

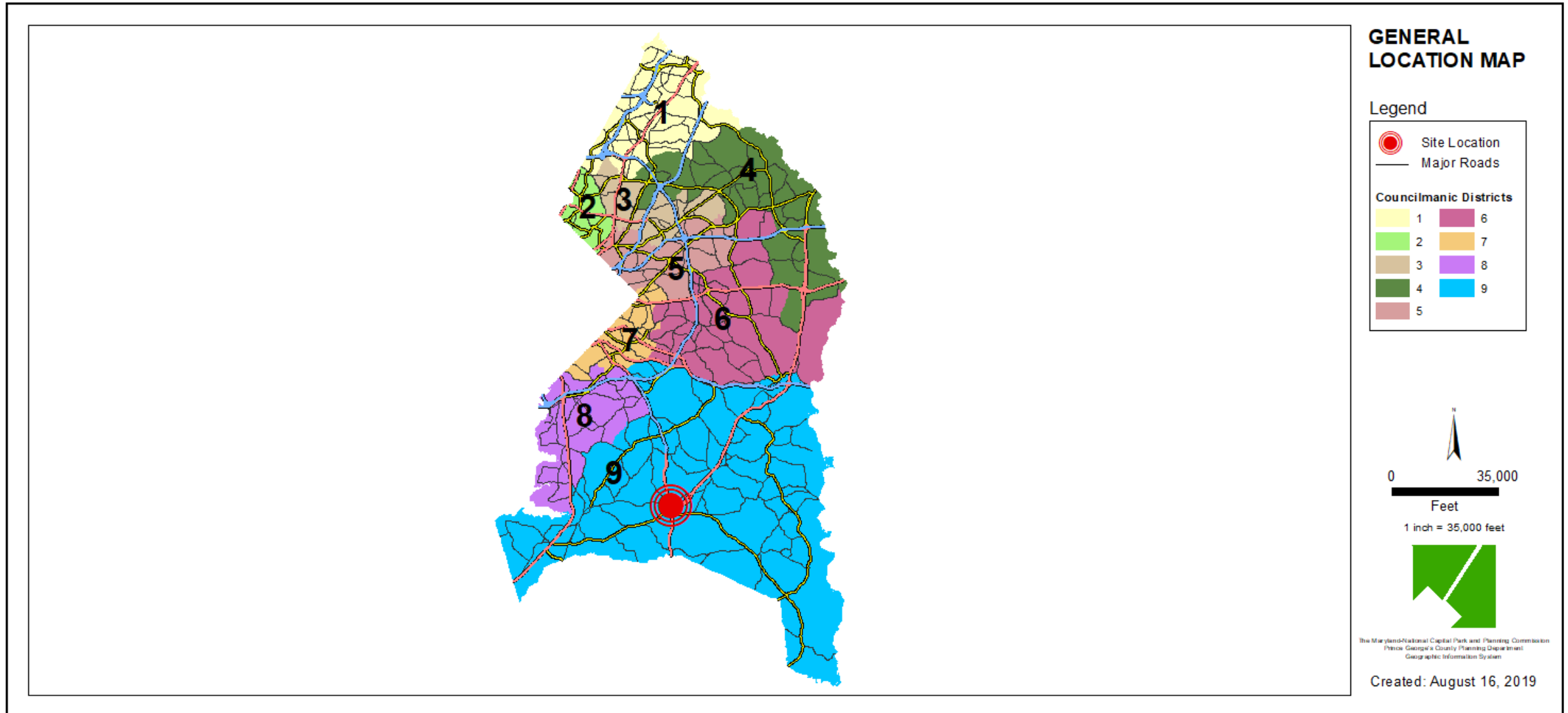
ITEM: 5

CASE: 4-18033

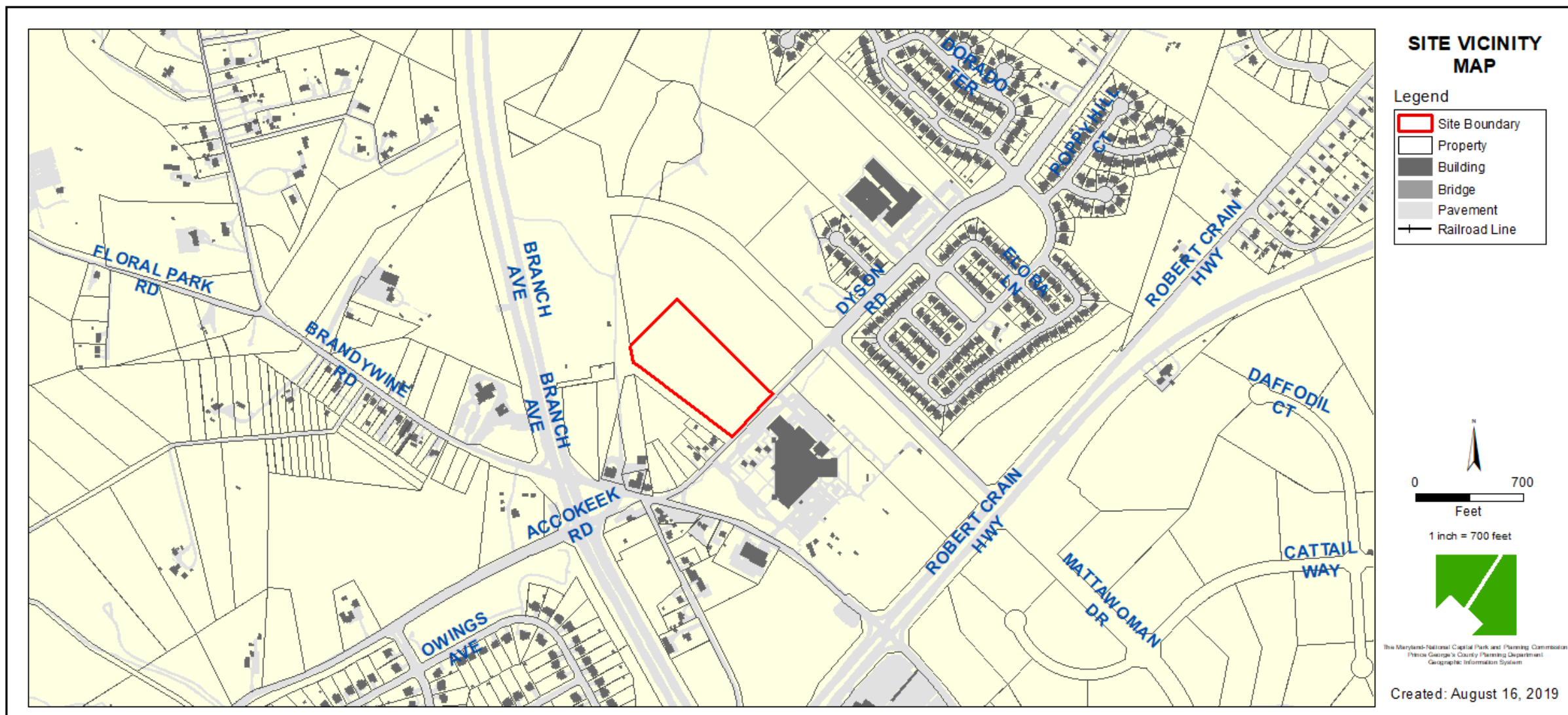
## FALLEN OAK TOWNHOMES

THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT

# GENERAL LOCATION MAP

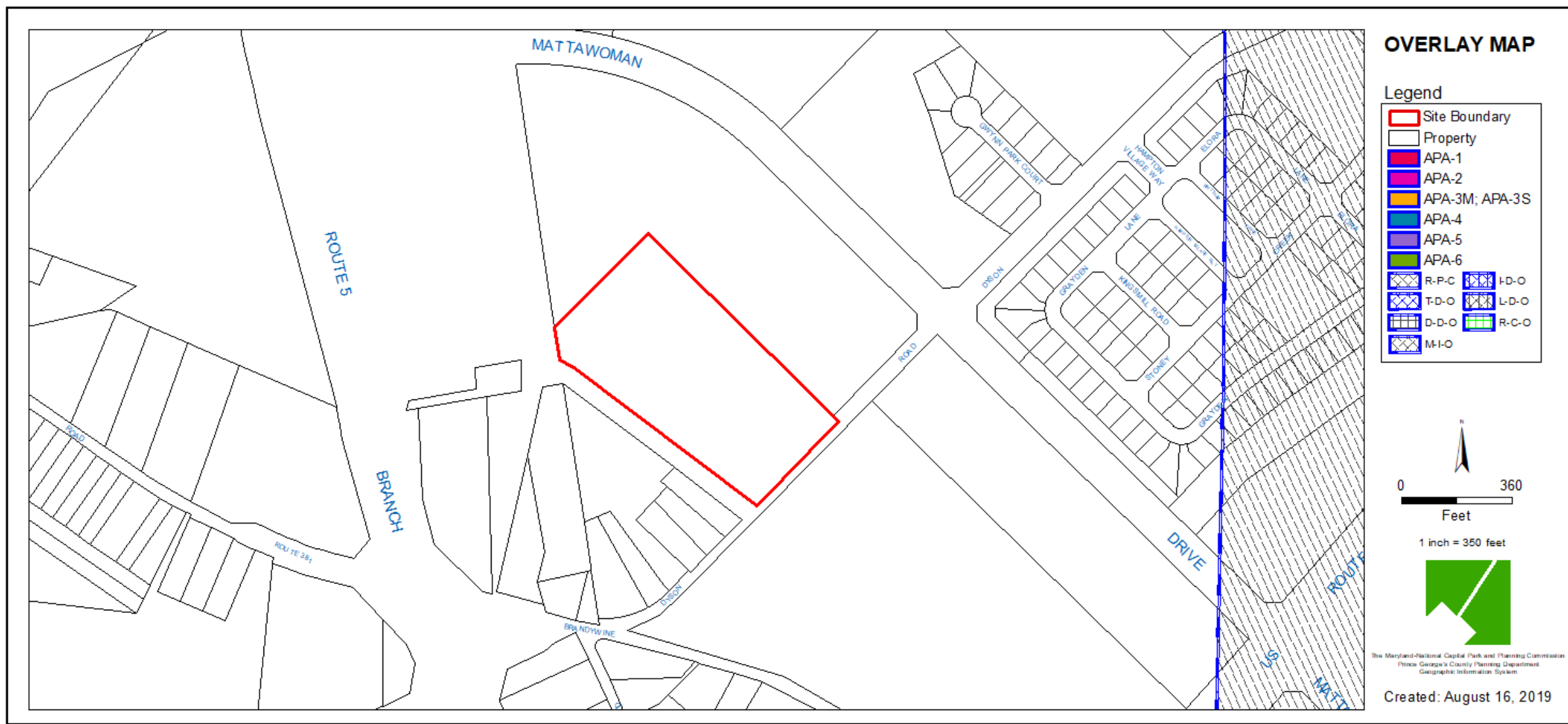


# SITE VICINITY





# OVERLAY