

GENERAL NOTES

1.

EXISTING PROPERTY:
ADDRESS: 4600 FAIRVIEW VISTA DR, BOWIE, MD 20772
EXISTING PARCEL: 43 PROPOSED PARCEL: 1
DEED: LIBER: 44570 / FOLIO: 00536
PLAT: N/A
2.

TAX MAP: 0054 GRID: 00A1
3.

200' MAP REFERENCE: 206NE11
4.

PURPOSE OF SUBDIVISION: DEVELOPMENT OF PRIVATE SCHOOL FOR A MAXIMUM OF 80 STUDENTS
5.

PRIOR APPROVALS: NRI-174-2020, WCO-EX E-033-2021
6.

TOTAL ACREAGE:
ZONE RE: 9.900 AC
7.

NET DEVELOPABLE AREA OUTSIDE OF PMA: 9.900 AC
TOTAL PMA ONSITE: 0.00 AC
8.

ENVIRONMENTAL REGULATED FEATURES: 1.08 AC
FOREST STANDS: 1.08 AC
9.

100-YEAR FLOODPLAIN ON SITE: 0.00 AC
10.

ROAD DEDICATION: 0.00 AC
11.

EXISTING USE: AGRICULTURAL / ZONE: R-E
12.

PROPOSED USE: PRIVATE SCHOOL
13.

MINIMUM LOT SIZE REQUIRED BY ORDINANCE: 5 AC
14.

MINIMUM LOT WIDTH AT FRONT BUILDING LINE: 150'
15.

SUSTAINABLE GROWTH TIER: 1
16.

MILITARY INSTALLATION OVERLAY ZONE: NO
17.

CENTER OR CORRIDOR LOCATION: NO
18.

EXISTING GROSS FLOOR AREA: 7,680 SF ±
19.

PROPOSED GROSS FLOOR AREA: 26,130 SF ±
20.

SWM CONCEPT NUMBER: SWM 2686-2021-0 APPROVAL PENDING
21.

EXISTING WATER / SEWER CATEGORY DESIGNATION: W-4 / S-4
PROPOSED WATER / SEWER CATEGORY: W-3 / S-3 THROUGH ADMINISTRATIVE CHANGE
22.

AVIATION POLICY AREA: FREEWAY AIRPORT APA 6
23.

MANDATORY PARK DEDICATION REQUIREMENT: N/A
24.

CEMETERIES ON OR CONTIGUOUS TO PROPERTY: NO
25.

HISTORIC SITES ON OR IN THE VICINITY OF THE SITE: FAIRVIEW AND CEMETERY, ID: 71A-013.
26.

TCP-1 INCLUDED WITH SUBMISSION OF THIS PLAN
27.

SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA
28.

WETLANDS ONSITE: NO
29.

STREAMS ONSITE: NO
30.

