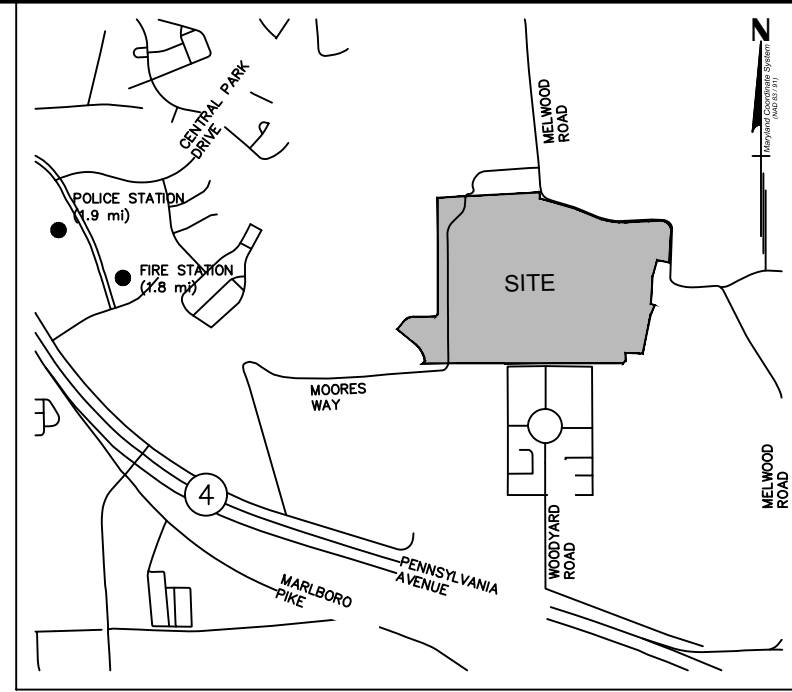


PRELIMINARY PLAN OF SUBDIVISION # 4-21008

WESTPHALIA TOWN CENTER - PHASE 5

I 5th ELECTION DISTRICT - MELWOOD

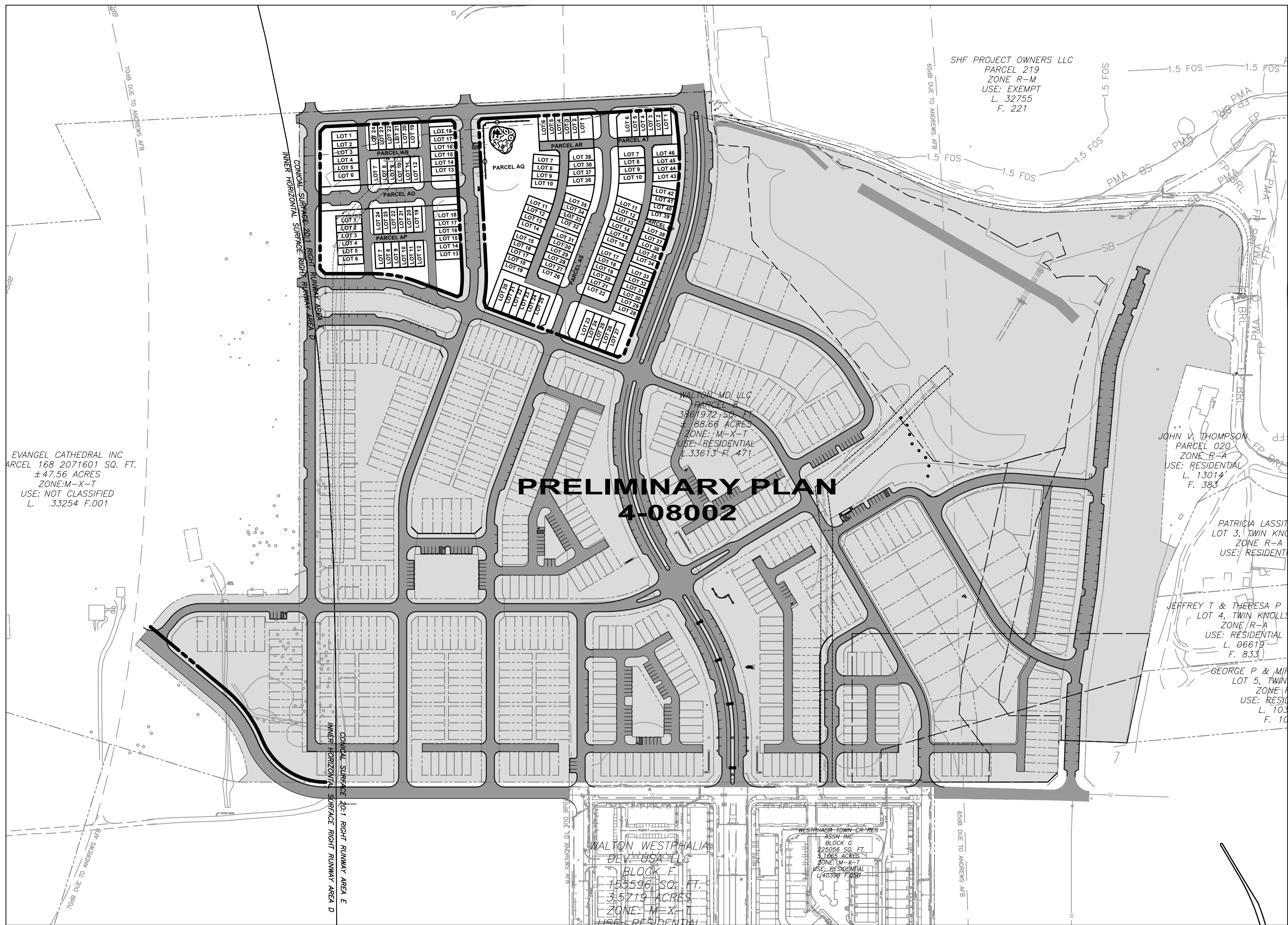
PRINCE GEORGE'S COUNTY, MARYLAND



VICINITY MAP
1" = 2000'

GENERAL NOTES	
1 The subject property consists of the following:	Parcel 229 - L.33367 F.293; et al Parcel 231 - L.45146 F.142
2 The subject property is located on Tax map, grid	Tax Map 90 Grid F3 & F4
3 The subject property is located on WSSC 200' Sheet	206SE09
4 The subdivision proposes:	The creation of 133 lots, 7 parcels, and the creation of private roads and alleys.
5 The prior approvals are as listed:	CSP-07004, CSP-07004-01, DSP-12017; DSP-12043, DSP-19062, 4-08002
6 The Preliminary Plan of Subdivision is proposed for:	408,515 sf or 9.38 Total Acres
Land zoned:	M-X-T
7 Net developable area outside the PMA:	Existing - 9.38 Acres, Proposed: 9.38 Acres
8 Acreage of Environmental Regulated Features:	Existing PMA - 0.00 Acres, Proposed - 0.00 Acres
9 Acreage of 100- year floodplain:	Existing Floodplain - 0.00 Acres, Proposed - 0.00 Acres
10 Acreage of private roads:	1.36 Ac
Acreage of public roads:	0.00 Ac
Acreage of private alleys:	1.14 Ac
Acreage of open space:	2.25 Ac
Acreage of commercial parcels:	0.00 Ac
11 The existing zoning/use is:	M-X-T, Mixed Use - Transportation Oriented
12 The proposed use of this property is:	Residential use
13 The proposed number of dwelling units for this subdivision is:	133 Townhouse Lots
14 The subject property proposes a residential density calculation of:	Permitted GFA: 1.40 FAR (Base density of 0.40 FAR + Optional Method of Development - Residential 1.0 FAR) Proposed GFA: 0.49 FAR
