

DOBSON FARMS

Specific Design Plan

Type 2 Tree Conservation Plan TCP2-008-2024

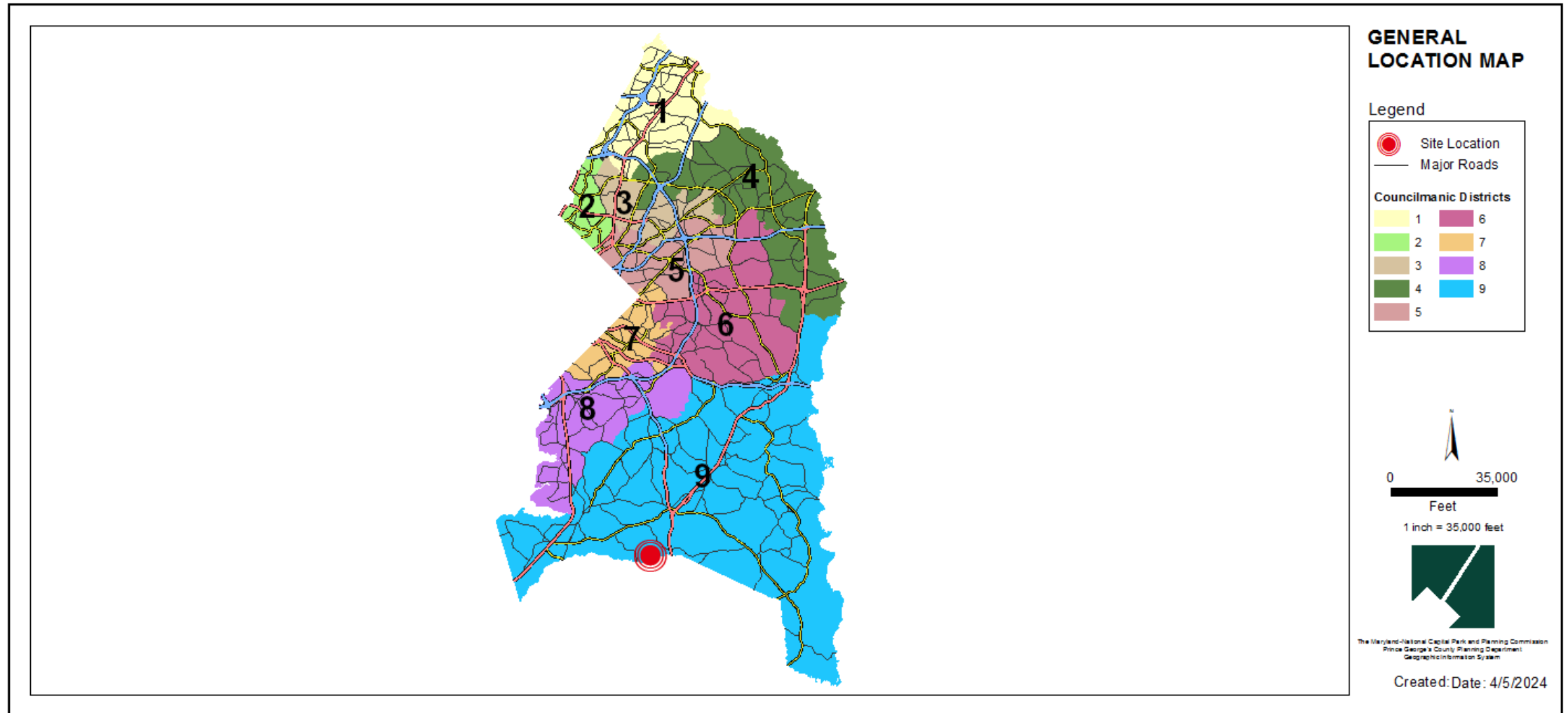
Staff Recommendation: APPROVAL with conditions



