

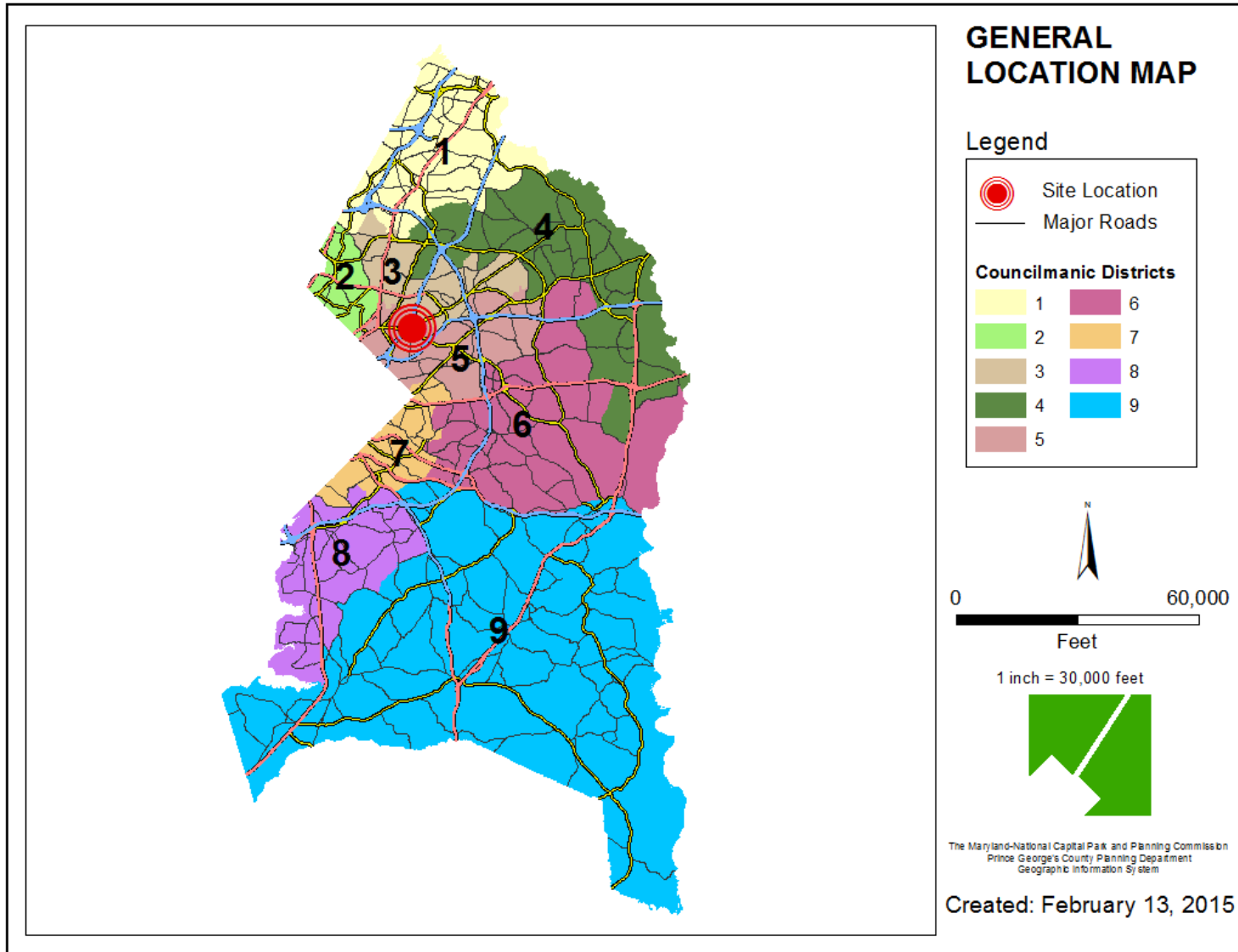
ITEM: 6

CASE: 4-14017

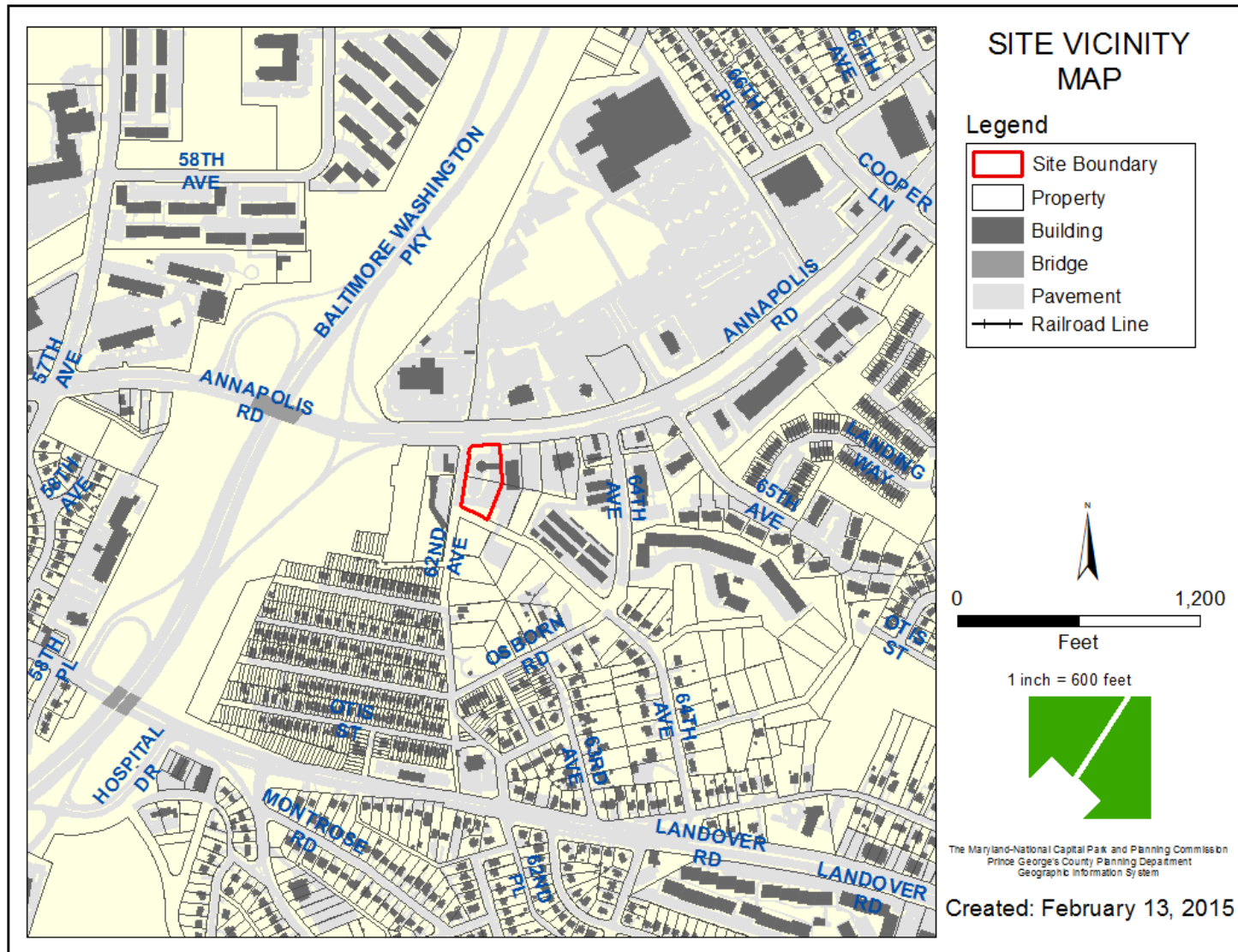
# PATIENT FIRST LANDOVER HILLS

THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT

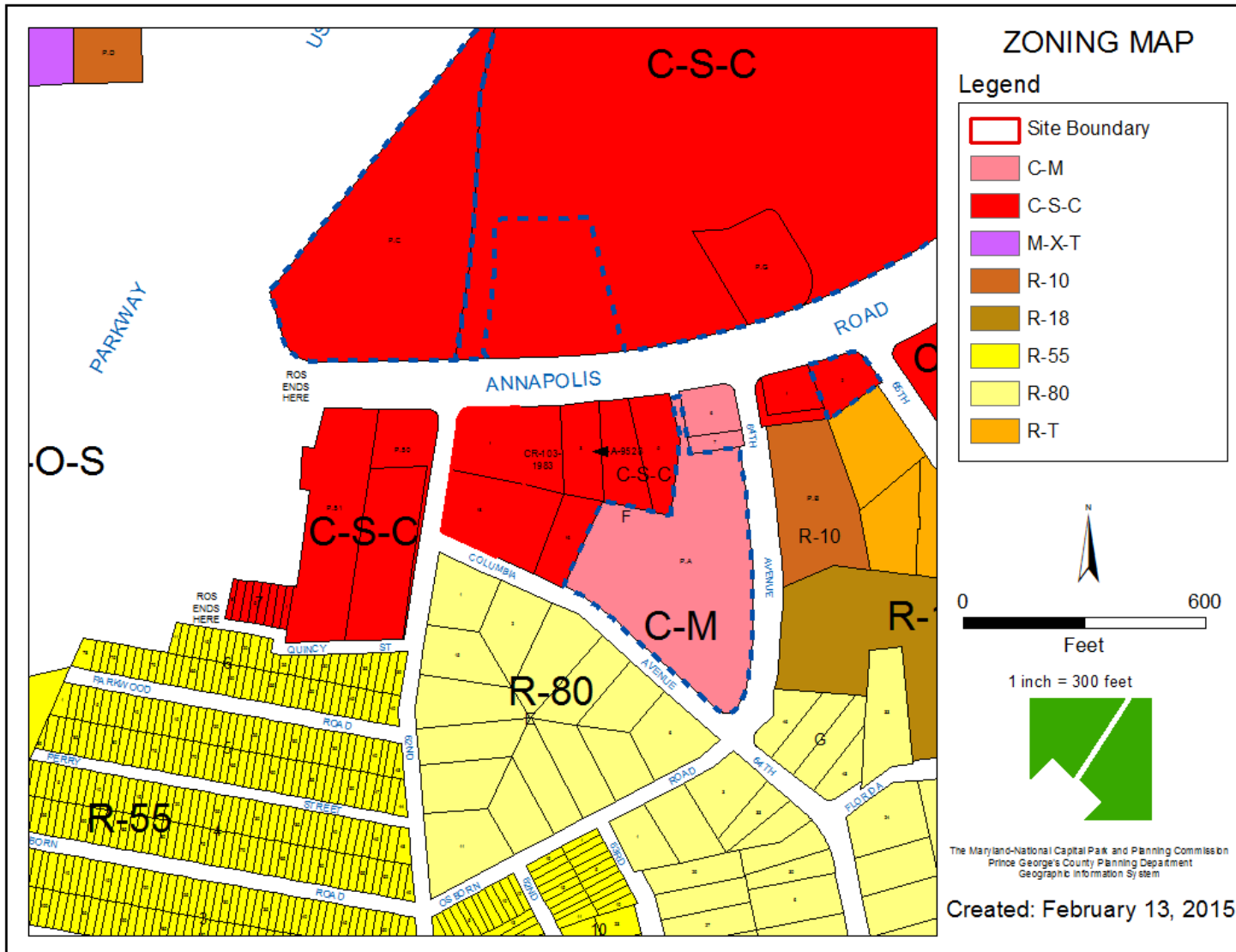
# GENERAL LOCATION MAP



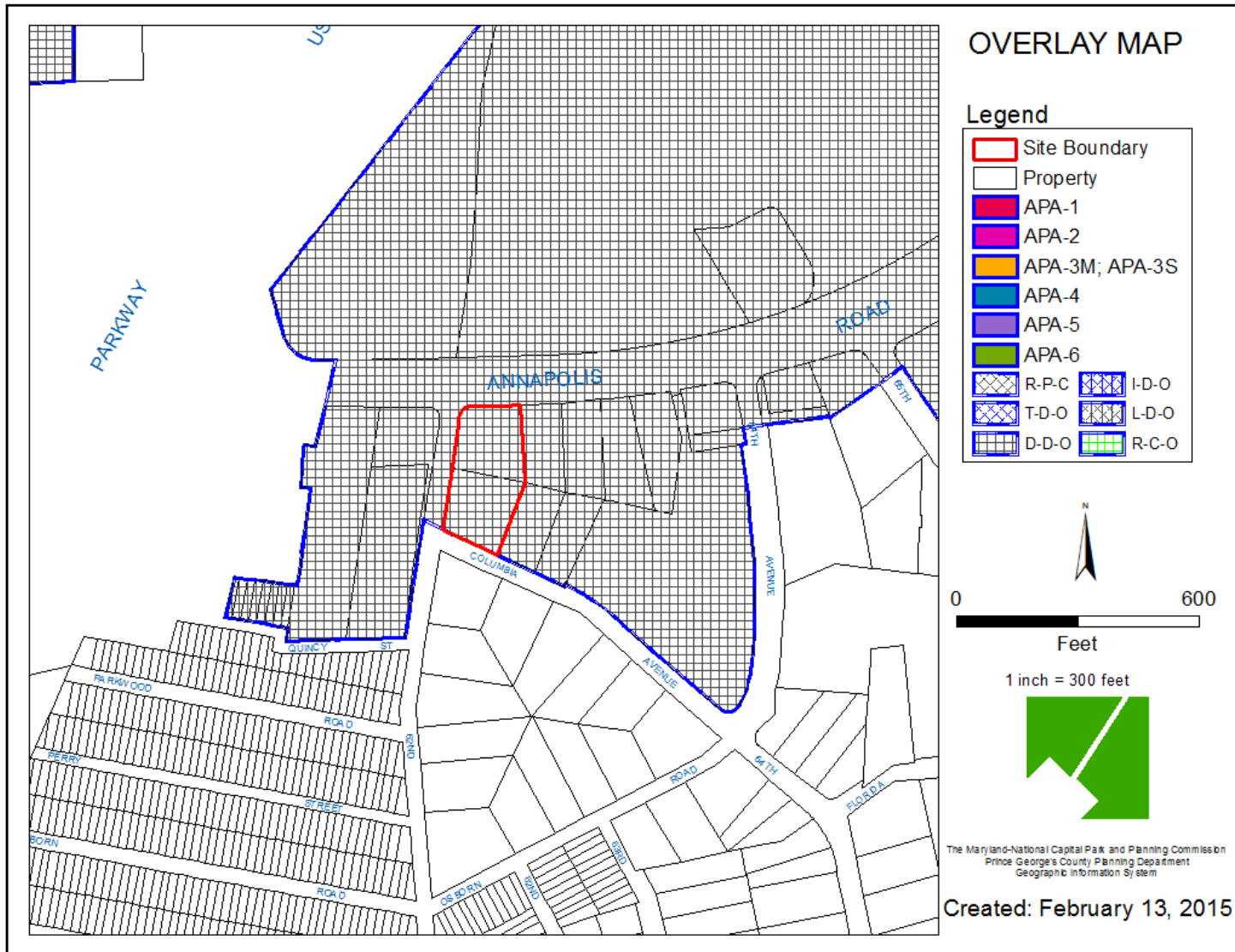
# SITE VICINITY



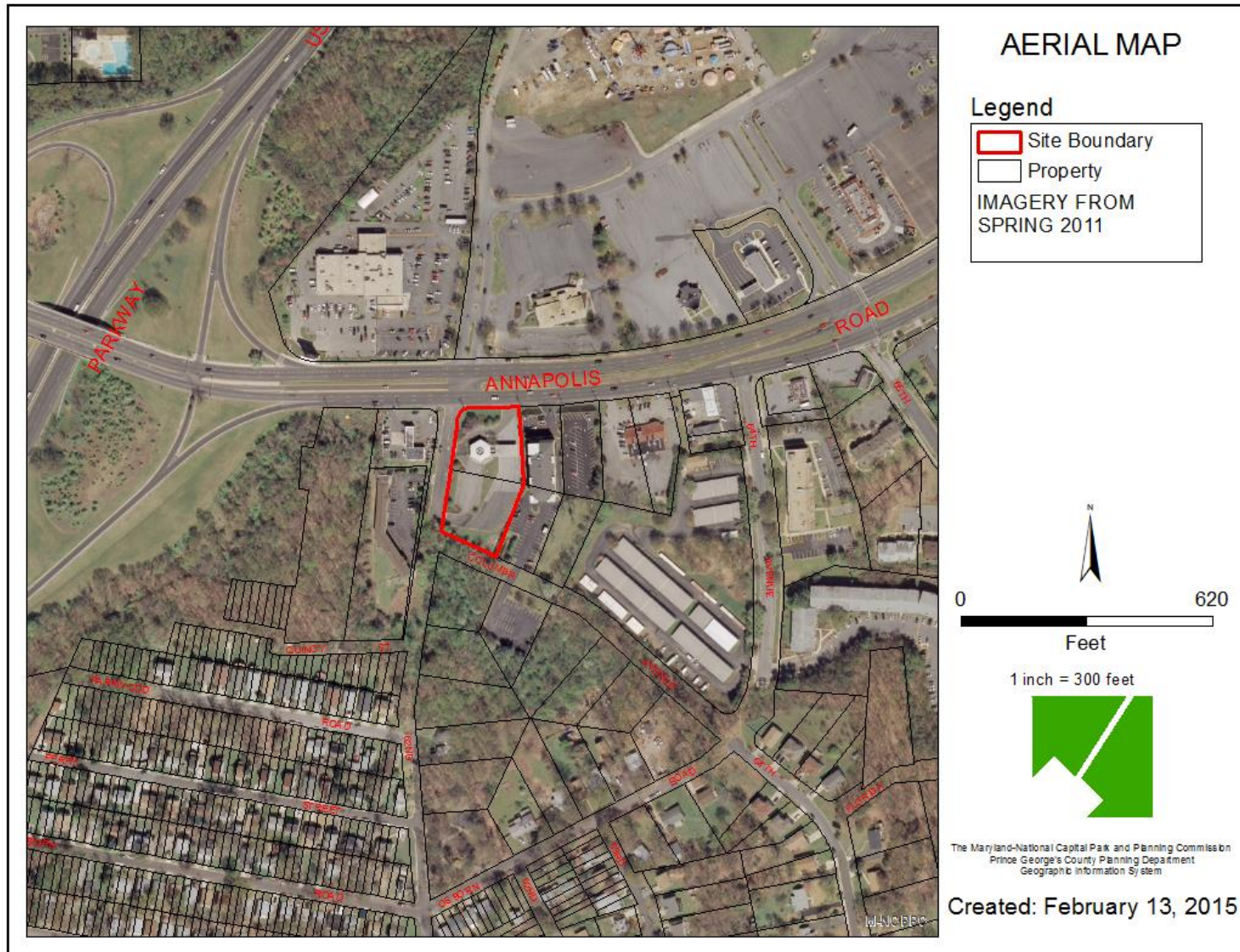
# ZONING MAP



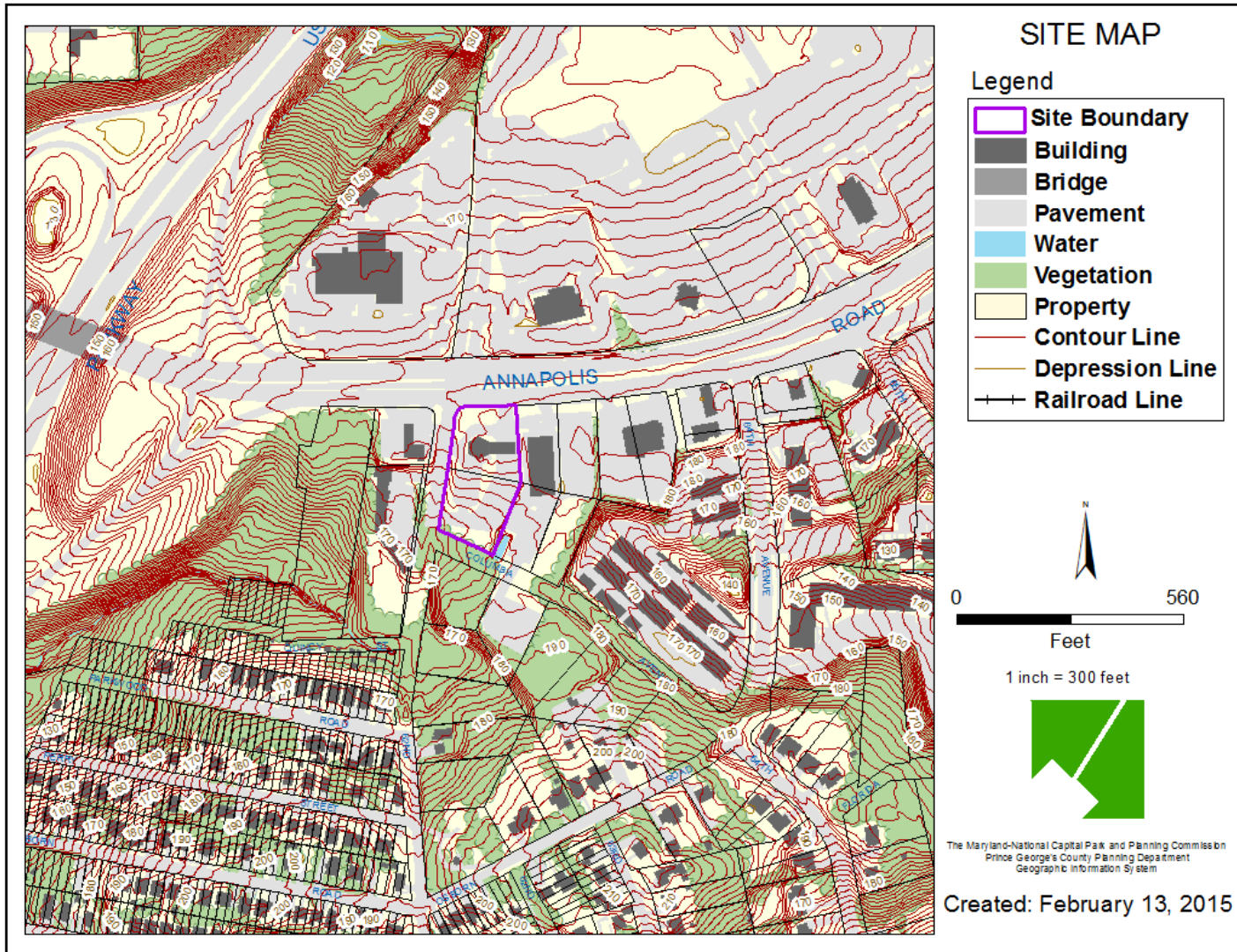
# OVERLAY MAP



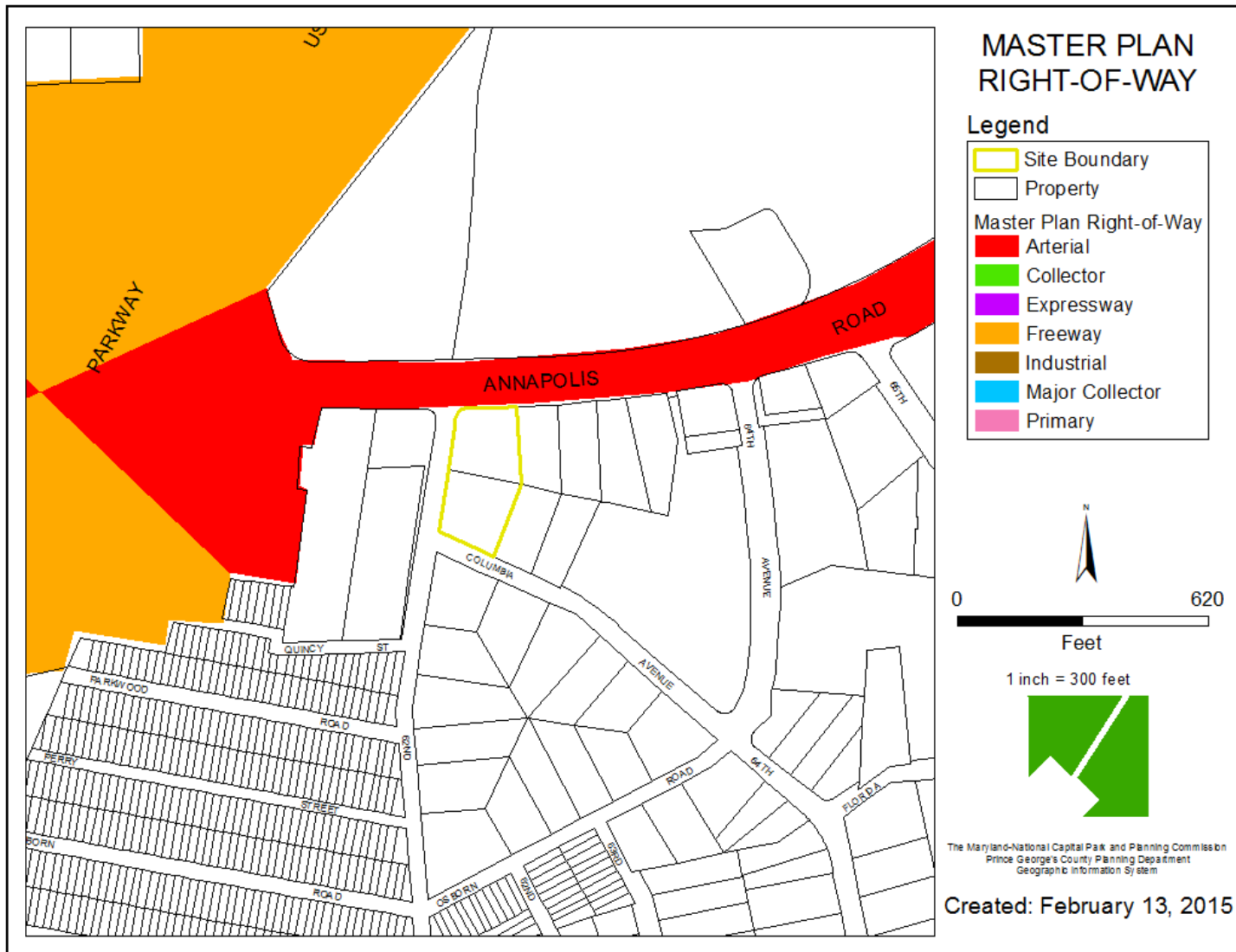
# AERIAL MAP



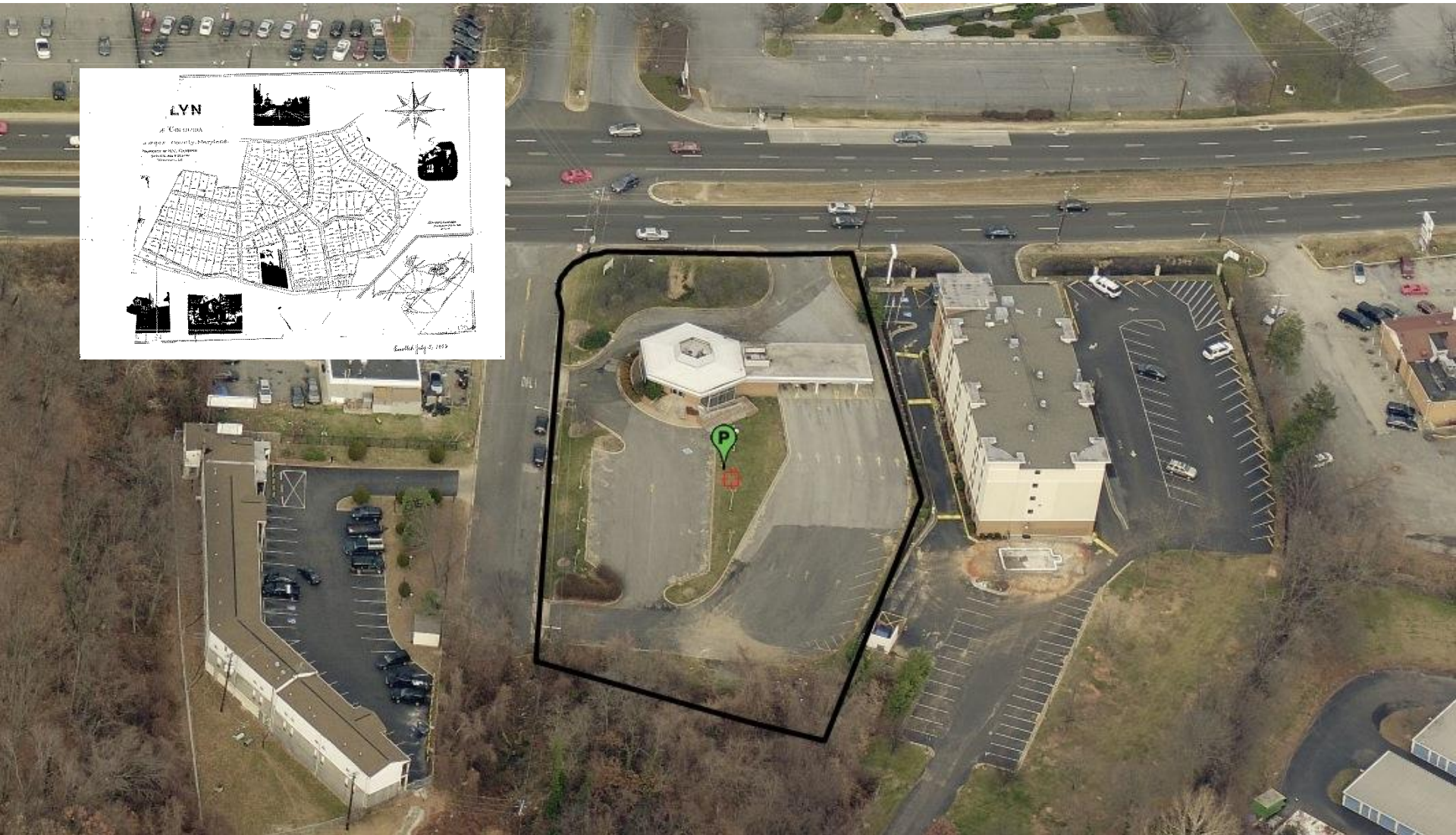
# SITE MAP



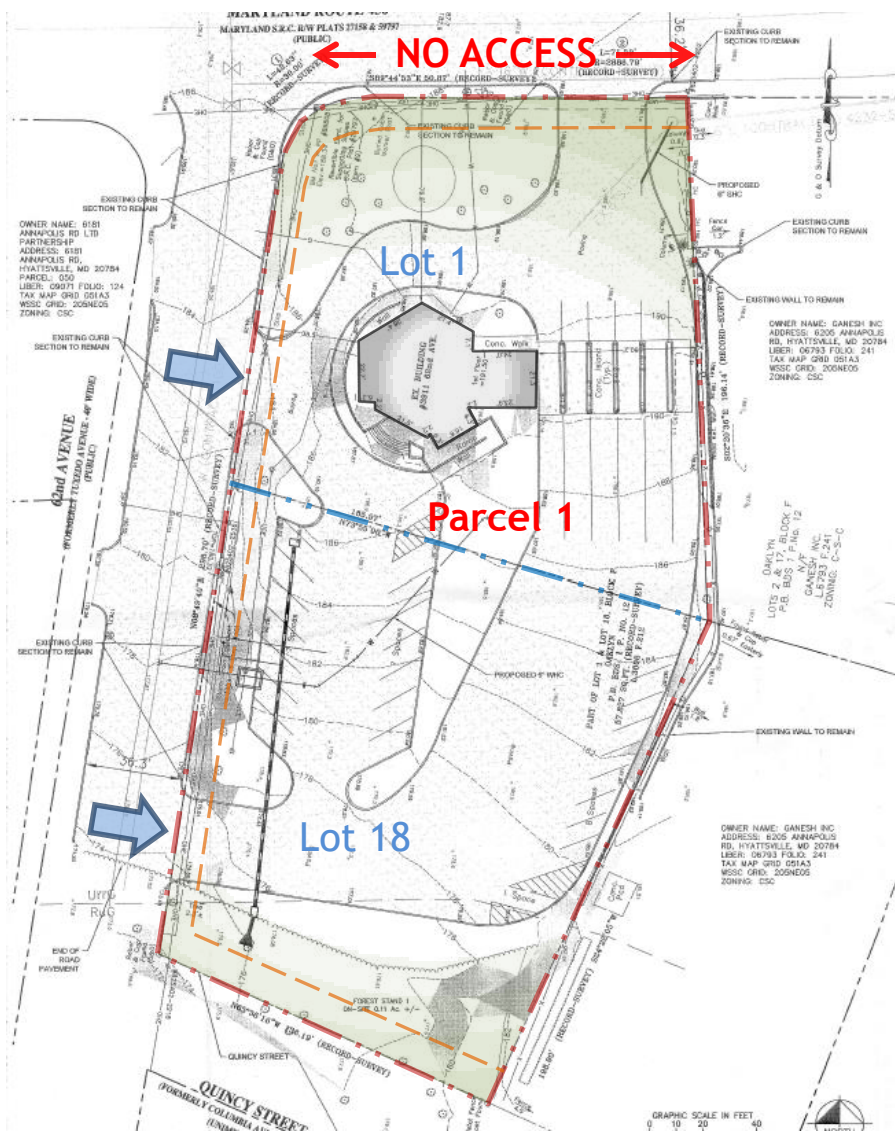
# MASTER PLAN RIGHT-OF-WAY MAP



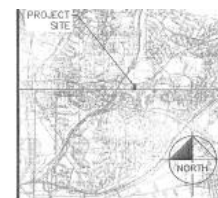
# BIRD'S-EYE-VIEW



# PRELIMINARY PLAN



| MARYLAND                    |                                                               |              |                |
|-----------------------------|---------------------------------------------------------------|--------------|----------------|