15 Minimum lot size required by Zoning Ordinance and Subdivision Regulations (27-548(h) per CB-87-2018):	1,200 SF
16 Sustainable Growth Tier	Developing tier
17 Military Installation Overlay Zone:	Yes; The property is in the MIOZ for height and noise
18 Center Corridor Location:	Yes, Westphalia Town Center
19 Stormwater Management Concept number and approval date:	#44782-2007-03, Approval Date 06/28/2020
20 Water/Sewer Category Designation:	Existing S-3 & W-3, Proposed S-3 & W-3
21 Aviation Policy Area:	No
22 Mandatory park dedication requirement:	Private On-Site Facilities
23 Cemeteries on or contiguous to the property:	No
24 Historic sites in or in the vicinity of the property:	No
25 Type One Conservation Plan:	TCP1-014-08-03
26 Within Chesapeake Critical Bay Area (CBCA):	No
27 Streams and Wetlands:	No
28 NRI:	NRI-094-2006-02 Westphalia
29 In or adjacent to an easement held by the Maryland Environmental Trust, The Maryland Agricultural Land Preservation Foundation, or any land trust organization	No
30 The subject proposes:	10 foot Public Utility Easements (P.U.E.'s) on both sides of all streets
31 The boundary survey was prepared by:	Rodgers Consulting
32 Applicant:	DR Horton
33 The 65dBA falls within the limits of this application	Yes - The western portion of the property falls within areas D & E of the right runway and within the 60dB - 74dB Noise Intensity Zone
34 The topography information is from:	Topography from Loiderman Soltesz and verified by Dewberry in Spring 2006.

