

WESTPHALIA TOWN CENTER

TYPE 2 TREE CONSERVATION PLAN (TCP2-029-12)

FINE GRADING - PRESIDENTIAL PARKWAY WEST (REV. 12)

SHEET INDEX

- COVER SHEET (300' SCALE)
- 1A. SITE CALCULATIONS
- 1B-1C. CONSERVATION EXHIBITS
- 2-2B. DETAIL SHEET (200' SCALE)
- 3-57. PLAN SHEETS (50' SCALE)

LEGEND

EXISTING MAJOR CONTOUR	210	65 DBA-5 (LOWER LEVEL)	ST-115
EXISTING MINOR CONTOUR	210	70 DBA-40 (UPPER LEVEL)	ST-115
EXISTING BOUNDARY	---	EXISTING SPECIMEN TREE WITH CRITICAL ROOT ZONE	ST-115
EXISTING ADJACENT PROPERTY	---	EXISTING SPECIMEN TREE TO BE REMOVED	ST-115
100-YEAR FLOODPLAIN LIMITS	---	PROPOSED TREE PROTECTION FENCE (TEMPORARY)	TPF
REGULATED STREAM CENTERLINE	---	TREE PROTECTION FENCE (PERMANENT)	PPF
EXISTING STREAM BUFFER	---	WOODLAND PRESERVATION SIGN	▲
EXISTING WETLAND	---	SPECIMEN TREE SIGN	●
EXISTING WETLAND BUFFER	---	REFORESTATION/AFForestation SIGN	●
EXISTING EXPANDED WETLAND BUFFER	---	WOODLAND CLEARED OFF-SITE (PREVIOUSLY APPROVED TCP2-029-12 C-05)	---
EXISTING WATER	---	WOODLAND CLEARED OFF-SITE (PREVIOUSLY APPROVED TCP2-029-12 C-05)	---
EXISTING SANITARY SEWER	---	WOODLAND CLEARED OFF-SITE (PREVIOUSLY APPROVED TCP2-029-12 C-05)	---
PRIMARY MANAGEMENT AREA (PMA)	---	WOODLAND CLEARED OFF-SITE (PREVIOUSLY APPROVED TCP2-029-12 C-05)	---
EXISTING OVERHEAD UTILITY	---	WOODLAND CLEARED OFF-SITE (PREVIOUSLY APPROVED TCP2-029-12 C-05)	---
EXISTING BUILDING	---	WOODLAND CLEARED OFF-SITE (PREVIOUSLY APPROVED TCP2-029-12 C-05)	---
EXISTING WALL	---	WOODLAND CLEARED OFF-SITE (PREVIOUSLY APPROVED TCP2-029-12 C-05)	---
EXISTING CURB	---	WOODLAND CLEARED OFF-SITE (PREVIOUSLY APPROVED TCP2-029-12 C-05)	---
EXISTING EDGE OF PAVEMENT	---	WOODLAND CLEARED OFF-SITE (PREVIOUSLY APPROVED TCP2-029-12 C-05)	---
EXISTING SIDEWALK	---	WOODLAND CLEARED OFF-SITE (PREVIOUSLY APPROVED TCP2-029-12 C-05)	---
EXISTING SANITARY SEWER EASEMENT	---	WOODLAND CLEARED OFF-SITE (PREVIOUSLY APPROVED TCP2-029-12 C-05)	---
EXISTING STORM DRAIN EASEMENT	---	WOODLAND CLEARED OFF-SITE (PREVIOUSLY APPROVED TCP2-029-12 C-05)	---
EXISTING WATER EASEMENT	---	WOODLAND CLEARED OFF-SITE (PREVIOUSLY APPROVED TCP2-029-12 C-05)	---
EXISTING TREE LINE	---	WOODLAND CLEARED OFF-SITE (PREVIOUSLY APPROVED TCP2-029-12 C-05)	---
EXISTING BRUSHLINE NOT WOODLAND	---	WOODLAND CLEARED OFF-SITE (PREVIOUSLY APPROVED TCP2-029-12 C-05)	---
PROPOSED MAJOR CONTOUR	---	WOODLAND CLEARED OFF-SITE (PREVIOUSLY APPROVED TCP2-029-12 C-05)	---
PROPOSED MINOR CONTOUR	---	WOODLAND CLEARED OFF-SITE (PREVIOUSLY APPROVED TCP2-029-12 C-05)	---
PROPOSED PROPERTY LINE	---	WOODLAND CLEARED OFF-SITE (PREVIOUSLY APPROVED TCP2-029-12 C-05)	---
PROPOSED LIMIT OF DISTURBANCE	---	WOODLAND CLEARED OFF-SITE (PREVIOUSLY APPROVED TCP2-029-12 C-05)	---
PREVIOUSLY LIMIT OF DISTURBANCE	---	WOODLAND CLEARED OFF-SITE (PREVIOUSLY APPROVED TCP2-029-12 C-05)	---
PREVIOUSLY APPROVED TCP2-029-12 C-05	---	WOODLAND CLEARED OFF-SITE (PREVIOUSLY APPROVED TCP2-029-12 C-05)	---
WOODLAND CLEARED (PREVIOUSLY APPROVED TCP2-029-12 C-05)	---	WOODLAND CLEARED OFF-SITE (PREVIOUSLY APPROVED TCP2-029-12 C-05)	---
WOODLAND CLEARED AREA (WCA)	---	WOODLAND CLEARED OFF-SITE (PREVIOUSLY APPROVED TCP2-029-12 C-05)	---
WOODLAND PRESERVATION AREA (WPA)	---	WOODLAND CLEARED OFF-SITE (PREVIOUSLY APPROVED TCP2-029-12 C-05)	---
WOODLAND CLEARED IN FLOODPLAIN (WCA)	---	WOODLAND CLEARED OFF-SITE (PREVIOUSLY APPROVED TCP2-029-12 C-05)	---
WOODLAND CLEARED ASSUMED (WCA)	---	WOODLAND CLEARED OFF-SITE (PREVIOUSLY APPROVED TCP2-029-12 C-05)	---

