

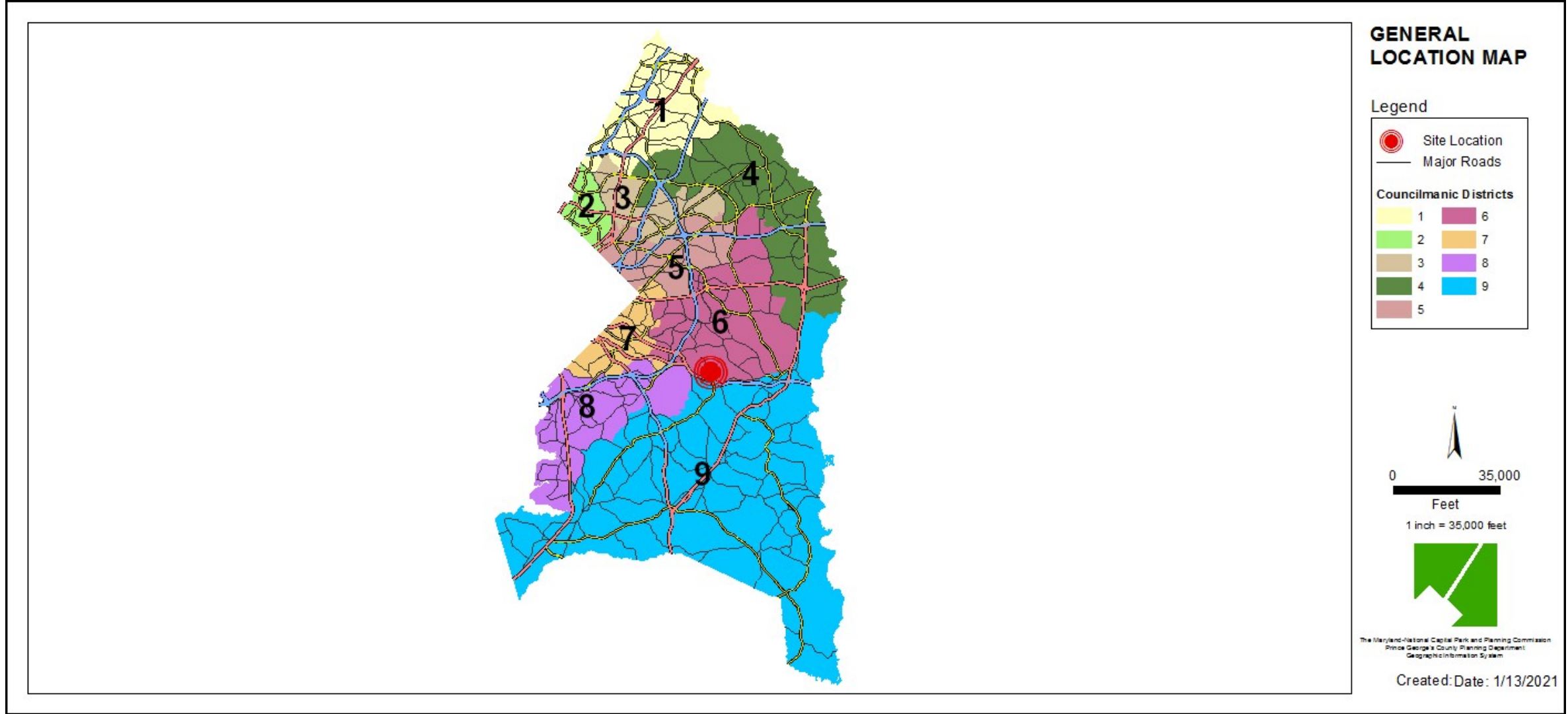
ITEM: 9

CASE: DSP-19009-01

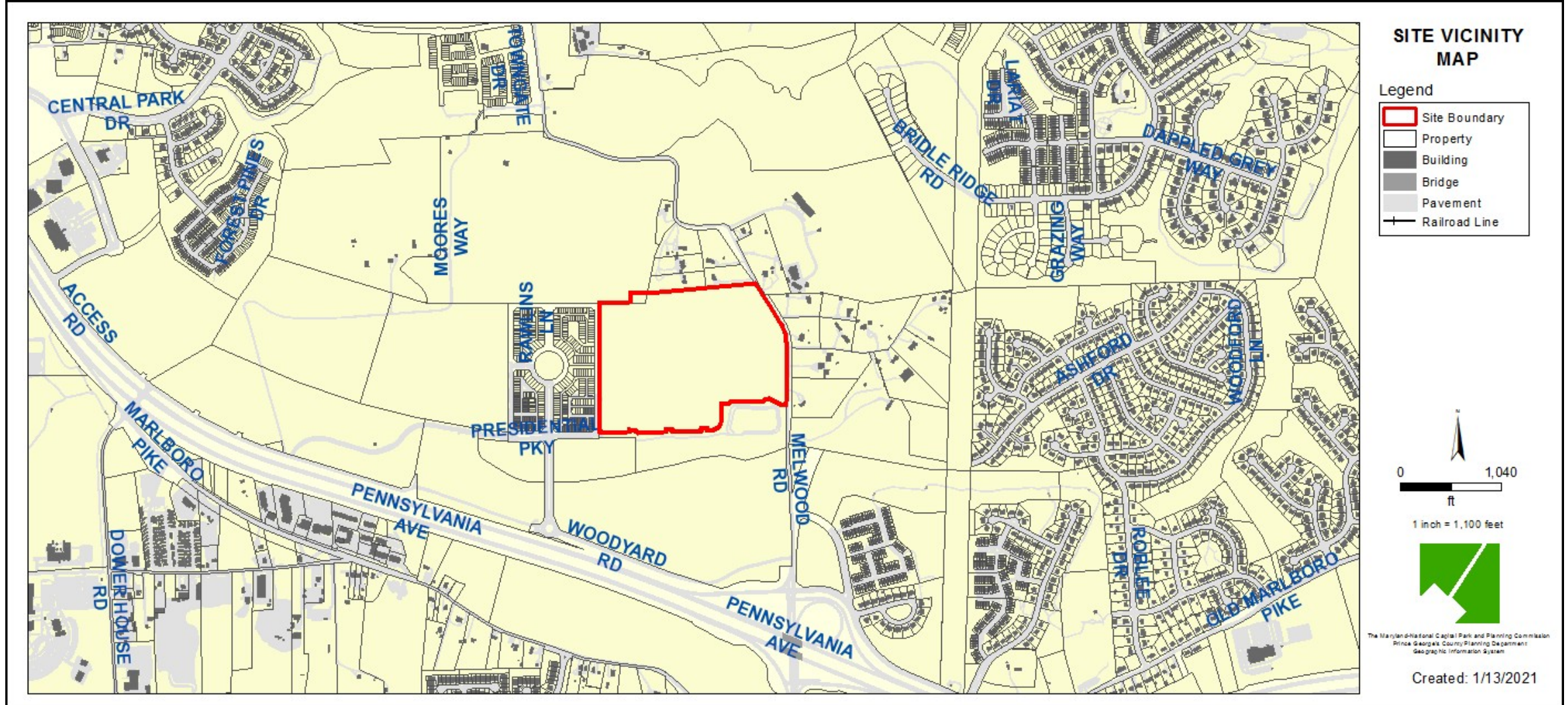
