

ITEM: 9

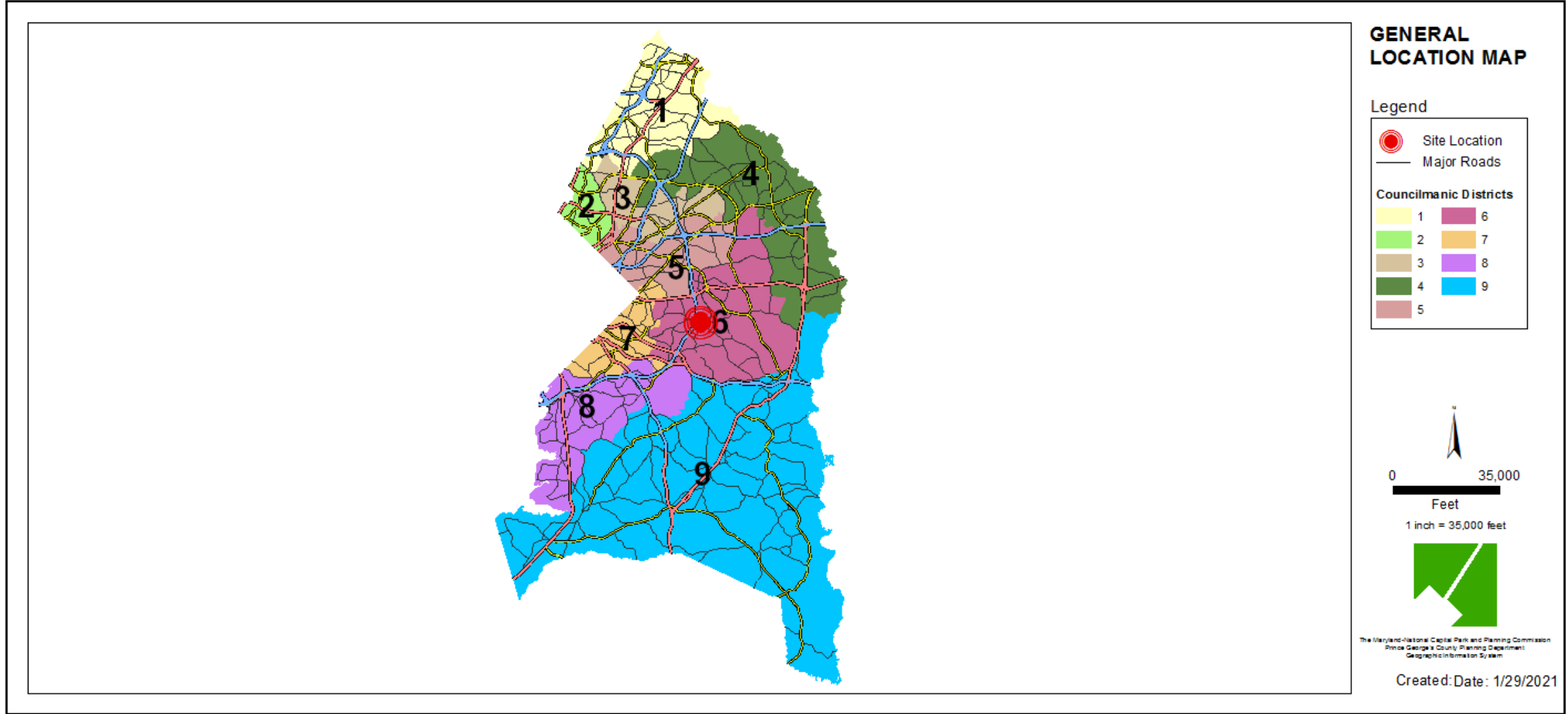
CASE: 4-20024

WESTPHALIA ROW

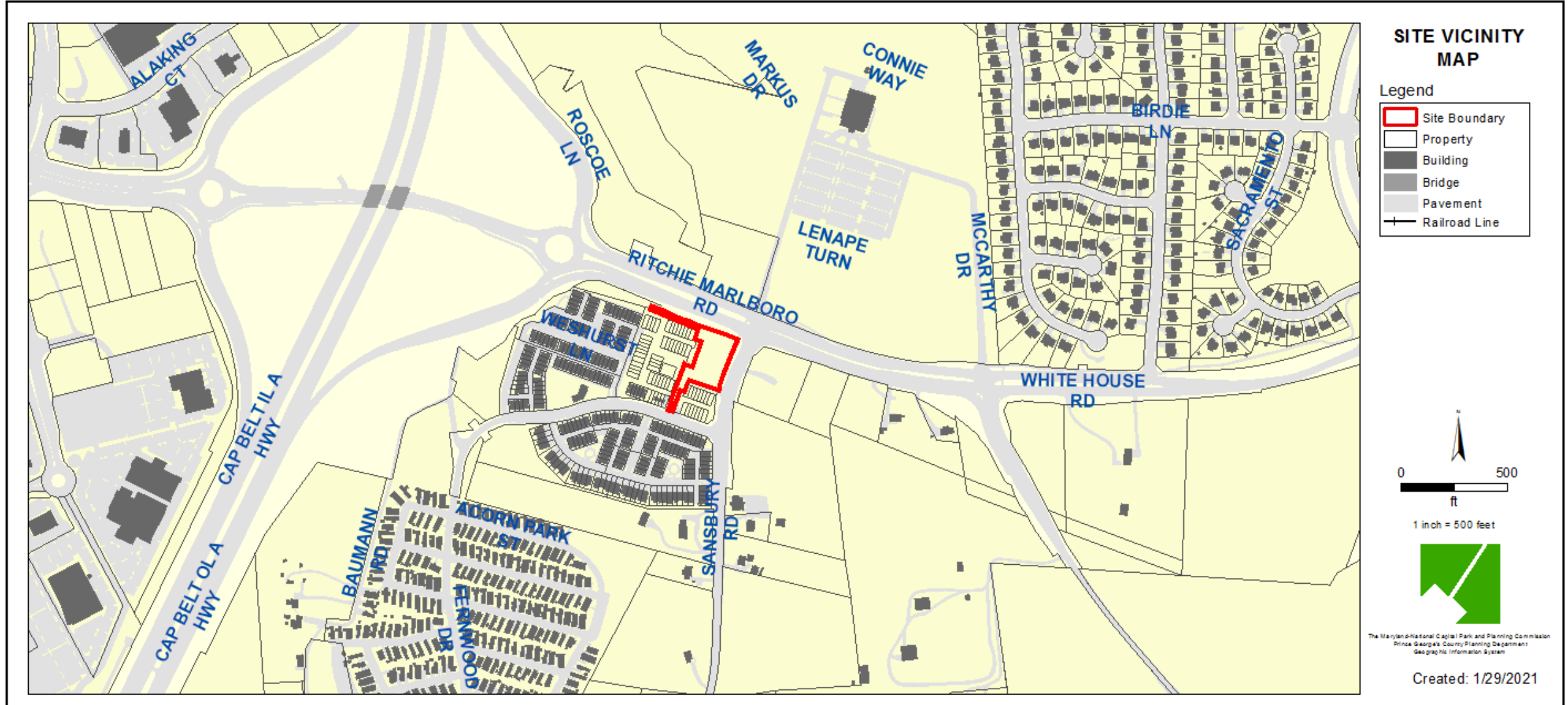
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



