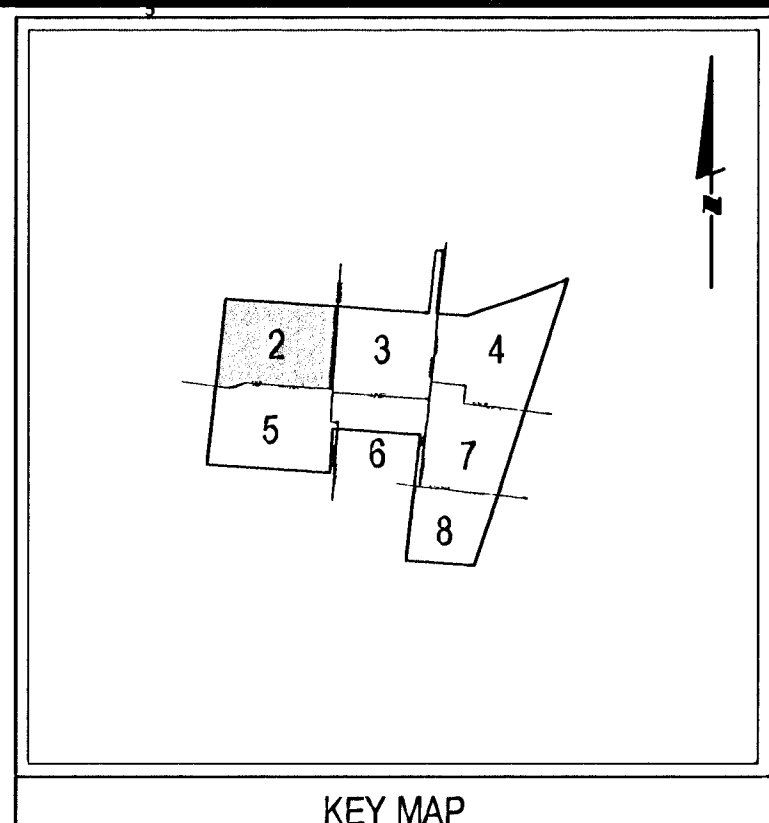
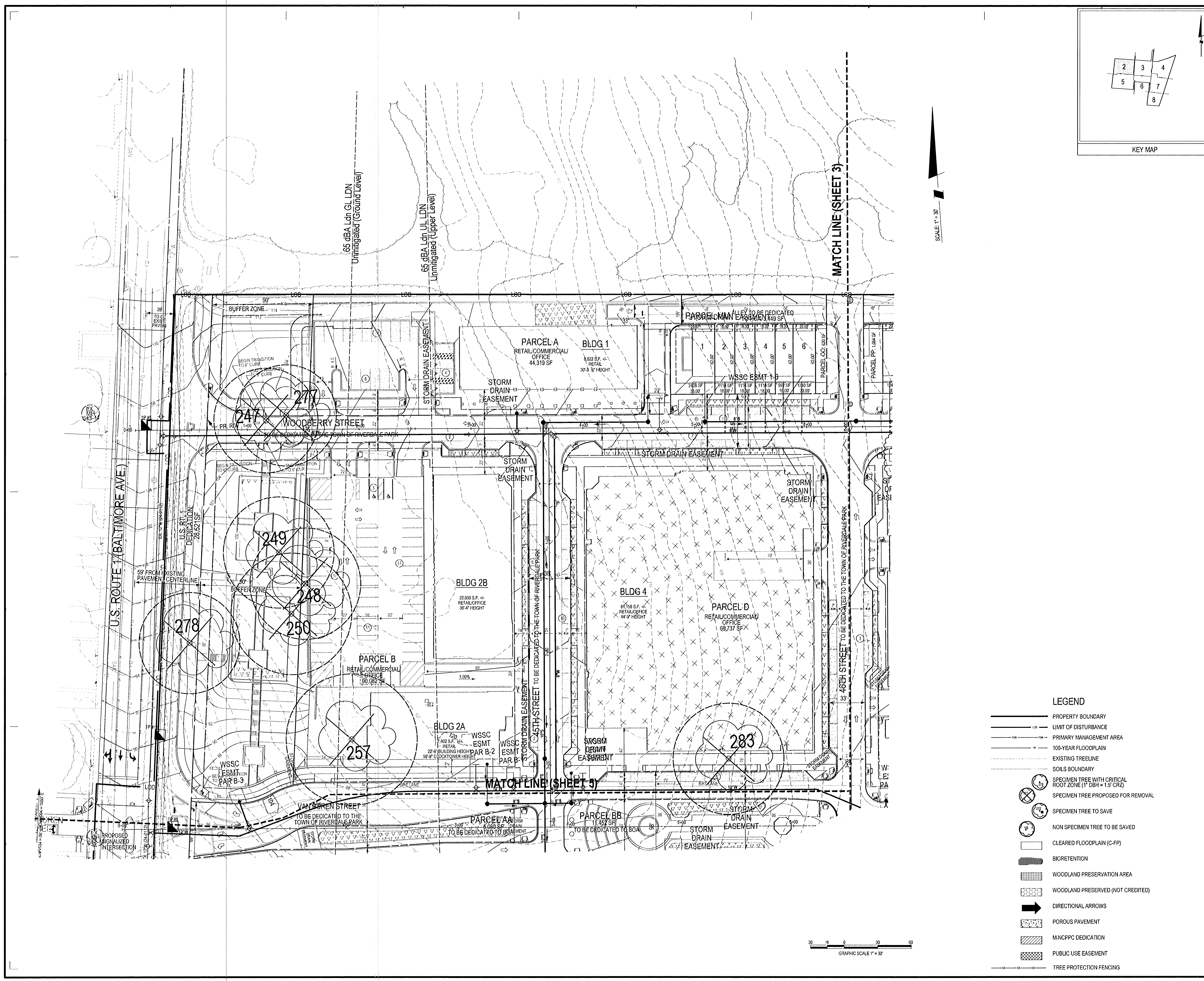




CAFRITZ PROPERTY
at Riverdale Park

TCPII
FOR DSP-13009
& SP-130002
RIVERDALE PARK, MD

Owner
Colvert Trust, LLC
1828 L Street NW, Suite 703
Washington, DC 20036
202.483.0733

Civil Engineer

SOLTESZ

Engineering
Planning
Environmental Science

LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20705
P. 301.734.7555 F. 301.734.7558 www.soltesz.com

