

# WESTPHALIA TOWN CENTER

## TYPE 2 TREE CONSERVATION PLAN

### ROUGH GRADING

#### SHEET INDEX

- COVER SHEET (300' SCALE)
- SITE CALCULATIONS
- CONSERVATION EXHIBITS
- 2-2B. DETAIL SHEET (200' SCALE)
- 3-57. PLAN SHEETS (50' SCALE)

#### VICINITY MAP

SCALE: 1" = 2000'

P.G. CO. ADC MAP 24 GRID G13, H13/ MAP 25 GRID G1, H1-2, J2, K2

#### LEGEND

EXISTING MAJOR CONTOUR	65 (8A-5) (LOWER LEVEL)
EXISTING MINOR CONTOUR	70 (8A-4) (UPPER LEVEL)
EXISTING ADJACENT PROPERTY	EXISTING SPECIMEN TREE WITH CRITICAL ROOT ZONE
100-YEAR FLOODPLAIN LIMITS	EXISTING SPECIMEN TREE TO BE REMOVED
REGULATED STREAM (CENTERLINE)	PROPOSED TREE PROTECTION FENCE (TEMPORARY)
EXISTING STREAM BUFFER	PROPOSED TREE PROTECTION FENCE (PERMANENT)
EXISTING WETLAND	WOODLAND PRESERVATION SIGN
EXISTING WETLAND BUFFER	SPECIMEN TREE SIGN
EXISTING EXPANDED WETLAND BUFFER	REFORESTATION/AFFORESTATION SIGN
EXISTING WATER	WOODLAND CLEARED OFF-SITE (PREVIOUSLY APPROVED TCRH-029-12 C-05)
EXISTING SANITARY SEWER	REFORESTATION AREA (WPA)
PRIMARY MANAGEMENT AREA (PMA)	WOODLAND PRESERVED-NOT CREDITED (WPA)
EXISTING OVERHEAD UTILITY	WOODLAND PRESERVED-NOT CREDITED (WPA)
EXISTING BUILDING	WOODLAND PRESERVED-NOT CREDITED (WPA)
EXISTING WALL	WOODLAND PRESERVED-NOT CREDITED (WPA)
EXISTING CURB	WOODLAND CLEARED IN FLOODPLAIN
EXISTING EDGE OF PAVEMENT	WOODLAND RETAINED-ASSUMED CLEARED (WPA)
EXISTING SIDEWALK	
EXISTING SANITARY SEWER EASEMENT	
EXISTING STORM DRAIN EASEMENT	
EXISTING WATER EASEMENT	
EXISTING TREE LINE	
EXISTING BRUSH LINE (NOT WOODLAND)	
PROPOSED MAJOR CONTOUR	
PROPOSED MINOR CONTOUR	
PROPOSED PROPERTY LINE	
PROPOSED LIMIT OF DISTURBANCE	
SHA LIMIT OF DISTURBANCE	
PREVIOUSLY LIMITED OF DISTURBANCE	
PREVIOUSLY APPROVED TCRH-029-12 C-05	
APPROVED TCRH-029-12 C-05	
WOODLAND CLEARED (PREVIOUSLY APPROVED TCRH-029-12 C-05)	
WOODLAND CLEARED AREA	
WOODLAND PRESERVED AREA	
WOODLAND PRESERVED-NOT CREDITED (WPA)	
WOODLAND CLEARED IN FLOODPLAIN	
WOODLAND RETAINED-ASSUMED CLEARED (WPA)	

#### SITE STATISTICS

1	PREVIOUS GROSS TRACT AREA	531.77 AC
2	PREVIOUSLY DEDICATED SHA RIGHT-OF-WAY (NOT PART OF OWNERSHIP)	23.92 AC
3	MOORE PROPERTY/EVANGEL CATHEDRAL INC. (NOT PART OF OWNERSHIP)	47.56 AC
4	REVISED GROSS TRACT AREA	460.29 AC**
5	EXISTING 100-YEAR FLOODPLAIN	18.39 AC
6	NET TRACT AREA	440.90 AC
7	WOODLAND IN FLOODPLAIN-TOTAL (ITEM 6 AND 5 BELOW)	19.23 AC
8	EXISTING WOODLAND IN THE FLOODPLAIN (PER APPROVED NRI-094-2006-02)	13.39 AC
9	ADDITIONAL WOODLAND IN THE FLOODPLAIN, NOW CLEARED BUT STILL COUNTED TOWARD CONSERVATION REQUIREMENT (PER APPROVED TCRH-029-12-04)	+5.84 AC
10	EXISTING NET TRACT WOODLAND TOTAL (ITEM 11 AND 12 BELOW)	406.75 AC
11	EXISTING WOODLAND NET TRACT (PER APPROVED NRI-094-2006-02)	279.01 AC
12	ADDITIONAL WOODLAND NET TRACT, NOW CLEARED BUT STILL COUNTED TOWARD CONSERVATION REQUIREMENT (PER APPROVED TCRH-029-12-04)	+127.74 AC
13	EXISTING PMA	39.02 AC
14	REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	12,331 LF ON-SITE
15	RIPARIAN (WOODED) BUFFER UP TO 300' FT WIDE	61.21 AC

NOTE:  
\*PREVIOUS GROSS TRACT AREA INCLUDED SHA RIGHT-OF-WAY AND MOORE PROPERTY/EVANGEL CATHEDRAL INC.  
\*\*REVISED GROSS TRACT AREA IS THE GROSS TRACT AREA FOR REVISION 05.06, AND 07. THE 04 REVISION SHOWS A TOTAL ACREAGE OF 478.48 THIS INCLUDED PORTIONS OF SHA RIGHT-OF-WAY WHICH HAS SINCE BEEN DEDICATED AND IS NO LONGER PART OF THE GROSS TRACT AREA WHICH ACCOUNTS FOR THE REDUCTION IN TOTAL ACREAGE TO 460.29 AC.

Princess George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCR2-029-12			
Approved by	Date	DRD#	Reason for Revision
00 MEGAN K. REISER	01/31/13	DSP-13006	
01 MEGAN K. REISER	09/23/13	DSP-13006	
02 MEGAN K. REISER	03/25/13	DSP-13006	
03 MEGAN K. REISER	03/25/13	DSP-13006	
04 MEGAN K. REISER	10/22/14	DSP-13006	
05 PENDING	PENDING	DSP-19008	SECTION 3
06	9/12/19	N/A	SECTION 2 / RG
07	9/12/19	N/A	SECTION 3 / RG
08	9/12/19	N/A	SECTION 4 / RG
09 PENDING	PENDING	DSP-12017-01	SECTION 4 / RG

#### WESTPHALIA CENTER

PRINCE GEORGE'S COUNTY  
MARYLAND

#### TYPE II TREE CONSERVATION PLAN RG COVER SHEET

PROJECT NO. 50077436

Dewberry  
Dewberry Engineers Inc.  
4601 Forbes Boulevard, Suite 300  
Lanham, MD 20706  
301.731.5551  
301.731.0188 fax

1

SHEET NO. 1 of 61

#### GENERAL INFORMATION TABLE

LAYER CATEGORY	LAYER NAME	VALUE
ZONE	ZONING (ZONE)	M-X-T
ZONE	AVIATION POLICY AREA (APA)	N/A
ADMINISTRATIVE	TAX GRID (TMG)	99-E1
ADMINISTRATIVE	WSSC GRID (SHEET 20)	206SE09 & 09 207SE08 & 09
ADMINISTRATIVE	PLANNING AREA (PLAN AREA)	78
ADMINISTRATIVE	ELECTION DISTRICT (ED)	15
ADMINISTRATIVE	COUNCILMANIC DISTRICT (CD)	6
ADMINISTRATIVE	GENERAL PLAN 2035 ESA	2
ADMINISTRATIVE	TRAFFIC ANALYSIS ZONE (COG) (TAZ-COG)	1258
ADMINISTRATIVE	PG TRAFFIC ANALYSIS ZONE (TAZ-PG)	2502

NOTES:  
THIS PLAN SHOWS ROUGH GRADE LOD FOR THE PURPOSES OF SECTION 2, 3 AND 4 WHILE UPDATING SLIGHT MODIFICATIONS TO PRESERVATION AND CLEARING MEASURES AS APPROPRIATE FOR DESIGNATED SECTION 1. REFER TO APPROVED TCRH-029-12-04 APPROVED 10/22/14 BY MNCPPC.

THIS PLAN IS FOR WOODLAND CONSERVATION AND TREE PROTECTION FENCING ONLY FOR SECTIONS 2, 3 AND 4 ONLY WITH MINOR SECTION 1 ADJUSTMENTS AS NEEDED. NOT FOR CONSTRUCTION. REFER TO ALL EROSION CONTROL AND SWM PLANS AS APPROVED BY PRINCE GEORGE'S COUNTY.

#### REVISION TABLE

REVISION NUMBER	ASSOCIATED CASE & RESOLUTION NUMBER	DETAILED DESCRIPTION	DETAILED DESCRIPTION
INITIAL	DSP-12017 & PGCPB 12-99	PHASE 1 ROUGH GRADING AND INFRASTRUCTURE	ALL
-01	STAFF LEVEL	ADDITIONAL DISTURBANCE AND CLEARING IN PHASE 1 FOR THE STATE HIGHWAY PROJECT AT MD RTE 4 AND MELWOOD RD INTERCHANGE. THE INSTALLATION OF THE WATER AND SEWER LINES ALONG THE BACK BRANCH STREAM VALLEY INCLUDING THE OFF-SITE SEWER CONNECTION TO THE EAST AND FOR A REVISED OUTFALL DESIGN ASSOCIATED WITH POND 2	12.38.39.40.44.45.46.47.49, 50.51.53 & 54
-02	DSP-13006 & PGCPB 13-119	PHASE 1 RESIDENTIAL & ASSOCIATED DISTURBANCE FOR CONSTRUCTION & STREAM RESTORATION (ON SHEETS 36.42.43.44.45.46)	12.10.11.15.16.21.22.23.29.30.31.3 4.35.36.37.38.39.40.41.42.43.44.45, 46.47.49.50.51.52.53.53
-03	STAFF LEVEL	ADDITIONAL OFF-SITE CLEARING DUE TO SHA INTERCHANGE DESIGN & 30' PEPCO UTILITY ESMIT.	12.42.43.44.49.50.53.54.55.56.57
-04	STAFF LEVEL	MODIFICATION OF ON-SITE DISTURBANCE FOR PEPCO ACCESS ROAD. ADDITION OF TRAILER COMPOUND, ON-SITE AND OFF-SITE REALIGNMENT OF SEWER CONNECTION	12.34.39.41.44.46.50.53.57
-05	SECTION 3 - FINE GRADE PERMIT	FINE GRADING PERMIT ASSOCIATED WITH PROPOSED DEVELOPMENT	11.1A.1B.1C.2.2A.2B.18.19.20.21.26, 27.28.29.34.35.36
-06	SECTION 2 - ROUGH GRADE PERMIT	ROUGH GRADING PERMIT ASSOCIATED WITH PROPOSED DEVELOPMENT FOR PRESIDENTIAL PARKWAY CONSTRUCTION	11.1A.1B.1C.2.2A.2B.17.18.26.27.34, 35.36.37.38.39
-07	SECTION 3 - ROUGH GRADE PERMIT	ROUGH GRADING PERMIT ASSOCIATED WITH PROPOSED DEVELOPMENT	11.1A.1B.1C.2.2A.2B.18.19.20.21.26, 27.28.29.34.35.36
-08	SECTION 4 - ROUGH GRADE PERMIT	ROUGH GRADING PERMIT ASSOCIATED WITH PROPOSED DEVELOPMENT FOR WESTPHALIA EAST	11.1A.1B.1C.2.2A.2B.22.23.24.30.31, 32.37.38.39
-09	DSP-12017-01	INFRASTRUCTURE OF THE PRESIDENTIAL PARKWAY EXTENSION	11.1A.1B.1C.2.2A.2B.17.18.26.27.34, 35.36.37.38.39

PROPERTY OWNERS AWARENESS CERTIFICATE

I/WE WALTON DEVELOPMENT AND MANAGEMENT (USA) INC. HEREBY ACKNOWLEDGE THAT WE ARE AWARE OF THIS TYPE 2 TREE CONSERVATION PLAN (TCP2) AND THAT WE UNDERSTAND THE REQUIREMENTS AS SET FORTH IN THIS TCP2.

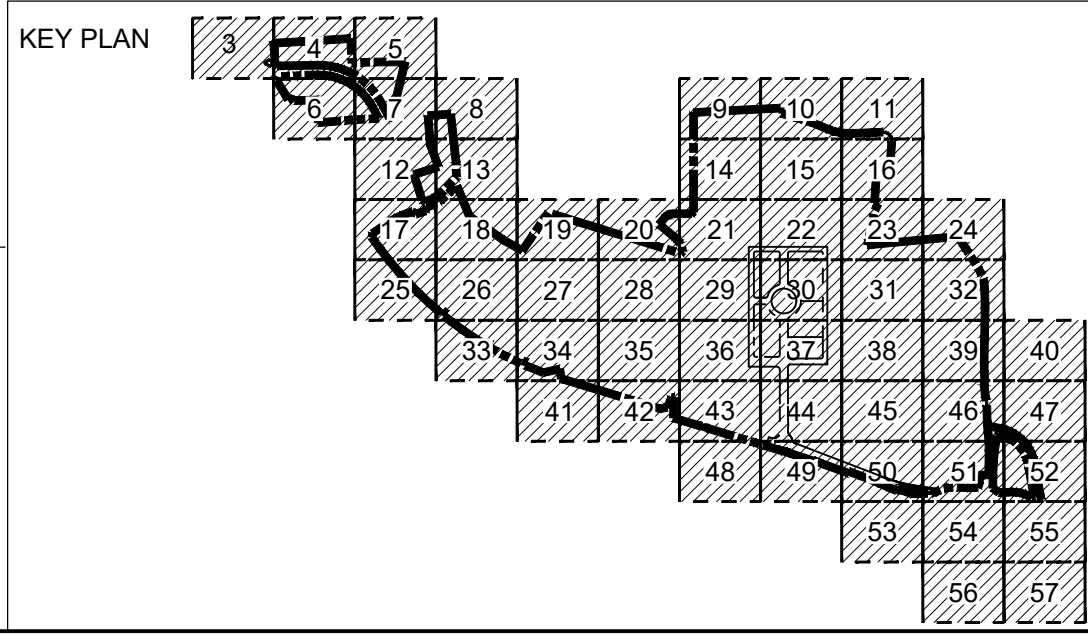
SIGNATURE: \_\_\_\_\_ DATE: 8/21/19

PRINTED NAME: Siobhan Doherty, Vice President

TITLE: \_\_\_\_\_

#### LOCATION MAP AND SHEET KEY

SCALE 1" = 300'



AS SHOWN

Unless otherwise noted

NO.	DESCRIPTION	DATE	BY
2	REVISED PER STAFF COMMENTS	07/30/2019	RCM
1	INITIAL SUBMISSION	05/20/2019	RCM

PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3722 EXPIRATION DATE MAY 18, 2020.



9.17.19

NOTE:  
FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777 OR LOG ON TO <http://www.missutility.net> 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY

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

DRAWN BY: AL  
APPROVED BY: RCM  
CHECKED BY: ST  
DATE: MAY 2019

OWNER/APPLICANT: WALTON DEVELOPMENT AND MANAGEMENT  
8000 WESTPARK DR, SUITE 430  
MCLEAN, VA 22102

CONTACT: MIKE MILLER  
P: 703-639-6918  
E: MIKE.MILLER@WALTON.COM

15TH ELECTION DISTRICT  
PRINCE GEORGE'S ROAD ATLAS:  
TAX MAP: 99 - GRID: C3,D3,E3,F3,G3  
TAX MAP: 91 - GRID: A3-4  
TAX MAP: 99 - GRID: D1,E1,F1  
TAX MAP: 100 - GRID: A1-2  
200 MAP REFERENCE: 206SE08, 206SE09, 207SE08, 207SE09

SCALE(S):  
AS SHOWN

NO.	DESCRIPTION	DATE	BY
2	REVISED PER STAFF COMMENTS	07/30/2019	RCM
1	INITIAL SUBMISSION	05/20/2019	RCM

Unless otherwise noted

## WOODLAND CONSERVATION SUMMARY TABLE

## PREVIOUSLY APPROVED TCP1-029-12- SECTION 1

WOODLAND CLEARED (ACRES)	WOODLAND PRESERVATION (ACRES)	WOODLAND CLEARED IN FLOODPLAIN (ACRES)	WOODLAND RETAINED -ASSUMED CLEARED (ACRES)	WOODLAND CLEARED OFF-SITE (ACRES)	WOODLAND PRESERVED -NOT CREDITED (ACRES)	ON-SITE REFORESTATION (ACRES)
A1 [121.50]**	A [12.17]*	A [2.89]*	1 0.21	A 0.63	A 0.01	
A2 0.12	B [1.16]*	B [2.47]*	2 0.87	B 0.19	B 0.05	
AA 2.23	C [3.33]*	C [0.49]*	3 0.09	C 2.46*	C 0.06	
BB 0.27	D [0.89]*	D [0.19]*	4 1.56	D 1.17		
CC 7.11	E [11.77]*					
DD 1.83	F [5.82]*					
EE 0.97	G [37.09]*					
FF 0.93	H [13.45]*					
GG 0.54	I [26.50]*					
ZZ 0.11	J [9.38]*					
AAA 0.15	K [0.00]*					
BBB 0.16	L [0.30]*					
CCC 0.60	M [0.02]*					
DDD 0.09	N [0.02]*					
EEE 0.06	O [1.10]*					
	P 1.58					
SUBTOTAL = 136.67 AC	SUBTOTAL = 124.58 AC	SUBTOTAL = 6.04 AC	SUBTOTAL = 2.73 AC	SUBTOTAL = 4.45 AC	SUBTOTAL = 0.12 AC	SUBTOTAL = 0.00 AC

## PRESIDENTIAL PARKWAY- SECTION 2

HH 0.28	P 1.15					
IJ [2.31]*	Q 0.10					
JJ [1.58]*	R 0.33					
KK 0.18						
LL 0.16						
MM 5.00						
NN 0.34						
OO 1.79						
PP 0.56						
SUBTOTAL = 12.20 AC	SUBTOTAL = 1.58 AC	SUBTOTAL = 0.00 AC	SUBTOTAL = 0.09 AC	SUBTOTAL = 0.00 AC	SUBTOTAL = 0.00 AC	SUBTOTAL = 0.00 AC

## SNAPPER/WEST- SECTION 3

QQ [1.81]*	S 0.17					
RR 54.98	T 2.26					
SS 0.66	U 0.21					
TT 0.70						
UU 0.43						
VV 9.15						
WW 0.32						
SUBTOTAL = 68.05 AC	SUBTOTAL = 2.64 AC	SUBTOTAL = 0.00 AC	SUBTOTAL = 0.24 AC	SUBTOTAL = 1.05 AC	SUBTOTAL = 0.34 AC	SUBTOTAL = 0.00 AC

## EAST- SECTION 4

XX [11.85]*	V 1.89					
YY 44.19						
SUBTOTAL = 56.04 AC	SUBTOTAL = 1.89 AC	SUBTOTAL = 0.00 AC	SUBTOTAL = 0.00 AC	SUBTOTAL = 2.11 AC	SUBTOTAL = 0.00 AC	SUBTOTAL = 3.54 AC
TOTAL = 272.96 AC	TOTAL = 130.69 AC	TOTAL = 6.04 AC	TOTAL = 3.06 AC	TOTAL = 7.61 AC	TOTAL = 0.46 AC	TOTAL = 3.54 AC

NOTE: [ \* ] REVISED AREAS SHOWN PER PREVIOUSLY APPROVED TCP1-029-12-04.

\*\* OFF-SITE WOODLAND CLEARING ON SECTION 1 FOR ROUGH GRADE AS APPROVED BY EROSION AND SEDIMENT CONTROL PLANS.

\*\*\* OFF-SITE WOODLAND CLEARING ON MOORE PROPERTY PER AGREEMENT.

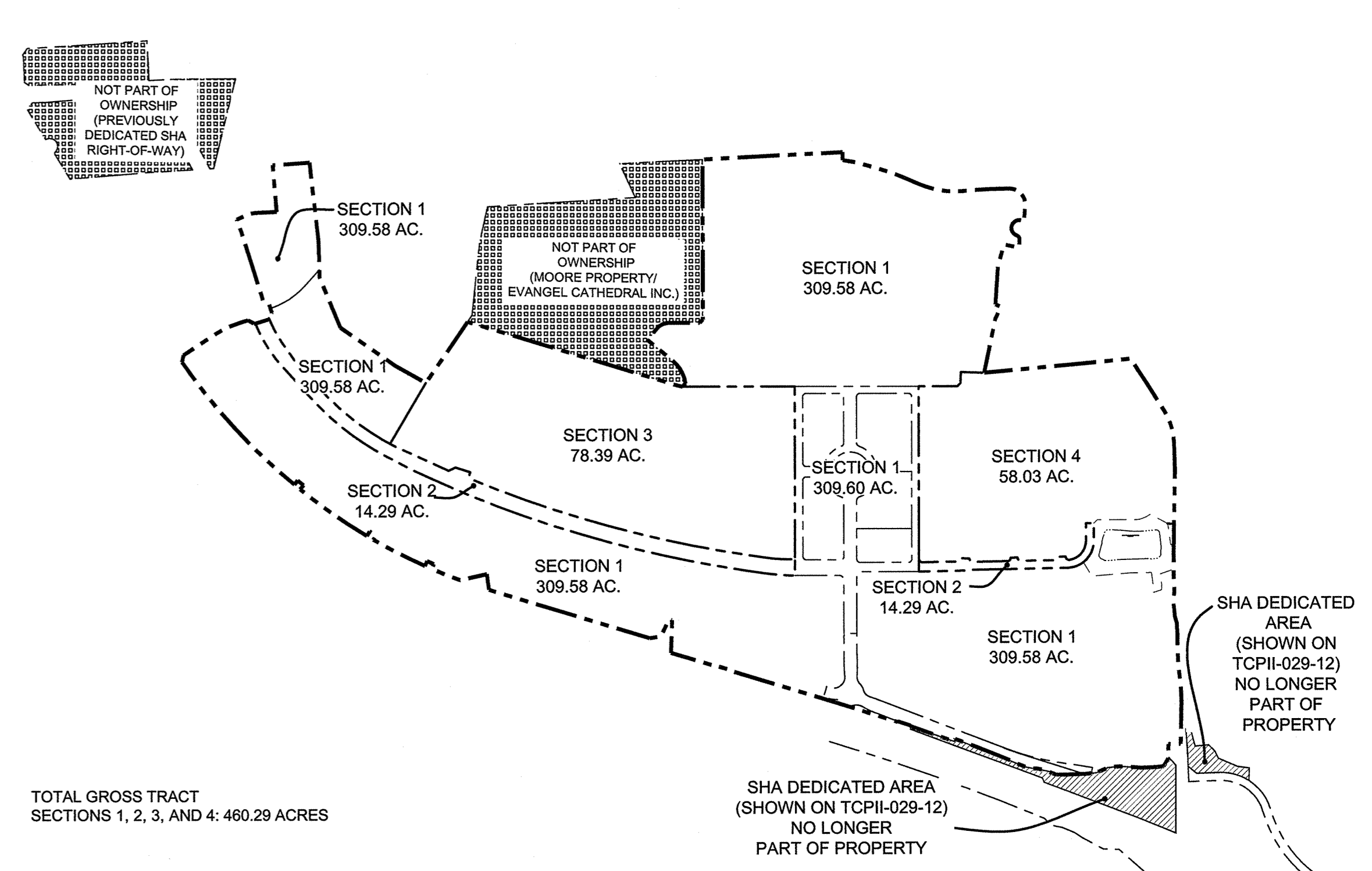
## Phased Woodland Conservation Worksheet for Prince George's County

SECTION I - Establishing Site Information (Enter acres for each zone)									
1 Zone:	M-X-T								
2 Gross Tract:	480.29								
3 Floodplain:	19.39								
4 Previously Dedicated Land:	0.00								
5 Net Tract (NTA):	440.90	0.00	0.00						
6 TCP1 or 2 Number:	2-029-12	Revision:	6						
7 Property Description or Subdivision Name:	WESTPHALIA TOWN CENTER								
8 TCP1 Number:									
9 Is this site subject to the 1989 Ordinance? (Y/N)	N	2010 Ordinance? (Y/N)	N	Within PFA (Y/N)	Y				
10 Break-even Point (preservation acres):	134.26								
11 Acres of Net Tract cleared permitted w/o reforestation:	272.49								
SECTION II - Determining Woodland Conservation Requirements (Enter acres for each corresponding column)									
12 Existing Woodland on Net Tract (acres)	406.76*								
13 Existing Woodland in Floodplain (acres)	19.39								
14 Woodland Conservation Threshold (NTA) =	15.00%								
15 Smaller of 10 or 12	66.14								
16 Woodland above WCT	340.62								
17 Plan Number: (This must be completed for each phase)									
18 Revision Number:									
19 Plan Phase or Name:									
20 TCP2 Number for this Phase or Section	2-029-12-04	2-029-12-08	2-029-12-05	2-02-12-07					
21 Revision Number	4	7	8						
22 Status	APPROVED	PENDING	APPROVED	APPROVED					
23 Approval Date	3/8/08	14/09	7/8/09	5/6/03	0.00	0.00			
24 Total area in this application (acres)	19.39	0.26	2.28	0.00	0.00	0.00			
25 Floodplain area in this application (acres)	19.39	0.26	2.28	0.00	0.00	0.00			
26 Net Tract area in this application (acres)	292.73	14.03	78.11	58.03					
27 Woodland on the Net Tract for this phase (acres)	263.69	13.87	75.21	58.03	0.00	0.00			
28 Woodland in the Floodplain for this phase	19.39	0.26	2.28	0.00	0.00	0.00			
29 Woodland Cleared on Net Tract for this phase	139.40	12.29	68.29	56.04	0.00	0.00			
30 Woodland Cleared in Floodplain for this phase	0.00	0.00	0.00	0.00	0.00	0.00			
31 Off-site Woodland Clearing (1:1)	4.45	0.00	1.05	2.11	0.00	0.00			
32 Off-site WCA being provided on this property (preservation)	0.00	0.00	0.00	0.00	0.00	0.00			
33 Off-site WCA being provided on this property (afforestation)	0.00	0.00	0.00	0.00	0.00	0.00			
34 Cumulative acres of Net Tract Woodland cleared	139.40	151.69	219.98	276.02					
35 Cumulative acres of Floodplain woodland cleared	0.00	0.00	0.00	0.00					
36 Smaller of 14 or 26	139.40	151.69	219.98	276.02					
37 Woodland Clearing below WCT	0.00	0.00	0.00	0.00					
38 Clearing below WCT (2:1 replacement)	0.00	0.00	0.00	0.00					
39 Replacement for clearing above the WCT (0.25 : 1)	34.85	37.62	55.00	89.01					
40 Replacement for clearing below the WCT (2 : 1)	0.00	0.00	0.00	0.00					
41 Afforestation Required	0.00	0.00	0.00	0.00					
42 Cumulative Woodland Conservation Required	111.48	114.85	132.87	148.79					
43 Latest phase indicates cumulative requirement through that phase of work	43.34	3.07	18.12	18.12					
44 Threshold per phase	43.91	2.10	11.42	8.71					
45 Total requirement with threshold and net replacement	89.25	8.17	29.54	24.83					
SECTION III - Meeting the Requirements									
41 Woodland Preservation	124.58	1.58	2.84	1.89	0.00	0.00			
42 Afforestation/Reforestation				3.54					
43 Natural Regeneration									
44 Landscape Credits									
45 Specimen & Historic Tree (CRZ area)									
46 Forest Enhancement Credit (25% of enhancement area)									
47 Street Tree Credit (Existing or 10-year canopy)									
48 Area approved for fee-in-lieu									
49 Off-site Woodland Conservation Credits Required									
50 Off-site WCA (preservation) being provided on this property	0.00	0.00	0.00	0.00	0.00	0.00			
51 Off-site WCA (afforestation) being provided on this property	0.00	0.00	0.00	0.00	0.00	0.00			
52 Cumulative Woodland Conservation Provided	124.58	129.75	152.29	184.12					
53 Woodland saved on this phase but not counted	0.00	0.00	0.34	0.10					
54 Existing Net Tract Woodland in later phases	142.77	129.90	87.63	9.40					
55 Requirement Status per Phase									

NOTE: 0.4 ACRES OF ADDITIONAL EXISTING WOODLAND ON THE NET TRACT (LINE 12) IS BASED ON

NRI-004-2008-02 FROM TCP2-029-12-04.

\*\* PER CB-29-2008 ON PAGE 6 (PART 10, MIXED USE ZONES, SUBDIVISION 1, M-X-T ZONE, SECTION 27.544 REGULATIONS) SUBSECTION (B) STATES: "FOR REGIONAL URBAN COMMUNITY DEVELOPMENTS IN THE M-X-T ZONE, THE WOODLAND CONSERVATION AND AFFORESTATION THRESHOLDS SHALL BE FIFTEEN PERCENT (15%) WITH NO REQUIREMENT FOR ON-SITE MITIGATION. A FEE-IN-LIEU OF \$0.30 PER SQUARE FOOT SHALL BE REQUIRED". THIS HAS BEEN CONDITIONED IN CSP-07004-02 ON PAGE 10, CONDITION (2)(B) AND ON PAGE 36(30) APPROVED ON JULY, 9 2019.

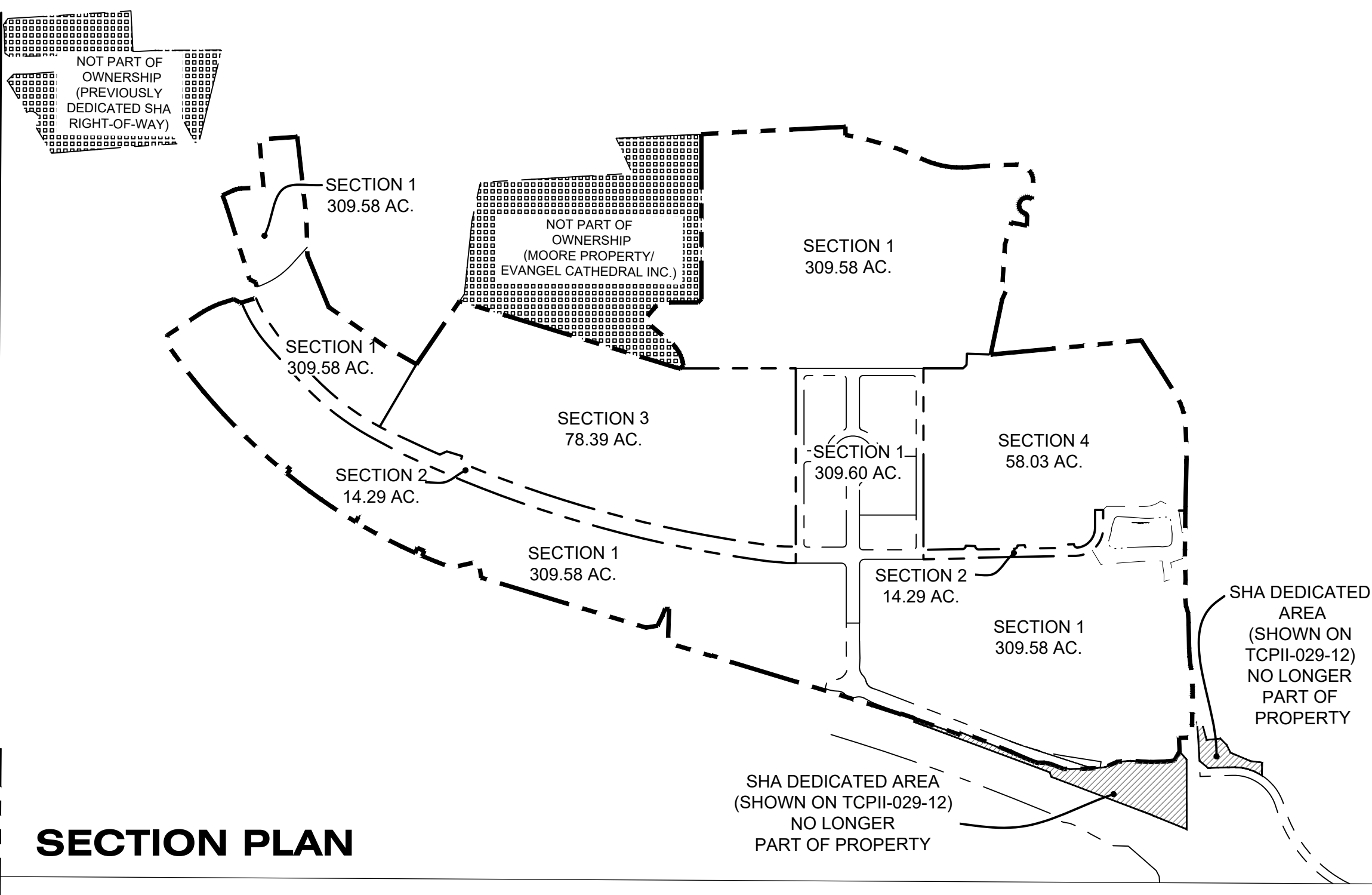
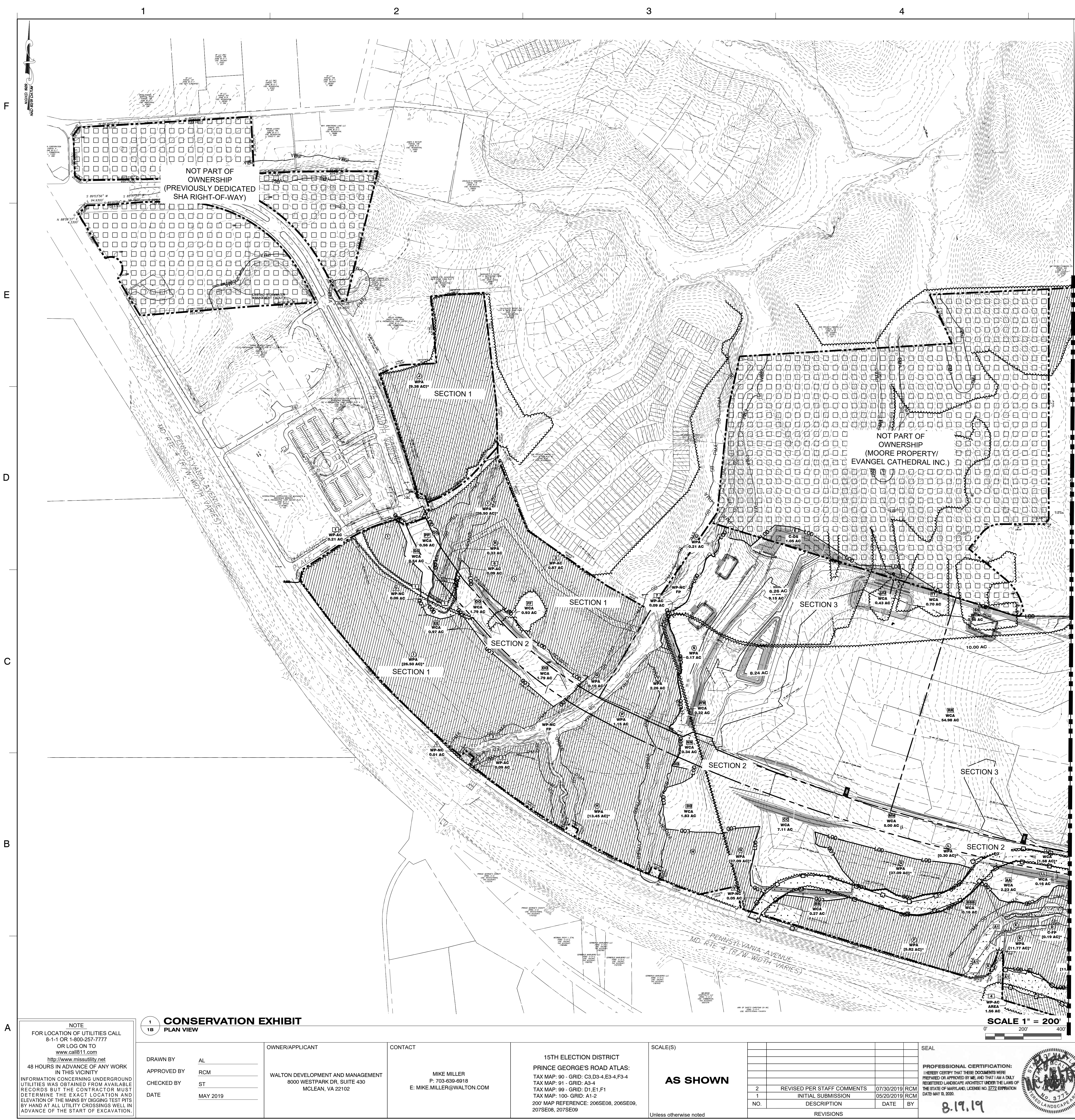


## SECTION PLAN

TOTAL GROSS TRACT  
SECTIONS 1, 2, 3, AND 4: 460.29 ACRESSHA DEDICATED AREA  
(SHOWN ON TCP1-029-12)  
NO LONGER  
PART OF PROPERTY

Individual TCP2 with Previously Approved TCP1 or TCP2 Woodland Conservation Worksheet for Prince George's County									
SECTION I - Establishing Site Information (Enter acres for each zone)									
1 Zone:	M-X-T								
2 Gross Tract:	309.58								
3 Floodplain:	16.85								
4 Previously Dedicated Land:	0.00								
5 Net Tract (NTA):	292.73	0.00	0.00						
6 Property Description or Subdivision Name:	WESTPHALIA TOWN CENTER SECTION 1- (RESIDUAL)								
7 Current TCP Number:	TCP2-029-12 Rev#	4							
8 Previous TCP Number:	TCP2-029-12 Rev#	4							
9 Site subject to the 2010 Ordinance (Y or N)	N								
10 Is this a priority funding area? (Y or N)	Y								
SECTION II - Determining Woodland Conservation Requirements (Enter acres in corresponding column)									
9 Woodland Conservation Calculations:	Net tract	Floodplain							
11 Acreage of Existing Woodland	263.69	16.69							
12 Woodland Conservation Required for per TCP1 or TCP2	42.56%	124.58							
13 Area of Woodland Cleared per previous TCP1 or TCP2		10.49							
14 Area of Woodland Cleared per current TCP2		139.40							
15 Area of Woodland above WCT not cleared by previous TCP1 or TCP2		34.85							
16 Additional Woodland Cleared by current TCP2	0.00								
17 Does the TCP1 show 2:1 replacement?	Y								
18 Clearing above WCT (1/4:1 Replacement)	0.00	Replacement required =							
19 Clearing below WCT (2:1 Replacement)	0.00	Replacement required =							
20 Total Woodland Conservation Required :		124.58							
SECTION III-Meeting the Requirement (Enter acres in corresponding column)									
21 Woodland Conservation Provided:	(acres)								
22 Woodland Preservation	124.58								
23 Reforestation / Afforestation	0.00	Bond amount: \$	-						
24 Natural Regeneration	0.00								
25 Landscape Credits	0.00								
26 Area approved for fee-in-lieu	0.00	Fee amount:	\$0.00						
27 Credits Received for Off-site Mitigation on another property	0.00								
28 Off-site Mitigation provided on this property	0.00								
29 Total Woodland Conservation Provided	124.58								
30 Area of net tract woodland not cleared	124.58 acres								
31 Woodland retained not part of requirements:	0.00 acres								
32 Prepared by:	Ryan McWhorter	Date:	9.17.19						
33 Qualifications:	RIA 5772 Exp. 9.13.20								

Individual TCP2 with Previously Approved TCP1 or TCP2 Woodland Conservation Worksheet for Prince George's County									
SECTION I - Establishing Site Information (Enter acres for each zone)									
1 Zone:	M-X-T								
2 Gross Tract:	14.29								
3 Floodplain:	0.26								
4 Previously Dedicated Land:	0.00								
5 Net Tract (NTA):	14.03	0.00	0.00						
6 Property Description or Subdivision Name:	WESTPHALIA SECTION 2- PRESIDENTIAL PARKWAY								
7 Current TCP Number:	TCP2-029-12	Rev#	6						
8 Previous TCP Number:	TCP2-029-12	Rev#	4						
9 Site subject to the 2010 Ordinance (Y or N)	N								
10 Is this a priority funding area? (Y or N)	Y								
SECTION II - Determining Woodland Conservation Requirements (Enter acres in corresponding column)									
9 Woodland Conservation Calculations:		Net tract						Floodplain	
11 Acreage of Existing Woodland			13.87						0.26
12 Woodland Conservation Required for per TCP1 or TCP2	36.85%		5.17						
13 Area of Woodland Cleared per previous TCP1 or TCP2			12.29						0.00
14 Area of Woodland Cleared per current TCP2			12.29						0.00
15 Area of Woodland above WCT not cleared by previous TCP1 or TCP2			12.29						
16 Additional Woodland Cleared by current TCP2	Y		0.00						0.00
17 Does the TCP1 show 2:1 replacement?									
18 Clearing above WCT (1/4:1 Replacement)		0.00	Replacement required =						0.00
19 Clearing below WCT (2:1 Replacement)		0.00	Replacement required =						0.00
20 Total Woodland Conservation Required :			5.17						
SECTION III-Meeting the Requirement (Enter acres in corresponding column)									
21 Woodland Conservation Provided:		(acres)							
22 Woodland Preservation			1.58						
23 Reforestation / Afforestation			0.00	Bond amount:	\$				-
24 Natural Regeneration			0.00						
25 Landscape Credits			0.00						
26 Area approved for fee-in-lieu			3.59	Fee amount:					\$46,914.12
27 Credits Received for Off-site Mitigation on another property			0.00						
28 Off-site Mitigation provided on this property			0.00						
29 Total Woodland Conservation Provided			5.17						
30 Area of net tract woodland not cleared		1.58	acres						
31 Woodland retained not part of requirements:		0.00	acres						
31 Prepared by:	Ryan W. Anderson						Date:	9.17.19	
32 Qualifications:	RM3772 Exp. 5.13.20								



SECTION PLAN

LEGEND	
EXISTING MAJOR CONTOUR	210
EXISTING MINOR CONTOUR	220
EXISTING BOUNDARY	---
EXISTING ADJACENT PROPERTY	---
100-YEAR FLOODPLAIN LIMITS	FP
REGULATED STREAM (CENTERLINE)	SB
EXISTING STREAM BUFFER	WB
EXISTING WETLAND	W
EXISTING WETLAND BUFFER	WB
EXISTING WATER	Wx
EXISTING SANITARY SEWER	SSx
PRIMARY MANAGEMENT AREA (PMA)	PMA
EXISTING OVERHEAD UTILITY	OH
EXISTING BUILDING	---
EXISTING WALL	---
EXISTING CURB	---
EXISTING EDGE OF PAVEMENT	---
EXISTING SIDEWALK	---
EXISTING SANITARY SEWER EASEMENT	---
EXISTING STORM DRAIN EASEMENT	---
EXISTING WATER EASEMENT	---
EXISTING TREE LINE	---
EXISTING BRUSH LINE 'NOT WOODLAND'	---
PROPOSED MAJOR CONTOUR	410
PROPOSED MINOR CONTOUR	420
PROPOSED PROPERTY LINE	---
PROPOSED LIMIT OF DISTURBANCE	---
SHA LIMIT OF DISTURBANCE	---
PREVIOUSLY APPROVED TCEP-12	---
WOODLAND CLEARED (PREVIOUSLY APPROVED TCEP-12 WCA-PA)	---
WOODLAND CLEARED AREA	---
WOODLAND PRESERVATION AREA	---
WOODLAND CLEARED IN FLOODPLAIN (GFP)	---
WOODLAND RETAINED-ASSUMED CLEARED (WP-AC)	---
WOODLAND CLEARED OFF-SITE (PREVIOUSLY APPROVED TCEP-12 C-OS)	---
REFORESTATION AREA (WRA)	---
WOODLAND PRESERVED-NOT CREDITED (WP-NC)	---
NOT PART OF OWNERSHIP (SHA AND MOORE PROPERTIES)	---
EXISTING STORM DRAIN	---

NOTE  
FOR LOCATION OF UTILITIES CALL  
8-1-1 OR 1-800-257-7777  
OR LOG ON TO  
www.call811.com  
http://www.missutility.net  
48 HOURS IN ADVANCE OF ANY WORK  
IN THIS VICINITY  
INFORMATION CONCERNING UNDERGROUND  
UTILITIES WAS OBTAINED FROM AVAILABLE  
RECORDS BUT THE CONTRACTOR MUST  
DETERMINE THE EXACT LOCATION AND  
ELEVATION OF THE MAINS BY DIGGING TEST PITS  
BY HAND AT ALL UTILITY CROSSINGS WELL IN  
ADVANCE OF THE START OF EXCAVATION.

