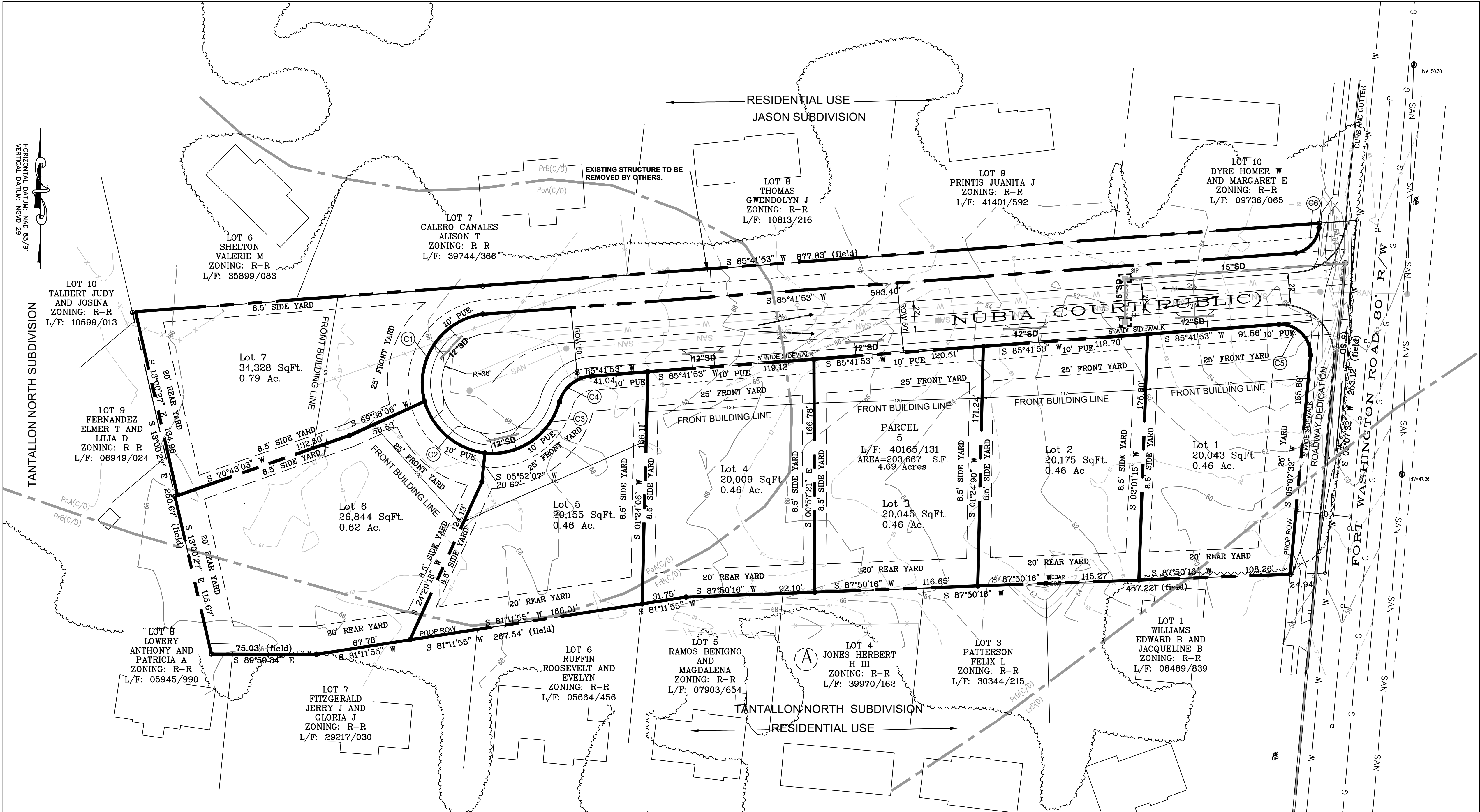


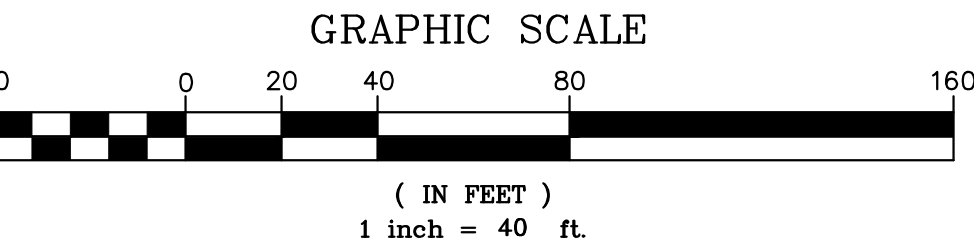


GENERAL NOTES

- EXISTING PARCEL: 005.
- EXISTING LIBER FOLIO: 40165-131.
- TAX GRID: 131-F1.
- WSSC GRID: 215SE01
- NO PRIOR APPROVALS
- TOTAL ACREAGE: 4.69 ACRES (R-R)
- ROAD DEDICATION: FORT WASHINGTON ROAD 0.16 AC +
NUBIA COURT - .82 AC +
NET ACREAGE: 3.71 ACRES
- ACREAGE OF ENVIRONMENTAL REGULATED FEATURES: N/A
- ACREAGE OF 100 YEAR FLOODPLAIN: N/A
- ACREAGE OF ROAD DEDICATION: 0.96 ACRES
- SITE IS ZONED R-R AND IS CURRENTLY VACANT.
- SITE WILL BE SUBDIVIDED INTO 7 LOTS CONTAINING SINGLE FAMILY RESIDENCES.
- BREAKDOWN OF PROPOSED DWELLING UNITS: 7 SINGLE FAMILY RESIDENCES (Fee Simple)
- DENSITY CALCULATION: 7 DU/ 3.71 AC. = 1.89 DWELLING UNITS/ACRE
DENSITY ALLOWED 2.17 DU/AC
DENSITY PROPOSED 1.89 DU/AC
- MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE AND SUBDIVISION REGULATIONS (24-130): 20,000 SQ. FT.
(SEE CHART FOR LOT FRONTAGE)
- MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE: 70 FT. (SEE CHART FOR BLDG FRONTAGE)
- MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE FOR CUL-DE-SAC: 60 FT. (SEE CHART FOR STREET FRONTAGE)
- SUSTAINABLE GROWTH TIER: 1
- MILITARY INSTALLATION OVERLAY ZONE: NO
- CENTER OR CORRIDOR LOCATION: NO
- EXISTING AND PROPOSED GROSS FLOOR AREA: N/A
- STORMWATER MANAGEMENT CONCEPT NUMBER: 2584-2019-0
- WATER/SEWER CATEGORY DESIGNATION: W-3/S-3 COMMUNITY SYSTEM
- AVIATION POLICY AREA: N/A
- MANDATORY PARK DEDICATION: FEE IN LIEU OF MANDATORY DEDICATIONS
- CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
- HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
- TYPE ONE CONSERVATION PLAN: YES
- WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
- WETLANDS: NO
- STREAMS: NO
- 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

LEGEND

- Lot Lines
- PoA(C/D) Existing Soils
- PrB(C/D)
- ≥15% slopes
- >25% Slopes
- Existing Treeline
- Water Line
- SAN Sewer Line
- 60 Major Contour Existing
- 63 Minor Contour Existing
- CL Street Centerline