PARCEL SUMMARY TABLE				
PARCEL	SF	ACRES	DESCRIPTION	DEDICATION
AN	20,889	0.48	PRIVATE ALLEY/OPEN SPACE	HOA
AO	22,093	0.51	PRIVATE STREET	HOA
AP	33,646	0.77	PRIVATE ALLEY/OPEN SPACE	HOA
AQ	49,029	1.13	OPEN SPACE	HOA
AR	21,461	0.49	PRIVATE ALLEY/OPEN SPACE	HOA
AS	37,001	0.85	PRIVATE STREET	HOA
AT	28,463	0.65	PRIVATE ALLEY/OPEN SPACE	HOA



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	PRELIMINARY PLAN SHEETS
3	ROAD CROSS SECTIONS

LEGEND:	
	EX. BOUNDARY LINE
	EX. LOT LINE
	EX. ESMT
	EX. BLDG
	EX. SIDEWALK
	EX. PARKING STRIPING
	EX. 10' CONTOUR LINE
	EX. 2' CONTOUR LINE
	EX. TREES
	EX. WATER
	EX. SEWER
	EX. STORM DRAIN
	EX. WETLAND
	EX. WETLAND BUFFER
	EX. PRIMARY MGMT AREA/STREAM BUFFER
	EX. STREAM BUFFER
	EX. STREAM
	EX. FLOODPLAIN
	EX. PRIMARY MGMT AREA/FLOODPLAIN
	EX. FLOODPLAIN BRL
	EX. POND
	EX. UNMITIGATED 65 DB LINE
	PR. R.O.W.
	PR. LOT LINE
	PR. BLDG
	PR. SIDEWALK
	PR. PARKING STRIPING
	PR. FACE OF CURB
	PR. BACK OF CURB
	PR. ROAD PAVEMENT
	PR. SEWER
	PR. WATER
	PR. STORM DRAIN
	PR. PUE
	PR. EASEMENT
	PR. WOOD FENCE
	PR. ORNAMENTAL FENCE
	REQUIRED LOT DEPTH
	WETLAND
	SPECIMEN TREES

4-21008 DEVELOPMENT STANDARDS	
	SINGLE FAMILY ATTACHED
MIN. LOT SIZE	1,200 SQUARE FEET ¹
MIN. LOT WIDTH AT FRONT BRL	20 FEET ¹
MAX. LOT COVERAGE	85%
MIN. FRONT SETBACK FROM R.O.W.	7 FEET ¹
MIN. SIDE SETBACK	N/A
MIN. REAR SETBACK	N/A
MIN. CORNER SETBACK TO SIDE STREET R.O.W.	N/A
MAX. RESIDENTIAL BUILDING HEIGHT	40 FEET
MIN. GROSS LIVING SPACE	1500/1200 SQUARE FEET

MODIFICATIONS TO ANY OF THE STANDARDS MAY BE PERMITTED ON A CASE-BY-CASE BASIS BY THE PLANNING BOARD AT THE TIME OF DETAILED SITE PLAN IF CIRCUMSTANCES WARRANT.

