

GENERAL NOTES:

1. Subject Property: Parcel 1A (L43157 F.444)
2. Tax Map / Grid: 164 / F2
3. WSSC 200' Sheet: 221SE07
4. Purpose of Subdivision: Residential
5. Prior Approvals: NRI-028-2020
6. Total Acreage: 80.94 Ac (R-T Zone)
7. Net Developable Area Outside of PMA: 32.56 Ac
8. Acreage of Environmental Regulated Features: 48.38 Ac (PMA)
9. Acreage of 100-Year Floodplain: 47.49 Ac
10. Acreage of Road Dedication: 0 Ac
11. Existing Zoning / Use: R-T (Residential-Townhouse) / Vacant
12. Proposed Use of Property: 196 Single-Family Attached Residential Homes and 14 Parcels
13. Proposed Dwelling Unit by Type: 196 Units of Single-Family Attached Residential
14. Residential Density: 5.86 DU/Ac
15. Minimum Lot Size Required: 1,800 SF (Townhouse)
16. Minimum Lot Width : 20 LF (Townhouse)
17. Sustainable Growth Tier: Yes (1)
18. Military Installation Overlay Zone: No
19. Center or Corridor Location: Branch Avenue Corridor
20. Existing Gross Floor Area: 0 SF
21. Proposed Gross Floor Area: 0 SF
22. Stormwater Management Concept Plan Number: 8768-2020-0 (Submitted to DPIE for review)
23. Water/Sewer Category Designation: Existing = 4, Proposed = 3
24. Aviation Policy Area (APA): No
25. Mandatory Park Dedication of Open Space: To be met with on-site facilities
26. Cemeteries on or contiguous to the Property: No
27. Historic Sites on or in the vicinity of the Property: No
28. A Type 1 Tree Conservation Plan has been submitted with this application.
29. Within Chesapeake Bay Critical Area (CBCA): No
30. Wetlands: Yes
31. Streams: Yes
32. In or adjacent to an easement held by the Maryland Environmental Trust, the Maryland Agricultural Land Preservation Foundation, or any local trust or organization: No

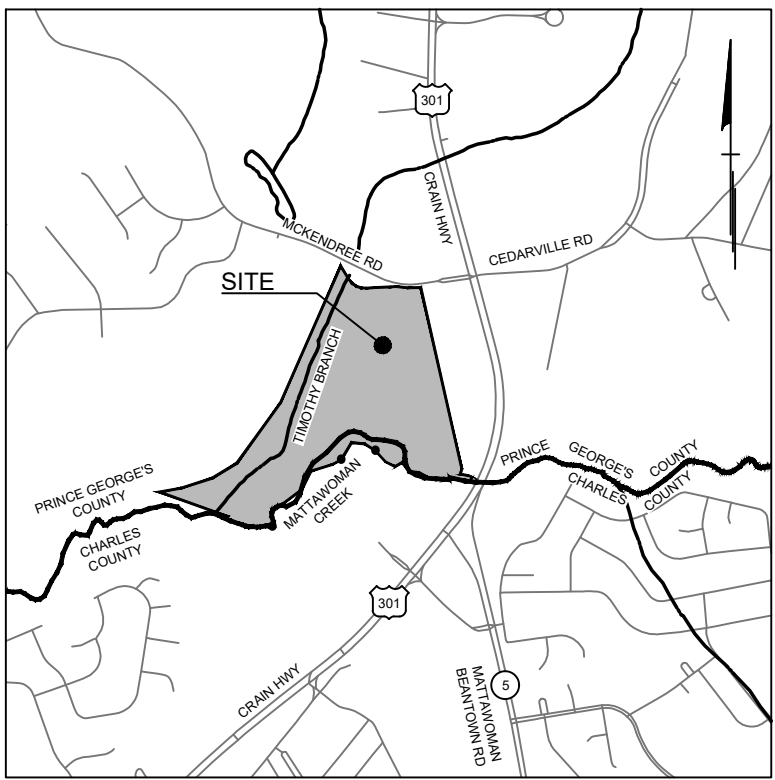
R-T ZONE DEVELOPMENT STANDARDS TOWNHOUSES (SINGLE-FAMILY ATTACHED)		
	REQUIRED	PROVIDED
NET LOT AREA: MAX AREA	1,800 SF	1,800 SF
LOT/WIDTH FRONTAGE: MIN PER ATTACHED GROUP	100'	100'
YARDS: MIN FRONT SETBACK MIN SIDE SETBACK MIN REAR SETBACK	NONE NONE NONE	N/A N/A N/A
BUILDING HEIGHT: MAX HEIGHT	40' / 3 STORIES	N/A
DENSITY: MAX DU/ACRE	6.00	5.86
ALLOWED: 33.45 Ac Net Area x 6.00 Dwelling Units = 200 DU MAX		
PROPOSED: 196 DU / 33.45 Ac Net Area = 5.86 DU/Ac		

