

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

[illegible][illegible]

**Resolution Item 1.i:**

There are slight differences between the site statistics of TCP01/04/08-01 and Detailed Site Plan 12017 and its associated TCP01. These differences are directly related to the site acreage discrepancies between the two sets of plans. TCP01/04/08-01 takes into account two properties that are not included in the DSP because they are not owned by Walton Development & Management (USA), Inc. These two properties have been legally deeded. The first is identified as lot 31 as recorded in Plat Book NLC 128 p. 70, L. 31412 F. 146). The second is identified as part of Lot 7 as recorded in Plat Book REP 209 p. 31, L. 31654 F. 058). Their acres add up to approximately 4.03 acres of land area. Thus, the TCP01 has a "Gross Tract" area of 4.09 acres greater than that of the DSP01/02. Of this land area, approximately 2.38 acres are forested. Therefore the TCP01 has "Existing Woodland on Net Tract" area 2.38 acres greater than the DSP01/02.

NOTE: LOTTING PATTERN SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY

**ROUGH GRADING & INFRASTRUCTURE WORKSHEET**

Woodland Conservation Worksheet for Phase 1 Georgia County, Maryland

**Zone:** 100%

**Grass Tract:** 476.48

**Woodland:** 15.41 *Include acreages only in columns with slash there is a corresponding zone.*

**Previously Dedicated Land:** 489.89 2.9% 0.0%

**Net Tract (NFA):**

**Property Description or Subdivision Name:** Washington Town Center

**Is the site subject to the 1989 Ordinance?** Yes

**Brake-even Point (preservation acres):** 136.44

**Acres of Net Tract clearing permitted to offset:** 270.31

**Woodland Conservation Requirement Calculations**

Existing Woodland on Net Tract ( acres ) 48.25

Existing Woodland in Floodplain ( acres ) 16.73

Woodland Conservation Threshold (NFA) 65.00

Smaller of a or b 65.00

Woodland saved WCT 307.59

**Plan Number:** 1 **Phase 1** 1 **Phase 2** 1

**Plan Phase or Name:**

Plan Phase or Name	Phase 1	Phase 2	Total
Total area in this application ( acres )	2,617.51	2,617.51	5,235.02
Floodplain area in this application ( acres )	2,617.51	153.74	2,771.25
Net Tract area in this application ( acres )	141.26	217.76	359.02
Woodland on the Net Tract for this phase	139.05	257.70	396.75
Woodland in the Floodplain for this phase	13.26	13.26	26.52
Woodland cleared on Net Tract for this phase	139.05	0.00	139.05
Woodland Cleared in Floodplain for this phase	13.26	0.00	13.26
Offset Mitigation provided in this phase	7.19	0.00	7.19
Offset Mitigation provided on the property	139.05	0.00	139.05
Cumulative acres of Net Tract Woodland cleared	139.05	0.00	139.05
Cumulative acres of Floodplain woodland cleared	6.20	5.23	11.43
Smaller of a or b	139.05	11.43	11.43
Woodland Cleared below WCT	0.00	0.00	0.00
Reclamation for clearing above the WCT ( 0.25 - 1 )	34.78	34.78	69.56
Reclamation for clearing below the WCT ( 2 - 1 )	0.00	0.00	0.00
Afforestation Threshold (ATP) %	15.00%	0.00	15.00%
Cumulative Woodland Conservation Required	116.21	116.21	232.42

**Woodland Conservation Provided**

Preservation	Phase 1	Phase 2	Total
Reforestation	0.00	287.73	287.73
Afforestation	0.00	0.00	0.00
Atte approved for Re-Use	0.00	0.00	0.00
Credit for Off-site Mitigation at another property	0.00	0.00	0.00
Offset Mitigation provided on this property	0.00	0.00	0.00
Total Woodland Conservation Provided	0.00	287.73	287.73

