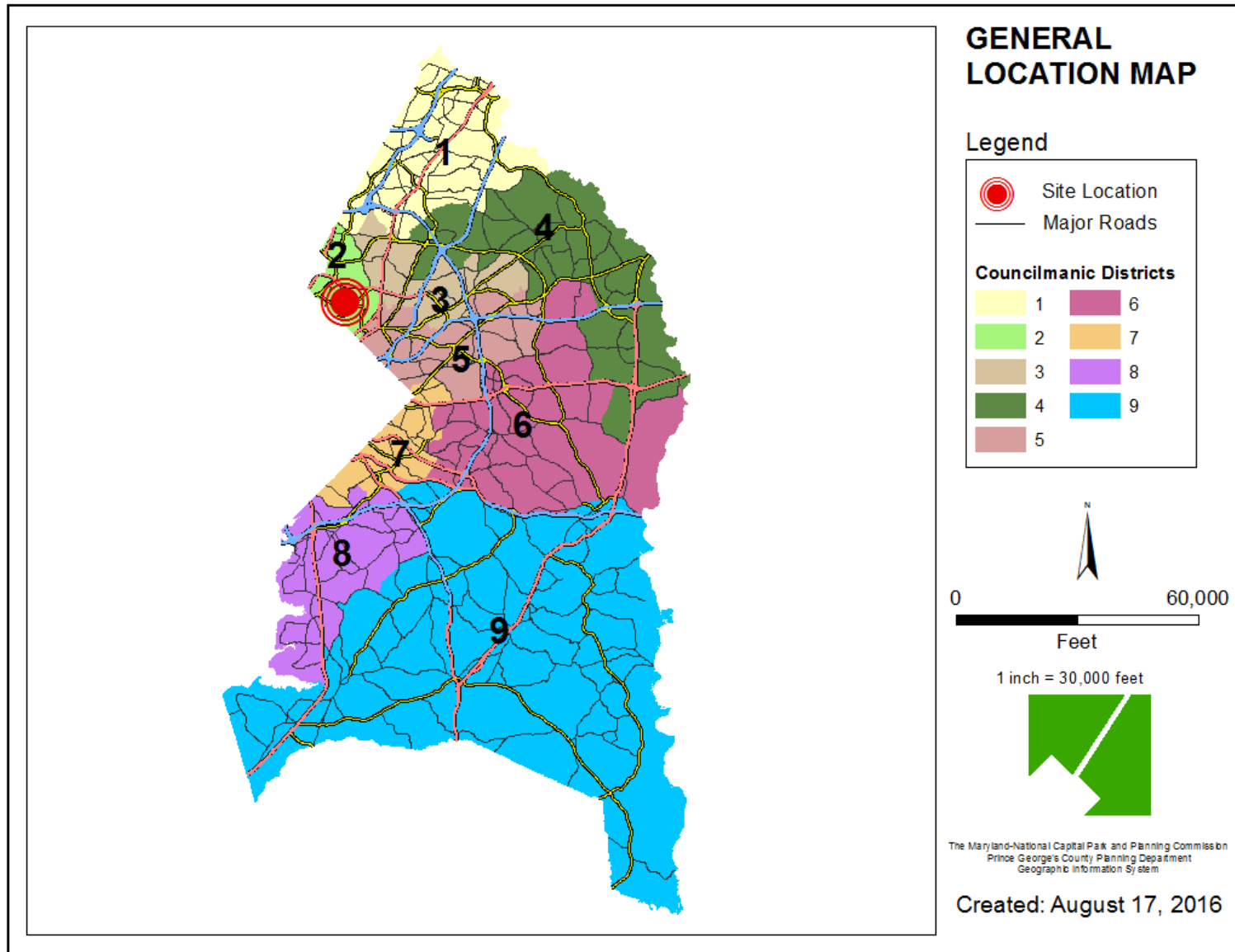


ITEM: 9

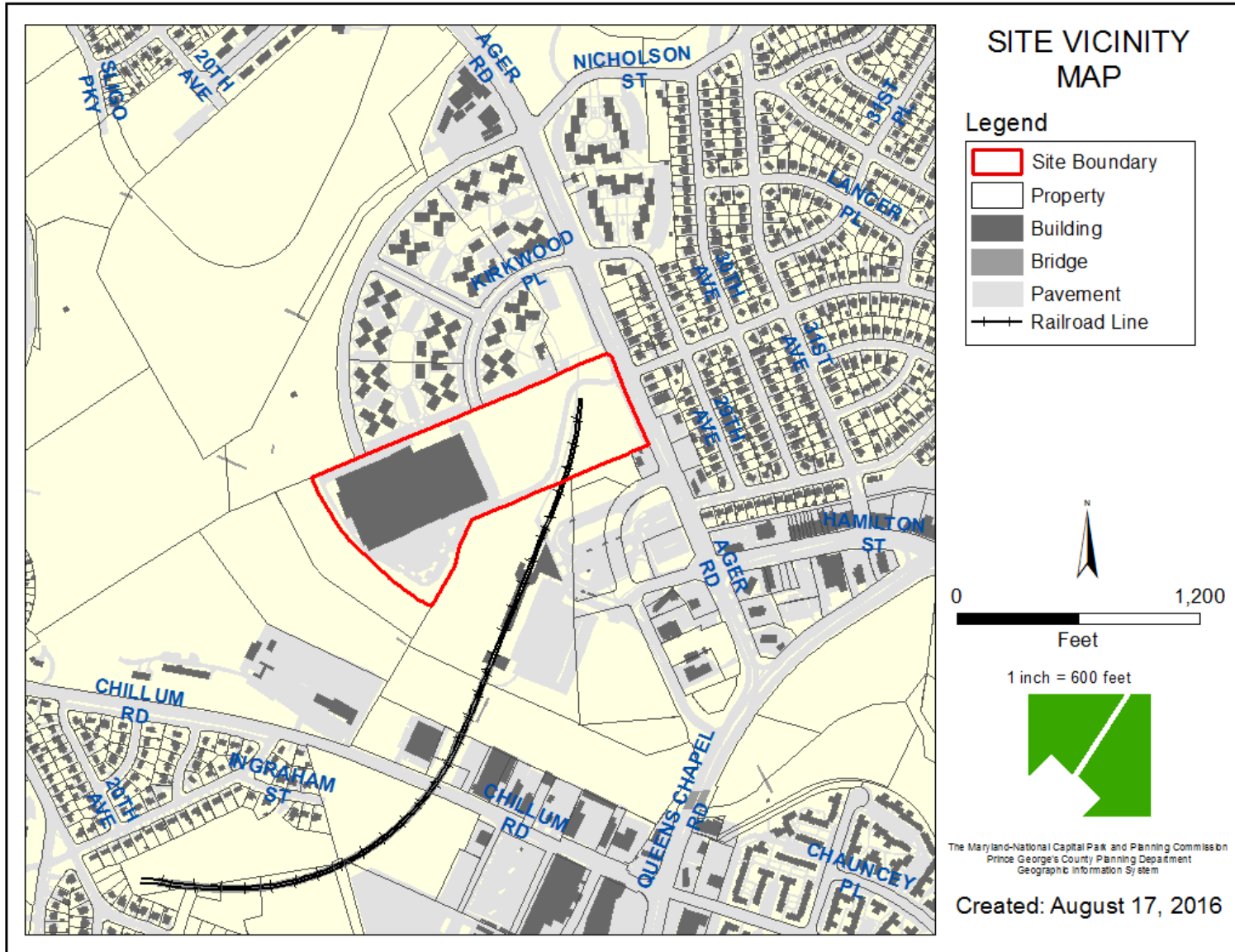
CASE: 4-15020

RIVERFRONT AT WEST HYATTSVILLE METRO

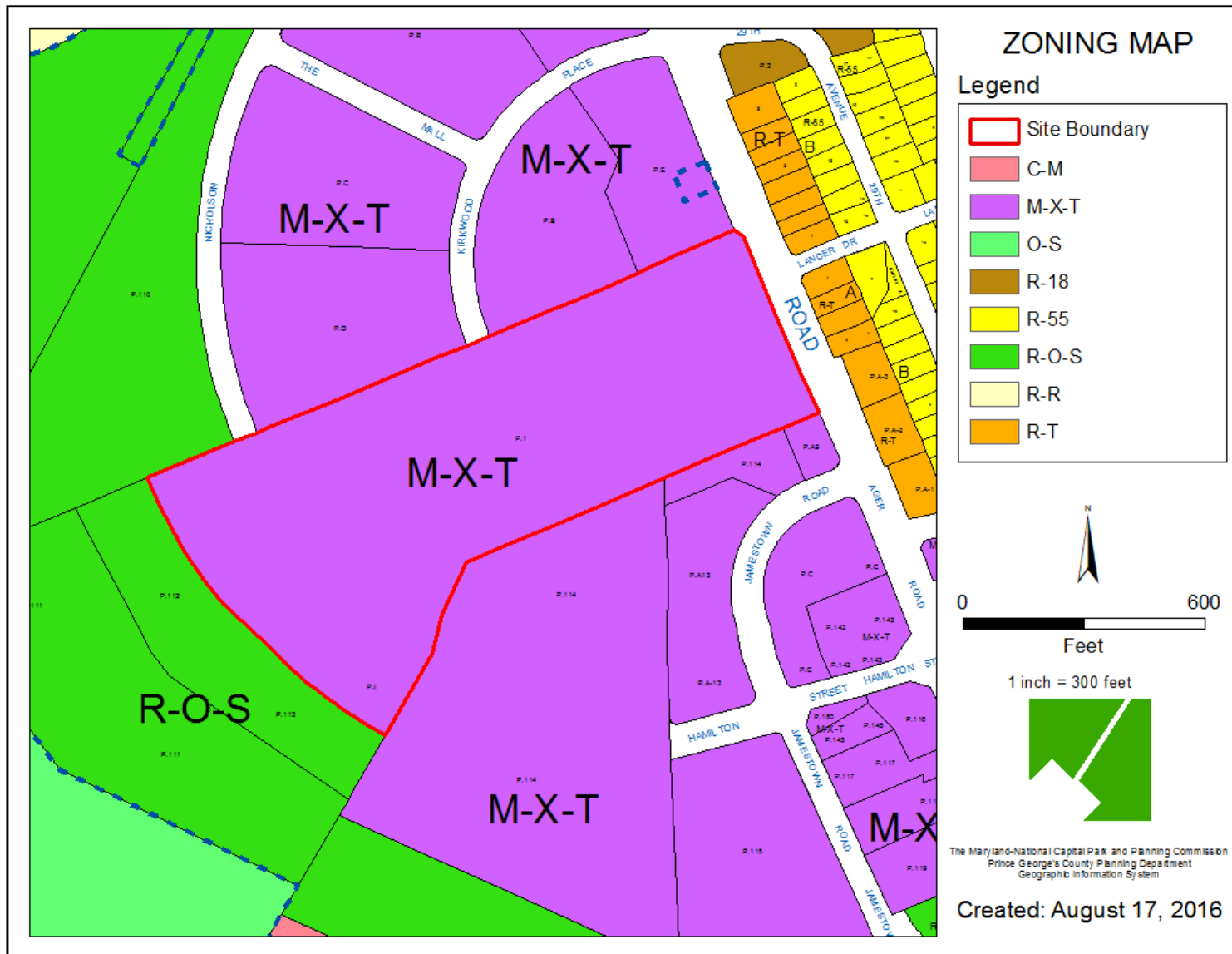
GENERAL LOCATION MAP



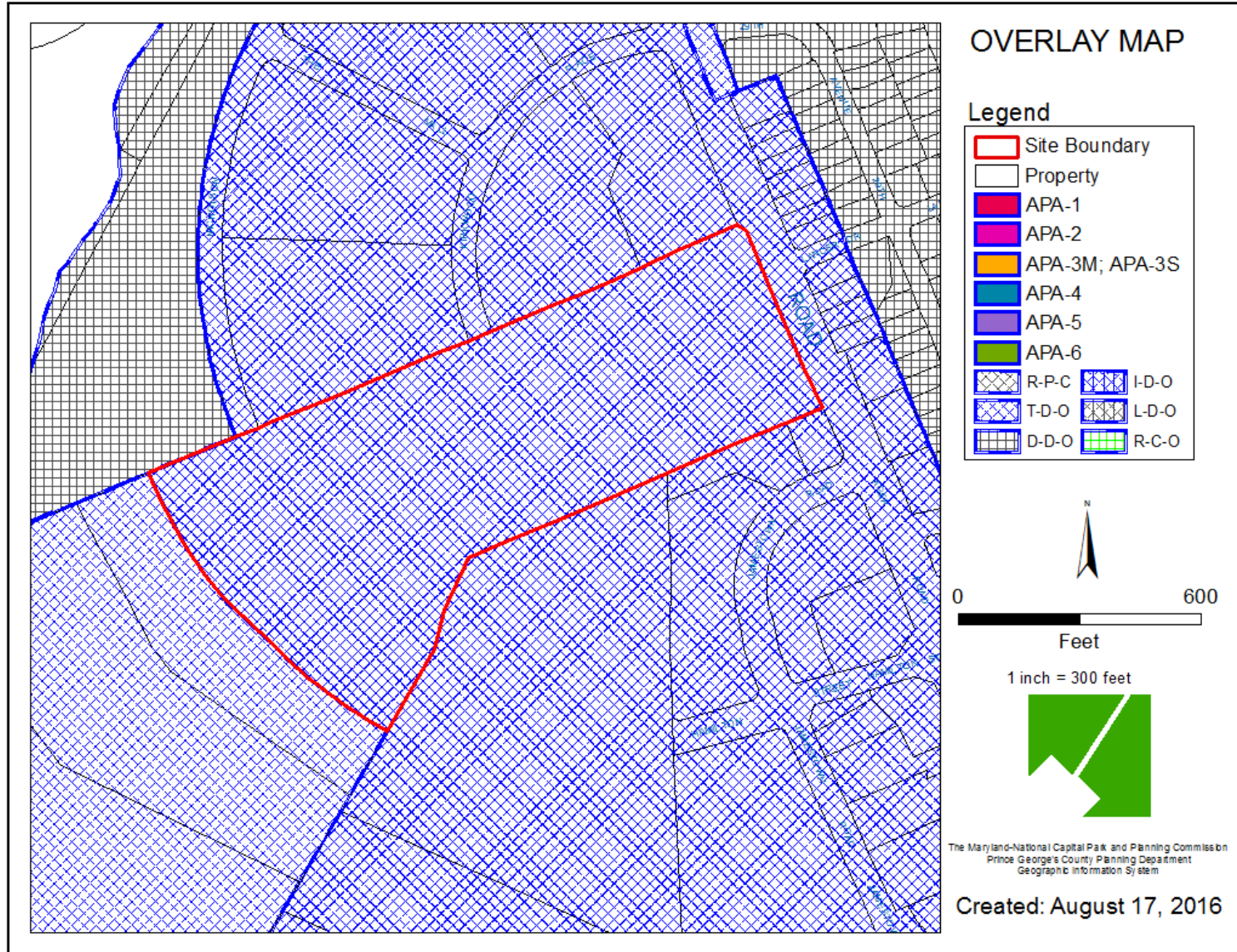
SITE VICINITY



