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May 29, 2019

Martin Grigsby, Principal Planning Technician
Applications Section, M-NCPPC
14741 Governor Oden Bowie Drive
Upper Marlboro, Md. 20772

Re: Glenn Dale Golf Course/Submission of Preliminary Plan (4-19005)

Dear Mr. Grigsby:

This is to transmit a preliminary plan of subdivision for the above property for which I represent the contract purchaser, SLDM, L.L.C. The property was part of the 2018 East Glenn Dale Limited Area Sector Plan which retained the O-S Zone but also recommended for R-R type densities if developed. The County Council also enacted CB-97-2018 which allows for the submission of a preliminary plan and a detailed site plan under certain circumstances.

In our preliminary meeting with staff it was agreed that a preliminary plan could be submitted but not certified until the detailed site plan was approved. Therefore, we are submitting this preliminary plan with the design guidelines and standards that we would propose at the time of detailed site plan submission which will follow this review or be concurrent at a later time.

The bill is enclosed and the pertinent language is as follows:

“126 Permitted use, provided:

- (A) The property is located within a character area that is the subject of a Minor Amendment to an area Sector Plan and Sectional Map Amendment approved on or after March 1, 2018;
- (B) (B) The property that is proposed for residential development, consisting of single-family detached and single-family attached residential dwelling units, will be located on of lot(s) or parcel(s) with an aggregate acreage of not more than One Hundred Thirty (130) acres in size;
- (C) Development regulations applicable to O-S Zone set forth within this Subtitle, including minimum lot sizes, coverage, frontage, setbacks, density, lot width, yards, building

height, distance between townhouse groups and other requirements shall not apply to the development of single-family detached and single-family attached (townhouse) residential dwellings as authorized herein. Instead, the density regulations for the R-R Zone shall apply. All such other development regulations, including architectural review of proposed uses for development of the subject property, shall be as established and shown on a Detailed Site Plan approved in accordance with Part 3, Division 9 of this Subtitle; and

(D) A preliminary plan of subdivision approval process shall apply to development authorized pursuant to this Section.”

Sincerely,



Norman D. Rivera

NDR:pam

C: SLDM, LLC

Daniel Schlegel

THE FAIRWAYS

PRELIMINARY PLAN OF SUBDIVISION: 4-19005

GENERAL NOTES

- EXISTING PARCELOT, DEED DESCRIPTION, LIBER FOLIO, & PLAT NUMBER
 - TAX MAP 36: PARCEL 121 L 5938 F.757; OUTLOT A L.13627 F.427
- TAX MAP 36, GRID E3
- 200 FOOT MAP REFERENCE (WSSC): 209NE10,11 & 210NE10
- PURPOSE OF SUBDIVISION: RESIDENTIAL SUBDIVISION CONTAINING APPROXIMATELY 62 SINGLE FAMILY ATTACHED UNITS, AND 210 SINGLE FAMILY DETACHED UNITS.
- PRIOR APPROVALS: PPS 4-03088, PPS 4-07025, AND DSP-04023 APPROVED 11/18/04
- TOTAL ACREAGE: GROSS: 125.16
- NET DEVELOPABLE AREA OUTSIDE OF PMA: 111.88 ACRES
- ACREAGE OF ENVIRONMENTAL REGULATED FEATURES: 11.46 ACRES
- ACREAGE OF 100-YEAR FLOODPLAIN: 1.82 ACRES
- ACREAGE OF ROAD DEDICATION: 14.34 ACRES
- EXISTING ZONING/USE: O-S (115.11 ACRES) & R-18C ZONE / OPEN SPACE (10.05 ACRES), AMENDED BY ZONING BILL CB-97-2018.
- PROPOSED USE: RESIDENTIAL; 62 SINGLE-FAMILY ATTACHED TOWNHOMES, 210 SINGLE FAMILY DETACHED, & RECREATION.
 - LOTS: 272
 - PARCELS: 10
- BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE: TOWNHOMES: 62 UNITS, AND 210 SINGLE FAMILY DETACHED UNITS.
- DENSITY CALCULATION:
 - PER CB-07-2018, USES PERMITTED, ADDED FOOTNOTE 126, ITEM (C) DENSITY REGULATIONS FOR R-R ZONE SHALL APPLY. VII-DENSITY (MAX DWELLING UNITS PER NET ACRES OF NET LOT/TRACT AREA) IS 2.17 UNITS/AC.
 - PROPOSED UNIT CALCULATION: 125.16 AC * 2.17 D.U./AC = 272
- MINIMUM LOT SIZE REQUIRED: PER CB-97-2018
 - MINIMUM LOT SIZE PROPOSED: 2,400 SF
- MINIMUM LOT WIDTH AT FRONT OF BUILDING LINE AND FRONT OF STREET LINE: 24'
- SUSTAINABLE GROWTH TIER: YES (TIER 1)
- ANDREWS, INTERIM LAND USE CONTROL: NO
- CENTER OR CORRIDOR LOCATION: NO
- GROSS FLOOR AREA (NON-RESIDENTIAL ONLY):
 - EXISTING: N/A
 - PROPOSED: N/A
- STORMWATER MANAGEMENT CONCEPT NUMBER: SDCP # 4923-2019-0: PENDING APPROVAL
- WATER/SEWER CATEGORY DESIGNATION:
 - EXISTING: S-4 & W-4
 - PROPOSED: S-3 & W-3
- AVIATION POLICY AREA (AIRPORT NAME & APA#): NO AVIATION POLICY AREAS ARE KNOWN TO EXIST ON SITE.
- MANDATORY PARK DEDICATION: ON-SITE PRIVATE
- CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
- HISTORIC SITE ON OR IN THE VICINITY OF THE PROPERTY: YES, PROSPECT HILL (70-025). THE SITE IS ADJUTING, HILLMEADE ROAD, A DESIGNATED HISTORIC ROAD IN THE VICINITY OF THE PROPERTY.
- TYPE ONE CONSERVATION PLAN: YES, TCP1-060-03 & TCP2-088-04
- WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
- WETLANDS: YES
 - THE SITE DOES NOT CONTAIN WETLANDS OF SPECIAL STATE CONCERN AS DEFINED IN COMAR 26.23.06.01
 - WETLANDS ARE SHOWN ON NRI-059-2019, PREPARED BY BAY ENVIRONMENTAL INC. IN A STUDY DATED MARCH 20, 2019.
- STREAMS: YES
- SOILS BY TYPE: SEE NRI-059-2019, PENDING APPROVAL.
- 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
- SOURCE OF TOPOGRAPHY: AERIAL FLOWN TOPOGRAPHY, BY MCKENZIE SNYDER, INC. ON OCTOBER 16, 2018.
- EXISTING MAJOR IMPROVEMENTS WITHIN 50' OF THE PROPERTY LINE ARE SHOWN.
- ALL EXISTING PAVEMENT AND RIGHT-OF-WAY ARE SHOWN.
- 10' PUBLIC UTILITY EASEMENT ADJACENT TO PUBLIC RIGHT-OF-WAY IN LOCATIONS AS SHOWN ON PLAN: YES
- THE SOURCE OF THE PROPERTY BOUNDARIES ON THIS PLAN IS FROM BOUNDARY/ALTA SURVEY BY DEWBERRY ENGINEERS, DATED NOVEMBER 6, 2018, REVISED JANUARY 2, 2019.
- PROSPECT HILL (70-025) REGISTERED WITH THE STATE IS LOCATED ON-SITE. FURTHER ARCHEOLOGICAL INVESTIGATIONS (PHASE II OR PHASE III) MAY BE REQUIRED DURING SUBSEQUENT DEVELOPMENT REVIEW PROCESSES.
- OWNER & APPLICANT:

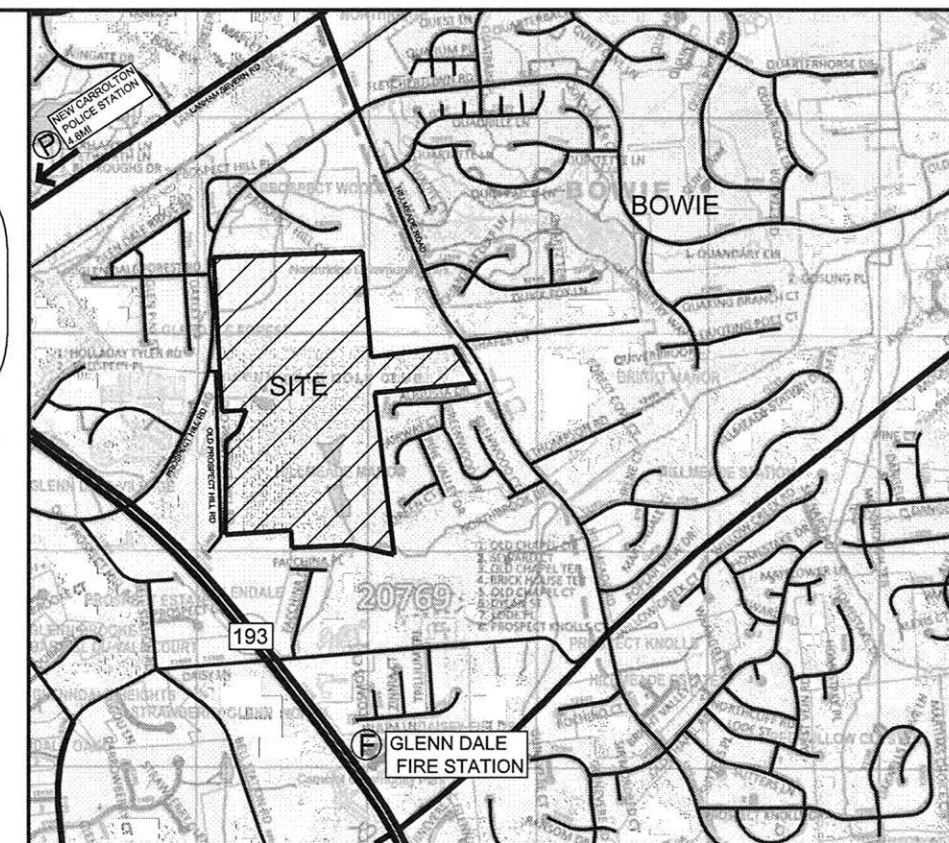
OWNER:
FAIRWAYS GLENN DALE MD, LP
448 VIKING DRIVE, STE 220
VIRGINIA BEACH, VA 23452