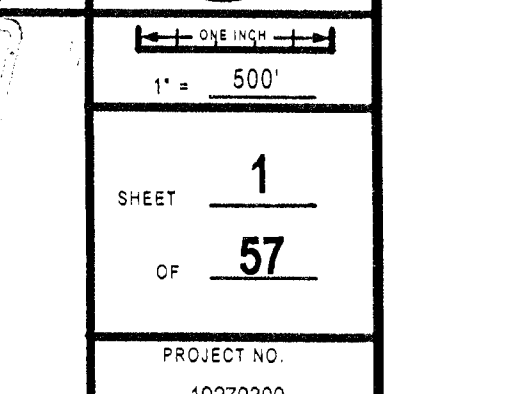
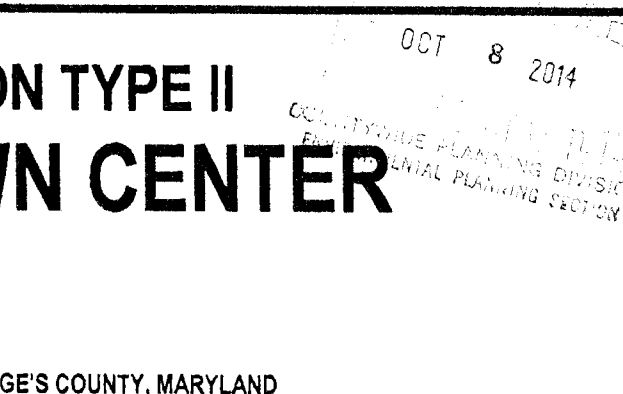
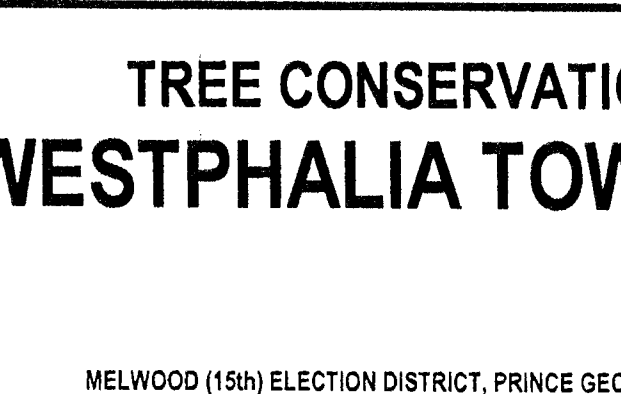
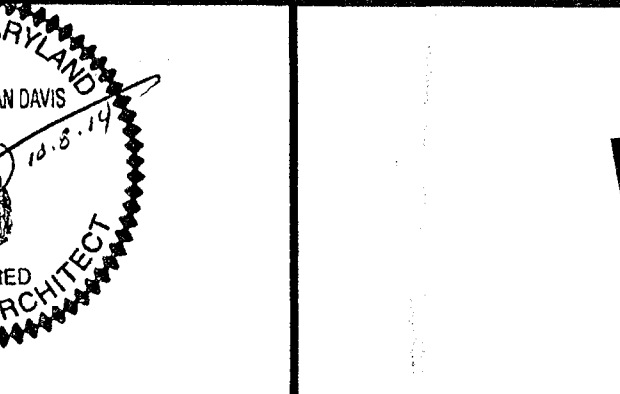
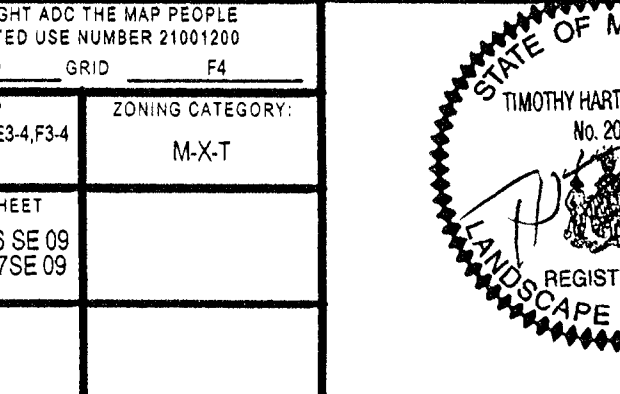
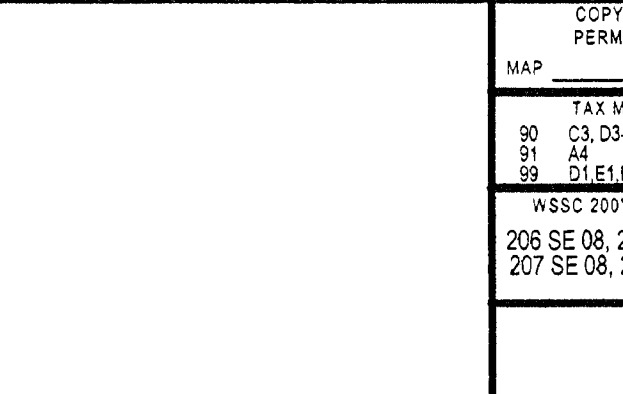
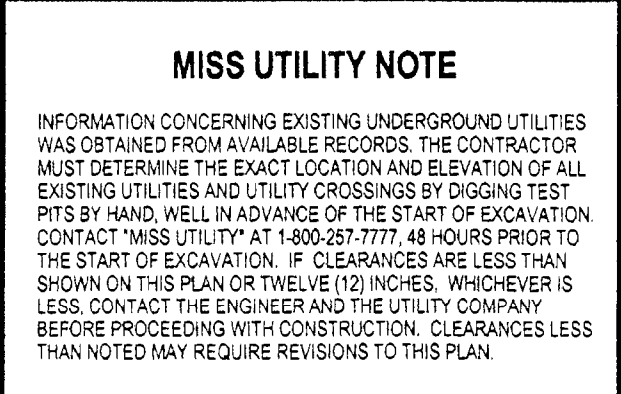
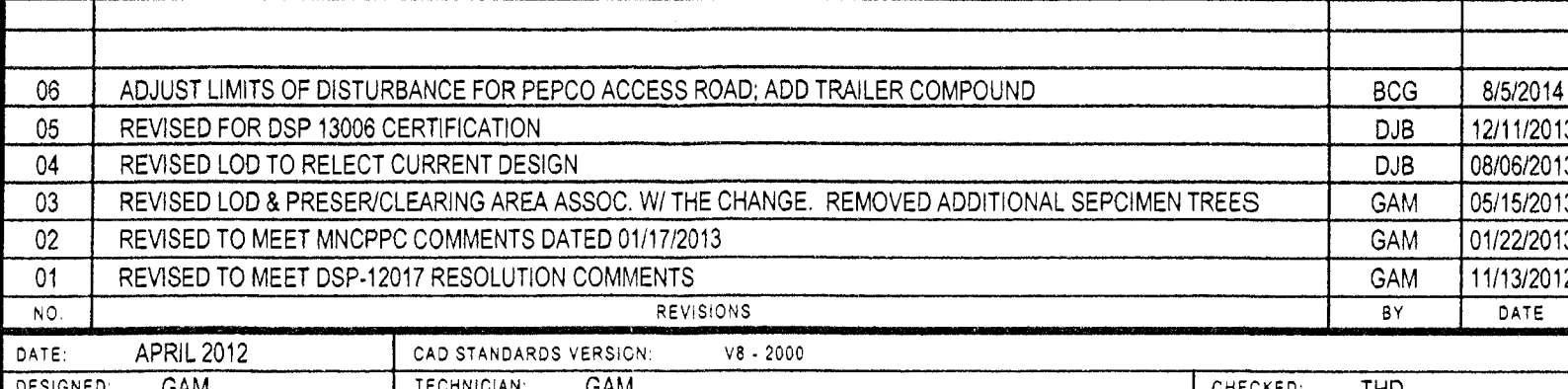
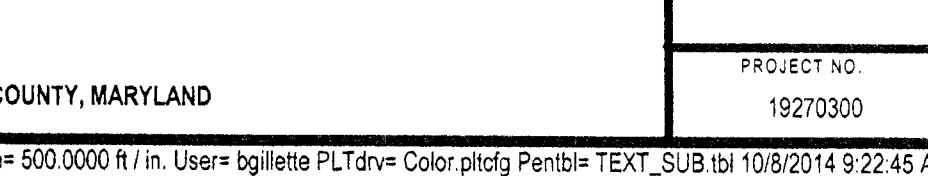
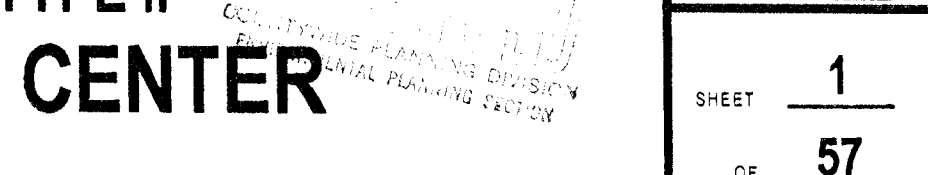
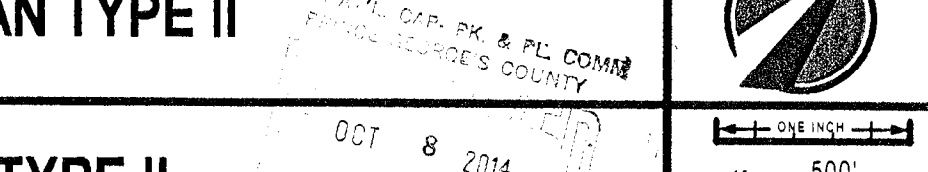
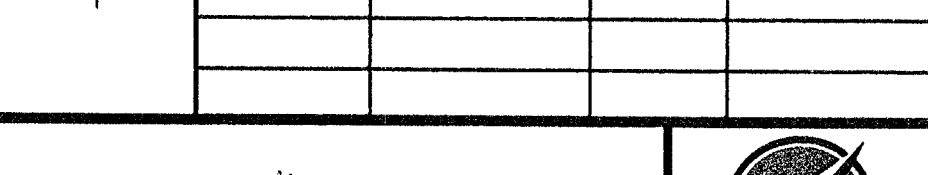
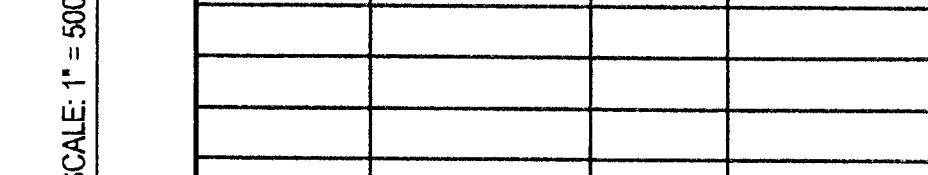
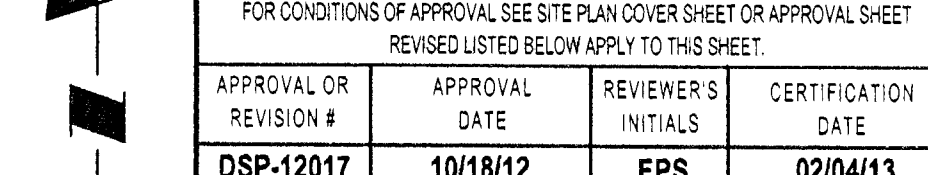
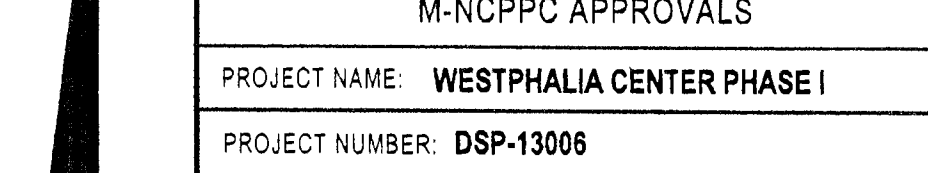
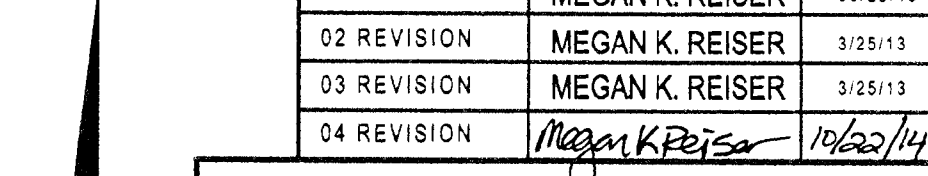
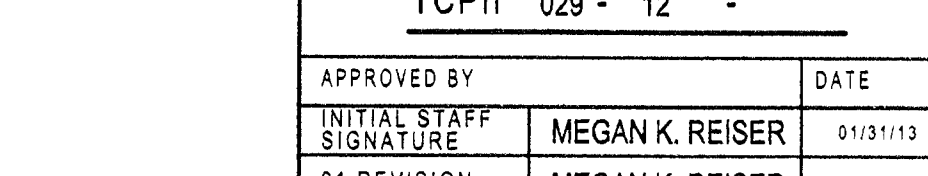
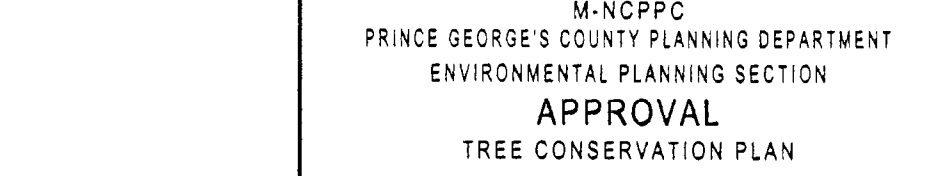
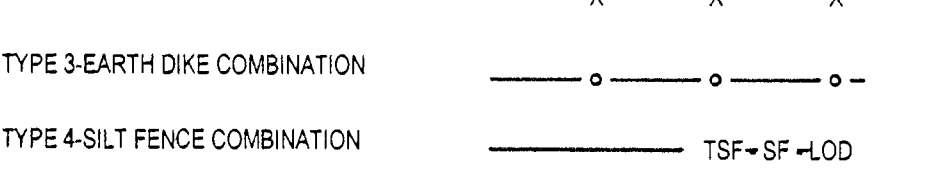
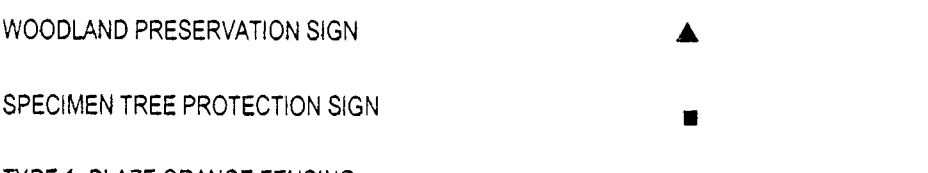
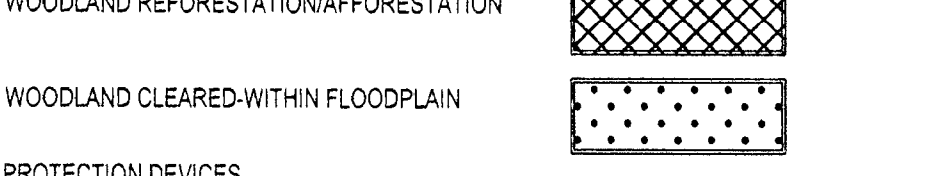
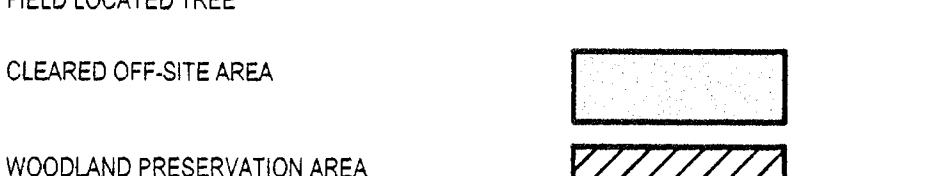
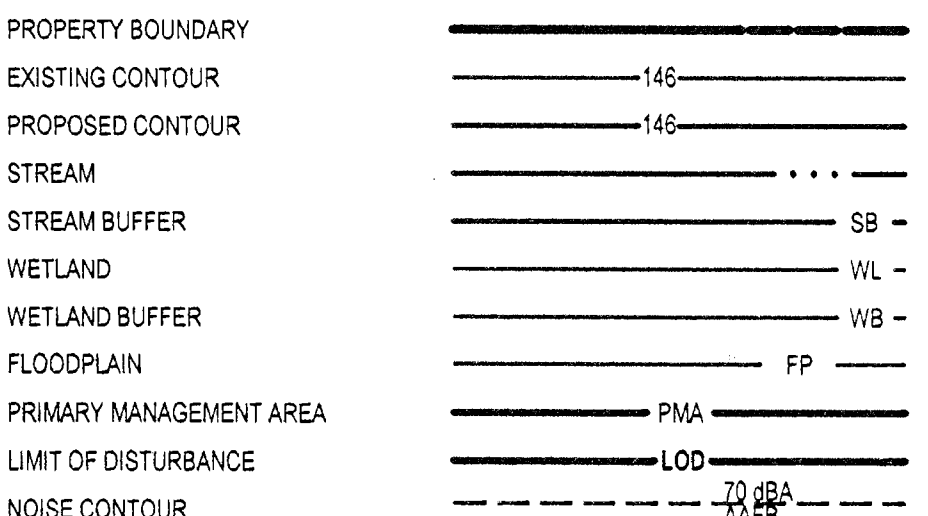
Woodland saved on this phase but not counted  
Existing Net Tract Woodland in later phases  
Requirement Status per Phase

