

1. PROJECT NAME: NATIONAL VIEW
2. EXISTING LOTS/PARCELS:
 - LOTS: 48 / PARCELS: 7
 - PARCEL 26 & 27, L. 41840, F. 235
 - PARCEL 32, L.42799 F. 255
 - PARCEL 33 & 35, L.41808 F. 190
 - PARCEL 36, L.41808, F.154
 - PARCEL 37, L.41808, F.190
 - BLOCKS 122, 123 &124, L.41925, F. 415
 - LOTS 80 - 91, L.41925, F.415
3. PROPOSED LOTS/PARCELS:
 - LOTS: N/A
 - PARCELS: 10 (7 BUILDING PARCELS, 1 PRIVATE ROAD PARCEL, 2 OPEN SPACE PARCELS)
4. TAX MAP, GRID: MAP 95, GRIDS F3 & F4
5. 200 FOOT MAP REFERENCE (WSSC): 208SE01
6. THE PURPOSE OF SUBDIVISION IS TO DEVELOP COMMERCIAL, AND RESIDENTIAL USES
7. PRIOR APPROVALS:
 - NRI-184-14, AND NRI-146-2019
 - TCP1-009-2022
8. TOTAL ACREAGE (ZONE: MXT):
 - GROSS: 20.11 ACRES
 - CBCA AREA: 1.73 ACRES
 - 100 YEAR FLOODPLAIN: 0.00 ACRES
 - NET: 18.38 ACRES
9. NET DEVELOPABLE OUTSIDE THE PMA: 0 AC
10. ACREAGE OF ROAD DEDICATION: 0.00 AC
11. 100-YEAR FLOODPLAIN: NO, PER PG DP1E LETTER DATED AUGUST 23, 2019.
12. EXISTING ZONING/USE: MXT (MIXED USE-TRANSPORTATION ORIENTED)
13. PROPOSED USE: MXT (MIXED USE-TRANSPORTATION ORIENTED).
14. SEE CHART THIS SHEET FOR BREAKDOWN OF PROPOSED USES BY TYPE
15. SUSTAINABLE GROWTH TIER: DEVELOPED TIER
16. ANDREWS INTERIM LAND USE CONTROL: NO.
17. NO LAND USE CONTROL EXISTS ON THIS PROPERTY
18. CENTER OR CORRIDOR LOCATION: NOT LOCATED WITHIN A CENTER OR CORRIDOR.
19. STORMWATER MANAGEMENT CONCEPT NUMBER: SDCP #49501-2021-0; APPROVED AUGUST 31, 2022
20. WATER/SEWER CATEGORY DESIGNATION:
 - EXISTING: W-AIS-4 (BUTLER PROPERTY.) W-3/S-3 (FOREST HEIGHTS PROPERTY)
 - PROPOSED: W-3 & S-3
21. PUBLIC UTILITY EASEMENT (10' WIDE) PROPOSED AROUND ALL PUBLIC RIGHTS-OF-WAY AND 7' WIDE ALONG AT LEAST ONE SIDE OF ALL PRIVATE STREETS AS NEEDED. A VARIANCE WILL BE SUBMITTED AT TIME OF PPS.
22. AVIATION POLICY AREA: N/A
23. MANDATORY PARK DEDICATION WILL BE MET THROUGH ON-SITE PRIVATE RECREATIONAL FACILITIES IN ACCORDANCE WITH SECTION 24-134 OF THE SUBDIVISION ORDINANCE
24. CEMETERIES SITE ON OR CONTIGUOUS TO THE PROPERTY: NO
25. HISTORIC SITE OR ON IN THE VICINITY OF THE PROPERTY: YES
 - BUTLER HOUSE PG #76 A-34. HISTORIC SITES LOCATED IN THE VICINITY OF THE PROPERTY: OXON HILL MANSION PG #76 A-13 AND OXON HILL MANOR PG #80-1
26. A TYPE 1 CONSERVATION PLAN IS ASSOCIATED WITH THIS CASE: TCP1-009-2022
27. WITHIN CHESAPEAKE BAY CRITICAL AREA: YES
28. WETLANDS: NO; FIELD VERIFIED BY JM FORESTRY SERVICE, LLC DURING JULY 27, 2019 SITE VISIT.
29. STREAMS: NO; FIELD VERIFIED BY JM FORESTRY SERVICES, LLC DURING JULY 27, 2019 SITE VISIT.
30. SOILS PERFORM ON SITE: BaB, BaC, BuB, SaaC, ShB, SoE, SoF, UdF. SOURCE: md.merlin.net AND websoilsurvey.sc.egov.usda.gov.
31. PROPERTY NOT IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURE LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST ORGANIZATION.
32. SOURCE OF TOPOGRAPHY: PRINCE GEORGE'S COUNTY GIS AND ADJUSTED TO NVGD 29 DATUM, BY DEWBERRY - AUGUST 2019.
33. SOURCE OF THE PROPERTY BOUNDARY: BOUNDARY/ALTA SURVEY BY DEWBERRY ENGINEERS INC. DATED DECEMBER 20, 2018.
34. OWNER & APPLICANT:
 - HARBOR VIEW DEVELOPMENT LLC
 - 3947 NEWDALE ROAD
 - CHEVY CHASE, MD, 20815
35. FINAL BUILDING HEIGHTS TO BE DETERMINED AT DSP.

