TREE CONSERVATION PLAN TYPE II

WESTPHALIA TOWN CENTER

MELWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

GENERAL NOTES

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR DSP-13006 IF DSP-13006 EXPIRES THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID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 DEVELOPING TIER AND IS ZONED M-X-T.

7. THE SITE IS ADJACENT TO PENNSYLVANIA AVENUE (MD ROUTE 4) WHICH IS DESIGNATED AS SCENIC AND SCENIC BYWAY CONNECTOR AND MELWOOD ROAD WHICH IS DESIGNATED AS AN HISTORIC ROAD.

8. THE PROPERTY IS ADJACENT TO MD 4/PENNSYLVANIA AVENUE WHICH IS CLASSIFIED AS A FREEWAY.

9. THIS PLAN IS GRANDFATHERED UNDER CB-27-2010, SECTION 25-117(g).

10. THE USE OF FEE-IN-LIEU TO MEET THE OFF-SITE WOODLAND CONSERVATION REQUIREMENT WAS APPROVED BY THE DISTRICT COUNCIL.

11. IMPACTS TO SPECIMEN TREES SHALL BE AVOIDED FOR THE IMLEMENTATION OF STREAM RESTORATION TO THE EXTENT PRACTICABLE.

TREE PRESERVATION AND RETENTION NOTES

a. ALL WOODLANDS DESIGNATED ON THIS PLAN FOR PRESERVATION ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE WOODLAND AREAS 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 TCP2.

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 CLEARING AND GRADING OF THE SITE AND 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 TCP2

e. WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TPF 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 APPROVED PLAN TO REMAIN UNDISTURBED, ONLY 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 PERMITEE SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS 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 PERMITEE, 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 THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITEE 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.
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
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.
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 TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT

J. WORK ON THIS PROJECT WILL BE INITIATED IN SEVERAL PHASES. ALL TEMPORARY TPFS REQUIRED FOR A GIVEN PHASE SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE WITHIN THAT PHASE OF WORK

TREE PRESERVATION NOTES:
SPECIMEN TREES THAT ARE WITHIN THE LIMITS OF DISTURBANCE THAT ARE RATED IN GOOD OR EXCELLENT CONDITION, AND OBTAIN LESS THAN 30% IMPACT TO CRITICAL ROOT ZONE (CRZ) WILL REQUIRE TREE PRESERVATION MEASURES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. DURING CONSTRUCTION ACTIVITIES, AND FOR UP TO FIVE YEARS AFTER CONSTRUCTION ACTIVITIES

TREE PRESERVATION AND PROTECTION MEASURES WILL BE SPECIFIC TO EACH TREE BASED ON TREE SPECIES, CONDITION, LOCATION, AND AMOUNT OF IMPACT TO CRZ. PRESERVATION MAY INCLUDE ROOT PRUNING, CROWN CLEARING AND PRUNING, FERTILIZATION, VERTICAL MULCHING, AERATION, WATERING, CONTROL OF INSECTS, AND SCHEDULED REGULAR INSPECTION VISITS BY AN ISA CERTIFIED ARBORIST OR MARYLAND LICENSED TREE EXPERT. TREE PROTECTION MEASURES MAY INCLUDE INSTALLATION OF THE TREE PROTECTION FENCING WHICH INCLUDES ALL CRZ AREA TO BE PRESERVED WITHIN THE LOD. INSTALLATION OF TEMPORARY ARMORING AROUND THE TRUNK OF THE TREE. INSTALLATION OF TEMPORARY OR PERMANENT RAISED WALKWAYS, DRIVE AISLES, AERATION DEVICES, OR RETAINING WALLS.

TECHNIQUES WILL BE APPLIED TO THOSE TREES THAT ARE WITHIN A REASONABLE RADIUS OF THE LIMITS OF DISTURBANCE AND THAT ARE EVALUATED AND FOUND WORTHY OR NEEDFUL OF THE ABOVE SUGGESTED PRESERVATION TECHNIQUES ABOVE.

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
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 PERMITEE 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.
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 TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.

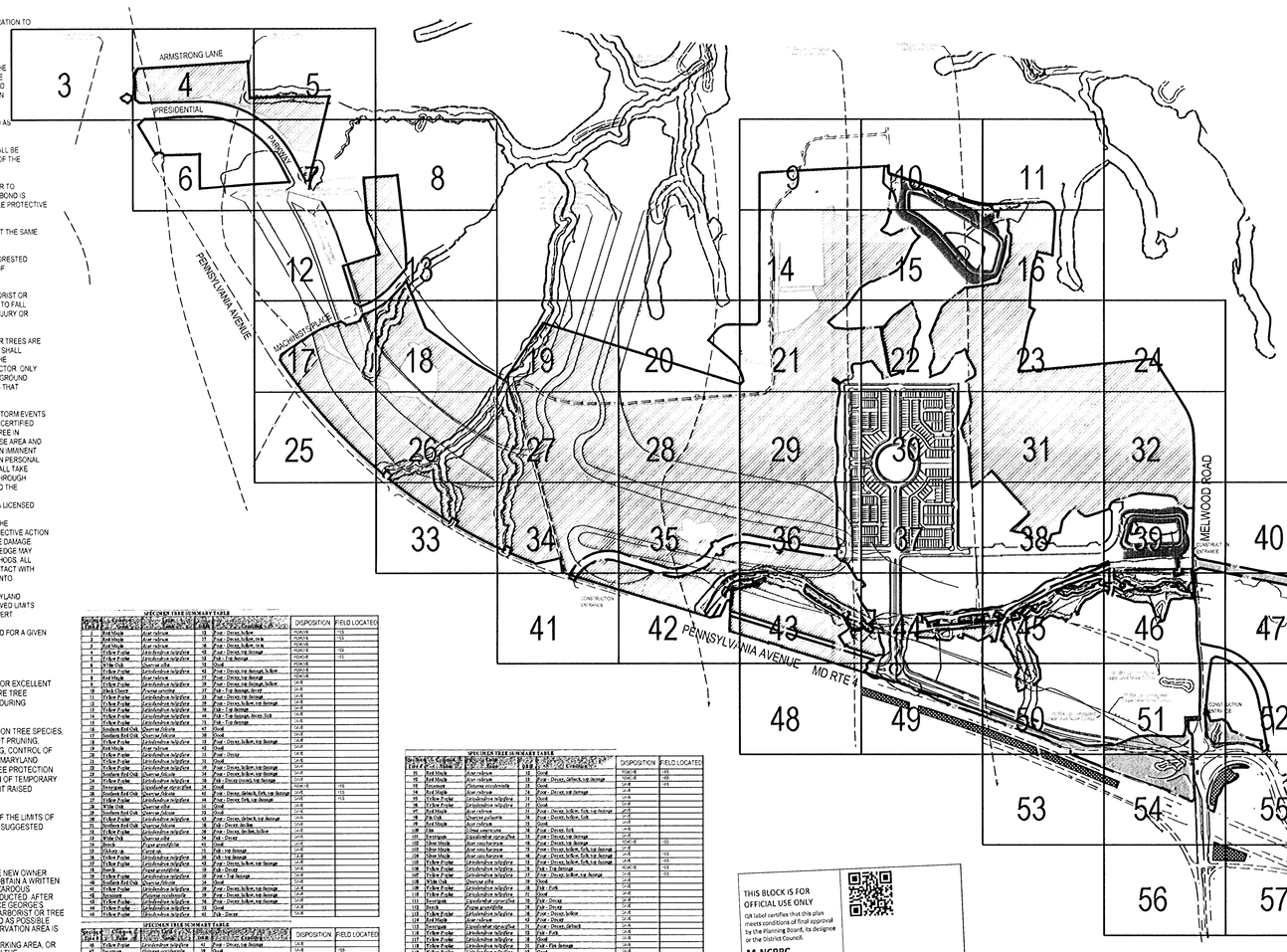
B. THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM ANY WOODLAND PRESERVATION AREA SHALL BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY (PRUNERS OR A CHAIN SAW). THESE PLANTS MAY BE CUT NEAR THE GROUND AND MATERIAL LESS THAN TWO INCHES DIAMETER MAY BE REMOVED FROM THE AREA AND DISPOSED 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

C. 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

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

A. REFORESTATION FENCING AND SIGNAGE SHALL REMAIN IN PLACE IN ACCORDANCE WITH THE APPROVED TYPE 2 TREE CONSERVATION PLAN.

B. REFORESTATION AREAS SHALL NOT BE MOWED; HOWEVER, THE MANAGEMENT OF COMPETING VEGETATION AND REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE.



SPECIMEN TREE SUMMARY TABLE

Tree #	Botanical Name	Common Name	DBH	Condition	Comments	DISPOSITION	FIELD LOCATED
1	Acer rubrum	Red Maple	33	Good	Prune - Dead, broken limbs	REMOVE	YES
2	Acer rubrum	Red Maple	31	Good	Prune - Dead, broken, rub	REMOVE	YES
3	Acer rubrum	Red Maple	30	Good	Prune - Dead, broken limbs	REMOVE	YES
4	Tilia x Flavia	Lanceleaf Linden	43	Good	Prune - Dead, broken limbs	REMOVE	YES
5	Tilia x Flavia	Lanceleaf Linden	42	Fair	Prune - Dead, broken limbs	REMOVE	YES
6	Quercus alba	White Oak	18	Good	Prune - Dead, broken limbs	REMOVE	YES
7	Tilia x Flavia	Lanceleaf Linden	42	Good	Prune - Dead, broken limbs	SAVE	
8	Acer rubrum	Red Maple	37	Good	Prune - Dead, broken limbs	SAVE	
9	Tilia x Flavia	Lanceleaf Linden	39	Good	Prune - Dead, broken limbs	SAVE	
10	Ulmus Chinensis	Chinese Elm	37	Fair	Prune - Dead, broken limbs	SAVE	
11	Tilia x Flavia	Lanceleaf Linden	39	Good	Prune - Dead, broken, rub, damage	SAVE	
12	Tilia x Flavia	Lanceleaf Linden	41	Good	Prune - Dead, broken limbs, Sucker	SAVE	
13	Tilia x Flavia	Lanceleaf Linden	15	Fair	Prune - Dead, broken limbs	SAVE	
14	Tilia x Flavia	Lanceleaf Linden	15	Fair	Prune - Dead, broken limbs	SAVE	
15	Quercus Red Oak	Quercus rubra	36	Good	Prune - Dead, broken limbs	SAVE	
16	Quercus Red Oak	Quercus rubra	30	Good	Prune - Dead, broken limbs	SAVE	
17	Quercus Red Oak	Quercus rubra	36	Good	Prune - Dead, broken limbs	SAVE	
18	Acer rubrum	Red Maple	43	Good	Prune - Dead, broken limbs	SAVE	
19	Acer rubrum	Red Maple	43	Good	Prune - Dead, broken limbs	SAVE	
20	Tilia x Flavia	Lanceleaf Linden	30	Good	Prune - Dead, broken limbs	SAVE	
21	Tilia x Flavia	Lanceleaf Linden	31	Good	Prune - Dead, broken limbs	SAVE	
22	Quercus Red Oak	Quercus rubra	34	Good	Prune - Dead, broken limbs	SAVE	
23	Tilia x Flavia	Lanceleaf Linden	30	Good	Prune - Dead, broken limbs	SAVE	
24	Tilia x Flavia	Lanceleaf Linden	30	Good	Prune - Dead, broken limbs	SAVE	
25	Quercus Red Oak	Quercus rubra	33	Good	Prune - Dead, broken limbs	SAVE	
26	Tilia x Flavia	Lanceleaf Linden	43	Good	Prune - Dead, broken limbs	SAVE	
27	Tilia x Flavia	Lanceleaf Linden	41	Good	Prune - Dead, broken limbs	SAVE	
28	Quercus Red Oak	Quercus rubra	30	Good	Prune - Dead, broken limbs	SAVE	
29	Tilia x Flavia	Lanceleaf Linden	43	Good	Prune - Dead, broken limbs	SAVE	
30	Quercus Red Oak	Quercus rubra	36	Good	Prune - Dead, broken limbs	SAVE	
31	Tilia x Flavia	Lanceleaf Linden	39	Good	Prune - Dead, broken limbs	SAVE	
32	Tilia x Flavia	Lanceleaf Linden	41	Good	Prune - Dead, broken limbs	SAVE	
33	Betula sp.	Paper birch/Birch	24	Good	Prune - Dead, broken limbs	SAVE	
34	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
35	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
36	Tilia x Flavia	Lanceleaf Linden	39	Fair	Prune - Dead, broken limbs	SAVE	
37	Tilia x Flavia	Lanceleaf Linden	41	Fair	Prune - Dead, broken limbs	SAVE	
38	Tilia x Flavia	Lanceleaf Linden	41	Fair	Prune - Dead, broken limbs, Sucker	SAVE	

SPECIMEN TREE SUMMARY TABLE

Tree #	Botanical Name	Common Name	DBH	Condition	Comments	DISPOSITION	FIELD LOCATED
39	Tilia x Flavia	Lanceleaf Linden	41	Fair	Prune - Dead, broken limbs	SAVE	
40	Tilia x Flavia	Lanceleaf Linden	39	Good	Prune - Dead, broken limbs	SAVE	YES
41	Tilia x Flavia	Lanceleaf Linden	38	Good	Prune - Dead, broken limbs	SAVE	
42	Tilia x Flavia	Lanceleaf Linden	38	Good	Prune - Dead, broken limbs	SAVE	
43	Quercus alba	White Oak	49	Good	Prune - Dead, broken limbs	SAVE	YES
44	Tilia x Flavia	Lanceleaf Linden	30	Good	Prune - Dead, broken limbs	SAVE	
45	Tilia x Flavia	Lanceleaf Linden	30	Good	Prune - Dead, broken limbs	SAVE	
46	Quercus Red Oak	Quercus rubra	34	Fair	Prune - Dead, broken limbs	SAVE	
47	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
48	Betula sp.	Paper birch/Birch	24	Good	Prune - Dead, broken limbs	SAVE	
49	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
50	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
51	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
52	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
53	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
54	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
55	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
56	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
57	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
58	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
59	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
60	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
61	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
62	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
63	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
64	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
65	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
66	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
67	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
68	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	

SPECIMEN TREE SUMMARY TABLE

Tree #	Botanical Name	Common Name	DBH	Condition	Comments	DISPOSITION	FIELD LOCATED
69	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
70	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
71	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
72	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
73	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
74	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
75	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
76	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
77	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
78	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
79	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
80	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
81	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
82	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
83	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
84	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
85	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
86	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
87	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
88	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	

SPECIMEN TREE SUMMARY TABLE

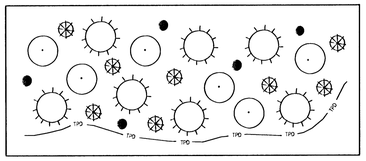
Tree #	Botanical Name	Common Name	DBH	Condition	Comments	DISPOSITION	FIELD LOCATED
89	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
90	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
91	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
92	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
93	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
94	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
95	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
96	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
97	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
98	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
99	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
100	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
101	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
102	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
103	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
104	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
105	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
106	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
107	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
108	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
109	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
110	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
111	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
112	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
113	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
114	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
115	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
116	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	
117	Tilia x Flavia	Lanceleaf Linden	30	Fair	Prune - Dead, broken limbs	SAVE	

SPECIMEN TREE SUMMARY TABLE

Tree #	Botanical Name	Common Name	DBH	Condition	Comments	DISPOSITION	FIELD LOCATED
118	Tilia x Flavia	Lanceleaf Linden	30	Good	Prune - Dead, broken limbs	SAVE	
119	Tilia x Flavia	Lanceleaf Linden	30	Good	Prune - Dead, broken limbs	SAVE	
120	Tilia x Flavia	Lanceleaf Linden	30	Good	Prune - Dead, broken limbs	SAVE	
121	Tilia x Flavia	Lanceleaf Linden	30	Good	Prune - Dead, broken limbs	SAVE	
122	Tilia x Flavia	Lanceleaf Linden	14	Fair	Prune - Dead, broken limbs	SAVE	
123	Tilia x Flavia	Lanceleaf Linden	14	Fair	Prune - Dead, broken limbs	SAVE	
124	Tilia x Flavia	Lanceleaf Linden	14	Fair	Prune - Dead, broken limbs	SAVE	
125	Tilia x Flavia	Lanceleaf Linden	14	Fair	Prune - Dead, broken limbs	SAVE	
126	Tilia x Flavia	Lanceleaf Linden	14	Fair	Prune - Dead, broken limbs	SAVE	
127	Tilia x Flavia	Lanceleaf Linden	14	Fair	Prune - Dead, broken limbs	SAVE	
128	Tilia x Flavia	Lanceleaf Linden	14	Fair	Prune - Dead, broken limbs	SAVE	
129	Tilia x Flavia	Lanceleaf Linden	14	Fair	Prune - Dead, broken limbs	SAVE	
130	Tilia x Flavia	Lanceleaf Linden	14	Fair	Prune - Dead, broken limbs	SAVE	
131	Tilia x Flavia	Lanceleaf Linden	14	Fair	Prune - Dead, broken limbs	SAVE	
132	Tilia x Flavia	Lanceleaf Linden	14	Fair	Prune - Dead, broken limbs	SAVE	
133	Tilia x Flavia	Lanceleaf Linden	14	Fair	Prune - Dead, broken limbs	SAVE	
134	Tilia x Flavia	Lanceleaf Linden	14	Fair	Prune - Dead, broken limbs	SAVE	
135	Tilia x Flavia	Lanceleaf Linden	14	Fair	Prune - Dead, broken limbs	SAVE	
136	Tilia x Flavia	Lanceleaf Linden	14	Fair	Prune - Dead, broken limbs	SAVE	
137	Tilia x Flavia	Lanceleaf Linden	14	Fair	Prune - Dead, broken limbs	SAVE	
138	Tilia x Flavia	Lanceleaf Linden	14	Fair	Prune - Dead, broken limbs	SAVE	
139	Tilia x Flavia	Lanceleaf Linden	14	Fair	Prune - Dead, broken limbs	SAVE	
140	Tilia x Flavia	Lanceleaf Linden	14	Fair	Prune - Dead, broken limbs	SAVE	
141	Tilia x Flavia	Lanceleaf Linden	14	Fair	Prune - Dead, broken limbs	SAVE	
142	Tilia x Flavia	Lanceleaf Linden	14	Fair	Prune - Dead, broken limbs	SAVE	
143	Tilia x Flavia	Lanceleaf Linden	14	Fair	Prune - Dead, broken limbs	SAVE	
144	Tilia x Flavia	Lanceleaf Linden	14	Fair	Prune - Dead, broken limbs	SAVE	
145	Tilia x Flavia	Lanceleaf Linden	14	Fair	Prune - Dead, broken limbs	SAVE	
146	Tilia x Flavia	Lanceleaf Linden	14	Fair	Prune - Dead, broken limbs	SAVE	
147	Tilia x Flavia	Lanceleaf Linden	14	Fair	Prune - Dead, broken limbs	SAVE	
148	Tilia x Flavia	Lanceleaf Linden	14	Fair	Prune - Dead, broken limbs	SAVE	
149	Tilia x Flavia	Lanceleaf Linden	14	Fair	Prune - Dead, broken limbs	SAVE

AFFORESTATION / REFORESTATION TYPICAL DETAIL

NOT TO SCALE



TYPICAL PLANTING LEGEND

RED MAPLE — SWEET GUM

DOGWOOD — TULIP POPLAR

TPD — TREE PROTECTIVE DEVICE (TYPE TO BE SPECIFIED ON TCP PLAN IF REQUIRED)

PLANT LIST/RATIO FOR SEEDLINGS

	TOTAL PER MANUAL	TOTAL THIS PLAN
REFORESTATION AREA PROVIDED	1.0 ACRE	
SPECIES	NUMBER/ACRE	NUMBER/ACRE
RED MAPLE	330 SEEDLINGS	
TULIP POPULAR	330 SEEDLINGS	
SWEET GUM	230 SEEDLINGS	
DOGWOOD	110 SEEDLINGS	
TOTAL PROVIDED	1000 SEEDLINGS	

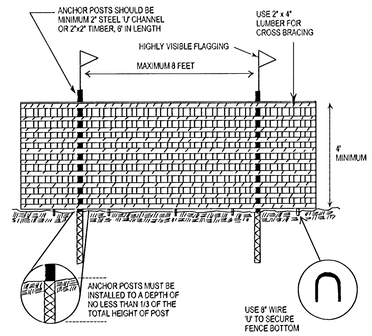
NOTES:

1000 SEEDLINGS REQUIRED PER ACRE OF REFORESTATION/AFFORESTATION

USE BARE ROOT WHIPS TO FULFILL PLANTING REQUIREMENTS

FIGURE J-4

TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL FOR WOODLAND PRESERVATION AREAS. BLAZE ORANGE PLASTIC MESH



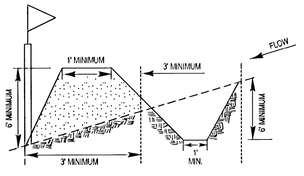
NOTES:

1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE
4. ROOT DAMAGE SHOULD BE AVOIDED.
5. PROTECTIVE SIGNAGE IS ALSO REQUIRED.
6. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

SOURCE: PRINCE GEORGE'S COUNTY, MARYLAND: WOODLAND CONSERVATION MANUAL

FIGURE J-10

TYPE 3 EARTHEN DIKE /SWALE & TREE PROTECTION COMBINATION

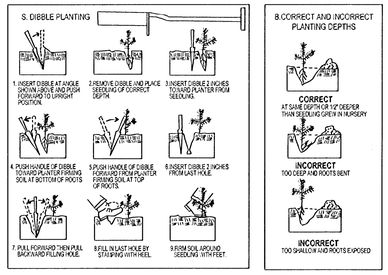


NOTES:

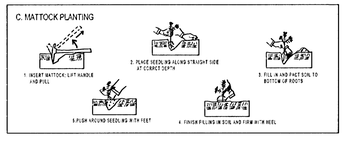
1. COMBINATION SEDIMENT CONTROL AND PROTECTIVE DEVICE
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED PRIOR TO INSTALLING PROTECTIVE DEVICE
4. ROOT DAMAGE SHOULD BE AVOIDED.
5. THE TOP OR TOE OF SLOPE SHOULD BE WITHIN THE LIMIT OF DISTURBANCE.
6. EQUIPMENT IS PROHIBITED WITHIN CRITICAL ROOT ZONE OF RETENTION AREA; PLACE DIKE ACCORDINGLY.
7. ALL STANDARD MAINTENANCE FOR EARTHEN DIKES AND SWALES APPLY TO THESE DETAILS.
8. ALL STANDARD RECLAMATION PRACTICES FOR EARTHEN DIKES AND SWALES SHALL APPLY TO THESE DETAILS.

SOURCE: PRINCE GEORGE'S COUNTY, MARYLAND: WOODLAND CONSERVATION MANUAL

SEEDLING PLANTING METHODS

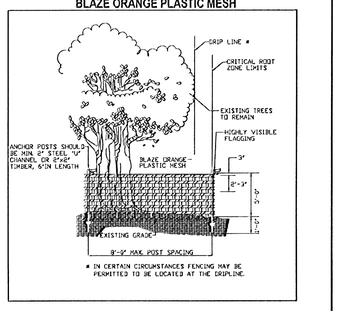


C. MATTOCK PLANTING



SEEDLING AND WHIPS NEED SPECIAL CARE WHEN PLANTED. FIGURE 3.6.5 DETAILS THE RECOMMENDED MANUAL PLANTING PROCEDURES WHICH INCLUDE CORRECT PLANTING DEPTHS (B) AS WELL AS METHODS FOR TWO DIFFERENT PLANTING TOOLS: THE DIBBLE (A) AND THE MATTOCK (C).

TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL FOR WOODLAND PRESERVATION AREAS. BLAZE ORANGE PLASTIC MESH



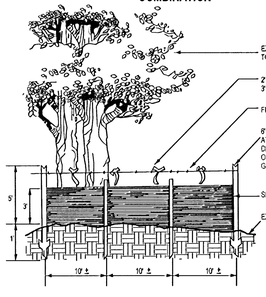
NOTES: (MUST BE INCLUDED WITH DETAIL)

1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

TEMPORARY FENCE PROTECTION DETAIL FOR WOODLAND PRESERVATION AREAS

August 2010 — A-4 DET-5

TYPE 4 SILT FENCE & TREE PROTECTION COMBINATION



Notes:

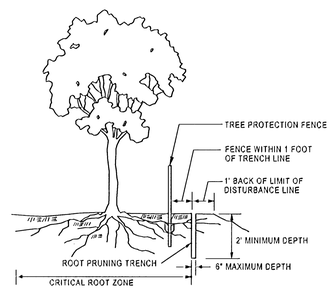
1. Silt fence to be heelled into the soil.
2. Wire, snow fence, etc. for tree protection only.
2. Boundaries of Retention Area will be established as part of the forest conservation plan review process.
4. Boundaries of Retention Area should be staked and flagged prior to installing device.
5. Avoid root damage when placing anchor posts.
6. Device should be properly maintained throughout construction.
7. Protection signs are also required, see Figure C-4.
8. Locate fence outside the Critical Root Zone.

Source: Adapted from Steve Clark & Associates/ ACRT, Inc.

FIGURE J-1

ROOT PRUNING

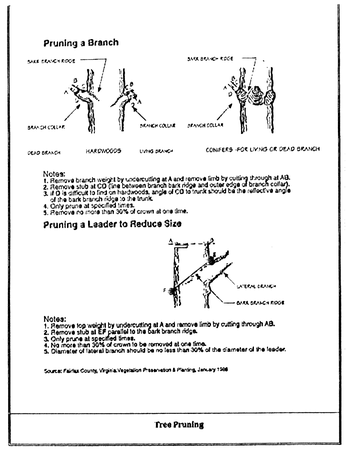
NOT TO SCALE



NOTES:

1. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS
2. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO TRENCHING
3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL
5. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

SOURCE: CITY OF GAITHERSBURG, MD: CITY TREE MANUAL AND THE MD DNR FOREST CONSERVATION MANUAL 1991



ADDITIONAL TREE PROTECTION FOR SPECIMEN TREE #60

Tree Protection & Maintenance Recommendations

Prior to construction IN THIS SEQUENCE:

1) Evaluate tree for disease or pest infestation; treat accordingly.
2) Prune trees per pruning recommendations. A close visual examination for tree pests shall be conducted by the climbing arborist as he/she completes pruning procedures. If a serious infestation is present which was not apparent from in ground observation then pesticide application should be considered at that time.
3) Install tree preservation fencing per Prince Georges County standard detail
4) Grade changes outside the retaining structures shall be such that drainage water of any type or source is not diverted toward or around the root crown in any manner. Grade shall drain away from root crown at a minimum of 2 percent. If grading toward the root crown is required, appropriate surface and/or subsurface drain facilities shall be installed so that water is effectively diverted away from the root crown area.
5) Remove trees, bushes and weeds that are designated to be removed to reduce competition for water.
6) Root Pruna along TPZ fence line.
Roots measuring greater than or equal to 1 inch diameter encountered along the TPZ fence line must be cut with sharp tools such as handsaw, concrete saw, or professional loppers or pruning shears to cleanly cut roots at right angles to their growth directions under direct supervision or monitoring from an Arborist. The tearing of roots by equipment of any type line shall not be allowed.
7) Provide a trunk buffer per detail provided.
a) TRUNK BUFFER: Provide all trees being retained with a trunk buffer between zero and +/- 8 feet above grade, or the height of the lowest scaffold branches (see spec image);
i) Wrap the lower trunk of the tree with at least 20 layers of orange plastic snow fencing so that a buffer of plastic 2- inches thick is created over the trunk between grade and at least 8 to 8-feet above grade
ii) Stand 2X4X8-ft boards vertically, side by side, to create a solid wall of wood around the entire circumference of each tree. A second person must hold this wood in place so that step iii can be performed
While one person holds the wood, a second person continues wrapping orange plastic snow fencing over the boards to secure the buffer in place. Wrap duct tape or rope over the outside during step iii only, in order to secure the materials. Alternatively, use UV resistant zip ties.

During Construction:

1) Irrigate as required to maintain soil moisture; evaluate weekly.
2) Continue to monitor tree for insect infestation or disease.
3) HOSE SPRAY: Periodically (e.g. 1x/month) spray off the entire canopies of trees being retained, using a strong hose with pressure gun. The hose spray should be directed such that it hits both the upper sides and lower sides of foliage. It is important to wash construction dust off leaf laterals which are gas portals on the undersides of the foliage that allow for gas exchange to occur. Cleaning off the upper sides of the foliage will clear the chlorophyll laden areas of the leaves of dust, optimizing photosynthesis

Post Construction IN THIS SEQUENCE:

1) Remove Trunk Buffer protection
2) Fertilization is generally not recommended unless a specific nutrient deficiency symptom is visible. Following completion of construction activities, a determination of tree health shall be conducted to visually evaluate tree performance and to recommend fertilization or mitigation if it is required based on the appearance of each individual tree.
3) Vertical mulch entire CRZ of tree using an Air Spade on a 36" grid pattern. Holes are backfilled with a mixture of Leaf Grow, Vertical Mulch and Mycor
4) Provide 3-0clean hardwood bark mulch edge of drip line
5) Continue irrigation, as required for 24 months
6) Continue insect infestation or disease treatment, if required for 24 months
7) Remove Tree protection fencing after 24 months

Pruning Recommendations

Canopy Pruning Recommendations

The removal of dead wood, damaged branches, structurally unsound wood, narrow crotches, and crossing branches is required. Co-dominant leaders or lateral branches that overhang targets shall be removed, pruned to retard growth, or called whenever necessary as determined by the project arborist. The removal of significant live wood is discouraged at all times. Pruning shall be as minimal as possible, removing dead or damaged branches, crossing or rubbing branches, or correcting other structural deficiencies which may be present. Minimal pruning is recommended.

The following techniques shall be used during all pruning procedures:

Lateral branch removal:
1. All laterals shall be removed immediately beyond the branch bark ridge, always preserving the branch collar.
2. No stub cuts should be made which leave an inch or more beyond the branch collar.
3. No flush cuts through the branch collar shall occur

Triple cuts
1. All branches too large to be hand held shall be removed by means of the triple cut: undercutting the branch four to eight inches beyond its base, removing the branch beyond the undercut, and removing the remaining stub using a shoulder cut.

Terminal pruning
1. Thinning: Cut back terminal portions of branches by cutting back to laterals with a basal diameter 1/3 the size of the terminal being re moved. Removal of many smaller terminals is preferred over removal of a few large ones.
2. Size reduction: Remove portions of the crown for reducing height by removing terminals back to laterals. Each lateral remaining should be located to serve as a new terminal. This will establish the crown at a lower level. The diameter at the base of a remaining lateral should be 1/3 the diameter of the terminal being removed.

REFORESTATION MANAGEMENT NOTES

1. HERBACEOUS VEGETATION WILL BE CONTROLLED BY THE APPLICATION OF A PRE-EMERGENT HERBICIDE BEFORE TREE PLANTING IN A MANNER CONSISTENT WITH THE LABEL INSTRUCTIONS. NEED FOR SUBSEQUENT VEGETATION CONTROL WILL BE EVALUATED DURING SURVIVAL CHECKS AND APPLIED ON AN AS-NEEDED BASIS. ALL CHEMICALS AND APPLICATION PROCEDURES TO MEET ALL APPLICABLE LAWS.

2. SEEDLINGS WILL BE PLANTED IN OPEN AREAS AND AMONG EXISTING TREES IF EXISTING TREES ARE PRESENT, AVOIDING DAMAGE TO LARGE TREE ROOTS. NO SEEDLING SHALL BE PLANTED CLOSER THAN 10-FEET TO ANY EXISTING TREE 7-INCHES OR MORE IN DIAMETER BREAST HEIGHT.

3. SEEDLINGS SHALL BE PLANTED USING A RANDOM DISTRIBUTION OF SPECIES AND LOCATIONS AT AN AVERAGE OF 1,000 SEEDLINGS PER ACRE (AVERAGE SPACING OF 6-FEET X 7-FEET OR 5-FEET X 8-FEET). SEE PLANTING DETAIL FOR PROPER TECHNIQUE AND PLANT LIST FOR SPECIES AND QUANTITY INFORMATION.

4. SEEDLINGS SHALL BE GRADED FOR QUALITY, ESPECIALLY THE ROOT SYSTEM, BEFORE PLANTING AND SHALL COME FROM LOCAL SOURCES. SPECIFICATION TO BE PROVIDED TO THE PLANTING CONTRACTOR BY THE OWNER OR HIS AGENT.

5. SEEDLINGS WILL BE STORED AND HANDLED TO PREVENT DRYING OF THE ROOT SYSTEM, FREEZING, OR DAMAGE BY EXCESSIVE HEAT. TREES HELD OVER ONE (1) WEEK BEFORE PLANTING SHALL BE HEELED-IN AND WELL WATERED.

6. ALL TREE PLANTING SHALL BE ON A WEATHER PERMITTING BASIS. MEANING WEATHER CONDITIONS WILL NOT BE IN EXTREME EXCESS OF TREE TOLERANCES FOR SURVIVAL DURING HANDLING AND PLANTING, INCLUDING SITE DRAINAGE AND SOIL CONDITIONS.

7. ANY TREE SHOWN BY INSPECTION WITHIN 30 DAYS OF PLANTING TO BE IMPROPERLY PLANTED SHALL BE REPLACED WITH NEW TREES OF THE SAME SIZE, TYPE, AND OTHER SPECIFICATIONS PROPERLY PLANTED. IF 20% OR MORE OF THE SEEDLINGS ARE IMPROPERLY PLANTED, THE ENTIRE STAND MAY BE REQUIRED TO BE REPLACED WITH NEW TREES PROPERLY PLANTED OR THE TOTAL COST OF THE TREES AND THE PLANTING RE-PAID TO THE OWNER, AT THE OWNERS OPTION.

8. SURVIVAL OF AT LEAST 75% OF THE EEDLINGS AT THE END OF THE THIRD GROWING SEASON MUST BE GUARANTEED BY THE TREE PLANTING CONTRACTOR. THE CONTRACTOR WILL NOT BE LIABLE FOR TREE LOSSES DUE TO CONDITIONS BEYOND HIS CONTROL OR TREE LOSSES BEYOND THE THREE (3) YEARS AFTER PLANNING.

9. PLANTS TO BE WATERED NCE PER WEEK DURING PERIODS OF LOW RAINFALL (LESS THAN 1" PER WEEK).

EDGE MANAGEMENT NOTES

1. ALL NON-NATIVE, NOXIOUS OR INVASIVE SPECIES MAY BE SELECTIVELY CLEARED FROM TREE SAVE AREAS BY CUTTING AT GROUND LEVEL WITH A SAW OR CLIPPERS AND THEN IMMEDIATELY APPLYING A HERBICIDE TO THE CUT SURFACE IN ACCORDANCE WITH THE METHOD APPROVED FOR THAT REGISTERED HERBICIDE. BELOW IS A LIST OF SPECIES FITTING THIS CLASSIFICATION:

GARLIC MUSTARD — TALL FESCUE K31 FESCUE — SERICEA LESPEDEZA
COMMON REED — JAPANESE HONEYSUCKLE — MILE-A-MINUTE VINE
LESSER CELANDINE — PORCELINE BERRY — CINNAMON VINE
CLIMBING EUONYMUS — WINTERCREEPER JAPANESEHONEYSUCKLE KUDZU
ENGLISH IVY — PERIWINKLE — WISTERIA
JAPANESE BARBERRY — RUSSIAN OLIVE — AUTUMN OLIVE
WINGED EUONYMUS PRIVET — BUSH HONEYSUCKLES
BAMBOO — COMMON BUCKTHORN — EUROPEAN BUCKTHORN
MULTIFLORA ROSE — WINEBERRY — JAPANESE SPIRAEA
CORALBERRY NORWAY MAPLE — TREE OF HEAVEN
WHITE MULBERRY — EMPRESS TREE — SWEET CHERRY

IN ADDITION THE FOLLOWING NATIVE SPECIES MAY BE CLEARED WITHIN 75 FEET OF AN EDGE DUE TO THE NUISANCE NATURE OF THE PLANTS WHEN GROWING IN THE PROXIMITY OF RESIDENCES.

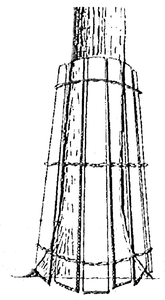
POISON IVY — GREENBRIER — BLACKBERRY

2. ALL HAZARDOUS TREES WITHIN 75 FEET OF AN EDGE MAY BE PRUNED BY A PROFESSIONAL ARBORIST OR A LICENSED TREE EXPERT IN ORDER TO CORRECT THE POTENTIAL PROBLEM. IN THE EVENT THE PROBLEM CANNOT BE CORRECTED BY PRUNING, THE TREE MAY BE REMOVED. A TREE IS CONSIDERED HAZARDOUS IF THERE IS A POTENTIAL FOR PROPERTY DAMAGE OR THE POSSIBILITY OF PERSONAL INJURY. A 50 FOOT TALL TREE THAT IS 75 FEET FROM AN EDGE AND 120 FEET FROM A TARGET IS NOT A HAZARDOUS TREE. A HAZARDOUS TREE MUST EXHIBIT CHARACTERISTICS THAT WOULD LEAD TO THE FAILURE OF ONE OR MORE PARTS OF THE TREE WHICH WOULD THEN IMPACT THE TARGET AREA.

3. IF TREE REMOVALS REDUCE THE STOCKING LEVELS BELOW 85 SQUARE FEET OF BASAL AREA PER ACRE THE PROPERTY OWNER SHALL REPLANT TREES IN THE DISTURBED AREA IN ORDER TO RETURN THE STOCK LEVELS TO 85 SQUARE FEET OF BASAL AREA WITHIN FIVE (5) YEARS.

4. TREES MAY BE PRUNED IN ACCORDANCE WITH APPROVED ARBORICULTURAL STANDARDS. PRUNING SHALL NOT BE DONE IN SUCH A MANNER AS TO BE INJURIOUS TO THE TREE. THE STATE OF MARYLAND REQUIRES THAT PRUNING NOT DONE BY THE PROPERTY OWNER SHALL BE DONE BY A PROFESSIONAL ARBORISTS OR A LICENSED TREE EXPERT.

5. TILLING THE SOILS IN THE FOREST CONSERVATION AREAS IN ORDER TO SEED WITH GRASSES IS NOT PERMITTED. HOWEVER, THE PROPERTY OWNER MAY SOW WITH SHADE TOLERANT GRASSES WITHIN 30 FEET OF AN EDGE. THE USE OF KENTUCKY 31 FESCUE IS NOT ACCEPTABLE.



TRUNK BUFFER

Provide all trees being retained with a trunk buffer between zero and +/- 8 feet above grade, or the height of the lowest scaffold branches (see spec image):

i) Wrap the lower trunk of the tree with at least 20 layers of orange plastic snow fencing so that a buffer of plastic 2- inches thick is created over the trunk between grade and at least 8 to 8-feet above grade

ii) Stand 2X4X8-ft boards vertically, side by side, to create a solid wall of wood around the entire circumference of each tree. A second person must hold this wood in place so that step iii can be performed

iii) While one person holds the wood, a second person continues wrapping orange plastic snow fencing over the boards to secure the

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

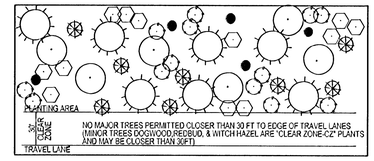
PROJECT NAME: WESTPHALIA TOWN CENTER, PHASE 1

PROJECT NUMBER: DSP-13006

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

SHA AFFORESTATION / REFORESTATION TYPICAL DETAIL

NOT TO SCALE



TYPICAL PLANTING LEGEND

RED MAPLE — SWEET GUM — RED OAK

DOGWOOD — EASTERN REDBUD — WICTH HAZEL

PLANT LIST/RATIO FOR SEEDLING TUBES

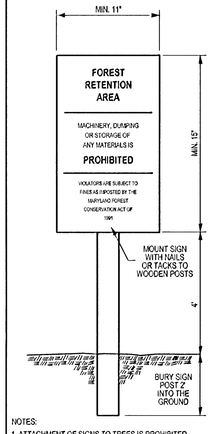
	TOTAL PER MANUAL	TOTAL THIS PLAN
REFORESTATION AREA PROVIDED	1.0 ACRE	3.89 ACRE
SPECIES	NUMBER/ACRE	NUMBER/ACRE
RED MAPLE	125 SEEDLING TUBE	487
SWEET GUM	125 SEEDLING TUBE	487
RED OAK	100 SEEDLING TUBE	389
DOGWOOD	50 SEEDLING TUBE	194
EASTERN REDBUD	50 SEEDLING TUBE	194
WITCH HAZEL	50 SEEDLING TUBE	194
TOTAL PROVIDED	500 SEEDLINGS	1945

NOTES:
100 CONTAINER GROWN SEEDLINGS TUBES PER ACRE REQUIRED PER ACRE OF REFORESTATION/AFFORESTATION USED TO FULFILL PLANTING REQUIREMENTS. NO PLANTING IN GRID PATTERN.
10' x 10' SPACING & 75 % SURVIVABILITY REQUIREMENT

-REFORESTATION GUIDELINES FROM MD SHA LANDSCAPE DESIGN GUIDE SECTION 4.6 AND COMPLY WITH CHAPTER 7 SAFETY, SIGHTLINES & OFFSETS. PLANTING DENSITY FROM PRINCE GEORGE'S COUNTY ENVIRONMENTAL TECHNICAL MANUAL APPENDIX A.4

PRESERVATION PROTECTION SIGN

NOT TO SCALE

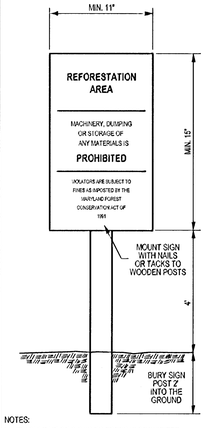


NOTES:

1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJUY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
6. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

REFORESTATION PROTECTION SIGN

NOT TO SCALE

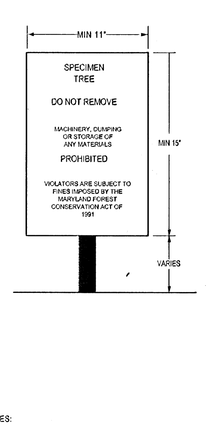


NOTES:

1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJUY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
6. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

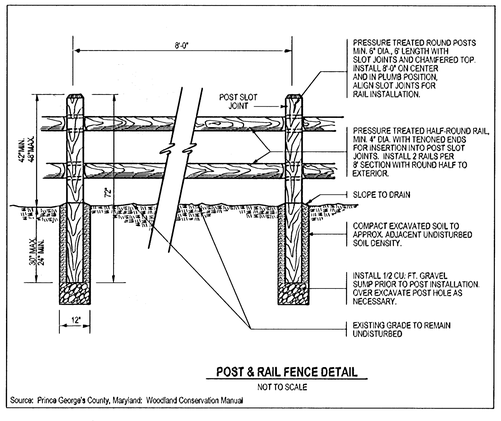
SPECIMEN TREE PROTECTION SIGN

NOT TO SCALE



NOTES:

1. BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
2. SIGNS TO BE PLACED APPROXIMATELY 50' APART. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
3. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.



POST & RAIL FENCE DETAIL

NOT TO SCALE

Source: Prince George's County, Maryland: Woodland Conservation Manual

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII 029 - 12 -

APPROVED BY		DATE
INITIAL STAFF SIGNATURE	MEGAN K. REISER	01/31/13
01 REVISION	MEGAN K. REISER	03/23/13
02 REVISION	Megan K Reiser	3/05/14
03 REVISION	Megan K Reiser	3/25/14
04 REVISION		

M-NCPPC APPROVALS

PROJECT NAME: WESTPHALIA CENTER PHASE I

PROJECT NUMBER: DSP-13006

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET.

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
DSP-12017	10/18/12	EPS	02/04/13

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LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
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NO.	REVISIONS	BY	DATE
05	REVISED FOR DSP 13006 CERTIFICATION	DJB	12/11/2013
04	REVISED LOD TO RELECT CURRENT DESIGN	DJB	08/06/2013
03	REVISED LOD & PRESER/CLEARING AREA ASSOC. W/ THE CHANGE. REMOVED ADDITIONAL SEPCIMEN TREES	GAM	05/15/2013
02	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2013
01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012

DATE: APRIL 2012 — CAD STANDARDS VERSION: 10 - 2009
DESIGNED: GAM — TECHNICIAN: GAM — CHECKED: THD

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 AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT 'MISS UTILITY' AT 1-800-257-7777, 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

WALTON WESTPHALIA DEVELOPMENT (USA), LLC.
C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.
11900 SUNRISE VALLEY DRIVE, SUITE 300
RESTON, VIRGINIA 20191

MOBILE: 540-532-2158
FAX: 888-913-8688
CONTACT : MELANIE B. GRAF, P.E.

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MAP	90	GRID	F4
TAX MAP		ZONING CATEGORY:	
90	03-4E3,4F3,4	M-X-T	
91	04		
99	01,E1,F1		
WSSC 200' SHEET		XXXX:	
208 SE 08, 208 SE 09			
207 SE 08, 207SE 09			
SITE DATUM		XXXX:	
HORIZONTAL:			
VERT-CAL:			

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

MELWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = N/A

SHEET 2 OF 57

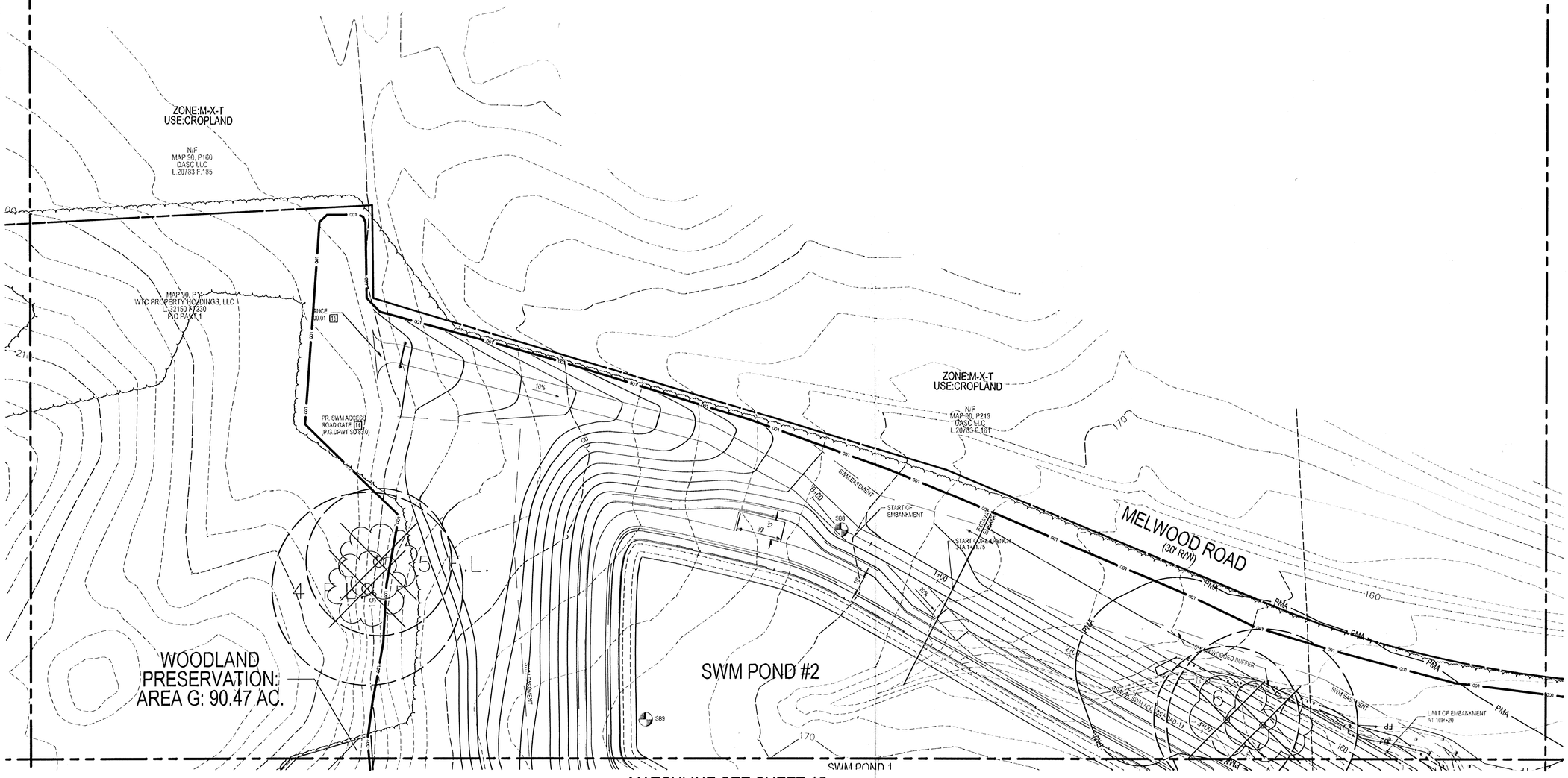
PROJECT NO. 19270300

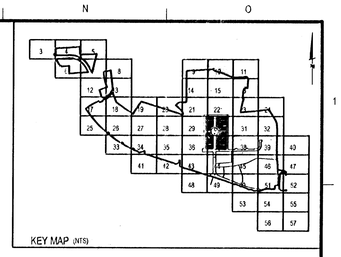
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MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 11





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M-NCPPC APPROVALS

PROJECT NAME: WESTPHALIA TOWN CENTER, PHASE 1

PROJECT NUMBER: DSP-13006

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

LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR — 168 —
- PROPOSED CONTOUR — 168 —
- STREAM
- STREAM BUFFER — SB —
- WETLAND — WL —
- WETLAND BUFFER — WB —
- FLOODPLAIN — FP —
- PRIMARY MANAGEMENT AREA — PMA —
- LIMIT OF DISTURBANCE — LOD —
- NOISE CONTOUR — 70 dBA / ARB —
- EXISTING TREELINE
- FOREST STAND BOUNDARY
- SPECIMEN TREE WITH CRITICAL ROOT ZONE
- SPECIMEN TREE TO BE REMOVED
- FIELD LOCATED TREE — F.L.
- CLEARED OFF-SITE AREA
- WOODLAND PRESERVATION AREA
- WOODLAND PRESERVED - NOT CREDITED
- WOODLAND REFORESTATION/AFFORESTATION
- WOODLAND CLEARED WITHIN FLOODPLAIN

PROTECTION DEVICES

- WOODLAND PRESERVATION SIGN
- SPECIMEN TREE PROTECTION SIGN
- TYPE 1 -BLAZE ORANGE FENCING — X — X — X —
- TYPE 3-EARTH DIKE COMBINATION — o — o — o —
- TYPE 4-SILT FENCE COMBINATION — TSF - SF - LOD —

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII 029 - 12 -

APPROVED BY		DATE
INITIAL STAFF SIGNATURE	MEGAN K. REISER	01/31/13
01 REVISION	MEGAN K. REISER	03/23/13
02 REVISION	Megan K. Reiser	3/25/14
03 REVISION	Megan K. Reiser	3/25/14
04 REVISION		

M-NCPPC APPROVALS

PROJECT NAME: **WESTPHALIA CENTER PHASE I**

PROJECT NUMBER: **DSP-13006**

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET.