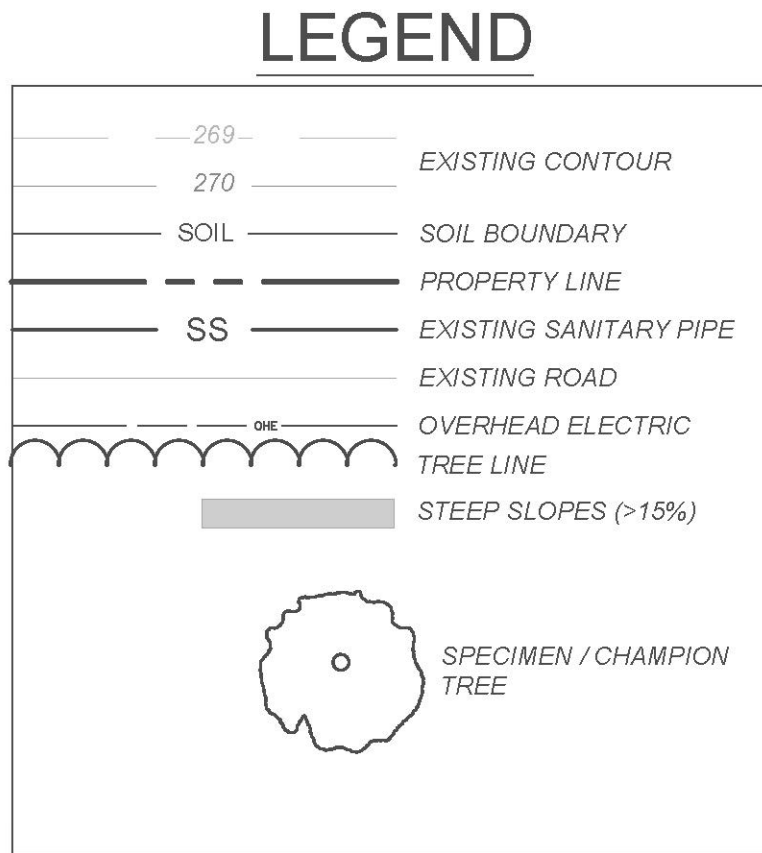
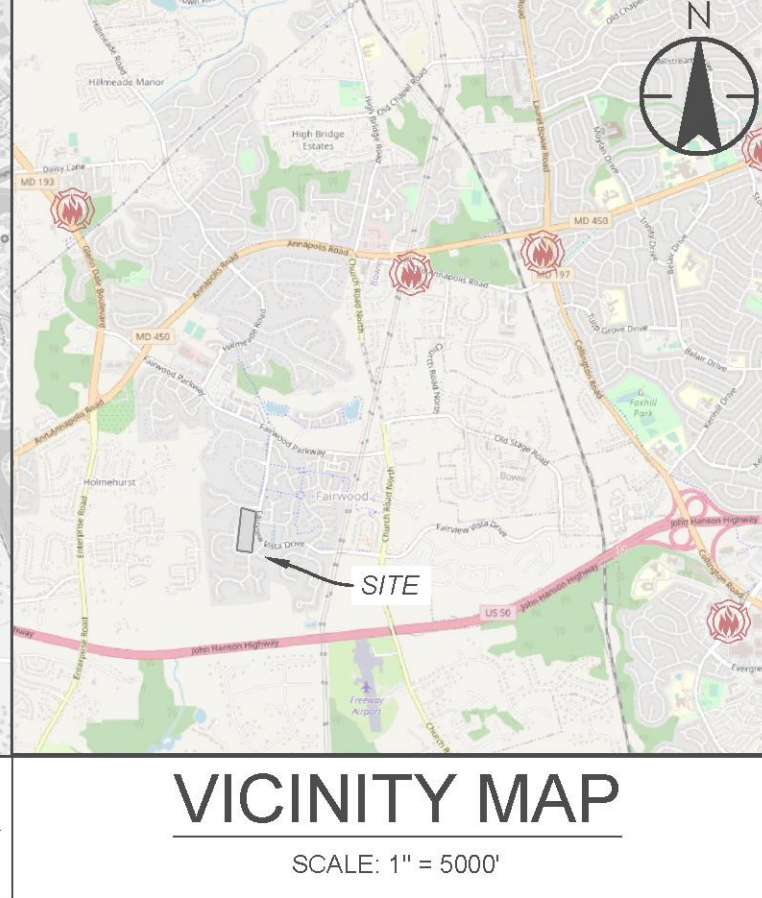
IN OR ADJACENT TO AN EASEMENT HELD BY MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION OR ANY LAND TRUST OR ORGANIZATION: NO
31.

NO STREET FRONTAGE IS REQUIRED IN ACCORDANCE WITH SECTION 24-128(b)(2)(B) OF THE SUBDIVISION REGULATION, AS APPROVED BY CB-71-2021. ACCESS VIA EASEMENT IS PERMITTED FOR THIS PROJECT

OWNER:
CHANCE MANOR, LLC
14 WEEMS CREEK DR
ANNAPOLIS, MD 21401
ATTN: ISSA COMBS
PH: 205-805-9107
EMAIL: ISSA@CHANCEACADEMY.ORG

ENGINEER:
DESIGNGREEN, LLC
800 MAINE STREET, SW SUITE 330W
WASHINGTON, DC 20024
ATTN: ANDREW WHALEY, PE
PH: 202-987-8598
EMAIL: ATWHALEY@DESIGNGREENLLC.COM

