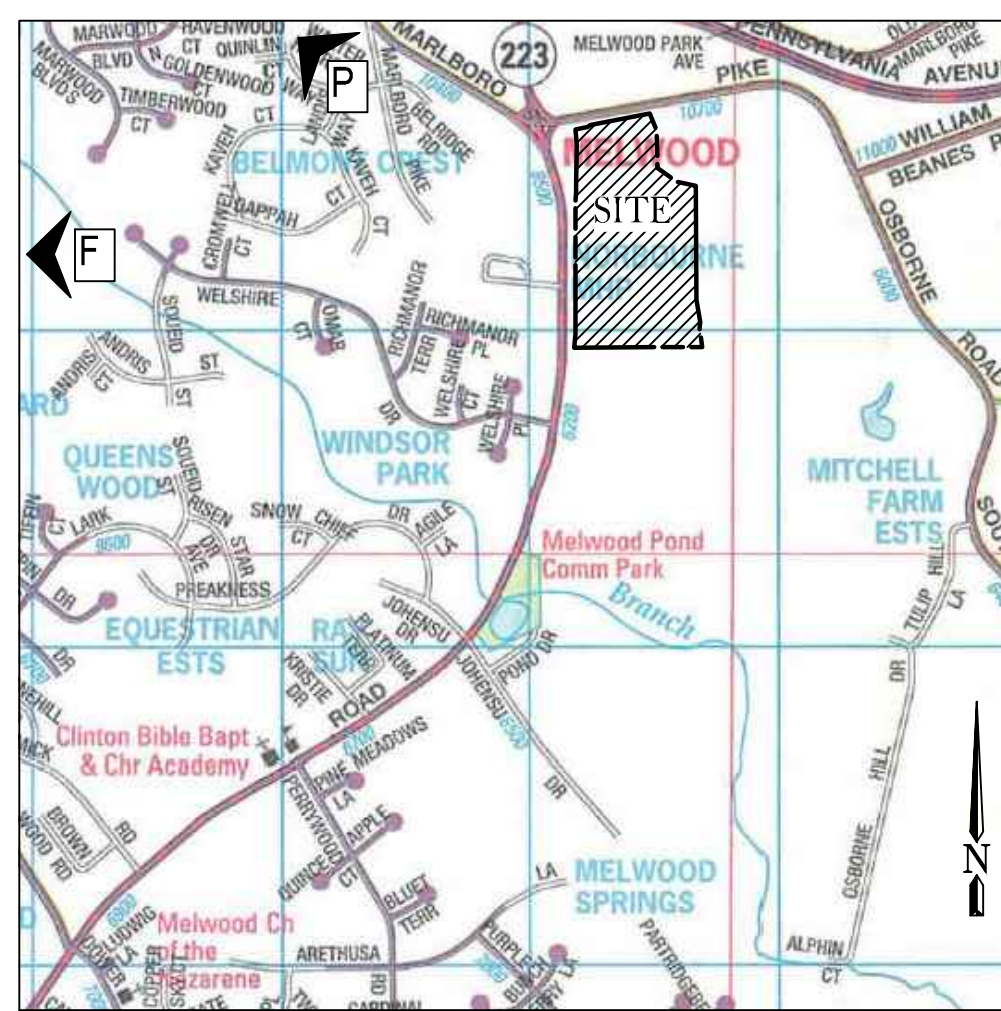


HOPE VILLAGE - PHASE 2

PRELIMINARY PLAN OF SUBDIVISION PPS 4-23007



VICINITY MAP

SCALE: 1" = 2000'

NEAREST POLICE STATION (P): PRINCE GEORGE'S COUNTY POLICE, 8801
POLICE PLAZA, UPPER MARLBORO, MD 20772
1.89 MILES NORTHWEST OF SITE

NEAREST FIRE STATION (F): JOINT BASE ANDREWS FIRE STATION 2, 1191
MENOFER DR, ANDREWS AIR FORCE BASE, MD 20762
1.00 MILES WEST OF SITE

NAD83
MARYLAND COORDINATE SYSTEM NAD83 (2011) DATUM
SCALE: 1"=100'