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
DSP-12017	10/18/12	EPS	02/04/13

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

Rockville
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Waldorf
Leonardtown

NO.	REVISIONS	BY	DATE
05	REVISED FOR DSP 13006 CERTIFICATION	DJB	12/11/2013
04	REVISED LOD TO RELECT CURRENT DESIGN	DJB	08/09/2013
03	REVISED LOD & PRESER/CLEARING AREA ASSOC. W THE CHANGE. REMOVED ADDITIONAL SEPCIMEN TREES	GAM	05/15/2013
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01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012

DATE: APRIL 2012 | CAD STANDARDS VERSION: V8 - 2009
DESIGNED: GAM | TECHNICIAN: GAM | CHECKED: THD

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RESTON, VIRGINIA 20191

MOBILE: 540-532-2158
FAX: 888-913-8686
CONTACT: MELANIE B. GRAF, P.E.

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MAP 50 GRID F6

TAX MAP	ZONING CATEGORY
50 F3, 03-4,E3-4,F3-4	M-X-T
51 F1 59 G1,G2	
WSSC 200' SHEET	XXXX
208 SE 08, 208 SE 09 207 SE 08, 207 SE 09	
SITE DATUM	XXXX
HORIZONTAL:	
VERT-ICAL:	

STATE OF MARYLAND
CHRISTOPHER JOHN RATCLIFFE
No. 3200
PROFESSIONAL LANDSCAPE ARCHITECT

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

MELWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'

SHEET 10 OF 57

PROJECT NO. 19207300

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

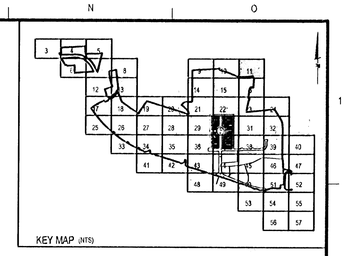
MATCHLINE SEE SHEET 10



MATCHLINE SEE SHEET 16

30 15 0 30 60

MATCHLINE SEE SHEET 12



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M-NCPPC APPROVALS

PROJECT NAME: WESTPHALIA TOWN CENTER, PHASE 1

PROJECT NUMBER: DSP-13006

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

LEGEND

PROPERTY BOUNDARY	
EXISTING CONTOUR	146
PROPOSED CONTOUR	146
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
FLOODPLAIN	FP
PRIMARY MANAGEMENT AREA	PMA
LIMIT OF DISTURBANCE	LOD
NOISE CONTOUR	70 dBA ARPA
EXISTING TREELINE	
FOREST STAND BOUNDARY	
SPECIMEN TREE WITH CRITICAL ROOT ZONE	
SPECIMEN TREE TO BE REMOVED	
FIELD LOCATED TREE	F.L.
CLEARED OFF-SITE AREA	
WOODLAND PRESERVATION AREA	
WOODLAND PRESERVED - NOT CREDITED	
WOODLAND REFORESTATION/AFFORESTATION	
WOODLAND CLEARED-WITHIN FLOODPLAIN	
PROTECTION DEVICES	
WOODLAND PRESERVATION SIGN	
SPECIMEN TREE PROTECTION SIGN	
TYPE 1 -BLAZE ORANGE FENCING	X
TYPE 3-EARTH DIKE COMBINATION	o
TYPE 4-SILT FENCE COMBINATION	TSF-SF-LOD

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII 029 - 12 -

APPROVED BY		DATE
INITIAL STAFF SIGNATURE	MEGAN K. REISER	01/31/13
01 REVISION	MEGAN K. REISER	03/25/13
02 REVISION	Megan K. Reiser	2/25/14
03 REVISION	Megan K. Reiser	2/25/14
04 REVISION		

SCALE: 1" = 30'

M-NCPPC APPROVALS

PROJECT NAME: **WESTPHALIA CENTER PHASE I**

PROJECT NUMBER: **DSP-13006**

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISED LISTED BELOW APPLY TO THIS SHEET.

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
DSP-12017	**10/18/12**	**EPS**	**02/04/13**

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LANHAM OFFICE
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DATE: APRIL 2012 | CAD STANDARDS VERSION: VB - 2009
DESIGNED: GAM | TECHNICIAN: GAM | CHECKED: THD

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C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.

11900 SUNRISE VALLEY DRIVE, SUITE 300
RESTON, VIRGINIA 20191

MOBILE: 540-532-2158
FAX: 888-913-9688
CONTACT: MELANIE B. GRAF, P.E.

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MAP 90	GRID F4
TAX MAP 10 / 11 / 24 / 29	ZONING CATEGORY: CS 03-4-83-4-P3-4 01-81-F1 M-X-T
WSSC 200' SHEET	XXXX: 206 SE 08, 208 SE 09, 207 SE 08, 207 SE 09
SITE DATUM	XXXX: HORIZONTAL: VERTICAL:

STATE OF MARYLAND — JOHN DAVID SOLTESZ — 21000 — LANDSCAPE ARCHITECT

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

MELWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'

SHEET 11 OF 57

PROJECT NO. 19270300

P:\19270300\ENGINEER\ENV\TCPII_11.shl Scale= 30.0000 ft / in. User= DBickel PLTdrv= Grey.pltcfg Pentbl= TEXT_SUB.tbl 3/20/2014 11:31:35 AM

MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 14

MATCHLINE SEE SHEET 16

MATCHLINE SEE SHEET 22

SWM POND 1

SWM POND #2

WOODLAND
CLEARED FLOODPLAIN:
AREA C: 0.49 AC.

WOODLAND
PRESERVATION:
AREA G: 90.47 AC.

REMAINING LANDS/ RESIDUE
LIBER 32150
FOLIO 259

MAP 90, P162
WTC PROPERTY HOLDINGS, LLC
L. 32150 F. 590
P.O PART 1

65 dBA
Ldn
AAEB

PERM.POOL WSEL = 162.25
1-YR WSEL = 164.50
10-YR WSEL = 166.29
100-YR WSEL = 167.69

BOTTOM OF
POND ELEV.=156.00

SWM
CASE # 33

SCALE: 1" = 30'

KEY MAP (NTS)

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M-NCPPC
APPROVALS

PROJECT NAME: WESTPHALIA TOWN CENTER, PHASE 1

PROJECT NUMBER: DSP-13006

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

LEGEND

PROPERTY BOUNDARY	
EXISTING CONTOUR	146
PROPOSED CONTOUR	146
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
FLOODPLAIN	FP
PRIMARY MANAGEMENT AREA	PMA
LIMIT OF DISTURBANCE	LOD
NOISE CONTOUR	70 dBA AAEB
EXISTING TREELINE	
FOREST STAND BOUNDARY	
SPECIMEN TREE WITH CRITICAL ROOT ZONE	
SPECIMEN TREE TO BE REMOVED	
FIELD LOCATED TREE	F.L
CLEARED OFF-SITE AREA	
WOODLAND PRESERVATION AREA	
WOODLAND PRESERVED - NOT CREDITED	
WOODLAND REFORESTATION/AFFORESTATION	
WOODLAND CLEARED WITHIN FLOODPLAIN	
PROTECTION DEVICES	
WOODLAND PRESERVATION SIGN	
SPECIMEN TREE PROTECTION SIGN	
TYPE 1 -BLAZE ORANGE FENCING	X X X
TYPE 3-EARTH DIKE COMBINATION	o o o
TYPE 4-SILT FENCE COMBINATION	TSF-SF-LOD

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
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TCPII 029 - 12 -

APPROVED BY		DATE
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04 REVISION		

M-NCPPC APPROVALS

PROJECT NAME: **WESTPHALIA CENTER PHASE I**

PROJECT NUMBER: **DSP-13006**

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MOBILE: 540-532-2158
FAX: 888-913-8668
CONTACT : MELANIE B. GRAF, P.E.

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PERMITTED USE NUMBER 21041008

MAP 90 GRID F4

TAX MAP	ZONING CATEGORY
90 C3, 03-E3, 4-F3 & 91 G1, E1, F1	M-X-T
WSSC 200' SHEET	XXXX:
208 SE 08, 208 SE 09 207 SE 08, 207 SE 09	
SITE DATUM	XXXX:
HORIZONTAL:	
VERT-CAL:	

STATE OF MARYLAND
THOMAS H. DOYLE
No. 21310
LANDSCAPE ARCHITECT

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

MELWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'

SHEET 15 OF 57

PROJECT NO. 19270300

P:\19270300\ENGINEER\ENVITCPII_15.sht Scale= 30.0000 ft / in. User= DBickel PLTdrv= Grey.pltcfg Pentbl= TEXT_SUB.tbl 3/20/2014 11:32:13 AM

MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 15

MATCHLINE SEE SHEET 23

WOODLAND CLEARED FLOODPLAIN: AREA C: 0.49 AC.

WOODLAND PRESERVATION AREA A: 62.20 AC.

WOODLAND PRESERVATION AREA A: 62.20 AC.

SWM POND 1
ASE # 33972-2012-00

MAP 90, P.162
124 PROPERTY HOLDINGS, LLC
L. 32150 F. 230
P/O PART 1

WTC PROPERTY HOLDINGS, LLC
L. 32150 F. 230
P/O PART 1

MELWOOD ROAD

N/F
MAP 91, P.30
JOHN V. THOMPSON
L.13014 F.383
ZONE:M-X-T
USE:RESIDENTIAL

N/F
MAP 91, P.10
SG HOUSING CORPORATION
L.14530 F.629

S & S
L.13557 F.730
(PARCEL V)
ZONE:R-A
USE:FOREST

LOT 3
N/F
DESMOND P. FERGUSON et al.
L.13595 F.498
ZONE:R-A
USE:RESIDENTIAL

LOT 2
WILLIAM R. & ELAINE E. HUTTENLOCH
L.5568 F.243
ZONE:R-A
USE:RESIDENTIAL

KEY MAP (NTS)

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M-NCPPC APPROVALS

PROJECT NAME: WESTPHALIA TOWN CENTER, PHASE 1

PROJECT NUMBER: DSP-13008

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

LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR 148
- PROPOSED CONTOUR 148
- STREAM
- STREAM BUFFER SB
- WETLAND WL
- WETLAND BUFFER WB
- FLOODPLAIN FP
- PRIMARY MANAGEMENT AREA PMA
- LIMIT OF DISTURBANCE LOD
- NOISE CONTOUR 70 dBA Ldn
- EXISTING TREELINE
- FOREST STAND BOUNDARY
- SPECIMEN TREE WITH CRITICAL ROOT ZONE
- SPECIMEN TREE TO BE REMOVED
- FIELD LOCATED TREE F.L.
- CLEARED OFF-SITE AREA
- WOODLAND PRESERVATION AREA
- WOODLAND PRESERVED - NOT CREDITED
- WOODLAND REFORESTATION/AFFORESTATION
- WOODLAND CLEARED WITHIN FLOODPLAIN

PROTECTION DEVICES

- WOODLAND PRESERVATION SIGN
- SPECIMEN TREE PROTECTION SIGN
- TYPE 1 -BLAZE ORANGE FENCING
- TYPE 3-EARTH DIKE COMBINATION
- TYPE 4-SILT FENCE COMBINATION TSF-SF-LOD

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII 029 - 12 -

APPROVED BY		DATE
INITIAL STAFF SIGNATURE	MEGAN K. REISER	01/31/13
01 REVISION	MEGAN K. REISER	03/23/13
02 REVISION	Megan K. Reiser	3/25/14
03 REVISION	Megan K. Reiser	3/25/14
04 REVISION		

SCALE: 1" = 30'

M-NCPPC APPROVALS

PROJECT NAME: **WESTPHALIA CENTER PHASE I**

PROJECT NUMBER: **DSP-13008**

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET.

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
DSP-12017	10/18/12	EPS	02/04/13

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

NO.	REVISIONS	BY	DATE
05	REVISED FOR DSP 13008 CERTIFICATION	DJB	12/11/2013
04	REVISED LOD TO REFLECT CURRENT DESIGN	DJB	08/06/2013
03	REVISED LOD & PRESERVE/CLEARING AREA ASSOC. W/ THE CHANGE. REMOVED ADDITIONAL SEPCIMEN TREES	GAM	05/15/2013
02	REVISED TO MEET M-NCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2013
01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012

DATE: APRIL 2012 | CAD STANDARDS VERSION: V8 - 2009
DESIGNED: GAM | TECHNICIAN: GAM | CHECKED: THD

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 AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND. WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 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

WALTON WESTPHALIA DEVELOPMENT (USA), LLC.
C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.

11900 SUNRISE VALLEY DRIVE, SUITE 300
RESTON, VIRGINIA 20191

MOBILE: 540-532-2158
FAX: 888-913-8686
CONTACT: MELANIE B. GRAF, P.E.

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PERMITTED USE NUMBER 21001200

MAP	30	GRID	F4

TAX MAP	ZONING CATEGORY
30 C3,C3-4,E3-4,F3-4 31 E4 39 D1,E1,F1	M-X-T
WSSC 200' SHEET	XXXX
208 SE 08, 208 SE 09 207 SE 08, 207SE 09	
SITE DATUM	XXXX
HORIZONTAL:	
VERTICAL:	

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

MELWOOD (19th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'

SHEET 16 OF 57

PROJECT NO. 1927030

P:\1927030\ENGINEER\ENV\TCPII_16.shl Scale= 30.0000 ft / in. User= DBickel PLTdrv= Grey.pltcfg PenTbl= TEXT_SUB.tbl 3/20/2014 11:32:58 AM

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

MATCHLINE SEE SHEET 14

MATCHLINE SEE SHEET 20

MATCHLINE SEE SHEET 22

MATCHLINE SEE SHEET 29

TO
EVANGEL CATHEDRAL, INC.
L. 26233 F. 380
&
BOUNDARY LINE OF AGREEMENT
L. 31563 F. 512

ZONE:M-X-T
USE:CROPLAND

MOORE'S WAY

WTC PROPERTY HOLDINGS, LLC
L. 32150 F. 230
P/O PART 1

WOODLAND PRESERVATION:
AREA G: 90.47 AC.

70 dBA AAFB

MERIDIAN HILL W. ROAD SECTION TYP

7' SIDEWALK

F.L. 74 F.L. 73 F.L.

KEY MAP (NTS)

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 TOWN CENTER, PHASE 1

PROJECT NUMBER: DSP-13008

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

LEGEND

PROPERTY BOUNDARY	
EXISTING CONTOUR	146
PROPOSED CONTOUR	146
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
FLOODPLAIN	FP
PRIMARY MANAGEMENT AREA	PMA
LIMIT OF DISTURBANCE	LOD
NOISE CONTOUR	70 dBA AAFB
EXISTING TREELINE	
FOREST STAND BOUNDARY	
SPECIMEN TREE WITH CRITICAL ROOT ZONE	
SPECIMEN TREE TO BE REMOVED	
FIELD LOCATED TREE	F.L.
CLEARED OFF-SITE AREA	
WOODLAND PRESERVATION AREA	
WOODLAND PRESERVED - NOT CREDITED	
WOODLAND REFORESTATION/AFFORESTATION	
WOODLAND CLEARED WITHIN FLOODPLAIN	
PROTECTION DEVICES	
WOODLAND PRESERVATION SIGN	
SPECIMEN TREE PROTECTION SIGN	
TYPE 1 -BLAZE ORANGE FENCING	X X X
TYPE 3-EARTH DIKE COMBINATION	
TYPE 4-SILT FENCE COMBINATION	TSF-SF-LOD

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII 029 - 12 -

	APPROVED BY	DATE
INITIAL STAFF SIGNATURE	MEGAN K. REISER	01/31/13
01 REVISION	MEGAN K. REISER	03/29/13
02 REVISION	Megan K Reiser	3/25/14
03 REVISION	Megan K Reiser	3/25/14
04 REVISION		

M-NCPPC APPROVALS

PROJECT NAME: **WESTPHALIA CENTER PHASE I**

PROJECT NUMBER: **DSP-13008**

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET
REVISED LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWERS INITIALS	CERTIFICATION DATE
DSP-12017	10/18/12	EPS	02/04/13

SCALE: 1" = 30'

30 15 0 30 60

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LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
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NO.	REVISIONS	BY	DATE
05	REVISED FOR DSP 13006 CERTIFICATION	DJB	12/11/2013
04	REVISED LOD TO RELECT CURRENT DESIGN	DJB	08/06/2013
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01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012

DATE: APRIL 2012 | CAD STANDARDS VERSION: VB - 2009
DESIGNED: GAM | TECHNICIAN: GAM | CHECKED: THD

MISS UTILITY NOTE

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C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.

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RESTON, VIRGINIA 20191

MOBILE: 540-532-2158
FAX: 888-913-8686
CONTACT : MELANIE B. GRAF, P.E.

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MAP	30	GRID	F4
TAX MAP		ZONING CATEGORY:	
99	03,04,E3,4,F3,4	M-X-T	
99	01,E1,F1		
WSSD 200' SHEET		XXXX:	
208 SE 08, 209 SE 09 207 SE 08, 207 SE 09			
SITE DATUM		XXXX:	
HORIZONTAL:			
VERTICAL:			

STATE OF MARYLAND
JOHN SWEENEY
No. 21408
LANDSCAPE ARCHITECT

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

MELWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'

SHEET 21
OF 57

PROJECT NO. 19270300

P:\19270300\ENGINEER\ENVIT\CP1_21.sht Scale= 30.0000 ft / in. User= DBickal PLTdrv= Grey.pltcfg PrintBy= TEXT_SUB.tbl 3/20/2014 11:37:33 AM

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

MATCHLINE SEE SHEET 15

MATCHLINE SEE SHEET 21

MATCHLINE SEE SHEET 23

WOODLAND PRESERVATION; AREA G: 90.47 AC.

WOODLAND PRESERVATION AREA A: 62.20 AC.

65 dBA AAFB

WTC PROPERTY HOLDINGS, LLC L. 32150 F. 230 PORT I

WTC PROPERTY HOLDINGS, LLC L. 32150 F. 230 PORT I

REMAINING LANDS/ RESIDUE LIBER 32150 FOLIO 230

REMAINING LANDS/ RESIDUE LIBER 32150 FOLIO 230

TERMINUS OF PUBLIC ROAD O CONSTRUCTION FOR PHASE 1.

MERIDIAN HILL WAY ROAD SECTION TYPE 'M'

KEY MAP (NTS)

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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 TOWN CENTER, PHASE 1

PROJECT NUMBER: DSP-13006

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

LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR 146
- PROPOSED CONTOUR 146
- STREAM
- STREAM BUFFER SB
- WETLAND WL
- WETLAND BUFFER WB
- FLOODPLAIN FP
- PRIMARY MANAGEMENT AREA PMA
- LIMIT OF DISTURBANCE LOD
- NOISE CONTOUR 20 dBA AAFB
- EXISTING TREELINE
- FOREST STAND BOUNDARY
- SPECIMEN TREE WITH CRITICAL ROOT ZONE
- SPECIMEN TREE TO BE REMOVED
- FIELD LOCATED TREE F.L.
- CLEARED OFF-SITE AREA
- WOODLAND PRESERVATION AREA
- WOODLAND PRESERVED - NOT CREDITED
- WOODLAND REFORESTATION/AFFORESTATION
- WOODLAND CLEARED WITHIN FLOODPLAIN

PROTECTION DEVICES

- WOODLAND PRESERVATION SIGN
- SPECIMEN TREE PROTECTION SIGN
- TYPE 1 -BLAZE ORANGE FENCING
- TYPE 3-EARTH DIKE COMBINATION
- TYPE 4-SILT FENCE COMBINATION TSF-SF-LOD

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII 029 - 12 -

APPROVED BY		DATE
INITIAL STAFF SIGNATURE	MEGAN K. REISER	01/31/13
01 REVISION	MEGAN K. REISER	09/23/13
02 REVISION	Megan K. Reiser	3/05/14
03 REVISION	Megan K. Reiser	3/05/14
04 REVISION		

M-NCPPC APPROVALS

PROJECT NAME: WESTPHALIA CENTER PHASE I

PROJECT NUMBER: DSP-13006

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
DSP-12017	10/18/12	EPS	02/04/13

SCALE: 1" = 30'

MATCHLINE SEE SHEET 30

30 15 0 30 60

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

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NO.	REVISIONS	BY	DATE
05	REVISED FOR DSP 13008 CERTIFICATION	DJB	12/11/2013
04	REVISED LOD TO RELECT CURRENT DESIGN	DJB	08/09/2013
03	REVISED LOD & PRESER/CLEARING AREA ASSOC. W/ THE CHANGE. REMOVED ADDITIONAL SEPCIMEN TREES	GAM	05/15/2013
02	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2013
01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012

DATE: APRIL 2012 | CAD STANDARDS VERSION: V8 - 2009
DESIGNED: GAM | TECHNICIAN: GAM | CHECKED: THD

MISS UTILITY NOTE

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OWNER/DEVELOPER/APPLICANT

WALTON WESTPHALIA DEVELOPMENT (USA), LLC.
C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.
11900 SUNRISE VALLEY DRIVE, SUITE 300
RESTON, VIRGINIA 20191

MOBILE: 540-532-2158
FAX: 888-913-9688
CONTACT: MELANIE B. GRAF, P.E.