Entered 11.15.06

Prepared by: LD Signature: LD Date: 10.01.11

Reviewed by: LD Signature: LD Date: 10.01.11

CONDITION 1c(4) & 1c(8):  
THE CLEARING OF FOREST ASSOCIATED WITH STREAM RESTORATION HAS BEEN ACCOUNTED FOR IN THE TOPOI WORKSHEET. NOT ALL AREAS REQUIRE CLEAR CUTTING THE SURROUNDING FOREST ASSOCIATED WITH THE INSTALLATION OF EACH STREAM RESTORATION DEVICE. LIVE STAKES WILL BE PLANTED IN ACCORDANCE TO THE APPROVED DPE I/MDE, AND ARMY CORPS OF ENGINEERS STREAM RESTORATION PLAN PER SHEET 14 OF 14. DETAILED "LIVE STAKING" PER THE APPROPRIATE SPACING AT THE TIME THE STREAM RESTORATION IS CONDUCTED. THE ARMY CORPS OF ENGINEERS WILL MONITOR AND INSPECT ALL ACTIVITIES RELATED TO THE STREAM RESTORATION TO VERIFY THAT ALL RESTORATION AND PLANTING HAS BEEN DONE IN COMPLIANCE WITH ALL ISSUED PERMITS.







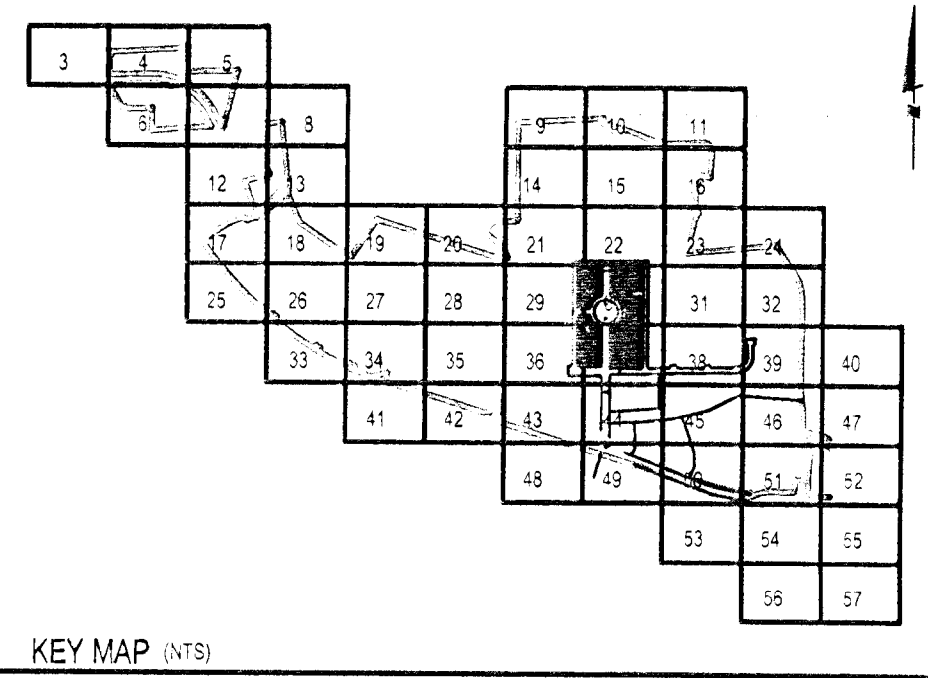


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LEGEND	
PROPERTY BOUNDARY	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
STREAM	---
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
FLOODPLAIN	FP
PRIMARY MANAGEMENT AREA	PMA
LIMIT OF DISTURBANCE	LOD
NOISE CONTOUR	---
EXISTING TREELINE	---
FOREST STAND 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	TSP+SP+LOD

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 #	DATE
DSP-12017	10/18/12
DATE	10/23/13
DATE	11/25/14
DATE	12/23/14

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



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NO.	DATE	REVISIONS	BY	DATE
01	APRIL 2012	ADJUST LIMITS OF DISTURBANCE FOR PEPCO ACCESS ROAD	BOG	8/5/2013
02	APRIL 2012	REVISED FOR DSP 13008 CERTIFICATION	DJB	12/11/2013
03	APRIL 2012	REVISED LOD TO REFLECT CURRENT DESIGN	DJB	08/08/2013
04	APRIL 2012	REVISED LOD & PRESERVATION AREA ASSOCIATED WITH THE CHANGE. REMOVED ADDITIONAL SPECIMEN TREES	GAM	12/15/2013
05	APRIL 2012	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2013
06	APRIL 2012	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012

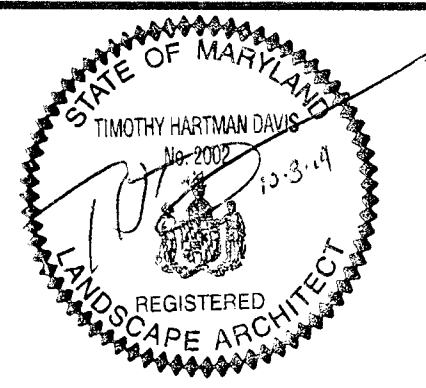
#### MISS UTILITY NOTE

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#### OWNER/DEVELOPER/APPLICANT

WALTON VESTPHALIA DEVELOPMENT (USA), LLC  
C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.  
11800 SUNRISE VALLEY DRIVE, SUITE 300  
RESTON, VIRGINIA 20191  
MOBILE: 540-532-2158  
FAX: 888-913-8888  
CONTACT: MELANIE B. GRAF, P.E.

DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE



#### TREE CONSERVATION PLAN TYPE II

#### TREE CONSERVATION TYPE II WESTPHALIA TOWN CENTER

MELWOOD (158) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

SHEET	34
OF	57
PROJECT NO.	19270300

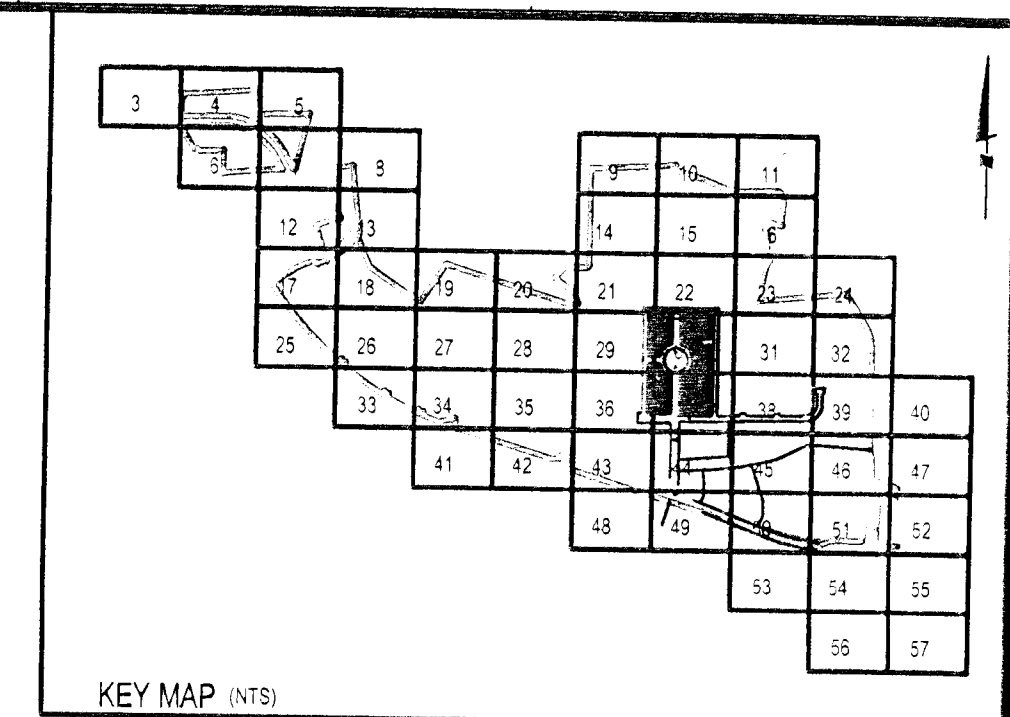
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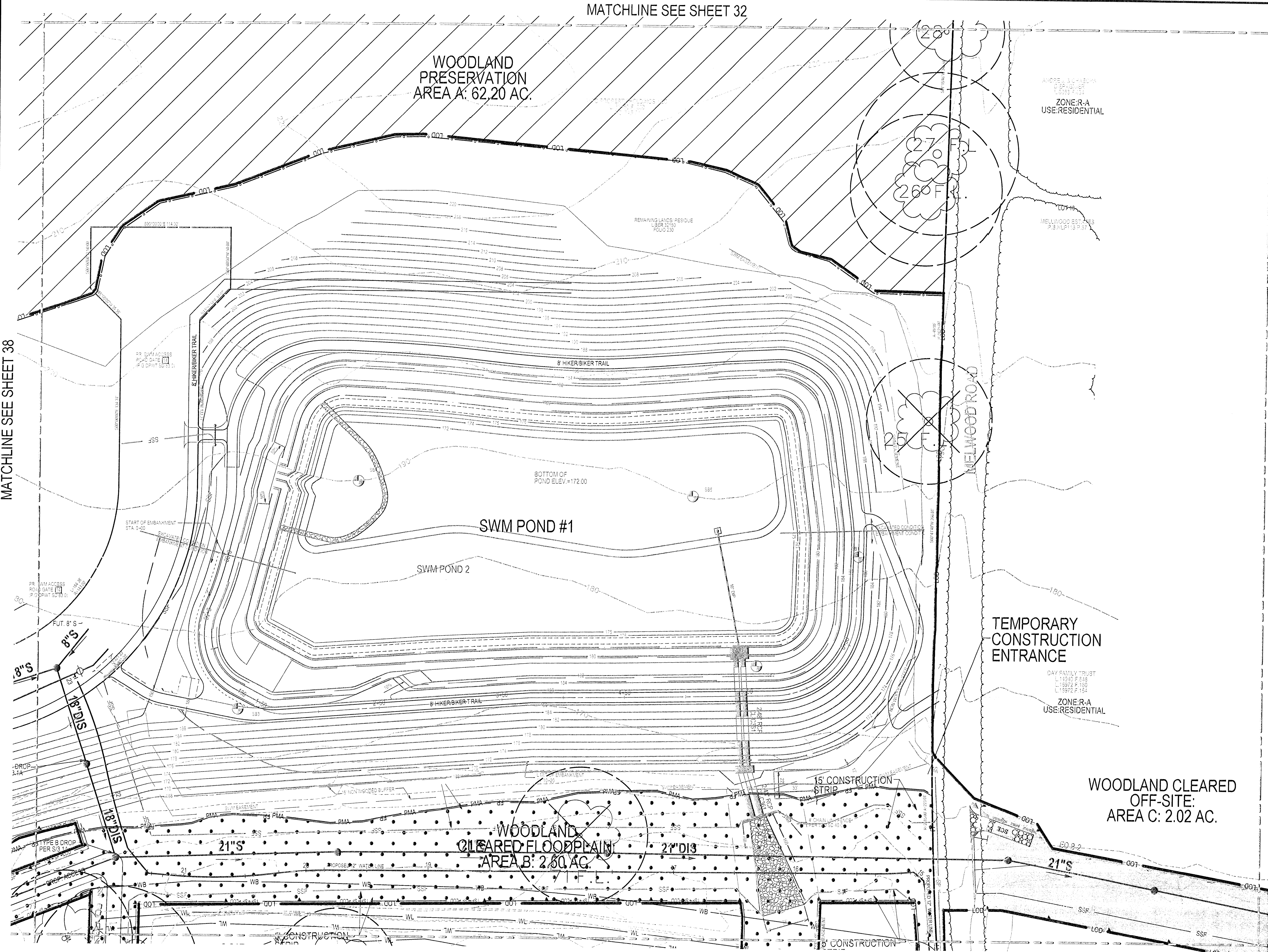
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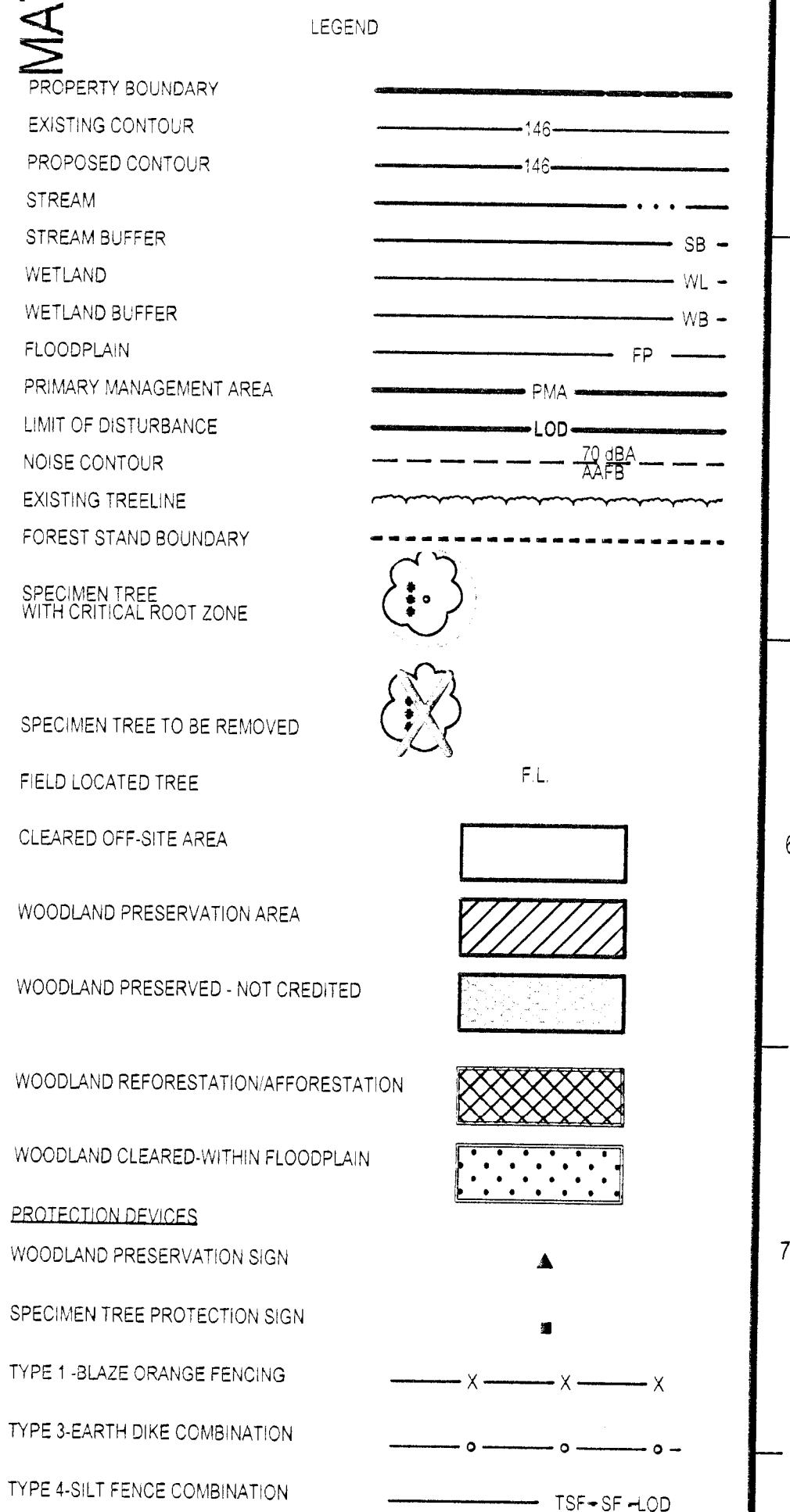
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M-NCPPC APPROVALS			
APPROVED BY	DATE	APPROVED BY	DATE
INITIAL STAFF SIGNATURE	MEGAN K. REISER	01/11/13	
01 REVISION	MEGAN K. REISER	02/23/13	
02 REVISION	MEGAN K. REISER	02/25/14	
03 REVISION	MEGAN K. REISER	02/25/14	
04 REVISION	MEGAN K. REISER	02/25/14	

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REVISIONS			
NO.	DATE	DESCRIPTION	BY
01	APRIL 2012	REVISED FOR 2012 CERTIFICATION	BOG
02	08/09/2013	REVISED FOR 2013 CERTIFICATION	DJB
03	08/09/2013	REVISED FOR 2013 CERTIFICATION	DJB
04	08/09/2013	REVISED FOR 2013 CERTIFICATION	DJB
05	08/09/2013	REVISED FOR 2013 CERTIFICATION	DJB
06	08/09/2013	REVISED FOR 2013 CERTIFICATION	DJB
07	08/09/2013	REVISED FOR 2013 CERTIFICATION	DJB
08	08/09/2013	REVISED FOR 2013 CERTIFICATION	DJB
09	08/09/2013	REVISED FOR 2013 CERTIFICATION	DJB
10	08/09/2013	REVISED FOR 2013 CERTIFICATION	DJB

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: 888-913-8888 CONTACT: MELANIE B. GRAF, P.E.			

CORRECTION FOR THE MAP PEOPLE PERMITTED USE NUMBER 1000000000			
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**TREE CONSERVATION PLAN TYPE II**