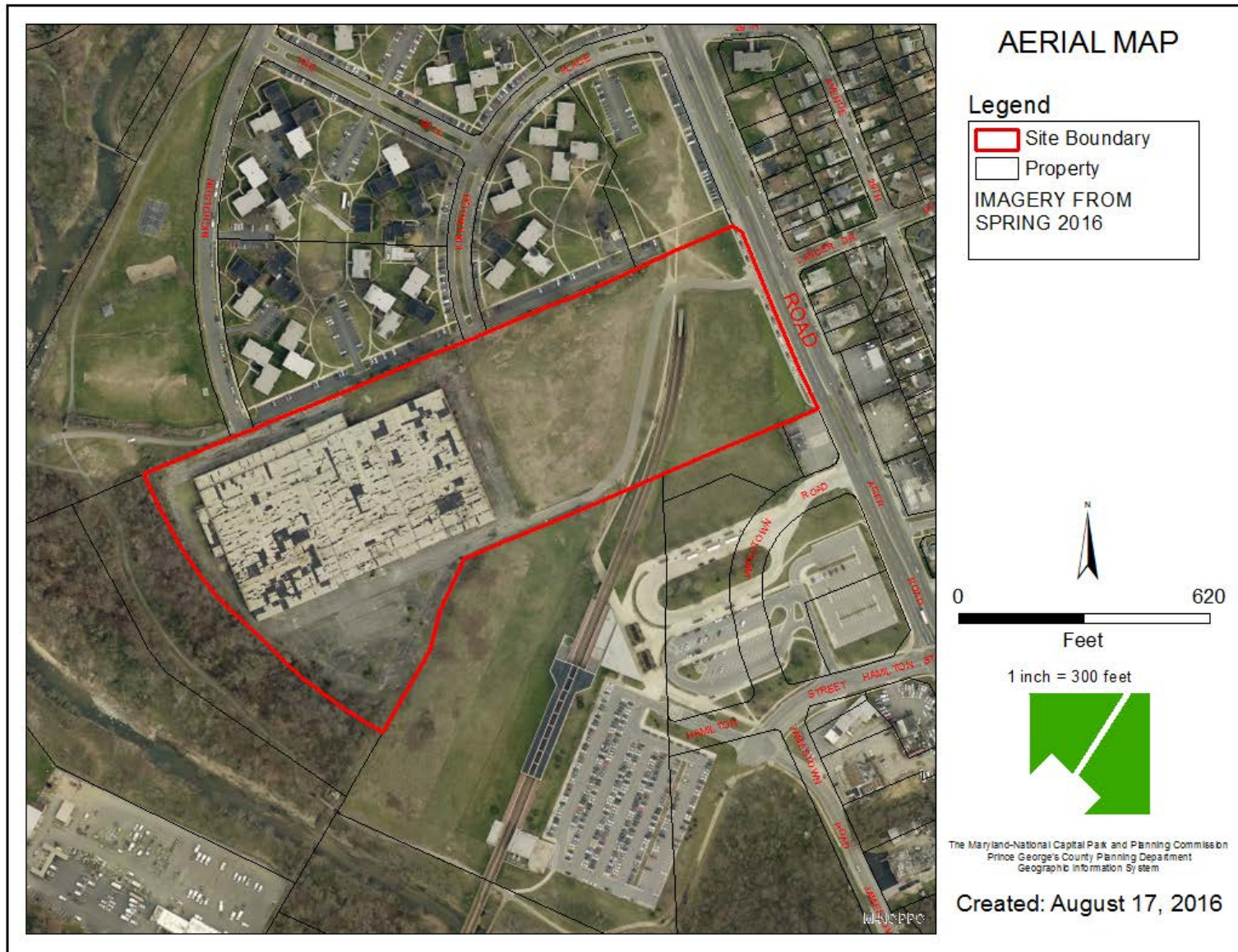
ZONING MAP



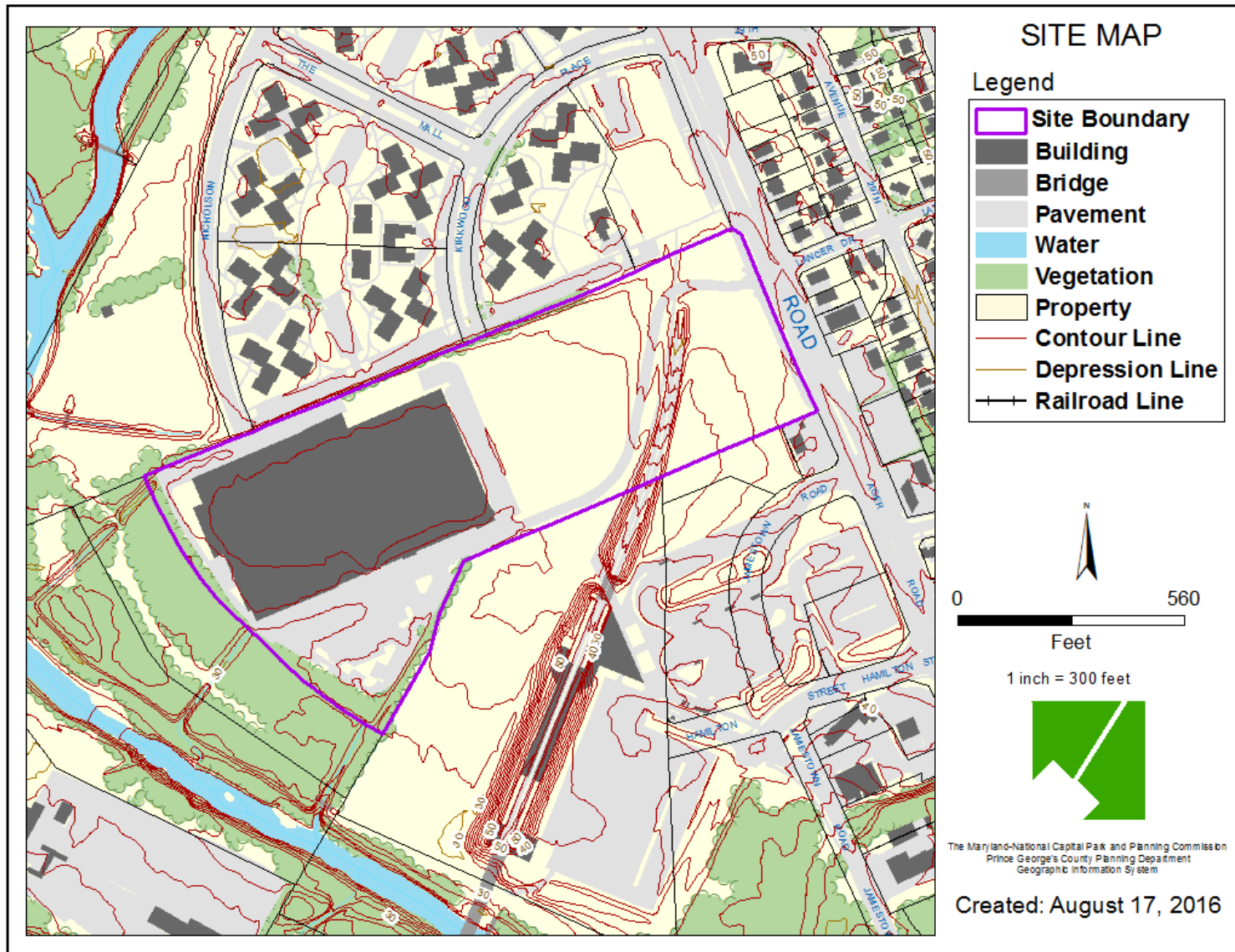
OVERLAY MAP



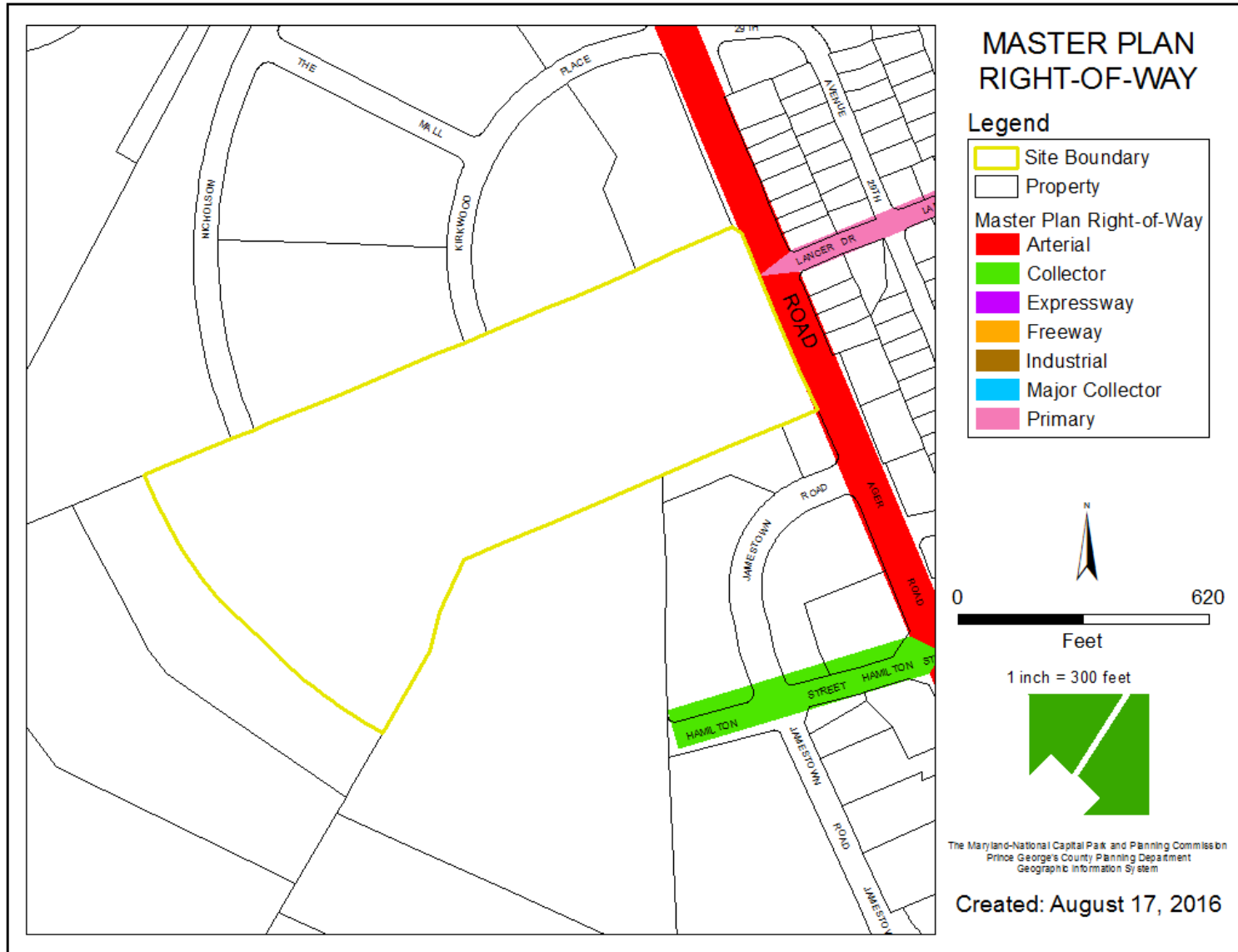
AERIAL MAP



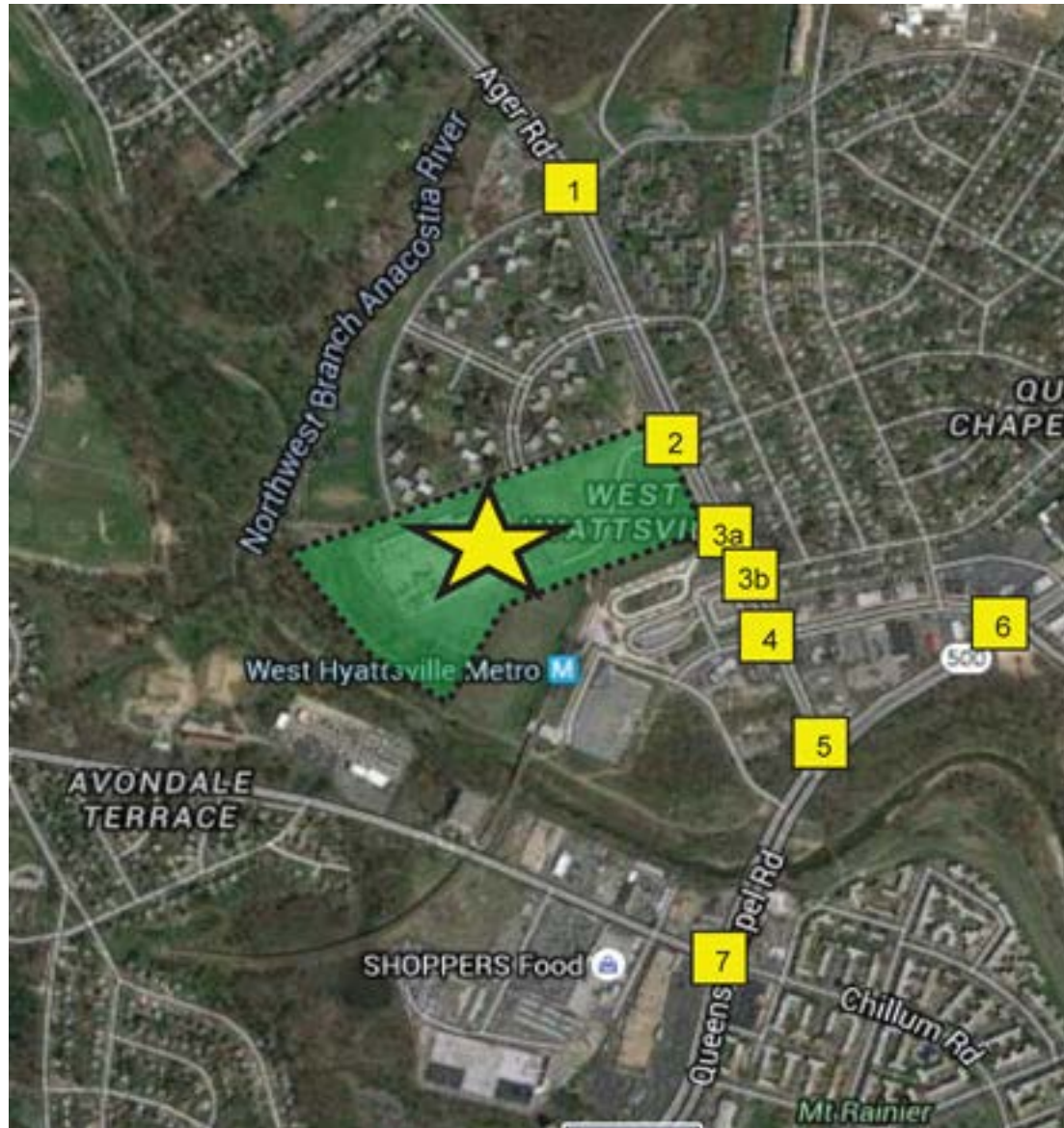
SITE MAP



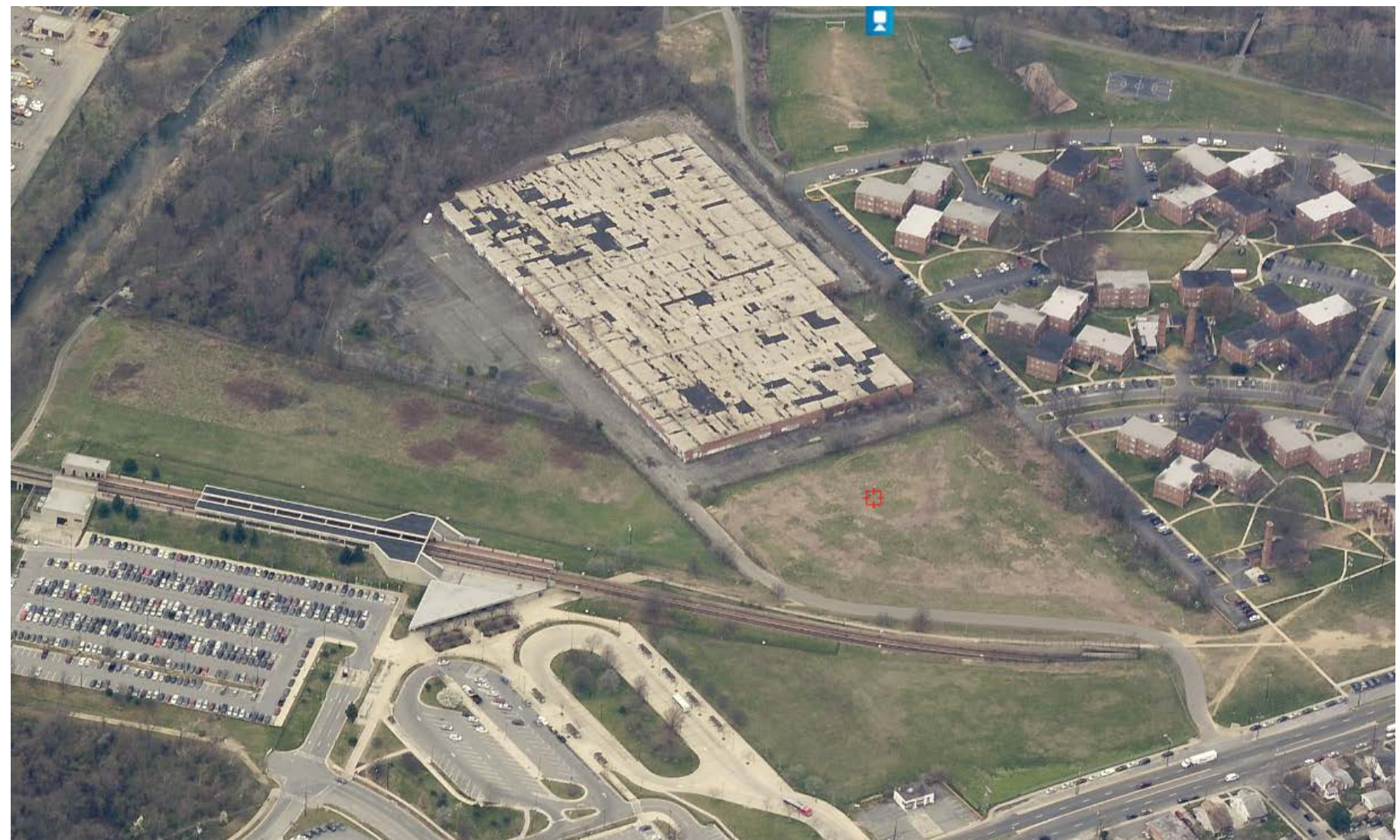
