

1. THIS PRELIMINARY PLAN OF SUBDIVISION IS FOR THE RESIDENTIAL PHASE (PHASE I) OF THE MIXED-USE DEVELOPMENT APPROVED WITH CONCEPTUAL SITE PLAN CSP-16005.
2. EXISTING PARCEL: 133, LIBER 19669 FOLIO 00443, TAX MAP, GRID: 0145, 00A2, PARCEL: 133
3. 200 FOOT MAP REFERENCE (WSSC): 2175607, 2185E08
4. PURPOSE OF SUBDIVISION: DIVIDE PROPERTY INTO 44 RESIDENTIAL LOTS FOR DEVELOPMENT OF SINGLE FAMILY ATTACHED DWELLING UNITS (TOWNHOUSES), A PRIVATE ROAD PARCEL (PARCELS A1 AND A2), OPEN SPACE PARCELS (PARCELS B, C, D AND E), A STORMWATER FACILITY PARCEL (PARCEL F), A FUTURE COMMERCIAL RETAIL PARCEL (OUTPARCEL 1) AND PUBLIC ROAD DEDICATION.
5. PRIOR APPROVALS:
 - NRI-106-2016, CSP-16005, TCP1-029-94, PPS 4-16026, A-9853-02
6. TOTAL ACREAGE BY ZONE:
 - M-X-T GROSS AREA: 8.84 AC NET TRACT AREA: 8.73 AC
7. NET DEVELOPABLE AREA OUTSIDE OF PMA: 3.79 AC
8. ACREAGE OF ENVIRONMENTAL REGULATED FEATURES:
 - REGULATED STREAM: 1.277 FEET
 - WETLANDS: 1.08 AC
9. ACREAGE OF 100-YEAR FLOODPLAIN: 0.11 AC
10. ACREAGE OF ROAD DEDICATION: 0.09 AC
11. EXISTING ZONING/USE: MXT/VACANT
12. PROPOSED USE OF PROPERTY:

100-YEAR FLOODPLAIN:	4.814 SF (0.1105 AC.)
RESIDENTIAL COMPONENT NET TRACT AREA:	346,507 SF (7.9547 AC.)
OUTPARCEL 1 (FUTURE COMMERCIAL AREA):	34,528 SF (0.7927 AC.)
ROAD DEDICATIONS:	3,929 SF (0.0902 AC.)
TOTAL	384,964 SF (8.8375 AC.)
13. BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE:
 - TOWNHOUSE 44 UNITS
14. DENSITY: 5.5 UNITS PER ACRE (44 UNITS/7.9547 ACRES = 5.5 UNITS PER ACRE)
15. LOT STANDARDS ARE REQUIRED BY ZONING ORDINANCE AND SUBDIVISION REGULATIONS (27-548) UNLESS EXEMPT:

	REQUIRED 1,200 SF	PROVIDED 1,580 SF
MINIMUM LOT SIZE:		
* COUNCIL BILL CB-087-2018 AMENDED SEC. 27-548(h) TO MODIFY THESES REQUIREMENTS.		
16.	MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE: 20'	
17.	THIS PROPERTY FALLS UNDER SUSTAINABLE GROWTH TIER 1.	
18.	THIS PROPERTY IS NOT IN ANDREWS, INTERIM LAND USE CONTROL AND THERE IS NO KNOWN NOISE CONTOURS FOR 65 DBA LINE IN THIS PROPERTY.	
19.	THIS PROPERTY IS IN BRANCH AVENUE CORRIDOR.	
20.	EXISTING AND PROPOSED GROSS FLOOR AREA (NON-RECREATIONAL ONLY): 0 SF	
21.	STORMWATER MANAGEMENT CONCEPT NUMBER 38664-2016-01, APPROVAL DATE: AUGUST 11, 2017. A REVISED STORMWATER MANAGEMENT CONCEPT PLAN HAS BEEN SUBMITTED FOR REVIEW WHICH REFLECTS THE LAYOUT SHOWN WITHIN THESE PLANS	
22.	EXISTING WATER/SEWER CATEGORY: 4	
23.	PROPOSED WATER/SEWER CATEGORY: 3	
23.	THIS PROPERTY IS NOT IN THE AVIATION POLICY AREA.	
24.	MANDATORY PARK DEDICATION REQUIREMENT WILL BE FULFILLED THROUGH ONSITE RECREATIONAL FACILITIES.	
25.	THERE ARE NO KNOWN CEMETERIES ON OR CONTIGUOUS TO THIS PROPERTY.	
26.	THIS PROPERTY IS IN THE VICINITY OF A HISTORIC SITE. THE SAID HISTORIC SITE IS SOUTH WEST OF THE PROPERTY (#854-033-14).	
27.	TYPE ONE CONSERVATION PLAN HAS BEEN SUBMITTED FOR THIS PROPERTY.	
28.	THIS PROPERTY IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA.	
29.	THERE ARE WETLANDS PRESENT ON THE PROPERTY.	
30.	THERE ARE STREAMS PRESENT ON THE PROPERTY.	
31.	SOIL TYPE FOR THE PROPERTY IS SHOWN IN THE APPROVED NRI PLAN (NRI-106-2016).	
32.	THIS PROPERTY IS NOT IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION.	
33.	THERE ARE NO INTERCHANGES WITHIN AND ADJACENT TO THIS PROPERTY.	
34.	THE PROPERTY WAS REZONED TO MXT PER ZONING ORDINANCE NO. 20-2009 SMA REVISORY PETITION, CASE NO.; SUBREGION S CR-61-2009 (DR-1).	
35.	REMOVAL OF SPECIMEN TREES 2-7 AND 9 WAS APPROVED WITH CSP-16005. A VARIANCE REQUEST FOR THE REMOVAL OF SPECIMEN TREE ST-8 IS REQUESTED WITH THIS PRELIMINARY PLAN (4-18033).	
36.	ALL PROPOSED ON-SITE ROADS TO BE PRIVATELY MAINTAINED.	