GENERAL INFORMATION TABLE		
Layer	Category	Value
Zone	Zoning (Zone: Prior, Current)	Prior: M-X-T (Mixed Use-Transportation Oriented, this application) Current: RMF-48 (Residential, Multifamily-48)
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	100-B3
Administrative	WSSC Grid (Sheet 20)	208S-E09
Administrative	Planning Area (Plan Area)	82A
Administrative	Election District (ED)	15
Administrative	Councilmanic District (CD)	9
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	General Plan Growth Policy (2035)	Established Communities
Administrative	Police District	V

DEVELOPMENT STANDARDS

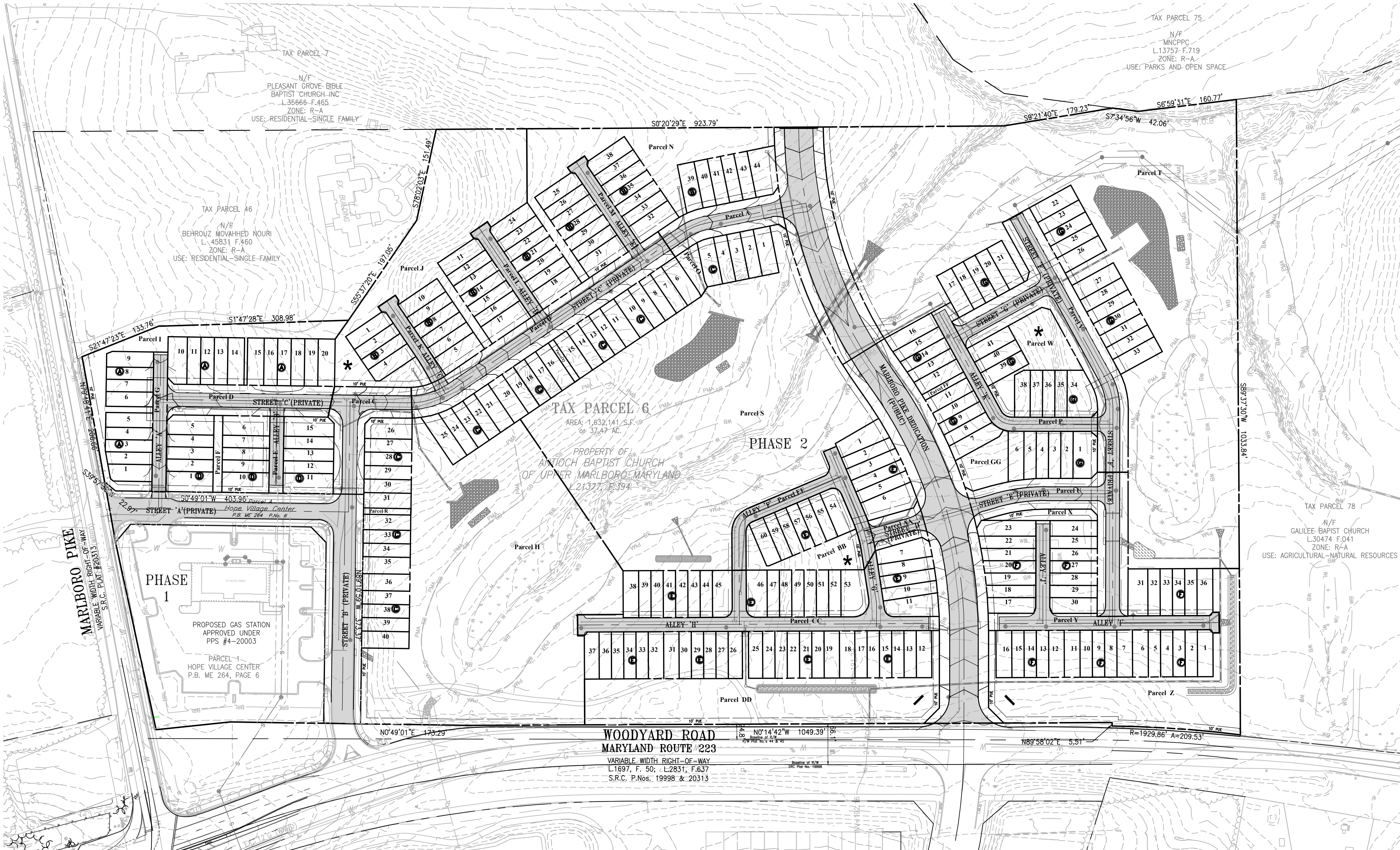
(M-X-T Zone) Sec. 27-548

- Max. FAR: 0.40 FAR conventional; 8.00 FAR optional method of development

Standards for Townhouses

- Minimum Lot Size: 1,200 sq. ft. with at least sixty percent (60%) of the full front facades constructed of brick, stone, or stucco.
- Minimum Setbacks:
 - Front: 7 ft. min. from ROW
- Min Lot Width:
 - 18 ft.

PARCEL TABLE		
NAME	USE	OWNERSHIP
PARCEL A	PRIVATE R/W	HOA
PARCEL B	PRIVATE R/W	HOA
PARCEL C	PRIVATE R/W	HOA
PARCEL D	PRIVATE R/W	HOA
PARCEL E	ALLEY	HOA
PARCEL F	OPEN SPACE	HOA
