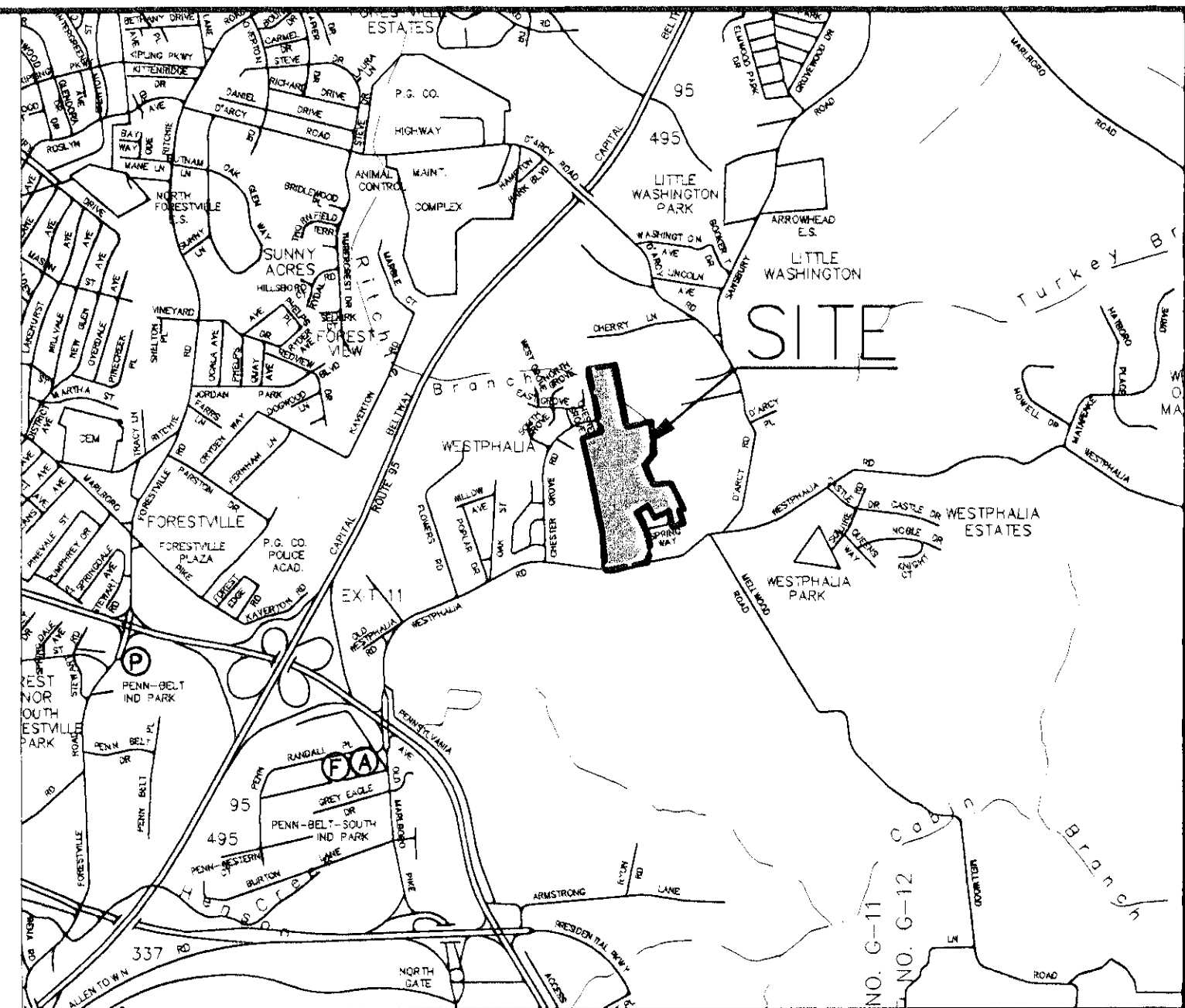


GENERAL NOTES

1. A 10' WIDE PUBLIC UTILITIES EASEMENT WILL BE PROVIDED ALONG ALL PUBLIC RIGHTS OF WAY.
2. THIS PLAN WAS PREPARED FROM THE BEST INFORMATION AVAILABLE TO US AND BASED UPON OUR BEST JUDGMENT. GPI SHALL NOT BE LIABLE FOR ANY DAMAGES OR LOSSES INCURRED THROUGH THE USE OF THIS PLAN. CONFIGURATION OF LOTS ARE SUBJECT TO THE ABOVE INTERPRETATION OF REGULATIONS.
3. TOPOGRAPHY AND BOUNDARY ARE SUBJECT TO FIELD VERIFICATION.
4. PROPERTY ACREAGE AND OUTLINE ARE SUBJECT TO FINAL COMPUTATIONS.
5. PROPOSED LIMIT OF DISTURBANCE IS PRELIMINARY IN NATURE AND MAY BE SUBJECT TO REVISIONS.
6. DEVELOPER TO INSTALL AUTOMATIC FIRE SUPPRESSION SYSTEMS IN ALL STRUCTURES.
7. ALL EXISTING BUILDINGS AND STRUCTURES ARE IDENTIFIED.
8. THE GATEWAY SIGN TO BE SET BACK FROM THE ROADWAY TO MAINTAIN UNOBSTRUCTED LINES OF VISION FOR 500 LINEAR FEET IN ALL DIRECTIONS OF TRAVEL.
9. A LIST OF OPEN SPACE PARCELS, THE ACREAGE AND TO WHOM THEY ARE TO BE DEDICATED HAVE BEEN PROPOSED ON COVER SHEET.
10. NOTES REGARDING COMPLIANCE OF PROPOSED LOTS WITH THE DEVELOPMENT STANDARDS OF THE R-T & R-R ZONES ARE SHOWN ON THIS SHEET.
11. LANDSCAPE SCHEDULES THAT SHOW COMPLIANCE WITH SECTION 4.6 AND SECTION 4.7 OF THE LANDSCAPE MANUAL ARE SHOWN ON THE LANDSCAPE PLANS.

