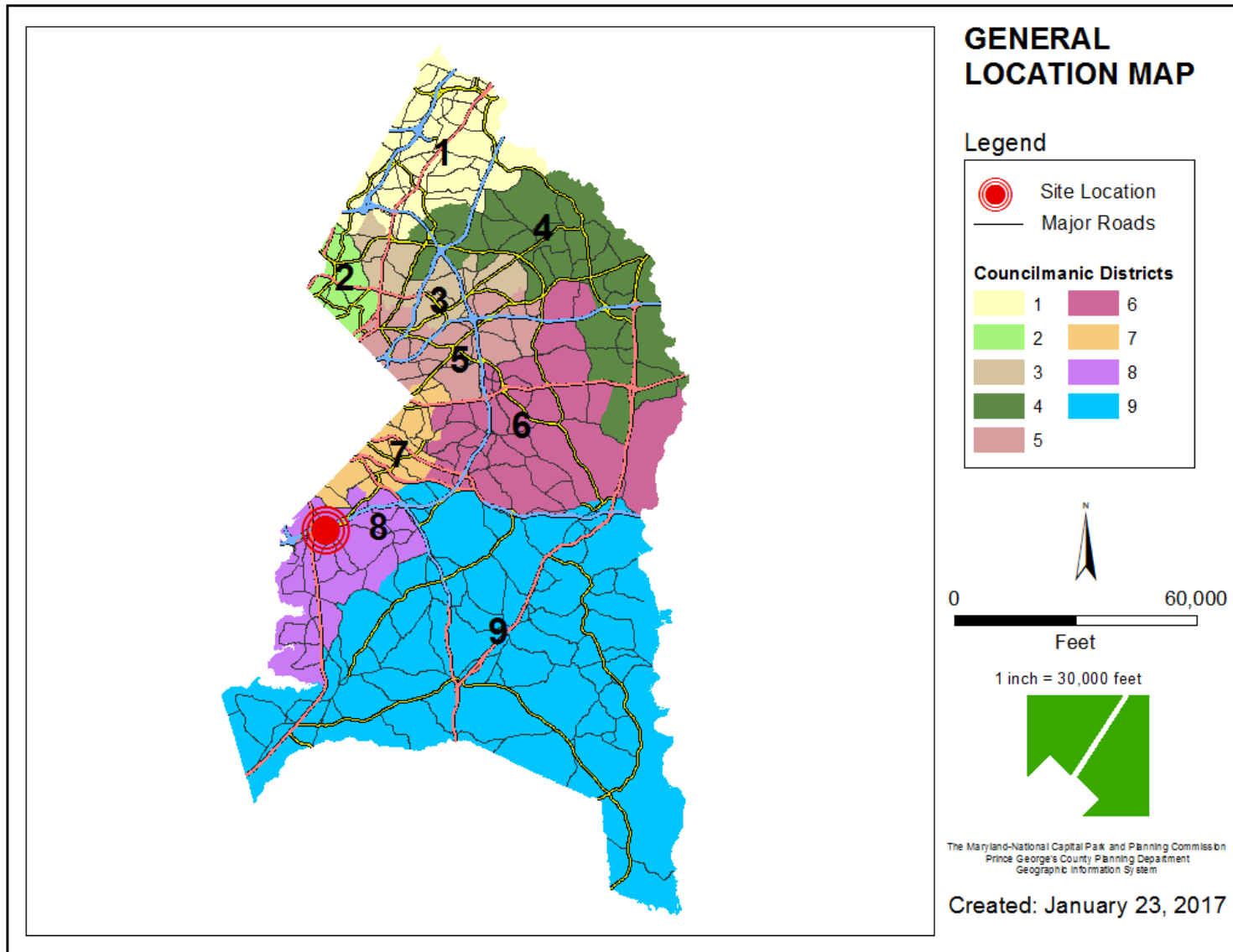


ITEM: 6

