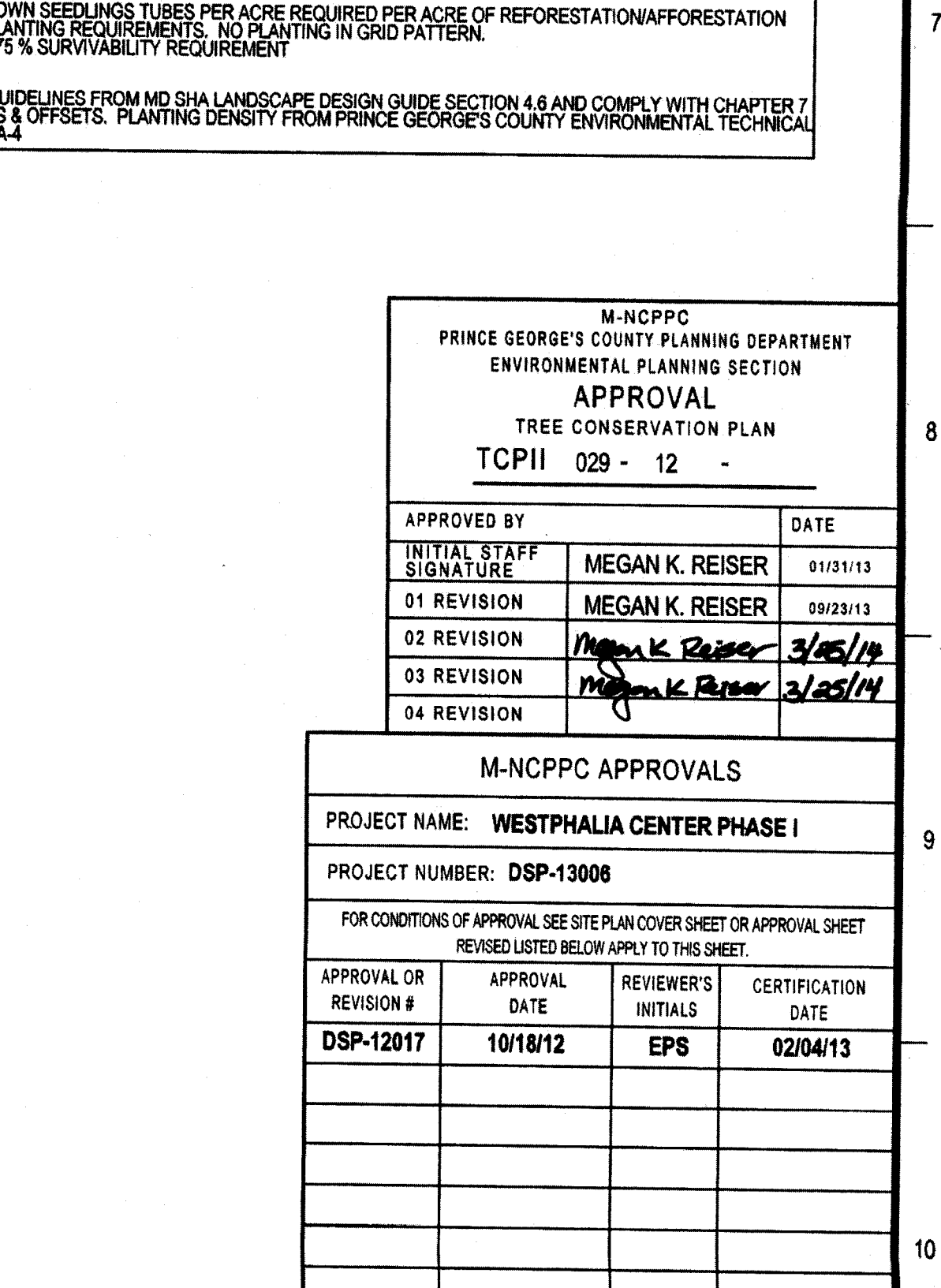
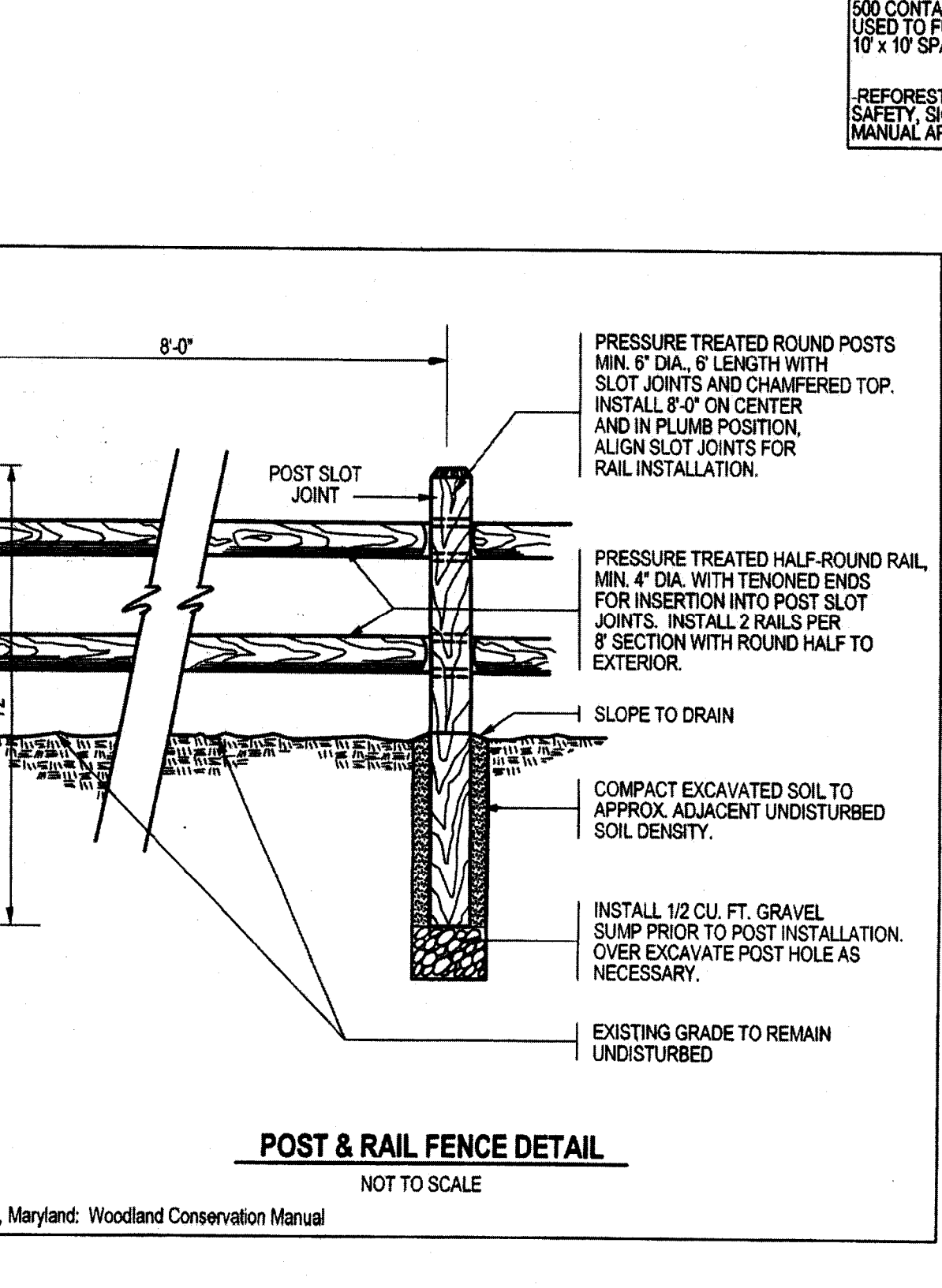
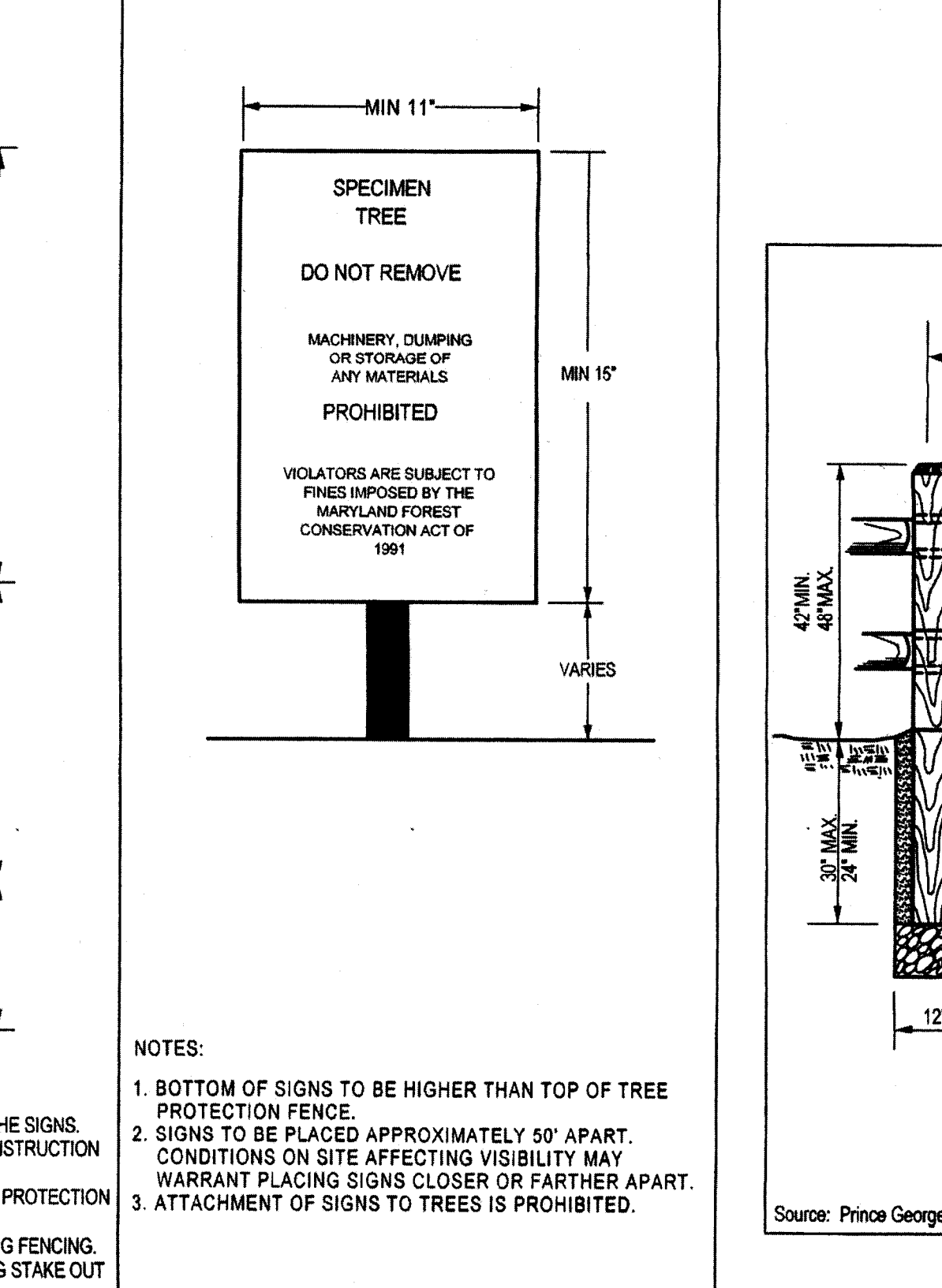
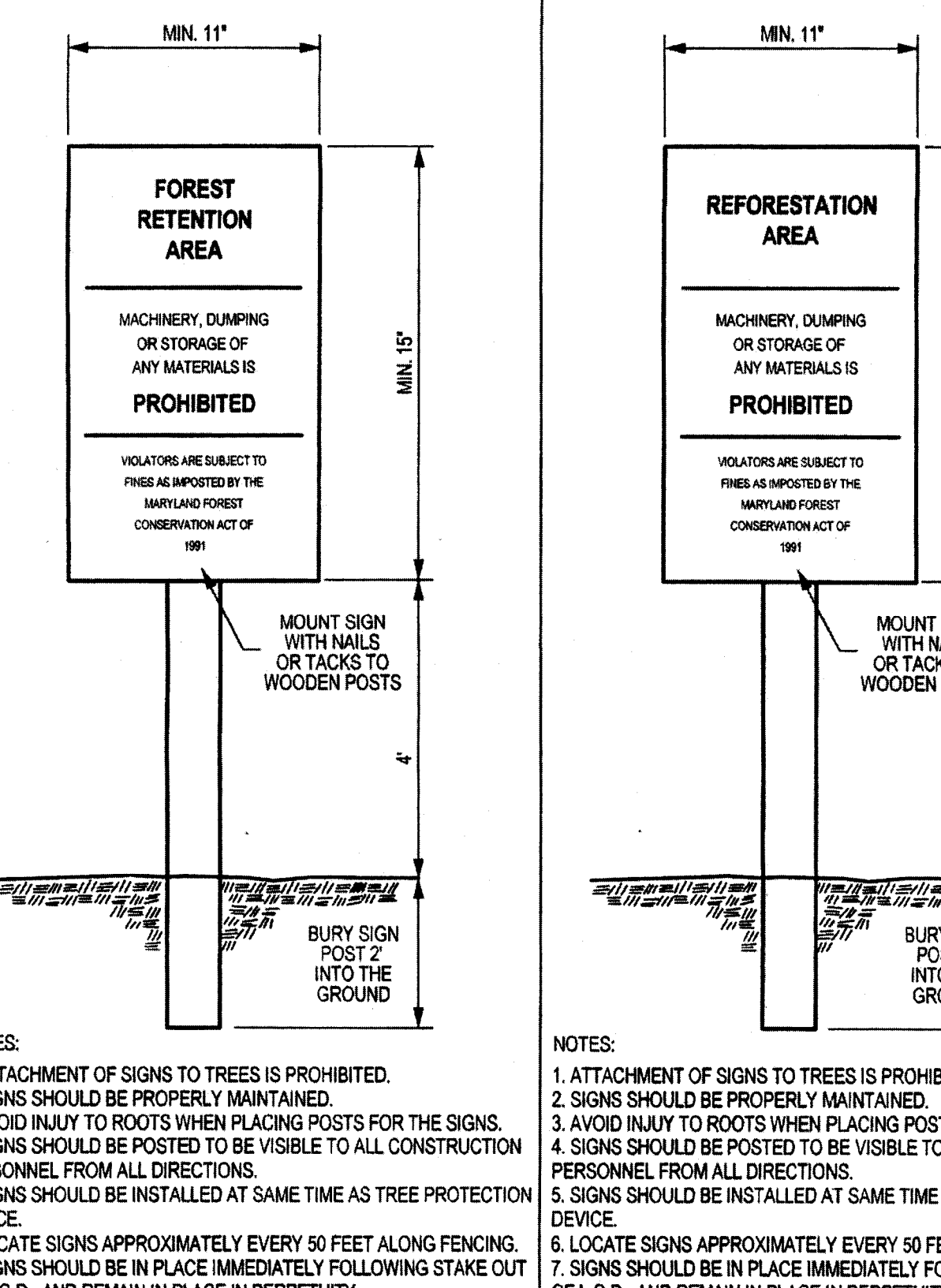
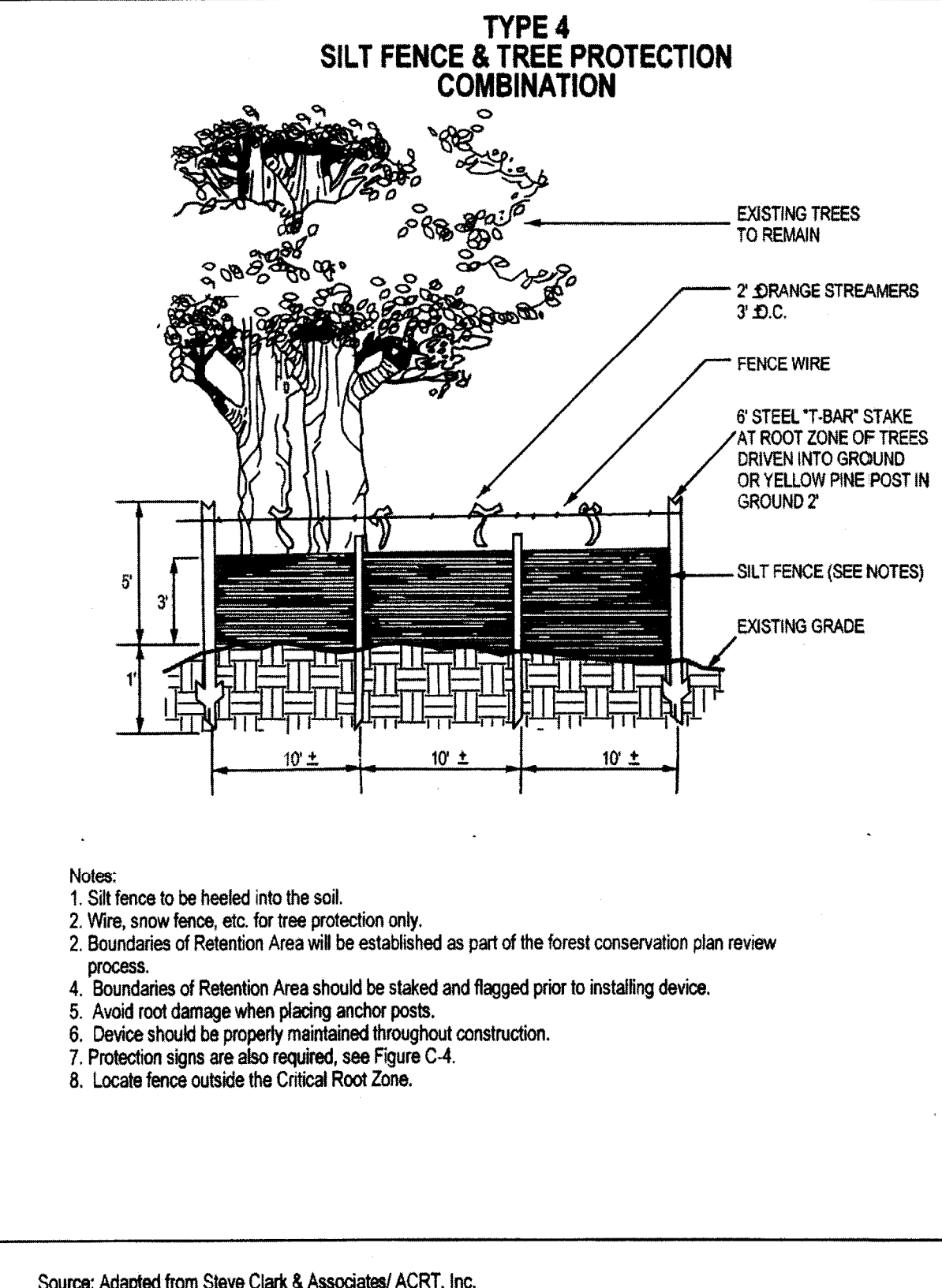
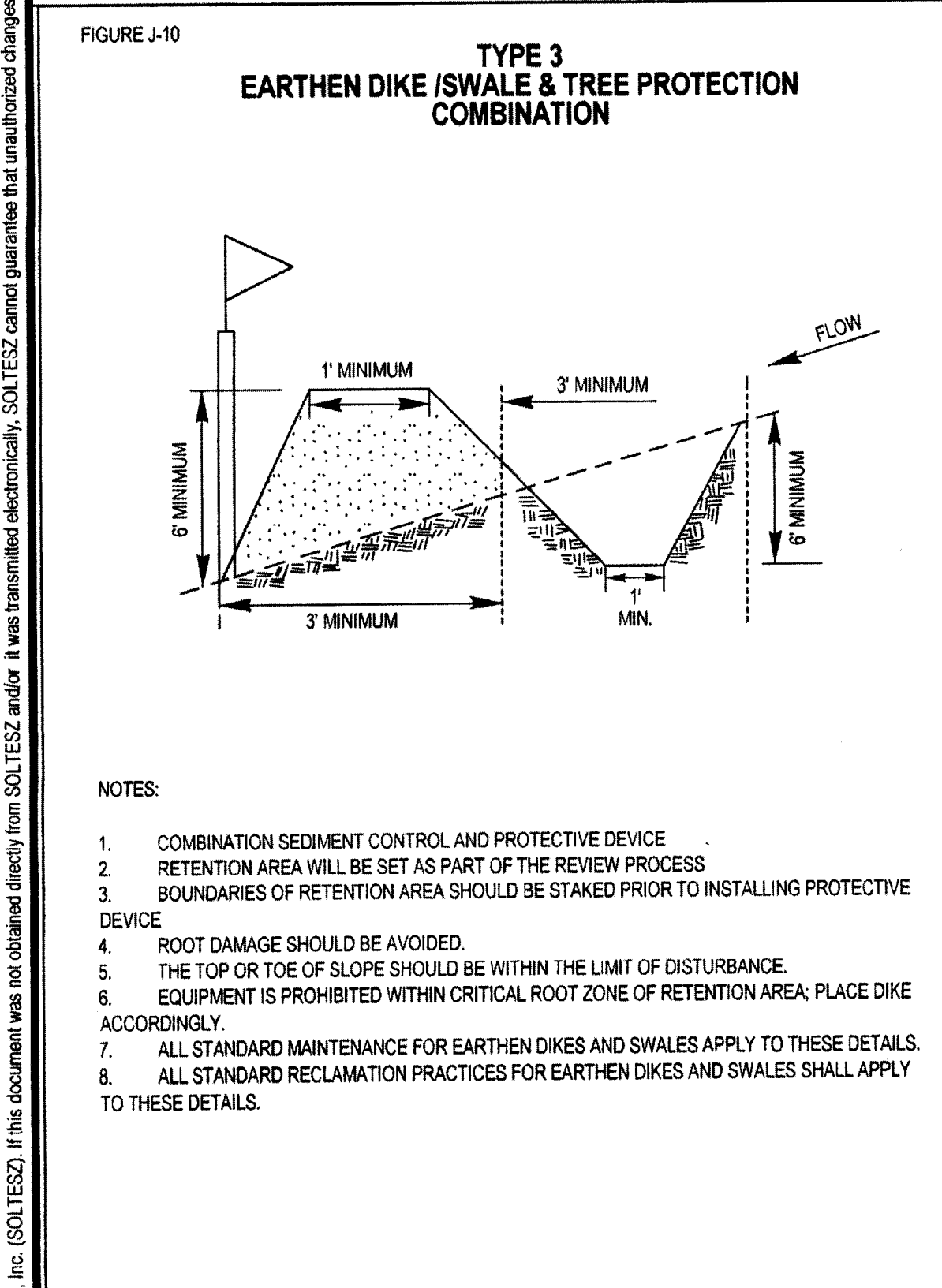