**TREE CONSERVATION TYPE II**

**WESTPHALIA TOWN CENTER**

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

19270390



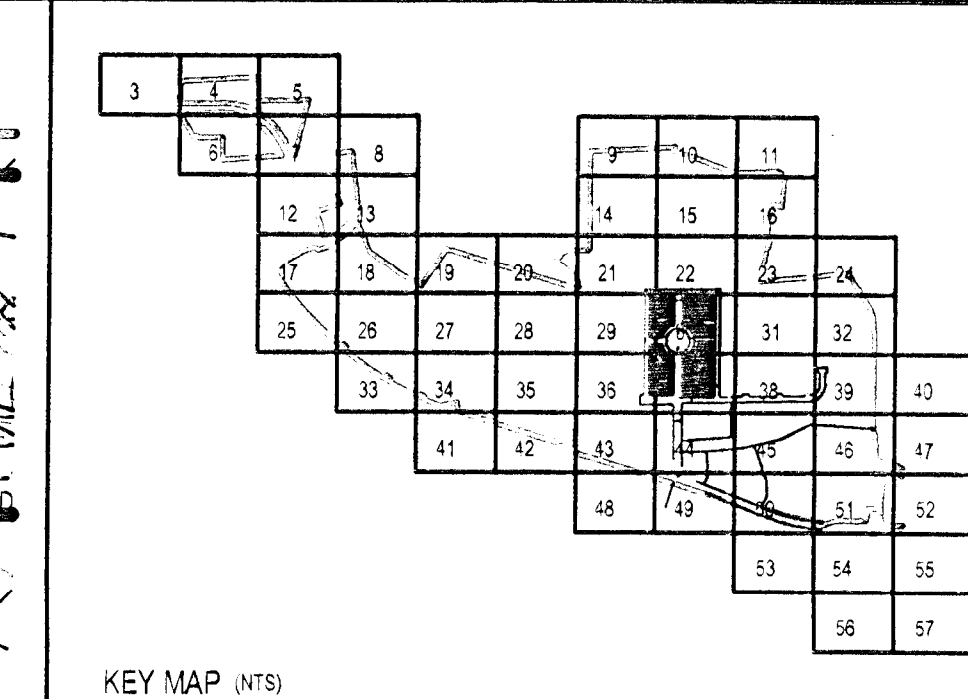




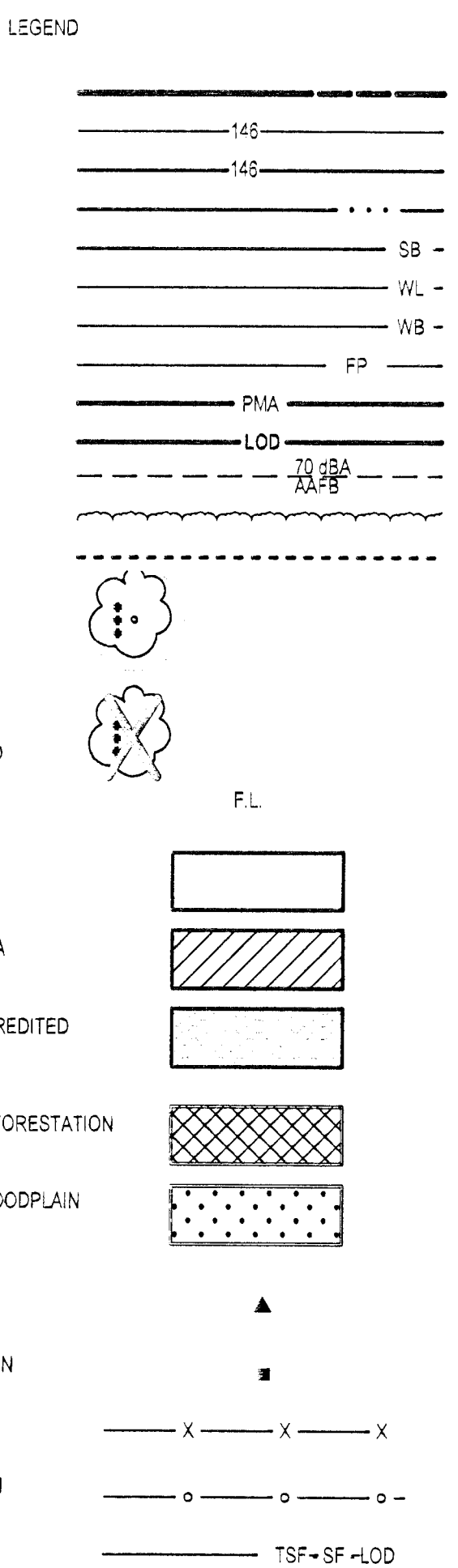
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APPROVED BY		DATE
IN THE FIELD SIGNATURE	MEGAN K. REISER	01/01/13
01 REVISION	MEGAN K. REISER	09/03/13
02 REVISION	MEGAN K. REISER	03/25/14
03 REVISION	MEGAN K. REISER	03/25/14
04 REVISION	MEGAN K. REISER	08/20/14

M-NCPPC APPROVALS			
PROJECT NAME: WESTPHALIA CENTER PHASE I			
PROJECT NUMBER: DSP-13008			
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REVISIONS		BY	DATE
06	ADJUST LIMITS OF DISTURBANCE FOR PERCO ACCESS ROAD	BOG	8/5/2014
05	REVISED FOR DSP 13008 CERTIFICATION	DJB	12/11/2013
04	REVISED LOD TO REFLECT CURRENT DESIGN	DJB	08/09/2013
03	REVISED LOD & PRESERVATION AREA ASSOCIATED WITH 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
00			
DATE:	APRIL 2012	CAD STANDARDS VERSION:	V8 - 2010
DESIGNED:	GAM	TECHNICIAN:	GAM
CHECKED:	THD		

**MISS UTILITY NOTE**  
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C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.  
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MOBILE: 540-532-2158  
FAX: 888-913-8688  
CONTACT: MELANIE B. GRAF, P.E.

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11 14	21 E1 F1
1800 200' SHEET	XXXX
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207 SE 08 207 SE 09	XXXX
SITE DATUM	XXXX
HORIZONTAL	
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TREE CONSERVATION PLAN TYPE II

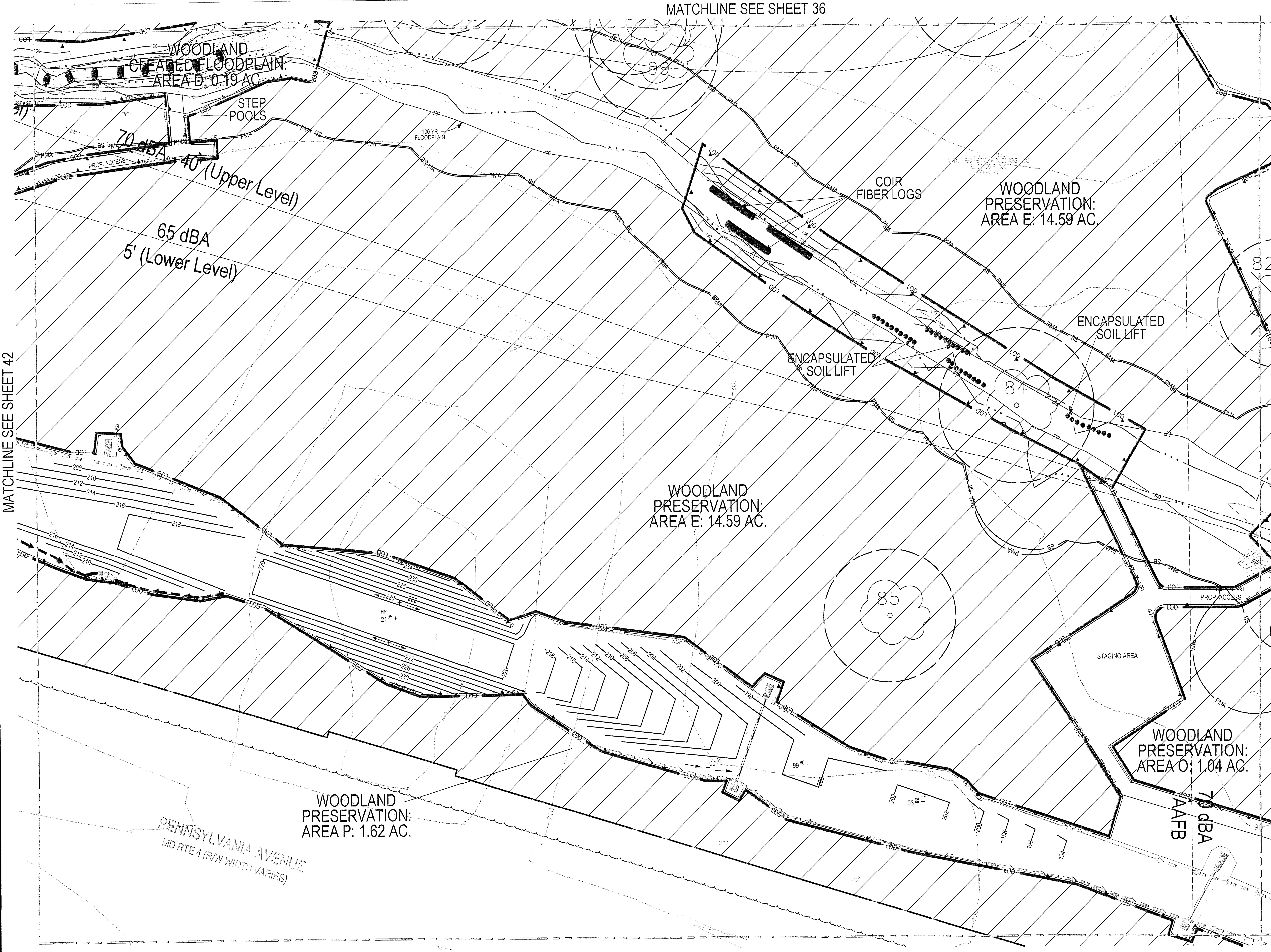
TREE CONSERVATION TYPE II  
WESTPHALIA TOWN CENTER

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

42
57
PROJECT NO: 19270300



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KEY MAP (N7S)

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

APPROVAL

PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT

ENVIRONMENTAL PLANNING SECTION

TREE CONSERVATION PLAN

TCPII 029 - 12

APPROVED BY	DATE
MEGAN K. REISER	5/17/13
01 REVISION	MEGAN K. REISER 5/23/13
02 REVISION	MEGAN K. REISER 3/25/14
03 REVISION	MEGAN K. REISER 3/25/14
04 REVISION	MEGAN K. REISER 10/20/14

M-NCPPC APPROVALS

PROJECT NAME	DATE
WESTPHALIA CENTER PHASE I	

PROJECT NUMBER: DSP-13006

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

REVISIONS USED BELOW APPLY TO THIS SHEET

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

SCALE 1" = 30'

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

DATE	DESIGNED	TECHNICAL	CHECKED	THD
APRIL 2012	GAM	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 UTILITIES CROSSINGS BY EXCAVATION TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-271-8800 24 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 SILVER 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  
181

MAP	TAX MAP	CONV. NO.	CATEGORY
00	03 034 E34 F34	21	M.X.T.
01	21 E121		
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03	21 E121		
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56	21 E121		
57	21 E121		

STATE OF MARYLAND

TIMOTHY HARTMAN DAVIS

REGISTERED

LANDSCAPE ARCHITECT

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II

WESTPHALIA TOWN CENTER

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

SHEET 43 OF 57

PROJECT NO. 10270300

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MATCHLINE SEE SHEET 43

MATCHLINE SEE SHEET 37

MATCHLINE SEE SHEET 45

MATCHLINE SEE SHEET 49



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

Rockville  
Lanham  
Washington  
Leopoldtown

NO.	DATE	DESCRIPTION	BY	DATE
06	APRIL 2012	ADJUST LIMITS OF DISTURBANCE FOR PERCO ACCESS ROAD	BOG	9/5/2013
05		REVISED FOR DSP 13006 CERTIFICATION	DJB	12/11/2013
04		REVISED LOD TO SELECT 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 3/17/2013	GAM	01/22/2013
01		REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012
00			BT	2/15/12
DATE	APRIL 2012	CAD STANDARDS VERSION	VS - 2009	
DESIGNED	GAM	TECHNICIAN	GAM	
CHECKED	THD			

