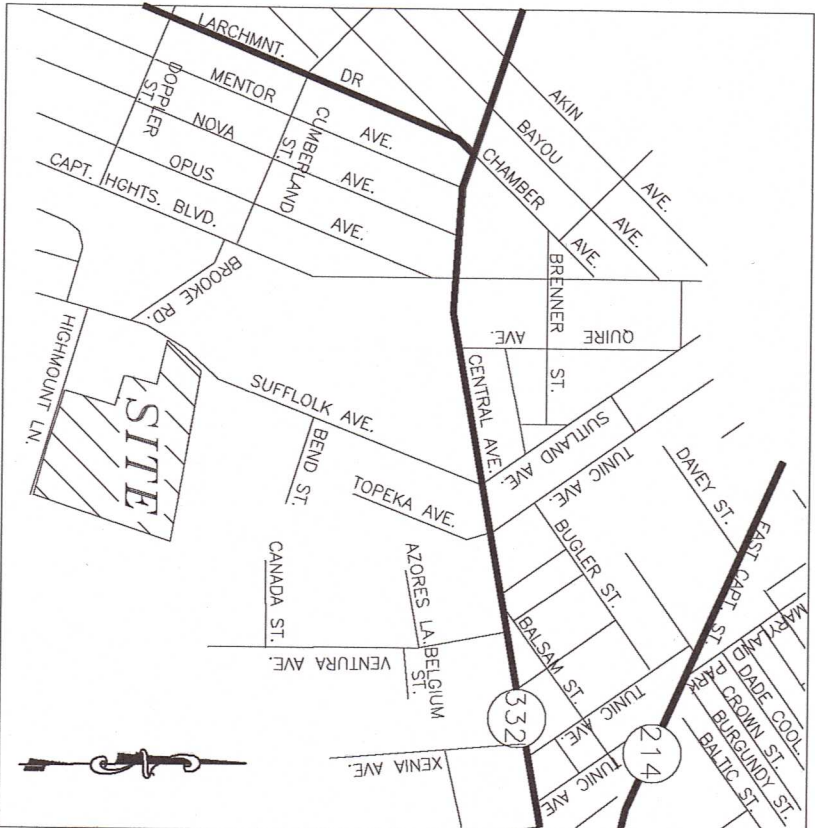
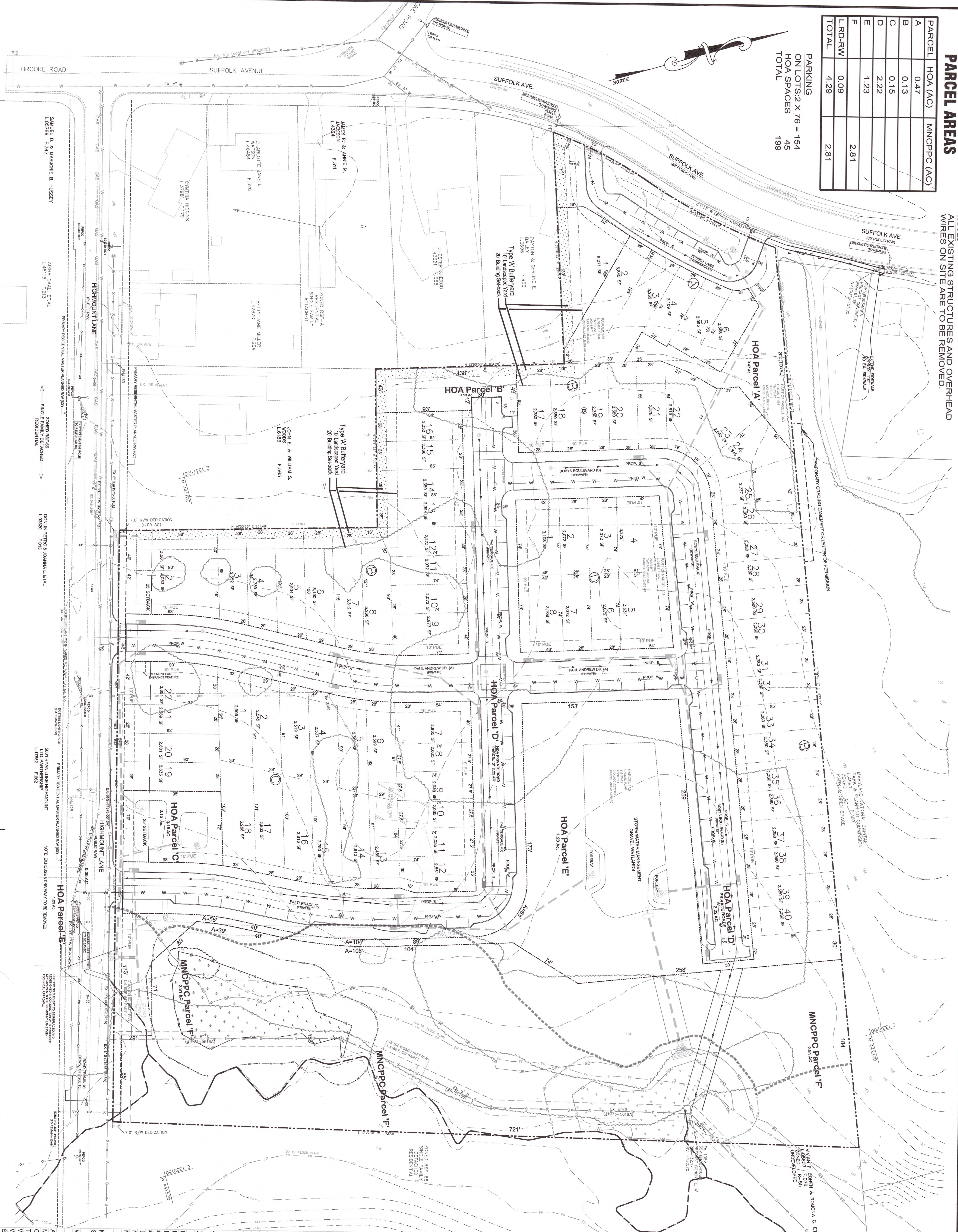


