

ITEM:

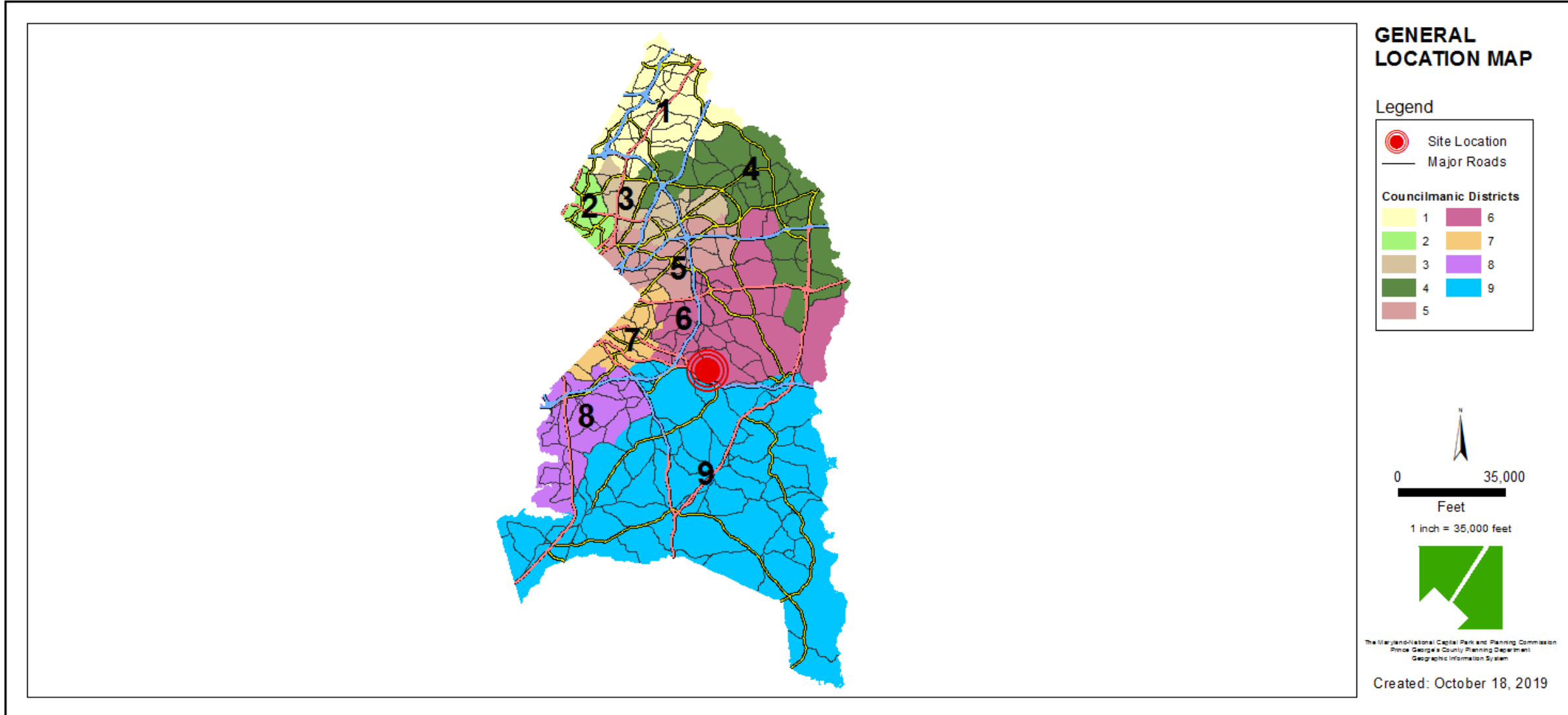
CASE: DSP-19062

WESTPHALIA TOWN CENTER NORTH

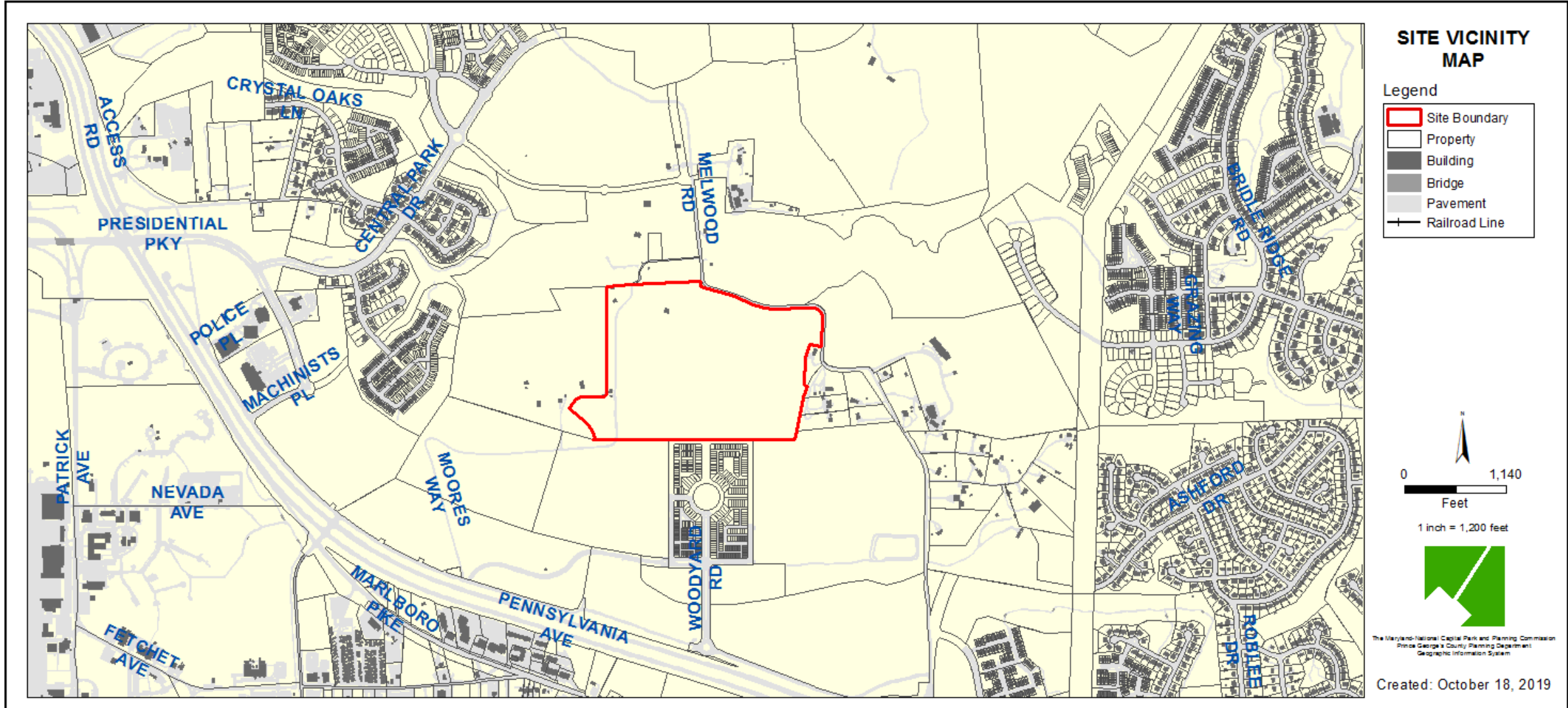
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



