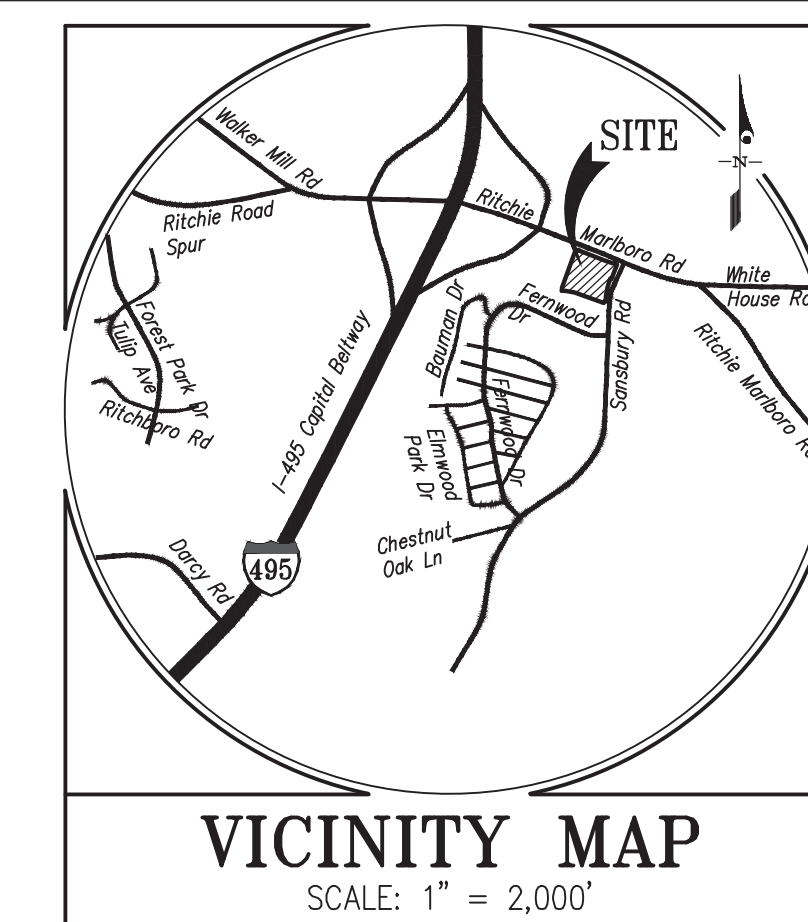
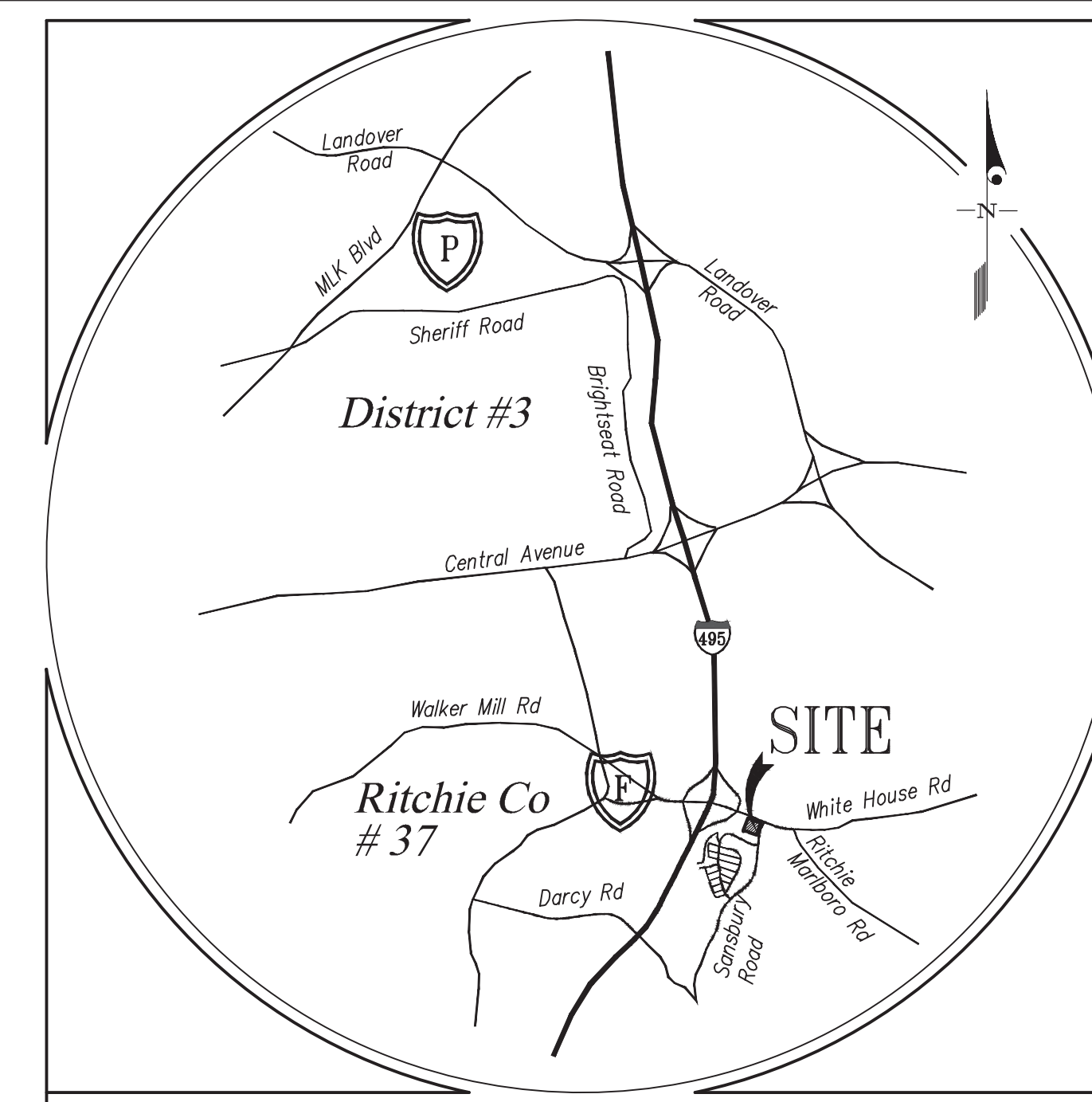