NOTE 1: PER CSP-07004-01, PGCPB NO. 08-189 CONDITION 2(F) "REQUIRE A RANGE OF LOT SIZES FOR SINGLE FAMILY ATTACHED DWELLING UNITS IN THE TOWN CENTER WITH A MINIMUM OF 1,000 SQUARE FEET."

NOTE 2: PER Section 27-544(f)(2)(G) of the Zoning Ordinance "END UNITS ON TOWNHOUSE BUILDING GROUPS SHALL BE A MINIMUM OF TWENTY (20) FEET IN WIDTH AND THE MINIMUM BUILDING WIDTH OF A CONTIGUOUS ATTACHED TOWNHOUSE BUILDING GROUP SHALL BE SIXTEEN (16) FEET PER UNIT. A VARIETY OF TOWNHOUSE SIZES SHALL BE PROVIDED, WITH A MINIMUM GROSS LIVING SPACE OF A TOWNHOUSE UNIT SHALL BE 1,500 SQUARE FEET EXCEPT THAT TEN PERCENT (10%) OF THE TOWNHOUSE UNITS MAY BE REDUCED TO 1,200 SQUARE FEET.

NOTE 3: PER Section 27-544(f)(2)(H) of the Zoning Ordinance "THE MINIMUM FRONT SETBACK FROM ANY PUBLIC OR PRIVATE RIGHT-OF-WAY MAY BE REDUCED TO SEVEN (7) FEET. IN THE CORE AREA, THE PUBLIC MAINTENANCE SHALL BE ONE FOOT FROM BACK-OF-CURB TO ONE FOOT TO BACK-OF-CURB."

	Morning	Evening
Grandfathered Trip Cap from PPS Resolution	1610	1719
Phase 1 WTC 346 TH-DSP - 13006	242	277
WTC EAST Trips-DSP 19006	462	532
WTC North Trips-DSP 19062 (Inc. 4-21008)	443	509

Net Grandfathered Trips Remaining	463	401
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The Traffic Group Inc.

PRELIMINARY PLAN TO DSP COMPARISON TRACKING CHART						
	PPS-4-08002	DSP-13006	DSP-19009	DSP-19062	4-21008	SUB-TOTAL
PROPERTY						
LOTS	1352	348	492	506	133	1479
PARCELS	211	23	75	64	7	169
OUTLOTS	0	4	0	0	0	4
UNITS						
SINGLE FAMILY	172	0	75	34	0	109
ATTACHED	1711	348	580	605	0	1533
TOWNHOUSE	1287	348	416	605	0	1369
OTHER ²	424	0	164	0	0	164
MULTIFAMILY	2473	0	0	0	0	0
TOTAL	4356	348	655	639	0	1642

NOTE 2: "OTHER INCLUDES TWO OVER TWOS, TRIPLEXES, AND BACK TO BACKS WHICH ARE NOT SPECIFICALLY IDENTIFIED ON THE PRELIMINARY PLAN."

THE TOTALS FOR DSP-19062 INCLUDE 133 CONDOMINIUM TOWNHOUSES WHICH ARE BEING CONVERTED TO FEE SIMPLE BY 4-21008 THROUGH THE CREATION OF 133 LOTS FOR THOSE TOWNHOUSES.

THE PARCELS SHOWN UNDER 4-21008 ARE NOT NEW AND WERE APPROVED UNDER DSP-19062.

THE 133 LOTS INCLUDED UNDER 4-21008 ARE FOR UNITS APPROVED AS CONDOMINIUM TOWNHOUSES UNDER DSP-19062. THE 4-21008 APPLICATION SEEKS TO CONVERT THOSE 133 CONDOMINIUM UNITS TO FEE SIMPLE TOWNHOUSES.

REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner/Developer:

DR HORTON
c/o Griffin Burns
181 Harry Truman Parkway, Ste 250
Annapolis, MD 21401

WESTPHALIA TOWN CENTER PHASE 5

TAX MAP 90 GRIDS E4, F3 & F4 & TAX MAP 91, GRIDS A3 & A4
200 FOOT MAP 206SE09
ELECTION DISTRICT No. 15, MELWOOD
PRINCE GEORGE'S COUNTY, MARYLAND

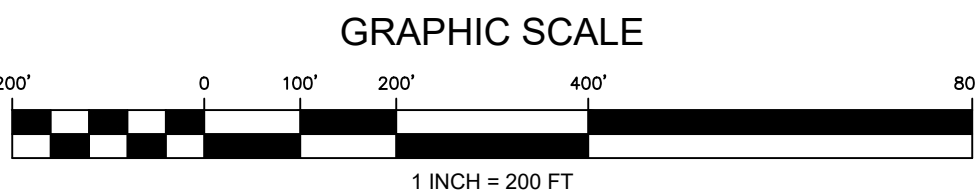
RODGERS
CONSULTING

1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BASE DATA	BY	DATE
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR ☐		
BY: _____ DATE: _____		

WESTPHALIA TOWN CENTER - PHASE 5 PRELIMINARY PLAN # 4-21008

COVER SHEET

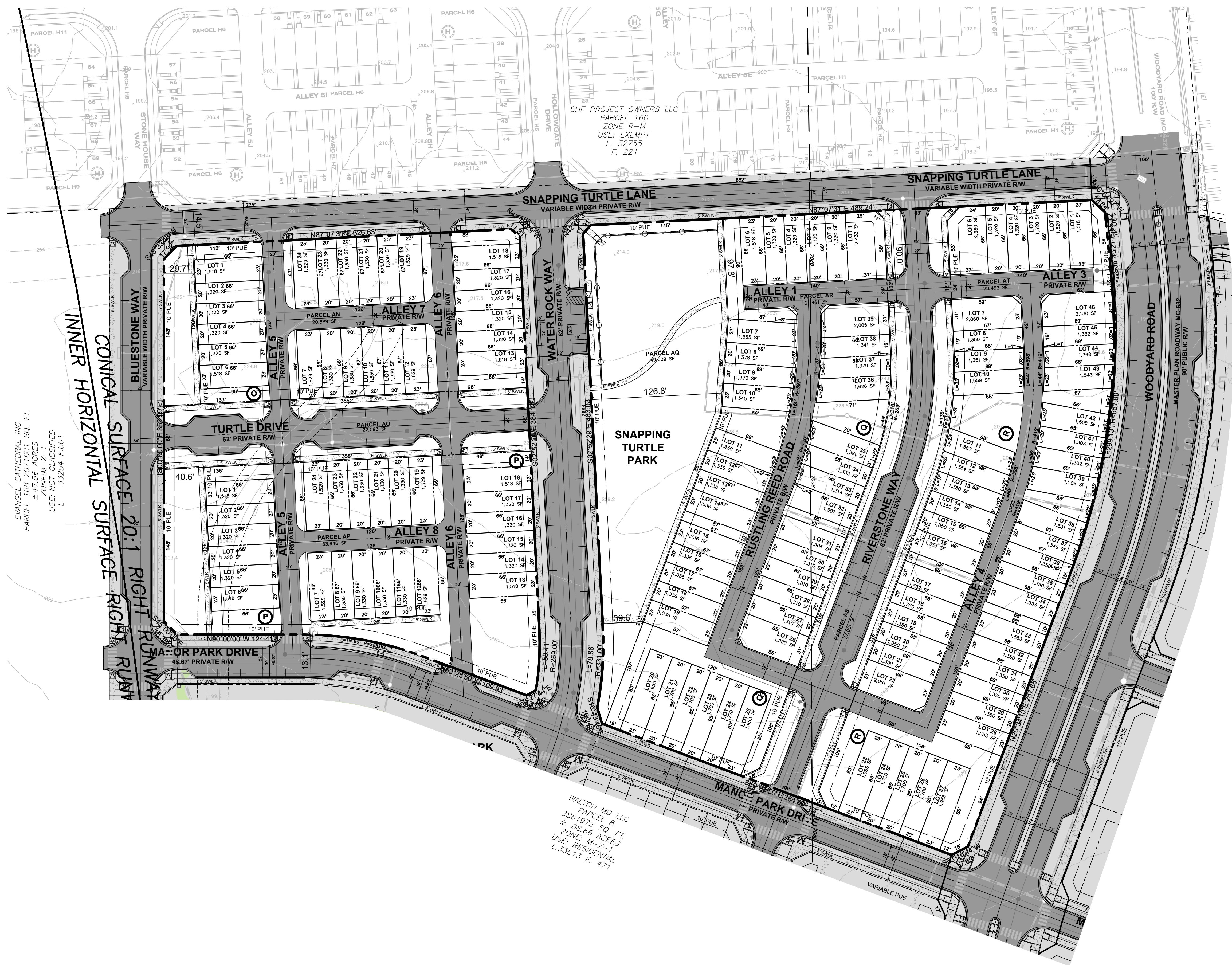


PROFESSIONAL
CERTIFICATION

"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.40787, Expiration Date: 6/18/23."



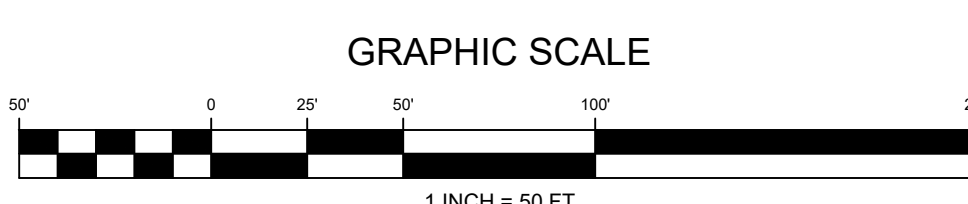
SCALE:	AS SHOWN
JOB No:	0832J
DATE:	2/2021
SHEET No.	1 of 3



- LEGEND:
- EX. BOUNDARY LINE
 - EX. LOT LINE
 - EX. ESMT
 - EX. BLDG
 - EX. SIDEWALK
 - EX. PARKING STRIPING
 - EX. 10' CONTOUR LINE
 - EX. 2' CONTOUR LINE
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 - EX. POND