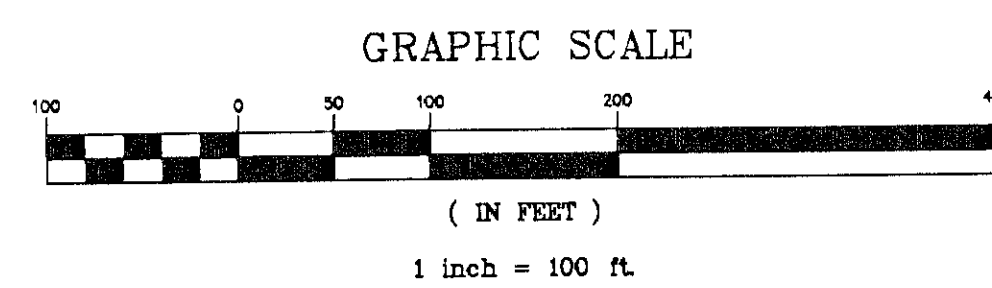


VICINITY MAP

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING TREE LINE
- LOD LIMIT OF DISTURBANCE
- PROPERTY LINE
- RuB2 SOIL SERIES
- SOIL LIMITS
- PMA PRIMARY MANAGEMENT AREA
- 100 YEAR FLOOD PLAIN
- 50' FLOOD PLAIN BUFFER
- W NON-TIDAL WETLANDS
- WB 25' WETLANDS BUFFER
- PROP. WATER
- S PROP. SEWER
- PROP. STORM DRAIN
- AFFORESTATION AREA
- WOODLAND PRESERVATION AREA
- WOODLAND PRESERVATION AREA NOT COUNTED
- WOODLAND PRESERVATION AREA IN FLOODPLAIN ZONE
- TREE PROTECTION DEVICE - PERMANENT
- TREE CONSERVATION SIGNAGE

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	DETAIL SHEET
3-8	TCP II PLANS

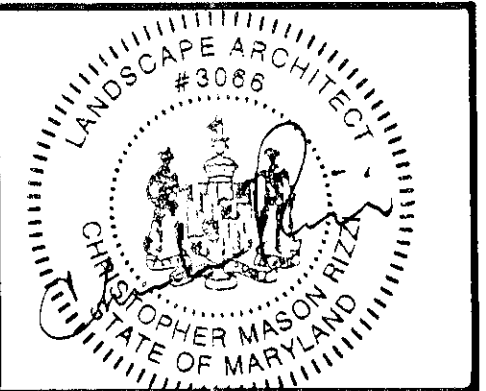


OWNER/DEVELOPER:
NORTHEAST LAND & INVESTMENT
VIRGINIA COMMERCE BANK
4221 WALNEY ROAD, 3rd FLOOR
CHANTILLY, VA. 20151

CALL "MISS UTILITY" AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION AT 1-800-257-7777

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL	
TREE CONSERVATION PLAN	
TCP#	DATE
01	03/03/09
02	
03	
04	
05	
06	

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 APPROVALS	
PROJECT NAME: WESTPHALIA TOWNS	
PROJECT NUMBER: DSP-08027	
For Conditions of Approval, see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.	



PROJ. MGR.	DESIGNED	DRAWN	CHECKED	C.M.R.	DATE	REVISIONS	BY	DATE	REVISIONS	BY

GREENMAN-PEDERSEN, INC.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

WESTPHALIA TOWNS

PRINCE GEORGE'S COUNTY, MARYLAND (6th) ELECTION DISTRICT

TREE CONSERVATION PLAN TCP II

DATE	PROJECT No.
FEB. 2014	2003058
SCALE	SHEET
1" = 100'	1 OF 8

N:\2003\2003058\DWG\SDP\SDP.DWG
Attached Xrefs: ECD00\WtM, Lot layout scan, Vmap.

1. 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 \$150 per square foot mitigation fee.

2. The Department of Environmental Resources (DER) Inspector must be contacted prior to the start of any work on the site to address implementation of Tree Preservation measures shown on this Plan.

3. Appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities have been satisfied.

4. Removal of any of Tree Protection Devices (TPDs) of areas of preservation shown on this Plan shall be flagged or staked in the field prior to the pre-construction meeting with the Inspector from DER. Upon approval of the flagged or staked TPD locations by the DER Inspector, installation of TPDs shall be completed within 10 days of the pre-construction meeting with the Building Official and Controls. No cutting or clearing of trees may begin before final approval of TPD installation.

5. Since work on this project will be initiated in several phases all TPDs required for a given phase shall be installed prior to any disturbance within that phase of work.

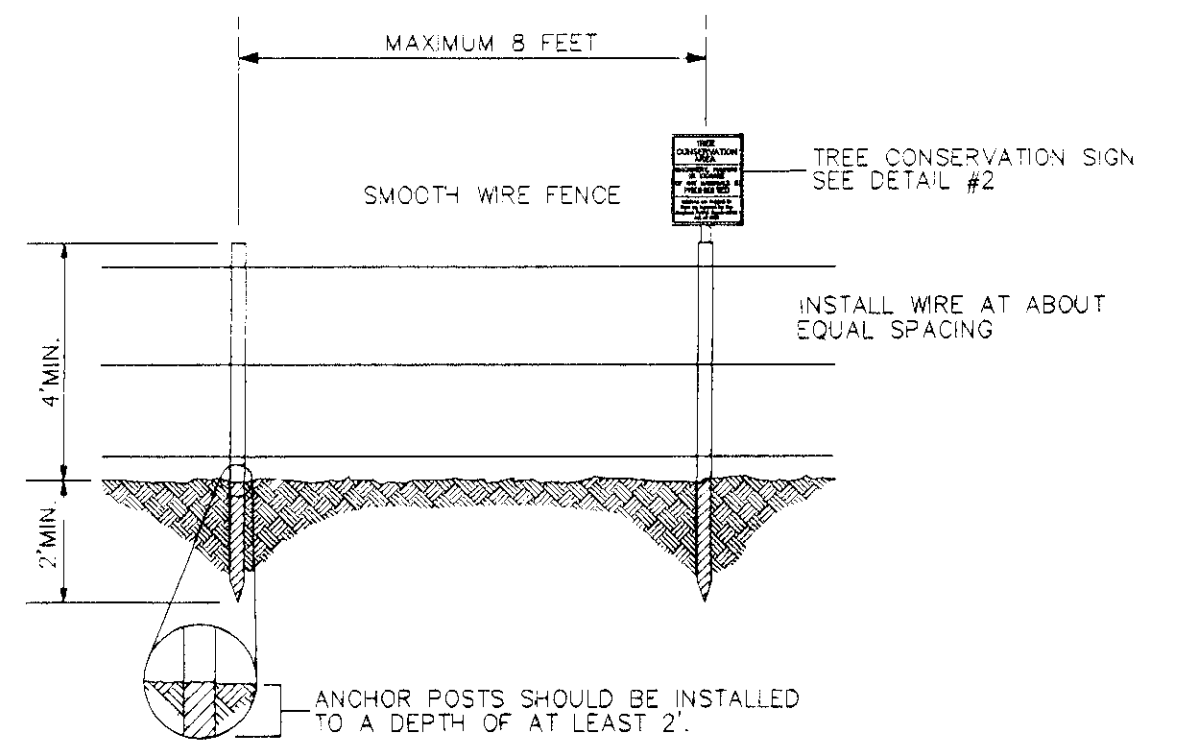
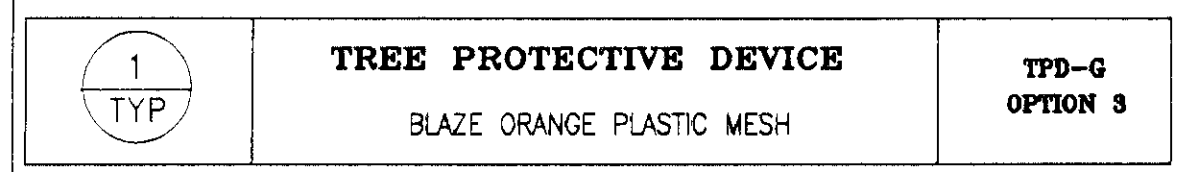
6. Approval of Tree Protection Devices shall be required at the same time as Tree Preservation Device installation. The signs shall remain in place in perpetuity.