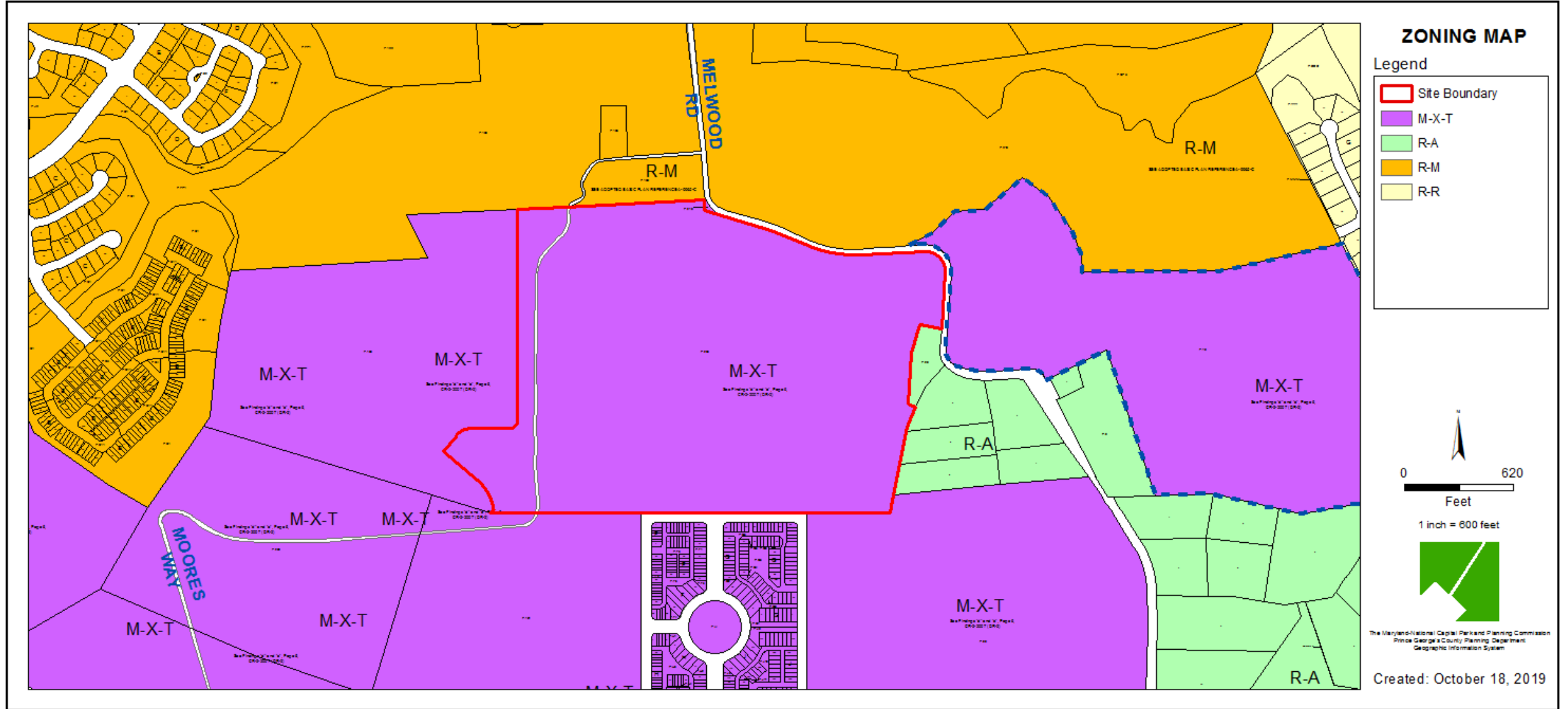
GENERAL LOCATION MAP



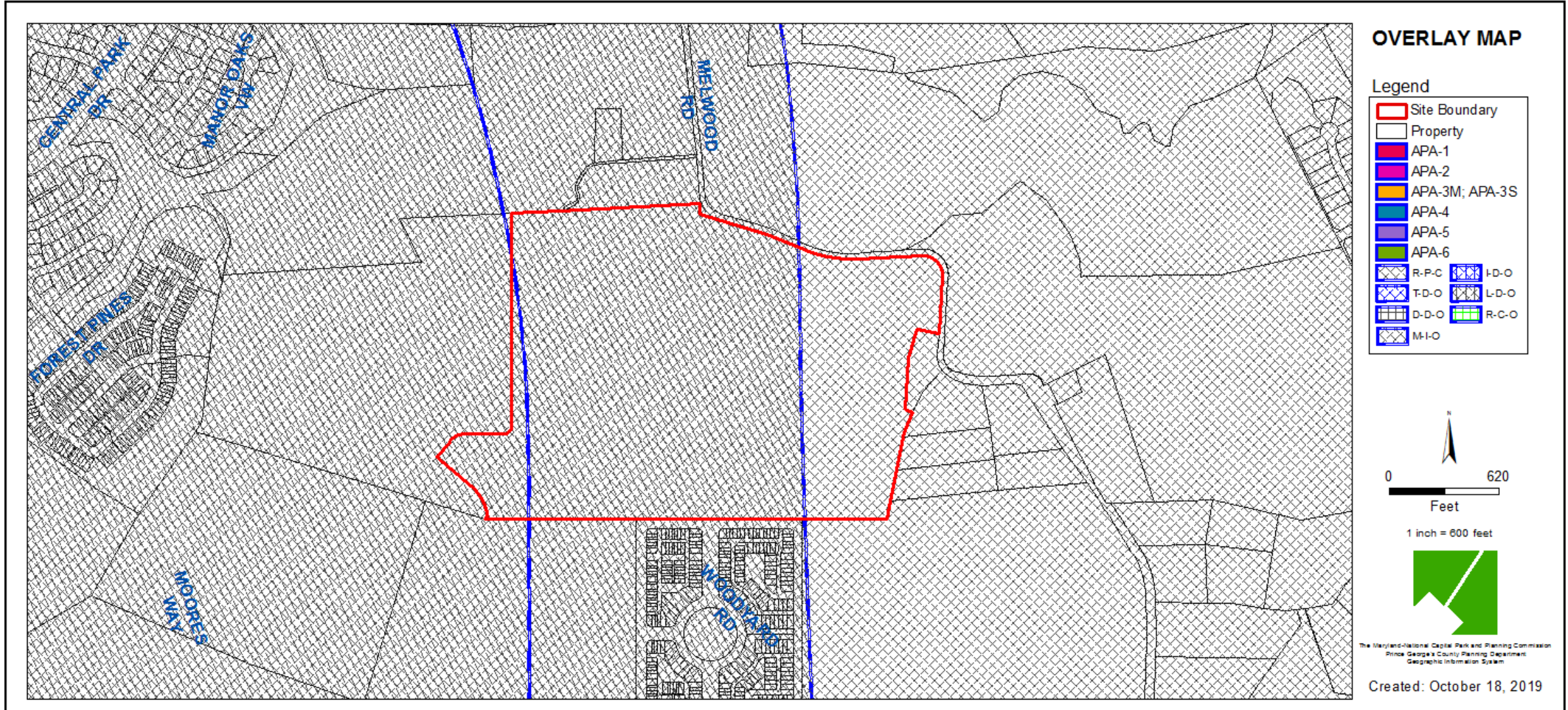
SITE VICINITY



ZONING MAP



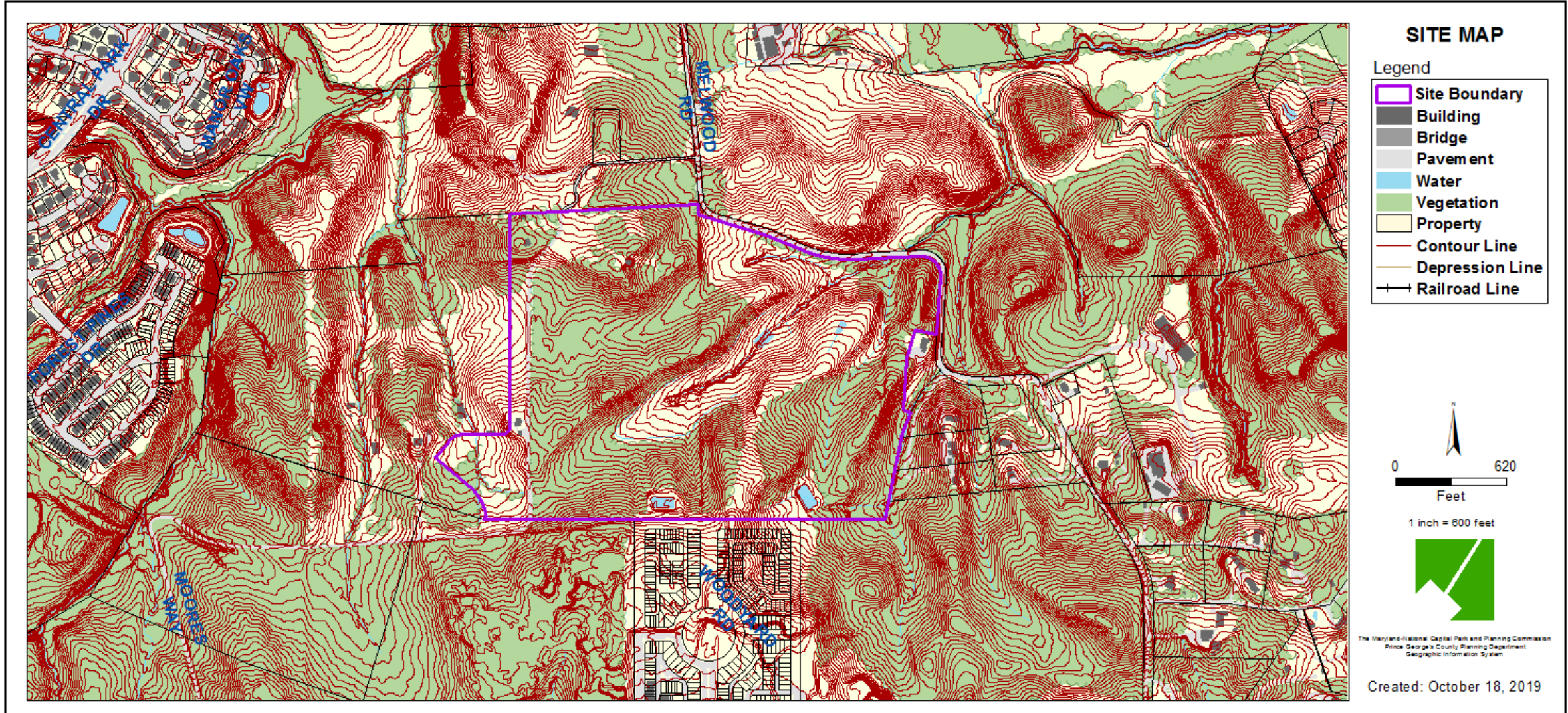
OVERLAY MAP



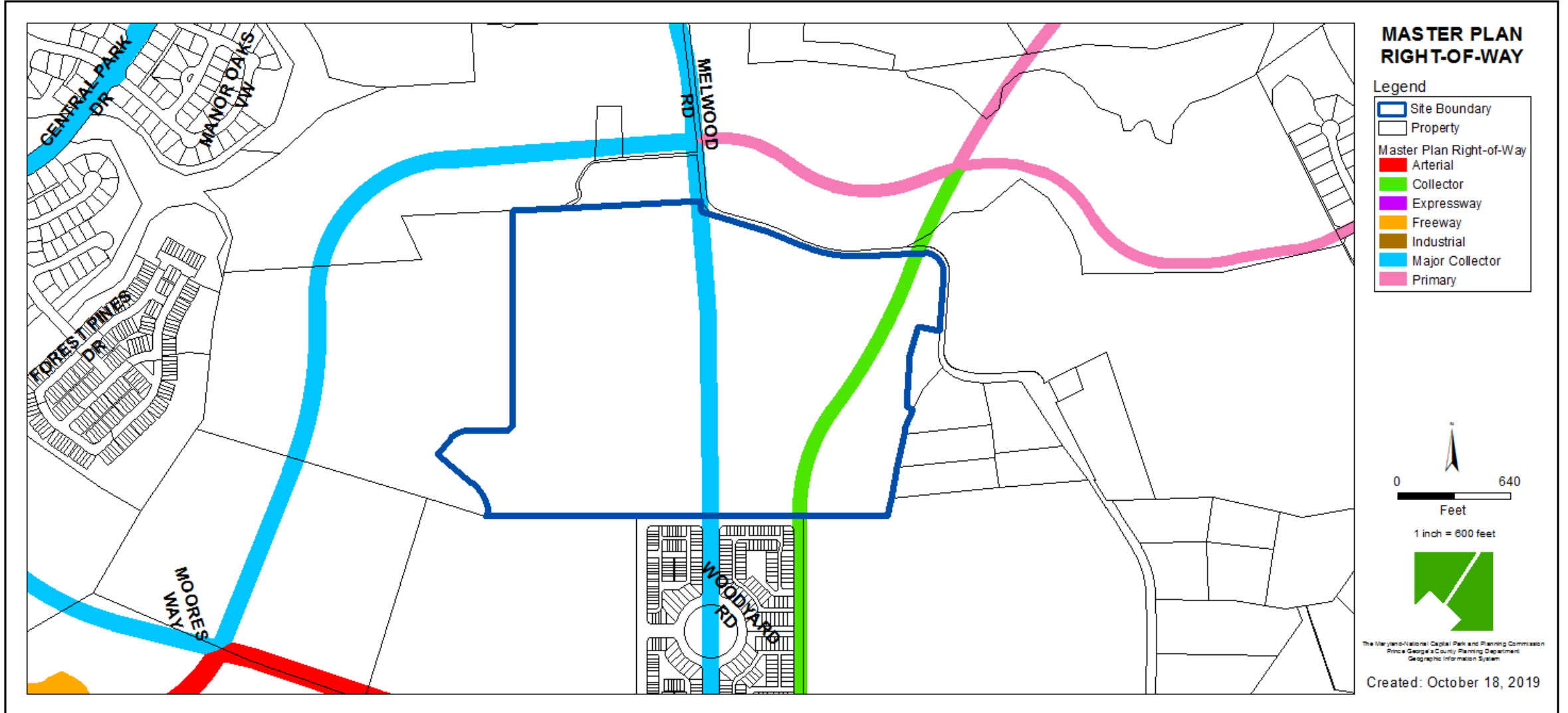