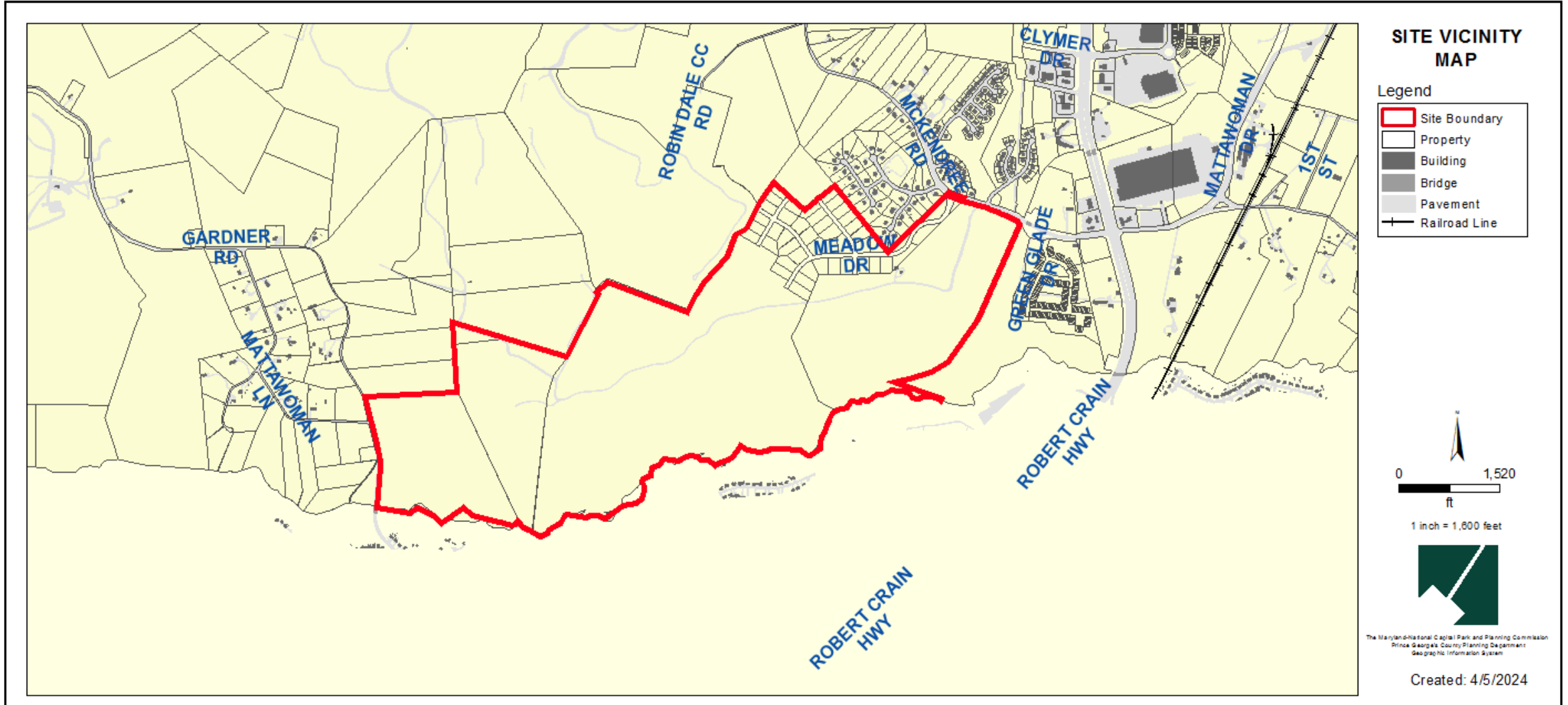
GENERAL LOCATION MAP

Council District: 09

Planning Area: 85A