MASTER PLAN RIGHT-OF-WAY MAP



CRITICAL INTERSECTIONS



BIRD'S-EYE VIEW OF SITE



PRELIMINARY PLAN

MNCPPC
2600 Nicholson St.
Zone: Residential
Use: Open Space
"Kirkwood Village"
L. 1042 F. 123

Kirkwood Associates
8720 Georgia Ave
Zone: MXT
Use: Residential
Parcel D
"Kirkwood Village"
P.B.BB 15 Pg.35

Kirkwood Associates
2616 Kirkwood Place
Zone: MXT
Use: Residential
Parcel E
"Kirkwood Village"
L. 449 F. 549

MNCPPC
L. 1003 F. 239

Kirkwood
Place
60' Wide Public
R/W
P.B.BB 15 Pg.35

Ager Road
Variable Width
Public R/W
Prince George's Co
R/W Plat No. 517

WMATA
L.5749 F.759

Ager II Associates LLC
5600 Ager Rd
Zone: MXT
Use: Commercial
"Maryland City Centre"
L. 11951 F. 131

WMATA
L.5749 F.759

WMATA
L. 5817 F. 737

DEVELOPMENT STANDARDS FOR M-X-T IN ACCORDANCE TO ETOD APPLICATION	
UNIT TYPE	S.F.A.
MIN. LOT SIZE	8000 SF
MIN. LOT WIDTH	15 FEET
MIN. FRONT SETBACK FROM PUBLIC R.O.W.	5 FEET
MIN. FRONT SETBACK FROM PRIVATE R.O.W.	5 FEET
MIN. SIDE SETBACK	NONE
MIN. REAR SETBACK	NONE
MIN. CORNER SETBACK TO THE SIDE R.O.W.	NONE
MAX. RESIDENTIAL BUILDING HEIGHT	50 FEET



LEGEND:

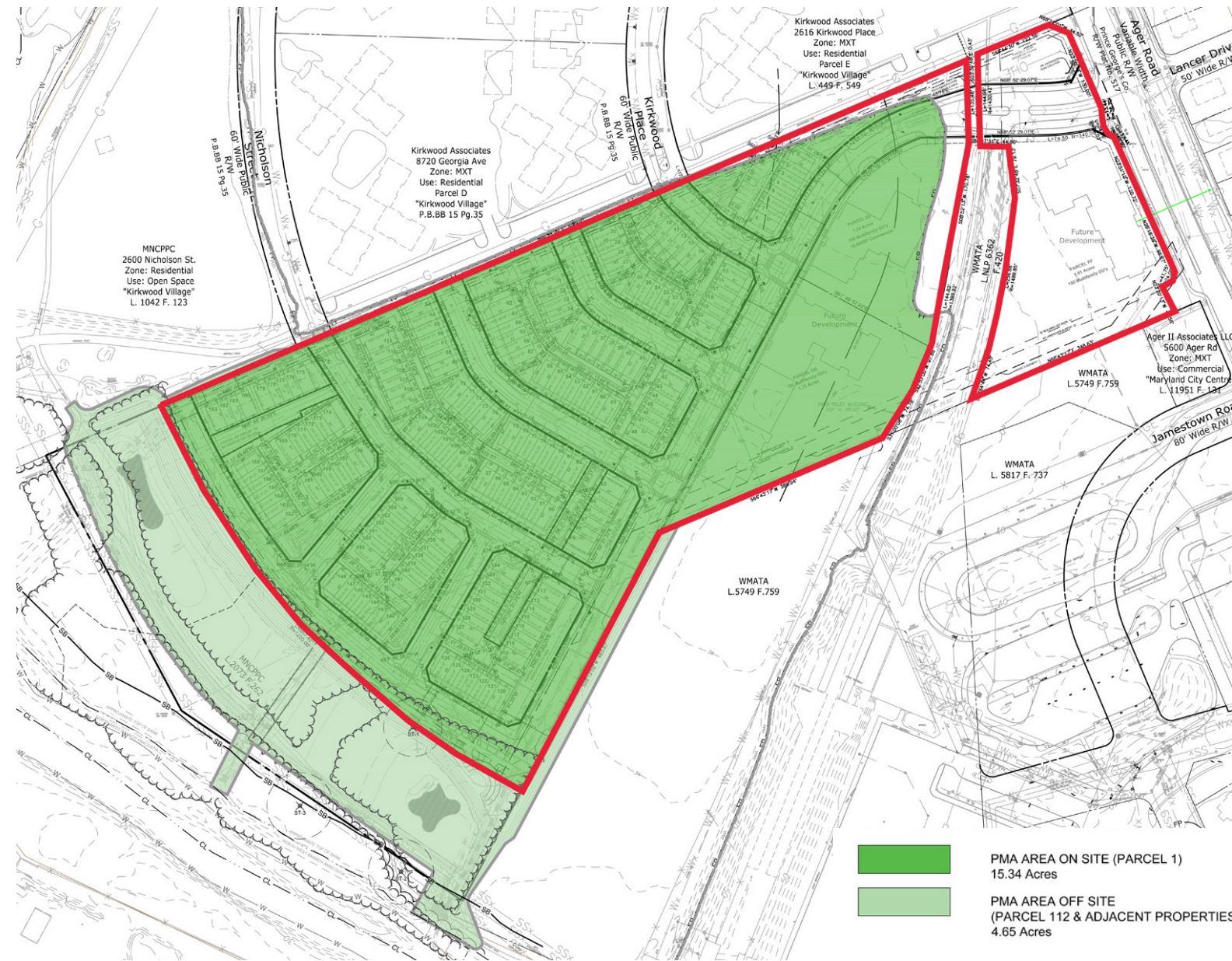
---	EX. BOUNDARY LINE	---	PR. SEWER
---	EX. LOT LINE	---	PR. WATER
---	EX. BLDG	---	PR. STORM DRAIN
---	EX. SIDEWALK	---	PR. TREES
---	EX. PARKING STRIPING	---	PR. PUE
---	EX. 10' CONTOUR LINE	---	PR. STORM DRAIN EASEMENT
---	EX. 2' CONTOUR LINE	---	300' LOT DEPTH FROM METRO
---	EX. TREES		
---	EX. GAS LINE		
---	EX. FIRE LINE		
---	EX. FENCE		
---	EX. WETLAND		
---	EX. SANITARY SEWER		
---	EX. STREAM BUFFER		
---	EX. STREAM		
---	EX. FLOODPLAIN		
---	EX. PRIMARY MGMT AREA		
---	EX. 65 DB LINE		
---	PR. R.O.W.		

THE METRO POLICE AND PLANNING COMMISSION
PRELIMINARY PLAN
TOP
PLANNING BOARD ACTION:
PER PROPOSAL RESOLUTION #
ADOPTION DATE:
SIGNATURE APPROVAL DATE:
AUTHORIZED SIGNATURE