Architect

MVA
ARCHITECTS

MVA Architects
7910
Mushinsky Vachek Associates
7910 Woodmont Avenue, Suite 1250
Bethesda, MD 20814
301-654-2454

Landscape Architect

Parker Rodriguez
101 N. Union Street
Suite 320
Alexandria, VA 22314
703.548.5010

Project Management

SKOWRNE, OWENS & MERRILL LLP
2001 K Street NW
Washington, DC 20006

DRAWN BY: GAM
CHECKED BY: THD

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCP2 - 010 - 13		
APPROVED BY	DATE	
INITIAL STAFF SIGNATURE	K. SHOULARS	12/13/13
01 REVISION	<i>[Signature]</i>	5/13/14
02 REVISION		
03 REVISION		
04 REVISION		

M-NCPPC APPROVALS			
PROJECT NAME: CAFRITZ PROPERTY			
PROJECT NUMBER: DSP-13009 SP-130002			
or Conditions of Approval use Site Plan Cover Sheet or Approval Sheet Revised United States Map to the Street			
Approval Revision #	Approval Date	Reviewer Initials	Certification Date
DSP-13009	9/30/13	SHL	12/13/13
SP-130002	9/30/13	SHL	12/13/13

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City label certifies that this plan meets conditions of final approval by the Planning Board or its designee or the District Council.

M-NCPPC APPROVALS

PROJECT NAME: CAFRITZ PROPERTY

PROJECT NUMBER: DSP-13009-01 SP-130002-01

For Conditions of Approval use Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

DRAWING STAMP

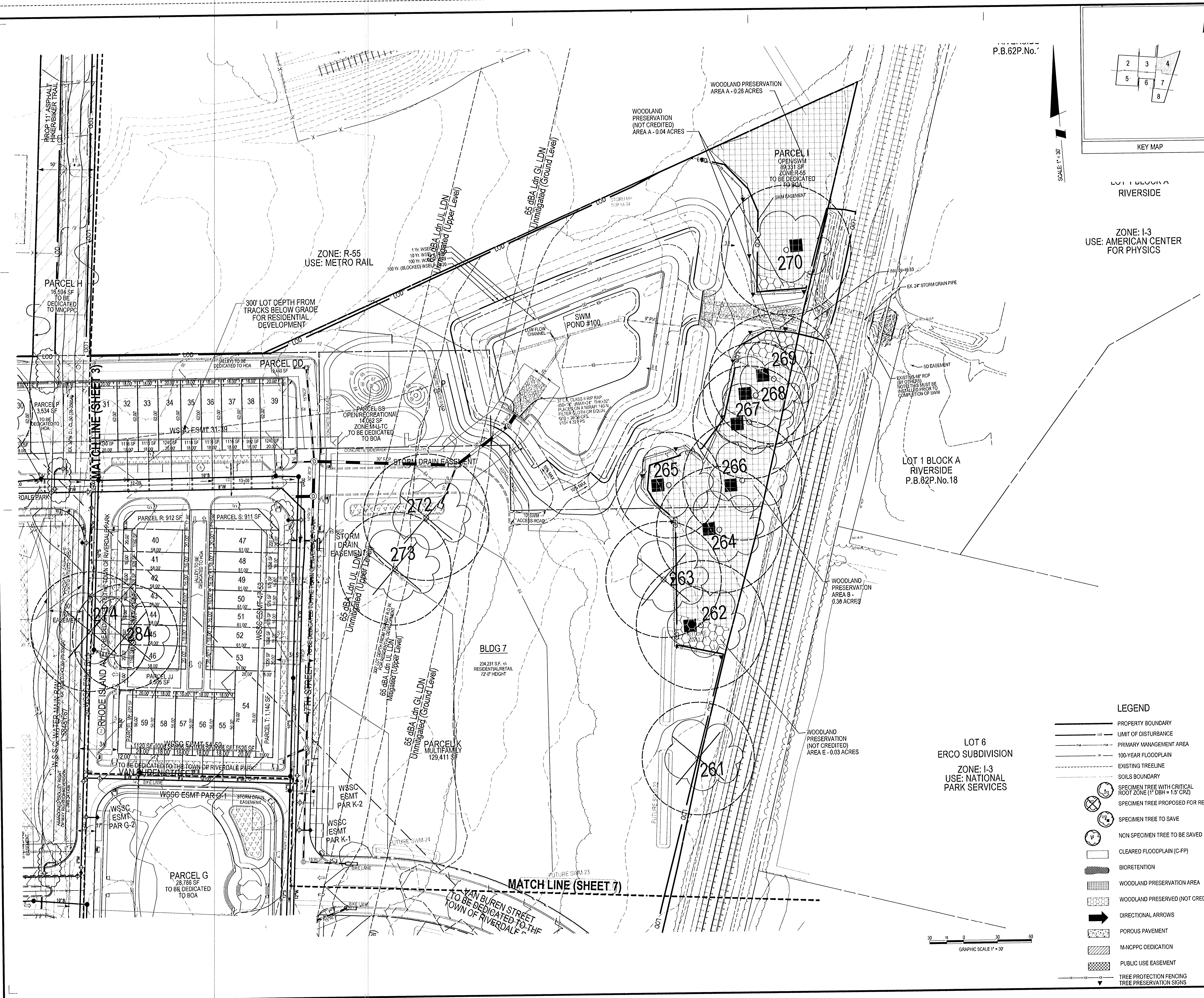
APPROVED
[Signature]

- LEGEND**
- PROPERTY BOUNDARY
 - LIMIT OF DISTURBANCE
 - PRIMARY MANAGEMENT AREA
 - 100-YEAR FLOODPLAIN
 - EXISTING TREELINE
 - SOILS BOUNDARY
 - SPECIMEN TREE WITH CRITICAL ROOT ZONE (1" DBH = 1.5' CRZ)
 - SPECIMEN TREE PROPOSED FOR REMOVAL
 - SPECIMEN TREE TO SAVE
 - NON SPECIMEN TREE TO BE SAVED
 - CLEARED FLOODPLAIN (C-FP)
 - BIORETENTION
 - WOODLAND PRESERVATION AREA
 - WOODLAND PRESERVED (NOT CREDITED)
 - DIRECTIONAL ARROWS
 - POROUS PAVEMENT
 - M-NCPPC DEDICATION
 - PUBLIC USE EASEMENT
 - TREE PROTECTION FENCING