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THE MAP PEDIGREE PERMITTED USE NUMBER 21091209

MAP	90	GRID	F4
TAX MAP	91 C3,C3-E3,E3-F3-F4 / 94 C1,E1,F1	ZONING CATEGORY:	M-X-T
WSSC 200' SHEET	206 SE 08, 208 SE 09 207 SE 08, 207 SE 09	XXXX:	
SITE DATUM	HORIZONTAL: VERT.CVN:	XXXX:	

SEAL OF MARY JOHN BALLO, LANDSCAPE ARCHITECT

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

MELWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'

SHEET 22 OF 57

PROJECT NO. 19270300

P:\19270300 ENGINEER ENV\TCPII_22.sht Scale= 30.0000 ft / in. User= DBickel PLTdrv= Grey.pltcfg PenIbl= TEXT_SUB.tbl 3/20/2014 11:38:21 AM

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

MATCHLINE SEE SHEET 16

MATCHLINE SEE SHEET 22

MATCHLINE SEE SHEET 24

MATCHLINE SEE SHEET 31

LOT 3
N/F
DESMOND P. FERGUSON et al
L.11695 F.189
ZONE:R-A /
USE:RESIDENTIAL

LOT 2
WILLIAM R. & ELAINE E. HUTTENLOCH
L.5593 F.643
ZONE:R-A
USE:RESIDENTIAL

LOT 4
N/F
JEFFREY T. & THERESA P. BOLDEN
L.6619 F.837
ZONE:R-A
USE:RESIDENTIAL

TWIN KNOLLS
P.B.NLP.104 P.100

LOT 5
N/F
GEORGE P. & MIRIAM H. RINER
L.10360 P.109
ZONE:R-A
USE:RESIDENTIAL

LOT 1
N/F
FREDERICK S. THOMAS
L.5943 F.104
ZONE:R-A
USE:RESIDENTIAL

LNP 91 P9
WTC PROPERTY HOLDINGS, LLC
L. 32150 F. 230
P/O PART 1

WOODLAND PRESERVATION AREA A: 62.20 AC.

N 44°39'33" E 1115.08'

KEY MAP (NTS)

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M-NCPPC APPROVALS
PROJECT NAME: WESTPHALIA TOWN CENTER, PHASE 1
PROJECT NUMBER: DSP-13006
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR 146
- PROPOSED CONTOUR 146
- STREAM
- STREAM BUFFER SB
- WETLAND WL
- WETLAND BUFFER WB
- FLOODPLAIN FP
- PRIMARY MANAGEMENT AREA PMA
- LIMIT OF DISTURBANCE LOD
- NOISE CONTOUR 70 dBA Ldn
- EXISTING TREELINE
- FOREST STAND BOUNDARY
- SPECIMEN TREE WITH CRITICAL ROOT ZONE
- SPECIMEN TREE TO BE REMOVED
- FIELD LOCATED TREE P.L.
- CLEARED OFF-SITE AREA
- WOODLAND PRESERVATION AREA
- WOODLAND PRESERVED - NOT CREDITED
- WOODLAND REFORESTATION/AFFORESTATION
- WOODLAND CLEARED WITHIN FLOODPLAIN

PROTECTION DEVICES
- WOODLAND PRESERVATION SIGN
- SPECIMEN TREE PROTECTION SIGN
- TYPE 1 -BLAZE ORANGE FENCING
- TYPE 3-EARTH DIKE COMBINATION
- TYPE 4-SILT FENCE COMBINATION TSF - SF - LOD

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII 029 - 12 -

APPROVED BY		DATE
INITIAL STAFF SIGNATURE	MEGAN K. REISER	01/31/13
01 REVISION	MEGAN K. REISER	09/23/13
02 REVISION	Megan K. Reiser	3/05/14
03 REVISION	Megan K. Reiser	3/25/14
04 REVISION		

M-NCPPC APPROVALS

PROJECT NAME: **WESTPHALIA CENTER PHASE I**

PROJECT NUMBER: **DSP-13006**

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISED LISTED BELOW APPLY TO THIS SHEET.

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
DSP-12017	10/18/12	EPS	02/04/13

SCALE: 1" = 30'

30 15 0 30 60

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4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7666
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NO.	REVISIONS	BY	DATE
05	REVISED FOR DSP 13006 CERTIFICATION	DJB	12/11/2013
04	REVISED LOD TO REFLECT CURRENT DESIGN	DJB	08/06/2013
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DATE: APRIL 2012 | CAD STANDARDS VERSION: V8 - 2009
DESIGNED: GAM | TECHNICIAN: GAM | CHECKED: THO

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MOBILE: 540-532-2158
FAX: 888-913-8686
CONTACT: MELANIE B. GRAF, P.E.

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MAP 30 GRID F4

TAX MAP
90 C3, C4, D3, E3, F3, F4
91 D1, E1, F1

ZONING CATEGORY: M-X-T

CYNSSG 200' SHEET
208 SE 08, 208 SE 09
207 SE 08, 207 SE 09

XXXX:

SITE DATUM
HORIZONTAL:
VERT.-DATUM:

XXXX:

STATE OF MARYLAND
JOHN GRAF
No. 900
LANDSCAPE ARCHITECT

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

MELWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'

SHEET 23 OF 57

PROJECT NO. 19207000

P:\19207000\ENGINEER\ENVTCPII_23.sht Scale= 30.0000 ft / in. User= CBickel PLTdrv= Grey.pltcfg Pentbl= TEXT_SUB.tbl 3/20/2014 11:39:08 AM

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

MATCHLINE SEE SHEET 21

MATCHLINE SEE SHEET 28

MATCHLINE SEE SHEET 30

MATCHLINE SEE SHEET 36

MOORE'S WAY

GLOVER PARKWAY
ROAD SECTION TYPE

RAWLINS LANE

OBSERVATORY PLACE

ALLEY

WOODLAND PRESERVATION:
AREA G: 90.47 AC.

MAP 99, P.101
WTC PROPERTY HOLDINGS, LLC
L. 32150 F. 230
P.O PART 1

MAP 99, P.130
WTC PROPERTY HOLDINGS, LLC
L. 32150 F. 230
P.O PART 1

65 dBA
40' (Upper Level)

65 dBA

70 dBA
AAFB

AAFB

SCALE 1" = 30'

KEY MAP (NTS)

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M-NCPPC
APPROVALS
PROJECT NAME: WESTPHALIA TOWN CENTER, PHASE 1
PROJECT NUMBER: DSP-13006
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR 146
- PROPOSED CONTOUR 146
- STREAM
- STREAM BUFFER SB
- WETLAND WL
- WETLAND BUFFER WB
- FLOODPLAIN FP
- PRIMARY MANAGEMENT AREA PMA
- LIMIT OF DISTURBANCE LOD
- NOISE CONTOUR 70 dBA AAFB
- EXISTING TREELINE
- FOREST STAND BOUNDARY
- SPECIMEN TREE WITH CRITICAL ROOT ZONE
- SPECIMEN TREE TO BE REMOVED
- FIELD LOCATED TREE F.L.
- CLEARED OFF-SITE AREA
- WOODLAND PRESERVATION AREA
- WOODLAND PRESERVED - NOT CREDITED
- WOODLAND REFORESTATION/AFFORESTATION
- WOODLAND CLEARED-WITHIN FLOODPLAIN

PROTECTION DEVICES

- WOODLAND PRESERVATION SIGN
- SPECIMEN TREE PROTECTION SIGN
- TYPE 1 -BLAZE ORANGE FENCING X X X
- TYPE 3-EARTH DIKE COMBINATION o o o
- TYPE 4-SILT FENCE COMBINATION TSF-SF-LOD

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII 029 - 12 -

APPROVED BY		DATE
INITIAL STAFF SIGNATURE	MEGAN K. REISER	01/31/13
01 REVISION	MEGAN K. REISER	03/21/13
02 REVISION	Megan K. Reiser	3/05/14
03 REVISION	Megan K. Reiser	3/05/14
04 REVISION		

M-NCPPC APPROVALS

PROJECT NAME: **WESTPHALIA CENTER PHASE I**

PROJECT NUMBER: **DSP-13006**

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET.

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
DSP-12017	10/18/12	EPS	02/04/13

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4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7666

Rockville
Lanham
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www.soltesz.com

NO.	REVISIONS	BY	DATE
05	REVISED FOR DSP 13006 CERTIFICATION	DJB	12/11/2013
04	REVISED LOD TO RELECT CURRENT DESIGN	DJB	08/08/2013
03	REVISED LOD & PRESERVE/LEARING AREA ASSOC. W/ THE CHANGE. REMOVED ADDITIONAL SEPCIMEN TREES	GAM	05/15/2013
02	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2013
01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012

DATE: APRIL 2012 | CAD STANDARDS VERSION: VA - 2009
DESIGNED: GAM | TECHNICIAN: GAM | CHECKED: THO

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 AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 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

WALTON WESTPHALIA DEVELOPMENT (USA), LLC
C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.

11800 SUNRISE VALLEY DRIVE, SUITE 300
RESTON, VIRGINIA 20191

MOBILE: 540-532-2158
FAX: 888-913-8686
CONTACT : MELANIE B. GRAF, P.E.

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MAP	90	GRID	F8
TAX MAP	90	ZONING CATEGORY	M-X-T
GRID	F8		
1" = 200' SHEET	208 SE 09, 208 SE 09, 207 SE 08, 207 SE 09	XXXX	
SITE DATUM		XXXX	
HORIZONTAL:			
VERTICAL:			

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

MELWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'

SHEET 29 OF 57

PROJECT NO. 19270300

P:\19270300\ENGINEER\ENVTCP\II_29.sht Scale= 30.0000 ft / in. User= CBickel PLTdrv= Grey.pltcfg Pentbl= TEXT_SUB.tbl 3/20/2014 11:39:52 AM

MATCHLINE SEE SHEET 22

MATCHLINE SEE SHEET 29

MATCHLINE SEE SHEET 31

MATCHLINE SEE SHEET 37

GREENWICH CIRCLE

ROAD SECTION TYPE E WB-63

WOODYARD ROAD

65 dBA AAFB

WOODLAND PRESERVATION AREA A: 62.20 AC.

WOODLAND PRESERVATION AREA A: 62.20 AC.

MAP 99, P130 WTC PROPERTY HOLDINGS, LLC L 38150 F 230 (NO PART)

WTC PROPERTY HOLDINGS LLC L 38150 F 230 (PT PART)

HOA PARCEL E3 90,111 SF

HOA PARCEL F 2902 S.F.

HOA PARCEL G1 2543 SF

HOA PARCEL H1 247 SF

HOA PARCEL I1 49,111 SF

HOA PARCEL J1 1334 SF

HOA PARCEL J4 3744 SF

HOA PARCEL J5 13,883 SF

HOA PARCEL K1 940 SF

HOA PARCEL L1 70,215.39 SF

HOA PARCEL M1 10,245.38 SF

HOA PARCEL E4 2,037 SF

HOA PARCEL G5 13,834 SF

KEY MAP (NTS)

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M-NCPPC APPROVALS

PROJECT NAME: WESTPHALIA TOWN CENTER, PHASE 1
PROJECT NUMBER: DSP-13006
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number

LEGEND

PROPERTY BOUNDARY	
EXISTING CONTOUR	146
PROPOSED CONTOUR	146
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
FLOODPLAIN	FP
PRIMARY MANAGEMENT AREA	PMA
LIMIT OF DISTURBANCE	LOD
NOISE CONTOUR	70 dBA AAFB
EXISTING TREELINE	
FOREST STAND BOUNDARY	
SPECIMEN TREE WITH CRITICAL ROOT ZONE	
SPECIMEN TREE TO BE REMOVED	
FIELD LOCATED TREE	FL
CLEARED OFF-SITE AREA	
WOODLAND PRESERVATION AREA	
WOODLAND PRESERVED - NOT CREDITED	
WOODLAND REFORESTATION/AFFORESTATION	
WOODLAND CLEARED-WITHIN FLOODPLAIN	
PROTECTION DEVICES	
WOODLAND PRESERVATION SIGN	
SPECIMEN TREE PROTECTION SIGN	
TYPE 1 -BLAZE ORANGE FENCING	X
TYPE 3-EARTH DIKE COMBINATION	o
TYPE 4-SILT FENCE COMBINATION	TSF - SF - LOD

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII 029 - 12 -

APPROVED BY		DATE
INITIAL STAFF SIGNATURE	MEGAN K. REISER	01/31/13
01 REVISION	MEGAN K. REISER	03/23/13
02 REVISION	Megan K. Reiser	3/05/14
03 REVISION	Megan K. Reiser	3/05/14
04 REVISION		

M-NCPPC APPROVALS

PROJECT NAME: **WESTPHALIA CENTER PHASE I**

PROJECT NUMBER: **DSP-13006**

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET.

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
OSP-12017	10/18/12	EPS	02/04/13

SCALE: 1" = 30'

30 15 0 30 60

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LANHAM OFFICE
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www.solteszco.com

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NO.	REVISIONS	BY	DATE
05	REVISED FOR DSP 13006 CERTIFICATION	DJB	12/11/2013
04	REVISED LOD TO RELECT CURRENT DESIGN	DJB	08/06/2013
03	REVISED LOD & PRESER/CLEARING AREA ASSOC. W/ THE CHANGE. REMOVED ADDITIONAL SEPCIMEN TREES	GAM	05/15/2013
02	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2013
01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012

DATE: APRIL 2012 | CAD STANDARDS VERSION: V8 - 2009
DESIGNED: GAM | TECHNICIAN: GAM | CHECKED: THO

MISS UTILITY NOTE

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OWNER/DEVELOPER/APPLICANT

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C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.

11800 SUNRISE VALLEY DRIVE, SUITE 300
RESTON, VIRGINIA 20191

MOBILE: 540-532-2158
FAX: 888-913-8688
CONTACT : MELANIE B. GRAF, P.E.

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PERMITTED USE NUMBER 21001209

MAP 99 GRID F4
TAX MAP 99 GRID F4
PARCEL 11 ZONING CATEGORY M-X-T
LOT 1
PT OUTLOT 1
ASSOC 200' SHEET 208 SE 08, 208 SE 09, 207 SE 08, 207 SE 09
SITE DATUM HORIZONTAL: XXXX: VERTICAL: XXXX:

STATE OF MARYLAND JOHN BRADY GRAF 21700 LICENSED LANDSCAPE ARCHITECT

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

MELWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'

SHEET 30 OF 57

PROJECT NO. 19270300

P:\19270300\ENGINEER\ENVTCP\II_30.sht Scale= 30.0000 ft / in. User= DBickal PLTdrv= Grey.plcfg PenTbl= TEXT_SUB.tbl 3/20/2014 11:42:29 AM

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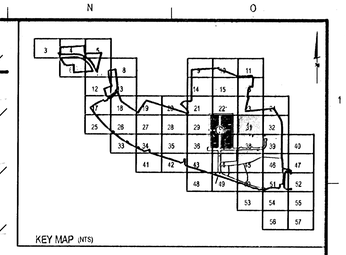
REFERENCE GRID A B C D E F G H I J K L M N O

MATCHLINE SEE SHEET 23

MATCHLINE SEE SHEET 30

MATCHLINE SEE SHEET 32

MATCHLINE SEE SHEET 38



WOODLAND PRESERVATION AREA A: 62.20 AC.

MAP 100 / 16
WTC PROPERTY HOLDINGS, LLC
L. 32250 F. 230
TO PART 1

ID
ION
AC AC.

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M-NCPPC APPROVALS

PROJECT NAME: WESTPHALIA TOWN CENTER, PHASE 1

PROJECT NUMBER: DSP-13006

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

LEGEND

PROPERTY BOUNDARY	
EXISTING CONTOUR	165
PROPOSED CONTOUR	165
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
FLOODPLAIN	FP
PRIMARY MANAGEMENT AREA	PMA
LIMIT OF DISTURBANCE	LOD
NOISE CONTOUR	70 dBA / AAFB
EXISTING TREELINE	
FOREST STAND BOUNDARY	
SPECIMEN TREE WITH CRITICAL ROOT ZONE	
SPECIMEN TREE TO BE REMOVED	
FIELD LOCATED TREE	F.L.
CLEARED OFF-SITE AREA	
WOODLAND PRESERVATION AREA	
WOODLAND PRESERVED - NOT CREDITED	
WOODLAND REFORESTATION/AFFORESTATION	
WOODLAND CLEARED WITHIN FLOODPLAIN	

PROTECTION DEVICES

WOODLAND PRESERVATION SIGN	
SPECIMEN TREE PROTECTION SIGN	
TYPE 1 -BLAZE ORANGE FENCING	X X X
TYPE 3-EARTH DIKE COMBINATION	TSF-SF-LOD
TYPE 4-SILT FENCE COMBINATION	TSF-SF-LOD

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII 029 - 12 -

APPROVED BY		DATE
INITIAL STAFF SIGNATURE	MEGAN K. REISER	01/31/13
01 REVISION	MEGAN K. REISER	03/23/13
02 REVISION	Megan K. Reiser	3/25/14
03 REVISION	Megan K. Reiser	3/25/14
04 REVISION		

SCALE: 1" = 30'

M-NCPPC APPROVALS

PROJECT NAME: **WESTPHALIA CENTER PHASE I**

PROJECT NUMBER: **DSP-13006**

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET.

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
DSP-12017	10/18/12	EPS	02/04/13

30 15 0 30 60

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4300 Forbes Boulevard, Suite 230
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P. 301.794.7555 F. 301.794.7656
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NO.	REVISIONS	BY	DATE
05	REVISED FOR DSP 13006 CERTIFICATION	DJB	12/11/2013
04	REVISED LOD TO RELECT CURRENT DESIGN	DJB	08/06/2013
03	REVISED LOD & PRESER/CLEARING AREA ASSOC. W/ THE CHANGE. REMOVED ADDITIONAL SEPCIMEN TREES	GAM	05/15/2013
02	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2013
01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012

DATE: APRIL 2012 | CAD STANDARDS VERSION: V8 - 2009
DESIGNED: GAM | TECHNICIAN: GAM | CHECKED: THD

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 AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 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

WALTON WESTPHALIA DEVELOPMENT (USA), LLC
C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.
11900 SUNRISE VALLEY DRIVE, SUITE 300
RESTON, VIRGINIA 20191

MOBILE: 540-532-2158
FAX: 888-813-9696
CONTACT : MELANIE B. GRAF, P.E.

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MAP	50
GRID	F4
TAX MAP	10 C3, 03-483-4F34 11 A4 19 01-E1-F1
ZONING CATEGORY	M-X-T
NSSC 200' SHEET	208 SE 08, 208 SE 09 207 SE 08, 207 SE 09
SITE DATUM	XXXX
HORIZONTAL	XXXX
VERT-CAL	

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

MELWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'

SHEET 31 OF 57

PROJECT NO. 1920/0300

P:\19270300 ENGINEER ENV\TCPII_31.sht Scale= 30.0000 ft / in. User= CBickal PLTdrv= Grey.pltcfg Pentbl= TEXT_SUB.tbl 3/20/2014 11:43:12 AM

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

MATCHLINE SEE SHEET 27

MATCHLINE SEE SHEET 33

MATCHLINE SEE SHEET 35

MATCHLINE SEE SHEET 41

MOORES WAY

PENNSYLVANIA AVENUE
MD RTE 4 (R/W WIDTH VARIES)

MAP 99, P154
WTC PROPERTY HOLDINGS, LLC
L 32139 F 280
P/O PARCEL 1

MAP 99, P113
WTC PROPERTY HOLDINGS, LLC
L 32139 F 280
P/O PARCEL 1

MAP 99, P83
MELWOOD HORTICULTURAL TRAINING CENTER, INC.
L 14033 F 240

WOODLAND PRESERVATION: AREA H: 27.62 AC.

WOODLAND PRESERVATION: AREA G: 90.47 AC.

WOODLAND PRESERVATION: AREA F: 6.33 AC.

70 dBA 40' (Upper Level)

65 dBA 5' (Lower Level)

70 dBA - 40' (Upper Level)

KEY MAP (NTS)

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M-NCPPC APPROVALS

PROJECT NAME: WESTPHALIA TOWN CENTER, PHASE 1

PROJECT NUMBER: DSP-13008

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

LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR 146
- PROPOSED CONTOUR 146
- STREAM
- STREAM BUFFER SB
- WETLAND WL
- WETLAND BUFFER WB
- FLOODPLAIN FP
- PRIMARY MANAGEMENT AREA PMA
- LIMIT OF DISTURBANCE LOD
- NOISE CONTOUR 70 dBA 65 dBA
- EXISTING TREELINE
- FOREST STAND BOUNDARY
- SPECIMEN TREE WITH CRITICAL ROOT ZONE
- SPECIMEN TREE TO BE REMOVED
- FIELD LOCATED TREE F.L.
- CLEARED OFF-SITE AREA
- WOODLAND PRESERVATION AREA
- WOODLAND PRESERVED - NOT CREDITED
- WOODLAND REFOREST/AFFORESTATION
- WOODLAND CLEARED WITHIN FLOODPLAIN

PROTECTION DEVICES

- WOODLAND PRESERVATION SIGN
- SPECIMEN TREE PROTECTION SIGN
- TYPE 1 -BLAZE ORANGE FENCING
- TYPE 3-EARTH DIKE COMBINATION
- TYPE 4-SILT FENCE COMBINATION TSF - SF - LOD

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII 029 - 12 -

APPROVED BY		DATE
INITIAL STAFF SIGNATURE	MEGAN K. REISER	01/31/13
01 REVISION	MEGAN K. REISER	03/25/13
02 REVISION	Megan K. Reiser	3/25/14
03 REVISION	Megan K. Reiser	4/28/14
04 REVISION		

M-NCPPC APPROVALS

PROJECT NAME: **WESTPHALIA CENTER PHASE I**

PROJECT NUMBER: **DSP-13008**

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISED LISTED BELOW APPLY TO THIS SHEET.

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
DSP-12017	10/18/12	EPS	02/04/13

SCALE: 1" = 30'

30 15 0 30 60

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4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
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NO.	REVISIONS	BY	DATE
05	REVISED FOR DSP 13008 CERTIFICATION	DJB	12/11/2013
04	REVISED LOD TO RELECT CURRENT DESIGN	DJB	08/09/2013
03	REVISED LOD & PRESER/CLEARING AREA ASSOC. W THE CHANGE. REMOVED ADDITIONAL SEPCIMEN TREES	GAM	05/15/2013
02	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2013
01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012

DATE: APRIL 2012 | CAD STANDARDS VERSION: V8 - 2009
DESIGNED: GAM | TECHNICIAN: GAM | CHECKED: THO

MISS UTILITY NOTE

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OWNER/DEVELOPER/APPLICANT

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C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.

11900 SUNRISE VALLEY DRIVE, SUITE 300
RESTON, VIRGINIA 20191

MOBILE: 540-532-2158
FAX: 888-913-8686
CONTACT: MELANIE B. GRAF, P.E.

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PERMITTED USE NUMBER 31207209

MAP - 99 GRID - F4

TAX MAP 99 G1,G3,E3,F3,F4 | ZONING CATEGORY: M-X-T
WSSD 200' SHEET 208 SE 08, 208 SE 09 207 SE 08, 207SE 09 | XXXX:
SITE DATUM HORIZONTAL: VERTICAL: | XXXX:

STATE OF MARYLAND
DAVID JOHN RIGGS
No. 1340
PROFESSIONAL LANDSCAPE ARCHITECT

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

MELWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'

SHEET 34 OF 57

PROJECT NO. 19270300

P:\19270300\ENGINEER\ENATCP II_34.sht Scale= 30.0000 ft / in. User= DBickel PLTdrv= Grey.pltcfg Pentbl= TEXT_SUB.tbl 3/20/2014 11:43:54 AM

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

MATCHLINE SEE SHEET 28

MATCHLINE SEE SHEET 34

MATCHLINE SEE SHEET 36

MATCHLINE SEE SHEET 42

MAP 99, P19
WTC PROPERTY HOLDINGS, LLC
L. 32162 F. 230
PAR. PART 1

WOODLAND PRESERVATION: AREA G: 90.47 AC.

WOODLAND PRESERVATION: AREA L: 0.30 AC.

WOODLAND PRESERVATION: AREA E: 14.49 AC.

WOODLAND PRESERVATION: AREA F: 6.33 AC.