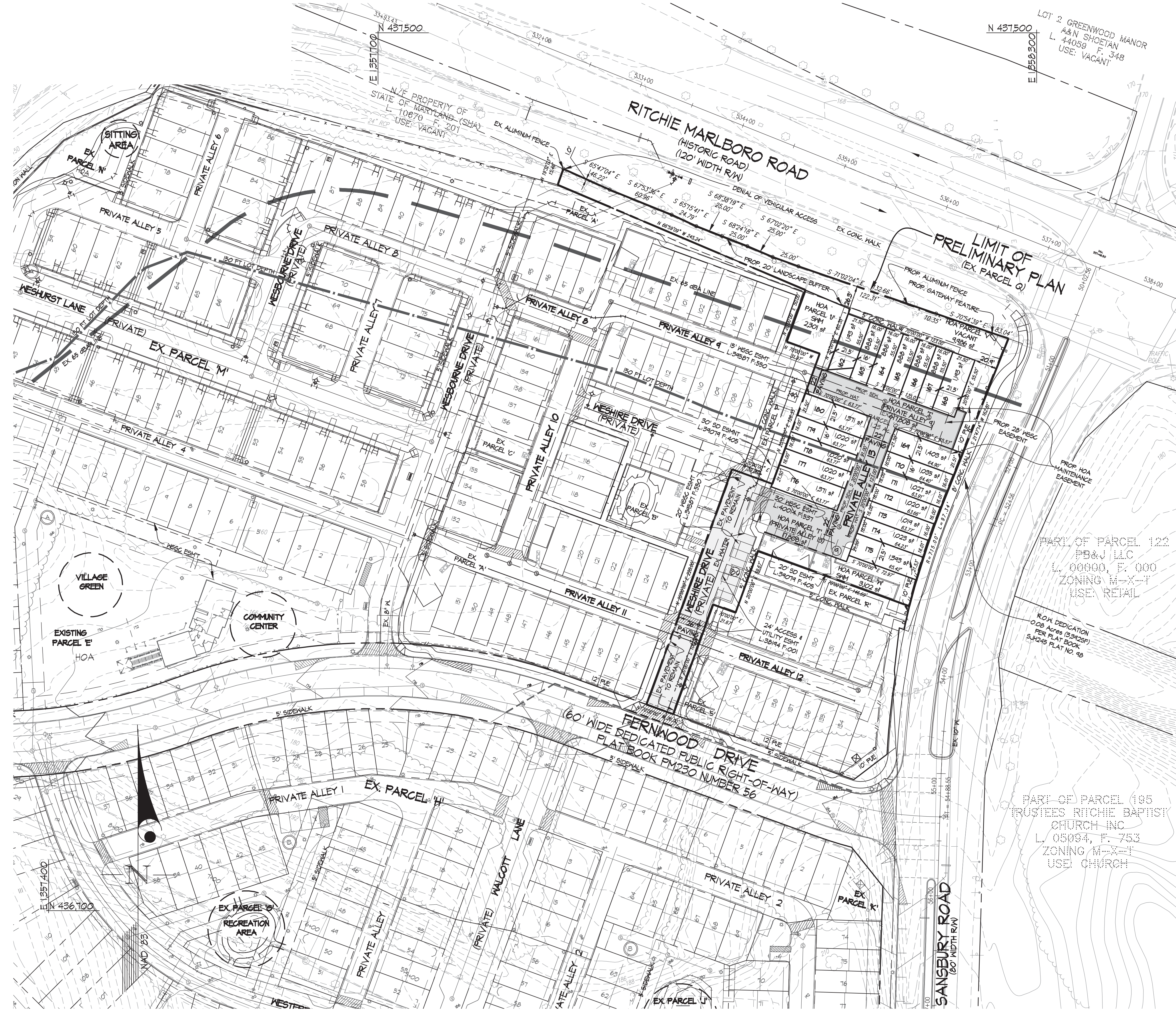