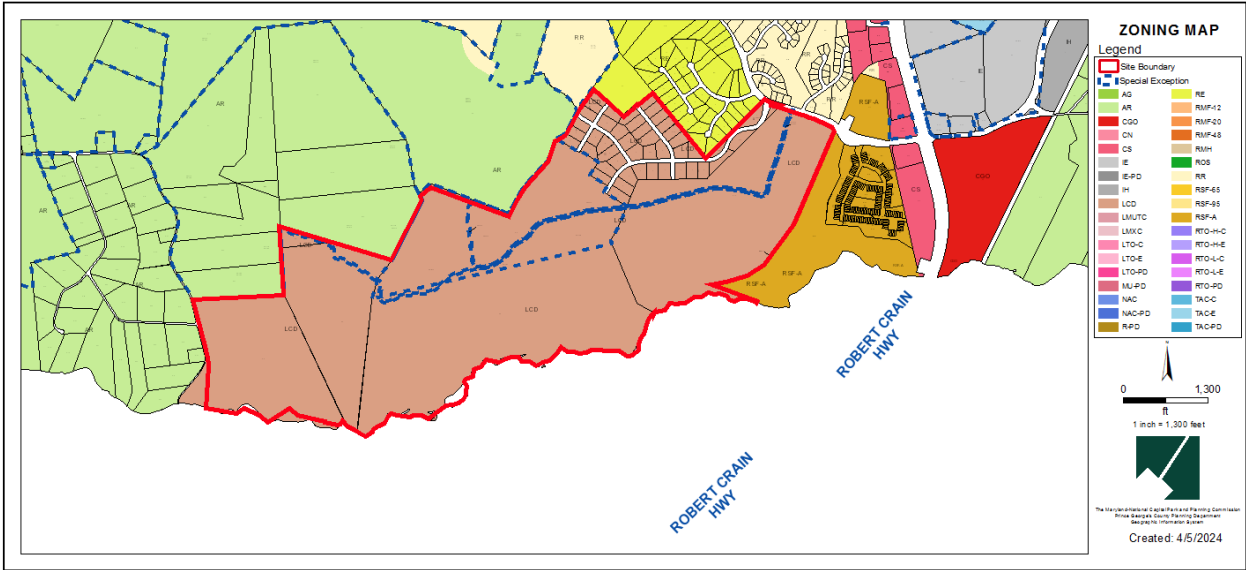
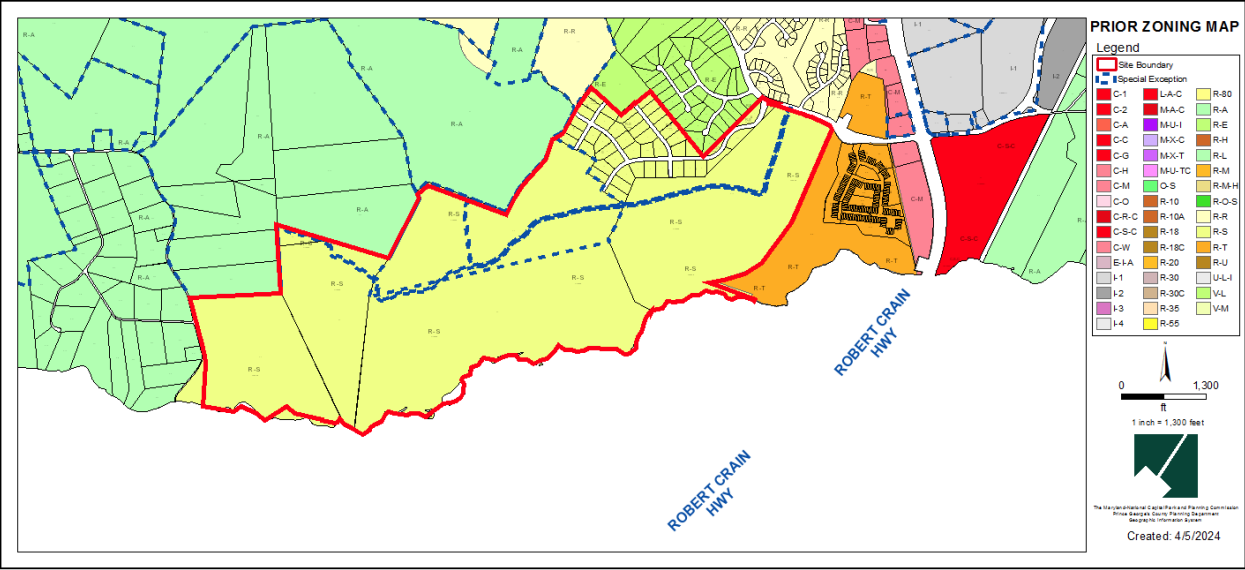
SITE VICINITY MAP