PARCEL TABLE		
NAME	USE	OWNERSHIP
PARCEL A	ROADWAY	HOA
PARCEL B	ROADWAY	HOA
PARCEL C	ROADWAY	HOA
PARCEL D	ROADWAY	HOA
PARCEL E	ROADWAY	HOA
PARCEL F	OPEN SPACE	HOA
PARCEL G	OPEN SPACE	HOA
PARCEL H	OPEN SPACE	HOA
PARCEL J	OPEN SPACE	HOA
PARCEL K	OPEN SPACE	HOA
PARCEL L	OPEN SPACE	HOA
PARCEL M	OPEN SPACE	HOA
PARCEL N	OPEN SPACE	HOA
PARCEL P	OPEN SPACE	HOA

PRELIMINARY PLAN OF SUBDIVISION #4-20002

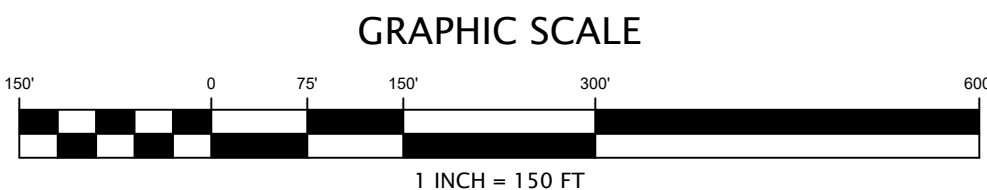
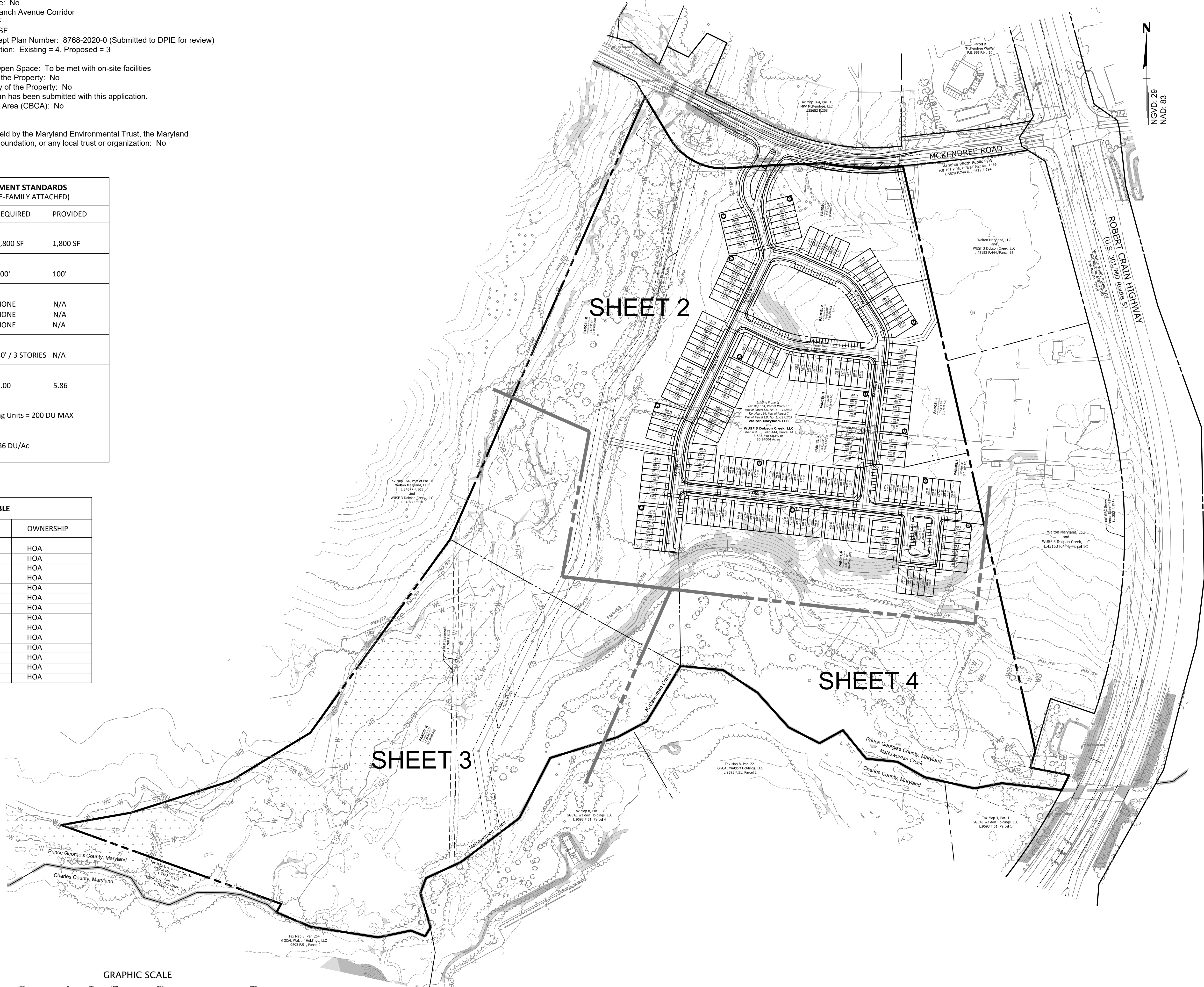
DOBSON RIDGE

