

CAMBRIDGE PLACE AT WESTPHALIA

GENERAL NOTES

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR DSP-14021. IF DSP-14021 EXPIRES, THEN THIS TOP2 ALSO EXPIRES AND IS NO LONGER VALID.

2. CUTTING OR CLEARING OF WOODLAND NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNEE SHALL BE SUBJECT TO A \$9.00 PER SQUARE FOOT MITIGATION FEE.

3. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION OR THE DEPARTMENT OF ENVIRONMENTAL RESOURCES, AS APPROPRIATE, SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO CONDUCT A PRE-CONSTRUCTION MEETING WHERE IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.

4. THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THIS PLAN AT TIME OF CONTRACT SIGNING. FUTURE PROPERTY OWNERS ARE ALSO SUBJECT TO THIS REQUIREMENT.

5. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.

6. THE PROPERTY IS WITHIN THE ENVIRONMENTAL STRATEGY AREA (ESA 2) OF PLAN PRINCE GEORGE'S 2035 (FORMERLY THE DEVELOPING TIER).

7. THE SITE IS ADJACENT TO WESTPHALIA ROAD WHICH IS DESIGNATED AS AN HISTORIC ROADWAY.

8. THE SITE IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER.

9. THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25-119(g).

TREE PRESERVATION AND RETENTION NOTES:

a. ALL WOODLANDS DESIGNATED ON THIS PLAN FOR PRESERVATION ARE THE RESPONSIBILITY OF THE PROPERTY OWNERS. THE WOODLAND SHALL REMAIN IN A NATURAL STATE. THIS INCLUDES THE CANOPY TREES AND UNDERSTORY VEGETATION. A REVISED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING WOODLAND AREAS THAT ARE NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE APPROVED TOP2.

b. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.

c. THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPFS) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING. UPON APPROVAL OF THE LOCATIONS BY THE COUNTY INSPECTOR, INSTALLATION OF THE TPFS MAY BEGIN.

d. ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE FENCING SHALL REMAIN IN PLACE UNTIL THE BOND IS RELEASED FOR THE PROJECT. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TOP2.

e. WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TPFF INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.

f. THE DEVELOPER AND/OR BUILDER IS RESPONSIBLE FOR THE COMPLETE PRESERVATION OF ALL FORESTED AREAS SHOWN ON THE PLAN. THE DEVELOPER SHALL ONLY REMOVE TREES OR PARTS THEREOF DESIGNATED BY THE COUNTY AS DEAD, DYING, OR HAZARDOUS MAY BE REMOVED.

g. A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH LEADS A CERTIFIED ARBORIST OR LICENSED TREE EXPERT TO BELIEVE THAT THE TREE OR A PORTION OF THE TREE HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE.

h. DURING THE INITIAL STAGES OF CLEARING AND GRADING, IF HAZARDOUS TREES ARE PRESENT, OR TREES ARE PRESENT THAT ARE NOT HAZARDOUS BUT ARE LEANING INTO THE DISTURBED AREA, THE PERMITTEE SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTION THEREOF SHALL REQUIRE AUTHORIZATION BY THE COUNTY INSPECTOR. ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP SHALL NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.

i. IF A TREE OR TREES BECOME HAZARDOUS PRIOR TO BOND RELEASE FOR THE PROJECT, DUE TO STORM EVENTS OR OTHER SITUATIONS NOT RESULTING FROM AN ACTION BY THE PERMITTEE, PRIOR TO REMOVAL, A CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MUST CERTIFY THAT THE TREE OR THE PORTION OF THE TREE IN QUESTION HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE. IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE, THE PERMITTEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

j. IF CORRECTIVE PRUNING MAY ALLEVIATE A HAZARDOUS CONDITION, THE CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE APPROPRIATE ANSI A-300 PRUNING STANDARDS. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

k. DEBRIS FROM THE TREE REMOVAL OR PRUNING THAT OCCURS WITHIN 35 FEET OF THE WOODLAND EDGE MAY BE REMOVED AND PROPERLY DISPOSED OF BY RECYCLING, CHIPPING OR OTHER ACCEPTABLE METHODS. ALL DEBRIS THAT IS MORE THAN 35 FEET FROM THE WOODLAND EDGE SHALL BE CUT UP TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION. THE SMALLER MATERIALS SHALL BE PLACED INTO BRUSH PILES THAT WILL SERVE AS WILDLIFE HABITAT.

l. TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TOP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.

POST DEVELOPMENT NOTES

A. IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER DESIRES TO REMOVE A HAZARDOUS TREE OR PORTION THEREOF, THE NEW OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM A CERTIFIED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE MEASURES PRIOR TO HAVING THE WORK CONDUCTED. AFTER PROPER DOCUMENTATION HAS BEEN COMPLETED, PER THE HANDOUT "GUIDANCE FOR PRINCE GEORGE'S COUNTY PROPERTY OWNERS, PRESERVATION OF WOODLAND CONSERVATION AREAS", THE ARBORIST OR TREE EXPERT MAY THEN REMOVE THE TREE. THE STUMP SHALL BE CUT AS CLOSE TO THE GROUND AS POSSIBLE AND LEFT IN PLACE. THE REMOVAL OR GRINDING OF THE STUMPS IN THE WOODLAND CONSERVATION AREA IS NOT PERMITTED.

B. IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITTEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

C. TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TOP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.

D. THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM ANY WOODLAND PRESERVATION AREA SHALL BE DONE WITH THE EQUIPMENT ONLY (PRUNERS OR A CHAIN SAW). THESE PLANTS MAY BE CUT NEAR THE GROUND AND MATERIAL LESS THAN TWO INCHES DIAMETER MAY BE REMOVED FROM THE AREA AND DISPOSED OF APPROPRIATELY. ALL MATERIAL FROM THESE NOXIOUS, INVASIVE, AND NON-NATIVE PLANTS GREATER THAN TWO (2) INCHES DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION.

E. THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES TO DISCOURAGE RE-SPROUTING OF INVASIVE, NOXIOUS, OR NON-NATIVE PLANTS IS PERMITTED IF DONE AS AN APPLICATION OF THE CHEMICAL DIRECTLY TO THE CUT STUMP IMMEDIATELY FOLLOWING CUTTING OF PLANT TOPS. THE USE OF ANY HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS.