PARCEL G	ALLEY	HOA
PARCEL H	OPEN SPACE/SWM	HOA
PARCEL I	OPEN SPACE/RECREATION	HOA
PARCEL J	OPEN SPACE/RECREATION	HOA
PARCEL K	ALLEY	HOA
PARCEL L	ALLEY	HOA
PARCEL M	ALLEY	HOA
PARCEL N	OPEN SPACE	HOA
PARCEL O	OPEN SPACE	HOA
PARCEL P	ALLEY	HOA
PARCEL Q	OPEN SPACE	HOA
PARCEL R	OPEN SPACE	HOA
PARCEL S	OPEN SPACE/SWM	HOA
PARCEL T	OPEN SPACE/SWM	HOA
PARCEL U	PRIVATE R/W	HOA
PARCEL V	PRIVATE R/W	HOA
PARCEL W	OPEN SPACE/RECREATION	HOA
PARCEL X	OPEN SPACE	HOA
PARCEL Y	ALLEY	HOA
PARCEL Z	OPEN SPACE/SWM	HOA
PARCEL AA	PRIVATE R/W	HOA
PARCEL BB	OPEN SPACE/RECREATION	HOA
PARCEL CC	ALLEY	HOA
PARCEL DD	OPEN SPACE/SWM	HOA
PARCEL EE	ALLEY	HOA
PARCEL FF	OPEN SPACE	HOA
PARCEL GG	OPEN SPACE	HOA



LEGEND

---	EX. PROPERTY BOUNDARY LINE
---	RIGHT-OF-WAY
---	EXISTING CONTOUR
---	STREAM (REGULATED)
---	STREAM BUFFER
---	100-YEAR FLOODPLAIN
---	WETLAND BUFFER
---	EXISTING WETLANDS
---	PRIMARY MANAGEMENT AREA
---	EX. WATER LINE
---	PROP. ROAD CENTERLINE
---	PROP. PUBLIC UTILITY EASEMENT
---	PROP. LOT LINE
---	PROP. SEWER LINE
---	PROP. WATER LINE
---	PROP. STORM DRAIN
---	PROP. STORMWATER MANAGEMENT FACILITY
---	PROP. ENTRANCE SIGN
---	PROPOSED ROADWAY
*	POTENTIAL RECREATION AREA

