4-22070
KENWOOD VILLAGE

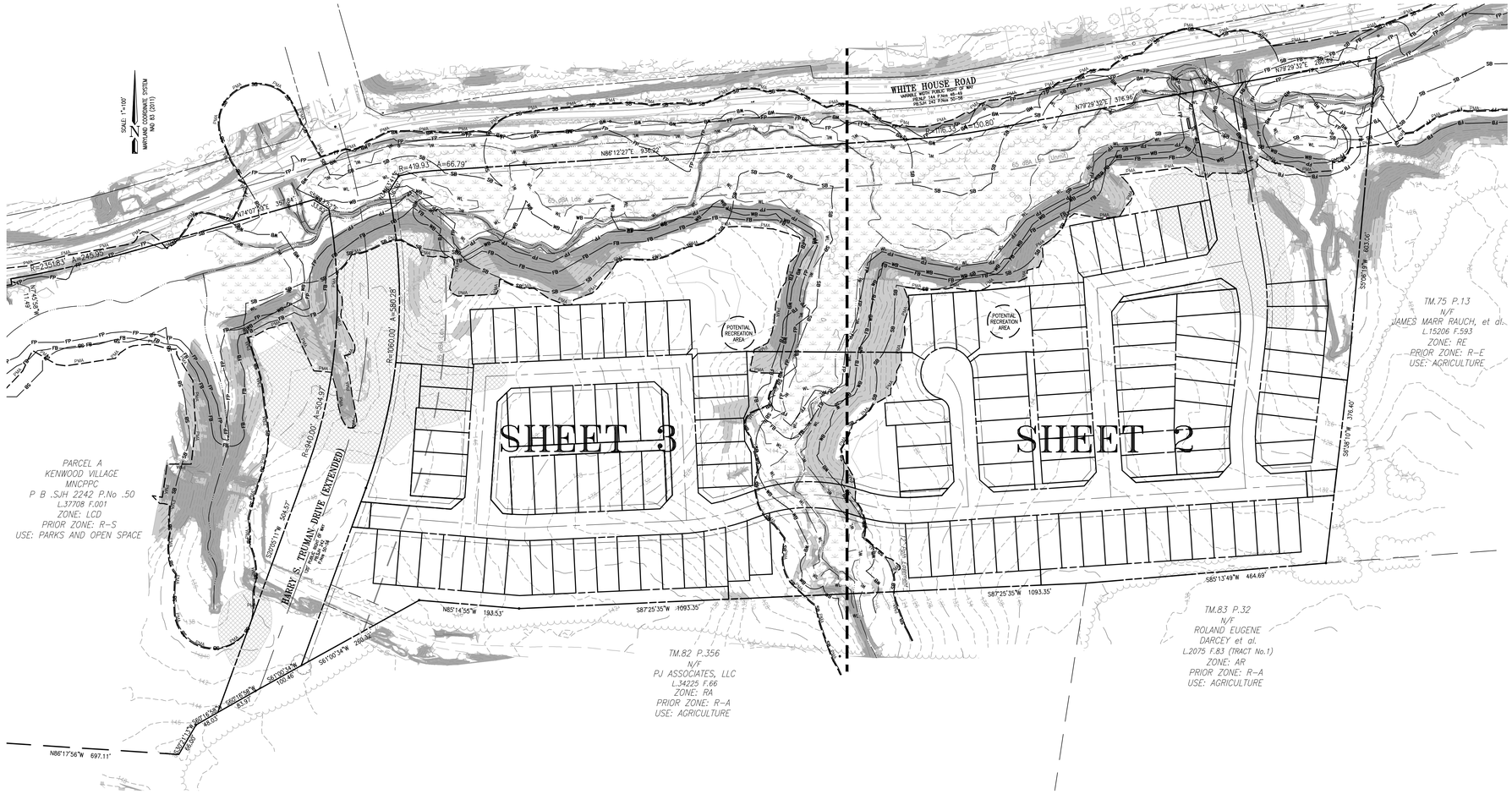
GENERAL NOTES

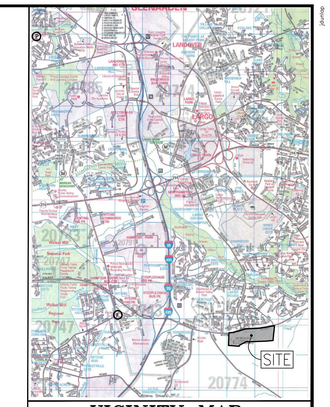
PROJECT NAME: KENWOOD VILLAGE

APPLICANT: BHC INC.
11611 OLD GEORGETOWN ROAD, 2ND FLOOR
ROCKVILLE, MD 20852

PROPERTY OWNER: WALTON MARYLAND LLC
8800 NORTH GAINERY CENTER DR.
SCOTTSDALE, AZ

1. EXISTING PARCEL/LOTS AND DEED REFERENCES:
   – Lots 1–72, Parcels A–C L.43670 F.054 (PB. SJH 242 P.Nos.50–56)
2. TAX MAP & GRID: 75–A4/B4, 83–A1/B1
3. WSSC 200–FOOT MAP REFERENCE: 203&209
4. THE PURPOSE OF THIS SUBDIVISION IS TO CREATE 124 LOTS AND 18 PARCELS FOR SINGLE–FAMILY DETACHED DEVELOPMENT
5. PRIOR APPROVALS:
   – CDP–0303
   – 4–06159
   – SDP–0805–02
   – TCP1–017–04
   – TCP2–006–13–01
   – BASIC PLAN: A–9802–C–01
   – BASIC PLAN: A–9803–C–01
   – NRI–001–2023
6. TOTAL ACREAGE: 38.32 AC. (R–S ZONE)
7. NET DEVELOPABLE AREA OUTSIDE OF PMA: 26.09 AC.
8. ACREAGE OF ENVIRONMENTAL REGULATED FEATURES: 12.23 AC.
9. AREA OF 100–YEAR FLOODPLAIN: 6.78 AC.
10. ACREAGE OF ROAD DEDICATION: 5.50 AC.
11. EXISTING ZONE: LCD (PRIOR ZONE: R–S)
12. EXISTING USE: UNDEVELOPED
13. PROPOSED USE OF PROPERTY: RESIDENTIAL
14. PROPOSED DWELLING UNIT BY TYPE: (124) SINGLE–FAMILY DETACHED
15. DENSITY CALCULATION: ALLOWED: 2.6 DU/AC
    PROPOSED: 2.17 DU/AC PER CDP–0303–01
16. MINIMUM LOT SIZE: 4,200 SF
17. MINIMUM LOT WIDTH: 42 FT. AT BUILDING LINE
18. MINIMUM LOT WIDTH: 26 FT. AT FRONT STREET
19. PROPOSED BUILDING SETBACKS
