

FAIRVIEW

PRELIMINARY PLAN

GENERAL NOTES

1. PARCEL 109, DEED REFERENCE 21975/00331
2. TAX MAP 52 GRID C-3
3. 200 SCALE MAP REFERENCE: 200NE08
4. THE PURPOSE OF THE SUBDIVISION IS TO OBTAIN APPROVAL TO CONSTRUCT 65 TOWNHOUSES
5. WITH ASSOCIATED INFRASTRUCTURE
6. PRIOR APPROVALS FOR THIS PROPERTY:
ZONING MAP AMENDMENT CASE #A-10024-C
CASE TYPE: DMA
NR-035-08-01 APPROVED OCTOBER 5, 2017 - RESUBMITTED TO MNCPPC FOR 5 YEAR
UPDATED APPROVAL
PRELIMINARY PLAN 4-04135, APPROVED 1/20/05 PB RESOLUTION 05-16
PRELIMINARY PLAN 4-09018, APPROVED 12/3/09 PB RESOLUTION 09-166
PRELIMINARY PLAN 4-08041 WITHDRAWN
PRELIMINARY PLAN 4-16037, APPROVED 9/13/2018 PB RESOLUTION 18-87
TOP/055/04 APPROVED 12/21/06, REAPPROVED 6/21/11
TOP/055/07 WITHDRAWN
TEXT AMENDMENT: BILL CB-14-2021 APPROVED 5/18/2021
7. AREA: 7.85 ACRES (GROSS)
8. THERE IS NO PMA LOCATED ON THIS SITE NET DEVELOPABLE = 7.85 ACRES
9. THERE ARE NO ENVIRONMENTAL REGULATED FEATURES ON THIS SITE
10. 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. A FOLLOW UP EMAIL DATED 7/26/2021 FROM SALMAN BAHAR INDICATED THAT THE LETTER PROVIDED FROM PG-DPE DATED 6/23/2017 REGARDING FLOODPLAIN IS STILL VALID
11. THERE IS 0.05 ACRES OF ROAD DEDICATION TO PG-DPMWAT & 0.03 ACRES OF DEDICATION TO MSHA BOTH FOR WHITEFIELD CHAPEL ROAD FOR A TOTAL OF 0.08 ACRES.
12. EXISTING ZONING: CGO AND PRIOR ZONING C-S-C / USE: VACANT
13. PROPOSED USE: TOWNHOUSE DEVELOPMENT
14. THE DEVELOPMENT IS COMPRISED OF 65 TOWNHOUSE LOTS AND AREAS OF OPEN SPACE
15. DENSITY CALCULATION: ALLOWED DENSITY FOR TOWNHOUSE LOTS IS: 20 DWELLING UNITS/ACRE
16. TOWNHOUSE DEVELOPMENT 7.65 x 20 = 153 LOTS
17. TOWNHOUSE LOTS PROPOSED = 65 = 8.5 LOTS/ACRE
18. MINIMUM TOWNHOUSE LOT SIZE = 20' x 76' = 1520 SF
19. MINIMUM TOWNHOUSE LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE = 20 FEET
20. THE SITE IS LOCATED IN TIER 1 SUSTAINABLE GROWTH TIER
21. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A MILITARY INSTALLATION OVERLAY ZONE (MIOZ)
22. THE SITE IS NOT LOCATED IN THE CENTER OR CORRIDOR LOCATION
23. STORMWATER CONCEPT PLAN #M4492-2004-02 WAS SUBMITTED INITIALLY TO PG COUNTY DPE FOR REVIEW ON 10/18/2021
24. EXISTING WATER AND SEWER: CATEGORY 4
25. PROPOSED WATER AND SEWER: CATEGORY 3
26. AVIATION POLICY: N/A
27. THIS PROJECT DOES REQUIRE MANDATORY PARK DEDICATION. THE AREA REQUIRED BY SECTION 24-134 IS 15% (7.65) = 1.15 ACRES. A TOT-LOT, PICNIC AREA AND A GAZEBO HAVE BEEN PROVIDED ON-SITE. A PRELIMINARY COST ESTIMATE HAS BEEN INCLUDED IN THIS PLAN
28. THERE ARE NO KNOWN CEMETERIES ON OR CONTIGUOUS TO THE SITE
29. THERE ARE NO KNOWN HISTORIC RESOURCES ON OR IN THE VICINITY OF THE SITE
30. THIS PROJECT IS SUBJECT TO A TYPE 1 TREE CONSERVATION PLAN
31. THE SITE IS NOT LOCATED WITHIN THE ONE-SHAREWAY RAY CRITICAL AREA
32. NO WETLANDS OR STREAMS ARE LOCATED ON-SITE AS FIELD VERIFIED BY MATTHEW WRIGHT
33. 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 21, 2021
34. 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
35. A 10 FOOT WIDE PUBLIC UTILITY EASEMENT WILL BE PROVIDED ALONG ONE SIDE OF ALL PRIVATE RIGHT-OF-WAYS
36. FOREST STAND DEDICATION WAS COMPLETED BY THE TECH GROUP, INC. 2004 AND UPDATED IN MAY OF 2017
37. GRADING AND LIMITS OF DISTURBANCE ARE PRELIMINARY AND SUBJECT TO CHANGE AS APPROVED BY MNCPPC AND APPROPRIATE REVIEWING AGENCIES
38. 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
39. THIS PROPERTY IS SUBJECT TO THE APPROVED NATURAL RESOURCE INVENTORY MAP NR-035-08-02 REAPPROVED MAY 16, 2023
40. ELEVATIONS SHOWN ARE NAVD 1988 DATUM AS PROJECTED FROM GPS OBSERVATION
41. GRID AND BEARING SHOWN ARE BASED ON THE MARYLAND STATE GRID MERIDIAN NAD 83 NORTH AS BASED FROM GPS OBSERVATION
42. THIS PROPERTY IS LOCATED IN THE BALDMILL BRANCH WATERSHED-LOWER BEAVERDAM CREEK
43. BOUNDARY AND TOPOGRAPHY BY THE TECH GROUP, INC. DATED APRIL 2004 AND SUPPLEMENTED WITH ADDITIONAL TOPOGRAPHY IN 2016 AND 2021
44. A TEXT AMENDMENT CB-14-2021 WAS APPROVED MAY 18, 2021 TO ALLOW BY RIGHT DEVELOPMENT OF TOWNHOUSES IN THE CSP ZONE. THE DEVELOPMENT SHALL DESIGN AND CONSTRUCTIVE (5) PERCENT OF THE DWELLING UNITS, OR AT LEAST THREE (3) UNITS, WHICHEVER IS LOWER, TO BE ACCESSIBLE FOR PEOPLE WITH MOBILITY DISABILITIES.