MAPPED SOILS CHART

SYMBOL	SOILS SERIES	K-FACTOR	HYDROLOGIC GROUP
ClB	Collington-Nest complex, 2-5% slopes	0.17	B
CnC	Collington-Nest complex, 5-10% slopes	0.17	B
DoB	Downer-Harmonton complex, 2-5% slopes	0.10	B
MdD	Marr-Dodon complex, 10-15% slopes	0.20	B

Taken from: USDA Natural Resource Conservation Service 2015



POLICE & FIRE VICINITY MAP
SCALE: 1" = 5,000'

GENERAL NOTES

- SITE DATA**
- | | | | |
|---|----------------------|--|-------------------------------|
| ZONING: | M-X-T | OWNER/APPLICANT: | WESTPHALIA ROW PARTNERS LLC |
| DEVELOPMENT TYPE: | OPTIONAL METHOD | ATTN: MR. SEVAG BALIAN | 6525 BELCREST ROAD, SUITE 205 |
| DEVELOPMENT TYPE: | RESIDENTIAL | HYATTSVILLE, MARYLAND 20852-2005 | |
| EX SITE AREA (EX PARCEL 'Q'): | 1.23 AC. (53,745 SF) | BOUNDARY PER GUTSCHICK, LITTLE & WEBER, P.A., AUGUST, 2007 | |
| PROP. SITE AREA (PROP. PARCELS T,U,V,W): | 1.23 AC. (53,745 SF) | PROPERTY SURVEYOR IS GUTSCHICK, LITTLE & WEBER LOCATED AT:
3404 NATIONAL DRIVE, SUITE 250
BURTONSVILLE, MD 20886 | |
| PROPOSED PARCELS: | | | |
| PARCEL T (TO BE CONVEYED TO THE HOMEOWNERS ASSOC.): | 0.41 AC. | | |
| PARCEL U (TO BE CONVEYED TO THE HOMEOWNERS ASSOC.): | 0.05 AC. | | |
| PARCEL V (TO BE CONVEYED TO THE HOMEOWNERS ASSOC.): | 0.23 AC. | | |
| PARCEL W (TO BE CONVEYED TO THE HOMEOWNERS ASSOC.): | 0.07 AC. | | |
| NUMBER OF LOTS PROPOSED: | 14 LOTS | | |
| DENSITY ALLOWED: | | | |
| STANDARD METHOD: | 0.4 FAR | | |
| OPTIONAL METHOD: | 8.0 FAR | | |
| MAXIMUM DENSITY - WITH ALL BONUS INCENTIVES: | | | |
| Incentives include: Open Arcade, Enclosed pedestrian space, Theater, Residential use, Rooftop Activities, and Outdoor plaza | | | |
| DENSITY ALLOWED WITH ONLY "RESIDENTIAL USE" BONUS INCENTIVE: | 1.4 FAR | | |
| 0.4 FAR (Base Density) + 1.0 FAR (Residential Use Bonus) | | | |
| DENSITY SHOWN: (w/ "Residential Use" Bonus Incentive) | 0.91 FAR | | |
| 48,640 SF / 53,745 SF = 0.91 FAR | | | |
| RESIDENTIAL: | | | |
| REAR-LOADED TOWNHOUSE - 14 D.U. = 48,640 SF. | | | |
| (14 D.U. X 2,560 SF.) | | | |
| PARK DEDICATION REQUIRED (15% OF TOTAL AREA): | 0.34 AC. | | |
| PARK DEDICATION PROVIDED: | 0.00 AC. | | |
| (RECREATIONAL FACILITIES IN-LEU OF MANDATORY PARKLAND DEDICATION) | | | |
| NET DEVELOPABLE AREA OUTSIDE OF PMA: | 0.00 AC. | | |
| ENVIRONMENTAL REGULATED FEATURES: | 0.00 AC. | | |
| 100-YEAR FLOODPLAIN: | 0.00 AC. | | |
| ROAD DEDICATION PROVIDED: | 0.06 AC. (3,342 SF) | | |