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/ANGEL CATHEDRAL INC. (NOT PART OF OWNERSHIP)	47.56 AC
4	REVISED GROSS TRACT AREA	460.29 AC**
5	EXISTING 100-YEAR FLOODPLAIN	19.39 AC
6	NET TRACT AREA	440.90 AC
7	WOODLAND IN FLOODPLAIN-TOTAL (ITEM 8 AND 9 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 TCP2-029-12-04)	+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 TCP2-029-12-04)	+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/ANGEL 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.

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
MEGAN K. REISER	01/31/13	DSP-13006	
MEGAN K. REISER	09/23/13	DSP-13006	
MEGAN K. REISER	03/25/13	DSP-13006	
MEGAN K. REISER	03/25/13	DSP-13006	
MEGAN K. REISER	10/22/14	DSP-13006	
PENDING	PENDING	DSP-19008	SECTION 3
KATINA SHOULARS	09/12/19	N/A	SECTION 2 / RG
KATINA SHOULARS	09/12/19	N/A	SECTION 3 / RG
KATINA SHOULARS	09/12/19	N/A	SECTION 4 / RG
KIM FINCH	05/20/20	DSP-12017-01	SECTION 4 / RG
KIM FINCH	11/10/20	DSP-19009	SECTION 4 / RG
PENDING	PENDING	N/A	SECTION 5 / RG
Kim A. Finch	1/06/2022	DSP-12017-02	SECTION 5 / RG

WESTPHALIA CENTER

PRINCE GEORGE'S COUNTY
MARYLAND

TYPE II TREE CONSERVATION PLAN FG COVER SHEET

	PROJECT NO. 50077436
Dewberry Engineers Inc. 4601 Forbes Boulevard, Suite 300 Lanham, MD 20706 301.731.5551 301.731.0188 fax	SHEET NO. 1 of 61