    – FRONT YARD: 20 FT. MIN.
    – SIDE YARD: 20 FT. MIN.
    – REAR YARD: 20 FT. MIN.
20. SUSTAINABLE GROWTH TIER: TIER 1
21. MILITARY INSTALLATION OVERLAY ZONE: NO
22. CENTER OR CORRIDOR LOCATION: NO
23. SWM CONCEPT NUMBER AND APPROVAL DATE: #19807–2022 (APPROVAL PENDING)
24. EXISTING AND PROPOSED WATER/SEWER CATEGORY: W–3 AND S–3
25. METHOD OF SEWAGE DISPOSAL: PUBLIC SEWER
26. AVIATION POLICY AREA: NONE
27. MANDATORY PARK DEDICATION REQUIREMENT: EXEMPT PER SECTION 24–134(3)(D), AS LAND WAS PREVIOUSLY DEDICATED TO M–NCPPC PER PPS 4–06159.
28. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
29. HISTORIC SITES ON OR IN VICINITY OF THE PROPERTY: YES. 18PE870, 18PR871, 18PR872. ALL ARCHEOLOGICAL INVESTIGATIONS WERE COMPLETED PER APPROVAL OF SDP–0805
30. TYPE ONE CONSERVATION PLAN: TCP–017–04–03
31. WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
32. WETLANDS: YES
33. STREAMS: YES
34. SOILS BY SOIL TYPE AND SOURCE OF SOIL INFORMATION: SEE NRI–001–2023
35. IN OR ADJACENT TO ANY LAND TRUST EASEMENT: NO
36. PURSUANT TO SECTION 27–1704(H) OF THE ZONING ORDINANCE, ANY PROPERTY IN THE LCD ZONE MAY PROCEED TO DEVELOP IN ACCORDANCE WITH THE STANDARDS AND PROCEDURES OF THE ZONING ORDINANCE IN EXISTENCE PRIOR TO THE EFFECTIVE DATE OF THIS ORDINANCE, SUBJECT TO THE TERMS AND CONDITIONS OF THE DEVELOPMENT APPROVALS WHICH IT HAS RECEIVED. THIS APPLICATION IS BEING FILED UNDER THE PROVISIONS OF THE PRIOR ZONING ORDINANCE.