SHEET NAME
PLAN VIEW SHEET

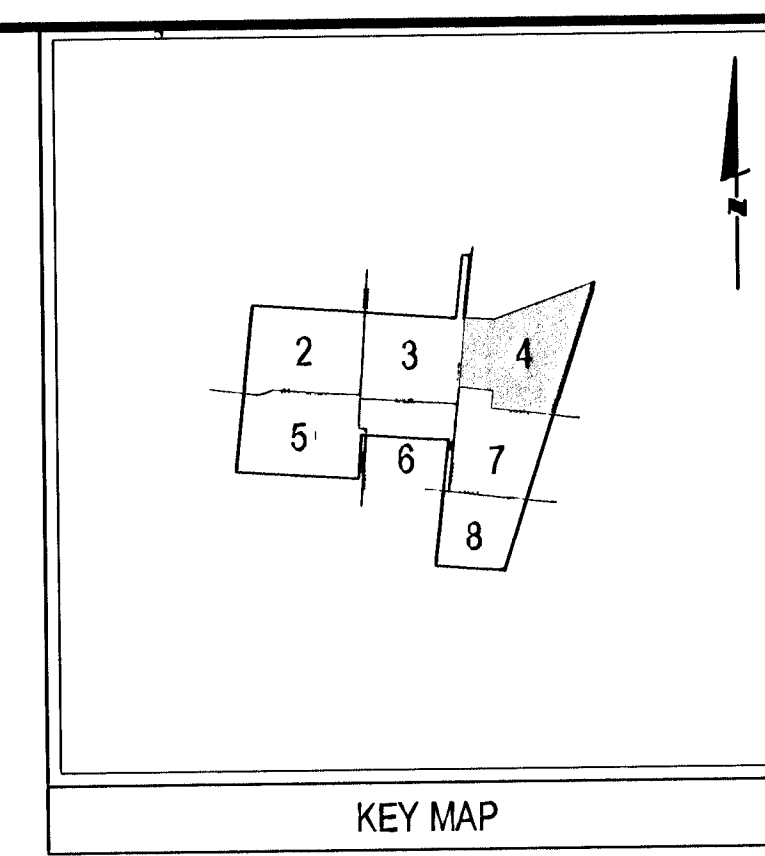
SHEET NUMBER
2

STATE OF MARYLAND
DEPARTMENT OF THE ENVIRONMENT
LAND AND NATURAL RESOURCES
APPROVED
[Signature]



P.B.82P.No.7

SCALE 1" = 30'



LOT 1 BLOCK A
RIVERSIDE

ZONE: I-3
USE: AMERICAN CENTER
FOR PHYSICS

CAFRTZ PROPERTY at Riverdale Park

TCPII
FOR DSP-13009
& SP-130002
RIVERDALE PARK, MD

Owner
Calvert Tract, LLC
1828 L Street NW, Suite 703
Washington, DC 20036
202.483.0733

Civil Engineer
SOLTESZ
LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20708
P. 301.734.7555 F. 301.734.7556
www.soltesz.com

Architect
MVA
ARCHITECTS
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7310 Woodmont Avenue, Suite 1250
Bethesda, MD 20814
301-654-2454

Landscape Architect
Parker Rodriguez
101 N. Union Street
Suite 320
Alexandria, VA 22314
703.548.5010

Project Management
SKIDMORE, OWINGS & MERRILL LLP
2001 K Street NW
Washington, DC 20006

DRAWN BY
GAM
CHECKED BY
THD

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCP2 - 010 - 13

APPROVED BY	DATE
INITIAL STAFF	12/13/13
SIGNATURE	K. SHOULARS
01 REVISION	5/13/14
02 REVISION	
03 REVISION	
04 REVISION	

M-NCPPC APPROVALS			
PROJECT NAME: CAFRTZ PROPERTY			
PROJECT NUMBER: DSP-13009 SP-130002			
or Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revised United States Apply to this Sheet			
Approval	Signature	Review	Check/Date
DSP-13009	8/20/13	SHL	12/13/13
SP-130002	8/20/13	SHL	12/13/13

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by the Planning Board, its designee
or the Planning Board.

M-NCPPC
APPROVALS
PROJECT NAME: CAFRTZ PROPERTY
PROJECT NUMBER: DSP-13009-01 SP-130002-01
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the project number