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	1.2, 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)	1.2, 10.11, 15.16, 21.22, 29.30, 31.3, 43.36, 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' PERCO UTILITY ESMT.	1.2, 42.43, 44.49, 50.53, 54.55, 56.57
-04	STAFF LEVEL	MODIFICATION OF ON-SITE DISTURBANCE FOR PERCO ACCESS ROAD, ADDITION OF TRAILER COMPOUND, ON-SITE AND OFF-SITE REALIGNMENT OF SEWER CONNECTION	1.2, 34.39, 41.44, 46.50, 53.57
-05	SECTION 3 - FINE GRADE PERMIT	FINE GRADING PERMIT ASSOCIATED WITH PROPOSED DEVELOPMENT	1.1A, 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	1.1A, 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	1.1A, 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	1.1A, 1B, 1C, 2.2A, 2B, 22.23, 24, 30, 31, 32, 37, 38, 39
-09	DSP-12017-01	INFRASTRUCTURE OF THE PRESIDENTIAL PARKWAY EXTENSION (EAST PORTION)	1.1A, 1B, 1C, 2.2A, 2B, 37, 38, 39
-10	DSP-19009-00	FINE GRADING PERMIT ASSOCIATE WITH PROPOSED DEVELOPMENT FOR WESTPHALIA EAST	1.1A, 1B, 1C, 2.2A, 2B, 22.23, 24, 30, 31, 32, 37, 38, 39
-11	SECTION 5 - ROUGH GRADE PERMIT		
-12	DSP-12017-02	INFRASTRUCTURE OF PRESIDENTIAL PARKWAY (WEST PORTION)	1.1A-1C, 13, 17-19, 25-29, 33-36, 41-43

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 3 AND FINE GRADE LOD FOR THE PURPOSES OF SECTION 2 AND 4 WHILE UPDATING SLIGHT MODIFICATIONS TO PRESERVATION AND CLEARING MEASURES AS APPROPRIATE FOR DESIGNATED SECTION 1. REFER TO APPROVED TCP2-029-12-04 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.

PROPERTY OWNERS AWARENESS CERTIFICATE

I, WEI 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: PRINTED NAME: DATE:

SCALE(S)

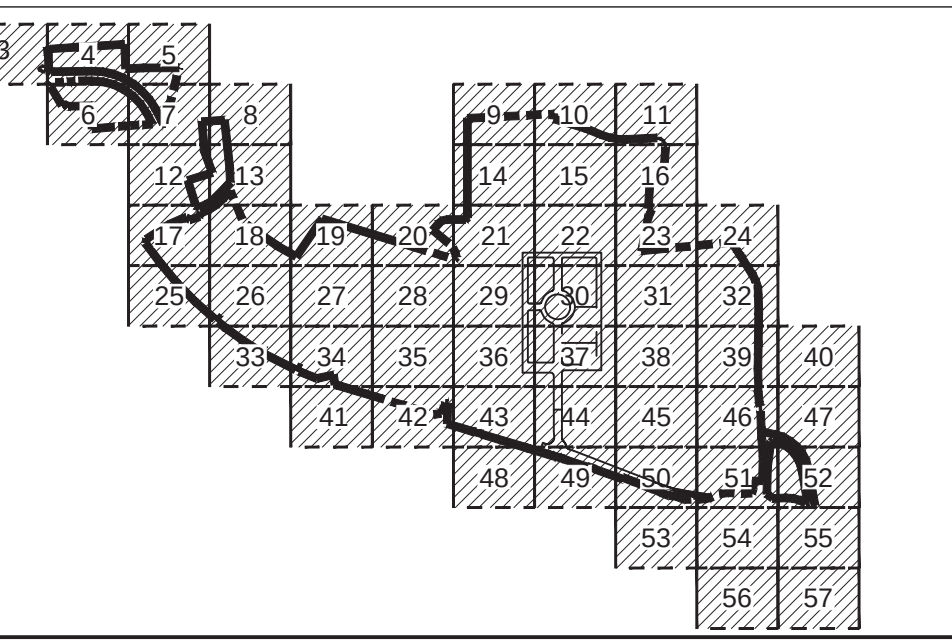
AS SHOWN

Unless otherwise noted

LOCATION MAP AND SHEET KEY

SCALE 1" = 300'

KEY PLAN



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. 3108, EXPIRATION DATE: OCTOBER 3, 2021.