65 dBA 5' (Lower Level)

70 dBA 40' (Upper Level)

70 dBA AAFB

108 F.L.

107 F.L.

106 F.L.

105 F.L.

104 F.L.

103 F.L.

102 F.L.

101

100

KEY MAP (NTS)

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M-NCPPC APPROVALS

PROJECT NAME: WESTPHALIA TOWN CENTER, PHASE 1

PROJECT NUMBER: DSP-13006

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

LEGEND

PROPERTY BOUNDARY	
EXISTING CONTOUR	146
PROPOSED CONTOUR	146
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
FLOODPLAIN	FP
PRIMARY MANAGEMENT AREA	PMA
LIMIT OF DISTURBANCE	LOD
NOISE CONTOUR	70 dBA AAFB
EXISTING TREELINE	
FOREST STAND BOUNDARY	
SPECIMEN TREE WITH CRITICAL ROOT ZONE	
SPECIMEN TREE TO BE REMOVED	
FIELD LOCATED TREE	F.L.
CLEARED OFF-SITE AREA	
WOODLAND PRESERVATION AREA	
WOODLAND PRESERVED - NOT CREDITED	
WOODLAND REFORESTATION/AFFORESTATION	
WOODLAND CLEARED WITHIN FLOODPLAIN	
PROTECTION DEVICES	
WOODLAND PRESERVATION SIGN	
SPECIMEN TREE PROTECTION SIGN	
TYPE 1 -BLAZE ORANGE FENCING	X X X
TYPE 3 -EARTH DIKE COMBINATION	o o o
TYPE 4 -SILT FENCE COMBINATION	TSF - SF - LOD

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII 029 - 12 -

APPROVED BY		DATE
INITIAL STAFF SIGNATURE	MEGAN K. REISER	01/31/13
01 REVISION	MEGAN K. REISER	03/23/13
02 REVISION	Megan K. Reiser	3/25/14
03 REVISION	Megan K. Reiser	5/5/14
04 REVISION		

M-NCPPC APPROVALS

PROJECT NAME: **WESTPHALIA CENTER PHASE I**

PROJECT NUMBER: **DSP-13006**

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET.

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
DSP-12017	**10/18/12**	**EPS**	**02/04/13**

SCALE: 1" = 30'

30 15 0 30 60

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Rockville
Lanham
Waldorf
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LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7666

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NO.	REVISIONS	BY	DATE
05	REVISED FOR DSP 13006 CERTIFICATION	DJB	12/11/2013
04	REVISED LOD TO REFLECT CURRENT DESIGN	DJB	08/06/2013
03	REVISED LOD & PRESERVE/CLEARING AREA ASSOC. W THE CHANGE. REMOVED ADDITIONAL SPECIMEN TREES	GAM	05/15/2013
02	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2013
01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012

DATE: APRIL 2012 | CAD STANDARDS VERSION: V.8 - 2009
DESIGNED: GAM | TECHNICIAN: GAM | CHECKED: THO

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 AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 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

WALTON WESTPHALIA DEVELOPMENT (USA), LLC
C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.
11800 SUNRISE VALLEY DRIVE, SUITE 300
RESTON, VIRGINIA 20191

MOBILE: 540-532-2158
FAX: 888-913-6688
CONTACT : MELANIE B. GRAF, P.E.

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PERMITTED USE NUMBER 21001208

MAP 99 GRID F4

TAX MAP: 90, 91, 99 | ZONING CATEGORY: M-X-T

WSSC 200' SHEET: 208 SE 08, 208 SE 09, 207 SE 08, 207 SE 09 | XXXX:

SITE DATUM: HORIZONTAL: _____ VERTICAL: _____ | XXXX:

STATE OF MARYLAND
DAVID JOHN DEMCHAK
No. 1325
LANDSCAPE ARCHITECT

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

MELWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'

SHEET 35 OF 57

PROJECT NO. 19270300

P:\19270300\ENGINEER\ENVTCPII_35.sht Scale= 30.0000 ft / in. User= DBickel PLTdrv= Grey.pltcfg Pentbl= TEXT_SUB.tbl 3/20/2014 11:44:40 AM

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

MATCHLINE SEE SHEET 29

MATCHLINE SEE SHEET 35

MATCHLINE SEE SHEET 37

MATCHLINE SEE SHEET 43

65 dBA 40' (Upper Level)

65 dBA 5' (Lower Level)

70 dBA 40' (Upper Level)

MAP 59, P133
WTC PROPERTY HOLDINGS, LLC
L. 32150 F. 230
P/O PART 1

MAP 59, P119
WTC PROPERTY HOLDINGS, LLC
L. 32150 F. 230
P/O PART 1

WOODLAND PRESERVATION: AREA E: 14.49 AC.

GLOVER PARK DRIVE
ROAD SECTION VARIES

BIKE LANE

ALLEY

92 F.L.

91 F.L.

93 F.L.

87 F.L.

KEY MAP (NTS)

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 TOWN CENTER, PHASE 1
PROJECT NUMBER: DSP-13006
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number

LEGEND

PROPERTY BOUNDARY	
EXISTING CONTOUR	146
PROPOSED CONTOUR	146
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
FLOODPLAIN	FP
PRIMARY MANAGEMENT AREA	PMA
LIMIT OF DISTURBANCE	LOD
NOISE CONTOUR	70 dBA ARB
EXISTING TREELINE	
FOREST STAND BOUNDARY	
SPECIMEN TREE WITH CRITICAL ROOT ZONE	
SPECIMEN TREE TO BE REMOVED	
FIELD LOCATED TREE	F.L.
CLEARED OFF-SITE AREA	
WOODLAND PRESERVATION AREA	
WOODLAND PRESERVED - NOT CREDITED	
WOODLAND REFORESTATION/AFFORESTATION	
WOODLAND CLEARED WITHIN FLOODPLAIN	
PROTECTION DEVICES	
WOODLAND PRESERVATION SIGN	
SPECIMEN TREE PROTECTION SIGN	
TYPE 1 -BLAZE ORANGE FENCING	X X X
TYPE 3-EARTH DIKE COMBINATION	
TYPE 4-SILT FENCE COMBINATION	TSF-SF-LOD

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII 029 - 12 -

APPROVED BY		DATE
INITIAL STAFF SIGNATURE	MEGAN K. REISER	01/31/13
01 REVISION	MEGAN K. REISER	02/23/13
02 REVISION	Megan K. Reiser	3/05/14
03 REVISION	Megan K. Reiser	3/05/14
04 REVISION		

M-NCPPC APPROVALS
PROJECT NAME: **WESTPHALIA CENTER PHASE I**
PROJECT NUMBER: **DSP-13008**
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET.

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
DSP-12017	10/18/12	EPS	02/04/13

SCALE: 1" = 30'

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Rockville
Lanham
Waldorf
Leonardtown
LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656
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NO.	REVISIONS	BY	DATE
05	REVISED FOR DSP 13008 CERTIFICATION	DJB	12/11/2013
04	REVISED LOD TO RELECT CURRENT DESIGN	DJB	08/06/2013
03	REVISED LOD & PRESER/CLEARING AREA ASSOC. W/ THE CHANGE. REMOVED ADDITIONAL SEPCIMEN TREES	GAM	05/15/2013
02	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2013
01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012

DATE: APRIL 2012 | CAD STANDARDS VERSION: V8 - 2009
DESIGNED: GAM | TECHNICIAN: GAM | CHECKED: THO

MISS UTILITY NOTE
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C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.
11800 SUNRISE VALLEY DRIVE, SUITE 300
RESTON, VIRGINIA 20191
MOBILE: 540-532-2158
FAX: 888-913-8688
CONTACT: MELANIE B. GRAF, P.E.

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MAP	GRID	PARCEL
59		F4

TAX MAP 59 GRID F4 PARCEL F4 (LOT)
ZONING CATEGORY: M-X-T
NSSO 200' SHEET 208 SE 09, 208 SE 03, 207 SE 08, 207 SE 09
SITE DATUM: HORIZONTAL: VERT/CAL:
XXXX:
XXXX:

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

MELWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'
SHEET 36 OF 57
PROJECT NO. 19270300

P:\19270300\ENGINEER\ENVTCPII_38.sht Scale= 30.0000 ft / in. User= DBickel PLTdrv= Grey.pltcfg Pentbl= TEXT_SUB.tbl 3/20/2014 11:46:24 AM

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MATCHLINE SEE SHEET 30

MATCHLINE SEE SHEET 36

MATCHLINE SEE SHEET 38

MATCHLINE SEE SHEET 44

KEY MAP (NTS)

WOODYARD ROAD ROAD SECTION TYPE E, MC 632

PRESIDENTIAL PARKWAY (PUBLIC) ROAD TYPE 'G'

PRESIDENTIAL PARKWAY ROAD SECTION TYPE 'W', C-838

MANOR PARK DRIVE ROAD SECTION TYPE 'M'

EASTLAND CIRCLE

GALENIA LANE

ALLEY

65 dBA 40' (Upper Level)

65 dBA AAFB

LIMIT OF WORK STA. 57+25

BARRICADE

WTC PROPERTY HOLDINGS, LLC L. 32160 F. 230 P/O PART 1

HOA PARCEL H5 16,310 SF

HOA PARCEL H2 3165 SF

HOA PARCEL J1 3198 SF

HOA PARCEL H3 2565 SF

HOA PARCEL J2 9934 SF

HOA PARCEL J3 37,349 SF

HOA PARCEL J4 3613 SF

HOA PARCEL J5 1181 SF

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M-NCPPC APPROVALS

PROJECT NAME: WESTPHALIA TOWN CENTER, PHASE 1

PROJECT NUMBER: DSP-13006

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

LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR 148
- PROPOSED CONTOUR 146
- STREAM
- STREAM BUFFER SB
- WETLAND WL
- WETLAND BUFFER WB
- FLOODPLAIN FP
- PRIMARY MANAGEMENT AREA PMA
- LIMIT OF DISTURBANCE LOD
- NOISE CONTOUR 70 dBA AAFB
- EXISTING TREELINE
- FOREST STAND BOUNDARY
- SPECIMEN TREE WITH CRITICAL ROOT ZONE
- SPECIMEN TREE TO BE REMOVED
- FIELD LOCATED TREE F.L.
- CLEARED OFF-SITE AREA
- WOODLAND PRESERVATION AREA
- WOODLAND PRESERVED - NOT CREDITED
- WOODLAND REFORESTATION/AFFORESTATION
- WOODLAND CLEARED WITHIN FLOODPLAIN

PROTECTION DEVICES

- WOODLAND PRESERVATION SIGN
- SPECIMEN TREE PROTECTION SIGN
- TYPE 1 - BLAZE ORANGE FENCING X — X — X
- TYPE 3 - EARTH DIKE COMBINATION o — o — o –
- TYPE 4 - SILT FENCE COMBINATION TSF - SF - LOD

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII 029 - 12 -

APPROVED BY		DATE
INITIAL STAFF SIGNATURE	MEGAN K. REISER	01/31/13
01 REVISION	MEGAN K. REISER	03/23/13
02 REVISION	Megan K Reiser	3/25/14
03 REVISION	Megan K Reiser	5/20/14
04 REVISION		

M-NCPPC APPROVALS

PROJECT NAME: WESTPHALIA CENTER PHASE I

PROJECT NUMBER: DSP-13006

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET.

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
DSP-12017	10/18/12	EPS	02/04/13

SCALE: 1" = 30'

30 15 0 30 60

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4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7556
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NO.	REVISIONS	BY	DATE
05	REVISED FOR DSP 13006 CERTIFICATION	DJB	12/11/2013
04	REVISED LOD TO REJECT CURRENT DESIGN	DJB	08/06/2013
03	REVISED LOD & PRESER/CLEARING AREA ASSOC. W/ THE CHANGE. REMOVED ADDITIONAL SEPCIMEN TREES	GAM	05/15/2013
02	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2013
01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012

DATE: APRIL 2012 | CAD STANDARDS VERSION: V8 - 2009
DESIGNED: GAM | TECHNICIAN: GAM | CHECKED: THO

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 AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 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

WALTON WESTPHALIA DEVELOPMENT (USA), LLC.
C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.

11900 SUNRISE VALLEY DRIVE, SUITE 300
RESTON, VIRGINIA 20191

MOBILE: 540-532-2158
FAX: 888-913-8686
CONTACT: MELANIE B. GRAF, P.E.

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PERMITTED USE NUMBER 21001209

MAP 90 GRID C F4

TAX MAP	ZONING CATEGORY:
90 C3,C4,E3,E4,F3,F4 91 D1 99 D1,E1,F1	M-X-T
WSSC 200' SHEET	XXXX:
208 SE 08, 208 SE 09 207 SE 08, 207SE 09	
SITE DATUM	XXXX:
HORIZONTAL:	
VERT/CAL:	

STATE OF MARYLAND — JOHN H. GRAF — NO. 2919 — LANDSCAPE ARCHITECT

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

MELWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'

SHEET 37 OF 57

PROJECT NO. 19270300

P:\19270300\ENGINEER\ENV\TCPII_37.shl Scale= 30.0000 ft / in. User= DBickel PLTdrv= Grey.pltcfg Pentbl= TEXT_SUB.tbl 3/20/2014 11:46:07 AM

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REFERENCE GRID

MATCHLINE SEE SHEET 31

MATCHLINE SEE SHEET 37

MATCHLINE SEE SHEET 39

MATCHLINE SEE SHEET 45

WOODLAND PRESERVATION AREA A: 62.20 AC.

MAP 100, P/O
WTC PROPERTY HOLDINGS, LLC
L. 32150 F. 230
P/O PART 1

REMAINING LANDS/ RESIDUE
LIBER 32150
FOLIO 230

8' HIKER/BIKER TRAIL

8' STUB UP @ 1.50%

30" DIS

15"S

18"S

TYPE 3 BRKP PER S.H.A.

PMA

TSF-SF-LOD

KEY MAP (NTS)

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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 TOWN CENTER, PHASE 1

PROJECT NUMBER: DSP-13006

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

LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR 140
- PROPOSED CONTOUR 140
- STREAM
- STREAM BUFFER SB
- WETLAND WL
- WETLAND BUFFER WB
- FLOODPLAIN FP
- PRIMARY MANAGEMENT AREA PMA
- LIMIT OF DISTURBANCE LOD
- NOISE CONTOUR 70 dBA Ldn
- EXISTING TREELINE
- FOREST STAND BOUNDARY
- SPECIMEN TREE WITH CRITICAL ROOT ZONE
- SPECIMEN TREE TO BE REMOVED
- FIELD LOCATED TREE F.L.
- CLEARED OFF-SITE AREA
- WOODLAND PRESERVATION AREA
- WOODLAND PRESERVED - NOT CREDITED
- WOODLAND REFORESTATION/AFFORESTATION
- WOODLAND CLEARED WITHIN FLOODPLAIN

PROTECTION DEVICES

- WOODLAND PRESERVATION SIGN
- SPECIMEN TREE PROTECTION SIGN
- TYPE 1 -BLAZE ORANGE FENCING
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- TYPE 4-SILT FENCE COMBINATION TSF-SF-LOD

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII 029 - 12 -

APPROVED BY		DATE
INITIAL STAFF SIGNATURE	MEGAN K. REISER	01/31/13
01 REVISION	MEGAN K. REISER	03/28/13
02 REVISION	Megan K. Reiser	5/05/14
03 REVISION	Megan K. Reiser	7/24/14
04 REVISION		

M-NCPPC APPROVALS

PROJECT NAME: **WESTPHALIA CENTER PHASE I**

PROJECT NUMBER: **DSP-13006**

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET.

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
DSP-12017	10/18/12	EPS	02/04/13

SCALE: 1" = 30'

30 15 0 30 60

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05	REVISED FOR DSP 13006 CERTIFICATION	DJB	12/11/2013
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DATE: APRIL 2012 | CAD STANDARDS VERSION: V8 - 2009
DESIGNED: GAM | TECHNICIAN: GAM | CHECKED: THO

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C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.
11900 SUNRISE VALLEY DRIVE, SUITE 300
RESTON, VIRGINIA 20191

MOBILE: 540-532-2158
FAX: 888-913-8688
CONTACT: MELANIE B. GRAF, P.E.

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PERMITTED USE NUMBER 21001200

MAP 50 GRID F4
TAX MAP 50 F3 F4 | PARCEL 01 | ZONING CATEGORY: M-X-T
NSSG 200' SHEET 208 SE 08, 208 SE 09, 207 SE 08, 207 SE 09
SITE DATUM HORIZONTAL: VERTICAL: | XXXX: | XXXX:

STATE OF MARYLAND JAMES JOHN BOBICK 21410 LANDSCAPE ARCHITECT

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

MELWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'

SHEET 38 OF 57

PROJECT NO. 19270300

P:\19270300 ENGINEER ENV\TCPII_38.sht Scale= 30.0000 ft / in. User= DBickel PLTdrv= Grey.pltcfg PenIbl= TEXT_SUB.tbl 3/20/2014 11:55:54 AM

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

MATCHLINE SEE SHEET 32

MATCHLINE SEE SHEET 38

MATCHLINE SEE SHEET 40

MATCHLINE SEE SHEET 46

WOODLAND PRESERVATION AREA A: 62.20 AC.

WOODLAND CLEARED FLOODPLAIN AREA B: 2.50 AC.

WOODLAND CLEARED OFF-SITE: AREA C: 2.02 AC.

TEMPORARY CONSTRUCTION ENTRANCE

SWM POND #1

SWM POND 2

BOTTOM OF POND ELEV. =172.00

MELWOOD ROAD

REMAINING LANDS/ RESIDUE LIBER 32150 FOLIO 220

M/C PROPERTY HOLDINGS, LLC L. 13930 F. 220 PARCEL 'A'

ANDRE J. & CHRISTINA DEPAGNIER L.25557 F.241 ZONE:R-A USE:RESIDENTIAL

LOT 10 MELLWOOD ESTATES P.B.NLP118 P.67

DAY FAMILY TRUST L.14910 F.688 L.15972 F.160 L.15972 F.154 ZONE:R-A USE:RESIDENTIAL

8' HIKER/BIKER TRAIL

6' HIKER/BIKER TRAIL

PR. SWM ACCESS ROAD GATE (TYP.) (P.G.DPWT SD 33.0)

TYPE B DROP PER SHA STD

PROPOSED 12" WATER LINE

SWM EASEMENT

15' NON WOODED BUFFER

15' CONSTRUCTION STRIP

4' CHAIN LINK FENCE PER SHA STD 300.06

SAWCUT & REMOVE EXISTING ASPHALT

EXCAVATE TO ELEVATION 178.00 (BANKRUN PREVENTION)

START OF EMBANKMENT STA. 0+00

LIMIT OF EMBANKMENT 170.00

EXCAVATED CONDITION (TEMPORARY CONDITION)

FUT. 8" S

KEY MAP (NTS)

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M-NCPPC APPROVALS

PROJECT NAME: WESTPHALIA TOWN CENTER, PHASE 1

PROJECT NUMBER: DSP-13006

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

LEGEND

PROPERTY BOUNDARY	
EXISTING CONTOUR	148
PROPOSED CONTOUR	148
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
FLOODPLAIN	FP
PRIMARY MANAGEMENT AREA	PMA
LIMIT OF DISTURBANCE	LOD
NOISE CONTOUR	70 dBA Ldn AAFB
EXISTING TREELINE	
FOREST STAND BOUNDARY	
SPECIMEN TREE WITH CRITICAL ROOT ZONE	
SPECIMEN TREE TO BE REMOVED	
FIELD LOCATED TREE	F.L.
CLEARED OFF-SITE AREA	
WOODLAND PRESERVATION AREA	
WOODLAND PRESERVED - NOT CREDITED	
WOODLAND REFORESTATION/AFFORESTATION	
WOODLAND CLEARED WITHIN FLOODPLAIN	
PROTECTION DEVICES	
WOODLAND PRESERVATION SIGN	
SPECIMEN TREE PROTECTION SIGN	
TYPE 1 -BLAZE ORANGE FENCING	X X X
TYPE 3-EARTH DIKE COMBINATION	o o o
TYPE 4-SILT FENCE COMBINATION	TSF-SF-LOD

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII 029 - 12 -

APPROVED BY		DATE
INITIAL STAFF SIGNATURE	MEGAN K. REISER	01/31/13
01 REVISION	MEGAN K. REISER	02/22/13
02 REVISION	Megan K. Reiser	3/05/14
03 REVISION	Megan K. Reiser	3/05/14
04 REVISION		

M-NCPPC APPROVALS

PROJECT NAME: **WESTPHALIA CENTER PHASE I**

PROJECT NUMBER: **DSP-13006**

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISED LISTED BELOW APPLY TO THIS SHEET.

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
DSP-12017	10/18/12	EPS	02/04/13

SCALE: 1" = 30'

30 15 0 30 60

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4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656
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NO.	REVISIONS	BY	DATE
05	REVISED FOR DSP 13006 CERTIFICATION	DJB	12/11/2013
04	REVISED LOD TO RELECT CURRENT DESIGN	DJB	09/06/2013
03	REVISED LOD & PRESER/CLEARING AREA ASSOC. W/ THE CHANGE. REMOVED ADDITIONAL SPECIMEN TREES	GAM	05/15/2013
02	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2013
01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012

DATE: APRIL 2012 | CAD STANDARDS VERSION: V8 - 2009
DESIGNED: GAM | TECHNICIAN: GAM | CHECKED: THD

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 AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT 'MISS UTILITY' AT 1-800-257-7777, 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

WALTON WESTPHALIA DEVELOPMENT (USA), LLC.
C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.
11900 SUNRISE VALLEY DRIVE, SUITE 300
RESTON, VIRGINIA 20191

MOBILE: 540-532-2158
FAX: 888-913-9688
CONTACT: MELANIE B. GRAF, P.E.

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MAP	50	GRID	F4
TAX MAP: 10 C4, 03-A3,4,F3,4 / 11 A4 / 09 D1,E1,F1		ZONING CATEGORY: M-X-T	
WSSC 200' SHEET: 208 SE 08, 208 SE 09 / 207 SE 08, 207 SE 09		XXXX:	
SITE DATUM: HORIZONTAL: / VERTICAL:		XXXX:	

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

MELWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'

SHEET 39 OF 57

PROJECT NO. 19270300

P:\19270300\ENGINEER\ENVIT\CPII_39.sht Scale= 30.0000 ft / in. User= DBickel PLTdrv= Grey.pltcfg Pentbl= TEXT_SUB.tbl 3/20/2014 11:47:41 AM

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

MATCHLINE SEE SHEET 39

FUTURE 0.37 R/W
100 YEAR
P.B.NLP147 P.100

WOODYARD ROAD EXT.
50' R/W
P.B. W172 P. 3

LOT 11

MELLWOOD ESTATES
P.B.NLP147 P.100

HERMILO L. LABASTIDA
L.15972 F.162

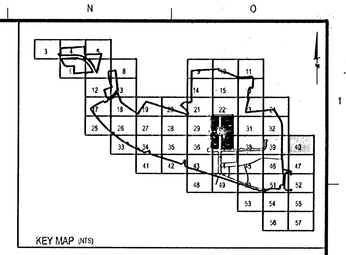
ZONE:R-A
USE:RESIDENTIAL

WOODLAND CLEARED
OFF-SITE:
AREA C: 2.02 AC.

MATCHLINE SEE SHEET 47

30 15 0 30 60

KEY MAP (NTS)



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M-NCPPC APPROVALS

PROJECT NAME: WESTPHALIA TOWN CENTER, PHASE 1

PROJECT NUMBER: DSP-13006

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

LEGEND

PROPERTY BOUNDARY	
EXISTING CONTOUR	168
PROPOSED CONTOUR	168
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
FLOODPLAIN	FP
PRIMARY MANAGEMENT AREA	PMA
LIMIT OF DISTURBANCE	LOD
NOISE CONTOUR	70 dBA AAPB
EXISTING TREELINE	
FOREST STAND BOUNDARY	
SPECIMEN TREE WITH CRITICAL ROOT ZONE	
SPECIMEN TREE TO BE REMOVED	
FIELD LOCATED TREE	F.L.
CLEARED OFF-SITE AREA	
WOODLAND PRESERVATION AREA	
WOODLAND PRESERVED - NOT CREDITED	
WOODLAND REFOREST ATION/AFFORESTATION	
WOODLAND CLEARED WITHIN FLOODPLAIN	
PROTECTION DEVICES	
WOODLAND PRESERVATION SIGN	
SPECIMEN TREE PROTECTION SIGN	
TYPE 1 -BLAZE ORANGE FENCING	X X X
TYPE 3-EARTH DIKE COMBINATION	
TYPE 4-SILT FENCE COMBINATION	TSF-SF-LOD

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII 029 - 12 -

APPROVED BY		DATE
INITIAL STAFF SIGNATURE	MEGAN K. REISER	01/31/13
01 REVISION	MEGAN K. REISER	03/23/13
02 REVISION	Megan K. Reiser	3/6/14
03 REVISION	Megan K. Reiser	3/25/14
04 REVISION		

SCALE: 1" = 30'

M-NCPPC APPROVALS

PROJECT NAME: **WESTPHALIA CENTER PHASE I**

PROJECT NUMBER: **DSP-13006**

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISED LISTED BELOW APPLY TO THIS SHEET.