Town of Riverdale Park
Mixed-Use Town Center Review
APPROVED
11/23/2014
DATE

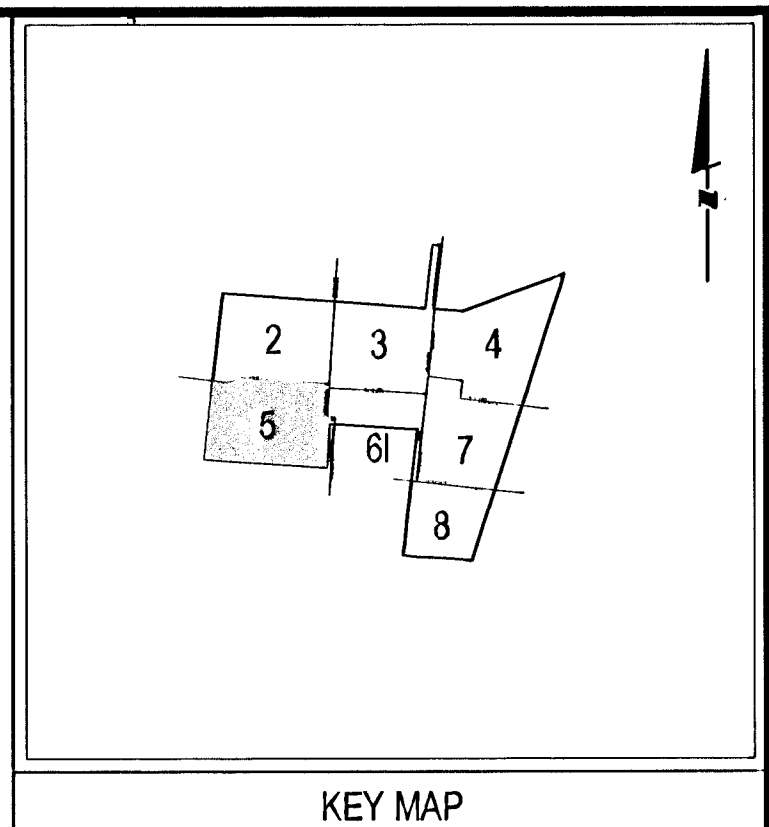
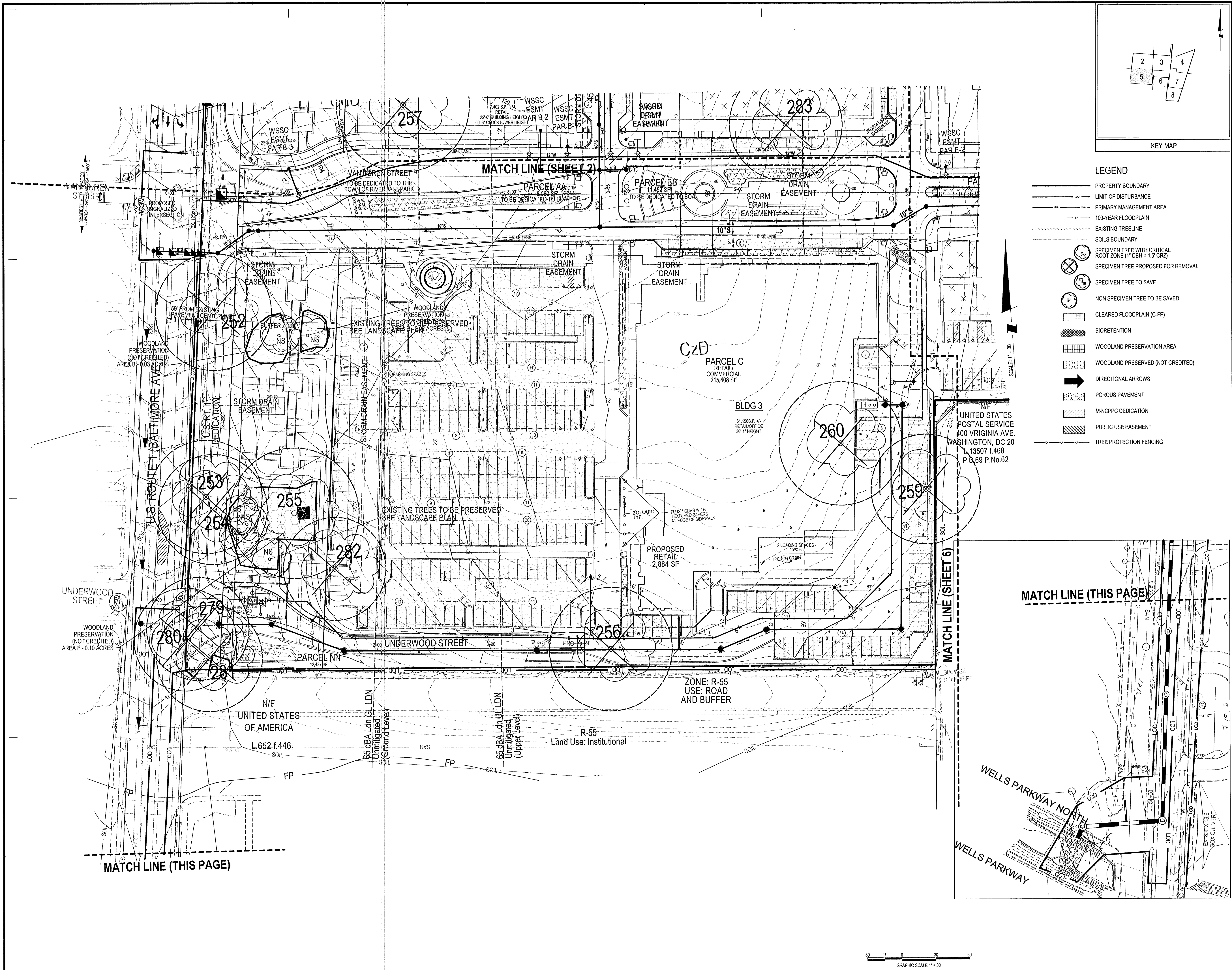
SHEET NAME
PLAN VIEW SHEET