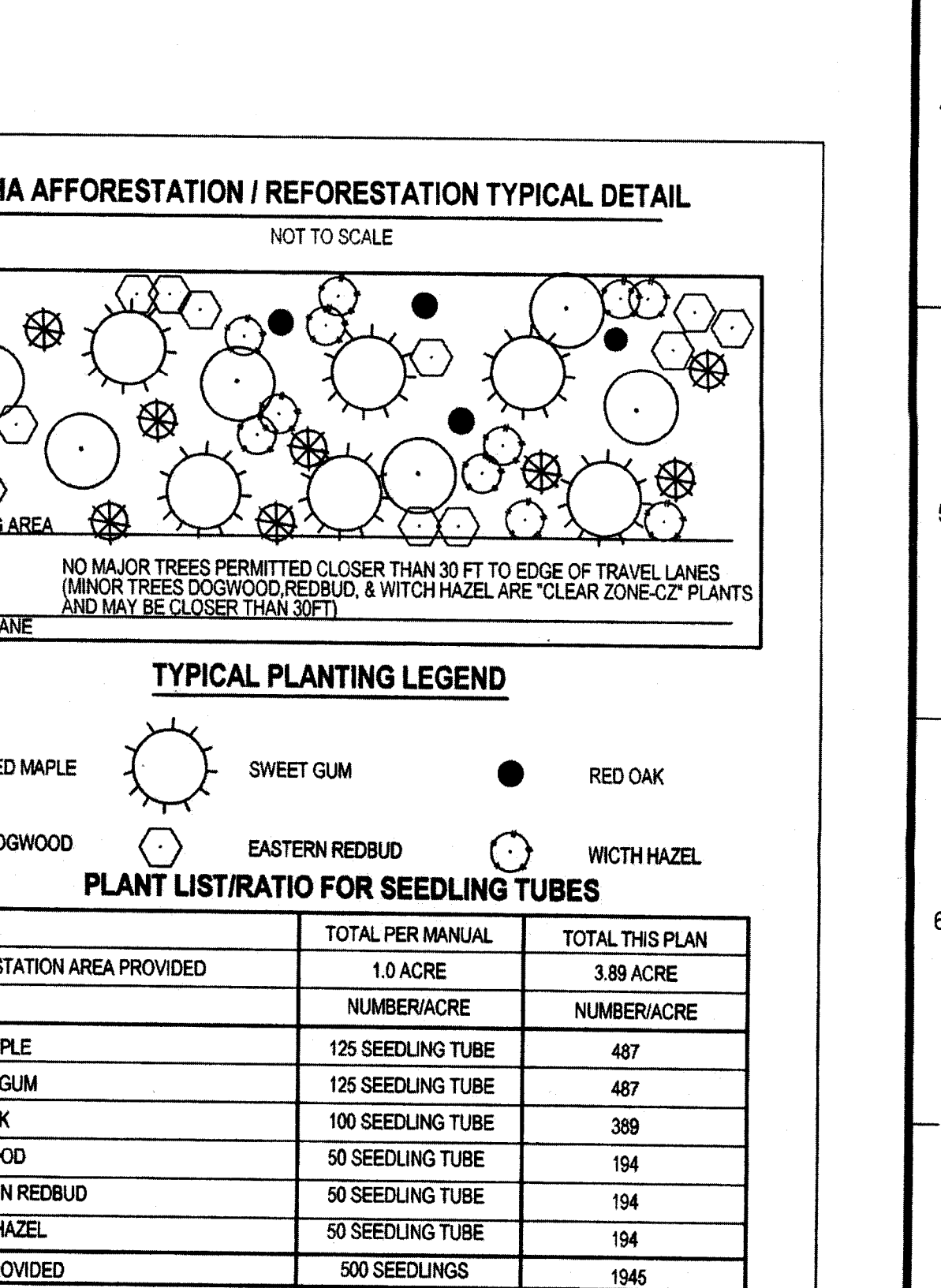
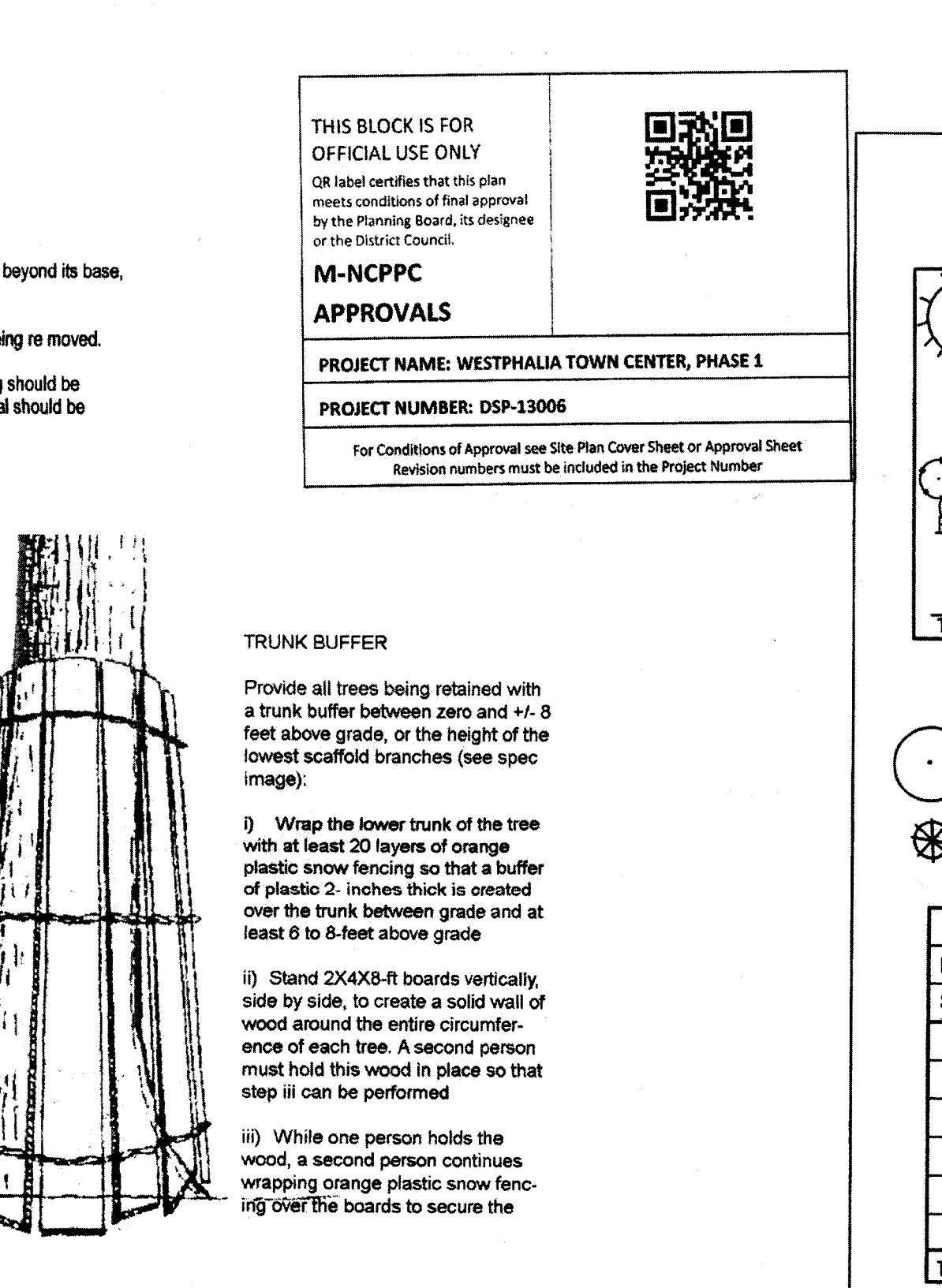
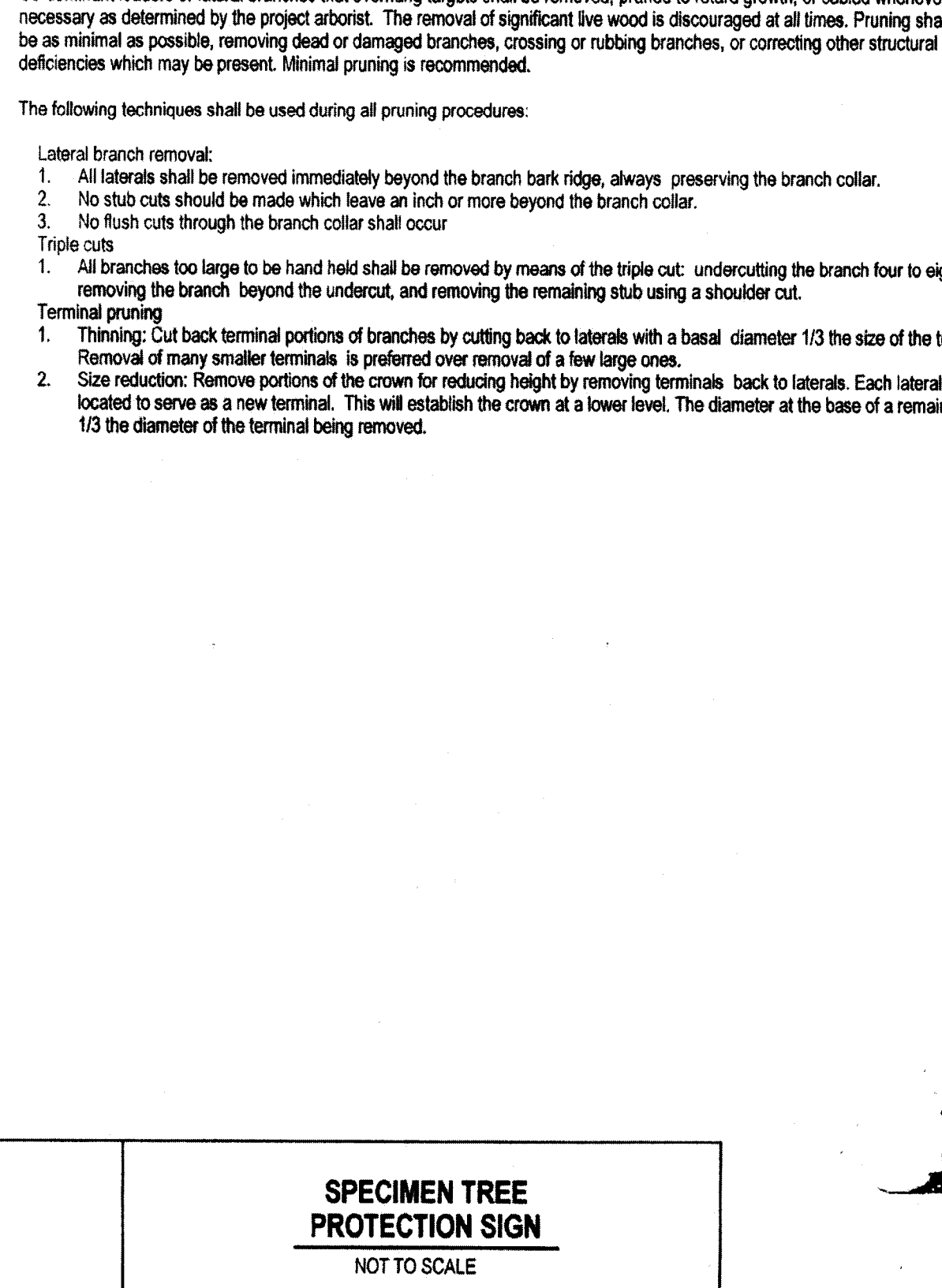
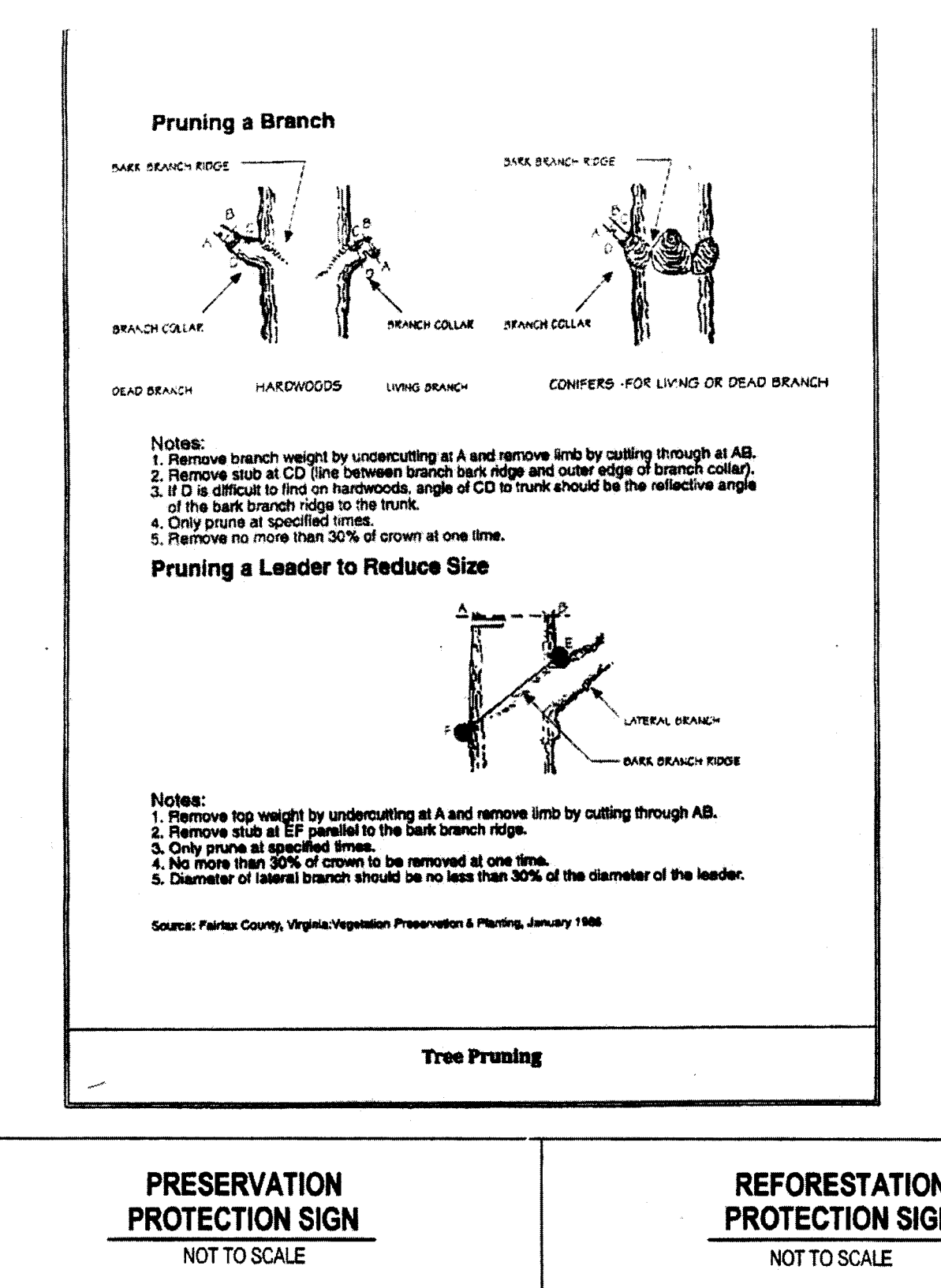
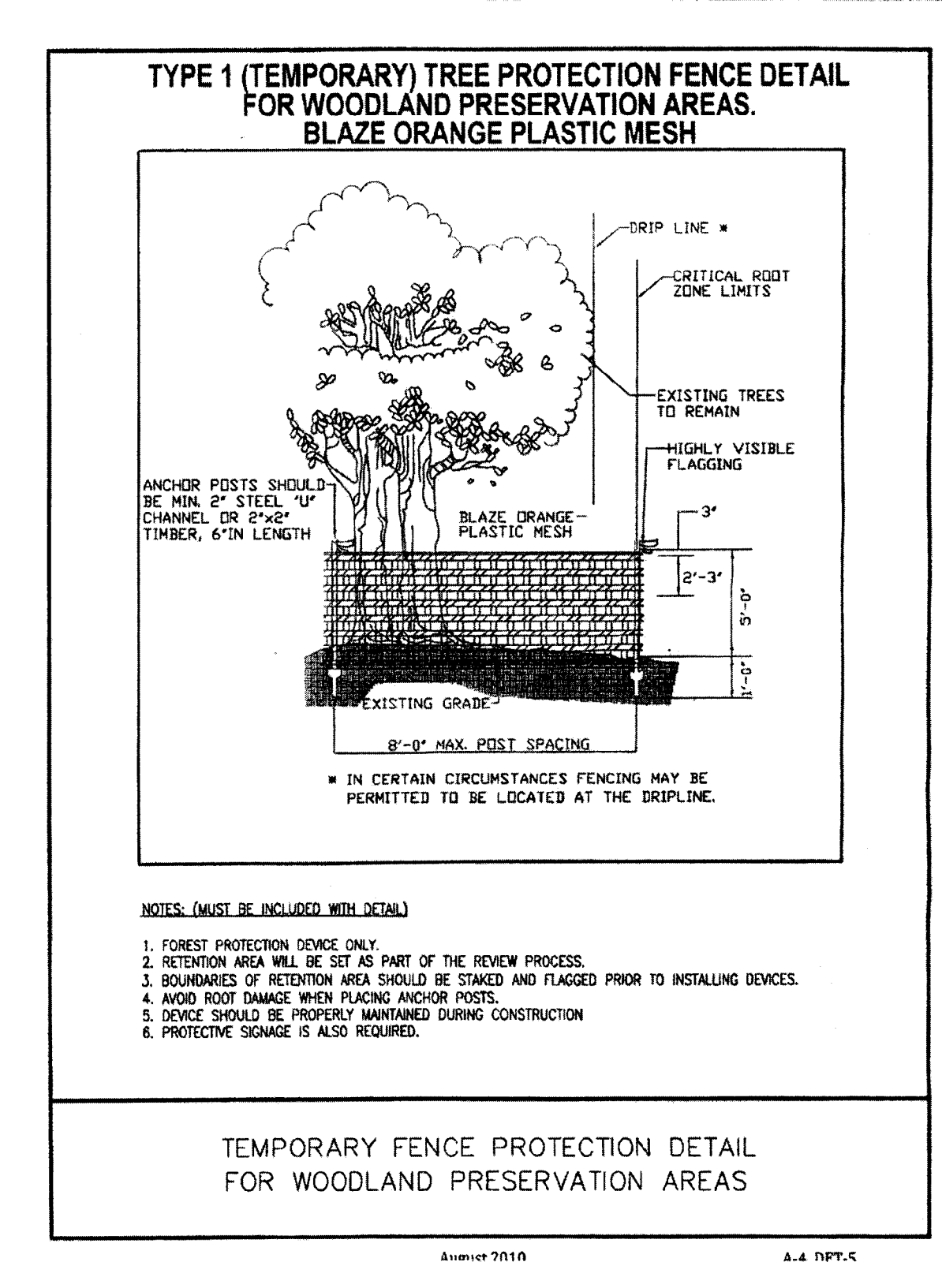
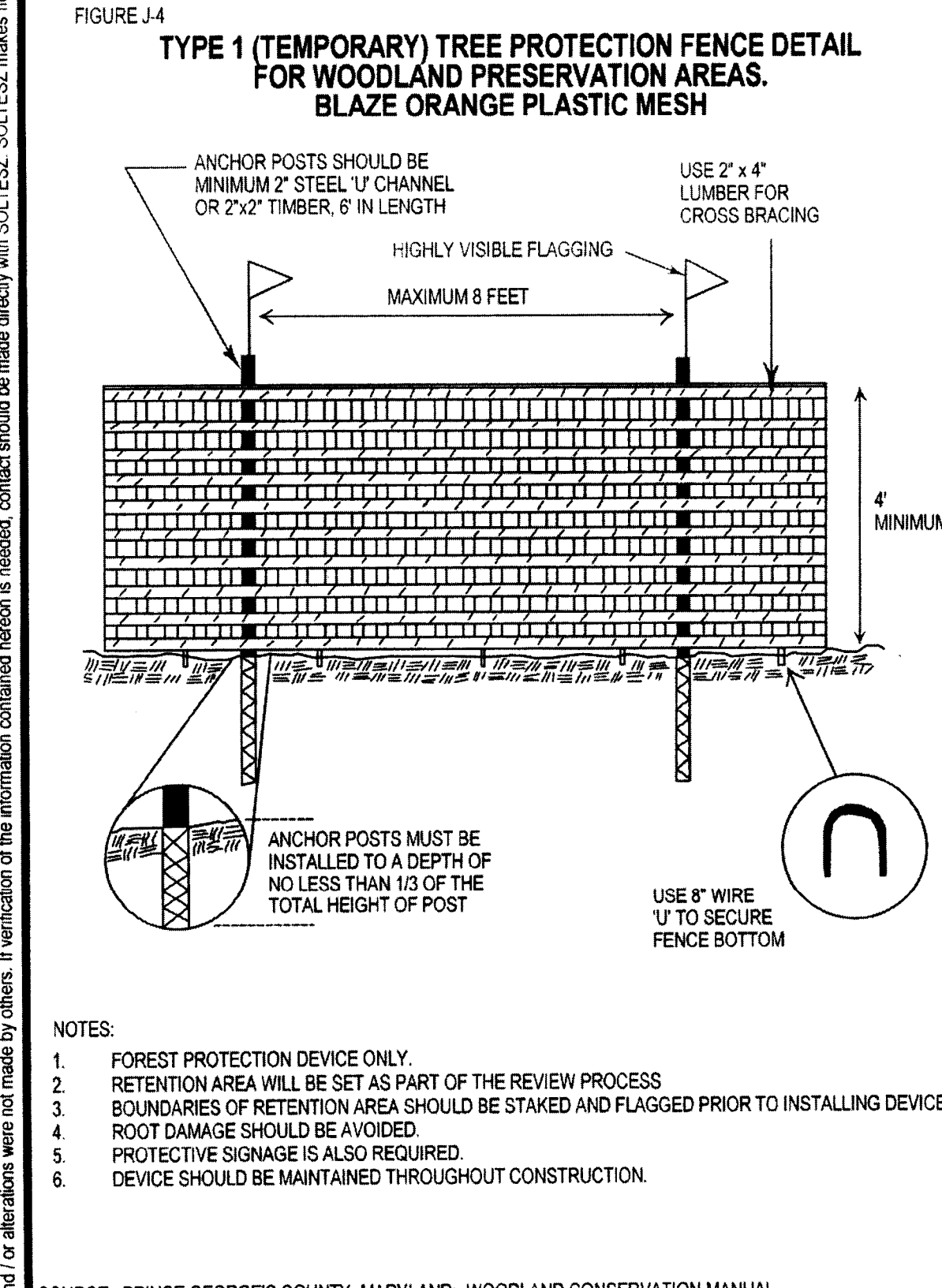