DEVELOPMENT STANDARDS

REAR-LOADED TOWNHOUSES

MIN. LOT AREA:	800 SF.
MIN. LOT WIDTH:	16 FEET
MINIMUM YARD AREA:	NO MINIMUM
MAXIMUM BUILDING HEIGHT:	45 FEET

TOWNHOUSE LOT WIDTH AND SIZE CALCULATION

1,000 SF MIN. LOT SIZE	MIN. ALLOWED	APPROVED
20 FT. MIN. LOT WIDTH	147 (50%)	242 (72%)
LOTS NOT LESS THAN 800 SF	147 (50%)	234 (68%)
LOTS MIN. 16 FT WIDE	MIN. ALLOWED	APPROVED
	147 (50%)	52 (28%)
		60 (20%)

*PER PRELIMINARY PLAN 4-07038 DEVELOPMENT STANDARDS.

NOTE:
THE DEVELOPMENT STANDARDS, EXCEPT FOR MINIMUM SIDE YARDS, WERE APPROVED BY THE PRINCE GEORGE'S COUNTY PLANNING BOARD PURSUANT TO PGCPB RESOLUTION NO. 14-51, AND ARE PROVIDED IN CONJUNCTION WITH THE RESOLUTION.

PRIOR APPROVALS

- | | |
|-------------------|---------------------|
| CSP: | 07001-06 REV. 01-02 |
| PRELIMINARY PLAN: | 4-07028 |
| | 4-15026 |
| | 4-15021 |
| DSP: | 08034 REV. 01-01 |
- A REVISIONED TRAFFIC STUDY, PREPARED BY LENHART TRAFFIC STUDIES DATED SEPTEMBER 26, 2007, IS INCLUDED IN THIS SUBMISSION. REVISION ON 10/23/2002
 - A TRAFFIC NOISE STUDY, PREPARED BY WYLE LABORATORIES DATED SEPTEMBER 24, 2007, IS INCLUDED IN THIS SUBMISSION.
 - A PHASE ONE ARCHAEOLOGICAL SURVEY REPORT, PREPARED BY CULTURAL RESOURCE CONSULTING DATED AUGUST, 2007, IS INCLUDED IN THIS SUBMISSION. NO REVISION TO THIS REPORT IS REQUIRED.
 - THE PRIVATE RECREATIONAL FACILITIES SHOWN ARE CONCEPTUAL IN NATURE & ARE SUBJECT TO REVISIONS. DETAILED RECREATIONAL FACILITIES WILL BE DETERMINED AT TIME OF DETAILED SITE PLAN.
 - THE FLOOR AREA RATIO FOR THE ENTIRE WESTPHALIA ROW PROJECT AS APPROVED ON THE CONCEPTUAL SITE PLAN NO. CSP-07001-01 IS 1.4 FAR.
 - PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR THE PROPOSED RESIDENTIAL STRUCTURES, THE APPLICANT SHALL SUBMIT CERTIFICATION BY A PROFESSIONAL ENGINEER WITH COMPETENCY IN ACOUSTICAL ANALYSIS TO THE ENVIRONMENTAL PLANNING SECTION DEMONSTRATING THAT THE DESIGN AND CONSTRUCTION OF BUILDING SHELLS WITHIN THE NOISE CORRIDOR OF RITCHIE-MARLBORO ROAD WILL ATTENUATE NOISE TO INTERIOR NOISE LEVELS OF 45 dBA Ldn OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS PERTAINING TO PRELIMINARY PLANS.