| MAP UNIT SYMBOL             | MAP UNIT NAME                                                 | ACRES IN AOI | PERCENT OF AOI |
| ROAD                        | RUSSETT-GIBBS/INRA-0 DEAN LANE COMPLEX, 0 TO 5 PERCENT SLOPES | 0.3          | 8              |
| URBAN                       | DEAN LANE COMPLEX, 5 TO 10 PERCENT SLOPES                     | 1.4          | 64             |
| TOTALS FOR AREA OF INTEREST |                                                               | 1.6          | 100            |



VICINITY MAP

COPYRIGHT OF THE

## GENERAL NOTES

3. PROPERTY ADDRESS: 3991 62ND AVENUE, HYATTSVILLE, MARYLAND 20874  
4. THE EXISTING PROPERTY IS KNOWN AND IDENTIFIED AS LOTS 1, 1B, 10B, 30B, 7, DACTYL, PINE PLANT, AND PLANT 22 IN PLAT 722 AMONG THE LANDS OF THE DISTRICT OF COLUMBIA, DISTRICT OF COLUMBIA, D.C.  
5. TAX MAP NO. GRD 43  
6. NEIGHBORHOOD: WOODMONT  
7. THIS PROJECT IS TO DEMOLISH THE EXISTING BANK ONE AND BUILD A MEDICAL PLANT. THE PROJECT IS TO BE CONSTRUCTED ON LOTS 1 AND LOT 1B  
8. THERE ARE NO PRIOR APPROVALS  
9. TOTAL SITE COVERAGE OF 0.337 AC - GROSS/NET  
10. NET DEVELOPABLE AREA OUTSIDE OF PMA: N/A  
11. TOTAL ENVIRONMENTAL REGULATED FEATURES: N/A  
12. TOTAL AREA WITHIN 100-1500 FEET FLOOD ZONE: N/A  
13. TOTAL ACREAGE OF ROAD DEDICATION: N/A  
14. EXISTING ZONING: C-3 COMMERCIAL (SHOPPING CENTER)  
LAND USE: RETAIL - BANK (W/DRIVE-THRU)  
PROPOSED USE: OFFICE OF MEDICAL PRACTICE OR MEDICAL PLANT

- |                                        |                              |                                 |
|----------------------------------------|------------------------------|---------------------------------|
| 13. WPMAN LOT SIZE: N/A                |                              |                                 |