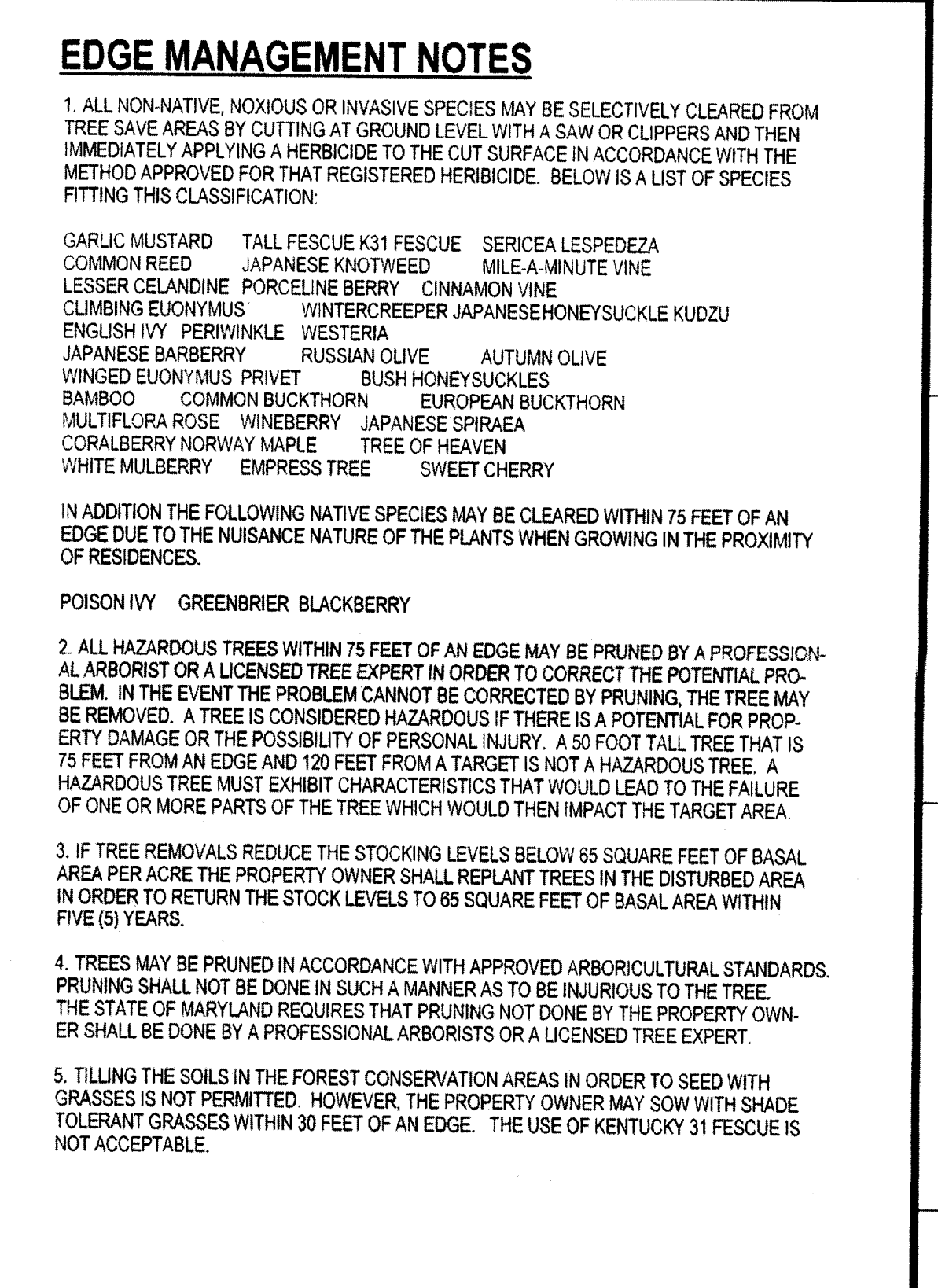
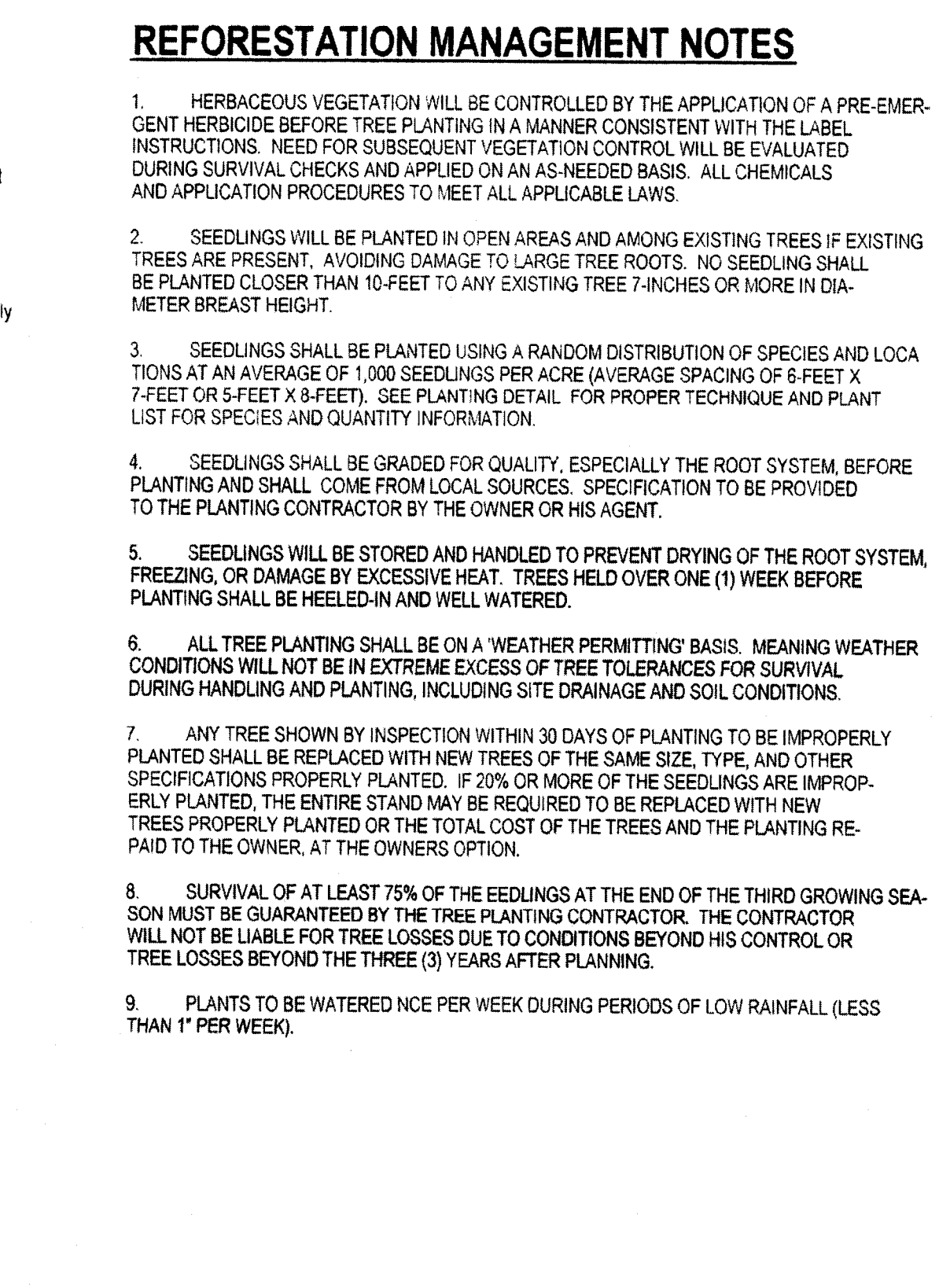
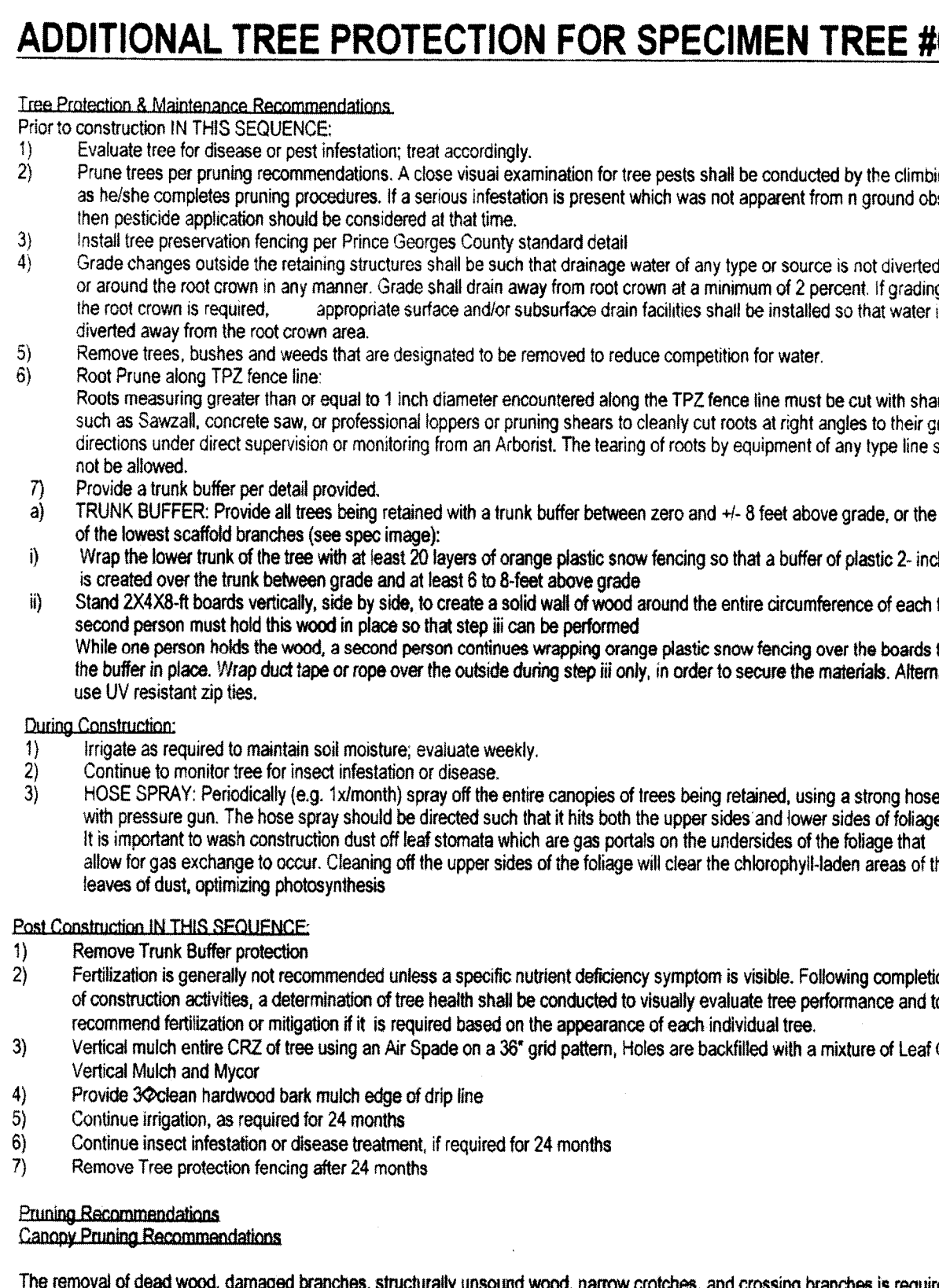
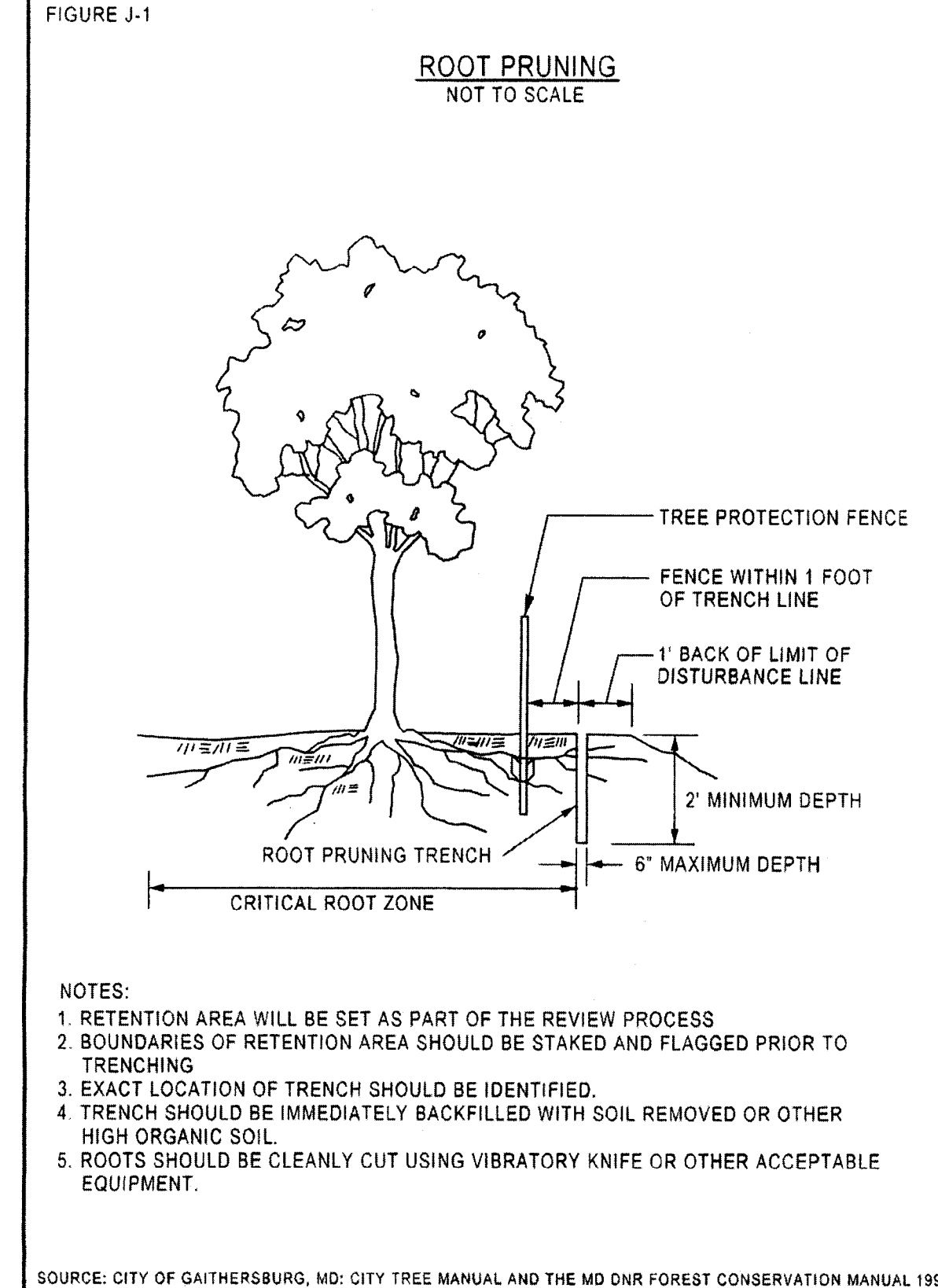
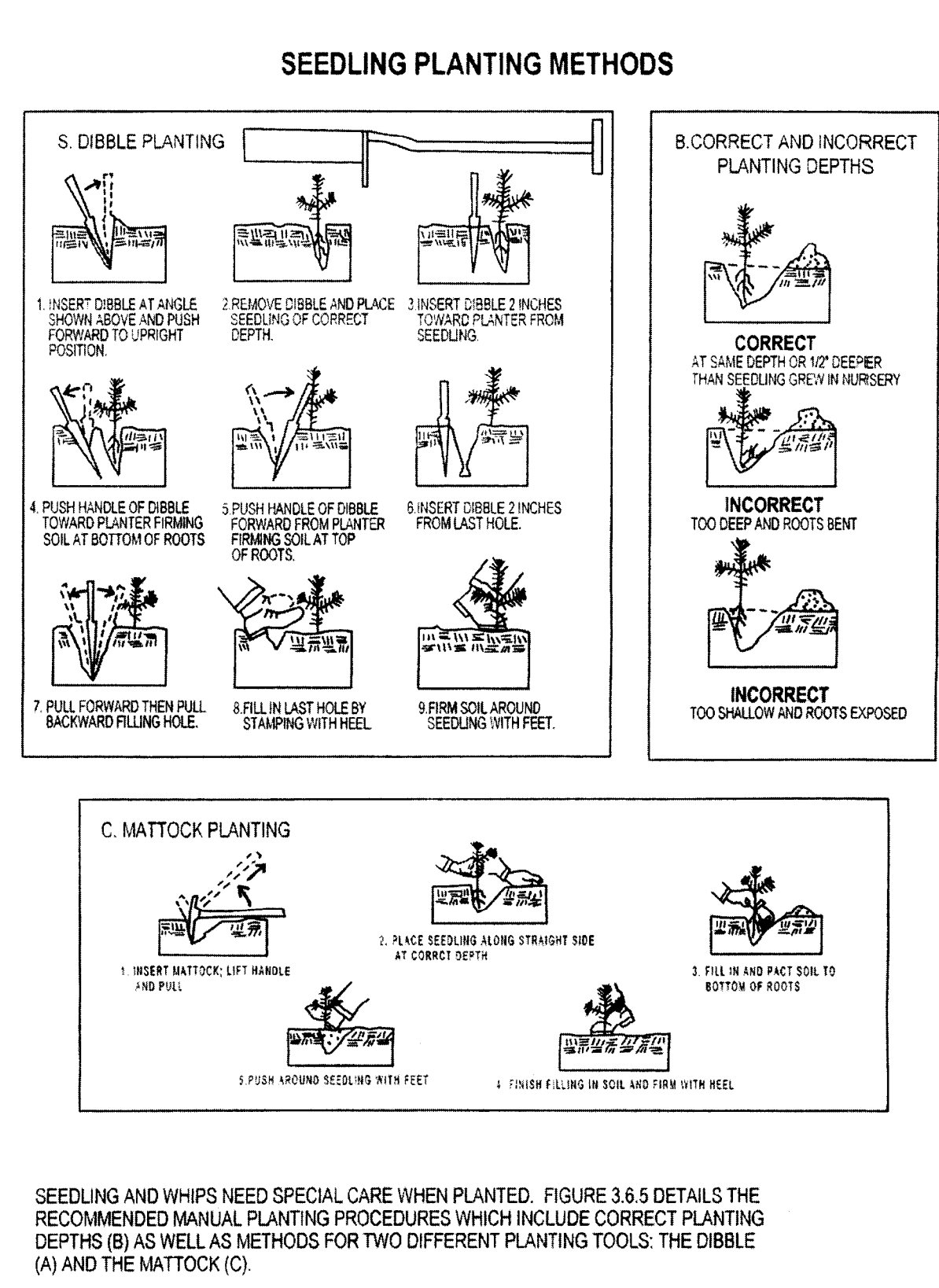
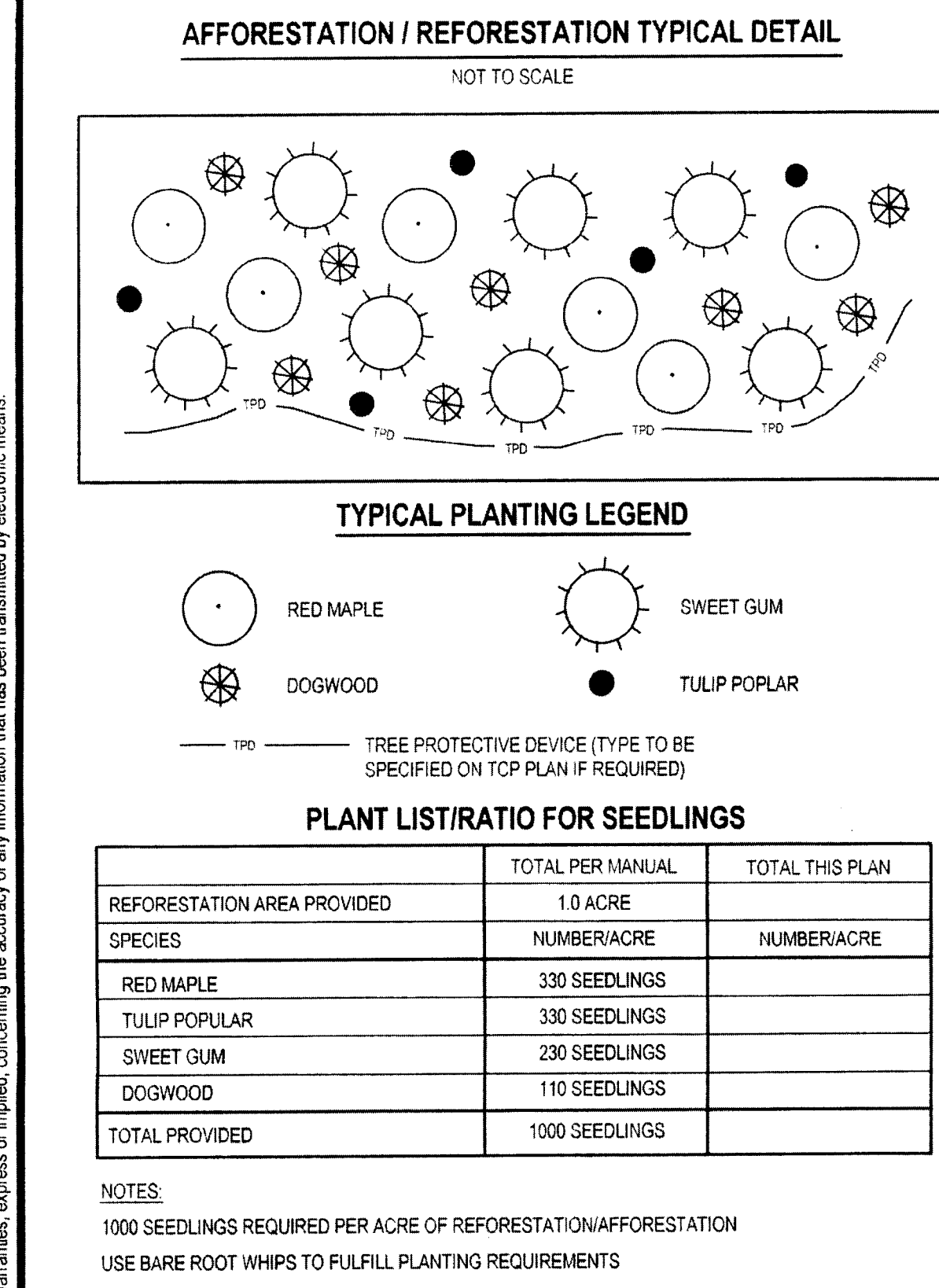