11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND



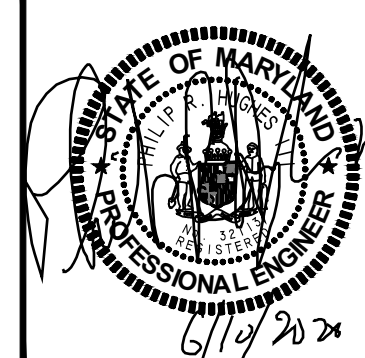
VICINITY MAP
1" = 2000'

LEGEND:	
	EX. BOUNDARY LINE
	EX. LOT LINE
	EX. 10' CONTOUR LINE
	EX. 2' CONTOUR LINE
	EX. TREES
	EX. EASEMENT
	EX. WOODEN WALL
	EX. FENCE
	EX. ELECTRIC
	EX.OVERHEAD ELECTRIC
	EX. SANITARY SEWER
	EX. STORM DRAIN
	EX. WETLAND
	EX. WETLAND BUFFER
	EX. STREAM
	EX. STREAM BUFFER
	EX. 100-YEAR FLOODPLAIN
	EX. PMA/STREAM BUFFER
	EX. FLOODPLAIN BRL
	EX. WETLAND
	EX. WETLAND BUFFER (25')
	STEEP SLOPES (15-25%)
	STEEP SLOPES (OVER 25%)
	65 dBA UNMITIGATED NOISE LINE
	PR. LOT LINE
	PR. R.O.W.
	PR. SIDEWALK & ALLEY ACCESS
	PR. PAVEMENT
	PR. CURB
	PR. SEWER
	PR. WATER
	PR. STORM DRAIN
	PR. PUE
	PR. STORM DRAIN EASEMENT
	PR. WATER & SEWER EASEMENT