| 14. WPMAN LOT WIDTH: N/A               |                              |                                 |
| 15. SUSTAINABLE GROUND COVER: 70% TO 1 |                              |                                 |
| 16. INTERIORS, LAND USE CONCEPT: NO    | YES - ANAPOLIS ROAD CORRIDOR |                                 |
| 17. CENTER OF CORRIDOR LOCATION:       | EXISTING (TO BE REMOVED)     | 3,200 SF +/-                    |
| 18. CORRIDOR AREA:                     | PROPOSED                     | 8,100 SF +/-                    |
| 19. SITE DEVELOPMENT(SHOW) CONCEPT:    | CONCEPT - 2014-20            |                                 |
|                                        | APPROVED: (UNDER REVIEW)     |                                 |
| 20. WSS:                               | EXISTING                     | PROPOSED                        |
| WATER CATEGORY:                        | W-3                          | S-3                             |
| SEWER CATEGORY:                        | S-3                          | S-3                             |
| 21. FLOOD ZODICATION:                  | ND                           | ND                              |
| 22. CEMETERIES:                        | ND                           | ND                              |
| 23. HISTORIC SITES:                    | ND                           | ND                              |
| 24. TYPE CEM. CONSERVATION PLAN:       | EXEMPT                       |                                 |
| 25. CHEMISPEAK BAY CRITICAL AREA:      | ND                           |                                 |
| 26. WETLANDS:                          | ND                           |                                 |
| 27. STREAMS:                           | ND                           |                                 |
| 28. SPECIAL USES:                      | ND                           |                                 |
| 29. AC RUN:                            | 1.1 AC RUN                   | (BRISSETT-CHRISTIANA-IRRAWADDI) |

## SOILS TYPE AND BOUNDARY



LEGEND

- 1 Sign  
 2 Post  
 3 Telephone Methods  
 4 Power Pole  
 5 Light Pole  
 6 Gas Meter  
 7 Gas Valve  
 8 Parking Count  
 9 Proposed Sewer  
 10 Proposed Stormwater Management Area  
 11 Storm Drain Inflow  
 12 Sanitary Sewer Manhole  
 13 Water Manhole  
 14 Water Valve  
 15 Hydrant  
 16 Culvert  
 17 Trench  
 18 Drain Haul  
 19 Overhead Line  
 20 Underground Electric Point Inletting  
 21 Underground Gas Point Manhole  
 22 Underground Water Point Inletting  
 23 Underground Communication Point Manhole  
 24 Gas Line Fence  
 25 Property Line  
 26 Boundary  
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## PROJECT TEAM