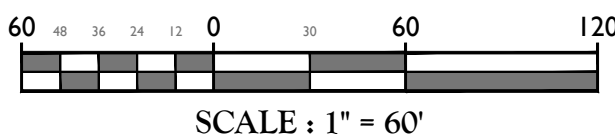
CHI AT HAMPTON, LLC
1010 ROCKVILLE PIKE, SUITE 300
ROCKVILLE, MD 20852
(703) 556-9569
ATTN: PATRICK BYRNE

CHADSWORTH HOMES, INC.
1010 ROCKVILLE PIKE, SUITE 300
ROCKVILLE, MD 20852
(703) 556-9569
ATTN: PATRICK BYRNE

MASER CONSULTING P.A.
22375 BRODERICK DRIVE, SUITE 110
STERLING, VA 20166
(703) 430-4330
ATTN: JOHN W. CLAPSADDLE, PE

MASER CONSULTING P.A.
22375 BRODERICK DRIVE, SUITE 110
STERLING, VA 20166
(703) 430-4330
ATTN: IVAN MOODY

PRINCE GEORGE'S COUNTY, MARYLAND



INDEX OF SHEETS	
SHEET NO.	SHEET NAME
1	COVER SHEET
2	PRELIMINARY PLAN
3	PRELIMINARY PLAN

THIS APPLICATION IS FOR THE RESIDENTIAL PORTION (PARCEL 133) OF APPROVED CSP-16005, ONLY. FORMAL PPS OF THE COMMERCIAL OUTLOT (PARCEL "A", HAMPTON SUBDIVISION) OF SAID CSP WILL BE PART OF A FUTURE APPLICATION.

PRELIMINARY PLAN _____
TCP _____
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PER PGCPB RESOLUTION _____
ADOPTION DATE _____

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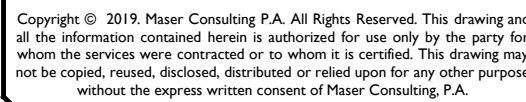
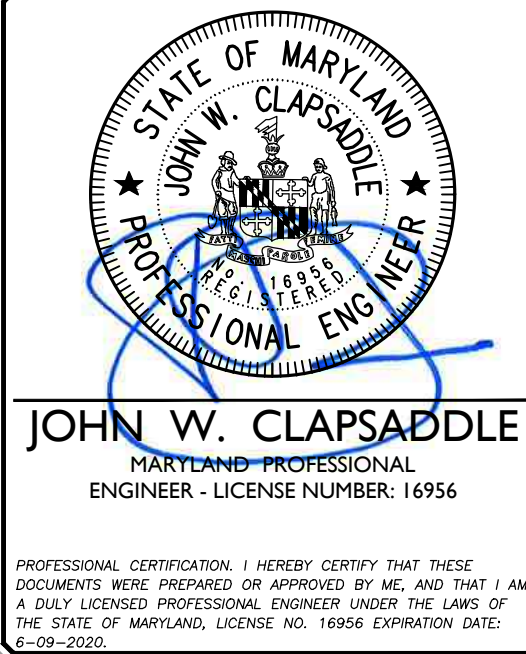
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**M-NCPPC
APPROVAL**