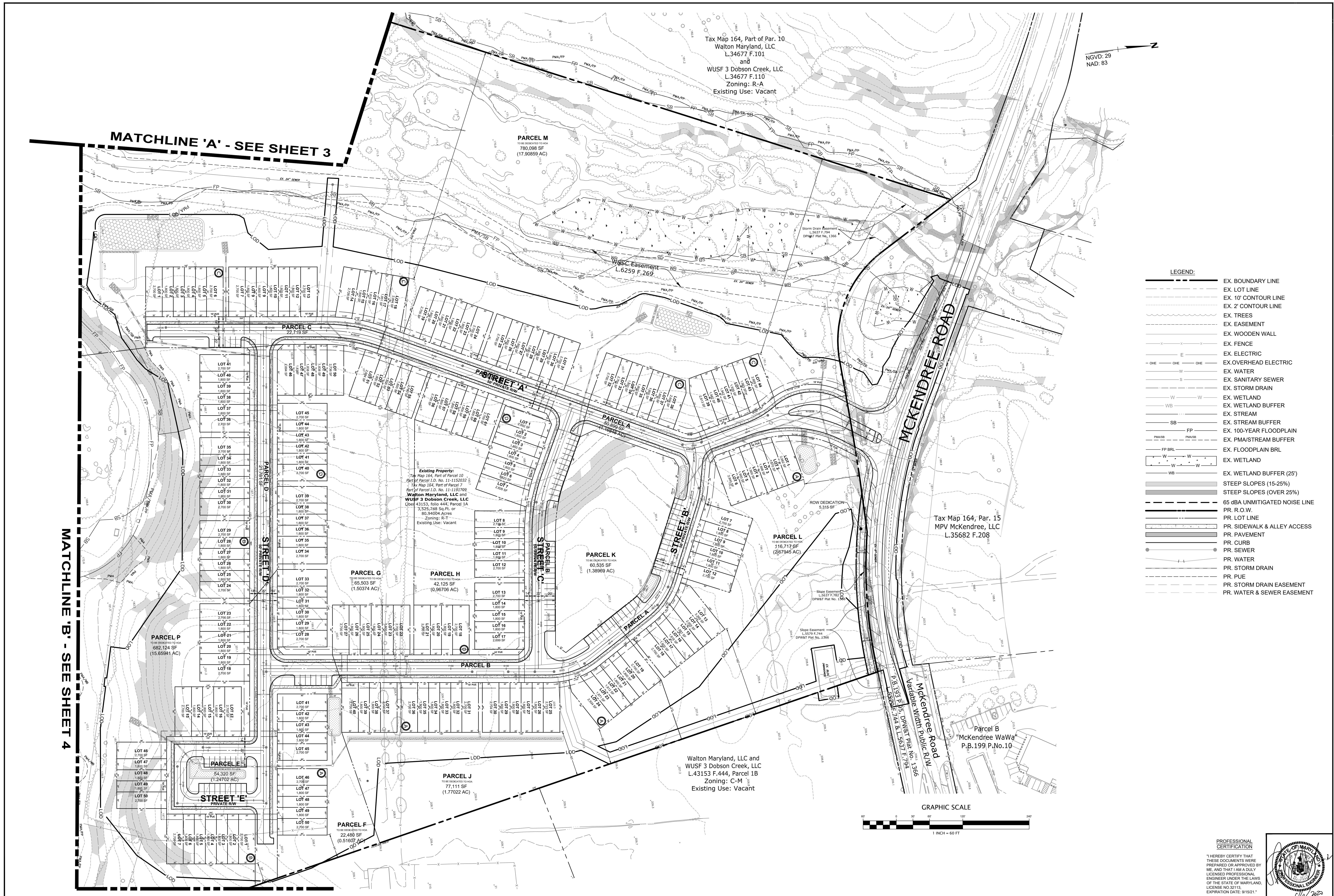


PROFESSIONAL
CERTIFICATION

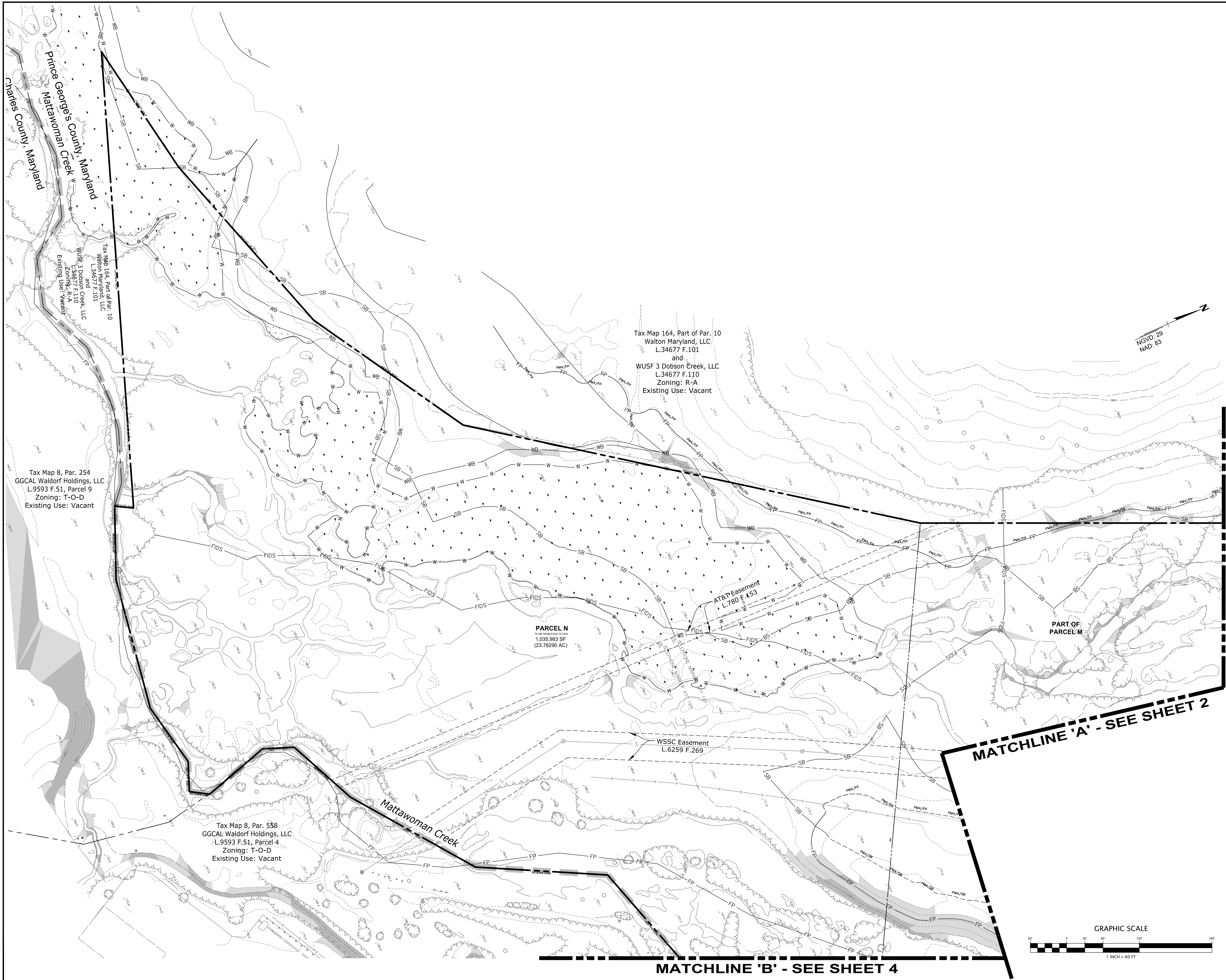
I HEREBY CERTIFY THAT
THESE DOCUMENTS WERE
PREPARED OR APPROVED BY
ME, AND THAT I AM A DULY
LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS
OF THE STATE OF MARYLAND,
LICENSE NO. 32113.
EXPIRATION DATE: 8/15/21.



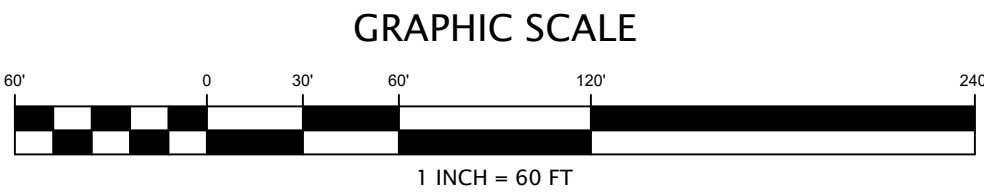
REVISION		DATE	REVISION	DATE	APPLICANT / DEVELOPER:	OWNER:	DOBSON RIDGE		RODGER'S CONSULTING		PRELIMINARY PLAN 4-20002 COVER SHEET		SCALE: 1" = 150'
					D.R.HORTON	WALTON MARYLAND, LLC	PARCEL 1A		1101 Mercantile Lane, Suite 280, Largo, Maryland 20774 Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com		JOB No. 0832L.1		
					181 Harry S. Truman Parkway, Suite 250	8000 Westpark Drive, Suite 430	11th ELECTION DISTRICT				DATE: APR 2020		
					Annapolis, MD 21401	McLean, VA 22102	PRINCE GEORGE'S COUNTY, MARYLAND						
					Phone: 571-329-9470	Phone: 571-297-9071							
					Contact: Griffin Burns	Contact: Adam Morman							
					Email: GRBurns@drhorton.com	Walton Global Holdings, Ltd.							
													SHEET No. 1 OF 4