1  
1B  
CONSERVATION EXHIBIT  
PLAN VIEW

DRAWN BY	AL
APPROVED BY	RCM
CHECKED BY	ST
DATE	MAY 2019

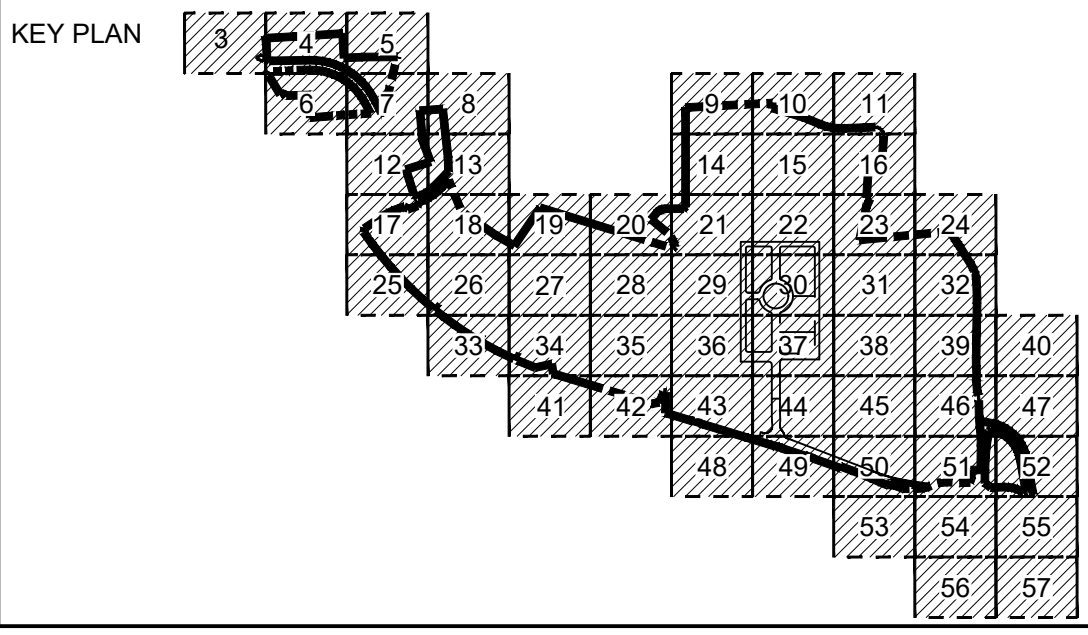
OWNER/APPLICANT	CONTACT
WALTON DEVELOPMENT AND MANAGEMENT 8000 WESTPARK DR. SUITE 430 MCLEAN, VA 22102	MIKE MILLER P: 703-639-6918 E: MIKE.MILLER@WALTON.COM

15TH ELECTION DISTRICT  
PRINCE GEORGE'S ROAD ATLAS:  
TAX MAP: 90 - GRID: C3,D3,4,E3,4,F3,4  
TAX MAP: 91 - GRID: A3,4  
TAX MAP: 99 - GRID: D1,E1,F1  
TAX MAP: 100 - GRID: A1,2  
200 MAP REFERENCE: 206SE08, 206SE09,  
207SE08, 207SE09

SCALE(S)  
  
AS SHOWN  
  
Unless otherwise noted

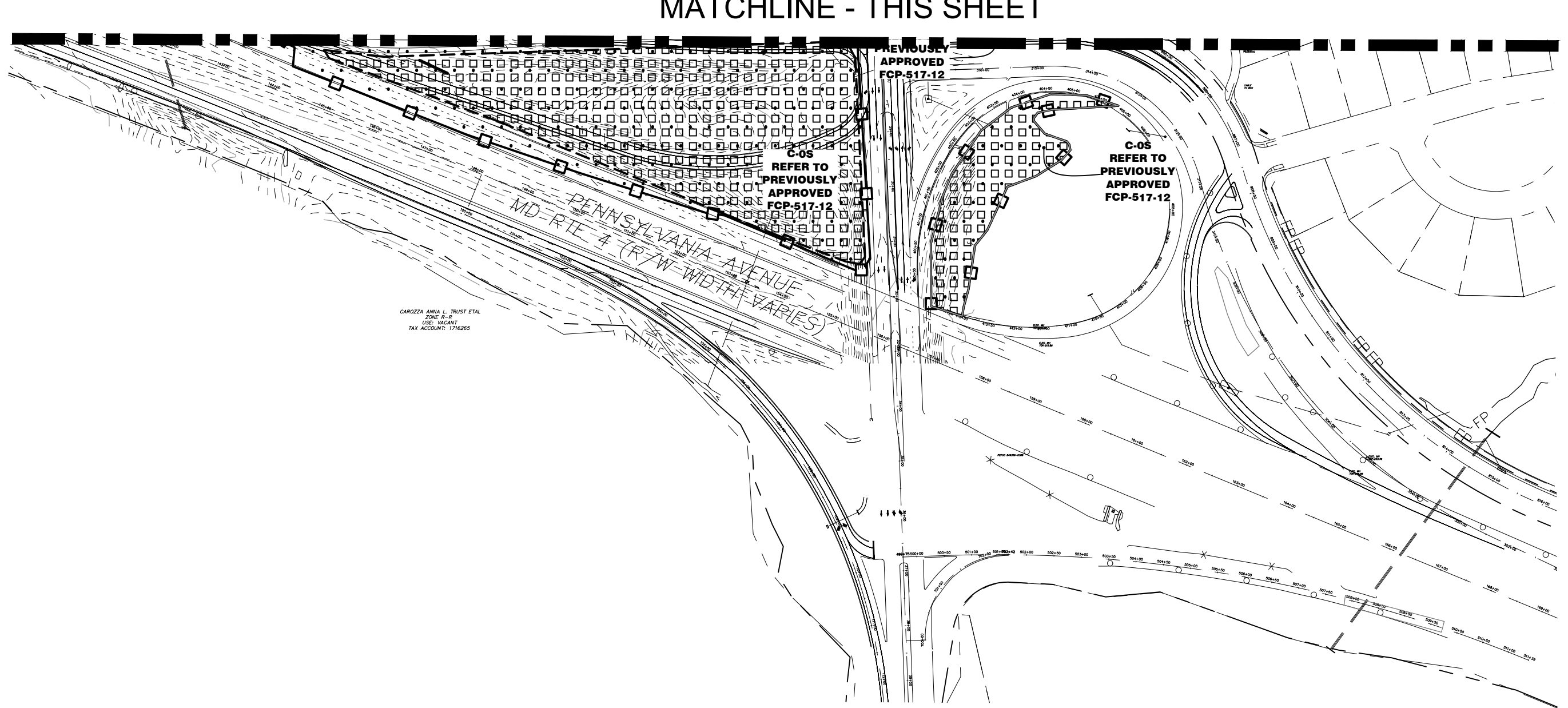
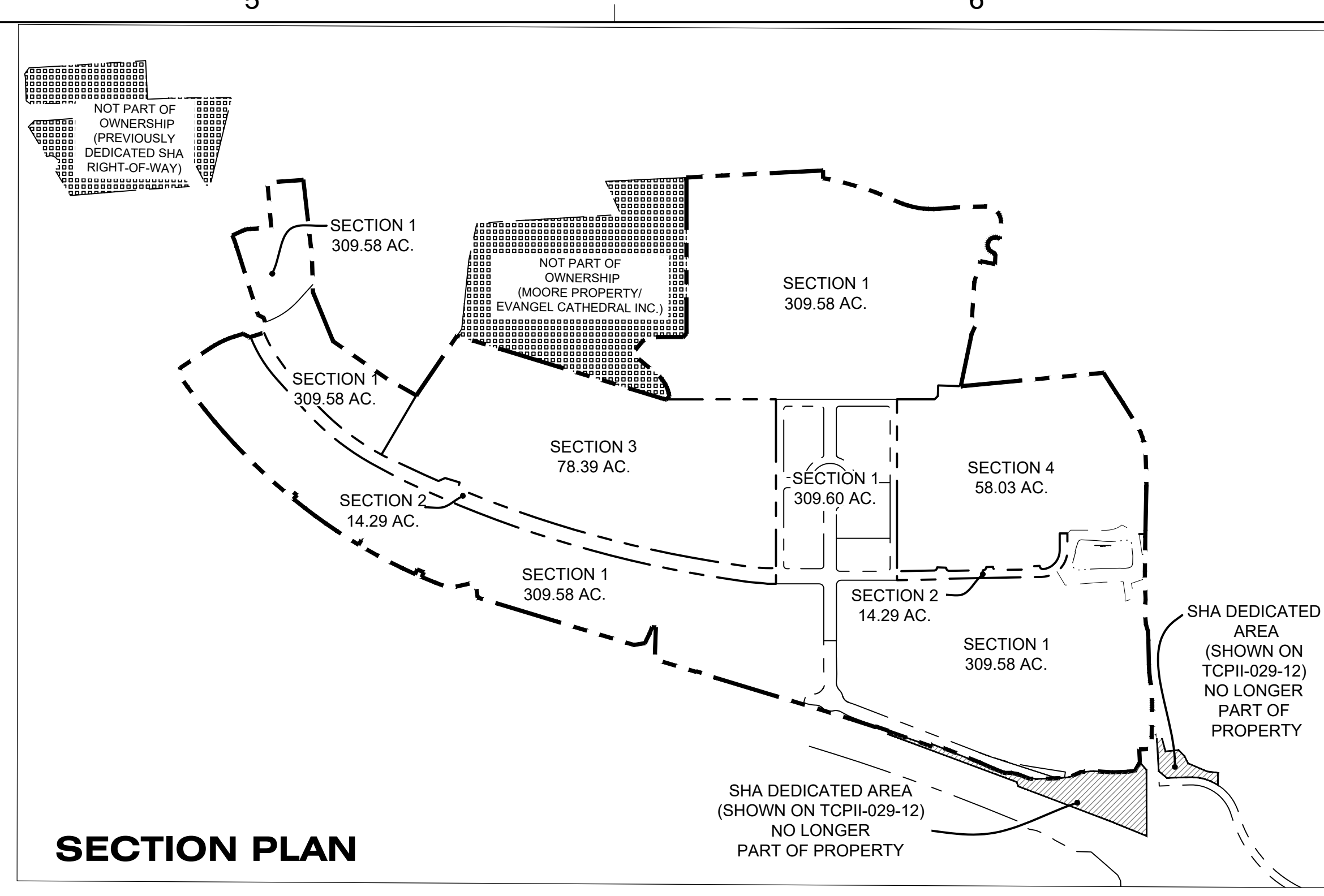
NO.	DESCRIPTION	DATE	BY
2	REVISED PER STAFF COMMENTS	07/30/2019	RCM
1	INITIAL SUBMISSION	05/20/2019	RCM

SEAL  
  
PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME AND THAT I AM A DULY  
REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF  
THE STATE OF MARYLAND. LICENSE NO. 3272 EXPIRATION  
DATE MAY 18, 2020.  
  
8.19.19



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCEP-029-12			
Approved by	Date	DRD#	Reason for Revision
00 MEGAN K. REISER	01/31/13	DSP-13006	
01 MEGAN K. REISER	09/23/13	DSP-13006	
02 MEGAN K. REISER	03/25/13	DSP-13006	
03 MEGAN K. REISER	03/25/13	DSP-13006	
04 MEGAN K. REISER	10/22/14	DSP-13006	
05 PENDING	PENDING	DSP-19008	SECTION 3
06	9/12/19	N/A	SECTION 2 / RG
07	9/12/19	N/A	SECTION 3 / RG
08	9/12/19	N/A	SECTION 4 / RG
09 PENDING	PENDING	DSP-12017-01	REPRESENTATIVE OF THE PROPOSED STORM DRAIN SYSTEM

WESTPHALIA CENTER  
PRINCE GEORGE'S COUNTY  
MARYLAND  
TYPE II TREE  
CONSERVATION PLAN RG  
CONSERVATION EXHIBIT  
PROJECT NO. 50077436  
Dewberry  
Dewberry Engineers Inc.  
4601 Forbes Boulevard, Suite 300  
Lanham, MD 20706  
301.731.5551  
301.731.0188 fax  
1B  
SHEET NO. 1B OF 61



LEGEND	
EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	---
EXISTING ADJACENT PROPERTY	---
100-YEAR FLOODPLAIN LIMITS	---
REGULATED STREAM (CENTERLINE)	---
EXISTING STREAM BUFFER	---
EXISTING WETLAND	---
EXISTING WETLAND BUFFER	---
EXISTING EXPANDED WETLAND BUFFER	---
EXISTING WATER	---
EXISTING SANITARY SEWER	---
PRIMARY MANAGEMENT AREA (PMA)	---
EXISTING OVERHEAD UTILITY	---
EXISTING BUILDING	---
EXISTING WALL	---
EXISTING CURB	---
EXISTING EDGE OF PAVEMENT	---
EXISTING SIDEWALK	---
EXISTING SANITARY SEWER CASEMENT	---
EXISTING STORM DRAIN EASEMENT	---
EXISTING WATER EASEMENT	---
EXISTING TREE LINE	---
EXISTING BRUSH LINE "NOT WOOLAND"	---
PROPOSED MAJOR CONTOUR	---
PROPOSED MINOR CONTOUR	---
PROPOSED PROPERTY LINE	---
PROPOSED LIMIT OF DISTURBANCE	---
SHA LIMIT OF DISTURBANCE	---
PREVIOUSLY LIMIT OF DISTURBANCE	---
PER PREVIOUSLY APPROVED TOP	---
AS NOTED	---
WOOLAND CLEARED (PREVIOUSLY APPROVED TOP/029-12 WCA-PA)	---
WOOLAND CLEARED AREA	---
WOOLAND PRESERVATION AREA	---
WOOLAND CLEARED IN FLOODPLAIN	---
WOOLAND RETAINED-ASSUMED CLEARED (WPA-C)	---
WOOLAND CLEARED-OFF-SITE (PREVIOUSLY APPROVED TOP/029-12 C-OS)	---
RECREATION AREA	---
WOOLAND PRESERVED-NOT CREDITED (WPA-C)	---
NOT PART OF OWNERSHIP (SHA AND MOORE PROPERTIES)	---
EXISTING STORM DRAIN	---

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-029-12				
Approved by	Date	DRD#	Reason for Revision	
00 MEGAN K. REISER	01/31/13	DSP-13006		
01 MEGAN K. REISER	09/23/13	DSP-13006		
02 MEGAN K. REISER	03/25/13	DSP-13006		
03 MEGAN K. REISER	03/25/13	DSP-13006		
04 MEGAN K. REISER	10/22/14	DSP-13006		
05 PENDING	PENDING	DSP-19008	SECTION 3	
06 <i>K. Miller</i>	9/12/19	N/A	SECTION 2 / RG	
07 <i>K. Miller</i>	9/12/19	N/A	SECTION 3 / RG	
08 <i>K. Miller</i>	9/12/19	N/A	SECTION 4 / RG	
09 PENDING	PENDING	DSP-12017-01	REPRESENTATIVE OF THE PROFESSIONAL TREE SURVEYORS	

WESTPHALIA CENTER

PRINCE GEORGE'S COUNTY  
MARYLAND

TYPE II TREE  
CONSERVATION PLAN RG  
CONSERVATION EXHIBIT

PROJECT NO. 50077436

Dewberry Engineers Inc.  
4601 Forbes Boulevard, Suite 300  
Lanham, MD 20706  
301.731.5551  
301.731.0188 fax

1C

SHEET NO. 1C of 61

NOTE  
FOR LOCATION OF UTILITIES CALL  
8-1-1 OR 1-800-257-7777  
OR LOG ON TO  
www.call811.com  
http://www.missutility.net  
48 HOURS IN ADVANCE OF ANY WORK  
IN THIS VICINITY  
INFORMATION CONCERNING UNDERGROUND  
UTILITIES WAS OBTAINED FROM AVAILABLE  
RECORDS BUT THE CONTRACTOR MUST  
DETERMINE THE EXACT LOCATION AND  
ELEVATION OF THE MAINS BY DIGGING TEST PITS  
BY HAND AT ALL UTILITY CROSSINGS WELL IN  
ADVANCE OF THE START OF EXCAVATION.

1  
10 CONSERVATION EXHIBIT  
PLAN VIEW

DRAWN BY	AL	OWNER/APPLICANT	WALTON DEVELOPMENT AND MANAGEMENT 8000 WESTPARK DR, SUITE 430 MCLEAN, VA 22102	CONTACT	MIKE MILLER P: 703-639-6918 E: MIKE.MILLER@WALTON.COM
APPROVED BY	RCM				
CHECKED BY	ST				
DATE	MAY 2019				

15TH ELECTION DISTRICT  
PRINCE GEORGE'S ROAD ATLAS:  
TAX MAP: 90 - GRID: C3,D3,4,E3,4,F3,4  
TAX MAP: 91 - GRID: A3,4  
TAX MAP: 99 - GRID: D1,E1,F1  
TAX MAP: 100 - GRID: A1-2  
200 MAP REFERENCE: 206SE08, 206SE09,  
207SE08, 207SE09

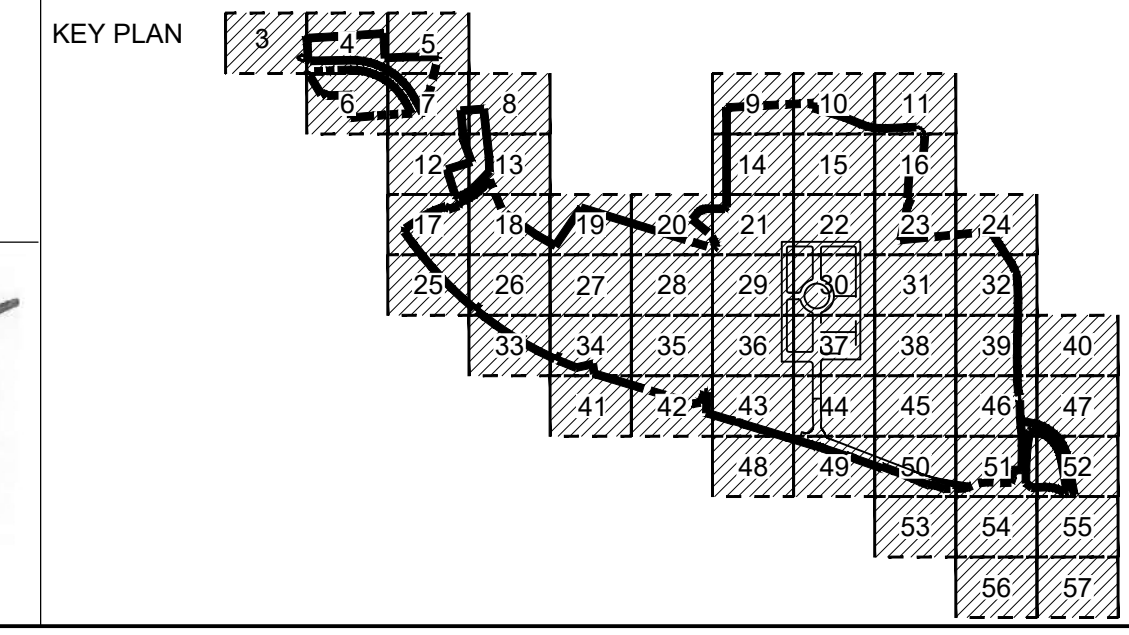
SCALE(S)  
  
AS SHOWN  
  
Unless otherwise noted

NO.	DESCRIPTION	DATE	BY
1	REVISED PER STAFF COMMENTS	07/30/2019	RCM
2	INITIAL SUBMISSION	05/20/2019	RCM

SEAL

PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME AND THAT I AM A DULY  
REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF  
THE STATE OF MARYLAND, LICENSE NO. 3272 EXPIRATION  
DATE MAY 18, 2020.

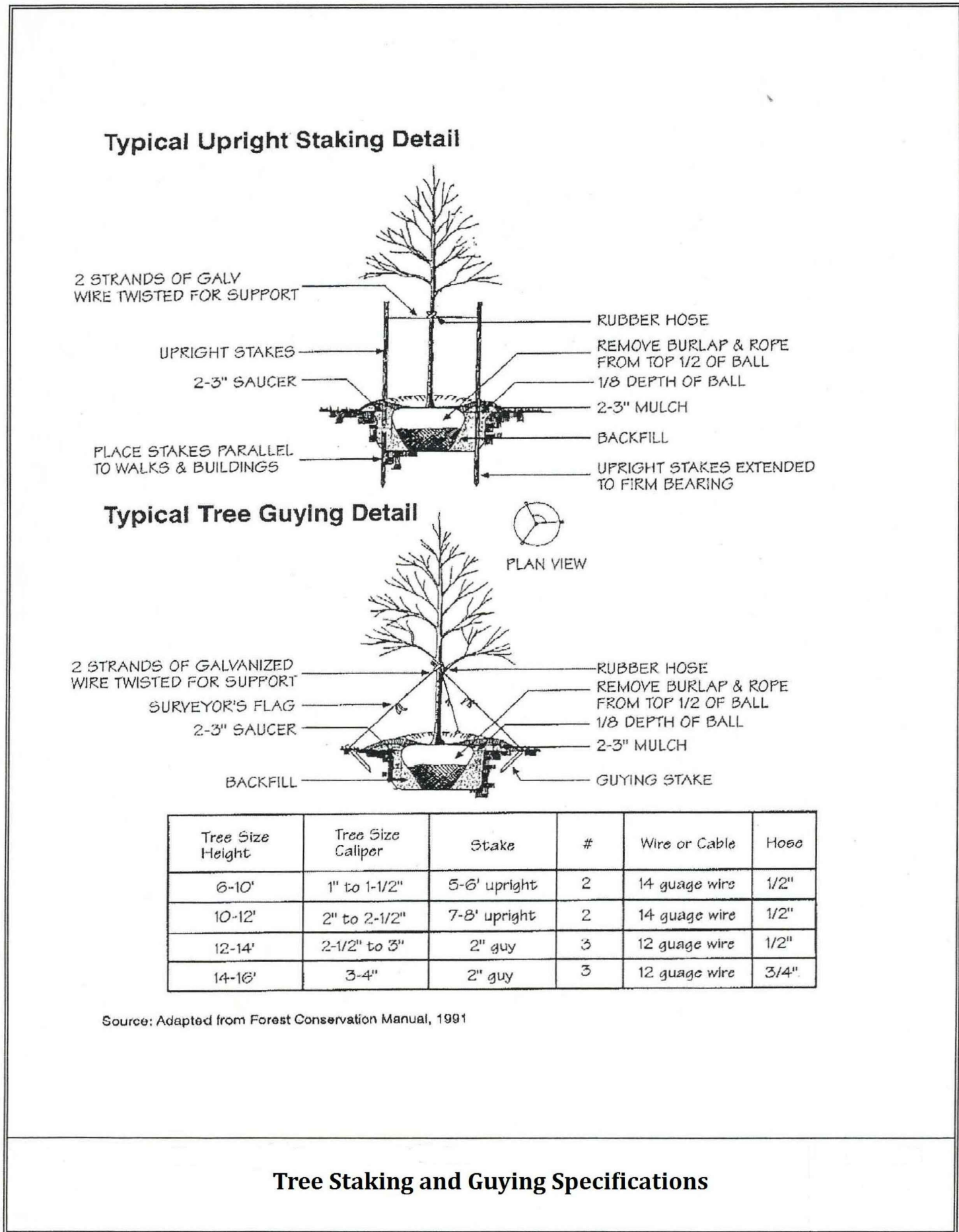
8.19.19



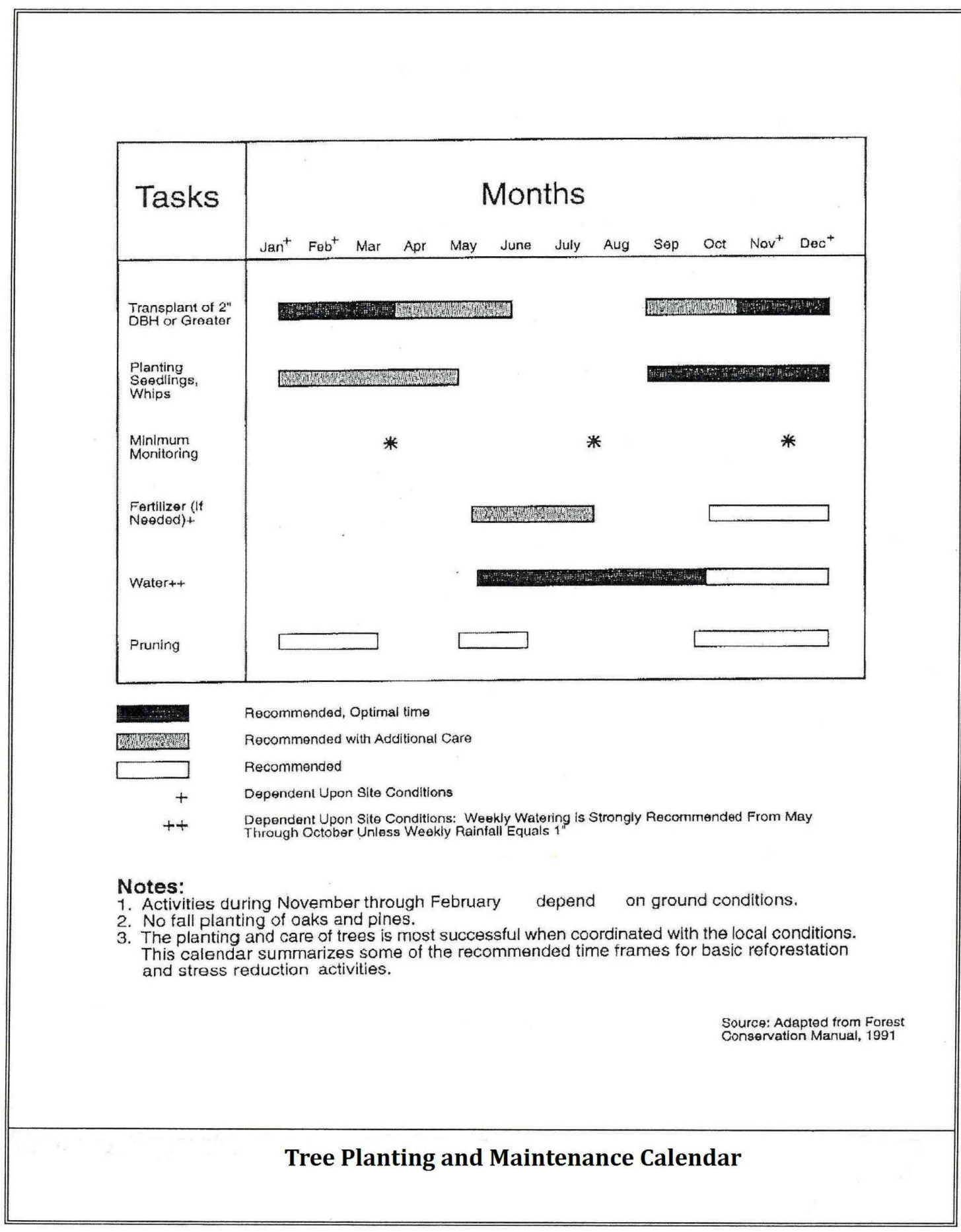




F



E



D

1 TREE STAKING AND GUYING SPECIFICATIONS

SCALE: NTS

2 TREE PLANTING AND MAINTENANCE CALENDAR

SCALE: NTS

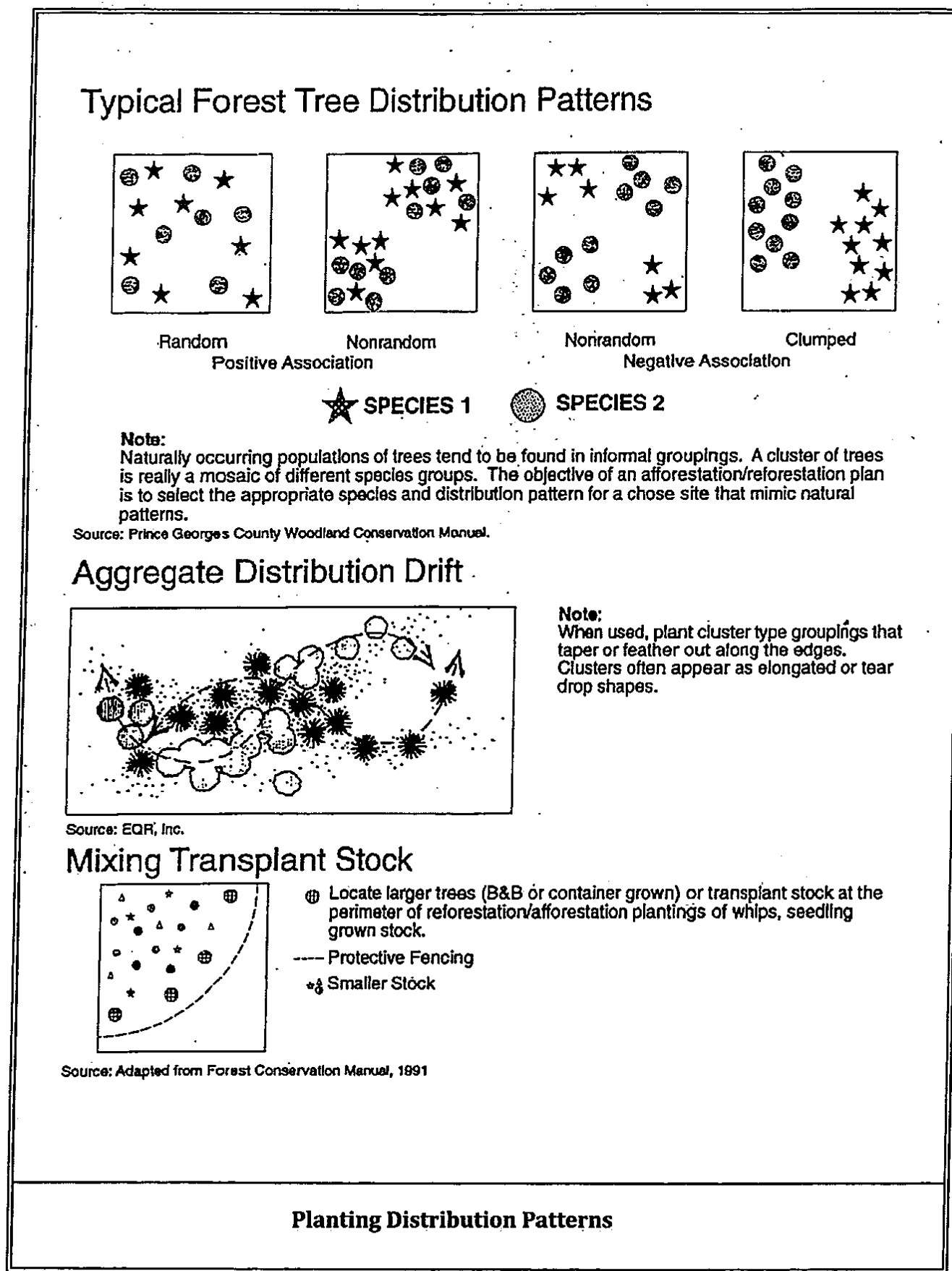
3 HANDLING BARE ROOT STOCK

SCALE: NTS

4 SEEDLING AND WHIP HANDLING TECHNIQUES

SCALE: NTS

C



B

5 SITE STOCKING

SCALE: NTS

A

NOTE

FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777 OR LOG ON TO [www.missutility.net](http://www.missutility.net)

48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY

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

DRAWN BY AL

APPROVED BY RCM

CHECKED BY ST

DATE MAY 2019

OWNER/APPLICANT

WALTON DEVELOPMENT AND MANAGEMENT

8000 WESTPARK DR, SUITE 430

MCLEAN, VA 22102

CONTACT

MIKE MILLER

P: 703-639-6918

E: MIKE.MILLER@WALTON.COM

15TH ELECTION DISTRICT

PRINCE GEORGE'S ROAD ATLAS:

TAX MAP: 90 - GRID: C3,D3,4,E3,4,F3,4

TAX MAP: 91 - GRID: A3,4

TAX MAP: 99 - GRID: D1,E1,F1

TAX MAP: 100 - GRID: A1-2

200 MAP REFERENCE: 206SE08, 206SE09, 207SE08, 207SE09

SCALE(S)

AS SHOWN

Unless otherwise noted

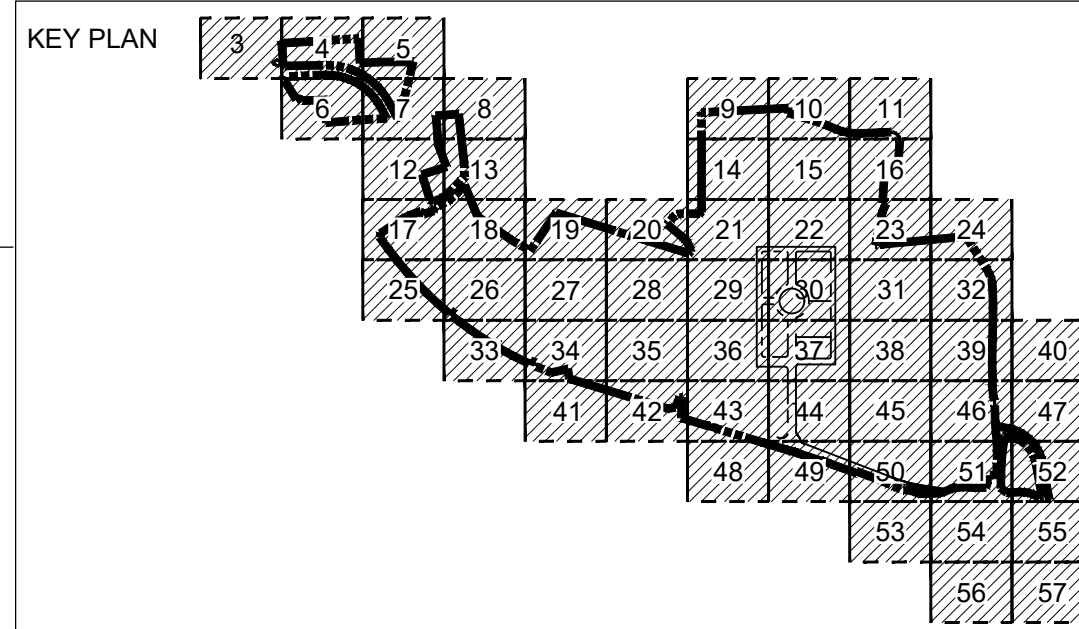
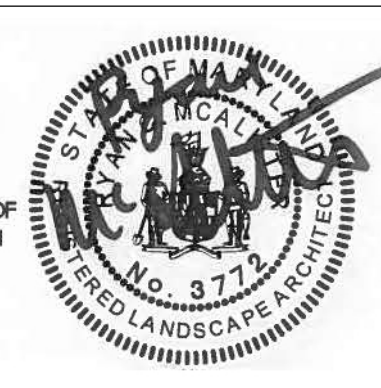
NO.	REVISIONS	DATE	BY
2	REVISED PER STAFF COMMENTS	07/30/2019	RCM
1	INITIAL SUBMISSION	05/20/2019	RCM

SEAL

PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 3772 EXPIRATION DATE MAY 18, 2020.