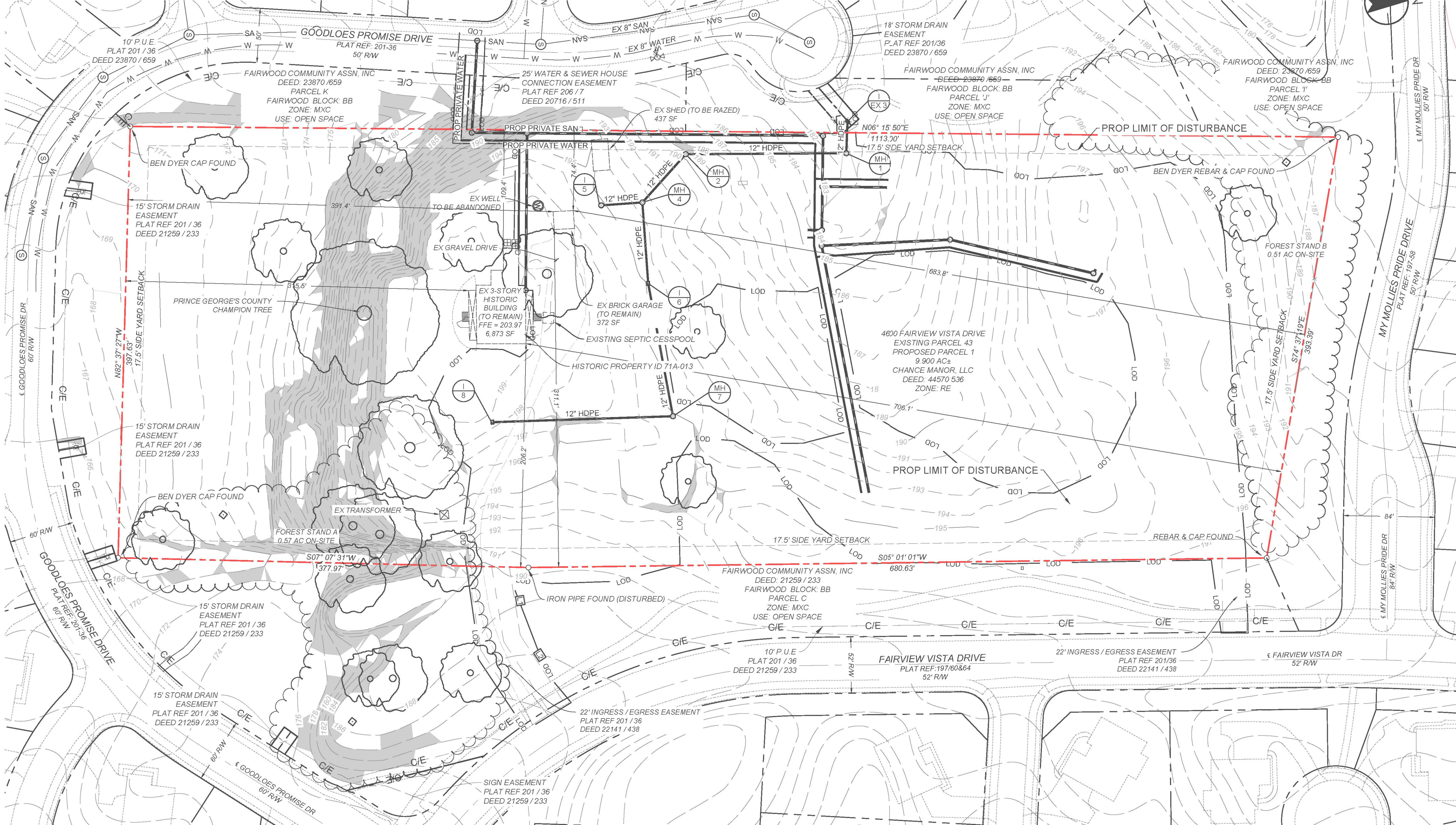
SURVEYOR:
SMC SURVEYS
10944 BEAVER DAM RD, SUITE C
HUNT VALLEY, MARYLAND 21030
ATTN: JOHN BEICHLER, LS
PH: 443-504-8737
EMAIL: JRB@MDSWM.COM



NEAREST POLICE STATION
BOWIE DISTRICT II STATION
7600 BARLOWE ROAD
7.3 MILES

NEAREST FIRE STATION
GLENN DALE STATION 818
11900 GLENN DALE ROAD
2.1 MILES

EXISTING BUILDING USES	
BUILDING	USE
3-STORY HISTORIC BUILDING	ADMINISTRATIVE OFFICES
BRICK GARAGE	STORAGE



PRELIMINARY PLAN

SCALE: 1" = 50'

STEEP SLOPES		
SHADE	SLOPE	AREA
	> 15%	37,151 SF



09/28/2020

JOHN R. BEICHLER
PROFESSIONAL LAND SURVEYOR #21707
EXPIRES JUNE 4, 2023

I HEREBY CERTIFY, TO MY BEST KNOWLEDGE AND BELIEF, THAT THIS SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION SEPTEMBER 28TH, 2020 IS IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN CHAPTER 6 REGULATION 0.12 OF THE MINIMUM STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS IN THE STATE OF MARYLAND.

REVISIONS		Description	
No.	Date		
PRELIMINARY PLAN #4-21047		BOWIE, MARYLAND	
FAIRVIEW MANSION		CHANCE MANOR, LLC	
4600 FAIRVIEW VISTA ROAD		6TH ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND	
Designed		ATW 01/21	
Drawn		ATW 10/21	
Checked			
Drawing No.		PP	
Sheet 1		of 1	