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
DSP-12017	10/18/12	EPS	02/04/13

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4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
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NO.	REVISIONS	BY	DATE
05	REVISED FOR DSP 13006 CERTIFICATION	DJB	12/11/2013
04	REVISED LOD TO RELECT CURRENT DESIGN	DJB	08/09/2013
03	REVISED LOD & PRESER/CLEARING AREA ASSOC. W/ THE CHANGE. REMOVED ADDITIONAL SEPCIMEN TREES	GAM	05/15/2013
02	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2013
01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012

DATE: APR/IL 2012 | CAD STANDARDS VERSION: VB - 2009
DESIGNED: GAM | TECHNICIAN: GAM | CHECKED: THD

MISS UTILITY NOTE

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C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.

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RESTON, VIRGINIA 20191

MOBILE: 540-532-2158
FAX: 888-913-8686
CONTACT : MELANIE B. GRAF, P.E.

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PERMITTED USE NUMBER 21001209

MAP 50 GRID F4

TAX MAP: 10 C3, C4 E3-4,F3-4 / 11 A4 / 09 D1-E1,F1
ZONING CATEGORY: M-X-T
WSSC 200' SHEET: 208 SE 08, 208 SE 09, 207 SE 08, 207 SE 09
XXXX:
SITE DATUM
HORIZONTAL:
VERTICAL:
XXXX:

STATE OF MARYLAND — JOHN THOMAS HOLLOWAY — 21609 — LANDSCAPE ARCHITECT

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

MELWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'

SHEET 40 OF 57

PROJECT NO. 1920/0300

P:\1920\0300\ENGINEER\ENVTCPII_40.sht Scale= 30.0000 ft / in. User= DBickel PLTdrv= Grey.pltcfg Pentbl= TEXT_SUB.tbl 3/20/2014 11:51:10 AM

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

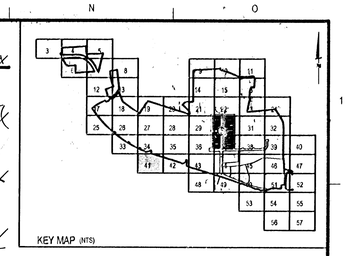
MATCHLINE SEE SHEET 34

65 dBA
5' (Lower Level)

WOODLAND PRESERVATION:
AREA F: 6.33 AC.

PENNSYLVANIA AVENUE
MD RTE 4 (R/W WIDTH VARIES)

MATCHLINE SEE SHEET 42



KEY MAP (NTS)

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M-NCPPC APPROVALS

PROJECT NAME: WESTPHALIA TOWN CENTER, PHASE 1

PROJECT NUMBER: DSP-13006

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

LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR 148
- PROPOSED CONTOUR 148
- STREAM
- STREAM BUFFER SB
- WETLAND WL
- WETLAND BUFFER WB
- FLOODPLAIN FP
- PRIMARY MANAGEMENT AREA PMA
- LIMIT OF DISTURBANCE LOD
- NOISE CONTOUR 70 dBA Ldn
- EXISTING TREELINE
- FOREST STAND BOUNDARY
- SPECIMEN TREE WITH CRITICAL ROOT ZONE
- SPECIMEN TREE TO BE REMOVED
- FIELD LOCATED TREE F.L.
- CLEARED OFF-SITE AREA
- WOODLAND PRESERVATION AREA
- WOODLAND PRESERVED - NOT CREDITED
- WOODLAND REFORESTATION/AFFORESTATION
- WOODLAND CLEARED WITHIN FLOODPLAIN

PROTECTION DEVICES

- WOODLAND PRESERVATION SIGN
- SPECIMEN TREE PROTECTION SIGN
- TYPE 1 -BLAZE ORANGE FENCING
- TYPE 3-EARTH DIKE COMBINATION
- TYPE 4-SILT FENCE COMBINATION TSF - SF - LOD

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII 029 - 12 -

APPROVED BY		DATE
INITIAL STAFF SIGNATURE	MEGAN K. REISER	01/31/13
01 REVISION	MEGAN K. REISER	03/25/13
02 REVISION	Megan K. Reiser	5/05/14
03 REVISION	Megan K. Reiser	5/05/14
04 REVISION		

M-NCPPC APPROVALS

PROJECT NAME: **WESTPHALIA CENTER PHASE I**

PROJECT NUMBER: **DSP-13006**

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISED LISTED BELOW APPLY TO THIS SHEET.

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
DSP-12017	10/18/12	EPS	02/04/13

SCALE: 1" = 30'

30 15 0 30 60

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LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656
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NO.	REVISIONS	BY	DATE
05	REVISED FOR DSP 13006 CERTIFICATION	DJB	12/11/2013
04	REVISED LOD TO RELECT CURRENT DESIGN	DJB	08/06/2013
03	REVISED LOD & PRESER/CLEARING AREA ASSOC. W/ THE CHANGE. REMOVED ADDITIONAL SEPCIMEN TREES	GAM	05/15/2013
02	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2013
01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012

DATE: APRIL 2012 | CAD STANDARDS VERSION: V8 - 2009
DESIGNED: GAM | TECHNICIAN: GAM | CHECKED: THD

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 AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 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

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C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.

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RESTON, VIRGINIA 20191

MOBILE: 540-532-2158
FAX: 888-913-8686
CONTACT : MELANIE B. GRAF, P.E.

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PERMITTED USE NUMBER 21001200

MAP 30 GRID F4

FAX MAP	ZONING CATEGORY:
30 03,03-4,E3-4,F3-4 31 01 29 01,E1,F1	M-X-T
NSSG 200' SHEET	XXXX:
208 SE 08, 208 SE 09 207 SE 08, 207 SE 09	
SITE DATUM	XXXX:
HORIZONTAL:	
VERTICAL:	

STATE OF MARYLAND — JOHN BLAND — 10-1441 — LICENSED LANDSCAPE ARCHITECT

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

MELWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'

SHEET 41 OF 57

PROJECT NO. 19270300

P:\19270300\ENGINEER\ENVIT\CP1_41.sht Scale= 30.0000 ft / in. User= DBickal PLTdrv= Grey.pltcfg PrintIn= TEXT_SUB.tbl 3/20/2014 11:51:54 AM

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MATCHLINE SEE SHEET 35

MATCHLINE SEE SHEET 41

MATCHLINE SEE SHEET 43

65 dBA
5' (Lower Level)

65 dBA
5' (Lower Level)

70 dBA - 40' (Upper Level)

WOODLAND PRESERVATION: AREA F: 6.33 AC.

V-LOG STRUCTURE

STEP POOLS

WOODLAND PRESERVATION: AREA E: 14.49 AC.

STAGING AREA

HAUL ROAD

ACCESS BEGINS AT EX. R/W

10 YR FLOODPLAIN

PROP ACCESS

PENNSYLVANIA AVENUE
MD RTE 4 (R/W WIDTH VARIES)

70 dBA
AAFB

MAP 39, P120
WTC PROPERTY HOLDINGS, LLC
L. 3210 F. 230
P/O PART 1

WOODLAND PRESERVATION: AREA P: 3.27 AC.

260
240
230
220

SCALE: 1" = 30'

30 15 0 30 60

KEY MAP (NTS)

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M-NCPPC
APPROVALS
PROJECT NAME: WESTPHALIA TOWN CENTER, PHASE 1
PROJECT NUMBER: DSP-13008
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR 146
- PROPOSED CONTOUR 146
- STREAM
- STREAM BUFFER SB
- WETLAND WL
- WETLAND BUFFER WB
- FLOODPLAIN FP
- PRIMARY MANAGEMENT AREA PMA
- LIMIT OF DISTURBANCE LOD
- NOISE CONTOUR 70 dBA AAFB
- EXISTING TREELINE
- FOREST STAND BOUNDARY
- SPECIMEN TREE WITH CRITICAL ROOT ZONE
- SPECIMEN TREE TO BE REMOVED
- FIELD LOCATED TREE F.L.
- CLEARED OFF-SITE AREA
- WOODLAND PRESERVATION AREA
- WOODLAND PRESERVED - NOT CREDITED
- WOODLAND REFORESTATION/AFFORESTATION
- WOODLAND CLEARED WITHIN FLOODPLAIN

PROTECTION DEVICES

- WOODLAND PRESERVATION SIGN
- SPECIMEN TREE PROTECTION SIGN
- TYPE 1 -BLAZE ORANGE FENCING X X X
- TYPE 3-EARTH DIKE COMBINATION o o o
- TYPE 4-SILT FENCE COMBINATION TSF SF LOD

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII 029 - 12 -

APPROVED BY		DATE
INITIAL STAFF SIGNATURE	MEGAN K. REISER	01/31/13
01 REVISION	MEGAN K. REISER	09/23/13
02 REVISION	Megan K Reiser	3/05/14
03 REVISION	Megan K Reiser	3/05/14
04 REVISION		

M-NCPPC APPROVALS

PROJECT NAME: **WESTPHALIA CENTER PHASE I**

PROJECT NUMBER: **DSP-13006**

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET.

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
DSP-12017	10/18/12	EPS	02/04/13

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NO.	REVISIONS	BY	DATE
05	REVISED FOR DSP 13008 CERTIFICATION	DJB	12/11/2013
04	REVISED LOD TO RELECT CURRENT DESIGN	DJB	09/06/2013
03	REVISED LOD & PRESER/CLEARING AREA ASSOC. W/ THE CHANGE. REMOVED ADDITIONAL SPECIMEN TREES	GAM	05/15/2013
02	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2013
01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012

DATE: APRIL 2012 | CAD STANDARDS VERSION: V8 - 2005 |
DESIGNED: GAM | TECHNICIAN: GAM, | CHECKED: THO

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 AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 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

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C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.

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MOBILE: 540-532-2153
FAX: 888-913-8686
CONTACT: MELANIE B. GRAF, P.E.

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PERMITTED USE NUMBER 21001009

MAP 90 GRID F4

TAX MAP	ZONING CATEGORY:
10 C3,C3-E3-AF3-4 31 E4 19 C1-E5-F1	M-X-T
WSSC 200' SHEET	XXXX:
208 SE 08, 208 SE 09 207 SE 08, 207 SE 09	
SITE DATUM	XXXX:
HORIZONTAL:	
VERTICAL:	

STATE OF MARYLAND
JOHN
NO. 21
LANDSCAPE ARCHITECT

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

MELWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'

SHEET 42 OF 57

PROJECT NO. 19270300

P:\19270300\ENGINEER\ENVITCPII_42.sht Scale= 30.0000 ft / in. User= DBickel PLTdrv= Grey.pltcfg PlenIbl= TEXT_SUB.tbl 3/20/2014 11:52:36 AM

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MATCHLINE SEE SHEET 36

MATCHLINE SEE SHEET 42

MATCHLINE SEE SHEET 44

MATCHLINE SEE SHEET 48

WOODLAND CLEARED FLOODPLAIN: AREA D: 0.19 AC.

STEP POOLS

70 dBA 40' (Upper Level)

65 dBA 5' (Lower Level)

PROP. ACCESS

100 YR FLOODPLAIN

MAP 99 / 130
YTC PROPERTY HOLDINGS, LLC
L. 3139 F. 230
PO PART 1

COIR FIBER LOGS

WOODLAND PRESERVATION: AREA E: 14.49 AC

ENCAPSULATED SOIL LIFT

ENCAPSULATED SOIL LIFT

WOODLAND PRESERVATION: AREA E: 14.49 AC.

PROP. ACCESS

STAGING AREA

WOODLAND PRESERVATION: AREA O: 1.02 AC.

70 dBA AAFB

WOODLAND PRESERVATION: AREA P: 3.27 AC.

PENNSYLVANIA AVENUE
MD RTE 4 (R/W WIDTH VARIES)

KEY MAP (NTS)

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 TOWN CENTER, PHASE 1

PROJECT NUMBER: DSP-13006

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

LEGEND

PROPERTY BOUNDARY	
EXISTING CONTOUR	146
PROPOSED CONTOUR	146
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
FLOODPLAIN	FP
PRIMARY MANAGEMENT AREA	PMA
LIMIT OF DISTURBANCE	LOD
NOISE CONTOUR	70 dBA AAFB
EXISTING TREELINE	
FOREST STAND BOUNDARY	
SPECIMEN TREE WITH CRITICAL ROOT ZONE	
SPECIMEN TREE TO BE REMOVED	
FIELD LOCATED TREE	F.L.
CLEARED OFF-SITE AREA	
WOODLAND PRESERVATION AREA	
WOODLAND PRESERVED - NOT CREDITED	
WOODLAND REFORESTATION/AFFORESTATION	
WOODLAND CLEARED WITHIN FLOODPLAIN	
PROTECTION DEVICES	
WOODLAND PRESERVATION SIGN	
SPECIMEN TREE PROTECTION SIGN	
TYPE 1 -BLAZE ORANGE FENCING	X X X
TYPE 3-EARTH DIKE COMBINATION	o o o
TYPE 4-SILT FENCE COMBINATION	TSF-SF-LOD

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII 029 - 12 -

APPROVED BY		DATE
INITIAL STAFF SIGNATURE	MEGAN K. REISER	01/31/13
01 REVISION	MEGAN K. REISER	03/23/13
02 REVISION	Megan K Reiser	3/05/14
03 REVISION	Megan K Reiser	3/20/14
04 REVISION		

M-NCPPC APPROVALS

PROJECT NAME: WESTPHALIA CENTER PHASE I

PROJECT NUMBER: DSP-13008

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET.

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
DSP-12017	10/18/12	EPS	02/04/13

SCALE: 1" = 30'

30 15 0 30 60

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Leonardtown

LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7566

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NO.	REVISIONS	BY	DATE
05	REVISED FOR DSP 13008 CERTIFICATION	DJB	12/11/2013
04	REVISED LOD TO RELECT CURRENT DESIGN	DJB	08/06/2013
03	REVISED LOD & PRESER/CLEARING AREA ASSOC. W/ THE CHANGE. REMOVED ADDITIONAL SEPCIMEN TREES	GAM	05/15/2013
02	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2013
01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012

DATE: APRIL 2012 | CAD STANDARDS VERSION: VB - 2009
DESIGNED: GAM | TECHNICIAN: GAM | CHECKED: THD

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 AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 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

WALTON WESTPHALIA DEVELOPMENT (USA), LLC.
C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.

11800 SUNRISE VALLEY DRIVE, SUITE 300
RESTON, VIRGINIA 20191

MOBILE: 540-532-2158
FAX: 888-513-8688
CONTACT: MELANIE B. GRAF, P.E.

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PERMITTED USE NUMBER 21001220

MAP 90 GRID F4

TAX MAP	ZONING CATEGORY:
90 C3,C3-E3,E3-F3,F4 91 F4 99 G1,E1,F1	M-X-T
WSSC 200' SHEET	XXXX:
208 SE 08, 208 SE 09 207 SE 08, 207SE 09	
SITE DATUM	XXXX:
HORIZONTAL:	
VERT-CAL:	

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

MELWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'

SHEET 43 OF 57

PROJECT NO. 1997/0300

P:\1997\0300\ENGINEER\ENVITCPII_43.sht Scale= 30.0000 ft / in. User= DBickel PLTdrv= Grey.pltcfg Penttbl= TEXT_SUB.tbl 3/20/2014 11:53:20 AM

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

MATCHLINE SEE SHEET 37

MATCHLINE SEE SHEET 43

MATCHLINE SEE SHEET 45

MATCHLINE SEE SHEET 49

WOODLAND PRESERVATION: AREA E: 14.49 AC.

WOODLAND CLEARED FLOODPLAIN: AREA A: 2.86 AC.

WOODLAND PRESERVED AREA M: 0.20 AC.

WOODLAND PRESERVATION: AREA O: 1.02 AC.

WOODLAND PRESERVATI AREA D: 0.95AC.

ENCAPSULATED SOIL LIFT

ENCAPSULATED SOIL LIFT

COIR FIBER LOGS

65 dBA 40' (Upper Level)

70 dBA 40' (Upper Level)

65 dBA 5' (Lower Level)

65 dBA

82 F.L.

63 F.L.

62 F.L.

OUTLOT 4
281,367 S.F.
6.46 AC. +/-

OUTLOT 2
9.61 AC +/-

OUTLOT 3
2.5 AC +/-

WTC PROPERTY HOLDINGS, LLC
L. 32915 F. 230
P/O PART 1

WOODYARD ROAD
ROAD SECTION TYPE E, MC-632

98' R/W

58' R/W

28' PAV. 16' 28' PAV.

15" RCP

8' HIKER/BIKER TRAIL

8' SIDEWALK

RETAINING WALL

PROP. ACCESS

PROP. ACCESS ESMT.

KEY MAP (NTS)

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M-NCPPC
APPROVALS
PROJECT NAME: WESTPHALIA TOWN CENTER, PHASE 1
PROJECT NUMBER: DSP-13006
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number

LEGEND

PROPERTY BOUNDARY	
EXISTING CONTOUR	146
PROPOSED CONTOUR	146
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
FLOODPLAIN	FP
PRIMARY MANAGEMENT AREA	PMA
LIMIT OF DISTURBANCE	LOD
NOISE CONTOUR	70 dBA ANFB
EXISTING TREELINE	
FOREST STAND BOUNDARY	
SPECIMEN TREE WITH CRITICAL ROOT ZONE	
SPECIMEN TREE TO BE REMOVED	
FIELD LOCATED TREE	F.L.
CLEARED OFF-SITE AREA	
WOODLAND PRESERVATION AREA	
WOODLAND PRESERVED - NOT CREDITED	
WOODLAND REFORESTATION/AFFORESTATION	
WOODLAND CLEARED-WITHIN FLOODPLAIN	
PROTECTION DEVICES	
WOODLAND PRESERVATION SIGN	
SPECIMEN TREE PROTECTION SIGN	
TYPE 1 -BLAZE ORANGE FENCING	X X X
TYPE 3-EARTH DIKE COMBINATION	o o o
TYPE 4-SILT FENCE COMBINATION	TSF - SF - LOD

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII 029 - 12 -

APPROVED BY		DATE
INITIAL STAFF SIGNATURE	MEGAN K. REISER	01/31/13
01 REVISION	MEGAN K. REISER	02/25/13
02 REVISION	Megan K Reiser	3/20/14
03 REVISION	Megan K Reiser	3/20/14
04 REVISION		

M-NCPPC APPROVALS

PROJECT NAME: **WESTPHALIA CENTER PHASE I**

PROJECT NUMBER: **DSP-13006**

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISED LISTED BELOW APPLY TO THIS SHEET.

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
DSP-12017	**10/18/12**	**EPS**	**02/04/13**

SCALE: 1" = 30'

30 15 0 30 60

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LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7556
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NO.	REVISIONS	BY	DATE
05	REVISED FOR DSP 13006 CERTIFICATION	DJB	12/11/2013
04	REVISED LOD TO RELECT CURRENT DESIGN	DJB	08/06/2013
03	REVISED LOD & PRESER/CLEARING AREA ASSOC. W/ THE CHANGE. REMOVED ADDITIONAL SEPCIMEN TREES	GAM	05/15/2013
02	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2013
01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012

DATE: APRIL 2012 | CAD STANDARDS VERSION: V8 - 2009
DESIGNED: GAM | TECHNICIAN: GAM | CHECKED: THD

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 AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 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

WALTON WESTPHALIA DEVELOPMENT (USA), LLC.
C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.

11900 SUNRISE VALLEY DRIVE, SUITE 300
RESTON, VIRGINIA 20191

MOBILE: 540-532-2158
FAX: 888-913-5688
CONTACT: MELANIE B. GRAF, P.E.

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MAP 90	GRID F4
TAX MAP 90 F4, 91 E4, 99 G1,E1	ZONING CATEGORY: M-X-T
WSSD 200' SHEET	XXXX:
208 SE 08, 208 SE 09 207 SE 08, 207SE 09	
SITE DATUM	XXXX:
HORIZONTAL:	
VERT/CAL:	

STATE OF MARYLAND JOHN ALEX WILSON 21300 REGISTERED LANDSCAPE ARCHITECT

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

MELWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'

SHEET 44 OF 57

PROJECT NO. 19270300

P:\19270300\ENGINEER\ENVTCPII_44.sht Scale= 30.0000 ft / in. User= DBickel PLTdrv= Grey.pltcfg Pentbl= TEXT_SUB.tbl 3/20/2014 11:54:04 AM

MATCHLINE SEE SHEET 38

MATCHLINE SEE SHEET 44

MATCHLINE SEE SHEET 46

MATCHLINE SEE SHEET 50

WOODLAND CLEARED FLOODPLAIN: AREA B: 2.47 AC.

WOODLAND PRESERVED AREA M: 0.20 AC.

WOODLAND PRESERVED AREA N: 0.03 AC.

WOODLAND PRESERVATION: AREA C: 3.42 AC.

WOODLAND PRESERVATION: AREA C: 3.42 AC.

5' CONSTRUCTION STRIP

COIR FIBER LOG

COIR FIBER LOGS

ENCAPSULATED SOIL LIFT

ROOT WAD REVETMENT

RETAINING WALL

8" SHC @ 1.00%

ON-SITE SEWER

WTC PROPERTY HOLDINGS, LLC L. 32150 F. 230 P/O PART 1

REMAINING LANDS (FEE SIMPLE) L.32150 F.0230

OUT LOT 1 36.11 AC ±

65 dBA - 40' (Upper Level)

65 dBA - 40' (Upper Level)

65 F.L.

66 F.L.

KEY MAP (NTS)

THIS BLOCK IS FOR OFFICIAL USE ONLY

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M-NCPPC APPROVALS

PROJECT NAME: WESTPHALIA TOWN CENTER, PHASE 1

PROJECT NUMBER: DSP-13006

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

LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR 146
- PROPOSED CONTOUR 146
- STREAM
- STREAM BUFFER SB
- WETLAND WL
- WETLAND BUFFER WB
- FLOODPLAIN FP
- PRIMARY MANAGEMENT AREA PMA
- LIMIT OF DISTURBANCE LOD
- NOISE CONTOUR 70 dBA Ldn
- EXISTING TREELINE
- FOREST STAND BOUNDARY
- SPECIMEN TREE WITH CRITICAL ROOT ZONE
- SPECIMEN TREE TO BE REMOVED
- FIELD LOCATED TREE FL
- CLEARED OFF-SITE AREA
- WOODLAND PRESERVATION AREA
- WOODLAND PRESERVED - NOT CREDITED
- WOODLAND REFORESTATION/AFFORESTATION
- WOODLAND CLEARED WITHIN FLOODPLAIN

PROTECTION DEVICES

- WOODLAND PRESERVATION SIGN
- SPECIMEN TREE PROTECTION SIGN
- TYPE 1 -BLAZE ORANGE FENCING
- TYPE 3-EARTH DIKE COMBINATION
- TYPE 4-SILT FENCE COMBINATION TSF - SF - LOD

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII 029 - 12 -

APPROVED BY		DATE
INITIAL STAFF SIGNATURE	MEGAN K. REISER	01/31/13
01 REVISION	MEGAN K. REISER	03/21/13
02 REVISION	Megan K Reiser	3/28/14
03 REVISION	Megan K Reiser	3/28/14
04 REVISION		

M-NCPPC APPROVALS

PROJECT NAME: **WESTPHALIA CENTER PHASE I**

PROJECT NUMBER: **DSP-13006**

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISED LISTED BELOW APPLY TO THIS SHEET.