PROJECT NAME: FALLEN OAK TOWNHOMES

PROJECT NUMBER: 4-18033

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

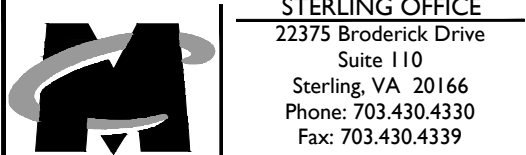
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PRELIMINARY PLAN OF
SUBDIVISION
4-18033

FOR
FALLEN OAK
TOWNHOMES

TAX MAP 145, GRID A2
PARCEL 133
L.19669 F.443

BRANDYWINE
PRINCE GEORGE'S COUNTY
MARYLAND



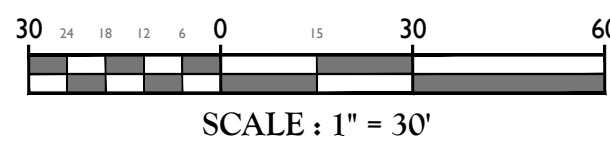
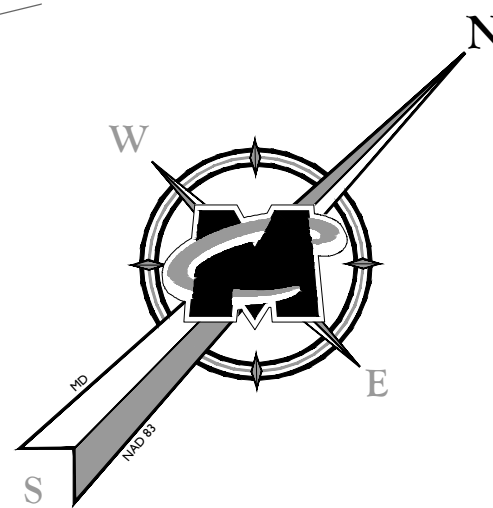
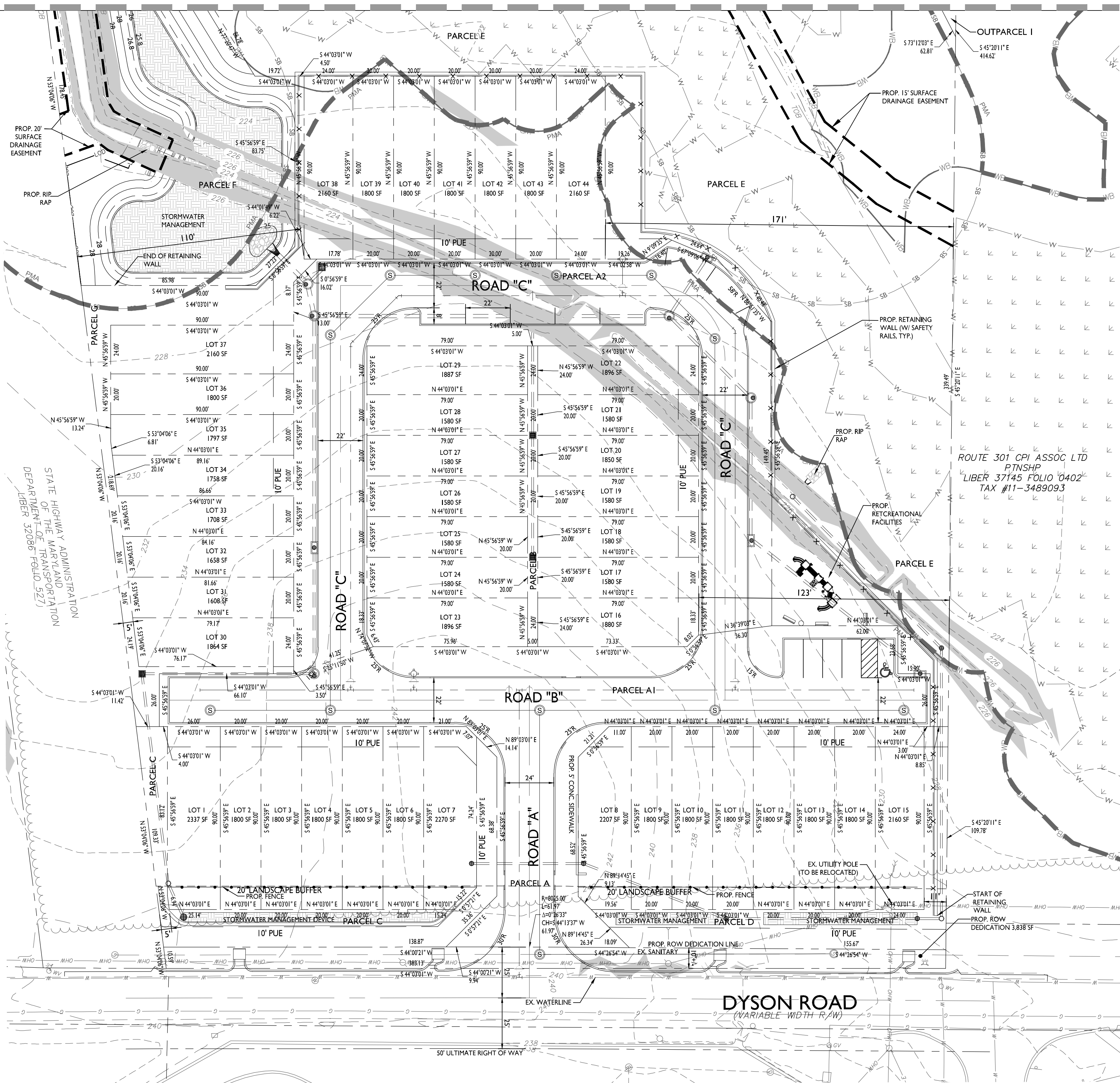
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SHEET TITLE:

COVER SHEET

SHEET NUMBER: 1 OF 3

MATCHLINE SEE SHEET 3

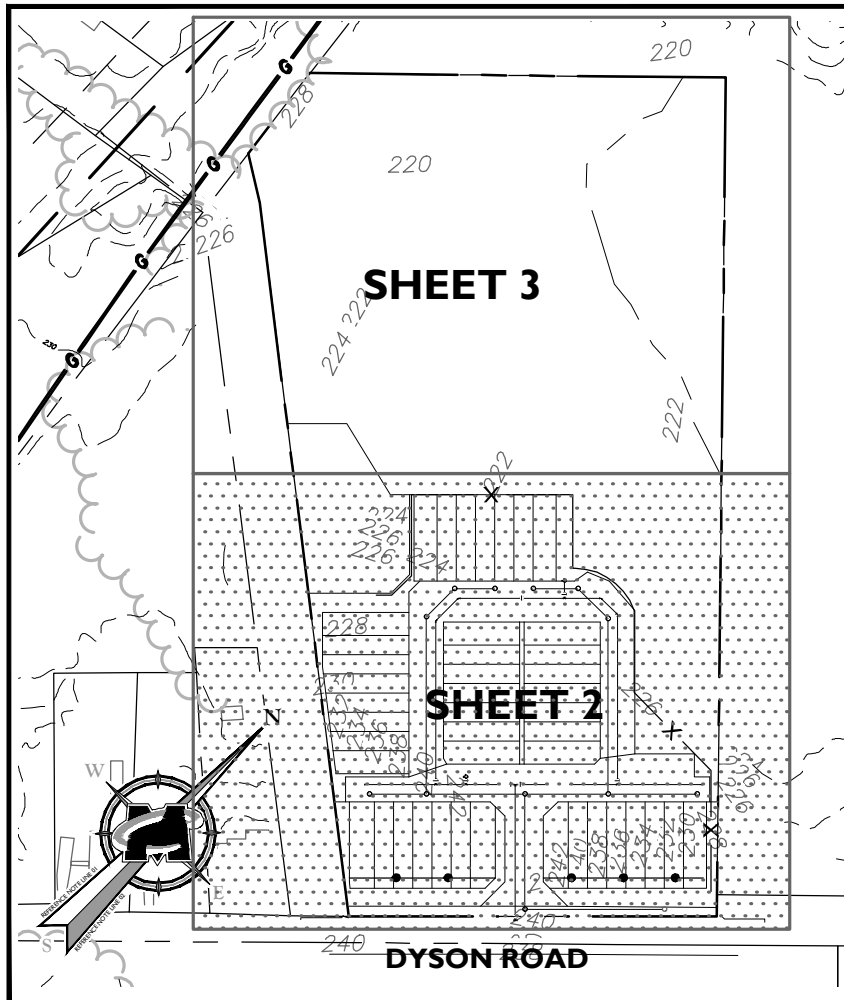


LOT/PARCEL AREA TABLE					
LOT	PARCEL	AREA (SQ. FT.)	AREA (AC.)	USE	OWNERSHIP
TOWNHOUSE LOTS					
1	---	2,337	0.0537	20' TOWNHOUSE	PRIVATE
2	---	1,800	0.0413	20' TOWNHOUSE	PRIVATE
3	---	1,800	0.0413	20' TOWNHOUSE	PRIVATE
4	---	1,800	0.0413	20' TOWNHOUSE	PRIVATE
5	---	1,800	0.0413	20' TOWNHOUSE	PRIVATE
6	---	1,800	0.0413	20' TOWNHOUSE	PRIVATE
7	---	2,270	0.0521	24' TOWNHOUSE	PRIVATE
8	---	2,207	0.0507	20' TOWNHOUSE	PRIVATE
9	---	1,800	0.0413	20' TOWNHOUSE	PRIVATE
10	---	1,800	0.0413	20' TOWNHOUSE	PRIVATE
11	---	1,800	0.0413	20' TOWNHOUSE	PRIVATE
12	---	1,800	0.0413	20' TOWNHOUSE	PRIVATE
13	---	1,800	0.0413	20' TOWNHOUSE	PRIVATE
14	---	1,800	0.0413	20' TOWNHOUSE	PRIVATE
15	---	2,160	0.0496	20' TOWNHOUSE	PRIVATE
16	---	1,880	0.0432	20' TOWNHOUSE	PRIVATE
17	---	1,580	0.0363	20' TOWNHOUSE	PRIVATE
18	---	1,580	0.0363	20' TOWNHOUSE	PRIVATE
19	---	1,580	0.0363	20' TOWNHOUSE	PRIVATE
20	---	1,580	0.0363	20' TOWNHOUSE	PRIVATE
21	---	1,580	0.0363	20' TOWNHOUSE	PRIVATE
22	---	1,896	0.0435	20' TOWNHOUSE	PRIVATE
23	---	1,896	0.0435	20' TOWNHOUSE	PRIVATE
24	---	1,580	0.0363	20' TOWNHOUSE	PRIVATE
25	---	1,580	0.0363	20' TOWNHOUSE	PRIVATE
26	---	1,580	0.0363	20' TOWNHOUSE	PRIVATE
27	---	1,580	0.0363	20' TOWNHOUSE	PRIVATE
28	---	1,580	0.0363	20' TOWNHOUSE	PRIVATE
