

SITE STATISTICS		
SUBDIVISION NAME	PARKSIDE-SECTION 7	
ZONE	R-M / L-A-C	
TITLE INFORMATION	L. 44802 / F. 527	
TAX MAP NUMBER	90, 91	
TAX GRID NUMBER	E1, E2, F1, F2; A1, A2	
GROSS AREA	113.51 AC	
FLOODPLAIN	8.39 AC	
NET AREA	105.12 AC	

DEVELOPMENT TYPE SUMMARY		
LAND USE	ACRES	LAND PERCENTAGE
RESIDENTIAL	23.30	20.53%
COMMERCIAL	3.25	2.86%
OPEN SPACE/ SWM	50.81	44.78%
PUBLIC PARK	7.29	6.42%
PRIVATE ROAD & ALLEY	14.34	12.63%
PREV. DEDICATED PUBLIC R.O.W.	3.83	3.36%
PUBLIC RIGHT-OF-WAY	10.69	9.42%
TOTAL	113.51	100%

SUBDIVISION SUMMARY TABLE		
TOTAL NUMBER OF PARCELS	95	
NUMBER OF BLOCKS	14	
NUMBER OF LOTS	627	
AVERAGE PARCEL SIZE	38,218 SQFT	
AVERAGE LOT SIZE	1,883 SQFT	