**APPLICANT (CONTRACT PURCHASER)**  
THE REEKE COMPANY  
15371 CITY VIEW DRIVE, SUITE 300  
MIDLETHAM, VA 22113  
EMAIL: RM@CEEK.COM  
TEL: (804) 415-0740

**CIVIL ENGINEER**  
KIMLEY-HORN AND ASSOCIATES, INC.  
11400 COMMERCE PARK DRIVE, SUITE 400  
RESTON, VA 20191  
CONTACT: ROSS STEVENS, PE  
EMAIL: ROSS@STEVENSKIMLEY-HORN.COM  
TEL: (703) 674-1300

**OWNER**  
SUNTRUST BANK  
25 PARK PL. NE  
ATLANTA, GA 30303

**SURVEYOR**  
SNIDER & ASSOCIATES  
20270 GOLDENROD  
SUITE 110  
GERMANTOWN, MD  
TEL: (301) 948-8100  
FAX: (301) 948-0285

**SURVEYOR'S CERTIFICATION**  
I hereby certify that the information relating to the Boundary for the subject property included in this Preliminary Plan is correct. That it is the result of field survey performed under my direct supervision in accordance with the laws regulating Land Surveying in the State of Maryland.

Matthew H. Green  
Professional Land Surveyor  
Maryland Registration No. 21466  
Exp. Date 03/30/2010



THIS BLOCK IS FOR  
OFFICIAL USE ONLY

**ME-NCPPC  
APPROVALS**

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRELIMINARY PLAN: 24-18111

TGP: \_\_\_\_\_

PLANNING BOARD ACTION: \_\_\_\_\_

**Kimley»Horn**



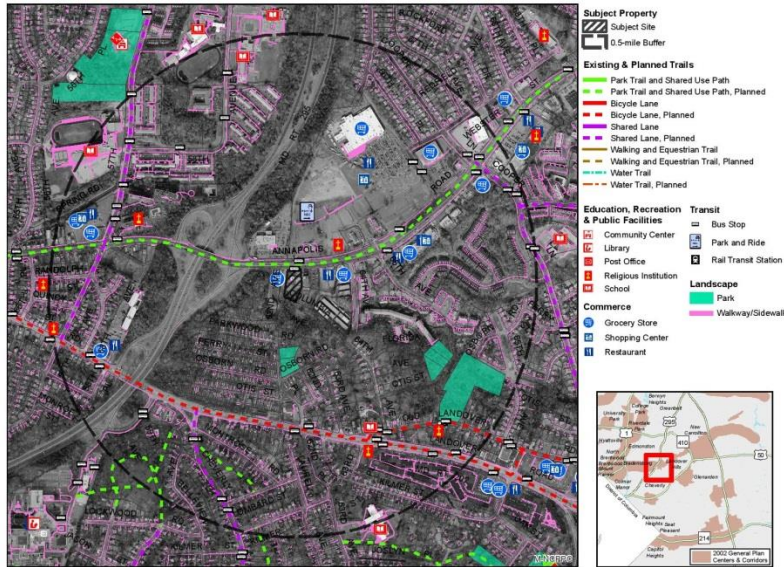
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| SCALE | AS SHOWN    |

PRELIMINARY PLAN  
OF SUBDIVISION

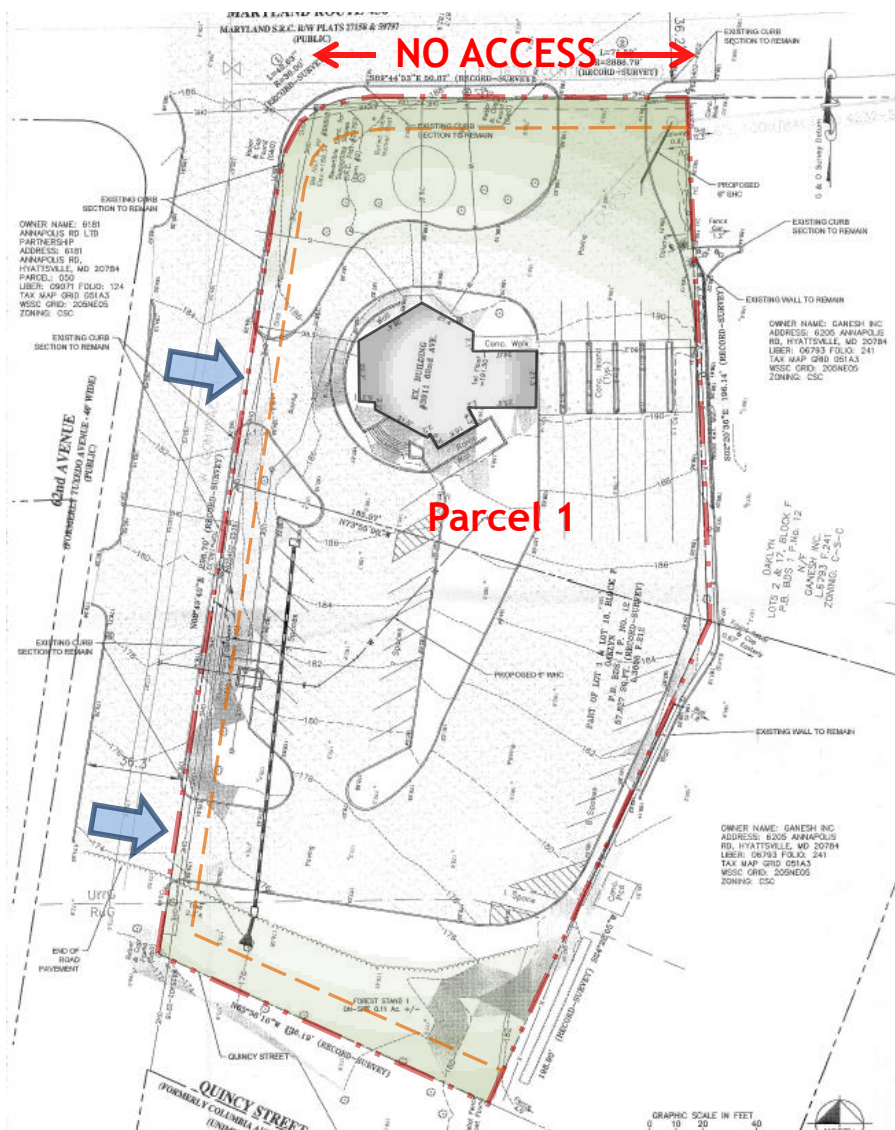
PATIENT FIRST - LANDOVER  
HILLS (CASE# 4-14017)  
PREPARED FOR  
RERKEE COMPANY

