

LOT/PARCEL AREA TABLE				
LOT	PARCEL	AREA (SQ. FT.)	AREA (AC.)	USE
TOWNHOUSE LOTS				
1	---	1,896	0.0435	20' TOWNHOUSE
2	---	1,580	0.0363	20' TOWNHOUSE
3	---	1,580	0.0363	20' TOWNHOUSE
4	---	1,580	0.0363	20' TOWNHOUSE
5	---	1,580	0.0363	20' TOWNHOUSE
6	---	1,580	0.0363	20' TOWNHOUSE
7	---	1,580	0.0363	20' TOWNHOUSE
8	---	1,890	0.0434	20' TOWNHOUSE
9	---	1,890	0.0434	20' TOWNHOUSE
10	---	1,580	0.0363	20' TOWNHOUSE
11	---	1,580	0.0363	20' TOWNHOUSE
12	---	1,580	0.0363	20' TOWNHOUSE
13	---	1,580	0.0363	20' TOWNHOUSE
14	---	1,580	0.0363	20' TOWNHOUSE
15	---	1,896	0.0435	20' TOWNHOUSE
16	---	1,969	0.0452	20' TOWNHOUSE
17	---	1,580	0.0363	20' TOWNHOUSE
18	---	1,580	0.0363	20' TOWNHOUSE
19	---	1,580	0.0363	20' TOWNHOUSE
20	---	1,580	0.0363	20' TOWNHOUSE
21	---	1,580	0.0363	20' TOWNHOUSE
22	---	1,969	0.0452	20' TOWNHOUSE
23	---	1,969	0.0452	20' TOWNHOUSE
24	---	1,580	0.0363	20' TOWNHOUSE
25	---	1,580	0.0363	20' TOWNHOUSE
26	---	1,580	0.0363	20' TOWNHOUSE
27	---	1,580	0.0363	20' TOWNHOUSE
28	---	1,580	0.0363	20' TOWNHOUSE
29	---	1,969	0.0452	20' TOWNHOUSE
30	---	1,906	0.0438	20' TOWNHOUSE
31	---	1,574	0.0361	20' TOWNHOUSE
32	---	1,580	0.0363	20' TOWNHOUSE
33	---	1,580	0.0363	20' TOWNHOUSE
34	---	1,580	0.0363	20' TOWNHOUSE
35	---	1,580	0.0363	20' TOWNHOUSE
36	---	1,580	0.0363	20' TOWNHOUSE
37	---	1,975	0.0453	20' TOWNHOUSE
38	---	1,600	0.0367	20' TOWNHOUSE
39	---	1,280	0.0294	20' TOWNHOUSE
40	---	1,280	0.0294	20' TOWNHOUSE
41	---	1,280	0.0294	20' TOWNHOUSE
42	---	1,280	0.0294	20' TOWNHOUSE
43	---	1,280	0.0294	20' TOWNHOUSE
44	---	1,600	0.0367	20' TOWNHOUSE
PRIVATE ROAD PARCELS				
---	A	42,059	0.9655	PRIVATE ROAD
AREA BETWEEN LOTS PARCELS				
---	B	1,500	0.0344	AREA BETWEEN LOTS
OPEN SPACE PARCELS				
---	C	231,273	5.3093	OPEN SPACE
FUTURE COMMERCIAL RETAIL PARCELS				
---	D	34,528	0.7927	COMMERCIAL
PUBLIC ROAD DEDICATIONS				
---	DYSON ROAD	4,020	0.0923	PUBLIC ROAD

LEGEND

LOTS UNDER 1,800 SF

DESCRIPTION	AREA (SF)	AREA (AC)
DEDICATIONS	4,020.00	0.092287
HOA PRIV RD	42,059.00	0.965542
HOA BETWEEN LOTS	1,500.00	0.034435
HOA OPEN SPACE	231,273.00	5.309298
TOWNHOUSE LOTS	71,583.00	1.643320
COMMERCIAL PAR	34,528.00	0.792654
TOTAL AREA	384,963.00	8.837534

LOT/PARCEL TABULATION	SQ. FT.	ACRES
LOTS	44	
PARCELS	5	
TOTAL HOA DEDICATION	274,832.00	6.309275

SHEET C3
PARCEL 133
MATCHLINE
SHEET C2
DYSON ROAD

KEY MAP
SCALE: 1"=100'