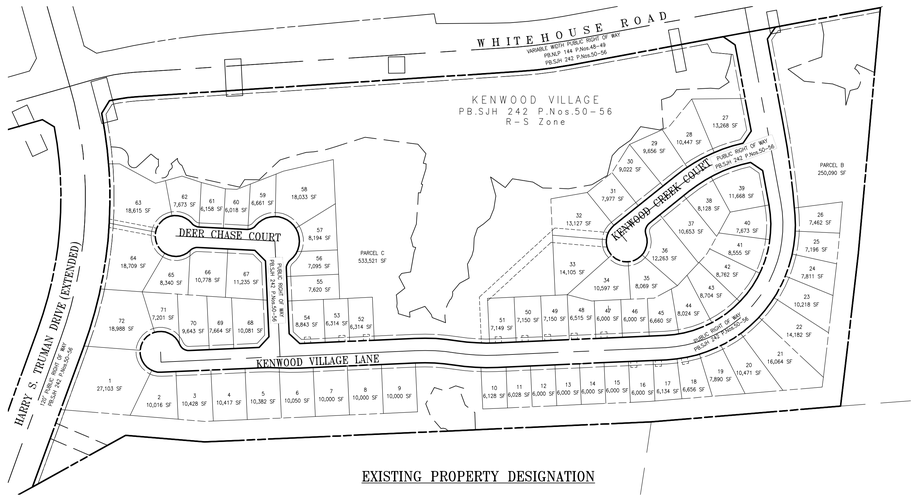


VICINITY MAP
P.G. COUNTY MAP PAGE 5651/5531
SCALE: 1"=4000'

① FIRE STATION – RITCHIE VOLUNTEER FIRE DEPARTMENT
② POLICE STATION – LANDOVER POLICE STATION

LEGEND

- BOUNDARY LINE
- EXISTING CONTOUR
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING STREAM
- EXISTING OVERHEAD LINES
- EXISTING TELEPHONE LINE
- EXISTING GAS LINE
- EXISTING CHAIN LINK FENCE
- EXISTING STORMDRAIN
- PROPOSED STORMDRAIN
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING WATER
- PROPOSED WATER
- EXISTING FLOODPLAIN
- WETLAND BUFFER
- PRIMARY MANAGEMENT AREA
- STREAM VALLEY BUFFER
- PUBLIC UTILITY EASEMENT
- ROAD CENTER LINE
- ENTRY FEATURE
- 65 dBA Ldn NOISE CONTOUR
- MATCH LINE
- EXISTING WETLANDS
- EXISTING SLOPES 15%–25%
- EXISTING SLOPES 25% OR MORE
- HISTORICAL AREA
- POTENTIAL RECREATION AREA