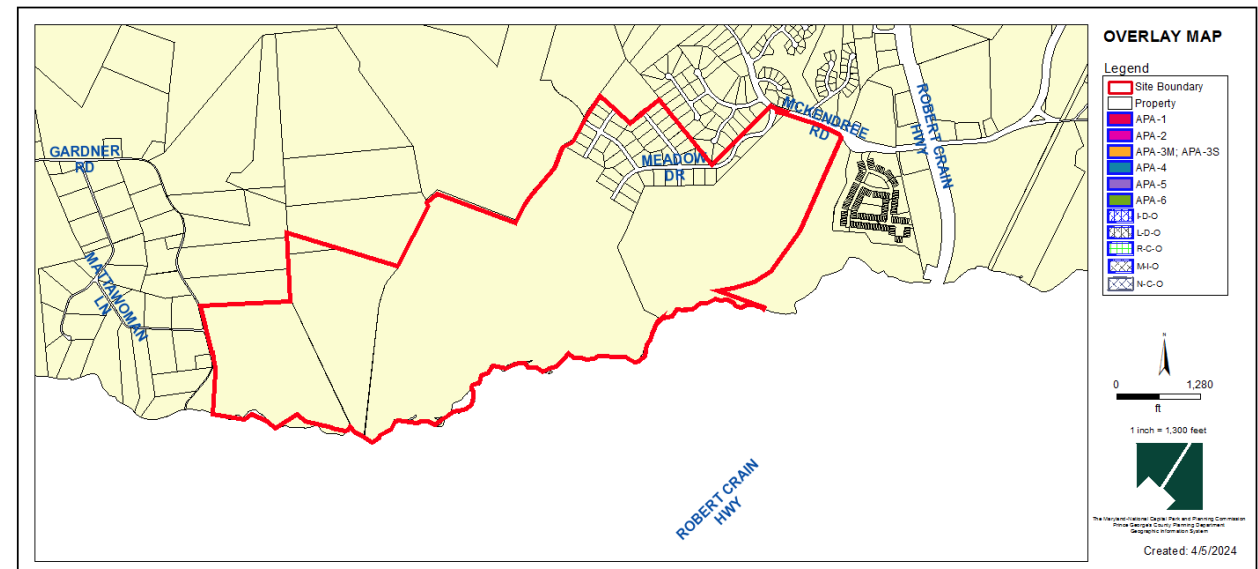
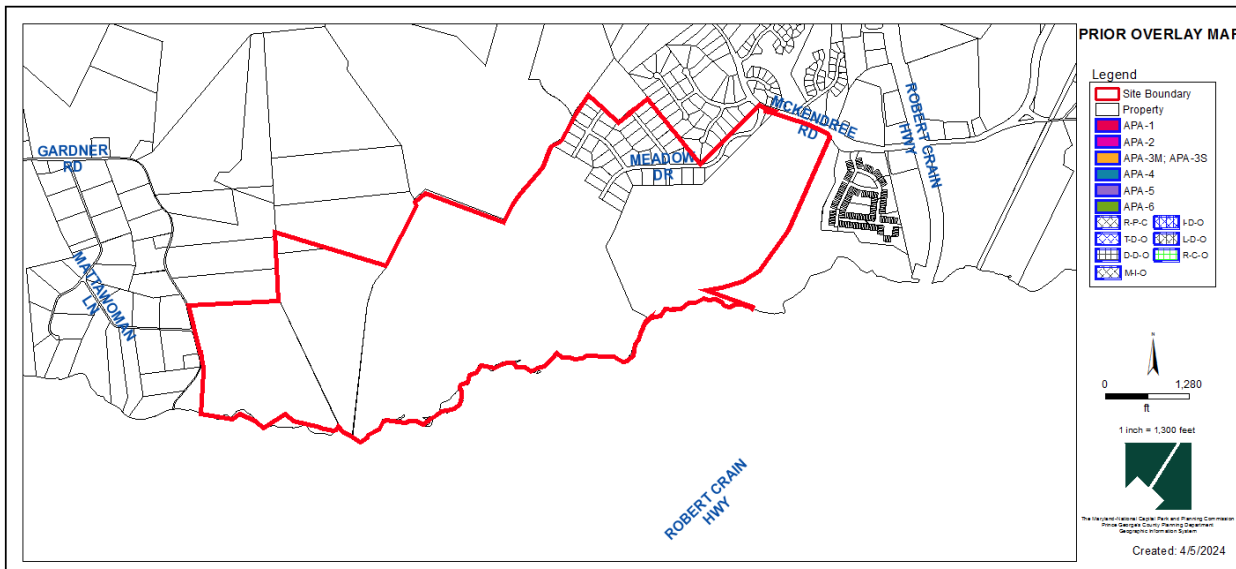
ZONING MAP (PRIOR AND CURRENT)

Prior Zone: R-S

Current Zone:
LCD



OVERLAY MAP (PRIOR AND CURRENT)