F. THE USE OF CHAINSAWS IS EXTREMELY DANGEROUS AND SHOULD NOT BE CONDUCTED WITH POORLY MAINTAINED EQUIPMENT, WITHOUT SAFETY EQUIPMENT, OR BY INDIVIDUALS NOT TRAINED IN THE USE OF THIS EQUIPMENT FOR THE PRUNING AND/OR CUTTING OF TREES.

G. PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY INDIVIDUAL HOMEOWNERS.



Standard Woodland Conservation Worksheet for Prince George's County

SECTION I - Establishing Site Information: (Enter acres for each zone)			
1 Zone	M-X-Y		
2 Gross Tract	68.0		
3 Floodplain	2.33		
4 Previously Disturbed Land	0.00		0.00
5 Net Tract (A-F)	65.67	0.00	0.00

SECTION II - Determining Requirements: (Enter acres for each corresponding column)			
6 TCP Number	TC2P-002-15	Revision #	3
7 Property Description or Subdivision Name	Cambridge Place at Westphalia		
8 Is this site subject to the 1989 Ordinance? (Y/N)	N		
9 Is this site (1) single family (S) (Y/N)	N		
10 Are there prior TCP approvals which include a	Y		
11 combination of this (a) & 7 (Y/N)	N		
12 Is any portion of the property in a WVG Back?	N		
13 Break-even Point preservation is	12.42	acres	
14 Cleaning gained w/o deforestation	28.24	acres	

SECTION III - Allocating the Requirements: (Enter acres for each corresponding column)			
Column A WVG AFT %	Column B Net Tract	Column C Floodplain (F %)	Column D CP-516 Impacts (F %)
15 Existing Woodland	43.74	2.31	
16 Woodland Conservation Threshold (WCT) =	15.00%	9.84	
17 Smaller of 13 or 14		33.22	
18 Woodland above WCT		14.15	0.00
19 Woodland cleared		14.15	
20 Woodland cleared above WCT (smaller of 16 or 17)		14.15	
21 Cleaning above WCT (0.25: 1 replacement requirement)		14.15	
22 Woodland cleared below WCT		0.00	
23 Cleaning below WCT (2:1 replacement requirement)		0.00	
24 Deforestation Required Threshold (AFT) =	15.00%	0.00	
25 Off-site WVG being provided on this property			
26 Woodland Conservation Required			13.76

SECTION IV - Allocating the Requirements: (Enter acres for each corresponding column)			
27 Woodland Preservation	13.76		
28 Deforestation / Replantation			
29 Natural Regeneration			
30 Landscape Credits			
31 Specimen Historic Tree Credit (CR2 area * 2.0)			
32 Forest Enhancement Credit area * 2.0			
33 Street Tree Credit (existing or 10-year canopy coverage)			
34 Area approved for Re-instatement			
35 Off-site Woodland Conservation Credits Required			
36 Off-site WVG Deforestation being provided on this property			
37 Off-site WVG Deforestation being provided on this property			
38 Woodland Conservation Provided			13.76

SECTION V - Allocating the Requirements: (Enter acres for each corresponding column)			
39 Area of woodland not cleared	29.95	acres	
40 Net tract woodland retained not part of requirements	15.10	acres	
41 100% riparian woodland retained	13.76	acres	
42 0% riparian woodland retained	13.76	acres	
43 On-site woodland retained not credited	18.01	acres	

44 Prepared by: *[Signature]* Signed: *[Signature]* Date: 12/29/16

PROPERTY BOUNDARY	WOODLAND PRESERVATION AREA (UPA)	SPECIMEN CHARACTER HISTORIC TREE (PROVIDED FOR RECORD - ALL OTHER TREES)
REGULATED STREAM (TOP OF BANK)	WOODLAND PRESERVATION IMPROVEMENT AREA (UPA)	SPECIMEN CHARACTER HISTORIC TREE TO BE MAINTAINED
WETLAND	WOODLAND PRESERVATION NOT CREDITED (UPA)	SPECIMEN CHARACTER HISTORIC TREE (TOWN'S SQD)
10-15' BUFFER	CLEARED FLOODPLAIN AREA (UPA)	TREE PRESERVATION SIGN
25' BUFFER	STORM DRAIN PILES AND STRUCTURE	
PRUNING MANAGEMENT AREA (UPA)		
LIMIT OF DISTURBANCE		
EXISTING TREE LINE		
ADJACENT NEIGHBORHOOD WOODLAND		