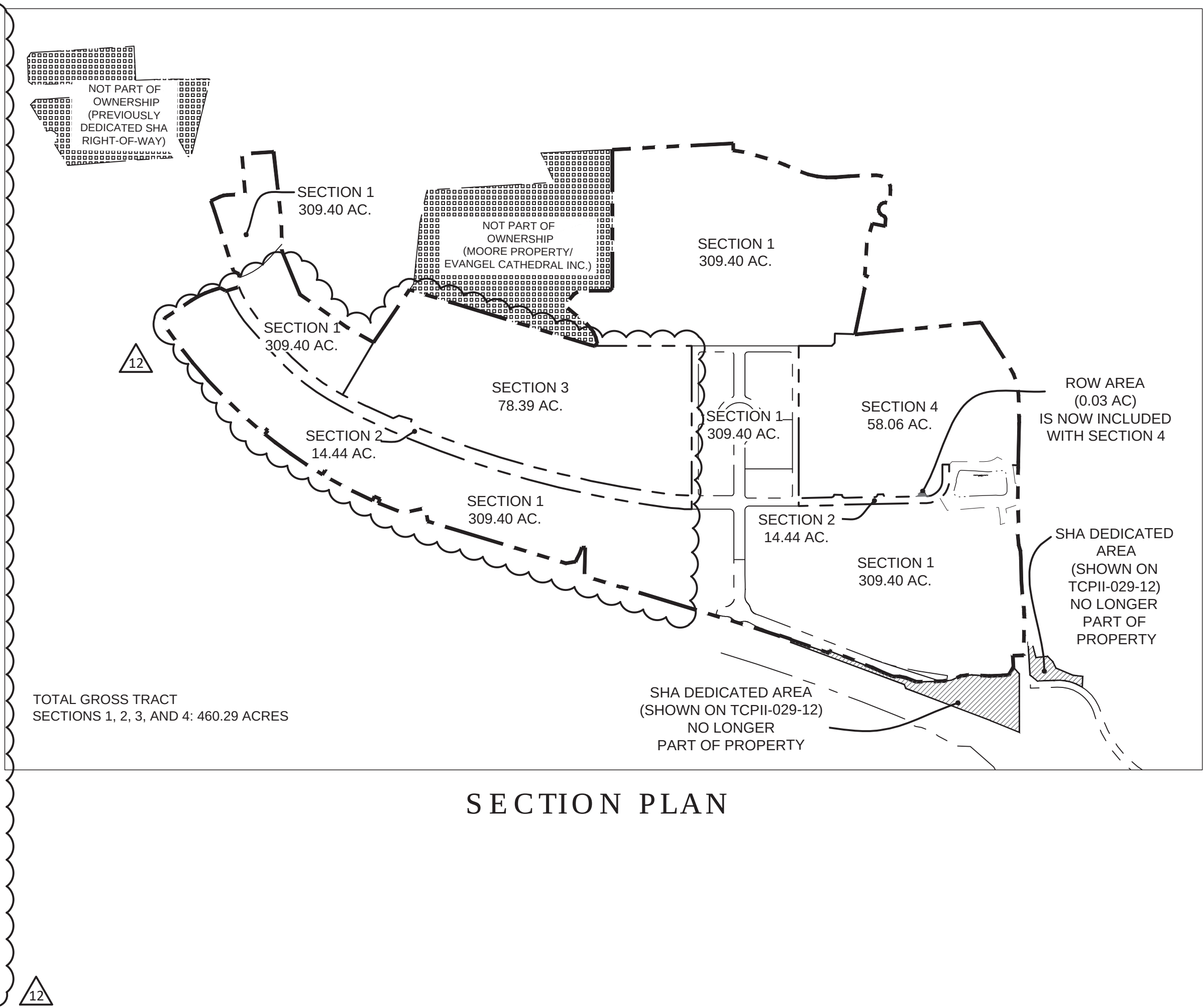
WOODLAND CONSERVATION SUMMARY TABLE						
PREVIOUSLY APPROVED TCP11-029-12- SECTION 1						
WOODLAND CLEARED (ACRES)	WOODLAND PRESERVATION (ACRES)	WOODLAND CLEARED IN FLOODPLAIN (ACRES)	WOODLAND RETAINED -ASSUMED CLEARED (ACRES)	WOODLAND CLEARED OFF-SITE (ACRES)	WOODLAND PRESERVED -NOT CREDITED (ACRES)	ON-SITE REFORESTATION (ACRES)
A1 [121.50]**	A [12.17]*	A [2.89]*	1 0.08	A 0.63	A 0.01	
A2 0.12	B [1.16]*	B [2.47]*	2 0.21	B 0.19	B 0.05	
AA 2.47	C [3.33]*	C [0.49]*	3 0.09	C [2.46]*	C 0.00	
BB 1.95	D [0.89]*	D [0.19]*	4 1.56	D 1.17		
CC 7.77	E [11.53]*	E 0.58				
DD 3.35	F [36.43]*					
EE 2.00	G [11.87]*					
FF 3.83	H [22.72]*					
GG 1.19	I [9.38]*					
ZZ 0.11	J [0.00]*					
AAA 0.15	K [0.30]*					
BBB 0.16	L [0.02]*					
CCC 0.60	M [1.10]*					
DDD 0.09	N 1.58					
EEE 0.06						
SUBTOTAL = 145.35 AC	SUBTOTAL = 116.64 AC	SUBTOTAL = 6.62 AC	SUBTOTAL = 1.94 AC	SUBTOTAL = 4.45 AC	SUBTOTAL = 0.06 AC	SUBTOTAL = 0.00 AC