E	PARCEL AREA SUMMARY					
	BLOCK	PARCEL #	SQ. FOOTAGE	ACRES	DEDICATION	
	A	PARCEL A1	1,402	0.03	OPEN SPACE/ SWM	HOA
	A	PARCEL A2	2,715	0.06	OPEN SPACE/ SWM	HOA
	A	PARCEL A3	340,592	7.82	OPEN SPACE/ SWM	HOA
	A	PARCEL A4	625,090	14.35	OPEN SPACE/ SWM	HOA
	A	PARCEL A5	947	0.02	OPEN SPACE/ SWM	HOA
	A	PARCEL A6	1,006	0.02	OPEN SPACE/ SWM	HOA
	A	PARCEL A7	967	0.02	OPEN SPACE/ SWM	HOA
	A	PARCEL A8	1,395	0.03	OPEN SPACE/ SWM	HOA
	A	PARCEL A9	4,744	0.11	PRIVATE ROAD	HOA
		B	PARCEL B1	508,496	11.67	OPEN SPACE/ SWM
B		PARCEL B2	270,985	6.22	OPEN SPACE/ SWM	HOA
B		PARCEL B3	840	0.02	OPEN SPACE/ SWM	HOA
B		PARCEL B4	1,176	0.03	OPEN SPACE/ SWM	HOA
B		PARCEL B5	840	0.02	OPEN SPACE/ SWM	HOA
B		PARCEL B6	1,176	0.03	OPEN SPACE/ SWM	HOA
B		PARCEL B7	840	0.02	OPEN SPACE/ SWM	HOA
B		PARCEL B8	13,941	0.32	PRIVATE ALLEY	HOA
C		PARCEL C1	19,164	0.44	OPEN SPACE/ SWM	HOA
C		PARCEL C2	18,916	0.43	OPEN SPACE/ SWM	HOA
D		PARCEL CP4	142,125	3.26	PUBLIC PARK	MNCPPC
		PARCEL CP5	175,260	4.02	PUBLIC PARK	MNCPPC
	D	PARCEL D1	83,521	1.92	OPEN SPACE/ SWM	HOA
	D	PARCEL D2	592	0.01	OPEN SPACE/ SWM	HOA
	D	PARCEL D3	820	0.02	OPEN SPACE/ SWM	HOA
	D	PARCEL D4	740	0.02	OPEN SPACE/ SWM	HOA
	D	PARCEL D5	1,034	0.02	OPEN SPACE/ SWM	HOA
	D	PARCEL D6	870	0.02	OPEN SPACE/ SWM	HOA
	D	PARCEL D7	1,034	0.02	OPEN SPACE/ SWM	HOA
	D	PARCEL D8	870	0.02	OPEN SPACE/ SWM	HOA
	D	PARCEL D9	8,360	0.19	PRIVATE ALLEY	HOA
	D	PARCEL D10	4,728	0.11	PRIVATE ROAD	HOA
	E	PARCEL E1	25,476	0.58	OPEN SPACE/ SWM	HOA
	E	PARCEL E2	25,140	0.58	OPEN SPACE/ SWM	HOA
	F	PARCEL F1	22,602	0.52	OPEN SPACE/ SWM	HOA
	G	PARCEL G1	1,459	0.03	OPEN SPACE/ SWM	HOA
	G	PARCEL G2	2,184	0.05	OPEN SPACE/ SWM	HOA
	G	PARCEL G3	840	0.02	OPEN SPACE/ SWM	HOA
	G	PARCEL G4	840	0.02	OPEN SPACE/ SWM	HOA
	G	PARCEL G5	1,072	0.02	OPEN SPACE/ SWM	HOA
C	G	PARCEL G6	840	0.02	OPEN SPACE/ SWM	HOA
	G	PARCEL G7	51,616	1.18	OPEN SPACE/ SWM	HOA
	G	PARCEL G8	18,086	0.42	PRIVATE ALLEY	HOA
	H	PARCEL H1	21,558	0.49	OPEN SPACE/ SWM	HOA
	J	PARCEL J1	21,185	0.49	OPEN SPACE/ SWM	HOA
	J	PARCEL J2	1,013	0.02	OPEN SPACE/ SWM	HOA
	J	PARCEL J3	850	0.02	OPEN SPACE/ SWM	HOA
	J	PARCEL J4	1,105	0.03	OPEN SPACE/ SWM	HOA
	J	PARCEL J5	20,184	0.46	OPEN SPACE/ SWM	HOA
	J	PARCEL J6	13,905	0.32	PRIVATE ALLEY	HOA
	K	PARCEL K1	1,936	0.04	OPEN SPACE/ SWM	HOA
	K	PARCEL K2	820	0.02	OPEN SPACE/ SWM	HOA
	K	PARCEL K3	807	0.02	OPEN SPACE/ SWM	HOA
	K	PARCEL K4	20,991	0.48	OPEN SPACE/ SWM	HOA
	K	PARCEL K5	1,700	0.04	OPEN SPACE/ SWM	HOA
	K	PARCEL K6	770	0.02	OPEN SPACE/ SWM	HOA
	K	PARCEL K7	850	0.02	OPEN SPACE/ SWM	HOA
	K	PARCEL K8	2,002	0.05	OPEN SPACE/ SWM	HOA
	K	PARCEL K9	1,700	0.04	OPEN SPACE/ SWM	HOA
	K	PARCEL K10	11,202	0.26	PRIVATE ALLEY	HOA
	L	PARCEL L1	4,797	0.11	OPEN SPACE/ SWM	HOA
	L	PARCEL L2	1,148	0.03	OPEN SPACE/ SWM	HOA
	L	PARCEL L3	740	0.02	OPEN SPACE/ SWM	HOA
	L	PARCEL L4	21,037	0.48	OPEN SPACE/ SWM	HOA
	L	PARCEL L5	3,323	0.08	OPEN SPACE/ SWM	HOA
	L	PARCEL L6	6,984	0.16	OPEN SPACE/ SWM	HOA
	M	PARCEL M1	25,656	0.59	OPEN SPACE/ SWM	HOA
	N	PARCEL N1	20,685	0.47	OPEN SPACE/ SWM	HOA
	P	PARCEL P1	141,503	3.25	COMMERCIAL	RETAINED BY OWNER
	B		PARCEL RD1	33,397	0.77	PRIVATE ROAD
		PARCEL RD2	29,030	0.67	PRIVATE ROAD	HOA
		PARCEL RD3	16,572	0.38	PRIVATE ROAD	HOA
		PARCEL RD4	7,245	0.17	PRIVATE ROAD	HOA
		PARCEL RD5	24,019	0.55	PRIVATE ROAD	HOA
		PARCEL RD6	17,937	0.41	PRIVATE ROAD	HOA
		PARCEL RD7	19,400	0.45	PRIVATE ROAD	HOA
		PARCEL RD8	18,600	0.43	PRIVATE ROAD	HOA
		PARCEL RD9	29,593	0.68	PRIVATE ROAD	HOA
		PARCEL RD10	20,239	0.46	PRIVATE ROAD	HOA