29	---	1,887	0.0433	20' TOWNHOUSE	PRIVATE
30	---	1,864	0.0428	20' TOWNHOUSE	PRIVATE
31	---	1,608	0.0369	20' TOWNHOUSE	PRIVATE
32	---	1,658	0.0381	20' TOWNHOUSE	PRIVATE
33	---	1,708	0.0392	20' TOWNHOUSE	PRIVATE
34	---	1,758	0.0404	20' TOWNHOUSE	PRIVATE
35	---	1,797	0.0413	20' TOWNHOUSE	PRIVATE
36	---	1,800	0.0413	20' TOWNHOUSE	PRIVATE
37	---	2,160	0.0496	20' TOWNHOUSE	PRIVATE
38	---	2,160	0.0496	20' TOWNHOUSE	PRIVATE
39	---	1,800	0.0413	20' TOWNHOUSE	PRIVATE
40	---	1,800	0.0413	20' TOWNHOUSE	PRIVATE
41	---	1,800	0.0413	20' TOWNHOUSE	PRIVATE
42	---	1,800	0.0413	20' TOWNHOUSE	PRIVATE
43	---	1,800	0.0413	20' TOWNHOUSE	PRIVATE
44	---	2,160	0.0496	20' TOWNHOUSE	PRIVATE
PRIVATE ROAD PARCELS					
---	A1	19,686	0.4519	PRIVATE ROAD	HOA
---	A2	20,353	0.4672	PRIVATE ROAD	HOA
OPEN SPACE PARCELS					
---	B	740	0.0170	OPEN SPACE	HOA
---	C	4,471	0.1026	OPEN SPACE	HOA
---	D	4,192	0.0962	OPEN SPACE	HOA
---	E	195,650	4.4915	OPEN SPACE	HOA
---	F	17,272	0.3965	OPEN SPACE	HOA
---	G	4,337	0.0996	OPEN SPACE	HOA
FUTURE COMMERCIAL RETAIL PARCELS					
---	OUPARCEL 1	34,528	0.7927	COMMERCIAL	PRIVATE
PUBLIC ROAD DEDICATIONS					
---	DYSON ROAD	3,929	0.0902	PUBLIC ROAD	DPW&T

ACREAGE TABULATION		
DESCRIPTION	AREA (SF)	AREA (AC)
DEDICATION	3,929	0.0902
HOA PRIV RD	40,039	0.9192
HOA OPEN SPACE	226,661	5.2034
TOWNHOUSE LOTS	79,807	1.8321
OUTPARCEL 1	34,528	0.7927
TOTAL AREA	384,964	8.8375