MATCHLINE SEE SHEET 9

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MOORE'S WAY

ZONE:M-X-T
USE:CROPLAND

N/F
MAP 90, P180
DASC LLC
L20793 F-185

MAP 90, P180
WTC PROPERTY HOLDINGS, LLC
L20793 F-185
NO PART 1

PR SWM ACCESS
ROAD DATE 10
(P.G.DPWT 50710)

ZONE:M-X-T
USE:CROPLAND

N/F
MAP 90, P219
DASC LLC
L20793 E-161

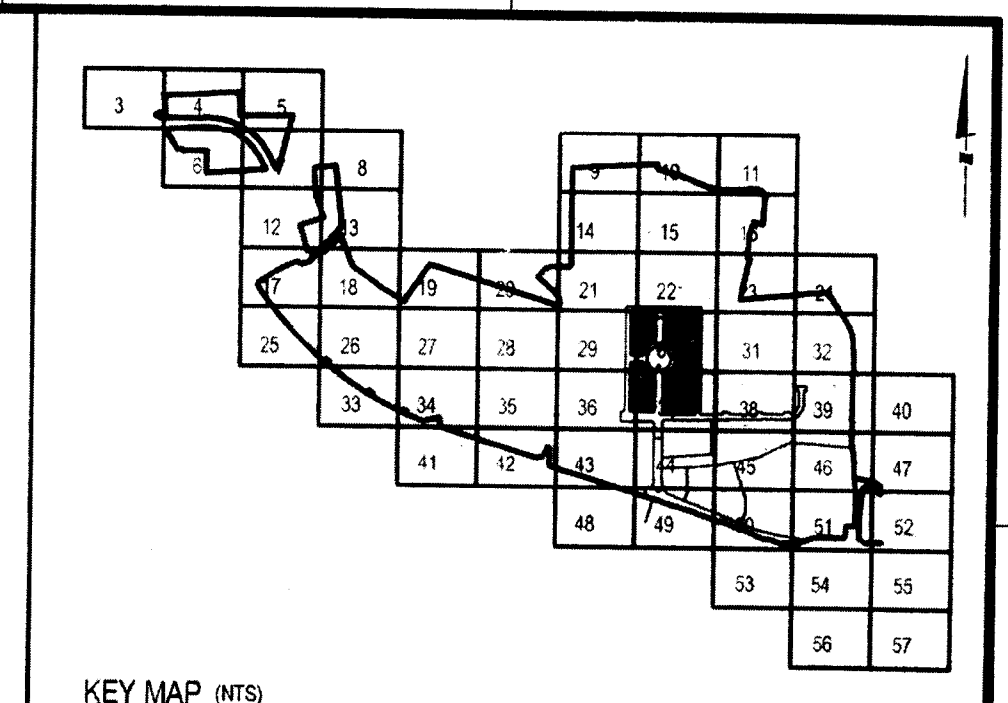
WOODLAND
PRESERVATION:
AREA G: 90.47 AC.

SWM POND #2

MELWOOD ROAD
(30' R/W)

SWM POND 1

MATCHLINE SEE SHEET 15



MATCHLINE SEE SHEET 11

THIS BLOCK IS FOR
OFFICIAL USE ONLY
OR 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	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 3XPS
EXISTING TREELINE	---
FOREST STAND BOUNDARY	---
SPECIMEN TREE WITH CRITICAL ROOT ZONE	FL
SPECIMEN TREE TO BE REMOVED	FL
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 X X
TYPE 3-EARTH DIKE COMBINATION	---
TYPE 4-SILT FENCE COMBINATION	TSP-SF-LOD

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCP11 029 - 12 -

APPROVED BY	DATE
INITIAL SIGNATURE	MEGAN K. REISER 01/31/13
01 REVISION	MEGAN K. REISER 08/23/13
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



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

Rockville
Lanham
Waldorf
Leonardtown

www.soltesz.com

NO.	REVISIONS	DATE
05	REVISED FOR DSP 13006 CERTIFICATION	DJB 12/11/2013
04	REVISED LOD TO REFLECT CURRENT DESIGN	DJB 08/08/2013
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
NO.	DATE	BY
DATE:	APRIL 2012	DESIGNED: GAM
DESIGNED:	GAM	TECHNICIAN: GAM
CAD STANDARDS VERSION:	18 - 2000	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
PIES BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION.
CONTACT "MISS UTILITY" AT 1-800-251-7777, 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: 888-913-8886
CONTACT: MELANIE B. GRAF, P.E.

COPYRIGHT AND THE MAP PEOPLE PERMITTED USE NUMBER 2101/006	
MAP 90 GRID E4	
TAX MAP 03-03-A34-F34	
01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100	
WSSC 200 SHEET	
206 SE 08, 206 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 (19th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'

SHEET 10
OF 57

PROJECT NO.
19270300

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MATCHLINE SEE SHEET 10

ZONE:M-X-T
USE:CROPLAND

N/E
MAP 99, P219
DASC, LLC
L 20393 E 161

WOODLAND PRESERVATION
AREA A: 62.20 AC

MELWOOD ROAD

MAP 30, P182
WTC PROPERTY HOLDINGS, LLC
L 32150 F 230
NO PART 1

WTC PROPERTY HOLDINGS, LLC
L 32150 F 230
NO PART 1

MATCHLINE SEE SHEET 16

30 15 0 30 60



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

Rockville
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NO.	DATE	REVISIONS	BY	DATE
05	REVISD FOR DSP 13006 CERTIFICATION	DJB	12/11/2013	
04	REVISD LOD TO REFLECT CURRENT DESIGN	DJB	08/06/2013	
03	REVISD LOD & PRESERVE CLEARING AREA ASSOC. W/ THE CHANGE. REMOVED ADDITIONAL SEPCIMEN TREES	GAM	05/15/2013	
02	REVISD TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2013	
01	REVISD TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012	
NO.	DATE	BY	DATE	
APRIL 2012	CAD STANDARDS VERSION	VS 2010	CHECKED: THD	
DESIGNED: GAM	TECHNICIAN: GAM			

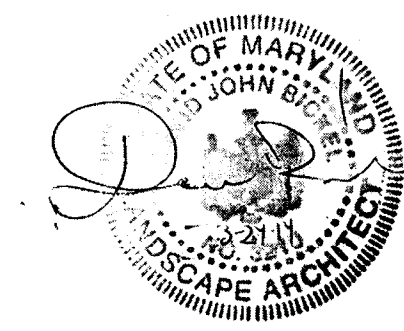
MISS UTILITY NOTE

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 1-800-357-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR THREED (3) INCHES, WHOEVER 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: 540-432-2158
FAX: 888-913-8686
CONTACT: MELANIE B. GRAF, P.E.

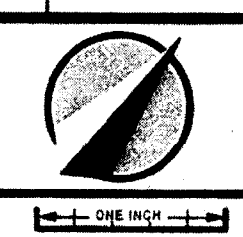
COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 21001209	
MAP 90	GRID 54
TAX MAP 80 C1.03A.4E3.4.F3.4 80 C1.03A.4E3.4.F3.4 80 C1.03A.4E3.4.F3.4	zoning category: M-X-T
MISSD DSP SHEET 206 SE 08, 206 SE 09 207 SE 08, 207 SE 09	XXXX
SITE DATUM HORIZONTAL: XXXXX VERTICAL: XXXXX	



TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II WESTPHALIA TOWN CENTER

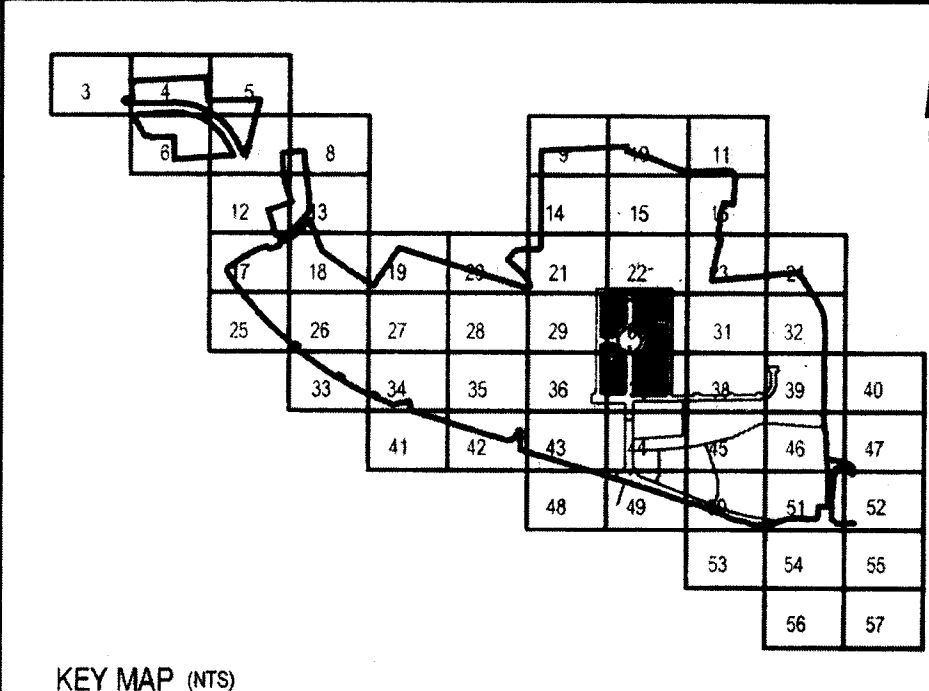
MELWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND



SHEET 11
OF 57

PROJECT NO
15270300

MATCHLINE SEE SHEET 12



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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	---
PROPOSED CONTOUR	---
STREAM	---
STREAM BUFFER	SB -
WETLAND	WL -
WETLAND BUFFER	WB -
FLOODPLAIN	FP -
PRIMARY MANAGEMENT AREA	PMA -
LIMIT OF DISTURBANCE	LOD -
NOISE CONTOUR	---
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 - 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 TCP/II 029 - 12 -	
APPROVED BY	DATE
INITIALS, STAFF SIGNATURE	MEGAN K. REISER 01/31/13
01 REVISION	MEGAN K. REISER 09/23/13
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

MATCHLINE SEE SHEET 10

SWM POND 1

SWM POND #2

WOODLAND
CLEARED FLOODPLAIN:
AREA C: 0.49 AC.

65 DBA
AAFB

MATCHLINE SEE SHEET 16

WOODLAND
PRESERVATION:
AREA G: 90.47 AC.

REMAINING LANDS RESIDUE
LIBER 3240
POL 0000

MAP 05 P162
WTC SUBSISTY HOLDINGS, LLC
L 32150 F 230
P.O. BART 1

BOTTOM OF
POND ELEV = 156.00

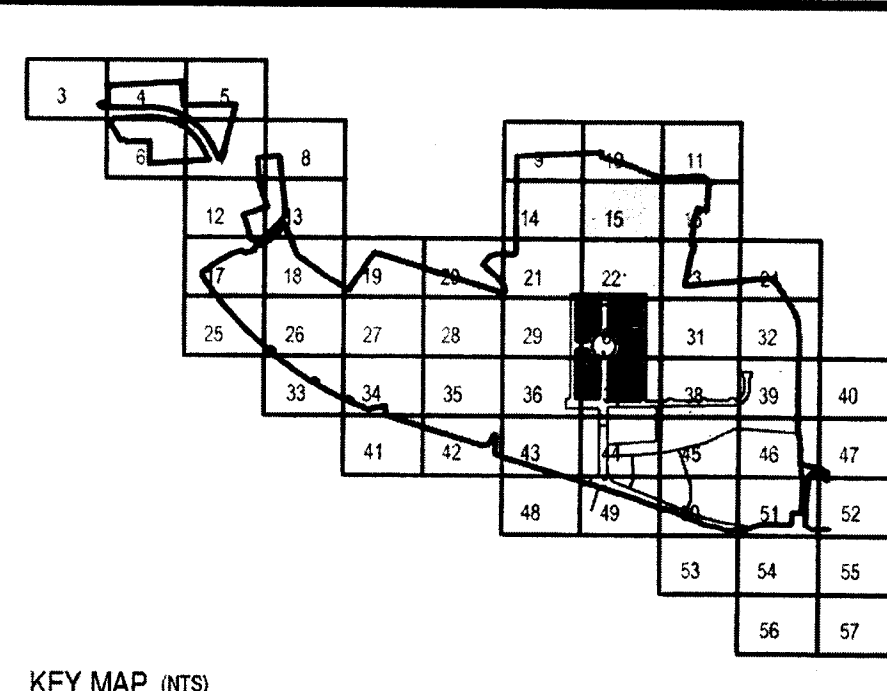
PERM POOL WSEL = 152.25
1-YR WSEL = 154.50
10-YR WSEL = 158.25
100-YR WSEL = 167.89

SWM BASEMENT

MATCHLINE SEE SHEET 22

30 15 0 30 60

SCALE: 1" = 30'



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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
 - PROPOSED CONTOUR
 - STREAM
 - STREAM BUFFER
 - WETLAND
 - WETLAND BUFFER
 - FLOODPLAIN
 - PRIMARY MANAGEMENT AREA
 - LIMIT OF DISTURBANCE
 - NOISE CONTOUR
 - EXISTING TREELINE
 - FOREST STAND BOUNDARY
 - SPECIMEN TREE WITH CRITICAL ROOT ZONE
 - SPECIMEN TREE TO BE REMOVED
 - FIELD LOCATED TREE
 - 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

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCP11 029 - 12 -

APPROVED BY	DATE
INITIAL STAFF	01/11/13
SIGNATURE	MEGAN K. REISER
01 REVISION	MEGAN K. REISER 09/22/13
02 REVISION	MEGAN K. REISER 3/26/14
03 REVISION	MEGAN K. REISER 3/26/14
04 REVISION	MEGAN K. REISER 3/26/14

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	10/10/12	EPS	02/04/13



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

Rockville
Lanham
Waldorf
Leonardtown

05	REVISED FOR DSP 13006 CERTIFICATION	DJB	12/11/2013
04	REVISED LOD TO REFLECT CURRENT DESIGN	DJB	08/06/2013
03	REVISED LOD & PRESERVATION AREA ASSOC. W/ THE CHANGE. REMOVED ADDITIONAL SPECIMEN TREES	GAM	09/15/2013
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
NO.	DATE	BY	DATE
DESIGNED	APRIL 2012	GAM	
CHECKED	TECHNICIAN	GAM	
		CHECKED:	THD

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES
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EXISTING UTILITIES AND UTILITY ORIGINATIONS BY DIGGING TEST
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CONTACT MISS UTILITY AT 1-800-527-7777 48 HOURS PRIOR TO
THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN
SHOWN ON THIS PLAN OR TRUNCATED TO MINIMUM, THE CONTRACTOR
MUST 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: 888-913-8668
CONTACT: MELANIE B. GRAF, P.E.

MAP	TAX MAP	CONV. CATEGORY
90	C3 03-4 E3-4	M.X.T.
91	01 E1-1	XXXX
92	02 E1-2	XXXX
93	03 E1-3	XXXX
94	04 E1-4	XXXX
95	05 E1-5	XXXX
96	06 E1-6	XXXX
97	07 E1-7	XXXX
98	08 E1-8	XXXX
99	09 E1-9	XXXX
100	10 E1-10	XXXX



TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

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

SHEET 15
OF 57

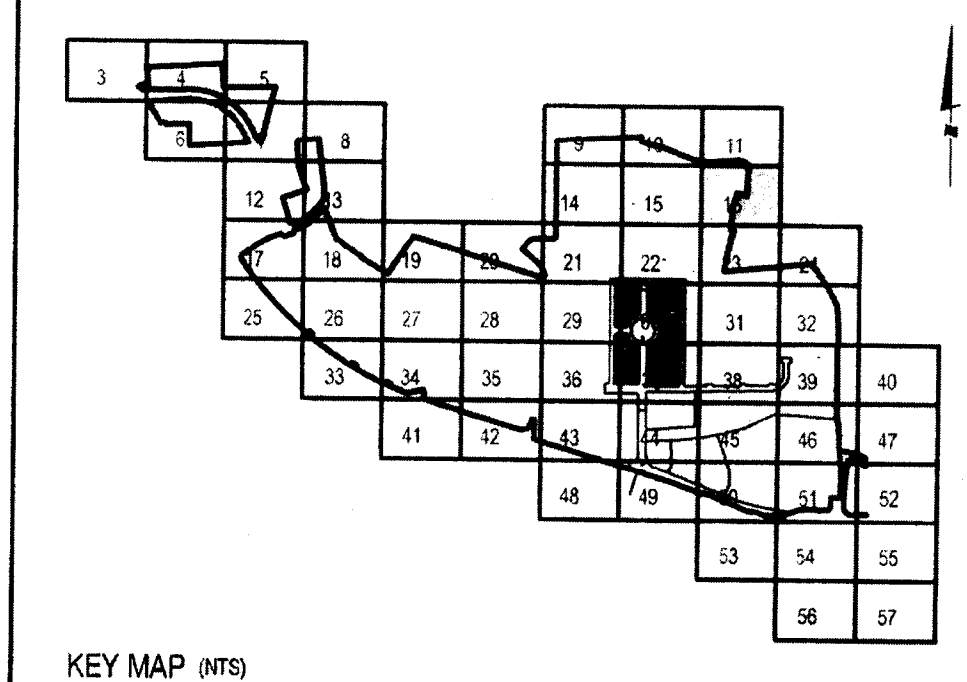
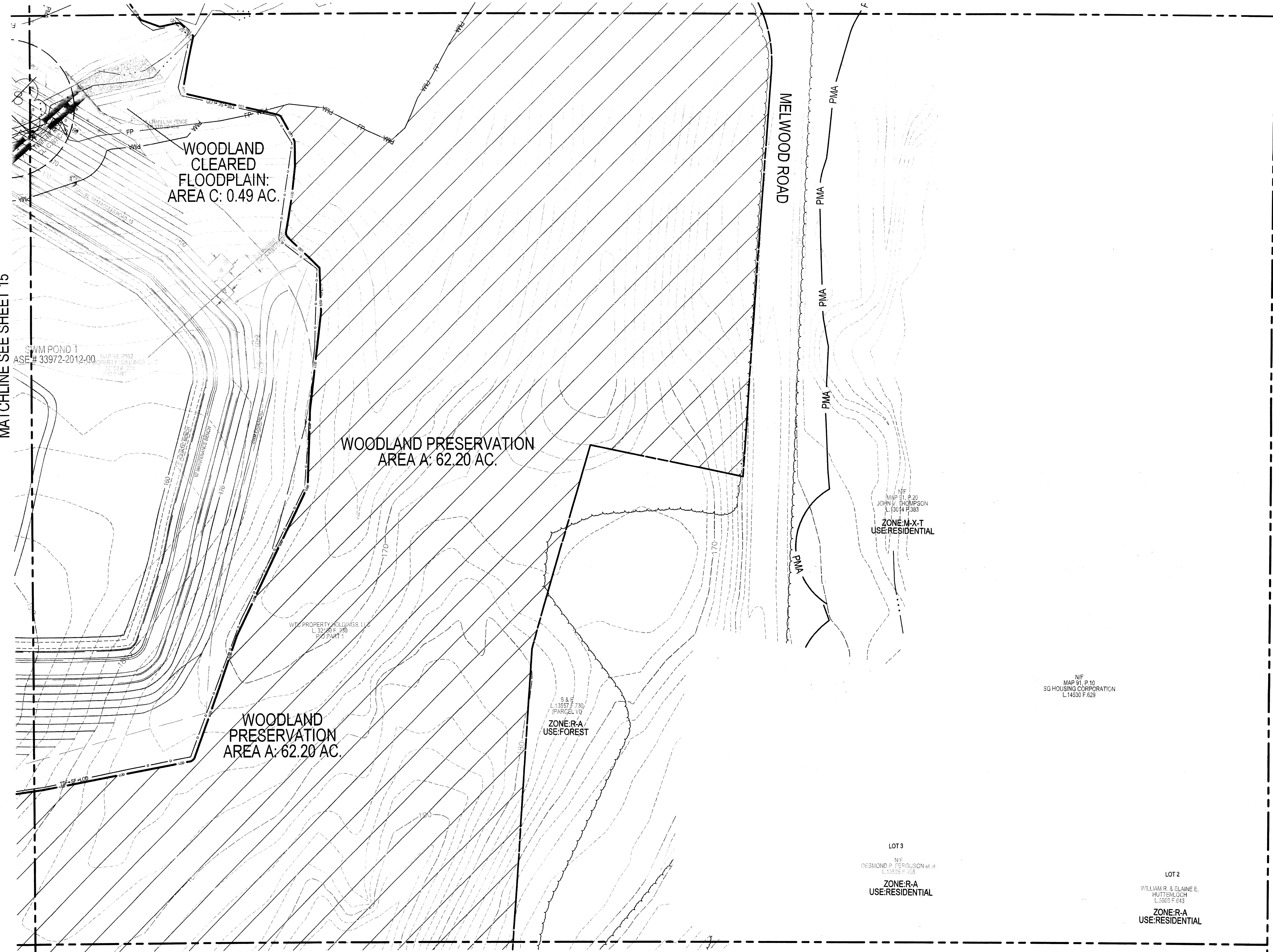
PROJECT NO.
19270300

MATCHLINE SEE SHEET 15

MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 23

30 15 0 30 60



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City and County certify that this plan
meets conditions of final approval
by the Planning Board, as designed
on 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	NOISE
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 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
INITIALS	DATE
01 REVISION	01/31/13
02 REVISION	02/23/13
03 REVISION	03/07/14
04 REVISION	03/07/14

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

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

MELWOOD (190) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

Engineering
Planning
Environmental SciencesLANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656

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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 OBTAINING TEST
PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION
CONTACT MISS UTILITY AT 1-800-367-7777 48 HOURS PRIOR TO
THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN
SHOWN ON THE 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.