WESTPHALIA EAST COMMUNITY BUILDING

THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT

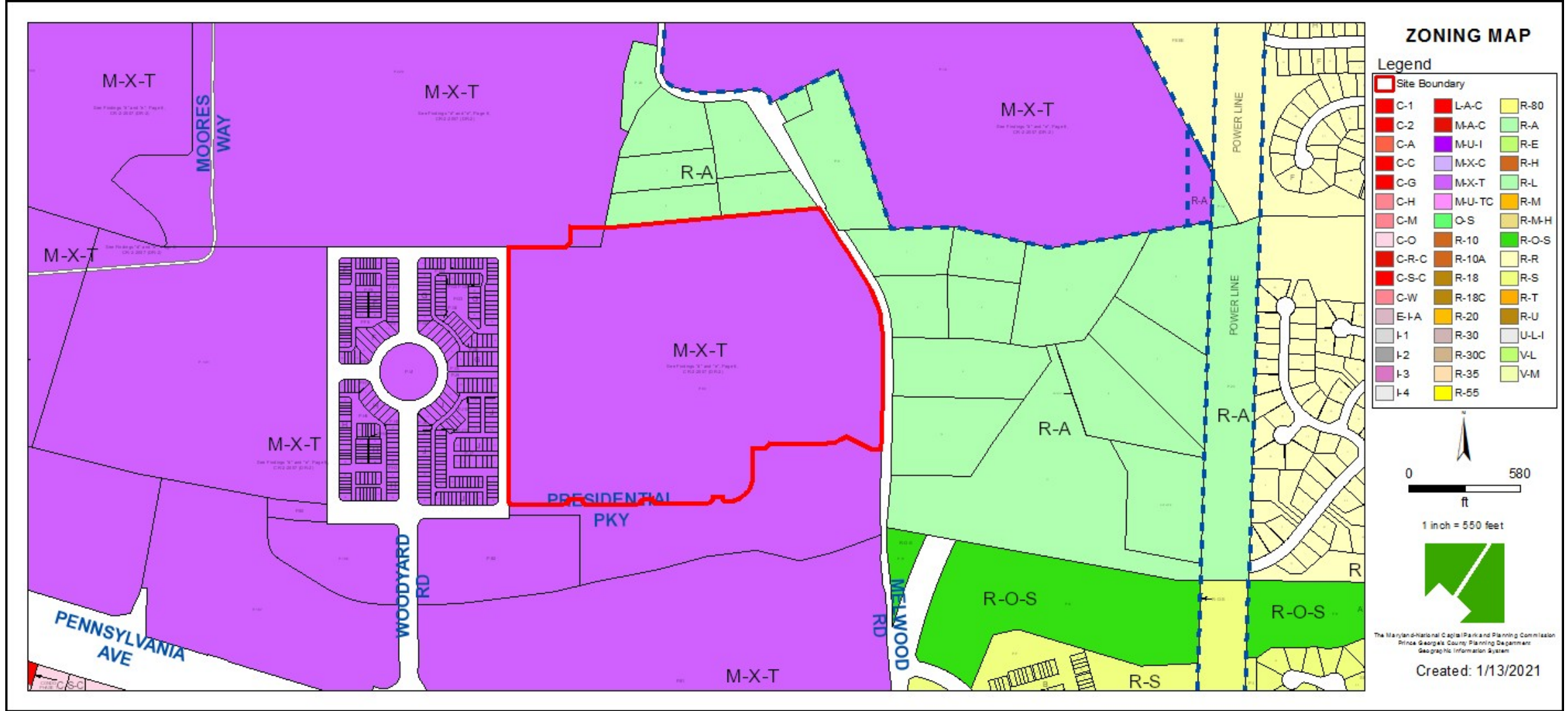