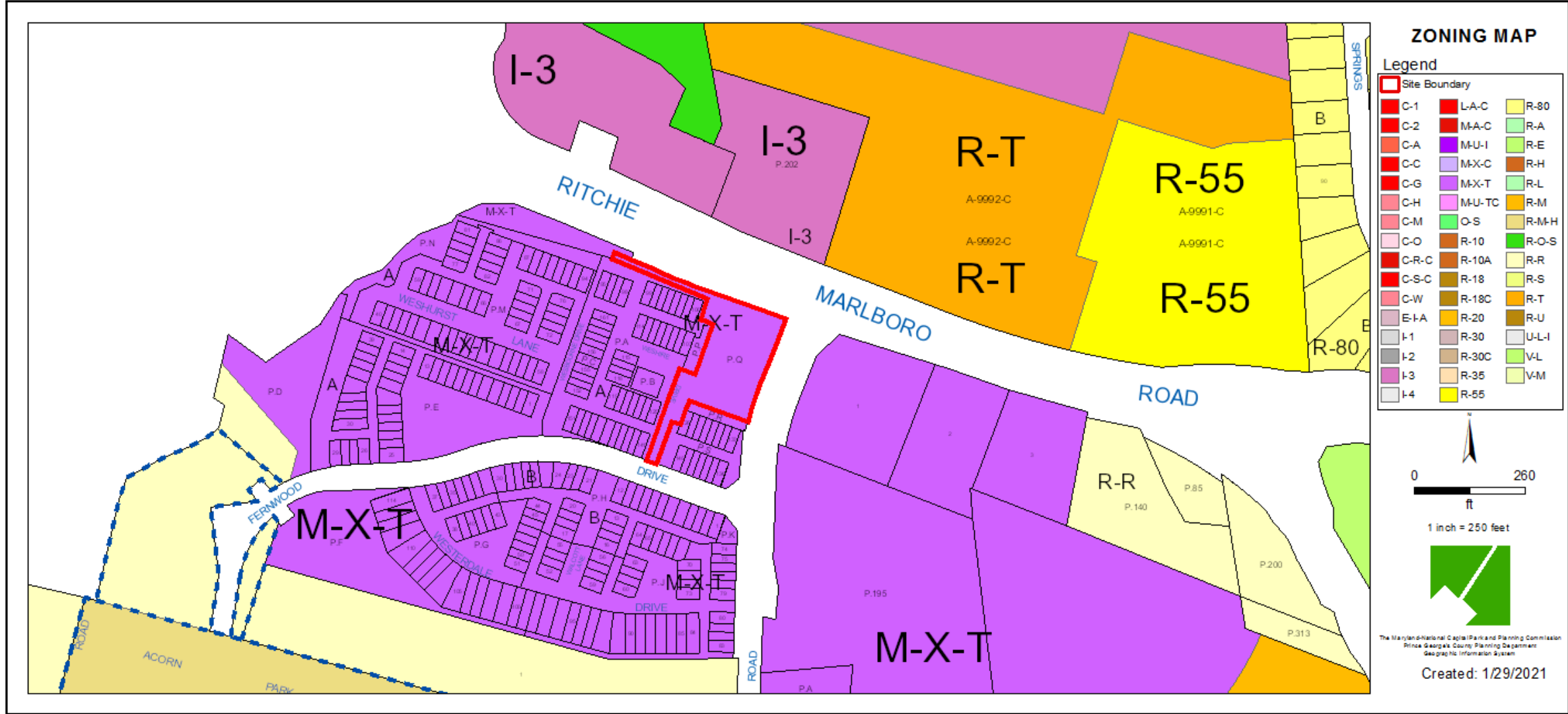
GENERAL LOCATION MAP



SITE VICINITY



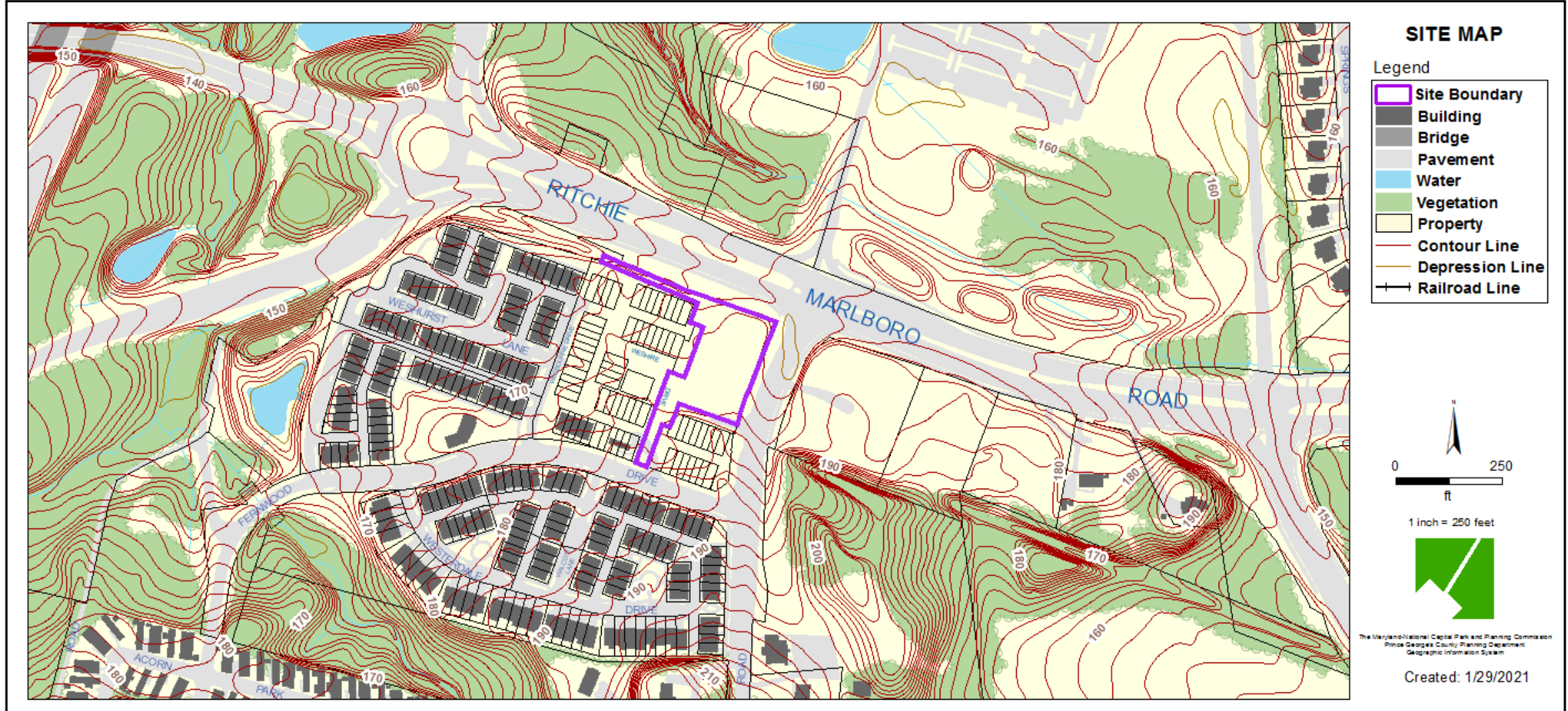
ZONING MAP