SITE DATA:

- EXISTING ZONING: CGO (COMMERCIAL, GENERAL AND OFFICE ZONE)
- PRIOR ZONE: C-S-C (COMMERCIAL SHOPPING CENTER)
- TEXT AMENDMENT APPROVED CB-14-2021 FOR TOWNHOUSE

DEVELOPMENT PER MKT REGULATIONS

MINIMUM LOT SIZE ALLOWED = 1,200 SF

MINIMUM LOT SIZE PROVIDED = 1,520 SF

- TREE CONSERVATION TOTALS:
- PROPOSED USE: 65 TOWN HOMES
- STEEP SLOPES

15% STEEP SLOPE AREAS: 0 SF
25% STEEP SLOPE AREAS: 4,320 SF

DEED INFORMATION

GRANTOR: FRANKS & DOROTHY SOROGGS
GRANTEE: DD LAND HOLDING, LLC
DATE OF CONVEYANCE: 04/22/2005
DEED REFERENCE: 21975/00331

CALL "MISS UTILITY"

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

AREA WITHIN TOWNHOUSE LOTS, OPEN SPACE AND PRIVATE ROADS

PARCEL	AREA SF	ACRE	PROPOSED USE	CONVEYED/DEDICATED TO
1	32,082 SF	0.74 AC	OPEN SPACE	HOA
2	34,354	0.79	PRIVATE ROAD A	HOA
3	14,482 SF	0.33 AC	OPEN SPACE	HOA
4	9,542 SF	0.22 AC	PRIVATE ROAD B	HOA
5	127,087	2.92	OPEN SPACE/ SWIM POND	HOA
TOTAL	217,547	4.99		

TOWNHOUSE AREAS			
BLOCK	LOTS	AREA SF	ACRE
A	1-19	32,494	0.75
B	1-28	51,401	1.18
C	1-19	31,844	0.73
TOTAL		115,739	2.66

LOTS/STICKS	FRONT GARAGE STICKS	22'x42'	20'x42'	TOTAL FRONT LOAD LOTS			
6	7	14	28	42			
7	1	2	5	7	22'	20'	TOTAL FRONT LOAD UNITS
8	2	4	12	16			
TOTAL	10	20	45	65	20	45	65

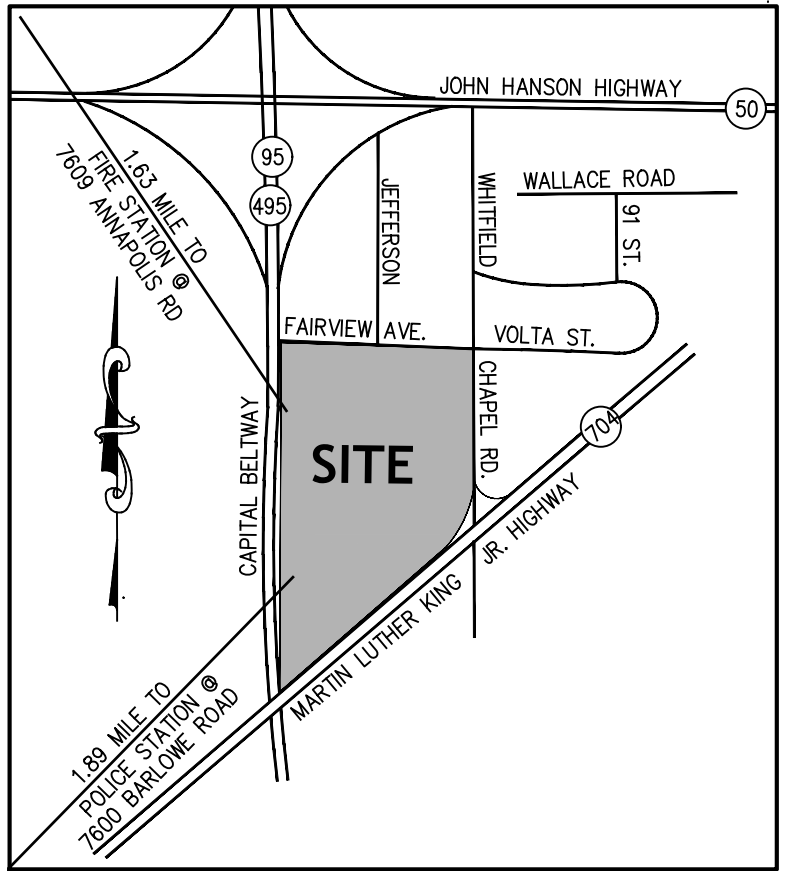
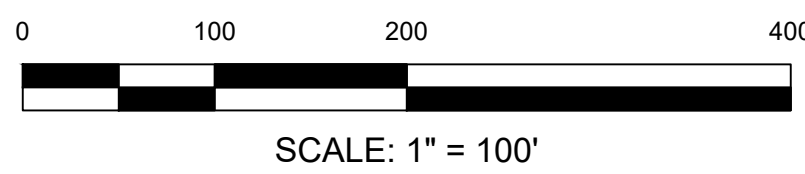
LEGEND