GENERAL LOCATION MAP



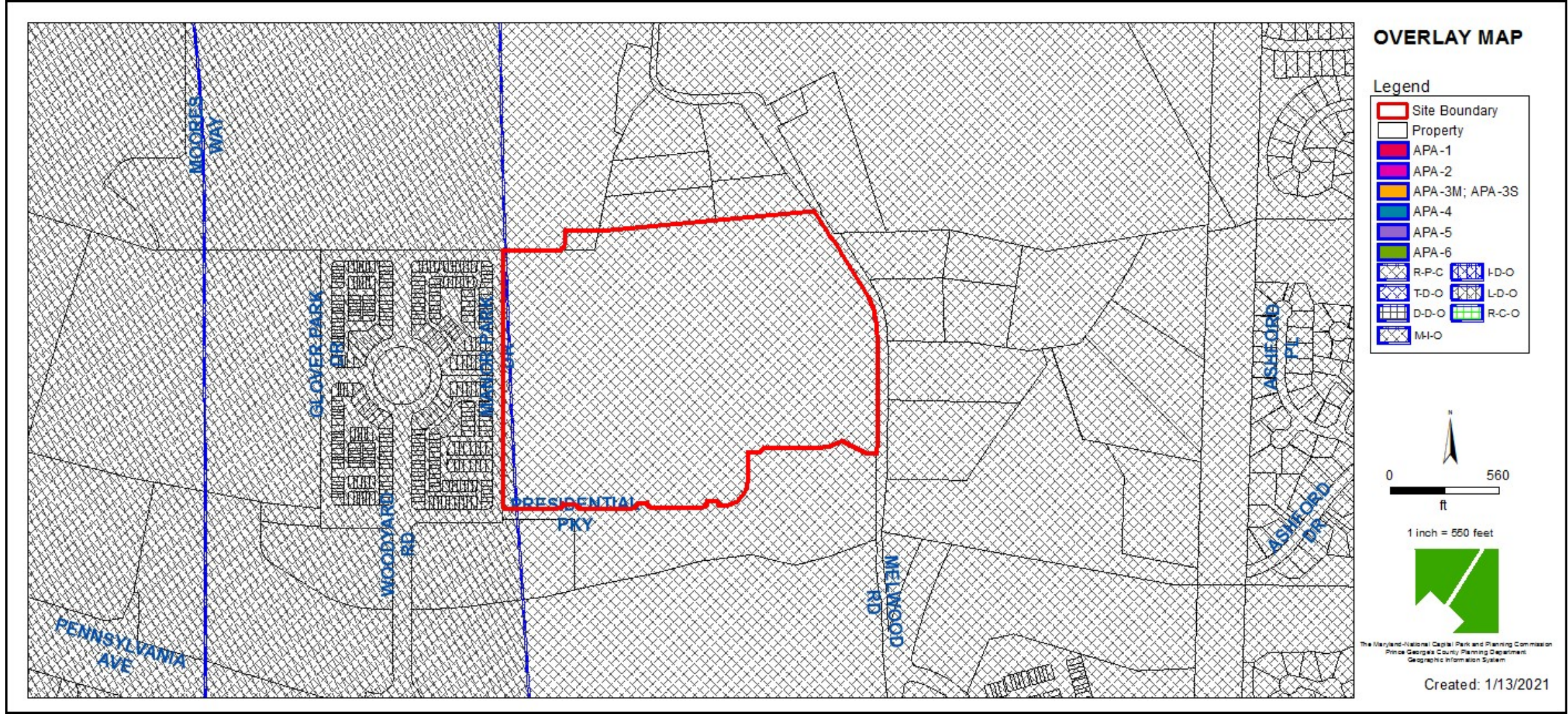
SITE VICINITY



ZONING MAP



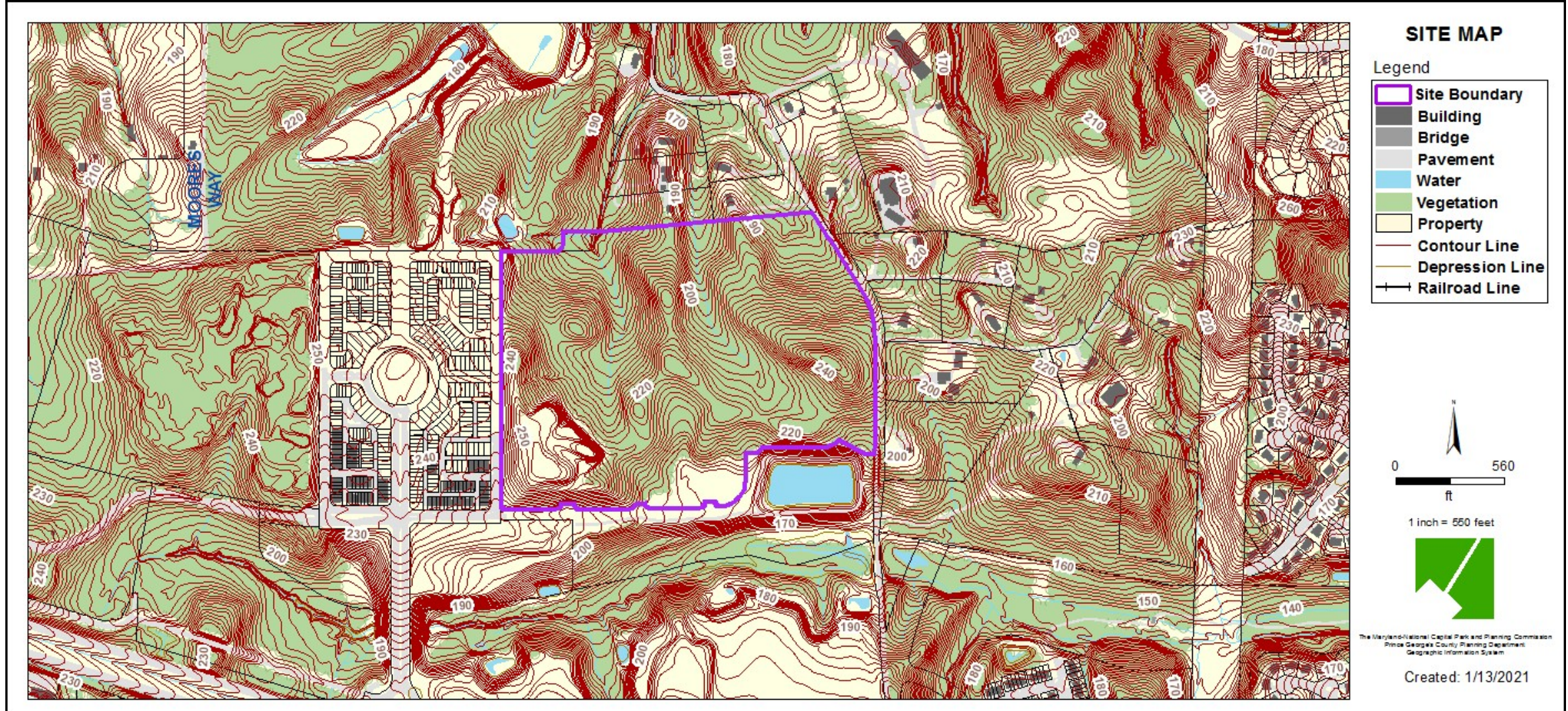