 - EX. UNMITIGATED 65 DB LINE
 - PR. R.O.W.
 - PR. LOT LINE
 - PR. BLDG
 - PR. SIDEWALK
 - PR. SUBMERGED GRAVEL WETLANDS
 - PR. MICRO BIORETENTION FACILITY
 - PR. PARKING STRIPING
 - PR. FACE OF CURB
 - PR. BACK OF CURB
 - PR. ROAD PAVEMENT
 - PR. STORM DRAIN
 - PR. SEWER
 - PR. WATER
 - PR. PUE
 - PR. EASEMENT
 - WETLAND
 - ST
 - SPECIMEN TREES

WALTON MD LLC
PARCEL 8
3861972 SQ. FT.
± 88.66 ACRES
ZONE: M-X-7
USE: RESIDENTIAL
L.33613 F. 471

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**WESTPHALIA TOWN CENTER
PHASE 5**
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200 FOOT MAP 206SE09
ELECTION DISTRICT No. 15, MELWOOD
PRINCE GEORGE'S COUNTY, MARYLAND

**RODGERS
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1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BASE DATA	BY	DATE
DESIGNED		
DRAWN		
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RODGERS CONTACT:		
RELEASE FOR		
BY: _____	DATE: _____	

**WESTPHALIA TOWN CENTER
- PHASE 5
PRELIMINARY PLAN # 4-21008**

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.40787, Expiration Date: 6/18/23."