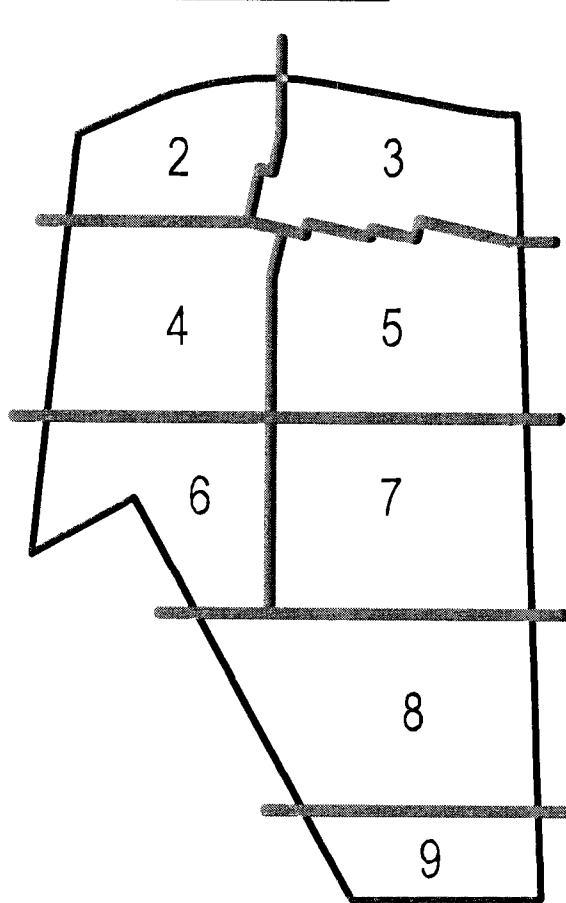
Cambridge Place at Westphalia/Specimen Tree List (USA No. 1314-00-00)									
NO	Species	Common Name	Comments	DBH	Condition	Disposition			
1	Fagus grandifolia	American beech	split down middle, twin	32	Poor	Save			
2	Unidentified tulipifera	tulip tree		30	Good	Save			
3	Unidentified tulipifera	tulip tree	twin	30	Fair	Save			
4	Unidentified tulipifera	tulip tree		32	Good	Save			
5	Unidentified tulipifera	tulip tree		31	Good	Save			
6	Unidentified tulipifera	tulip tree		31	Good	Save			
7	Quercus alba	white oak		30	Fair	Save			
8	Quercus prinus	chestnut oak	smaller twin, few dead limbs	32	Good	Save			
9	Quercus alba	white oak		36	Very Good	Save			
10	Quercus alba	white oak		32	Good	Save			
11	Quercus prinus	chestnut oak	twin	36	Fair	Save			
12	Quercus prinus	chestnut oak		30	Good	Save			
13	Quercus prinus	chestnut oak	twin, lean	34	Fair	Save			
14	Quercus prinus	chestnut oak		37	Fair	Save			
15	Quercus alba	white oak	dead lower limbs	32	Fair	Save			
16	Quercus alba	white oak	twin	40	Fair	Save			
17	Quercus alba	white oak		30	Good	Save			
18	Quercus alba	white oak	lean	35	Fair	Save			
19	Unidentified tulipifera	tulip tree		35	Good	Save			
20	Unidentified tulipifera	tulip tree		33	Good	Save			
21	Unidentified tulipifera	tulip tree		32	Good	Save			
22	Unidentified tulipifera	tulip tree		36	Good	Save			
23	Unidentified tulipifera	tulip tree		33	Good	Save			
24	Unidentified tulipifera	tulip tree		33	Good	Save			
25	Unidentified tulipifera	tulip tree		34	Good	Save			
26	Unidentified tulipifera	tulip tree		33	Good	Save			
27	Unidentified tulipifera	tulip tree		37	Good	Save			
28	Unidentified tulipifera	tulip tree		37	Good	Save			
29	Acer rubrum	red maple	lean, trunk damage	42	Fair	Remove			
30	Acer rubrum	red maple	lean, large dead limb	33	Fair	Save			
31	Unidentified tulipifera	tulip tree	twin w 32	41	Fair	Remove			
32	Unidentified tulipifera	tulip tree	twin w 31	39	Fair	Remove			
33	Unidentified tulipifera	tulip tree		38	Good	Save			
34	Unidentified tulipifera	tulip tree	poison ivy infestation	34	Fair	Save			

INDEX OF SHEETS

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DETAIL SHEET	10

PRESERVATION AREA	ACRES	WOODLAND RETAINED NC	ACRES
A	2.83	A	0.38
B	0.60	B	0.01
C	0.03	C	14.71
D	1.12		
E	9.08		
F	0.08		
G	0.02		
TOTAL	13.76	TOTAL	15.10

KEY MAP



Property Owners Awareness Certificate

I, *Cambridge Place at Westphalia, LLC* hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Owner or Owner Representative: *[Signature]* Date: 12/29/16

I, *[Signature]* hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Contract Purchaser: _____ Date: _____

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-002-15			
#	APPROVED BY	DATE	DRD CASE
00	<i>Meghan Reiser</i>	1/16/17	DSP-14021
01			
02			
03			
04			
05			
THIS BLOCK IS FOR OFFICIAL USE ONLY OR label certifies that this plan meets conditions of final approval by the Planning Board. Its design is the District Council.			
M-NCPPC APPROVAL			
PROJECT NAME: CAMBRIDGE PLACE AT WESTPHALIA			
PROJECT NUMBER: DSP-14021			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number			

COVER SHEET

CAMBRIDGE PLACE AT WESTPHALIA TREE CONSERVATION PLAN TYPE II DSP-14021 TCP2-002-15

15TH (MELLWOOD) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 400'
SHEET 1 OF 10
PROJECT NO. 1914-00-00



LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656

Rockville
Lanham
Waldorf
Leonardtown

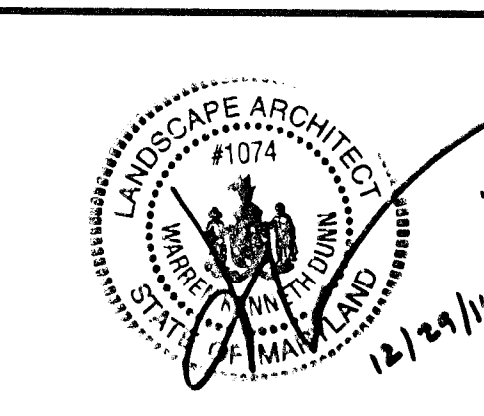
MISS UTILITY NOTE			
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES HAS BEEN OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST BE AWARE OF THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITIES DEEPER THAN 18 INCHES. PRIOR TO THE START OF EXCAVATION, IF CLEARANCES ARE LESS THAN 18 INCHES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING UTILITIES. IF CLEARANCES ARE LESS THAN 18 INCHES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING UTILITIES. IF CLEARANCES ARE LESS THAN 18 INCHES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING UTILITIES.			
NO	REVISIONS	DATE	BY
1	MARCH 2014	CAD STANDARDS	18-2000
2	GAM	TECHNICIAN	GAM
3	CHECKED	UWD	