OVERLAY MAP



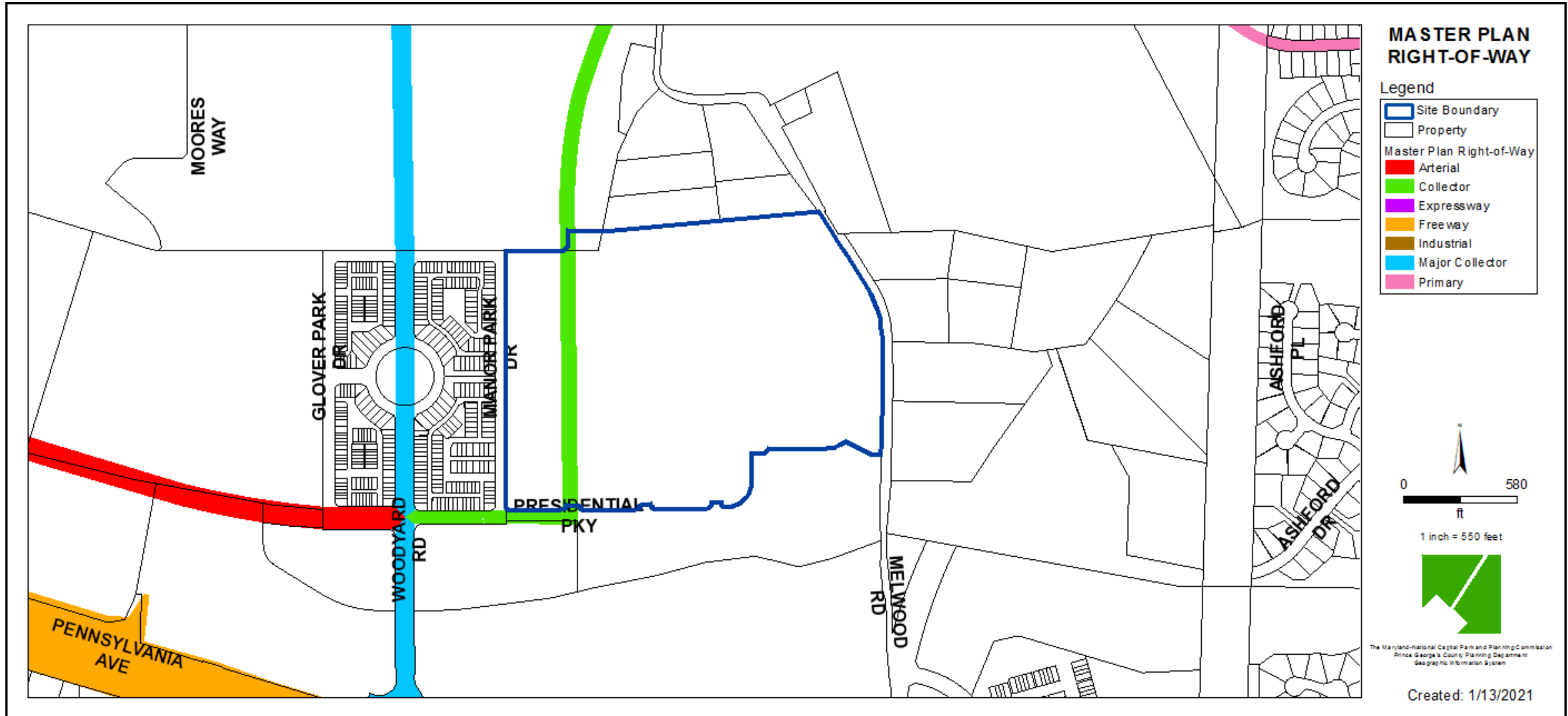
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