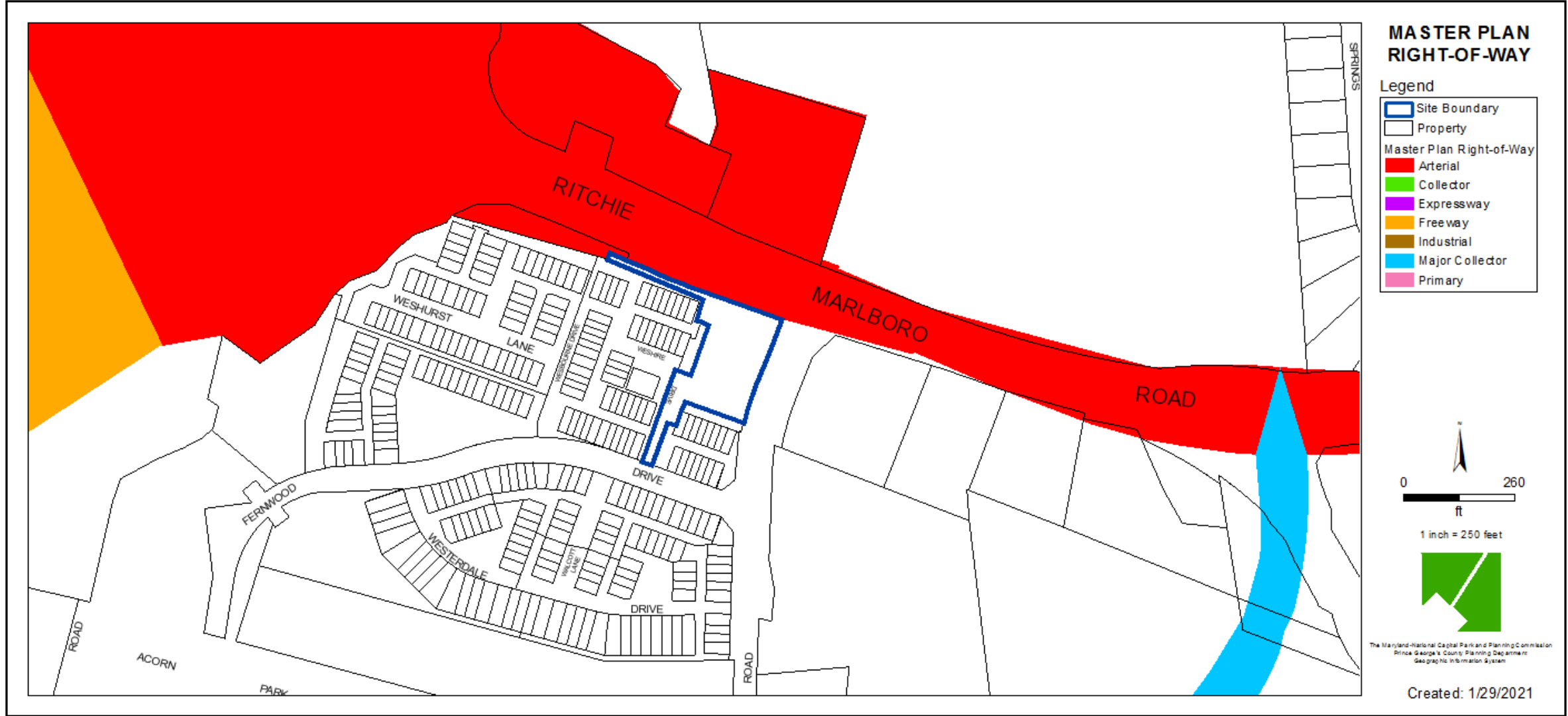
AERIAL MAP



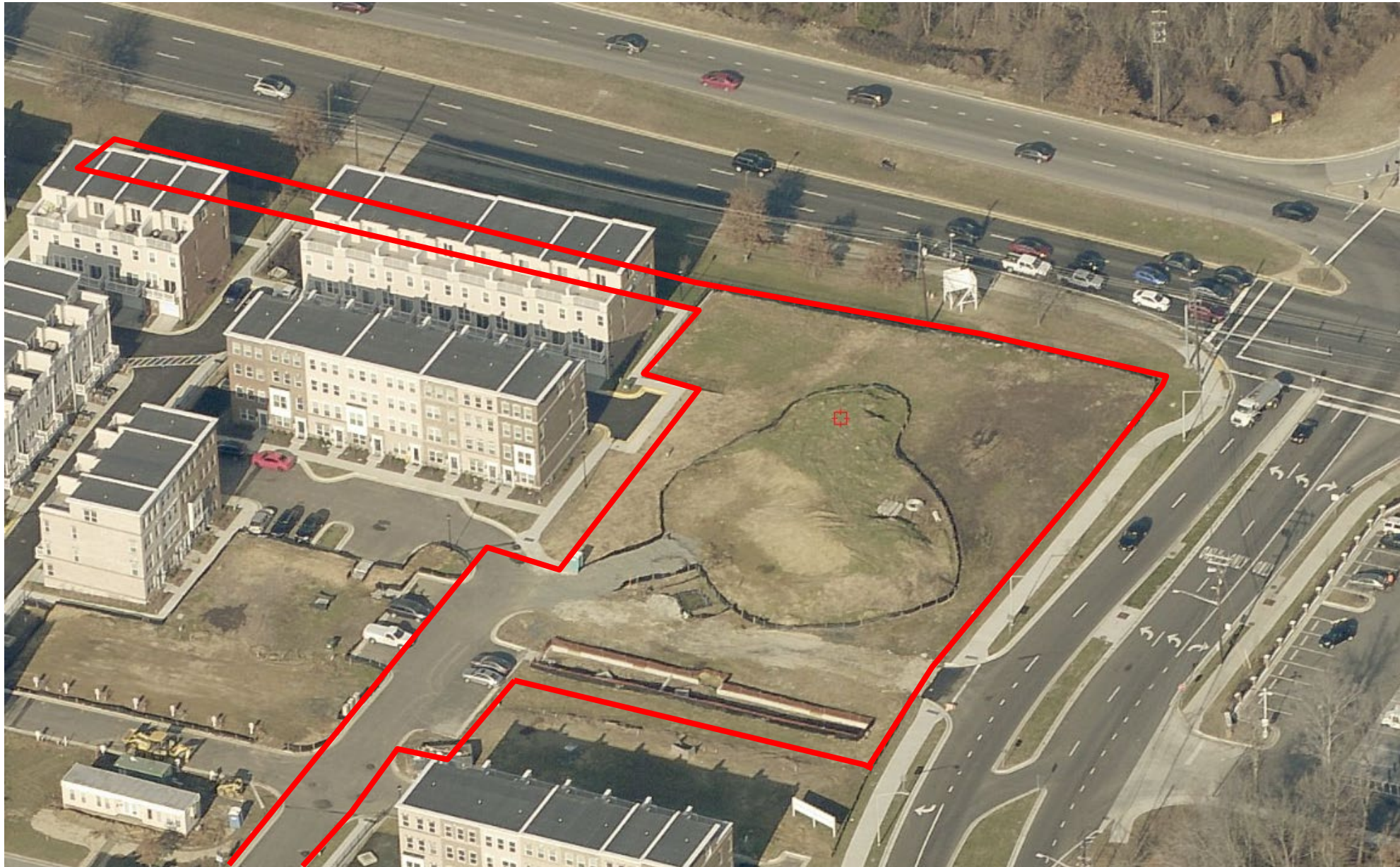
SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW



SITE BOUNDARY

WESTPHALIA ROW PHASES

EXISTING UTILITY NOTES

THE CITY OF WESTPHALIA HAS BEEN ADVISED BY THE ENGINEER THAT THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

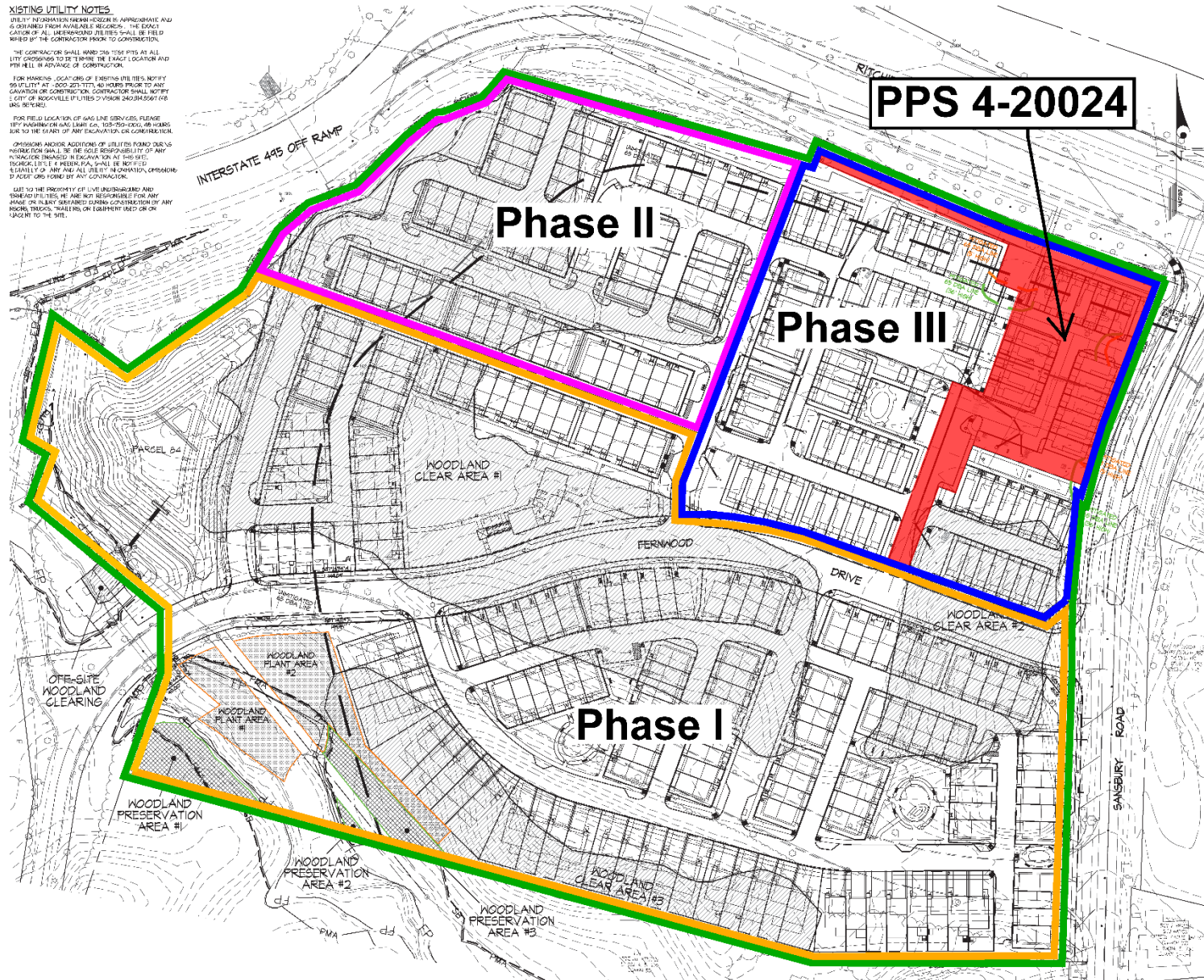
THE CONTRACTOR SHALL HAND DIG TEST PITS AT ALL UTILITY CROSSINGS TO DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

FOR HANDING LOCATIONS OF EXISTING UTILITIES, NOTIFY THE CITY OF WESTPHALIA UTILITIES DIVISION 240.84.5667 (60 HRS. NOTICE).

FOR FIELD LOCATION OF GAS LINE SERVICES, PLEASE NOTIFY THE CITY OF WESTPHALIA UTILITIES DIVISION 240.84.5667 (60 HRS. NOTICE).

CHANGES AND/OR ADDITIONS OF UTILITIES FOUND DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF ANY CONTRACTOR CHARGED WITH CONSTRUCTION AT THIS SITE. THE CITY OF WESTPHALIA UTILITIES DIVISION SHALL BE NOTIFIED IMMEDIATELY BY ANY CONTRACTOR CHARGED WITH CONSTRUCTION OF ANY CHANGES FOUND BY ANY CONTRACTOR.