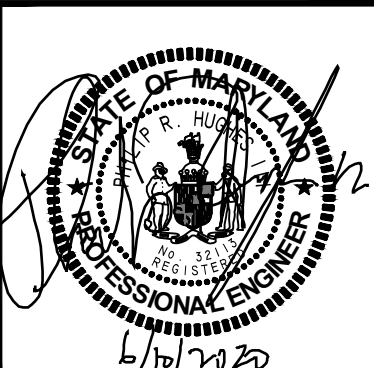
REVISION	DATE	REVISION	DATE	APPLICANT / DEVELOPER:	OWNER:	DOBSON RIDGE PARCEL 1A 11th ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND	ROD GERS CONSULTING 1101 Mercantile Lane, Suite 280, Largo, Maryland 20774 Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com	<table><tr><td></td><td>BY</td><td>DATE</td></tr><tr><td>BASE DATA</td><td>CADD</td><td></td></tr><tr><td>DESIGNED</td><td>CEG</td><td></td></tr><tr><td>DRAWN</td><td>CEG</td><td></td></tr><tr><td>REVIEWED</td><td>PRH</td><td></td></tr></table>		BY	DATE	BASE DATA	CADD		DESIGNED	CEG		DRAWN	CEG		REVIEWED	PRH		PRELIMINARY PLAN 4-20002 PLAN SHEET	SCALE: 1" = 60' JOB No. 0832L1 DATE: APR 2020 SHEET No. 2 OF 4
	BY	DATE																							
BASE DATA	CADD																								
DESIGNED	CEG																								
DRAWN	CEG																								
REVIEWED	PRH																								
				D.R.HORTON 181 Harry S. Truman Parkway, Suite 250 Annapolis, MD 21401 Phone: 571-329-9470 Contact: Griffin Burns Email: GRBurns@drhorton.com	WALTON MARYLAND, LLC 8000 Westpark Drive, Suite 430 McLean, VA 22102 Phone: 571-297-9071 Contact: Adam Morman Walton Global Holdings, Ltd.	RELEASE FOR BY _____ DATE _____																			