AREA TABULATION					LOT FRONTAGE			
LOT NO.	GROSS AREA	WETLAND / FLOODPLAIN AREA	NET AREA		MIN. WIDTH AT STREET LINE		MIN. WIDTH AT BLDG. LINE	
	SF	SF	SF	AC	REQ'D	PROP.	REQ'D	PROP
1	20,043	-	20,043	0.46	70	115	100	117
2	20,175	-	20,175	0.46	70	119	100	117
3	20,045	-	20,045	0.46	70	121	100	121
4	20,009	-	20,009	0.46	70	119	100	120
5	20,155	-	20,155	0.46	60	155	100	143
6	26,844	-	26,844	0.62	60	60	100	100
7	34,328	-	34,328	0.79	60	90	100	109
TOTAL	161,599	-	161,599	3.71				

CURVE TABLE

CURVE NO.	LOT NO	RADIUS	ARC	DELTA	TANGENT	CHORD	BEARING
C1	7	50'	90.40'	103.05	63.25'	78.70'	S 32° 19' 38" W
C2	6	50'	60.05'	64.19	33.06'	55.98'	S 53° 44' 59" E
C3	5	50'	84.40'	96.96	56.33'	74.71'	N 44° 06' 21" E
C4	5	25'	30.77'	71	17.83'	28.86'	N 50° 24' 18" E
C5	1	20'	34.59'	104	25.59'	31.51'	S45° 50' 06" E
C6	7	20'	28.09'	75	15.34'	27'	N 42° 08' 36" E

DENSITY CALCULATION		
DWELLING UNITS (DU)	NET ACRES (AC)	DENSITY (DU/AC)
7	3.71	1.89

OWNER / DEVELOPER/ APPLICANT
HARBOR VIEW DEVELOPER CORP.
3422 GEORGIA AVENUE, NW
WASHINGTON, DC 20010
Kassahun Tefera
(P): (202)-413-1092
(E): metrolabdc@gmail.com

Rev. No.	Revision	Rev. Date
1	REVISED PER M-NCPPC COMMENTS	11/4/2019
2	REVISED PER M-NCPPC COMMENTS	01/23/2020

PROFESSIONAL CERTIFICATION

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, LICENSE NO. 200501. EXPIRATION DATE: 09/01/21



CV, INC.
1395 PICCARD DRIVE, SUITE 370
ROCKVILLE, MARYLAND 20850
PHONE: (301) 637-2510
WWW.CVINC.COM

PROJECT
HARBOR VIEW
PRELIMINARY PLAN
FORT WASHINGTON
PRINCE GEORGE'S COUNTY, MARYLAND
ELECTION DISTRICT - 5

PROJECT NO.
20181035
SCALE: 1" = 40'
DATE: 02/24/2020
DRAWN BY: LS
CHECKED BY: SS
SHEET: 01 OF 01

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: HARBOR VIEW
PROJECT NUMBER: PP - 4 - 19026

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

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PRELIMINARY PLAN 4 - 19026
TCP
PLANNING BOARD ACTION: _____
PER PGCPB RESOLUTION #: _____
ADOPTION DATE: _____
SIGNATURE APPROVAL DATE: _____
AUTHORIZED SIGNATURE