MAP



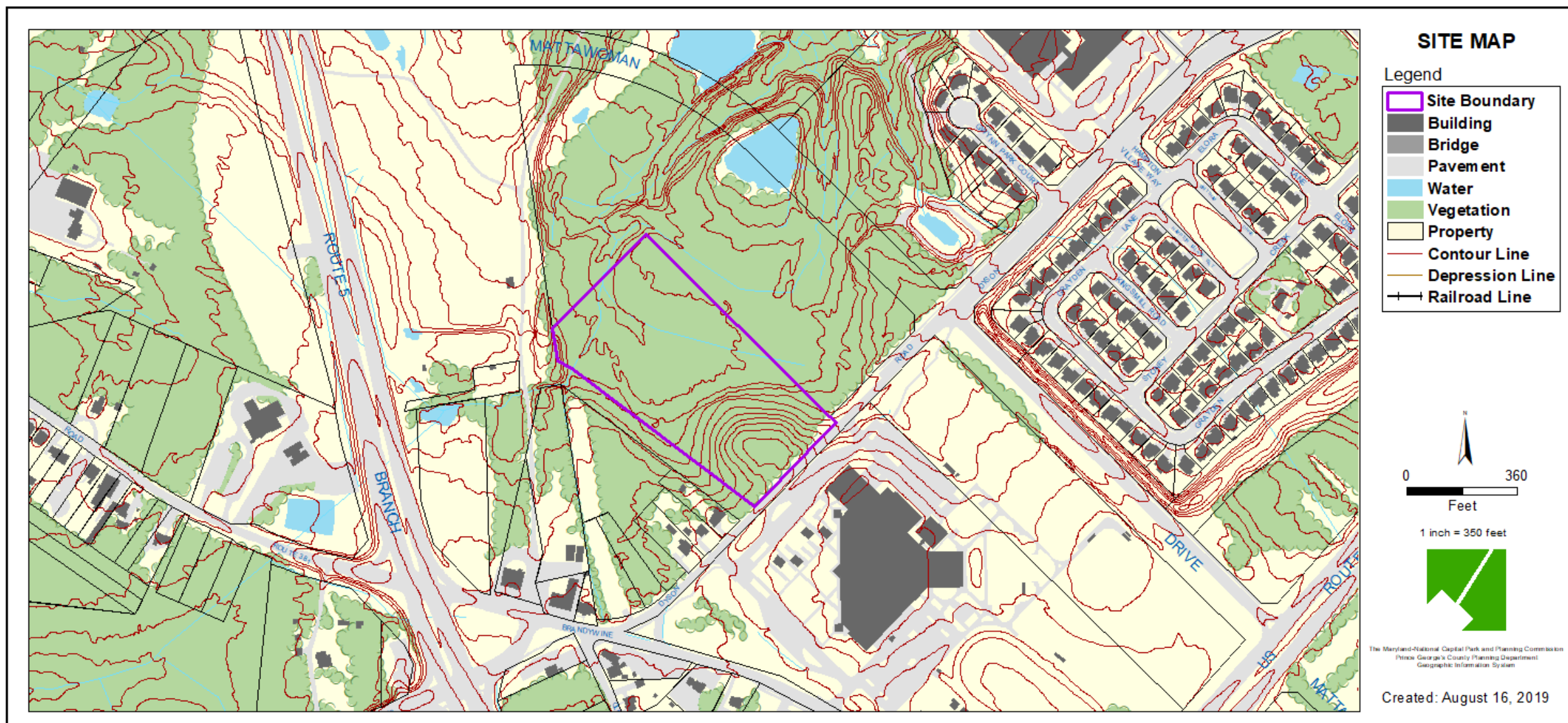


# AERIAL MAP

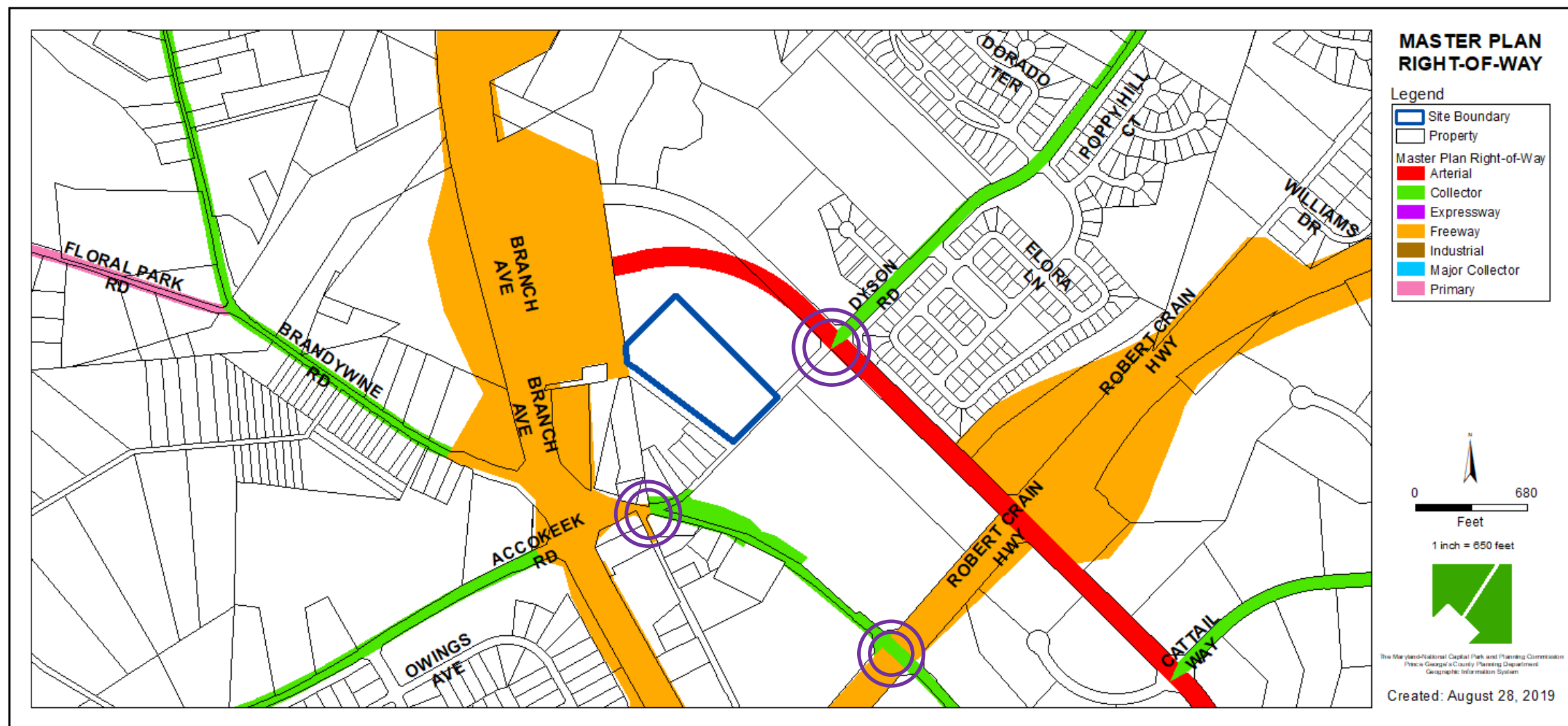




# SITE MAP



# MASTER PLAN