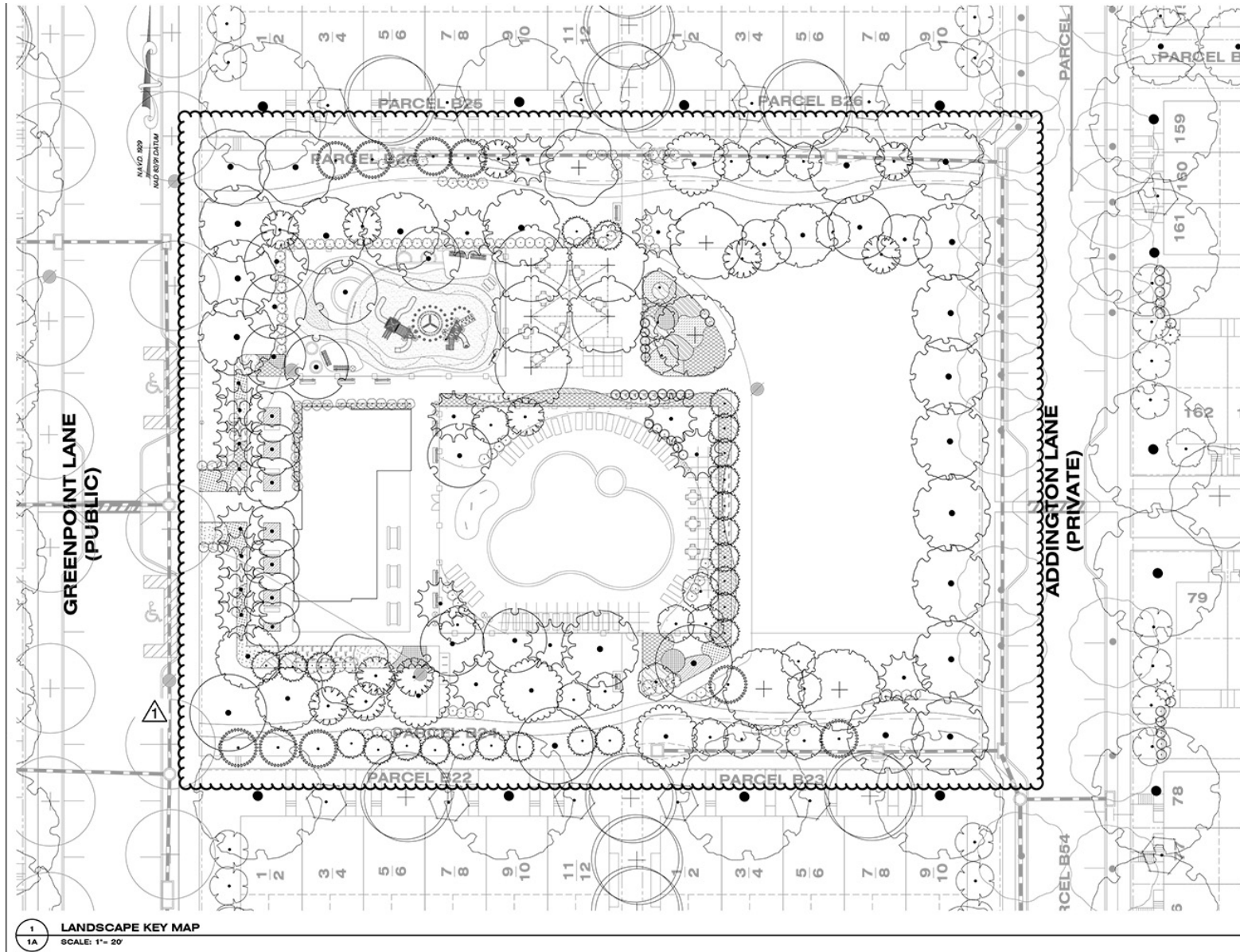


ILLUSTRATIVE DRAWING





LANDSCAPE PLAN



PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	SIZE	CONT.
DEODORUS - MAJOR SHADE (10-30' HT. & SPREAD)					
AK	2	Acer rubrum Red Maple	Native	7' - 3" Caliper	840
NM	3	Nyssa sylvatica 'Violetta' Black Gum	Native	7' - 3" Caliper	840
POD	2	Platanus occidentalis American Sycamore	Native	7' - 3" Caliper	840
QA	18	Quercus alba White Oak	Native	7' - 3" Caliper	840
QR	3	Quercus rubra Red Oak	Native	7' - 3" Caliper	840
TA	6	Tilia americana American Linden	Native	7' - 3" Caliper	840
DEODORUS - MEDIUM SHADE (10-20' HT. & SPREAD)					
SD	10	Sorbus aria 'Lutescent' European Flowering Dogwood	Native	2 1/2' - 3" Caliper	840
FG	3	Fragaria grandifolia American Strawberry	Native	7' - 3" Caliper	840
SA	4	Saxifraga alba Saxifrage	Native	7' - 3" Caliper	840
DEODORUS - ORNAMENTAL (10-20' HT. & SPREAD)					
AA	13	Amelanchier alnifolia Ostrya serotina	Native	2 1/2' - 3" Caliper	840
CF	9	Cornus canadensis Forsythia	Native	2 1/2' - 3" Caliper	840
CF2	7	Cornus florida Flowering Dogwood	Native	2 1/2' - 3" Caliper	840
EVERGREEN - COLUMNAR (10-30' HT. & SPREAD)					
IG	24	Ilex glabra 'Concord' Common Holly	Native	10' - 12' height	840
EVERGREEN - LARGE (10-30' HT. & SPREAD)					
PI	18	Pinus strobus White Pine	Native	10' - 12' height	840
EVERGREEN - SMALL (10-20' HT. & SPREAD)					
PH	9	Pinus pungens 'Prospice' Hops Blue Spruce	Native	10' - 12' height	840