AERIAL MAP



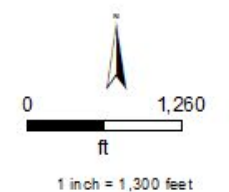
AERIAL MAP

Legend

Site Boundary

Property

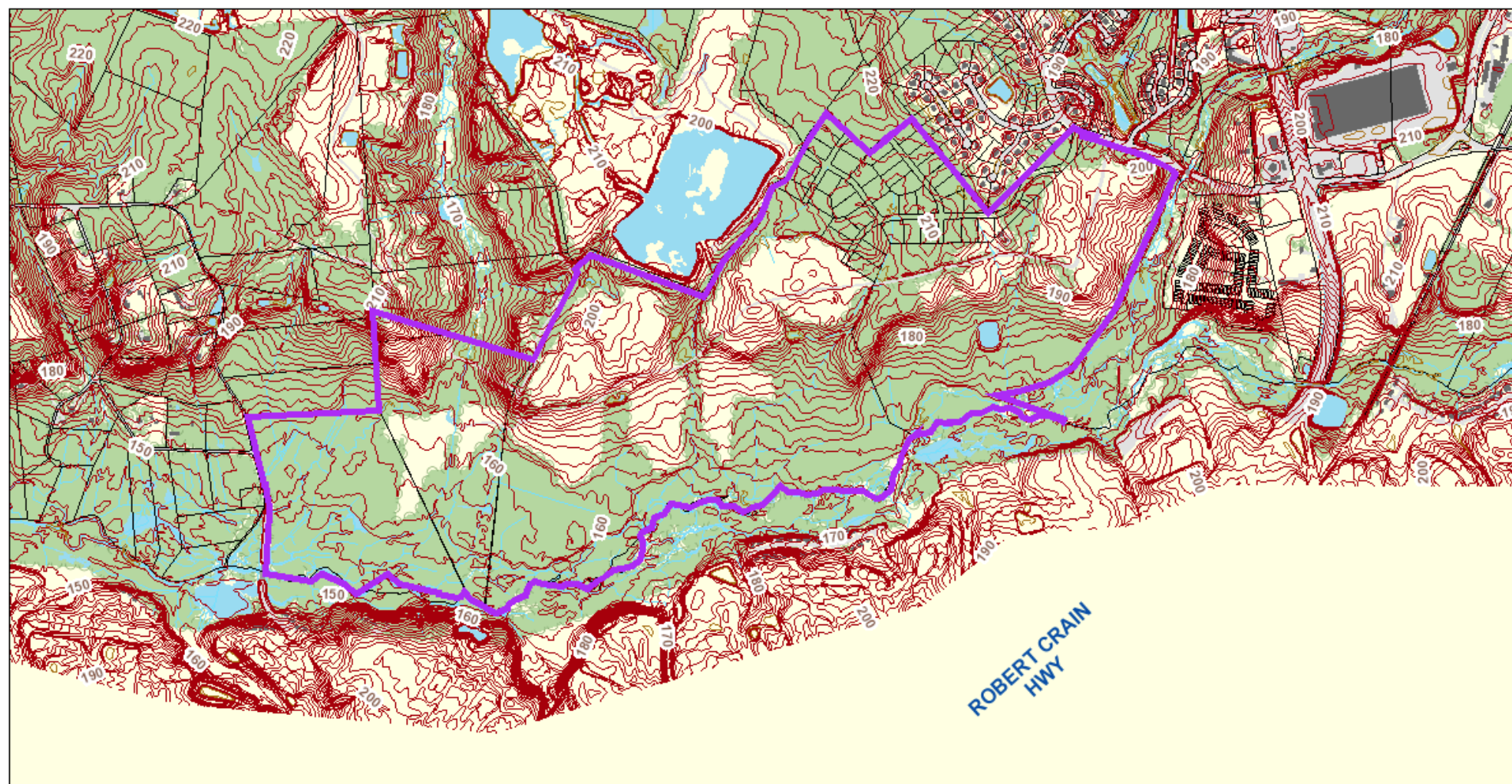
IMAGERY FROM
May 2023



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 4/5/2024