PARCEL AREAS

PARCEL	HOA (AO)	MNCPG (AO)
A	0.47	
B	0.13	
C	0.15	
D	2.22	
E	1.23	
F		2.81
L.RD-RW	0.09	
TOTAL	4.29	2.81

PARKING
ON LOTS: 2 X 76 = 154
HOA SPACES 45
TOTAL 199

NOTE:
ALL EXISTING STRUCTURES AND OVERHEAD
WIRES ON SITE ARE TO BE REMOVED.



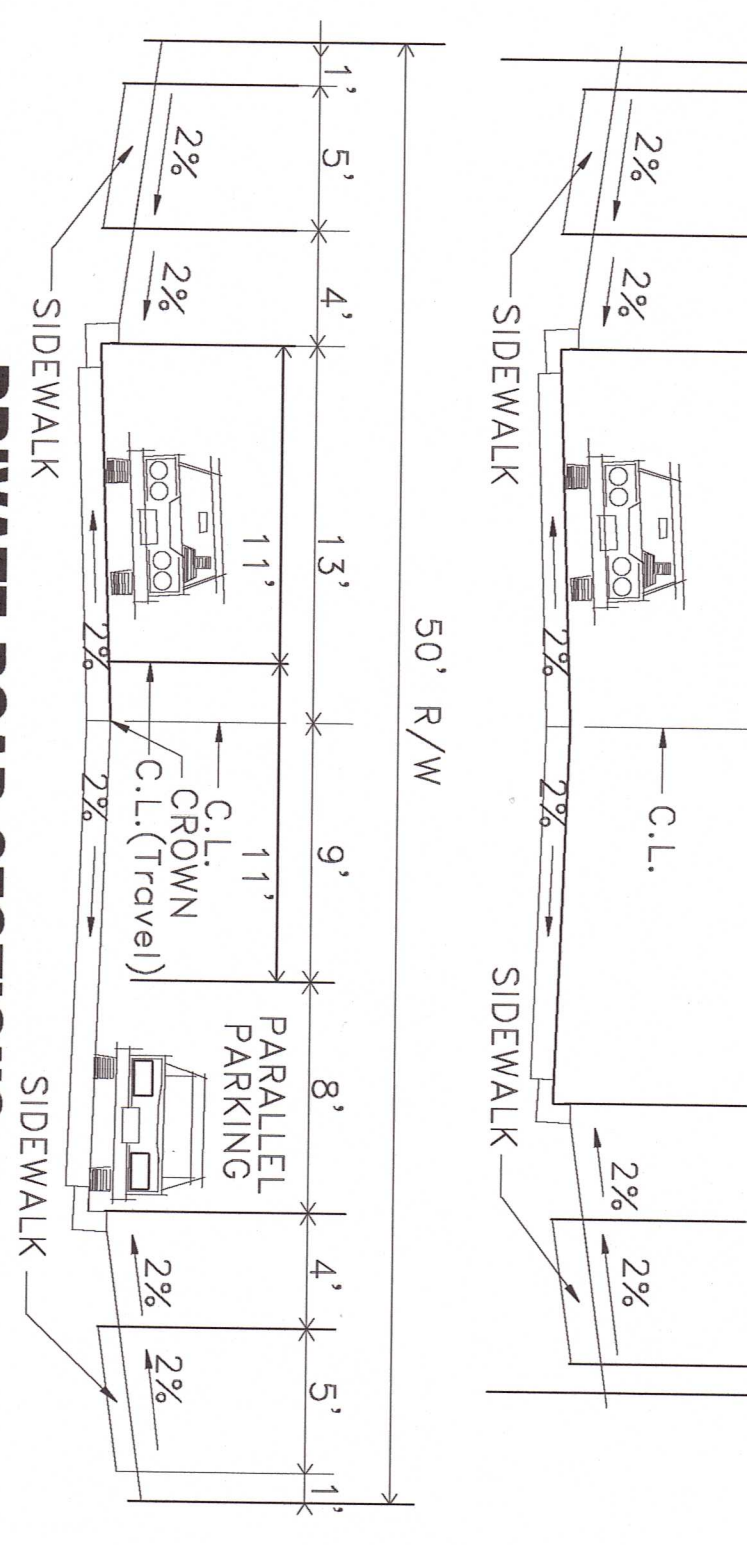
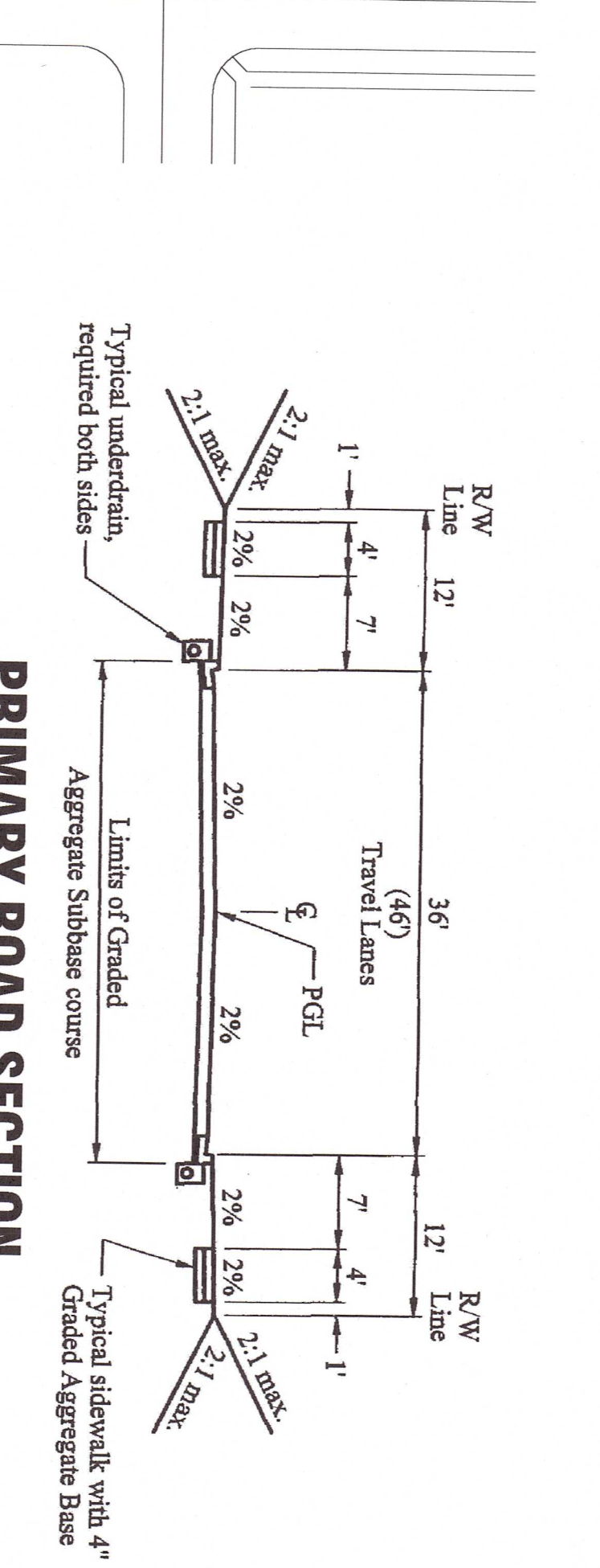
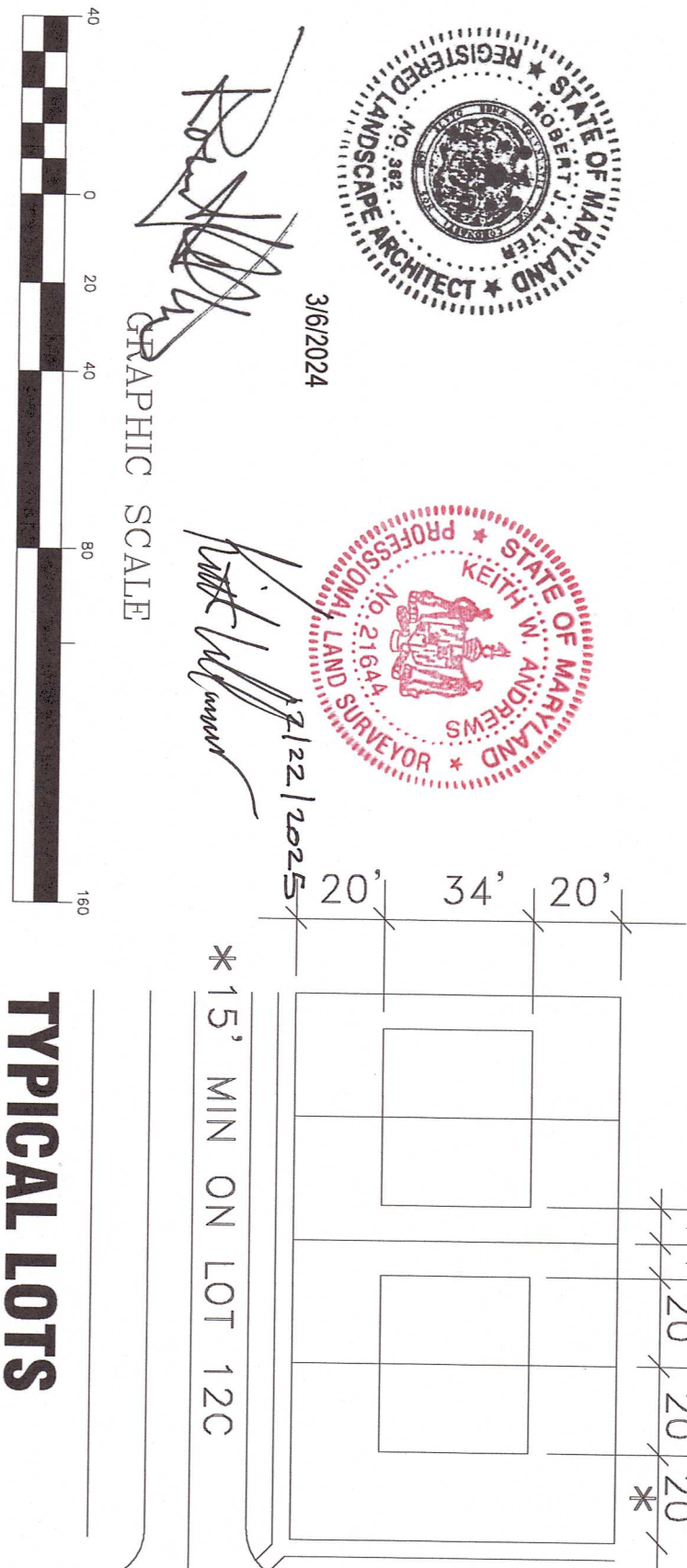
VICINITY MAP
SCALE: 1"=1000'