PRESIDENTIAL PARKWAY- SECTION 2						
HH 0.28	P 0.00	F 0.26	5 0.00			
II [2.28]*	Q 0.00					
IJ [1.58]*	R 0.00					
KK 0.18						
LL 0.16						
MM 5.02						
NN 1.55						
OO 0.89						
PP 1.57						
SUBTOTAL = 13.92 AC	SUBTOTAL = 0.00 AC	SUBTOTAL = 0.26 AC	SUBTOTAL = 0.00 AC	SUBTOTAL = 0.00 AC	SUBTOTAL = 0.00 AC	SUBTOTAL = 0.00 AC
SNAPPER/WEST- SECTION 3						
QQ [1.81]*	S 0.17	G 0.42	6 0.15	E 1.05 ***	A 0.34	
RR 55.04	T 2.22		7 0.09			
SS 0.66	U 0.21					
TT 0.70						
UU 0.43						
VV 9.15						
WW 0.30						
SUBTOTAL = 68.09 AC	SUBTOTAL = 2.60 AC	SUBTOTAL = 0.42 AC	SUBTOTAL = 0.24 AC	SUBTOTAL = 1.05 AC	SUBTOTAL = 0.34 AC	SUBTOTAL = 0.00 AC
EAST- SECTION 4						
XX [11.88]*	V 0.45	8 1.14	F 2.11**	A 3.18		
YY 44.64						
SUBTOTAL = 56.52 AC	SUBTOTAL = 0.45 AC	SUBTOTAL = 0.00 AC	SUBTOTAL = 1.14 AC	SUBTOTAL = 2.11 AC	SUBTOTAL = 0.00 AC	SUBTOTAL = 3.18 AC
TOTAL = 283.88 AC	TOTAL = 119.69 AC	TOTAL = 7.30 AC	TOTAL = 3.32 AC	TOTAL = 7.61 AC	TOTAL = 0.40 AC	TOTAL = 3.18 AC