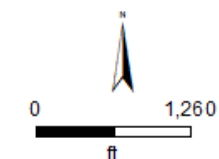
SITE MAP



SITE MAP

Legend

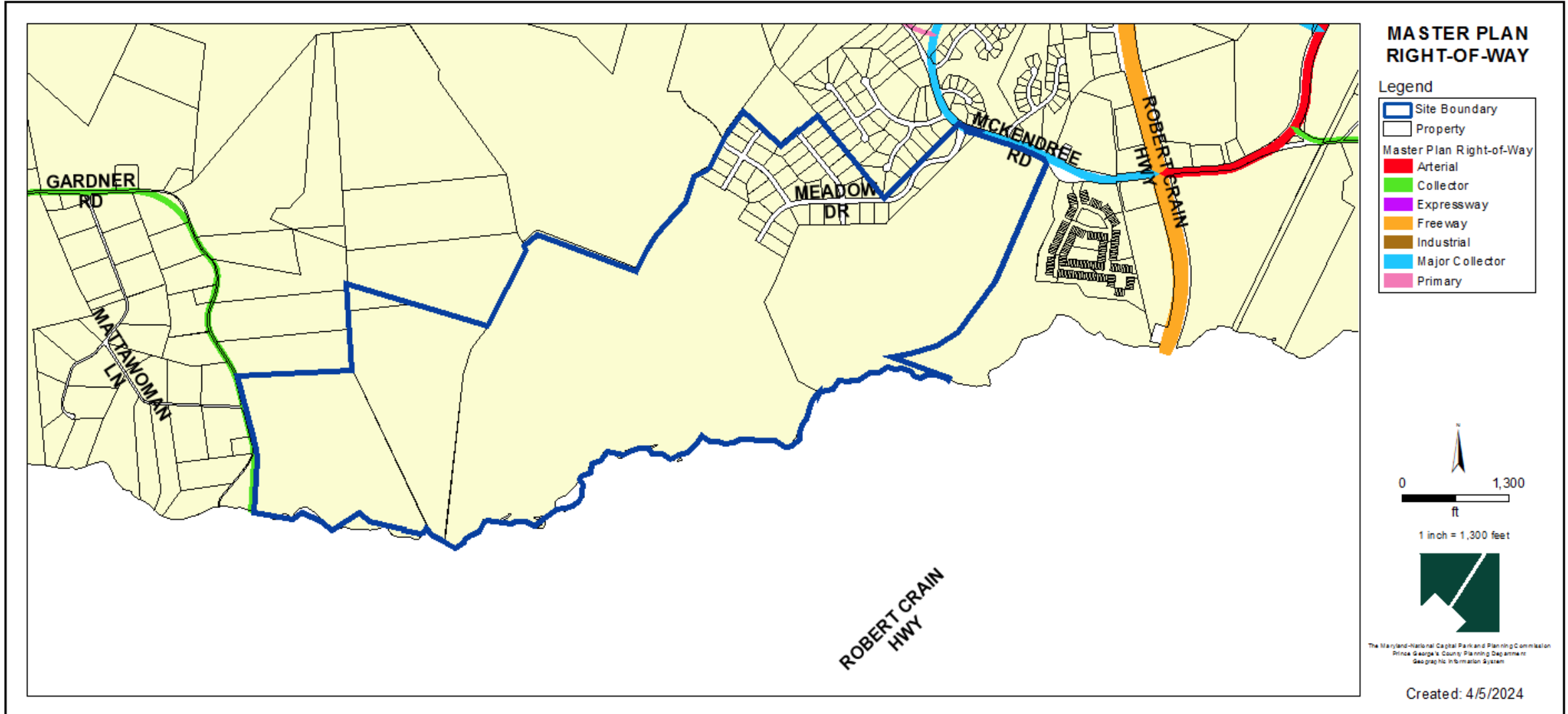
- Site Boundary
- Building
- Bridge
- Pavement
- Water
- Vegetation
- Property
- Contour Line
- Depression Line
- Railroad Line