7. Roots of all trees within 20 feet of the limits of disturbance shall be cut out along the limits of disturbance. The roots of all trees of at least 18 inches girth at a stubby point (where laying machine) or toothed chain trencher, prior to installation of Tree Protective Devices or start of grading.

8. Contractor is liable for any damages he causes during construction to any preservation areas, trees, roots, or structures.

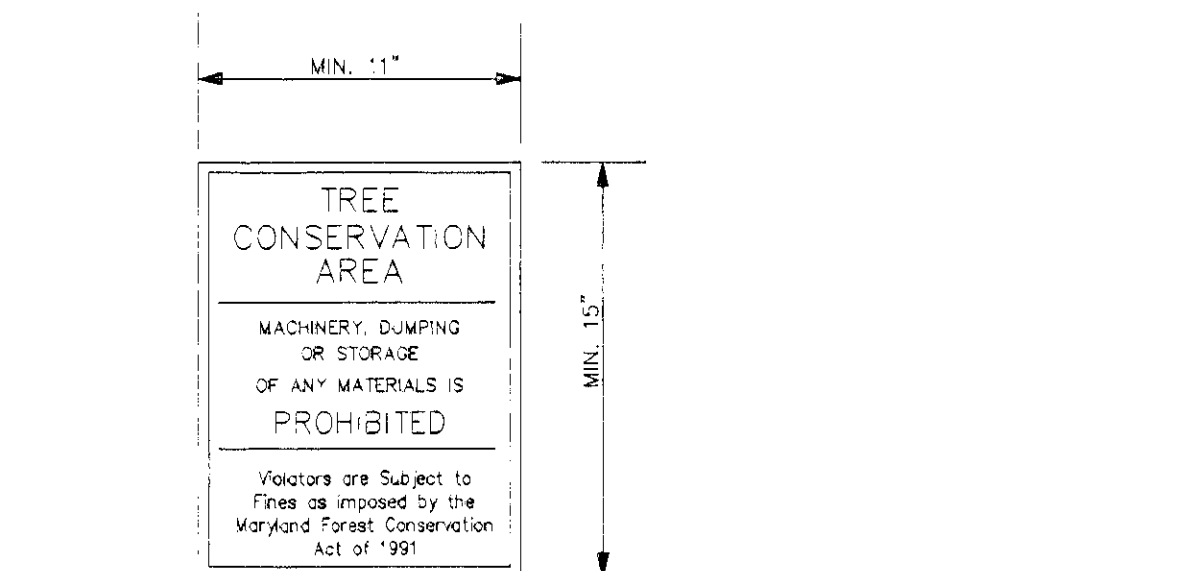
9. Approved Sediment and Erosion Control Measures may be substituted in lieu of Tree Protective Devices (TPDs) shown on this plan. In-field location and substitutions must be approved by the Planning Director.

10. Tree Protection Shown below (Detail 11) is to be used for both preservation and restoration areas.



1. TREE PROTECTIVE DEVICE LOCATIONS WILL CORRESPOND TO THE LOCATIONS SHOWN ON THIS TREE CONSERVATION PLAN.
2. TREE PROTECTIVE DEVICES WILL BE CONSTRUCTED WITH 4" X 8" STEEL L-J CHANNEL, OR 2" X 4" LUGGED SPOKE, WITH 2" X 4" WOOD BRACE. DEVICES SHALL BE PLACED AT LEAST 18" FROM TRUNK, AND 2' FROM LOWER LIMITS OF BRANCHES. DEVICES SHALL BE PLACED AT LEAST 10' FROM TRUNK, AND 2' FROM LOWER LIMITS OF BRANCHES. POSTS WILL BE INSTALLED AT 10' SPACINGS.
3. SPOKE WOOD SHOULD BE EVENLY SPACED ALONG THE HEIGHT OF THE POSTS, AND FASTENED SECURELY TO THE POSTS. MINIMUM ACCEPTABLE WOOD IS "LOFT QUALITY, CLASS 1". GALVANIZED.
4. TREE CONSERVATION KNUIFE ATTACHED TO AT LEAST ONE POST PER TREE, AND SHALL REMAIN IN PLACE IN PERPETUITY.
5. SEDIMENT AND EROSION CONTROL MEASURES WILL COMPLY WITH THE SEDIMENT CONTROL PLAN AS REQUIRED BY THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY, TREE CONSERVATION DISTRICT, AND WILL INCLUDE COMBINATIONS OF SEDIMENT CONTROL MEASURES WITH TREE CONSERVATION AREA PROTECTIVE DEVICE FENCING, IF SO NOTED ON THIS PLAN.
6. TREE PROTECTIVE DEVICES WILL BE ERECTED IMMEDIATELY AFTER TREE AND SHRUB PLANTING IS COMPLETED AND BEFORE ANY FURTHER SITE DEVELOPMENT OR SURVIVAL STUDY. THE CONTRACTOR WILL ADVISE THE OWNER IN WRITING WHEN THE PROTECTIVE DEVICES ARE IN PLACE.

1 TREE PROTECTION DEVICE - TYPE 2
 TYP SMOOTH WIRE FENCE NTS



- NOTES:
1. SIGN TO BE LAMINATED CARDBOARD OR PLASTIC WHITE WITH RED PRINT.
 2. BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
 3. SEE NOTE 4 UNDER TREE PROTECTION DEVICE - TYPE 2.

2 TREE CONSERVATION SIGN
TYP NTS

[illegible]

Plant Identification: All plants shall be properly marked for identification.

List of Plant Material

The Contractor will verify the plant quantities prior to bidding and any discrepancies shall be brought to the attention of the Landscape Architect. The Contractor shall furnish and plant all plants required to complete the work shown on the drawings. Specifications shall not be made without the written approval of the Landscape Architect. This contract will be based on the bidder having verified prior to bidding, the availability of the required plant material as specified on the Plant Materials List.

All shrubs shall be dense, heavy to the ground, and well grown, showing evidence of having been sheared regularly, and shall be sound, free of plant disease or insect eggs and shall have a healthy normal root system extending to the bottom of the container. Plants shall be stored in cold storage. All plants shall be nursery grown (except as noted below). Plants shall not be pruned prior to delivery. The shape of the plant shall in general conform to its natural growth proportions unless otherwise specified. The plants shall be trained to conform to the height specifications of the American Association of Nurserymen, and shall have a well-shaped, heavy branch structure for the species. Evergreen trees are to have an internode no greater than 18" and shall be well shaped. The average branch sizes shall average at least the middle of the range given in the plant list.