APPLICANT:
GALAXY NC, LLC
448 VIKING DRIVE, STE. 220
VIRGINIA BEACH, VA 23452
- CONTACT:

SEAN F. BRUCE
SFBDEVELOPMENT@GMAIL.COM
301.502.0956

SHEET INDEX

- COVER SHEET
- PLAN SHEETS
- HISTORIC SITE EXHIBIT



VICINITY MAP
SCALE: 1" = 2000'

Vicinity Map © ADC - Kappa Map Group LLC/GIS
Integrated Solutions LLC 2014

PRINCE GEORGE'S COUNTY
ROAD ATLAS
MAP 5412 GRID B2-3, C2-3

SITE STATISTICS

PARCEL	TOTAL
GROSS TRACT AREA	125.16 AC
EXISTING 100-YEAR FLOODPLAIN	1.82 AC
NET TRACT AREA	123.34 AC
EXISTING WOODLAND IN THE FLOODPLAIN	0 AC
EXISTING WOODLAND NET TRACT	11.75 AC
EXISTING PMA	11.46 AC
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	± 1,179 LF

DEVELOPMENT TYPE SUMMARY

LAND USE	ACRES	LAND PERCENTAGE
RESIDENTIAL	51.12	40.84%
OPEN SPACE	57.84	46.22%
PRIVATE ROAD & ALLEY	1.86	1.49%
PUBLIC RIGHT-OF-WAY	14.34	11.45%
TOTAL	125.16	100%

SUBDIVISION SUMMARY TABLE

TOTAL NUMBER OF PARCELS	10
NUMBER OF BLOCKS	8
NUMBER OF LOTS	272
AVERAGE PARCEL SIZE	336,138 SQFT
AVERAGE LOT SIZE	7,985 SQFT

PARCEL AREA SUMMARY

BLOCK	PARCEL	SQ. FOOTAGE	ACRES	DESCRIPTION	DEDICATION/ OWNERSHIP
A	PARCEL A1	366,738	8.42	OPEN SPACE/SWM	HOA
A	PARCEL A2	179,588	4.12	OPEN SPACE	HOA
A	PARCEL A3	80,933	1.86	PRIVATE ROAD	HOA
B	PARCEL B1	119,377	2.74	OPEN SPACE	HOA
B	PARCEL B2	13,526	0.31	OPEN SPACE	HOA
C	PARCEL C1	539,239	12.38	OPEN SPACE/SWM	HOA
C	PARCEL C2	423,446	9.72	OPEN SPACE/SWM	HOA
D	PARCEL D1	358,601	8.23	OPEN SPACE	HOA
E	PARCEL E1	157,337	3.61	OPEN SPACE	HOA
F	PARCEL F1	323,508	7.43	OPEN SPACE	HOA
SUBTOTAL(S)					
SUB TOTAL	1	80,933	1.86	PRIVATE ROADS & ALLEYS	HOA
	9	2,481,360	5.96	OPEN SPACE/SWM	HOA

TOTAL HOA DEDICATION

TOTAL:	10	2,494,265	7.82	ALL PARCELS	HOA
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PROPOSED DEVELOPMENT STANDARDS

	TOWNHOMES/QUADS	SINGLE FAMILY DETACHED
PROPOSED MIN LOT SIZE	2000 SF	7500 SF
MIN LOT WIDTH AT BUILDING FRONT	24 FEET	65 FEET
MAX LOT COVERAGE	N/A	50%
MIN FRONT SETBACK FROM R.O.W	N/A	25 FEET ¹
MIN SIDE SETBACK	N/A	5 FEET
MIN REAR SETBACK	10 FEET	15 FEET ²
MIN CORNER SETBACK TO SIDE STREET R.O.W	N/A	15 FEET
MAX RESIDENTIAL BUILDING HEIGHT	40 FEET	35 FEET

- ¹ Porches/Stoops/Covered decks are allowed to encroach into the minimum front setback from R.O.W to the fullest extent practical.
- ² Pools and decks shall not be allowed to encroach into the rear yard required setback.

ZONING CHART

ZONE	QUADS	R-18C	RESIDENTIAL SFD	RESIDENTIAL SFD	O-S	RESIDENTIAL SFA	TOTALS
USES PROPOSED							
GROSS TRACT AREA	10.05 AC.	10.05 AC.	115.11 AC.	115.11 AC.	125.16		
FLOODPLAIN	0.00 AC.	0.00 AC.	1.82 AC.	1.82 AC.	1.82		
NET TRACT	10.05 AC.	10.05 AC.	113.29 AC.	113.29 AC.	123.34		
DENSITY PERMITTED	6 DU PER AC.	6.70 DU PER AC.	5 DU PER AC.	2.17 DU PER AC.			
DENSITY PROPOSED	3.78 DU PER AC.	0.80 DU PER AC.	1.78 DU PER AC.	0.21 DU PER AC.			
DWELLING UNITS PERMITTED	60 DU	67 DU	246 DU	246 DU	313		
DWELLING UNITS PROPOSED	38 DU	8 DU	202 DU	24 DU	272		
MINIMUM LOT SIZE	1800	6500	5 AC.*	N/A*			

* Refer to CB-97-2018

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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: THE FAIRWAYS
PROJECT NUMBER: PPS-4-19005

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

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
PRELIMINARY PLAN PPS-4-19005

TCP

PLANNING BOARD ACTION:

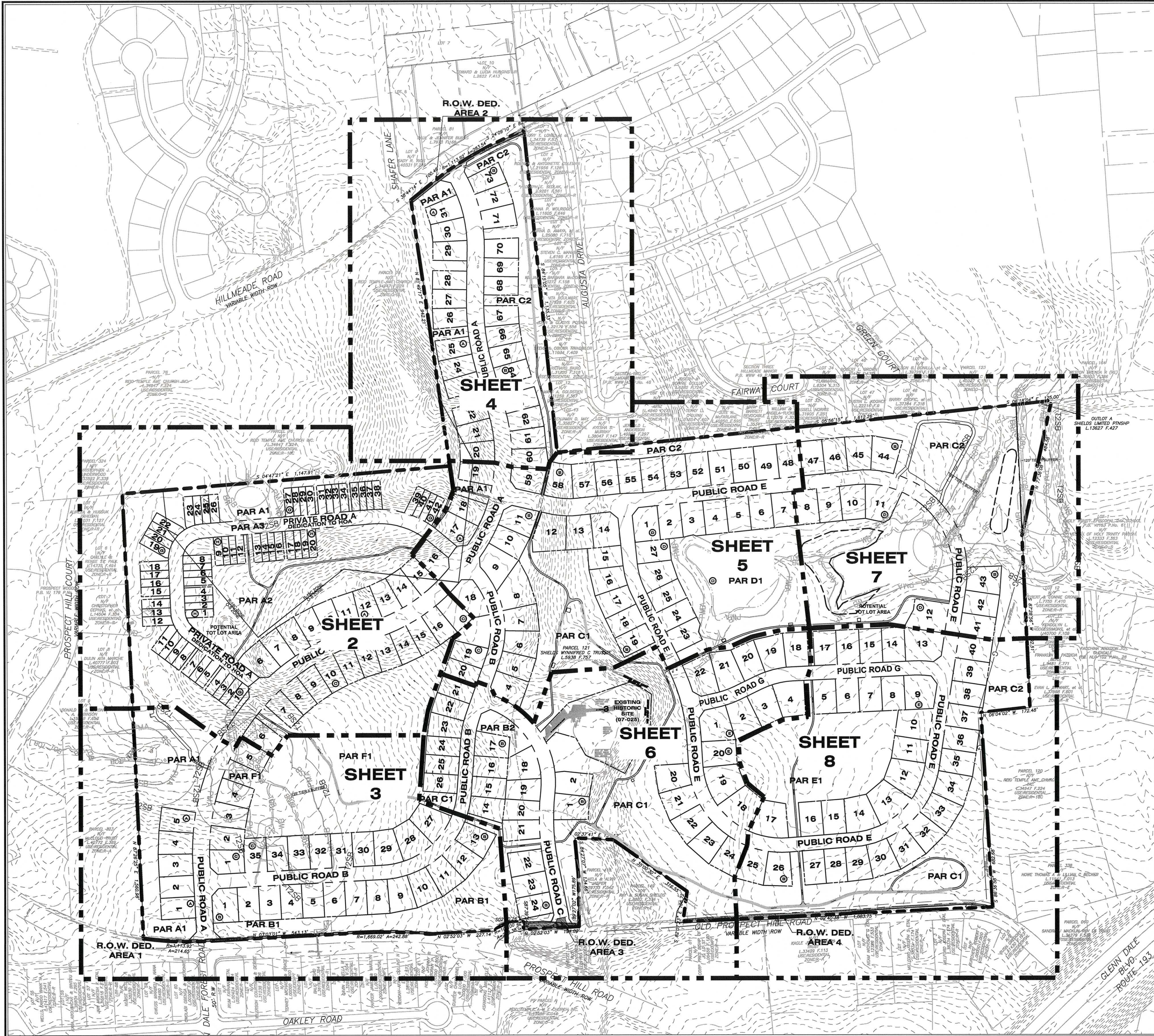
PER PGCPB RESOLUTION #:

ADOPTION DATE:

SIGNATURE APPROVAL DATE:

AUTHORIZED SIGNATURE

MAP 83/91 DATUM
N.G.V.D. 1929

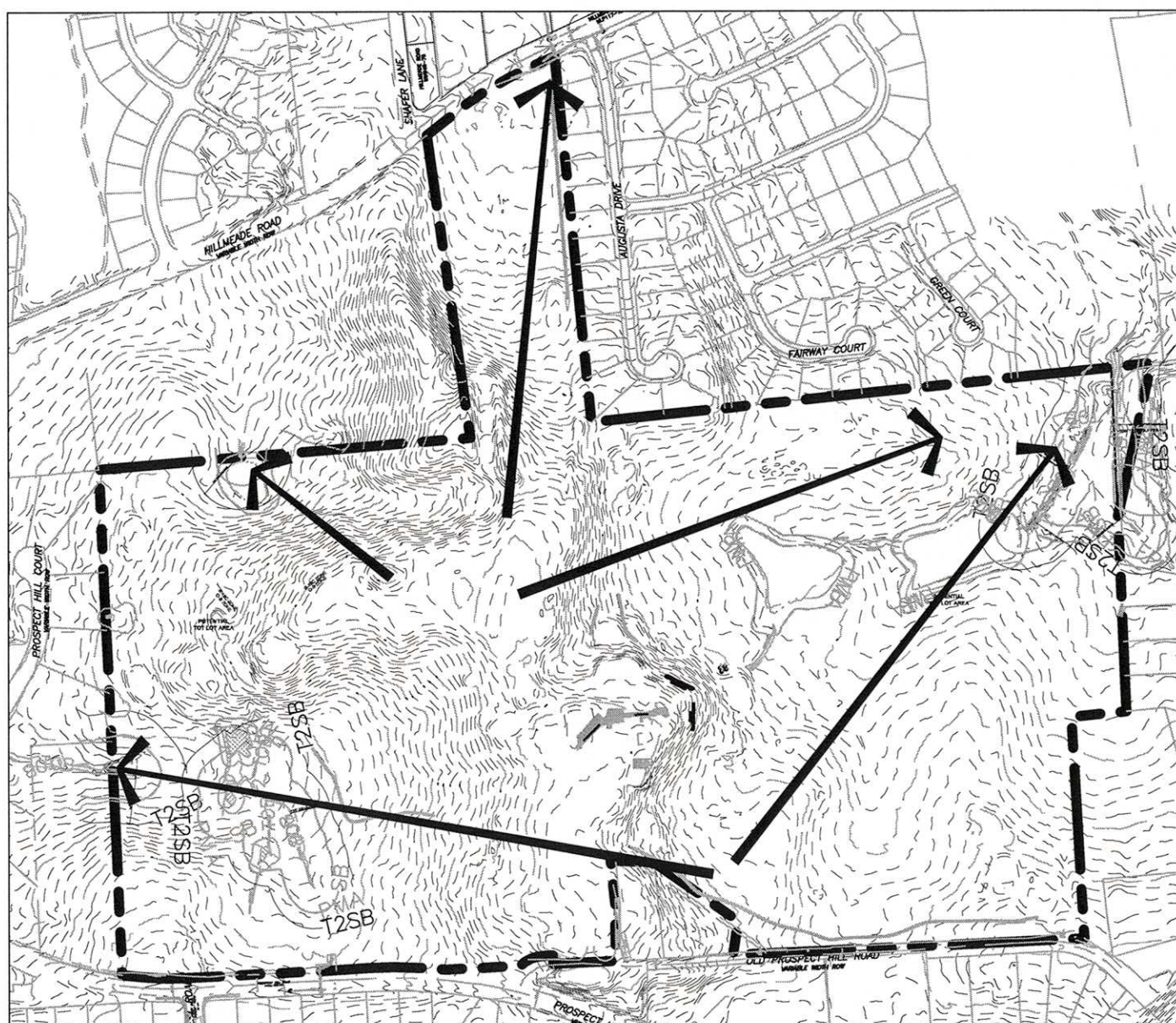


SCALE 1" = 200'

0' 200' 400'

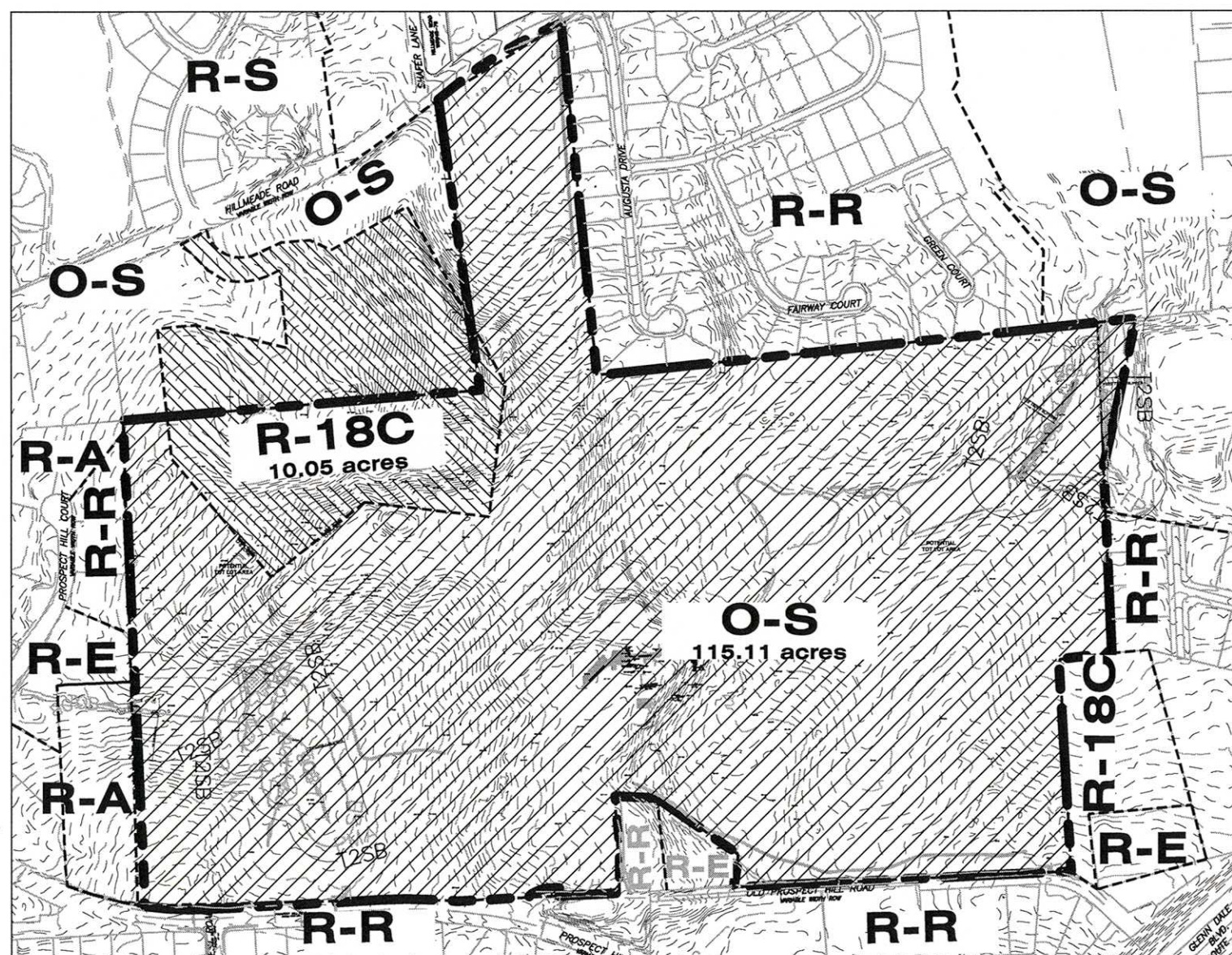
1 LOCATION PLAN

1 PLAN VIEW



2 PROPOSED DRAINAGE AREA MAP DETAIL

SCALE: 1"=800'
NOTE: REFER TO SITE DEVELOPMENT CONCEPT PLAN # 4923-2019-0 (PENDING APPROVAL)



3 ZONING MAP DETAIL

SCALE: 1"=500'

LEGEND

EXISTING MAJOR CONTOUR	210
EXISTING MINOR CONTOUR	210
EXISTING BOUNDARY	
EXISTING ADJACENT PROPERTY	
PRIMARY MANAGEMENT AREA'S STREAM BUFFER	
EXISTING STREAM	
EXISTING WETLAND BOUNDARY	
EXISTING WETLANDS	
EXISTING FLOODPLAIN	
EXISTING FLOODPLAIN EASEMENT	
EXISTING FLOODPLAIN BUFFER	
EXISTING ZONING LINES	
TIER II STREAM BUFFER	
EXISTING STREAM BUFFER	
HISTORIC HOUSE IMPACT REVIEW AREA	
HISTORIC HOUSE ENVELOPE SETTING	
PROPOSED ROAD RIGHT-OF-WAY	
PROPOSED PROPERTY LINE	
PROPOSED ROAD CENTERLINE	
PROPOSED CURB	
PROPOSED PUBLIC UTILITY EASEMENT (PUE)	
PROPOSED SIDEWALK	
SHEET MATCHLINE	
PROPOSED SUBDIVISION BLOCK	
PROPOSED PARCEL AND AREA	
PROPOSED LOT NUMBER AND AREA	

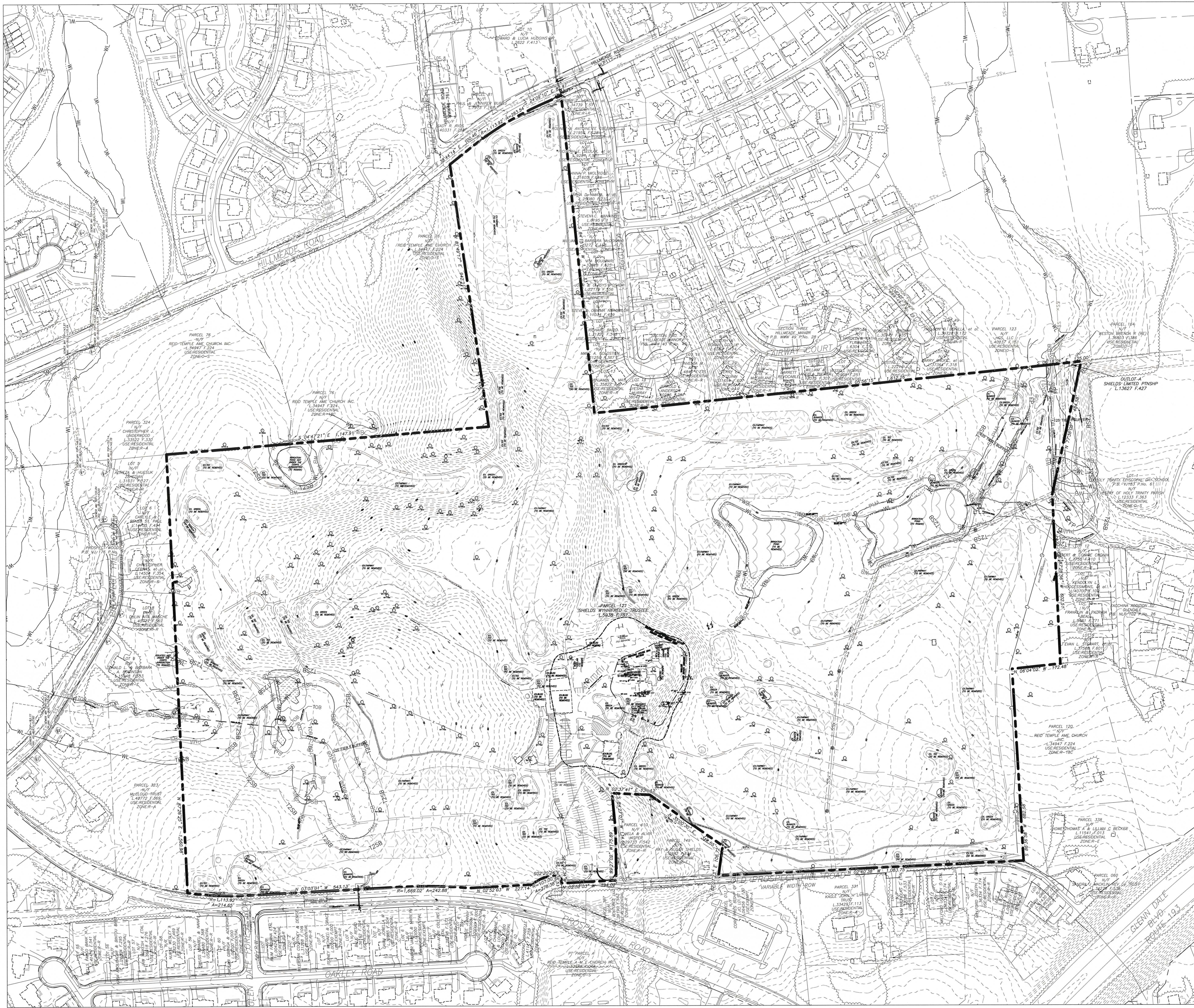
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE PLAN SHOWN HEREON IS CORRECT. THAT THE INFORMATION HAS BEEN TAKEN FROM AVAILABLE RECORDS AND FIELD SURVEYS. FOR: DEWBERRY ENGINEERS INC.