AERIAL MAP



SITE MAP



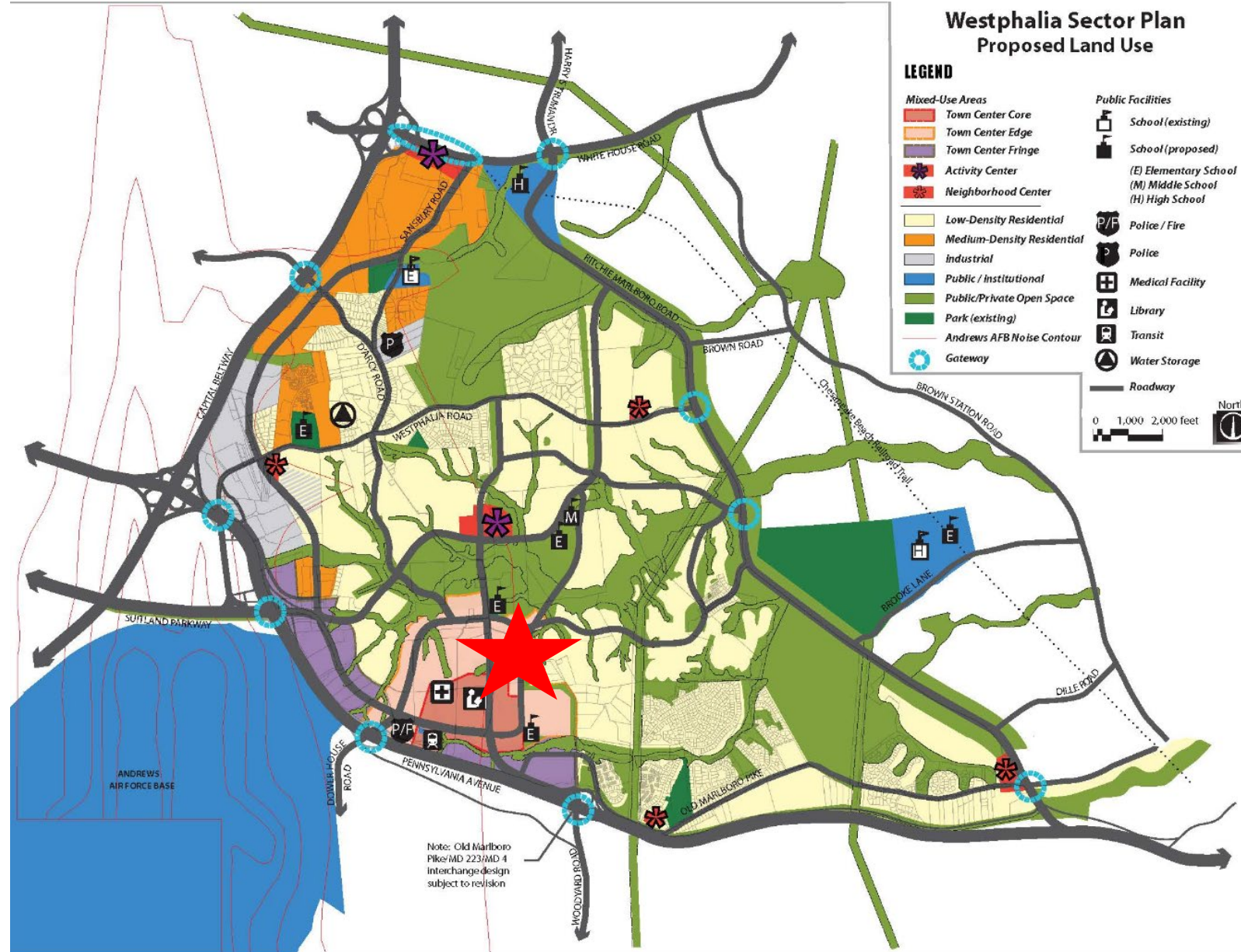
MASTER PLAN RIGHT-OF-WAY MAP



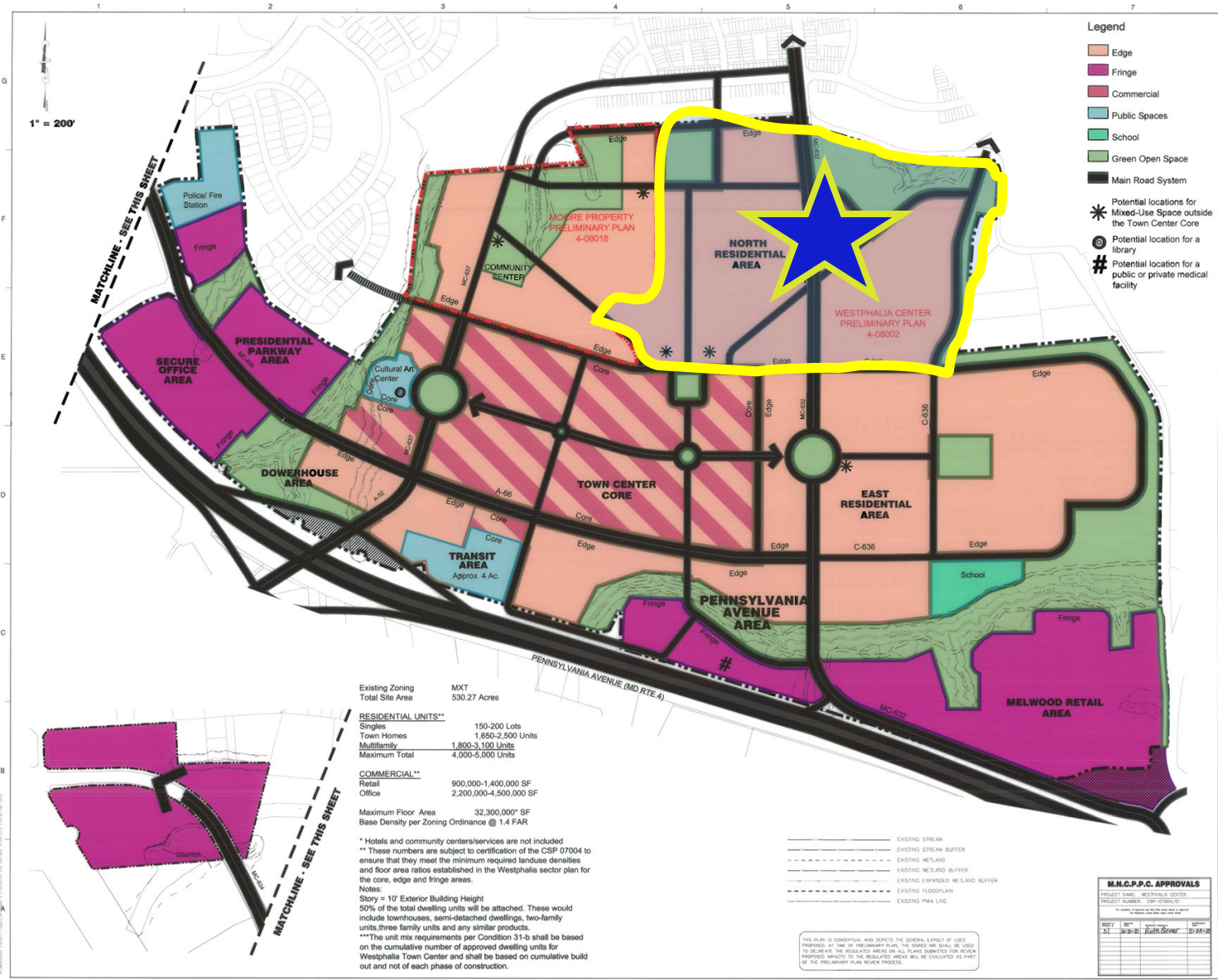
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