CL	11	Chamaecyparis thyoides Loblolly Cypress	Native	10' - 12' height	840
SHRUBS					
IS	14	Ilex glabra 'Strawberry' Holly	Native	10' - 24"	3 gal.
IR	42	Ironia virginica 'RABBITWOOD' TM Berry Pigeon Holly	Native	10' - 24"	3 gal.
KL	60	Kalmia latifolia Mountain Laurel	Native	10' - 24"	3 gal.
LB	22	Lonicera sempervirens Trumpet Vine	Native	10' - 24"	3 gal.
MP	8	Myrica pensylvanica 'Mature' Sweetgum	Native	10' - 24"	3 gal.
ROSB	29	Rosa blanda 'New Dawn' Beverly Hills Rose	Native	24" x 36"	3 gal.
GROUND COVERS					
AO	100	Alumina schenckii Common Olive	Native	pages	
AC	100	Amorpha californica False Indigo	Native	pages	
AO	1,000	Andropogon scoparius Lawn Grass	Native	pages	
AT	100	Atriplex confertifolia Sagebrush	Native	pages	
ER	100	Echinacea purpurea 'Triple Star' Purple Coneflower	Native	pages	
EH	100	Elymus hystrix Bottlebrush Grass	Native	pages	
IA	1,000	Iris cristata 'Robert' Dead Garden Iris	Native	pages	
LA	100	Liatris spicata Gay's Lily	Native	pages	
LL	100	Lobelia x grandis Lobelia	Native	pages	
RY	100	Rudbeckia speciosa 'Violet's Little Lady' Black-eyed Susan	Native	pages	

**Dewberry
Engineers Inc.**

APPLICANT:
WESTPHALIA DEVELOPMENT MD, LLC
448 VIKING DRIVE, SUITE 220
VIRGINIA BEACH, VA 23452
C/O: SEAN F. BRUCE
301.502.0956

OWNER:
WESTPHALIA MD, LP
448 VIKING DRIVE, SUITE 220
VIRGINIA BEACH, VA 23452

WESTPHALIA EAST
PRINCE GEORGE'S COUNTY
MARYLAND
15TH ELECTION DISTRICTS
MAP: 100, GRID: A1
WSSC GRID: 2006SE09, 2017SE09

SEAL

KEY PLAN



SCALE

0' 60' 120'