OWNER/DEVELOPER/APPLICANT

DOLBEN
2600 MIDWAY BRANCH DR.
ODONTON, MD 21113
301.512.3600
CONTACT: MATT BITAR

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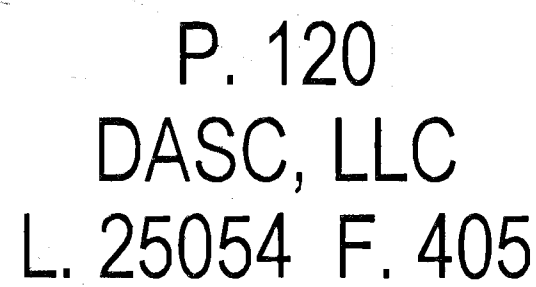
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Pinson Georgia County Planning Department, M-NCPPG Environmental Planning Section				THIS BLOCK IS FOR OFFICIAL USE ONLY	
TREE CONSERVATION PLAN APPROVAL TCP2-002-15				QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Court.	
#	APPROVED BY	DATE	ORD CASE	 M-NCPPG APPROVAL	
01	<i>Mark K. Riser</i>	<i>1/6/17</i>	<i>DSF-14021</i>		
02					
03					
04					
05					
I/We, undersigned, PRESERVE, PLANTED OR REGENERATED IN FULFILLMENT OF WOODLAND CONSERVATION REQUIREMENTS, THE FOLLOWING WOODLAND CONSERVATION PROJECT:				PROJECT NAME: CAMBRIDGE PLACE AT WESTPHALIA	
I/We, undersigned, HAVE REVIEWED THE PROJECT AND RECORD DRAWINGS AND, IN THE INTEREST OF THE EASEMENT RECORDING, HAVE PROVIDED THE COUNTY AND RECORD DRAWING IN THE BELIEF OF THE FIRST RECORDING OF THE PROJECT AND RECORD DRAWING TO BE TRUE AND CORRECT. I/We, undersigned, HAVE APPLICATIONS THAT REQUIRE THE APPROVAL OF THE PLANNING BOARD AND ALSO HAVE SUBMITTED THE REQUIRED RECORDING OF THE PROJECT AND RECORD DRAWING TO THE PLANNING BOARD.				PROJECT NUMBER: DSP-14021	
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet					

<h1 style="margin: 0;">CAMBRIDGE PLACE AT WESTPHALIA</h1> <h2 style="margin: 0;">TREE CONSERVATION PLAN TYPE II</h2> <p style="margin: 0;">DSP-14021</p> <p style="margin: 0;">TCP2-002-15</p>		<div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;"> <small>SCALE</small> <small>1" = 50'</small> </div> <div style="border: 1px solid black; padding: 2px;"> <small>SHEET</small> <div style="display: flex; justify-content: space-between;"> 2 10 </div> </div>
<small>15TH (MELLWOOD) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND</small>		<div style="border: 1px solid black; padding: 2px;"> <small>PROJECT NO.</small> <small>15010000</small> </div>



	WOODLAND PRESERVATION AREA (WPA)
	WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
	WOODLAND PRESERVED-NOT CREDITED (WPN-C)
	CLEARED FLOODPLAIN AREA (CFP)
	STORM DRAIN PIPES AND STRUCTURE

	SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL (X OVER TREE)
	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
	SPECIMEN, CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE (1"DBH=1.9CRZ)

Prison Georgia's County Planning Department, M-NCPPC
Environmental Planning Section

TREE CONSERVATION PLAN APPROVAL
TCP2-002-15

#	APPROVED BY	DATE	DRD CASE
00	<i>Morgan K. Reiser</i>	<i>1/6/17</i>	<i>DSP-14081</i>
01			
02			
03			
04			
05			

WOOLANDS PRESERVED, PLANTED OR REGENERATED IN FULFILLMENT OF WOOLAND CONSERVATION

THIS BLOCK IS FOR
OFFICIAL USE ONLY

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

M-NCPPC

APPROVAL

PROJECT NAME:	CAMBRIDGE
---------------	-----------

PROJECT NUMBER: DSP-140

For Conditions of Approval see S
Revision numbers must be

QUALITÀ

PHALIA

Eden 225, Cedar 450, Oak 200

18rv=PDF_Color_150.pptctg Perib

PLAN VIEW SHEET

CAMBRIDGE PLACE AT WESTPHALIA
TREE CONSERVATION PLAN TYPE II
DSP-14021
TCP2-002-15

15TH (MELLWOOD) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

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NO.		REVISIONS		BY	DATE
DATE:	MARCH 2014	CAD STANDARDS VERSION:	V8 - 2000		
DESIGNER:	CHM	CHECKER:	CHM	APPROVER:	MDG

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES HAS BEEN OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT THE UTILITY AT 1-800-337-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

DOLBEN
2600 MIDWAY BRANCH DR
ODENTON, MD 21113
301.912.3600
CONTACT: MATT BITAR

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MAP	5551 GRID D6
TAX MAP 90, C1	ZONING CATEGORY: M-X-T
ASSC 2001 SHEET 205SE08	TEIR: DEVELOPING
SITE DATUM HORIZONTAL: NAD1983 VERTICAL: NAVD1929	WATERSHED: WESTERN BRANCH



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NO.	DATE	REVISIONS	BY	DATE
1	MARCH 2014	1.00	GAM	
2				
3				
4				
5				
6				
7				
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9				
10				

MISS UTILITY NOTE
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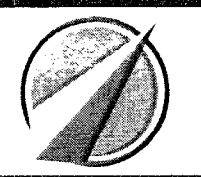
OWNER/DEVELOPER/APPLICANT
DOLSEN
2600 MIDWAY BRANCH DR.
ODENTON, MD 21113
301.312.3500
CONTACT: MATT BITAR