- BOUNDARY
- BRL
- PUE
- EASEMENTS
- EX. 2' CONTOUR
- EX. 10' CONTOUR
- PROP. 2' CONTOUR
- PROP. 10' CONTOUR
- EX. WATER
- EX. ROW
- EX. SEWER
- EX. STORM DRAIN
- EX. STRUCTURES
- EX. GAS MAIN
- EX. OVERHEAD ELECTRIC LINE
- EX. ROAD
- CENTERLINE
- EX. SIDEWALK
- EX. WSSC RIGHT-OF-WAYS OR EASEMENT
- STANDARD P.G. COUNTY REVERSE CURB & GUTTER
- STANDARD P.G. COUNTY DEPRESSED CURB
- PROP. LIMIT OF DISTURBANCE
- PROP. STORM DRAIN
- EX. TREE LINE
- STANDARD P.G. COUNTY CURB & GUTTER
- SOLS
- ENVIRONMENTAL SITE DESIGN DRAINAGE DIVIDE
- 65 dBA Ldn UNMITIGATED NOISE CONTOUR @ 5'
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- 65 dBA Ldn MITIGATED NOISE CONTOUR @ 30'
- 65 dBA Ldn MITIGATED NOISE BARRIER
- PROP. PAVEMENT
- >25% SLOPES
- PROP. CONCRETE SIDEWALK
- SPECIMEN TREE
- CRITICAL AREA ROOT ZONE (CRZ)

BENCH MARK DATA

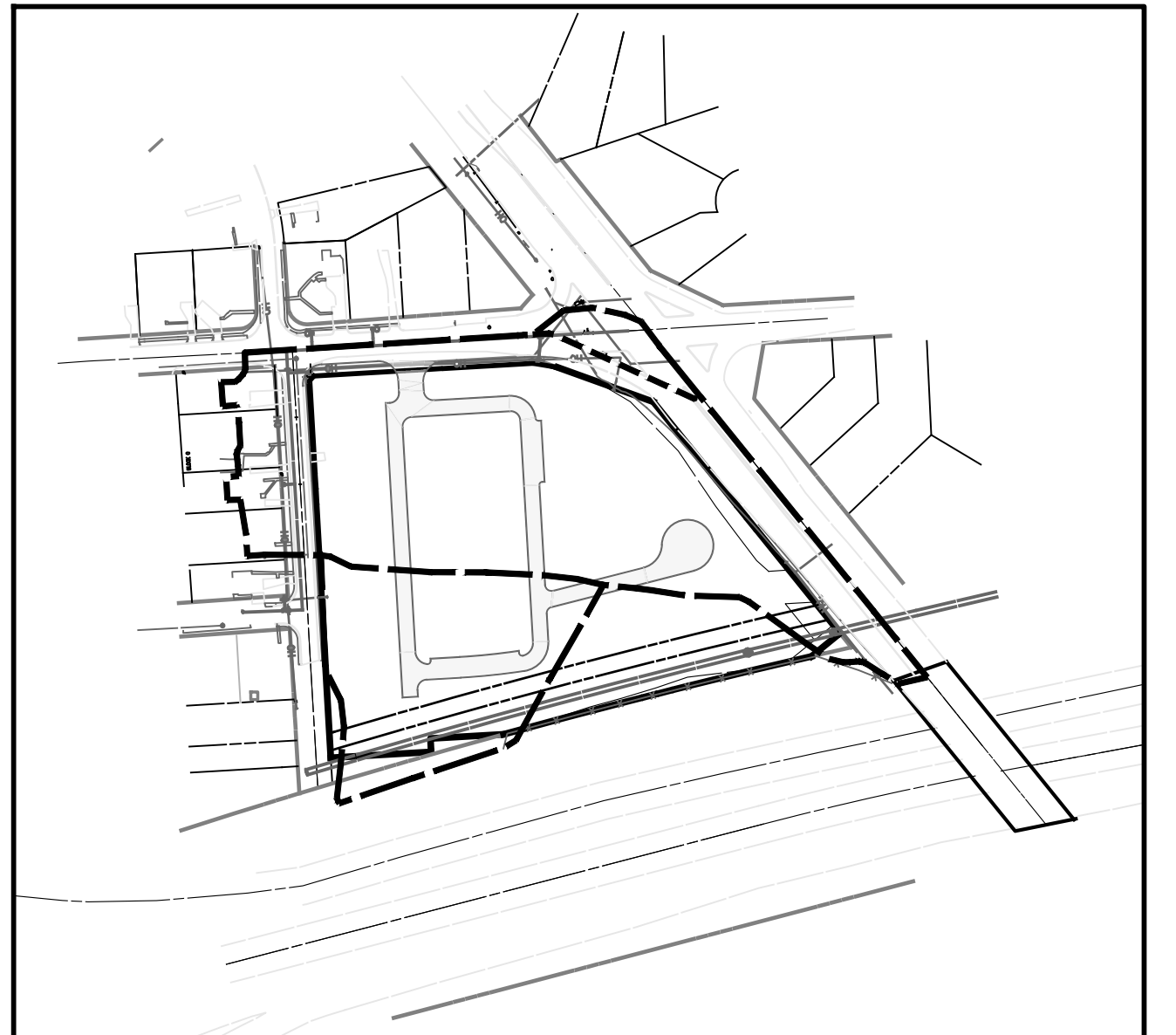
BM-A - SPIKE SET IN PP POLE #332337 - ELEV. 206.80
BM-B - SPIKE SET IN PP POLE #312100 - ELEV. 199.79
BM-C - SPIKE SET IN PP POLE #199537 - ELEV. 187.63