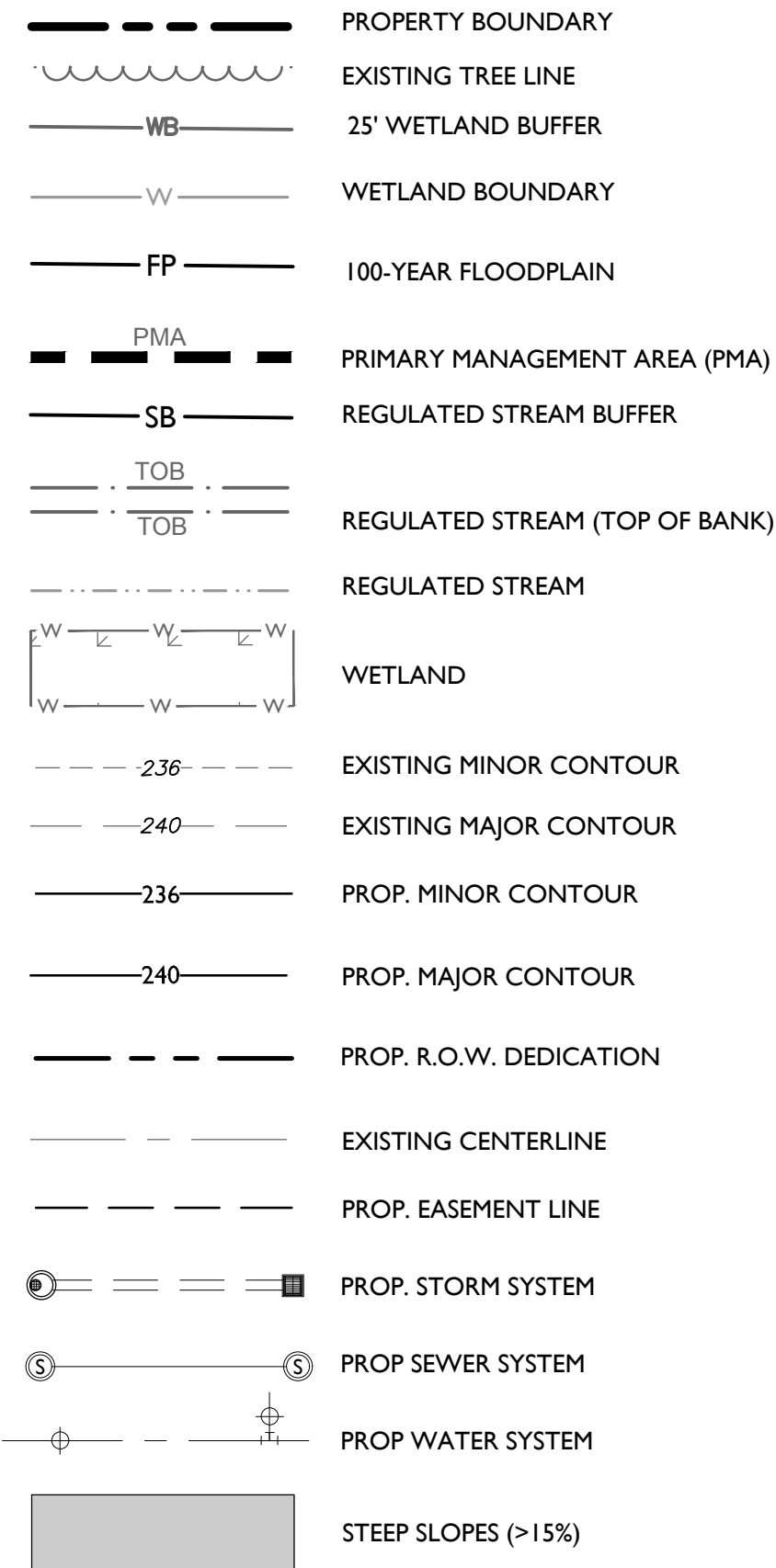
LOT/PARCEL TABULATION
 LOTS
 PARCELS

	SQ. FT.	ACRES
TOTAL HOA DEDICATION	266,700.24	6.1226



KEY MAP
SCALE: 1"=200'

PLAN LEGEND



THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRELIMINARY PLAN _____
TCP _____
PLANNING BOARD ACTION _____
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ADOPTION DATE _____

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meets conditions of final approval by the Planning Board, its committee or the District Council.