8.19.19



WESTPHALIA CENTER

PRINCE GEORGE'S COUNTY MARYLAND

TYPE II TREE CONSERVATION PLAN RG DETAIL SHEET

Dewberry

Dewberry Engineers Inc.

4601 Forbes Boulevard, Suite 300

Lanham, MD 20706

301.731.5551

301.731.0188 fax

PROJECT NO. 50077436

2B

SHEET NO. 2B OF 61



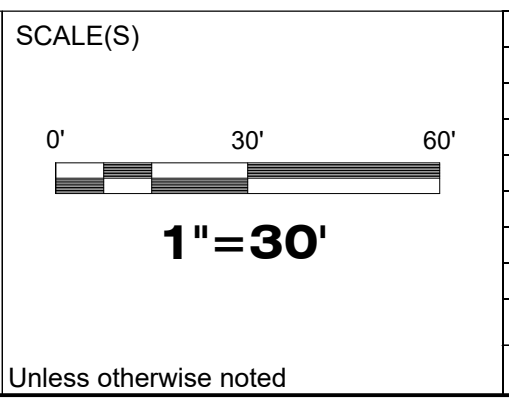
**LEGEND**

EXISTING MAJOR CONTOUR  
EXISTING MINOR CONTOUR  
EXISTING ADJACENT PROPERTY  
100-YEAR FLOODPLAIN LIMITS  
REGULATED STREAM (CENTERLINE)  
EXISTING STREAM BUFFER  
EXISTING WETLAND  
EXISTING WETLAND BUFFER  
EXISTING EXPANDED WETLAND BUFFER  
EXISTING WATER  
EXISTING SANITARY SEWER  
PRIMARY MANAGEMENT AREA (PMA)  
EXISTING OVERHEAD UTILITY  
EXISTING BUILDING  
EXISTING WALL  
EXISTING CURB  
EXISTING EDGE OF PAVEMENT  
EXISTING SIDEWALK  
EXISTING SANITARY SEWER EASEMENT  
EXISTING STORM DRAIN EASEMENT  
EXISTING WATER EASEMENT  
EXISTING STORM DRAIN  
EXISTING TREE LINE  
EXISTING BRUSH LINE 'NOT WOODLAND'  
PROPOSED MAJOR CONTOUR  
PROPOSED MINOR CONTOUR  
PROPOSED PROPERTY LINE  
PROPOSED LIMIT OF DISTURBANCE  
SHA LIMIT OF DISTURBANCE  
PREVIOUSLY LIMIT OF DISTURBANCE  
PER PREVIOUSLY APPROVED TCPII AS NOTED  
WOODLAND CLEARED (PREVIOUSLY  
APPROVED TCPII-029-12 WCA-PA)  
WOODLAND CLEARED AREA  
(WCA)  
WOODLAND PRESERVATION AREA  
(WPA)  
WOODLAND CLEARED IN FLOODPLAIN  
(C-FP)  
WOODLAND RETAINED-ASSUMED CLEARED  
(WP-AC)  
WOODLAND CLEARED OFF-SITE (PRE-  
VIOUSLY APPROVED TCPII-029-12 C-OS)  
REFORESTATION AREA  
(WPA)  
WOODLAND PRESERVED-NOT CREDITED  
(WP-NC)  
NOT PART OF OWNERSHIP  
65 dBA-5' (LOWER LEVEL)  
70 dBA-40' (UPPER LEVEL)  
EXISTING LIGHT POLE  
EXISTING UNDERGROUND UTILITIES  
EXISTING WATER HYDRANT  
EXISTING SPECIMEN TREE  
WITH CRITICAL ROOT ZONE  
EXISTING SPECIMEN TREE  
TO BE REMOVED  
PROPOSED TREE PROTECTION FENCE  
(TEMPORARY)  
TREE PROTECTION FENCE (PERMANENT)  
WOODLAND PRESERVATION SIGN  
SPECIMEN TREE SIGN  
REFORESTATION/AFFORESTATION SIGN

NOTE  
FOR LOCATION OF UTILITIES CALL  
8-1-1 OR 1-800-257-7777  
OR LOG ON TO  
www.call811.com  
http://www.missutility.net  
48 HOURS IN ADVANCE OF ANY WORK  
IN THIS VICINITY  
INFORMATION CONCERNING UNDERGROUND  
UTILITIES WAS OBTAINED FROM AVAILABLE  
RECORDS BUT THE CONTRACTOR MUST  
DETERMINE THE EXACT LOCATION AND  
ELEVATION OF THE LINES BY DIGGING TEST PITS  
BY HAND AT ALL UTILITY CROSSINGS WELL IN  
ADVANCE OF THE START OF EXCAVATION.

DRAWN BY	AL	OWNER/APPLICANT	CONTACT
APPROVED BY	RCM	WALTON DEVELOPMENT AND MANAGEMENT	MIKE MILLER
CHECKED BY	ST	8000 WESTPARK DR, SUITE 430	P: 703-639-6918
DATE	MAY 2019	MCLEAN, VA 22102	E: MIKE.MILLER@WALTON.COM

15TH ELECTION DISTRICT  
PRINCE GEORGE'S ROAD ATLAS:  
TAX MAP: 90 - GRID: C3,D3-4,E3-4,F3-4  
TAX MAP: 91 - GRID: A3-4  
TAX MAP: 99 - GRID: D1,E1,F1  
TAX MAP: 100 - GRID: A1-2  
200 MAP REFERENCE: 206SE08, 206SE09,  
207SE08, 207SE09

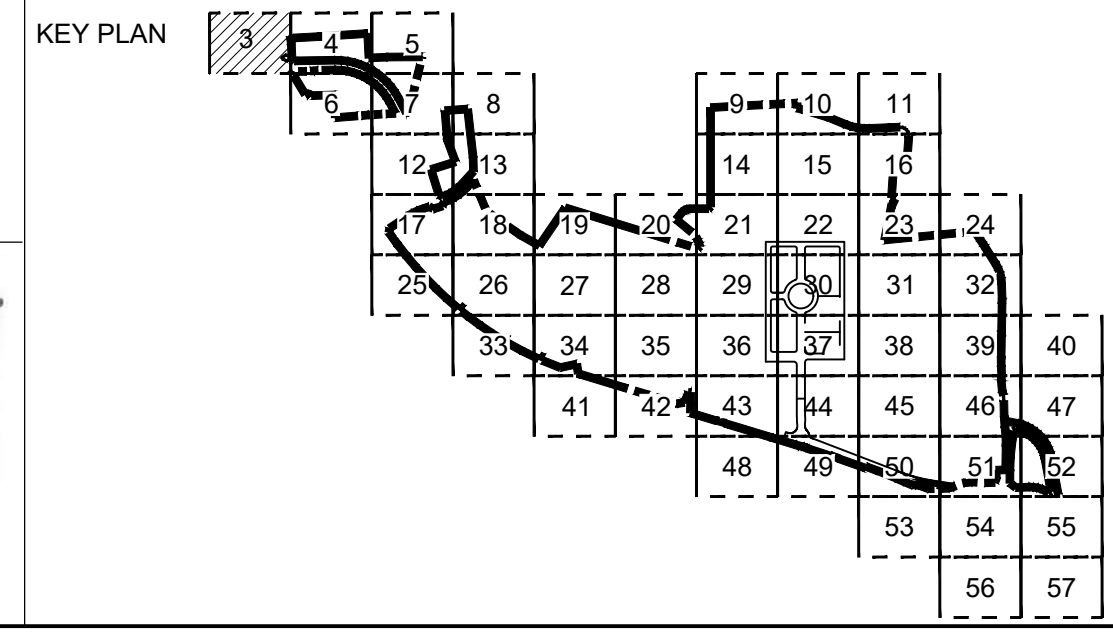


NO.	DESCRIPTION	DATE	BY
2	REVISED PER STAFF COMMENTS	07/30/2019	RCM
1	INITIAL SUBMISSION	05/20/2019	RCM

SEAL

PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME AND THAT I AM A DULY  
REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF  
THE STATE OF MARYLAND. LICENSE NO. 3722 EXPIRATION  
DATE: MAY 18, 2020.

8.19.19



Prince George's County Planning Department, M-NCPPC  
Environmental Planning Section  
TREE CONSERVATION PLAN APPROVAL  
TCP2-029-12

	Approved by	Date	DRD#	Reason for Revision
00	MEGAN K. REISER	01/31/13	DSP-13006	
01	MEGAN K. REISER	09/23/13	DSP-13006	
02	MEGAN K. REISER	03/25/13	DSP-13006	
03	MEGAN K. REISER	03/25/13	DSP-13006	
04	MEGAN K. REISER	10/22/14	DSP-13006	
05	PENDING	PENDING	DSP-19008	SECTION 3
06		9/12/19	N/A	SECTION 2 / RG
07		9/12/19	N/A	SECTION 3 / RG
08		9/12/19	N/A	SECTION 4 / RG
09	PENDING	PENDING	DSP-12017-14	REFORESTATION OF THE PROPOSED TRAILWAY SYSTEMS

WESTPHALIA CENTER

PRINCE GEORGE'S COUNTY  
MARYLAND

TYPE II TREE  
CONSERVATION PLAN RG  
PLAN VIEW

PROJECT NO. 50077436

Dewberry Engineers Inc.  
4601 Forbes Boulevard, Suite 300  
Lanham, MD 20706  
301.731.5551  
301.731.0188 fax

3

SHEET NO. 3 of 61



**LEGEND**

EXISTING MAJOR CONTOUR  
EXISTING MINOR CONTOUR  
EXISTING ADJACENT PROPERTY  
100-YEAR FLOODPLAIN LIMITS  
REGULATED STREAM (CENTERLINE)  
EXISTING STREAM BUFFER  
EXISTING WETLAND  
EXISTING WETLAND BUFFER  
EXISTING EXPANDED WETLAND BUFFER  
EXISTING WATER  
EXISTING SANITARY SEWER  
PRIMARY MANAGEMENT AREA (PMA)  
EXISTING OVERHEAD UTILITY  
EXISTING BUILDING  
EXISTING WALL  
EXISTING CURB  
EXISTING EDGE OF PAVEMENT  
EXISTING SIDEWALK  
EXISTING SANITARY SEWER EASEMENT  
EXISTING STORM DRAIN EASEMENT  
EXISTING WATER EASEMENT  
EXISTING STORM DRAIN  
EXISTING TREE LINE  
EXISTING BRUSH LINE NOT WOODLAND  
PROPOSED MAJOR CONTOUR  
PROPOSED MINOR CONTOUR  
PROPOSED PROPERTY LINE  
PROPOSED LIMIT OF DISTURBANCE  
SHA LIMIT OF DISTURBANCE  
PREVIOUSLY LIMIT OF DISTURBANCE  
PER PREVIOUSLY APPROVED TCPII AS NOTED  
WOODLAND CLEARED (PREVIOUSLY  
APPROVED TCPII-029-12 WCA/PA)  
WOODLAND CLEARED AREA  
(WCA)  
WOODLAND PRESERVATION AREA  
(WPA)  
WOODLAND CLEARED IN FLOODPLAIN  
(C-FP)  
WOODLAND RETAINED-ASSUMED CLEARED  
(WP-AC)  
WOODLAND CLEARED OFF-SITE (PRE-  
VIOUSLY APPROVED TCPII-029-12 C-OS)  
REFORESTATION AREA  
(WRA)  
WOODLAND PRESERVED-NOT CREDITED  
(WP-NC)  
NOT PART OF OWNERSHIP  
65-88A-5 (LOWER LEVEL)  
70-88A-40 (UPPER LEVEL)  
EXISTING LIGHT POLE  
EXISTING UNDERGROUND UTILITIES  
EXISTING WATER HYDRANT  
EXISTING SPECIMEN TREE  
WITH CRITICAL ROOT ZONE  
ST-125  
EXISTING SPECIMEN TREE  
TO BE REMOVED  
X  
ST-125  
PROPOSED TREE PROTECTION FENCE  
(TEMPORARY)  
TPF  
TREE PROTECTION FENCE (PERMANENT)  
PPF  
WOODLAND PRESERVATION SIGN  
SPECIMEN TREE SIGN  
REFORESTATION/AFFORESTATION SIGN

210  
212

FP

SB

WL

WB

EWB

EWB

SS

SS

SS

PMA

OHE

410  
408

LOD

A1

A

I

A/

A

3  
2A

6  
2A

2  
2A

1  
2A

7  
2A

NOTE  
FOR LOCATION OF UTILITIES CALL  
8-1-1 OR 1-800-257-7777  
OR LOG ON TO  
www.call811.com  
http://www.missutility.net  
48 HOURS IN ADVANCE OF ANY WORK  
IN THIS VICINITY  
INFORMATION CONCERNING UNDERGROUND  
UTILITIES WAS OBTAINED FROM AVAILABLE  
RECORDS BUT THE CONTRACTOR MUST  
DETERMINE THE EXACT LOCATION AND  
ELEVATION OF THE MAINS BY DIGGING TEST PITS  
BY HAND AT ALL UTILITY CROSSINGS WELL IN  
ADVANCE OF THE START OF EXCAVATION.

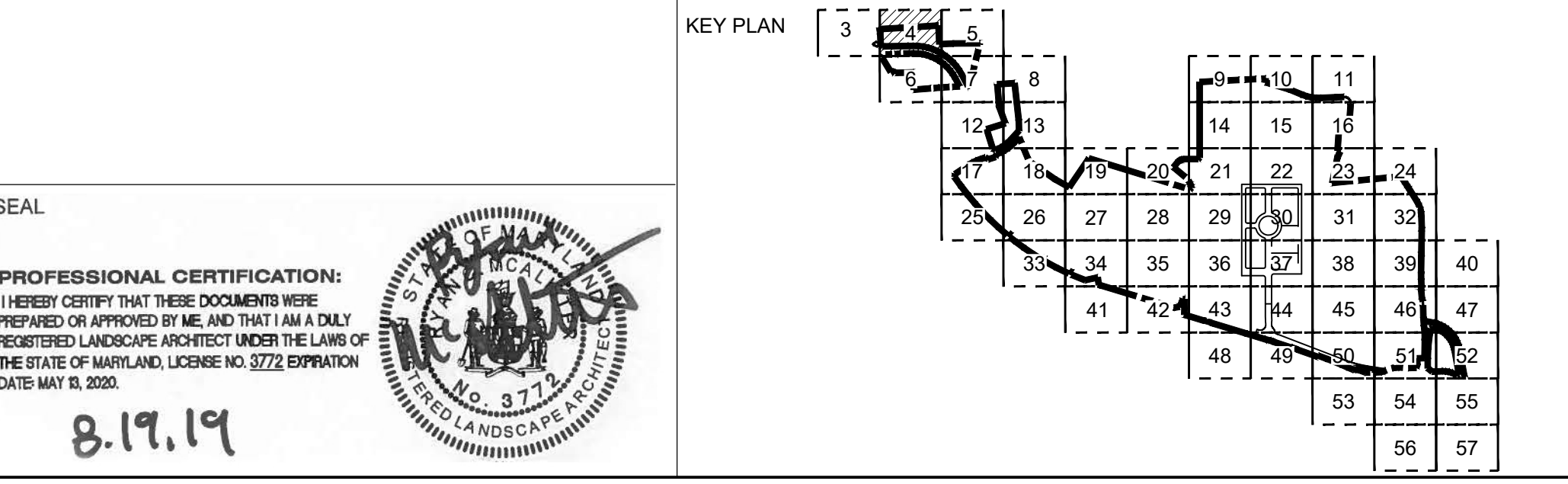
DRAWN BY	AL	OWNER/APPLICANT	WALTON DEVELOPMENT AND MANAGEMENT 8000 WESTPARK DR, SUITE 430 MCLEAN, VA 22102
APPROVED BY	RCM	CONTACT	MIKE MILLER P: 703-639-6918 E: MIKE.MILLER@WALTON.COM
CHECKED BY	ST		
DATE	MAY 2019		

15TH ELECTION DISTRICT  
PRINCE GEORGE'S ROAD ATLAS:  
TAX MAP: 90 - GRID: C3,D3,4,E3,4,F3,4  
TAX MAP: 91 - GRID: A3,4  
TAX MAP: 99 - GRID: D1,E1,F1  
TAX MAP: 100 - GRID: A1-2  
200 MAP REFERENCE: 206SE08, 206SE09,  
207SE08, 207SE09

SCALE(S)  
0' 30' 60'  
1"=30'

SEAL  
PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME AND THAT I AM A DULY  
REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF  
THE STATE OF MARYLAND. LICENSE NO. 3772 EXPIRATION  
DATE MAY 18, 2020.  
8.19.19

NO.	REVISIONS	DESCRIPTION	DATE	BY
2	REVISED PER STAFF COMMENTS	07/30/2019	RCM	
1	INITIAL SUBMISSION	05/20/2019	RCM	

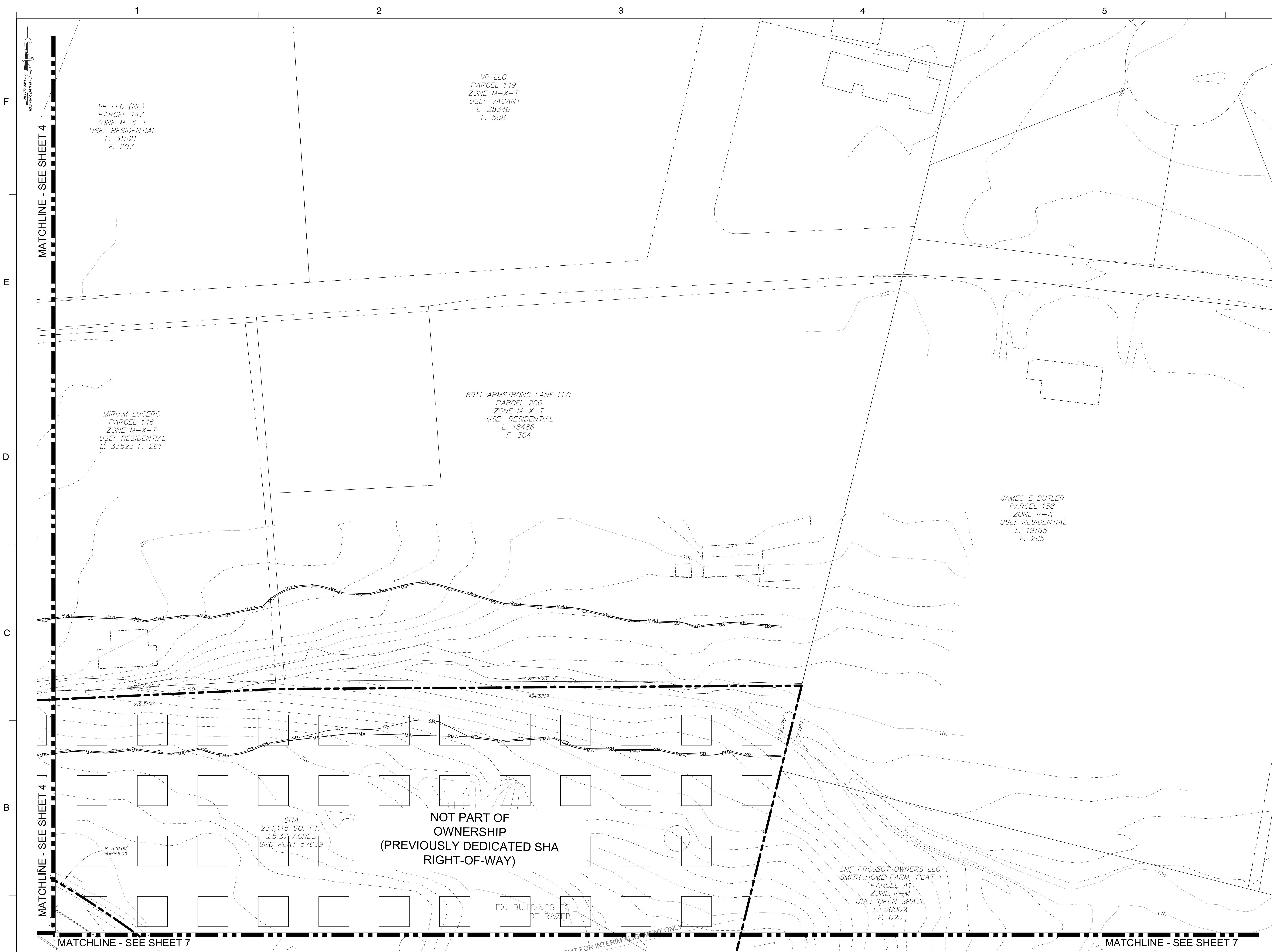


Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-029-12				
Approved by	Date	DRD#	Reason for Revision	
00 MEGAN K. REISER	01/31/13	DSP-13006		
01 MEGAN K. REISER	09/23/13	DSP-13006		
02 MEGAN K. REISER	03/25/13	DSP-13006		
03 MEGAN K. REISER	03/25/13	DSP-13006		
04 MEGAN K. REISER	10/22/14	DSP-13006		
05 PENDING	PENDING	DSP-19008	SECTION 3	
06	9/12/19	N/A	SECTION 2 / RG	
07	9/12/19	N/A	SECTION 3 / RG	
08	9/12/19	N/A	SECTION 4 / RG	
09 PENDING	PENDING	DSP-12017-14	SECTION 4 / RG	

WESTPHALIA CENTER  
PRINCE GEORGE'S COUNTY  
MARYLAND  
TYPE II TREE  
CONSERVATION PLAN RG  
PLAN VIEW

Dewberry  
Dewberry Engineers Inc.  
4601 Forbes Boulevard, Suite 300  
Lanham, MD 20706  
301.731.5551  
301.731.0188 fax

PROJECT NO. 50077436  
4  
SHEET NO. 4 of 61



**LEGEND**

EXISTING MAJOR CONTOUR  
EXISTING MINOR CONTOUR  
EXISTING ADJACENT PROPERTY  
100-YEAR FLOODPLAIN LIMITS  
REGULATED STREAM (CENTERLINE)  
EXISTING STREAM BUFFER  
EXISTING WETLAND  
EXISTING WETLAND BUFFER  
EXISTING EXPANDED WETLAND BUFFER  
EXISTING WATER  
EXISTING SANITARY SEWER  
PRIMARY MANAGEMENT AREA (PMA)  
EXISTING OVERHEAD UTILITY  
EXISTING BUILDING  
EXISTING WALL  
EXISTING CURB  
EXISTING EDGE OF PAVEMENT  
EXISTING SIDEWALK  
EXISTING SANITARY SEWER EASEMENT  
EXISTING STORM DRAIN EASEMENT  
EXISTING WATER EASEMENT  
EXISTING STORM DRAIN  
EXISTING TREE LINE  
EXISTING BRUSH LINE NOT WOODLAND  
PROPOSED MAJOR CONTOUR  
PROPOSED MINOR CONTOUR  
PROPOSED PROPERTY LINE  
PROPOSED LIMIT OF DISTURBANCE  
SHA LIMIT OF DISTURBANCE  
PREVIOUSLY LIMIT OF DISTURBANCE  
PER PREVIOUSLY APPROVED TCPII AS NOTED  
WOODLAND CLEARED (PREVIOUSLY  
APPROVED TCPII/02-12 WCA/PA)  
WOODLAND CLEARED AREA  
(WCA)  
WOODLAND PRESERVATION AREA  
(WPA)  
WOODLAND CLEARED IN FLOODPLAIN  
(C-FP)  
WOODLAND RETAINED-ASSUMED CLEARED  
(WPA-C)  
WOODLAND CLEARED OFF-SITE (PRE-  
VIOUSLY APPROVED TCPII-02-12 C-OS)  
REForestation AREA  
(WPA)  
WOODLAND PRESERVED-NOT CREDITED  
(WPA-C)  
NOT PART OF OWNERSHIP  
65 dBA-5' (LOWER LEVEL)  
70 dBA-40' (UPPER LEVEL)  
EXISTING LIGHT POLE  
EXISTING UNDERGROUND UTILITIES  
EXISTING WATER HYDRANT  
EXISTING SPECIMEN TREE  
WITH CRITICAL ROOT ZONE  
EXISTING SPECIMEN TREE  
TO BE REMOVED  
PROPOSED TREE PROTECTION FENCE  
(TEMPORARY)  
TREE PROTECTION FENCE (PERMANENT)  
WOODLAND PRESERVATION SIGN  
SPECIMEN TREE SIGN  
REFORESTATION/AFFORESTATION SIGN

Prince George's County Planning Department, M-NCPPC  
Environmental Planning Section  
TREE CONSERVATION PLAN APPROVAL  
TCPII-02-12

	Approved by	Date	DRD#	Reason for Revision
00	MEGAN K. REISER	01/31/13	DSP-13006	
01	MEGAN K. REISER	09/23/13	DSP-13006	
02	MEGAN K. REISER	03/25/13	DSP-13006	
03	MEGAN K. REISER	03/25/13	DSP-13006	
04	MEGAN K. REISER	10/22/14	DSP-13006	
05	PENDING	PENDING	DSP-19008	SECTION 3
06	<i>[Signature]</i>	9/12/19	N/A	SECTION 2 / RG
07	<i>[Signature]</i>	9/12/19	N/A	SECTION 3 / RG
08	<i>[Signature]</i>	9/12/19	N/A	SECTION 4 / RG
09	PENDING	PENDING	DSP-12017-01	REFORESTATION OF THE PROPOSED TREE REMOVAL

**WESTPHALIA CENTER**

PRINCE GEORGE'S COUNTY  
MARYLAND

**TYPE II TREE  
CONSERVATION PLAN RG  
PLAN VIEW**

**Dewberry**

Dewberry Engineers Inc.  
4601 Forbes Boulevard, Suite 300  
Lanham, MD 20706  
301.731.5551  
301.731.0188 fax

PROJECT NO. 50077436

**5**

SHEET NO. 5 of 61

NOTE  
FOR LOCATION OF UTILITIES CALL  
8-1-1 OR 1-800-257-7777  
OR LOG ON TO  
www.call811.com  
http://www.missutility.net  
48 HOURS IN ADVANCE OF ANY WORK  
IN THIS VICINITY  
INFORMATION CONCERNING UNDERGROUND  
UTILITIES WAS OBTAINED FROM AVAILABLE  
RECORDS BUT THE CONTRACTOR MUST  
DETERMINE THE EXACT LOCATION AND  
ELEVATION OF THE MAINS BY DIGGING TEST PITS  
BY HAND AT ALL UTILITY CROSSINGS WELL IN  
ADVANCE OF THE START OF EXCAVATION.

DRAWN BY	AL	OWNER/APPLICANT	WALTON DEVELOPMENT AND MANAGEMENT 8000 WESTPARK DR, SUITE 430 MCLEAN, VA 22102
APPROVED BY	RCM	CONTACT	MIKE MILLER P: 703-639-6918 E: MIKE.MILLER@WALTON.COM
CHECKED BY	ST		
DATE	MAY 2019		

15TH ELECTION DISTRICT  
PRINCE GEORGE'S ROAD ATLAS:  
TAX MAP: 90 - GRID: C3,D3,4,E3,4,F3,4  
TAX MAP: 91 - GRID: A3,4  
TAX MAP: 99 - GRID: D1,E1,F1  
TAX MAP: 100 - GRID: A1-2  
200 MAP REFERENCE: 206SE08, 206SE09,  
207SE08, 207SE09

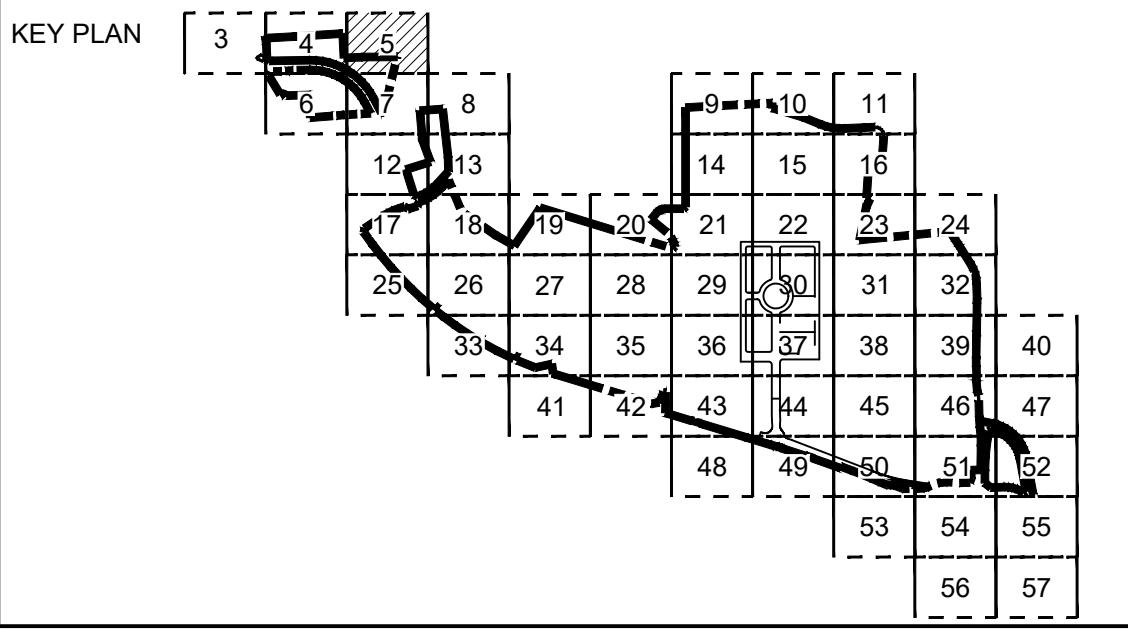
SCALE(S)  
0' 30' 60'  
**1"=30'**  
Unless otherwise noted

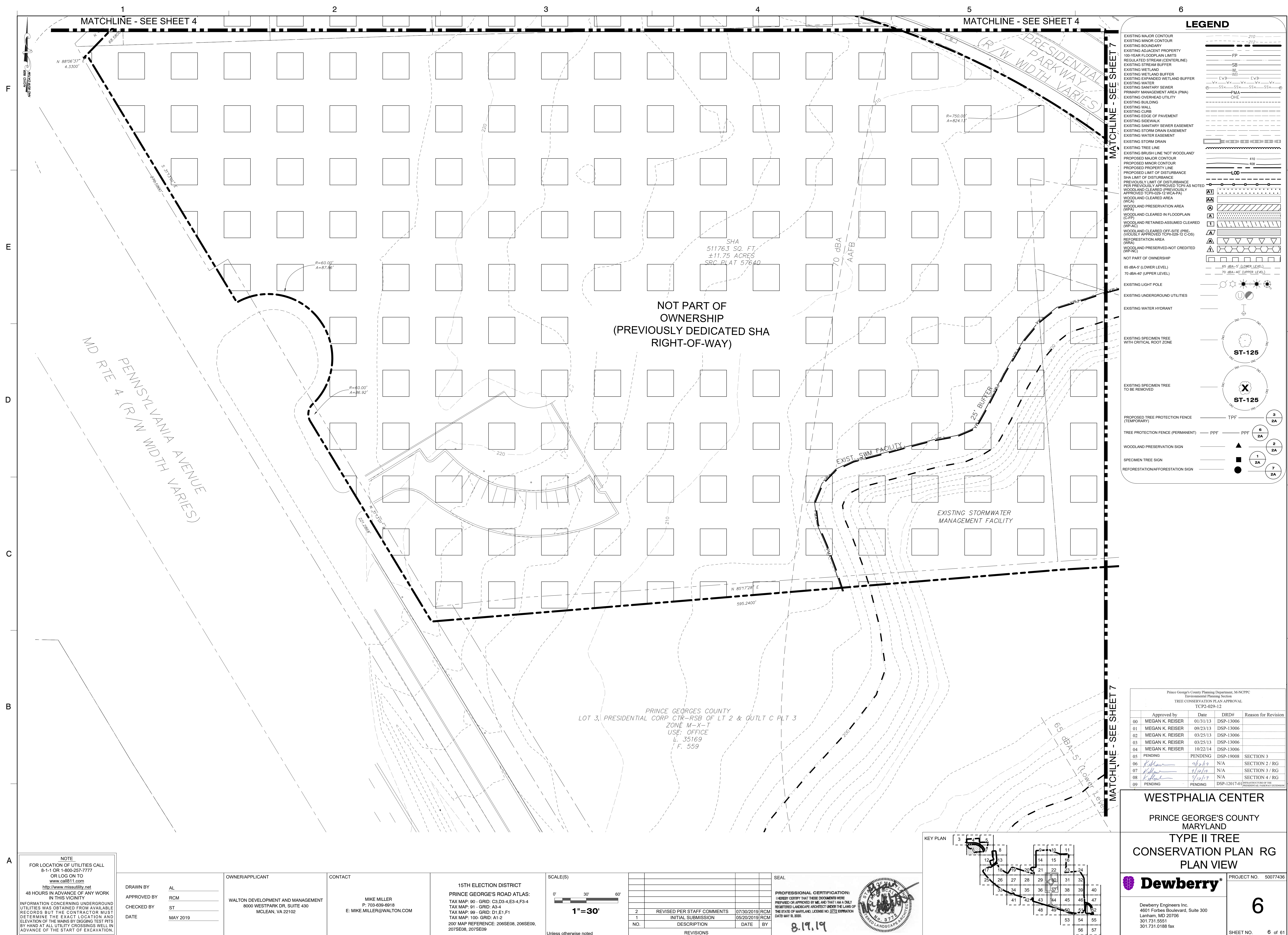
NO.	DESCRIPTION	DATE	BY
2	REVISED PER STAFF COMMENTS	07/30/2019	RCM
1	INITIAL SUBMISSION	05/20/2019	RCM

SEAL

**PROFESSIONAL CERTIFICATION:**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME AND THAT I AM A DULY  
REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF  
THE STATE OF MARYLAND, LICENSE NO. 3772 EXPIRATION  
DATE MAY 15, 2020.