GRAPHIC SCALE



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



DRAINAGE AREA MAP
SCALE = 1" = 1000'

LANDTECH CORPORATION				Project Name:	FAIRVIEW
201 DEFENSE HIGHWAY				Project No:	621006
Suite 200				Computed By:	Playmark
ANNAPOLIS, MD 21401				Checked By:	
443-274-3232				Date:	8/29/2023
FAIRVIEW					
RECREATION COST ESTIMATE					
TOT LOT-PICNIC AREA					
ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT COST	ESTIMATED COST
I					
TOT LOT PLAYGROUND					
	MONO POST CANTILEVER SWING SET	1	EA	\$2,850.00	\$2,850.00
	ELLIE THE ELEPHANT SPRING RIDER	1	CY	\$1,795.00	\$1,795.00
	WALLIE THE WHALE SPRING RIDER	1	EA	\$825.00	\$825.00
	LEAGUE PLAY STRUCTURE MODEL #17-01-MBPB	1	LF	\$16,639.00	\$16,639.00
	8 FOOT DOME CLIMBER	1	EA	\$2,955.00	\$2,955.00
	8' BALANCE BEAM STRAIGHT	1	EA	\$885.00	\$885.00
	PVC COATED METAL 6' PARK BENCH	2	EA	\$1,045.00	\$2,090.00
	206 LF 6" x 6" DOUBLE TIER TIMBER BORDERS	1	LS	\$15,549.00	\$15,549.00
	DOG WASTE STATION	1	EA	\$259.00	\$259.00
	PLAYGROUND RULES SIGN	1	EA	\$385.00	\$385.00
	32 GALLON PVC COATED TRASH RECEPTACLE W DOME LID	2	EA	\$1,290.00	\$2,580.00
	131 CUBIC YARDS OF ENGINEERED WOOD FIBER 6" AV DEPTH	1	LS	\$4,725.00	\$4,725.00
	2,580 SQUARE FEET OF FILTER FABRIC	1	LS	\$625.00	\$625.00
	PVC COATED METAL 6' PICNIC TABLES	2	LS	\$2,690.00	\$5,380.00
	PARK GRILLS-SINGLE	2	LS	\$1,130.00	\$2,260.00
	INVERTED U BIKE RACK 5 LOOP	1	EA	\$495.00	\$495.00
	12' GAZEBO	1	EA	\$7,000.00	\$7,000.00
				TOTAL	\$67,297.00

SHEET INDEX

1. COVER SHEET
2. PRELIMINARY COMPOSITE SHEET
3. EXISTING CONDITION PLAN
4. PRELIMINARY PLAN
5. PRELIMINARY PLAN



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



Charles F. Young
11/21/23
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 10302 EXP. DATE 06-01-2024

OWNER / DEVELOPER

DD LAND HOLDING, LLC
2191 DEFENSE HIGHWAY, SUITE 400
CROFTON, MARYLAND 21114
TEL: 301-261-6700
ATTN: RUSSELL BAKER
russell@whealeys.com