90 C1	M-W-T
205608	DEVELOPING
1550 230 SHEET	
DATE: 12/1/16	
HORIZONTAL: NAD 1983	
VERTICAL: NAVD 1983	

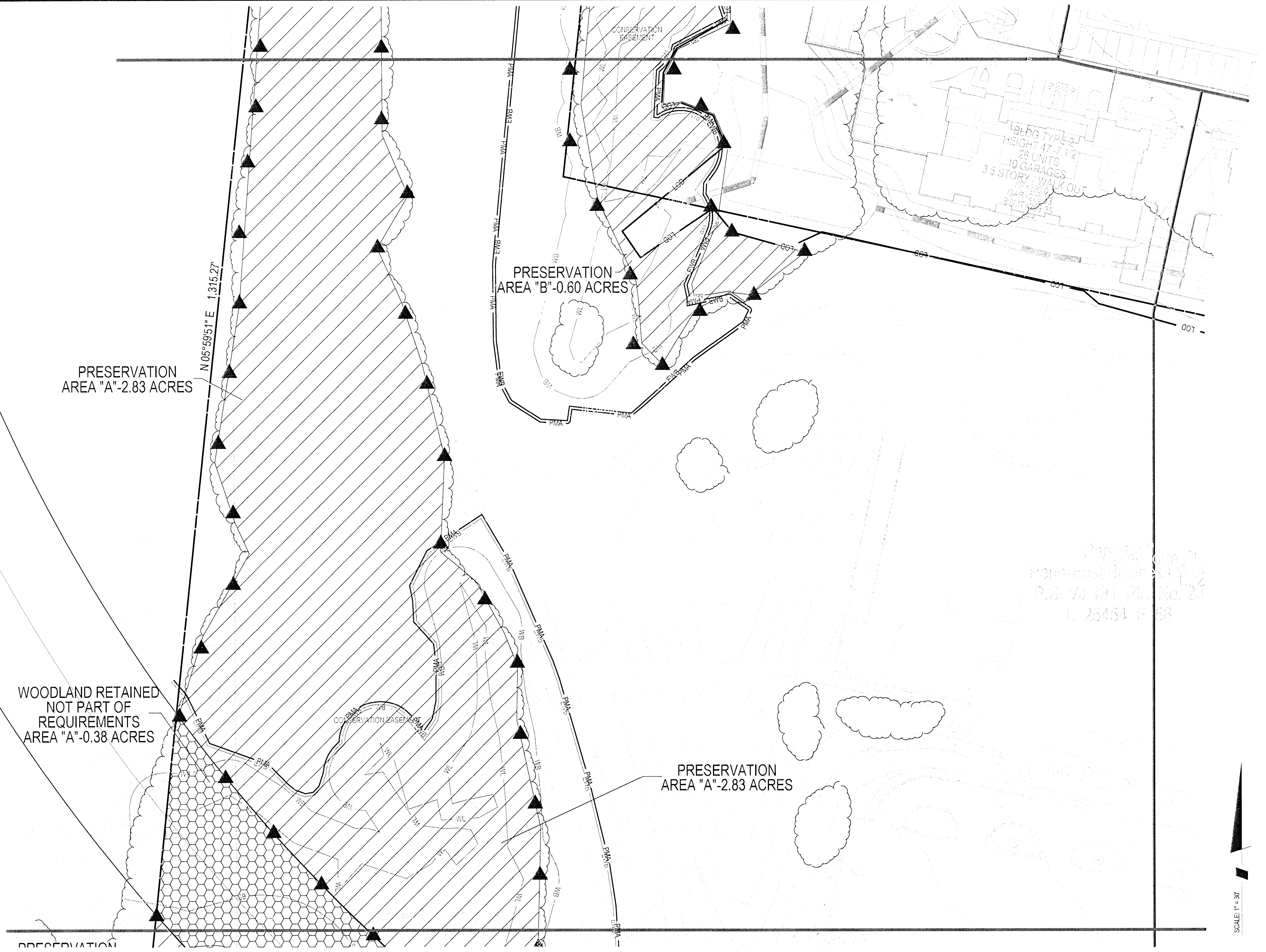


CAMBRIDGE PLACE AT WESTPHALIA TREE CONSERVATION PLAN TYPE II DSP-14021 TCP2-002-15

15TH (MELLWOOD) ELECTION DISTRICT, PRINCE GEORGES COUNTY, MARYLAND



1" = 30'
SHEET 4
OF 10
PROJECT NO.
1514-00-00

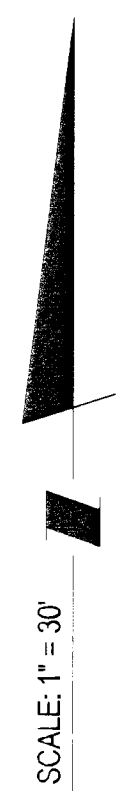
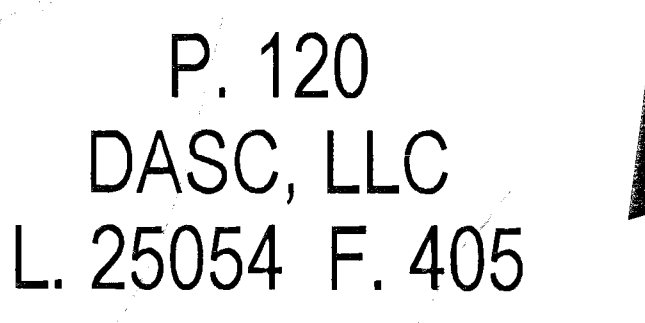



PROPERTY BOUNDARY	WOODLAND PRESERVATION AREA (WPA)	SPECIMEN CHAMPION HISTORIC TREE PROPOSED FOR REMOVAL (X OVER TREE)
REGULATED STREAM (TOP OF BANK)	WOODLAND REGENERATION AFFORESTATION AREA (WRAC)	SPECIMEN CHAMPION HISTORIC TREE TO BE SAVED
100-YEAR FLOODPLAIN	WOODLAND PRESERVED - NOT CREDITED (WPA/C)	SPECIMEN CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE (T/SHR/100%)
100-YEAR FLOODPLAIN SBL	CLEARED FLOODPLAIN AREA (CFA)	
WETLAND	STORM DRAIN PIPES AND STRUCTURE	
25' WETLAND BUFFER		
5' WETLAND BUFFER		
EXPANDED WETLAND BUFFER		
PRIMARY MANAGEMENT AREA (PMA)		
LDC		
EXISTING TREE LINE		
TS 10'		
JOINT BASE ANDREWS NOISE CONTOUR		

PRINCE GEORGES COUNTY PLANNING DEPARTMENT M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-002-15			
#	APPROVED BY	DATE	DRD CASE
00	Miguel Rios	1/8/17	DSP-14021
01			
02			
03			
04			
05			

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M-NCPPC APPROVAL
PROJECT NAME: CAMBRIDGE PLACE AT WESTPHALIA
PROJECT NUMBER: DSP-14021
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number





Prince George's County Planning Department: M-NCPPD Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TC2-002-15				THIS BLOCK IS FOR OFFICIAL USE ONLY GR Lateral identifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council. M-NCPPD APPROVAL PROJECT NAME: CAMBRIDGE PLACE AT WESTPHALIA PROJECT NUMBER: CSP-14021 For Conditions of Approval see Site Plan Cover Sheet of Approval Permit Revision numbers must be included in the Project Number	
#	APPROVED BY	DATE	DRD CASE		
01	<i>Mary E. Davis</i>	1/6/17	DSP-14021		
02					
03					
04					
05					