MICHAEL B. DAVIS
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 11033
EXPIRATION DATE: 09/10/2020



NOTE:
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK
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INFORMATION CONCERNING UNDERGROUND
UTILITIES WAS OBTAINED FROM AVAILABLE
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NAD 83/01 DATUM
N.G.P.S. 1989



LEGEND

PROJECT BOUNDARY
EXISTING ADJACENT PROPERTY
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING TOP OF BANK (TOB)
POND WATER LINE
EXISTING STRUCTURE
EXISTING WATER
EXISTING SANITARY SEWER
EXISTING FENCE
EXISTING 100-YEAR FLOODPLAIN
50' FLOODPLAIN BUFFER
25' WETLAND BUFFER
WETLAND
REGULATED STREAM BUFFER
EXISTING TREE LINE
EXISTING BRUSH LINE
EXISTING STORM EASEMENT
EXISTING PUBLIC UTILITY EASEMENT
EXISTING SANITARY SEWER EASEMENT
EXISTING WATER EASEMENT
EXISTING STORM DRAIN
EXISTING PATH
EXISTING EDGE OF PAVEMENT
EXISTING SIDEWALK
HISTORIC HOUSE IMPACT REVIEW AREA
HISTORIC HOUSE ENV. SETTING

EXISTING TREES

GOLF FAIRWAYS

GOLF GREENS

GOLF TEES

EXISTING GOLF PATH (TO REMAIN)

1
1A
EXISTING CONDITIONS PLAN
PLAN VIEW
SCALE 1" = 150'

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
PRELIMINARY PLAN PPS-4-19005
TCP
PLANNING BOARD ACTION: _____
PER PGCPB RESOLUTION #: _____
ADOPTION DATE: _____
SIGNATURE APPROVAL DATE: _____
AUTHORIZED SIGNATURE _____

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M-NCPPC
APPROVAL

PROJECT NAME: THE FAIRWAYS
PROJECT NUMBER: PPS-4-19005

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

Dewberry
Engineers Inc.

4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

APPLICANT
GALAXY NC, LLC
448 VIKING DRIVE, STE. 220
VIRGINIA BEACH, VA 23452

CONTACT
SEAN F. BRUCE
301.502.0956
sfdevelopment@gmail.com

THE FAIRWAYS
PRELIMINARY PLAN OF SUBDIVISION
PPS-4-19005
PRINCE GEORGES COUNTY, MD
14TH ELECTION DISTRICT
TAX MAP 96 GRID E3
200 MAP REFERENCE: 209NE11, 210NE10

SEAL

KEY PLAN

SCALE
AS-SHOWN

No.	DATE	BY	Description
REVISIONS			

DRAWN BY _____
APPROVED BY _____ RM
CHECKED BY _____ DS
DATE _____ NOV 2019

TITLE
PRELIMINARY
PLAN OF
SUBDIVISION
EX. CONDITIONS
AND DISPOSITIONS
DEWBERRY JOB NO. 50107161

1A

SHEET NO. 2 OF 10



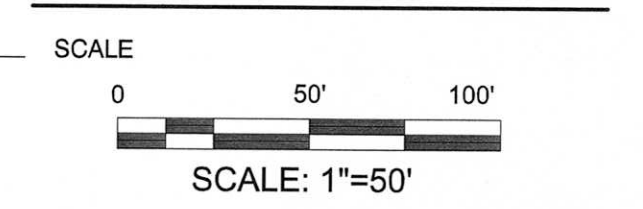
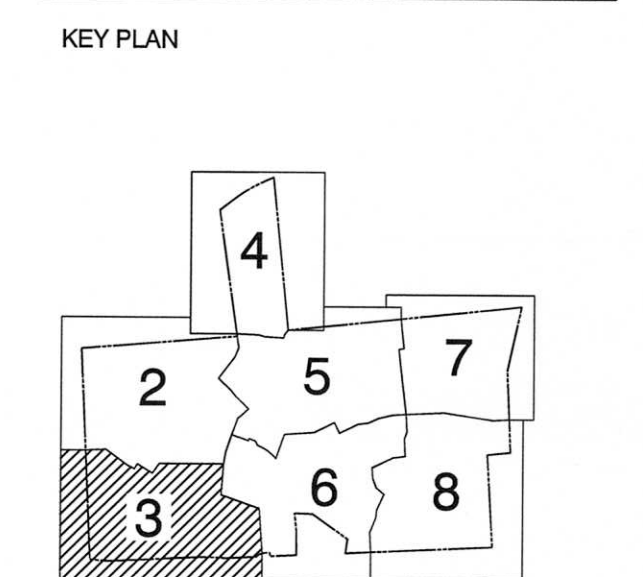
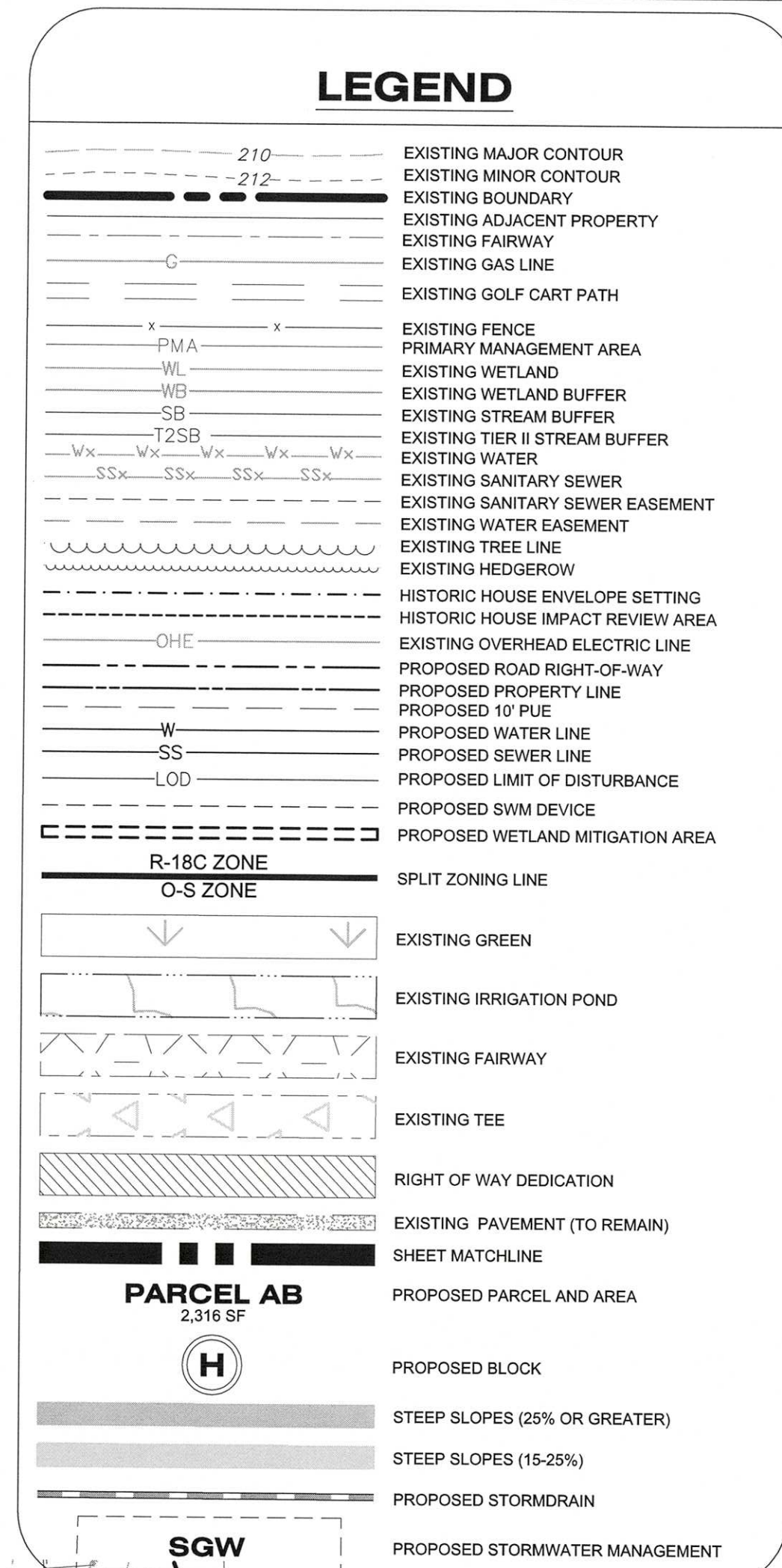
AUTHORIZED SIGNATURE