RIGHT-OF-WAY MAP AND CRITICAL INTERSECTIONS



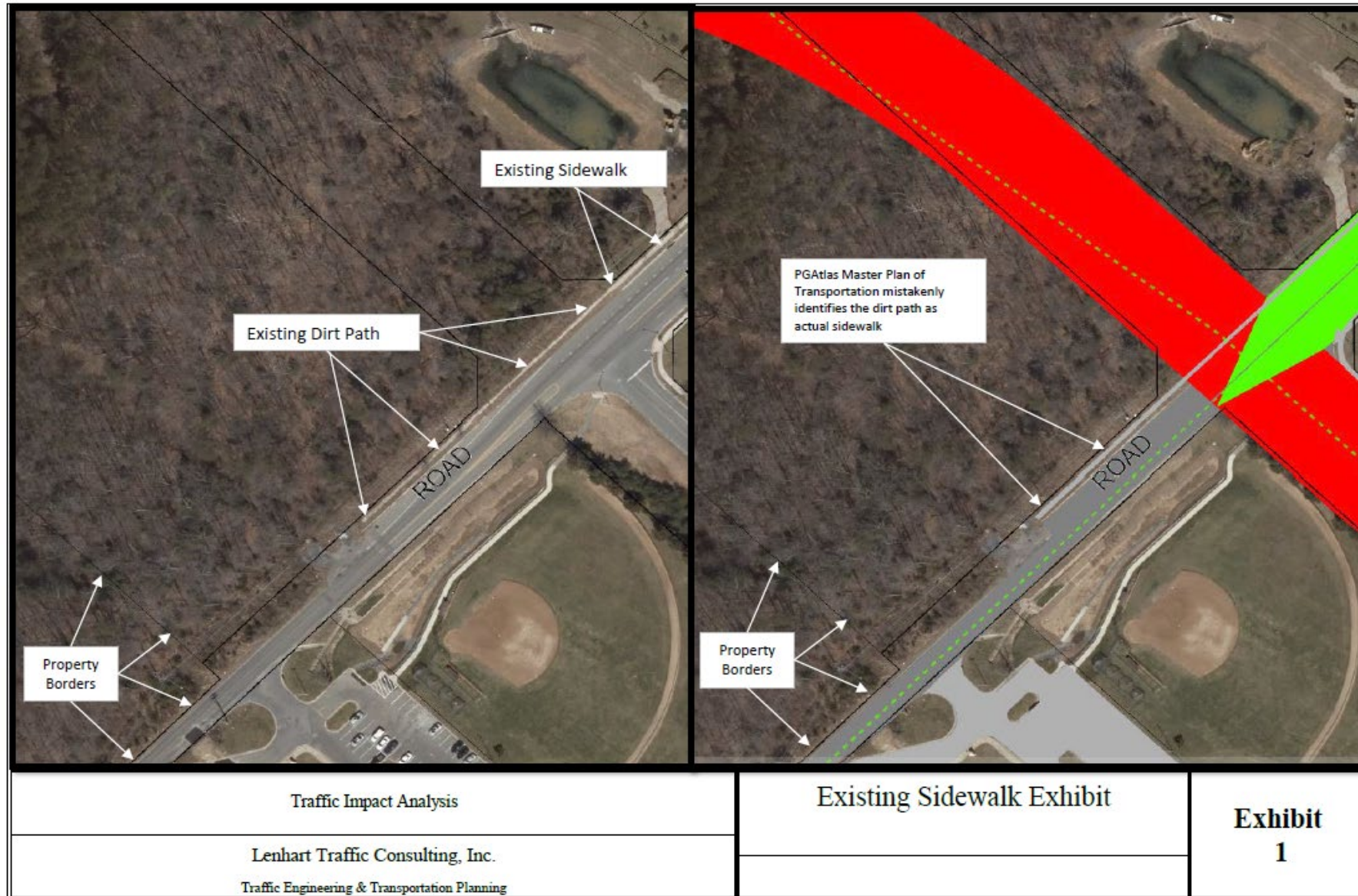


## BIRD'S-EYE VIEW WITH APPROXIMATE BOUNDARY OUTLINED