# BIKE-PED IMPACT

Bicycle/Pedestrian Impact: Landover Hills Patient First



# PRELIMINARY PLAN



| MARYLAND                    |                                                                           |              |                |
|-----------------------------|---------------------------------------------------------------------------|--------------|----------------|
| MAP UNIT SYMBOL             | MAP UNIT NAME                                                             | ACRES IN AOI | PERCENT OF AOI |
| ROAD                        | RUSSETT-GIBBS/IRWIN-GIBBS LAND COMPLEX, 0 TO 5 PERCENT SLOPES             | 0.3          | 8              |
| UGRASS                      | GRASSLAND - RUSSETT-GIBBS/IRWIN-GIBBS LAND COMPLEX, 0 TO 5 PERCENT SLOPES | 1.4          | 64             |
| TOTALS FOR AREA OF INTEREST |                                                                           | 1.6          | 100            |



VICINITY MAP

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## GENERAL NOTES

3. PROPERTY ADDRESS: 3991 62ND AVENUE, HYATTSVILLE, MARYLAND 20874
4. THE EXISTING PROPERTY IS KNOWN AND IDENTIFIED AS LOTS: 1 & 1B, BLOCK: 87, DAKOTA, PLAT 27, AMONG THE LANDS OF PRINCE GEORGES COUNTY, MARYLAND.
5. TAX MAP NO., GRID #3
6. MISC. COUNTY FILE NUMBERS
7. THIS PROJECT IS TO DEMOLISH THE EXISTING BANK OUSTE AND BUILD A MEDICAL OFFICE. THE PROPOSED BUILDING AND EXISTING AREAS ARE TO BE CONSTRUCTED ON LOT 1 AND LOT 1B
8. THERE ARE NO PRIOR APPROVALS
9. TOTAL SITE AREA: 6.00 ACRES (263,327 AC) - GROSS/NET
10. NET DEVELOPABLE AREA OUTSIDE OF 1/4" M/A: N/A
11. TOTAL ENVIRONMENTAL REGULATED FLOODED: N/A
12. TOTAL AREA WITHIN 100'-YEAR FLOOD: N/A
13. TOTAL AVERAGE OF ROAD DEDICATION: N/A
14. EXISTING ZONING: R-1
15. LAND USE: RETAIL - BANK (W/DIVE/TRUCKS)
16. PROPOSED USE: OFFICE OF MEDICAL PRACTITIONER OR MEDICAL CLINIC

- |                                                      |                                    |
|------------------------------------------------------|------------------------------------|
| 13. FREEMAN LOT SIZE: N/A                            |                                    |
| 14. FREEMAN LOT WIDTH: N/A                           |                                    |
| 15. SUSTAINABLE GROWTH: YES/NO                       | YES                                |
| 16. ADEQUATE INTERIOR LAND USE CONTROL: NO           |                                    |
| 17. TYPE OF CORRIDOR LOCATION: YES - ANNULARIS ROAD  | YES                                |
| 18. TYPE OF CORRIDOR LOCATION: YES - TO BE REMOVED - | 2500 SF +/-                        |
| 19. TYPE OF CORRIDOR AREA: PROPOSED                  | 8,100 SF +/-                       |
| 19. SITE DEVELOPMENT(S) CONCEPT:                     | DPC 445074-2014-00                 |
| 20. WSCC                                             | APPROVED (UNDER REVIEW)            |
| 21. WATER CATEGORY:                                  | EXISTING                           |
| 22. SEWER CATEGORY:                                  | PROPOSED                           |
| 23. PARK CATEGORY:                                   | P-3                                |
| 24. GEM/REBELS:                                      | S-3                                |
| 25. HISTORIC SPITES:                                 | NO                                 |
| 26. TYPE OF CONSERVATION PLAN:                       | EX/IMP                             |
| 27. CHESTNUT/BLACK CRITICAL AREA:                    | NO                                 |
| 28. WETLANDS:                                        | NO                                 |
| 29. STREAMS:                                         | NO                                 |
| 30. COMMENTS:                                        | 1. C. R. B. B. (UNOFFICIAL REVIEW) |

## SOILS TYPE AND BOUNDARY



LEGEND

- |    |                                         |
|----|-----------------------------------------|
| 1  | Sign                                    |
| 2  | Telephone Vendors                       |
| 3  | Power Poles                             |
| 4  | Light Poles                             |
| 5  | Gas Meter                               |
| 6  | Gas Valve                               |
| 7  | Working Count                           |
| 8  | Proposed Sewer                          |
| 9  | Proposed Stormwater Management Area     |
| 10 | Storm Drain Inflow                      |
| 11 | Sanitary Sewer Manhole                  |
| 12 | Water Manhole                           |
| 13 | Water Valve                             |
| 14 | Hydrant                                 |
| 15 | Substation                              |
| 16 | Flow                                    |
| 17 | Barrel Vault                            |
| 18 | Overhead Wire                           |
| 19 | Underground Electric Point Inflow       |
| 20 | Underground Sanitary Point Manhole      |
| 21 | Underground Water Point Inflow          |
| 22 | Underground Communication Point Manhole |
| 23 | Link Link Lines                         |
| 24 | Property Line                           |
| 25 | Boundary                                |
| 26 | STEP SURVEY (15-200)                    |
| 27 | STEP SURVEY (200)                       |

## PROJECT TEAM

**CIVIL ENGINEER**  
HIMLEY-HORN AND ASSOCIATES, INC.  
11-000 COMMERCE PARK DRIVE, SUITE 400  
BOSTON, MA 02101  
CONTACT: ROSS STEVENS, PE  
EMAIL: ROSS@STEVENSHIMLEY-HORN.COM  
TEL: (617) 624-1360

**OWNER**  
SUNTRUST BANK  
25 PARK PL. NE  
ATLANTA, GA 30303

**SURVEYOR**  
SNIDER & ASSOCIATES  
20270 GOLDENROCK  
SUITE 110  
GERMANTOWN, MD  
TEL: (301) 546-8100  
FAX: (301) 546-1200

**SURVEYOR'S CERTIFICATION**  
I hereby certify that the information relating to the Boundary for the subject property included in this Preliminary Plan is correct. That it is the result of field survey performed under my direct supervision in accordance with the laws regulating land surveying in the State of Maryland.

Matthew H. Stine  
Professional Land Surveyor  
Maryland Registration No. 21486  
Exp. Date 03/30/2010

PRELIMINARY PLAN  
OF SUBDIVISION

PREPARED FOR  
PATIENT FIRST - LANDOVER  
HILLS (CASE# 4-14017)  
REBEKE COMPANY