LAND USE	ACRES	LAND PERCENTAGE
MIXED USE (PCL)	12.94	64%
OPEN SPACE	3.01	15%
ROAD AND RIGHT-OF-WAY	4.16	21%
TOTAL	20.11	100%

PARCEL	SF	ACRES	DESCRIPTION	DEDICATION	GROSS FLOOR AREA GFA (SF)	DWELLING UNITS (DU)
PARCEL A	181,277	4.16	ROADWAY	PRIVATE	---	---
PARCEL B	55,637	1.27	OPEN SPACE	PRIVATE	---	---
PARCEL C	75,800	1.74	OPEN SPACE	PRIVATE	---	---
PARCEL 1	95,630	2.20	RESIDENTIAL/ OFFICE/ COMMERCIAL	PRIVATE	251,000	0-360
PARCEL 2	63,298	1.45	RESIDENTIAL/ COMMERCIAL	PRIVATE	362,000	350-355
PARCEL 3	87,058	1.99	RESIDENTIAL/ OFFICE	PRIVATE	442,000	430-440
PARCEL 4	138,557	3.18	RESIDENTIAL/ COMMERCIAL	PRIVATE	241,000	230-240
PARCEL 5	58,581	1.35	SR. LIVING AREA	PRIVATE	110,000	190-220
PARCEL 6	68,312	1.57	SR. LIVING AREA	PRIVATE	85,000	110-125
PARCEL 7	52,093	1.20	SR. LIVING AREA	PRIVATE	100,000	155-160
TOTAL	876,243	20.11			1,581,000	1,870 MAX.

NOTE

FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
<http://www.missutility.net>
48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY

INFORMATION CONCERNING UNDERGROUND
UTILITIES WILL BE OBTAINED FROM AVAILABLE
RECORDS, BUT THE CONTRACTOR MUST
DETERMINE THE EXACT LOCATION AND
ELEVATION OF THE MAINS BY DIGGING TEST PITS
BY HAND AT ALL UTILITY CROSSINGS WELL IN
ADVANCE OF THE START OF EXCAVATION.

[illegible]

1 PLAN VIEW

0' 150' 300'

SCALE 1" = 150'

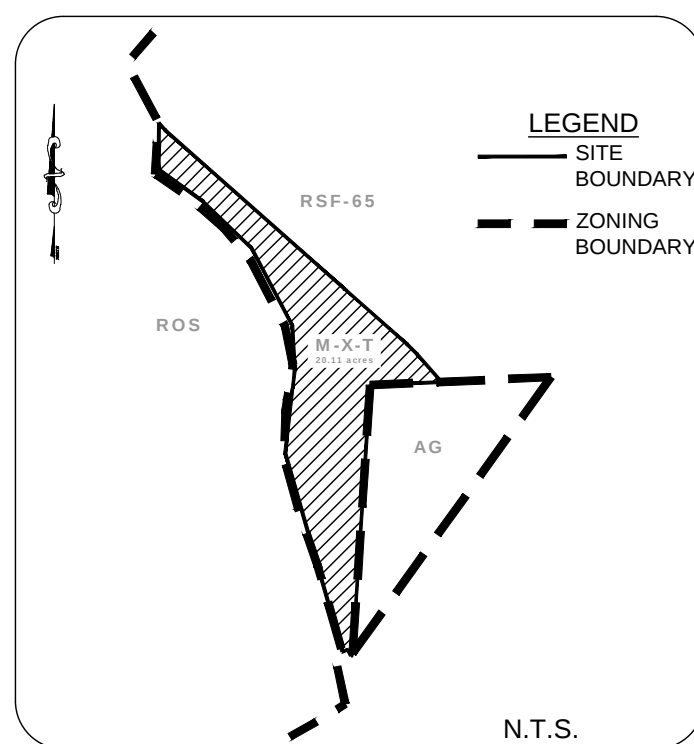
MICHAEL B. DAVIS
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 11033
EXPIRATION DATE: 09/10/2022