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2

SHEET NO. 3 OF 10

2



No.	DATE	BY	Description

REVISIONS

DRAWN BY _____

APPROVED BY RM _____

CHECKED BY DS _____

DATE NOV 2019 _____

TITLE
PRELIMINARY
PLAN OF
SUBDIVISION
PLAN SHEET

DEWBERRY JOB NO. 50107161

3

SHEET NO. 4 OF 10

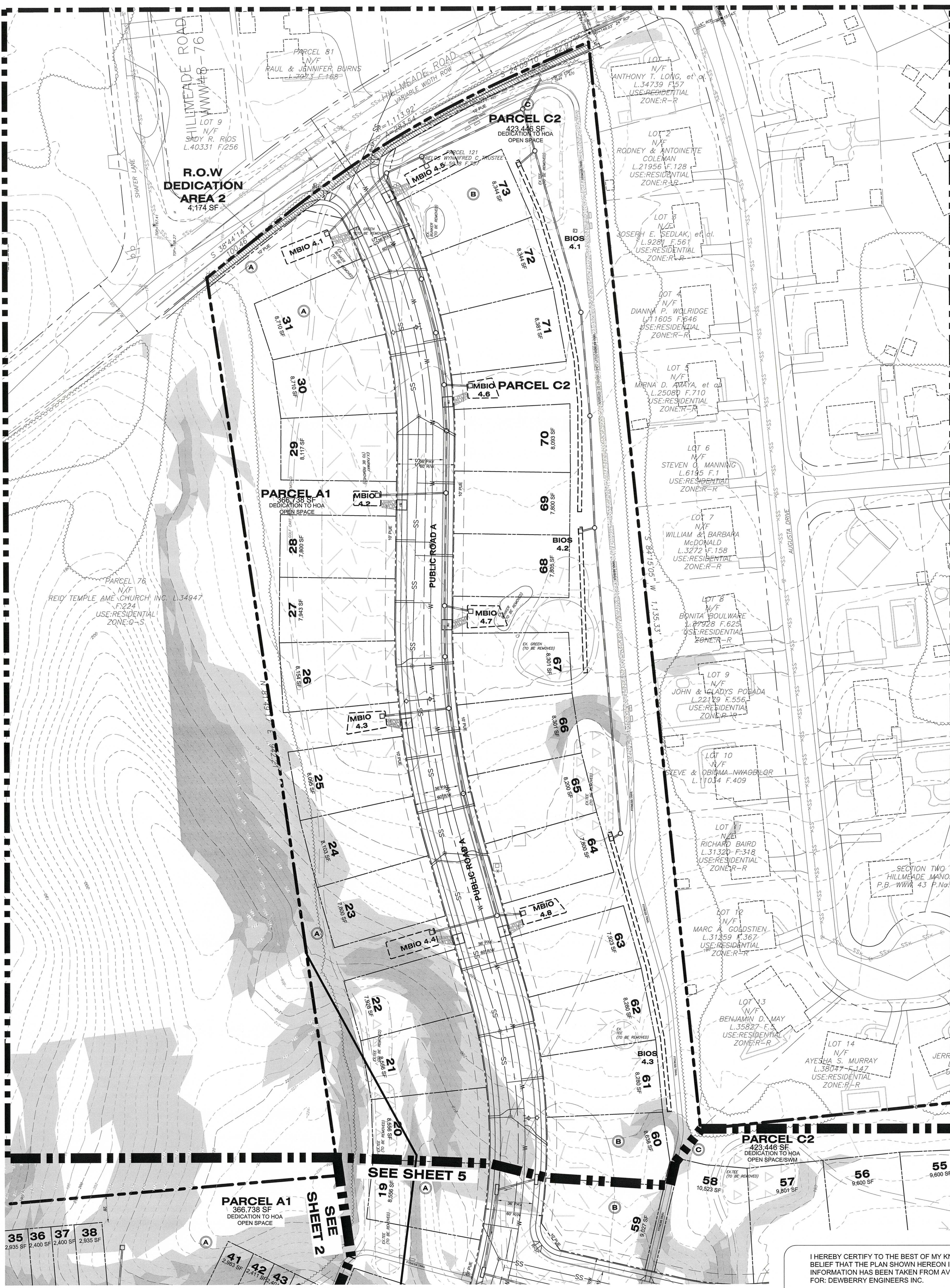
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PRELIMINARY PLAN PPS-4-19005		GH label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.	
TOP		M-NCPPC	
PLANNING BOARD ACTION:		APPROVAL	
PER PGCPB RESOLUTION #:		PROJECT NAME: THE FAIRWAYS	
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AUTHORIZED SIGNATURE			

NAD 83/91 DATUM
N.G.V.D. 1989



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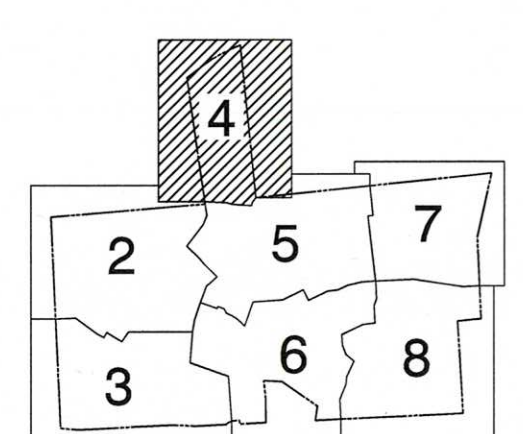
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THE FAIRWAYS
PRELIMINARY PLAN OF SUBDIVISION
PPS-4-19005
PRINCE GEORGES COUNTY, MD
14TH ELECTION DISTRICT

200' MAP REFERENCE: 209NE10, 209NE11, 210NE10

SEAL

KEY PLAN



SCALE
0 50' 100'
SCALE: 1"=50'

No.	DATE	BY	Description
REVISIONS			

DRAWN BY
APPROVED BY RM
CHECKED BY DS
DATE NOV 2019

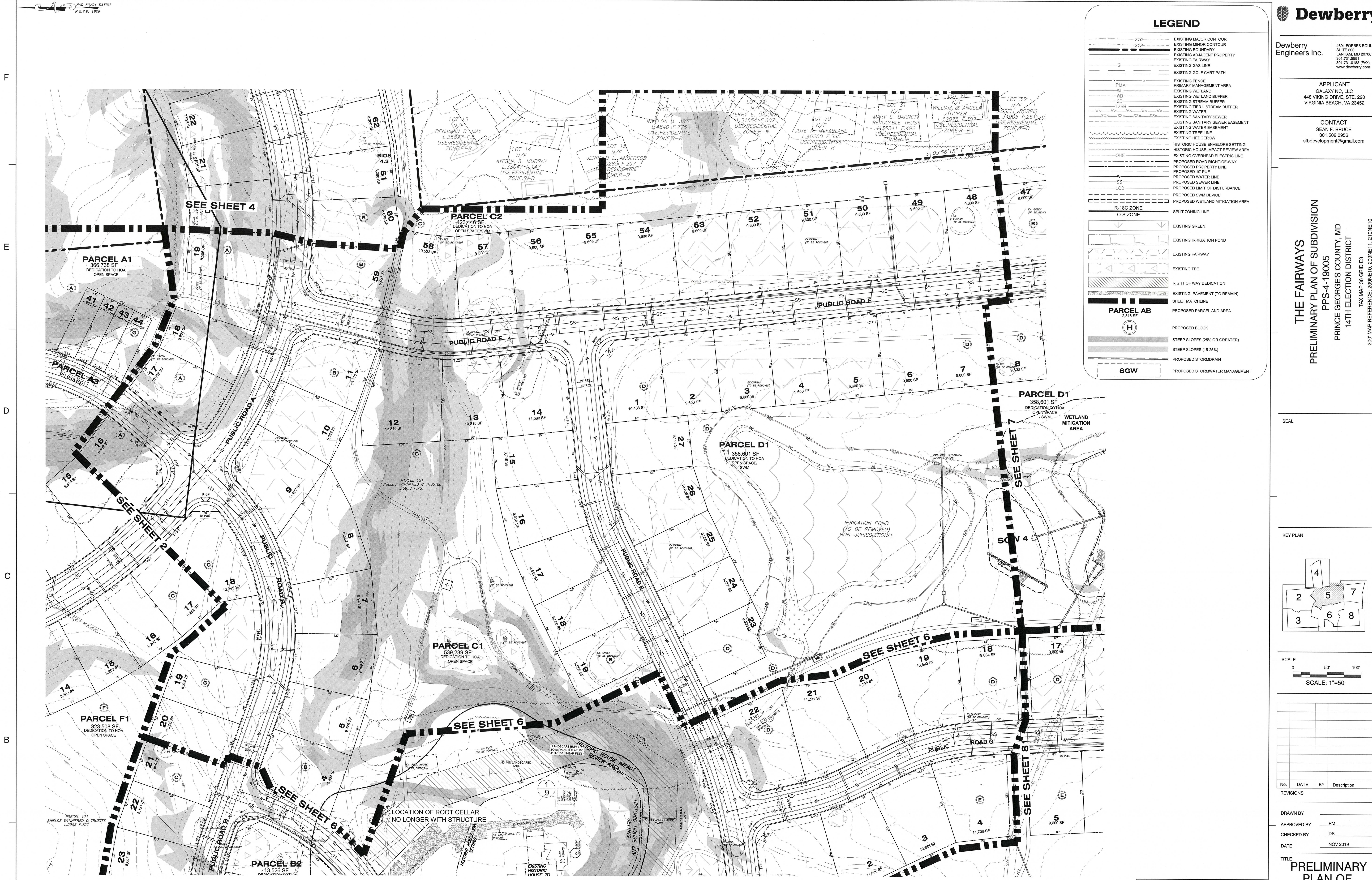
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PLAN SHEET
DEWBERRY JOB NO. 50107161

Dewberry
Engineers Inc.

4601 FORBES BOULEVARD
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LANHAM, MD 20706
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FOR: DEWBERRY ENGINEERS INC.

Michael B. Davis
MICHAEL B. DAVIS
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 11033
EXPIRATION DATE: 09/10/2020



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
PRELIMINARY PLAN PPS-4-19005
TCP
PLANNING BOARD ACTION: _____
PER PGCPB RESOLUTION #: _____
ADOPTION DATE: _____
SIGNATURE APPROVAL DATE: _____
AUTHORIZED SIGNATURE _____

NOT FOR CONSTRUCTION

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: THE FAIRWAYS
PROJECT NUMBER: PPS-4-19005

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

Dewberry
Engineers Inc.

