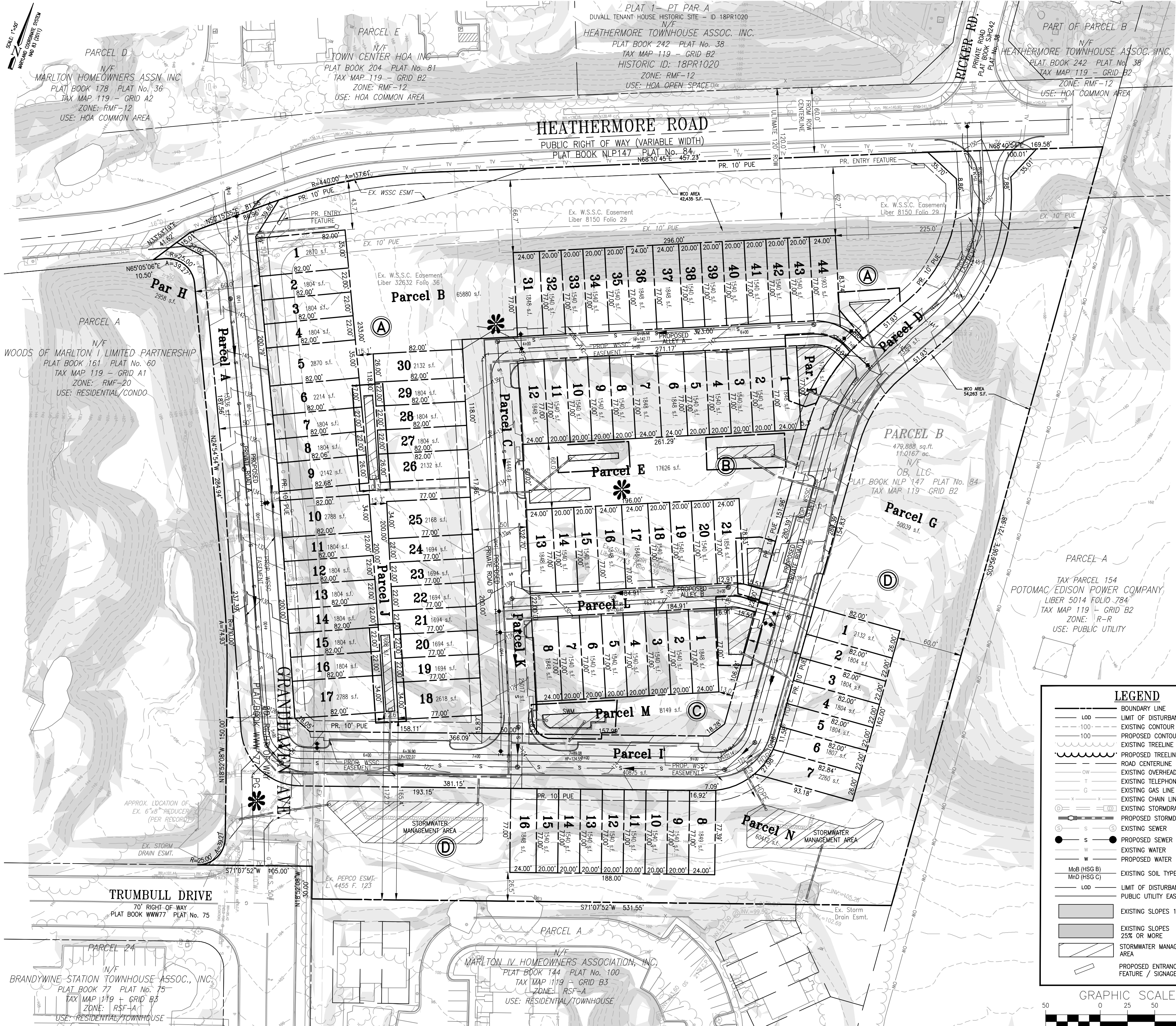


GRANDHAVEN PARCEL TABLE			
NAME	PARCEL AREA (SF)	USE	OWNERSHIP
PARCEL A	12,659	PRIVATE STREET	TO BE CONVEYED TO HOA
PARCEL B	65,880	OPEN SPACE REFORESTATION	TO BE CONVEYED TO HOA
PARCEL C	14,449	PRIVATE STREET	TO BE CONVEYED TO HOA
PARCEL D	23,216	OPEN SPACE REFORESTATION	TO BE CONVEYED TO HOA
PARCEL E	17,626	OPEN SPACE REFORESTATION	TO BE CONVEYED TO HOA
PARCEL F	1,791	SWM N/A BIO	TO BE CONVEYED TO HOA
PARCEL G	50,039	OPEN SPACE REFORESTATION	TO BE CONVEYED TO HOA