**8.19.19**

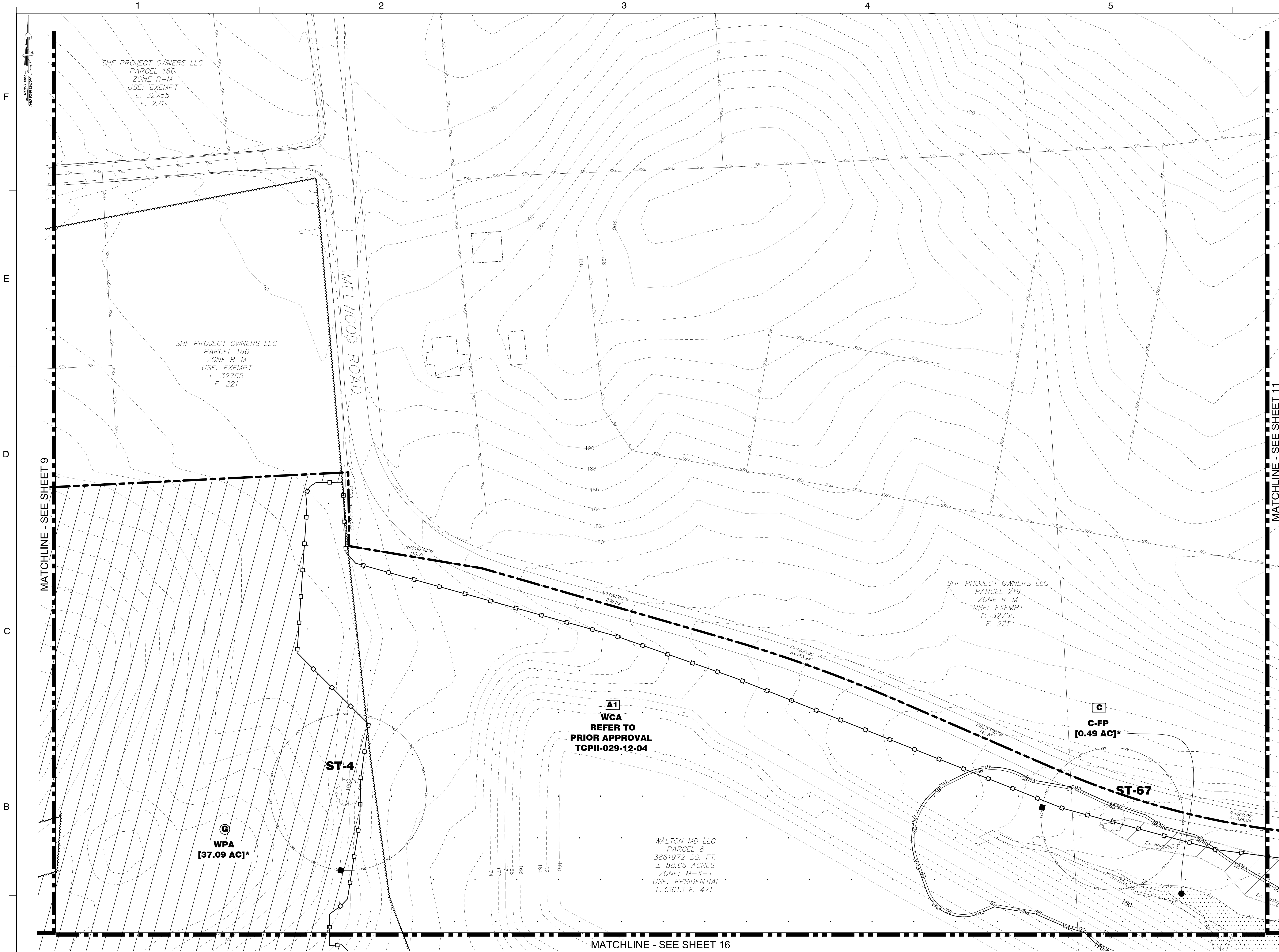












**LEGEND**

EXISTING MAJOR CONTOUR  
EXISTING MINOR CONTOUR  
EXISTING ADJACENT PROPERTY  
100-YEAR FLOODPLAIN LIMITS  
REGULATED STREAM (CENTERLINE)  
EXISTING WETLAND  
EXISTING WETLAND BUFFER  
EXISTING EXPANDED WETLAND BUFFER  
EXISTING WATER  
EXISTING SANITARY SEWER  
PRIMARY MANAGEMENT AREA (PMA)  
EXISTING OVERHEAD UTILITY  
EXISTING BUILDING  
EXISTING WALL  
EXISTING CURB  
EXISTING EDGE OF PAVEMENT  
EXISTING SIDEWALK  
EXISTING SANITARY SEWER EASEMENT  
EXISTING STORM DRAIN EASEMENT  
EXISTING WATER EASEMENT  
EXISTING STORM DRAIN  
EXISTING TREE LINE  
EXISTING BRUSH LINE (NOT WOODLAND)  
PROPOSED MAJOR CONTOUR  
PROPOSED MINOR CONTOUR  
PROPOSED PROPERTY LINE  
PROPOSED LIMIT OF DISTURBANCE  
SHA LIMIT OF DISTURBANCE  
PREVIOUSLY LIMIT OF DISTURBANCE  
PER PREVIOUSLY APPROVED TCPII AS NOTED  
WOODLAND CLEARED (PREVIOUSLY  
APPROVED TCPII-029-12 WCA-PA)  
WOODLAND CLEARED AREA  
WOODLAND PRESERVATION AREA  
(WPA)  
WOODLAND CLEARED IN FLOODPLAIN  
(C-FP)  
WOODLAND RETAINED-ASSUMED CLEARED  
(WP-AC)  
WOODLAND CLEARED OFF-SITE PRES.  
(WOUSL) APPROVED TCPII-029-12 C-OS)  
REFORESTATION AREA  
WOODLAND PRESERVED-NOT CREDITED  
(WP-NC)  
NOT PART OF OWNERSHIP  
65-88'-5" (LOWER LEVEL)  
70-88'-40" (UPPER LEVEL)  
EXISTING LIGHT POLE  
EXISTING UNDERGROUND UTILITIES  
EXISTING WATER HYDRANT  
EXISTING SPECIMEN TREE  
WITH CRITICAL ROOT ZONE  
EXISTING SPECIMEN TREE  
TO BE REMOVED  
PROPOSED TREE PROTECTION FENCE  
(TEMPORARY)  
TREE PROTECTION FENCE (PERMANENT)  
WOODLAND PRESERVATION SIGN  
SPECIMEN TREE SIGN  
REFORESTATION/AFFORESTATION SIGN

Prince George's County Planning Department, M-NCPPC  
Environmental Planning Section  
TREE CONSERVATION PLAN APPROVAL  
TCPII-029-12

Approved by	Date	DRD#	Reason for Revision
00 MEGAN K. REISER	01/31/13	DSP-13006	
01 MEGAN K. REISER	09/23/13	DSP-13006	
02 MEGAN K. REISER	03/25/13	DSP-13006	
03 MEGAN K. REISER	03/25/13	DSP-13006	
04 MEGAN K. REISER	10/22/14	DSP-13006	
05 PENDING	PENDING	DSP-19008	SECTION 3
06 <i>[Signature]</i>	9/12/19	N/A	SECTION 2 / RG
07 <i>[Signature]</i>	9/12/19	N/A	SECTION 3 / RG
08 <i>[Signature]</i>	9/12/19	N/A	SECTION 4 / RG
09 PENDING	PENDING	DSP-12017-01	

NOTE  
FOR LOCATION OF UTILITIES CALL  
8-1-1 OR 1-800-257-7777  
OR LOG ON TO  
http://www.missutility.net  
48 HOURS IN ADVANCE OF ANY WORK  
IN THIS VICINITY  
INFORMATION CONCERNING UNDERGROUND  
UTILITIES WAS OBTAINED FROM AVAILABLE  
RECORDS BUT THE CONTRACTOR MUST  
DETERMINE THE EXACT LOCATION AND  
ELEVATION OF THE MAINS BY DIGGING TEST PITS  
BY HAND AT ALL UTILITY CROSSINGS WELL IN  
ADVANCE OF THE START OF EXCAVATION.

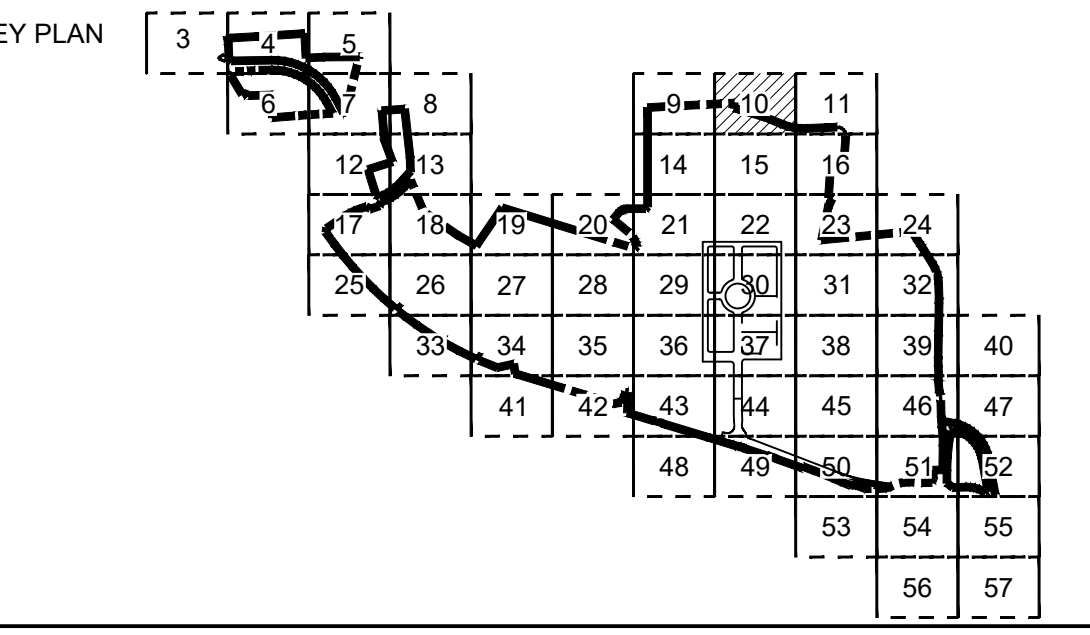
DRAWN BY	AL	OWNER/APPLICANT	WALTON DEVELOPMENT AND MANAGEMENT 8000 WESTPARK DR, SUITE 430 MCLEAN, VA 22102
APPROVED BY	RCM	CONTACT	MIKE MILLER P: 703-639-6918 E: MIKE.MILLER@WALTON.COM
CHECKED BY	ST		
DATE	MAY 2019		

15TH ELECTION DISTRICT  
PRINCE GEORGE'S ROAD ATLAS:  
TAX MAP: 90 - GRID: C3,D3,4,E3,4,F3,4  
TAX MAP: 91 - GRID: A3,4  
TAX MAP: 99 - GRID: D1,E1,F1  
TAX MAP: 100 - GRID: A1-2  
200 MAP REFERENCE: 206SE08, 206SE09,  
207SE08, 207SE09

SCALE(S)  
0' 30' 60'  
1"=30'

NO.	DESCRIPTION	DATE	BY
2	REVISED PER STAFF COMMENTS	07/30/2019	RCM
1	INITIAL SUBMISSION	05/20/2019	RCM

SEAL  
PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME AND THAT I AM A DULY  
REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF  
THE STATE OF MARYLAND, LICENSE NO. 3772, EXPIRATION  
DATE MAY 18, 2020.



**WESTPHALIA CENTER**  
PRINCE GEORGE'S COUNTY  
MARYLAND  
TYPE II TREE  
CONSERVATION PLAN RG  
PLAN VIEW

**Dewberry**  
Dewberry Engineers Inc.  
4601 Forbes Boulevard, Suite 300  
Lanham, MD 20706  
301.731.0188 fax

PROJECT NO. 50077436  
**10**  
SHEET NO. 10 OF 61

MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 16

**NOTE**  
FOR LOCATION OF UTILITIES CALL  
8-1-1 OR 1-800-257-7777  
OR LOG ON TO  
[www.call811.com](http://www.call811.com)  
<http://www.missutility.net>  
48 HOURS IN ADVANCE OF ANY WORK  
IN THIS VICINITY  
FORMATION CONCERNING UNDERGROUND  
UTILITIES WAS OBTAINED FROM AVAILABLE  
RECORDS BUT THE CONTRACTOR MUST  
DETERMINE THE EXACT LOCATION AND  
DEPTH OF THE MAINS BY DIGGING TEST PITS  
AND AT ALL UTILITY CROSSINGS WELL IN  
ADVANCE OF THE START OF EXCAVATION

DRAWN BY	AL
APPROVED BY	RCM
CHECKED BY	ST
DATE	MAY 2019

OWNER/APPLICANT

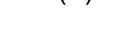
WALTON DEVELOPMENT AND MANAGEMENT  
8000 WESTPARK DR, SUITE 430  
MCLEAN, VA 22102

CONTACT

MIKE MILLER  
P: 703-639-6918  
E: MIKE.MILLER@WALTON.COM

15TH ELECTION DISTRICT  
PRINCE GEORGE'S ROAD ATLAS:  
TAX MAP: 90 - GRID: C3,D3-4,E3-4,F3-4  
TAX MAP: 91 - GRID: A3-4  
TAX MAP: 99 - GRID: D1,E1,F1  
TAX MAP: 100- GRID: A1-2  
200' MAP REFERENCE: 206SE08, 206SE09,  
207SE08, 207SE09

SCALE(S)



0' 30' 60'

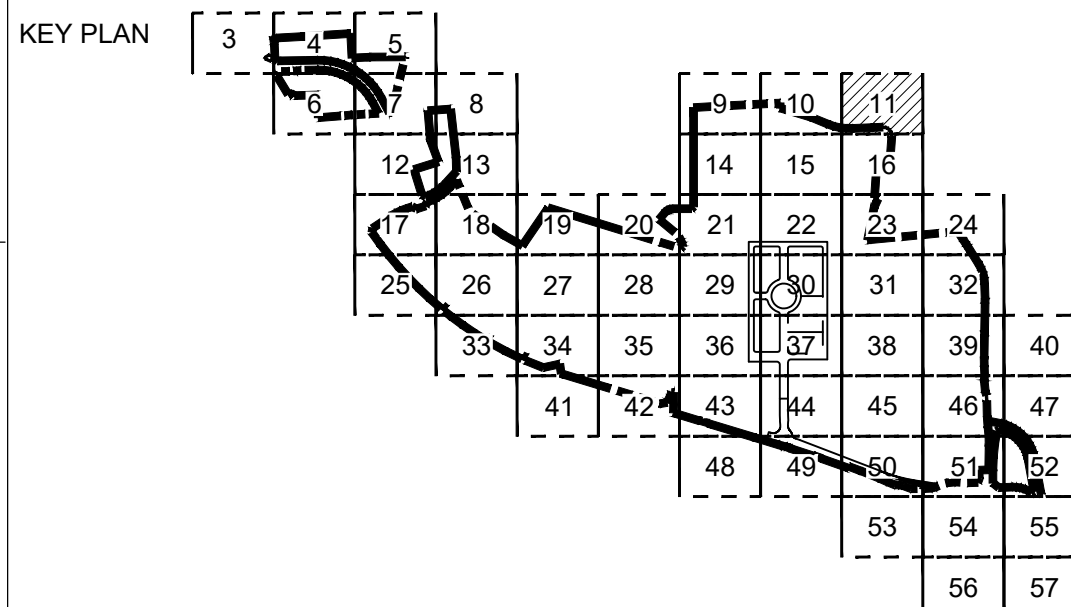
**1"=30'**

Unless otherwise noted


SEAL

**PROFESSIONAL CERTIFICATION:**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY  
REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF  
THE STATE OF MARYLAND, LICENSE NO. 3772 EXPIRATION  
DATE MAY 13, 2020.

8.19.19



WESTPHALIA CENTER  
PRINCE GEORGE'S COUNTY  
MARYLAND  
TYPE II TREE  
CONSERVATION PLAN RG  
PLAN VIEW

 <b>Dewberry®</b>	PROJECT NO. 50077436
Dewberry Engineers Inc. 4601 Forbes Boulevard, Suite 300 Lanham, MD 20706 301.731.5551 301.731.0188 fax	<div style="font-size: 48pt; text-align: center;">11</div>

11

SHEET NO. 11 of 61

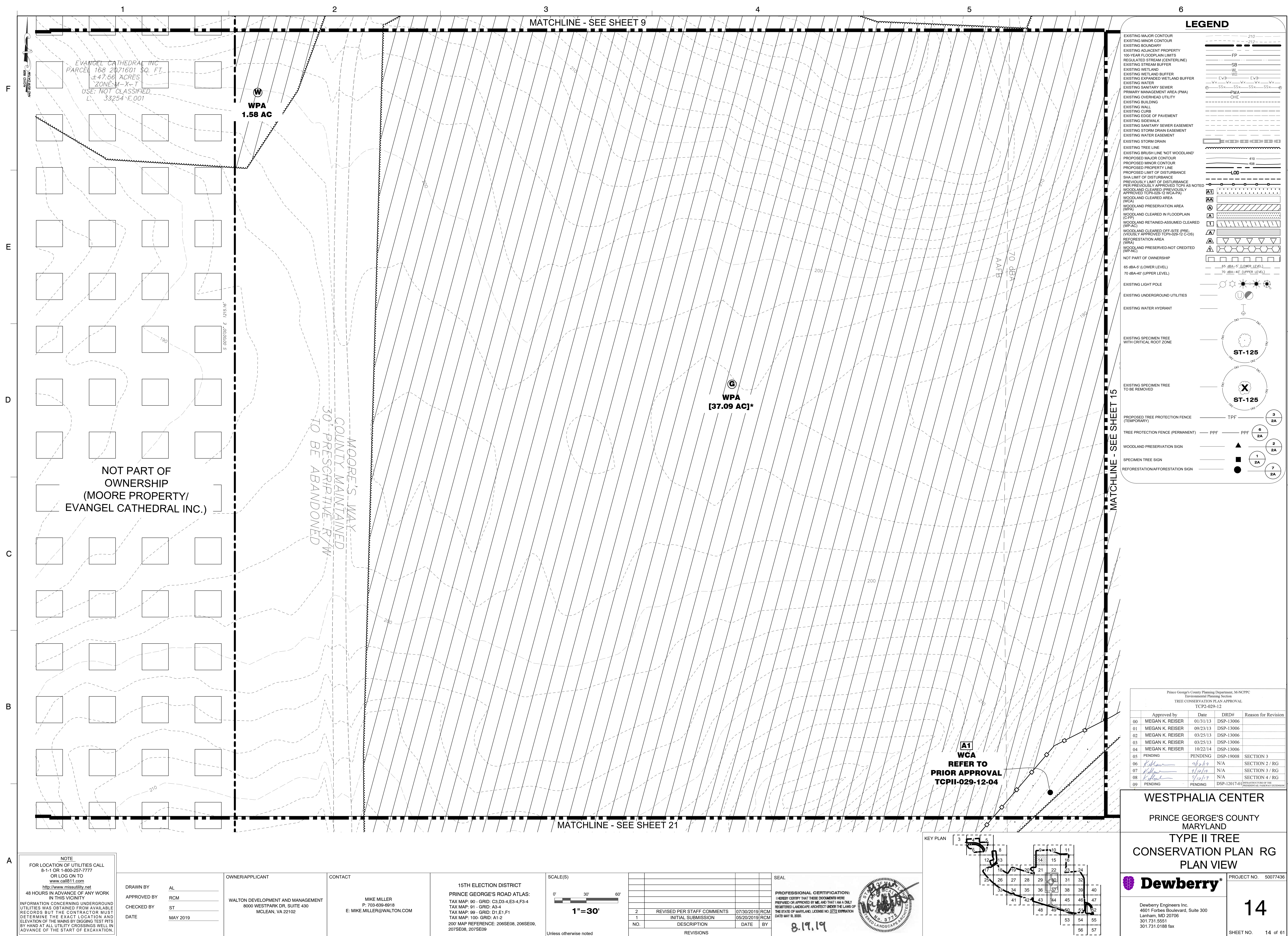
## LEGEND

EXISTING MAJOR CONTOUR	- - - - - 210
EXISTING MINOR CONTOUR	- - - - - 212
EXISTING BOUNDARY	=====
EXISTING ADJACENT PROPERTY	=====
100-YEAR FLOODPLAIN LIMITS	FP
REGULATED STREAM (CENTERLINE)	SB
EXISTING STREAM BUFFER	W <sub>B</sub>
EXISTING WETLAND	W <sub>E</sub>
EXISTING WETLAND BUFFER	CWB
EXISTING EXPANDED WETLAND BUFFER	EWB
EXISTING WATER	Wx
EXISTING SANITARY SEWER	Sx
PRIMARY MANAGEMENT AREA (PMA)	PMA
EXISTING OVERHEAD UTILITY	OHE
EXISTING BUILDING	=====
EXISTING WALL	=====
EXISTING CURB	=====
EXISTING EDGE OF PAVEMENT	=====
EXISTING SIDEWALK	=====
EXISTING SANITARY SEWER EASEMENT	=====
EXISTING STORM DRAIN EASEMENT	=====
EXISTING WATER EASEMENT	=====
EXISTING STORM DRAIN	[Symbol]
EXISTING TREE LINE	~~~~~
EXISTING BRUSH LINE NOT WOODED LAND	~~~~~
PROPOSED MAJOR CONTOUR	----- 410
PROPOSED MINOR CONTOUR	----- 400
PROPOSED PROPERTY LINE	-----
PROPOSED LIMIT OF DISTURBANCE	----- LOD
SHA LIMIT OF DISTURBANCE	-----
PREVIOUSLY LIMIT OF DISTURBANCE PER PREVIOUSLY APPROVED TOPG AS NOTED	-----
WOODED AND CLEARED (PREVIOUSLY APPROVED TOPOGRAPHY-PA)	A1
WOODED AND CLEARED AREA (WPA)	A
WOODED PRESERVATION AREA (C-PF)	1
WOODED AND RETAINED-ASSUMED CLEARED (WP-NC)	A
WOODED AND CLEARED OFF-SITE (PRE- VIOUSLY APPROVED TOPG-OP-2 C-SS)	A
REFORESTATION AREA	A
WOODED AND PRESERVED-NOT CREDITED (WP-NC)	A
NOT PART OF OWNERSHIP	
65 dbA-5' (LOWER LEVEL)	65 dbA-5' (LOWER LEVEL)
70 dbA-40' (UPPER LEVEL)	70 dbA-40' (UPPER LEVEL)
EXISTING LIGHT POLE	[Symbol]
EXISTING UNDERGROUND UTILITIES	[Symbol]
EXISTING WATER HYDRANT	[Symbol]
EXISTING SPECIMEN TREE WITH CRITICAL ROOT ZONE	[Diagram of tree with root zone] ST-125
EXISTING SPECIMEN TREE TO BE REMOVED	[Diagram of tree with X] ST-125
PROPOSED TREE PROTECTION FENCE (TEMPORARY)	TPF [Symbol]
TREE PROTECTION FENCE (PERMANENT)	PPF [Symbol]
WOODED PRESERVATION SIGN	[Symbol]
SPECIMEN TREE SIGN	[Symbol]
REFORESTATION/AFFORESTATION SIGN	[Symbol]

Prince George's County Planning Department -MCNCP/ Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-029-12				
	Approved by	Date	DRD#	Reason for Revision
00	MEGAN K REISER	01/31/13	DSP-13006	
01	MEGAN K REISER	09/23/13	DSP-13006	
02	MEGAN K REISER	03/25/13	DSP-13006	
03	MEGAN K REISER	03/25/13	DSP-13006	
04	MEGAN K REISER	10/22/14	DSP-13006	
05	PENDING	PENDING	DSP-19008	SECTION 3
06	<i>K. Hester</i>	<i>9/8/15</i>	N/A	SECTION 2 / RG
07	<i>K. Hester</i>	<i>9/10/15</i>	N/A	SECTION 3 / RG
08	<i>K. Hester</i>	<i>9/12/15</i>	N/A	SECTION 4 / RG
09	PENDING	PENDING	DSP-120174	INDISCRETE USE OF SUBORDINATE MATERIALS EXTENDING



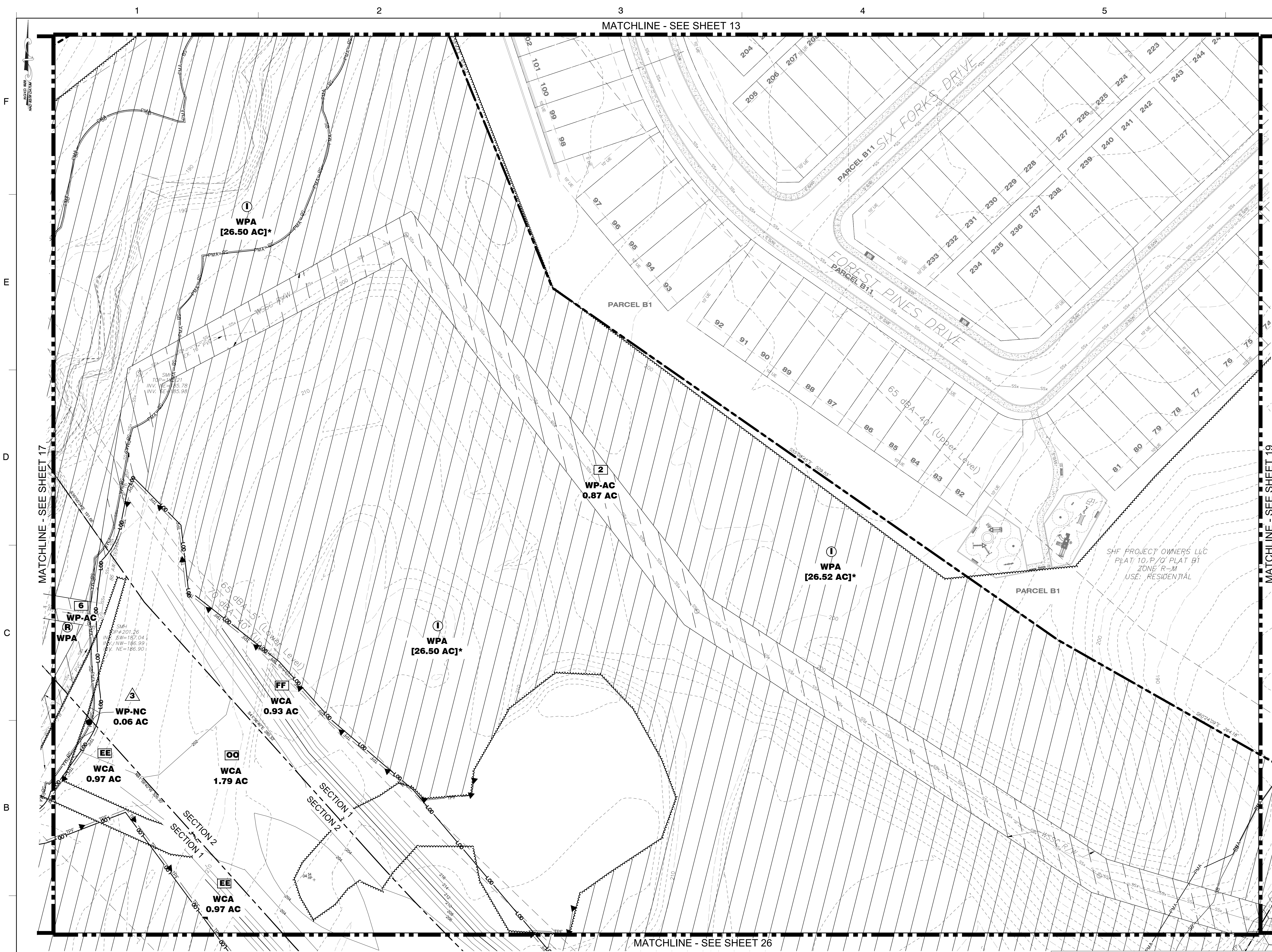












**LEGEND**

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING ADJACENT PROPERTY
- 100-YEAR FLOODPLAIN LIMITS
- REGULATED STREAM (CENTERLINE)
- EXISTING STREAM BUFFER
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- EXISTING EXPANDED WETLAND BUFFER
- EXISTING WATER
- EXISTING SANITARY SEWER
- PRIMARY MANAGEMENT AREA (PMA)
- EXISTING OVERHEAD UTILITY
- EXISTING BUILDING
- EXISTING WALL
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING SIDEWALK
- EXISTING SANITARY SEWER EASEMENT
- EXISTING STORM DRAIN EASEMENT
- EXISTING WATER EASEMENT
- EXISTING STORM DRAIN
- EXISTING TREE LINE
- EXISTING BRUSH LINE NOT WOODLAND
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED PROPERTY LINE
- PROPOSED LIMIT OF DISTURBANCE
- SHA LIMIT OF DISTURBANCE
- PREVIOUSLY LIMIT OF DISTURBANCE
- PER PREVIOUSLY APPROVED TCPII AS NOTED
- WOODLAND CLEARED (PREVIOUSLY APPROVED TCPII-02-12 WCA/PA)
- WOODLAND CLEARED AREA
- WOODLAND PRESERVATION AREA
- WOODLAND CLEARED IN FLOODPLAIN (C-FP)
- WOODLAND RETAINED-ASSUMED CLEARED (WP-AC)
- WOODLAND CLEARED OFF-SITE (PREVIOUSLY APPROVED TCPII-02-12 C-CIS)
- REForestation AREA
- WOODLAND PRESERVED-NOT CREDITED (WP-NC)
- NOT PART OF OWNERSHIP
- 65 dBA-40' (LOWER LEVEL)
- 70 dBA-40' (UPPER LEVEL)
- EXISTING LIGHT POLE
- EXISTING UNDERGROUND UTILITIES
- EXISTING WATER HYDRANT
- EXISTING SPECIMEN TREE WITH CRITICAL ROOT ZONE
- EXISTING SPECIMEN TREE TO BE REMOVED
- PROPOSED TREE PROTECTION FENCE (TEMPORARY) TPF
- TREE PROTECTION FENCE (PERMANENT) PPF
- WOODLAND PRESERVATION SIGN
- SPECIMEN TREE SIGN
- REFORESTATION/AFFORESTATION SIGN

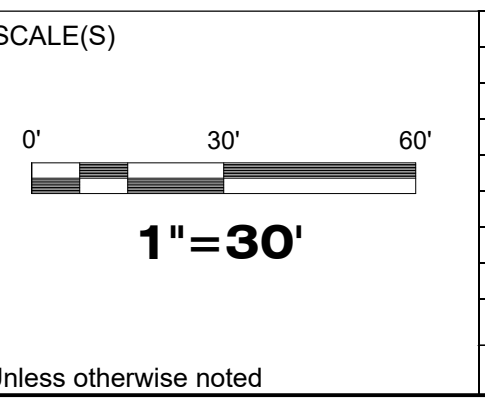
SHF PROJECT OWNERS LLC  
PLAT 10, P.O. PLAT B1  
ZONE R-M  
USE: RESIDENTIAL

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCPII-02-12				
	Approved by	Date	DRD#	Reason for Revision
00	MEGAN K. REISER	01/31/13	DSP-13006	
01	MEGAN K. REISER	09/23/13	DSP-13006	
02	MEGAN K. REISER	03/25/13	DSP-13006	
03	MEGAN K. REISER	03/25/13	DSP-13006	
04	MEGAN K. REISER	10/22/14	DSP-13006	
05	PENDING	PENDING	DSP-19008	SECTION 3
06	<i>[Signature]</i>	9/12/19	N/A	SECTION 2 / RG
07	<i>[Signature]</i>	9/12/19	N/A	SECTION 3 / RG
08	<i>[Signature]</i>	9/12/19	N/A	SECTION 4 / RG
09	PENDING	PENDING	DSP-12017-01	REFORESTATION OF THE PROPOSED TREE PROTECTION SIGN

NOTE  
FOR LOCATION OF UTILITIES CALL  
8-1-1 OR 1-800-257-7777  
OR LOG ON TO  
<http://www.missutility.net>  
48 HOURS IN ADVANCE OF ANY WORK  
IN THIS VICINITY  
INFORMATION CONCERNING UNDERGROUND  
UTILITIES WAS OBTAINED FROM AVAILABLE  
RECORDS BUT THE CONTRACTOR MUST  
DETERMINE THE EXACT LOCATION AND  
ELEVATION OF THE MAINS BY DIGGING TEST PITS  
BY HAND AT ALL UTILITY CROSSINGS WELL IN  
ADVANCE OF THE START OF EXCAVATION.

DRAWN BY	AL	OWNER/APPLICANT	WALTON DEVELOPMENT AND MANAGEMENT 8000 WESTPARK DR, SUITE 430 MCLEAN, VA 22102
APPROVED BY	RCM	CONTACT	MIKE MILLER P: 703-639-6918 E: MIKE.MILLER@WALTON.COM
CHECKED BY	ST		
DATE	MAY 2019		

15TH ELECTION DISTRICT  
PRINCE GEORGE'S ROAD ATLAS:  
TAX MAP: 90 - GRID: C3,D3,4,E3,4,F3,4  
TAX MAP: 91 - GRID: A3,4  
TAX MAP: 99 - GRID: D1,E1,F1  
TAX MAP: 100 - GRID: A1-2  
200 MAP REFERENCE: 206SE08, 206SE09,  
207SE08, 207SE09

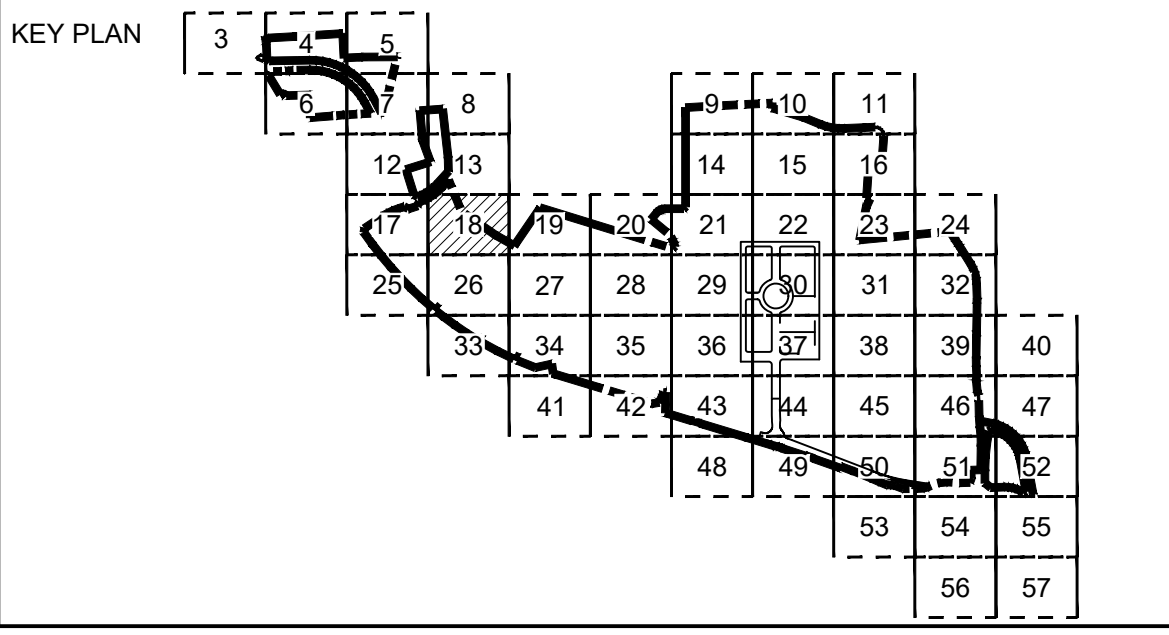


NO.	DESCRIPTION	DATE	BY
2	REVISED PER STAFF COMMENTS	07/30/2019	RCM
1	INITIAL SUBMISSION	05/20/2019	RCM

SEAL

PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME AND THAT I AM A DULY  
REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF  
THE STATE OF MARYLAND, LICENSE NO. 3722 EXPIRATION  
DATE MAY 18, 2020.

8.19.19



**WESTPHALIA CENTER**

PRINCE GEORGE'S COUNTY  
MARYLAND

**TYPE II TREE  
CONSERVATION PLAN RG  
PLAN VIEW**

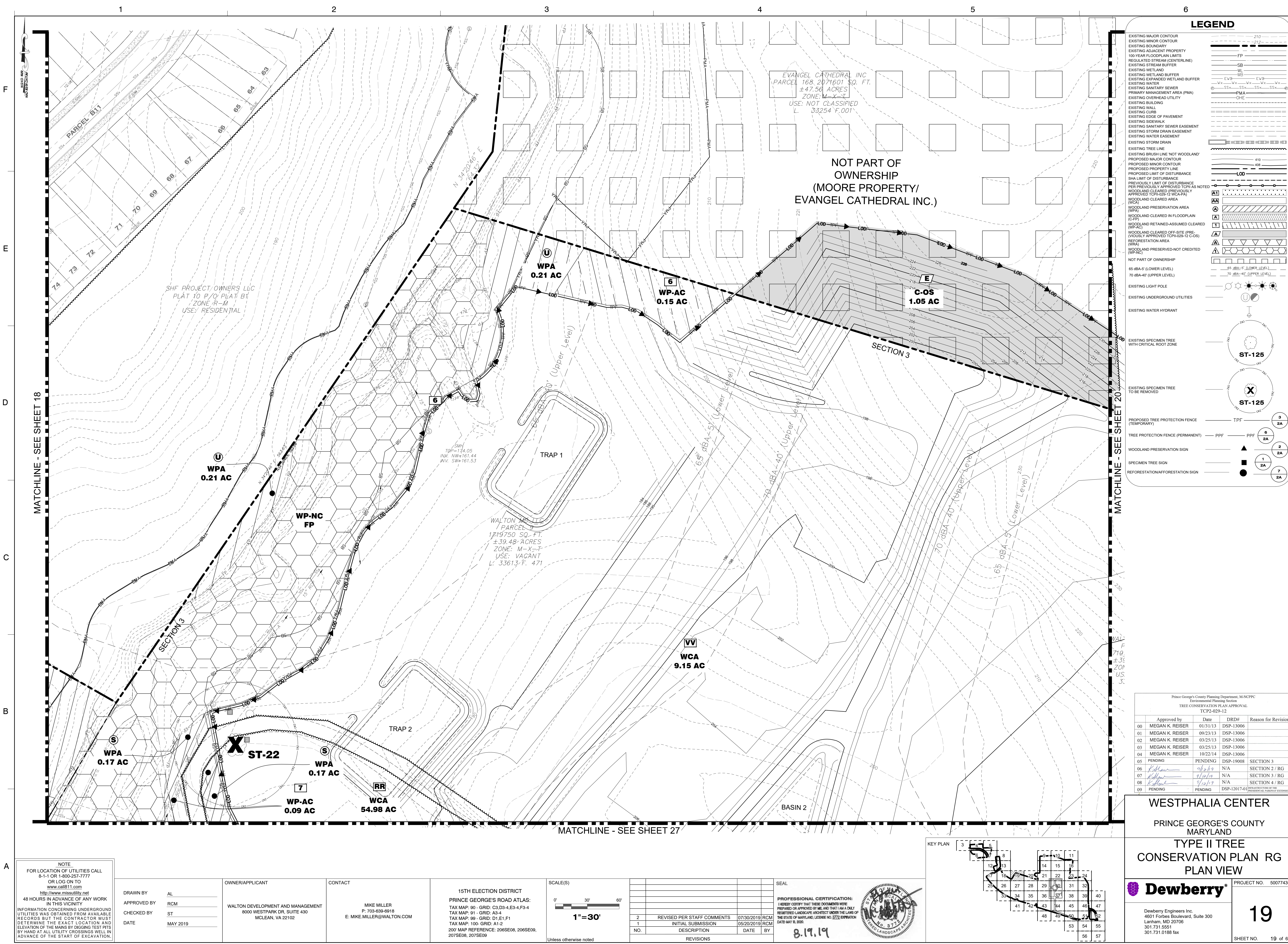
**Dewberry**

Dewberry Engineers Inc.  
4601 Forbes Boulevard, Suite 300  
Lanham, MD 20706  
301.731.5551  
301.731.0188 fax

PROJECT NO. 50077436

**18**

SHEET NO. 18 of 61



**LEGEND**

EXISTING MAJOR CONTOUR  
EXISTING MINOR CONTOUR  
EXISTING ADJACENT PROPERTY  
100-YEAR FLOODPLAIN LIMITS  
REGULATED STREAM (CENTERLINE)  
EXISTING STREAM BUFFER  
EXISTING WETLAND  
EXISTING WETLAND BUFFER  
EXISTING EXPANDED WETLAND BUFFER  
EXISTING WATER  
EXISTING SANITARY SEWER  
PRIMARY MANAGEMENT AREA (PMA)  
EXISTING OVERHEAD UTILITY  
EXISTING BUILDING  
EXISTING CURB  
EXISTING EDGE OF PAVEMENT  
EXISTING SIDEWALK  
EXISTING SANITARY SEWER EASEMENT  
EXISTING STORM DRAIN EASEMENT  
EXISTING WATER EASEMENT  
EXISTING STORM DRAIN  
EXISTING TREE LINE  
EXISTING BRUSH LINE (NOT WOODLAND)  
PROPOSED MAJOR CONTOUR  
PROPOSED MINOR CONTOUR  
PROPOSED PROPERTY LINE  
PROPOSED LIMIT OF DISTURBANCE  
SHA LIMIT OF DISTURBANCE  
PREVIOUSLY LIMIT OF DISTURBANCE  
PREVIOUSLY APPROVED TOPOLAS NOTED  
WOODLAND CLEARED (PREVIOUSLY  
APPROVED TOPOLAS-15 WCA/PA)  
WOODLAND CLEARED AREA  
WOODLAND PRESERVATION AREA  
WOODLAND CLEARED IN FLOODPLAIN  
(C-FP)  
WOODLAND RETAINED-ASSUMED CLEARED  
(WP-AC)  
WOODLAND CLEARED OFF-SITE (PRE-  
VIOUSLY APPROVED TOPOLAS-12 C-OS)  
REForestation AREA  
(WPA)  
WOODLAND PRESERVED-NOT CREDITED  
(WPA/C)  
NOT PART OF OWNERSHIP  
65 dBA-5' (LOWER LEVEL)  
70 dBA-40' (UPPER LEVEL)  
EXISTING LIGHT POLE  
EXISTING UNDERGROUND UTILITIES  
EXISTING WATER HYDRANT  
EXISTING SPECIMEN TREE  
WITH CRITICAL ROOT ZONE  
EXISTING SPECIMEN TREE  
TO BE REMOVED  
PROPOSED TREE PROTECTION FENCE  
(TEMPORARY)  
TREE PROTECTION FENCE (PERMANENT)  
WOODLAND PRESERVATION SIGN  
SPECIMEN TREE SIGN  
REFORESTATION/AFFORESTATION SIGN

Prince George's County Planning Department, M-NCPPC  
Environmental Planning Section  
TREE CONSERVATION PLAN APPROVAL  
TCP2-029-12

Approved by	Date	DRD#	Reason for Revision
00 MEGAN K. REISER	01/31/13	DSP-13006	
01 MEGAN K. REISER	09/23/13	DSP-13006	
02 MEGAN K. REISER	03/25/13	DSP-13006	
03 MEGAN K. REISER	03/25/13	DSP-13006	
04 MEGAN K. REISER	10/22/14	DSP-13006	
05 PENDING	PENDING	DSP-19008	SECTION 3
06 <i>[Signature]</i>	9/12/19	N/A	SECTION 2 / RG
07 <i>[Signature]</i>	9/12/19	N/A	SECTION 3 / RG
08 <i>[Signature]</i>	9/12/19	N/A	SECTION 4 / RG
09 PENDING	PENDING	DSP-12017-01	REFORESTATION OF THE PROPOSED TREE PROTECTION

**WESTPHALIA CENTER**

PRINCE GEORGE'S COUNTY  
MARYLAND

**TYPE II TREE  
CONSERVATION PLAN RG  
PLAN VIEW**

**Dewberry**

Dewberry Engineers Inc.  
4601 Forbes Boulevard, Suite 300  
Lanham, MD 20706  
301.731.5551  
301.731.0188 fax

PROJECT NO. 50077436

**19**

SHEET NO. 19 OF 61

**NOTE**  
FOR LOCATION OF UTILITIES CALL  
8-1-1 OR 1-800-257-7777  
OR LOG ON TO  
www.call811.com  
http://www.misutility.net  
48 HOURS IN ADVANCE OF ANY WORK  
IN THIS VICINITY  
INFORMATION CONCERNING UNDERGROUND  
UTILITIES WAS OBTAINED FROM AVAILABLE  
RECORDS BUT THE CONTRACTOR MUST  
DETERMINE THE EXACT LOCATION AND  
ELEVATION OF THE MAINS BY DIGGING TEST PITS  
BY HAND AT ALL UTILITY CROSSINGS WELL IN  
ADVANCE OF THE START OF EXCAVATION.