EXISTING PROPERTY DESIGNATION

PARCEL INFO			
PARCELS	PARCEL ACREAGE	INTENDED OWNERSHIP	USE
PARCEL A	2.35 AC.	TO BE DEDICATED TO HOA	SWM/OPEN SPACE
PARCEL B	10241 SF	TO BE DEDICATED TO HOA	OPEN SPACE
PARCEL C	2773 SF	TO BE DEDICATED TO HOA	OPEN SPACE
PARCEL D	22115 SF	TO BE DEDICATED TO HOA	OPEN SPACE
PARCEL E	1.17 AC.	TO BE DEDICATED TO HOA	OPEN SPACE
PARCEL F	38768 SF	TO BE DEDICATED TO HOA	OPEN SPACE
PARCEL G	1333 SF	TO BE DEDICATED TO HOA	OPEN SPACE
PARCEL H	19661 SF	TO BE DEDICATED TO HOA	OPEN SPACE
PARCEL I	15041 SF	TO BE DEDICATED TO HOA	OPEN SPACE
PARCEL J	11.23 AC.	TO BE DEDICATED TO HOA	SWM/OPEN SPACE
PARCEL K	1.87 AC.	TO BE DEDICATED TO HOA	OPEN SPACE
PARCEL L	1111 SF	TO BE DEDICATED TO HOA	OPEN SPACE
PARCEL M	13185 SF	TO BE DEDICATED TO HOA	OPEN SPACE
PARCEL N	850 SF	TO BE DEDICATED TO HOA	OPEN SPACE
PARCEL O	4825 SF	TO BE DEDICATED TO HOA	OPEN SPACE
PARCEL P	1663 SF	TO BE DEDICATED TO HOA	OPEN SPACE
PARCEL Q	3147 SF	TO BE DEDICATED TO HOA	OPEN SPACE
PARCEL R	1700 SF	TO BE DEDICATED TO HOA	OPEN SPACE

GRAPHIC SCALE
100 0 50 100 200
SCALE: 1" = 100'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON WAS OBTAINED USING ACCEPTED LAND SURVEYING PRACTICES AND IS FOR THE PURPOSES OF A COMPREHENSIVE DESIGN PLAN SUBMISSION; THAT THE BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM AVAILABLE DEEDS AND RECORDS; THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ARE IN COMPLIANCE WITH COMAR REGULATION 09.13.06.12.

LICENSE NUMBER : 526

EXPIRATION DATE: 02/17/2025

STATE OF MARYLAND · FRANCIS HOWARD · 526 · PROPERTY LINE SURVEYOR

UPDATES/REVISIONS :

4-22070
PRELIMINARY PLAN OF SUBDIVISON

KENWOOD VILLAGE
MELWOOD (15th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT : BHC Incorporated
11611Old Georgetown Road, 2nd Floor
Rockville, MD 20852
Attn: Joe Zdrojewski

WSSC GRID: 203&209		TAX MAP: 75-A4, 75-B4, 83-A1, 83-B1	
DESIGN: JRD	SHEET: 1	OF: 3	
DRAFT: GRM			
DATE: JAN. 2023	FILE NO : 2022-1026-11		
SCALE: 1" = 100'			

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SCALE: 1"=50'
MARYLAND COORDINATE SYSTEM
NAD 83 (2011)

MATCHLINE TO SHEET 3

WHITE HOUSE ROAD
VARIABLE WIDTH-PUBLIC RIGHT-OF-WAY
PB.NLP 144 P.Nos 48-49
PB.SJH 242 P.Nos 50-56
PB.SJH 242 P.Nos 50-56

ENTRY FEATURE
ENTRY FEATURE
ENTRY FEATURE

N79°29'32"E 260.69'
N79°29'32"E 276.96'
R=1116.73' A=130.80'

KENWOOD VILLAGE LANE
65' PUBLIC R/W
24' PAVEMENT

PAR. P
1663 SF
TO BE CONVEYED TO HOA

STREET A
50' PUBLIC R/W
24' PAVEMENT

PAR. Q TO BE DED. TO HOA 3147 SF

PARCEL J
11.23 AC.
TO BE CONVEYED TO HOA

PARCEL M
13185 SF
TO BE CONVEYED TO HOA

POTENTIAL RECREATION AREA

PARCEL A
TO BE CONVEYED TO HOA
2.35 AC.