4801 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.3501
301.731.0188 (FAX)
www.dewberry.com

APPLICANT
GALAXY NC, LLC
448 WYOMING DRIVE, STE. 220
VIRGINIA BEACH, VA 23452

CONTACT
SEAN F. BRUCE
301.522.9958
sfbddevelopment@gmail.com

THE FAIRWAYS
PRELIMINARY PLAN OF SUBDIVISION
PPS-4-19005
PRINCE GEORGES COUNTY, MD
14TH ELECTION DISTRICT
TAX MAP 46 GRID E3
200' MAP REFERENCE: 208NE10, 208NE11, 210NE10

SEAL

KEY PLAN

SCALE
0 50' 100'
SCALE: 1"=50'

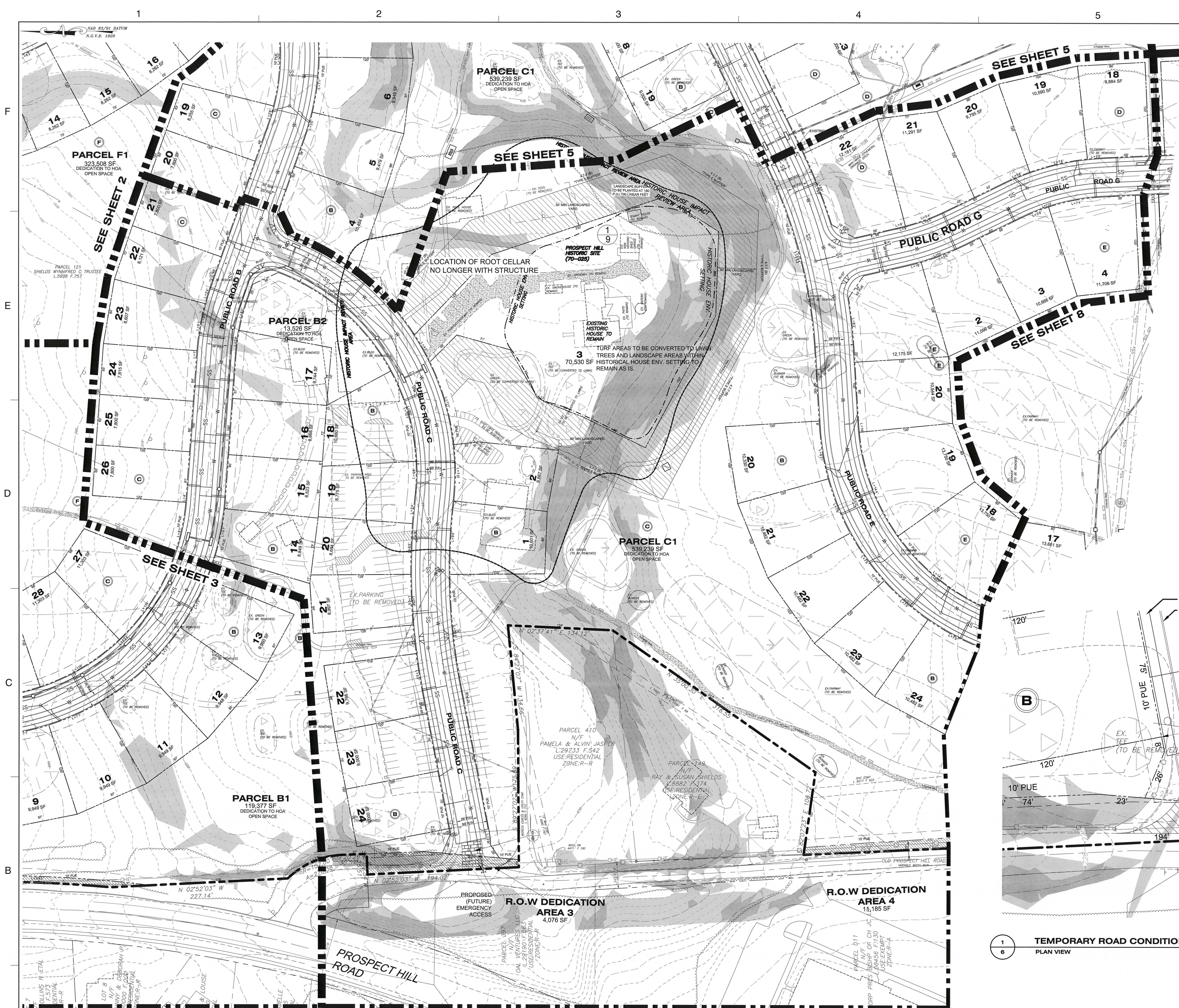
No.	DATE	BY	Description
REVISIONS			

DRAWN BY _____
APPROVED BY _____ RM
CHECKED BY _____ DS
DATE _____ NOV 2019

TITLE
**PRELIMINARY
PLAN OF
SUBDIVISION**
PLAN SHEET
DEWBERRY JOB NO. 50107161

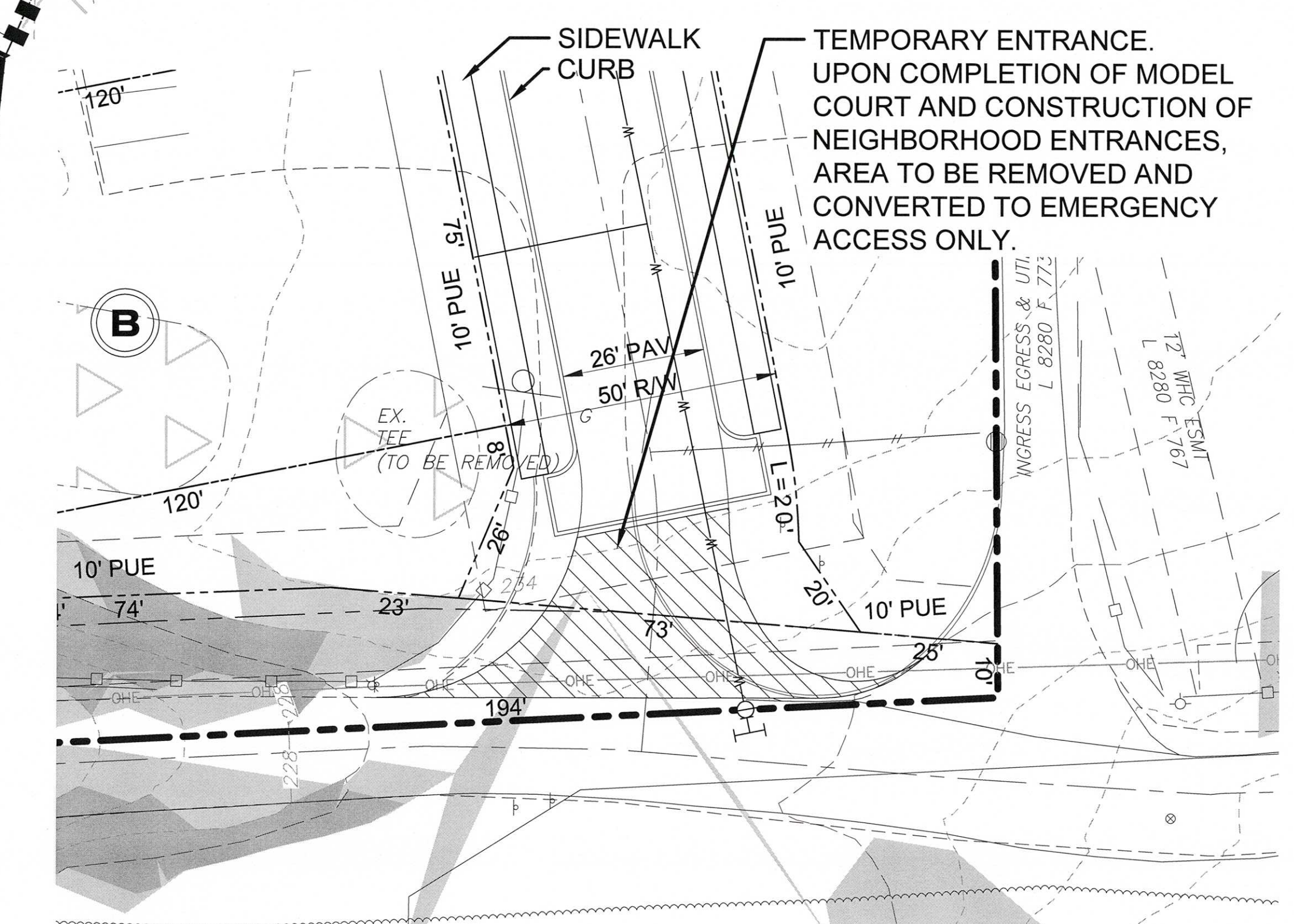
5

SHEET NO. 6 OF 10



LEGEND

210	EXISTING MAJOR CONTOUR
212	EXISTING MINOR CONTOUR
---	EXISTING BOUNDARY
- - -	EXISTING ADJACENT PROPERTY
---	EXISTING FAIRWAY
---	EXISTING GAS LINE
---	EXISTING GOLF CART PATH
---	EXISTING FENCE
---	PRIMARY MANAGEMENT AREA
---	EXISTING WETLAND
---	EXISTING WETLAND BUFFER
---	EXISTING STREAM BUFFER
---	EXISTING WATER
---	EXISTING TIER II STREAM BUFFER
---	EXISTING SANITARY SEWER
---	EXISTING SANITARY SEWER EASEMENT
---	EXISTING WATER EASEMENT
---	EXISTING TREE LINE
---	EXISTING HEDGEROW
---	HISTORIC HOUSE ENVELOPE SETTING
---	HISTORIC HOUSE IMPACT REVIEW AREA
---	EXISTING OVERHEAD ELECTRIC LINE
---	PROPOSED ROAD RIGHT-OF-WAY
---	PROPOSED PROPERTY LINE
---	PROPOSED 10' PUE
---	PROPOSED WATER LINE
---	PROPOSED SEWER LINE
---	PROPOSED LIMIT OF DISTURBANCE
---	PROPOSED SWM DEVICE
---	PROPOSED WETLAND MITIGATION AREA
---	R-18C ZONE
---	O-S ZONE
---	SPLIT ZONING LINE
---	EXISTING GREEN
---	EXISTING IRRIGATION POND
---	EXISTING FAIRWAY
---	EXISTING TEE
---	RIGHT OF WAY DEDICATION
---	EXISTING PAVEMENT (TO REMAIN)
---	SHEET MATCHLINE
---	PROPOSED PARCEL AND AREA
---	PARCEL AB 2,316 SF
---	PROPOSED BLOCK
---	STEEP SLOPES (25% OR GREATER)
---	STEEP SLOPES (15-25%)
---	PROPOSED STORMDRAIN
---	PROPOSED STORMWATER MANAGEMENT
---	SGW



TEMPORARY ROAD CONDITION
PLAN VIEW

SCALE 1" = 20'

NOTE
FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777 OR LOG ON TO www.misutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

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FOR: DEWBERRY ENGINEERS INC.
Michael B. Davis
MICHAEL B. DAVIS
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 11033
EXPIRATION DATE: 09/10/2020



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PRELIMINARY PLAN PPS-4-19005
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AUTHORIZED SIGNATURE _____

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M-NCPPC
APPROVAL
PROJECT NAME: THE FAIRWAYS
PROJECT NUMBER: PPS-4-19005
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Amendment numbers must be included in the Project Number.