<h1 style="margin: 0;">CAMBRIDGE PLACE AT WESTPHALIA</h1> <h2 style="margin: 0;">TREE CONSERVATION PLAN TYPE II</h2> <p style="margin: 0;">DSP-14021</p> <p style="margin: 0;">TCP2-002-15</p> <p style="margin: 0;">15TH (MELLWOOD) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND</p>	<div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;"> <small>DATE: 05/01/2024</small> </div> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;"> <small>SHEET</small> 5 </div> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;"> <small>OF</small> 10 </div> <div style="border: 1px solid black; padding: 2px;"> <small>PROJECT NO.</small> 100610000 </div>
--	---


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IMAGINARY SURFACE G

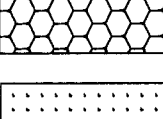


IMAGINARY SURFACE D
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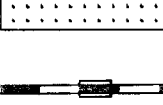
PROPERTY BOUNDARY




REGULATED STREAM, TOP OF BANK




100 YEAR FLOODPLAIN BUFFER



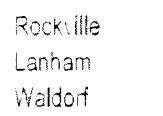
100 YEAR FLOODPLAIN BRL



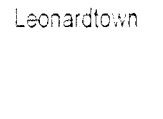
WETLAND



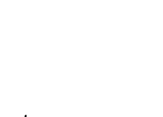
25 WETLAND BUFFER




EXPANDED WETLAND BUFFER




PRIMARY MANAGEMENT AREA (PMA)




LIMIT OF DISTURBANCE




EXISTING TREE LINE

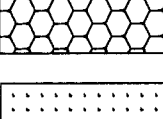


JOINT BASE ANDREWS NOISE CONTOUR
- 

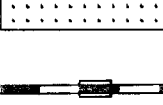
WOODLAND PRESERVATION AREA (WPA)




WOODLAND REFORESTATION AFFORESTATION AREA (WRA)

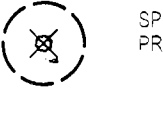


WOODLAND PRESERVED - NOT CREDITED (WPNG)




CLEARED FLOODPLAIN AREA (C-FP)




STORM DRAIN PIPES AND STRUCTURE
- 

SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL (X)



SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED (P)



SPECIMEN, CHAMPION, HISTORIC TREE (O)

MISS UTILITY NOTE
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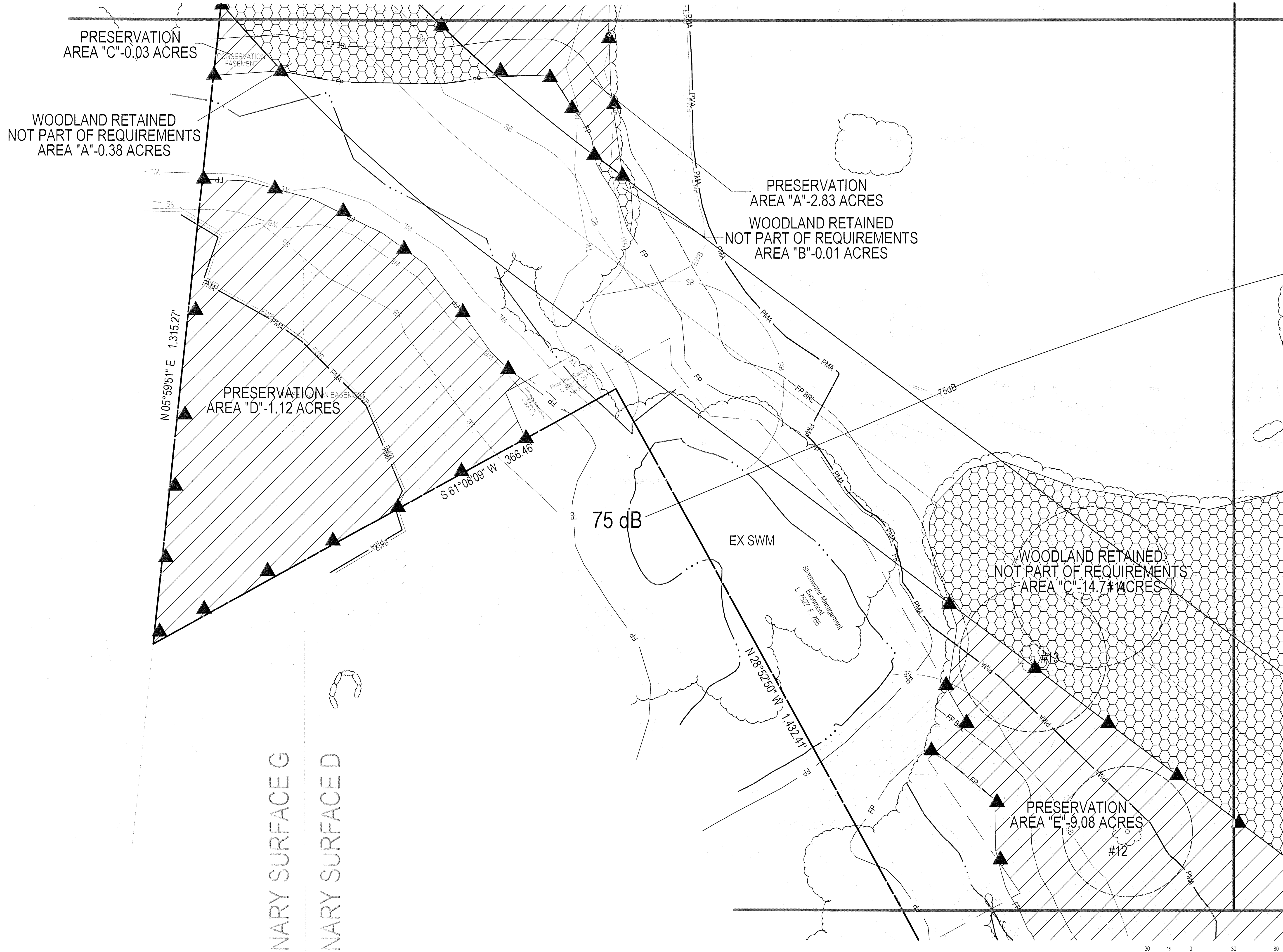
OWNER/DEVELOPER/APPLICANT
DOLBEN
2500 MIDWAY BRANCH DR.
ODONTON, MD 21113
301.612.3930
CONTACT: MATT BITAR