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
DSP-12017	10/18/12	EPS	02/04/13

SCALE: 1" = 30'

30 15 0 30 60

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LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7666

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NO.	REVISIONS	BY	DATE
05	REVISED FOR DSP 13006 CERTIFICATION	DJB	12/11/2013
04	REVISED LOD TO REFLECT CURRENT DESIGN	DJB	08/06/2013
03	REVISED LOD & PRESERVE/CLEARING AREA ASSOC. W THE CHANGE. REMOVED ADDITIONAL SEPCIMEN TREES	GAM	05/15/2013
02	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2013
01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012

DATE: APRIL 2012 | CAD STANDARDS VERSION: VB - 2000
DESIGNED: GAM | TECHNICIAN: GAM | CHECKED: THD

MISS UTILITY NOTE

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C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.

11800 SUNRISE VALLEY DRIVE, SUITE 300
RESTON, VIRGINIA 20191

MOBILE: 540-532-2158
FAX: 888-913-6686
CONTACT : MELANIE B. GRAF, P.E.

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MAP 50	GRID F4
TAX MAP 208 E1, 209 A4, 213 F1	ZONING CATEGORY M-X-T
WSSC 200' SHEET 208 SE 08, 208 SE 09 207 SE 08, 207 SE 09	XXXX:
SITE DATUM HORIZONTAL: VERTICAL:	XXXX:

STATE OF MARYLAND — DAVID JOHN BAKER — No. 2415 — LANDSCAPE ARCHITECT

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

MELWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'

SHEET 45 OF 57

PROJECT NO. 1927/0300

P:\19270300\ENGINEER\ENV\TCPII_45.sht Scale= 30.0000 ft / in. User= DBickel PLTdrv= Grey.pltcfg Pentbl= TEXT_SUB.tbl 3/20/2014 11:54:53 AM

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

MATCHLINE SEE SHEET 39

MATCHLINE SEE SHEET 45

MATCHLINE SEE SHEET 47

MATCHLINE SEE SHEET 51

COIR FIBER LOG

ROOT WAD REVETMENT

COIR FIBER LOGS

STREAMBANK CONTOURING

10' CONSTRUCTION STRIP

REMAINING LANDS/ RESIDUE
LIBER 32150
FOLIO 230

ZONE:R-O-S
USE:FOREST

PARCEL F
MELWOOD PARK
P.B. VJ171 P.100
M.N.C.P.&P.C.
L.10043 F.191

WOODLAND PRESERVATION:
AREA B: 1.27 AC.

WTC PROPERTY HOLDINGS, LLC
L. 32150 F. 230
P/O PART 1

OUT LOT 1
36.11 AC +/-

65 dBA
40' (Upper Level)

65 dBA
40' (Upper Level)

MELWOOD ROAD

PROPOSED 12' WATER LINE

PROPOSED 12" SEWER LINE

WOODYARD ROAD EXT.
(80' R/W)
P.B. VJ171 P.3

OLD MARLBORO PIKE EXT.
(80' R/W)
P.B. VJ171 P. 100

PARCEL C
MELWOOD PARK
P.B. VJ171 P.100

M.N.C.P.&P.C.
L.10043 F.191

ONSITE SEWER PUMP ACCESS

SUMP

68 F.L.

69

57

58 F.L.

55 F.L.

54 F.L.

70

72

52 F.L.

190

200

210

SCALE: 1" = 30'

30 15 0 30 60

KEY MAP (NTS)

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M-NCPPC
APPROVALS
PROJECT NAME: WESTPHALIA TOWN CENTER, PHASE 1
PROJECT NUMBER: DSP-13006
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number

LEGEND

PROPERTY BOUNDARY	
EXISTING CONTOUR	146
PROPOSED CONTOUR	146
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
FLOODPLAIN	FP
PRIMARY MANAGEMENT AREA	PMA
LIMIT OF DISTURBANCE	LOD
NOISE CONTOUR	70 dBA ADJ'D
EXISTING TREELINE	
FOREST STAND BOUNDARY	
SPECIMEN TREE WITH CRITICAL ROOT ZONE	
SPECIMEN TREE TO BE REMOVED	
FIELD LOCATED TREE	F.L.
CLEARED OFF-SITE AREA	
WOODLAND PRESERVATION AREA	
WOODLAND PRESERVED - NOT CREDITED	
WOODLAND REFORESTATION/AFFORESTATION	
WOODLAND CLEARED WITHIN FLOODPLAIN	

PROTECTION DEVICES

WOODLAND PRESERVATION SIGN	▲
SPECIMEN TREE PROTECTION SIGN	■
TYPE 1 -BLAZE ORANGE FENCING	X
TYPE 3-EARTH DIKE COMBINATION	o
TYPE 4-SILT FENCE COMBINATION	TSF-SF-LOD

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII 029 - 12 -

APPROVED BY		DATE
INITIAL STAFF SIGNATURE	MEGAN K. REISER	01/31/13
01 REVISION	MEGAN K. REISER	03/25/13
02 REVISION	megan K Reiser 3/25/14	
03 REVISION	megan K Reiser 3/25/14	
04 REVISION		

M-NCPPC APPROVALS

PROJECT NAME: **WESTPHALIA CENTER PHASE I**

PROJECT NUMBER: **DSP-13006**

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET.

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
DSP-12017	10/18/12	EPS	02/04/13

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LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
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Rockville
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NO.	REVISIONS	BY	DATE
05	REVISED FOR DSP 13006 CERTIFICATION	DJB	12/11/2013
04	REVISED LOD TO REFLECT CURRENT DESIGN	DJB	08/06/2013
03	REVISED LOD & PRESERVE/CLEARING AREA ASSOC. W/ THE CHANGE. REMOVED ADDITIONAL SEPCIMEN TREES	GAM	06/19/2013
02	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2013
01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012

DATE: APRIL 2012 | CAD STANDARDS VERSION: VB - 2009
DESIGNED: GAM | TECHNICIAN: GAM | CHECKED: THD

MISS UTILITY NOTE

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OWNER/DEVELOPER/APPLICANT

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C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.

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MOBILE: 540-532-2158
FAX: 888-913-8588
CONTACT: MELANIE B. GRAF, P.E.

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PERMITTED USE NUMBER 21001200

MAP 00 GRID F4

TAX MAP	ZONING CATEGORY:
03, 03A,E3,4,F3,4 01,01A,01	M-X-T
WSSC 200' SHEET	XXXX:
208 SE 08, 208 SE 09 207 SE 08, 207SE 09	
SITE DATUM	XXXX:
HORIZONTAL:	
VERT-CAL:	

STATE OF MARYLAND
THOMAS H. DOLAN III
REG. NO. 1321
LANDSCAPE ARCHITECT

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II

WESTPHALIA TOWN CENTER

MELWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'

SHEET 46 OF 57

PROJECT NO. 19270300

P:\19270300\ENGINEER\ENVTCPII_46.sht Scale= 30.0000 ft / in. User= DBickel PLTdrv= Grey.pltcfg Pentbl= TEXT_SUB.tbl 3/20/2014 11:55:40 AM

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

MATCHLINE SEE SHEET 40

MATCHLINE SEE SHEET 46

MATCHLINE SEE SHEET 52

10' CONSTRUCTION STRIP

20' CONSTRUCTION STRIP

20' CONSTRUCTION STRIP

WOODLAND CLEARED OFF-SITE: AREA C: 2.02 AC.

EX MH 007-M

EX MH

LOT 11
MELLWOOD ESTATES
P.B.NLF147 P.100

MELLWOOD ESTATES
P.B.NLF147 P.100

ZONE:R-A
USE:RESIDENTIAL

PARCEL G
MELWOOD PARK
P.B. VJ171 P. 100

ZONE:R-S
USE:RESIDENTIAL

M.N.C.P. & P.C.
L.10013 F.191

ZONE:R-O-S
USE:FOREST

OLD MARLBORO PIKE EXT. (80' R/W) P.B. VJ171 P. 100

KEY MAP (NTS)

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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 TOWN CENTER, PHASE 1

PROJECT NUMBER: DSP-13006

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

LEGEND

PROPERTY BOUNDARY	
EXISTING CONTOUR	146
PROPOSED CONTOUR	146
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
FLOODPLAIN	FP
PRIMARY MANAGEMENT AREA	PMA
LIMIT OF DISTURBANCE	LOD
NOISE CONTOUR	70 dBA Ldn
EXISTING TREELINE	
FOREST STAND BOUNDARY	
SPECIMEN TREE WITH CRITICAL ROOT ZONE	
SPECIMEN TREE TO BE REMOVED	
FIELD LOCATED TREE	F.L.
CLEARED OFF-SITE AREA	
WOODLAND PRESERVATION AREA	
WOODLAND PRESERVED - NOT CREDITED	
WOODLAND REFORESTATION/AFFORESTATION	
WOODLAND CLEARED WITHIN FLOODPLAIN	
PROTECTION DEVICES	
WOODLAND PRESERVATION SIGN	
SPECIMEN TREE PROTECTION SIGN	
TYPE 1 -BLAZE ORANGE FENCING	X X X
TYPE 3-EARTH DIKE COMBINATION	o o o
TYPE 4-SILT FENCE COMBINATION	TSF-SF-LOD

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII 029 - 12 -

APPROVED BY		DATE
INITIAL STAFF SIGNATURE	MEGAN K. REISER	01/31/13
01 REVISION	MEGAN K. REISER	03/28/13
02 REVISION	Megan K. Reiser	3/5/14
03 REVISION	Megan K. Reiser	3/6/14
04 REVISION		

M-NCPPC APPROVALS

PROJECT NAME: **WESTPHALIA CENTER PHASE I**

PROJECT NUMBER: **DSP-13006**

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISED LISTED BELOW APPLY TO THIS SHEET.

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
DSP-12017	10/18/12	EPS	02/04/13

SCALE: 1" = 30'

30 15 0 30 60

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4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7556

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NO.	REVISIONS	BY	DATE
05	REVISED FOR DSP 13006 CERTIFICATION	DJB	12/11/2013
04	REVISED LOD TO RELECT CURRENT DESIGN	DJB	09/09/2013
03	REVISED LOD & PRESER/CLEARING AREA ASSOC. W/ THE CHANGE. REMOVED ADDITIONAL SEPCIMEN TREES	GAM	05/15/2013
02	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2013
01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012

DATE: APRIL 2012 | CAD STANDARDS VERSION: V8 - 2009
DESIGNED: GAM | TECHNICIAN: GAM | CHECKED: THD

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 AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 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

WALTON WESTPHALIA DEVELOPMENT (USA), LLC.
C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.

11900 SUNRISE VALLEY DRIVE, SUITE 300
RESTON, VIRGINIA 20191

MOBILE: 540-532-2158
FAX: 888-913-8688
CONTACT: MELANIE B. GRAF, P.E.

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MAP 90 GRID F4
TAX MAP 90 C3, G3-4,F3-4 / F1, G1,E1,F1
ZONING CATEGORY: M-X-T
NSSC 200' SHEET 208 SE 08, 208 SE 09 207 SE 08, 207SE 09
SITE DATUM HORIZONTAL: VERTICAL:

STATE OF MARYLAND — NO. 21324 — 10-30-2013 — REGISTERED PROFESSIONAL ENGINEER — NOT FOR CONSTRUCTION UNLESS SIGNED AND DATED BY THE ARCHITECT

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

MELWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'

SHEET 47 OF 57

PROJECT NO. 19210300

P:\19210300\ENGINEER\ENAT\CPII_47.sht Scale= 30.0000 ft / in. User= DBickel PLTdrv= Grey.pltcfg PrintBy= TEXT_SUB ltd 3/20/2014 11:56:28 AM

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

MATCHLINE SEE SHEET 44

MATCHLINE SEE SHEET 48

MATCHLINE SEE SHEET 50

WOODLAND PRESERVATION AREA B: 1.27 AC.

WOODLAND CLEARED FLOODPLAIN: AREA A: 2.86 AC.

REFORESTATION (SHA) AREA A: 0.53 AC.

PUBLIC ROAD O

WOODLAND CLEARED OFF-SITE: AREA: 2.65 AC.

WOODYARD ROAD

PENNSYLVANIA AVE (MD RTE 4)

PENNSYLVANIA AVENUE MD RTE 4 (R/W WIDTH VARIES)

P/O REFORESTATION (SHA) AREA B: 1.31 AC.

KEY MAP (NTS)

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M-NCPPC APPROVALS
PROJECT NAME: WESTPHALIA TOWN CENTER, PHASE 1
PROJECT NUMBER: DSP-13006
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number

LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR 146
- PROPOSED CONTOUR 146
- STREAM
- STREAM BUFFER SB
- WETLAND WL
- WETLAND BUFFER WB
- FLOODPLAIN FP
- PRIMARY MANAGEMENT AREA PMA
- LIMIT OF DISTURBANCE LOD
- NOISE CONTOUR 70 dBA Ldn / 65 dBA Ldn
- EXISTING TREELINE
- FOREST STAND BOUNDARY
- SPECIMEN TREE WITH CRITICAL ROOT ZONE
- SPECIMEN TREE TO BE REMOVED
- FIELD LOCATED TREE FL
- CLEARED OFF-SITE AREA
- WOODLAND PRESERVATION AREA
- WOODLAND PRESERVED - NOT CREDITED
- WOODLAND REFORESTATION/AFFORESTATION
- WOODLAND CLEARED WITHIN FLOODPLAIN

PROTECTION DEVICES
- WOODLAND PRESERVATION SIGN
- SPECIMEN TREE PROTECTION SIGN
- TYPE 1 -BLAZE ORANGE FENCING
- TYPE 3-EARTH DIKE COMBINATION
- TYPE 4-SILT FENCE COMBINATION TSF - SF -LOD

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII 029 - 12 -

APPROVED BY		DATE
INITIAL STAFF SIGNATURE	MEGAN K. REISER	01/31/13
01 REVISION	MEGAN K. REISER	03/23/13
02 REVISION	Megan K Reiser	3/05/14
03 REVISION	Megan K Reiser	3/25/14
04 REVISION		

M-NCPPC APPROVALS

PROJECT NAME: **WESTPHALIA CENTER PHASE I**

PROJECT NUMBER: **DSP-13006**

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET
REVISED LISTED BELOW APPLY TO THIS SHEET.

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
DSP-12017	10/18/12	EPS	02/04/13

SCALE: 1" = 30'

30 15 0 30 60

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LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
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DATE: APRIL 2012 | CAD STANDARDS VERSION: V8 - 2000
DESIGNED: GAM | TECHNICIAN: GAM | CHECKED: THO

MISS UTILITY NOTE

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MOBILE: 540-532-2158
FAX: 888-913-8686
CONTACT: MELANIE B. GRAF, P.E.

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PERMITTED USE NUMBER 21001209

MAP 30 GRID F4

TAX MAP 90 F3 F4 96 | 03 04 03 F3 F4 04 F1 F2 | ZONING CATEGORY: M-X-T

NSSG 200' SHEET 206 SE 08, 208 SE 09 207 SE 08, 207 SE 09 | XXXX:

SITE DATUM HORIZONTAL: VERT/CAL: | XXXX:

STATE OF MARYLAND — JOHN MICHAEL — LANDSCAPE ARCHITECT

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

MELWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'

SHEET 49 OF 57

PROJECT NO. 19270300

P:\19270300\ENGINEER\ENVTCPII_49.sht Scale= 30.0000 ft / in. User= DBickel PLTdrv= Grey.pltcfg PenTbl= TEXT_SUB.tbl 3/21/2014 4:20:48 PM

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

MATCHLINE SEE SHEET 45

MATCHLINE SEE SHEET 49

MATCHLINE SEE SHEET 51

MATCHLINE SEE SHEET 53

65 dBA - 5' (Lower Level)

70 dBA - 40' (Upper Level)

OUTLOT 2
9.61 AC +/-

70-39

60' FIELD LOCATED

WOODLAND PRESERVATION:
AREA C: 3.42 AC.

PMA

OUTLOT 2
9.61 AC +/-

OUT LOT 1
36.11 AC +/-

WTC PROPERTY HOLDINGS, LLC
L. 32150 F. 230
P/O PART 1

WOODLAND CLEARED
OFF-SITE:
AREA A: 2.65 AC.

WOODYARD ROAD

P/O REFORESTATION (SHA)
AREA B: 1.31 AC.

PENNSYLVANIA AVENUE
MD RTE 4 (R/W WIDTH VARIES)

65 dBA
AAFB

WOODLAND CLEARED
OFF-SITE:
AREA B: 4.19 AC.

BIKE LANE

5' SIDEWALK

8' SIDEWALK

BIKE PATH

24" RCP

18" RCP

30" RCP

12" RCP

SCALE: 1" = 30'

30 15 0 30 60

KEY MAP (NTS)

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M-NCPPC APPROVALS

PROJECT NAME: WESTPHALIA TOWN CENTER, PHASE 1

PROJECT NUMBER: DSP-13006

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

LEGEND

PROPERTY BOUNDARY	
EXISTING CONTOUR	146
PROPOSED CONTOUR	146
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
FLOODPLAIN	FP
PRIMARY MANAGEMENT AREA	PMA
LIMIT OF DISTURBANCE	LOD
NOISE CONTOUR	70 dBA AAFB
EXISTING TREELINE	
FOREST STAND BOUNDARY	
SPECIMEN TREE WITH CRITICAL ROOT ZONE	
SPECIMEN TREE TO BE REMOVED	
FIELD LOCATED TREE	F.L.
CLEARED OFF-SITE AREA	
WOODLAND PRESERVATION AREA	
WOODLAND PRESERVED - NOT CREDITED	
WOODLAND REFORESTATION/AFFORESTATION	
WOODLAND CLEARED WITHIN FLOODPLAIN	

PROTECTION DEVICES

WOODLAND PRESERVATION SIGN	▲
SPECIMEN TREE PROTECTION SIGN	■
TYPE 1 -BLAZE ORANGE FENCING	X X X
TYPE 3-EARTH DIKE COMBINATION	o o o
TYPE 4-SILT FENCE COMBINATION	TSF - SF - LOD

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII 029 - 12 -

APPROVED BY		DATE
INITIAL STAFF SIGNATURE	MEGAN K. REISER	01/31/13
01 REVISION	MEGAN K. REISER	03/23/13
02 REVISION	Megan K Reiser	3/25/14
03 REVISION	Megan K Reiser	3/27/14
04 REVISION		

M-NCPPC APPROVALS

PROJECT NAME: **WESTPHALIA CENTER PHASE I**

PROJECT NUMBER: **DSP-13006**

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET

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DSP-12017	10/18/12	EPS	02/04/13

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05	REVISED FOR DSP 13006 CERTIFICATION	DJB	12/11/2013
04	REVISED LOD TO RELECT CURRENT DESIGN	DJB	08/06/2013
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DATE: APRIL 2012 | CAD STANDARDS VERSION: V8 - 2009
DESIGNED: GAM | TECHNICIAN: GAM | CHECKED: THD

MISS UTILITY NOTE

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CONTACT : MELANIE B. GRAF, P.E.

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MAP 00 GRID F4
TAX MAP 03,03&E3&F3&F4
PARCEL 1
LOT 01&LF1
ZONING CATEGORY: M-X-T
WSSC 200' SHEET 208 SE 08, 208 SE 09, 207 SE 08, 207 SE 09
XXXX:
SITE DATUM
HORIZONTAL:
VERTICAL:
XXXX:

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

MELWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'

SHEET 50
OF 57

PROJECT NO. 19270300

P:\19270300\ENGINEER\ENVTCPII_50.shl Scale= 30.0000 ft / in. User= DBickel PLTdrv= Grey.pltcfg PenTbl= TEXT_SUB.tbl 3/21/2014 4:21:34 PM

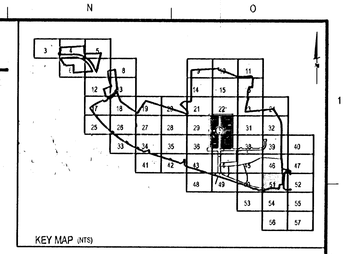
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MATCHLINE SEE SHEET 46

MATCHLINE SEE SHEET 50

MATCHLINE SEE SHEET 52

MATCHLINE SEE SHEET 54



MELWOOD ROAD

TEMPORARY CONSTRUCTION ENTRANCE

70 dBA - 40' (Upper Level)

65 dBA - 5' (Lower Level)

WOODLAND CLEARED OFF-SITE: AREA A: 2.65 AC.

WOODLAND CLEARED OFF-SITE: AREA B: 4.19 AC.

WOODLAND CLEARED OFF-SITE: AREA D: 1.3 AC.

TEMPORARY CONSTRUCTION EASEMENT

PERPETUAL STORMDRAIN EASEMENT

REVERTIBLE SLOPE EASEMENT

PROPOSED PRINCE GEORGE'S COUNTY R.O.W

PROPOSED SHA R.O.W

EXISTING R.O.W

PARCEL 'C' MELWOOD PARK P.B. VJ 171 P. 100

ZONE: R-S USE: FOREST

OUT LOT 1 KINGS LCC L. 38174 F. 601 PO PARTY

WTC PROPERTIES LLC L. 38174 F. 601 PO PARTY

MELWOOD PARK HOMEOWNERS ASSOCIATION, INC. L. 10041 F. 111

S 600

S 501

TEMP. 25" CMP

24" RCP

60" RCP CLIV

36" RCP CMP

15" RCP CLIV

PROPOSED 8" WATER LINE

RELOCATED 8" WATER LINE

2.08%

6.76%

SCALE: 1" = 50'

30 15 0 30 60

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M-NCPPC APPROVALS

PROJECT NAME: WESTPHALIA TOWN CENTER, PHASE 1

PROJECT NUMBER: DSP-13006

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

LEGEND

PROPERTY BOUNDARY	
EXISTING CONTOUR	146
PROPOSED CONTOUR	146
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
FLOODPLAIN	FP
PRIMARY MANAGEMENT AREA	PMA
LIMIT OF DISTURBANCE	LOD
NOISE CONTOUR	70 dBA Ldn
EXISTING TREELINE	
FOREST STAND BOUNDARY	
SPECIMEN TREE WITH CRITICAL ROOT ZONE	
SPECIMEN TREE TO BE REMOVED	
FIELD LOCATED TREE	F.L.
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WOODLAND PRESERVED - NOT CREDITED	
WOODLAND REFORESTATION/AFFORESTATION	
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PROTECTION DEVICES	
WOODLAND PRESERVATION SIGN	
SPECIMEN TREE PROTECTION SIGN	
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TYPE 3-EARTH DIKE COMBINATION	o o o
TYPE 4-SILT FENCE COMBINATION	TSF-SF-LOD

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PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
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TCPII 029 - 12 -

APPROVED BY		DATE
INITIAL STAFF SIGNATURE	MEGAN K. REISER	01/31/13
01 REVISION	MEGAN K. REISER	03/29/13
02 REVISION	Megan K. Reiser	3/25/14
03 REVISION	Megan K. Reiser	3/25/14
04 REVISION		

M-NCPPC APPROVALS

PROJECT NAME: **WESTPHALIA CENTER PHASE I**

PROJECT NUMBER: **DSP-13006**

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OWNER/DEVELOPER/APPLICANT

WALTON WESTPHALIA DEVELOPMENT (USA), LLC.
C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.

11800 SUNRISE VALLEY DRIVE, SUITE 300
RESTON, VIRGINIA 20191

MOBILE: 540-532-2158
FAX: 888-813-8686
CONTACT : MELANIE B. GRAF, P.E.

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MAP 20 GRID F4

TAX MAP	ZONING CATEGORY:
50 C3,G3,E3,E4,F3,F4 51 A4 59 D1,E1,F1	M-X-T
WSSC 200' SHEET	XXXX:
208 SE 09, 208 SE 09 207 SE 08, 207 SE 09	
SITE DATUM	XXXX:
HORIZONTAL:	
VERTICAL:	

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

MELWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'

SHEET 51 OF 57

PROJECT NO. 19270300

P:\19270300\ENGINEER\ENV\TCPII_51.sht Scale= 30.0000 ft / in. User= DBickel PltTdrv= Grey.pltcfg PenTbl= TEXT_SUB.tbl 3/21/2014 4:22:18 PM

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

MATCHLINE SEE SHEET 47

MATCHLINE SEE SHEET 51

PARCEL C
MELWOOD PARK
P.B. VJ171 P.100

ZONE:R-S
USE:FOREST

MELWOOD PARK
HOMEOWNERS
ASSOCIATION, INC.
L.10041 F.111

PARCEL G
MELWOOD PARK
P.B. VJ171 P. 100

ZONE:R-S
USE:RESIDENTIAL

OLD MARLBORO PIKE EXT.
(80' R/W)
P.B. VJ171 P.100

PROPOSED PRINCE GEORGE'S COUNTY R.O.W.