No.	DATE	BY	Description

REVISIONS

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APPROVED BY XXX

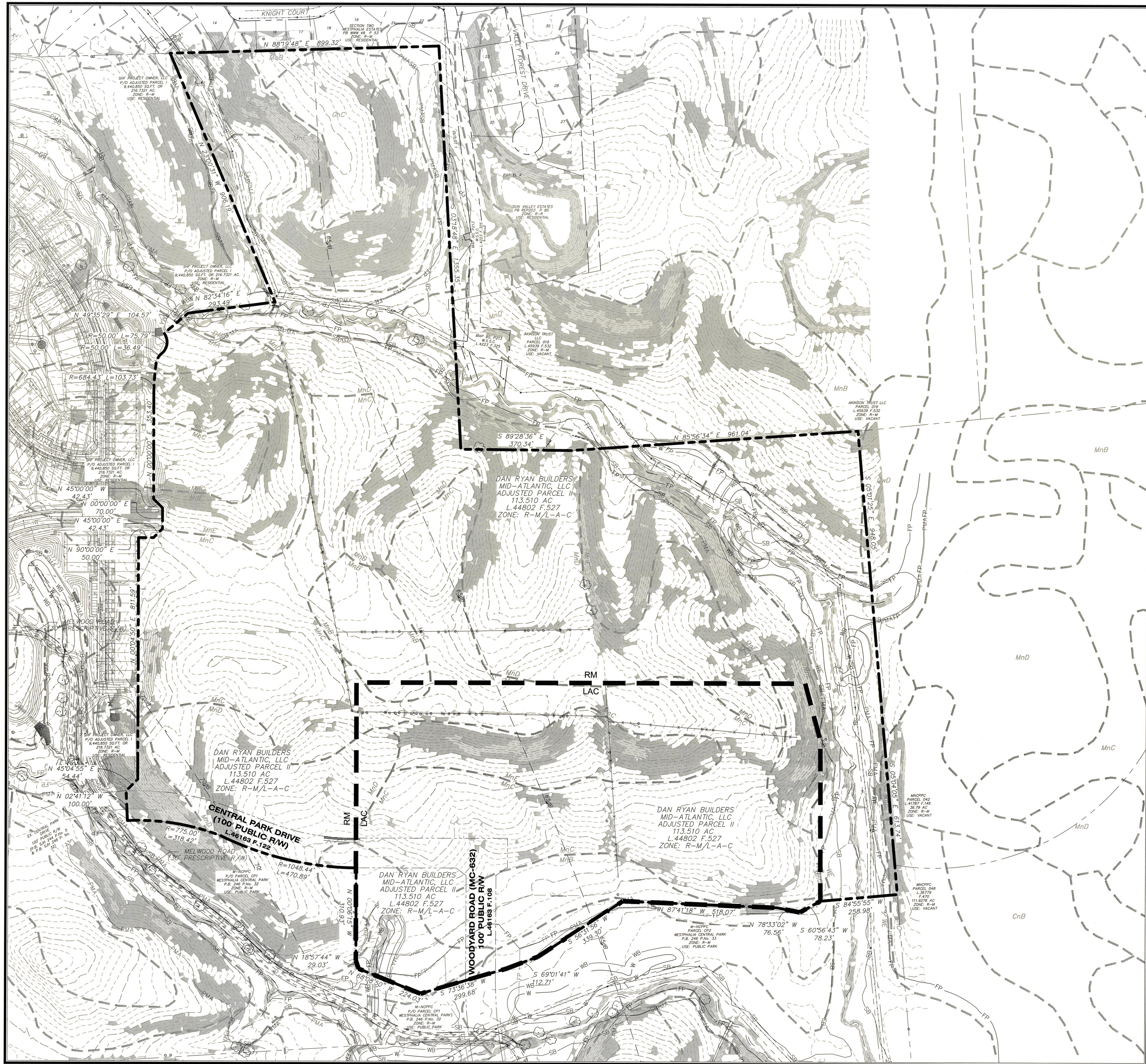
CHECKED BY XXX

DATE SEPT. 21, 2021