WESTPHALIA SECTOR PLAN



CONCEPTUAL SITE PLAN CSP-07004-01



Dewberry

Dewberry & Davis LLC
 1000 BROADWAY, SUITE 200
 WASHINGTON, DC 20004
 TEL: (202) 462-1000
 WWW.DEBERRY.COM

THE LESSARD ARCHITECTURAL GROUP, INC.
 1000 BROADWAY, SUITE 200
 WASHINGTON, DC 20004
 TEL: (202) 462-1000
 WWW.LESSARDARCHITECTS.COM

THE MARTIN ARCHITECTURAL GROUP
 1000 BROADWAY, SUITE 200
 WASHINGTON, DC 20004
 TEL: (202) 462-1000
 WWW.MARTINARCHITECTS.COM

THE TRAFFIC GROUP
 1000 BROADWAY, SUITE 200
 WASHINGTON, DC 20004
 TEL: (202) 462-1000
 WWW.TRAFFICGROUP.COM

HOW
 1000 BROADWAY, SUITE 200
 WASHINGTON, DC 20004
 TEL: (202) 462-1000
 WWW.HOWGROUP.COM

MCCARTHY & ASSOCIATES, INC.
 1000 BROADWAY, SUITE 200
 WASHINGTON, DC 20004
 TEL: (202) 462-1000
 WWW.MCCARTHYANDASSOCIATES.COM

WESTPHALIA CENTER
 PARCELS 9, 13, 15, 19, 155, 159, 161, 162, 164, 168, 170, 192, 217, 220, 221, 225, Outlot A, Outlot B, Lot 1, Tract 2, Lot 2
 PRINCE GEORGES COUNTY
 DEVELOPER/PLANNING: HOWARD
 CONTACT: PATRICK HOWARD
 TEL: (301) 980-1000

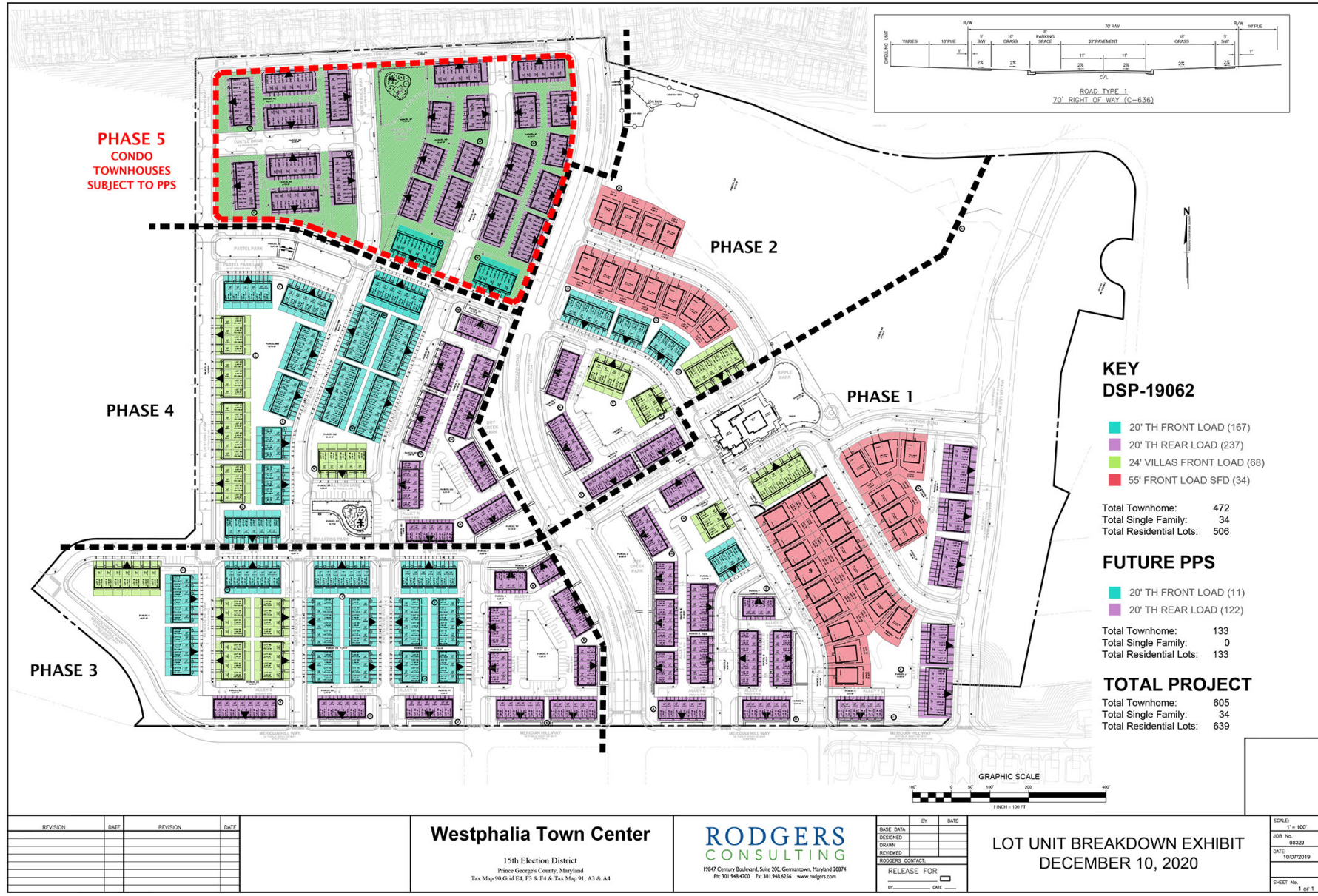
AS SHOWN



UPDATED ILLUSTRATIVE RENDERING



LOT UNIT BREAKDOWN EXHIBIT



PRELIMINARY NOT FOR CONSTRUCTION



TWO STORY UNIT BREAKDOWN EXHIBIT



POOL HOUSE FRONT (WEST) ELEVATION



POOL HOUSE REAR (EAST) ELEVATION



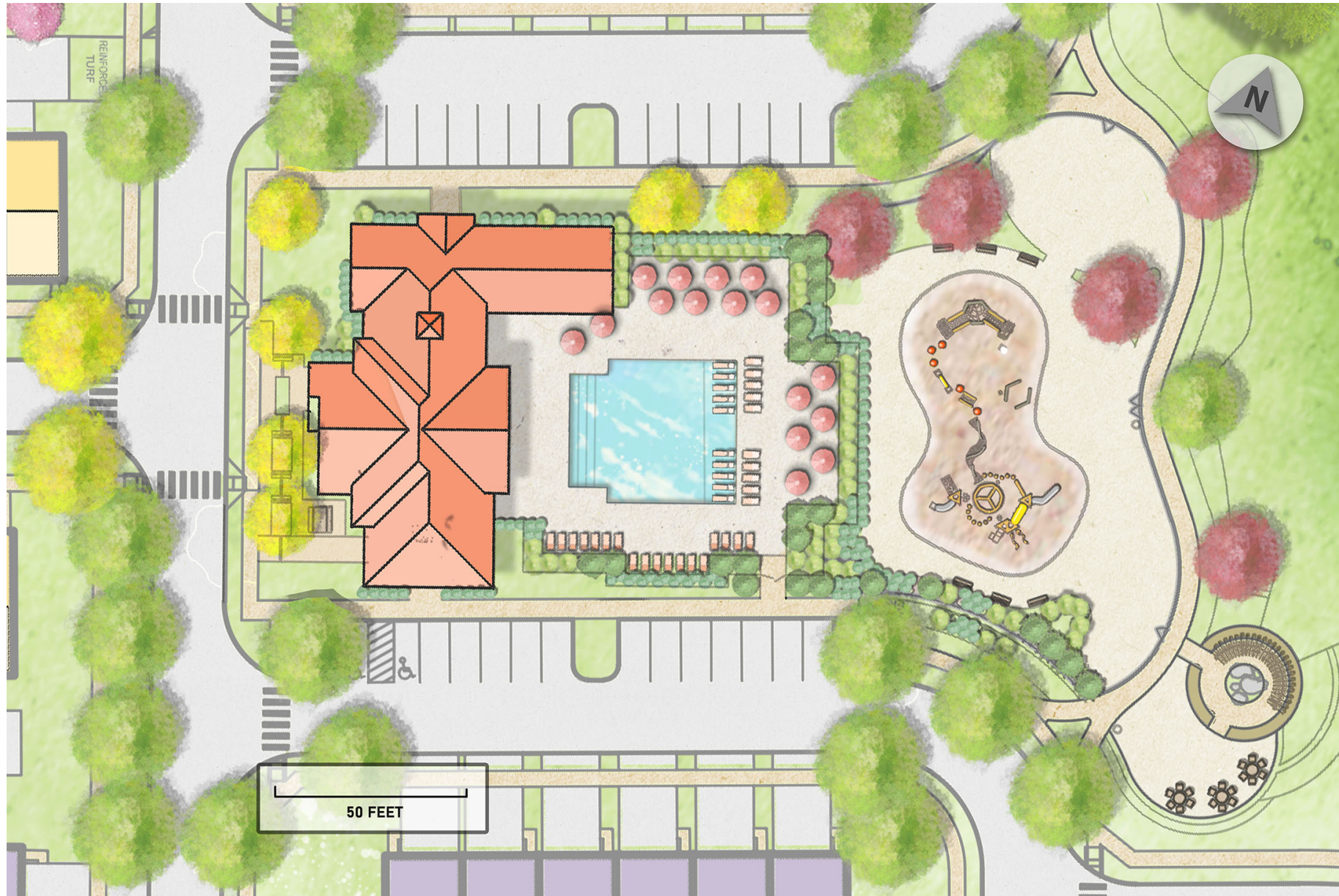
POOL HOUSE NORTH ELEVATION



POOL HOUSE SOUTH ELEVATION



POOL AREA RENDERING



SINGLE FAMILY MODELS BY DR HORTON



DEERFIELD SINGLE FAMILY BY DR HORTON



DEERFIELD SINGLE FAMILY BY DR HORTON



Westphalia
Deerfield
Left Elevation "A"
01.16.21



Westphalia
Deerfield
Right Elevation "A"