COPYRIGHT 200 THE MAP PEOPLE PERMITTED USE ONLY: 2102100 MAP 5951 GRID 06	
TAX MAP 99, C1	CONVING CODES MKT
ASSOC 200 SHEET 2055008	TEIR DEVELOPING
SITE DATUM HORIZONTAL: NAD1983 VERTICAL: NGVD1929	DATED WESTERN BRANCH




CAMBRIDGE PLACE AT WESTPHALIA
TREE CONSERVATION PLAN TYPE II
DSP-14021
TCP2-002-15
15TH (MELLWOOD) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND
P:\19140000\ENGINEER\ENV\TCP2-002-15\Drawn\PDF_Color_150\city\PrintB\TEXT_SUB.rvt 12/29/2015 1:00:19 PM

SHEET OF	6 10
PROJECT NO.	1914-00-00



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-002-15			
#	APPROVED BY	DATE	DRD CASE
00	Morgan Reese	1/6/17	DSP-M021
01			
02			
03			
04			
05			

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M-NCPPC
APPROVAL



PROJECT NAME: CAMBRIDGE PLACE AT WESTPHALIA

PROJECT NUMBER: DSP-14021

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

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REFERENCE
MDC

A B C D E F G H I J K L M N O

1 2 3 4 5 6 7 8 9 10



- PROPERTY BOUNDARY
- REGULATED STREAM (TOP OF BANK)
- REGULATED STREAM BUFFER
- 100-YEAR FLOODPLAIN
- 100-YEAR FLOODPLAIN B/L
- WETLAND
- 25' WETLAND BUFFER
- EXPANDED WETLAND BUFFER
- PRIMARY MANAGEMENT AREA (PMA)
- UNIT OF DISTURBANCE
- EXISTING TREE LINE
- JOINT BASE ANDREWS NOISE CONTOUR
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND REFORESTATION AFFORESTATION AREA (WRA)
- WOODLAND PRESERVED-NOT CREDITED (WPA)
- CLEARED FLOODPLAIN AREA (CFPI)
- STORM DRAIN PIPES AND STRUCTURE
- SPECIMEN CHAMPION HISTORIC TREE PROPOSED FOR REMOVAL (X-CUT TREE)
- SPECIMEN CHAMPION HISTORIC TREE TO BE SAVED
- SPECIMEN CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE (100mm 1.5 CRZ)

Prince George's County Planning Department: M-NCPPC TREE CONSERVATION PLAN APPROVAL TCP2-002-15			
#	APPROVED BY	DATE	DRD CASE
00	Meeghan Reiser	1/4/17	DSP-14021
01			
02			
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04			
05			

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M-NCPPC APPROVAL	
PROJECT NAME: CAMBRIDGE PLACE AT WESTPHALIA	
PROJECT NUMBER: DSP-14021	
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number.	



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REVISIONS			
NO.	DATE	BY	DATE
1	MARCH 2014	GAM	
2			
3			
4			
5			
6			
7			
8			
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10			

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES
WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR
MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL
EXISTING UTILITIES IN ORDER TO AVOID DAMAGE TO EXISTING
UTILITIES BY HAND. AHEAD, IN ADVANCE OF THE START OF EXCAVATION,
CONTACT THE UTILITY AT 48 HOURS PRIOR TO THE START OF EXCAVATION.
IF CLEARANCES ARE LESS THAN
BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS
THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

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ODONTON, MD 21113
301.912.3600
CONTACT: MATT BITAR

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YEAR: 2001	DATE: 02
PROJECT: 00, 01	CONTRACT: 00000000
WBSO 200 SHEET	TEIR:
20555008	DEVELOPING
SITE DATA	DATE: 02
HORIZONTAL: NAD 1983	WESTERN BRANCH
VERTICAL: NAVD 1928	



PLAN VIEW SHEET

CAMBRIDGE PLACE AT WESTPHALIA
TREE CONSERVATION PLAN TYPE II
DSP-14021
TCP2-002-15


15TH (MELLWOOD) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'