USE TO THE PROPERTY OF LIVE INSURANCE AND HOMEOWNERS. THE CITY OF WESTPHALIA HAS BEEN ADVISED BY THE ENGINEER THAT THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY BY THE CONTRACTOR PRIOR TO CONSTRUCTION.



SITE



OVERALL WESTPHALIA ROW



PHASE I (4-07038)

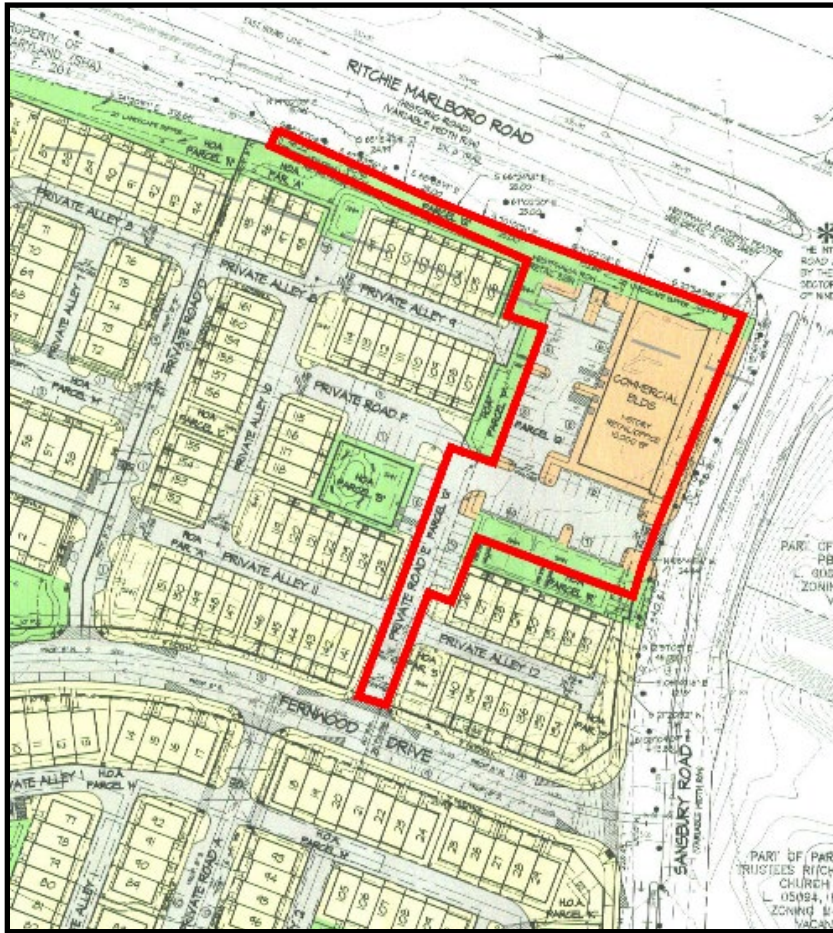


PHASE II (4-13026)

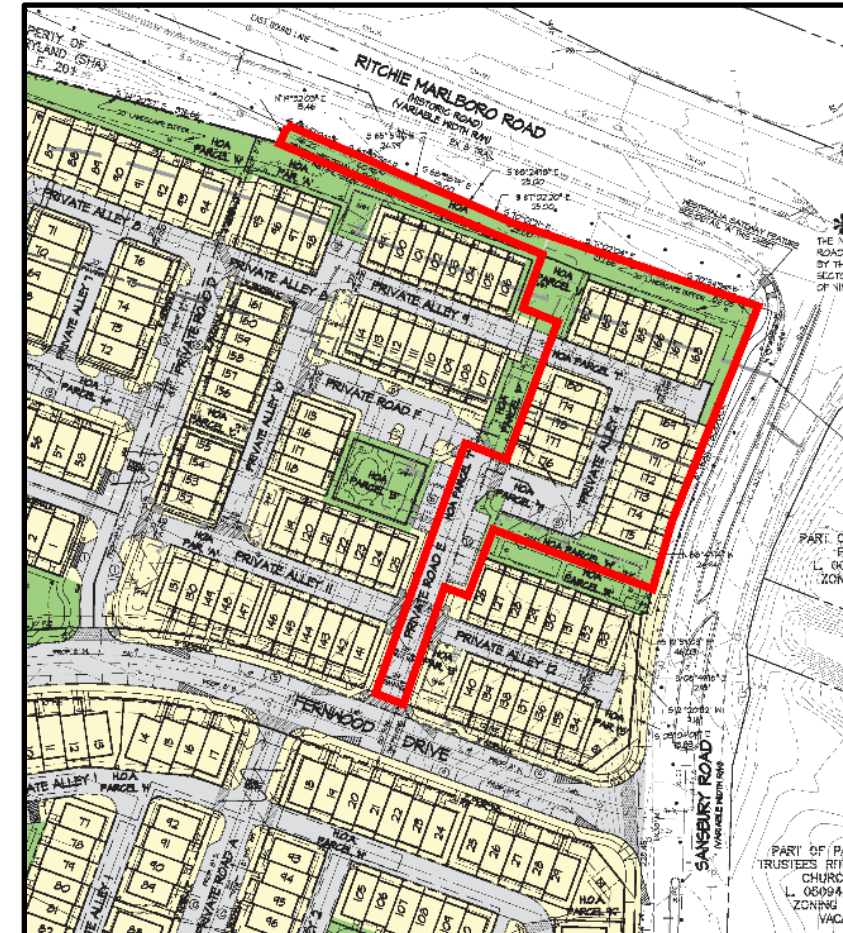


PHASE III (4-15021)

SIDE-BY-SIDE COMPARISON



4-15021 (PGCPB Resolution No. 16-03)
(CSP-07001-02)