Westphalia
Deerfield



Westphalia
Deerfield
Right Hi Viz Elevation "A"
01.16.21



EASTOVER SINGLE FAMILY BY DR HORTON



EASTOVER SINGLE FAMILY BY DR HORTON



GALEN SINGLE FAMILY BY DR HORTON



HANOVER SINGLE FAMILY BY DR HORTON



HAYDEN SINGLE FAMILY BY DR HORTON



ANDREWS MODEL, TWO-STORY TOWNHOME



ANDREWS MODEL, TWO-STORY TOWNHOME



Andrew
24' x 50' 6-Plex
Left Side Elevation #1

09.24.19



Andrew
24' x 50' 6-Plex
Hi Viz Left Side Elevation #1

09.24.19



The image subject to approval

DELMAR MODEL, TWO-STORY TOWNHOME



DELMAR MODEL, TWO-STORY TOWNHOME



Delmar
20' x 45' 5-Plex
Right Side Elevation
09.24.19

© 2019 KTON Builders, Inc.



DELMAR II MODEL, TWO-STORY TOWNHOME



DELMAR II MODEL, TWO-STORY TOWNHOME



COLUMBUS MODEL, THREE-STORY TOWNHOME



COLUMBUS MODEL, THREE-STORY TOWNHOME

COLUMBUS



SIDE ELEVATION

FRONT ELEVATION '04' FRONT ELEVATION '05' FRONT ELEVATION '06' FRONT ELEVATION '07' FRONT ELEVATION '08' FRONT ELEVATION '09'

SIDE ELEVATION
MIN VISIBILITY



REAR ELEVATION

LAFAYETTE MODEL, THREE-STORY TOWNHOME



LAFAYETTE MODEL, THREE-STORY TOWNHOME



LAFAYETTE

ROYAL MODEL, THREE-STORY TOWNHOME



ROYAL MODEL, THREE-STORY TOWNHOME

ROYAL



SIDE ELEVATION
R/W 100.0' 17'

FRONT ELEVATION 100'

FRONT ELEVATION 75'

FRONT ELEVATION 100'

FRONT ELEVATION 100'

FRONT ELEVATION 100'

FRONT ELEVATION 100'

SIDE ELEVATION



REAR ELEVATION

BRICK FRONTAGE EXHIBIT

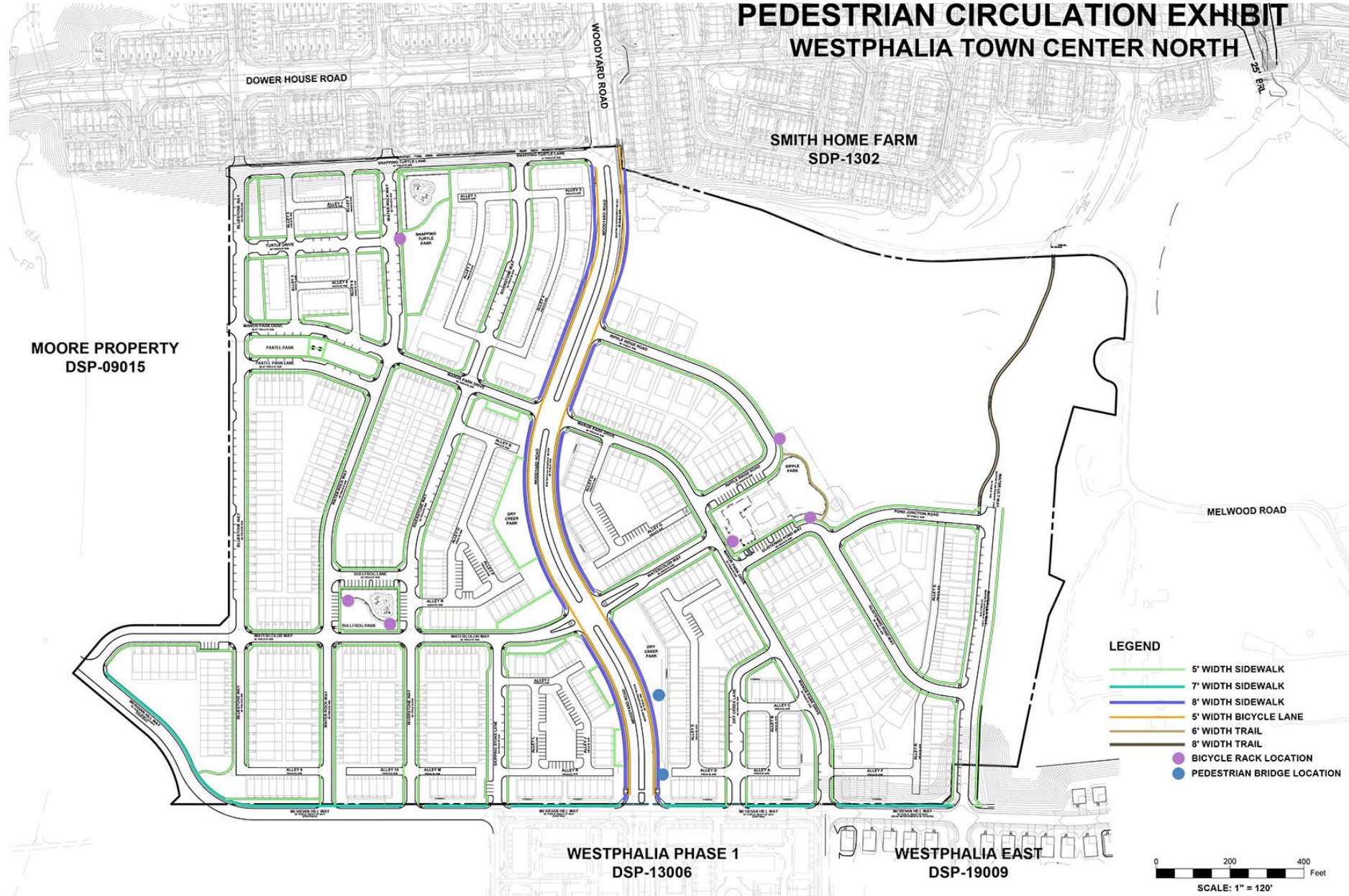


BRICK FRONTAGE

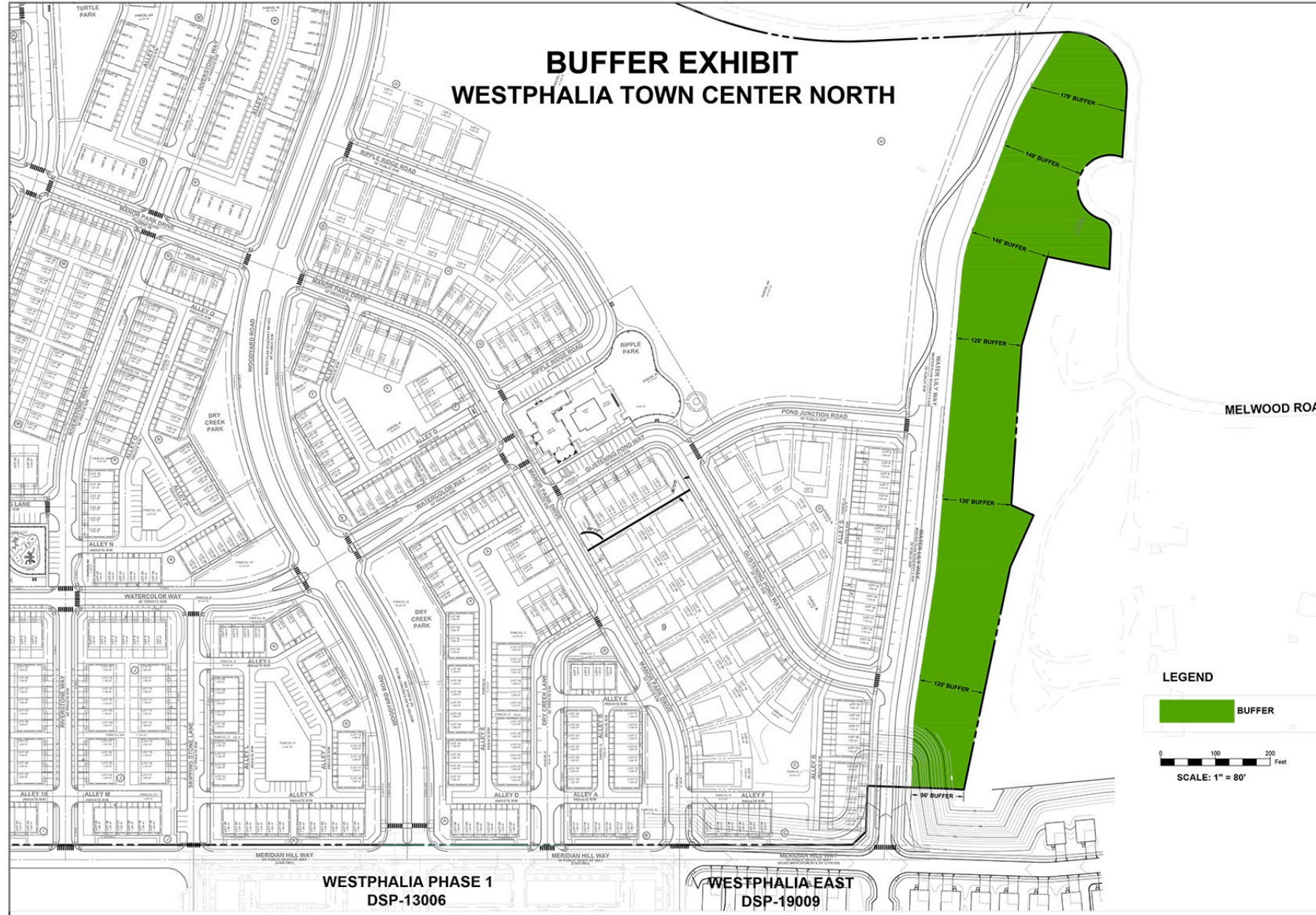
- 70% COVERAGE
- 50% COVERAGE
- 30% COVERAGE