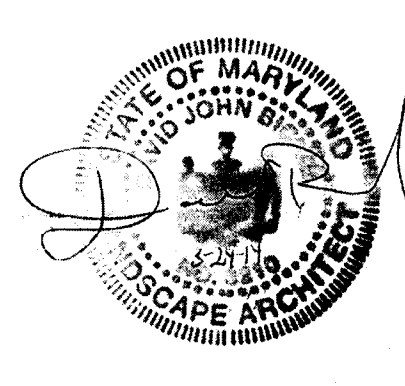
OWNER/DEVELOPER/APPLICANT

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

MOBILE: 540.632.2158
FAX: 888-913-8686
CONTACT: MELANIE B. GRAF, P.E.

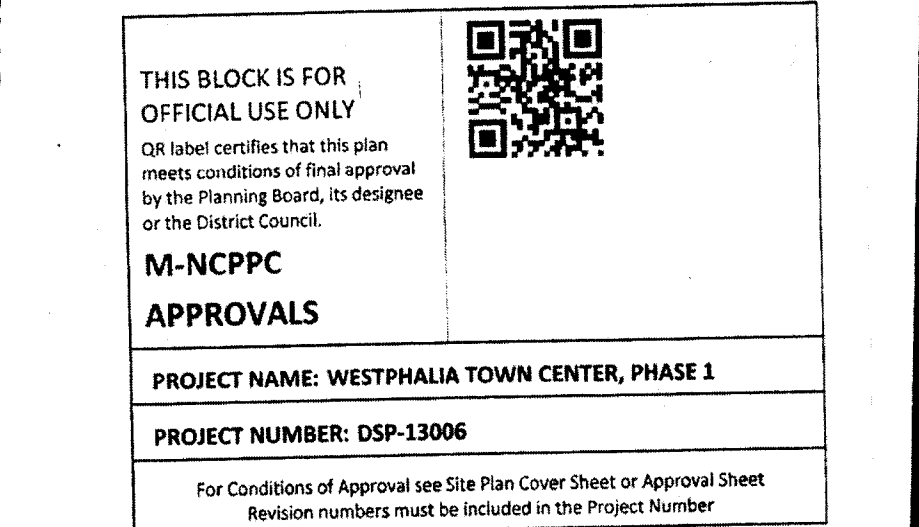
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PERMITTED USE NUMBER 21001200

MAP	NO	DATE	NO	DATE
TAX MAP	30	03/24/04	34	01/01/11
FLY	14	01/01/11		
208 SE 08 208 SE 09	207 SE 08 207 SE 09			
SITE DATUM				
HORIZONTAL				
VERTICAL				



1

SCALE: 1" = 30'



LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR 145
- PROPOSED CONTOUR 145
- STREAM
- STREAM BUFFER
- WETLAND
- WETLAND BUFFER
- FLOODPLAIN
- PRIMARY MANAGEMENT AREA
- LIMIT OF DISTURBANCE
- NOISE CONTOUR
- EXISTING TREELINE
- FOREST STAND BOUNDARY
- SPECIMEN TREE WITH CRITICAL ROOT ZONE
- SPECIMEN TREE TO BE REMOVED
- FIELD LOCATED TREE
- 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
- 70 dBA
A+C-B
- PMA
- LOD
- SB
- WL
- WB
- FP
- FL
- ▲
-
- X
- o
- TSF

M-NCPCC 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	3/5/14
03 REVISION	Megan K. Reiser	3/5/14
04 REVISION		

M-NCPPC APPROVALS

[illegible]**TREE CONSERVATION PLAN TYPE II**

TREE CONSERVATION TYPE II MD. NA PRI WESTPHALIA TOWN CENTER

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



0 1 INCH

1° = 30'

22

SHEET 22

OF 57

PROJECT NO.

19270300

3.fbl 3/20/2014 11:3


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Engineering
Planning
Environmental Sciences

Rockville
Lanham
Waldorf
Leonardtown

[illegible]

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 1-800-287-7777, 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 BEGINNING CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

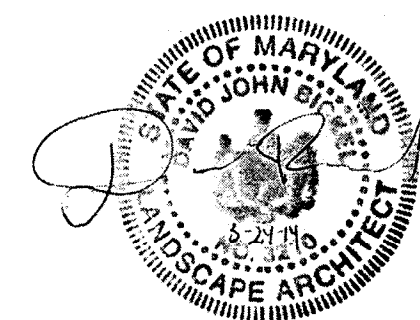
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FAX: 888-913-8686
CONTACT : MELANIE B. GRAF, P.E.

COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 21001200

TAX MAP		ZONING CATE	
90 C3, D3-4, E3-4, F3-4		M-X-T	
91 A4			
99 D1, E1, F1			
WSSC 200' SHEET		XXXX:	
206 SE 08, 206 SE 09			
207 SE 08, 207 SE 09			
SITE DATUM		XXXX:	
HORIZONTAL:			

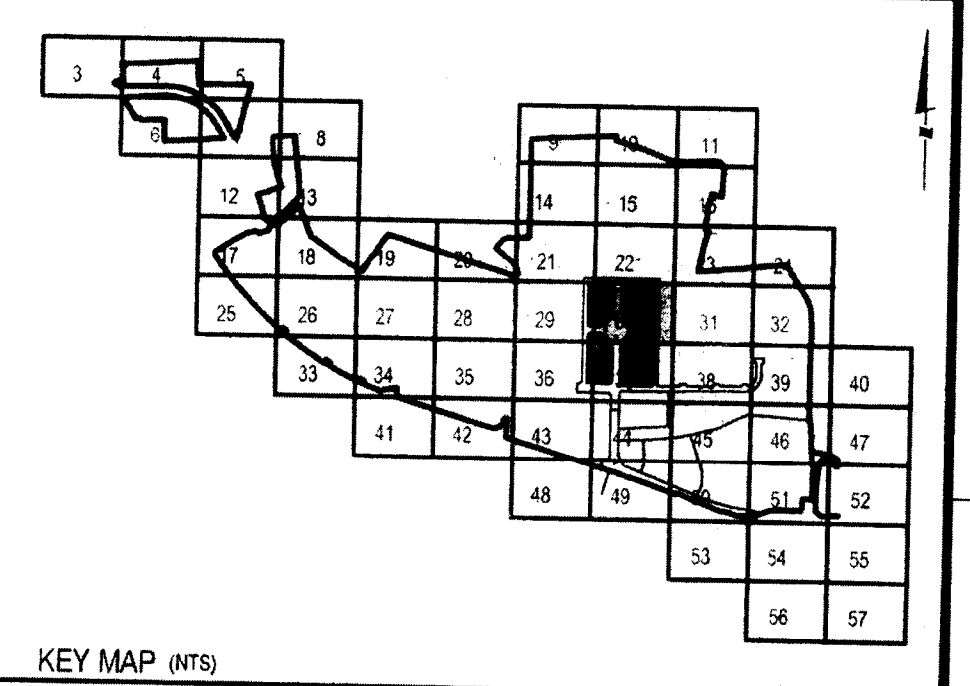


MATCHLINE SEE SHEET 22

MATCHLINE SEE SHEET 29

MATCHLINE SEE SHEET 31

MATCHLINE SEE SHEET 37



THIS BLOCK IS FOR OFFICIAL USE ONLY. All 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 I

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
 - PROPOSED CONTOUR
 - STREAM
 - STREAM BUFFER
 - WETLAND
 - WETLAND BUFFER
 - FLOODPLAIN
 - PRIMARY MANAGEMENT AREA
 - LIMIT OF DISTURBANCE
 - NOISE CONTOUR
 - EXISTING TREELINE
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M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCP11 029 - 12

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03 REVISION	Megan K. Reiser 3/25/14
04 REVISION	Megan K. Reiser 3/25/14

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PROJECT NUMBER: DSP-13006

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET (REVISED LISTED BELOW APP-1 TO THIS SHEET)

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Engineering
Planning
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MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND DEPTH 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
CO 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.

MAP	TAX MAP	ZONING CATEGORRY
30	C3.03A-E4-F5A	MX-CF
31	D1.01-F1	XXXX
32	W501-000-SHEET	XXXX
33	200 SE OR 200 SE OR 207 SE OR 207 SE OR	XXXX
34	SITE DATUM	XXXX
35	HORIZONTAL	XXXX
36	VERTICAL	XXXX



TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

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

P:\15270300\ENGINEERING\TCP11_30.sht Scale: 30,000 1"=100' User: C:\Bckal\PLT\drv Grey.plt Job: 11-22-2014 11:42:29 AM

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PROPERTY BOUNDARY _____

EXISTING CONTOUR _____ 145 _____

PROPOSED CONTOUR _____ 145 _____

STREAM _____

STREAM BUFFER _____

WETLAND _____ SB

WETLAND BUFFER _____ WL

FLOODPLAIN _____ WB

_____ FP

PRIMARY MANAGEMENT AREA _____ PMA

LIMIT OF DISTURBANCE _____ LOD

NOISE CONTOUR _____

EXISTING TREELINE _____

FOREST STAND BOUNDARY _____

SPECIMEN TREE WITH CRITICAL ROOT ZONE

SPECIMEN TREE TO BE REMOVED

FIELD LOCATED TREE

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

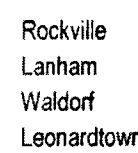
TSF-SF-1.00

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII 029 - 12 -	
APPROVED BY	DATE
INITIAL STAFF SIGNATURE	01/31/12
01 REVISION	MEGAN K. REISER 02/23/12
02 REVISION	<i>Megan K Reiser</i> 3/6/12
03 REVISION	<i>Megan K Reiser</i> 3/6/12
04 REVISION	

[illegible]

SCALE: 1" = 30'

A horizontal number line with tick marks at 30, 15, 0, 30, and 60. The segment between 0 and 30 is shaded black.

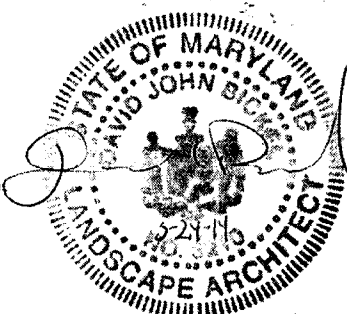


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MOBILE: 540-532-2158
FAX: 888-913-8686
CONTACT : MELANIE B. GRAF, P.E.

COPYRIGHT ADC THE MAP PEOPLE	
PERMITTED USE NUMBER 21001200	
MAP 90	GRID F4
TAX MAP	
90 C3, D3-4, E3-4, F3-4	ZONING CATEGORY: M-X-T
91 A4	
99 D1-E1, F1	
WSSC 200' SHEET	
206 SE 08, 206 SE 09	
207 SE 08, 207 SE 09	
XXXX:	
SITE DATUM	
XXXX:	
HORIZONTAL: _____	
VERTICAL: _____	



TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

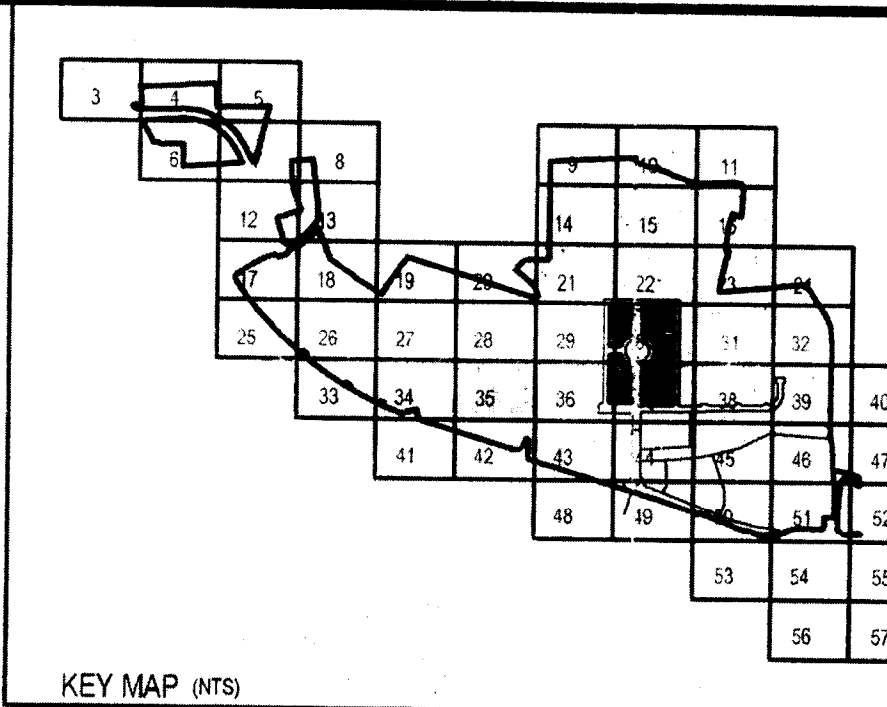


PAGE 31
OF 57

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

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MATCHLINE SEE SHEET 28



THIS BLOCK IS FOR OFFICIAL USE ONLY
OR local 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 I
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.

MATCHLINE SEE SHEET 36

- LEGEND
- PROPERTY BOUNDARY
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - STREAM
 - STREAM BUFFER
 - WETLAND
 - WETLAND BUFFER
 - FLOODPLAIN
 - PRIMARY MANAGEMENT AREA
 - LIMIT OF DISTURBANCE
 - NOISE CONTOUR
 - EXISTING TREELINE
 - FOREST STAND BOUNDARY
 - SPECIMEN TREE WITH CRITICAL ROOT ZONE
 - SPECIMEN TREE TO BE REMOVED
 - FIELD LOCATED TREE
 - 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

M-NCPPC APPROVALS			
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCP# 029 - 12			
APPROVED BY	DATE		
INITIAL STAFF SIGNATURE	MEGAN K. REISER	01/21/13	
01 REVISION	MEGAN K. REISER	06/20/13	
02 REVISION	MEGAN K. REISER	3/25/14	
03 REVISION	MEGAN K. REISER	5/25/14	
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'

MATCHLINE SEE SHEET 34

MATCHLINE SEE SHEET 42



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

REVISIONS			
NO.	DATE	BY	DATE
05	REVISOR FOR DSP 13006 CERTIFICATION	DJB	12/11/2013
04	REVISOR LOD TO REFLECT CURRENT DESIGN	DJB	08/06/2013
03	REVISOR LOD & PRESERVATION AREA ASSOC. W/ THE CHANGE. REMOVED ADDITIONAL SPECIMEN TREES	GAM	05/15/2013
02	REVISOR TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2013
01	REVISOR TO MEET DSP 12017 RESOLUTION COMMENTS	GAM	11/13/2012
DESIGNED			
DATE	APRIL 2012	CAD STANDARDS VERSION	V8 - 2009
DESIGNED	GAM	TECHNICIAN	GAM
		CHECKED	THD

MISS UTILITY NOTE

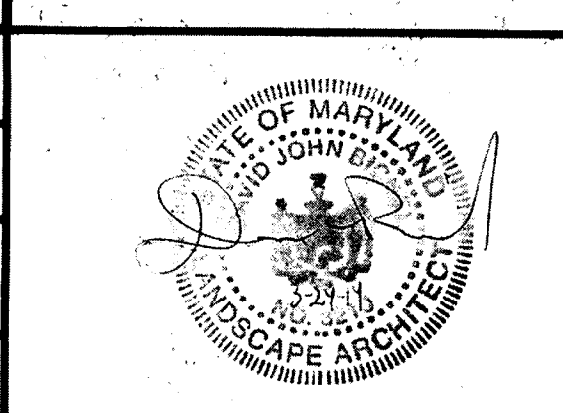
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-521-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TABLE 110 INCHES, WHOEVER 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: 888-913-8586
CONTACT: MELANIE B. GRAF, P.E.

COPYRIGHT AND THE MAP PEOPLE	
MAP	GRID
TAX MAP	PERMITTED USE NUMBER 21001200
03-04-43-43-4	
04-01-21	
WSSC 2007 SHEET	XXXX
08 SE 04, 08 SE 09	
205 SE 08, 207 SE 09	
SITE DATUM	XXXX
HORIZONTAL	
VERTICAL	



TREE CONSERVATION PLAN TYPE II

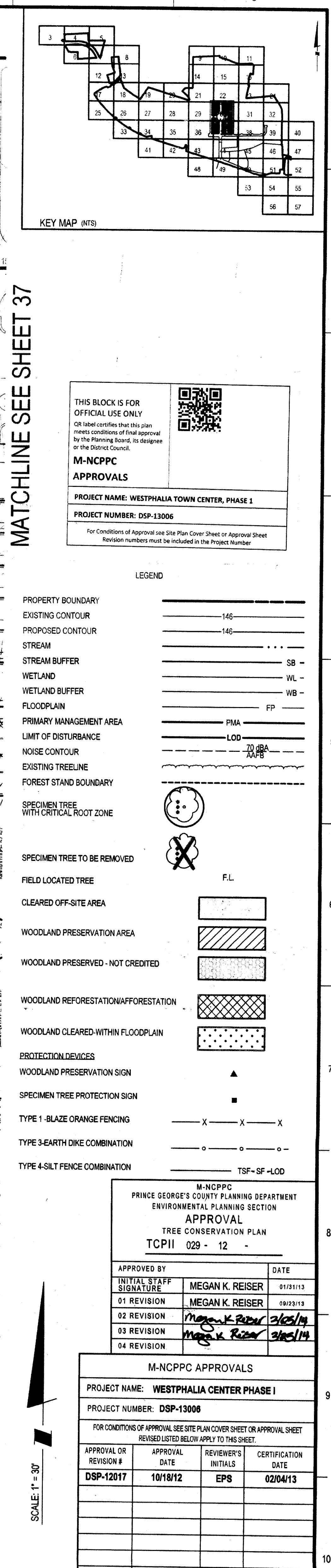
TREE CONSERVATION TYPE II

WESTPHALIA TOWN CENTER

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

SHEET **35**
OF **57**

PROJECT NO.
19270200

[illegible]



LEGEND

SCALE: 1" = 30'

M-NCPPC APPROVALS



PROJECT NO.
19270300

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

P:\19270300\ENGINEERING\VTCP\11_37.sht Scale= 30.0000 ft/in. User= DBickel PLTdrv= Grey plot Pntri= TEXT SUBJ: 3/20/2014 11:46:07 AM

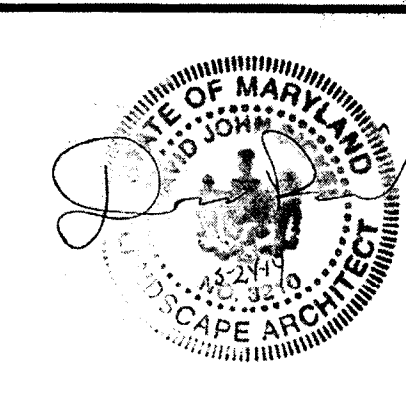
40' 65 dBA (Upper Level)

30 15 0 30 60

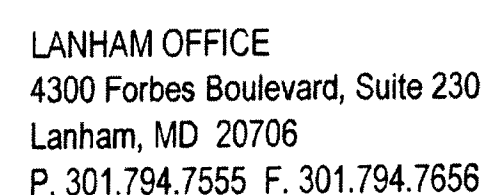
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-267-7777, 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.