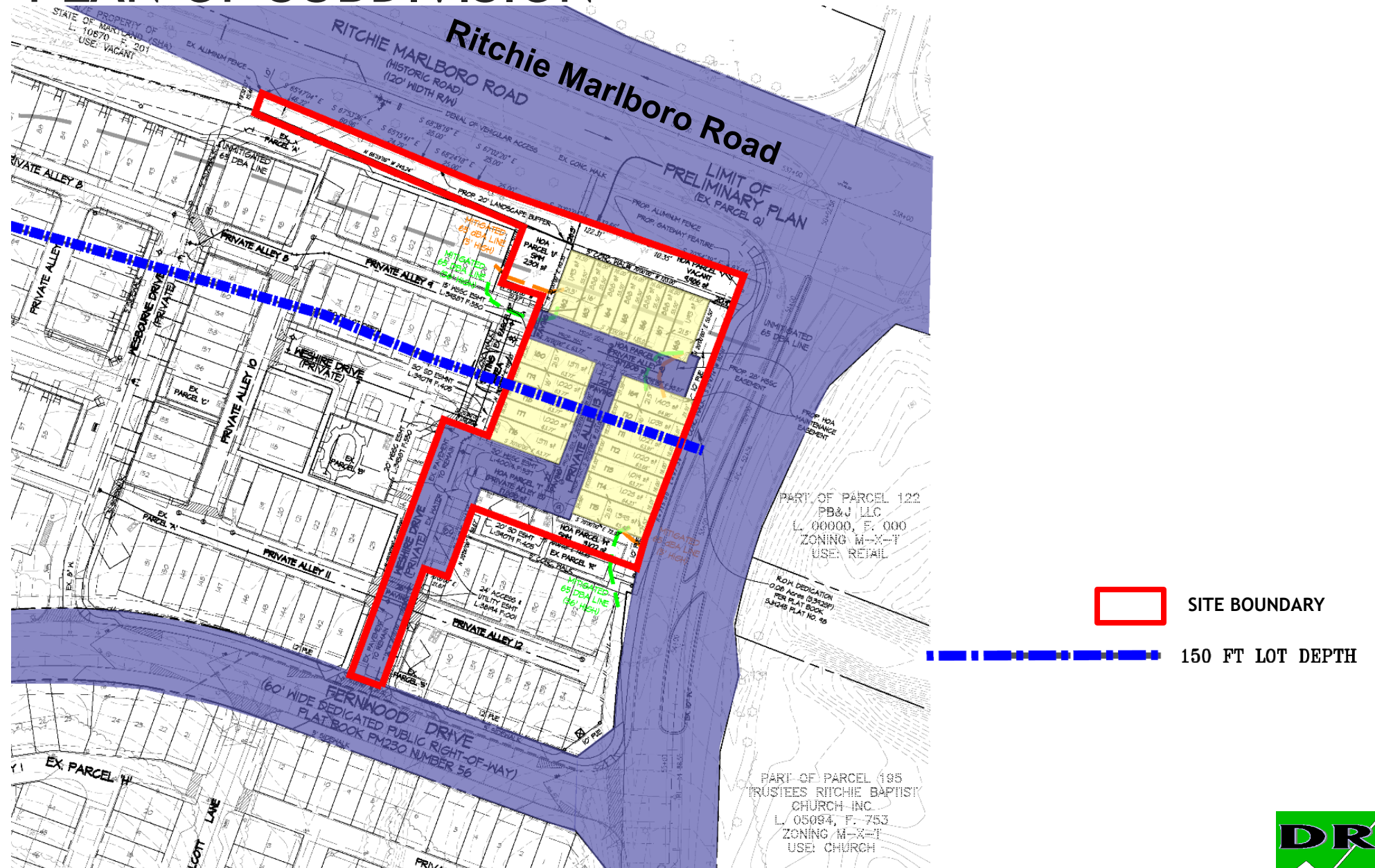


4-20024
(CSP-07001-03)