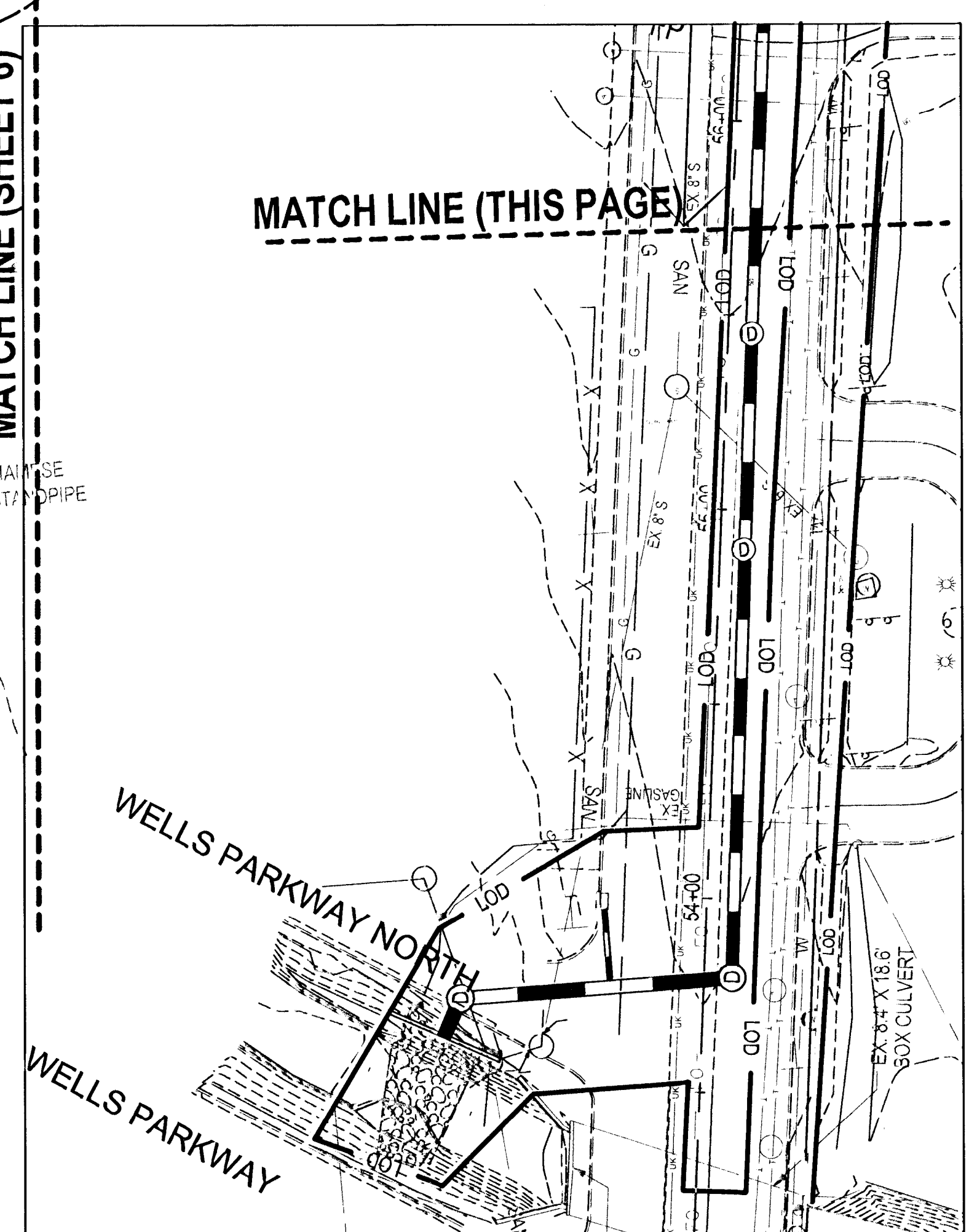
SHEET NUMBER
4

- ### LEGEND
- PROPERTY BOUNDARY
 - LIMIT OF DISTURBANCE
 - PRIMARY MANAGEMENT AREA
 - 100-YEAR FLOODPLAIN
 - EXISTING TREELINE
 - SOILS BOUNDARY
 - SPECIMEN TREE WITH CRITICAL ROOT ZONE (1" DBH = 1.5' CRZ)
 - SPECIMEN TREE PROPOSED FOR REMOVAL
 - SPECIMEN TREE TO SAVE
 - NON SPECIMEN TREE TO BE SAVED
 - CLEARED FLOODPLAIN (C-FP)
 - BIORETENTION
 - WOODLAND PRESERVATION AREA
 - WOODLAND PRESERVED (NOT CREDITED)
 - DIRECTIONAL ARROWS
 - POROUS PAVEMENT
 - M-NCPPC DEDICATION
 - PUBLIC USE EASEMENT
 - TREE PROTECTION FENCING
 - TREE PRESERVATION SIGNS

GRAPHIC SCALE 1" = 30'



- LEGEND**
- PROPERTY BOUNDARY
 - LIMIT OF DISTURBANCE
 - PRIMARY MANAGEMENT AREA
 - 100-YEAR FLOODPLAIN
 - EXISTING TREELINE
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 - POROUS PAVEMENT
 - M-NCPPC DEDICATION
 - PUBLIC USE EASEMENT
 - TREE PROTECTION FENCING



CAFRITZ PROPERTY
at Riverdale Park

TCPII
FOR DSP-13009
& SP-130002
RIVERDALE PARK, MD

Owner
Culvert Tract, LLC
1828 L Street NW, Suite 703
Washington, DC 20036
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P. 301.794.7555 F. 301.794.7558 www.soltsez.com

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Landscape Architect
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101 N. Union Street
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Alexandria, VA 22314
703.548.5010

Project Management
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200 K Street NW
Washington, DC 20008

DRAWN BY: GAM
CHECKED BY: THD

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCP2 - 010 - 13

APPROVED BY	DATE
INITIAL STAFF SIGNATURE	12/13/13
01 REVISION	5/13/14
02 REVISION	
03 REVISION	
04 REVISION	

M-NCPPC APPROVALS

PROJECT NAME: CAFRITZ PROPERTY			
PROJECT NUMBER: DSP-13009 SP-130002			
or Conditions of Approval use the Plan Cover Sheet or Approval Sheet Revised Letter Sheet Apply to This Sheet.			
Approval Decision #	Approval Date	Reviewer Initials	Certification Date
DSP-13009	8/20/13	SHL	12/13/13
SP-130002	8/20/13	SHL	12/13/13

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M-NCPPC APPROVALS

PROJECT NAME: CAFRITZ PROPERTY	
PROJECT NUMBER: DSP-13009-01	SP-130002-01
For Conditions of Approval use the Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number	

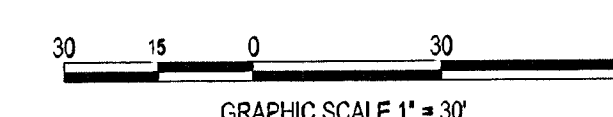
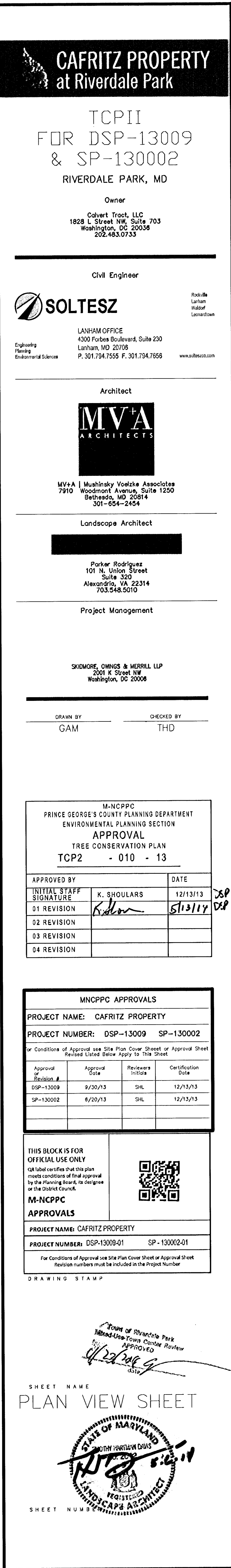
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13009
13009-01