Soil mix will be 2/3 existing soil, 1/3 leafmold or equal organic material, thoroughly mixed and homogenized.

Holes for all plants shall be 18" larger in diameter than size of ball or container and shall have vertical sides. Hedges shall be planted in a trench 12" wide; beds for mass planting shall be entirely nototilled to a depth of 8" and shall be 18" beyond the average outside edge of plant balls.

Backfilling shall be done with soil mix, reasonably free of stones, subsoil, clay lumps, stumps, roots, weeds, cernuosa grass, litter, toxic substances, or any other material which may be harmful to plant growth, or hinder grading, planting, or maintenance operations. Should any unforeseen or unsuitable planting conditions arise, such as faulty soil drainage or chemical residues, they should be called to the attention of the Landscape Architect and Engineer before any planting is done. Plants shall be set plumb and straight, and shall be staked at the time of planting. Backfill shall be well worked about the roots and settled by watering. Plants will be planted higher than surrounding grade. Shrubs will be 1' higher and trees will be 3' higher.

All trenches and annular beds shall be cultivated, edged and mulched to a depth of 3' with fine shredded hardwood bark. The area around isolated plants shall be mulched to at least a 6' greater diameter than that of the hole. Plant beds adjacent to buildings shall be mulched to the building wall.

The Contractor shall be responsible during the contract and up to the time of acceptance, for keeping the planting and work incidentals: threats in good conditions, by replanting, plant replacement, watering, weeding, cultivating, pruning and spraying, restaking and cleaning up and by performing all other necessary operations of care for promotion of good plant growth so that all work is in satisfactory condition at time of acceptance, at no additional cost to the Owner.

Fertilizer shall be slow release type contained in polyethylene perforated bags with micro-pore holes for controlled feeding such as Easy Grow as manufactured by Specialty Fertilizer, Inc., Box 355, Suffern, New York 10981 or approved equal. The bags shall contain 1 pound of soluble fertilizer per 100 square feet of area. The fertilizer shall be applied during planting as recommended by the manufacturer. If fertilizer packets are not used the Contractor shall apply granular fertilizer to the soil mix with 10% analysis at the following rates: Tree and shrub, 2-3 lbs per 100 square feet; Ground cover, 2-3 lbs per 100 square foot.

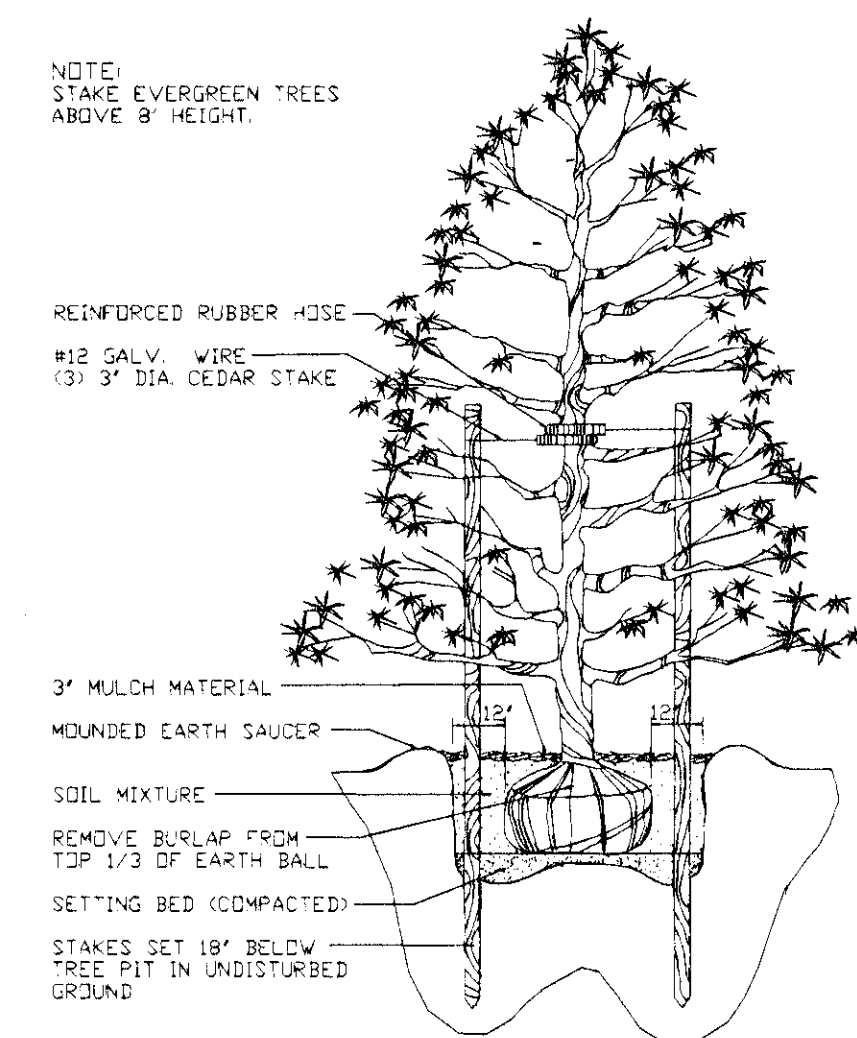
All areas of ground cover shall be rototilled to a depth of 3'. Apply 2' of organic material and rototill until thoroughly mixed. Apply fertilizer as

All materials shall be unconditionally guarantee for one year. The Contractor is not responsible for losses or damages caused by mechanical injury or vandalism. Guarantee shall cover both labor and materials. Earth saucers and stakes and guys shall be removed and trees, shrubs, and whips mulched to 3" maximum depth with shredded bark just prior to expiration of the one-year guarantee. The owner shall be notified in writing when this work is to occur.