PARCEL H	2,958	OPEN SPACE	TO BE CONVEYED TO HOA
PARCEL I	40,663	PRIVATE STREET	TO BE CONVEYED TO HOA
PARCEL J	25,017	OPEN SPACE	TO BE CONVEYED TO HOA
PARCEL K	25,017	PRIVATE STREET	TO BE CONVEYED TO HOA
PARCEL L	4,624	PRIVATE ALLEY	TO BE CONVEYED TO HOA
PARCEL M	8,188	SWM / OPEN SPACE	TO BE CONVEYED TO HOA
PARCEL N	60,412	SWM	TO BE CONVEYED TO HOA

GRANDHAVEN

PRELIMINARY PLAN OF SUBDIVISION

PPS-2024-015

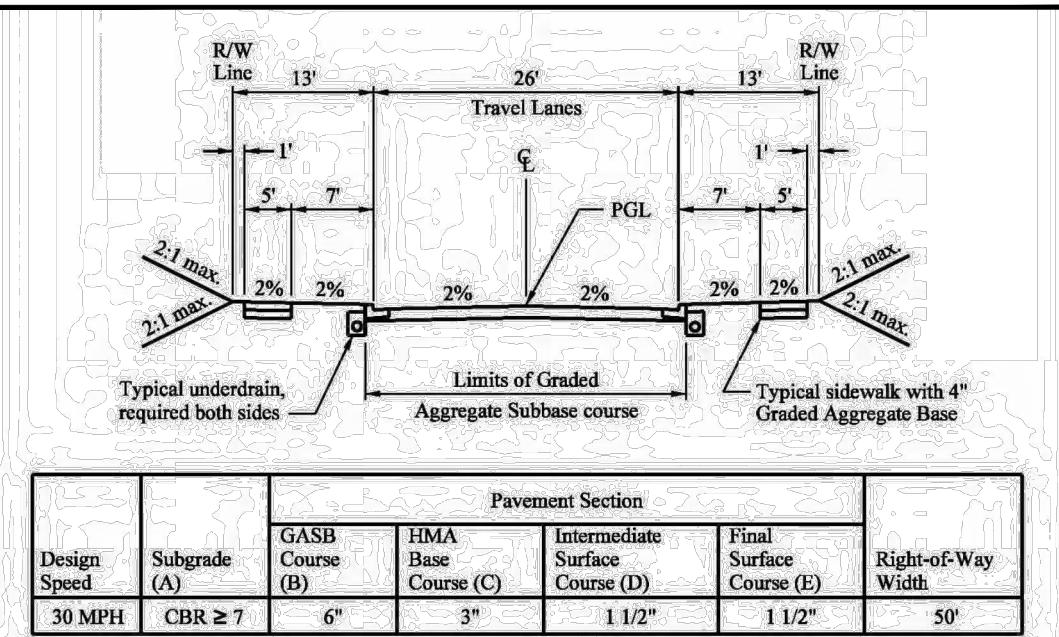
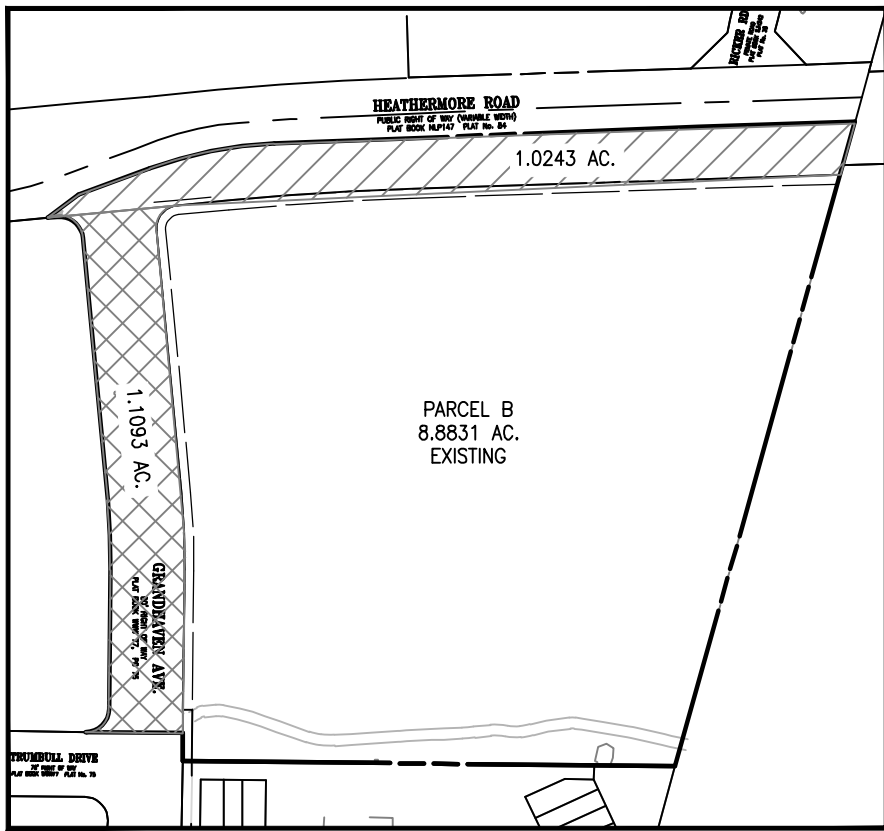