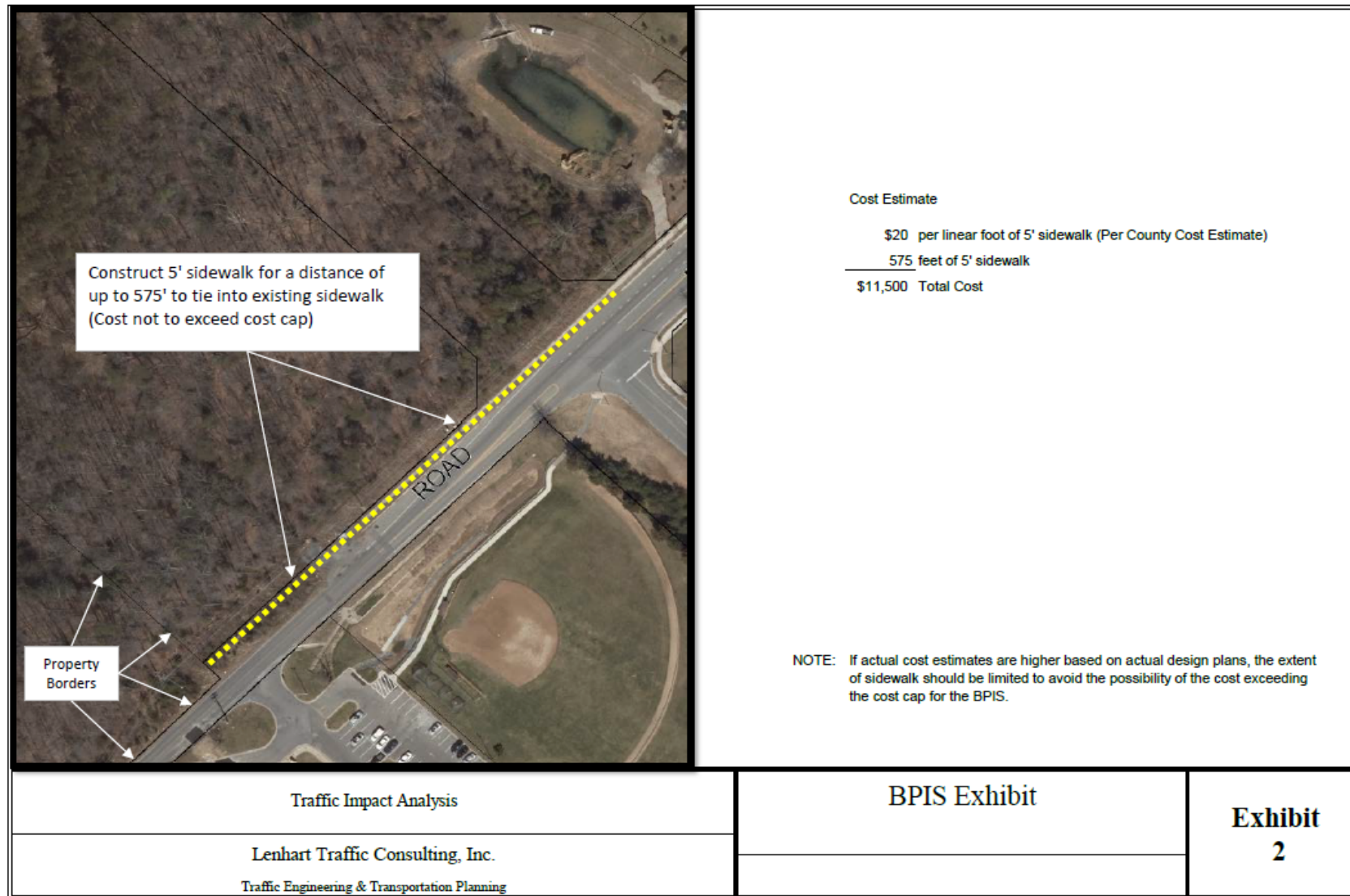




# APPLICANT'S BPIS EXHIBIT 1



# APPLICANT'S BPIS EXHIBIT 2

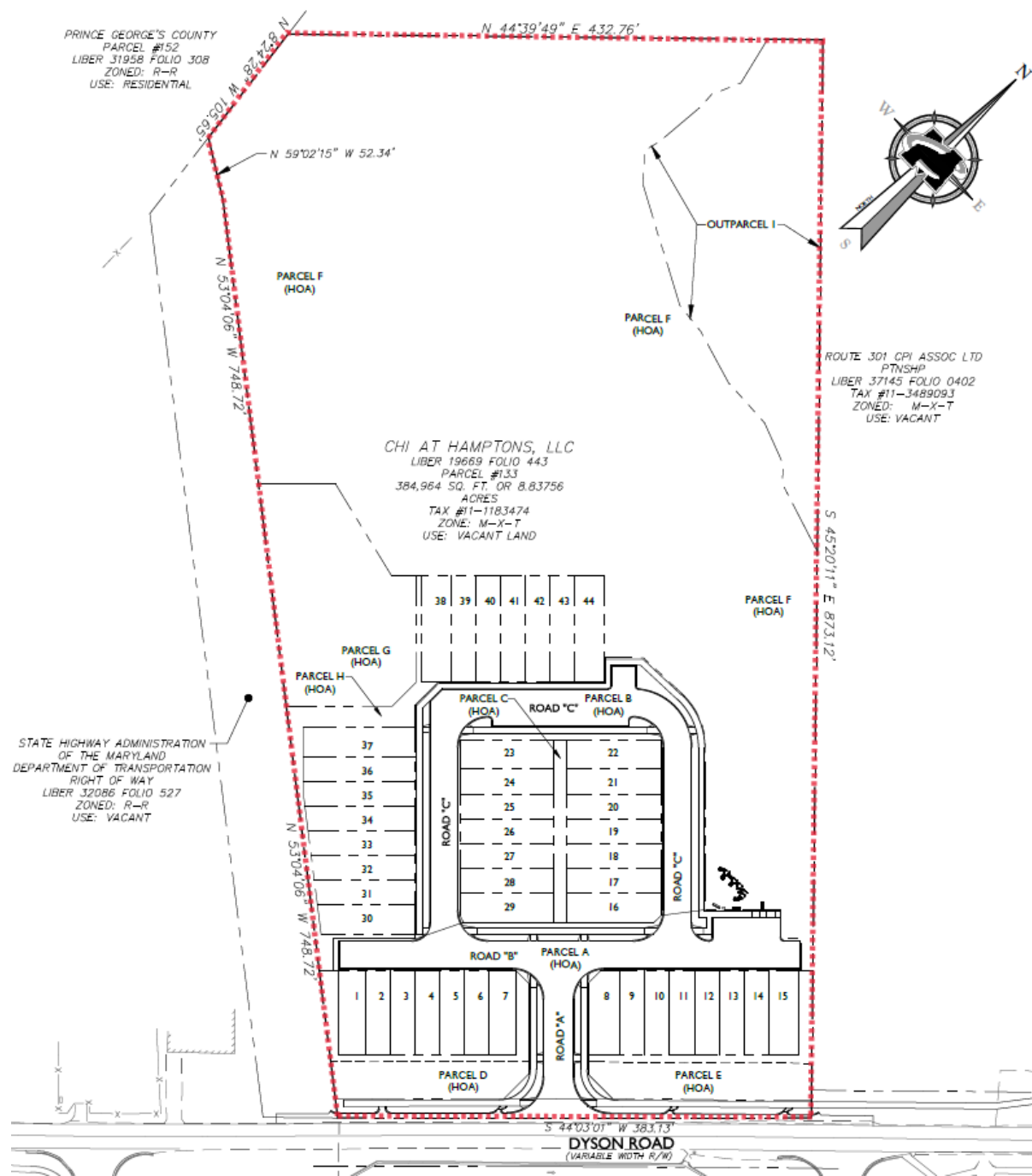