**M-NCPPC
APPROVAL**

PROJECT NAME: FALLEN OAK TOWNHOMES

PROJECT NUMBER: 4-18033

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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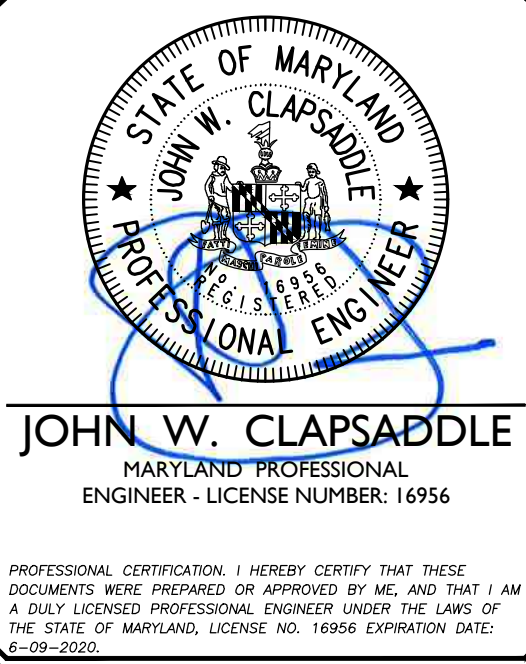
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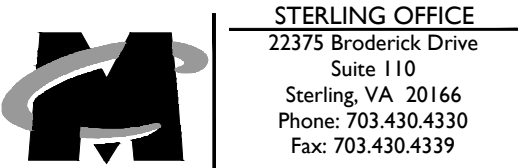
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PRELIMINARY PLAN OF
SUBDIVISION
4-18033
FOR
FALLEN OAK
TOWNHOMES

TAX MAP 145, GRID A2
PARCEL 133
L.19669 F.443

BRANDYWINE
PRINCE GEORGE'S COUNTY
MARYLAND

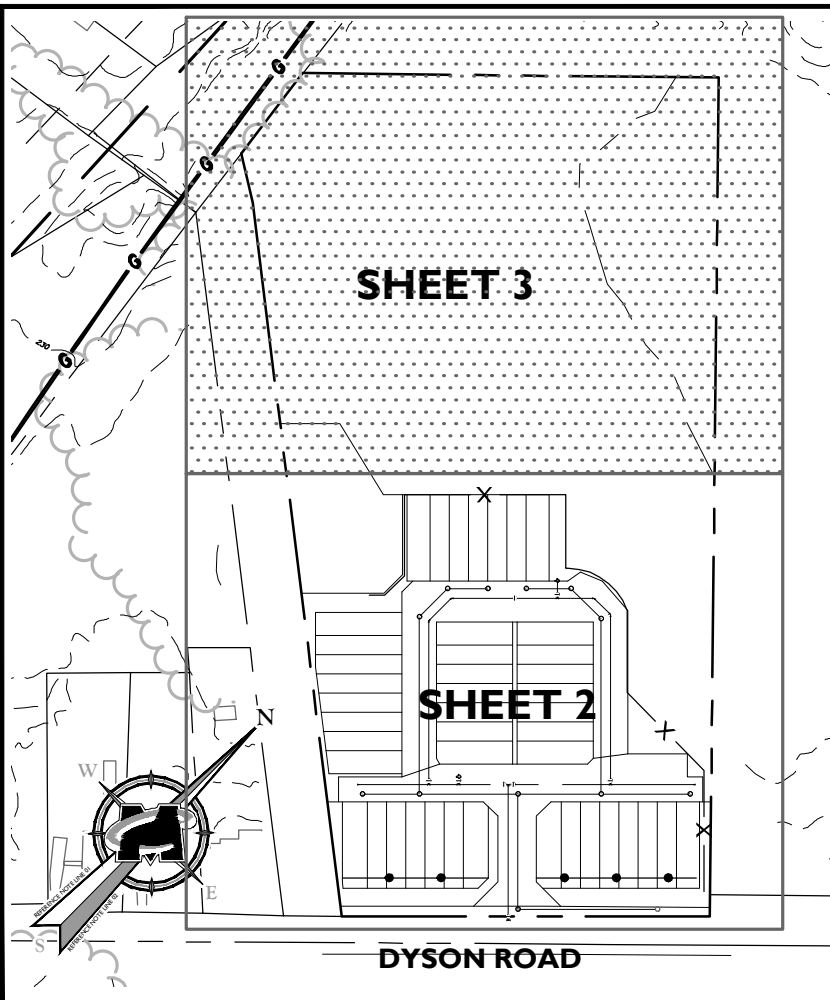


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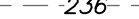
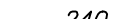
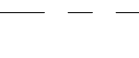
SHEET TITLE:

PRELIMINARY PLAN

SHEET NUMBER: _____



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. STORM SYSTEM |
|  | PROP SEWER SYSTEM |
|  | PROP WATER SYSTEM |
|  | STEEP SLOPES (>15%) |