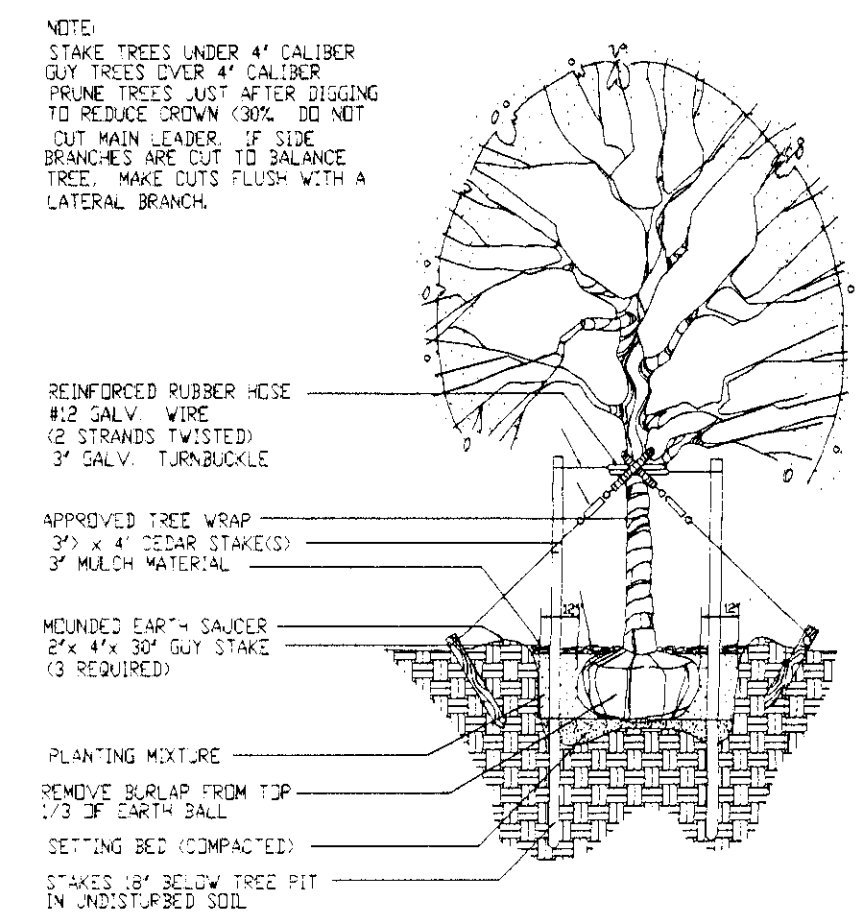
Plant spacing is generally to scale on plan. Shrub spacing is noted in the plant list. No plants except viney ground covers or espaliered material shall be closer than 30' to building, walks or curbs.

2. Seedlings will be hand planted using random distribution of species and locations, at an average of 500 inch centers per acre, utilizing the "Doble Planting Method".
3. Seedlings will be graded for quality, especially root systems, before planting, and come from a nursery approved by the County Forester.
4. Contractor will provide for proper care of seedlings, including during transport, in storage, and handling in the field.
5. Contractor will be inspected within 30 days of planting to be improperly planted will be replaced and replaced by inspection within ten trees of the same type and specifications. If 20% or more of seedlings are improperly planted, the entire stand will be required to be re-planted with new trees. The contractor will be responsible for the cost of re-planting and the removal of the original plantation.
6. The planting contractor shall guarantee a minimum of 75% survival of the plants for 5 years after planting. Plants will be checked at least three times during the first year, the first year, watering if needed and control of undesirable vegetation if needed. Plants will be field checked two times during the second and third years with reinforcement planting if needed and control of undesirable vegetation if needed. Survival of the plants will be checked at least once during the fifth years with reinforcement planting if needed. Records of survival to be maintained during the field checks. Field data forms will be sent to the client after each visit. (See Tree Condition Check Sheet, Appendix A) The contractor shall be responsible for the cost of re-planting. Perimeter fencing and signage will be removed after year 5 based on the date planted.
7. Contractor will locate all existing utilities prior to start of operations.
8. Contractor will adjust plant spacing to suit site conditions and to provide for optimum plant establishment. New plant locations to be approved by the County and/or Urban Forester.
9. Contractor is liable for damages caused to any utilities, including any repairs, at no additional cost to the County.
10. Contractor is liable for damages he causes during planting to any fences, roads, paved paths, other improvements on private or public property.
11. The County of Stanislaus (205) will provide the necessary permits through the issuance of a landowner's permit for the afforestation project.
12. All afforestation/afforestation areas adjacent to lots, and shall not fence along the outer boundary of the afforestation area. The afforestation areas shall be installed prior to issuance of use and occupancy permits for the adjacent lots.