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VIRGINIA BEACH, VA 23452

CONTACT
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sfbdevelopment@gmail.com

THE FAIRWAYS
PRELIMINARY PLAN OF SUBDIVISION
PPS-4-19005
PRINCE GEORGES COUNTY, MD
14TH ELECTION DISTRICT
TAX MAP 36 GRID E3
2007 MAP REFERENCE: 209NE10, 209NE11, 210NE10

SEAL

KEY PLAN

SCALE
0 50' 100'
SCALE: 1"=50'

No.	DATE	BY	Description
1			
2			
3			
4			
5			
6			
7			
8			

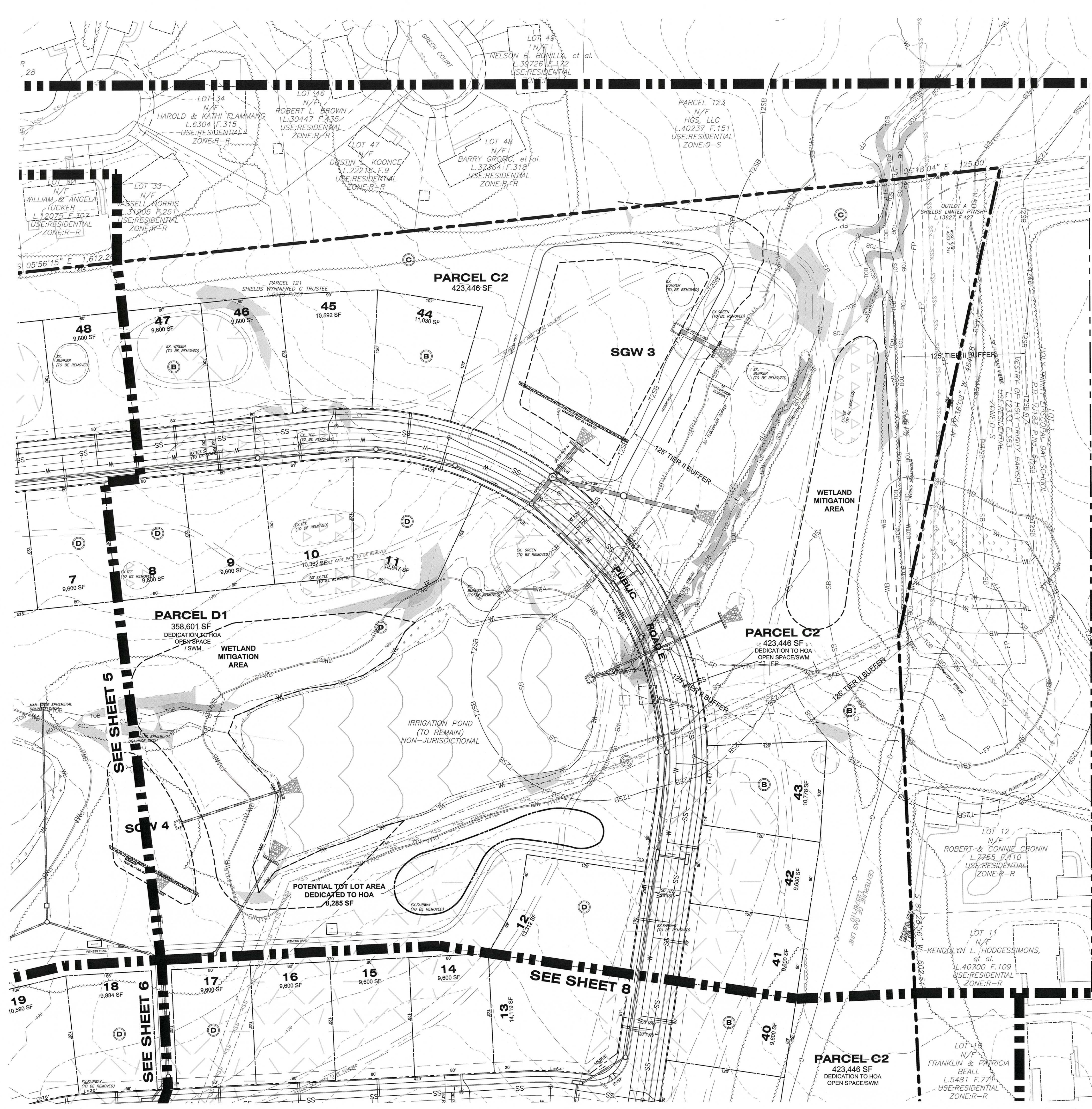
REVISIONS

DRAWN BY _____
APPROVED BY _____ RM
CHECKED BY _____ DS
DATE _____ NOV 2019

TITLE
PRELIMINARY PLAN OF SUBDIVISION
PLAN SHEET
DEWBERRY JOB NO. 50107161

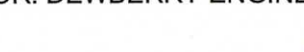
6

SHEET NO. 7 OF 10



NOTE
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MICHAEL R. DAVIS
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 11033
EXPIRATION DATE: 09/10/2020



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRELIMINARY PLAN PPS-4-19005

TCP _____

PLANNING BOARD ACTION: _____

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PROJECT NAME: THE FAIRWAYS	
PROJECT NUMBER: PPS-4-1900S	
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Amendment numbers must be included in the Project Number	

Dewberry Engineers Inc.	4601 FORBES BOULEVARD SUITE 300 LANSAM, MD 20706 301.731.5551 301.731.0148 (FAX) www.dewberry.com
-----------------------------------	--

APPLICANT

GALAXY NC, LLC
 448 VIKING DRIVE, STE. 220
 VIRGINIA BEACH, VA 23452

CONTACT

SEAN F. BRUCE
 301.502.0956
sfbdevelopment@gmail.com

THE FAIRWAYS

PRELIMINARY PLAN OF SUBDIVISION

PPS-4-19005

PRINCE GEORGES COUNTY, MD

14TH ELECTION DISTRICT

TAX MAP 36 GRID E3

200' MAP REFERENCE: 239NE10, 239NE11, 210NE10

SEAL _____

KEY PLAN

SCALE

SCALE: 1"=50'