PARCEL B
10214 SF
TO BE CONVEYED TO HOA

PARCEL K
1.87 AC.
TO BE CONVEYED TO HOA

PARCEL E
1.17 AC.
TO BE CONVEYED TO HOA

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24' PAVEMENT

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24' PAVEMENT

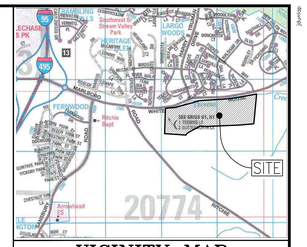
PARCEL O
4825 SF
TO BE CONVEYED TO HOA

PARCEL D
22115 SF
TO BE CONVEYED TO HOA

S87°25'35"W 1093.35'
S85°13'49"W 464.69'
S05°19'19"W 603.06'
S39°38'10"W 376.40'

TM.75 P.13
N/F
JAMES MARR RAUCH, et al.
L.15206 F.593
ZONE: RE
PRIOR ZONE: R-E
USE: AGRICULTURE

TM.83 P.32
N/F
ROLAND EUGENE DARCEY et al.
L.2075 F.83 (TRACT No.1)
ZONE: AR
PRIOR ZONE: R-A
USE: AGRICULTURE



VICINITY MAP
P.G. COUNTY MAP PAGE 5651 GRID GHJ2
SCALE: 1"=2000'

LEGEND

- BOUNDARY LINE
- EXISTING CONTOUR
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING STREAM
- EXISTING OVERHEAD LINES
- EXISTING TELEPHONE LINE
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GRAPHIC SCALE
50 0 25 50 100
SCALE: 1" = 50'

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STATE OF MARYLAND · FRANCIS RAUCH · 526 · PROPERTY LINE SURVEYOR

UPDATES/REVISIONS :

4-22070
PRELIMINARY PLAN OF SUBDIVISION

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Attn: Joe Zdrojewski

WSSC GRID: 205SE09
TAX MAP: 25 A4,25 B4,,63-A1,83-B1
DESIGN JRD
DRAFT GRM
DATE JAN. 2023
SCALE 1" = 50'
SHEET 2 OF 3
FILE NO : 2022-1026-11