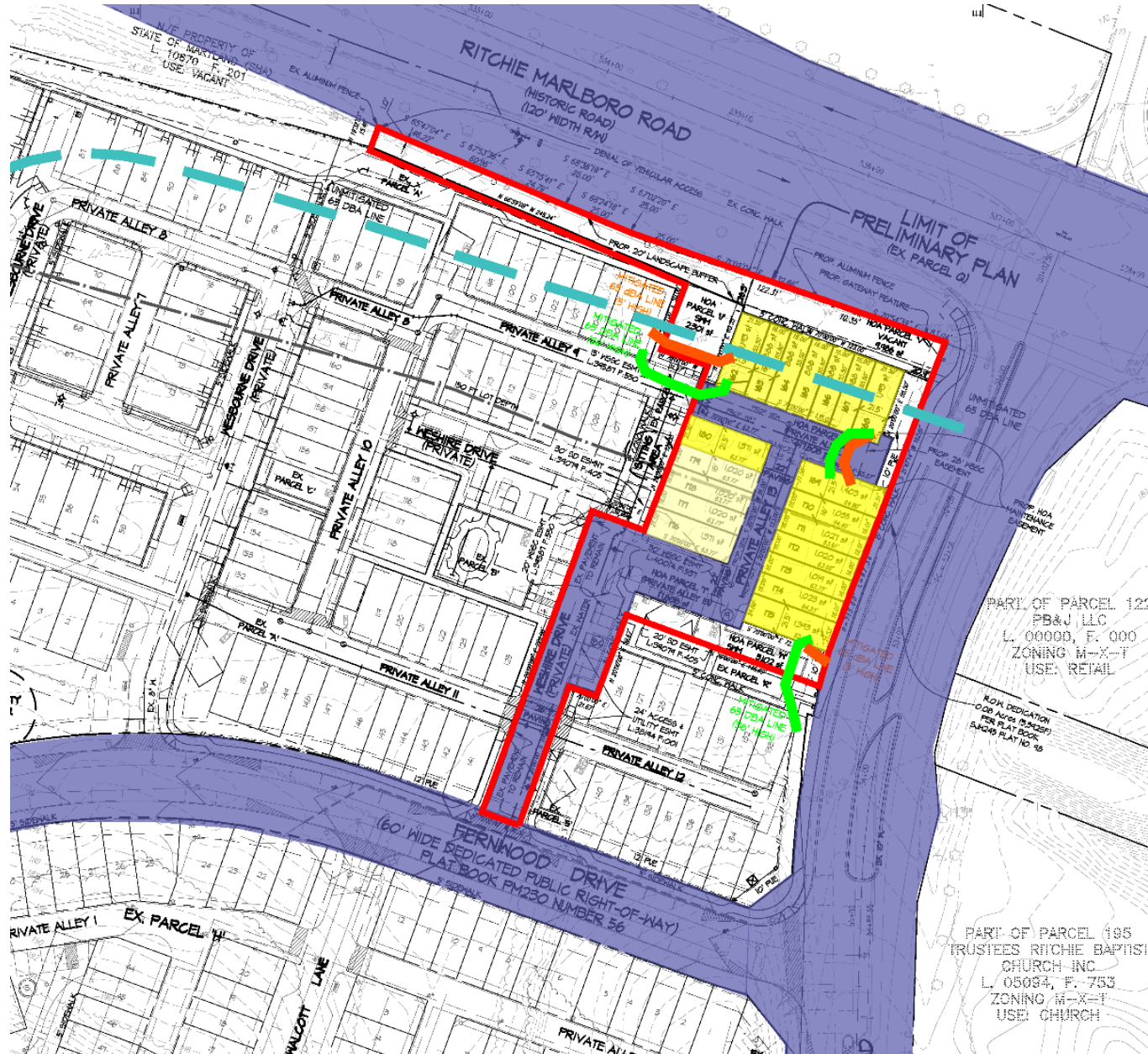


SITE BOUNDARY

PRELIMINARY PLAN OF SUBDIVISION



NOISE MITIGATION



 SITE BOUNDARY

 Townhouses to be mitigated for interior noise levels of 45 dBA Ldn

 150 FT LOT DEPTH

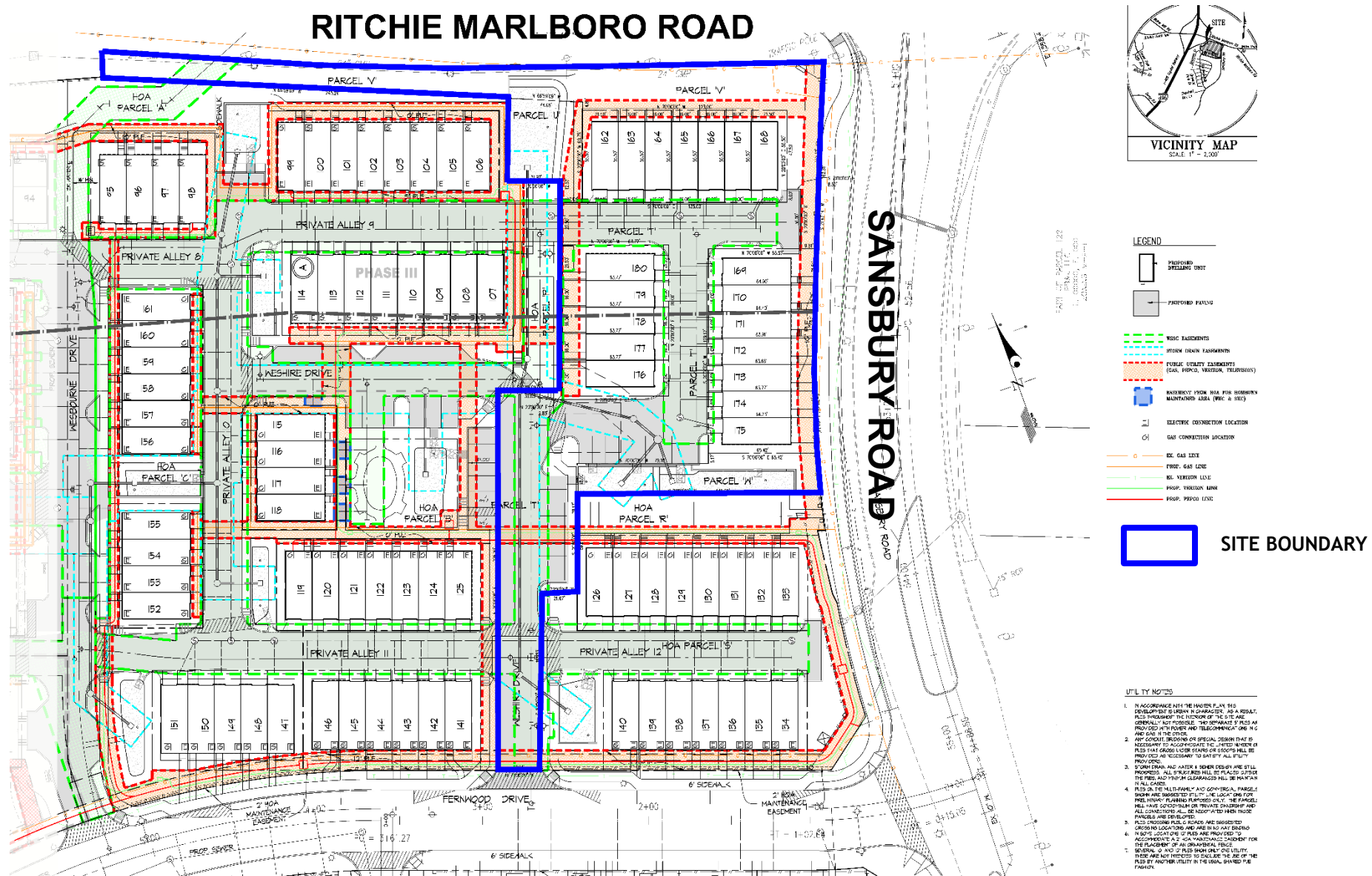
 UNMITIGATED 65 dBA LINE

 MITIGATED 65 dBA LINE (5' HIGH)

 MITIGATED 65 dBA LINE (36' HIGH)