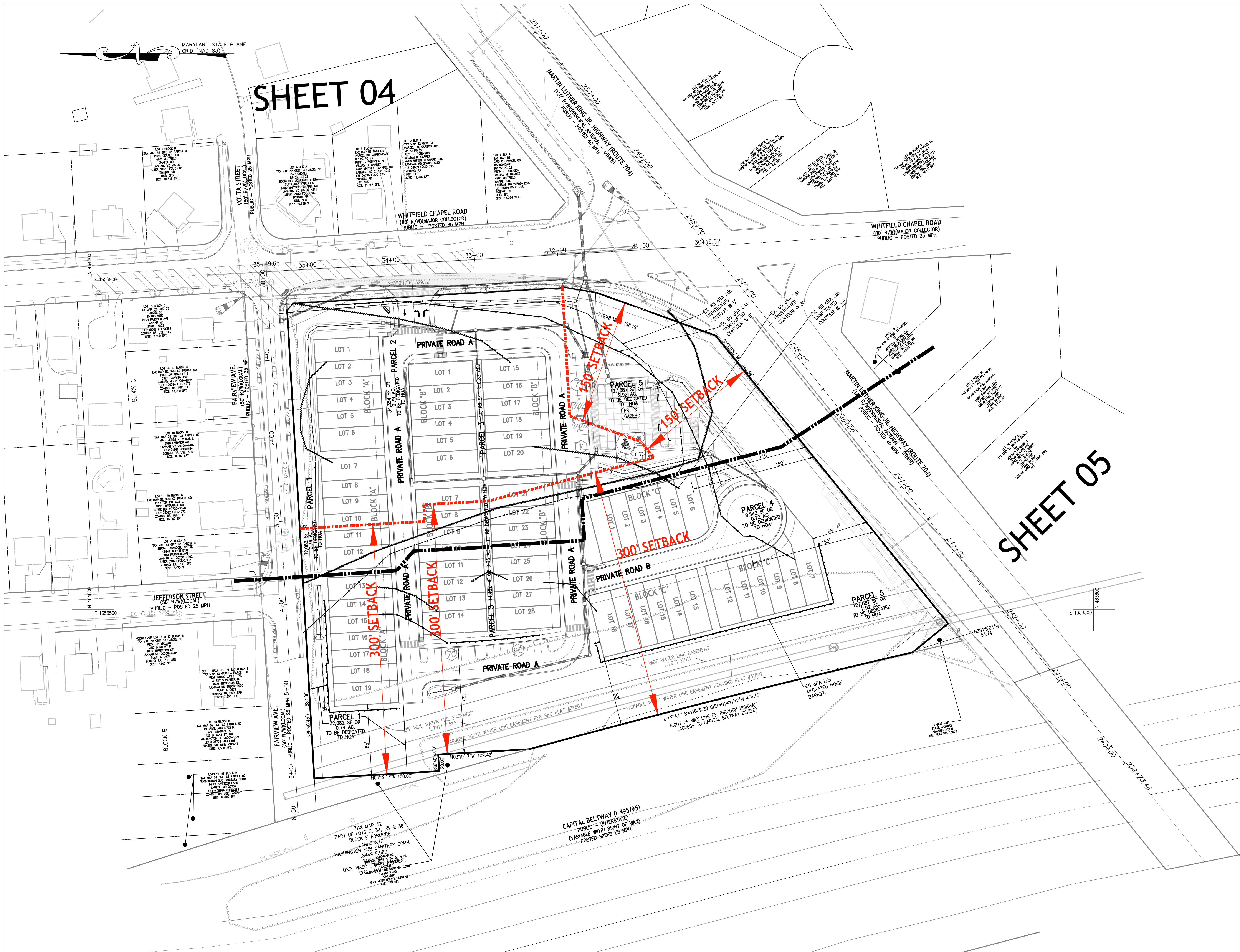
PRELIMINARY PLAN COVER SHEET

4-22050 + ADQ-2022-053

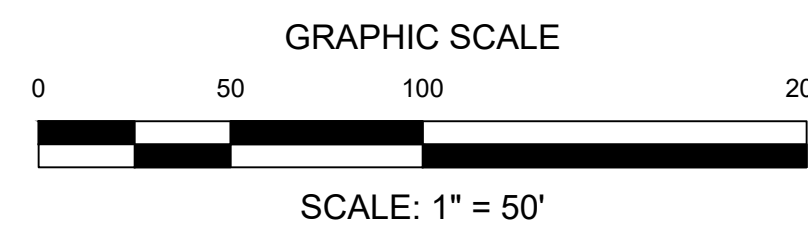
FAIRVIEW

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

SCALE: 1" = 100' DATE: NOVEMBER 2023 TTG PROJECT No. 517002/521006 SHEET 01 OF 05



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DESIGNED		DATE		REVISIONS	
DCM	11/2023	DATE		DATE	BY
EW	11/2023	DATE		DATE	BY
KM	11/2023	DATE		DATE	BY
CFY	11/2023	DATE		DATE	BY