GENERAL NOTES

PROPERTY OWNER: ANTIOCH BAPTIST CHURCH OF UPPER MARLBORO
13205 OLD MARLBORO PIKE
UPPER MARLBORO, MD 20772

- EXISTING PARCEL/LOT: PARCEL 6, LIEB 21377 FOLIO 394
- TAX MAP: 100-B3
- 200-FOOT MAP (WSSC): 208S-E09
- PURPOSE OF SUBDIVISION: TO CREATE 256 LOTS AND 34 PARCELS FOR THE DEVELOPMENT OF 256 SINGLE-FAMILY ATTACHED DWELLINGS. PPS #4-20003
- PRIOR APPROVALS: NRI-164-06, CSP-18007, SE-4553, DSP-20008
- TOTAL ACRES: 37.47 ACRES PER ALTA SURVEY (M-X-T ZONE - PRIOR ORDINANCE; RMF-48 ZONE - CURRENT ORDINANCE); 34.24 ACRES PER THIS APPLICATION (PHASE 2)
- NET DEVELOPABLE AREA OUTSIDE OF PMA EASEMENT: 25.90 AC.
- AREA OF ENVIRONMENTALLY REGULATED FEATURES (PMA): 7.81 AC.
- AREA OF 100-YEAR FLOODPLAIN: 0.39 AC.
- AREA OF ROAD DEDICATION: 1.83 AC.
- EXISTING ZONING/USE: PRIOR (THIS APPLICATION) - M-X-T (MIXED USE-TRANSPORTATION ORIENTED), CURRENT - RMF-48 (RESIDENTIAL, MULTIFAMILY-48); USE: AGRICULTURAL-NATURAL RESOURCES
- PROPOSED USE: RESIDENTIAL (THIS APPLICATION) AND COMMERCIAL (PPS #4-20003)
- PROPOSED NUMBER OF DWELLING UNITS BY TYPE: 256, SINGLE-FAMILY ATTACHED
- DENSITY CALCULATION (RESIDENTIAL ONLY): 7.48 DWELLING UNITS/ACRE
- MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE AND SUBDIVISION REGULATIONS (24-130): 1,200 SQUARE FEET
- MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE: 18'
- SUSTAINABLE GROWTH TIER: TIER 2 (PLANNED FOR PUBLIC SEWER SERVICE)
- MILITARY INSTALLATION OVERLAY ZONE: HEIGHT
- CENTER OR CORRIDOR LOCATION: NO
- EXISTING AND PROPOSED GROSS FLOOR AREA (COMMERCIAL/INDUSTRIAL ONLY): N/A
- SW CONCEPT PLAN NUMBER: 05557-2023-SOC
- EXISTING AND PROPOSED WATER/SEWER DESIGNATION: EXISTING W-4, S-4; PROPOSED W-3, S-3
- AVIATION POLICY AREA: N/A
- MANDATORY PARK DEDICATION: FEE-IN-LEU
- CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
- HISTORIC SITES ON OR IN VICINITY OF THE PROPERTY: NO
- TYPE ONE TREE CONSERVATION PLAN: YES, HCP1-015-2019-03
- WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
- WETLANDS: YES, PER NRI-164-06
- STREAMS: YES, PER NRI-164-06
- 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
- NUMBER OF LOTS: 256
- NUMBER OF PARCELS: 34
- NUMBER OF OUTLOTS & OUTPARCELS: 0

LANDSCAPE ARCHITECT & CIVIL ENGINEER:
CHARLES P. JOHNSON & ASSOCIATES
1751 ELTON RD, SUITE 300
SILVER SPRING, MD 20903
301-434-9594
INFO@CPJA.COM

TRAFFIC ENGINEER:
EDWARD TRAFFIC CONSULTING, INC.
645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
SEVERNA PARK, MD 21146
410-216-3353

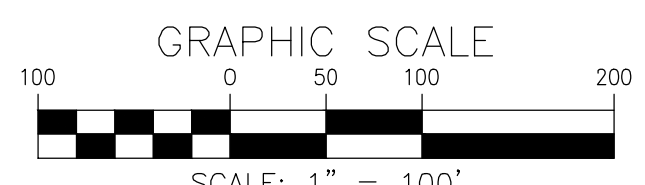
APPLICANT:
CER WOODYARD, LLC
7 HILLCHASE CT
PINEVILLE, MD 21208

LAND USE ATTORNEY:
MCNAMEE ROSEA
8434 WY LN, SUITE 800
GREENBELT, MD 20770

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARY INFORMATION SHOWN HEREON IS CORRECT AND TAKEN FROM AVAILABLE DEEDS AND RECORDS.