SHEET NAME
PLAN VIEW SHEET

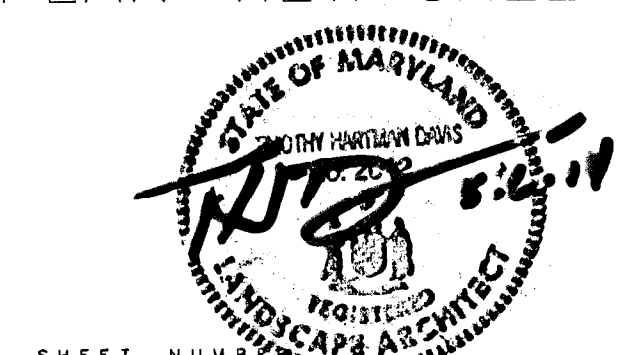


SHEET NUMBER
5

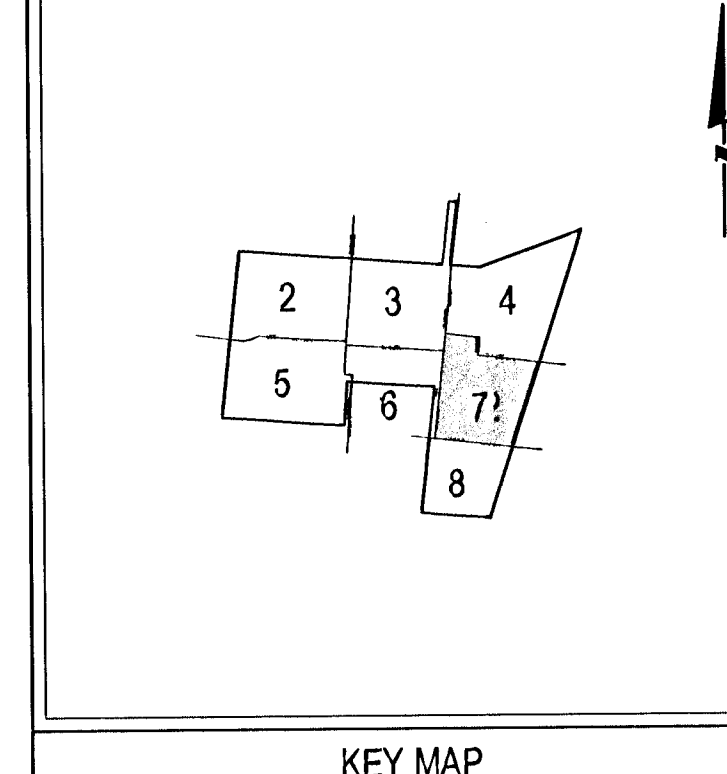
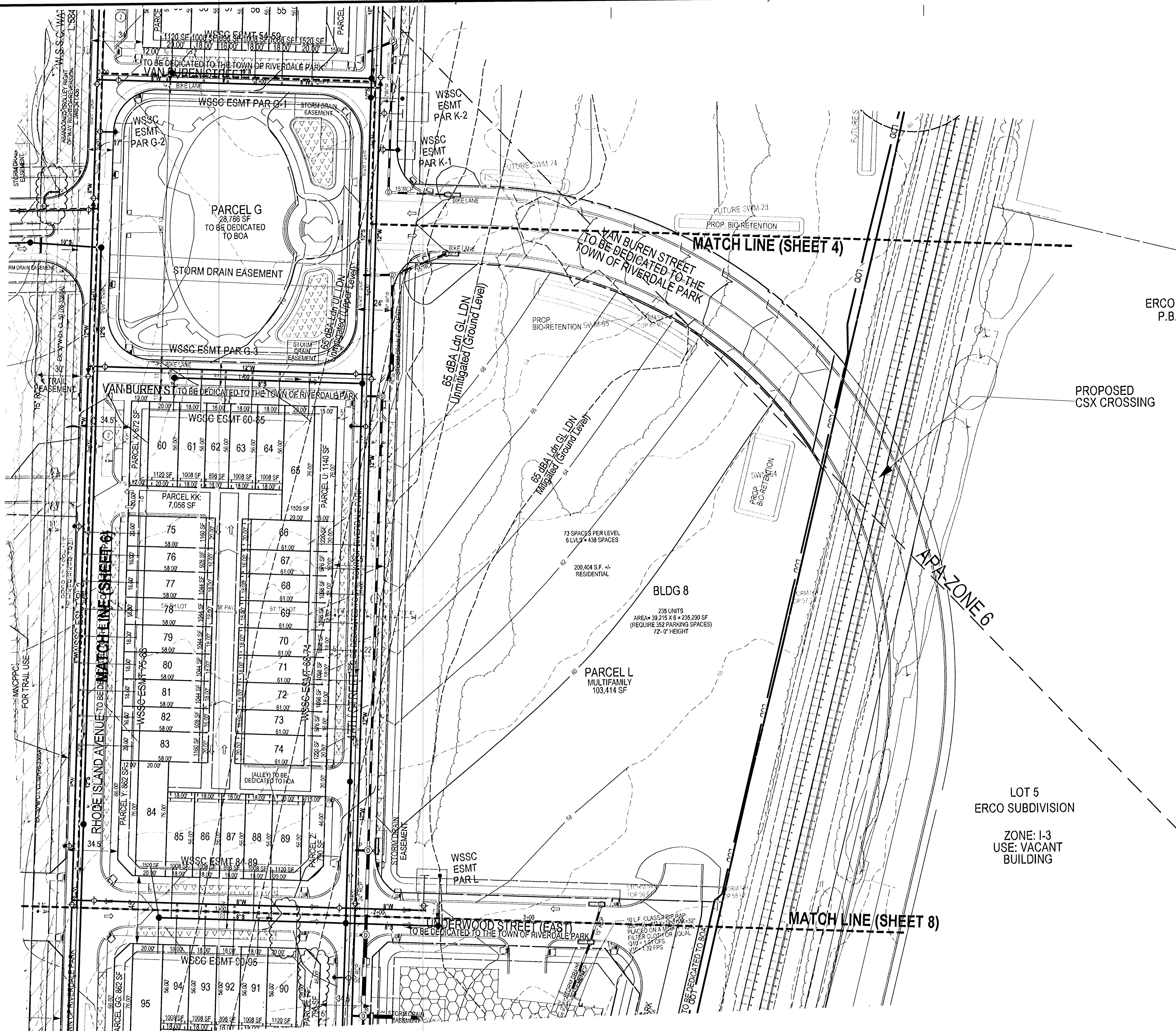