LEGEND:

- PROPERTY BOUNDARY LINE
- PROPOSED ROAD R/W DEDICATION
- PROPOSED LOT LINE
- EXISTING TOPOGRAPHY
- EXISTING TREE LINE
- EXISTING WATER LINE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM DRAIN
- STREAM CHANNEL
- 80' STREAM BUFFER
- FLOOD PLAN
- NON-TIDAL WETLANDS
- 25' WETLAND BUFFER
- PRIMARY MANAGEMENT AREA

General Notes

1. Preliminary Plan P-2001	2. 5000' Highway Right-of-Way	3. 5000' Highway Right-of-Way	4. 5000' Highway Right-of-Way
5. 5000' Highway Right-of-Way	6. 5000' Highway Right-of-Way	7. 5000' Highway Right-of-Way	8. 5000' Highway Right-of-Way
9. 5000' Highway Right-of-Way	10. 5000' Highway Right-of-Way	11. 5000' Highway Right-of-Way	12. 5000' Highway Right-of-Way
13. 5000' Highway Right-of-Way	14. 5000' Highway Right-of-Way	15. 5000' Highway Right-of-Way	16. 5000' Highway Right-of-Way
17. 5000' Highway Right-of-Way	18. 5000' Highway Right-of-Way	19. 5000' Highway Right-of-Way	20. 5000' Highway Right-of-Way
21. 5000' Highway Right-of-Way	22. 5000' Highway Right-of-Way	23. 5000' Highway Right-of-Way	24. 5000' Highway Right-of-Way
25. 5000' Highway Right-of-Way	26. 5000' Highway Right-of-Way	27. 5000' Highway Right-of-Way	28. 5000' Highway Right-of-Way
29. 5000' Highway Right-of-Way	30. 5000' Highway Right-of-Way	31. 5000' Highway Right-of-Way	32. 5000' Highway Right-of-Way
33. 5000' Highway Right-of-Way	34. 5000' Highway Right-of-Way	35. 5000' Highway Right-of-Way	36. 5000' Highway Right-of-Way
37. 5000' Highway Right-of-Way	38. 5000' Highway Right-of-Way	39. 5000' Highway Right-of-Way	40. 5000' Highway Right-of-Way
41. 5000' Highway Right-of-Way	42. 5000' Highway Right-of-Way	43. 5000' Highway Right-of-Way	44. 5000' Highway Right-of-Way
45. 5000' Highway Right-of-Way	46. 5000' Highway Right-of-Way	47. 5000' Highway Right-of-Way	48. 5000' Highway Right-of-Way
49. 5000' Highway Right-of-Way	50. 5000' Highway Right-of-Way	51. 5000' Highway Right-of-Way	52. 5000' Highway Right-of-Way
53. 5000' Highway Right-of-Way	54. 5000' Highway Right-of-Way	55. 5000' Highway Right-of-Way	56. 5000' Highway Right-of-Way
57. 5000' Highway Right-of-Way	58. 5000' Highway Right-of-Way	59. 5000' Highway Right-of-Way	60. 5000' Highway Right-of-Way
61. 5000' Highway Right-of-Way	62. 5000' Highway Right-of-Way	63. 5000' Highway Right-of-Way	64. 5000' Highway Right-of-Way
65. 5000' Highway Right-of-Way	66. 5000' Highway Right-of-Way	67. 5000' Highway Right-of-Way	68. 5000' Highway Right-of-Way
69. 5000' Highway Right-of-Way	70. 5000' Highway Right-of-Way	71. 5000' Highway Right-of-Way	72. 5000' Highway Right-of-Way
73. 5000' Highway Right-of-Way	74. 5000' Highway Right-of-Way	75. 5000' Highway Right-of-Way	76. 5000' Highway Right-of-Way
77. 5000' Highway Right-of-Way	78. 5000' Highway Right-of-Way	79. 5000' Highway Right-of-Way	80. 5000' Highway Right-of-Way
81. 5000' Highway Right-of-Way	82. 5000' Highway Right-of-Way	83. 5000' Highway Right-of-Way	84. 5000' Highway Right-of-Way
85. 5000' Highway Right-of-Way	86. 5000' Highway Right-of-Way	87. 5000' Highway Right-of-Way	88. 5000' Highway Right-of-Way
89. 5000' Highway Right-of-Way	90. 5000' Highway Right-of-Way	91. 5000' Highway Right-of-Way	92. 5000' Highway Right-of-Way
93. 5000' Highway Right-of-Way	94. 5000' Highway Right-of-Way	95. 5000' Highway Right-of-Way	96. 5000' Highway Right-of-Way
97. 5000' Highway Right-of-Way	98. 5000' Highway Right-of-Way	99. 5000' Highway Right-of-Way	100. 5000' Highway Right-of-Way



Alter Associates
Landscape Architecture
Urban Design
Planning
Phone: 202-506-1800
715 G Street SE Washington, DC 20003

VALLEY VIEW
2023 RESUBMITTAL
18th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD

PRELIMINARY PLAN 4-23001
Owner/Applicant:
VALLEY VIEW, LLC
10701 LADY SLIPPER TERRACE
ROCKVILLE, MARYLAND 20854

NO.	REVISIONS	DATE
3		
2		
1		

PROJECT NO.
22010
DATE:
3/6/2024
DESIGNER:
RJA
DRAWN BY:
RJA