DRAWN BY	AL	OWNER/APPLICANT	WALTON DEVELOPMENT AND MANAGEMENT 8000 WESTPARK DR, SUITE 430 MCLEAN, VA 22102
APPROVED BY	RCM	CONTACT	MIKE MILLER P: 703-639-6918 E: MIKE.MILLER@WALTON.COM
CHECKED BY	ST		
DATE	MAY 2019		

15TH ELECTION DISTRICT  
PRINCE GEORGE'S ROAD ATLAS:  
TAX MAP: 90 - GRID: C3,D3,4,E3,4,F3,4  
TAX MAP: 91 - GRID: A3,4  
TAX MAP: 99 - GRID: D1,E1,F1  
TAX MAP: 100 - GRID: A1-2  
200 MAP REFERENCE: 206SE08, 206SE09,  
207SE08, 207SE09

SCALE(S)  
0' 30' 60'  
**1"=30'**  
Unless otherwise noted

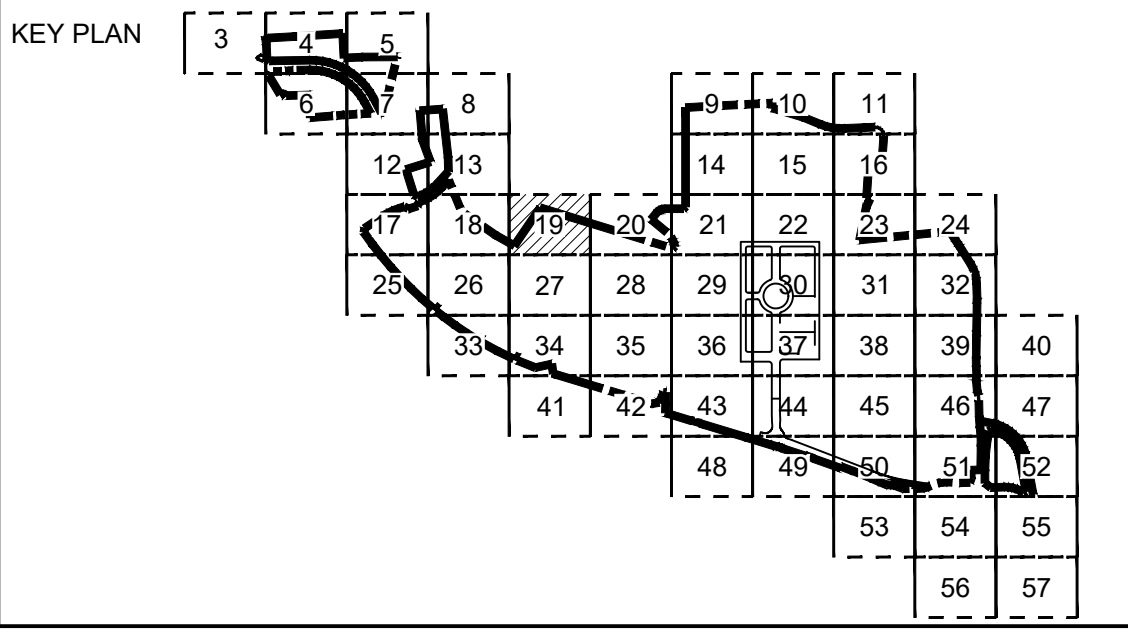
NO.	DESCRIPTION	DATE	BY
2	REVISED PER STAFF COMMENTS	07/30/2019	RCM
1	INITIAL SUBMISSION	05/20/2019	RCM

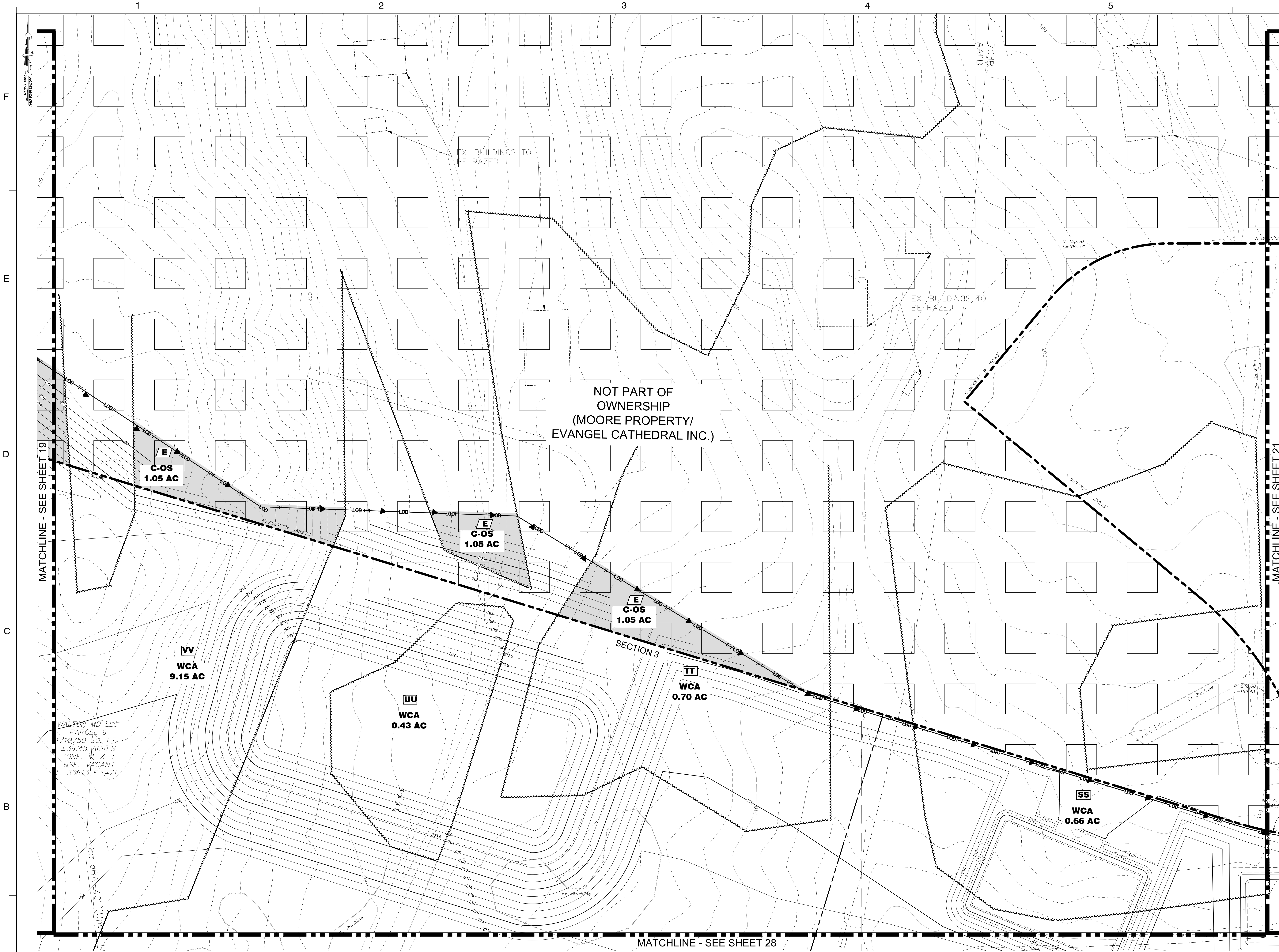
SEAL

**PROFESSIONAL CERTIFICATION:**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME AND THAT I AM A DULY  
REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF  
THE STATE OF MARYLAND. LICENSE NO. 3772 EXPIRATION  
DATE MAY 18, 2020.

**8.19.19**

*[Professional Seal]*





**LEGEND**

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

EXISTING ADJACENT PROPERTY

100-YEAR FLOODPLAIN LIMITS

REGULATED STREAM (CENTERLINE)

EXISTING STREAM BUFFER

EXISTING WETLAND

EXISTING WETLAND BUFFER

EXISTING EXPANDED WETLAND BUFFER

EXISTING WATER

EXISTING SANITARY SEWER

PRIMARY MANAGEMENT AREA (PMA)

EXISTING OVERHEAD UTILITY

EXISTING BUILDING

EXISTING WALL

EXISTING CURB

EXISTING EDGE OF PAVEMENT

EXISTING SIDEWALK

EXISTING SANITARY SEWER EASEMENT

EXISTING STORM DRAIN EASEMENT

EXISTING WATER EASEMENT

EXISTING STORM DRAIN

EXISTING TREE LINE

EXISTING BRUSH LINE NOT WOODLAND

PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

PROPOSED PROPERTY LINE

PROPOSED LIMIT OF DISTURBANCE

SHA LIMIT OF DISTURBANCE

PREVIOUSLY LIMIT OF DISTURBANCE

PREVIOUSLY APPROVED TCPII AS NOTED

WOODLAND CLEARED (PREVIOUSLY APPROVED TCPII-029-12 WCA-P)

WOODLAND CLEARED AREA

WOODLAND PRESERVATION AREA (WPA)

WOODLAND CLEARED IN FLOODPLAIN (C-FP)

WOODLAND RETAINED-ASSUMED CLEARED (WP-AC)

WOODLAND CLEARED OFF-SITE (PREVIOUSLY APPROVED TCPII-029-12 C-OS)

REForestation AREA (WPA)

WOODLAND PRESERVED-NOT CREDITED (WP-NC)

NOT PART OF OWNERSHIP

65 DBA-5' (LOWER LEVEL)

70 DBA-40' (UPPER LEVEL)

EXISTING LIGHT POLE

EXISTING UNDERGROUND UTILITIES

EXISTING WATER HYDRANT

EXISTING SPECIMEN TREE WITH CRITICAL ROOT ZONE

EXISTING SPECIMEN TREE TO BE REMOVED

PROPOSED TREE PROTECTION FENCE (TEMPORARY)

TREE PROTECTION FENCE (PERMANENT)

WOODLAND PRESERVATION SIGN

SPECIMEN TREE SIGN

REFORESTATION/AFFORESTATION SIGN

ST-125

ST-125

3 2A

6 2A

2 2A

1 2A

7 2A

NOTE  
FOR LOCATION OF UTILITIES CALL  
8-1-1 OR 1-800-257-7777  
OR LOG ON TO  
<http://www.missutility.net>  
48 HOURS IN ADVANCE OF ANY WORK  
IN THIS VICINITY  
INFORMATION CONCERNING UNDERGROUND  
UTILITIES WAS OBTAINED FROM AVAILABLE  
RECORDS BUT THE CONTRACTOR MUST  
DETERMINE THE EXACT LOCATION AND  
ELEVATION OF THE MAINS BY DIGGING TEST PITS  
BY HAND AT ALL UTILITY CROSSINGS WELL IN  
ADVANCE OF THE START OF EXCAVATION.

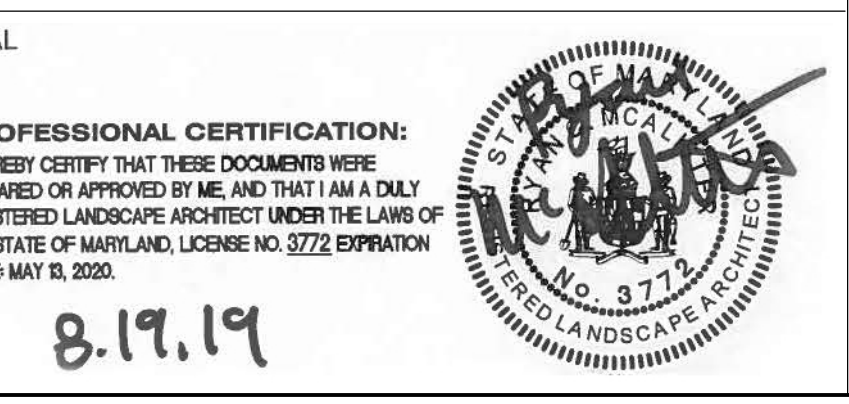
DRAWN BY	AL	OWNER/APPLICANT	WALTON DEVELOPMENT AND MANAGEMENT 8000 WESTPARK DR, SUITE 430 MCLEAN, VA 22102
APPROVED BY	RCM	CONTACT	MIKE MILLER P: 703-639-6918 E: MIKE.MILLER@WALTON.COM
CHECKED BY	ST		
DATE	MAY 2019		

15TH ELECTION DISTRICT  
PRINCE GEORGE'S ROAD ATLAS:  
TAX MAP: 90 - GRID: C3,D3,4,E3,4,F3,4  
TAX MAP: 91 - GRID: A3,4  
TAX MAP: 99 - GRID: D1,E1,F1  
TAX MAP: 100 - GRID: A1-2  
200 MAP REFERENCE: 206SE08, 206SE09,  
207SE08, 207SE09

SCALE(S)  
0' 30' 60'  
1"=30'

SEAL  
PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME AND THAT I AM A DULY  
REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF  
THE STATE OF MARYLAND, LICENSE NO. 3722 EXPIRATION  
DATE MAY 18, 2020  
8.19.19

NO.	DESCRIPTION	DATE	BY
2	REVISED PER STAFF COMMENTS	07/30/2019	RCM
1	INITIAL SUBMISSION	05/20/2019	RCM



Approved by	Date	DRD#	Reason for Revision
00 MEGAN K. REISER	01/31/13	DSP-13006	
01 MEGAN K. REISER	09/23/13	DSP-13006	
02 MEGAN K. REISER	03/25/13	DSP-13006	
03 MEGAN K. REISER	03/25/13	DSP-13006	
04 MEGAN K. REISER	10/22/14	DSP-13006	
05 PENDING	PENDING	DSP-19008	SECTION 3
06 <i>[Signature]</i>	9/12/19	N/A	SECTION 2 / RG
07 <i>[Signature]</i>	9/12/19	N/A	SECTION 3 / RG
08 <i>[Signature]</i>	9/12/19	N/A	SECTION 4 / RG
09 PENDING	PENDING	DSP-12017-01	

WESTPHALIA CENTER

PRINCE GEORGE'S COUNTY  
MARYLAND

TYPE II TREE  
CONSERVATION PLAN RG  
PLAN VIEW

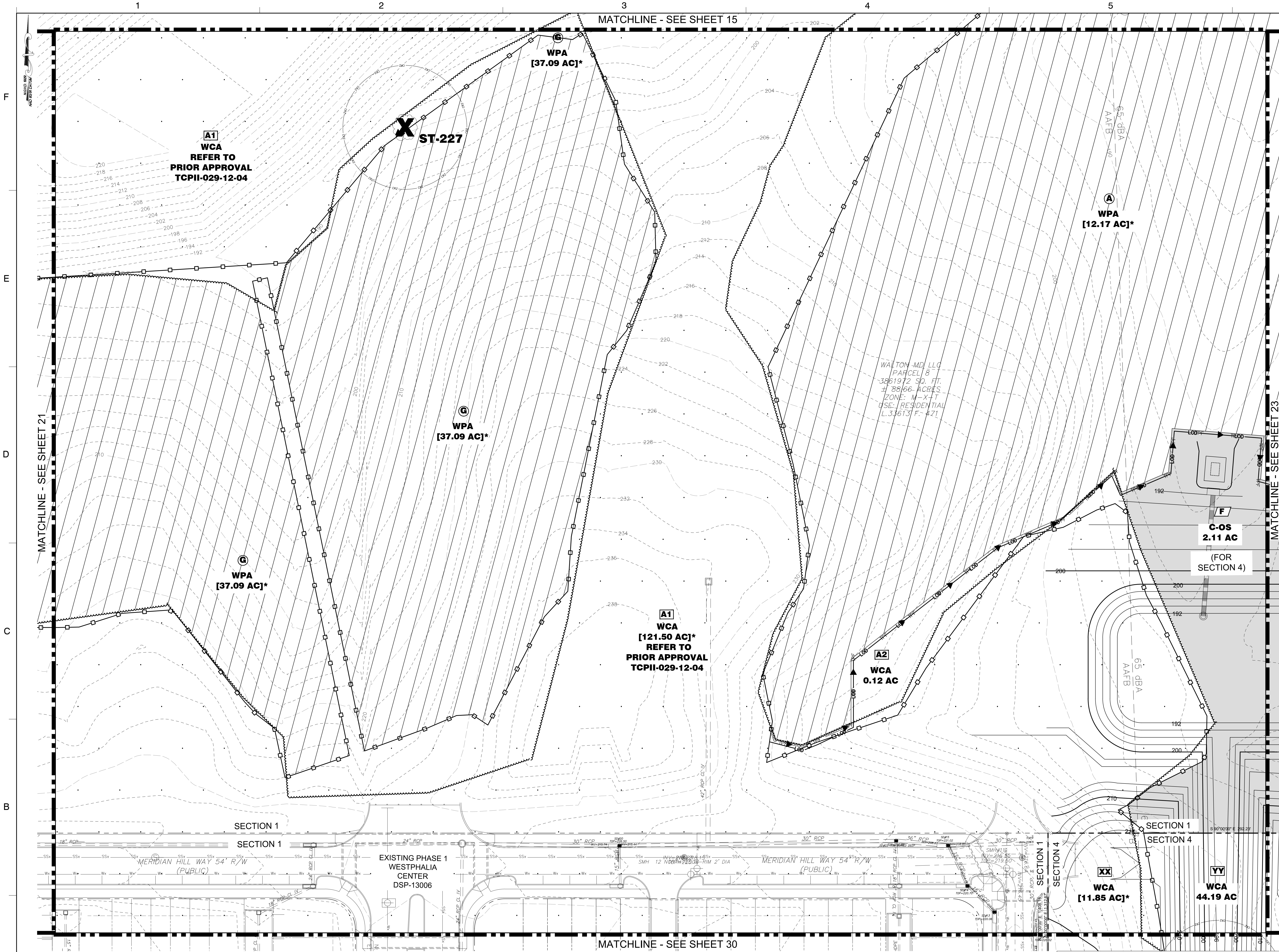
Dewberry Engineers Inc.  
4601 Forbes Boulevard, Suite 300  
Lanham, MD 20706  
301.731.5551  
301.731.0188 fax

PROJECT NO. 50077436

20

SHEET NO. 20 of 61





**LEGEND**

EXISTING MAJOR CONTOUR  
EXISTING MINOR CONTOUR  
EXISTING ADJACENT PROPERTY  
100-YEAR FLOODPLAIN LIMITS  
REGULATED STREAM (CENTERLINE)  
EXISTING STREAM BUFFER  
EXISTING WETLAND  
EXISTING WETLAND BUFFER  
EXISTING EXPANDED WETLAND BUFFER  
EXISTING WATER  
EXISTING SANITARY SEWER  
PRIMARY MANAGEMENT AREA (PMA)  
EXISTING OVERHEAD UTILITY  
EXISTING BUILDING  
EXISTING WALL  
EXISTING CURB  
EXISTING EDGE OF PAVEMENT  
EXISTING SIDEWALK  
EXISTING SANITARY SEWER EASEMENT  
EXISTING STORM DRAIN EASEMENT  
EXISTING WATER EASEMENT  
EXISTING STORM DRAIN  
EXISTING TREE LINE  
EXISTING BRUSH LINE (NOT WOODLAND)  
PROPOSED MAJOR CONTOUR  
PROPOSED MINOR CONTOUR  
PROPOSED PROPERTY LINE  
PROPOSED LIMIT OF DISTURBANCE  
SHA LIMIT OF DISTURBANCE  
PREVIOUSLY LIMIT OF DISTURBANCE  
PREVIOUSLY APPROVED TCPII AS NOTED  
WOODLAND CLEARED (PREVIOUSLY  
APPROVED TCPII-029-12 C-OS)  
WOODLAND CLEARED AREA  
(WCA)  
WOODLAND PRESERVATION AREA  
(WPA)  
WOODLAND CLEARED IN FLOODPLAIN  
(C-FP)  
WOODLAND RETAINED-ASSUMED CLEARED  
(WPA-C)  
WOODLAND CLEARED OFF-SITE (PRE-  
VIOUSLY APPROVED TCPII-029-12 C-OS)  
REFORESTATION AREA  
(WPA)  
WOODLAND PRESERVED-NOT CREDITED  
(WPA-C)  
NOT PART OF OWNERSHIP  
65 DBA-5' (LOWER LEVEL)  
70 DBA-40' (UPPER LEVEL)  
EXISTING LIGHT POLE  
EXISTING UNDERGROUND UTILITIES  
EXISTING WATER HYDRANT  
EXISTING SPECIMEN TREE  
WITH CRITICAL ROOT ZONE  
EXISTING SPECIMEN TREE  
TO BE REMOVED  
PROPOSED TREE PROTECTION FENCE  
(TEMPORARY)  
TREE PROTECTION FENCE (PERMANENT)  
WOODLAND PRESERVATION SIGN  
SPECIMEN TREE SIGN  
REFORESTATION/AFFORESTATION SIGN

**LEGEND**

PROPOSED STORM DRAIN  
STABILIZED CONSTRUCTION ENTRANCE  
PROPOSED INFLOW PROTECTION  
PROPOSED RIP-RAP  
PROPOSED BAFLE BOARD  
PROPOSED EARTH DIKE  
TEMPORARY GABION  
OUTLET PROTECTION  
PROPOSED PLUNGE POOL  
INITIAL CONDITIONS ROUGH GRADING  
(PERIMETER CONTROL)

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCPII-029-12				
Approved by	Date	DRD#	Reason for Revision	
00 MEGAN K. REISER	01/31/13	DSP-13006		
01 MEGAN K. REISER	09/23/13	DSP-13006		
02 MEGAN K. REISER	03/25/13	DSP-13006		
03 MEGAN K. REISER	03/25/13	DSP-13006		
04 MEGAN K. REISER	10/22/14	DSP-13006		
05 PENDING	PENDING	DSP-19008	SECTION 3	
06 <i>Megan K. Reiser</i>	9/12/19	N/A	SECTION 2 / RG	
07 <i>Megan K. Reiser</i>	9/12/19	N/A	SECTION 3 / RG	
08 <i>Megan K. Reiser</i>	9/12/19	N/A	SECTION 4 / RG	
09 PENDING	PENDING	DSP-12017-01	REPRESENTATIVE OF THE PROPOSED TREE REMOVAL	

**WESTPHALIA CENTER**

PRINCE GEORGE'S COUNTY  
MARYLAND

**TYPE II TREE  
CONSERVATION PLAN RG  
PLAN VIEW**

**Dewberry**

Dewberry Engineers Inc.  
4601 Forbes Boulevard, Suite 300  
Lanham, MD 20706  
301.731.5551  
301.731.0188 fax

PROJECT NO. 50077436

**22**

SHEET NO. 22 of 61

**NOTE**  
FOR LOCATION OF UTILITIES CALL  
8-1-1 OR 1-800-257-7777  
OR LOG ON TO  
www.call811.com  
www.missutility.net  
48 HOURS IN ADVANCE OF ANY WORK  
IN THIS VICINITY  
INFORMATION CONCERNING UNDERGROUND  
UTILITIES WAS OBTAINED FROM AVAILABLE  
RECORDS BUT THE CONTRACTOR MUST  
DETERMINE THE EXACT LOCATION AND  
ELEVATION OF THE MAINS BY DIGGING TEST PITS  
BY HAND AT ALL UTILITY CROSSINGS WELL IN  
ADVANCE OF THE START OF EXCAVATION.

DRAWN BY	AL	OWNER/APPLICANT	WALTON DEVELOPMENT AND MANAGEMENT 8000 WESTPARK DR, SUITE 430 MCLEAN, VA 22102
APPROVED BY	RCM	CONTACT	MIKE MILLER P: 703-639-6918 E: MIKE.MILLER@WALTON.COM
CHECKED BY	ST		
DATE	MAY 2019		

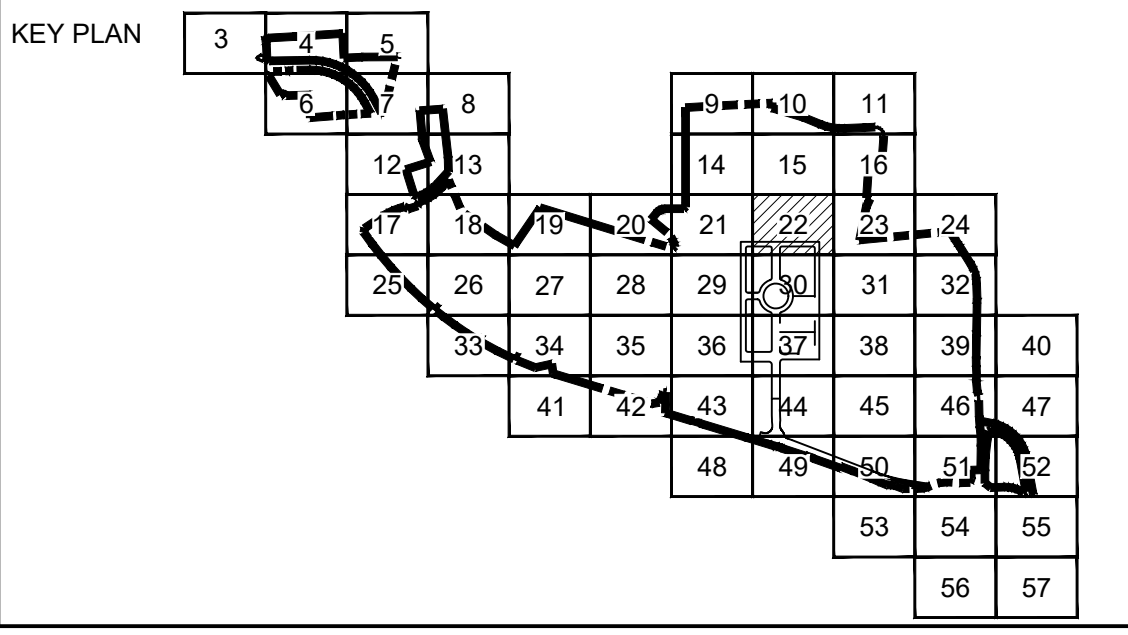
15TH ELECTION DISTRICT  
PRINCE GEORGE'S ROAD ATLAS:  
TAX MAP: 90 - GRID: C3,D3,4,E3,4,F3,4  
TAX MAP: 91 - GRID: A3,4  
TAX MAP: 99 - GRID: D1,E1,F1  
TAX MAP: 100 - GRID: A1-2  
200 MAP REFERENCE: 206SE08, 206SE09,  
207SE08, 207SE09

SCALE(S)  
0' 30' 60'  
**1"=30'**  
Unless otherwise noted

NO.	DESCRIPTION	DATE	BY
2	REVISED PER STAFF COMMENTS	07/30/2019	RCM
1	INITIAL SUBMISSION	05/20/2019	RCM

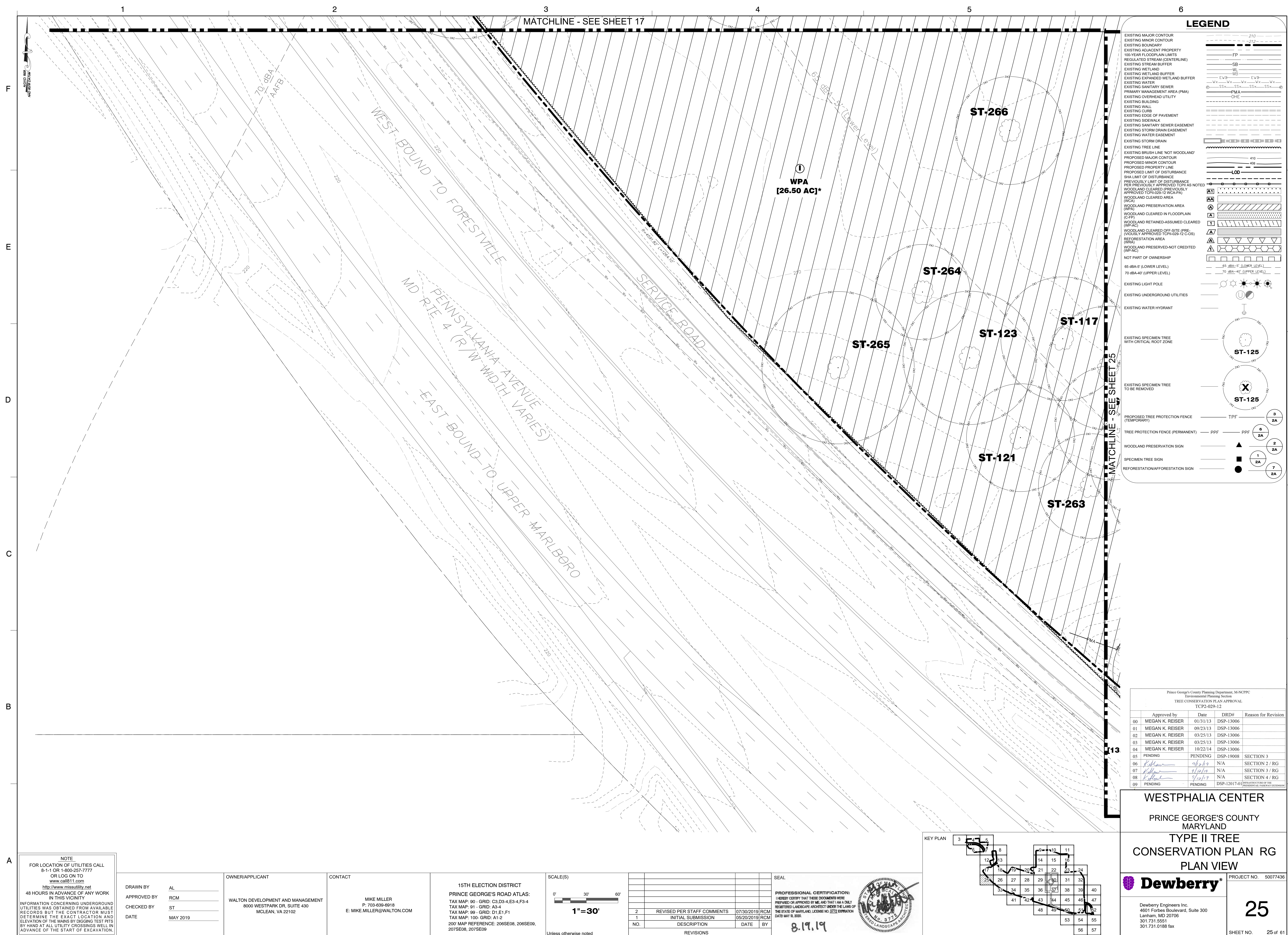
SEAL  
**PROFESSIONAL CERTIFICATION:**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME AND THAT I AM A DULY  
REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF  
THE STATE OF MARYLAND, LICENSE NO. 3272 EXPIRATION  
DATE MAY 15, 2020.

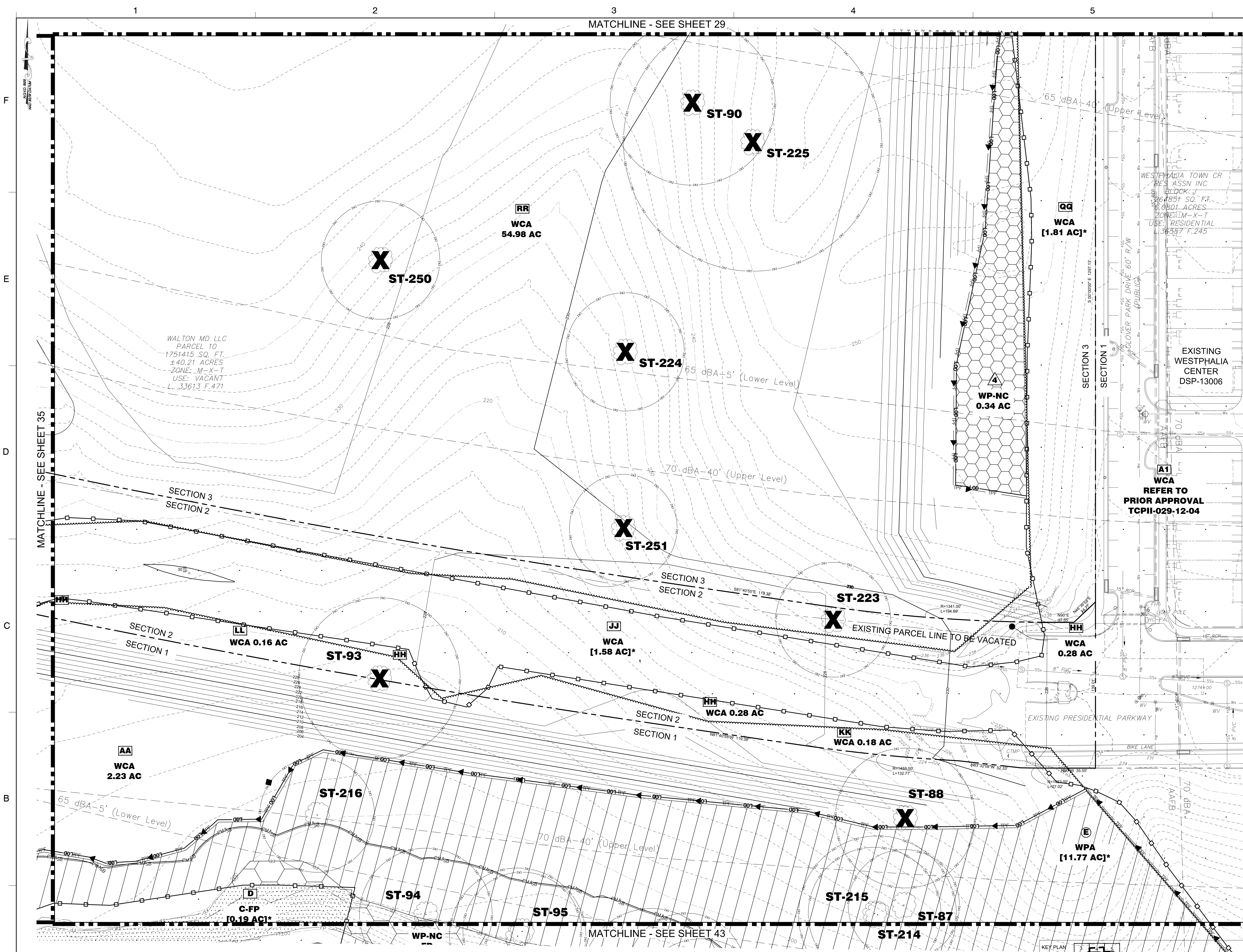
**8.19.19**











**LEGEND**

EXISTING MAJOR CONTOUR  
EXISTING MINOR CONTOUR  
EXISTING ADJACENT PROPERTY  
100-YEAR FLOODPLAIN LIMITS  
REGULATED STREAM (CENTERLINE)  
EXISTING STREAM BUFFER  
EXISTING WETLAND  
EXISTING WETLAND BUFFER  
EXISTING EXPANDED WETLAND BUFFER  
EXISTING WATER  
EXISTING SANITARY SEWER  
PRIMARY MANAGEMENT AREA (PMA)  
EXISTING OVERHEAD UTILITY  
EXISTING BUILDING  
EXISTING CURB  
EXISTING EDGE OF PAVEMENT  
EXISTING SIDEWALK  
EXISTING SANITARY SEWER EASEMENT  
EXISTING STORM DRAIN EASEMENT  
EXISTING WATER EASEMENT  
EXISTING STORM DRAIN  
EXISTING TREE LINE  
EXISTING BRUSH LINE NOT WOODLAND  
PROPOSED MAJOR CONTOUR  
PROPOSED MINOR CONTOUR  
PROPOSED PROPERTY LINE  
PROPOSED LIMIT OF DISTURBANCE  
SHA LIMIT OF DISTURBANCE  
PREVIOUSLY LIMIT OF DISTURBANCE  
PER PREVIOUSLY APPROVED TCPII AS NOTED  
WOODLAND CLEARED (PREVIOUSLY APPROVED TCPII-029-12 WCA-PA)  
WOODLAND CLEARED AREA  
WOODLAND PRESERVATION AREA (WPA)  
WOODLAND CLEARED IN FLOODPLAIN (C-FP)  
WOODLAND RETAINED-ASSUMED CLEARED (WP-AC)  
WOODLAND CLEARED OFF-SITE (PREVIOUSLY APPROVED TCPII-029-12 C-COS)  
REFORESTATION AREA (WRA)  
WOODLAND PRESERVED-NOT CREDITED (WP-NC)  
NOT PART OF OWNERSHIP  
65 dBA-5' (LOWER LEVEL)  
70 dBA-40' (UPPER LEVEL)  
EXISTING LIGHT POLE  
EXISTING UNDERGROUND UTILITIES  
EXISTING WATER HYDRANT  
EXISTING SPECIMEN TREE WITH CRITICAL ROOT ZONE  
EXISTING SPECIMEN TREE TO BE REMOVED  
PROPOSED TREE PROTECTION FENCE (TEMPORARY) TPF  
TREE PROTECTION FENCE (PERMANENT) PPF  
WOODLAND PRESERVATION SIGN  
SPECIMEN TREE SIGN  
REFORESTATION/AFFORESTATION SIGN

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCPII-029-12				
Approved by	Date	DRD#	Reason for Revision	
00 MEGAN K. REISER	01/31/13	DSP-13006		
01 MEGAN K. REISER	09/23/13	DSP-13006		
02 MEGAN K. REISER	03/25/13	DSP-13006		
03 MEGAN K. REISER	03/25/13	DSP-13006		
04 MEGAN K. REISER	10/22/14	DSP-13006		
05 PENDING	PENDING	DSP-19008	SECTION 3	
06 <i>[Signature]</i>	9/12/19	N/A	SECTION 2 / RG	
07 <i>[Signature]</i>	9/12/19	N/A	SECTION 3 / RG	
08 <i>[Signature]</i>	9/12/19	N/A	SECTION 4 / RG	
09 PENDING	PENDING	DSP-12017-01	SECTION 4 / RG	

NOTE  
FOR LOCATION OF UTILITIES CALL  
8-1-1 OR 1-800-257-7777  
OR LOG ON TO  
www.call811.com  
http://www.missutility.net  
48 HOURS IN ADVANCE OF ANY WORK  
IN THIS VICINITY  
INFORMATION CONCERNING UNDERGROUND  
UTILITIES WAS OBTAINED FROM AVAILABLE  
RECORDS BUT THE CONTRACTOR MUST  
DETERMINE THE EXACT LOCATION AND  
ELEVATION OF THE LINES BY DIGGING TEST PITS  
BY HAND AT ALL UTILITY CROSSINGS WELL IN  
ADVANCE OF THE START OF EXCAVATION.