No.	DATE	BY	Description

REVISIONS

DRAWN BY _____
_____ RM

APPROVED BY _____
_____ DS

DATE _____
NOV 2019

TITLE

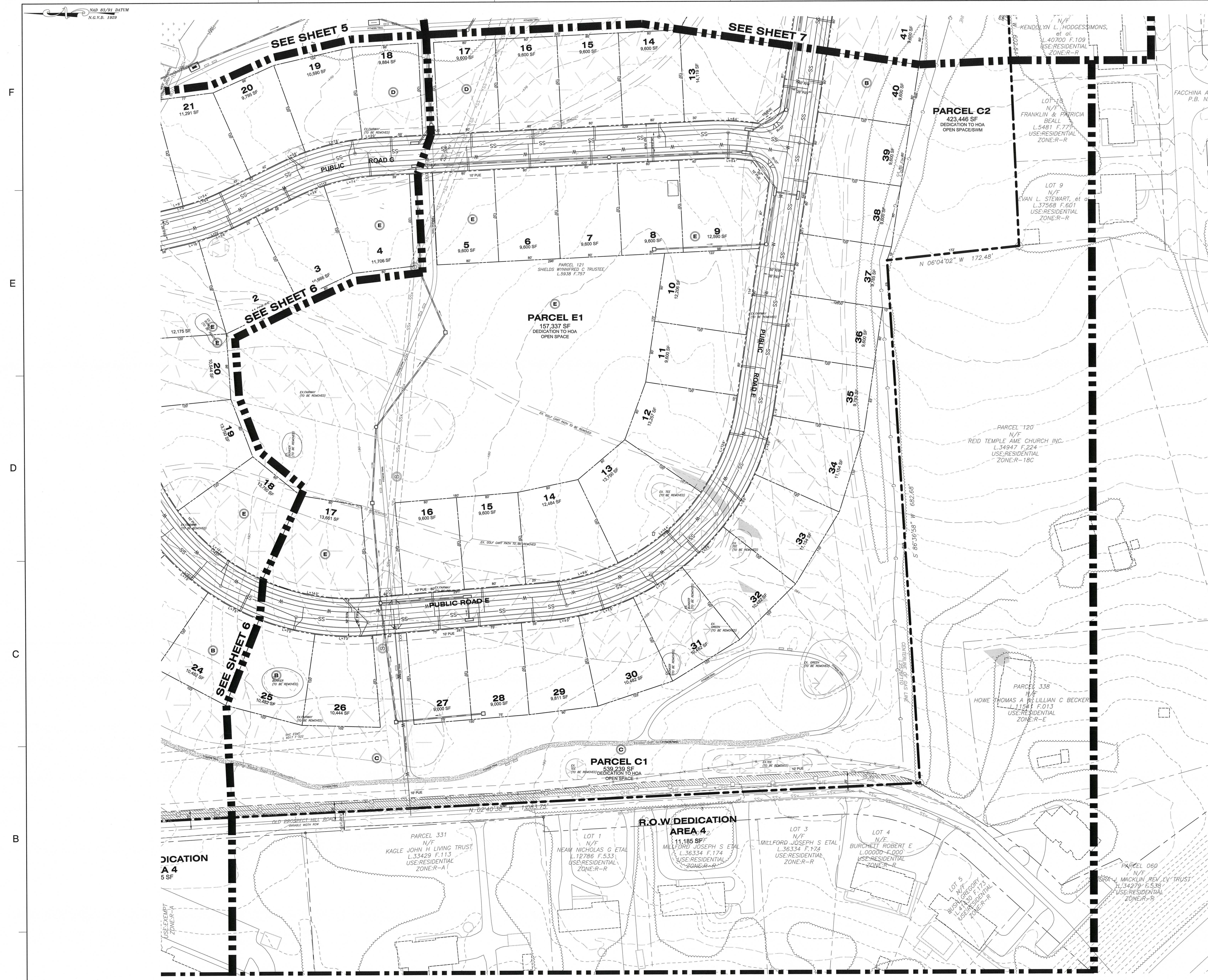
PRELIMINARY PLAN OF SUBDIVISION

PLAN SHEET

DEWBERRY JOB NO. _____
50107161

7

SHEET NO. _____
8 OF 10



LEGEND

210	EXISTING MAJOR CONTOUR
212	EXISTING MINOR CONTOUR
---	EXISTING BOUNDARY
---	EXISTING ADJACENT PROPERTY
---	EXISTING FAIRWAY
---	EXISTING GAS LINE
---	EXISTING GOLF CART PATH
---	EXISTING FENCE
---	PRIMARY MANAGEMENT AREA
---	EXISTING WETLAND
---	EXISTING WETLAND BUFFER
---	EXISTING STREAM BUFFER
---	EXISTING TIER 2 STREAM BUFFER
---	EXISTING WATER
---	EXISTING SANITARY SEWER
---	EXISTING SANITARY SEWER EASEMENT
---	EXISTING WATER EASEMENT
---	EXISTING TREE LINE
---	EXISTING HEDGEROW
---	HISTORIC HOUSE ENVELOPE SETTING
---	HISTORIC HOUSE IMPACT REVIEW AREA
---	EXISTING OVERHEAD ELECTRIC LINE
---	PROPOSED ROAD RIGHT-OF-WAY
---	PROPOSED PROPERTY LINE
---	PROPOSED 10' PUE
---	PROPOSED WATER LINE
---	PROPOSED SEWER LINE
---	PROPOSED LIMIT OF DISTURBANCE
---	PROPOSED SWM DEVICE
---	PROPOSED WETLAND MITIGATION AREA
R-18C ZONE	SPLIT ZONING LINE
O-S ZONE	EXISTING GREEN
---	EXISTING IRRIGATION POND
---	EXISTING FAIRWAY
---	EXISTING TEE
---	RIGHT OF WAY DEDICATION
---	EXISTING PAVEMENT (TO REMAIN)
---	SHEET MATCHLINE
PARCEL AB 2,316 SF	PROPOSED PARCEL AND AREA
(H)	PROPOSED BLOCK
---	STEEP SLOPES (25% OR GREATER)
---	STEEP SLOPES (15-25%)
---	PROPOSED STORMDRAIN
SGW	PROPOSED STORMWATER MANAGEMENT

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THE FAIRWAYS
PRELIMINARY PLAN OF SUBDIVISION
PPS-4-19005
PRINCE GEORGE'S COUNTY, MD
14TH ELECTION DISTRICT
TAX MAP 36 GRID E3
TAX MAP REFERENCE: 2006NE10, 2006NE11, 210NE10

SEAL

KEY PLAN

SCALE
0 50' 100'
SCALE: 1"=50'

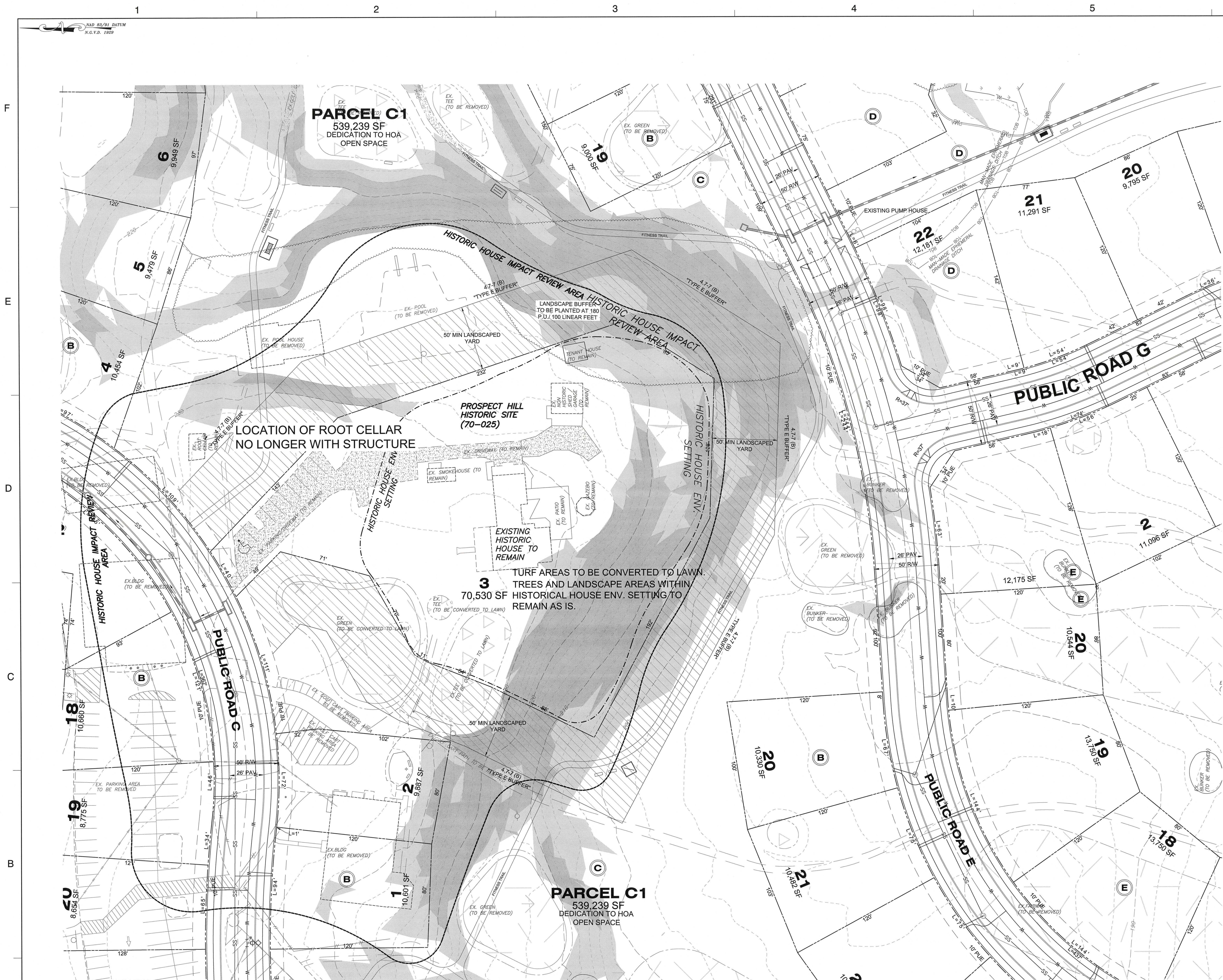
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MARYLAND REGISTRATION NO. 11033
EXPIRATION DATE: 09/10/2020

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---	---

PRELIMINARY
PLAN OF
SUBDIVISION
PLAN SHEET
DEWBERRY JOB NO. 50107161
8
SHEET NO. 9 OF 10



LEGEND

---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING ADJACENT PROPERTY
---	EXISTING FAIRWAY
---	EXISTING GAS LINE
---	EXISTING GOLF CART PATH
---	EXISTING FENCE
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---	PROPOSED SEWER LINE
---	PROPOSED LIMIT OF DISTURBANCE
---	PROPOSED SWIM DEVICE
---	PROPOSED WETLAND MITIGATION AREA
---	SPLIT ZONING LINE
---	R-18C ZONE
---	O-S ZONE
---	EXISTING GREEN
---	EXISTING IRRIGATION POND
---	EXISTING FAIRWAY
---	EXISTING TEE
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---	PROPOSED STORMDRAIN
---	PROPOSED STORMWATER MANAGEMENT

PARCEL AB
2,316 SF

SGW

Dewberry
Engineers Inc.

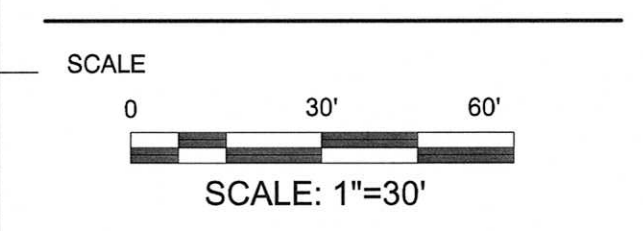
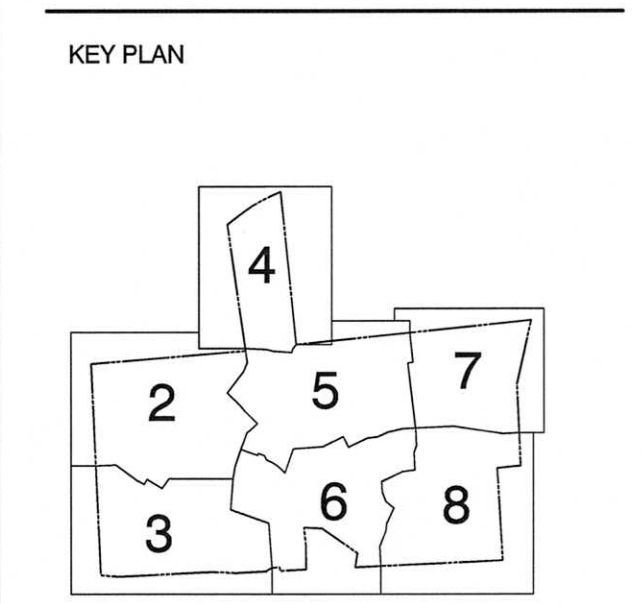
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THE FAIRWAYS
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PPS-4-19005
PRINCE GEORGE'S COUNTY, MD
14TH ELECTORAL DISTRICT
TAX MAP 28 GRID E3
200' MAP REFERENCE: 20NE10, 20NE11, 21ONE10

SEAL



No.	DATE	BY	Description
REVISIONS			

DRAWN BY
APPROVED BY RM
CHECKED BY DS
DATE NOV 2019

TITLE
PRELIMINARY
PLAN OF
SUBDIVISION
HISTORIC SITE
EXHIBIT SHEET
DEWBERRY JOB NO. 50107161

1 HISTORIC SITE - AREA ENLARGEMENT
9 PLAN VIEW

NOTE
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M-NCPPC
APPROVAL

PROJECT NAME: THE FAIRWAYS
PROJECT NUMBER: PPS-4-19005
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