TITLE

PRELIMINARY
PLAN OF
SUBDIVISION
EXISTING
CONDITIONS

DEWBERRY JOB NO. 50136260



1 EXISTING CONDITIONS PLAN
2 PLAN VIEW

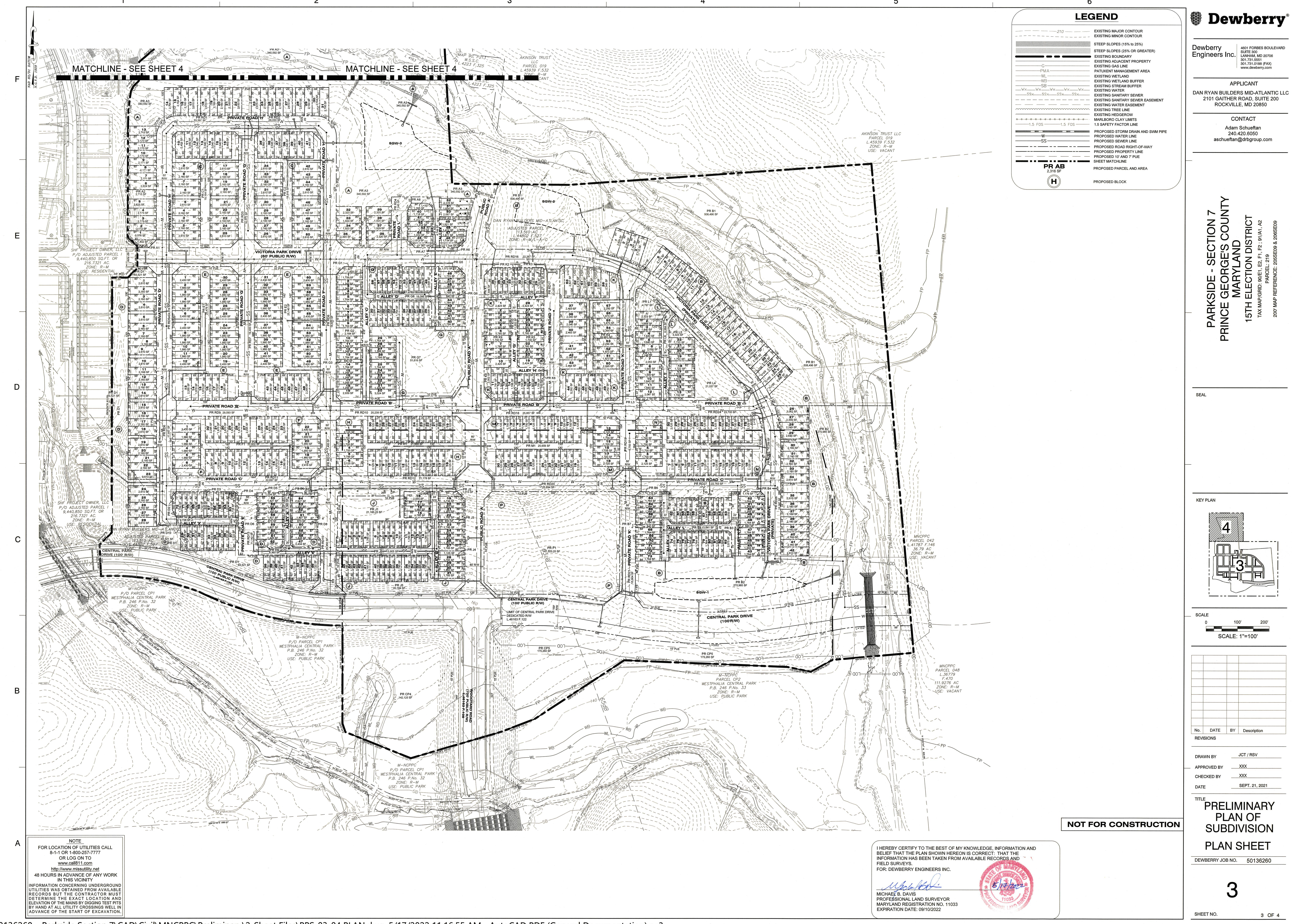
SCALE 1" = 150'