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

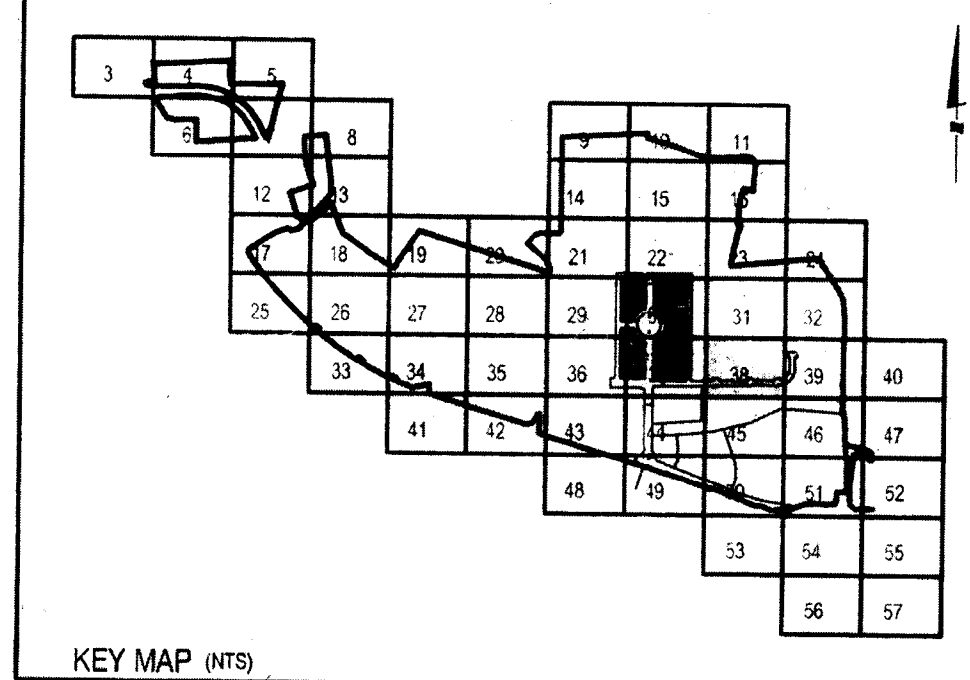
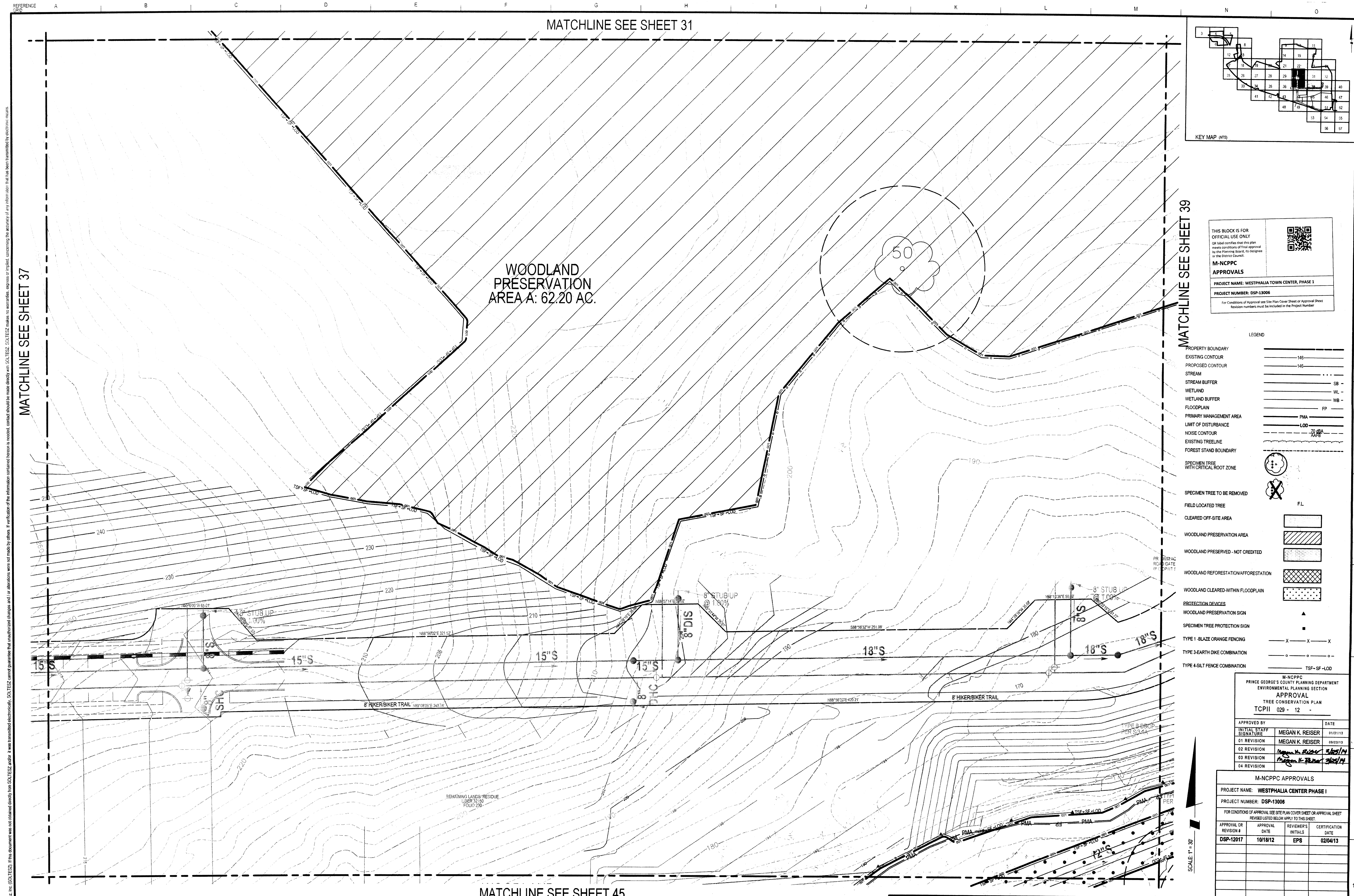
MOBILE: 540-532-2158
FAX: 888-913-8686
CONTACT: MELANIE B. GRAF, P.E.



DATE: APRIL 2012	CAD STANDARDS VERSION: V3 - 2000
DESIGNED: CAM	TECHNICIAN: CAM
	CHECKED: THD



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THIS BLOCK IS FOR OFFICIAL USE ONLY

OR label confirms that this plan meets conditions of final approval by the Planning Board, its designee or the Project Owner.

M-NCPPC APPROVALS

PROJECT NAME: WESTPHALIA TOWN CENTER, PHASE I

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.

MATCHLINE SEE SHEET 39

- LEGEND
- PROPERTY BOUNDARY
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - STREAM
 - STREAM BUFFER
 - WETLAND
 - WETLAND BUFFER
 - FLOODPLAIN
 - PRIMARY MANAGEMENT AREA
 - LIMIT OF DISTURBANCE
 - NOISE CONTOUR
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 - 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

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 01/21/13
01 REVISION	MEGAN K. REISER 08/23/13
02 REVISION	MEGAN K. REISER 5/25/14
03 REVISION	MEGAN K. REISER 5/25/14
04 REVISION	

M-NCPPC APPROVALS

PROJECT NAME: WESTPHALIA TOWN CENTER PHASE I

PROJECT NUMBER: DSP-13006

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISIONS 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

Rockville
Lanham
Waldorf
Leonardtown

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

www.solteszco.com

Engineering
Planning
Environmental Sciences

05	REVISED FOR DSP 13006 CERTIFICATION	DJB	12/11/2013
04	REVISED LOD TO REFLECT CURRENT DESIGN	DJB	08/09/2013
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
NO.	REVISIONS	BY	DATE
DESIGNED	GAM	TECHNICIAN	GAM
DATE:	APRIL 2012	CAD STANDARDS VERSION	VB - 2009
CHECKED	THD		

MISS UTILITY NOTE

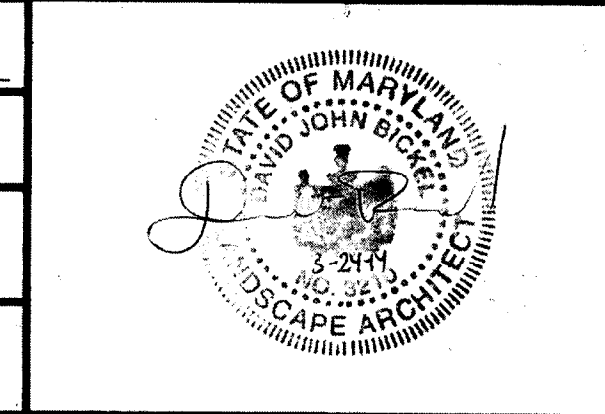
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY OBTAINING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-227-7774 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR THERE ARE 10 INCHES, WHOEVER 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.

MAP	30	GRID	F4
TAX MAP	30	ZONING CATEGORY	M-X-Y
30	C3 034C34F34		
01	01.01.F1		
NSIC 200 SHEET			EXXX
200 SE 08, 200 SE 09, 207 SE 08, 207 SE 09			
SITE DATUM			EXXX
HORIZONTAL			
VERTICAL			



TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II

WESTPHALIA TOWN CENTER

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

SCALE: 1" = 30'

SHEET 38 OF 57

PROJECT NO. 19270300

P:\19270300\ENGINEER\ENV\TCPII_38.dwg Scale= 30.0000 7/1 in. User= DBickel PLTAdv- Grey pltdrv Pentbin= TEXT_SJB.tst 3/20/2014 11:46:54 AM

WOODLAND
PRESERVATION
AREA A: 62.20 AC.

ZONE:R-A
USE:RESIDENTIAL

MATCHLINE SEE SHEET 38

NM POND #1

~~SWM POND 2~~

TEMPORARY
CONSTRUCTION
ENTRANCE

DAY FAMILY TRUST
L.14940 F.648
L.15972 F.160
L.15972 F.154
ZONE:R-A
USE:RESIDENTIAL

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

MATCHLINE SEE SHEET 46



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

Engineering
Planning
Environmental Sciences

Rockville
Lanham
Waldorf
Leonardtown

[illegible]

MISS UTILITY NOTE

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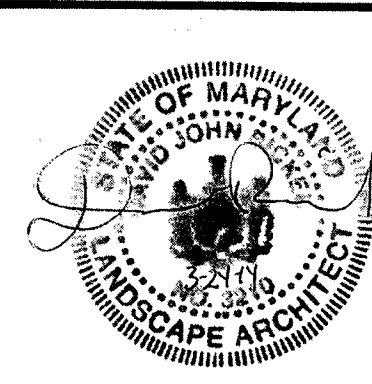
OWNER/DEVELOPER/APPLICANT

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

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TAX MAP	ZONING CATEG
80 C3, D3-4, E3-4, F3-4	M-X-T
91 A4	
99 D1, E1, F1	
WSSC 200' SHEET	XXXX:
206 SE 08, 206 SE 09	
207 SE 08, 207 SE 09	
SITE DATUM	XXXX:
HORIZONTAL: _____	

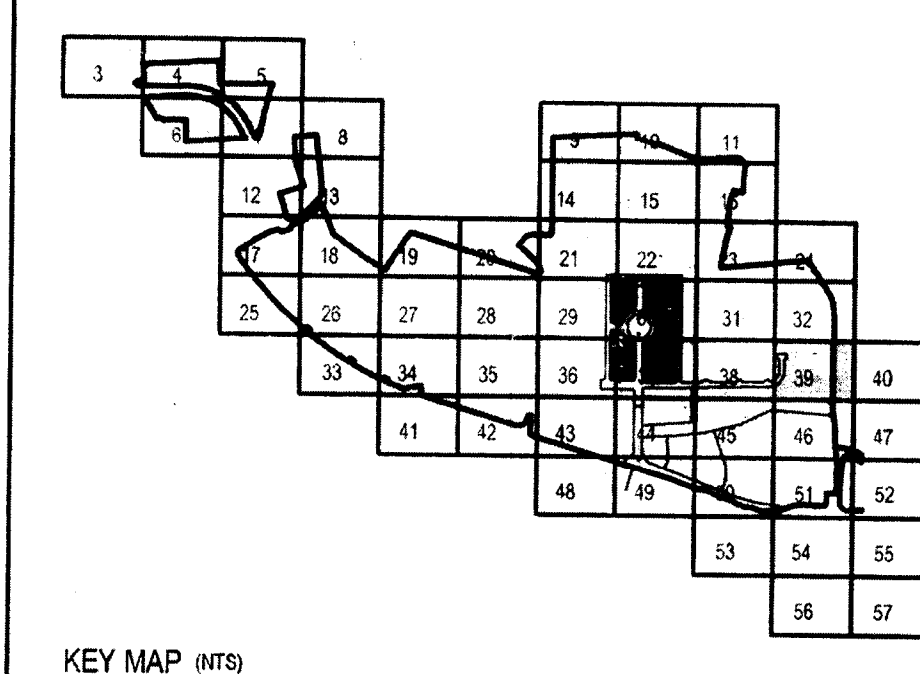


TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

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

P:\19270300\ENGINEER\EN\ATCPII_39.sht Scale= 30.0000 # / in. User= DBriel PLT Id= Garynaka Date= 2002-09-11 10:33:54 11/27/02



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QR label certifies that this
meets conditions of final ap-
proval by the Planning Board, its
successor 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	
PROPOSED CONTOUR	
STREAM	
STREAM BUFFER	
WETLAND	
WETLAND BUFFER	
FLOODPLAIN	
PRIMARY MANAGEMENT AREA	
LIMIT OF DISTURBANCE	
NOISE CONTOUR	
EXISTING TREELINE	
FOREST STAND BOUNDARY	
 SPECIMEN TREE WITH CRITICAL ROOT ZONE	
 SPECIMEN TREE TO BE REMOVED	
 FIELD LOCATED TREE	
 Cleared Off-Site Area	
 WOODLAND PRESERVATION AREA	
 WOODLAND PRESERVED - NOT CREDITED	
 WOODLAND REFORESTATION/AFFORESTATION	
 WOODLAND CLEARED WITHIN FLOODPLAIN	
 <u>PROTECTION DEVICES</u>	
WOODLAND PRESERVATION SIGN	
SPECIMEN TREE PROTECTION SIGN	
 TYPE 1-BLAZE ORANGE FENCING	
TYPE 3-EARTH DIKE COMBINATION	
TYPE 4-SILT FENCE COMBINATION	

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	<i>Megan K Reiser</i>	<i>3/25/14</i>
03 REVISION	<i>Megan K Reiser</i>	<i>3/25/14</i>
04 REVISION		

M-NCPPC APPROVALS

PROJECT NAME: WESTPHALIA CENTER PHASE I

PROJECT NUMBER: DSR-13009

FOR CONDITIONS OF AWARD, SEE SITE B

[illegible]

SCALE: 1" = 30'



SHEET 39
OF 57

PROJECT NO.
10030200

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

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Rockville
Lanham
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www.solteszco.com

NO.	DATE	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 & PRESERVATION 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	DESIGNED	CAD STANDARDS VERSION	TECHNICIAN	CHECKED
APRIL 2012	GAM	VR - 2009	GAM	THD

MISS UTILITY NOTE

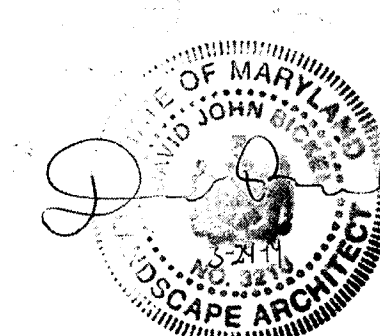
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OWNER/DEVELOPER/APPLICANT

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

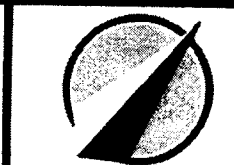
MAP	TAX MAP	ZONING CATEGORY
30	03 034E34734	M-X-T
01	01 01 01 01	
NSDC 100' SHEET	XXXX	
205 SE 08, 205 SE 09, 207 SE 08, 207 SE 09	XXXX	
SITE DATUM	XXXX	
HORIZONTAL		
VERTICAL		



TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II WESTPHALIA TOWN CENTER

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



1" = 30'

SHEET 41 OF 57

PROJECT NO. 19270300

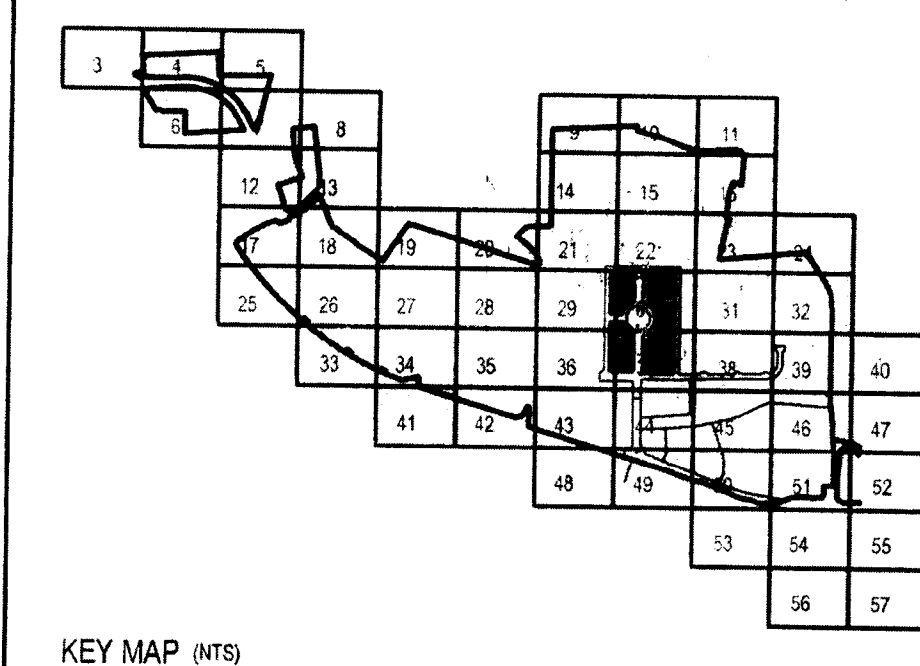
MATCHLINE SEE SHEET 34

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



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M-NCPPC APPROVALS

PROJECT NAME: WESTPHALIA TOWN CENTER, PHASE I

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	---
PRIMARY MANAGEMENT AREA	---PMA---
LIMIT OF DISTURBANCE	---LOD---
NOISE CONTOUR	---10 dBA X-10 dBA---
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---X---X---
TYPE 3-EARTH DIKE COMBINATION	---o---o---o---
TYPE 4-SILT FENCE COMBINATION	---TSP-SF-LOD---

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCP11 029 - 12 -

APPROVED BY	DATE
INITIAL STAFF SIGNATURE	MEGAN K. REISER 01/21/13
01 REVISION	MEGAN K. REISER 08/23/13
02 REVISION	MEGAN K. REISER 05/14
03 REVISION	MEGAN K. REISER 5/15/14
04 REVISION	

M-NCPPC APPROVALS

PROJECT NAME: WESTPHALIA CENTER PHASE I

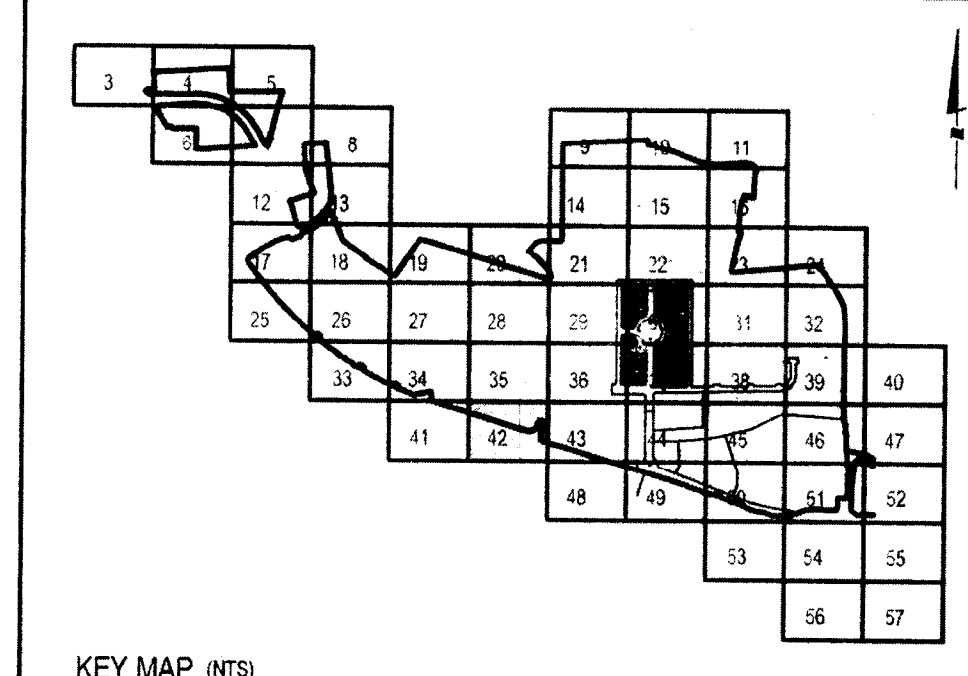
PROJECT NUMBER: DSP-13006

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	EPB	02/04/13

MATCHLINE SEE SHEET 41

MATCHLINE SEE SHEET 35



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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
 - PROPOSED CONTOUR
 - STREAM
 - STREAM BUFFER
 - WETLAND
 - WETLAND BUFFER
 - FLOODPLAIN
 - PRIMARY MANAGEMENT AREA
 - LIMIT OF DISTURBANCE
 - NOISE CONTOUR
 - EXISTING TREELINE
 - FOREST STAND BOUNDARY
 - SPECIMEN TREE WITH CRITICAL ROOT ZONE
 - SPECIMEN TREE TO BE REMOVED
 - FIELD LOCATED TREE
 - 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

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCP11 029 - 12		
APPROVED BY	DATE	
INITIAL STAFF SIGNATURE	MEGAN K. REISER	01/31/13
01 REVISION	MEGAN K. REISER	08/29/13
02 REVISION	MEGAN K. REISER	06/14/14
03 REVISION	MEGAN K. REISER	06/14/14
04 REVISION	MEGAN K. REISER	06/14/14

M-NCPPC APPROVALS			
PROJECT NAME: WESTPHALIA CENTER PHASE 1			
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 #	DATE	INITIALS	CERTIFICATION DATE
DSP-12017	10/18/12	EPS	02/04/13

SCALE 1" = 30'



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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
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DATE: APRIL 2012 CAD STANDARDS VERSION: V8 - 2008			
DESIGNED: GAM	TECHNICIAN: GAM	CHECKED: THD	

MISS UTILITY NOTE

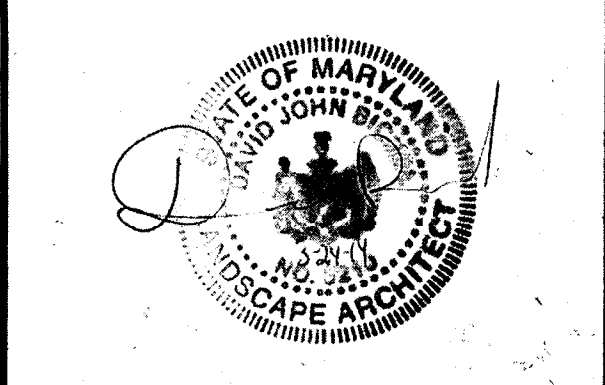
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MOBILE: 540.532.2158
FAX: 888-913-8686
CONTACT: MELANIE B. GRAF, P.E.

