

GENERAL NOTES

1. PARCEL 109, DEED REFERENCE 21975 / 00331
2. TAX MAP 52 GRID C-3
3. 200 SCALE MAP REFERENCE: 205NE08
4. THE PURPOSE OF THE SUBDIVISION IS TO OBTAIN APPROVAL TO CONSTRUCT +/- 37,900 SQ. FEET OF RETAIL/COMMERCIAL SPACE ON THIS PROPERTY.
5. PRIOR APPROVALS FOR THIS PROPERTY:
ZONING MAP AMENDMENT CASE #A-10024-C
CASE TYPE ZMA
NRI-038-08-01 APPROVED OCTOBER 5, 2017
PRELIMINARY PLAN 4-04135, APPROVED 1/20/05 PB RESOLUTION 05-16
PRELIMINARY PLAN 4-06018, APPROVED 12/3/09 PB RESOLUTION 09-166
PRELIMINARY PLAN 4-08041 WITHDRAWN
TCPI/075/04 APPROVED 12/1/06, REAPPROVED 6/21/11
TCPI/065/07 WITHDRAWN.
6. AREA: 7.65 ACRES
7. THERE IS NO PMA LOCATED ON THIS SITE.
8. THERE ARE NO ENVIRONMENTAL REGULATED FEATURES ON THIS SITE.
9. IN A LETTER DATED JUNE 23, 2017 THE PRINCE GEORGE'S COUNTY DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT STATED THAT NO COUNTY REGULATED 100 FLOODPLAIN IS LOCATED ON-SITE.
10. THERE IS 0.05 ACRES OF ROAD DEDICATION TO PG-DPW&T & 0.03 ACRES OF DEDICATION TO MSHA BOTH FOR WHITFIELD CHAPEL ROAD FOR A TOTAL OF 0.08 ACRES.
11. EXISTING ZONING: CSC / USE: VACANT
12. PROPOSED USE: COMMERCIAL SHOPPING CENTER
13. MINIMUM LOT SIZE:
14. SUSTAINABLE GROWTH TIER
15. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A MILITARY INSTALLATION OVERLAY ZONE (MIOZ).
16. THERE IS NO CENTER OR CORRIDOR LOCATION.
17. PROP. GFA = RETAIL 37,900 SQ. FT.
18. EXISTING GFA = 0 SQ. FT.
19. STORMWATER MANAGEMENT IS PROPOSED ON SITE. STORMWATER MANAGEMENT CONCEPT PLAN APPROVAL #34492-2004
20. EXISTING WATER AND SEWER CATEGORY 3.
21. PROPOSED WATER AND SEWER CATEGORY 3.
22. THIS PROJECT DOES NOT REQUIRE MANDATORY PARK DEDICATION.
23. THERE ARE NO KNOWN CEMETERIES ON OR CONTIGUOUS TO THE SITE.
24. THERE ARE NO KNOWN HISTORIC RESOURCES ON OR IN THE VICINITY OF THE SITE. THIS PROJECT IS SUBJECT TO A TYPE 1 TREE CONSERVATION PLAN.
25. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
26. NO WETLANDS OR STREAMS ARE LOCATED ON-SITE AS FIELD VERIFIED BY MATTHEW WRIGHT.
27. THE SOURCE OF THE SOILS INFORMATION ON THIS PLAN IS FROM USDA NRCS WEB SOIL SURVEY (WSS) IN A CUSTOM SOIL RESOURCE REPORT FOR AN AREA OF INTEREST (AOI) ESTABLISHED FOR THE SUBJECT SITE ONLY AND GENERATED ON JULY 26, 2017.
28. THIS PROPERTY IS NOT LOCATED ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION OR ANY LAND TRUST OR ORGANIZATION.
29. A 10 FOOT WIDE PUBLIC UTILITY EASEMENT WILL BE PROVIDED ALONG ALL PUBLIC RIGHT OF WAYS.
30. FOREST STAND DELINEATION BY THE TECH GROUP, INC. 2004 AND UPDATED IN MAY OF 2017.
31. GRADING AND LIMITS OF DISTURBANCE ARE PRELIMINARY AND SUBJECT TO CHANGE AS APPROVED BY M-NCPPC AND APPROPRIATE REVIEWING AGENCIES.
32. MASTER PLAN SUBREGION:
33. THIS PROPERTY IS LOCATED WITHIN ENVIRONMENTAL STRATEGY AREA TWO (FORMALLY KNOWN AS THE DEVELOPING TIER) OF THE REGULATED ENVIRONMENTAL PROTECTION AREA MAP, AS DESIGNED BY PLAN, PRINCE GEORGE'S 2035 APPROVED GENERAL PLAN.
34. THIS PROPERTY IS SUBJECT TO THE APPROVED NATURAL RESOURCE INVENTORY MAP NRI-038-08 PREVIOUSLY APPROVED SEPTEMBER 24, 2008 AND REAPPROVED OCTOBER 5, 2017.
35. ELEVATIONS SHOWN ARE NAVD 1988 DATUM AS PROJECTED FROM GPS OBSERVATION.
36. GRID AND BEARINGS SHOWN ARE BASED ON THE MARYLAND STATE GRID MERIDIAN NAD 83 NORTH AS BASED FROM GPS OBSERVATION.
37. THIS PROPERTY IS LOCATED IN THE BALDWIN BRANCH WATERSHED-LOWER SEVERDAM CREEK.
38. BOUNDARY AND TOPOGRAPHY BY THE TECH GROUP, INC. DATED APRIL 2004 AND SUPPLEMENTED WITH ADDITIONAL TOPOGRAPHY IN 2016.
39. THE PROPERTY IS ZONED CSC. COMMERCIAL SHOPPING CENTER REZONING CONDITIONS OF APPROVAL ARE PROVIDED IN A-10024-C.
40. MD 12 DIGIT WATERSHED # 021402050816