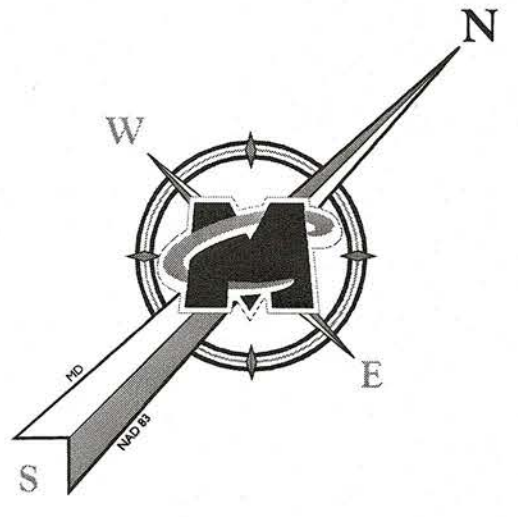
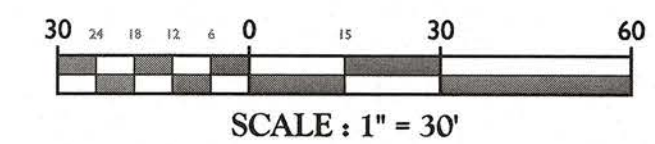
PLAN LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- 25' WETLAND BUFFER
- WETLAND BOUNDARY
- 100-YEAR FLOODPLAIN
- PRIMARY MANAGEMENT AREA (PMA)
- REGULATED STREAM BUFFER
- REGULATED STREAM (TOP OF BANK)
- REGULATED STREAM
- WETLAND
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROP. MINOR CONTOUR
- PROP. MAJOR CONTOUR
- PROP. R.O.W. DEDICATION
- EXISTING CENTERLINE
- PROP. EASEMENT LINE
- PROP. WATER LINE
- PROP. FIRE HYDRANT
- PROP. SAN. SEWER LINE
- PROP. SAN. SEWER MANHOLE
- PROP. STORM PIPE
- PROP. STORM STRUCTURE
- LIMITS OF DISTURBANCE
- STEEP SLOPES (15-25%)
- STEEP SLOPES (>25%)

LOT STANDARDS

	REQUIRED	PROVIDED
MINIMUM LOT SIZE	1,800 SF	1,280 SF*
MAXIMUM TH UNITS PER GROUP	6 DU	8 DU*
MAX BLDG. GROUPS W/ > 6 DU	20%	100%*
END UNIT WIDTH FOR SUCH GROUPS	24 FT.	20 FT.*

4 VARIANCES FROM 27-458(h) HAS BEEN REQUESTED.



ENGINEER'S CERTIFICATION

THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER CERTIFIES THAT THE DRAWINGS HEREON CONFORM TO THE STANDARDS OF THE ZONE. THE DRAWINGS ARE CONSISTENT WITH THE DATA TABLE PROVIDED. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

EDUARDO J. INTRIAGO
PRINT NAME
46513
MD LICENSE NUMBER

APR 03 2018
SIGNATURE
08/12/2017
EXPIRATION DATE

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PRELIMINARY PLAN
TCP
PLANNING BOARD ACTION
PER PGCPB RESOLUTION
ADOPTION DATE

AUTHORIZED SIGNATURE

THIS BLOCK IS FOR OFFICIAL USE ONLY
OR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC APPROVAL

PROJECT NAME: FALLEN OAK TOWNHOMES CHI AT HAMPTON
PROJECT NUMBER: 4-16026

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

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STATE OF MARYLAND
EDUARDO J. INTRIAGO
No. 46513
PROFESSIONAL ENGINEER
APR 03 2018

PRELIMINARY PLAN OF SUBDIVISION
4-16026
FOR
FALLEN OAK TOWNHOMES CHI AT HAMPTON
LIBER 19669
FOLIO 443
BRANDYWINE
PRINCE GEORGE'S COUNTY
MARYLAND

STERLING OFFICE
22375 Broderick Drive
Suite 110
Sterling, VA 20166
Phone: 703.430.4330
Fax: 703.430.4339

SCALE	DATE	DRAWN BY	CHECKED BY
1:4001890A	09/02/16	CHERS	BI

PROJECT NUMBER: 4-16026
DRAWING NAME: C-PPS-LAYT

PRELIMINARY PLAN

SHEET NUMBER: 2 OF 3

1890A Plan (Prelim) 07/11/2018 - Engineering Drawing/Engineering/Plan/PPS-LAYT.dwg/C2.PRE PLAN By: BSH/STW