- ## LEGEND
- | | |
|--|---|
| | PROPERTY BOUNDARY |
| | LIMIT OF DISTURBANCE |
| | PRIMARY MANAGEMENT AREA |
| | 100-YEAR FLOODPLAIN |
| | EXISTING TREELINE |
| | SOILS BOUNDARY |
| | SPECIMEN TREE WITH CRITICAL ROOT ZONE (1" DBH = 1.3' CRZ) |
| | SPECIMEN TREE PROPOSED FOR REMOVAL |
| | SPECIMEN TREE TO SAVE |
| | NON SPECIMEN TREE TO BE SAVED |
| | CLEARED FLOODPLAIN (C-FP) |
| | BIORETENTION |
| | WOODLAND PRESERVATION AREA |
| | WOODLAND PRESERVED (NOT CREDITED) |
| | DIRECTIONAL ARROWS |
| | POROUS PAVEMENT |
| | M/NCPPC DEDICATION |
| | TREE PROTECTION FENCING |

SHEET NAME
PLAN VIEW SHEET

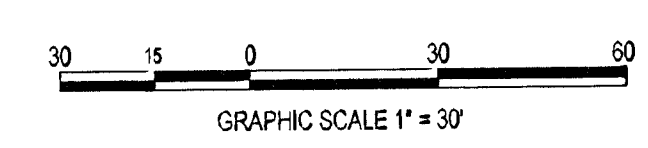


P:\24110100\ENGINEER\EN



SCALE 1" = 30'

- LEGEND**
- PROPERTY BOUNDARY
 - LIMIT OF DISTURBANCE
 - PRIMARY MANAGEMENT AREA
 - 100-YEAR FLOODPLAIN
 - EXISTING TREELINE
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 - POROUS PAVEMENT
 - M-NCPPC DEDICATION
 - PUBLIC USE EASEMENT
 - TREE PROTECTION FENCING



CAFRITZ PROPERTY at Riverdale Park

TCPII
FOR DSP-13009
& SP-130002
RIVERDALE PARK, MD

Owner
Colvert Tract, LLC
1828 L Street NW, Suite 703
Washington, DC 20036
202-483-0733

Civil Engineer
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LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20709
P: 301.794.7555 F: 301.794.7656 www.soltesz.com

Architect
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301-654-2454

Landscape Architect
Parker Rodriguez
101 N. Union Street
Suite 302
Alexandria, VA 22314
703-548-5010

Project Management
SKOWRZE, OWENS & MERRILL LLP
2001 K Street NW
Washington, DC 20006

DRAWN BY: GAM
CHECKED BY: THD

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION	
APPROVAL TREE CONSERVATION PLAN TCP2 - 010 - 13	
APPROVED BY	DATE
INITIAL STAFF	12/13/13
SIGNATURE	5/13/14
01 REVISION	
02 REVISION	
03 REVISION	
04 REVISION	

M-NCPPC APPROVALS			
PROJECT NAME: CAFRITZ PROPERTY			
PROJECT NUMBER: DSP-13009 SP-130002			
or Conditions of Approval use Site Plan Cover Sheet or Approval Sheet Revised Listed Below Apply to This Sheet			
Approval Revision #	Approval Date	Revision Date	Certification Date
DSP-13009	9/30/13	SHL	12/13/13
SP-130002	6/20/13	SHL	12/13/13

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Call local officials that this plan
meets conditions of final approval
by the Planning Board, its designee
or the District Council.

**M-NCPPC
APPROVALS**

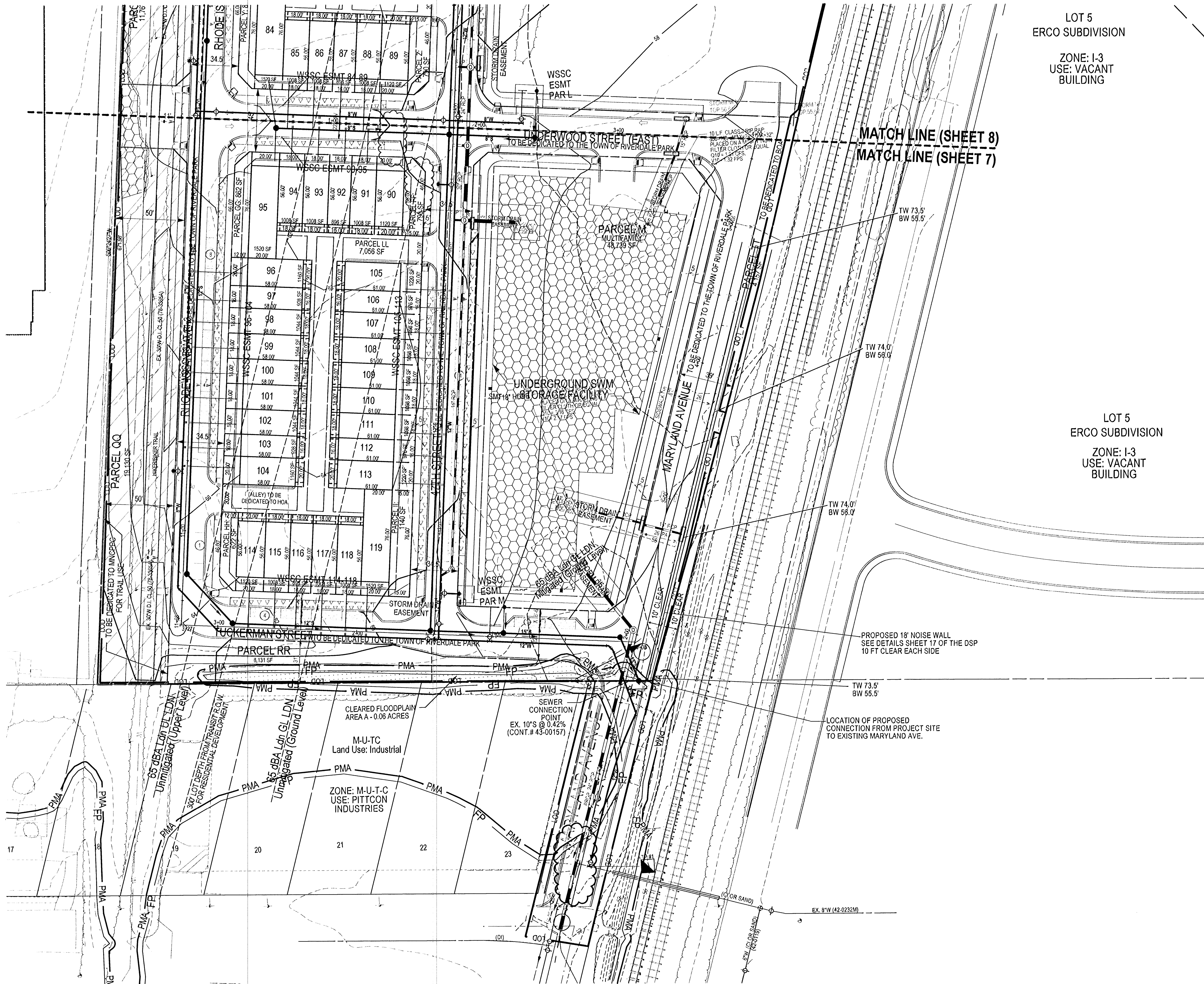
PROJECT NAME: CAFRITZ PROPERTY
PROJECT NUMBER: DSP-13009-01 SP-130002-01

For Conditions of Approval use Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