#### MISS UTILITY NOTE

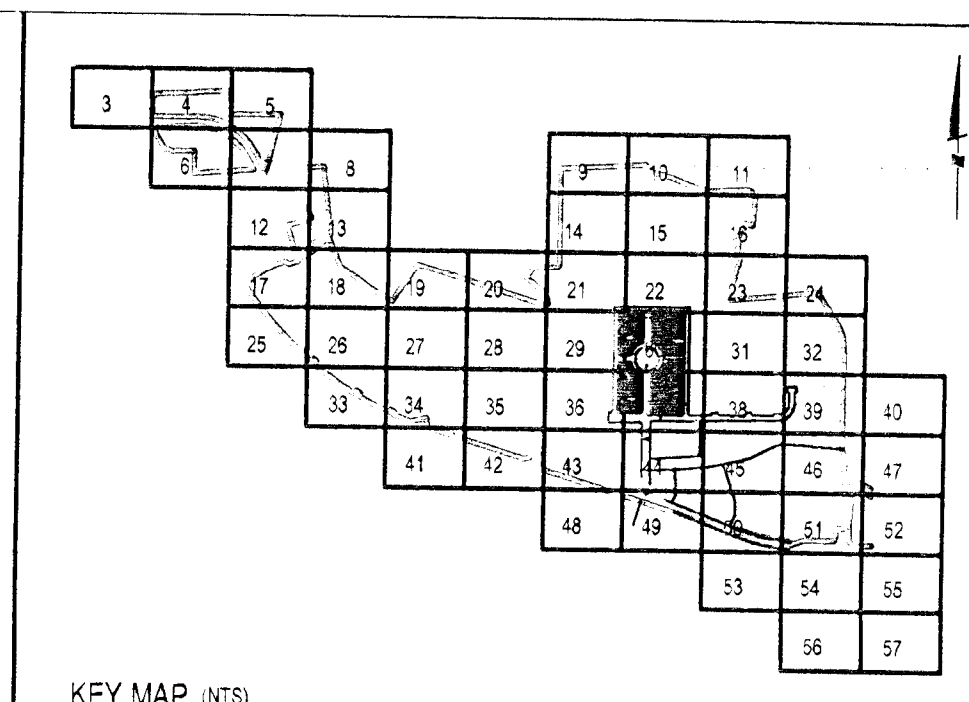
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITIES CROSSING BY USING TEST PITTS BY HAND. WELL IN ADVANCE OF THE START OF EXCAVATION. CONTRACTOR SHALL NOTIFY ALL UTILITIES OWNERS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR THE UTILITIES OWNER'S RECORDS, CONTACT THE ENGINEER AND THE UTILITIES COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THE 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: 888-913-4686  
CONTACT: MELANIE B. GRAF, P.E.

COPYRIGHT ADD THE MAP PEOPLE PERMITTED USE NUMBER 21001200			
MAP	90	GRID	F4
90 91 99	TAX MAP C3, D3-A E3, F3-4 A4 D1-E1, F1	ZONING CATEGOR	M-X-T
N550 200' SHEET			XXXX:
20S SE 08, 20S SE 09 207 SE 08, 207SE 09			
SITE DATUM		XXXX:	
HORIZONTAL: _____			
VERT CAL: _____			






MATCHLINE SEE SHEET 47

WTC PROPERTY HOLDINGS, LLC  
L 32150 F, 200  
R/O PART 1

MATCHLINE SEE SHEET 51

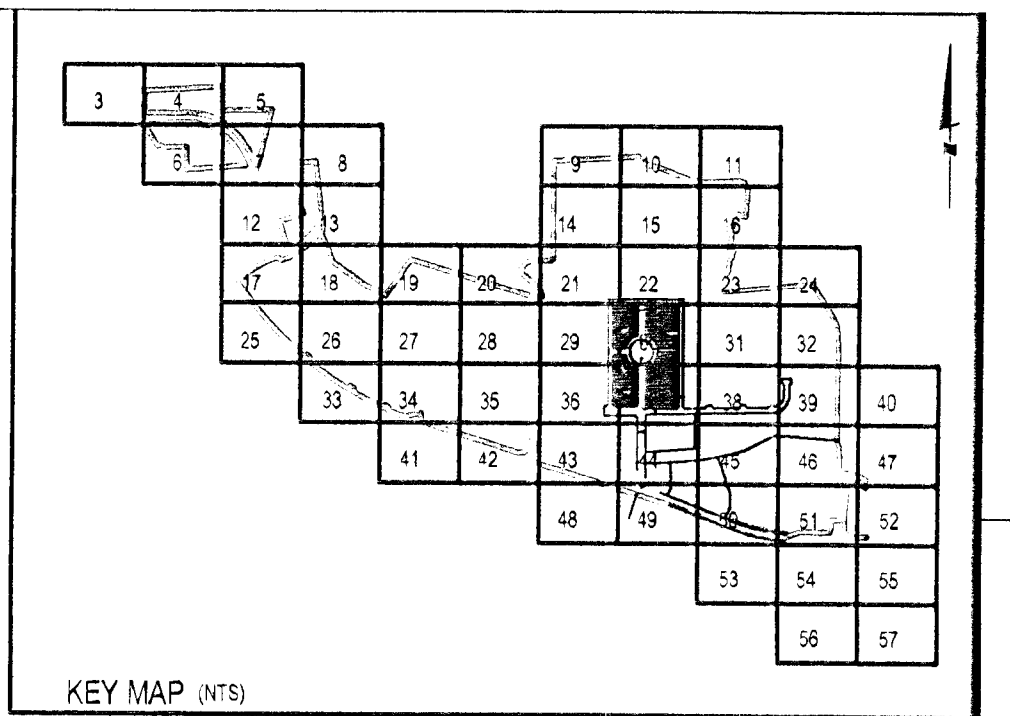
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PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT		
ENVIRONMENTAL PLANNING SECTION		
APPROVAL		
TREE CONSERVATION PLAN		
TCP# 029 - 12 -		
APPROVED BY		DATE
INITIAL STAFF SIGNATURE	MEGAN K. REISER	01/31/13
01 REVISION	MEGAN K. REISER	02/23/13
02 REVISION	MEGAN K. REISER	3/25/14
03 REVISION	MEGAN K. REISER	3/25/14
04 REVISION	Megan K. Reiser	06/21/14

[illegible]

<p><b>TREE CONSERVATION PLAN TYPE II</b></p>  <p><b>TREE CONSERVATION TYPE II</b></p> <p><b>WESTPHALIA TOWN CENTER</b></p> <p>MEILWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND</p>	  <div style="border: 1px solid black; padding: 2px; width: fit-content; margin: 0 auto;">             1" = 30'           </div> <div style="border: 1px solid black; padding: 2px;">             SHEET <span style="float: right;"><b>46</b></span>              OF <span style="float: right;"><b>57</b></span> </div> <div style="border: 1px solid black; padding: 2px;">             PROJECT NO.           </div>
---	---



MATCHLINE SEE SHEET 46



LOT 11  
WELLWOOD ESTATES  
P.B. 19/47 P.100  
WELLWOOD ESTATES  
P.B. 19/47 P.100  
ZONE: R-A  
USE: RESIDENTIAL

### 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 \_\_\_\_\_ 100 dBA \_\_\_\_\_

EXISTING TREE LINE \_\_\_\_\_

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 SLAZE ORANGE FENCING \_\_\_\_\_ X \_\_\_\_\_ X \_\_\_\_\_ X \_\_\_\_\_

TYPE 3 EARTH DIKE COMBINATION \_\_\_\_\_ o \_\_\_\_\_ o \_\_\_\_\_ o \_\_\_\_\_

TYPE 4 SLIT FENCE COMBINATION \_\_\_\_\_ TSF-SF-LOD \_\_\_\_\_

M-NCPPC  
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	01/31/13
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	Megan K. Reiser	10/27/14

### M-NCPPC APPROVALS

PROJECT NAME: WESTPHALIA CENTER PHASE I 9

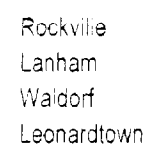
PROJECT NUMBER: DSP-13006

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

[illegible]

SCALE: 1" = 30'

MATCHLINE SEE SHEET 52



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6	REVISE SEWER LOCATION	BCG	8/5/03
05	REVISED FOR DSP 13006 CERTIFICATION	DJB	12/11/03
04	REVISED LOG TO REFLECT CURRENT DESIGN	DJB	08/06/03
03	REVISED LOG & PRELIMINARY H&A SPECIFICALLY WITH THE CHANGE REMOVED ADDITIONAL SPECIMEN TREES	GAM	11/15/02
02	REVISED TO MEET MWPCP COMMENTS DATED 01/17/03	GAM	01/22/03
01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/02
NO			
DATE	APRIL 2012	CD STANDARD VERSION	VER 2000
DESIGNED	GAM	TECHNICAL	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: 540-632-2158  
FAX: 888-913-8686  
CONTACT: MELANIE B. GRAF, P.E.

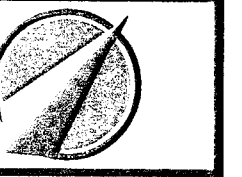
COPYRIGHT ADD THE MAP PEOPLE PERMITTED JSE NUMBER 21001200			
MAP		90	GRID F6
TAX MAP		ZONING CATEGORY:	
90	C3.03-4E3-4F3-4	M-X-T	
99	D1-E1-F1		
NSSC 200' SHEET		XXXX:	
206 SE 08, 206 SE 09			
207 SE 08, 207 SE 09			
SITE DATUM		XXXX:	
HORIZONTAL:			
VERTICAL:			



**TREE CONSERVATION PLAN TYPE II**

TREE CONSERVATION TYPE II  
WESTPHALIA TOWN CENTER

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



ET 47

OF 57

PROJECT NO.  
19270300













MATCHLINE SEE SHEET 51

SCALE: 1" = 30'



# SOLTESZ

Engineering  
Planning  
Environmental Sciences

LANHAM OFFICE  
4300 Forbes Boulevard, Suite 230  
Lanham, MD 20706  
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Waorof  
Leonardtown

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[illegible]

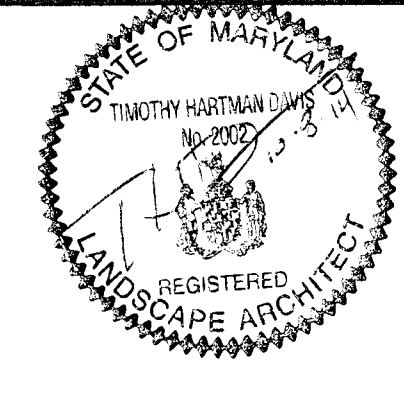
## MISS UTILITY NOTATION

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXISTENCE, LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND UTILITY CROSSESS 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 RECORDS 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.  
1300 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 C3, D3-4 E3-4 F3-4 34 D1 E1 F1	ZONING CATEGORY M-X-T
NSSC 200' SHEET 206 SE 08, 206 SE 09 207 SE 08, 207 SE 09	XXXX.
SITE DATUM	XXXX.
HORIZONTAL: _____	
VERT. CAL: _____	



TREE CONSERVATION TYPE II  
**WESTPHALIA TOWN CENTER**

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



1" = 30'