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 4/5/2024

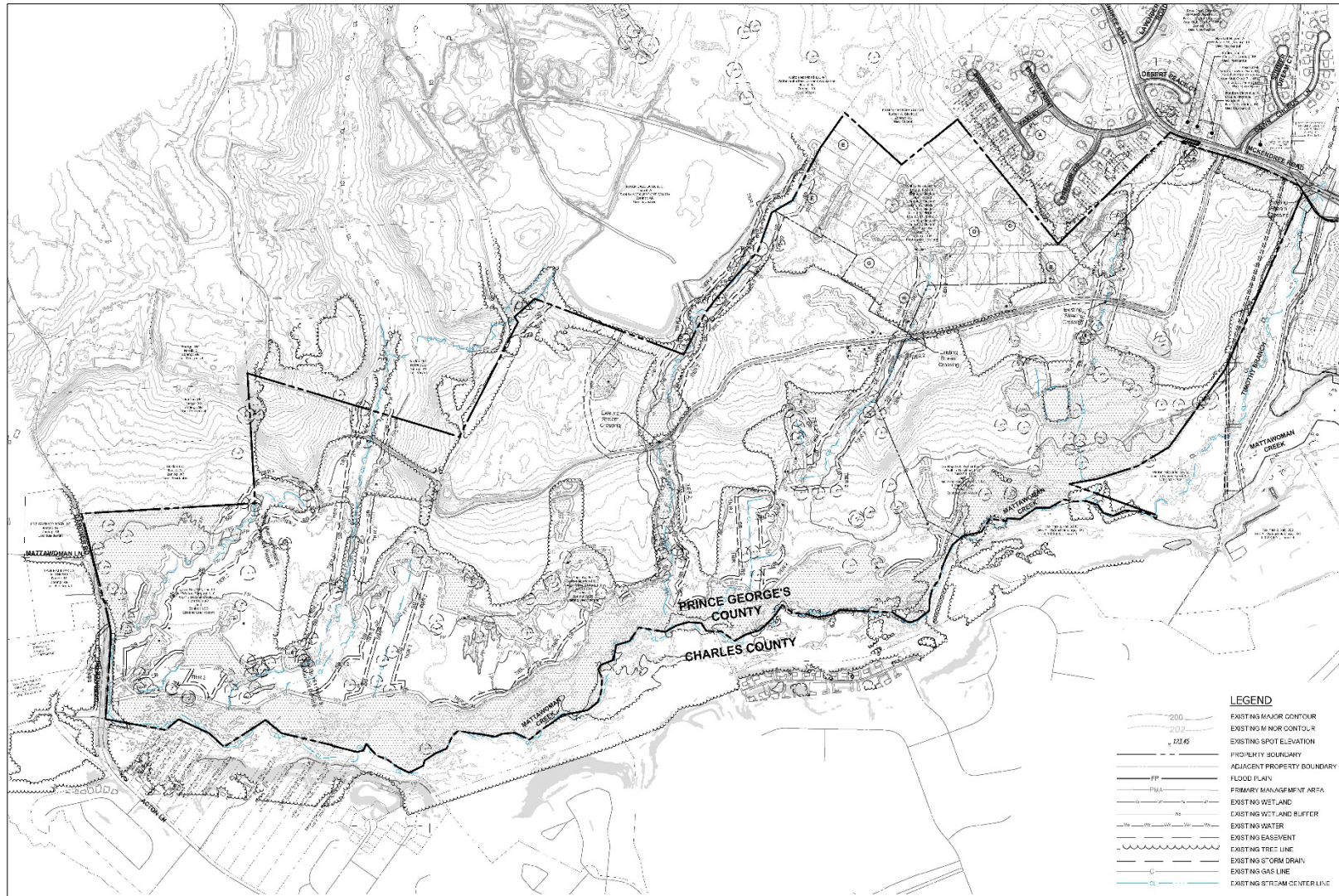
MASTER PLAN RIGHT-OF-WAY MAP



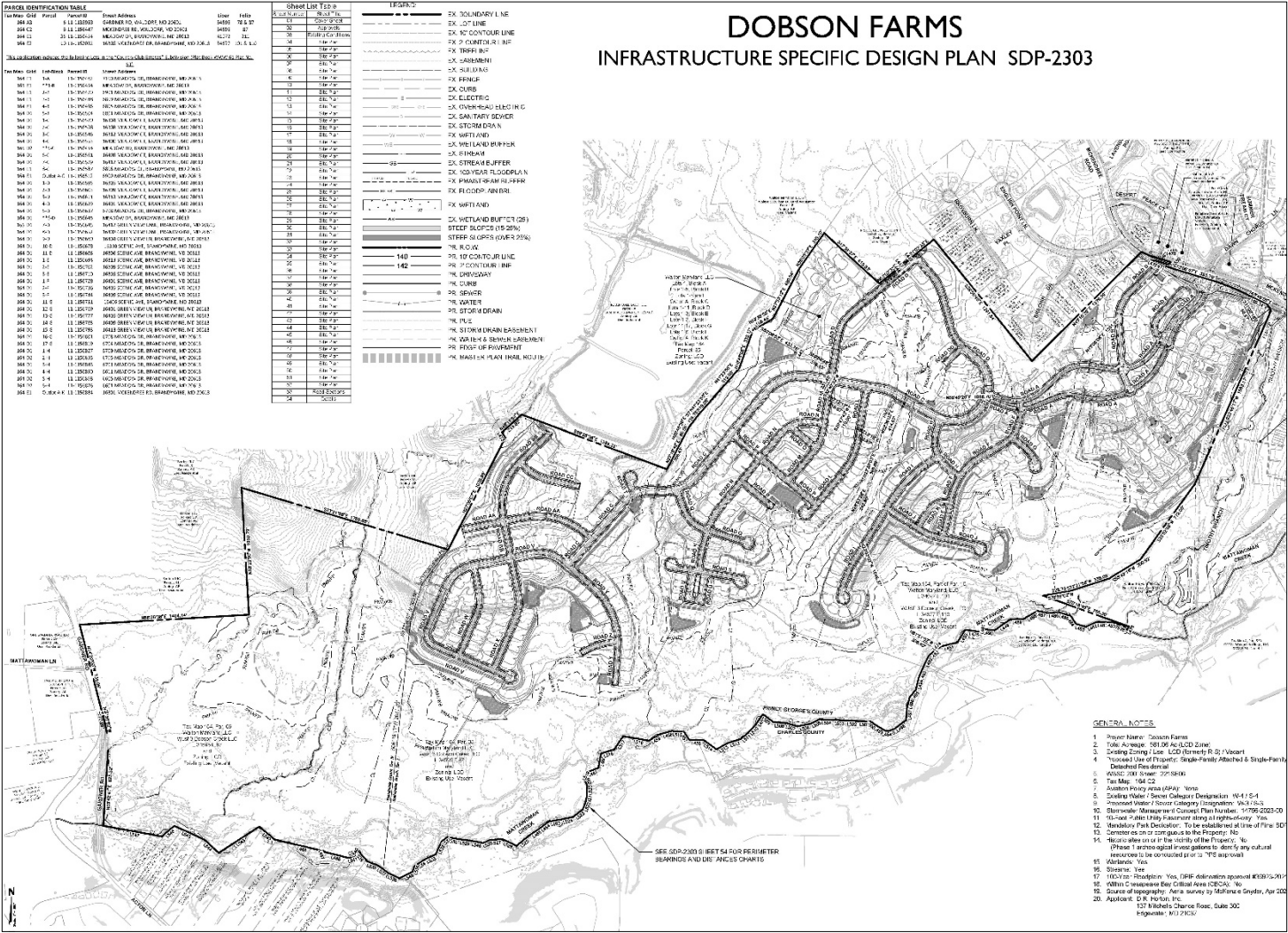
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