BICYCLE AND PEDESTRIAN CIRCULATION EXHIBIT

PEDESTRIAN CIRCULATION EXHIBIT WESTPHALIA TOWN CENTER NORTH



BUFFER EXHIBIT

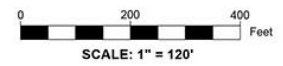


PUBLIC/PRIVATE ROADS EXHIBIT

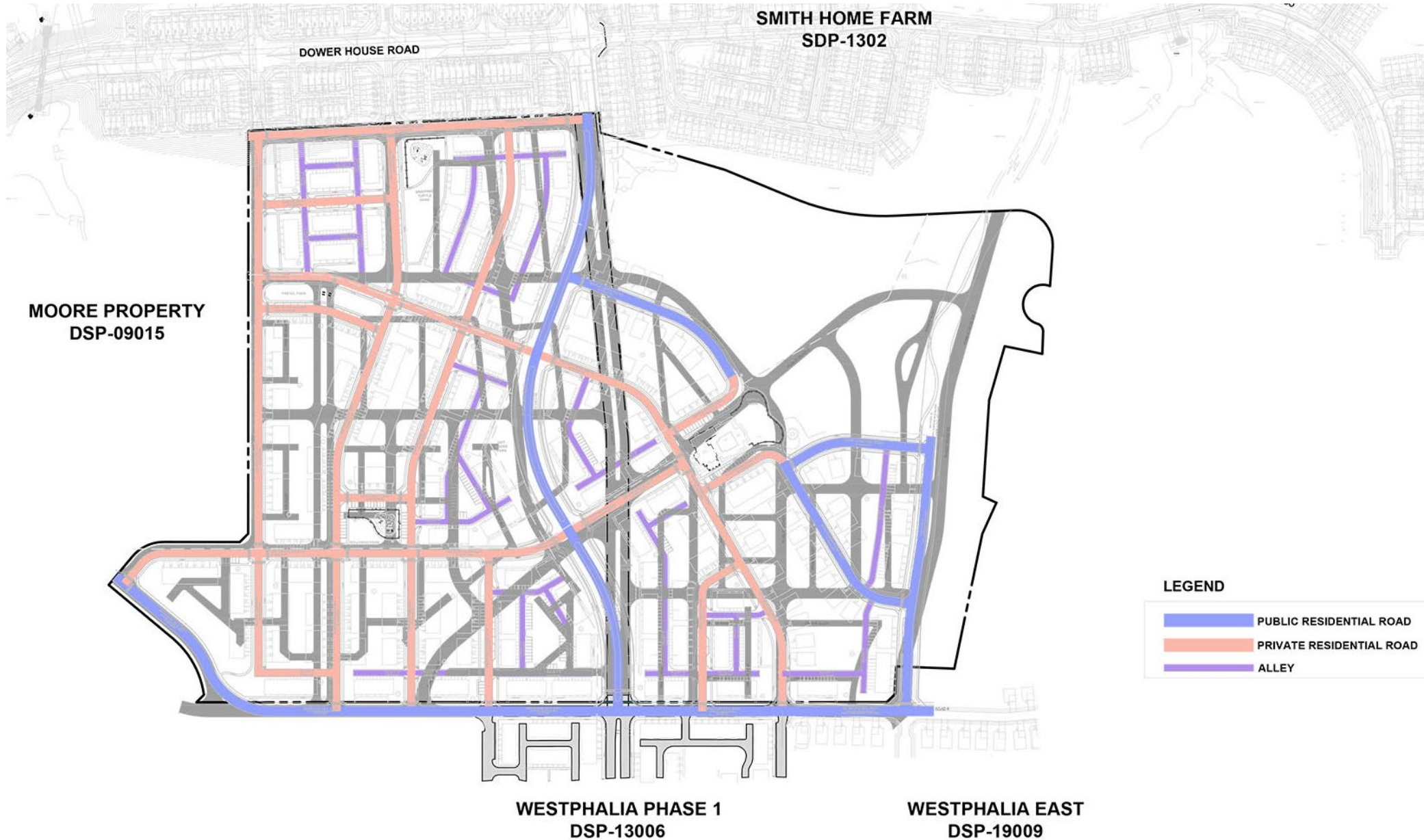


LEGEND

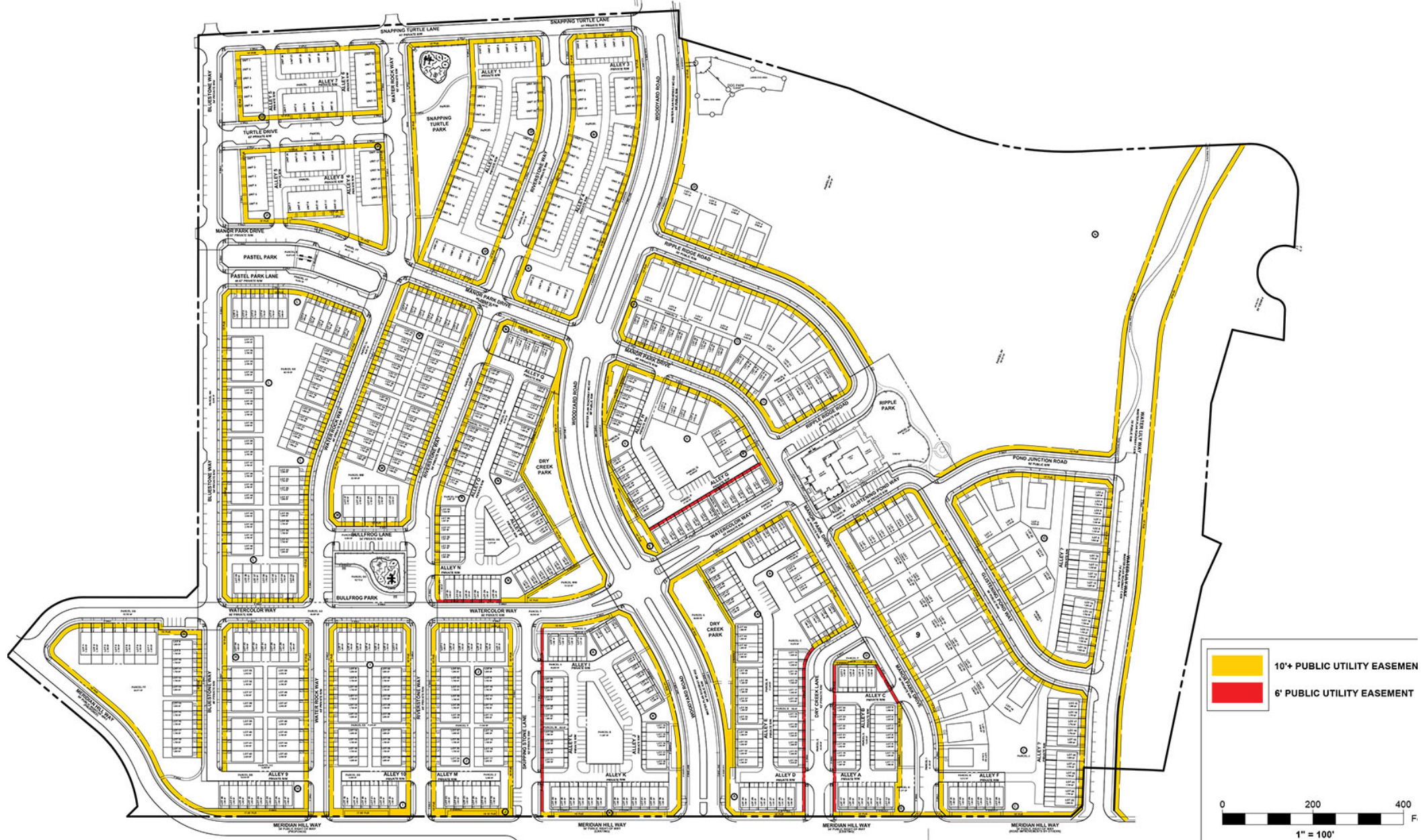
- █ PUBLIC RESIDENTIAL ROAD
- █ PRIVATE RESIDENTIAL ROAD
- █ ALLEY
- █ 5' WIDTH SIDEWALK
- █ 7' WIDTH SIDEWALK
- █ 8' WIDTH SIDEWALK
- █ 5' WIDTH BICYCLE LANE
- █ 6' WIDTH TRAIL