DEED INFORMATION

GRANTOR: SCRUGGS, FRANCIS C. AND DOROTHY I. ETAL
GRANTEE: DD LAND HOLDING, LLC
DATE OF CONVEYANCE: 04-27-2005
DEED REFERENCE: 21975/331

BENCH MARK DATA

BM-A - SPIKE SET IN PP POLE #332337 - ELEV. 206.80
BM-B - SPIKE SET IN PP POLE #312100 - ELEV. 199.79
BM-C - SPIKE SET IN PP POLE #199537 - ELEV. 187.63

CALL "MISS UTILITY"

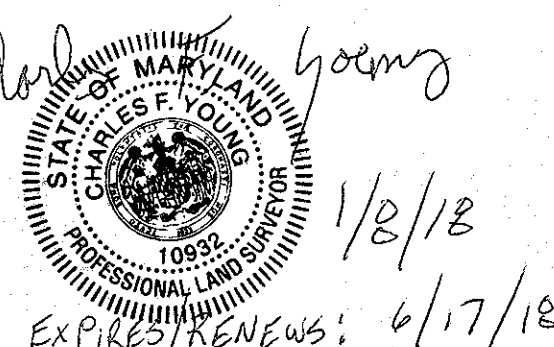
TELEPHONE: 1-800-257-7777 FOR UTILITY LOCATIONS AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.

REVISIONS

DESIGNED	MW	11/17	DATE	DESCRIPTIONS
DRAWN	EW	11/17	DATE	
CHECKED	KM	11/17	DATE	
APPROVED	KM	11/17	DATE	
DATE				



201 Defense Highway
Suite 200
Annapolis, MD 21401
Ph: (443) 274-3232
Fax: (443) 274-3233
Contact Person: Kim Morgan
Project Manager
kmorgan@techgroupinc.net



OWNER
DD LAND HOLDING, LLC
1641 RT 3 N SUITE 202
CROFTON, MARYLAND 21114
TEL: 301-261-6700
ATTN: RUSSELL BAKER
russell@wchesley.com