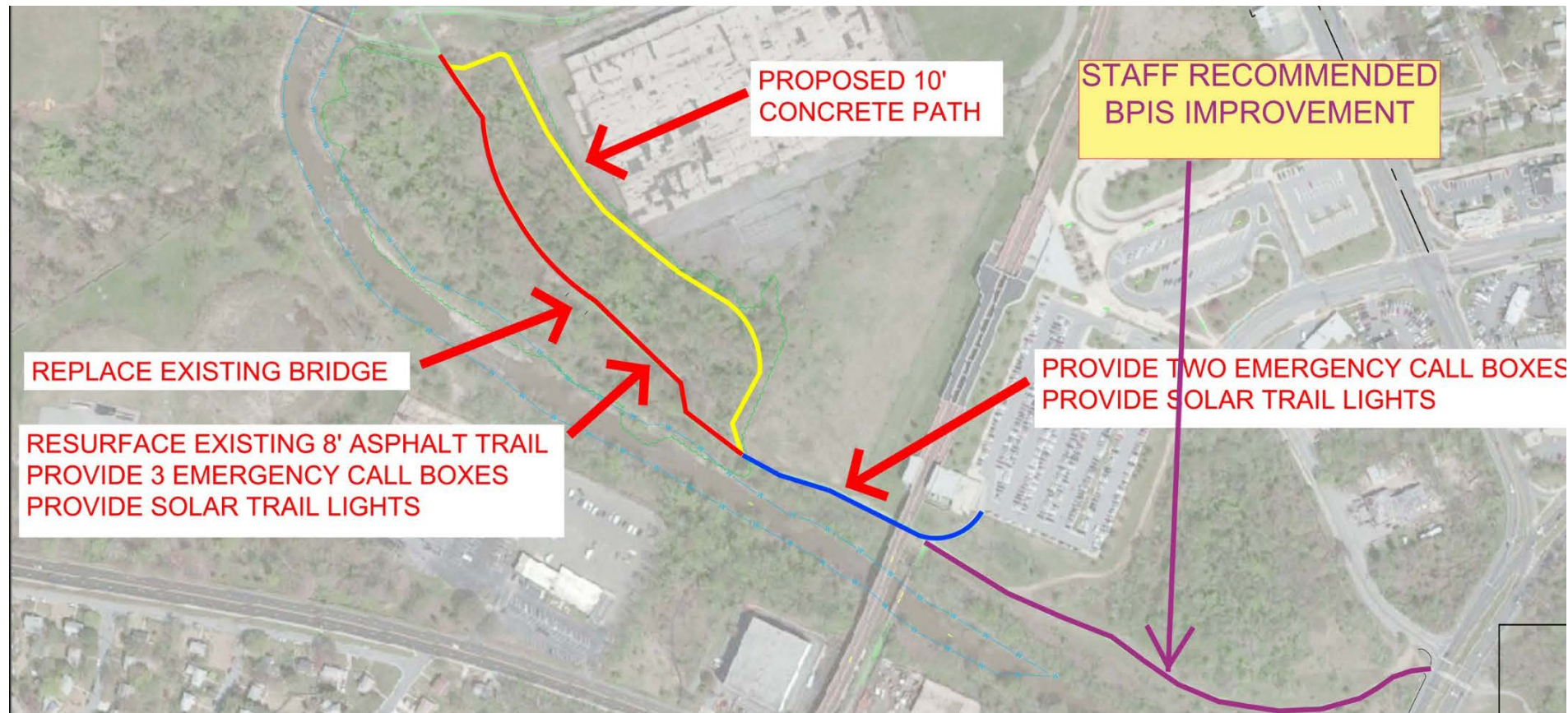
THIS BLOCK IS FOR
OFFICIAL USE ONLY
DO NOT WRITE OR SIGN
ANYTHING ON THIS BLOCK
OR IT WILL BE DELETED
FROM THE RECORD
MNCPPC
APPROVAL



FLOODPLAIN EXHIBIT



BPIS EXHIBIT



M-NCPPC STREAM VALLEY TRAIL



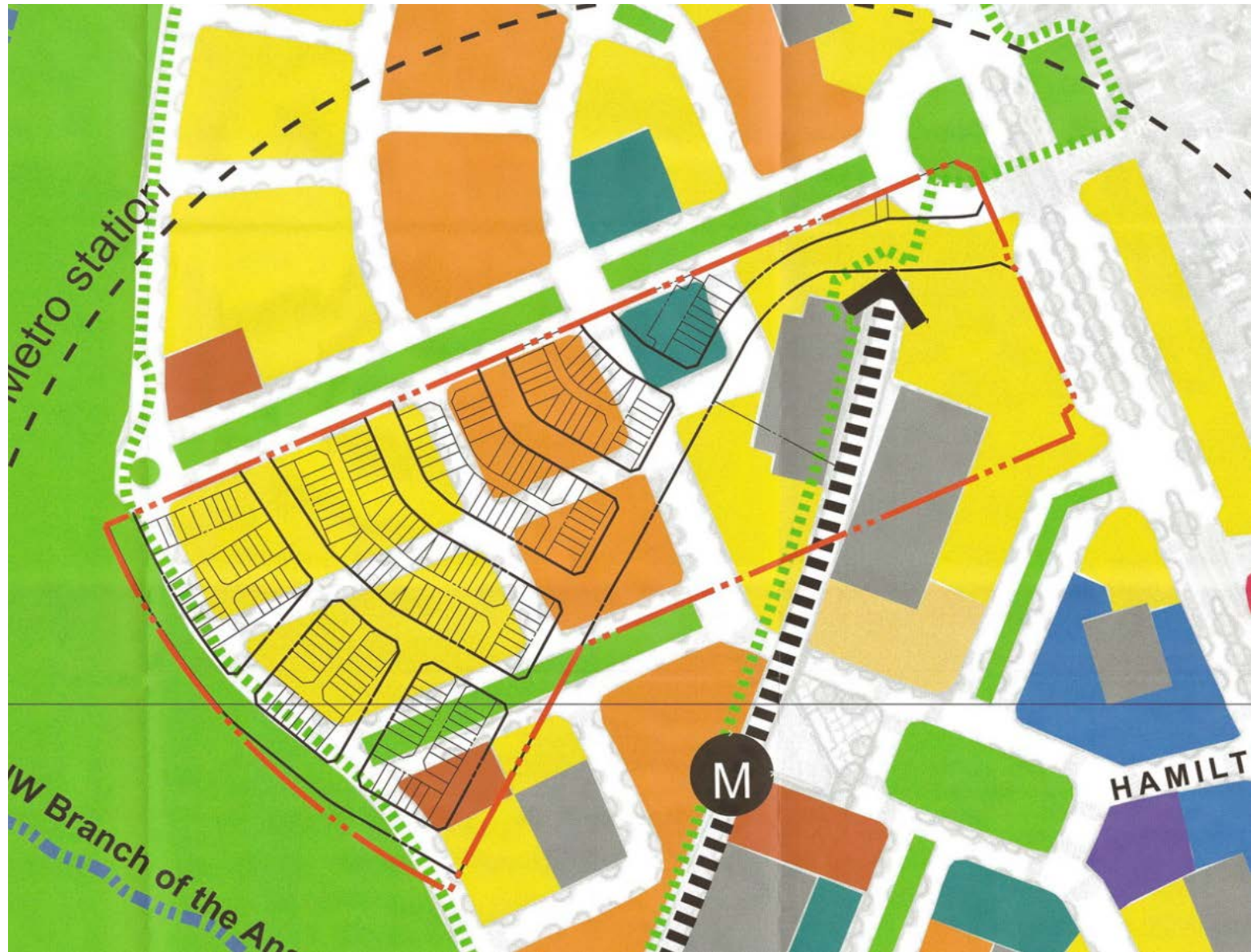
EXISTING TRAIL LIGHTING



METRO BICYCLE PARKING



PREFERRED LAND USE PLAN - TDDP



EASEMENT PLAN



VARIANCE & VARIATION EXHIBIT