LANDTECH CORPORATION
A FALCON COMPANY

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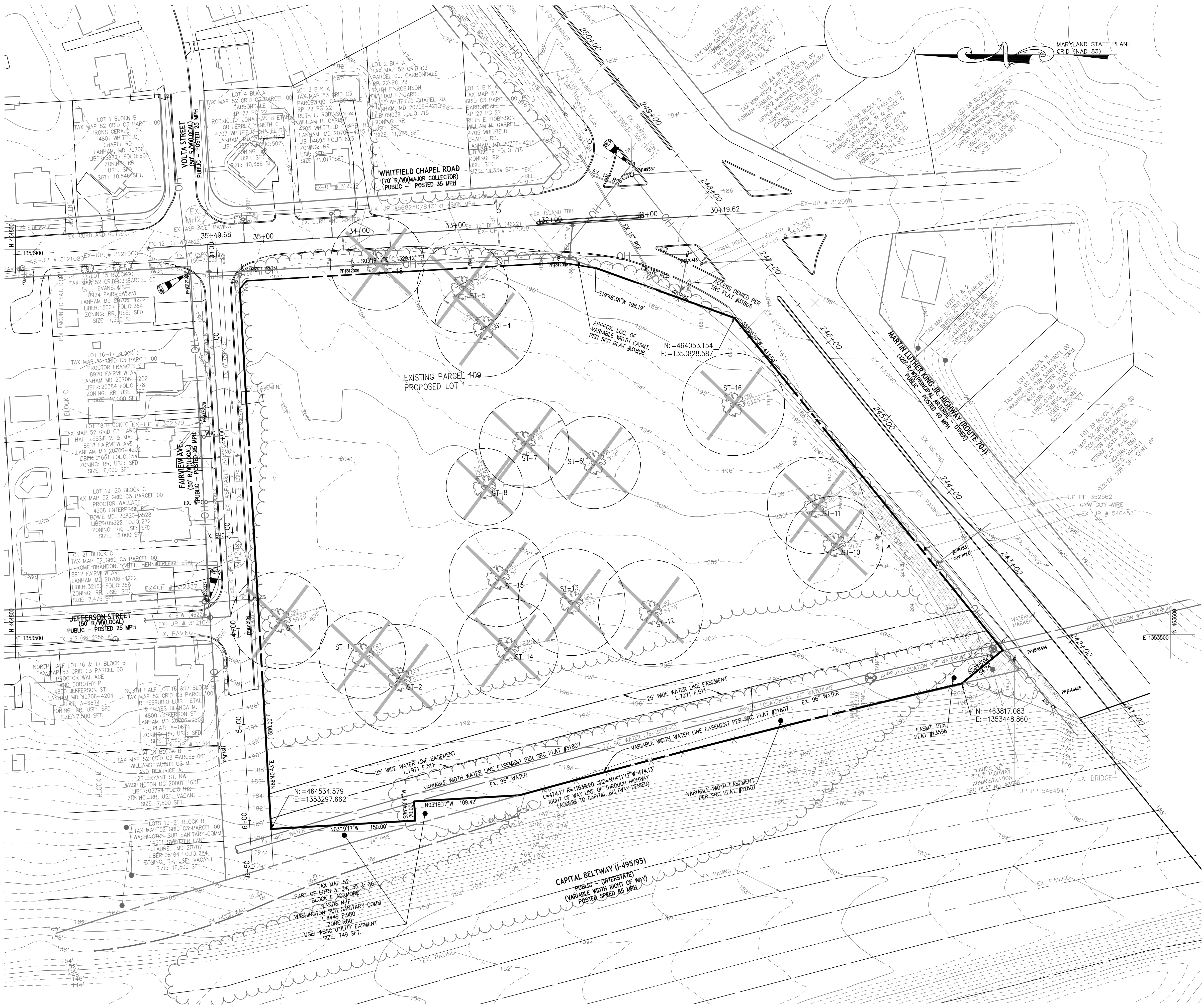
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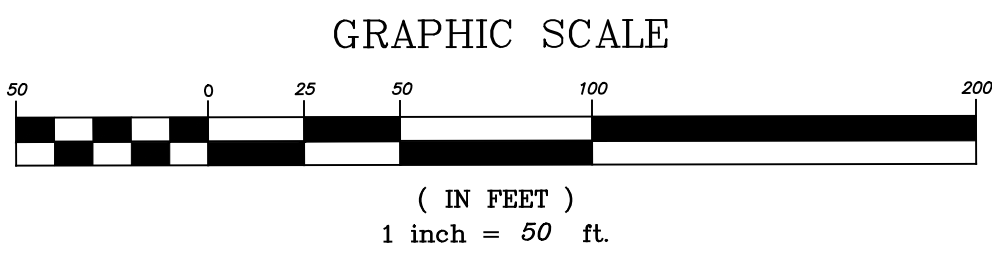
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4-22050 + ADQ-2022-053
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LANHAM, 20TH ELECTION DISTRICT
CONGRESSIONAL DISTRICT 5
TAX MAP 52, GRID C3, P.109

SCALE: 1" = 50' DATE: NOVEMBER 2023 TTG PROJECT No. 517002/521006 SHEET 02 OF 05



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 - MILL AND OVERLAY



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CHECKED	KM	11/2023	DATE
APPROVED	CFY	11/2023	DATE



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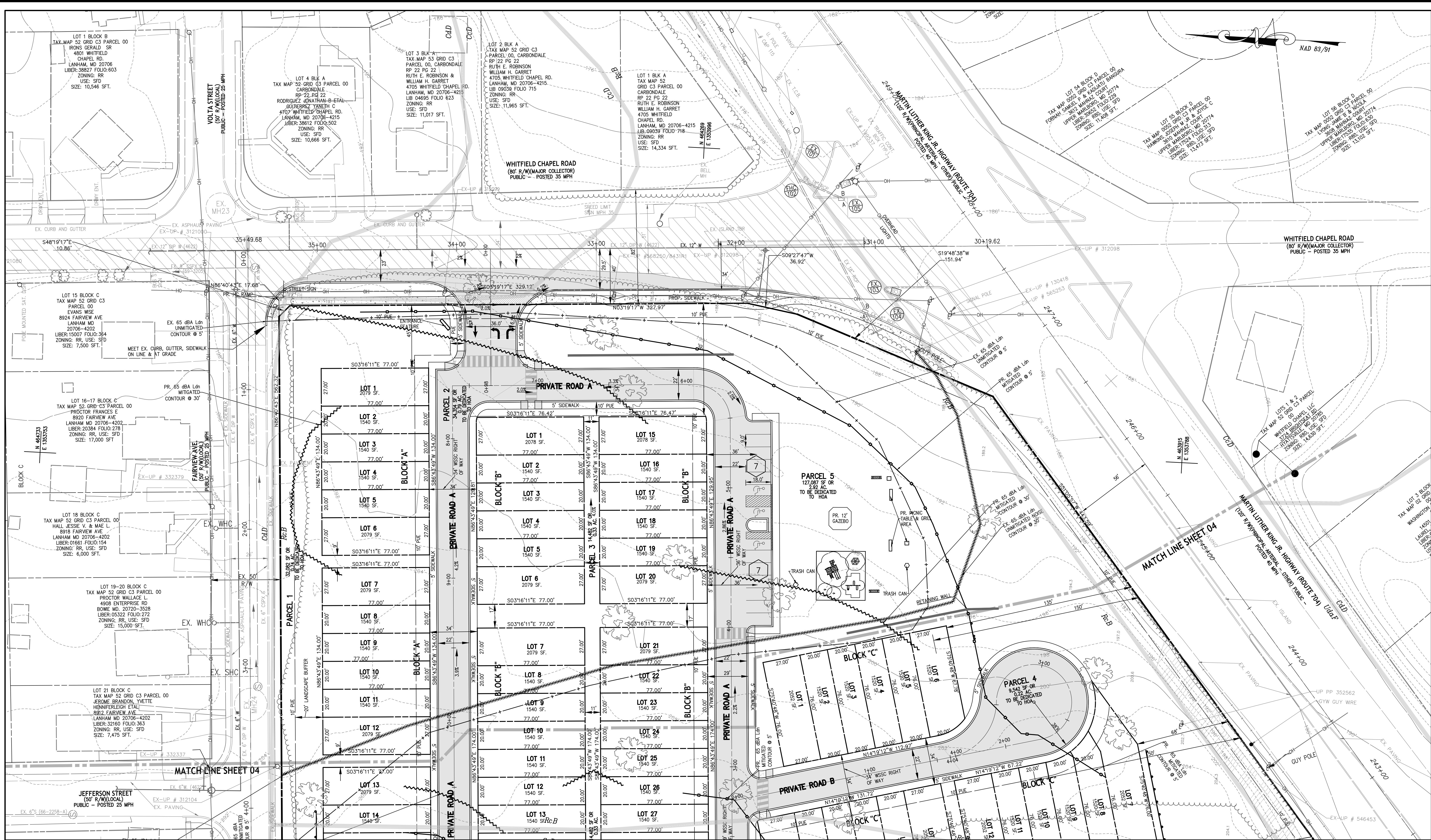