SCALE: 1"=60'

No.	DATE	BY	Description
REVISIONS			
DRAWN BY			NS
APPROVED BY			RCM
CHECKED BY			RCM
DATE			APRIL 2021

TITLE
**SIDEWALKS/
TRAILS
EXHIBIT**

DEWBERRY JOB NO. 50108026

1

SHEET NO. 1 OF 3



DRD

THE
DEVELOPMENT
REVIEW
DIVISION

COMMUNITY BUILDING FRONT AND RIGHT SIDE ELEVATIONS

WESTPHALIA CLUBHOUSE

Materials List

- 1 Hardie Cobblestone Siding
- 2 White Trim
- 3 Gray Window Frame
- 4 Ledgerstone Bucks County
- 5 Architectural grade asphalt roof shingles
- 6 Painted metal overhang canopy



SIDE (RIGHT) ELEVATION
Scale: 3/8" = 1'-0"



FRONT ELEVATION
Scale: 3/8" = 1'-0"

Westphalia Clubhouse
Drawing for illustrative purposes only
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5 October 2020

COMMUNITY BUILDING REAR AND LEFT SIDE ELEVATIONS

WESTPHALIA CLUBHOUSE

Materials List

- 1 Hardie Cobblestone Siding
- 2 White Trim
- 3 Gray Window Frame
- 4 Ledgerstone Bucks County
- 5 Architectural grade asphalt roof shingles
- 6 Painted metal overhang canopy



SIDE (LEFT) ELEVATION
Scale: 3/8" = 1'-0"



REAR ELEVATION
Scale: 3/8" = 1'-0"

Westphalia Clubhouse
Drawing for illustrative purposes only
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www.romeroarchitects.com
5 October 2020

**Dewberry
Engineers Inc.**

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VIRGINIA BEACH, VA 23452
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(757) 499-0000

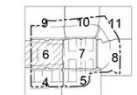
OWNER:
WESTPHALIA MD, LP
448 VIKING DRIVE, SUITE 220
VIRGINIA BEACH, VA 23542
C/O: SEAN F. BRUCE
301.502.0956

WESTPHALIA EAST
PRINCE GEORGE'S COUNTY
MARYLAND
15TH ELECTION DISTRICTS
MAP: 100, GRID: A1
WSSC GRID: 90KSE09, 207SE09



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A
DULY REGISTERED LANDSCAPE ARCHITECT
UNDER THE LAWS OF THE STATE OF
NORTHLAND, LICENSE NO. 3108.
EXPIRATION DATE: OCTOBER 3, 2021.

KEY PLAN



SCA

0' 30'

SCALE: 1"=30'

1	01/29/21	NS	COMMUNITY BUILDING
			PROPERTY OWNERSHIP
No.	DATE	BY	Description

DRAWN BY	NS
APPROVED BY	MB
CHECKED BY	BT
DATE	JANUARY 2021

TITLE
DETAILED SITE
PLAN

PLAN SHEETS

DEWBERRY JOB NO. 50108026

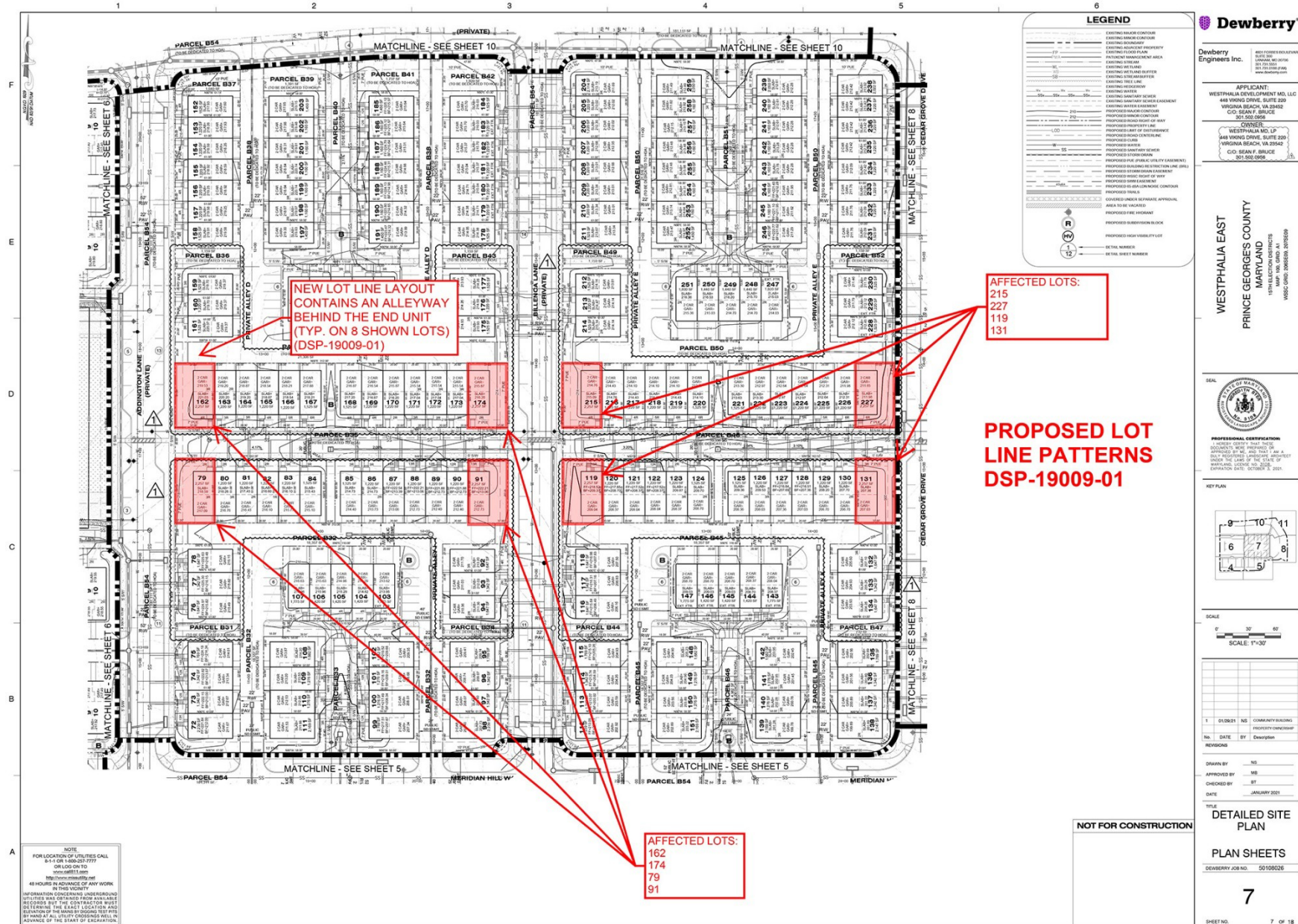
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SHEET NO. 6 OF 18