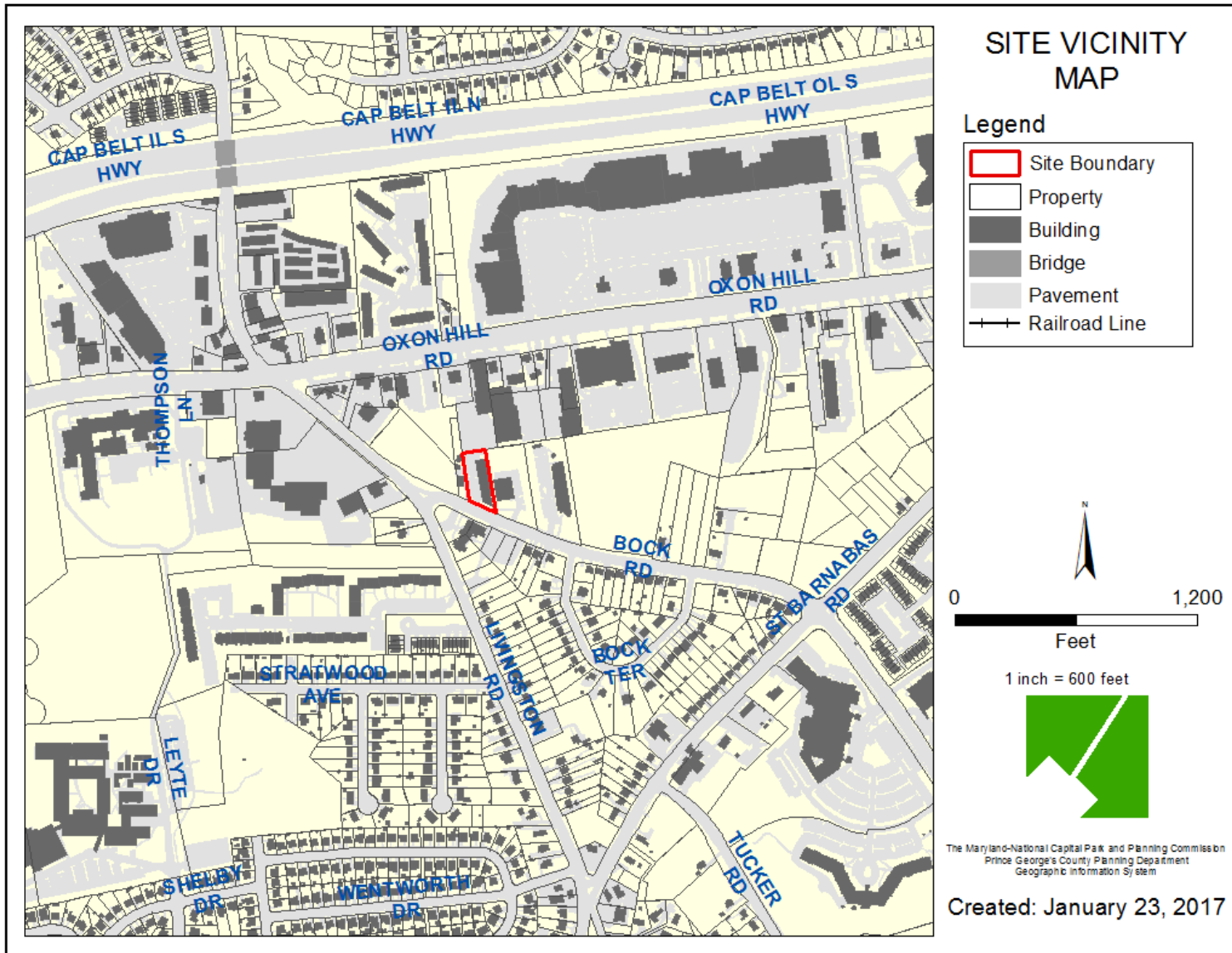
CASE: DPLS-443

RIVERTOWNE SUITES OFFICE CONDOMINIUM