DRAWN BY	AL	OWNER/APPLICANT	CONTACT
APPROVED BY	RCM	WALTON DEVELOPMENT AND MANAGEMENT	MIKE MILLER
CHECKED BY	ST	8000 WESTPARK DR, SUITE 430	P: 703-639-6918
DATE	MAY 2019	MCLEAN, VA 22102	E: MIKE.MILLER@WALTON.COM

15TH ELECTION DISTRICT  
PRINCE GEORGE'S ROAD ATLAS:  
TAX MAP: 90 - GRID: C3,D3,4,E3,4,F3,4  
TAX MAP: 91 - GRID: A3,4  
TAX MAP: 99 - GRID: D1,E1,F1  
TAX MAP: 100 - GRID: A1-2  
200 MAP REFERENCE: 206SE08, 206SE09,  
207SE08, 207SE09

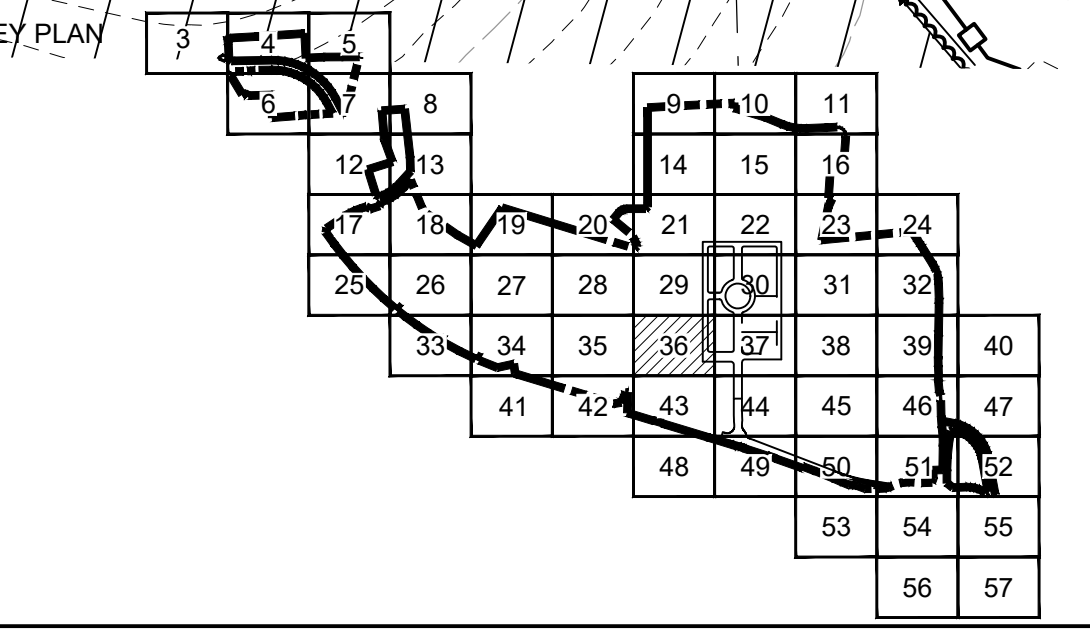
SCALE(S)  
0' 30' 60'  
1"=30'

Unless otherwise noted

NO.	DESCRIPTION	DATE	BY
2	REVISED PER STAFF COMMENTS	07/30/2019	RCM
1	INITIAL SUBMISSION	05/20/2019	RCM

SEAL  
PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME AND THAT I AM A DULY  
REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF  
THE STATE OF MARYLAND. LICENSE NO. 3772 EXPIRATION  
DATE MAY 18, 2020.

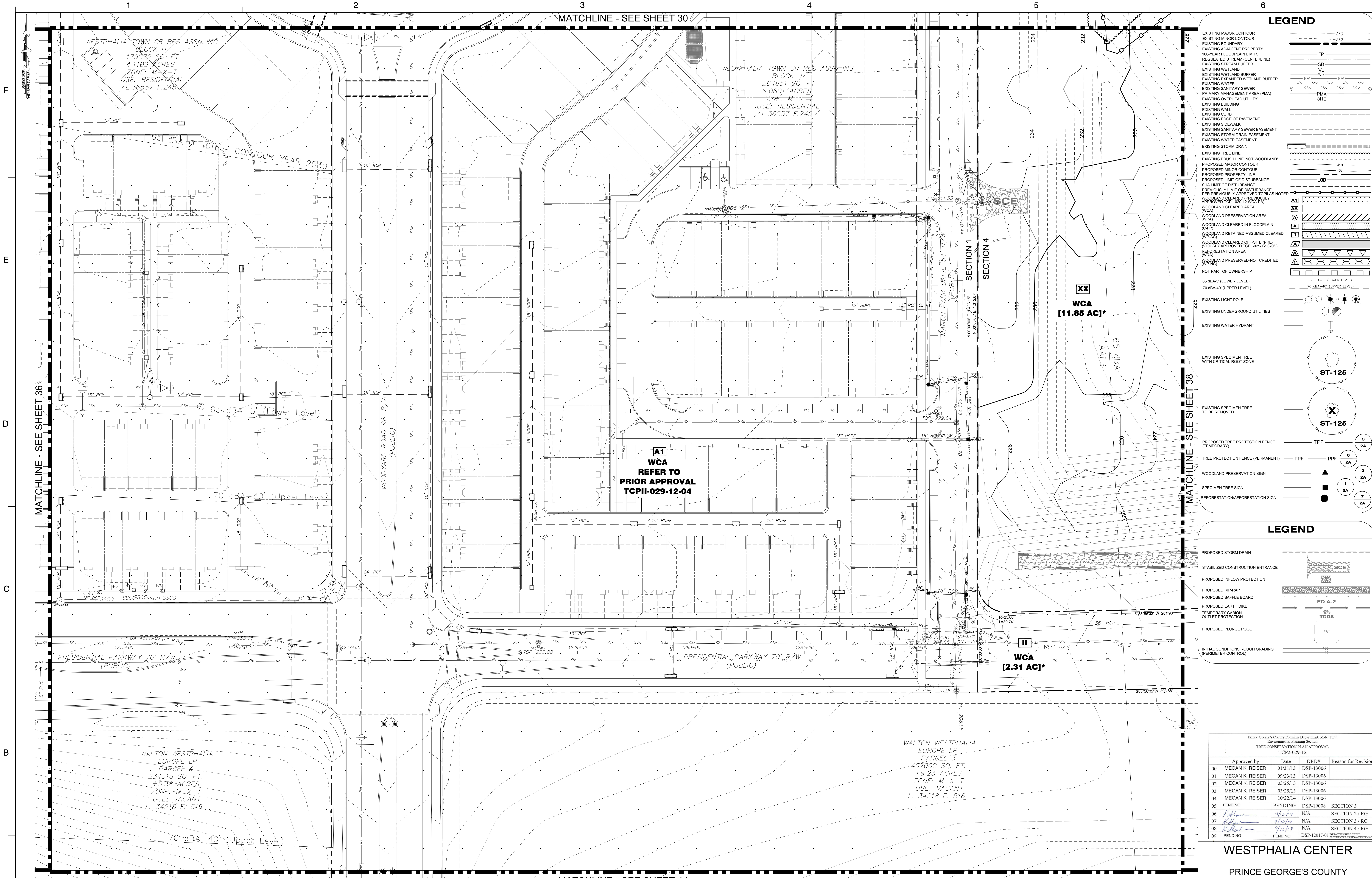
8.19.19



**WESTPHALIA CENTER**  
PRINCE GEORGE'S COUNTY  
MARYLAND  
TYPE II TREE  
CONSERVATION PLAN RG  
PLAN VIEW

Dewberry  
Dewberry Engineers Inc.  
4601 Forbes Boulevard, Suite 300  
Lanham, MD 20706  
301.731.5551  
301.731.0188 fax

PROJECT NO. 50077436  
**36**  
SHEET NO. 36 of 61



**LEGEND**

EXISTING MAJOR CONTOUR  
EXISTING MINOR CONTOUR  
EXISTING ADJACENT PROPERTY  
100-YEAR FLOODPLAIN LIMITS  
REGULATED STREAM (CENTERLINE)  
EXISTING STREAM BUFFER  
EXISTING WETLAND  
EXISTING WETLAND BUFFER  
EXISTING EXPANDED WETLAND BUFFER  
EXISTING WATER  
EXISTING SANITARY SEWER  
PRIMARY MANAGEMENT AREA (PMA)  
EXISTING OVERHEAD UTILITY  
EXISTING BUILDING  
EXISTING WALL  
EXISTING CURB  
EXISTING EDGE OF PAVEMENT  
EXISTING SIDEWALK  
EXISTING SANITARY SEWER EASEMENT  
EXISTING STORM DRAIN EASEMENT  
EXISTING WATER EASEMENT  
EXISTING STORM DRAIN  
EXISTING TREE LINE  
EXISTING BRUSH LINE (NOT WOODLAND)  
PROPOSED MAJOR CONTOUR  
PROPOSED MINOR CONTOUR  
PROPOSED PROPERTY LINE  
PROPOSED LIMIT OF DISTURBANCE  
SHA LIMIT OF DISTURBANCE  
PREVIOUSLY LIMIT OF DISTURBANCE  
PER PREVIOUSLY APPROVED TCPII AS NOTED  
WOODLAND CLEARED (PREVIOUSLY  
APPROVED TCPII-029-12 WCA/PA)  
WOODLAND CLEARED AREA  
WOODLAND PRESERVATION AREA  
WOODLAND CLEARED IN FLOODPLAIN  
WOODLAND RETAINED ASSUMED CLEARED  
(WP-AC)  
WOODLAND CLEARED OFF-SITE (PRE-  
VIOUSLY APPROVED TCPII-029-12 C-OS)  
REFRESTATION AREA  
(WRA)  
WOODLAND PRESERVED-NOT CREDITED  
(WPN)  
NOT PART OF OWNERSHIP  
65 dBA-5' (LOWER LEVEL)  
70 dBA-40' (UPPER LEVEL)  
EXISTING LIGHT POLE  
EXISTING UNDERGROUND UTILITIES  
EXISTING WATER HYDRANT  
EXISTING SPECIMEN TREE  
WITH CRITICAL ROOT ZONE  
EXISTING SPECIMEN TREE  
TO BE REMOVED  
PROPOSED TREE PROTECTION FENCE  
(TEMPORARY)  
TREE PROTECTION FENCE (PERMANENT)  
WOODLAND PRESERVATION SIGN  
SPECIMEN TREE SIGN  
REFORESTATION/AFFORESTATION SIGN

**LEGEND**

PROPOSED STORM DRAIN  
STABILIZED CONSTRUCTION ENTRANCE  
PROPOSED INFLOW PROTECTION  
PROPOSED RIP-RAP  
PROPOSED Baffle BOARD  
PROPOSED EARTH DIKE  
TEMPORARY GABION  
OUTLET PROTECTION  
PROPOSED PLUNGE POOL  
INITIAL CONDITIONS ROUGH GRADING  
(PERIMETER CONTROL)

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCPII-029-12				
Approved by	Date	DRD#	Reason for Revision	
00 MEGAN K. REISER	01/31/13	DSR-13006		
01 MEGAN K. REISER	09/23/13	DSR-13006		
02 MEGAN K. REISER	03/25/13	DSR-13006		
03 MEGAN K. REISER	03/25/13	DSR-13006		
04 MEGAN K. REISER	10/22/14	DSR-13006		
05 PENDING	PENDING	DSR-19008	SECTION 3	
06 <i>[Signature]</i>	9/12/19	N/A	SECTION 2 / RG	
07 <i>[Signature]</i>	9/12/19	N/A	SECTION 3 / RG	
08 <i>[Signature]</i>	9/12/19	N/A	SECTION 4 / RG	
09 PENDING	PENDING	DSR-12017-10	REPRESENTATIVE OF THE PRESIDENTIAL PARKWAY SYSTEMS	

NOTE  
FOR LOCATION OF UTILITIES CALL  
8-1-1 OR 1-800-257-7777  
OR LOG ON TO  
www.call811.com  
http://www.missutility.net  
48 HOURS IN ADVANCE OF ANY WORK  
IN THIS VICINITY  
INFORMATION CONCERNING UNDERGROUND  
UTILITIES WAS OBTAINED FROM AVAILABLE  
RECORDS BUT THE CONTRACTOR MUST  
DETERMINE THE EXACT LOCATION AND  
ELEVATION OF THE MAINS BY DIGGING TEST PITS  
BY HAND AT ALL UTILITY CROSSINGS WELL IN  
ADVANCE OF THE START OF EXCAVATION.

DRAWN BY	AL
APPROVED BY	RCM
CHECKED BY	ST
DATE	MAY 2019

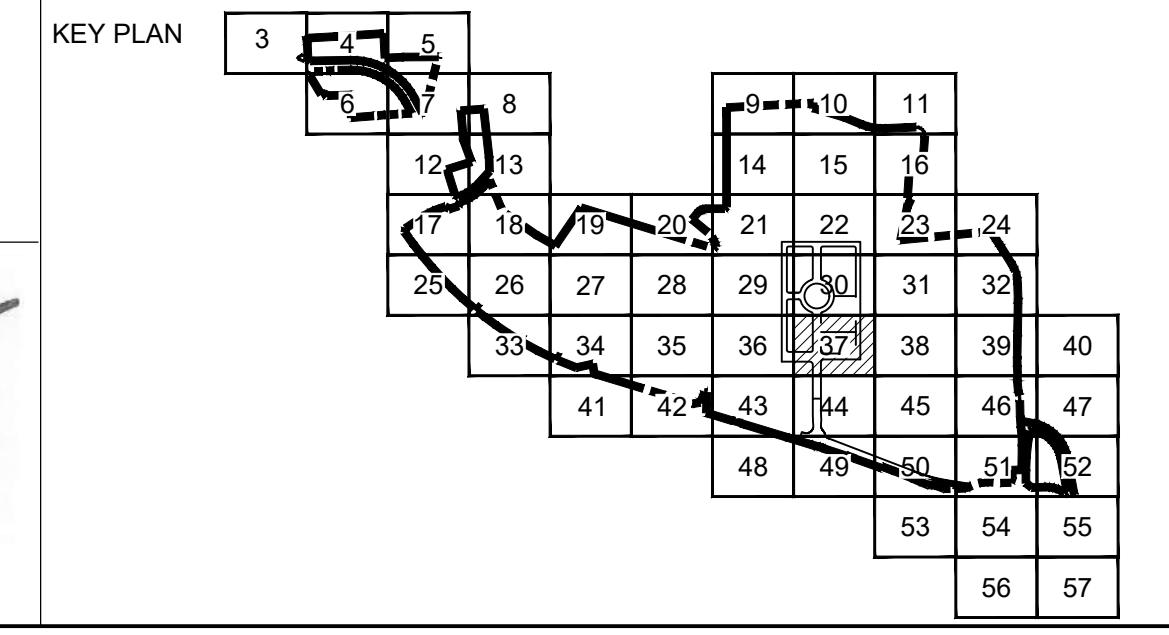
OWNER/APPLICANT	CONTACT
WALTON DEVELOPMENT AND MANAGEMENT 8000 WESTPARK DR, SUITE 430 MCLEAN, VA 22102	MIKE MILLER P: 703-639-6918 E: MIKE.MILLER@WALTON.COM

15TH ELECTION DISTRICT  
PRINCE GEORGE'S ROAD ATLAS:  
TAX MAP: 90 - GRID: C3,D3,4,E3,4,F3,4  
TAX MAP: 91 - GRID: A3,4  
TAX MAP: 99 - GRID: D1,E1,F1  
TAX MAP: 100 - GRID: A1-2  
200 MAP REFERENCE: 206SE08, 206SE09,  
207SE08, 207SE09

SCALE(S)  
0' 30' 60'  
1"=30'

SEAL  
PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME AND THAT I AM A DULY  
REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF  
THE STATE OF MARYLAND, LICENSE NO. 3272 EXPIRATION  
DATE MAY 18, 2020.

8.19.19



**WESTPHALIA CENTER**

PRINCE GEORGE'S COUNTY  
MARYLAND

**TYPE II TREE  
CONSERVATION PLAN RG  
PLAN VIEW**

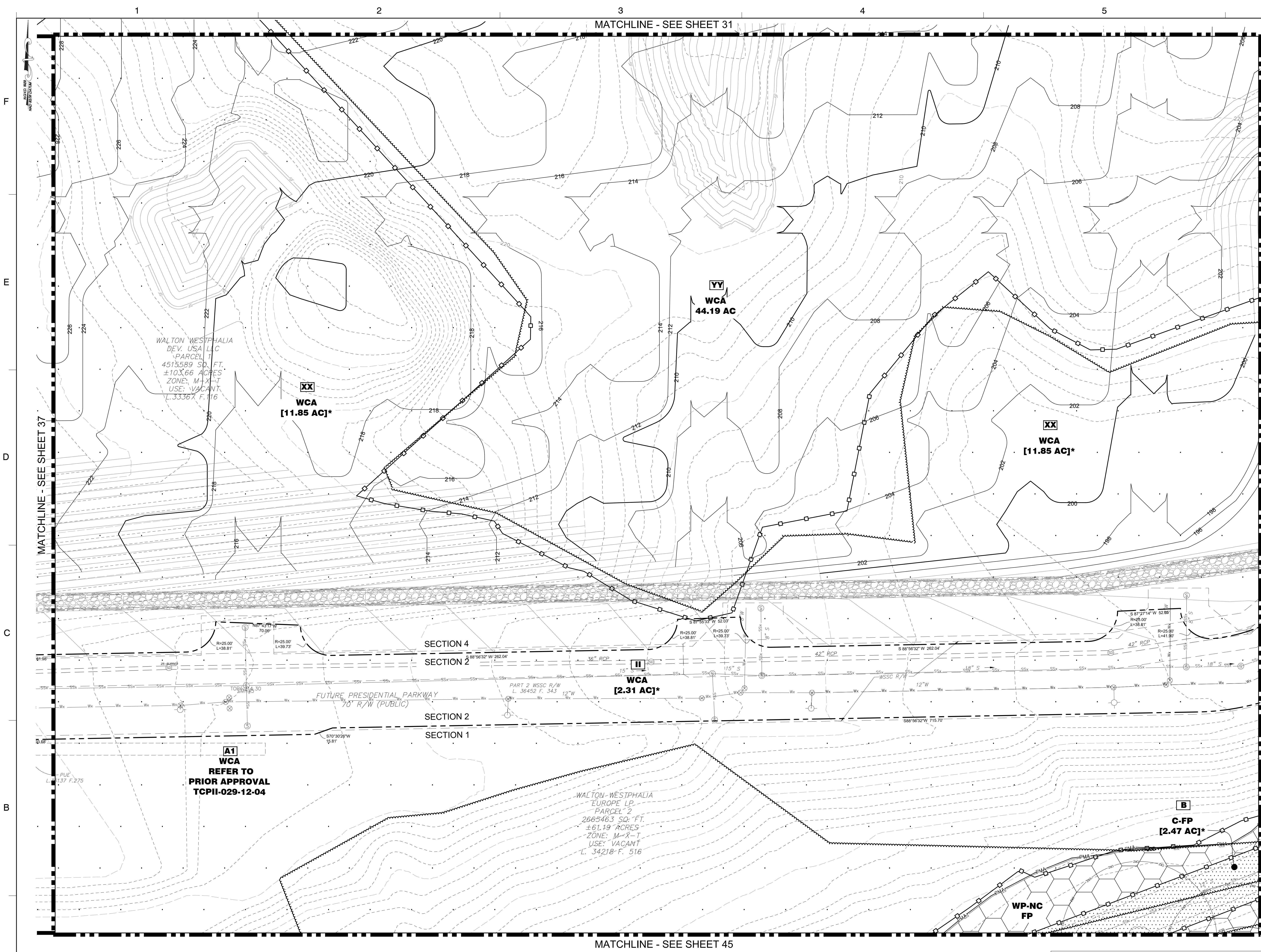
**Dewberry**

Dewberry Engineers Inc.  
4601 Forbes Boulevard, Suite 300  
Lanham, MD 20706  
301.731.5551  
301.731.0188 fax

PROJECT NO. 50077436

**37**

SHEET NO. 37 of 61



**LEGEND**

EXISTING MAJOR CONTOUR  
EXISTING MINOR CONTOUR  
EXISTING ADJACENT PROPERTY  
100-YEAR FLOODPLAIN LIMITS  
REGULATED STREAM (CENTERLINE)  
EXISTING STREAM BUFFER  
EXISTING WETLAND  
EXISTING WETLAND BUFFER  
EXISTING EXPANDED WETLAND BUFFER  
EXISTING WATER  
EXISTING SANITARY SEWER  
PRIMARY MANAGEMENT AREA (PMA)  
EXISTING OVERHEAD UTILITY  
EXISTING BUILDING  
EXISTING WALL  
EXISTING CURB  
EXISTING EDGE OF PAVEMENT  
EXISTING SIDEWALK  
EXISTING SANITARY SEWER EASEMENT  
EXISTING STORM DRAIN EASEMENT  
EXISTING WATER EASEMENT  
EXISTING STORM DRAIN  
EXISTING TREE LINE  
EXISTING BRUSH LINE (NOT WOODLAND)  
PROPOSED MAJOR CONTOUR  
PROPOSED MINOR CONTOUR  
PROPOSED PROPERTY LINE  
PROPOSED LIMIT OF DISTURBANCE  
SHA LIMIT OF DISTURBANCE  
PREVIOUSLY LIMIT OF DISTURBANCE  
PER PREVIOUSLY APPROVED TOPOGRAPHY AS NOTED  
WOODLAND CLEARED (PREVIOUSLY APPROVED TOPOGRAPHY AS NOTED)  
WOODLAND CLEARED AREA (WCA)  
WOODLAND PRESERVATION AREA (WPA)  
WOODLAND CLEARED IN FLOODPLAIN (C-FP)  
WOODLAND RETAINED/ASSUMED CLEARED (WP-AC)  
WOODLAND CLEARED OFF-SITE (PREVIOUSLY APPROVED TOPOGRAPHY AS NOTED)  
WOODLAND PRESERVATION AREA (WPA)  
WOODLAND PRESERVED-NOT CREDITED (WP-NC)  
NOT PART OF OWNERSHIP  
65 (BA-5' (LOWER LEVEL))  
70 (BA-40' (UPPER LEVEL))  
EXISTING LIGHT POLE  
EXISTING UNDERGROUND UTILITIES  
EXISTING WATER HYDRANT  
EXISTING SPECIMEN TREE WITH CRITICAL ROOT ZONE  
EXISTING SPECIMEN TREE TO BE REMOVED  
PROPOSED TREE PROTECTION FENCE (TEMPORARY)  
TREE PROTECTION FENCE (PERMANENT)  
WOODLAND PRESERVATION SIGN  
SPECIMEN TREE SIGN  
REFORESTATION/AFFORESTATION SIGN

ST-125  
ST-125  
3 2A  
6 2A  
2 2A  
1 2A  
7 2A

**LEGEND**

PROPOSED STORM DRAIN  
STABILIZED CONSTRUCTION ENTRANCE  
PROPOSED INFLOW PROTECTION  
PROPOSED RIP-RAP  
PROPOSED BATTLE BOARD  
PROPOSED EARTH DIKE  
TEMPORARY GABION  
OUTLET PROTECTION  
PROPOSED PLUNGE POOL  
INITIAL CONDITIONS ROUGH GRADING (PERIMETER CONTROL)

ED A-2  
TGOS  
PP

Prince George's County Planning Department, M-NCPPC  
Environmental Planning Section  
TREE CONSERVATION PLAN APPROVAL  
TCP2-029-12

Approved by	Date	DRD#	Reason for Revision
00 MEGAN K. REISER	01/31/13	DSP-13006	
01 MEGAN K. REISER	09/23/13	DSP-13006	
02 MEGAN K. REISER	03/25/13	DSP-13006	
03 MEGAN K. REISER	03/25/13	DSP-13006	
04 MEGAN K. REISER	10/22/14	DSP-13006	
05 PENDING	PENDING	DSP-19008	SECTION 3
06 <i>[Signature]</i>	9/12/19	N/A	SECTION 2 / RG
07 <i>[Signature]</i>	9/12/19	N/A	SECTION 3 / RG
08 <i>[Signature]</i>	9/12/19	N/A	SECTION 4 / RG
09 PENDING	PENDING	DSP-12017-10	REPRESENTATIVE OF THE PRESIDENTIAL PARKWAY DISTRICT

**WESTPHALIA CENTER**

PRINCE GEORGE'S COUNTY  
MARYLAND

**TYPE II TREE  
CONSERVATION PLAN RG  
PLAN VIEW**

**Dewberry**

Dewberry Engineers Inc.  
4601 Forbes Boulevard, Suite 300  
Lanham, MD 20706  
301.731.5551  
301.731.0188 fax

PROJECT NO. 50077436

**38**

SHEET NO. 38 of 61

**NOTE**  
FOR LOCATION OF UTILITIES CALL  
8-1-1 OR 1-800-257-7777  
OR LOG ON TO  
www.call811.com  
http://www.missutility.net  
48 HOURS IN ADVANCE OF ANY WORK  
IN THIS VICINITY  
INFORMATION CONCERNING UNDERGROUND  
UTILITIES WAS OBTAINED FROM AVAILABLE  
RECORDS BUT THE CONTRACTOR MUST  
DETERMINE THE EXACT LOCATION AND  
ELEVATION OF THE MAINS BY DIGGING TEST PITS  
BY HAND AT ALL UTILITY CROSSINGS WELL IN  
ADVANCE OF THE START OF EXCAVATION.

DRAWN BY	AL	OWNER/APPLICANT	WALTON DEVELOPMENT AND MANAGEMENT 8000 WESTPARK DR, SUITE 430 MCLEAN, VA 22102
APPROVED BY	RCM	CONTACT	MIKE MILLER P: 703-639-6918 E: MIKE.MILLER@WALTON.COM
CHECKED BY	ST		
DATE	MAY 2019		

15TH ELECTION DISTRICT  
PRINCE GEORGE'S ROAD ATLAS:  
TAX MAP: 90 - GRID: C3,D3,4,E3,4,F3,4  
TAX MAP: 91 - GRID: A3,4  
TAX MAP: 99 - GRID: D1,E1,F1  
TAX MAP: 100 - GRID: A1-2  
200 MAP REFERENCE: 206SE08, 206SE09,  
207SE08, 207SE09

SCALE(S)  
0' 30' 60'  
1" = 30'

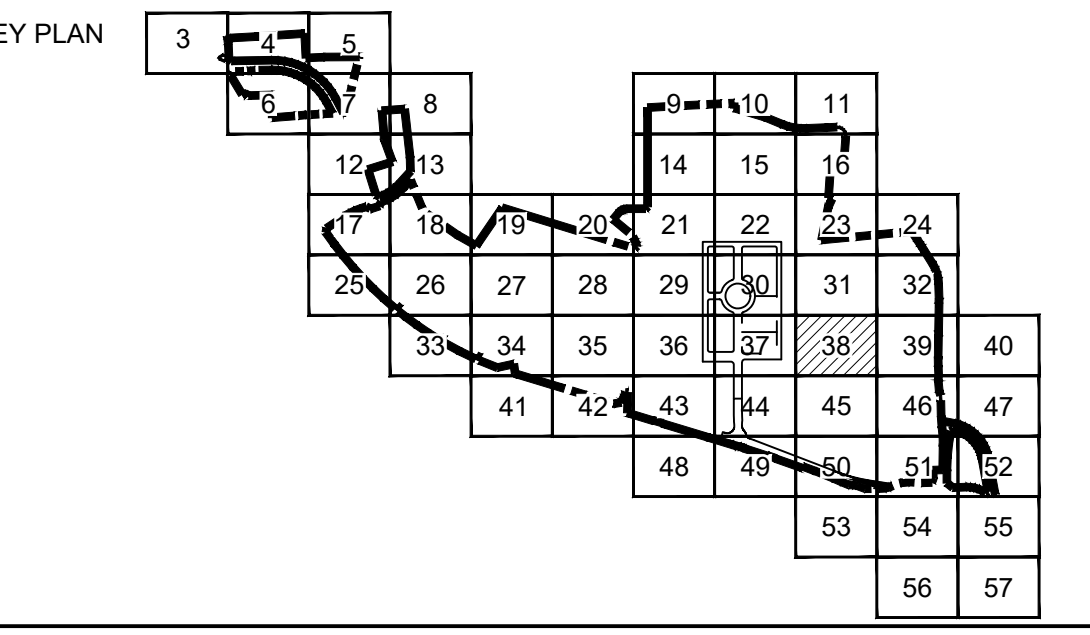
Unless otherwise noted

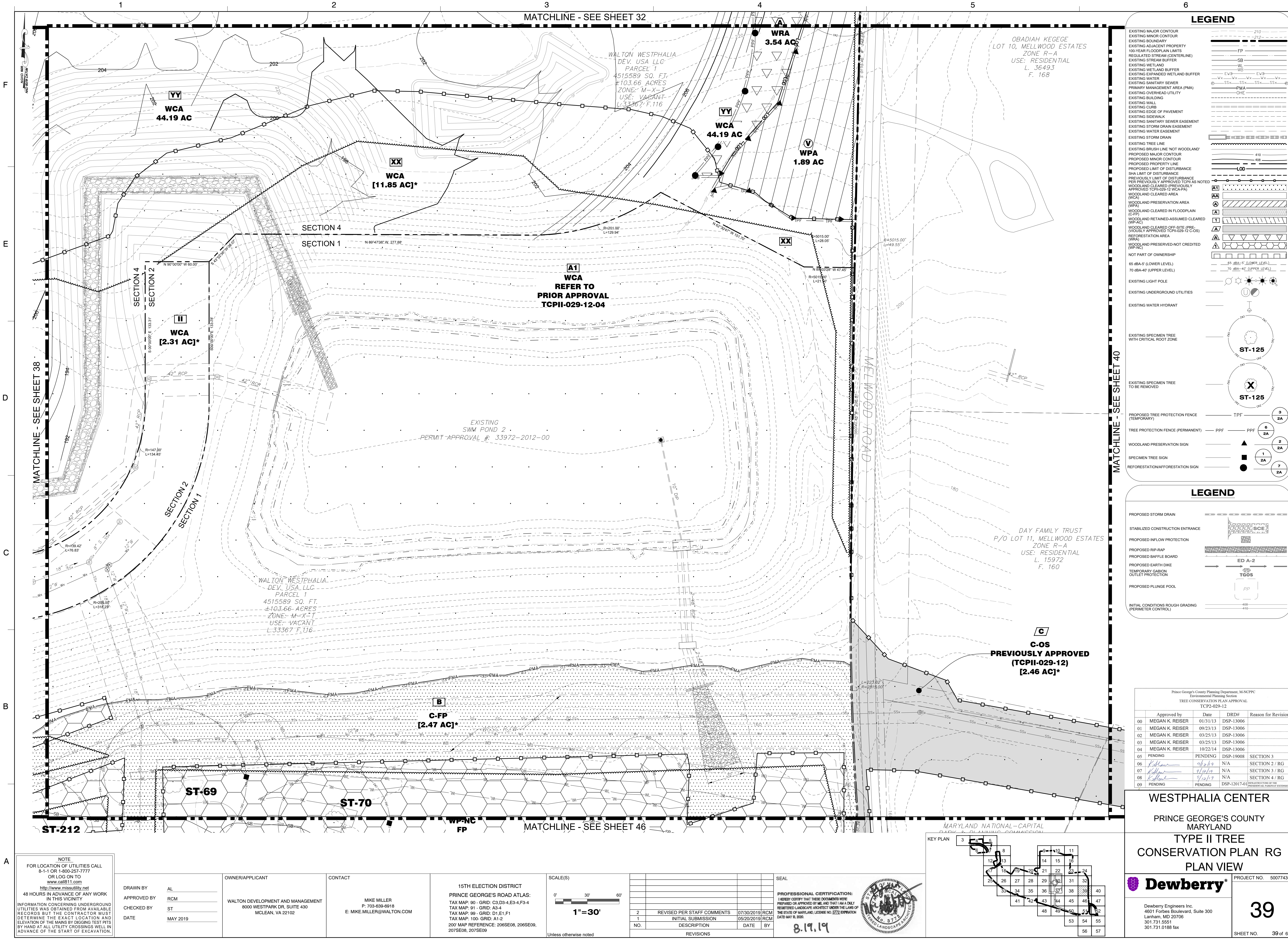
NO.	DESCRIPTION	DATE	BY
2	REVISED PER STAFF COMMENTS	07/30/2019	RCM
1	INITIAL SUBMISSION	05/20/2019	RCM

SEAL

**PROFESSIONAL CERTIFICATION:**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME AND THAT I AM A DULY  
REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF  
THE STATE OF MARYLAND, LICENSE NO. 3772 EXPIRATION  
DATE MAY 18, 2020.