GENERAL NOTES

- EXISTING PARCEL/LOTS AND DEED REFERENCES:
 - PARCEL B: L39058 F.287, PLAT TWO, PLAT BOOK NLP 147, P. 84, MSA-C2381, 5197
 - HEATHERMORE BLVD: PLAT ONE, PLAT BOOK SH 242, P. 38, MSA-C2381, 19829
 - GRANDHAVEN AVE.: L33058 F.287, WOODS AT MARLTON, PLAT 2, PLAT BOOK NLP 14 P. 84, MSA-C2381, 5197
- TAX MAP GRID: 119-B2
- TAX ACCOUNT: 1788512
- 200-FOOT MAP REFERENCE: 2115E11
- THE PURPOSE OF SUBDIVISION IS TO PROVIDE 89 SINGLE-FAMILY ATTACHED LOTS AND 14 PARCELS.
- PRIOR APPROVALS:
 - NRI-054-2024
- TOTAL ACREAGE: 11.02 ACRES
 - SUBJECT PROPERTY: 8.88 AC.
 - GRANDHAVEN AVE. VACATION: 1.1093 AC.
 - HEATHERMORE BLVD VACATION: 1.0243 AC.
- NET DEVELOPABLE AREA OUTSIDE OF PMA: 11.02 ACRES
- AREA ENVIRONMENTAL REGULATED FEATURES (PMA): 0.00 AC.
- AREA OF 100-YEAR FLOODPLAIN: 0.00 AC.
- AREA OF ROAD DEDICATION: 0.00 AC.
- EXISTING ZONING: RMF-20 (Residential, Multifamily-20)
- EXISTING USE: VACANT
- PROPOSED USE OF PROPERTY: RESIDENTIAL
- BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE: 89 TOWNHOUSES
- DENSITY CALCULATIONS:
 - ALLOWED: 20.0 DU/AC
 - PROPOSED: 8.1 DU/AC
- MINIMUM LOT SIZE:
 - FRONT BUILDING LINE: 20 FT.
 - FRONT STREET LINE: 20 FT.
- SUSTAINABLE GROWTH TIER: TIER 1
- MARYLAND PRIORITY FUNDING AREA: YES
- MILITARY INSTALLATION OVERLAY ZONE: NO
- STORMWATER MANAGEMENT CONCEPT NUMBER: ST-00293-2024
- EXISTING WATER/SEWER CATEGORY: W-3, S-3
- PROPOSED WATER/SEWER CATEGORY: W-3, S-3
- METHOD OF SEWAGE DISPOSAL: COMMUNITY SYSTEM
- AVIATION POLICY AREA: NOT APPLICABLE
- MANDATORY PARK DEDICATION REQUIREMENT: ON-SITE RECREATION
- CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
- HISTORICAL SITES ON OR IN VICINITY OF THE PROPERTY: YES
- TYPE ONE CONSERVATION PLAN: TCP1-???-2025
- WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
- WETLANDS LOCATED ON SITE: NO
- STREAMS PRESENT ON SITE: NO
- SOILS BY SOIL TYPE AND SOURCE OF INFORMATION: SEE NRI-054-2024
- IN OR ADJACENT TO ANY LAND TRUST EASEMENT: NO
- REFER TO PROPERTY BOUNDARY SURVEY EXHIBIT FOR HEATHERMORE ROAD AND GRANDHAVEN AVENUE VACATION INFORMATION.