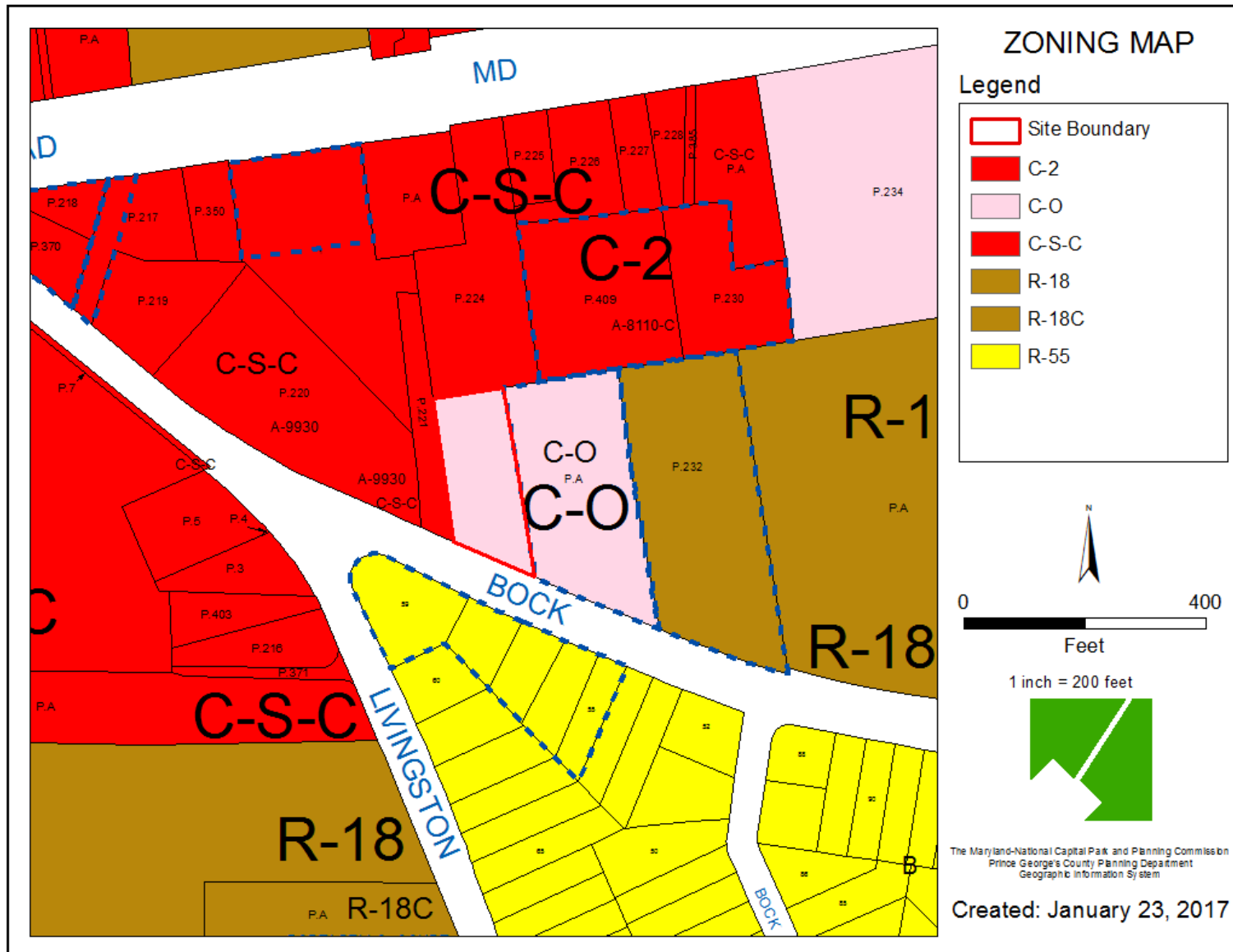
GENERAL LOCATION MAP