NOT FOR CONSTRUCTION

NOTE:
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UTILITIES WAS OBTAINED FROM AVAILABLE
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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: 09/10/2022





LEGEND

- 210 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- STEEP SLOPES (25% OR GREATER)
- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- EXISTING GAS LINE
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- EXISTING STREAM BUFFER
- EXISTING WATER
- EXISTING SANITARY SEWER
- EXISTING SANITARY SEWER EASEMENT
- EXISTING WATER EASEMENT
- EXISTING TREE LINE
- EXISTING HEDGEROW
- MAKLEBORO CLAY LIMITS
- 1.5 FOS
- 1.5 FOS
- 1.5 SAFETY FACTOR LINE
- PROPOSED STORM DRAIN AND SWM PIPE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED ROAD RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED 10' AND 7' PUE
- SHEET MATCHLINE
- PROPOSED PARCEL AND AREA
- PROPOSED BLOCK

PR AB
2,316 SF
(H)

Dewberry
Engineers Inc.

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LANSAN, MD 20708
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www.dewberry.com

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DAN RYAN BUILDERS MID-ATLANTIC LLC
2101 GAITHER ROAD, SUITE 200
ROCKVILLE, MD 20850

CONTACT
Adam Schueffan
240.420.0050
aschueffan@drbggroup.com

PARKSIDE - SECTION 7
PRINCE GEORGE'S COUNTY
MARYLAND
15TH ELECTION DISTRICT
TAX MAP GRID: 901E1, E2, F1, F2, G1/A1, A2
PARCEL: 219
2007 MAP REFERENCE: 205SE09 & 206SE09

SEAL

KEY PLAN

SCALE
0 100' 200'
SCALE: 1"=100'

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TITLE
**PRELIMINARY
PLAN OF
SUBDIVISION
PLAN SHEET**

DEWBERRY JOB NO. 50136260

3

SHEET NO. 3 OF 4

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MARYLAND REGISTRATION NO. 11033
EXPIRATION DATE: 09/10/2022

F
S.D. 03/01/2020
XREF: 1155

E

D

C

B

A



LEGEND

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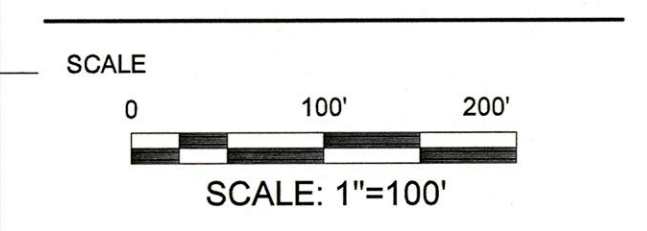
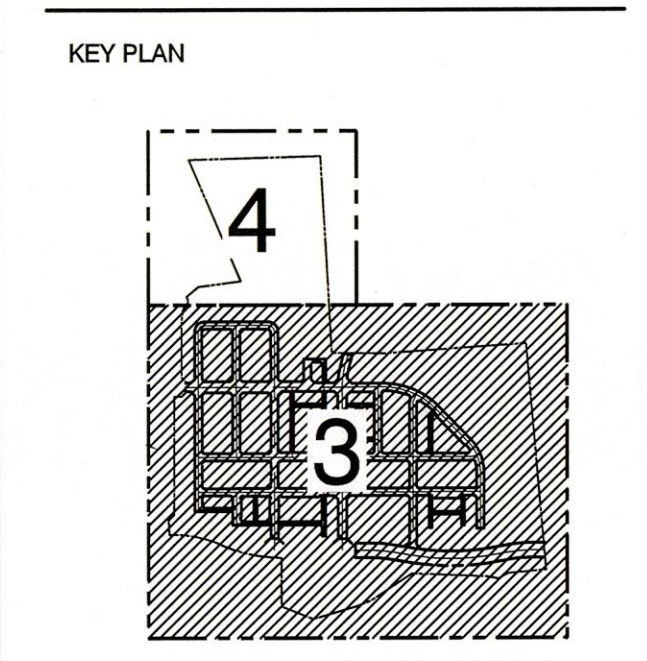
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200' MAP REFERENCE: 205SE08 & 206SE09

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