8.19.19





### LEGEND

EXISTING MAJOR CONTOUR  
EXISTING MINOR CONTOUR  
EXISTING ADJACENT PROPERTY  
100-YEAR FLOODPLAIN LIMITS  
REGULATED STREAM (CENTERLINE)  
EXISTING STREAM BUFFER  
EXISTING WETLAND  
EXISTING WETLAND BUFFER  
EXISTING EXPANDED WETLAND BUFFER  
EXISTING WATER  
EXISTING SANITARY SEWER  
PRIMARY MANAGEMENT AREA (PMA)  
EXISTING OVERHEAD UTILITY  
EXISTING BUILDING  
EXISTING WALL  
EXISTING CURB  
EXISTING EDGE OF PAVEMENT  
EXISTING SIDEWALK  
EXISTING SANITARY SEWER EASEMENT  
EXISTING STORM DRAIN EASEMENT  
EXISTING WATER EASEMENT  
EXISTING STORM DRAIN  
EXISTING TREE LINE  
EXISTING BRUSH LINE NOT WOODLAND  
PROPOSED MAJOR CONTOUR  
PROPOSED MINOR CONTOUR  
PROPOSED PROPERTY LINE  
PROPOSED LIMIT OF DISTURBANCE  
SHA LIMIT OF DISTURBANCE  
PREVIOUSLY LIMIT OF DISTURBANCE  
PER PREVIOUSLY APPROVED TCPII AS NOTED  
WOODLAND CLEARED (PREVIOUSLY  
APPROVED TCPII-029-12 WCA/PA)  
WOODLAND CLEARED AREA  
(WCA)  
WOODLAND PRESERVATION AREA  
(WPA)  
WOODLAND CLEARED IN FLOODPLAIN  
(C-FP)  
WOODLAND RETAINED-ASSUMED CLEARED  
(WP-AC)  
WOODLAND CLEARED OFF-SITE (PRE-  
VIOUSLY APPROVED TCPII-028-12 C-OS)  
REFORESTATION AREA  
(WRA)  
WOODLAND PRESERVED-NOT CREDITED  
(WP-NC)  
NOT PART OF OWNERSHIP  
65 DBA-5' (LOWER LEVEL)  
70 DBA-40' (UPPER LEVEL)  
EXISTING LIGHT POLE  
EXISTING UNDERGROUND UTILITIES  
EXISTING WATER HYDRANT  
EXISTING SPECIMEN TREE  
WITH CRITICAL ROOT ZONE  
EXISTING SPECIMEN TREE  
TO BE REMOVED  
PROPOSED TREE PROTECTION FENCE  
(TEMPORARY)  
TREE PROTECTION FENCE (PERMANENT)  
WOODLAND PRESERVATION SIGN  
SPECIMEN TREE SIGN  
REFORESTATION/AFFORESTATION SIGN

### LEGEND

PROPOSED STORM DRAIN  
STABILIZED CONSTRUCTION ENTRANCE  
PROPOSED INFLOW PROTECTION  
PROPOSED RIP-RAP  
PROPOSED BATTLE BOARD  
PROPOSED EARTH DIKE  
TEMPORARY GABION  
OUTLET PROTECTION  
PROPOSED PLUNGE POOL  
INITIAL CONDITIONS ROUGH GRADING  
(PERIMETER CONTROL)

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCPII-029-12			
Approved by	Date	DRD#	Reason for Revision
00 MEGAN K. REISER	01/31/13	DSP-13006	
01 MEGAN K. REISER	09/23/13	DSP-13006	
02 MEGAN K. REISER	03/25/13	DSP-13006	
03 MEGAN K. REISER	03/25/13	DSP-13006	
04 MEGAN K. REISER	10/22/14	DSP-13006	
05 PENDING	PENDING	DSP-19008	SECTION 3
06 <i>[Signature]</i>	9/12/19	N/A	SECTION 2 / RG
07 <i>[Signature]</i>	9/12/19	N/A	SECTION 3 / RG
08 <i>[Signature]</i>	9/12/19	N/A	SECTION 4 / RG
09 PENDING	PENDING	DSP-12017-01	REFORESTATION OF THE PROPOSED TREE LINE

### WESTPHALIA CENTER

PRINCE GEORGE'S COUNTY  
MARYLAND

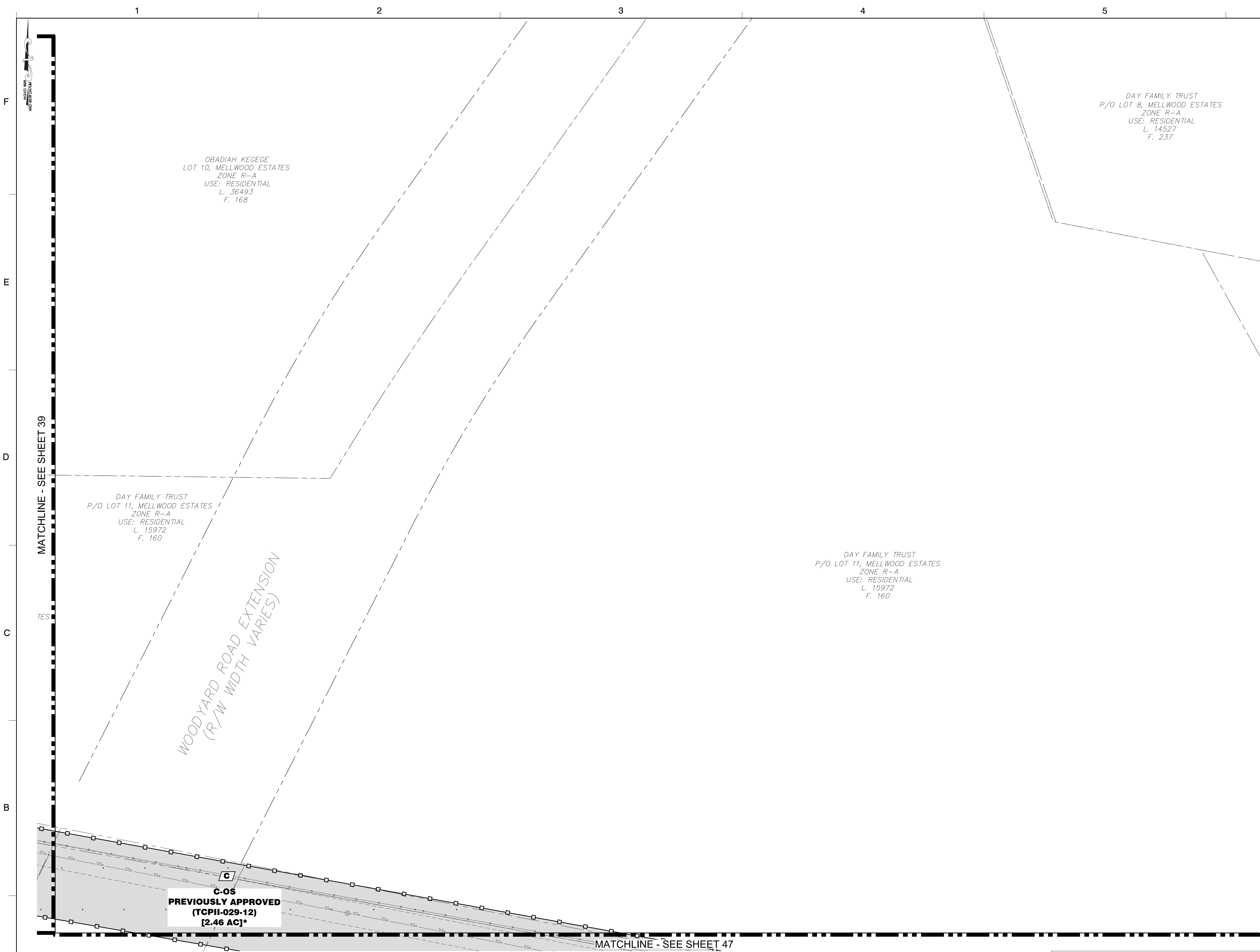
### TYPE II TREE CONSERVATION PLAN RG PLAN VIEW

Dewberry  
Dewberry Engineers Inc.  
4601 Forbes Boulevard, Suite 300  
Lanham, MD 20706  
301.731.5551  
301.731.0188 fax

PROJECT NO. 50077436

39

SHEET NO. 39 of 61



LEGEND

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

EXISTING BOUNDARY

EXISTING ADJACENT PROPERTY

100-YEAR FLOODPLAIN LIMITS

REGULATED STREAM (CENTERLINE)

EXISTING STREAM BUFFER

EXISTING WETLAND

EXISTING WETLAND BUFFER

EXISTING EXPANDED WETLAND BUFFER

EXISTING WATER

EXISTING SANITARY SEWER

PRIMARY MANAGEMENT AREA (PMA)

EXISTING OVERHEAD UTILITY

EXISTING BUILDING

EXISTING WALL

EXISTING EDGE OF PAVEMENT

EXISTING SIDEWALK

EXISTING SANITARY SEWER EASEMENT

EXISTING STORM DRAIN EASEMENT

EXISTING WATER EASEMENT

EXISTING STORM DRAIN

EXISTING TREE LINE

EXISTING BRUSH LINE (NOT WOODLAND)

PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

PROPOSED PROPERTY LINE

PROPOSED LIMIT OF DISTURBANCE

SHA LIMIT OF DISTURBANCE

PREVIOUSLY LIMIT OF DISTURBANCE

PER PREVIOUSLY APPROVED TCP11-029-12

WOODLAND CLEARED (PREVIOUSLY APPROVED TCP11-029-12 WCA-P)

WOODLAND CLEARED AREA (WCA)

WOODLAND PRESERVATION AREA (WPA)

WOODLAND CLEARED IN FLOODPLAIN (C-FP)

WOODLAND RETAINED-ASSUMED CLEARED (WP-AC)

WOODLAND CLEARED OFF-SITE (PREVIOUSLY APPROVED TCP11-029-12 C-OS)

REFORESTATION AREA (WPA)

WOODLAND PRESERVED-NOT CREDITED (WPA-NC)

NOT PART OF OWNERSHIP

65 DBA-5' (LOWER LEVEL)

70 DBA-40' (UPPER LEVEL)

EXISTING LIGHT POLE

EXISTING UNDERGROUND UTILITIES

EXISTING WATER HYDRANT

EXISTING SPECIMEN TREE WITH CRITICAL ROOT ZONE

EXISTING SPECIMEN TREE TO BE REMOVED

PROPOSED TREE PROTECTION FENCE (TEMPORARY)

TREE PROTECTION FENCE (PERMANENT)

WOODLAND PRESERVATION SIGN

SPECIMEN TREE SIGN

REFORESTATION/AFFORESTATION SIGN

210

212

FP

SB

WB

CVB

SS

PMA

OHC

410

408

1.00

A1

A

T

A/

A

A

3

2A

6

2A

2

2A

1

2A

7

2A

NOTE  
FOR LOCATION OF UTILITIES CALL  
8-1-1 OR 1-800-257-7777  
OR LOG ON TO  
www.call811.com  
http://www.missutility.net  
48 HOURS IN ADVANCE OF ANY WORK  
IN THIS VICINITY  
INFORMATION CONCERNING UNDERGROUND  
UTILITIES WAS OBTAINED FROM AVAILABLE  
RECORDS BUT THE CONTRACTOR MUST  
DETERMINE THE EXACT LOCATION AND  
ELEVATION OF THE MAINS BY DIGGING TEST PITS  
BY HAND AT ALL UTILITY CROSSINGS WELL IN  
ADVANCE OF THE START OF EXCAVATION.

DRAWN BY

APPROVED BY

CHECKED BY

DATE

AL

RCM

ST

MAY 2019

OWNER/APPLICANT

CONTACT

15TH ELECTION DISTRICT  
PRINCE GEORGE'S ROAD ATLAS:  
TAX MAP: 90 - GRID: C3,D3,4,E3-4,F3-4  
TAX MAP: 91 - GRID: A3-4  
TAX MAP: 99 - GRID: D1,E1,F1  
TAX MAP: 100 - GRID: A1-2  
200 MAP REFERENCE: 206SE08, 206SE09,  
207SE08, 207SE09

SCALE(S)

0' 30' 60'

1"=30'

Unless otherwise noted

SEAL

PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME AND THAT I AM A DULY  
REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF  
THE STATE OF MARYLAND, LICENSE NO. 3772, EXPIRATION  
DATE MAY 15, 2020.

2

REVISED PER STAFF COMMENTS

07/30/2019

RCM

1

INITIAL SUBMISSION

05/20/2019

RCM

NO.

DESCRIPTION

DATE

BY

REVISIONS

KEY PLAN

3 4 5 6 7 8 9 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

Prince George's County Planning Department, M-NCPPC  
Environmental Planning Section  
TREE CONSERVATION PLAN APPROVAL  
TCP2-029-12

Approved by	Date	DRD#	Reason for Revision
00 MEGAN K. REISER	01/31/13	DSP-13006	
01 MEGAN K. REISER	09/23/13	DSP-13006	
02 MEGAN K. REISER	03/25/13	DSP-13006	
03 MEGAN K. REISER	03/25/13	DSP-13006	
04 MEGAN K. REISER	10/22/14	DSP-13006	
05 PENDING	PENDING	DSP-19008	SECTION 3
06 <i>[Signature]</i>	9/12/19	N/A	SECTION 2 / RG
07 <i>[Signature]</i>	9/12/19	N/A	SECTION 3 / RG
08 <i>[Signature]</i>	9/12/19	N/A	SECTION 4 / RG
09 PENDING	PENDING	DSP-12017-14	REFORESTATION OF THE PROPOSED TRAILWAY SYSTEMS

WESTPHALIA CENTER

PRINCE GEORGE'S COUNTY  
MARYLAND

TYPE II TREE  
CONSERVATION PLAN RG  
PLAN VIEW

Dewberry®

Dewberry Engineers Inc.  
4601 Forbes Boulevard, Suite 300  
Lanham, MD 20706  
301.731.5551  
301.731.0188 fax

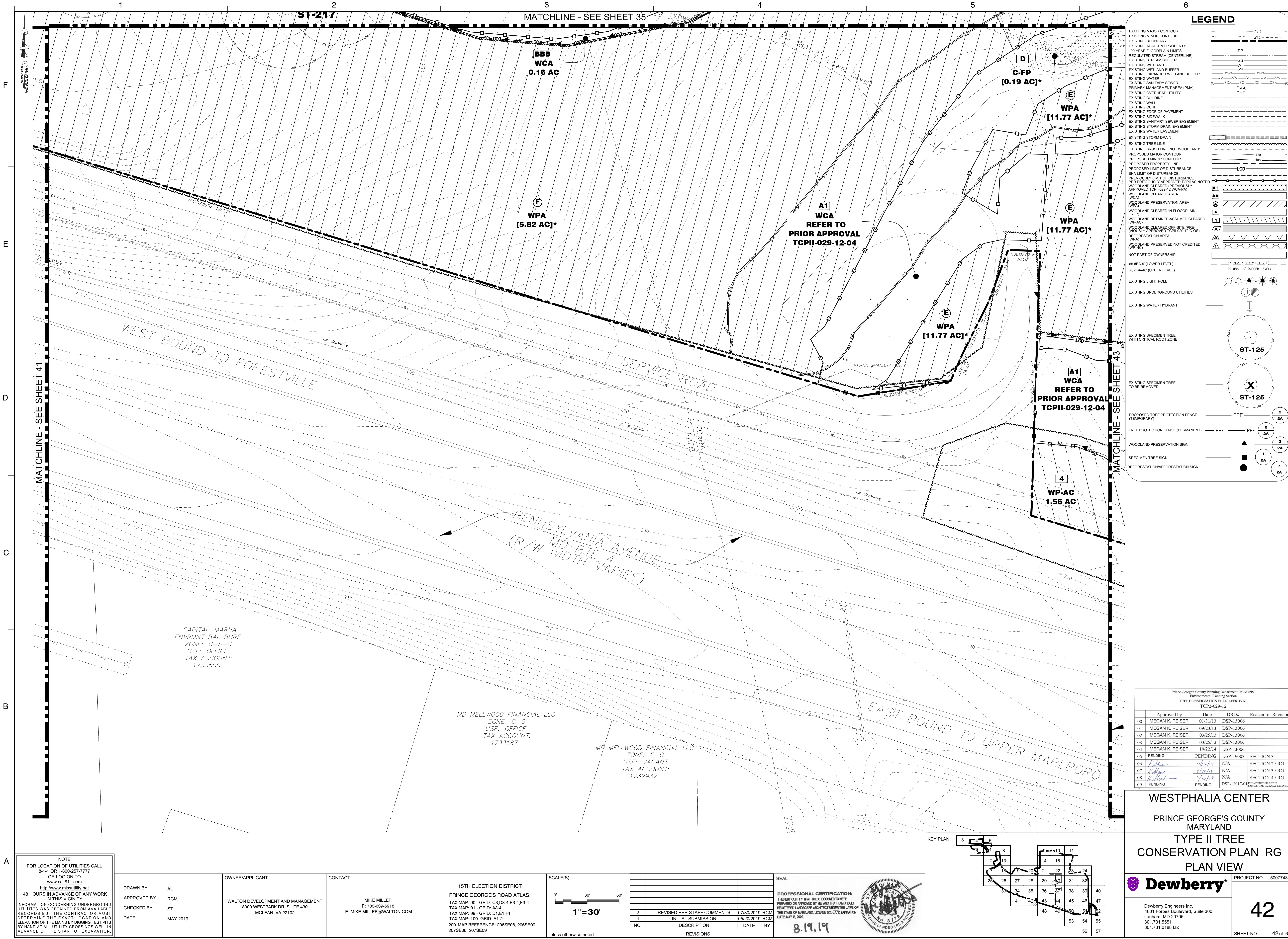
PROJECT NO. 50077436

40

SHEET NO. 40 of 61

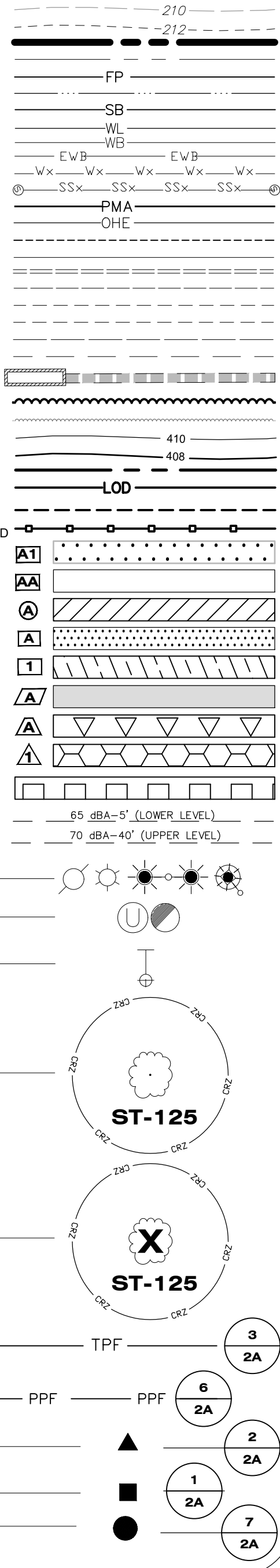
Q:\50077436\CAD\Civil\MNCPPC\TCP 11\Rough Grading\TCP11-PLAN-21-40.dwg, 9/10/2019 9:59:17 AM, \_AutoCAD PDF (General Documentation).pc3





LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING ADJACENT PROPERTY
- 100-YEAR FLOODPLAIN LIMITS
- REGULATED STREAM (CENTERLINE)
- EXISTING STREAM BUFFER
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- EXISTING EXPANDED WETLAND BUFFER
- EXISTING WATER
- EXISTING SANITARY SEWER
- PRIMARY MANAGEMENT AREA (PMA)
- EXISTING OVERHEAD UTILITY
- EXISTING BUILDING
- EXISTING WALL
- EXISTING EDGE OF PAVEMENT
- EXISTING SIDEWALK
- EXISTING SANITARY SEWER EASEMENT
- EXISTING STORM DRAIN EASEMENT
- EXISTING WATER EASEMENT
- EXISTING STORM DRAIN
- EXISTING TREE LINE
- EXISTING BRUSH LINE NOT WOODLAND
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED PROPERTY LINE
- PROPOSED LIMIT OF DISTURBANCE
- SHA LIMIT OF DISTURBANCE
- PREVIOUSLY LIMIT OF DISTURBANCE
- PER PREVIOUSLY APPROVED TCPII AS NOTED
- WOODLAND CLEARED (PREVIOUSLY APPROVED TCPII-029-12-04)
- WOODLAND CLEARED AREA (WCA)
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND CLEARED IN FLOODPLAIN (C-FP)
- WOODLAND RETAINED-ASSUMED CLEARED (WP-AC)
- WOODLAND CLEARED OFF-SITE (PREVIOUSLY APPROVED TCPII-028-12 C-OS)
- REFORESTATION AREA (WRA)
- WOODLAND PRESERVED-NOT CREDITED (WP-NC)
- NOT PART OF OWNERSHIP
- 65 DBA-5' (LOWER LEVEL)
- 70 DBA-40' (UPPER LEVEL)
- EXISTING LIGHT POLE
- EXISTING UNDERGROUND UTILITIES
- EXISTING WATER HYDRANT
- EXISTING SPECIMEN TREE WITH CRITICAL ROOT ZONE
- EXISTING SPECIMEN TREE TO BE REMOVED
- PROPOSED TREE PROTECTION FENCE (TEMPORARY)
- TREE PROTECTION FENCE (PERMANENT)
- WOODLAND PRESERVATION SIGN
- SPECIMEN TREE SIGN
- REFORESTATION/AFFORESTATION SIGN



NOTE  
FOR LOCATION OF UTILITIES CALL  
8-1-1 OR 1-800-257-7777  
OR LOG ON TO  
www.call811.com  
http://www.missutility.net  
48 HOURS IN ADVANCE OF ANY WORK  
IN THIS VICINITY  
INFORMATION CONCERNING UNDERGROUND  
UTILITIES WAS OBTAINED FROM AVAILABLE  
RECORDS BUT THE CONTRACTOR MUST  
DETERMINE THE EXACT LOCATION AND  
ELEVATION OF THE LINES BY DIGGING TEST PITS  
BY HAND AT ALL UTILITY CROSSINGS WELL IN  
ADVANCE OF THE START OF EXCAVATION.

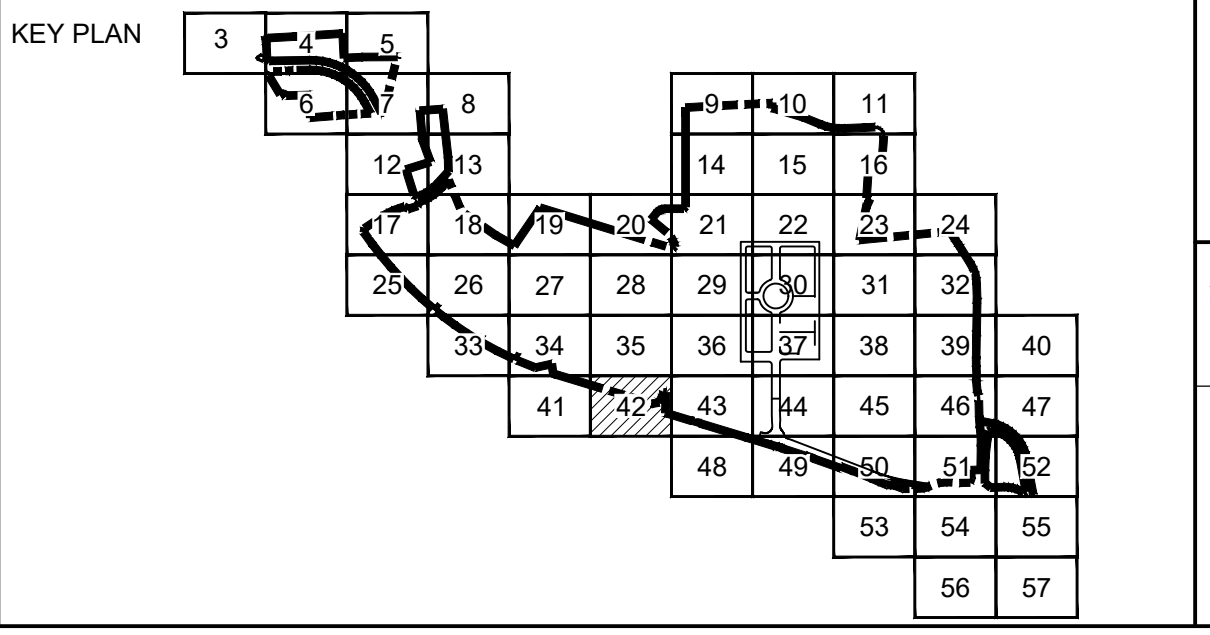
DRAWN BY	AL	OWNER/APPLICANT	WALTON DEVELOPMENT AND MANAGEMENT 8000 WESTPARK DR, SUITE 430 MCLEAN, VA 22102
APPROVED BY	RCM	CONTACT	MIKE MILLER P: 703-639-6918 E: MIKE.MILLER@WALTON.COM
CHECKED BY	ST		
DATE	MAY 2019		

15TH ELECTION DISTRICT  
PRINCE GEORGE'S ROAD ATLAS:  
TAX MAP: 90 - GRID: C3,D3,4,E3,4,F3,4  
TAX MAP: 91 - GRID: A3,4  
TAX MAP: 99 - GRID: D1,E1,F1  
TAX MAP: 100 - GRID: A1,2  
200 MAP REFERENCE: 206SE08, 206SE09,  
207SE08, 207SE09

2	REVISED PER STAFF COMMENTS	07/30/2019	RCM
1	INITIAL SUBMISSION	05/20/2019	RCM
NO.	DESCRIPTION	DATE	BY
REVISIONS			

SCALE(S)  
0' 30' 60'  
1"=30'  
Unless otherwise noted

SEAL  
PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME AND THAT I AM A DULY  
REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF  
THE STATE OF MARYLAND. LICENSE NO. 3772 EXPIRATION  
DATE MAY 15, 2020.  
8.19.19



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-029-12			
Approved by	Date	DRD#	Reason for Revision
00 MEGAN K. REISER	01/31/13	DSP-13006	
01 MEGAN K. REISER	09/23/13	DSP-13006	
02 MEGAN K. REISER	03/25/13	DSP-13006	
03 MEGAN K. REISER	03/25/13	DSP-13006	
04 MEGAN K. REISER	10/22/14	DSP-13006	
05 PENDING	PENDING	DSP-19008	SECTION 3
06 <i>[Signature]</i>	9/12/19	N/A	SECTION 2 / RG
07 <i>[Signature]</i>	9/12/19	N/A	SECTION 3 / RG
08 <i>[Signature]</i>	9/12/19	N/A	SECTION 4 / RG
09 PENDING	PENDING	DSP-12017-10	

WESTPHALIA CENTER

PRINCE GEORGE'S COUNTY  
MARYLAND

TYPE II TREE  
CONSERVATION PLAN RG  
PLAN VIEW

**Dewberry**

Dewberry Engineers Inc.  
4601 Forbes Boulevard, Suite 300  
Lanham, MD 20706  
301.731.5551  
301.731.0188 fax

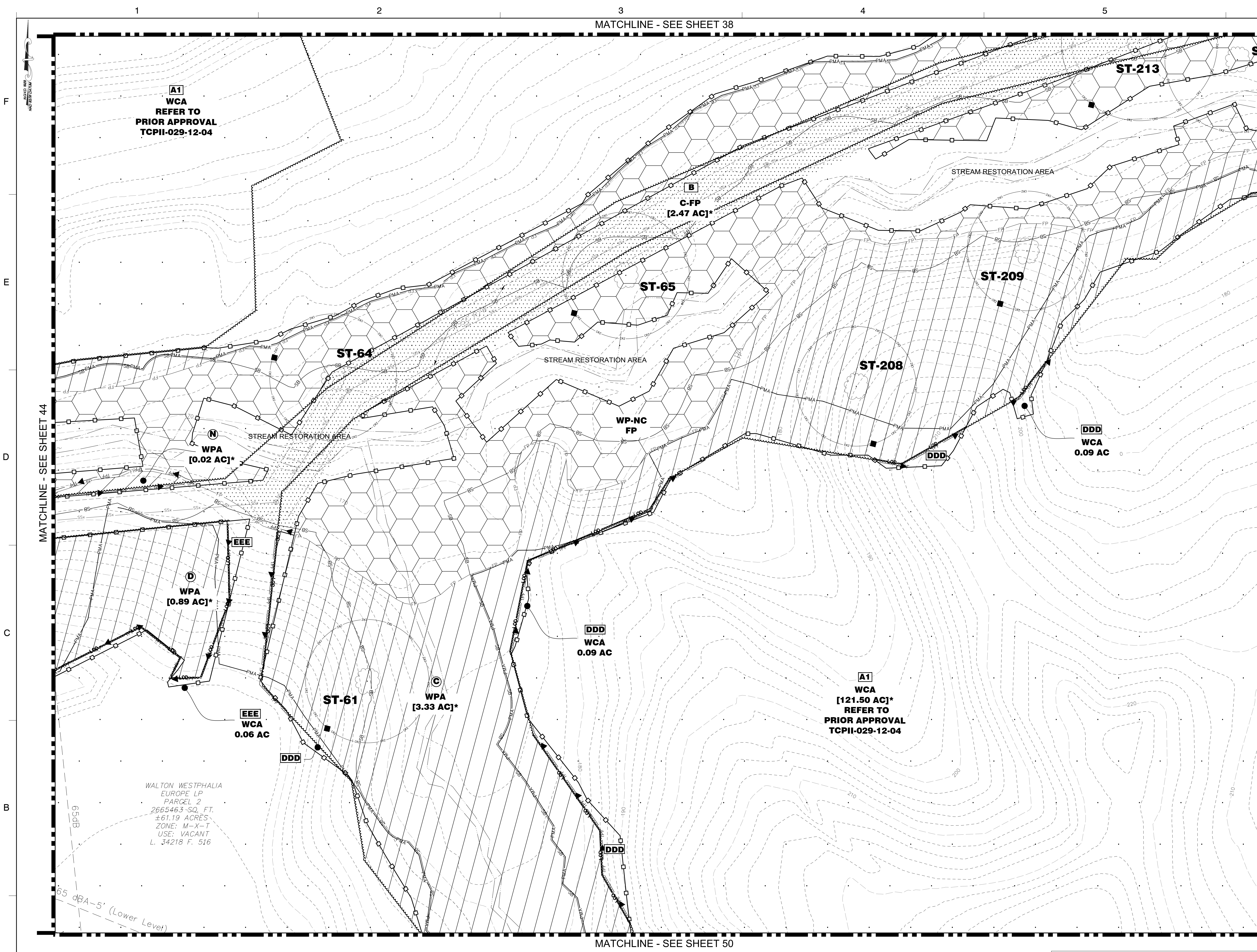
PROJECT NO. 50077436

42

SHEET NO. 42 of 61







**LEGEND**

EXISTING MAJOR CONTOUR  
EXISTING MINOR CONTOUR  
EXISTING ADJACENT PROPERTY  
100-YEAR FLOODPLAIN LIMITS  
REGULATED STREAM (CENTERLINE)  
EXISTING STREAM BUFFER  
EXISTING WETLAND  
EXISTING WETLAND BUFFER  
EXISTING EXPANDED WETLAND BUFFER  
EXISTING WATER  
EXISTING SANITARY SEWER  
PRIMARY MANAGEMENT AREA (PMA)  
EXISTING OVERHEAD UTILITY  
EXISTING BUILDING  
EXISTING WALL  
EXISTING CURB  
EXISTING EDGE OF PAVEMENT  
EXISTING SIDEWALK  
EXISTING SANITARY SEWER EASEMENT  
EXISTING STORM DRAIN EASEMENT  
EXISTING WATER EASEMENT  
EXISTING STORM DRAIN  
EXISTING TREE LINE  
EXISTING BRUSH LINE NOT WOODLAND  
PROPOSED MAJOR CONTOUR  
PROPOSED MINOR CONTOUR  
PROPOSED PROPERTY LINE  
PROPOSED LIMIT OF DISTURBANCE  
SHA LIMIT OF DISTURBANCE  
PREVIOUSLY LIMIT OF DISTURBANCE  
PER PREVIOUSLY APPROVED TCPII AS NOTED  
APPROVED TCPII-029-12 WCA (PA)  
WOODLAND CLEARED AREA  
(WCA)  
WOODLAND PRESERVATION AREA  
(WPA)  
WOODLAND CLEARED IN FLOODPLAIN  
(C-FP)  
WOODLAND RETAINED-ASSUMED CLEARED  
(WP-AC)  
WOODLAND CLEARED OFF-SITE (PRE-  
VIOUSLY APPROVED TCPII-028-12 C-OS)  
REFORESTATION AREA  
(WRA)  
WOODLAND PRESERVED-NOT CREDITED  
(WP-NC)  
  
NOT PART OF OWNERSHIP  
65 dBA-5' (LOWER LEVEL)  
70 dBA-40' (UPPER LEVEL)  
  
EXISTING LIGHT POLE  
  
EXISTING UNDERGROUND UTILITIES  
  
EXISTING WATER HYDRANT  
  
EXISTING SPECIMEN TREE  
WITH CRITICAL ROOT ZONE  
  
EXISTING SPECIMEN TREE  
TO BE REMOVED  
  
PROPOSED TREE PROTECTION FENCE  
(TEMPORARY)  
  
TREE PROTECTION FENCE (PERMANENT)  
  
WOODLAND PRESERVATION SIGN  
  
SPECIMEN TREE SIGN  
REFORESTATION/AFFORESTATION SIGN

210  
212

FP

SB

WL

WB

EWB

EWB

SSW

SSW

SSW

PMA

OHE

410  
408  
100

A1

A

I

A

A

65 dBA-5' (LOWER LEVEL)  
70 dBA-40' (UPPER LEVEL)

ST-125

ST-125

3  
2A

6  
2A

2  
2A

1  
2A

7  
2A

TPF

PPF

PPF

▲

■

●

NOTE  
FOR LOCATION OF UTILITIES CALL  
8-1-1 OR 1-800-257-7777  
OR LOG ON TO  
www.call811.com  
http://www.missutility.net  
48 HOURS IN ADVANCE OF ANY WORK  
IN THIS VICINITY  
INFORMATION CONCERNING UNDERGROUND  
UTILITIES WAS OBTAINED FROM AVAILABLE  
RECORDS BUT THE CONTRACTOR MUST  
DETERMINE THE EXACT LOCATION AND  
ELEVATION OF THE MAINS BY DIGGING TEST PITS  
BY HAND AT ALL UTILITY CROSSINGS WELL IN  
ADVANCE OF THE START OF EXCAVATION.

DRAWN BY AL  
APPROVED BY RCM  
CHECKED BY ST  
DATE MAY 2019

OWNER/APPLICANT  
WALTON DEVELOPMENT AND MANAGEMENT  
8000 WESTPARK DR, SUITE 430  
MCLEAN, VA 22102

CONTACT  
MIKE MILLER  
P: 703-639-6918  
E: MIKE.MILLER@WALTON.COM

15TH ELECTION DISTRICT  
PRINCE GEORGE'S ROAD ATLAS:  
TAX MAP: 90 - GRID: C3,D3,4,E3,4,F3,4  
TAX MAP: 91 - GRID: A3,4  
TAX MAP: 99 - GRID: D1,E1,F1  
TAX MAP: 100 - GRID: A1-2  
200 MAP REFERENCE: 206SE08, 206SE09,  
207SE08, 207SE09

SCALE(S)  
0' 30' 60'  
1"=30'

NO.	DESCRIPTION	DATE	BY
2	REVISED PER STAFF COMMENTS	07/30/2019	RCM
1	INITIAL SUBMISSION	05/20/2019	RCM

SEAL  
PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME AND THAT I AM A DULY  
REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF  
THE STATE OF MARYLAND, LICENSE NO. 3772 EXPIRATION  
DATE MAY 18, 2020.  
8.19.19

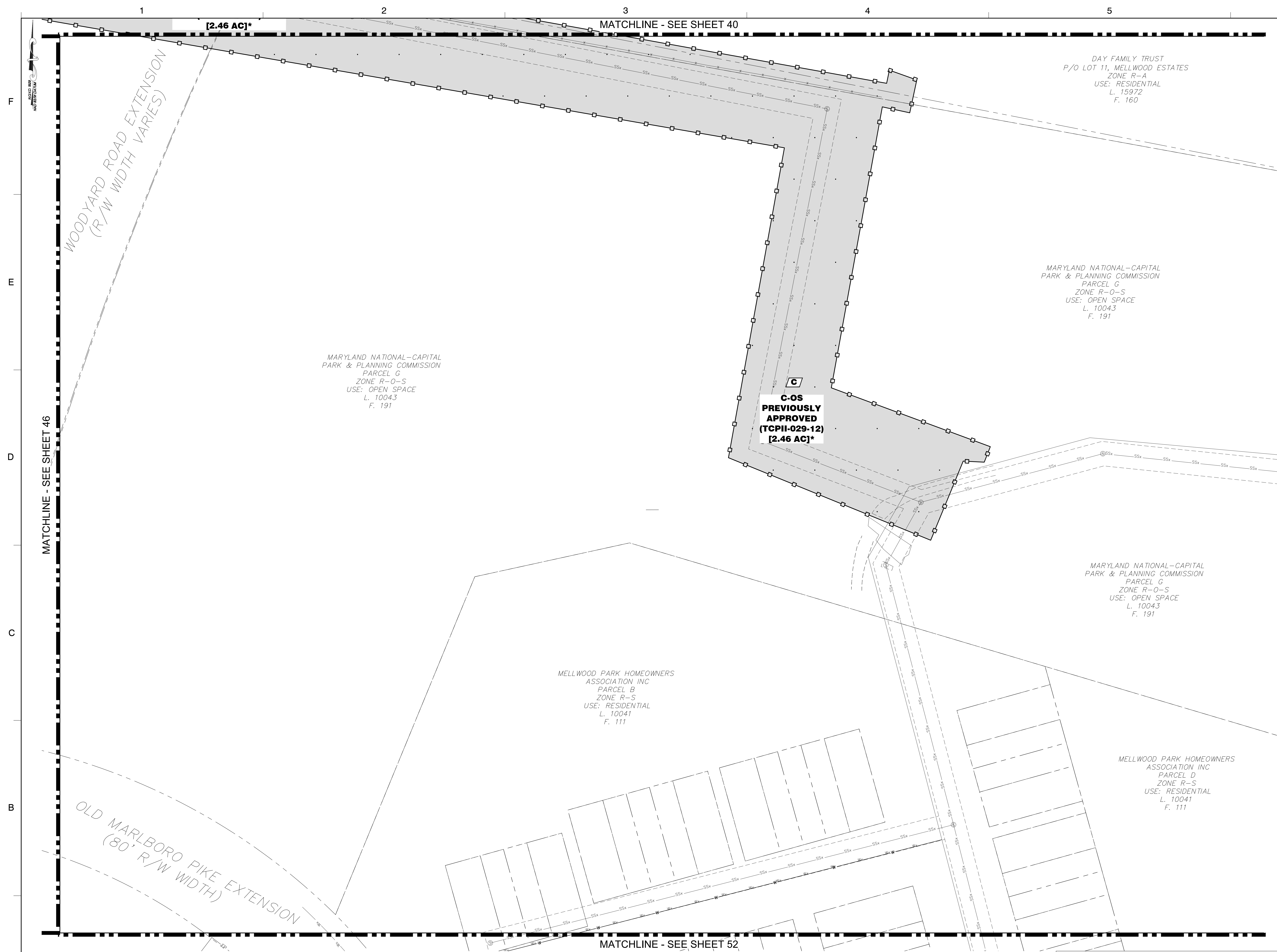
KEY PLAN

Prince George's County Planning Department, M-NCPPC  
Environmental Planning Section  
TREE CONSERVATION PLAN APPROVAL  
TCPII-029-12

Approved by	Date	DRD#	Reason for Revision
00 MEGAN K. REISER	01/31/13	DSP-13006	
01 MEGAN K. REISER	09/23/13	DSP-13006	
02 MEGAN K. REISER	03/25/13	DSP-13006	
03 MEGAN K. REISER	03/25/13	DSP-13006	
04 MEGAN K. REISER	10/22/14	DSP-13006	
05 PENDING	PENDING	DSP-19008	SECTION 3
06 <i>[Signature]</i>	9/12/19	N/A	SECTION 2 / RG
07 <i>[Signature]</i>	9/12/19	N/A	SECTION 3 / RG
08 <i>[Signature]</i>	9/12/19	N/A	SECTION 4 / RG
09 PENDING	PENDING	DSP-12017-01	SECTION 4 / RG

WESTPHALIA CENTER  
PRINCE GEORGE'S COUNTY  
MARYLAND  
TYPE II TREE  
CONSERVATION PLAN RG  
PLAN VIEW  
Dewberry  
Dewberry Engineers Inc.  
4601 Forbes Boulevard, Suite 300  
Lanham, MD 20706  
301.731.5551  
301.731.0188 fax  
PROJECT NO. 50077436  
45  
SHEET NO. 45 of 61




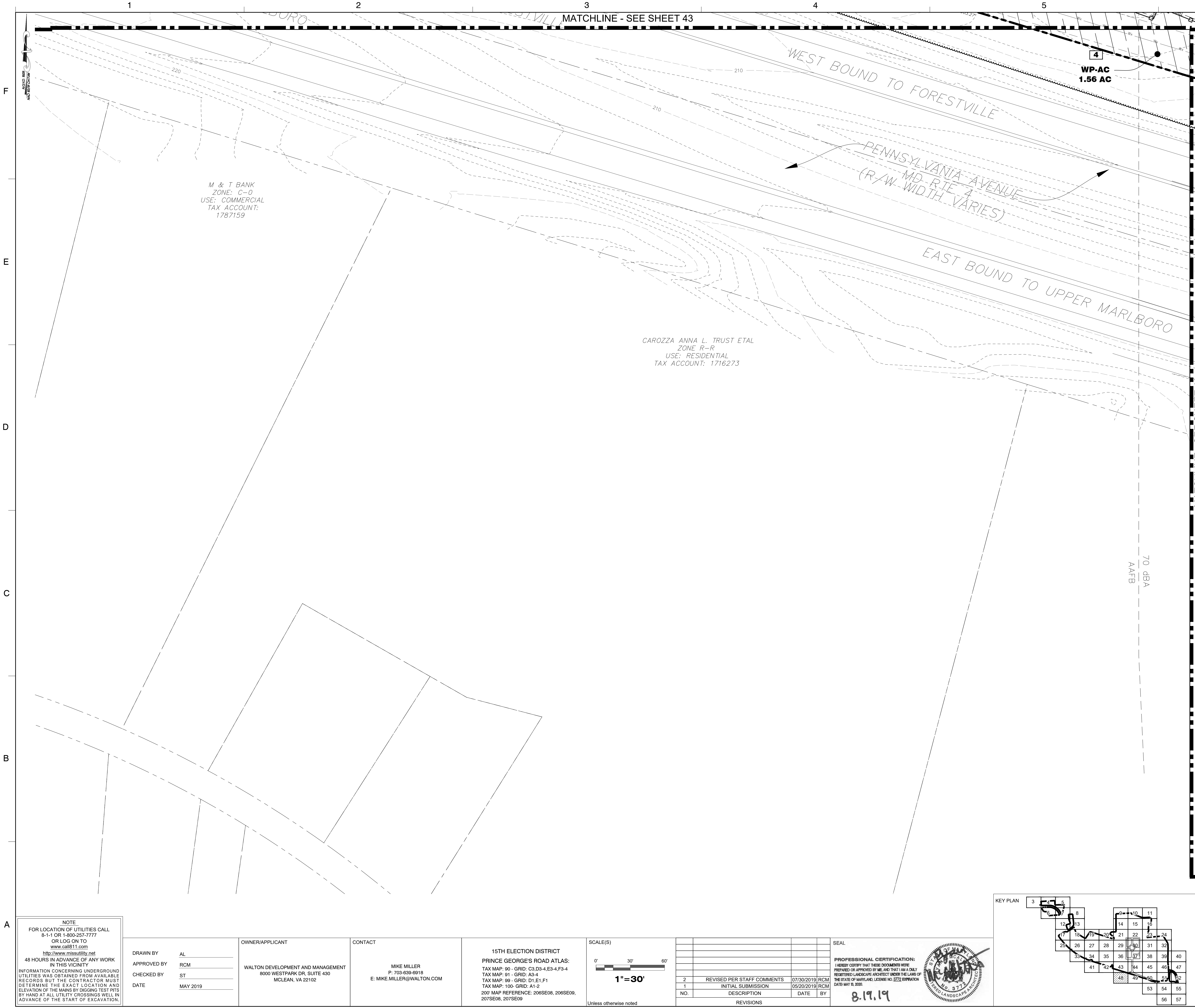


# LEGEND

EXISTING MAJOR CONTOUR  
EXISTING MINOR CONTOUR  
EXISTING BOUNDARY  
EXISTING ADJACENT PROPERTY  
100-YEAR FLOODPLAIN LIMITS  
REGULATED STREET (CENTERLINE)  
EXISTING WETLAND BUFFER  
EXISTING ENHANCED WETLAND BUFFER  
EXISTING WATER  
EXISTING SANITARY SEWER  
PRIMARY MANAGEMENT AREA (PMA)  
EXISTING OVERHEAD UTILITY  
EXISTING BUILDING  
EXISTING WALL  
EXISTING CURB  
EXISTING EDGE OF PAVEMENT  
EXISTING SIDEWALK  
EXISTING SANITARY SEWER EASEMENT  
EXISTING STORM DRAIN EASEMENT  
EXISTING WATER EASEMENT  
EXISTING STORM DRAIN  
EXISTING TREE LINE  
EXISTING BRUSH LINE 'NOT WOODLAND'  
PROPOSED BRUSH LINE CONTOUR  
PROPOSED MINOR CONTOUR  
PROPOSED PROPERTY LINE  
PROPOSED LIMIT OF DISTURBANCE  
SHA LIMIT OF DISTURBANCE  
PREVIOUSLY LIMIT OF DISTURBANCE  
PER PREVIOUSLY APPROVED TCPI AS NOTED  
PREVIOUSLY CLEARED (PREVIOUSLY  
APPROVED TCPI 029-12 (WCA-PA)  
WOODLAND CLEARED AREA  
(WCA)  
WOODLAND PRESERVATION AREA  
(WPA)  
WOODLAND CLEARED IN FLOODPLAIN  
C-PT  
WOODLAND RETAINED-ASSUMED CLEARED  
(WR)  
WOODLAND CLEARED OFF-SITE (PRE-  
VIOUSLY APPROVED TCPI-029-12 COS)  
REFORESTATION AREA  
(WRA)  
WOODLAND PRESERVED-NOT CREDITED  
(WP-NG)  
NOT PART OF OWNERSHIP  
65 DBA-5' (LOWER LEVEL)  
70 DBA-40' (UPPER LEVEL)  
EXISTING LIGHT POLE  
EXISTING UNDERGROUND UTILITIES  
EXISTING WATER HYDRANT  
EXISTING SPECIMEN TREE  
WITH CRITICAL ROOT ZONE  
EXISTING SPECIMEN TREE  
TO BE REMOVED  
PROPOSED TREE PROTECTION FENCE  
(TEMPORARY)  
TREE PROTECTION FENCE (PERMANENT)  
WOODLAND PRESERVATION SIGN  
SPECIMEN TREE SIGN  
REFORESTATION/AFFORESTATION SIGN