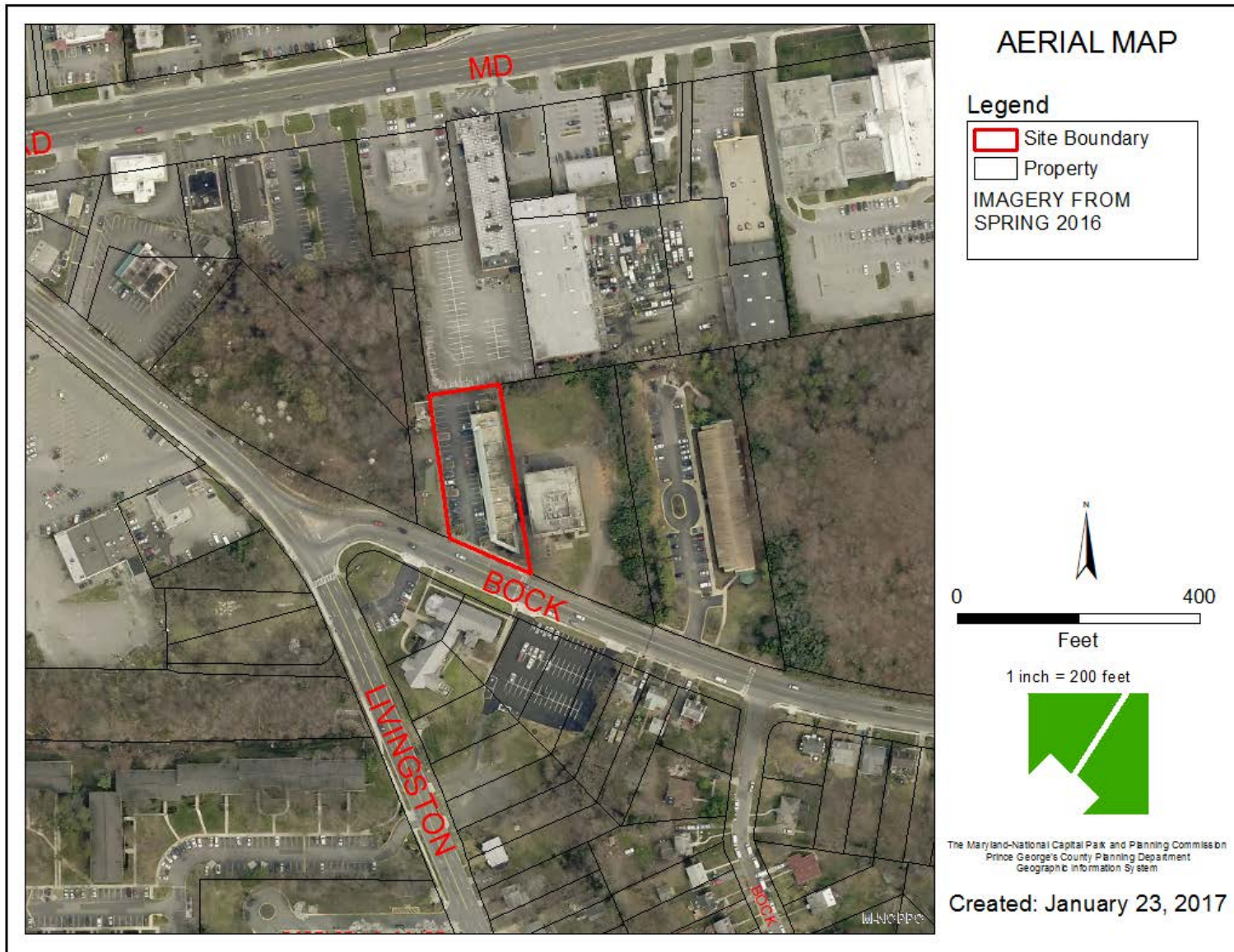
SITE VICINITY