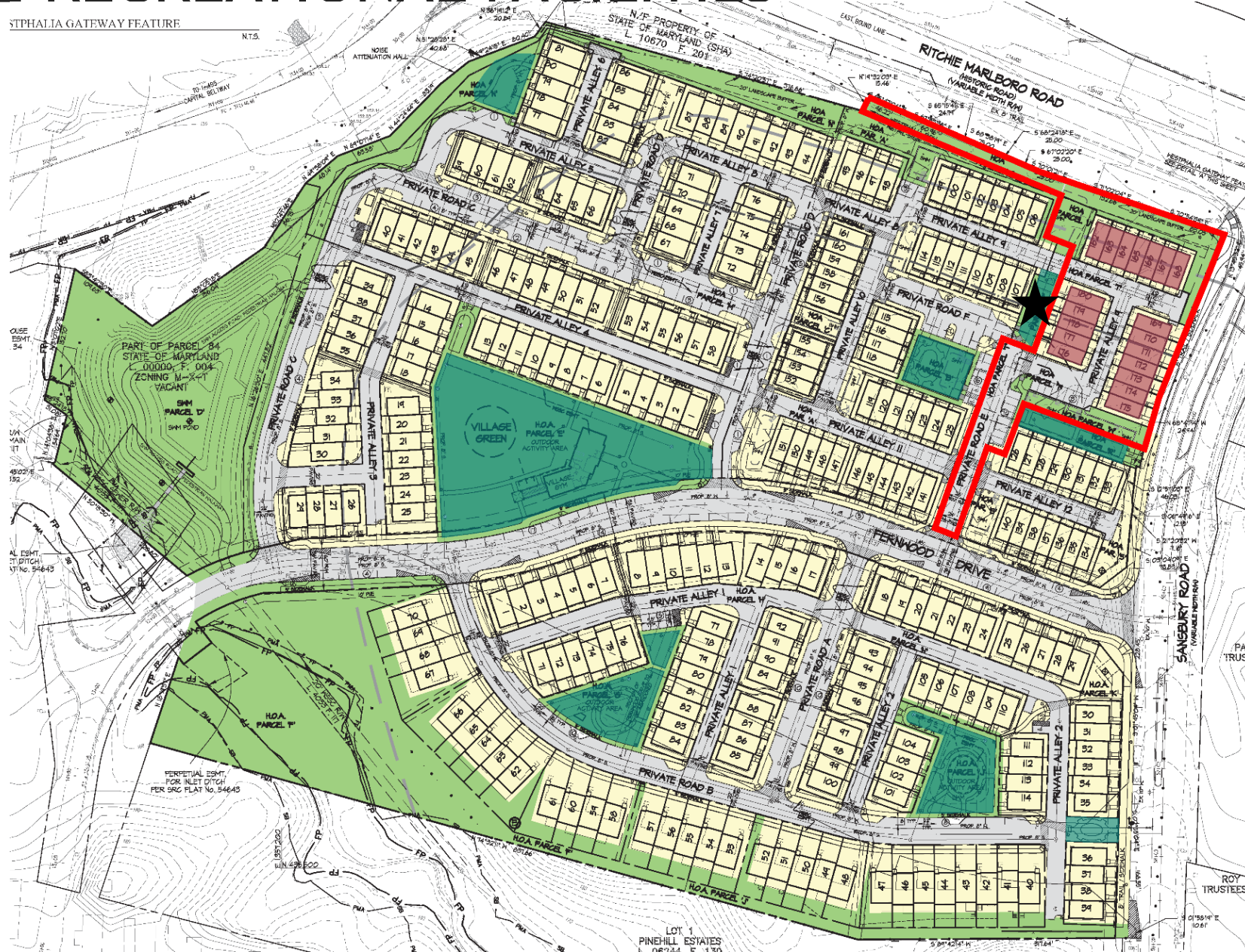
CONCEPTUAL UTILITY PLAN

RITCHIE MARLBORO ROAD



ON-SITE RECREATIONAL FACILITIES

STPAHLIA GATEWAY FEATURE



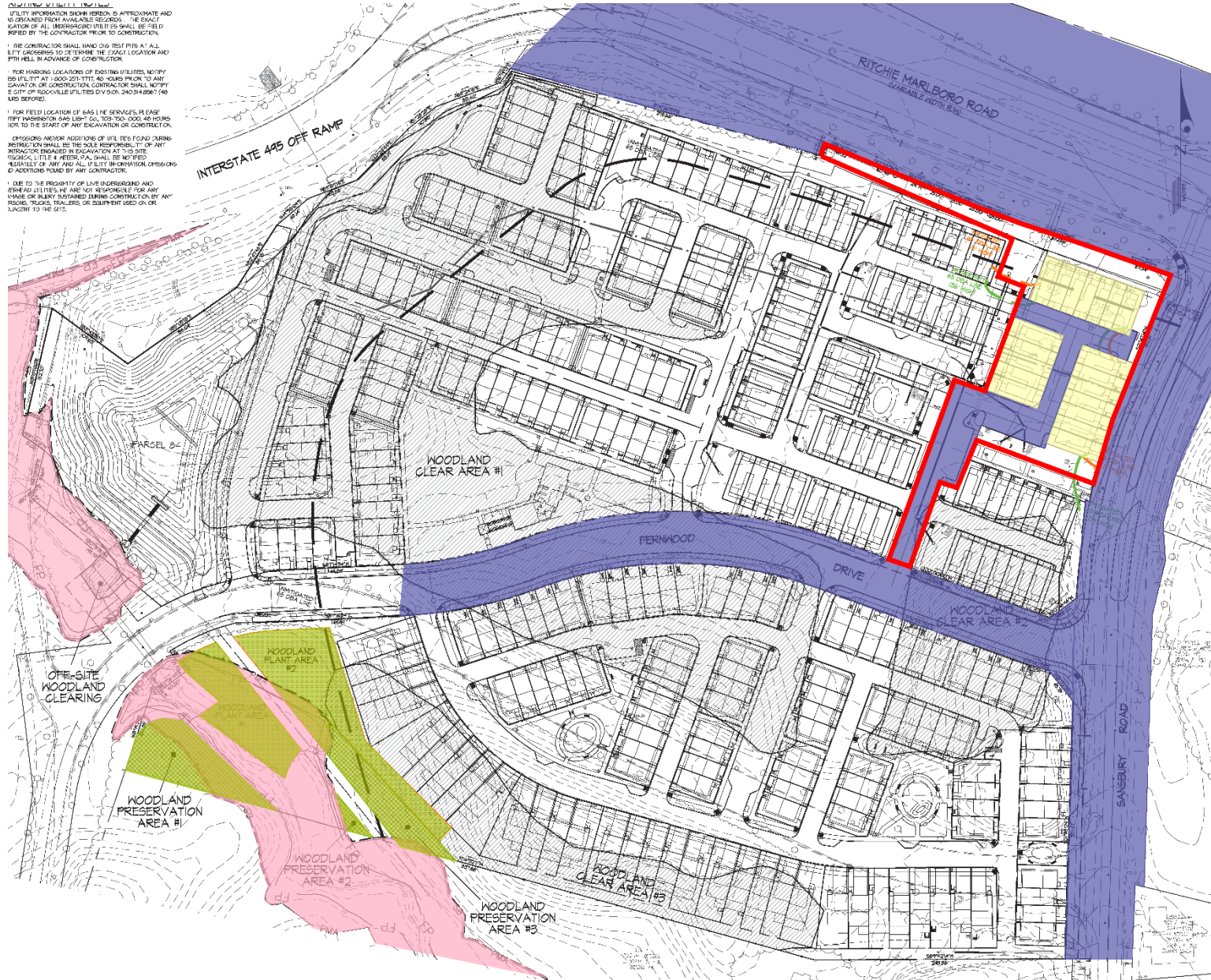
SITE BOUNDARY

PROPOSED
RECREATIONAL
FACILITY

TYPE I TREE CONSERVATION PLAN

NOTES:

1. UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE AND AS OBTAINED FROM AVAILABLE RECORDS. THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL HAND DIG TEST PITS AT ALL UTILITY CROSSINGS TO DETERMINE THE EXACT LOCATION AND DEPTH WELL IN ADVANCE OF CONSTRUCTION.
3. FOR MARKING LOCATIONS OF EXISTING UTILITIES, NOTIFY THE UTILITY AT 1-800-251-7777, 48 HOURS PRIOR TO ANY SHANT OR ON CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CITY OF EDOOCVILLE UTILITIES DIVISION 240314866148 HRS BEFORE.
4. FOR FIELD LOCATION OF GAS LINE SERVICES, PLEASE NOTIFY HANSON GAS LINE 766 705 7000, 48 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION.
5. OFFSHORE AND/OR ADDITIONS OF SITE, ITS FOUND DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE. MISPLACED UTILITIES & PERSONS SHALL BE NOTED RELATIVELY OF ANY AND ALL UTILITY INFORMATION, OFFSHORE & ADDITIONS FORMED BY ANY CONTRACTOR.
6. DUE TO THE PROXIMITY OF LIVE UNDERGROUND AND FIELD AD UTILITIES, WE ARE NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY SUSTAINED DURING CONSTRUCTION BY ANY PERSONS, TRUCKS, TRAILERS, OR EQUIPMENT USED ON OR ADJACENT TO THE SITE.



SITE BOUNDARY