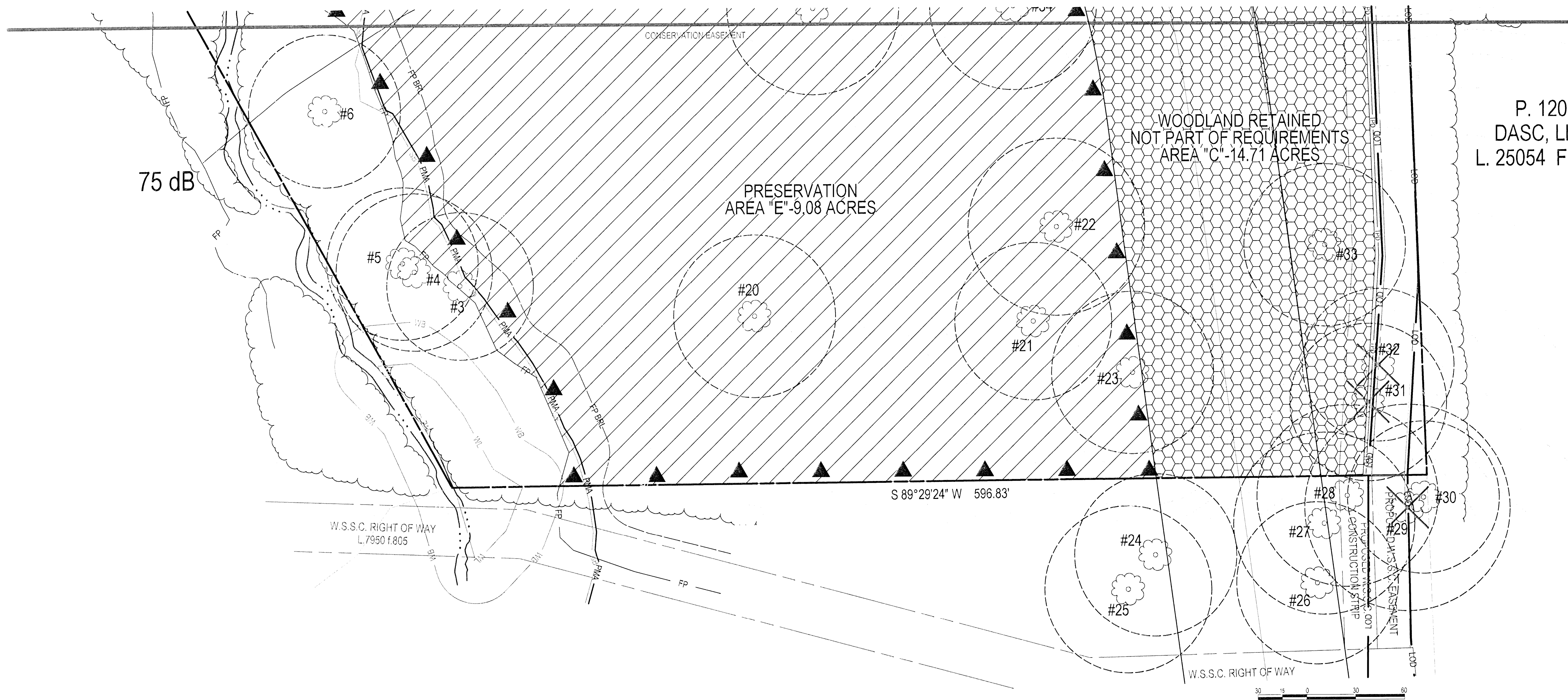
SHEET 7 OF 10

PROJECT NO. 1914-00-00



Prince George's County Planning Department, MNCPPC Environmental Planning Section			
TREE CONSERVATION PLAN APPROVAL TCP2-002-15			
#	APPROVED BY	DATE	DRD CASE
01	<i>Megan K. Reiser</i>	<i>1/6/17</i>	<i>DSP-14021</i>
02			
03			
04			
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PROJECT NAME: CAMBRIDGE PLACE AT WESTPHALIA			
PROJECT NUMBER: DSP-14021			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet			

P:\19140000\ENGINEER ENV\T011-08.sht Scale= 30.0000 ft / in. User= GM\cit PLTdrv= PDF_Color_150.pltctg Penlbt= TEXT_SUB.tbl 12/29/2016 1:00:23 PM



P. 120
DASC, LLC
L. 25054 F. 405

SCALE: 1" = 30'

- PROPERTY BOUNDARY
- REGULATED STREAM (TOP OF BANK)
- 100-YEAR FLOODPLAIN
- 100-YEAR FLOODPLAIN BFL
- WETLAND
- 25' WETLAND BUFFER
- EXPANDED WETLAND BUFFER
- PRIMARY MANAGEMENT AREA (PMA)
- UNIT OF DISTURBANCE
- EXISTING TREE LINE
- JOINT BASE ANDREWS NOISE CONTOUR

- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND REFORESTATION AFFORESTATION AREA (WRA)
- WOODLAND PRESERVED, NOT CREDITED (WPA/C)
- CLEARED FLOODPLAIN AREA (CFA)
- STORM DRAIN PIPES AND STRUCTURE

- SPECIMEN CHAMPION HISTORIC TREE PROPOSED FOR REMOVAL (X OVER TREE)
- SPECIMEN CHAMPION HISTORIC TREE TO BE SAVED
- SPECIMEN CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE (YOSHIMIS CRZ)

Prince George's County Planning Department M-NCPPC TREE CONSERVATION PLAN APPROVAL TCP2-002-15			
#	APPROVED BY	DATE	DRD CASE
00	Megan K. Reiss	1/6/17	DSP-14021
01			
02			
03			
04			
05			

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meets conditions of final approval
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or the District Council.

M-NCPPC
APPROVAL

PROJECT NAME: CAMBRIDGE PLACE AT WESTPHALIA

PROJECT NUMBER: DSP-14021

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



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Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656

Rockville
Lanham
Waldorf
Leesville

DATE	REVISIONS	BY	DATE
MARCH 2014			
DESIGNED: GAM	CAD STANDARDS: JESSICA	18-2022	
TECHNICIAN: GAM	CHECKED: JWD		

MISS UTILITY NOTE

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AND OBTAINING FROM AVAILABLE RECORDS. THE CONTRACTOR
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CONTACT MISS UTILITY AT 800-527-7777. 48 HOURS PRIOR TO
THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN
SHOWN ON THIS PLAN, OR THERE ARE OTHER CONCERNS,
LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY
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THAN NOTED MAY REQUIRE REVISION TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

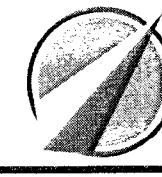
DOLBEN
2800 MIDWAY BRANCH DR.
ODONTON, MD 21113
301.912.3600
CONTACT: MATT BITAR

DATE	CONTRACT CATEGORY
90.01	V-MT
205S008	DEVELOPING
SITE DATA	WATERSHED
HORIZONTAL: NAD1983	WESTERN BRANCH
VERTICAL: NGVD1985	



CAMBRIDGE PLACE AT WESTPHALIA TREE CONSERVATION PLAN TYPE II DSP-14021 TCP2-002-15

15TH (MELLWOOD) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND



1" = 30'
SHEET 9
OF 10
PROJECT NO. 1914-00-00



Rockville
Lanham
Waldorf
Leonardtown

NO.	REVISIONS		BY	DATE
DATE:	MARCH 2014	CAD STANDARDS VERSION:	V8 - 2000	
DESIGNED:	GAM	TECHNICIAN:	GAM	CHECKED: MWG

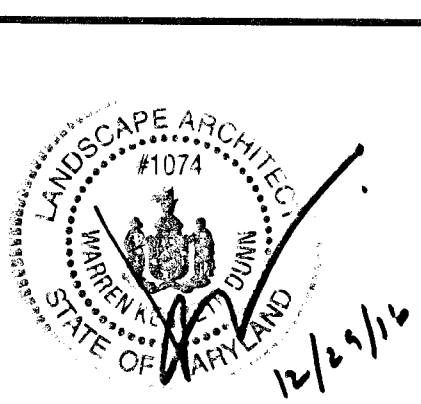
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301.912.3600
CONTACT: MATT BITAR

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MAP	5651 GRID D6
TAX MAP 90, C1	ZONING CATEGORY: M-X-T
WSSC 200' SHEET 205SE08	TEIR: DEVELOPING
SITE DATUM HORIZONTAL: NAD1983 VERTICAL: NAVD83	WATERSHED: WESTERN BRANCH



CAMBRIDGE PLACE AT WESTPHALIA
TREE CONSERVATION PLAN TYPE II
DSP-14021
TCP2-002-15

15TH (MELLWOOD) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND



1" = 30'

SHEET 10

OF 10

PROJECT NO.