210  
212  
FP  
SB  
WB  
CWB  
Wx  
Wx  
Wx  
Wx  
SSV  
SSV  
SSV  
SSV  
PMA  
OHL  
410  
400  
L00  
AT1  
AA  
A  
T  
1  
A  
A  
65 DBA-5' (LOWER LEVEL)  
70 DBA-40' (UPPER LEVEL)  
ST-125  
ST-125  
TFF  
PPF  
3  
2A  
6  
2A  
2  
2A  
1  
2A  
7  
2A

WESTPHALIA CENTER	
PRINCE GEORGE'S COUNTY MARYLAND	
TYPE II TREE CONSERVATION PLAN RG PLAN VIEW	
 <b>Dewberry</b> <sup>®</sup>	PROJECT NO. 50077436
	<div style="font-size: 48pt; font-weight: bold; text-align: center;">47</div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <span>SHEET NO.</span> <span>47 of 61</span> </div>
Dewberry Engineers Inc. 4601 Forbes Boulevard, Suite 300 Lanham, MD 20706 301.731.5551 301.731.0188 fax	



**LEGEND**

EXISTING MAJOR CONTOUR  
EXISTING MINOR CONTOUR  
EXISTING ADJACENT PROPERTY  
100-YEAR FLOODPLAIN LIMITS  
REGULATED STREAM (CENTERLINE)  
EXISTING STREAM BUFFER  
EXISTING WETLAND  
EXISTING WETLAND BUFFER  
EXISTING EXPANDED WETLAND BUFFER  
EXISTING WATER  
EXISTING SANITARY SEWER  
PRIMARY MANAGEMENT AREA (PMA)  
EXISTING OVERHEAD UTILITY  
EXISTING BUILDING  
EXISTING WALL  
EXISTING CURB  
EXISTING EDGE OF PAVEMENT  
EXISTING SIDEWALK  
EXISTING SANITARY SEWER EASEMENT  
EXISTING STORM DRAIN EASEMENT  
EXISTING WATER EASEMENT  
EXISTING STORM DRAIN  
EXISTING TREE LINE  
EXISTING BRUSH LINE 'NOT WOODLAND'  
PROPOSED MAJOR CONTOUR  
PROPOSED MINOR CONTOUR  
PROPOSED PROPERTY LINE  
PROPOSED LIMIT OF DISTURBANCE  
SHA LIMIT OF DISTURBANCE  
PREVIOUSLY LIMIT OF DISTURBANCE  
PER PREVIOUSLY APPROVED TCPII AS NOTED  
WOODLAND AND CLEARED (PREVIOUSLY  
APPROVED TCPII-02B-12 WCA/PA)  
WOODLAND CLEARED AREA  
(WCA)  
WOODLAND PRESERVATION AREA  
(WPA)  
WOODLAND CLEARED IN FLOODPLAIN  
(CPI)  
WOODLAND RETAINED-ASSUMED CLEARED  
(WP-AC)  
WOODLAND CLEARED OFF-SITE (PRE-  
VIOUSLY APPROVED TCPII-02B-12 C'OS)  
REFORESTATION AREA  
(WRA)  
WOODLAND PRESERVED-NOT CREDITED  
(WPA-C)  
NOT PART OF OWNERSHIP  
65 DBA-5' (LOWER LEVEL)  
70 DBA-40' (UPPER LEVEL)  
EXISTING LIGHT POLE  
EXISTING UNDERGROUND UTILITIES  
EXISTING WATER HYDRANT  
EXISTING SPECIMEN TREE  
WITH CRITICAL ROOT ZONE  
EXISTING SPECIMEN TREE  
TO BE REMOVED  
PROPOSED TREE PROTECTION FENCE  
(TEMPORARY)  
TREE PROTECTION FENCE (PERMANENT)  
WOODLAND PRESERVATION SIGN  
SPECIMEN TREE SIGN  
REFORESTATION/AFFORESTATION SIGN

210  
212

FP

SB

WL

WB

CVB

SSA

PMA

OHC

410  
408  
100

A1

A

T

A/

A

65 DBA-5' (LOWER LEVEL)  
70 DBA-40' (UPPER LEVEL)

3  
2A

6  
2A

2  
2A

1  
2A

7  
2A

TPF

PPF

PPF

▲

■

●

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-029-12			
Approved by	Date	DRD#	Reason for Revision
00 MEGAN K. REISER	01/31/13	DSP-13006	
01 MEGAN K. REISER	09/23/13	DSP-13006	
02 MEGAN K. REISER	03/25/13	DSP-13006	
03 MEGAN K. REISER	03/25/13	DSP-13006	
04 MEGAN K. REISER	10/22/14	DSP-13006	
05 PENDING	PENDING	DSP-19008	SECTION 3
06 <i>[Signature]</i>	9/12/19	N/A	SECTION 2 / RG
07 <i>[Signature]</i>	9/12/19	N/A	SECTION 3 / RG
08 <i>[Signature]</i>	9/12/19	N/A	SECTION 4 / RG
09 PENDING	PENDING	DSP-12017-0	INDICATES LOCATION OF THE PROPOSED TRAILWAY SYSTEMS

**WESTPHALIA CENTER**

PRINCE GEORGE'S COUNTY  
MARYLAND

**TYPE II TREE  
CONSERVATION PLAN RG  
PLAN VIEW**

Dewberry Engineers Inc.  
4601 Forbes Boulevard, Suite 300  
Lanham, MD 20706  
301.731.5551  
301.731.0188 fax

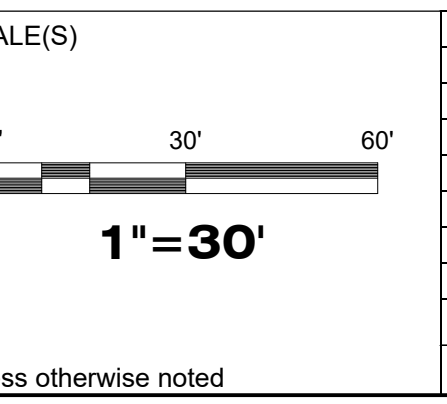
**48**

PROJECT NO. 50077436  
SHEET NO. 48 of 61

NOTE  
FOR LOCATION OF UTILITIES CALL  
8-1-1 OR 1-800-257-7777  
OR LOG ON TO  
www.call811.com  
http://www.missutility.net  
48 HOURS IN ADVANCE OF ANY WORK  
IN THIS VICINITY  
INFORMATION CONCERNING UNDERGROUND  
UTILITIES WAS OBTAINED FROM AVAILABLE  
RECORDS BUT THE CONTRACTOR MUST  
DETERMINE THE EXACT LOCATION AND  
ELEVATION OF THE MAINS BY DIGGING TEST PITS  
BY HAND AT ALL UTILITY CROSSINGS WELL IN  
ADVANCE OF THE START OF EXCAVATION.

DRAWN BY AL	OWNER/APPLICANT WALTON DEVELOPMENT AND MANAGEMENT 8000 WESTPARK DR, SUITE 430 MCLEAN, VA 22102	CONTACT MIKE MILLER P: 703-639-6918 E: MIKE.MILLER@WALTON.COM
APPROVED BY RCM		
CHECKED BY ST		
DATE MAY 2019		

15TH ELECTION DISTRICT  
PRINCE GEORGE'S ROAD ATLAS:  
TAX MAP: 90 - GRID: C3,D3-4,E3-4,F3-4  
TAX MAP: 91 - GRID: A3-4  
TAX MAP: 99 - GRID: D1,E1,F1  
TAX MAP: 100 - GRID: A1-2  
200 MAP REFERENCE: 206SE08, 206SE09,  
207SE08, 207SE09

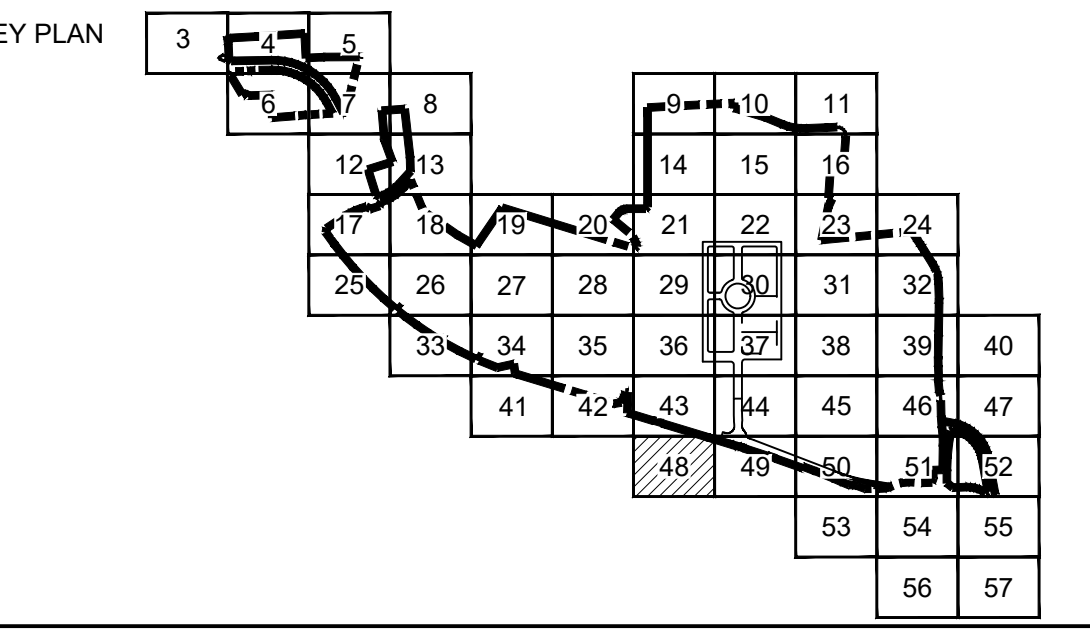


NO.	DESCRIPTION	DATE	BY
2	REVISED PER STAFF COMMENTS	07/30/2019	RCM
1	INITIAL SUBMISSION	05/20/2019	RCM

SEAL

**PROFESSIONAL CERTIFICATION:**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME AND THAT I AM A DULY  
REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF  
THE STATE OF MARYLAND, LICENSE NO. 3772, EXPIRATION  
DATE MAY 18, 2020.

**8.19.19**

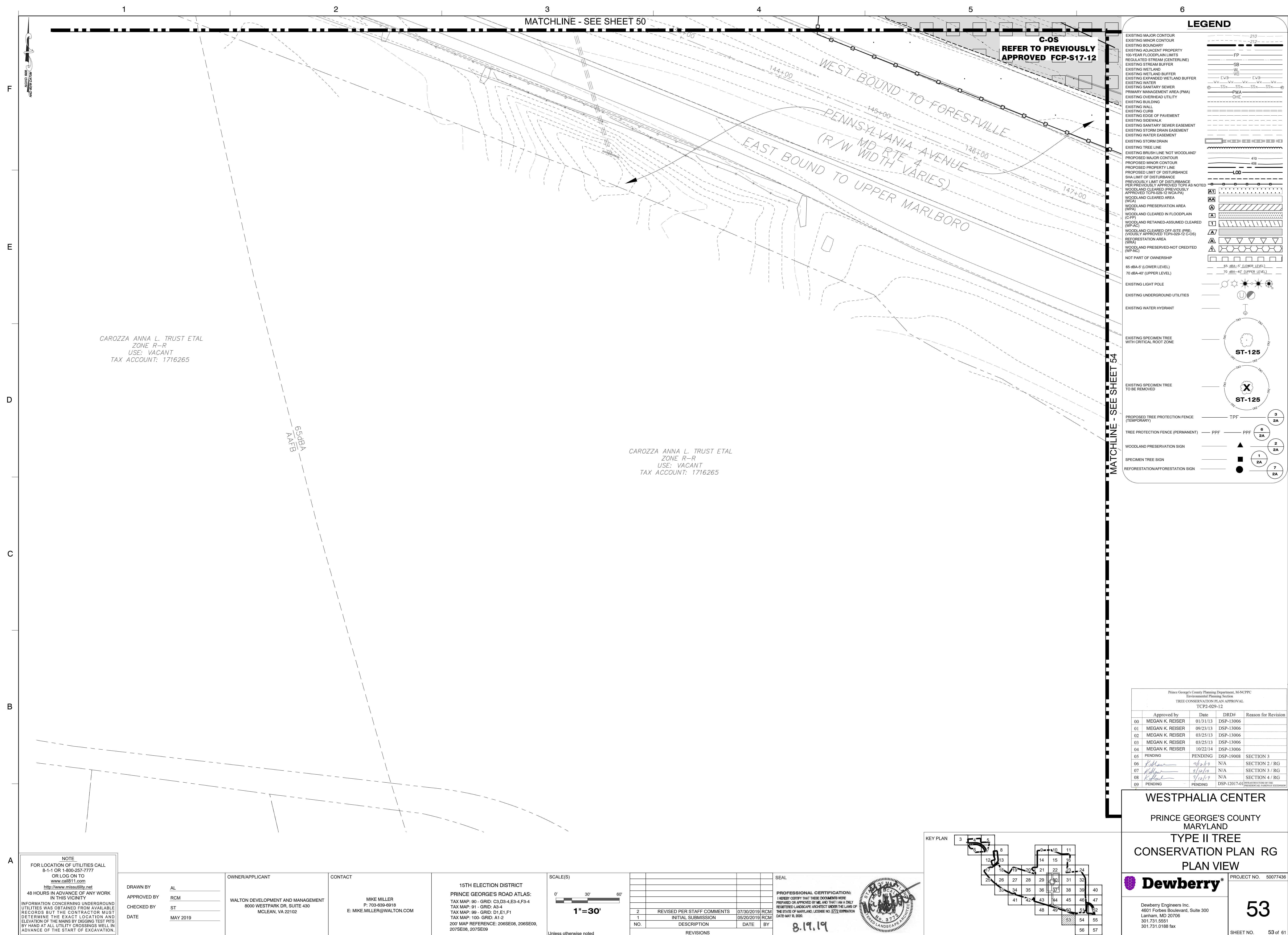


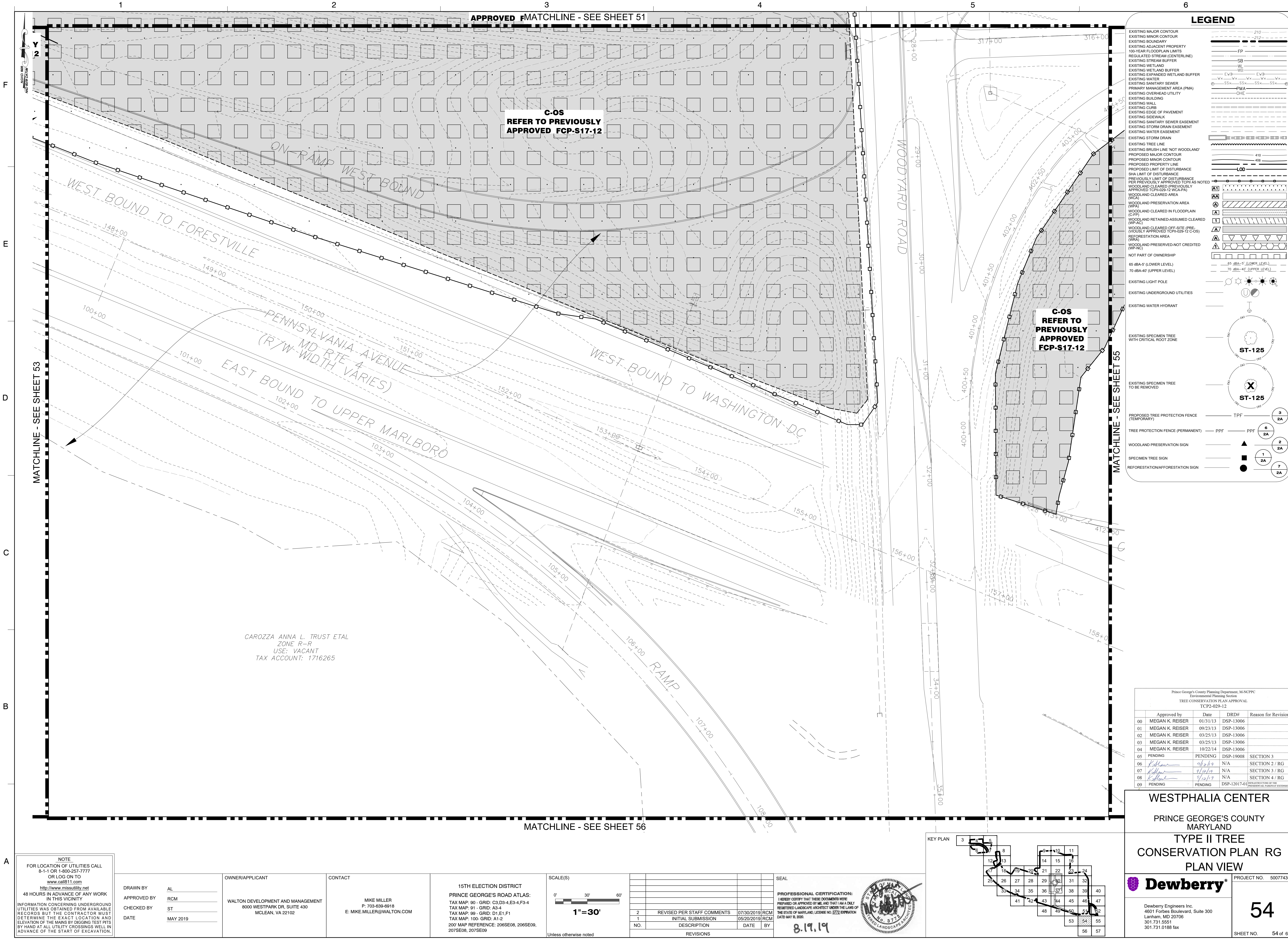












**LEGEND**

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

EXISTING ADJACENT PROPERTY

100-YEAR FLOODPLAIN LIMITS

REGULATED STREAM (CENTERLINE)

EXISTING STREAM BUFFER

EXISTING WETLAND

EXISTING WETLAND BUFFER

EXISTING EXPANDED WETLAND BUFFER

EXISTING WATER

EXISTING SANITARY SEWER

PRIMARY MANAGEMENT AREA (PMA)

EXISTING OVERHEAD UTILITY

EXISTING BUILDING

EXISTING WALL

EXISTING CURB

EXISTING EDGE OF PAVEMENT

EXISTING SIDEWALK

EXISTING SANITARY SEWER EASEMENT

EXISTING STORM DRAIN EASEMENT

EXISTING WATER EASEMENT

EXISTING STORM DRAIN

EXISTING TREE LINE

EXISTING BRUSH LINE (NOT WOODLAND)

PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

PROPOSED PROPERTY LINE

PROPOSED LIMIT OF DISTURBANCE

SHA LIMIT OF DISTURBANCE

PREVIOUSLY LIMIT OF DISTURBANCE

PREVIOUSLY APPROVED TCPII AS NOTED

WOODLAND CLEARED (PREVIOUSLY APPROVED TCPII-029-12) (WCA-P)

WOODLAND CLEARED AREA

WOODLAND PRESERVATION AREA

WOODLAND CLEARED IN FLOODPLAIN (C-FP)

WOODLAND RETAINED-ASSUMED CLEARED (WPA-C)

WOODLAND CLEARED OFF-SITE (PREVIOUSLY APPROVED TCPII-028-12 C-OS) REFRESTATION AREA

WOODLAND PRESERVED-NOT CREDITED (WPA-C)

NOT PART OF OWNERSHIP

65 DBA-5' (LOWER LEVEL)

70 DBA-40' (UPPER LEVEL)

EXISTING LIGHT POLE

EXISTING UNDERGROUND UTILITIES

EXISTING WATER HYDRANT

EXISTING SPECIMEN TREE WITH CRITICAL ROOT ZONE

EXISTING SPECIMEN TREE TO BE REMOVED

PROPOSED TREE PROTECTION FENCE (TEMPORARY)

TREE PROTECTION FENCE (PERMANENT)

WOODLAND PRESERVATION SIGN

SPECIMEN TREE SIGN

REFORESTATION/AFFORESTATION SIGN

210

212

FP

SB

WB

EWB

SS

PMA

OHE

410

408

100

A1

A

I

A

A

65 DBA-5' (LOWER LEVEL)

70 DBA-40' (UPPER LEVEL)

3

2A

6

2A

2

2A

1

2A

7

2A

NOTE  
FOR LOCATION OF UTILITIES CALL  
8-1-1 OR 1-800-257-7777  
OR LOG ON TO  
www.call811.com  
http://www.missutility.net  
48 HOURS IN ADVANCE OF ANY WORK  
IN THIS VICINITY  
INFORMATION CONCERNING UNDERGROUND  
UTILITIES WAS OBTAINED FROM AVAILABLE  
RECORDS BUT THE CONTRACTOR MUST  
DETERMINE THE EXACT LOCATION AND  
ELEVATION OF THE MAINS BY DIGGING TEST PITS  
BY HAND AT ALL UTILITY CROSSINGS WELL IN  
ADVANCE OF THE START OF EXCAVATION.

DRAWN BY	AL	OWNER/APPLICANT	CONTACT
APPROVED BY	RCM	WALTON DEVELOPMENT AND MANAGEMENT	MIKE MILLER
CHECKED BY	ST	8000 WESTPARK DR, SUITE 430	P: 703-639-6918
DATE	MAY 2019	MCLEAN, VA 22102	E: MIKE.MILLER@WALTON.COM

15TH ELECTION DISTRICT  
PRINCE GEORGE'S ROAD ATLAS:  
TAX MAP: 90 - GRID: C3,D3,4,E3,4,F3,4  
TAX MAP: 91 - GRID: A3,4  
TAX MAP: 99 - GRID: D1,E1,F1  
TAX MAP: 100 - GRID: A1,2  
200 MAP REFERENCE: 206SE08, 206SE09,  
207SE08, 207SE09

SCALE(S)  
0' 30' 60'  
1"=30'

SEAL  
PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME AND THAT I AM A DULY  
REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF  
THE STATE OF MARYLAND, LICENSE NO. 3772, EXPIRATION  
DATE MAY 18, 2020.

2 REVISED PER STAFF COMMENTS 07/30/2019 RCM  
1 INITIAL SUBMISSION 05/20/2019 RCM  
NO. DESCRIPTION DATE BY

KEY PLAN

3 4 5 6 7 8 9 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

SEAL  
PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME AND THAT I AM A DULY  
REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF  
THE STATE OF MARYLAND, LICENSE NO. 3772, EXPIRATION  
DATE MAY 18, 2020.

8.19.19

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-029-12			
Approved by	Date	DRD#	Reason for Revision
00 MEGAN K. REISER	01/31/13	DSP-13006	
01 MEGAN K. REISER	09/23/13	DSP-13006	
02 MEGAN K. REISER	03/25/13	DSP-13006	
03 MEGAN K. REISER	03/25/13	DSP-13006	
04 MEGAN K. REISER	10/22/14	DSP-13006	
05 PENDING	PENDING	DSP-19008	SECTION 3
06 <i>[Signature]</i>	9/12/19	N/A	SECTION 2 / RG
07 <i>[Signature]</i>	9/12/19	N/A	SECTION 3 / RG
08 <i>[Signature]</i>	9/12/19	N/A	SECTION 4 / RG
09 PENDING	PENDING	DSP-12017-01	REFORESTATION/AFFORESTATION SIGN

WESTPHALIA CENTER

PRINCE GEORGE'S COUNTY  
MARYLAND

TYPE II TREE  
CONSERVATION PLAN RG  
PLAN VIEW

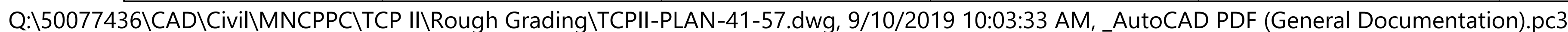
Dewberry Engineers Inc.  
4601 Forbes Boulevard, Suite 300  
Lanham, MD 20706  
301.731.5551  
301.731.0188 fax

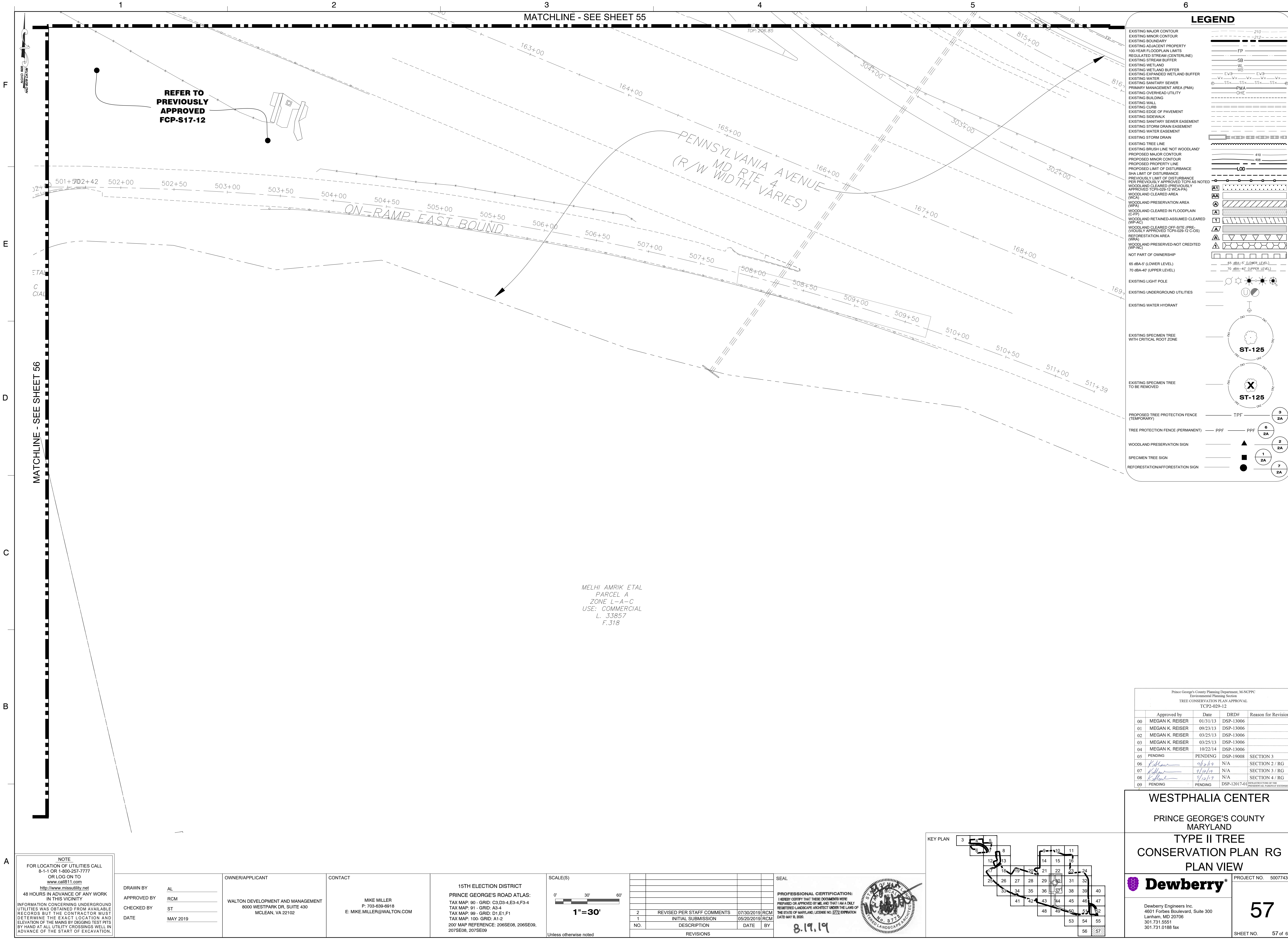
PROJECT NO. 50077436

54

SHEET NO. 54 of 61







**LEGEND**

EXISTING MAJOR CONTOUR  
EXISTING MINOR CONTOUR  
EXISTING ADJACENT PROPERTY  
100-YEAR FLOODPLAIN LIMITS  
REGULATED STREAM (CENTERLINE)  
EXISTING STREAM BUFFER  
EXISTING WETLAND  
EXISTING WETLAND BUFFER  
EXISTING EXPANDED WETLAND BUFFER  
EXISTING WATER  
EXISTING SANITARY SEWER  
PRIMARY MANAGEMENT AREA (PMA)  
EXISTING OVERHEAD UTILITY  
EXISTING BUILDING  
EXISTING CURB  
EXISTING EDGE OF PAVEMENT  
EXISTING SIDEWALK  
EXISTING SANITARY SEWER EASEMENT  
EXISTING STORM DRAIN EASEMENT  
EXISTING WATER EASEMENT  
EXISTING STORM DRAIN  
EXISTING TREE LINE  
EXISTING BRUSH LINE NOT WOODLAND  
PROPOSED MAJOR CONTOUR  
PROPOSED MINOR CONTOUR  
PROPOSED PROPERTY LINE  
PROPOSED LIMIT OF DISTURBANCE  
SHA LIMIT OF DISTURBANCE  
PREVIOUSLY LIMIT OF DISTURBANCE  
PREVIOUSLY APPROVED TCPII AS NOTED  
WOODLAND CLEARED (PREVIOUSLY  
APPROVED TCPII-029-12 WCA-PA)  
WOODLAND CLEARED AREA  
(WCA)  
WOODLAND PRESERVATION AREA  
(WPA)  
WOODLAND CLEARED IN FLOODPLAIN  
(C-FP)  
WOODLAND RETAINED-ASSUMED CLEARED  
(WP-AC)  
WOODLAND CLEARED OFF-SITE (PRE-  
VIOUSLY APPROVED TCPII-028-12 C-OS)  
REFORESTATION AREA  
(WRA)  
WOODLAND PRESERVED-NOT CREDITED  
(WPA-NC)  
NOT PART OF OWNERSHIP  
65 dBA-5' (LOWER LEVEL)  
70 dBA-40' (UPPER LEVEL)

EXISTING LIGHT POLE  
EXISTING UNDERGROUND UTILITIES  
EXISTING WATER HYDRANT  
EXISTING SPECIMEN TREE  
WITH CRITICAL ROOT ZONE  
EXISTING SPECIMEN TREE  
TO BE REMOVED  
PROPOSED TREE PROTECTION FENCE  
(TEMPORARY)  
TREE PROTECTION FENCE (PERMANENT)  
WOODLAND PRESERVATION SIGN  
SPECIMEN TREE SIGN  
REFORESTATION/AFFORESTATION SIGN

210  
212

410  
408  
100

AA  
A  
T  
A  
A

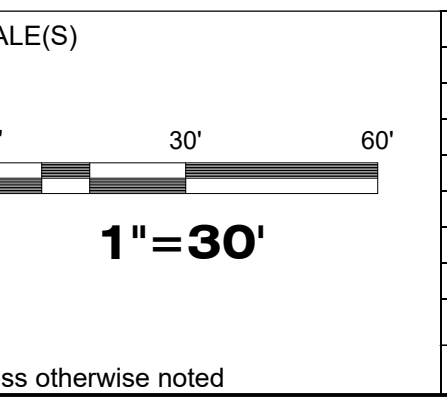
65 dBA-5' (LOWER LEVEL)  
70 dBA-40' (UPPER LEVEL)

3  
2A  
6  
2A  
2  
2A  
1  
2A  
7  
2A

NOTE  
FOR LOCATION OF UTILITIES CALL  
8-1-1 OR 1-800-257-7777  
OR LOG ON TO  
www.call811.com  
http://www.missutility.net  
48 HOURS IN ADVANCE OF ANY WORK  
IN THIS VICINITY  
INFORMATION CONCERNING UNDERGROUND  
UTILITIES WAS OBTAINED FROM AVAILABLE  
RECORDS BUT THE CONTRACTOR MUST  
DETERMINE THE EXACT LOCATION AND  
ELEVATION OF THE MAINS BY DIGGING TEST PITS  
BY HAND AT ALL UTILITY CROSSINGS WELL IN  
ADVANCE OF THE START OF EXCAVATION.

DRAWN BY	AL	OWNER/APPLICANT	CONTACT
APPROVED BY	RCM	WALTON DEVELOPMENT AND MANAGEMENT	MIKE MILLER
CHECKED BY	ST	8000 WESTPARK DR, SUITE 430	P: 703-639-6918
DATE	MAY 2019	MCLEAN, VA 22102	E: MIKE.MILLER@WALTON.COM

15TH ELECTION DISTRICT  
PRINCE GEORGE'S ROAD ATLAS:  
TAX MAP: 90 - GRID: C3,D3-4,E3-4,F3-4  
TAX MAP: 91 - GRID: A3-4  
TAX MAP: 99 - GRID: D1,E1,F1  
TAX MAP: 100 - GRID: A1-2  
200 MAP REFERENCE: 206SE08, 206SE09,  
207SE08, 207SE09

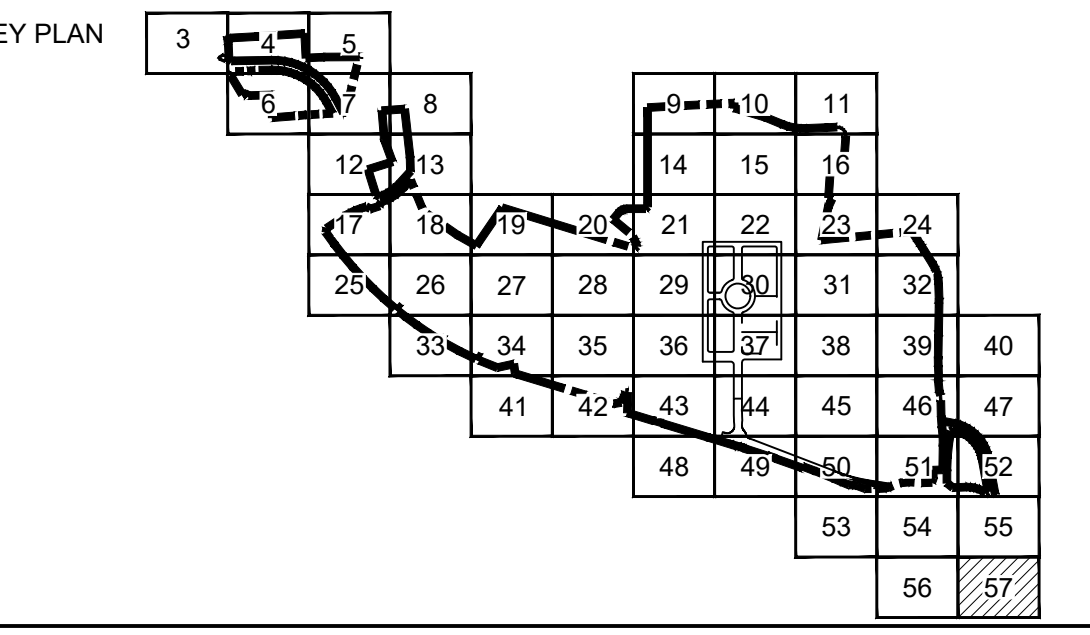


NO.	DESCRIPTION	DATE	BY
2	REVISED PER STAFF COMMENTS	07/30/2019	RCM
1	INITIAL SUBMISSION	05/20/2019	RCM

SEAL

PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME AND THAT I AM A DULY  
REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF  
THE STATE OF MARYLAND. LICENSE NO. 3772 EXPIRATION  
DATE MAY 18, 2020.

8.19.19



Prince George's County Planning Department, M-NCPPC  
Environmental Planning Section  
TREE CONSERVATION PLAN APPROVAL  
TCP2-029-12

Approved by	Date	DRD#	Reason for Revision
00 MEGAN K. REISER	01/31/13	DSP-13006	
01 MEGAN K. REISER	09/23/13	DSP-13006	
02 MEGAN K. REISER	03/25/13	DSP-13006	
03 MEGAN K. REISER	03/25/13	DSP-13006	
04 MEGAN K. REISER	10/22/14	DSP-13006	
05 PENDING	PENDING	DSP-19008	SECTION 3
06 <i>K. Miller</i>	9/12/19	N/A	SECTION 2 / RG
07 <i>K. Miller</i>	9/12/19	N/A	SECTION 3 / RG
08 <i>K. Miller</i>	9/12/19	N/A	SECTION 4 / RG
09 PENDING	PENDING	DSP-12017-01	

WESTPHALIA CENTER

PRINCE GEORGE'S COUNTY  
MARYLAND

TYPE II TREE  
CONSERVATION PLAN RG  
PLAN VIEW

**Dewberry**

Dewberry Engineers Inc.  
4601 Forbes Boulevard, Suite 300  
Lanham, MD 20706  
301.731.5551  
301.731.0188 fax

PROJECT NO. 50077436

57

SHEET NO. 57 of 61