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MAP	GRID
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31	35
32	36
33	37
34	38
35	39
36	40
37	41
38	42
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53	57



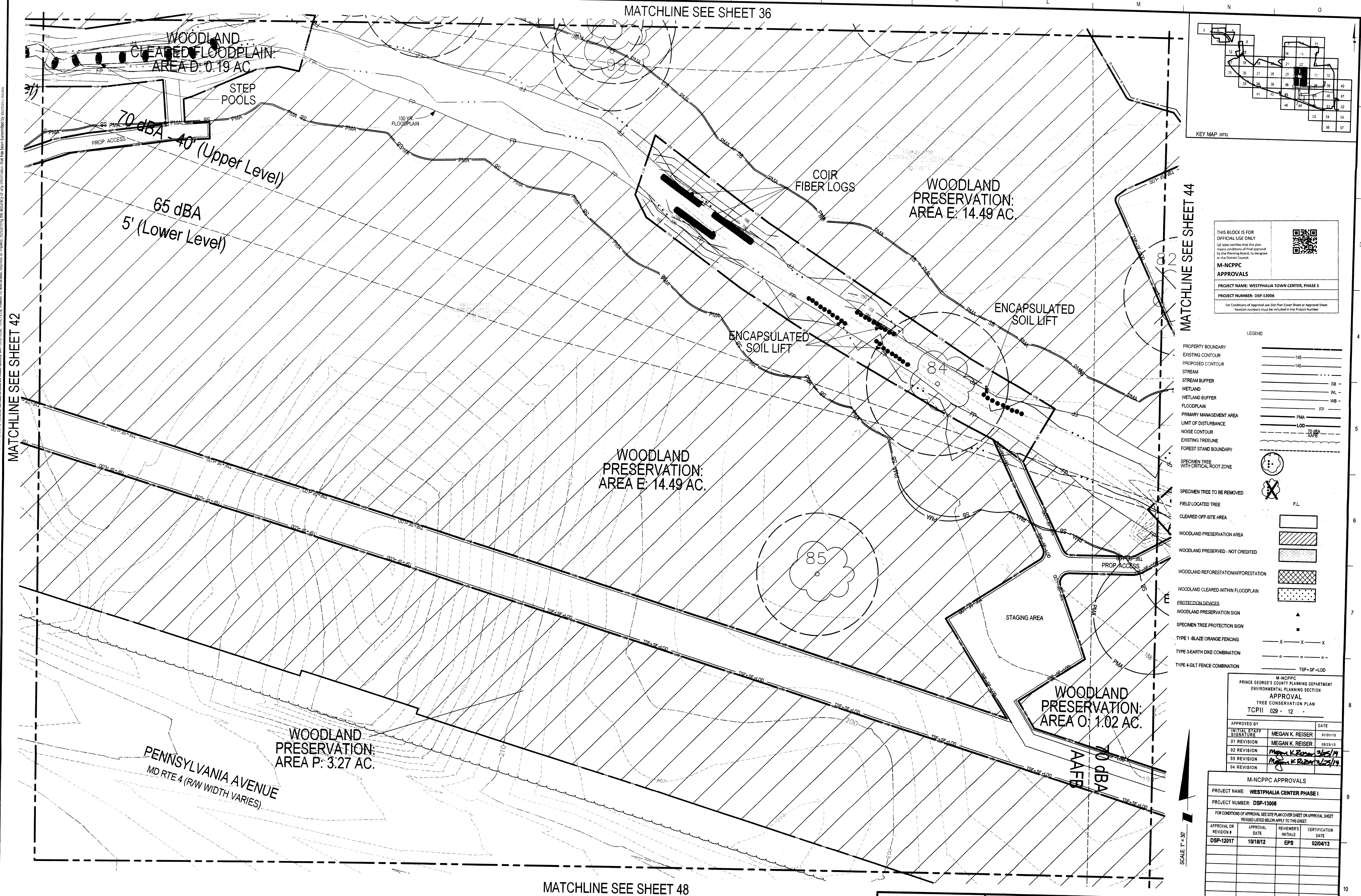
TREE CONSERVATION PLAN TYPE II

**TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER**

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

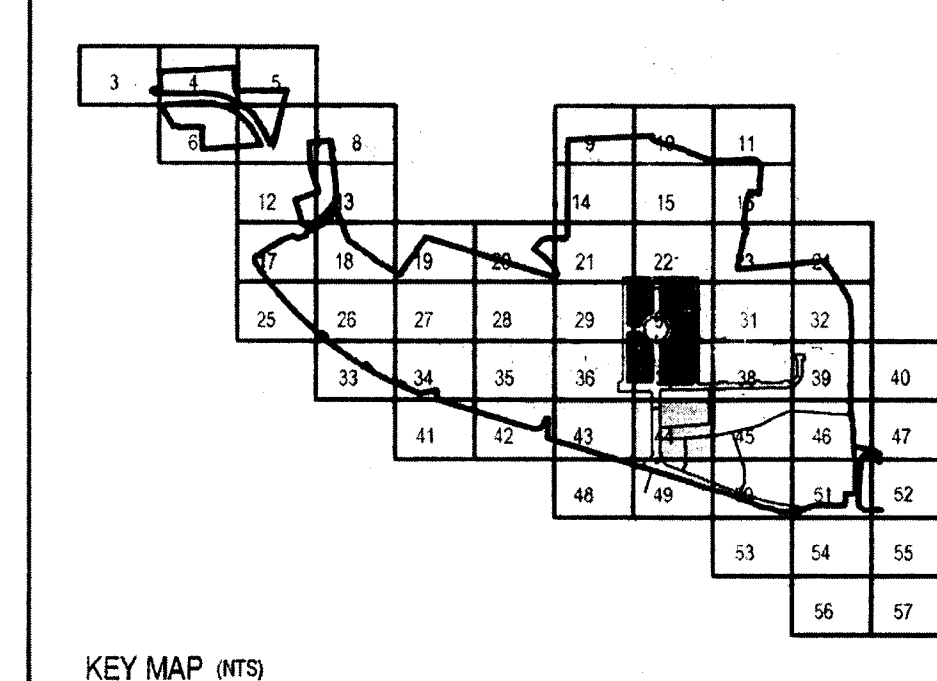
SHEET 42 OF 57

PROJECT NO. 19270300



SOLTESZ LANHAM OFFICE 4300 Forbes Boulevard, Suite 230 Lanham, MD 20708 P. 301.794.7555 F. 301.794.7856 Engineering Planning Environmental Sciences	Rockville Lanham Waldorf Lorton/Dorham	<table border="1" style="width:100%; border-collapse: collapse;"> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td>05</td><td>REVISED FOR DSP 13006 CERTIFICATION</td><td>DJB</td><td>12/11/2013</td></tr> <tr><td>04</td><td>REVISED LOD TO RELECT CURRENT DESIGN</td><td>DJB</td><td>06/03/2013</td></tr> <tr><td>03</td><td>REVISED LOD & PRESERVE/CLEARING AREA ASSOC. W/ THE CHANGE. REMOVED ADDITIONAL SPECIMEN TREES</td><td>GAM</td><td>05/15/2013</td></tr> <tr><td>02</td><td>REVISED TO MEET MNCPPC COMMENTS DATED 01/11/2013</td><td>GAM</td><td>01/22/2013</td></tr> <tr><td>01</td><td>REVISED TO MEET DSP-12017 RESOLUTION COMMENTS</td><td>GAM</td><td>11/13/2012</td></tr> </table>					05	REVISED FOR DSP 13006 CERTIFICATION	DJB	12/11/2013	04	REVISED LOD TO RELECT CURRENT DESIGN	DJB	06/03/2013	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 01/11/2013	GAM	01/22/2013	01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012	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 1-800-827-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN, TWELVE (12) INCHES, WRITER OR LEADS, 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.	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">COPYRIGHT AND THE MAP PEOPLE PERMITTED USE NUMBER 2765200</th> </tr> <tr> <td>MAP NO. 90 GRID FE</td> <td>TAX MAP ZONING CATEGORY:</td> </tr> <tr> <td>10 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390 400 410 420 430 440 450 460 470 480 490 500 510 520 530 540 550 560 570 580 590 600 610 620 630 640 650 660 670 680 690 700 710 720 730 740 750 760 770 780 790 800 810 820 830 840 850 860 870 880 890 900 910 920 930 940 950 960 970 980 990 1000</td> <td>M-X-T</td> </tr> <tr> <td>WISD 200 SHEET</td> <td>XXXX</td> </tr> <tr> <td>206 SE 08, 206 SE 09, 207 SE 08, 207 SE 09</td> <td>XXXXXX</td> </tr> <tr> <td>SITE DATUM</td> <td>XXXXXX</td> </tr> <tr> <td>HORIZONTAL</td> <td>XXXXXX</td> </tr> <tr> <td>VERTICAL</td> <td>XXXXXX</td> </tr> </table>	COPYRIGHT AND THE MAP PEOPLE PERMITTED USE NUMBER 2765200		MAP NO. 90 GRID FE	TAX MAP ZONING CATEGORY:	10 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390 400 410 420 430 440 450 460 470 480 490 500 510 520 530 540 550 560 570 580 590 600 610 620 630 640 650 660 670 680 690 700 710 720 730 740 750 760 770 780 790 800 810 820 830 840 850 860 870 880 890 900 910 920 930 940 950 960 970 980 990 1000	M-X-T	WISD 200 SHEET	XXXX	206 SE 08, 206 SE 09, 207 SE 08, 207 SE 09	XXXXXX	SITE DATUM	XXXXXX	HORIZONTAL	XXXXXX	VERTICAL	XXXXXX	FREE CONSERVATION PLAN TYPE II WESTPHALIA TOWN CENTER MD, NAT'L CAP. PK. 3% PL. COMM. PRINCE GEORGE'S COUNTY ENVIRONMENTAL PLANNING DIVISION APR 2 2014 RECEIVED COUNTYWIDE PLANNING DIVISION ENVIRONMENTAL PLANNING SECTION MELWOOD (1906) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND	 1" = 30' SHEET 43 OF 57 PROJECT NO. 19270300
05	REVISED FOR DSP 13006 CERTIFICATION	DJB	12/11/2013																																												
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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 01/11/2013	GAM	01/22/2013																																												
01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012																																												
COPYRIGHT AND THE MAP PEOPLE PERMITTED USE NUMBER 2765200																																															
MAP NO. 90 GRID FE	TAX MAP ZONING CATEGORY:																																														
10 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390 400 410 420 430 440 450 460 470 480 490 500 510 520 530 540 550 560 570 580 590 600 610 620 630 640 650 660 670 680 690 700 710 720 730 740 750 760 770 780 790 800 810 820 830 840 850 860 870 880 890 900 910 920 930 940 950 960 970 980 990 1000	M-X-T																																														
WISD 200 SHEET	XXXX																																														
206 SE 08, 206 SE 09, 207 SE 08, 207 SE 09	XXXXXX																																														
SITE DATUM	XXXXXX																																														
HORIZONTAL	XXXXXX																																														
VERTICAL	XXXXXX																																														
		DATE: APRIL 2012 CAD STANDARDS VERSION: V9 - 2000 DESIGNED: GAM TECHNICIAN: GAM CHECKED: THD																																													

MATCHLINE SEE SHEET 37



THIS BLOCK IS FOR OFFICIAL USE ONLY
C&G used certifies that this plan meets the conditions of final approval by the Planning Board, its design is in the Public Record.

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

MATCHLINE SEE SHEET 45

LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- STREAM
- STREAM BUFFER
- WETLAND
- WETLAND BUFFER
- FLOODPLAIN
- PRIMARY MANAGEMENT AREA
- LIMIT OF DISTURBANCE
- NOISE CONTOUR
- EXISTING TREELINE
- FOREST STAND BOUNDARY
- SPECIMEN TREE WITH CRITICAL ROOT ZONE
- SPECIMEN TREE TO BE REMOVED
- FIELD LOCATED TREE
- 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

M-NCPPC APPROVALS			
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	01/21/13	
01 REVISION	MEGAN K. REISER	09/23/13	
02 REVISION	Megan K. Reiser	3/26/14	
03 REVISION	Megan K. Reiser	3/26/14	
04 REVISION			

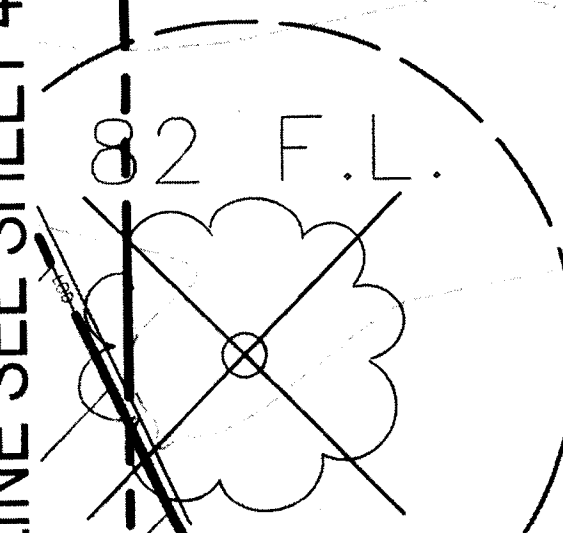
M-NCPPC APPROVALS			
PROJECT NAME: WESTPHALIA CENTER PHASE I			
PROJECT NUMBER: DSP-13006			
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET:			
APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
DSP-12017	10/18/12	EPS	02/04/13

SCALE: 1" = 30'

MATCHLINE SEE SHEET 49



MATCHLINE SEE SHEET 43



WOODLAND PRESERVATION:
AREA E: 14.49 AC.

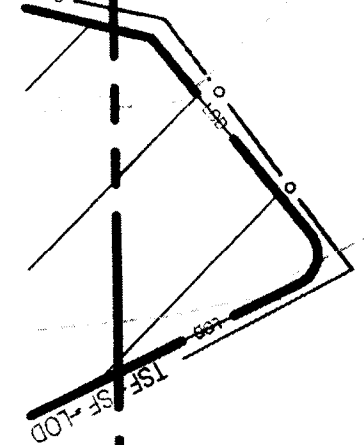
WOODLAND:
CLEARED FLOODPLAIN:
AREA A: 2.86 AC.

ENCAPSULATED
SOIL LIFT

WOODLAND PRESERVATION
AREA D: 0.95 AC.

WOODLAND PRESERVATION:
AREA O: 1.02 AC.

ENCAPSULATED
SOIL LIFT



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

Rockville
Lanham
Waldorf
Leonardtown

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

MISS UTILITY NOTE

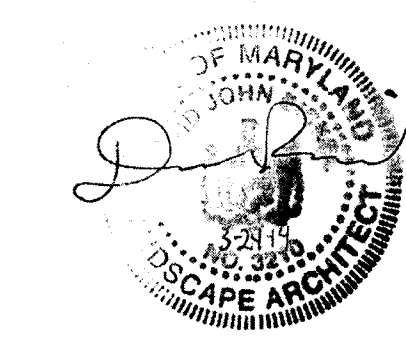
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT THIS UTILITY AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR TWELVE (12) INCHES, WHOEVER 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.
11000 SUNRISE VALLEY DRIVE, SUITE 300
RESTON, VIRGINIA 20191

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

COPYRIGHT AND THE MAP PEOPLE PERMITTED USE NUMBER 2101200	
MAP	GRID
TITLE MAP	ZONING CATEGORY
90 C3 D34 E34 F34	M-X-T
91 92 93 94 95 96 97 98 99 00	XXXX
WSSC 200 SHEET	XXXX
208 SE 04 208 SE 09	XXXX
207 SE 06 207 SE 09	XXXX
SITE DATUM	XXXX
HORIZONTAL	XXXX
VERTICAL	XXXX



TREE CONSERVATION PLAN TYPE II

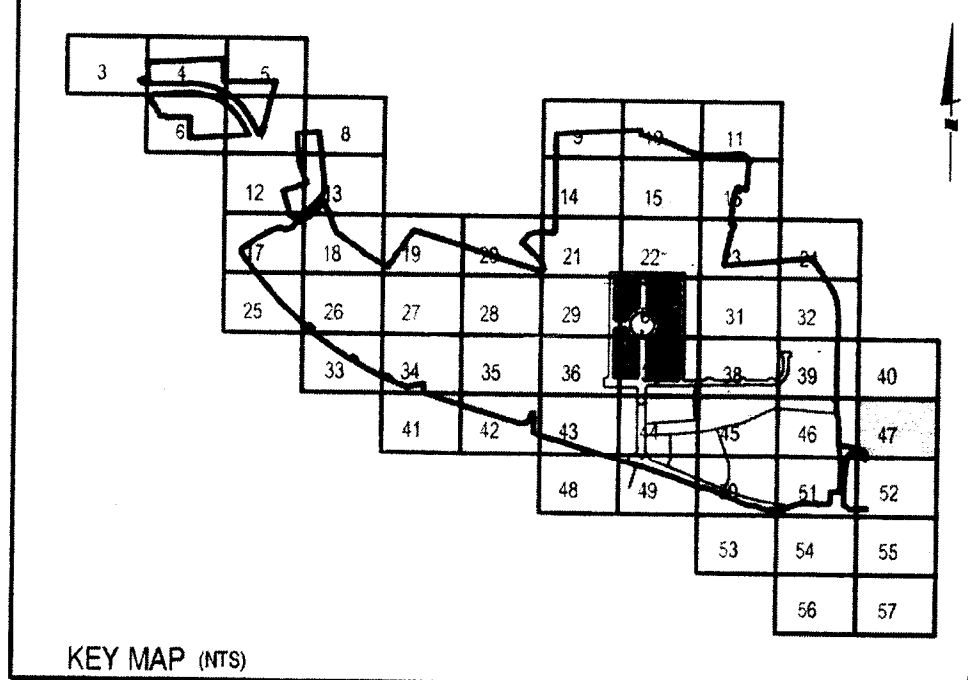
TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

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

SHEET	
44	57
PROJECT NO.	
1527000	

MATCHLINE SEE SHEET 40

LOT 11

ZONE:R-A
USE:RESIDENTIAL

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QR code 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 I

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
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

SCALE: 1" = 30'

M-NCPPC

PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT

ENVIRONMENTAL PLANNING SECTION

APPROVAL

TREE CONSERVATION PLAN

TCPII 029 - 12

APPROVED BY

INITIAL STAFF

SIGNATURE

DATE

01/21/13

01/21/13

02/04/13

03/05/14

04/05/14

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

MATCHLINE SEE SHEET 46

MATCHLINE SEE SHEET 52

30 15 0 30 60

Engineering
Planning
Environmental SciencesLANHAM OFFICE
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Lanham, MD 20706
P. 301.794.7555 F. 301.794.7556

www.solteszco.com

Rockville
Lanham
Wadsworth
Leonardtown

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

DESIGNED: GAM

CAD STANDARDS VERSION: V8 - 2000

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 1-800-201-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHOEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

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

MOBILE: 540-332-2158
FAX: 888-913-8686
CONTACT: MELANIE B. GRAF, P.E.

COPYRIGHT AND THE MAP PEOPLE

PERMITTED USE NUMBER 21001209

MAP

TAX MAP

C3-13A-E3-4F34

ZONING CATEGORY:

M-X-T

WSSC 200' SHEET

206 SE 08, 206 SE 09

207 SE 08, 207 SE 09

SITE DATUM

HORIZONTAL

VERTICAL



TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

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

P:\119270300\ENGINEERING\TCPII_47.dwg Scale= 30.0000 8/1/13 User= DBI\cal PLT Date= Gray plotly Ptable= TEXT_SUB.tbl 3/20/2014 11:56:28 AM

MATCHLINE SEE SHEET 44

WOODLAND PRESERVATION:
AREA D: 3.27 AC.
ROAD

WOODLAND
CLEARED FLOODPLAIN:
AREA A: 2.86 AC.

REFORESTATION (SHA)
AREA A: 0.53 AC.

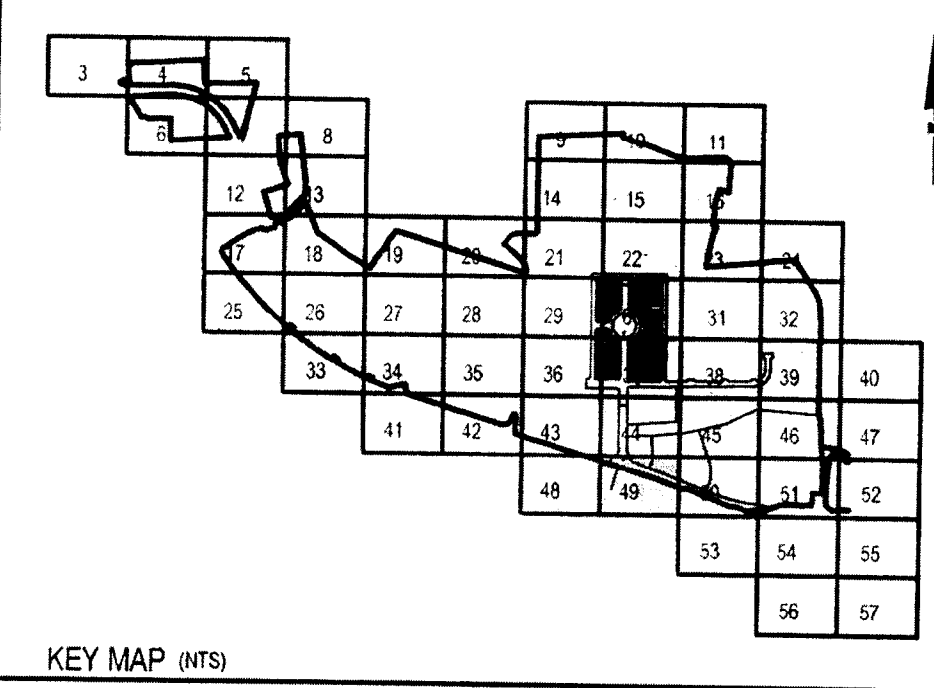
PUBLIC ROAD O

WOODLAND CLEARED
OFF-SITE:
AREA: 2.65 AC.

PENNSYLVANIA AVE
(MD RTE 4)

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

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



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meets conditions of final approval
by the Planning Board, its designee
or the District Council.

**M-NCPPC
APPROVALS**

PROJECT NAME: WESTPHALIA TOWN CENTER, PHASE I
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.