EXISTING R.O.W.

WOODLAND CLEARED OFF-SITE: AREA D: 1.3 AC.

15" RCP CL IV

15" RCP CL IV

MATCHLINE SEE SHEET 55

SCALE: 1" = 30'

30 15 0 30 60

KEY MAP (NTS)

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 TOWN CENTER, PHASE 1

PROJECT NUMBER: DSP-13006

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

LEGEND

PROPERTY BOUNDARY	
EXISTING CONTOUR	146
PROPOSED CONTOUR	146
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
FLOODPLAIN	FP
PRIMARY MANAGEMENT AREA	PMA
LIMIT OF DISTURBANCE	LOD
NOISE CONTOUR	70 dBA ARB
EXISTING TREELINE	
FOREST STAND BOUNDARY	
SPECIMEN TREE WITH CRITICAL ROOT ZONE	
SPECIMEN TREE TO BE REMOVED	
FIELD LOCATED TREE	F.L.
CLEARED OFF-SITE AREA	
WOODLAND PRESERVATION AREA	
WOODLAND PRESERVED - NOT CREDITED	
WOODLAND REFORESTATION/AFFORESTATION	
WOODLAND CLEARED WITHIN FLOODPLAIN	

PROTECTION DEVICES

WOODLAND PRESERVATION SIGN	▲
SPECIMEN TREE PROTECTION SIGN	■
TYPE 1 -BLAZE ORANGE FENCING	X X X
TYPE 3-EARTH DIKE COMBINATION	o o o
TYPE 4-SILT FENCE COMBINATION	TSF-SF-LOD

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII 029 - 12 -

APPROVED BY		DATE
INITIAL STAFF SIGNATURE	MEGAN K. REISER	01/31/13
01 REVISION	MEGAN K. REISER	03/25/13
02 REVISION	Megan K Reiser	3/25/14
03 REVISION	Megan K Reiser	3/25/14
04 REVISION		

M-NCPPC APPROVALS

PROJECT NAME: **WESTPHALIA CENTER PHASE I**

PROJECT NUMBER: **DSP-13006**

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISED LISTED BELOW APPLY TO THIS SHEET.

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
DSP-12017	**10/18/12**	**EPS**	**02/04/13**

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LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7556

Rockville
Lanham
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NO.	REVISIONS	BY	DATE
05	REVISED FOR DSP 13006 CERTIFICATION	DJB	12/11/2013
04	REVISED LOD TO REFLECT CURRENT DESIGN	DJB	08/05/2013
03	REVISED LOD & PRESER/CLEARING AREA ASSOC. W/ THE CHANGE. REMOVED ADDITIONAL SPECIMEN TREES	GAM	05/15/2013
02	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2013
01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012

DATE: APRIL 2012 | CAD STANDARDS VERSION: VB - 2009
DESIGNED: GAM | TECHNICIAN: GAM | CHECKED: THD

MISS UTILITY NOTE

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RESTON, VIRGINIA 20191

MOBILE: 540-532-2158
FAX: 888-913-8668
CONTACT: MELANIE B. GRAF, P.E.

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PERMITTED USE NUMBER 21201200

MAP	50	GRID	F4
TAX MAP		ZONING CATEGORY:	
29 / 33 / 34 / 38	03,04,E3,4,F3,4 01,E1,F1	M-X-T	
WSSD 200' SHEET		XXXX:	
208 SE 08, 208 SE 09 207 SE 08, 207 SE 09			
SITE DATUM		XXXX:	
HORIZONTAL:			
VERT.CAL:			

STATE OF MARYLAND — JOHN B. GRAF — No. 21708 — PROFESSIONAL ENGINEER

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

MELWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'

SHEET 52 OF 57

PROJECT NO. 19270300

P:\19270300\ENGINEER\ENVTCPII_52.tmt Scale= 30.0000 ft/in. User= DBickel PLTdrv= Grey.pltcfg PenTbl= TEXT_SUB.tbl 3/21/2014 4:23:02 PM

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

MATCHLINE SEE SHEET 50

PENNSYLVANIA AVENUE
MD RTE 4 (R/W WIDTH VARIES)

MD RTE 4 (R/W WIDTH VARIES)

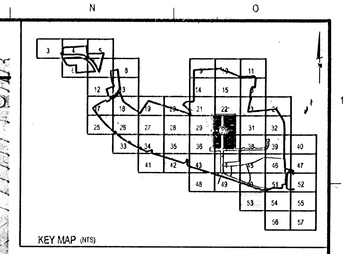
EXISTING SF ROW

P/O REFORESTATION (SHA)
AREA C: 0.84 AC.

WOODLAND CLEARED
OFF-SITE:
AREA B: 4.19 AC.

MATCHLINE SEE SHEET 54

KEY MAP (NTS)



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M-NCPPC APPROVALS
PROJECT NAME: WESTPHALIA TOWN CENTER, PHASE 1
PROJECT NUMBER: DSP-13006
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR 146
- PROPOSED CONTOUR 146
- STREAM
- STREAM BUFFER SB
- WETLAND WL
- WETLAND BUFFER WB
- FLOODPLAIN FP
- PRIMARY MANAGEMENT AREA PMA
- LIMIT OF DISTURBANCE LOD
- NOISE CONTOUR 70 dBA AAFB
- EXISTING TREELINE
- FOREST STAND BOUNDARY
- SPECIMEN TREE WITH CRITICAL ROOT ZONE
- SPECIMEN TREE TO BE REMOVED
- FIELD LOCATED TREE F.L.
- CLEARED OFF-SITE AREA
- WOODLAND PRESERVATION AREA
- WOODLAND PRESERVED - NOT CREDITED
- WOODLAND REFORESTATION/AFFORESTATION
- WOODLAND CLEARED WITHIN FLOODPLAIN

PROTECTION DEVICES

- WOODLAND PRESERVATION SIGN
- SPECIMEN TREE PROTECTION SIGN
- TYPE 1 -BLAZE ORANGE FENCING —X—X—X
- TYPE 3-EARTH DIKE COMBINATION —o—o—o—
- TYPE 4-SILT FENCE COMBINATION TSF-SF-LOD

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII 029 - 12 -

APPROVED BY		DATE
INITIAL STAFF SIGNATURE	MEGAN K. REISER	01/31/13
01 REVISION	MEGAN K. REISER	03/25/13
02 REVISION	Megan K Reiser	3/05/14
03 REVISION	Megan K Reiser	3/05/14
04 REVISION		

M-NCPPC APPROVALS

PROJECT NAME: **WESTPHALIA CENTER PHASE I**

PROJECT NUMBER: **DSP-13006**

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET.

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
DSP-12017	10/18/12	EPS	02/04/13

SCALE: 1" = 30'

30 15 0 30 60

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LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7666

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NO.	REVISIONS	BY	DATE
05	REVISED FOR DSP 13006 CERTIFICATION	DJB	12/11/2013
04	REVISED LOD TO RELECT CURRENT DESIGN	DJB	08/06/2013
03	REVISED LOD & PRESER/CLEARING AREA ASSOC. W THE CHANGE. REMOVED ADDITIONAL SPECIMEN TREES	GAM	05/15/2013
02	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2013
01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012

DATE: APRIL 2012 | CAD STANDARDS VERSION: VB - 2009
DESIGNED: GAM | TECHNICIAN: GAM | CHECKED: THO

MISS UTILITY NOTE

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FAX: 888-913-8686
CONTACT : MELANIE B. GRAF, P.E.

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PERMITTED USE NUMBER 21001209

MAP 50 GRID E4
TAX MAP 50 E4, 51 A4, 51 F1
ZONING CATEGORY: M-X-T
WSSC 200' SHEET 208 SE 08, 208 SE 09, 207 SE 08, 207 SE 09
SITE DATUM HORIZONTAL: VERT.CAL:

STATE OF MARYLAND — ANNO JOHN DIGIOIA — LANDSCAPE ARCHITECT

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

MELWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'

SHEET 53 OF 57

PROJECT NO. 19270300

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MATCHLINE SEE SHEET 51

MATCHLINE SEE SHEET 53

MATCHLINE SEE SHEET 55

MATCHLINE SEE SHEET 56

PENNSYLVANIA AVENUE
MD RTE 4 (R/W WIDTH VARIES)

EXISTING R.O.W

P/O REFORESTATION (SHA)
AREA C: 0.84 AC.

BEGINNING OF WOODYARD ROAD CONSTRUCTION FOR PHASE 1.

WOODLAND CLEARED OFF-SITE: AREA E: 0.92 AC.

WOODLAND CLEARED OFF-SITE: AREA B: 4.19 AC.

P/O REFORESTATION (SHA)
AREA E: 0.58 AC.

EX. 30" RCP

EX. 18" X 30" CMP

EX. 36" RCP

EX. 24" RCP

CB YARD DRAIN
TOP 217.38

KEY MAP (NTS)

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M-NCPPC APPROVALS

PROJECT NAME: WESTPHALIA TOWN CENTER, PHASE 1

PROJECT NUMBER: DSP-13006

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

LEGEND

PROPERTY BOUNDARY	
EXISTING CONTOUR	146
PROPOSED CONTOUR	146
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
FLOODPLAIN	FP
PRIMARY MANAGEMENT AREA	PMA
LIMIT OF DISTURBANCE	LOD
NOISE CONTOUR	70 dBA Ldn
EXISTING TREELINE	
FOREST STAND BOUNDARY	
SPECIMEN TREE WITH CRITICAL ROOT ZONE	
SPECIMEN TREE TO BE REMOVED	
FIELD LOCATED TREE	F.L.
CLEARED OFF-SITE AREA	
WOODLAND PRESERVATION AREA	
WOODLAND PRESERVED - NOT CREDITED	
WOODLAND REFORESTATION/AFFORESTATION	
WOODLAND CLEARED WITHIN FLOODPLAIN	

PROTECTION DEVICES

WOODLAND PRESERVATION SIGN	▲
SPECIMEN TREE PROTECTION SIGN	■
TYPE 1 - BLAZE ORANGE FENCING	X
TYPE 3-EARTH DIKE COMBINATION	o
TYPE 4-SILT FENCE COMBINATION	TSF - SF - LOD

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII 029 - 12 -

APPROVED BY		DATE
INITIAL STAFF SIGNATURE	MEGAN K. REISER	01/31/13
01 REVISION	MEGAN K. REISER	03/25/13
02 REVISION	Megan K Reiser	3/5/14
03 REVISION	Megan Reiser	3/20/14
04 REVISION		

M-NCPPC APPROVALS

PROJECT NAME: **WESTPHALIA CENTER PHASE I**

PROJECT NUMBER: **DSP-13006**

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET.

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
DSP-12017	10/18/12	EPS	02/04/13

SCALE: 1" = 30'

30 15 0 30 60

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4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7556

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NO.	REVISIONS	BY	DATE
05	REVISED FOR DSP 13006 CERTIFICATION	DJB	12/11/2013
04	REVISED LOD TO RELECT CURRENT DESIGN	DJB	08/09/2013
03	REVISED LOD & PRESERVE/CLEARING AREA ASSOC. W THE CHANGE. REMOVED ADDITIONAL SEPCIMEN TREES	GAM	05/15/2013
02	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2013
01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012

DATE: APRIL 2012 | CAD STANDARDS VERSION: V8 - 2009
DESIGNED: GAM | TECHNICIAN: GAM | CHECKED: THO

MISS UTILITY NOTE

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MOBILE: 540-532-2158
FAX: 888-913-8686
CONTACT : MELANIE B. GRAF, P.E.

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MAP 59 GRID F4	
TAX MAP 59 A4 G1 C3,G3,K3,K4,F3,F4 D1,E1,F1	ZONING CATEGORY M-X-T
WSSC 200' SHEET 208 SE 08, 208 SE 09 207 SE 08, 207 SE 09	XXXX
SITE DATUM HORIZONTAL: VERT/CAL:	XXXX

STATE OF MARYLAND — DAVID JOHN BRICKEL — No. 1321 — REGISTERED LANDSCAPE ARCHITECT

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

MELWOOD (19th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'

SHEET 54 OF 57

PROJECT NO. 19270300

P:\19270300\ENGINEER\ENVITCPII_54.sht Scale= 30.0000 ft / in. User= DBickel PLT.drv= Grey.pltcfg Pentbl= TEXT_SUB tbl 3/21/2014 4:24:23 PM

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MATCHLINE SEE SHEET 54

MATCHLINE SEE SHEET 52

P/O REFORESTATION (SHA)
AREA E: 0.58 AC.

WOODLAND
CLEARED
OFF-SITE:
AREA E: 0.92 AC.

PARCEL G
MELWOOD PARK
P.B. VJ171 P. 100
ZONE:R-S
USE:RESIDENTIAL

PENNSYLVANIA AVENUE
MD RTE 4 (R/W WIDTH VARIES)

EXISTING R.O.W

MATCHLINE SEE SHEET 57

KEY MAP (NTS)

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M-NCPPC APPROVALS

PROJECT NAME: WESTPHALIA TOWN CENTER, PHASE 1

PROJECT NUMBER: DSP-13006

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

LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR 145
- PROPOSED CONTOUR 145
- STREAM
- STREAM BUFFER SB
- WETLAND WL
- WETLAND BUFFER WB
- FLOODPLAIN FP
- PRIMARY MANAGEMENT AREA PMA
- LIMIT OF DISTURBANCE LOD
- NOISE CONTOUR 70 dBA Ldn
- EXISTING TREELINE
- FOREST STAND BOUNDARY
- SPECIMEN TREE WITH CRITICAL ROOT ZONE
- SPECIMEN TREE TO BE REMOVED
- FIELD LOCATED TREE F.L.
- CLEARED OFF-SITE AREA
- WOODLAND PRESERVATION AREA
- WOODLAND PRESERVED - NOT CREDITED
- WOODLAND REFORESTATION/AFFORESTATION
- WOODLAND CLEARED WITHIN FLOODPLAIN

PROTECTION DEVICES
- WOODLAND PRESERVATION SIGN
- SPECIMEN TREE PROTECTION SIGN
- TYPE 1 -BLAZE ORANGE FENCING
- TYPE 3-EARTH DIKE COMBINATION
- TYPE 4-SILT FENCE COMBINATION TSF-SF-LOD

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII 029 - 12 -

APPROVED BY		DATE
INITIAL STAFF SIGNATURE	MEGAN K. REISER	01/31/13
01 REVISION	MEGAN K. REISER	03/23/13
02 REVISION	Megan K Reiser	3/25/14
03 REVISION	Megan K Reiser	3/27/14
04 REVISION		

M-NCPPC APPROVALS

PROJECT NAME: **WESTPHALIA CENTER PHASE I**

PROJECT NUMBER: **DSP-13006**

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISED LISTED BELOW APPLY TO THIS SHEET.

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
DSP-12017	10/18/12	EPS	02/04/13

SCALE: 1" = 30'

30 15 0 30 60

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Lanham
Waldorf
Leonardtown

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Engineering
Planning
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NO.	REVISIONS	BY	DATE
05	REVISED FOR DSP 13006 CERTIFICATION	DJB	12/11/2013
04	REVISED LOD TO RELECT CURRENT DESIGN	DJB	08/09/2013
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02	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2013
01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012

DATE: APRIL 2012 | CAD STANDARDS VERSION: V8 - 2009
DESIGNED: GAM | TECHNICIAN: GAM | CHECKED: THD

MISS UTILITY NOTE

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OWNER/DEVELOPER/APPLICANT

WALTON WESTPHALIA DEVELOPMENT (USA), LLC.
C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.

11900 SUNRISE VALLEY DRIVE, SUITE 300
RESTON, VIRGINIA 20191

MOBILE: 540-532-2158
FAX: 888-313-9686
CONTACT: MELANIE B. GRAF, P.E.

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PERMITTED USE NUMBER 31001309

MAP 90 GRID F4

TAX MAP	ZONING CATEGORY
90 (3,13,43,47,53,54 / 91 54 / 99 01,61,F1)	M-X-T
WSSC 200' SHEET	XXXX:
208 SE 08, 208 SE 09, 207 SE 08, 207 SE 09	
SITE DATUM	XXXX:
HORIZONTAL:	
VERT.DAL:	

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

MELWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'

SHEET 55
OF 57

PROJECT NO.
19270300

P:\19270300\ENGINEER\ENVTCP\II_55.sht Scale= 30.0000 ft / in. User= DBickel PLTdrv= Grey.pltcfg PenTbl= TEXT_SUB.tbl 3/21/2014 4:25:07 PM

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

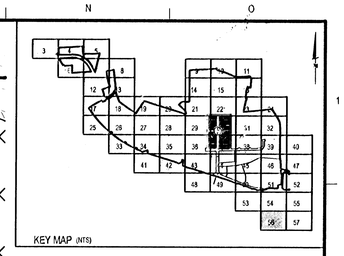
MATCHLINE SEE SHEET 54

P/O REFORESTATION (SHA)
AREA D: 0.63 AC.

EX 16" CMP

EX 18" CMP

MATCHLINE SEE SHEET 57



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M-NCPPC APPROVALS

PROJECT NAME: WESTPHALIA TOWN CENTER, PHASE 1

PROJECT NUMBER: DSP-13006

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

LEGEND

PROPERTY BOUNDARY	
EXISTING CONTOUR	146
PROPOSED CONTOUR	146
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
FLOODPLAIN	FP
PRIMARY MANAGEMENT AREA	PMA
LIMIT OF DISTURBANCE	LOD
NOISE CONTOUR	20 dBA A/A'B
EXISTING TREELINE	
FOREST STAND BOUNDARY	
SPECIMEN TREE WITH CRITICAL ROOT ZONE	
SPECIMEN TREE TO BE REMOVED	
FIELD LOCATED TREE	F.L.
CLEARED OFF-SITE AREA	
WOODLAND PRESERVATION AREA	
WOODLAND PRESERVED - NOT CREDITED	
WOODLAND REFOCRESTATION/AFFOCRESTATION	
WOODLAND CLEARED WITHIN FLOODPLAIN	

PROTECTION DEVICES

WOODLAND PRESERVATION SIGN	▲
SPECIMEN TREE PROTECTION SIGN	■
TYPE 1 BLAZE ORANGE FENCING	X
TYPE 3-EARTH DIKE COMBINATION	o
TYPE 4-SILT FENCE COMBINATION	TSF - SF - LOD

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII 029 - 12 -

APPROVED BY		DATE
INITIAL STAFF SIGNATURE	MEGAN K. REISER	01/31/13
01 REVISION	MEGAN K. REISER	05/23/13
02 REVISION	Megan K. Reiser	3/25/14
03 REVISION	Megan K. Reiser	3/25/14
04 REVISION		

SCALE: 1" = 30'

30 15 0 30 60

M-NCPPC APPROVALS

PROJECT NAME: **WESTPHALIA CENTER PHASE I**

PROJECT NUMBER: **DSP-13006**

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISED LISTED BELOW APPLY TO THIS SHEET.

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
DSP-12017	10/18/12	EPS	02/04/13

SOLTESZ

Engineering
Planning
Environmental Sciences

LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7666

Rockville
Lanham
Waldorf
Leonardtown

www.solteszco.com

NO.	REVISIONS	BY	DATE
05	REVISED FOR DSP 13006 CERTIFICATION	DJB	12/11/2013
04	REVISED LOD TO REJECT CURRENT DESIGN	DJB	08/08/2013
03	REVISED LOD & PRESER/CLEARING AREA ASSOC. W THE CHANGE. REMOVED ADDITIONAL SEPCIMEN TREES	GAM	05/15/2013
02	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2013
01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012

DATE: APRIL 2012 | CAD STANDARDS VERSION: V8 - 2009
DESIGNED: GAM | TECHNICIAN: GAM | CHECKED: THO

MISS UTILITY NOTE

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RESTON, VIRGINIA 20191

MOBILE: 540-532-2158
FAX: 888-913-8666
CONTACT: MELANIE B. GRAF, P.E.

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MAP 90	GRID F4
TAX MAP 90 59	ZONING CATEGORY: M-X-T
01,61,F1	
NSSC 200' SHEET 208 SE 08, 208 SE 09 207 SE 08, 207 SE 09	XXXX:
SITE DATUM HORIZONTAL: VERT-CAL:	XXXX:

STATE OF MARYLAND — JOHN STEVEN GRAF — 21009 — REGISTERED LANDSCAPE ARCHITECT

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

MELWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'

SHEET 56 OF 57

PROJECT NO. 19270300

P:\19270300\ENGINEER\ENV\TCPII_56.sht Scale= 30.0000 ft / in. User= DSickel PLTdrv= Grey.pltcfg PenTbl= TEXT_SUB.tbl 3/21/2014 4:25:47 PM

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

MATCHLINE SEE SHEET 55

MATCHLINE SEE SHEET 56

PENNSYLVANIA AVENUE
MD RTE 4 (R/W WIDTH VARIES)

P/O REFORESTATION (SHA)
AREA D: 0.63 AC.

EXISTING R.O.W

KEY MAP (NTS)

LEGEND

PROPERTY BOUNDARY	
EXISTING CONTOUR	146
PROPOSED CONTOUR	146
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
FLOODPLAIN	FP
PRIMARY MANAGEMENT AREA	PMA
LIMIT OF DISTURBANCE	LOD
NOISE CONTOUR	70 dBA Ldn
EXISTING TREELINE	
FOREST STAND BOUNDARY	
SPECIMEN TREE WITH CRITICAL ROOT ZONE	
SPECIMEN TREE TO BE REMOVED	
FIELD LOCATED TREE	F.L.
CLEARED OFF-SITE AREA	
WOODLAND PRESERVATION AREA	
WOODLAND PRESERVED - NOT CREDITED	
WOODLAND REFORESTATION/AFFORESTATION	
WOODLAND CLEARED WITHIN FLOODPLAIN	

PROTECTION DEVICES

WOODLAND PRESERVATION SIGN	▲
SPECIMEN TREE PROTECTION SIGN	■
TYPE 1 -BLAZE ORANGE FENCING	X
TYPE 3-EARTH DIKE COMBINATION	o
TYPE 4-SILT FENCE COMBINATION	TSF-SF-LOD

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII 029 - 12 -

APPROVED BY		DATE
INITIAL STAFF SIGNATURE	MEGAN K. REISER	01/31/13
01 REVISION	MEGAN K. REISER	03/29/13
02 REVISION	Megan K. Reiser	5/2/14
03 REVISION	Megan K. Reiser	5/25/14
04 REVISION		

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M-NCPPC APPROVALS
PROJECT NAME: WESTPHALIA TOWN CENTER, PHASE 1
PROJECT NUMBER: DSP-13008
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number

M-NCPPC APPROVALS

PROJECT NAME: **WESTPHALIA CENTER PHASE I**

PROJECT NUMBER: **DSP-13008**

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET.

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
DSP-12017	10/18/12	EPS	02/04/13

SCALE: 1" = 30'

30 15 0 30 60

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

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NO.	REVISIONS	BY	DATE
05	REVISED FOR DSP 13008 CERTIFICATION	DJB	12/11/2013
04	REVISED LOD TO RELECT CURRENT DESIGN	DJB	08/06/2013
03	REVISED LOD & PRESERVE/CLEARING AREA ASSOC. W/ THE CHANGE. REMOVED ADDITIONAL SEPCIMEN TREES	GAM	05/15/2013
02	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2013
01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012

DATE: APRIL 2012 | CAD STANDARDS VERSION: V8 - 2009
DESIGNED: GAM | TECHNICIAN: GAM | CHECKED: THD

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CONTACT: MELANIE B. GRAF, P.E.

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MAP 30 GRID F4

TAX MAP	ZONING CATEGORY:
30 C3, D3, E3, E4, F3, F4 31 A1 29 G1, E1, F1	M-X-T
WSSC 200' SHEET	XXXX:
208 SE 08, 208 SE 09 207 SE 08, 207 SE 09	
SITE DATUM	XXXX:
HORIZONTAL:	
VERTICAL:	

STATE OF MARYLAND
JOHN DIGIACOMO
No. 21321
LANDSCAPE ARCHITECT

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

MELWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'

SHEET 57
OF 57

PROJECT NO. 19270300

P:\19270300\ENGINEER\ENVI\TCPII_57.shl Scale= 30.0000 ft / in. User= DBickel PLTdrv= Grey.pltcfg Pentbl= TEXT_SUB.tbl 3/21/2014 4:26:27 PM