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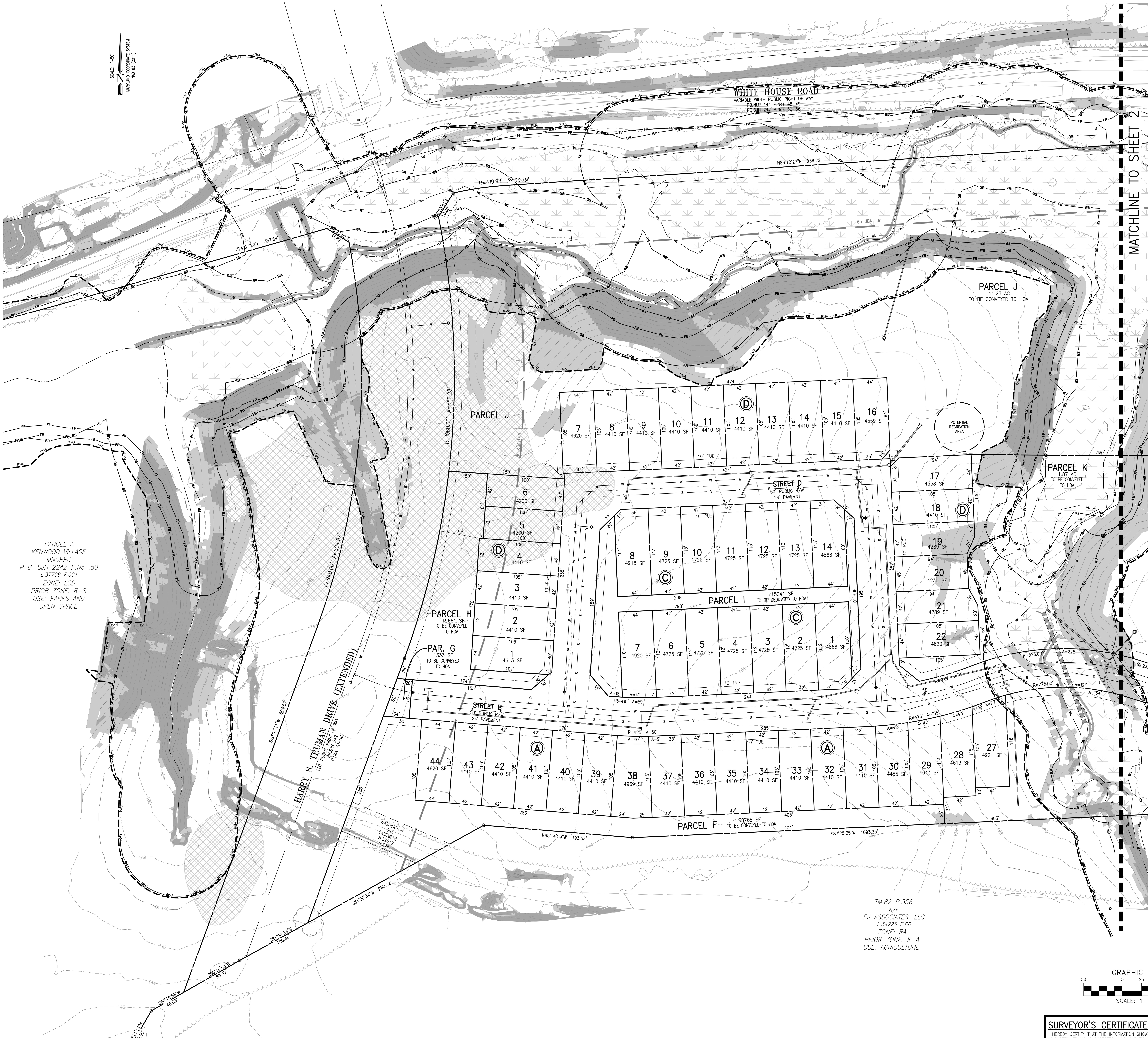
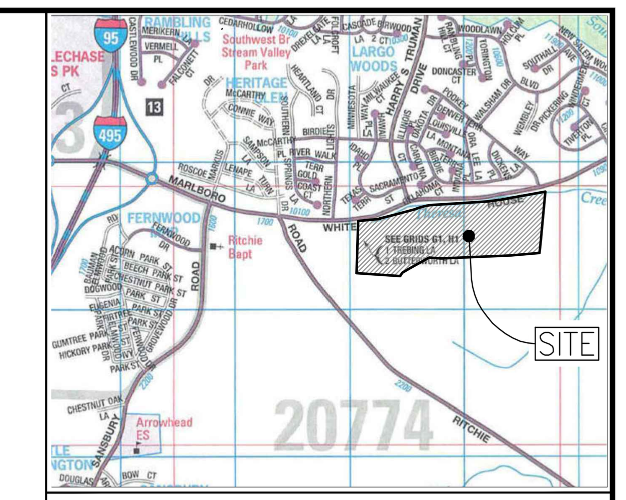
Attached XREFs: ...\B30x42 - PLANNING\B30x42\37-099\12-099\DRO\38-099\46-099\08-00\11-099





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P.G. COUNTY MAP PAGE 5651 GRID GHJ2
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STATE OF MARYLAND – DANIEL FRANCIS DEBOLT – PROPERTY LINE SURVEYOR – 526

4-22070
PRELIMINARY PLAN OF SUBDIVISION

KENWOOD VILLAGE
MELWOOD (15th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

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WSSC GRID: 203SE09	TAX MAP: 75-A4, 75-B4, 83-A1, 83-B1		
DESIGN JRD	SHEET 3	OF 3	
DRAFT GRM			
DATE JAN. 2023	FILE NO : 2022-1026-11		
SCALE 1" = 50'			

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