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Phone: 571-329-9470
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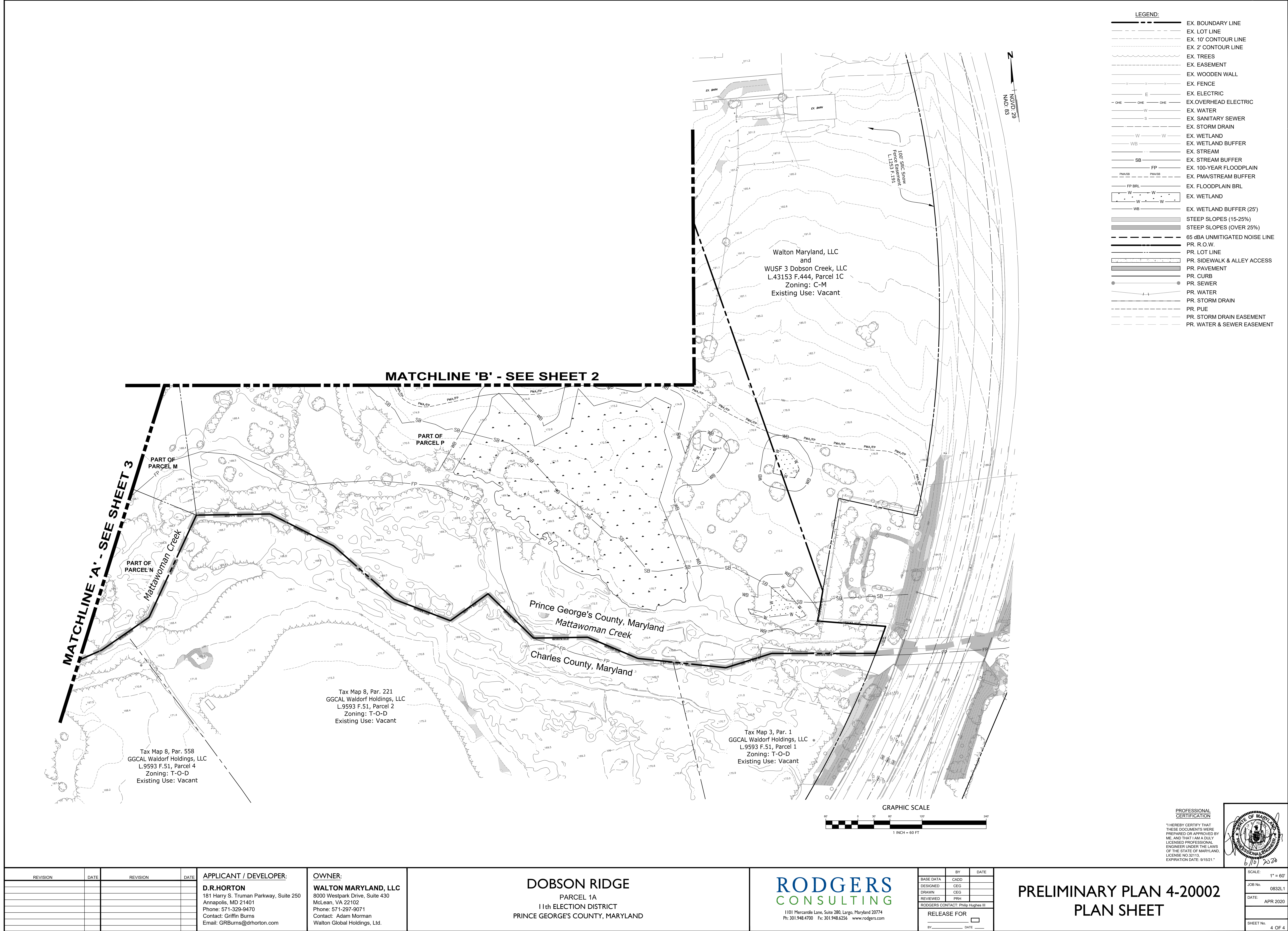
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RODGERS
CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6356 www.rodgers.com

BASE DATA	BY	DATE
DESIGNED	CEG	
DRAWN	CEG	
REVIEWED	PRH	
RODGERS CONTACT: Philip Hughes III		
RELEASE FOR		
BY: _____	DATE: _____	

PRELIMINARY PLAN 4-20002
PLAN SHEET

SCALE: 1" = 60'
JOB No: 0832L1
DATE: APR 2020
SHEET No: 3 OF 4



REVISION	DATE	REVISION	DATE	APPLICANT / DEVELOPER:	OWNER:	DOBSON RIDGE	RODGERS CONSULTING	BY	DATE	SCALE: 1" = 60'
				D.R.HORTON 181 Harry S. Truman Parkway, Suite 250 Annapolis, MD 21401 Phone: 571-329-9470 Contact: Griffin Burns Email: GRBurns@drhorton.com	WALTON MARYLAND, LLC 8000 Westpark Drive, Suite 430 McLean, VA 22102 Phone: 571-297-9071 Contact: Adam Morman Walton Global Holdings, Ltd.	PARCEL 1A 11th ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND	RODGERS CONSULTING 1101 Mercantile Lane, Suite 280, Largo, Maryland 20774 Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com	CADD		PRELIMINARY PLAN 4-20002
								DESIGNED	CEG	PLAN SHEET
								DRAWN	CEG	4 OF 4
								REVIEWED	PRH	
								RODGERS CONTACT: Philip Hughes III		
								RELEASE FOR		
								BY	DATE	