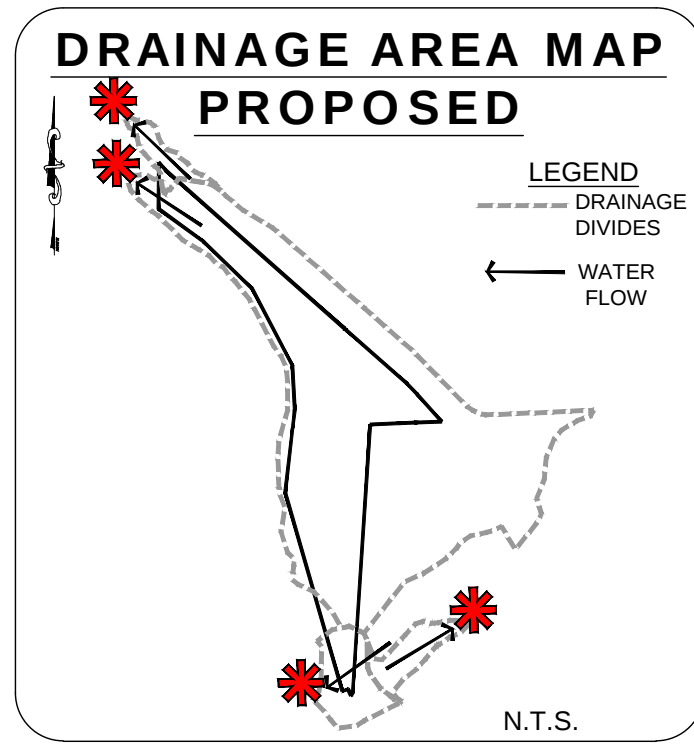
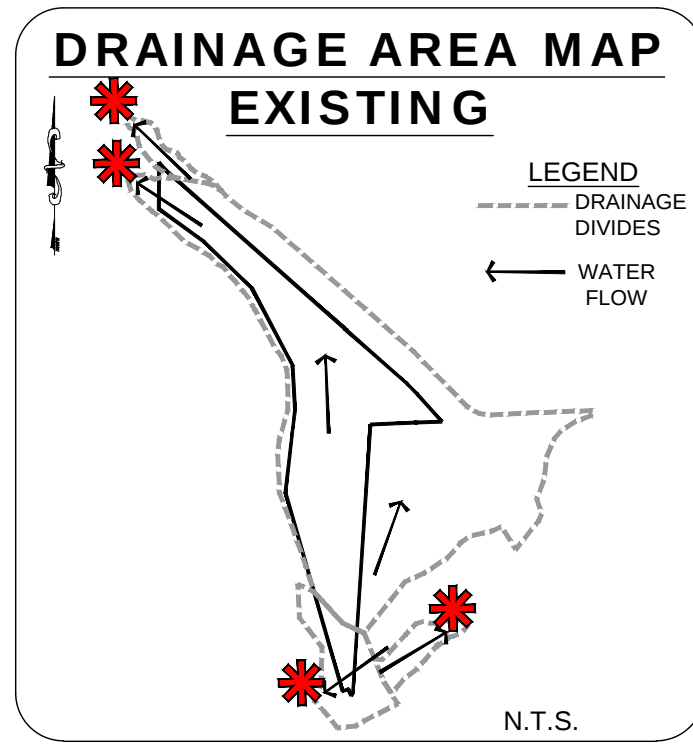
Vicinity Map © ADC - Kappa Map Group LLC/GIS
Integrated Solutions LLC 2014