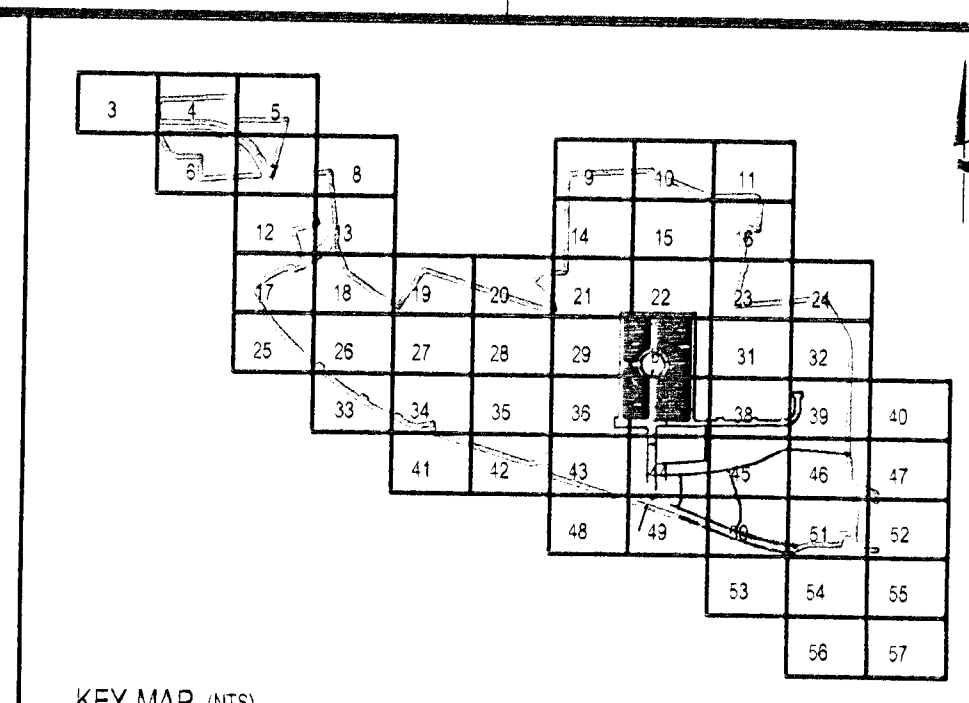
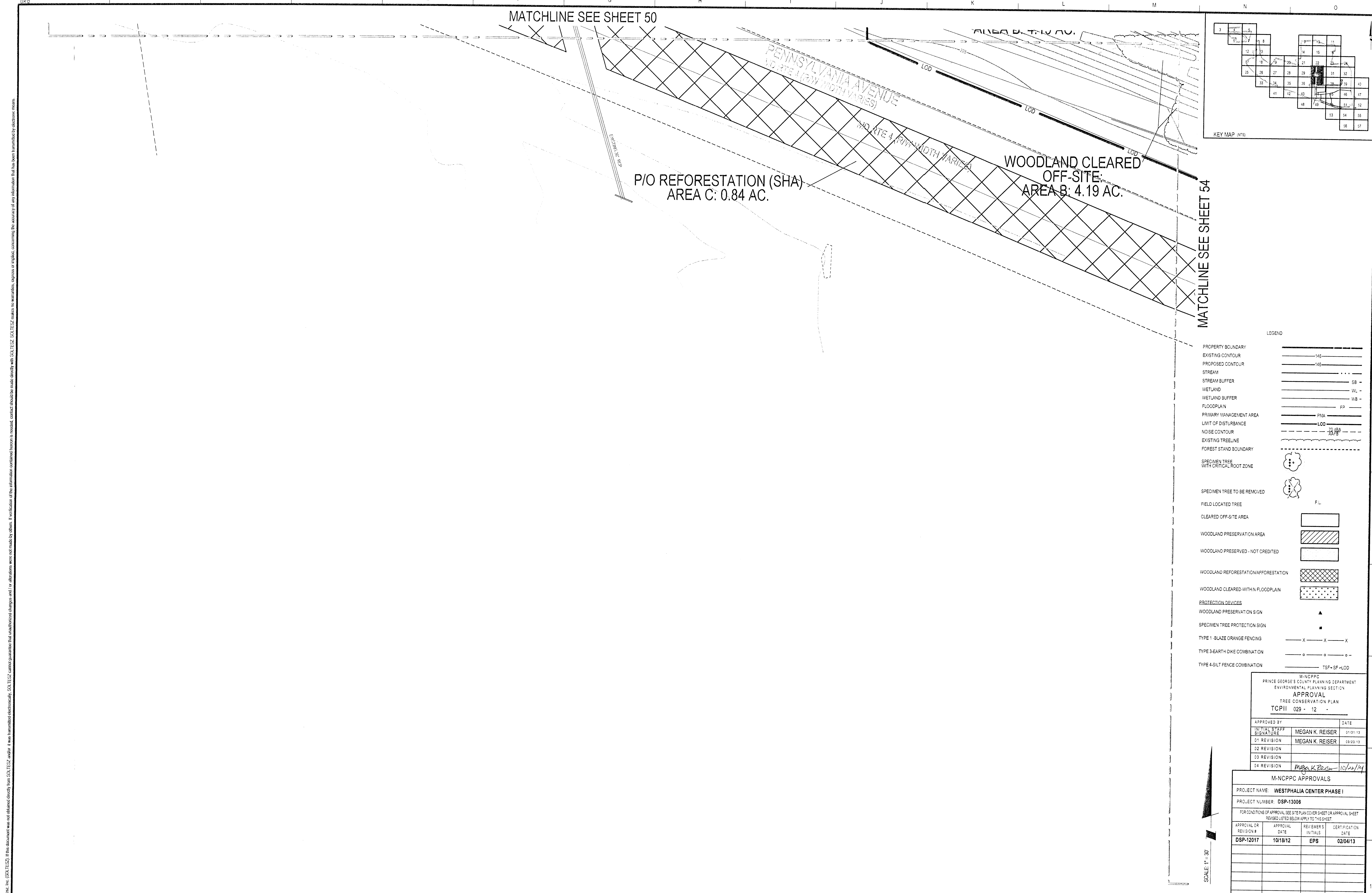
SHEET 50

OF 57

PROJECT NO  
19270300



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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	20 dBA
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	o o o
TYPE 4 - SILT FENCE COMBINATION	TSF+SF+LOD

M-NOPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII 029 - 12			
APPROVED BY	DATE		
INITIALS	SIGNATURE	MEGAN K. REISER	01/11/13
01 REVISION	MEGAN K. REISER	09/23/13	
02 REVISION			
03 REVISION			
04 REVISION	Megan K. Reiser	10/22/14	
M-NOPPC 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

Rockville  
Lanham  
Woodport  
Leopardtown

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

www.soltesz.com

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

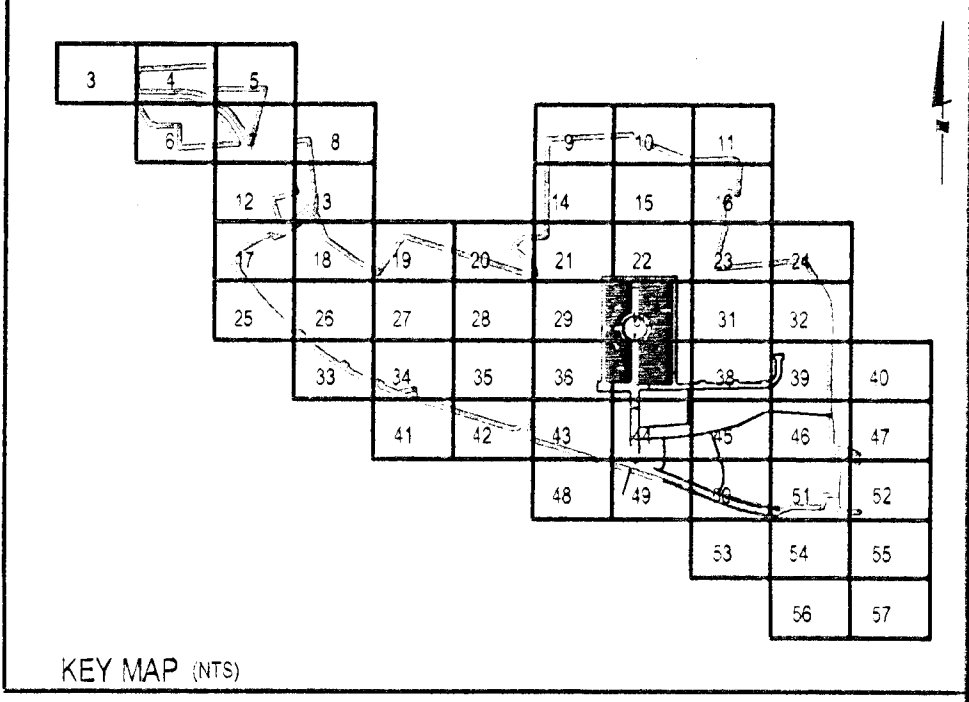
WALTON WESTPHALIA DEVELOPMENT (USA), LLC  
C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.  
11900 SUNRISE VALLEY DRIVE, SUITE 300  
RESTON, VIRGINIA 20191

MOBILE: 940.532.2158  
FAX: 888-913-8088  
CONTACT: MELANIE B. GRAF, P.E.