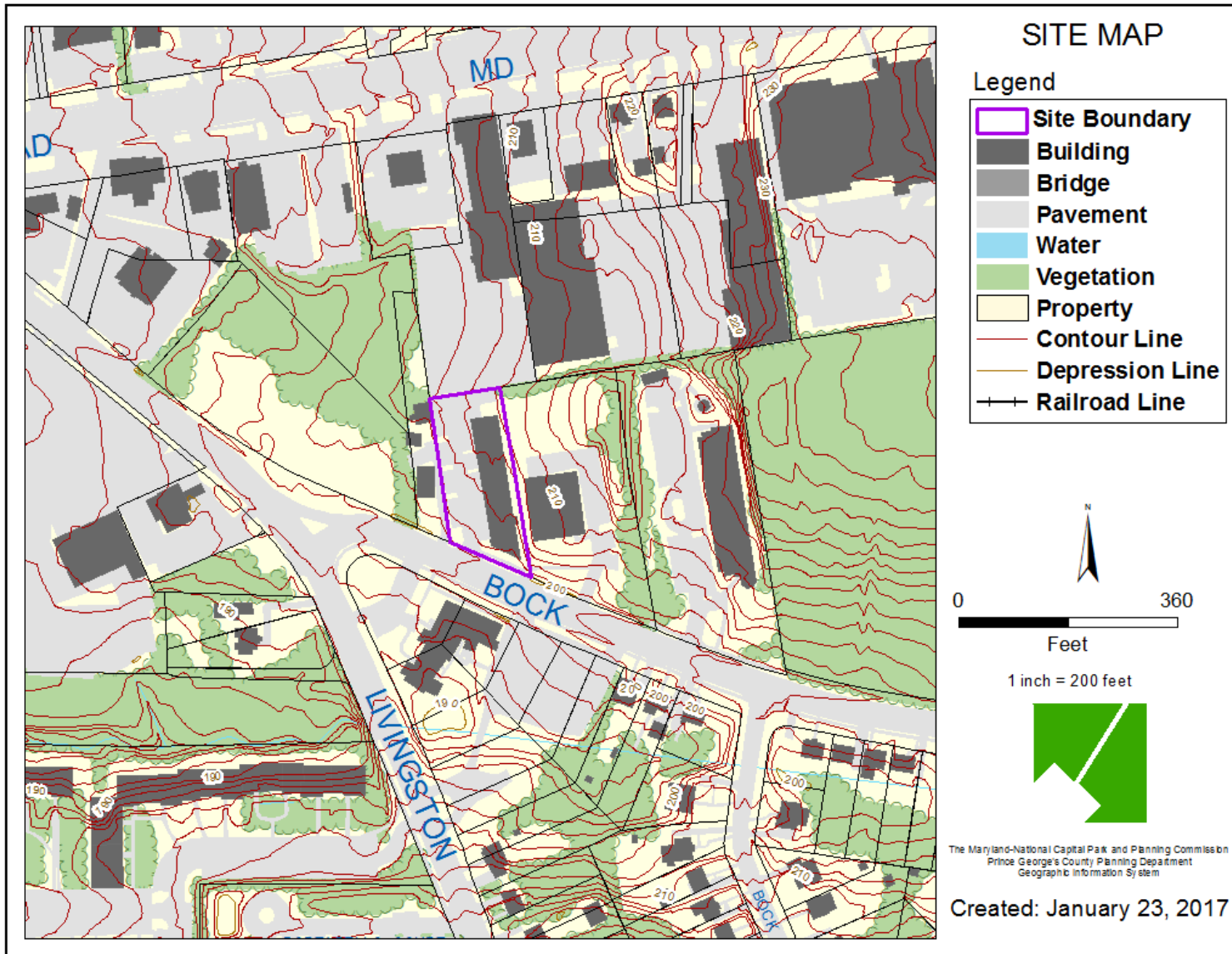
ZONING MAP



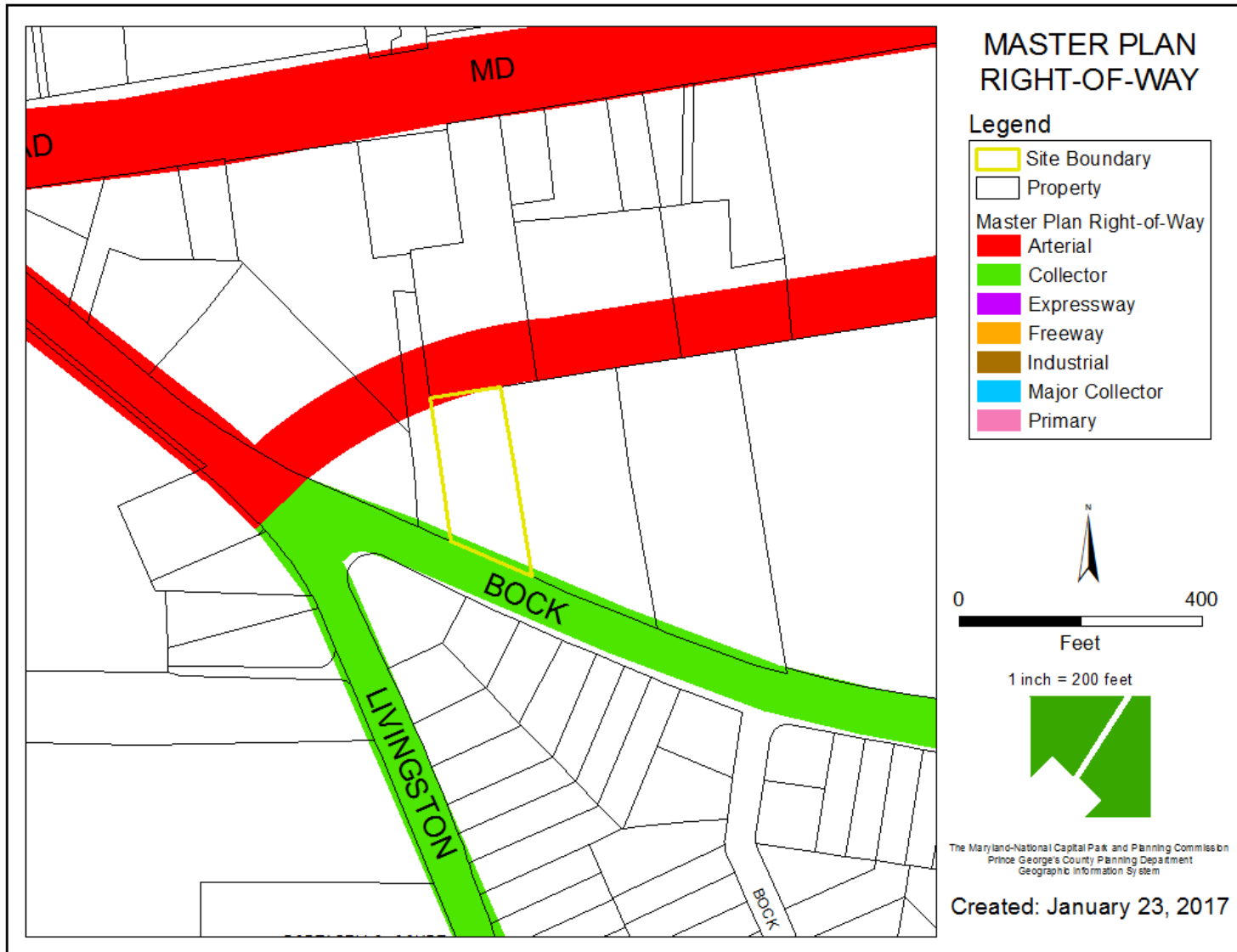
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