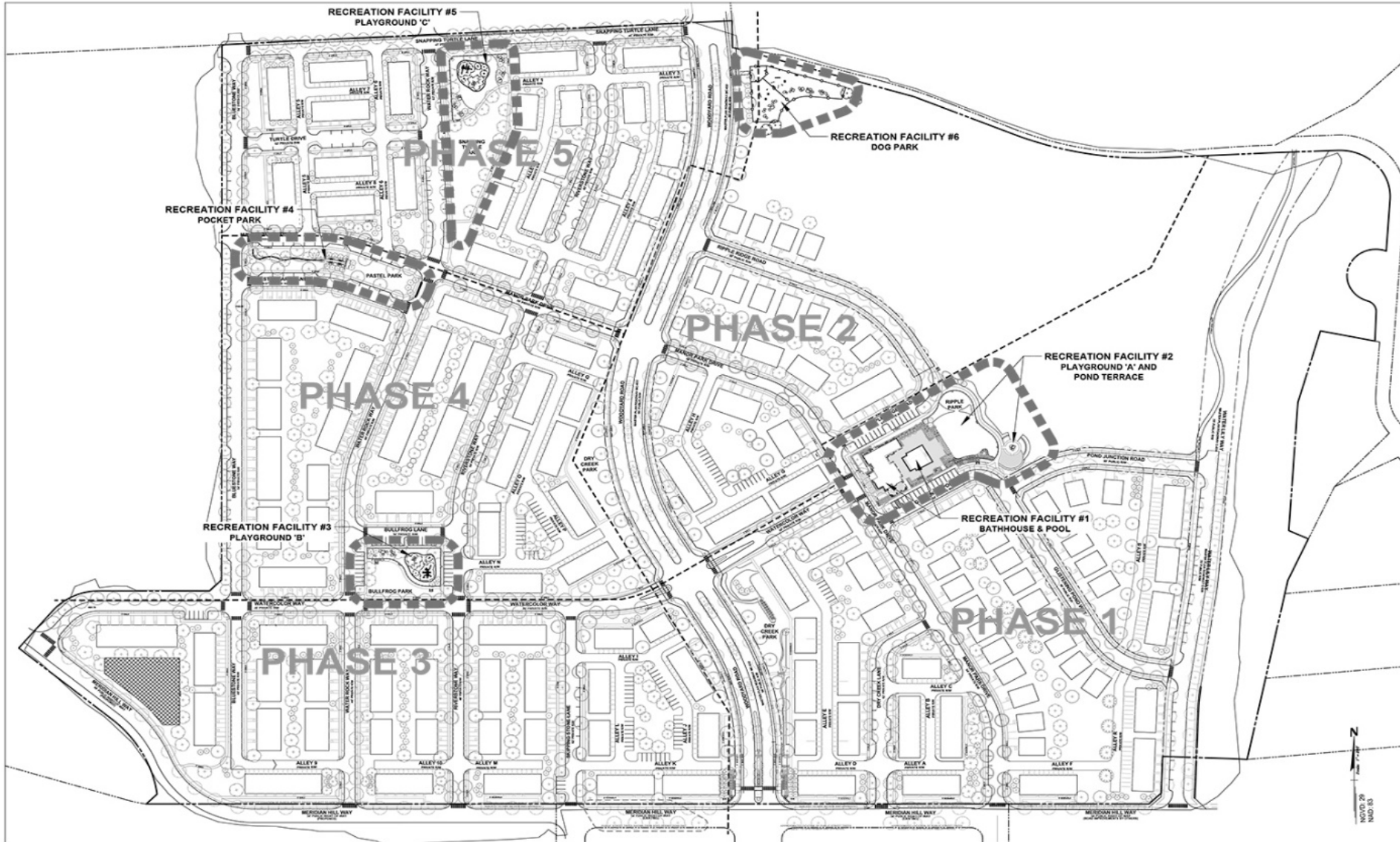
VEHICULAR CIRCULATION OVERLAY EXHIBIT



PUBLIC UTILITIES EASEMENT EXHIBIT



RECREATION FACILITY DETAILS



1 Recreation Facilities Key
Scale: 1" = 100'



RECREATION FACILITY #2 DETAILS

1 RECREATION AMENITY #1
Scale: 1/8" = 1'-0"
Use: Pool and Pool House

2 RECREATION AMENITY #2
Scale: 1/8" = 1'-0"
Use: Playground and Pond Court

3 TRASH RECEPTACLE
Scale: N.T.S.
Manufacturer: Vicer Stanley, Inc.
Model: F100-30 Titanium

4 6FT BENCH
Scale: N.T.S.
Manufacturer: Vicer Stanley, Inc.
Style: 516, steel

5 PERGOLA
Scale: N.T.S.
Manufacturer: Poligon

6 PICNIC TABLE
Typical Detail N.T.S.
Manufacturer: Landscapforms

7 BIKE RACK
Typical Detail N.T.S.
Manufacturer: Landscapforms

8 48" RIGID MESH WAVETOP FENCE
Typical Detail N.T.S.
Manufacturer: Dutak

9 72" RIGID MESH WAVETOP FENCE
Typical Detail N.T.S.
Manufacturer: Dutak

10 RECREATION AMENITY #2
Typical Detail N.T.S.
Manufacturer: Eagle Play Structures

11 PLAYGROUND SIGN
Typical Detail N.T.S.
Manufacturer: Eagle Play Structures

12 POND TERRACE SEATING
Typical Detail N.T.S.

13 ROCK FOCAL POINT
Typical Detail N.T.S.

14 FIREBOWL
Typical Detail N.T.S.

6ft Bench
Scale: N.T.S.
Manufacturer: Vicer Stanley, Inc.
Style: 516, steel

Poligon Pergola
Scale: N.T.S.
Manufacturer: Poligon

Picnic Table
Scale: N.T.S.
Manufacturer: Landscapforms

Bike Rack
Scale: N.T.S.
Manufacturer: Landscapforms

48" Rigid Mesh Wavetop Fence
Scale: N.T.S.
Manufacturer: Dutak

72" Rigid Mesh Wavetop Fence
Scale: N.T.S.
Manufacturer: Dutak

Eagle Play Structures
Scale: N.T.S.
Manufacturer: Eagle Play Structures

Playground Sign
Scale: N.T.S.
Manufacturer: Eagle Play Structures

Rock Focal Point
Scale: N.T.S.

Firebowl
Scale: N.T.S.

REVISION

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant:
DR Horton
c/o Griffin Burns
181 Harry Truman Pkwy, Ste. 200
Annapolis, Maryland 21401

WESTPHALIA TOWN CENTER NORTH
TAX MAP 90, GRID E4, F2 & F4 & F1A MAP #1, GRID A3 & A4
300 FOOT MAP 20686B9
ELECTION DISTRICT No. 18
MELWOOD, PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
101 Riverside Lane, Suite 200, Largo, Maryland 20774
P: 301.746.4300 F: 301.746.4328 www.rodgers.com

RECREATION DETAILS

NOTE: ALL PRODUCTS AND MATERIALS AS SPECIFIED UNLESS EQUIVALENT SUBSTITUTION APPROVED BY LANDSCAPE ARCHITECT AND M-CRPPC.

DETAILED SITE PLAN DSP-19062
WISDC MAP 20686B9
TAX MAP 90, GRID E4, F2 & F4
TAX MAP 91, GRID A3 & A4

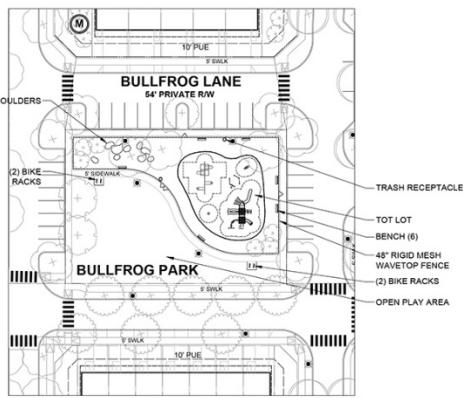
PROFESSIONAL SEALS
LANDSCAPE ARCHITECT
M-CRPPC

DATE: JAN 2021
SCALE: 27 of 30


PRELIMINARY NOT FOR CONSTRUCTION



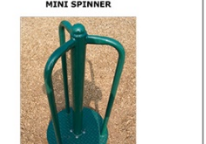
RECREATION FACILITY #3 DETAILS




1 RECREATION AMENITY #3
Scale: 1"=30'



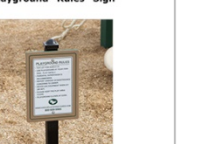
3 "Allie the Gator" SPRING RIDER
Body: Roto-molded plastic
Post & Spring Components: Galvanized Steel - Powder Coated
Hardware: Stainless & Galvanized Steel
Installation: Anchor bolts in concrete footings
Use Zone: 12' x 12'




4 MINI SPINNER
Platform, uprights, and grips: Powder Coated Steel
Installation: Embedded in concrete footings
Use Zone: 14' Diameter




5 POLY-TIMBER BORDER
Material: Roto-molded polyethylene
Hardware: Galvanized steel ground spike
Dimensions:
L: 8'-0" (8' 0" x 4" x 4")
W: 2'-0" (2' 0" x 4" x 4")
Installation: In-ground, anchored with spike.




6 Playground "Rules" Sign
Post: 2"x3" Steel Pipe
Sign: Vinyl coated aluminum with HDPE backing & frame
Finish: Powdercoated post
Installation: In-ground mount, embedded in concrete footing.