- PGFD FIRE STATION 845: 7710 CROOM ROAD.
- UPPER MARLBORO DEPARTMENT: 8801 POLICE PLAZA



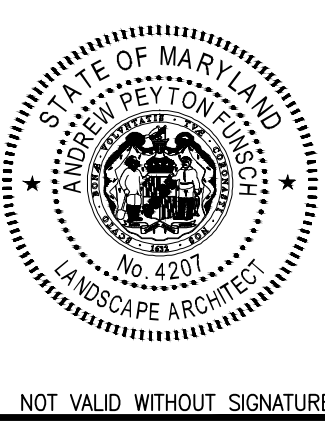
- Footnotes**
- The top 12" of in-situ subgrade material shall have a minimum California Bearing Ratio (CBR) value of 7. See Table 1-3, 1-4, 1-5, 1-6, 1-7, 1-8 and 1-9 of Section II "Roadway Development Guidelines" for subgrade criteria.
 - Graded Aggregate Subbase (GASB). See Section II "Technical Specifications."
 - Superpave Mixture Hot Mix Asphalt (HMA) base, 19mm, PG 64-22. See Section II "Technical Specifications."
 - Superpave Mixture Hot Mix Asphalt (HMA) surface, 9.5mm, PG 64-22. See Section II "Technical Specifications."
 - Superpave Mixture Hot Mix Asphalt (HMA) surface, 9.5mm, PG 64-22. See Section II "Technical Specifications."
- General Notes**
- Travel lanes accommodate two (2) 11-foot minimum lanes, or one (1) 12-foot lane and parallel parking on both sides.
 - See Table 1-2 of Section II "Roadway Development Guidelines" for design criteria.
 - See Section II "Technical Specifications" for materials and method of construction.
 - Refer to Standard 300.13 for underdrain details.
 - Refer to Standards 300.01 and 300.02 for curb and gutter details.
 - Refer to Standards 300.03 through 300.08 for sidewalk details.
 - Refer to Category 500 for street light standards.
 - Refer to Category 600 for landscaping within the County right-of-way.
 - All improved areas within the County right-of-way shall receive a minimum of 3" of topsoil and sod.
 - All new construction within the County right-of-way shall comply with Federal accessibility guidelines of the Americans with Disabilities Act, including accessible sidewalk passing space requirements.
 - Top of curb elevation equals Profile Grade Line (PGL) elevation plus 0.14' for 6" curbs.

APPROVED:		DATE		DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION	
DIRECTOR		APPROVED BY		Prince George's County, MD	
REVISION DATE				Urban Secondary Residential Road	STD. 100.07

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND,

LICENSE NUMBER: 4207
EXPIRATION DATE: 05/30/2027



UPDATES/REVISIONS:

NO.	DATE	DESCRIPTION

PPS-2024-015
PRELIMINARY PLAN OF SUBDIVISION

GRANDHAVEN
BRANDYWINE (11TH) DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

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.cpa.com • Silver Spring, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: GRANDHAVEN PARTNERS, LLC 522 DEFENSE HIGHWAY ANNAPOLIS, MD 21401		TAX MAP WSSC 119-B2 / ZUSEI / 21SEI	SITE PLAN NO. XXXXX
OWNER: OB LLC 115 GRATTON ST CHEVY CHASE MD 20815		DESIGN APF	SHEET 1 OF 1
DATE APRIL 2025		DRAFT TDD	FILE NO. 2023-1418-II
SCALE 1" = 50'		NOT VALID WITHOUT SIGNATURE	