DRAWING STAMP

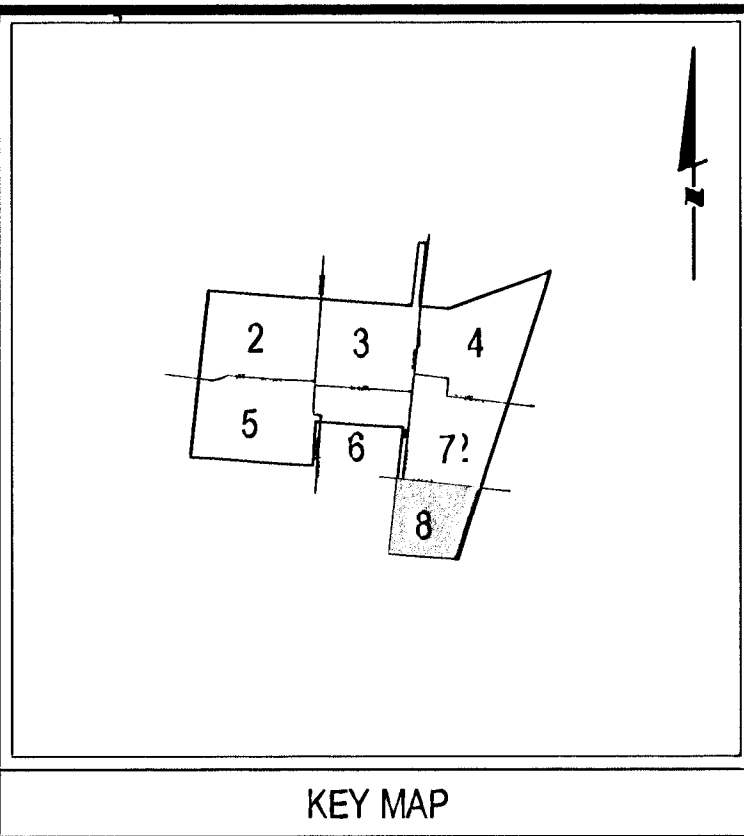
Town of Riverdale Park
Mixed-Use/Town Center Review
APPROVED
4/23/14
DATE

SHEET NAME
PLAN VIEW SHEET
SHEET NUMBER
7



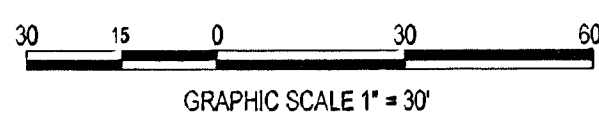
LOT 5
ERCO SUBDIVISION
ZONE: I-3
USE: VACANT
BUILDING

LOT 5
ERCO SUBDIVISION
ZONE: I-3
USE: VACANT
BUILDING



SCALE: 1" = 30'

- LEGEND**
- PROPERTY BOUNDARY
 - LIMIT OF DISTURBANCE
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CAFRITZ PROPERTY
at Riverdale Park

TCPII
FOR DSP-13009
& SP-130002
RIVERDALE PARK, MD

Owner
Colbert Trust, LLC
1828 L Street NW, Suite 703
Washington, DC 20036
202.463.0733

Civil Engineer
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Engineering
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LANHAM OFFICE
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Porter Rodriguez
101 N. Union Street
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Alexandria, VA 22314
703.548.5010

Project Management
SKIDMORE, OWINGS & MERRILL LLP
200 K Street NW
Washington, DC 20006

DRAWN BY: GAM
CHECKED BY: THD

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCP2 - 010 - 13			
APPROVED BY	DATE		
INITIAL STAFF SIGNATURE	K. SHOULARS	12/13/13	
01 REVISION	<i>K. How</i>	5/13/14	
02 REVISION			
03 REVISION			
04 REVISION			

M-NCPPC APPROVALS			
PROJECT NAME: CAFRITZ PROPERTY			
PROJECT NUMBER: DSP-13009 SP-130002			
or Conditions of Approval use Site Plan Cover Sheet or Approval Sheet Revised List Below Apply to the Sheet			
Approval or Revision #	Approval Date	Reviewer Initials	Certification Date
DSP-13009	9/25/13	SHL	12/13/13
SP-130002	9/25/13	SHL	12/13/13

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by the Planning Board, no signature
of the District Council.

**M-NCPPC
APPROVALS**

PROJECT NAME: CAFRITZ PROPERTY	
PROJECT NUMBER: DSP-13009-01	SP - 130002-01

For Conditions of Approval use Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

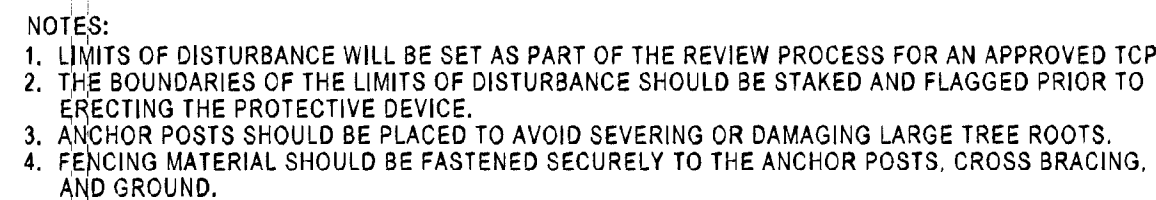
DRAWING STAMP

Town of Riverdale Park
Mixed-Use Town Center Review
4/23/2014
CAB

SHEET NAME
PLAN VIEW SHEET

STATE OF MARYLAND
COUNTY OF PRINCE GEORGE'S
LANDSCAPE ARCHITECT
PORTER RODRIGUEZ
101 N. UNION STREET
SUITE 300
ALEXANDRIA, VA 22314
703.548.5010

SHEET NUMBER
8



9