	TOTAL
GROSS TRACT AREA	20.11 AC.
EXISTING 100-YEAR FLOODPLAIN	0.00 AC.
ON-SITE WITHIN CBCA AREA	1.73 AC.
NET TRACT AREA	18.38 AC.
EXISTING WOODLAND IN THE FLOODPLAIN	0.00 AC.
EXISTING WOODLAND IN CBCA AREA	1.64 AC.
EXISTING WOODLAND IN NET TRACT AREA	14.69 AC.
EXISTING WOODLANDS TOTAL	16.33 AC.
EXISTING PMA	0.00 AC.
REGULATED STREAM (LINEAR FEET OF CENTERLINE)	0 LF
RIPARIAN (WOODED) BUFFER UP TO 300 FEET WIDE	0.00 AC

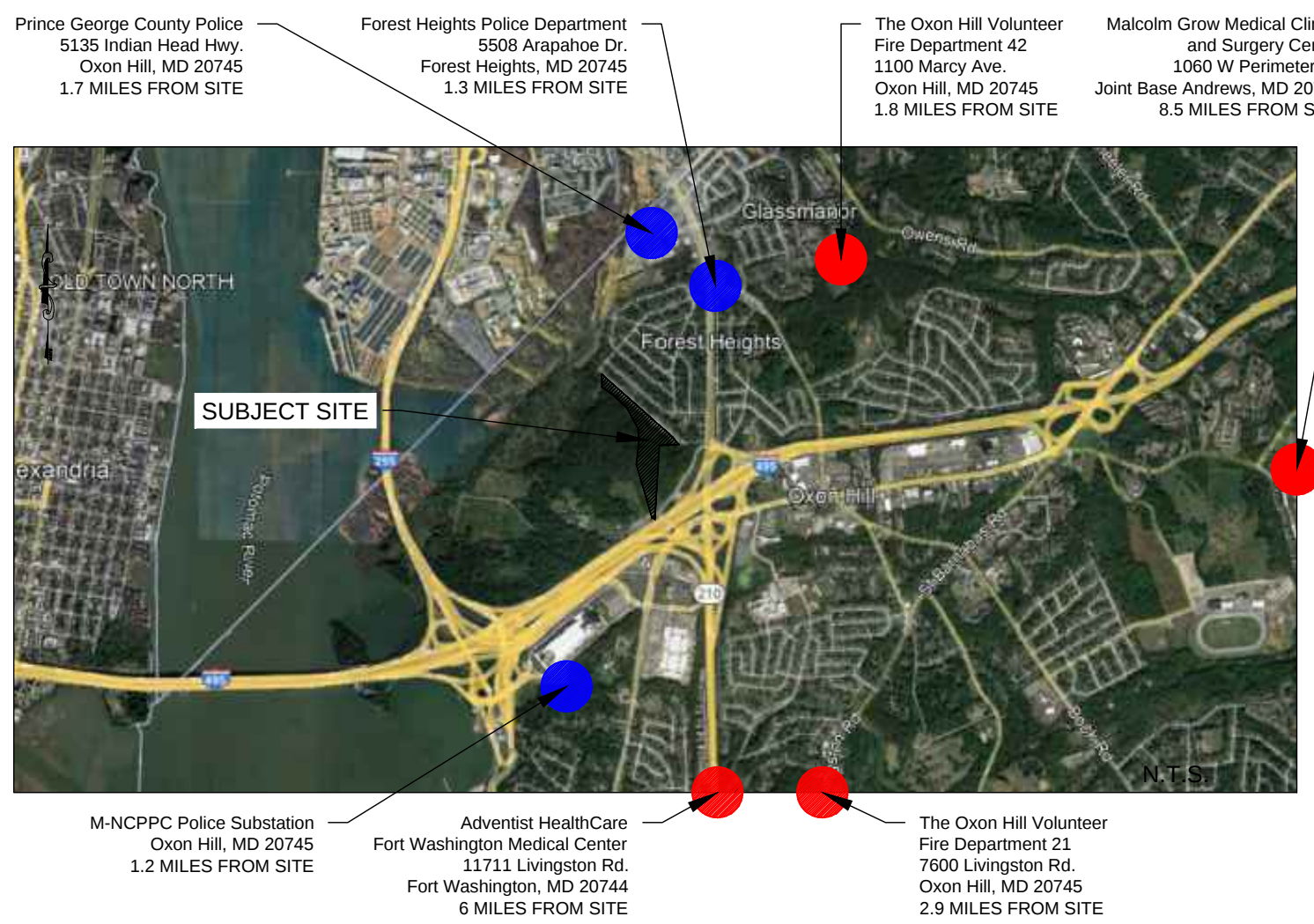
1. COVER SHEET
2. PLAN SHEET
3. PLAN SHEET