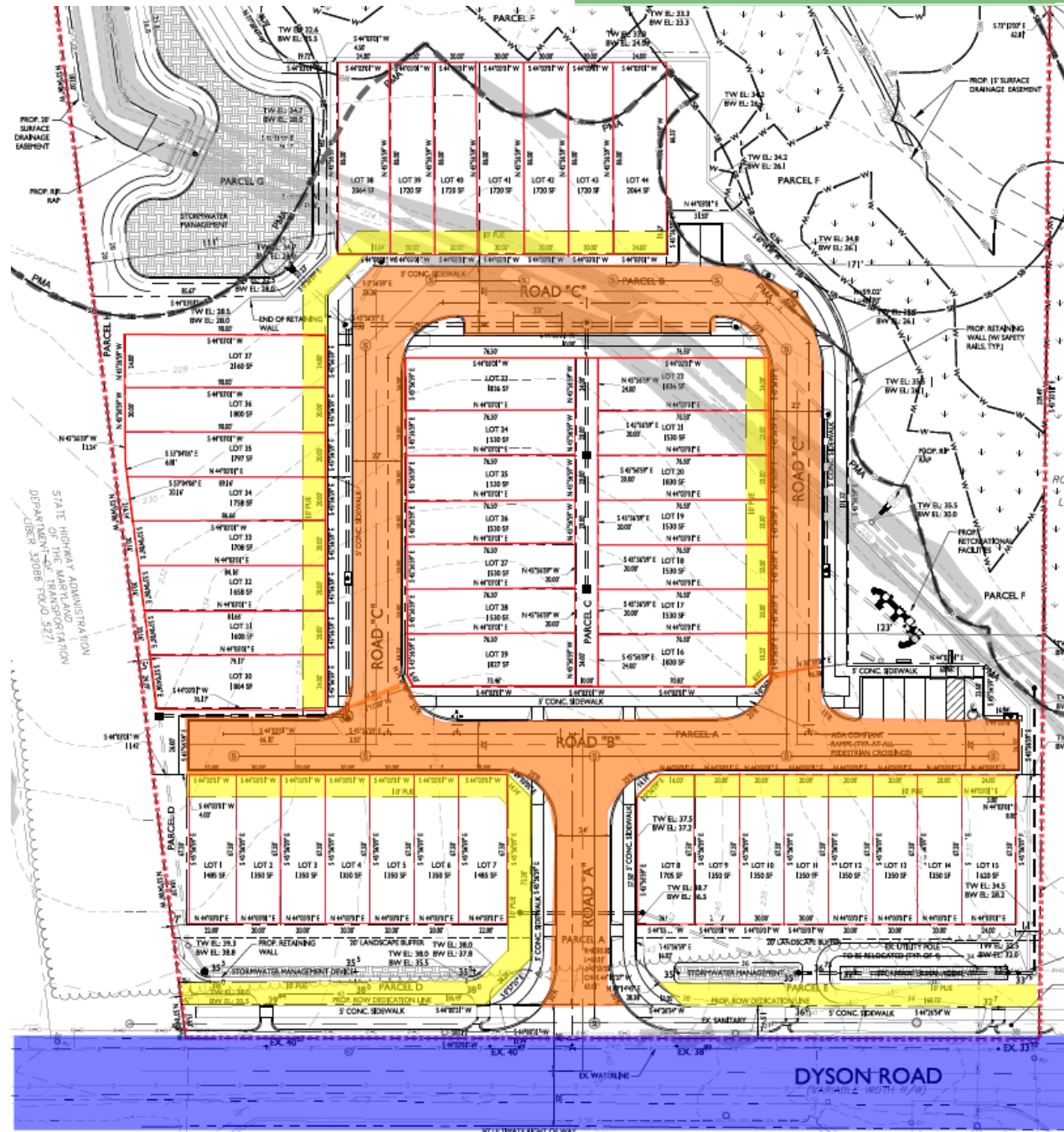
## PRIOR APPROVALS

- CSP-16005  
Approved by the  
Planning Board on  
November 9, 2017.