SITE PLAN

Use	GFA	Rate	Parking Required	Parking Provided
Total General Office (13,380 sf)	13,380 sf	1 space per 250 of floor area above 2,000 sf	53 Spaces	45 spaces* (29 standard, 14 compact, 2 handicapped)
Vacant Office Space (8,826 sf)	8,826 sf	1 space per 400 of above 2,000 sf	22 Spaces	
Proposed Medical (1,679 sf)	1,679 sf	1 space per 200 of	8 Spaces	
Overall:	16,659 sf		53 Spaces	

* DPLS-179, approved November 1993, was for a reduction in parking to decrease the required parking based on the uses at that time by 4 spaces. DPLS-443 is requesting a departure for a total reduction in parking of 8 spaces (4 previously approved, 4 additional spaces).

General Notes

- This Site Plan for Departures from Parking and Loading Standards is for the departure of 4 additional parking spaces for the addition of a medical office use within the existing office building.
- The subject property is zoned C-2. Surrounding properties are zoned C-2, C-3-C, R-1B, and R-2B as shown herein.
- The use of the property is for an existing General Office and Medical Office building.
- Total site area included in this Site and Landscape Plan is 20,412.9 sf or 0.46 ac.
- Total Disturbed Area = 5 ac. (No development proposed with this application)
- Parking

Use	Rate	Spaces Required
Total Office (13,380 sf)	1 space per 250 of	53 spaces
(2,857 of Telemarketing)	+1 space per each 400 of over 2,000 of	
(800 of Storage)		
(3,358 of Insurance Office)		
(8,826 of Vacant Office)		

Total Medical Office (1,679 sf)	1 space per 200 of	8 spaces
(1,400 of Existing Dental)		
(279 of Proposed Appointment)		
Total Parking Required:		53 spaces
Total Parking Provided:		45 spaces*

(29 Standard, 14 Compact, 2 Handicapped)

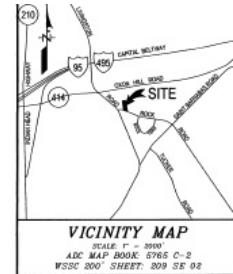
*DPLS-179 was granted in 1993 which allowed the departure of 4 of the 49 spaces required at that time. The DPLS revision requested is for 4 spaces in addition to this.

7. Loading

- | Use | Rate | Spaces Required |
|--------------------|-----------------------------------|---------------------|
| Office | 1 space per 10,000 to 100,000 GFA | 1 (12' x 32') space |
| (15,219 Total GFA) | | |
- Total Loading Required: 1 space
Total Loading Provided: 1 space
- Green Floor Area = 16,659 sf.
 - The subject property appears on Washington Suburban Sanitary Commission Sheet 2090202.
 - The subject property appears on Tax Map 036, Grid B4.
 - The subject property is not located within any Aviation Policy Areas.
 - The subject property has an existing Water / Sewer Category of W-3S-3 and a proposed Water / Sewer Category of W-3S-3.
 - A Tree Conservation Plan has not been filed for the subject site.
 - A Non-Ad Public Utility Easement shall be provided as required.
 - There is no evidence of a cemetery or on contiguous to the subject property.
 - There are no historic structures on or near the subject property.
 - There are no wetlands on the subject property.
 - There is no 100-year floodplain on the subject property.
 - The subject property is not located within the Chesapeake Bay Critical Area.
 - Boundary Information shown herein was prepared by Robert J. Hunt, FAS & Associates, P.C.
 - Applied: RMR Engineering, LLC
8402 Rock Road, Chase Hill, MD 20745
 - Green Area: 7,431.01 sf or 0.17 ac
 - All on-site concrete curbs and gutters to be Prince George's County Standard No. 380.01 unless otherwise noted.
 - All parking spaces shall be defined by 4" wide white painted striping.