1 SCALE: NOT TO SCALE



1 SCALE: NOT TO SCALE
NOTE: REFER TO SITE DEVELOPMENT CONCEPT PLAN - #49501-2021-0
APPROVED AUGUST 31, 2022



1 SCALE: NOT TO SCALE

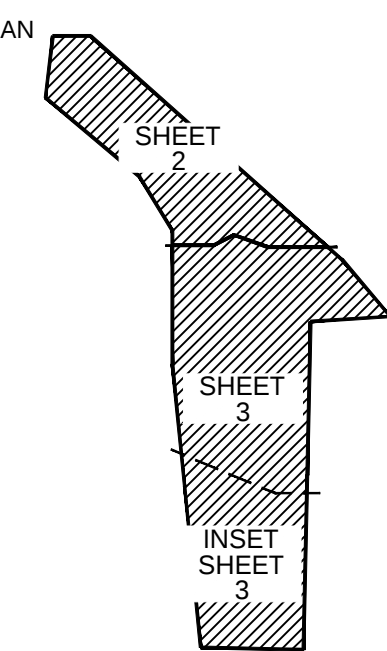


APPLICANT
HARBOR VIEW DEVELOPMENT LLC
3947 NEWDALE ROAD
CHEVY CHASE, MD, 20815

CONTACT
ELI BOREK
202-441-8208
Eli@livepetra.com

NATIONAL VIEW
PRELIMINARY PLAN OF SUBDIVISION
PPS 4-22060 + ADQ-2022-067
PRINCE GEORGES COUNTY, MD
7TH ELECTION DISTRICT
MAP 95 - GRID F4
WSSC GRID 208SE01