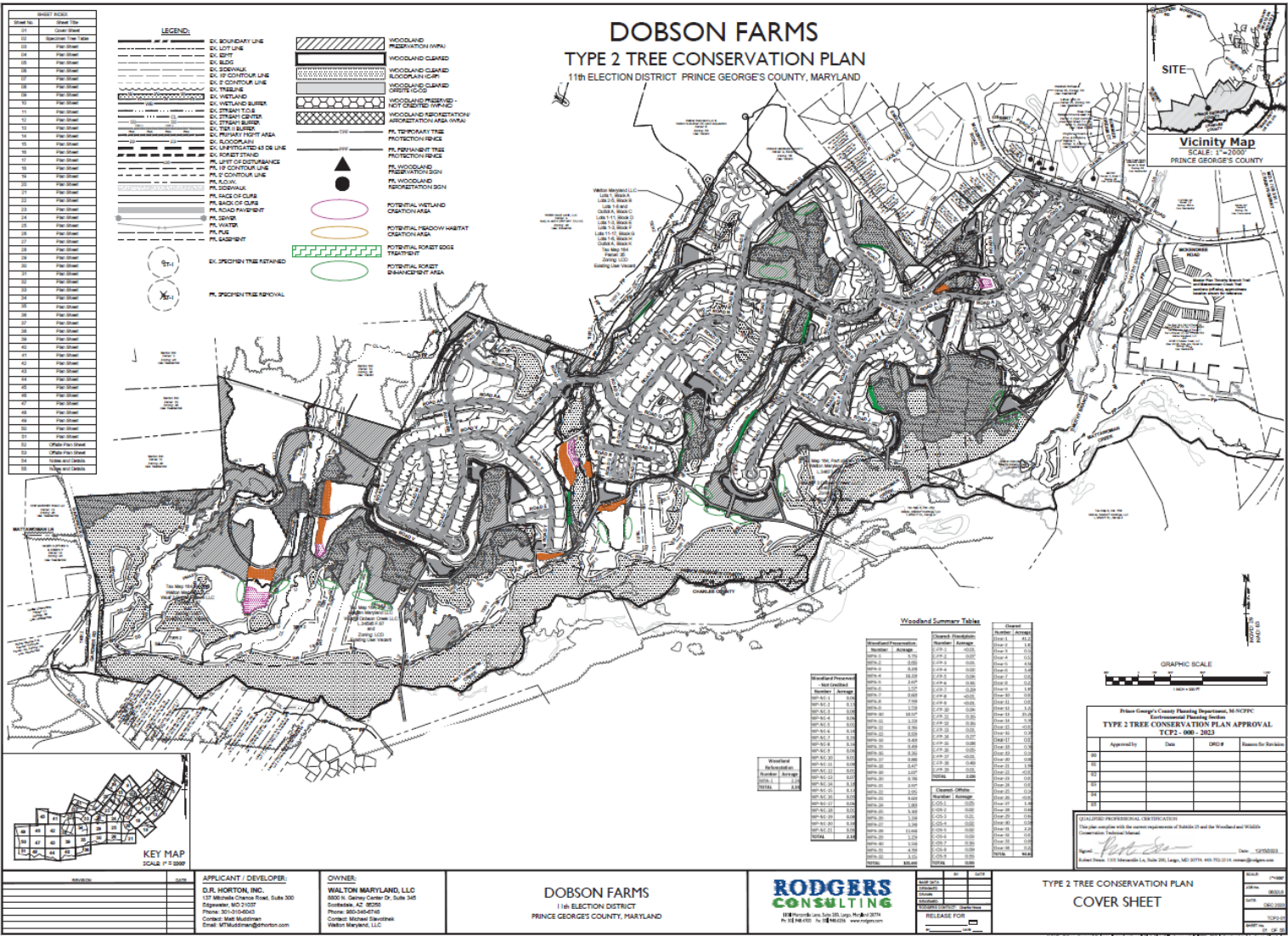
EXISTING CONDITIONS



SPECIFIC DESIGN PLAN



TYPE II TREE CONSERVATION PLAN



STAFF RECOMMENDATION

APPROVAL with conditions

Major/Minor Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 12/06/2023
- Acceptance Mailing: 1/18/2024