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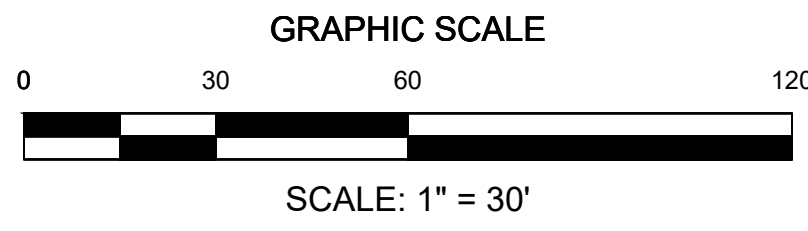
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LANHAM, 20TH ELECTION DISTRICT
CONGRESSIONAL DISTRICT 5
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SCALE: 1" = 30' DATE: NOVEMBER 2023 TTG PROJECT No. 517002/521006 SHEET 04 OF 05



November 21, 2023

MNCPPC
County Administration Building
Subdivision Review Section
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Re: **Fairview**
Statement of Justification for
Woodland Conservation Requirements
Per Section 25-122 (c) (1)
Preliminary Plan 4-22050 + ADQ-2022-053
TCP 1-075-04
Landtech Project No. 521006

To Whom It May Concern:

The above referenced Preliminary Plan (4-22050) is currently under review by the Maryland-National Capital Park and Planning Commission (the M-NCPPC) for the property known as Fairview. The Preliminary Plan proposes 65 townhouse lots. The site is currently vacant. The property is located in the northwest quadrant of Whitfield Chapel Road and Martin Luther King Jr. Highway (Route 704). It is approximately 7.65 acres in size and was zoned C-S-C (Commercial Shopping Center) with a text amendment for a multi-family townhouse development. It is currently zoned under the new zoning ordinance as CGO, (Commercial, General and Office Zone). Pursuant to Section 25-122 (c) (1) of the Prince George's County Code the following Statement of Justification has been prepared to provide an explanation for why all of the woodland conservation requirements cannot be met on site. This letter is hereby submitted for your review and approval on behalf of DD Land Holding, LLC, (the applicant).

Section 25-122 (c) 1 Conservation Method Priorities of the WCO contains Thirteen (13) required priorities for woodland conservation methods. Each of these methods is listed below in this letter with an explanation of how these requirements may be met.

Conservation Method Priorities.

(A) On-site preservation of connected woodland and wildlife habitat areas using woodlands in good condition with limited amounts of invasive or exotic plants.

The 7.65-acre subject property, while unimproved with any structures or buildings, is encumbered by two large existing water line easements (25-foot wide and a variable width right of way: minimum 60–70-foot combined width, totaling approximately 1.2 acres) along the western side of the property to accommodate a 96" Washington Suburban Sanitary Commission trunk line. Further, the property is bordered to the east by Whitfield Chapel Road which is a 70' right of way requiring a 35-foot landscape buffer and to the south by Martin Luther King Highway, Jr which is considered an arterial road with a 120' variable width right of way which requires a 50-foot landscape buffer. The landscape buffers along the Whitfield Chapel Road and Martin Luther King Boulevard, Jr. are increased above a typical street buffer requirement due to the category of roadway. The required encumbrances of the WSSC easement and landscape buffers total approximately 1.87 acres or 24% of the total property. The 96" WSSC water main is part of the main trunk line system which serves the entire County. As a result, these easements are much larger than they would be to serve just the proposed on-site

development. This site bears the burden for public water service. These encumbrances severely limit the developable areas of the site.