7 DOUBLE-BAY SWING SET
Uprights: 2" Aluminum posts - Powder coated
Crossbeams: 3 1/2" Tubular steel - Powder Coated
Installation: Embedded in concrete footings
Swing Seating: Belt Seats (2), Tot-Buckets (2)
Hardware: Galvanized hardware, Plastic coated Chains




8 ADA SWING SEAT
Construction: Roto-Molded LDPE
Hardware: Stainless Steel, Tamper proof




9 48" RIGID MESH WAVETOP FENCE
Typical Detail N.T.S.
Manufacturer: Duxtek



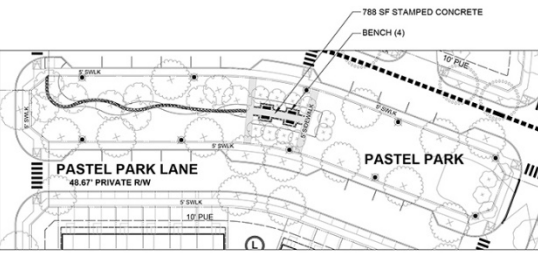
11 6FT BENCH
Scale: N.T.S.
Manufacturer: Volar Stanley, Inc
Steel, Elm, steel




10 TRASH RECEPTACLE
Scale: N.T.S.
Manufacturer: Volar Stanley, Inc
Material: Finish: 500-98 / Titanium



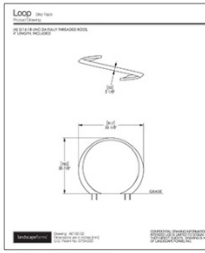
12 BOULDERS
Typical Detail N.T.S.



13 RECREATION AMENITY #4
Scale: 1"=30'



2 RECREATION AMENITY #3
Scale: 1"=30'



14 BIKE RACK
Typical Detail N.T.S.
Manufacturer: Landscapiforms

DETAILED SITE PLAN DSP-19062
WSSC MAP 206SE09
TAX MAP #0, GRID E4, F3 & F4
TAX MAP #1, GRID A3 & A4

NOTE: ALL PRODUCTS AND MATERIALS AS SPECIFIED UNLESS EQUIVALENT SUBSTITUTION APPROVED BY LANDSCAPE ARCHITECT AND M-NCPPC.

WESTPHALIA TOWN CENTER NORTH
TAX MAP 99 GRIDS E4, F3 & F4 & TAX MAP #1, GRIDS A3 & A4
300 FOOT MAP 206SE09
ELECTION DISTRICT No. 15
MILWOOD, PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
100 Republic Lane, Suite 200, Upper Merion, PA
P. 301.948.0700 F. 301.948.0240 www.rodgers.com

RECREATION DETAILS

DATE: 08/20
DATE: JAN 2020
PAGE: 28 of 30

PRELIMINARY NOT FOR CONSTRUCTION



RECREATION FACILITY DETAILS -RECREATION AMENITY "5"

1 RECREATION AMENITY #5
Scale: 1"=30'
Use: Playground

"Alle the Gator" SPRING RIDER

Body: Roto-molded plastic
Pan & Spring Components: Galvanized Steel - Powder Coated
Hardware: Stainless & Galvanized Steel
Installation: Anchor bolts in concrete footing(s)
Use Zone: 15' x 13'

3 SPRING RIDER
Typical Detail N.T.S.
Manufacturer: Eagle Play Structures

MINI SPINNER

Platform, upright, and grips: Powder Coated Steel
Installation: Embedded in concrete footing(s)
Use Zone: 14' Diameter

4 MINI SPINNER
Typical Detail N.T.S.
Manufacturer: Eagle Play Structures

Poly-Timber Borders

Material: Roto-molded polyethylene
Hardware: Galvanized steel ground spike
Dimensions: 8" Borehole: 8" x 4" x 4", 32" Borehole: 12" x 4" x 4"
Installation: In-ground, anchored with spikes.

5 POLY-TIMBER BORDER
Typical Detail N.T.S.
Manufacturer: Eagle Play Structures
Use: Safety Surface Enclosure at Playgrounds

Playground "Rules" Sign

Post: 2"x2" Steel Pipe
Sign: Vinyl coated aluminum with HDPE backing & frame
Finish: Powdercoated post
Installation: In-ground mount, embedded in concrete footing.

6 PLAYGROUND SIGN
Typical Detail N.T.S.
Manufacturer: Eagle Play Structures

"SURF ROCKER"

Materials: HDPE Deck, Powder Vinyl Coated Steel Frame and Springs
Hardware: Stainless and Galvanized Steel
Installation: Embedded in concrete footing(s)
Use Zone: 15' x 13'

7 SURF ROCKER
Typical Detail N.T.S.
Manufacturer: Eagle Play Structures

Mono-Post Swings - 2 Belt Seats & 2 Tot-Buckets

Uprights: 3" Aluminum posts - Powder coated
Connectors: 2 1/2" Tubular steel - Powder Coated
Installation: Embedded in concrete footing(s)
Swing Seating: Belt Seats (2), Tot-Buckets (2)
Hardware: Galvanized hardware, Raintight coated Chains

8 DOUBLE-BAY SWING SET
Typical Detail N.T.S.
Manufacturer: Eagle Play Structures

ADA Swing Seat

Construction: Roto-Molded LDPE
Hardware: Stainless Steel, Tamper proof

9 ADA SWING SEAT
Typical Detail N.T.S.
Manufacturer: Eagle Play Structures

10 TRASH RECEPTACLE
Scale: N.T.S.
Manufacturer: Victor Stanley, Inc.
Model: Frank 100-08 Flipper

11 6FT BENCH
Scale: N.T.S.
Manufacturer: Victor Stanley, Inc.
Style: Elm steel

12 48" RIGID MESH WAVETOP FENCE
Typical Detail N.T.S.
Manufacturer: Duane

13 BIKE RACK
Typical Detail N.T.S.
Manufacturer: Landscapers

14 BOULDERS
Typical Detail N.T.S.

2 RECREATION AMENITY #5
Typical Detail N.T.S.
Manufacturer: Eagle Play Structures

Eagle Play Structures™
Division of Eagle Play Structures, Inc.
10078 Tyler Place
Wheatfield, MD 21784
1-800-408-8986
Fax: 301-667-4484

Job Name: Westphalia North
Model #: Site Plan - North Side
Layout Space Required: 68'x67'
Align: 2x12
Rep: Brian Wallace
301-667-4147 x 1016 **Date:** 05-01-20

IPEMA MEMBER

Westphalia North

LODD

14 BOULDERS
Typical Detail N.T.S.

NOTE: ALL PRODUCTS AND MATERIALS AS SPECIFIED UNLESS EQUIVALENT SUBSTITUTION APPROVED BY LANDSCAPE ARCHITECT AND M-NCPPC.

DETAILED SITE PLAN DSP-19062
WSSC MAP 90B0609
TAX MAP 90, GRID E4, F3 & F4
TAX MAP 91, GRID A3 & A4

PROFESSIONAL CERTIFICATION
THESESE COUNTY PLANNING DEPARTMENT
ON APPROVED BY ME, AND
I HEREBY CERTIFY THAT THE
PLANS AND SPECIFICATIONS
HEREON COMPLY WITH THE
REQUIREMENTS OF THE
STATE OF MARYLAND.

RECREATION DETAILS

DRD
THE DEVELOPMENT REVIEW DIVISION

PRELIMINARY NOT FOR CONSTRUCTION

REVISION	DATE	REVISION	DATE	REVISION	DATE	APPLICANT

WESTPHALIA TOWN CENTER NORTH
TAX MAP 90 GRIDS E4, F3 & F4 & TAX MAP 91, GRIDS A3 & A4
200 FOOT MAP 2086E09
ELECTION DISTRICT No. 10
MELWOOD, PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Trappan Lane, Suite 308, Largo, Maryland 20774
Ph: 301-746-4700 Fax: 301-746-4254 www.rodgers.com

RECREATION DETAILS

DATE: 08/23
DATE: JAN 2020
SHEET NO. 30 OF 30

Slide 49 of 51

DC date: 3/29/2021

RECREATION FACILITY #6 DETAILS - DOG PARK

1 RECREATION AMENITY #6
Scale: 1"=20'
User: Dog Park

2 TRASH RECEPTACLE
Scale: N.T.S.
Manufacturer: Vitor Stanley, Inc.
Model: Fresh 100-018-Fluoroc

4 60" WIRE MESH FENCE - BLACK
Scale: N.T.S.
Manufacturer: Jerb

6 PET WASTE STATION
Scale: N.T.S.

3 6FT BENCH
Scale: N.T.S.
Manufacturer: Vitor Stanley, Inc.
Style: Eva steel

5 BOULDER WALL
Scale: N.T.S.

8 TEETER TOTTER
Scale: N.T.S.

10 LARGE HOOP JUMP
Scale: N.T.S.

12 SMALL HOOP JUMP
Scale: N.T.S.

14 WEAVE POSTS
Scale: N.T.S.

7 WATER FOUNTAIN
Scale: N.T.S.

9 ROVER JUMP OVER
Scale: N.T.S.
CSP: 01-100 - MATAK

11 CRAWL TUNNEL
Scale: N.T.S.

13 PAW TABLE
Scale: N.T.S.

15 FIRE HYDRANT
Scale: N.T.S.
Manufacturer: Bark Park

7 WATER FOUNTAIN
Scale: N.T.S.

NOTE: ALL PRODUCTS AND MATERIALS AS SPECIFIED UNLESS EQUIVALENT SUBSTITUTION APPROVED BY LANDSCAPE ARCHITECT AND M-NCPPC.

WESTPHALIA TOWN CENTER NORTH
TAX MAP 90 GRIDS E4, F3 & F4 & TAX MAP 81, GRIDS A3 & A4
200 FOOT MAP 200503
MELWOOD, PRINCE GEORGES COUNTY, MARYLAND

RODGERS CONSULTING
1101 Pennsylvania Ave. NE, 10th Floor, Washington DC 20002
P: 301.946.4700 F: 301.946.4256 www.rodgers.com

RECREATION DETAILS

DATE: 08/23/2020
SCALE: 3/8" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION



TYPE II TREE CONSERVATION PLAN