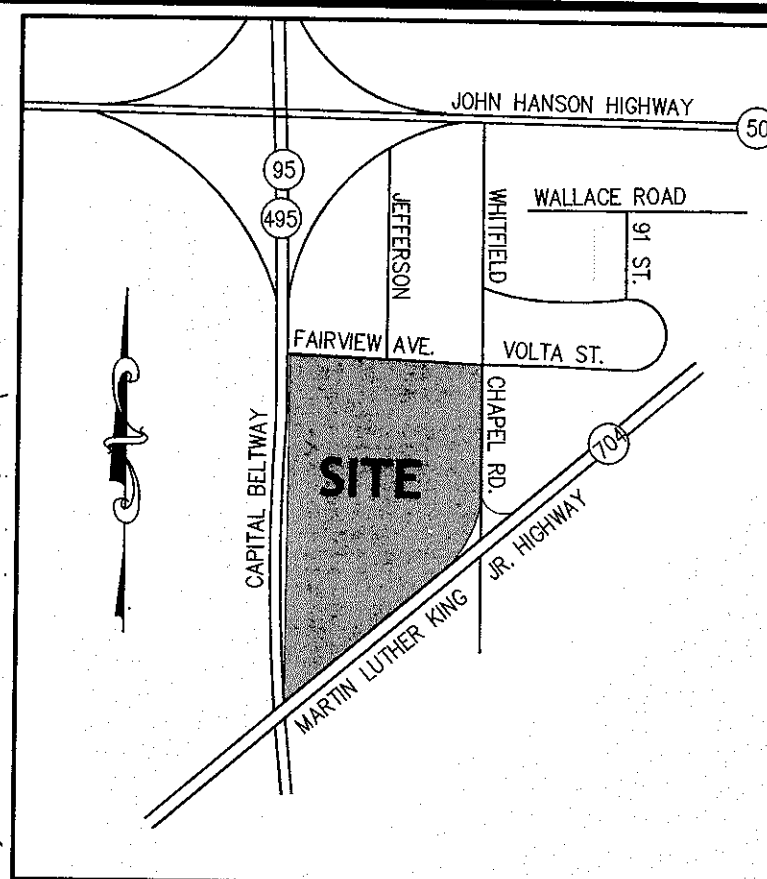
DEVELOPER
ENTERPRISE OFFICE PARK, INC.
1641 RT 3 N SUITE 202
CROFTON, MARYLAND 21114
TEL: 301-261-6700
ATTN: RUSSELL BAKER
russell@wchesley.com

PRELIMINARY PLAN 4-16037

FAIRVIEW CENTER

PRINCE GEORGE'S COUNTY, MARYLAND
LANHAM, 20TH ELECTION DISTRICT
CONCILIAMIC DISTRICT 5
TAX MAP 52, GRID C3, P.109

SCALE: 1" = 50' DATE: NOVEMBER 2017 TTG PROJECT No. 517002 SHEET 1 OF 1



VICINITY MAP
SCALE: 1" = 2000'
ADC PG. CO. MAP 5411, GRID D10
200' SHEET 205 NE 8
PRINCE GEORGE'S COUNTY
TAX MAP 52 GRID C-3, PARCEL 109

LEGEND

- BOUNDARY
- EX. ROW
- BRL
- PUE
- EASEMENTS
- EX. 2' CONTOUR
- EX. 10' CONTOUR
- EX. SPOT ELEVATION
- PROP. 2' CONTOUR
- PROP. 10' CONTOUR
- 100 YEAR FLOODPLAIN LIMIT
- 100 YEAR FLOODPLAIN BUFFER
- PROP. LIMIT OF DISTURBANCE
- FP
- FPB
- LOD
- EX. TREE LINE
- CdD2
- CdC2
- EX. 8" W
- EX. 8" S
- EX. WATER
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. STRUCTURES
- EX. GAS MAIN
- EX. OVERHEAD ELECTRIC LINE
- EX. ROAD
- CENTERLINE
- PROPOSED STREET LIGHT
- PROP. PAVEMENT
- EX. TREE
- ENVIRONMENTAL SITE DESIGN DRAINAGE DIVIDE
- W
- WB
- WETLAND 25'
- WETLAND BUFFER
- EXISTING SOILS
- >15% SLOPES
- REGULATED STREAM
- CRITICAL AREA BUFFER
- STREAM BUFFER
- SB
- 65 dBA NOISE CONTOUR
- 70 dBA NOISE CONTOUR
- 80 dBA NOISE CONTOUR

THIS BLOCK IS FOR OFFICIAL USE ONLY

OR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC

APPROVAL

PROJECT NAME:

PROJECT NUMBER: 4-16037

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.