NOTE:

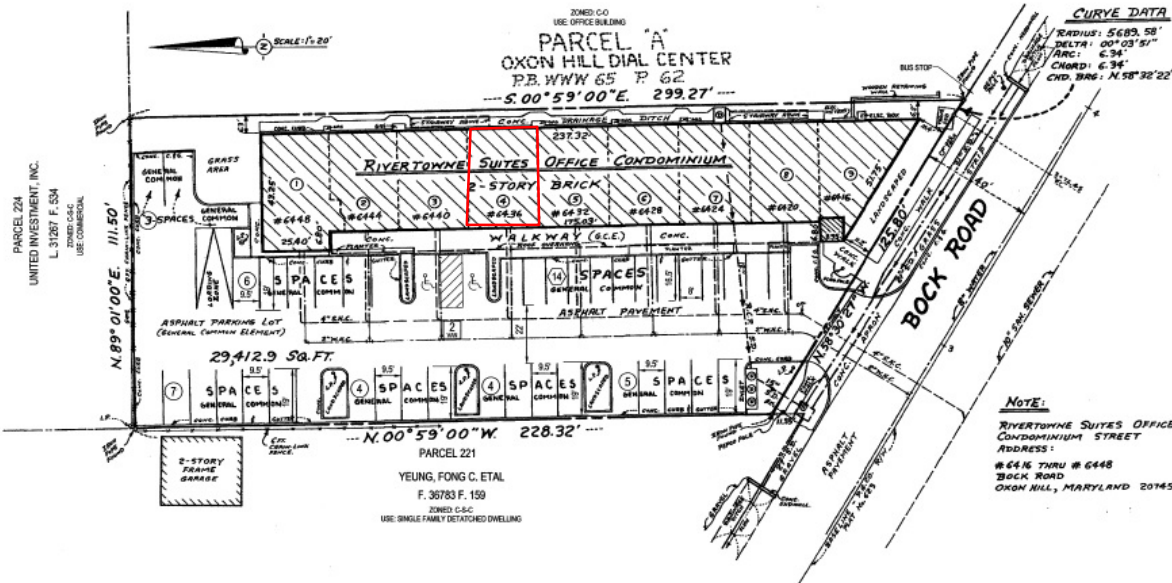
RIVERTOWNE SUITES OFFICE CONDOMINIUM STREET
ADDRESS:
6446 THRU # 6448
BOCK ROAD
OXON HILL, MARYLAND 20745



LEGEND

- | | |
|-------------------------------------|------------------------------------|
| EXISTING CONTOURS | PROPOSED CONTOUR |
| EXISTING SPOT ELEVATION | PROPOSED SPOT ELEVATION |
| LIMIT OF DISTURBANCE | PROPOSED FLOOR ARROWS |
| PROPOSED CLASS 1 FILL | PROPOSED CONCRETE PAVING |
| PROPOSED HEAVY DUTY CONCRETE PAVING | PROPOSED HEAVY DUTY ASPHALT PAVING |
| PROPOSED DOOR LOCATIONS | EXISTING SEWER |
| EXISTING SEWER | PROPOSED SEWER |
| EXISTING WATER | PROPOSED WATER |
| EXISTING STORM DRAIN | PROPOSED STORM DRAIN |
| EXISTING TREE LINE | PROPOSED TREE LINE |
| STANDARD PARKING SPACES | COMPACT PARKING SPACES |
| HANDICAPPED PARKING SPACES | EXISTING CURB & GUTTER |
| PROPOSED CURB & GUTTER | PROPOSED CHAIN LINK FENCE |
| PROPOSED WOOD SCREEN FENCE | |

THE CONTRACTOR SHALL NOTIFY MDOT UTILITY 1-800-283-7777, FORTY-FOUR HOURS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.



PARCEL 224
UNITED INVESTMENT, INC.
L 31267 F. 534
ZONED C-2C
USE COMMERCIAL

PARCEL 221
YUENG, FONG C. ETAL
F. 36783 F. 159
ZONED C-2C
USE SINGLE FAMILY DETACHED DWELLING

EXISTING PARKING LOT



EXISTING DRIVEWAY & PARKING LOT



EXISTING FREE-STANDING SIGN