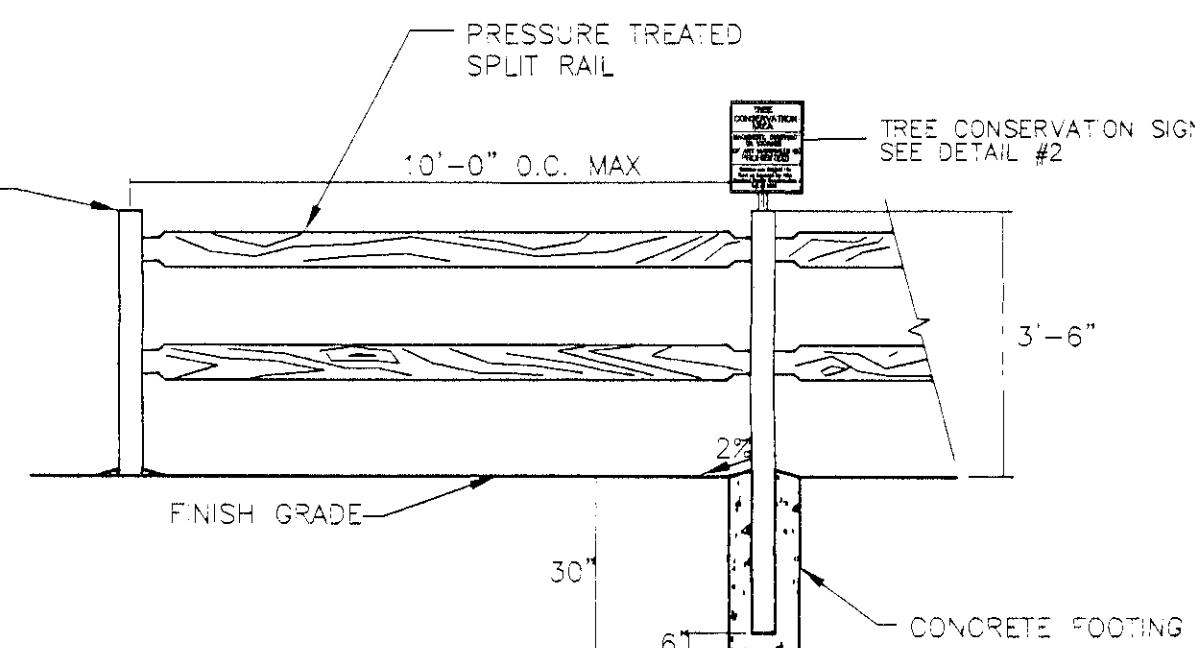
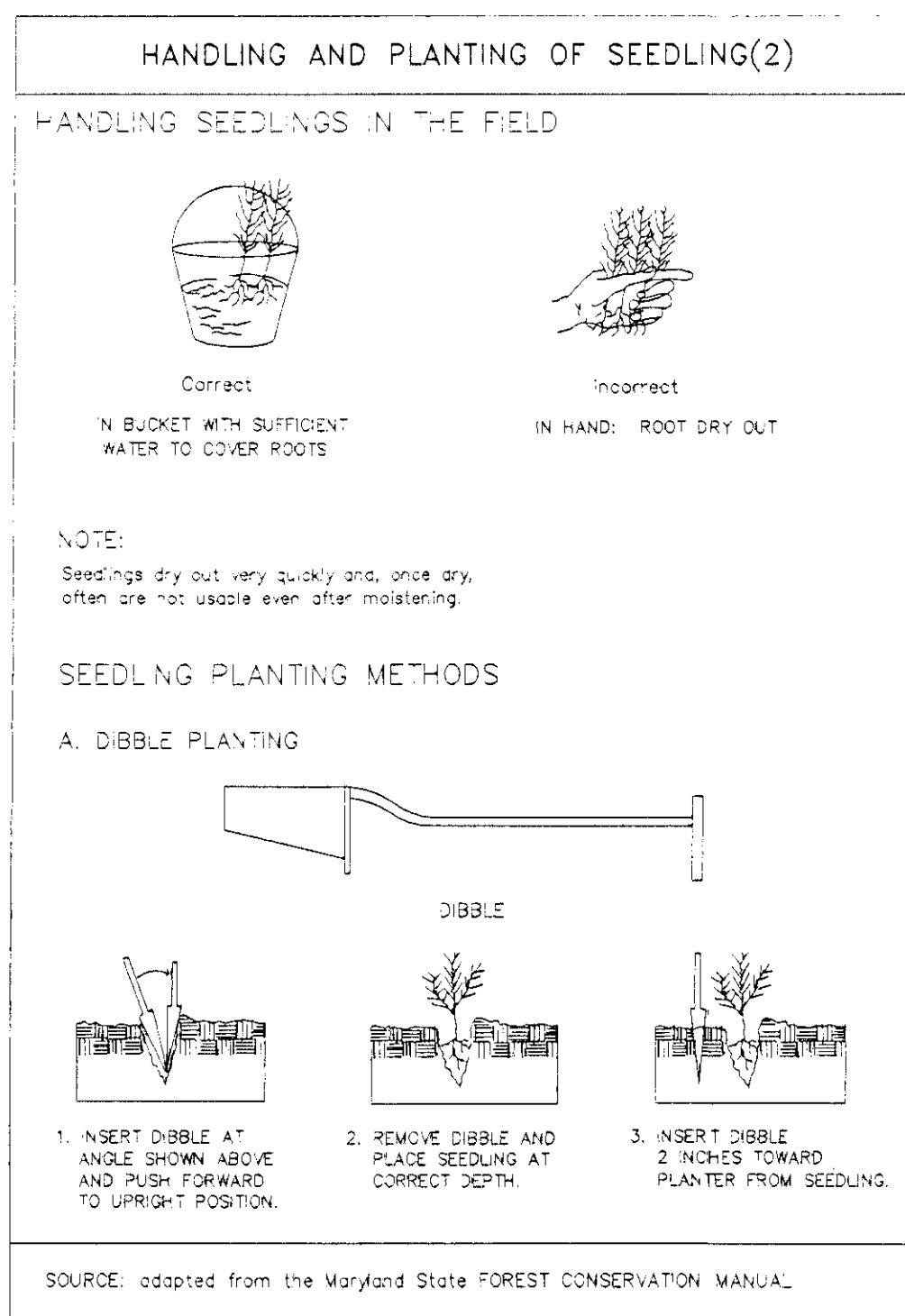
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Preservation	0.00	0.00	1.94	0.01	1.27	4.35	7.57
Af/Reforestation	0.00	0.00	0.39	0.20	0.42	0.00	1.01
Floodplain Preservation	0.00	0.00	0.00	0.00	0.29	1.55	1.84
Retained/Not Credited	5.47	0.53	0.09	0.24	0.14	0.01	6.48
Total This Sheet	0.00	0.00	2.33	0.21	1.69	4.35	8.58



PLANTING DETAIL/EVERGREEN TREES



PLANTING DETAIL/DECIDUOUS TREES



PERMANENT TREE PROTECTION DEVICE (TPD)
SPLIT RAIL FENCE (NTS)

SPLIT RAIL FENCE TO BE LOCATED ALONG VULNERABLE EDGES FOR ALL AREAS OF AFORESTATION/REFORESTATION

Woodland Conservation Worksheet for Prince George's County			
Zoning Categories	R-T	R-R	If multiple zones fill in this table for each zone
Gross Tract Area:	39.03	7.36	
Floodplain	1.58	0.54	
Previously Dedicated Land:	0.00		
Net Tract Area (NTA):	37.45	6.82	0.00

Is this one (1) single family lot? (y,n)
Are there prior TCP approvals which include this lot? (y,n)