The approved Natural Resources Inventory for this project indicates that Forest Stand B is the highest quality stand onsite. Portions of Forest Stand B are proposed for preservation (0.18 acres). In addition, 0.52-acres of woodland that is part of Forest Stand C will be preserved, although this area will not be counted as retention and will be assumed cleared.

(B) On-site afforestation/reforestation of connected planting areas using transplanted native stock, relocated from the site or surrounding areas.

Onsite reforestation is proposed. These reforestation areas are situated adjacent to proposed forest retention/preservation areas in order to keep all proposed forest conservation areas connected. Suitable transplant stock is not available onsite. Onsite reforestation areas were maximized to the greatest extent practicable, while still meeting the goals of the project. All onsite forest conservation areas are contiguous/connected. Planting areas will utilize native whip/seedling stock from a local nursery. Planting stock specified is native species suitable for the site. This stock will be obtained from a nursery within 100 miles of the planting site. Total onsite reforestation area is 0.40-acres.

(C) On-site afforestation/reforestation of connected planting areas using native whip and seedling stock.

Onsite reforestation is proposed. These reforestation areas are situated adjacent to proposed forest retention/preservation areas in order to keep all proposed forest conservation areas connected. Suitable transplant stock is not available onsite. Onsite reforestation areas were maximized to the greatest extent practicable, while still meeting the goals of the project. All onsite forest conservation areas are contiguous/connected. Planting areas will utilize native whip/seedling stock from a local nursery. Planting stock specified is native species suitable for the site. This stock will be obtained from a nursery within 100 miles of the planting site. Total onsite reforestation area is 0.40-acres.

(D) On-site specimen, champion, and historic trees in good condition when the plan has been designed to ensure long-term survival.

Sixteen Specimen Trees were located onsite. Of these- the majority (nine) were in poor condition or were dead. Due to their location on the property, the size of the property, and the dense nature of the development, all onsite specimen trees are proposed for removal.

(E) On-site natural regeneration of connected areas in appropriate locations containing sufficient seed sources with appropriate protection mechanisms and long-term management.

No areas onsite are proposed for natural regeneration. Any areas onsite available for conservation not currently existing as forest are proposed for reforestation planting.

(F) Off-site afforestation/reforestation of connected planting areas using transplanted native stock, relocated from the site or surrounding areas, in an approved woodland conservation bank.

Offsite woodland conservation in the form of credits purchased from a woodland conservation bank is proposed. Suitable transplant stock is not available onsite. Off-site woodland conservation banks utilize their own materials and methods for developing woodland conservation credits.

(G) Off-site afforestation/reforestation of connected planting areas using native whip and seedling stock in an approved woodland conservation bank.

Offsite woodland conservation in the form of credits purchased from a woodland conservation bank is proposed. Suitable transplant stock is not available onsite. Off-site woodland conservation banks utilize their own materials and methods for developing woodland conservation credits, although the use of native whip and seedling stock is the most likely method for reforesting non-forested areas for the creation of woodland credits.

(H) Off-site preservation of connected woodlands in an approved woodland conservation bank.

Offsite woodland conservation in the form of credits purchased from a woodland conservation bank is proposed. Suitable transplant stock is not available onsite. Off-site woodland conservation banks utilize their own materials and methods for developing woodland conservation credits, although the use of native whip and seedling stock is the most likely method for reforesting non-forested areas for the creation of woodland credits. All forest conservation proposed for the project will be satisfied utilizing higher priority methods.

(I) On or off-site habitat enhancement projects of connected areas of existing woodlands that result in improved wildlife habitat and forest vigor through the removal of invasive or exotic plant species and/or planting of native plant species.

No on or off-site habitat enhancement projects are proposed. Onsite forest preservation and reforestation areas will be managed during the maintenance period of the planting to discourage/minimize invasive species colonization. All forest conservation proposed for the project will be satisfied utilizing higher priority methods.

(J) Off-site natural regeneration of connected areas in appropriate locations containing sufficient seed sources with appropriate protection mechanisms and long-term management in an approved woodland conservation bank.

No off-site natural regeneration is proposed. All forest conservation proposed for the project will be satisfied utilizing higher priority methods.

(K) On-site landscaping using native species of field grown nursery stock that establish landscaped areas a minimum of 35 feet wide and 5,000 square feet in area. At least 50 percent of the plants in the landscaped area must be trees.

Landscaping credits are not proposed to satisfy forest conservation requirements for this project. All forest conservation proposed for the project will be satisfied utilizing higher priority methods.

(L) Street trees on or adjacent to the site in the Developed Tier; within centers and corridors designated in the General Plan; or in conformance with a municipality's street tree planting plan or program, where the trees have been provided sufficient root zone space to ensure long-term survival and sufficient crown space is provided that is not limited by overhead utility lines that are existing or proposed.

Street Tree credits are not proposed to satisfy forest conservation requirements for this project. All forest conservation proposed for the project will be satisfied utilizing higher priority methods.

(M) Fee-in-lieu may be used to meet the requirements of this Division, when all other options have been exhausted, as determined by the Planning Director or designee. Refer to Section 25-122(d)(8) for criteria relating to the use of fee-in-lieu.

Fee-in-lieu is not proposed to satisfy forest conservation requirements for this project. All forest conservation proposed for the project will be satisfied utilizing higher priority methods.

If you have any questions regarding the information in this letter, please feel free to call me at 443-995-6232 or email at kmorgan@techgroupinc.net.

Sincerely,



Kimberly Morgan
Vice President, Land Development

CC: William Chesley
Russell Baker