DANIEL F. DEROLT
PROPERTY LAND SURVEYOR
MD # 526
DATE: 2/17/25
EXP. DATE:



UPDATES/REVISIONS:

DATE	REVISIONS TO ADDRESS MNCPPC COMMENTS	BY/APP
11/16/23		BB/DFD

COVERSHEET

PRELIMINARY PLAN OF SUBDIVISION NO. 4-23007
HOPE VILLAGE - PHASE 2
UPPER MARLBORO (45th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY

CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-9594 Fax: 301-434-9594
www.cpja.com • Silver Spring, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: CER Woodyard, LLC 7 Hillchase Court Pikeville, MD 21208	WSSC GRID: 208S-E09 DESIGN APP DRAFT INH DATE: SEPT. 2023 SCALE: 1" = 100'	TAX MAP: 100-B3 SHEET 1 OF 2 FILE NO: 2022-1362\11-01.DWG
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N/E
PLEASANT GROVE BIBLE
BAPTIST CHURCH INC
L 45831 F 440
ZONE: R-4
USE: RESIDENTIAL-SINGLE FAMILY

TAX PARCEL 46
N/E
BEHZOLZ MOHAMMED NOURI
L 45831 F 440
ZONE: R-4
USE: RESIDENTIAL-SINGLE FAMILY

TAX PARCEL 6
AREA: 1,632,141 S.F.
OR 37.47 AC.
PROPERTY OF
ANTIOCH BAPTIST CHURCH
OF UPPER MARLBORO, MARYLAND
L 21377, F 394

WOODYARD ROAD
MARYLAND ROUTE 223
VARIABLE WIDTH RIGHT-OF-WAY
L 1697, F 82, L 22041, F 637
S.R.C. P.Nos. 19998 & 20313

LEGEND

	EX. PROPERTY BOUNDARY LINE		PROP. WATER LINE
	RIGHT-OF-WAY		PROP. STORM DRAIN
	EXISTING CONTOUR		PROP. STORMWATER MANAGEMENT FACILITY
	EXISTING TREELINE		PROP. ENTRANCE SIGN
	STREAM (REGULATED)		65 dBA Ldn NOISE CONTOUR
	STREAM BUFFER		PROPOSED ROADWAY
	100-YEAR FLOODPLAIN		POTENTIAL RECREATION AREA
	WETLAND BUFFER		
	EXISTING WETLANDS		
	PRIMARY MANAGEMENT AREA		
	EXISTING STEEP SLOPES, 15-25%		
	EXISTING STEEP SLOPES, 25% OR GREATER		
	EX. WATER LINE		
	PROP. ROAD CENTERLINE		
	PROP. PUBLIC UTILITY EASEMENT		
	PROP. LOT LINE		
	PROP. SEWER LINE		

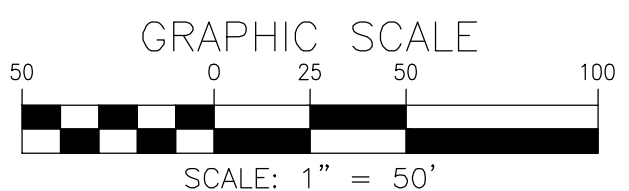
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DANIEL F. DEBOLT
PROPERTY LAND SURVEYOR
MD # 526



2/17/25
EXP. DATE



UPDATES/REVISIONS:
11/14/23

REVISIONS TO ADDRESS MNCPPC COMMENTS

BB/DFD

PRELIMINARY SITE PLAN-RESIDENTIAL
PRELIMINARY PLAN OF SUBDIVISION NO. 4-23007
HOPE VILLAGE - PHASE 2
UPPER MARLBORO (45th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY

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CLIENT: CBE Woodyard, LLC 7711 Chase Court Pikeville, MD 21208	WSSC GRID: 2085209 DESIGN APP DRAFT JNH	TAX MAP: 100 B3 SHEET 2 OF 2 DATE: SEPT. 2023 SCALE: 1"=50'
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