## PRELIMINARY PLAN



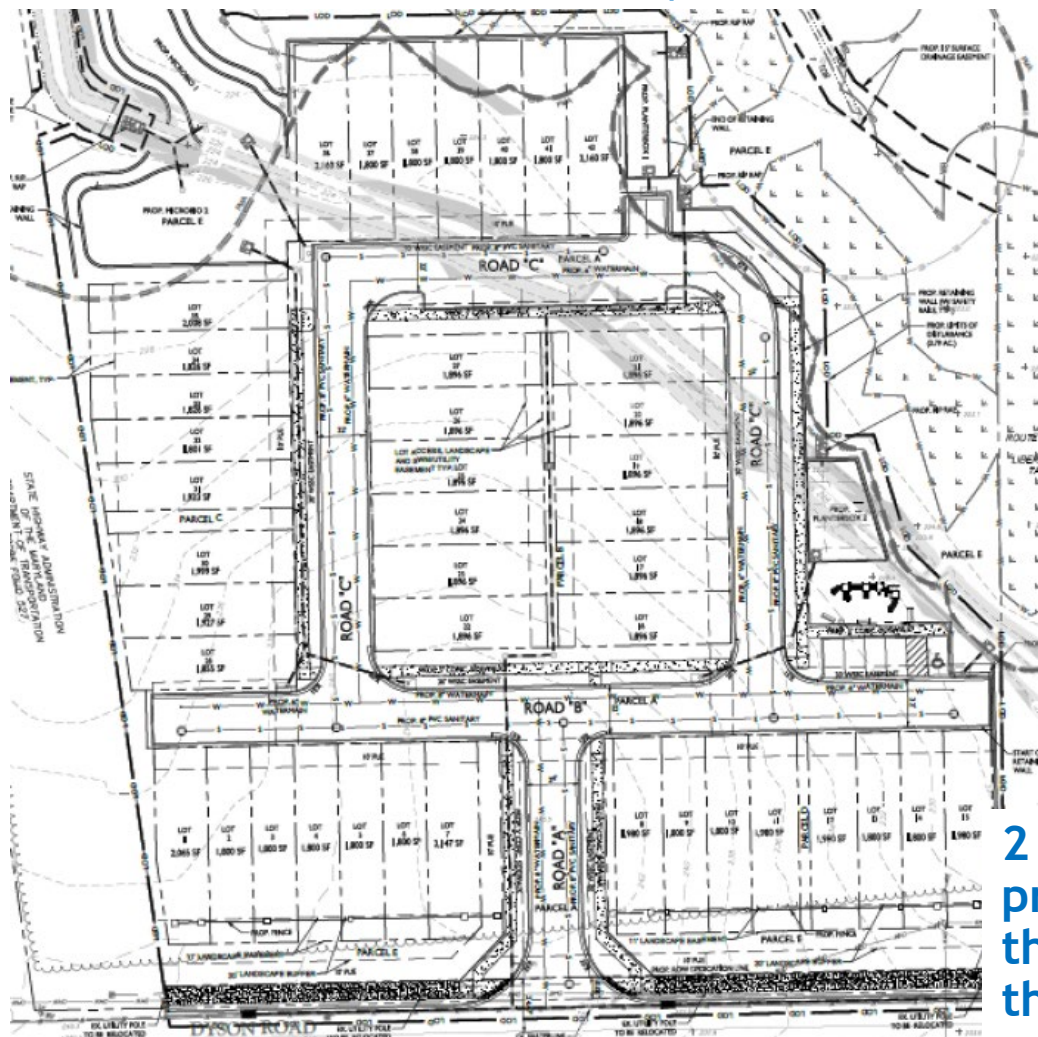
- 44 Townhouse Lots and 8 Parcels



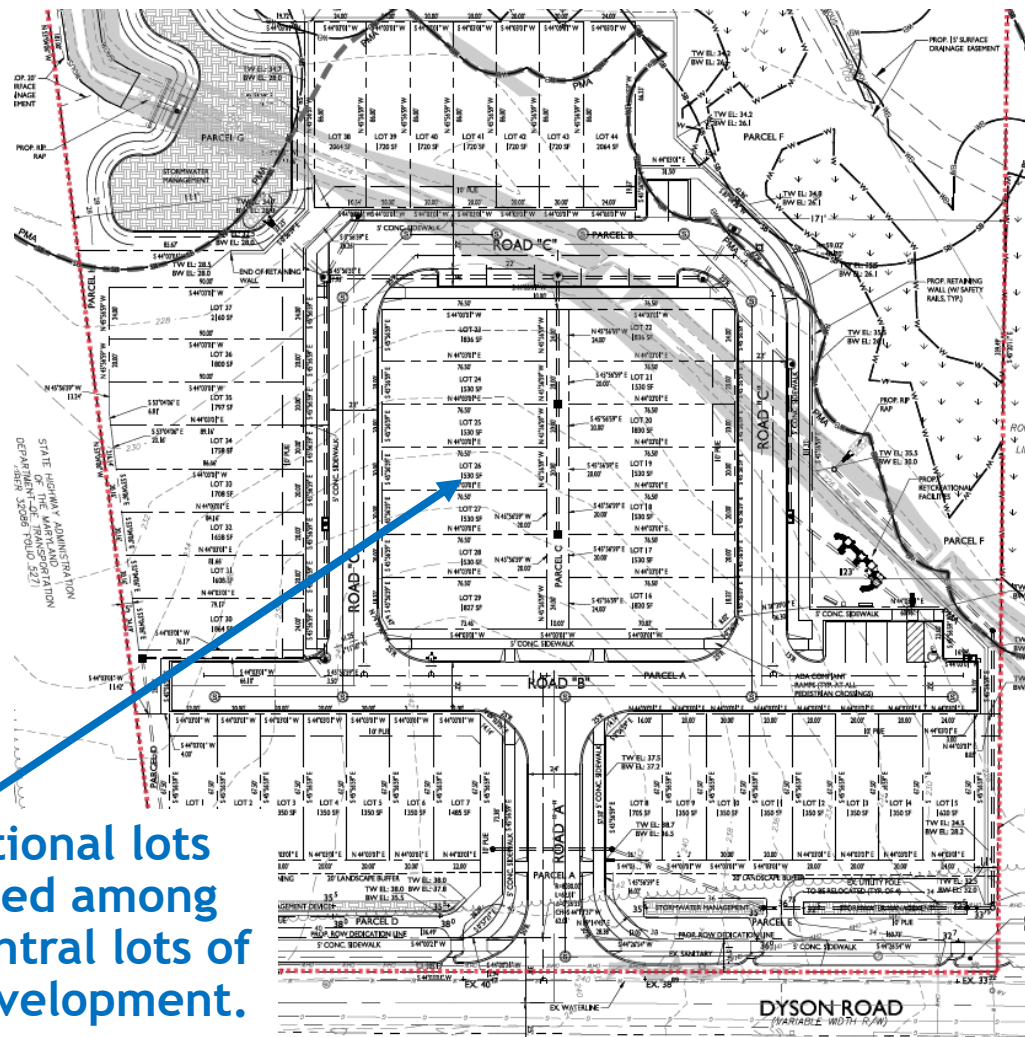


# COMPARISON OF PRELIMINARY PLANS

PPS 4-16026 (Previously Approved for 42 Lots)  
Minimum Lot Size: 1,800 Square Feet



PPS 4-18033 (Currently Proposed for 44 Lots)  
Minimum Lot Size: 1,200 Square Feet

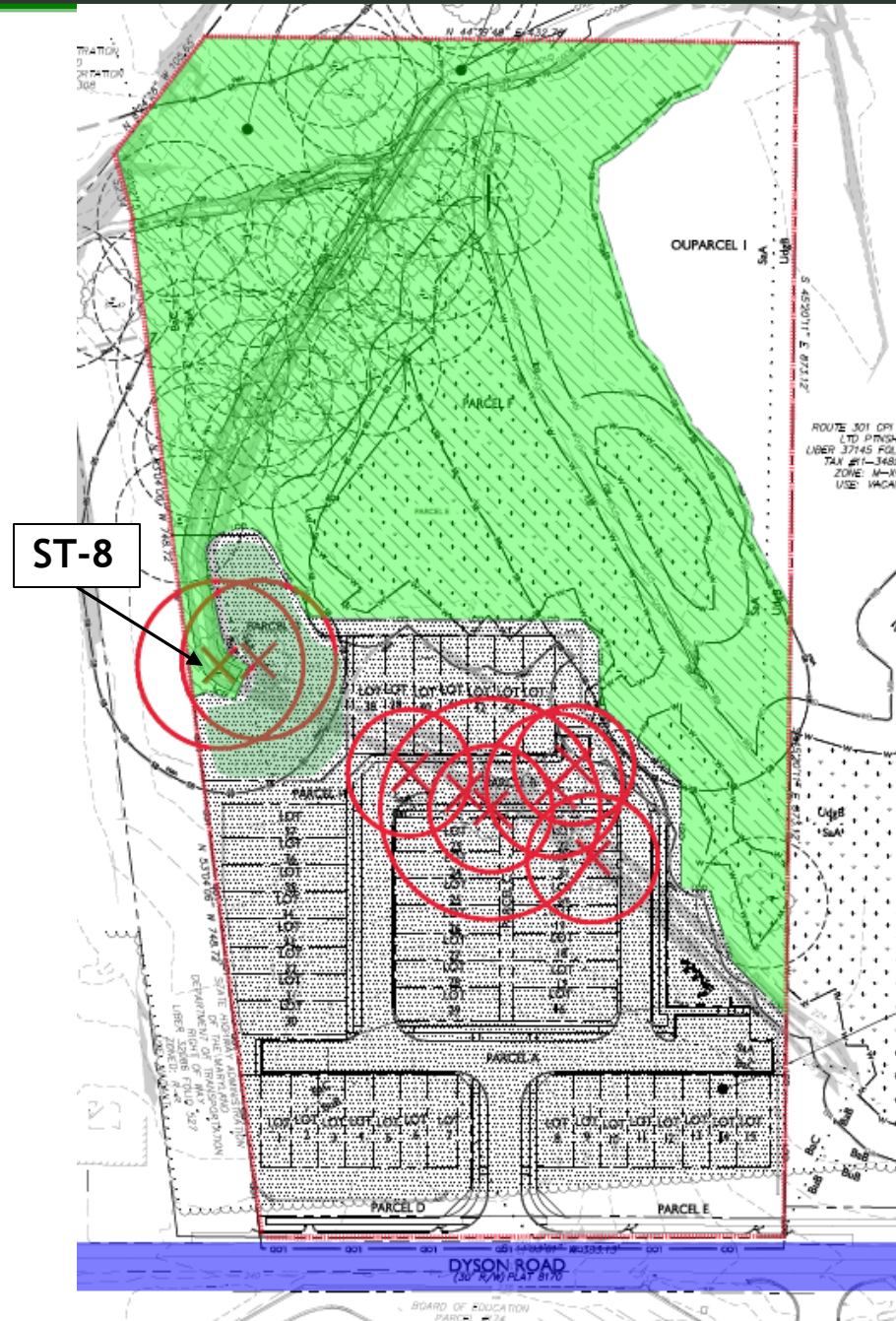


2 additional lots  
proposed among  
the central lots of  
the development.

# TREE CONSERVATION PLAN

 = Specimen Tree (ST)

- A Variance for the removal of 7 specimen trees (ST 2-7, 9) was previously approved with CSP-16005.
- A Variance has been requested for the removal of one additional specimen tree (ST-8) with this application.





# PMA IMPACT EXHIBIT