01/06/2024 DATE

STATE OF MARYLAND
PRINCE GEORGE'S COUNTY
G. LUTHER CHURCHILL
PROFESSIONAL ENGINEER
REG. NO. 21754
RENEWAL 10/21/2021

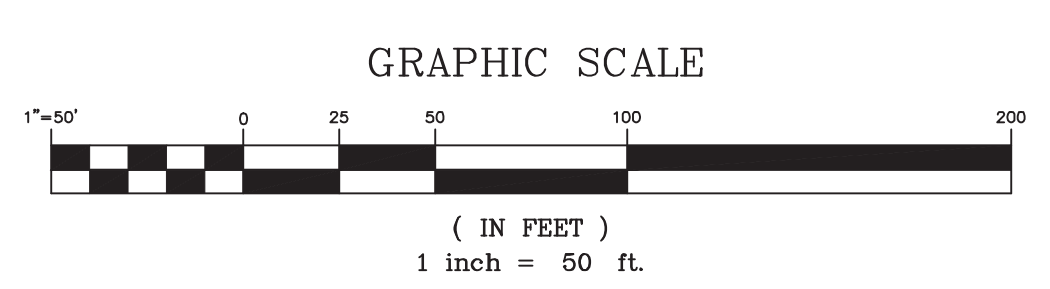
LEGEND

	EXISTING PAVING		150 FT LOT DEPTH
	PROPOSED PAVING		EX. 65 dBA LINE
	SOILS		LIMIT OF PRELIMINARY PLAN
	100 YR. FLOODPLAIN		LOT LINES
	WATERS OF THE U.S.		PROPOSED WATER LINE
	PRIMARY MANAGEMENT AREA (50' STREAM BUFFER)		PROPOSED SEWER LINE
	PRIMARY MANAGEMENT AREA (FLOODPLAIN)		CONCRETE SIDEWALK
			EXISTING FENCE
			PROPOSED FENCE