STATE OF MARYLAND
PROFESSIONAL ENGINEER
03-21-2022

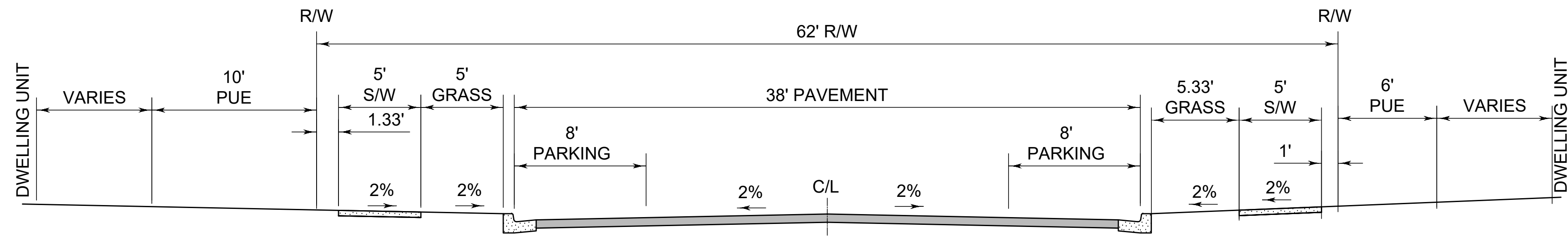
SCALE:
AS SHOWN

JOB No: 0832J

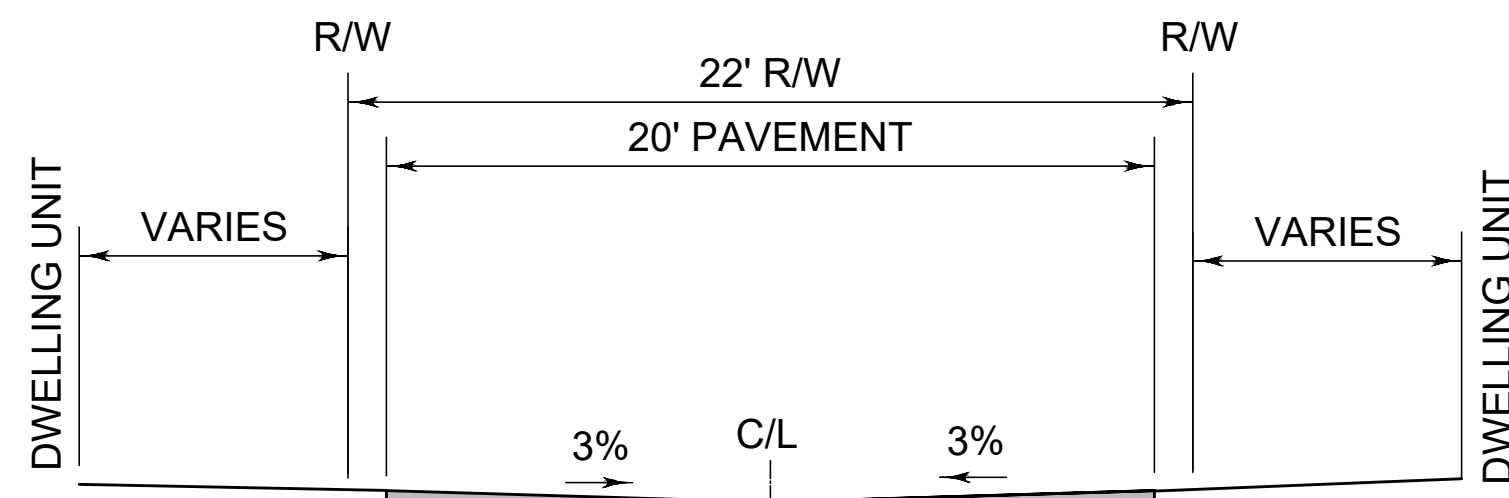
DATE: 2/2021

SHEET No. 2 OF 3

PRELIMINARY NOT FOR CONSTRUCTION



Section 1 (62' ROW)
1" = 5'
Riverstone Way
Turtle Drive



Section 2 (22' ROW)
1" = 5'
Alleys 1-8



1 Cross Section Location Plan
Scale: 1" = 100'

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WESTPHALIA TOWN CENTER
PHASE 5

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WESTPHALIA TOWN CENTER
- PHASE 5
PRELIMINARY PLAN # 4-21008

SCALE: AS SHOWN
JOB No: 0832J
DATE: 2/2021
SHEET No. 3 of 3