DO NOT SCALE THIS MAP. PEOPLE PERMITTED USE NUMBER 2007000

MAP	GRID	FA
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SCALE: 1" = 30'

[illegible][illegible]

**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.

  
  
 SHEET 54  
 OF 57  
 PROJECT NO. 19270300



**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. 30171 P. 100  
ZONE R-S  
USE: RESIDENTIAL

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

MATCHLINE SEE SHEET 57

MISS UTILITY NOTE

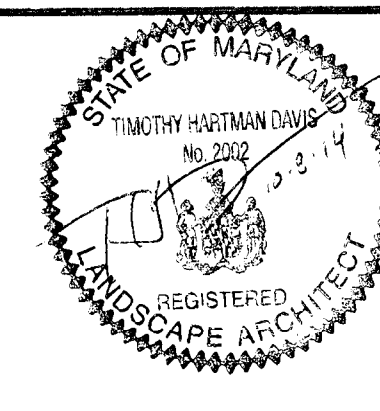
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT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

COPYRIGHT ADD THE MAP PEOPLE PERMITTED USE NUMBER 2100121	
MAP	90 GRID F4
TAX MAP 90 03 03.4E3.4 51 44 99 01.51	ZONING CAT M-X
INSD 200 SHEET	XXXX
206 SE 08, 206 SE 09 207 SE 08, 207 SE 09	
SITE DATUM	XXXX
HORIZONTAL _____	
VERTICAL _____	

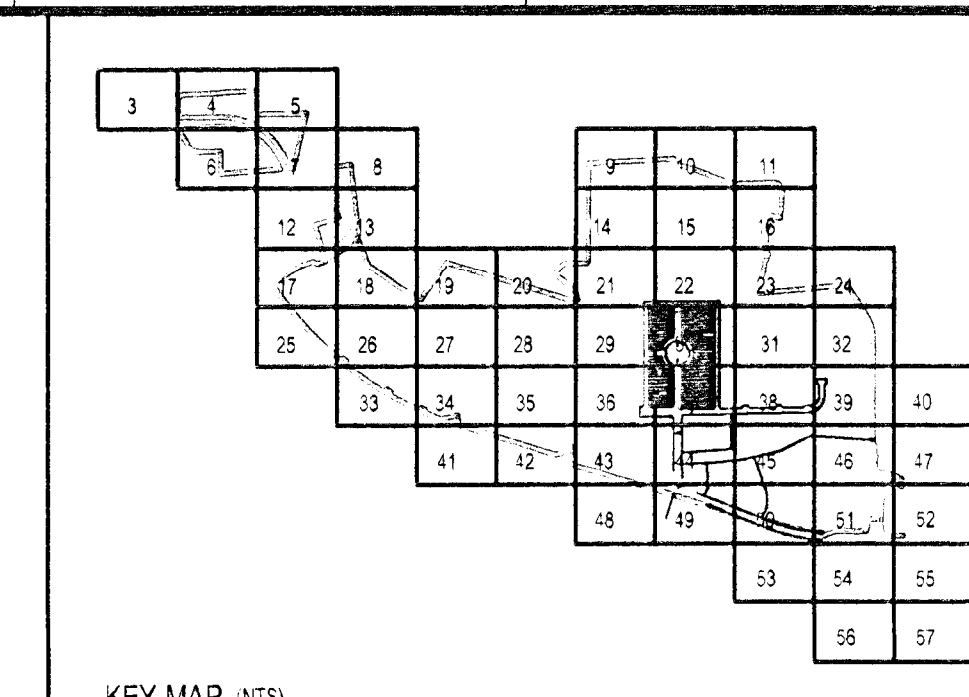


**TREE CONSERVATION PLAN TYPE II**

TREE CONSERVATION TYPE II  
 WESTPHALIA TOWN CENTER

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

P:\192770300\ENGINEER\ENV\TCPII\_55.shx Scale= 30.0000 ft / in. User= baifette PLTdry= Color plot= Pentbl= TEXT SUB.tbl 10/3/2014 3:42:39 PM



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		N 65 dB
EXISTING TREE LINE		
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		
<u>PROTECTION DEVICES</u>		
WOODLAND PRESERVATION SIGN		
SPECIMEN TREE PROTECTION SIGN		
TYPE 1 BLAZE ORANGE FENCING		X X X X
TYPE 3 EARTH DIKE COMBINATION		
TYPE 4-SILT FENCE COMBINATION		
		TSF = SF + LOD

2014-15

M-NGPRC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION <b>APPROVAL</b> TREE CONSERVATION PLAN TCPII 029 - 12 -		
APPROVED BY		DATE
INITIAL STAFF SIGNATURE	MEGAN K. REISER	07/31
01 REVISION	MEGAN K. REISER	09/23
02 REVISION		
03 REVISION		
04 REVISION	Megan K. Reiser	10/20

M-NCPPC APPROVALS

[illegible]

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

Rockville  
Lanham  
Waldorf  
Leonardtown

www.spiteszo.com

[illegible]

Fig. 1

1 inch

EX 18" RCP

EXISTING R.O.W.

A horizontal number line with tick marks at 0, 15, 30, and 45. The segment from 0 to 15 is shaded gray, and the segment from 15 to 30 is shaded white.





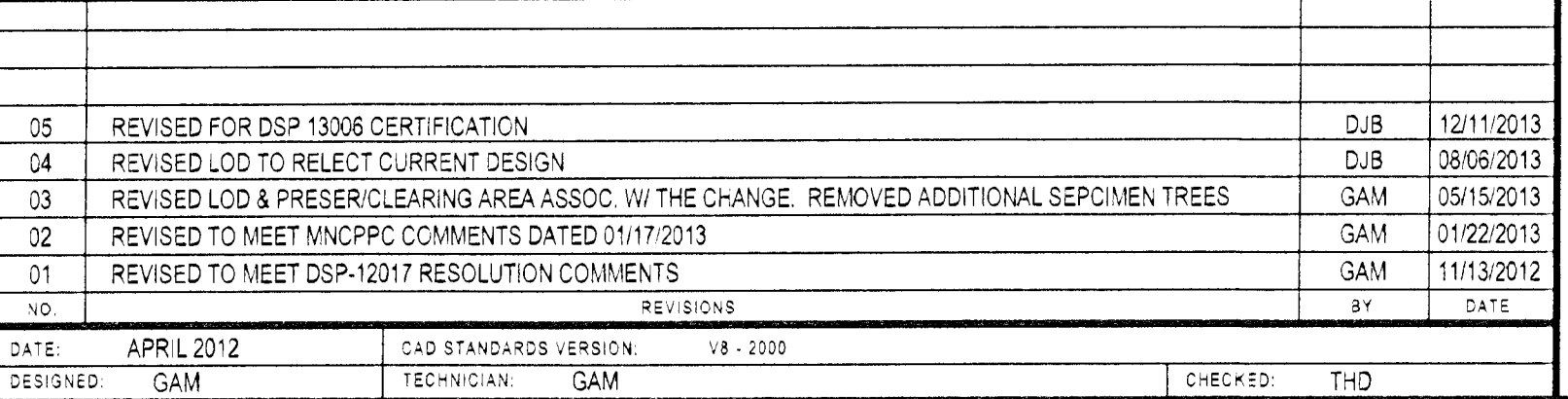
EX 18" REP (D)

MATCHLINE SEE SHEET 57

SCALE: 1" = 30'

M-NCPPC APPROVALS

## ANALYSIS

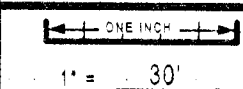


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CONTACT : MELANIE B. GRAF, P. E.

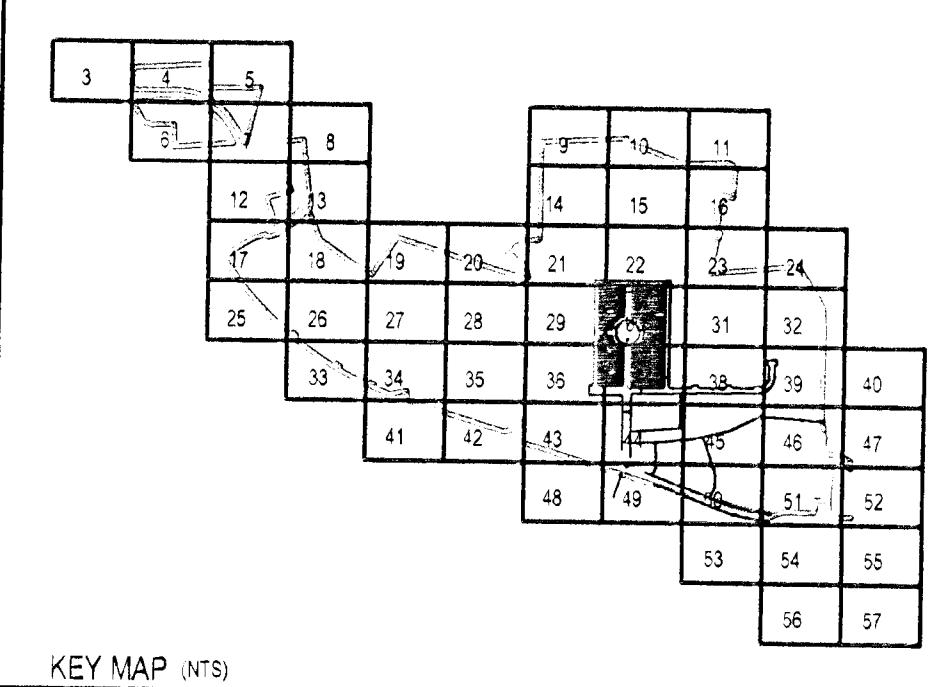
MELWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND



PROJECT NO.  
19270300



MATCHLINE SEE SHEET 55



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

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

EXISTING R.O.W

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	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	o --- o --- o
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	DATE		
INITIALS SIGNATURE	MEGAN K. REISER	01/11/13	
01 REVISION	MEGAN K. REISER	09/23/13	
02 REVISION			
03 REVISION			
04 REVISION	MEGAN K. REISER	10/30/13	

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



**SOLTESZ**

Engineering  
Planning  
Environmental Sciences

Rockville  
Lanham  
Waldorf  
Leondardtown

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4300 Forbes Boulevard, Suite 230  
Lanham, MD 20706  
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NO.	DATE	DESCRIPTION	BY	DATE
05	REVISOR			
06	REVISOR			
07	REVISOR			
08	REVISOR			
09	REVISOR			
10	REVISOR			
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**MISS UTILITY NOTE**

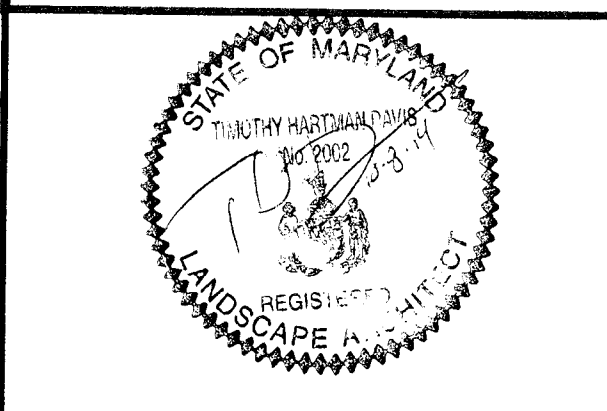
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FAX: 888-913-8686  
CONTACT: MELANIE B. GRAF, P.E.

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01	REVISOR			
02	REVISOR			
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100	REVISOR			



**TREE CONSERVATION PLAN TYPE II**

**TREE CONSERVATION TYPE II**

**WESTPHALIA TOWN CENTER**

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

1" = 30'

SHEET 57 OF 57

PROJECT NO. 19270300

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