TOWNHOUSE LOT SUMMARY TABLE PER PRELIMINARY PLAN

PRELIMINARY PLAN NUMBER	TOWNHOUSE LOTS APPROVED/TOTAL LOTS FRONT-LOAD/REAR-LOAD	MIN. LOT SIZE, FRONT-LOAD-MINIMUM 1300 SF REAR-LOAD-1200 SF FOR NO LESS THAN 50% OF THE LOTS AND NO LESS THAN 800 SF FOR THE REMAINDER	MIN. LOT WIDTH, MINIMUM 20 FT WIDE FOR NO LESS THAN 50% OF TOTAL LOTS MINIMUM 16 FT. FOR THE REMAINDER OF TOTAL LOTS
4-07038	FRONT-LOAD UNITS - 31 FRONT-LOAD LOTS - 25 REAR-LOAD UNITS - 156*	FRONT-LOAD LOTS WITH MIN. 1300 SF ALLOWED - 100% (200) FRONT-LOAD LOTS OVER 1300 SF APPROVED - 31 LOTS (20%) MIN. REAR-LOAD LOTS NOT LESS THAN 1200 SF ALLOWED - 78 (50%) MAX. REAR-LOAD LOTS APPROVED WITH MIN. 1000 SF - 125 (80%) MAX. REAR-LOAD LOTS APPROVED WITH MIN. 800 SF - 18 (50%) MAX. REAR-LOAD LOTS APPROVED WITH MIN. 800 SF - 0	MIN. 20 FT WIDE LOTS ALLOWED - NO LESS THAN 78 LOTS (50%) MIN. 20 FT WIDE LOTS APPROVED - 156 (100%) MIN. 16 FT WIDE LOTS ALLOWED - NO MORE THAN 78 LOTS (50%) MIN. 16 FT WIDE LOTS APPROVED - 0 LOTS
4-15026	REAR-LOAD UNITS - 55 TOTAL UNITS - 208	MIN. NO. OF LOTS WITH NO LESS THAN 1000 SF ALLOWED - 104 (50%) NO. OF LOTS WITH NO LESS THAN 1000 SF APPROVED - 208 (100%) LOTS NOT LESS THAN 800 SF ALLOWED - 104 (50%) LOTS NOT LESS THAN 800 SF APPROVED - 0	MIN. 20 FT WIDE LOTS ALLOWED - NO LESS THAN 104 LOTS (50%) MIN. 20 FT WIDE LOTS APPROVED - 208 LOTS (100%) MIN. 16 FT WIDE LOTS ALLOWED - NO MORE THAN 104 LOTS (50%) MIN. 16 FT WIDE LOTS APPROVED - 0
4-15021	REAR-LOAD UNITS - 61 TOTAL UNITS - 275	MIN. NO. OF LOTS NOT LESS THAN 1000 SF ALLOWED - 137 (50%) NO. OF LOTS NOT LESS THAN 1000 SF APPROVED - 228 (83%) MAX. NO. LOTS NOT LESS THAN 800 SF ALLOWED - 137 (50%) NO. OF LOTS NOT LESS THAN 800 SF APPROVED - 41 (15%)	MIN. 20 FT WIDE LOTS ALLOWED - NO LESS THAN 137 LOTS (50%) MINIMUM 20 FT WIDE LOTS APPROVED - 228 LOTS (83%) MIN. 16 FT WIDE LOTS ALLOWED - NO MORE THAN 137 LOTS (50%) MIN. 16 FT WIDE LOTS APPROVED - 41 LOTS (15%)
4-20024	REAR-LOAD UNITS - 14 TOTAL UNITS - 284	MIN. NO. OF LOTS NOT LESS THAN 1000 SF ALLOWED - 141 (50%) NO. OF LOTS NOT LESS THAN 1000 SF APPROVED - 284 (100%) MAX. NO. OF LOTS NOT LESS THAN 800 SF ALLOWED - 141 LOTS (50%) NO. OF LOTS NOT LESS THAN 800 SF APPROVED - 52 (18%)	MIN. 20 FT WIDE LOTS ALLOWED - NO LESS THAN 141 LOTS (50%) MIN. 20 FT WIDE LOTS APPROVED - 284 LOTS (100%) MIN. 16 FT WIDE LOTS ALLOWED - NO MORE THAN 141 LOTS (50%) MIN. 16 FT WIDE LOTS APPROVED - 60 LOTS (21%)

*NOTE THAT THE CORRESPONDING DETAILED SITE PLAN (DSP 08034) WAS APPROVED FOR A TOTAL OF ONLY 153 LOTS. ALL SUBSEQUENT "TOTAL LOT" CALCULATIONS ARE BASED ON THE DSP 08034 TOTAL OF 153 LOTS.



GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE, SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886

PREPARED FOR:
WESTPHALIA ROW PARTNERS, LLC
6110 EXECUTIVE BOULEVARD
SUITE 430
ROCKVILLE, MD 20852
MR. SEVAG BALIAN
301.864.6500

PRELIMINARY PLAN OF SUBDIVISION
WESTPHALIA ROW - PHASE III
LOTS 162-180 AND PARCELS T-W, BLOCK "A"
A RE-SUBDIVISION OF PARCEL 'Q'
LIBER 27631 FOLIO 450

SCALE	ZONING	G. L. W. FILE NO.
1" = 50'	M-X-T	07011
DATE	TAX MAP - GRD	SHEET
NOV., 2020	74 - E-4	1 OF 1

WESTPHALIA ROW Case No. 4-20024