SEAL



SCALE

AS-SHOWN

No.	Date	By	Description

REVISIONS

DRAWN BY	PJN
APPROVED BY	TA
CHECKED BY	PS
DATE	SEPTEMBER 2022

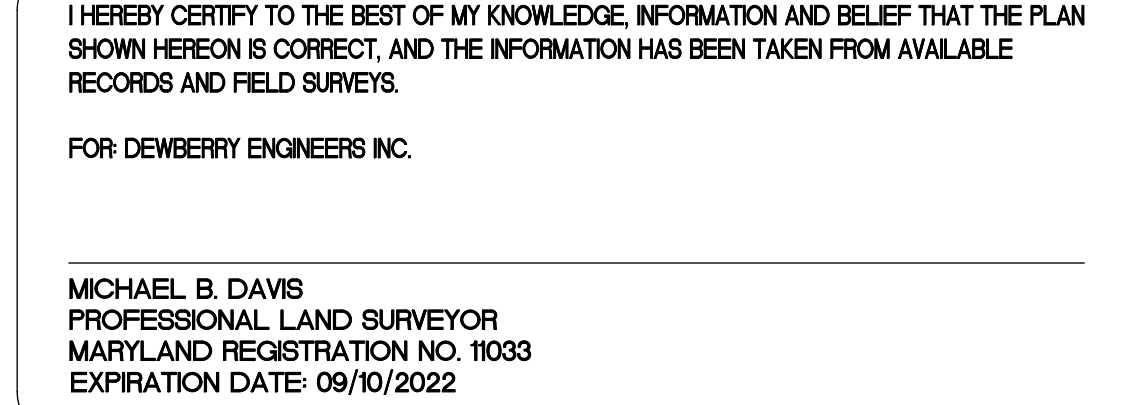
TITLE

PRELIMINARY
PLAN OF
SUBDIVISION
COVER

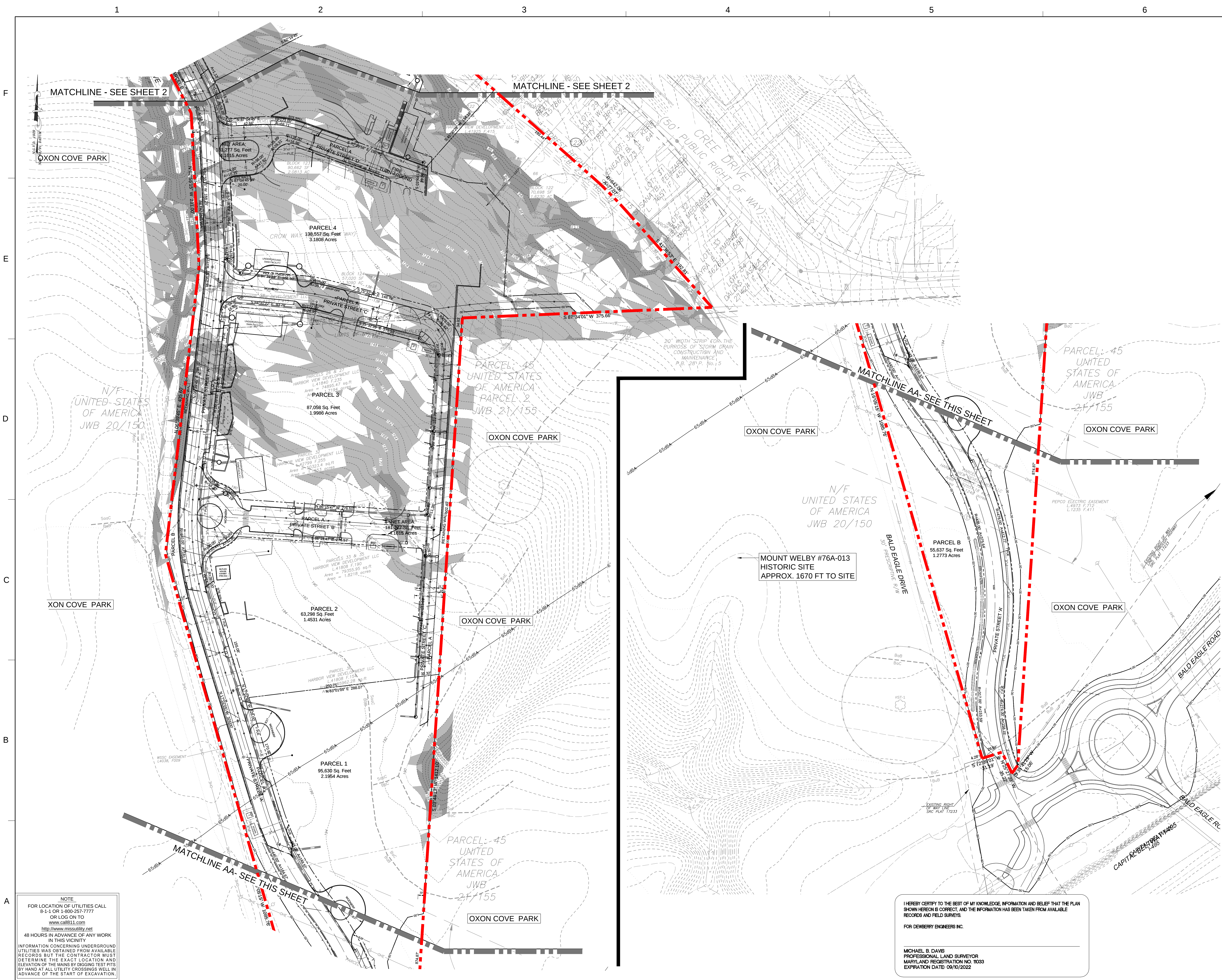
PROJECT NO. 50116888

1

SHEET NO. 1 OF 3



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Dewberry
Engineers Inc.

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SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

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Eli@livepetra.com

NATIONAL VIEW
PRELIMINARY PLAN OF SUBDIVISION
PPS 4-22060 + ADO-2022-067
PRINCE GEORGES COUNTY, MD
7TH ELECTION DISTRICT
MAP 95 - GRID F-4
WSSC GRID 208501

SEAL

KEY PLAN

SCALE
0 50' 100'
SCALE: 1"=50'

No.	Date	By	Description
REVISIONS			

DRAWN BY: P.J.N.
APPROVED BY: T.A.
CHECKED BY: P.S.
DATE: SEPTEMBER 2022

TITLE
**PRELIMINARY
PLAN OF
SUBDIVISION
PLAN**

PROJECT NO. 50116888

3

SHEET NO. 3 OF 3

HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE PLAN SHOWN HEREON IS CORRECT, AND THE INFORMATION HAS BEEN TAKEN FROM AVAILABLE RECORDS AND FIELD SURVEYS.

FOR DEWBERRY ENGINEERS INC.

MICHAEL B. DAVIS
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 11033
EXPIRATION DATE: 09/30/2022