Break-even Point:	13.94
Clearing permitted w/o Reforestation:	20.36

Subdivision Name: Westphalia Townhomes

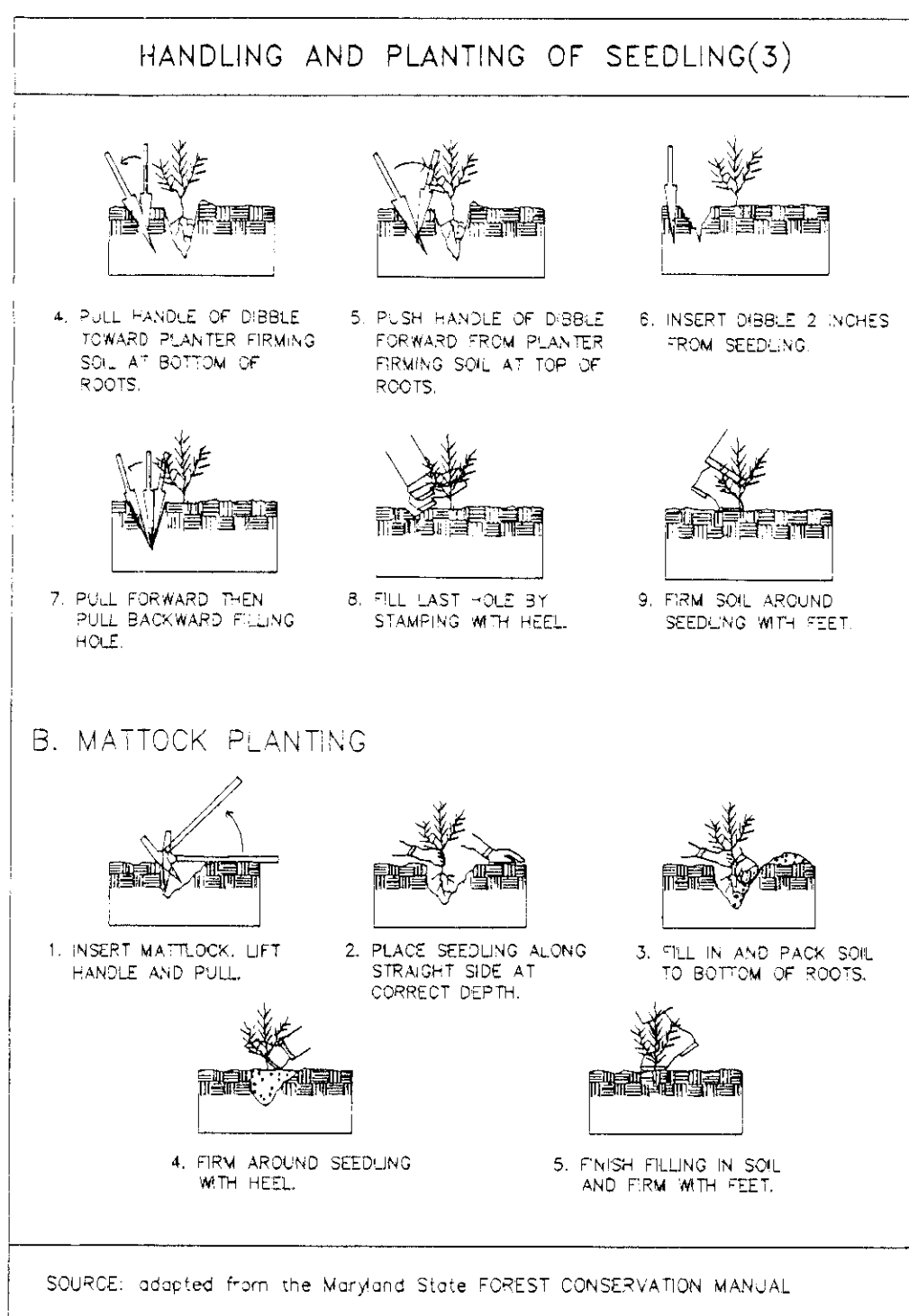
Woodland Conservation Calculations	Net Tract (acres)	Floodplain (acres)
Existing Woodland	a 34.30	k 1.85
WCT = (NTA) 20.00 (%)	b 8.85	
Smaller of "a" or "b"	c 8.85	
Woodland above WCT	d 25.45	
Woodland Cleared	e 19.50	l 0.00
Smaller of "d" or "e"	f 19.50	
Woodland Clearing below WCT	g 0.00	
Replacement Requirement = (f) * 0.25	h 4.88	
(g) * 2.0	i 0.00	
Afforestation Requirement = (NTA) x (15.00 %)	j 0.00	
Total Woodland Conservation Required	m 13.73	

Woodland Conservation Provided	(acres)	
Woodland Preservation	7.57	1.84
Reforestation / Replacement	0.00	
Afforestation	1.01	
Area approved for fee-in-lieu	0.00	\$ -
Off-site Credits	0.00	
Off-site Mitigation Provided	5.15	
Woodland Conservation Provided (must be >= to "m" above)	13.73	

Area of woodland on net tract not cleared:	14.80 acres
Woodland retained not part of requirements:	7.23 acres

Prepared By: _____
License Number: _____

Signature _____ Date _____



M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPII / 003 / 09	
Approved by <i>Max N. J. [Signature]</i>	Date 8/11/2009
01	
02	
03	
04	
05	
06	

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 APPROVALS	
PROJECT NAME: WESTPHALIA TOWNS PROJECT NUMBER: DSP - 08027 <i>For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet</i> <i>Revision numbers must be included in the Project Number</i>	



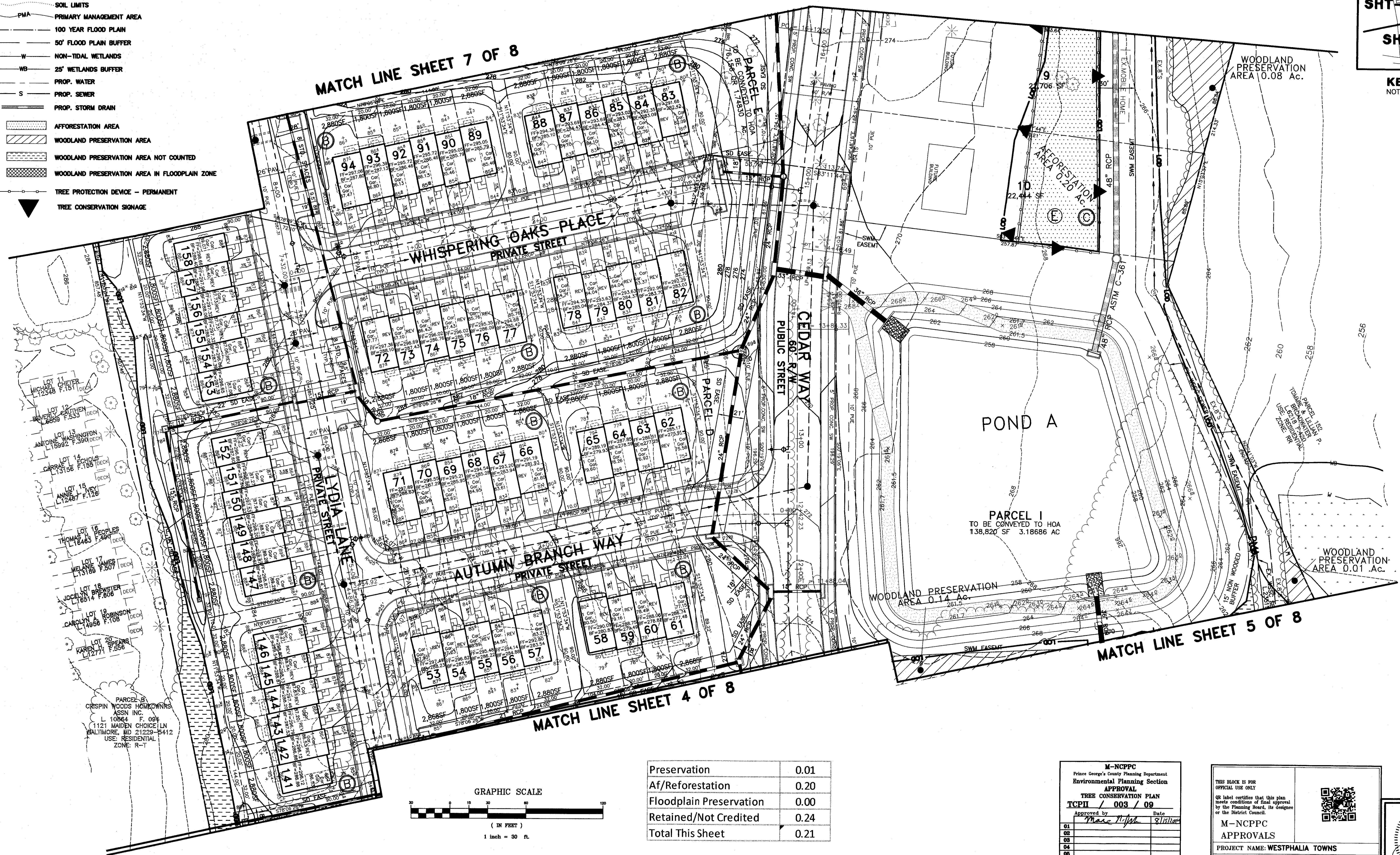
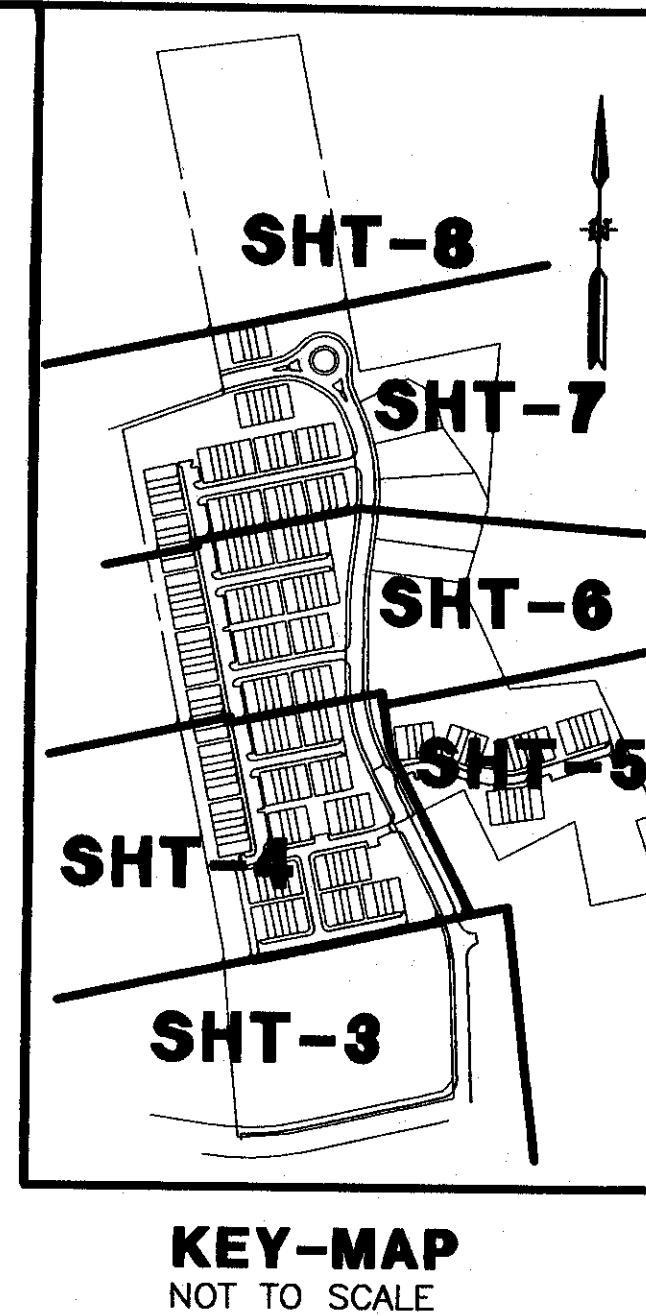
DATE	PROJECT NO.
FEB., 2014	2003058
SCALE	SHEET
	2
AS SHOWN	OF
	8