MATCHLINE SEE SHEET 50

- LEGEND
- PROPERTY BOUNDARY
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - STREAM
 - STREAM BUFFER
 - WETLAND
 - WETLAND BUFFER
 - FLOODPLAIN
 - PRIMARY MANAGEMENT AREA
 - LIMIT OF DISTURBANCE
 - NOISE CONTOUR
 - EXISTING TREELINE
 - FOREST STAND BOUNDARY
 - SPECIMEN TREE WITH CRITICAL ROOT ZONE
 - SPECIMEN TREE TO BE REMOVED
 - FIELD LOCATED TREE
 - 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

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII 029 - 12		
APPROVED BY	DATE	
INITIAL STAFF	MEGAN K. REISER	01/31/13
SUBMITTER	MEGAN K. REISER	09/23/13
01 REVISION	MEGAN K. REISER	3/15/14
02 REVISION	MEGAN K. REISER	3/15/14
03 REVISION	MEGAN K. REISER	3/15/14
04 REVISION	MEGAN K. REISER	3/15/14

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 48



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

Rockville
Lanham
Waldorf
Leonardtown

REVISIONS			
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	08/06/2013
02	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2013
01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/19/2012
NO.	REVISIONS	BY	DATE
DATE	APRIL 2012	CAD STANDARDS VERSION	VB - 2009
DESIGNED	GAM	TECHNICIAN	GAM
CHECKED	THD		

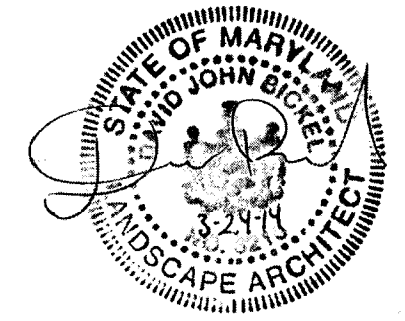
MISS UTILITY NOTE

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 OBTAINING TEST
PIES BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION.
CONTACT THE UTILITY AT 1-800-252-2777 48 HOURS PRIOR TO
THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN
SHOWN ON THIS PLAN OR TWENTY (20) INCHES, WHICH EVER 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

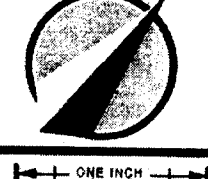
WALTON WESTPHALIA DEVELOPMENT (USA), LLC
C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.
11800 SUNRISE VALLEY DRIVE, SUITE 300
RESTON, VIRGINIA 20191
MOBILE: 540.532.2158
FAX: 888-913-8686
CONTACT: MELANIE B. GRAF, P.E.

COPYRIGHT AND THE MAP PEOPLE PERMITTED USE NUMBER 21001200	
MAP	DATE
TAX MAP	01/31/13
01	01/31/13
02	01/31/13
03	01/31/13
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05	01/31/13
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55	01/31/13
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57	01/31/13
58	01/31/13
59	01/31/13
60	01/31/13



TREE CONSERVATION PLAN TYPE II
TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

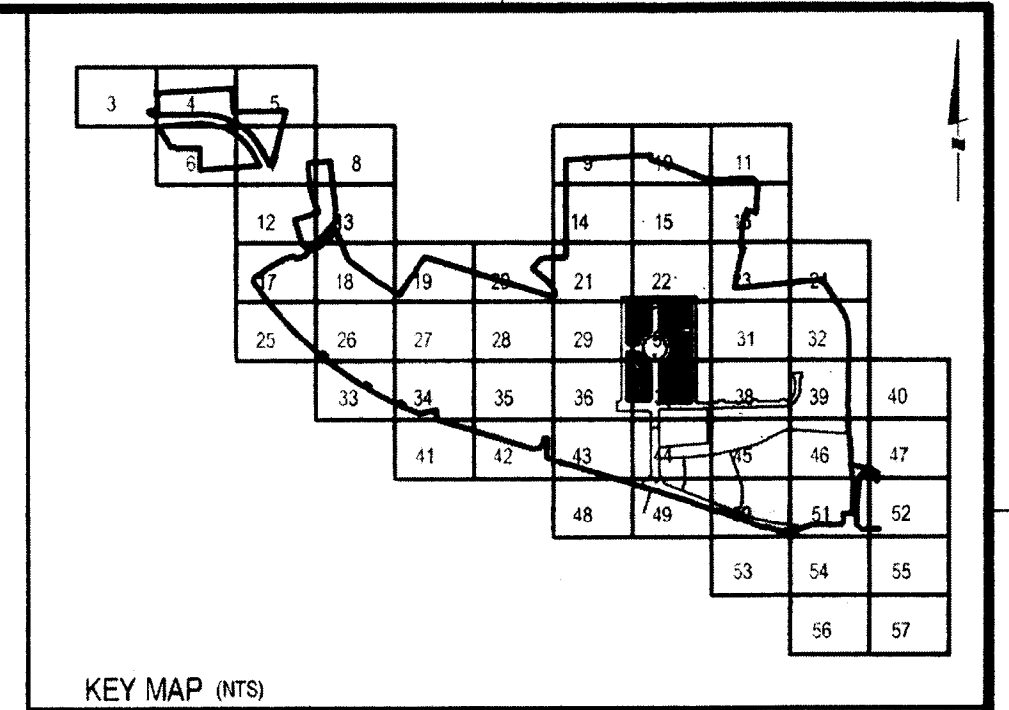
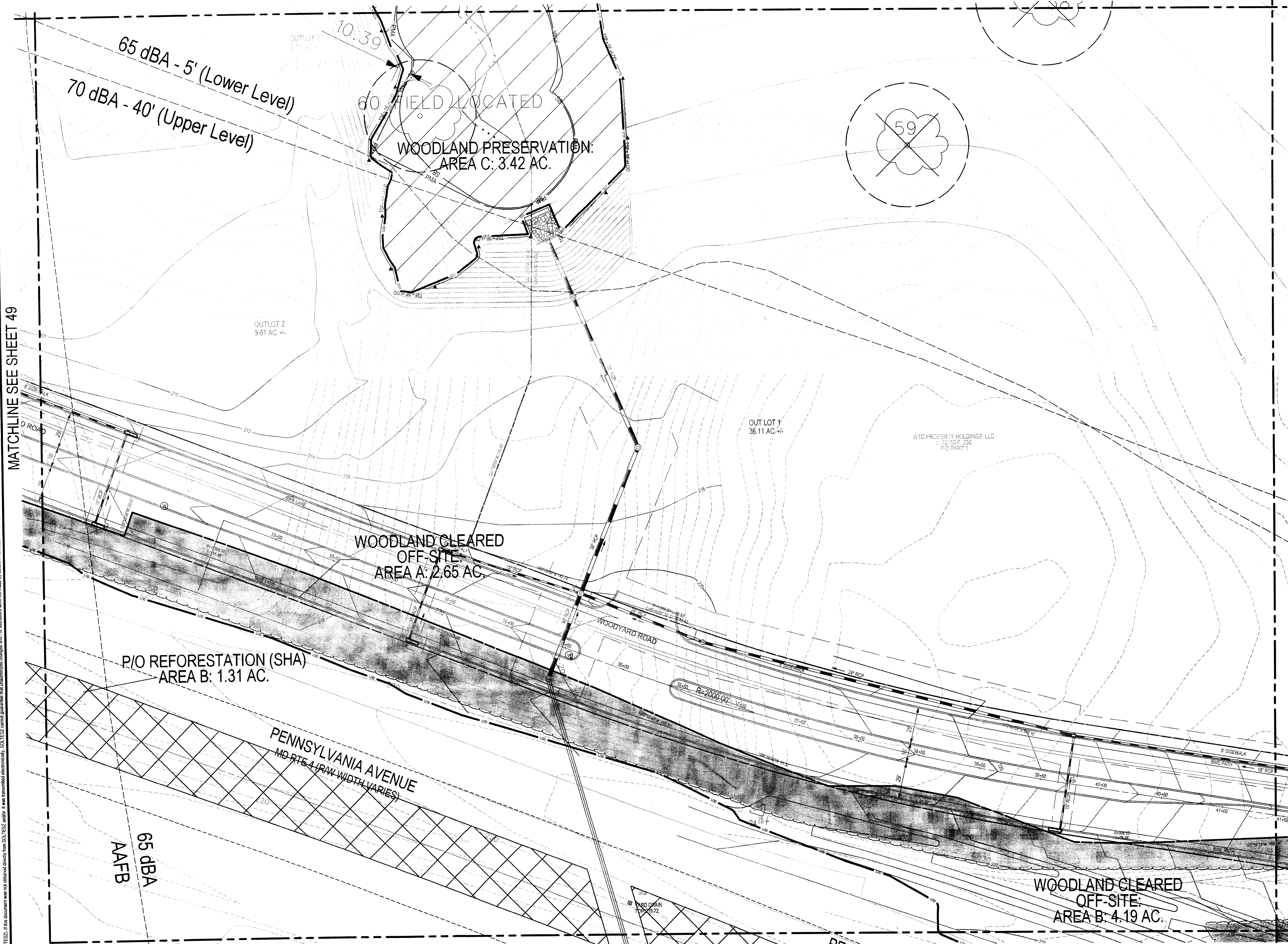
MELWOOD (196) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND



1" = 30'

SHEET 49
OF 57

PROJECT NO.
1927300



THIS BLOCK IS FOR OFFICIAL USE ONLY. Can later verify that the 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 I

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	---
PROPOSED CONTOUR	---
STREAM	---
STREAM BUFFER	---
WETLAND	---
WETLAND BUFFER	---
FLOODPLAIN	---
PRIMARY MANAGEMENT AREA	---
LIMIT OF DISTURBANCE	---
NOISE CONTOUR	---
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 APPROVALS

PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCP/II 029 - 12

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

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. REVISIONS 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



LANHAM OFFICE
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Lanham, MD 20706
P. 301.794.7555 F. 301.794.7556

Rockville
Lanham
Viaduct
Leonardtown

NO.	DATE	REVISIONS	BY	DATE
05	12/11/2013	REVISED FOR DSP 13006 CERTIFICATION	DJB	
04	09/06/2013	REVISED LOD TO REFLECT CURRENT DESIGN	DJB	
03	05/15/2013	REVISED LOD & PRESERVE CLEARING AREA ASSOC. W/ THE CHANGE REMOVED ADDITIONAL SPECIMEN TREES	GAM	
02	01/22/2013	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	
01	11/13/2012	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	

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

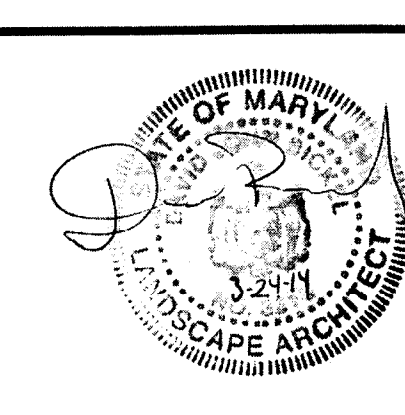
MISS UTILITY NOTE

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RESTON, VIRGINIA 20191
MOBILE: 540.532.2158
FAX: 888-913-8898
CONTACT: MELANIE B. GRAF, P.E.

MAP	TAX MAP	ZONING CATEGORY
60	C3-03-4E3-F34	M-X-T
61	01-E1-21	XXXX
62	W300 200' SHEET	XXXX
63	200 SE 08, 200 SE 09	XXXX
64	207 SE 08, 207 SE 09	XXXX
BITE 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 50
OF 57
PROJECT NO. 19270300

MATCHLINE SEE SHEET 51



PROPERTY BOUNDARY _____

EXISTING CONTOUR _____ 145 _____

PROPOSED CONTOUR _____ 145 _____

STREAM _____

STREAM BUFFER _____ SB _____

WETLAND _____ VL _____

WETLAND BUFFER _____ WB _____

FLOODPLAIN _____ FP _____

PRIMARY MANAGEMENT AREA _____ PMA _____

LIMIT OF DISTURBANCE _____ LOD _____

NOISE CONTOUR _____ 70 dBA _____

EXISTING TREELINE _____ 70 dBA _____

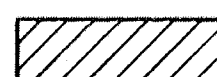
FOREST STAND BOUNDARY _____

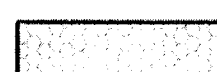
SPECIMEN TREE WITH CRITICAL ROOT ZONE 

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 _____ X _____ X _____

TYPE 3: EARTH DIKE COMBINATION _____ o _____ o _____ o _____

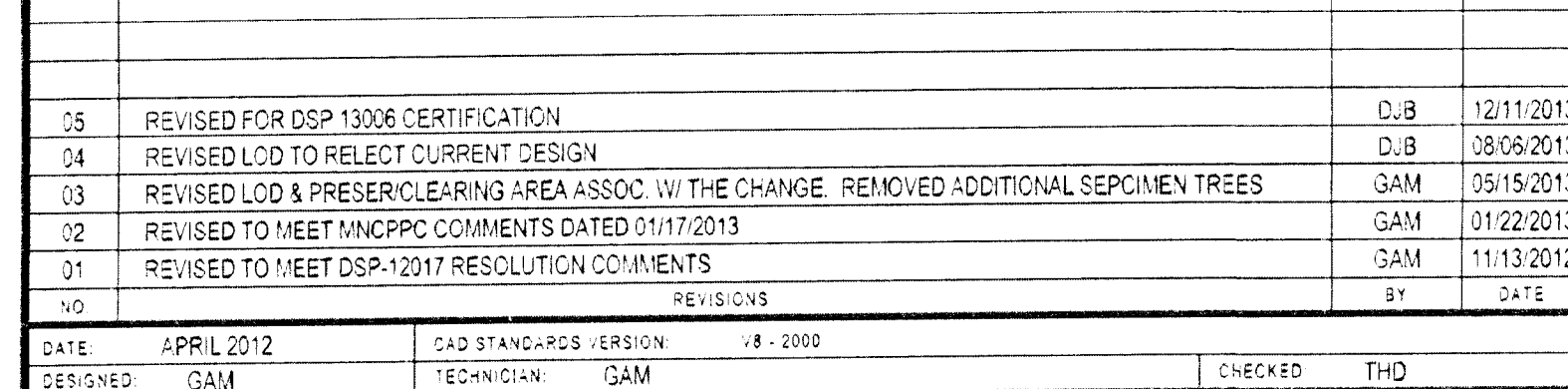
TYPE 4: SILT FENCE COMBINATION _____ TSF + SF + LOD _____

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 02/23/13
02 REVISION	Megan K. Reiser 2/25/14
03 REVISION	Megan K. Reiser 3/6/14
04 REVISION	

M-NCPPC APPROVALS

[illegible]

SCALE: 1" = 30'

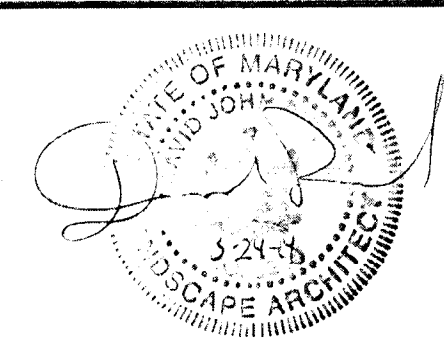


INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 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. IF CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

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: 988-913-8686
CONTACT: MELANIE B. GRAF, P.E.

COPYRIGHT ADD THE MAP PEOPLE PERMITTED USE NUMBER 21091200	
MAP 50	GRID F4
50 01 59	TAX MAP 03.034 E34F34 14 D'E1F1
ZONING CATEGORY M-X-T	
NS&C 200 SHEET	XXXX
206 SE 08, 206 SE 09 207 SE 08, 207 SE 09	
SITE DATUM	XXXX
HORIZONTAL _____	
VERT CAL _____	



TREE CONSERVATION TYPE II
 WESTPHALIA TOWN CENTER

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

 $\gamma^* = 30^\circ$

SHEET 52
OF 57

PROJECT NO.
10370300

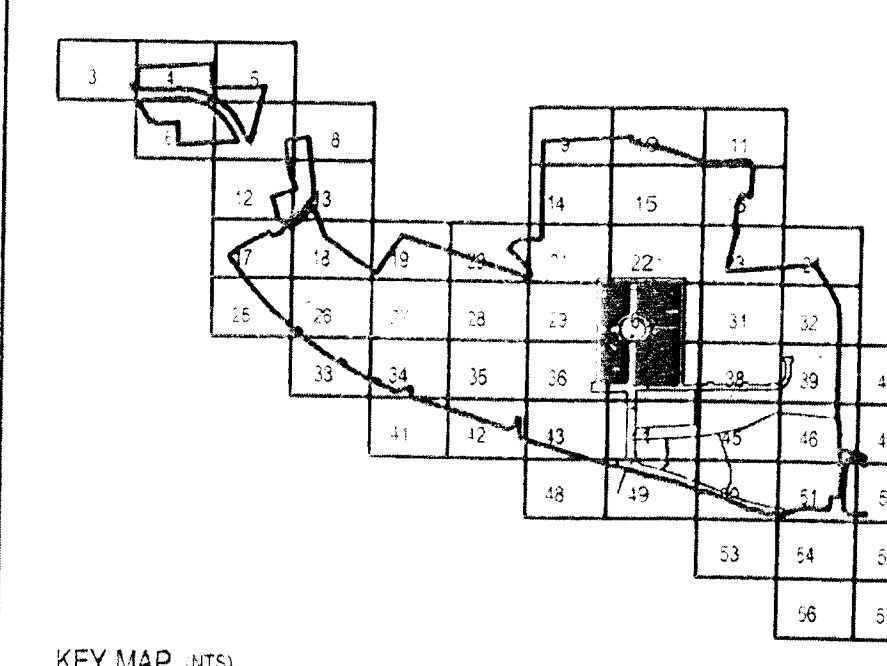
סמך ט.ד.מ.א.ל

MD RTE 4 (R/W WIDTH VARIES)

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

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

MATCHLINE SEE SHEET 54



SCALE 1" = 30'

[illegible]

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

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


 1" = 30'
 SHEET 53
 OF 57
 PROJECT NO. _____

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

www.sofes.co.com

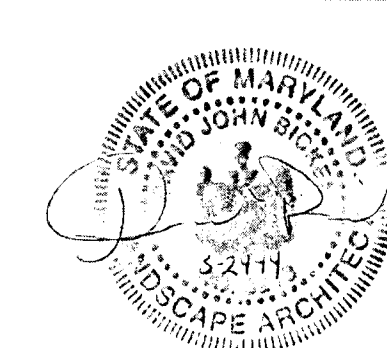
16	REVISED FOR DSP 13006 CERTIFICATION			DJB	12/11/2001
17	REVISED LOG TO REFLECT CURRENT DESIGN			DJB	08/08/2001
18	DESIGNED LOG & PRESERVE/CLEARING AREA ASSOC. W/ THE CHANGE. REMOVED ADDITIONAL SPECIMEN TREES			GAM	05/15/2001
19	DESIGNED TO MEET INCOMP COMPLAINTS DATED 01/17/2003			GAM	01/22/2003
20	REVISED TO MEET DSP-10317 RESOLUTION COMPLAINTS			GAM	11/13/2003
21			REV:0/0/0	BT	04/16
DATE	APRIL 2012	CAD STANDARDS (AS/01)	18 - 2000		
REVISION	DATE	DESCRIPTION	DATE	BY (NAME)	REASON

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 "MSS 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.

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11800 SUNRISE VALLEY DRIVE, SUITE 300
RESTON, VIRGINIA 20191

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

COPYRIGHT ADD THE MAP PEOPLE PERMITTED USE NUMBER 21001200	
MAP	50 GRID F4
TAX MAP 30 03.034634F34 21 44 20 D1E1E1	ZONING CATEGORY M-X-T
NSSC 200' SHEET 206 SE 08, 206 SE 09 207 SE 08, 207 SE 09	XXXX
SITE DATUM HORIZONTAL VERTICAL	XXXX



EXISTING R.O.W.

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

PROPERTY BOUNDARY
EXISTING CONTOUR
PROPOSED CONTOUR
STREAM
STREAM BUFFER
WETLAND
WETLAND BUFFER
FLOODPLAIN
PRIMARY MANAGEMENT AREA
LIMIT OF DISTURBANCE
NOISE CONTOUR
EXISTING TREELINE
FOREST STAND BOUNDARY

SPECIMEN TREE
WITH CRITICAL ROOT ZONE

SPECIMEN TREE
TO BE REMOVED

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

SB
WL
WB
FP
PMA
LOD
TO BE
REMOVED

F.L.

▲

■

X X X

o o o

TSF-SE 4.00

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

APPROVED BY	DATE
INITIAL STAFF SIGNATURE	
01 REVISION	01/31/13
02 REVISION	09/23/13
03 REVISION	MEGAN K REISER 5/6/14
04 REVISION	M K REISER 3/5/14

[illegible]

A square QR code located in the upper right corner of the project information box, which also contains text about the block's official use and project details.

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

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

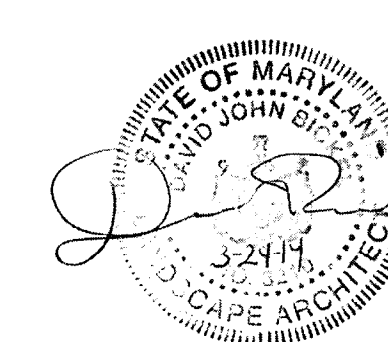
P:\19270300\ENGINEERING\VTCP\ 57.sht Scale= 30.0000 ft / in. User= DBickel PLTdrv= Grey.ctb Penlt= TEXT SURJhl 3/21/2014 4:26:27 PM

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MOBILE: 540-532-2158
FAX: 888-913-8686
CONTACT : MELANIE

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 21001200	
MAP	90 GRID F4
TAX MAP 90 C3.D3A.E3.F3-4 91 M 92 D1.E1.F1	ZONING CATEGORY M-X-T
WSSC 200' SHEET 206 SE 08, 206 SE 09 207 SE 08, 207 SE 09	XXXX
SITE DATUM	XXXX
HORIZONTAL: _____	
VERTICAL: _____	



0 1 INCH

1° = 30'

SHEET 57

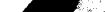
57

100

PROJECT NO.
10270300

19270300

SUB IN 3/21/2014 4:26:2



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

Rockville
Lanham
Waldorf
Leonardtown

[illegible]

www.sofieszoo.com