PRELIMINARY PLAN _____
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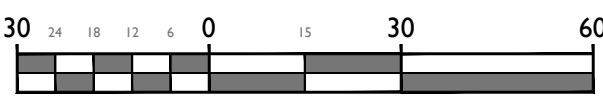
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**M-NCPPC
APPROVAL**

PROJECT NAME: FALLEN OAK TOWNHOMES

PROJECT NUMBER: 4-18033

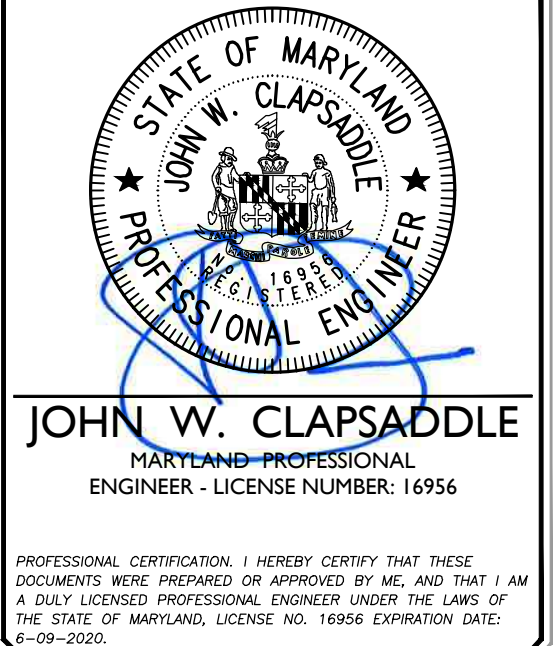
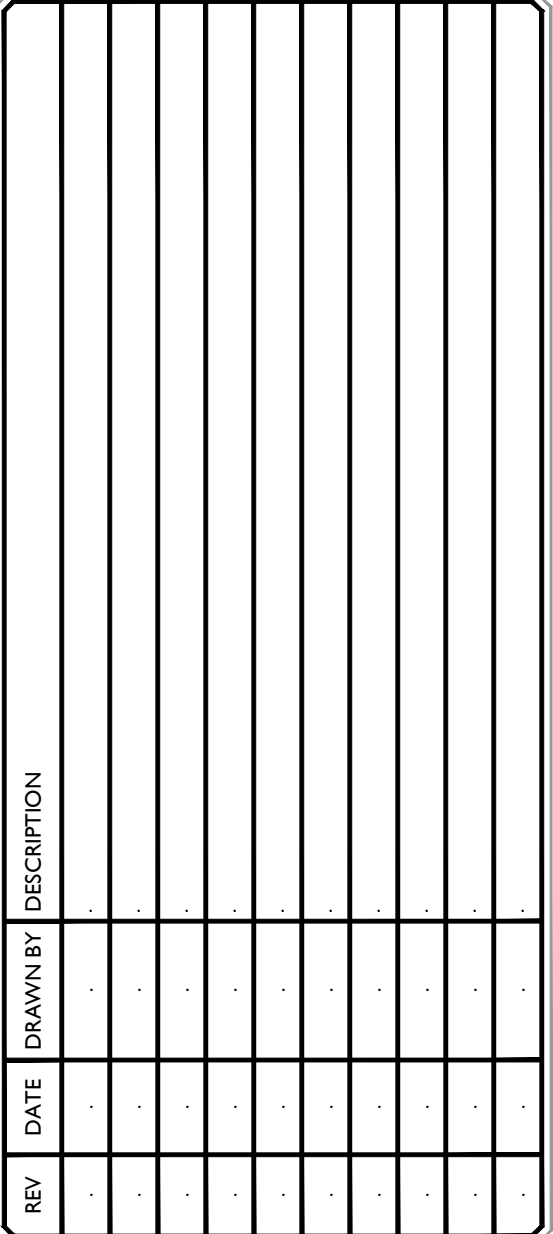
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SCALE : 1" = 30



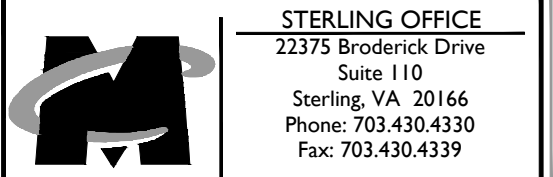
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PRELIMINARY PLAN OF
SUBDIVISION
4-18033
FOR
FALLEN OAK
TOWNHOMES

TAX MAP 145, GRID A2
PARCEL 133
L.19669 F.443

BRANDYWINE
PRINCE GEORGE'S COUNTY
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SCALE:	DATE: 05/01/2019	DRAWN BY: JWC	CHECKED BY: SRW
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SHEET TITLE:

PRELIMINARY
PLAN

SHEET NUMBER:

3 OF 3