TREE CONSERVATION PLAN
TCP II

WESTPHALIA TOWNS

PRINCE GEORGE'S COUNTY, MARYLAND (6th) ELECTION DISTRICT

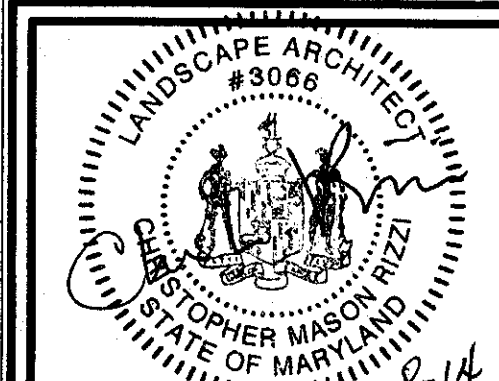
 EXISTING CONTOUR
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 WOODLAND PRESERVATION AREA IN FLOODPLAIN ZONE
 TREE PROTECTION DEVICE - PERMANENT
 TREE CONSERVATION SIGNAGE



Preservation	0.01
Af/Reforestation	0.20
Floodplain Preservation	0.00
Retained/Not Credited	0.24
Total This Sheet	0.21

M-NCPPC	
Prince George's County Planning Department	
Environmental Planning Section	
APPROVAL	
TREE CONSERVATION PLAN	
TCPII / 003 / 09	
Approved by	Date
01	<i>Maec N. J. [Signature]</i>
02	8/15/12
03	
04	
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[illegible]

GPI **GREENMAN-PEDERSEN, Inc.**
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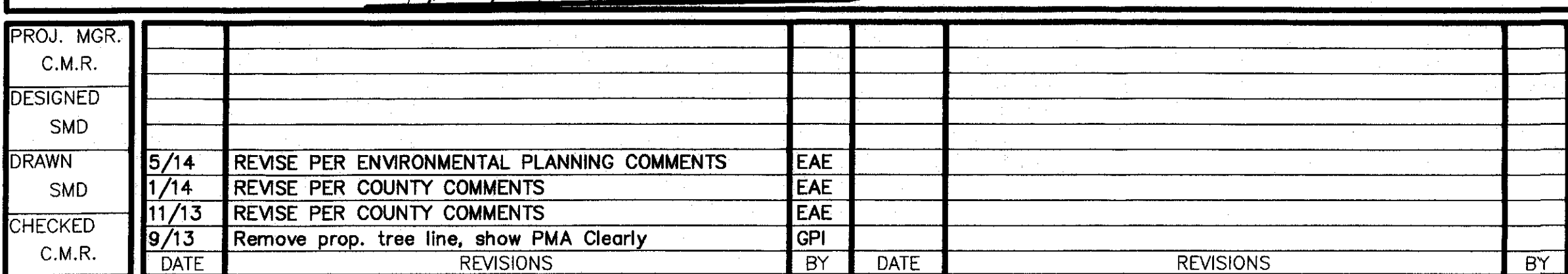
WESTPHALIA TOWNS

PRINCE GEORGE'S COUNTY, MARYLAND

(6th) ELECTION DISTRICT

TREE CONSERVATION PLAN
TCP II

DATE	PROJECT No.
FEB., 2014	2003058
SCALE	SHEET
	6
1" = 30'	OF
	2



WESTPHALIA TOWNS

(6th) ELECTION DISTRICT

DATE	PROJECT No.
FEB., 2014	2003058
SCALE	SHEET
	7
1" = 30'	OF
	8