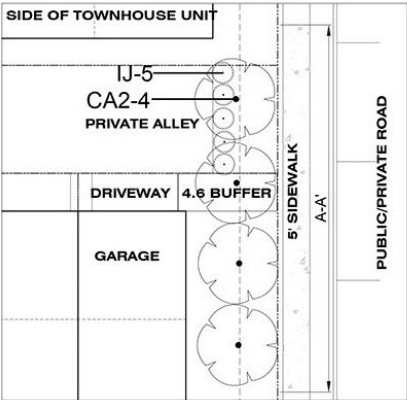


5/20/2021



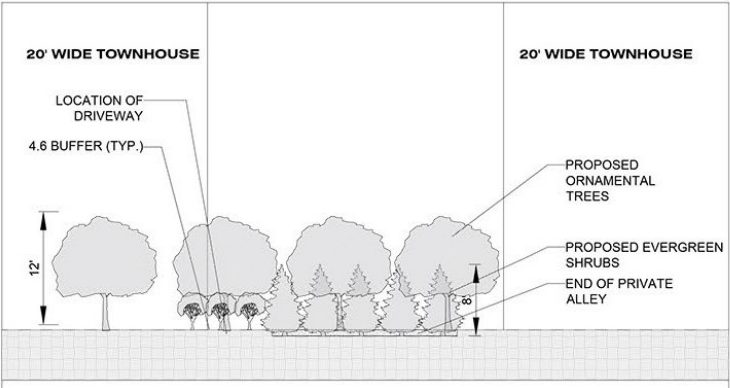


PRIVATE ALLEY BUFFER



TYPICAL BUFFER PLANTING SCHEDULE								
DECIDUOUS - ORNAMENTAL (≤ 20' HT. & SPREAD)		CODE	QTY	BOTANICAL NAME	COMMON NAME	NATIVE	SIZE	CONT
		CA2	VARIES	Cercis canadensis 'Ace of Hearts'	Ace of Hearts Redbud	Native	2.5" - 3" Caliper	B&B
SHRUBS		CODE	QTY	BOTANICAL NAME	COMMON NAME	NATIVE	SIZE	CONT
		IJ	VARIES	Ilex crenata 'Steeds'	Steeds Japanese Holly	Non-Native	18" - 24"	3 gal.

1
3A
TYPICAL TOWNHOUSE PRIVATE ALLEY BUFFER PLANTING
SCALE: 1"=10'



2
3A
TYPICAL TOWNHOUSE PRIVATE ALLEY BUFFER (SECTION A-A')
SCALE: N.T.S.



3
3A
PROPOSED EVERGREEN SHRUBS
STEEDS UPRIGHT JAPANESE HOLLY
Ilex crenata 'Steeds'
CODE: IJ

Mature Height: 8-10 Feet
Mature Width: 5-6 Feet



4
3A
PROPOSED ORNAMENTAL TREES
ACE OF HEARTS REDBUD
Cercis canadensis 'Ace oh Hearts'
CODE: CA2

Mature Height: 9-12 Feet
Mature Width: 15 Feet

TYPE II TREE CONSERVATION PLAN

