Heights 20747  
 TAX MAP 65-C1 ACCT # 06-0166224  
 LIBER 10162 FOLIO 474  
 SPAULDINGS (6th) ELECTION DISTRICT  
 PRINCE GEORGE'S COUNTY



PLAN STATUS		
DATE	DESCRIPTION	
MWT	JNC	JBS
DESIGN	DRAWN	CHKD
SCALE	AS SHOWN	
JOB No. 8762-01-001		
DATE : JULY 2017		
FILE No. 8762-01-001		
SHEET 1 OF 1		

**OWNER:**  
 CAPITOL HEIGHTS CHRISTIAN METHODIST EPISCOPAL CHURCH  
 103 HEMMINGS WAY  
 LAWNHIDE, NJ 08045  
 C/O SEVENTH EPISCOPAL DISTRICT, CHRISTIAN METHODIST EPISCOPAL CHURCH  
 REV. WILLIAM McCULLOUGH  
 P.O. BOX 6095  
 WALDORF, MD 20603

**CONTRACT PURCHASER:**  
 MGB DEVELOPMENT SERVICES, LLC.  
 3010 LBJ FREEWAY, SUITE 1400  
 DALLAS, TEXAS 75234  
 ATTN: PAUL BROWN  
 P.214.369.3839

**ARCHITECT:**  
 CHRISTOPHER KIDD & ASSOCIATES, LLC.  
 248W 16550 LISBON ROAD  
 MENOMONEE FALLS, WI 53051  
 ATTN: JASON PYNE  
 P.262.901.0505

**SURVEYOR/ENGINEER:**  
 BOWMAN CONSULTING GROUP, LTD  
 185 ADMIRAL COCHRANE, SUITE 215  
 ANNAPOLIS, MD 21401  
 ATTN: JEFF SMITH OR TRISTAN STEWART  
 P.410.224.7590  
 jsmith@bowmanog.com, tstewart@bowmanog.com

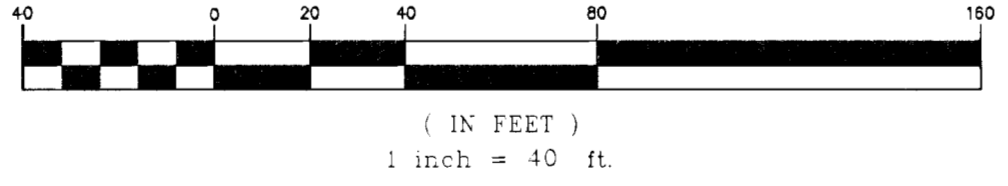


BEFORE YOU CALL  
 MISS UTILITY  
 PLEASE VISIT OUR WEBSITE  
 WWW.MISSUTILITY.COM  
 THIS DRAWING DOES NOT INCLUDE RECORDS  
 CONFORMANCE FOR CONSTRUCTION. ALL  
 CONSTRUCTION MUST BE DONE IN COMPLIANCE  
 WITH THE RECORDING, SURVEY AND PLAT  
 ACT OF 1976 AND ALL LOCAL AND  
 REGULATORY AGENCY APPROVALS.  
 THE CONTRACTOR TO CALL MISS UTILITY TO  
 MAKE ALL EXISTING UTILITIES MARKED OR  
 HOSE MARK TO BE CONSTRUCTION.

SERVICE CATEGORIES	
W - 3	S - 3
HHG	289.50
LHG	289.50

**PRELIMINARY PLAN**

GRAPHIC SCALE



**CURVE TABLE**

CURVE	ARC	RADIUS	CHD. BEARING	CHD. LENGTH
1	214.47'	961.71'	N 61°17'45"E	214.03'
2	159.70'	183.00'	S 79°51'24"E	154.68'
3	144.24'	1085.30'	S 26°39'54"W	144.13'

THE MARYLAND-NATIONAL CAPITAL  
 PARK AND PLANNING COMMISSION  
 PRELIMINARY PLAN 4-17013  
 TCP  
 PLANNING BOARD ACTION: 9/28/17  
 PER PCSPB RESOLUTION # 17-131  
 ADOPTION DATE: 10/19/17  
 SIGNATURE APPROVAL DATE: 11/11/17  
*Jeffrey Smith*  
 AUTHORIZED SIGNATURE



THIS BLOCK IS FOR  
 OFFICIAL USE ONLY  
 OR use certifies that this plan  
 meets conditions of the approval  
 by the Planning Board, its designee  
 or the District Council.  
**M-NCPPC  
 APPROVAL**  
 PROJECT NAME: PARCEL A FMC FAIRMOUNT HEIGHTS  
 PROJECT NUMBER: 4-17013  
 For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet  
 Revision numbers must be included in the Project Number.



**M-NCPPC APPROVALS**

PROJECT NAME: PARCEL A FMC FAIRMOUNT HEIGHTS  
 PROJECT NUMBER: 4-17013

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet  
 The Revision Label Below Applies to this Sheet.

Approval #	Approved	Reviewer's Signature	Certification Date

**LEGEND**

- W — WATER LINE
- G — GAS LINE
- OHE — OVERHEAD ELECTRIC LINE
- F — FENCE LINE
- C & G — CURB & GUTTER
- W — WOODLINE
- B — BOUNDARY LINE
- A — ADJOINING PROPERTY
- E — EDGE OF PAWING
- B — EXISTING BUILDING
- T — LOCATED TREES



Date of Revision 06/21/18