NOTE: [] * REVISED AREAS SHOWN PER PREVIOUSLY APPROVED TCP11-029-12-04.

** 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:	460.29					
3 Floodplain:	15.23					
4 Previously Dedicated Land:	0.00	0.00	0.00			
5 Net Tract (NTA):	445.06					
6 TCP11 or 2 Number:	11					
7 Property Description or Subdivision Name:	WESTPHALIA TOWN CENTER					
8 TCP1 Number:	2010	Ordinance? (Y/N)	N	Within FFA (Y/N)	Y	
9 Is this site subject to the 1989 Ordinance? (Y/N)						
10 Break-even Point (preservation acres):	34.26					
11 Acres of Net Tract clearing permitted via reforestation:	272.48					
SECTION II - Determining Woodland Conservation Requirements (Enter acres for each corresponding column)						
12 Existing Woodland on Net Tract (acres):	16.85					
13 Existing Woodland in Floodplain (acres):	16.85					
14 Woodland Conservation Threshold (NTA) =	18.00%					
15 Smaller of 10 or 12:	16.85					
16 Woodland above WCT:	16.85					
17 Plan Number: (This must be completed for each phase)						
18 Plan Phase or Name:	SECTION 1	SECTION 2	SECTION 3	SECTION 4		
19 TCP2 Number for this Phase or Section:	028-12-04	028-12-12	028-12-07	028-12-10		
20 Revision Number:	4					
21 Status:	APPROVED	APPROVED	APPROVED	APPROVED		
22 Approval Date:	10/23/2014	10/23/2014	10/23/2014	11/10/2020		
23 Total area in this application (acres):	16.85	14.44	78.39	58.06	0.00	460.29
24 Floodplain area in this application (acres):	16.85	14.44	78.39	58.06	0.00	460.29
25 Net Tract area in this application (acres):	292.55	14.18	76.11	57.95	0.00	460.79
26 Woodland on the Net Tract for this phase (acres):	16.85	14.44	78.39	58.06	0.00	192.74
27 Woodland in the Floodplain for this phase:	16.85	14.44	78.39	58.06	0.00	268.74
28 Woodland Cleared on Net Tract for this phase:	0.00	0.00	0.00	0.00	0.00	0.00
29 Woodland Cleared in Floodplain for this phase:	0.00	0.00	0.00	0.00	0.00	0.00
30 Off-site Woodland Clearing (1:1):	0.00	0.00	0.00	0.00	0.00	0.00
31 Off-site WCA being provided on this property (preservation):	0.00	0.00	0.00	0.00	0.00	0.00
32 Off-site WCA being provided on this property (afforestation):	0.00	0.00	0.00	0.00	0.00	0.00
33 Cumulative acres of Net Tract Woodland cleared:	145.35	159.27	227.31	268.83	0.00	6.00
34 Cumulative acres of Floodplain woodland cleared:	145.35	159.27	227.31	268.83	0.00	6.00
35 Smaller of 14 or 26:	0.00	0.00	0.00	0.00	0.00	0.00
36 Woodland Clearing below WCT:	0.00	0.00	0.00	0.00	0.00	0.00
37 Clearing below WCT (2:1 replacement requirement):	0.00	0.00	0.00	0.00	0.00	0.00
38 Replacement for clearing above the WCT (0.25: 1):	35.34	39.12	68.83	37.96	0.00	0.00
39 Replacement for clearing below the WCT (2:1):	0.00	0.00	0.00	0.00	0.00	0.00
40 Afforestation Required:	0.00	0.00	0.00	0.00	0.00	0.00
41 Cumulative Woodland Conservation Required:	113.54	117.29	186.14	192.80		
42 Woodland Preservation:	16.85	0.00	0.00	0.00	0.00	116.85
43 Afforestation/Reforestation:	0.00	0.00	0.00	0.00	0.00	0.00
44 Natural Regeneration:	0.00	0.00	0.00	0.00	0.00	0.00
45 Landscape Credits:	0.00	0.00	0.00	0.00	0.00	0.00
46 Specimen & Historic Tree (CRZ area):	0.00	0.00	0.00	0.00	0.00	0.00
47 Specimen & Historic Tree Credit:	0.00	0.00	0.00	0.00	0.00	0.00
48 Forest Enhancement Credit:	0.00	0.00	0.00	0.00	0.00	0.00
49 Forest Enhancement Credit (25% of enhancement area):	0.00	0.00	0.00	0.00	0.00	0.00
50 Street Tree Credit (Existing or 10-year canopy):	0.00	0.00	0.00	0.00	0.00	0.00
51 Area approved for fee-in-lieu:	0.00	0.00	0.00	0.00	0.00	0.00
52 Off-site Woodland Conservation Credits Required:	0.00	0.00	0.00	0.00	0.00	0.00
53 Off-site WCA (preservation) being provided on this property:	0.00	0.00	0.00	0.00	0.00	0.00
54 Off-site WCA (afforestation) being provided on this property:	0.00	0.00	0.00	0.00	0.00	0.00
55 Cumulative Woodland Conservation Provided:	116.84	122.29	187.14	192.80		116.85
56 Woodland saved on this phase but not counted:	1.54	0.00	0.63	0.65		3.82
57 Existing Net Tract Woodland in later phases:	142.82	128.90	57.83	4.03		
58 Requirement Status per Phase:						
Prepared by: Meredith Byer						
Qualifications: RLA, License #3180 (Expiration October 3, 2021)						



NOTE 1.
0.4 ACRES OF ADDITIONAL EXISTING WOODLAND ON THE NET TRACT (LINE 12) IS BASED ON NRI-094-2006-02 FROM TCP2-029-12-04.

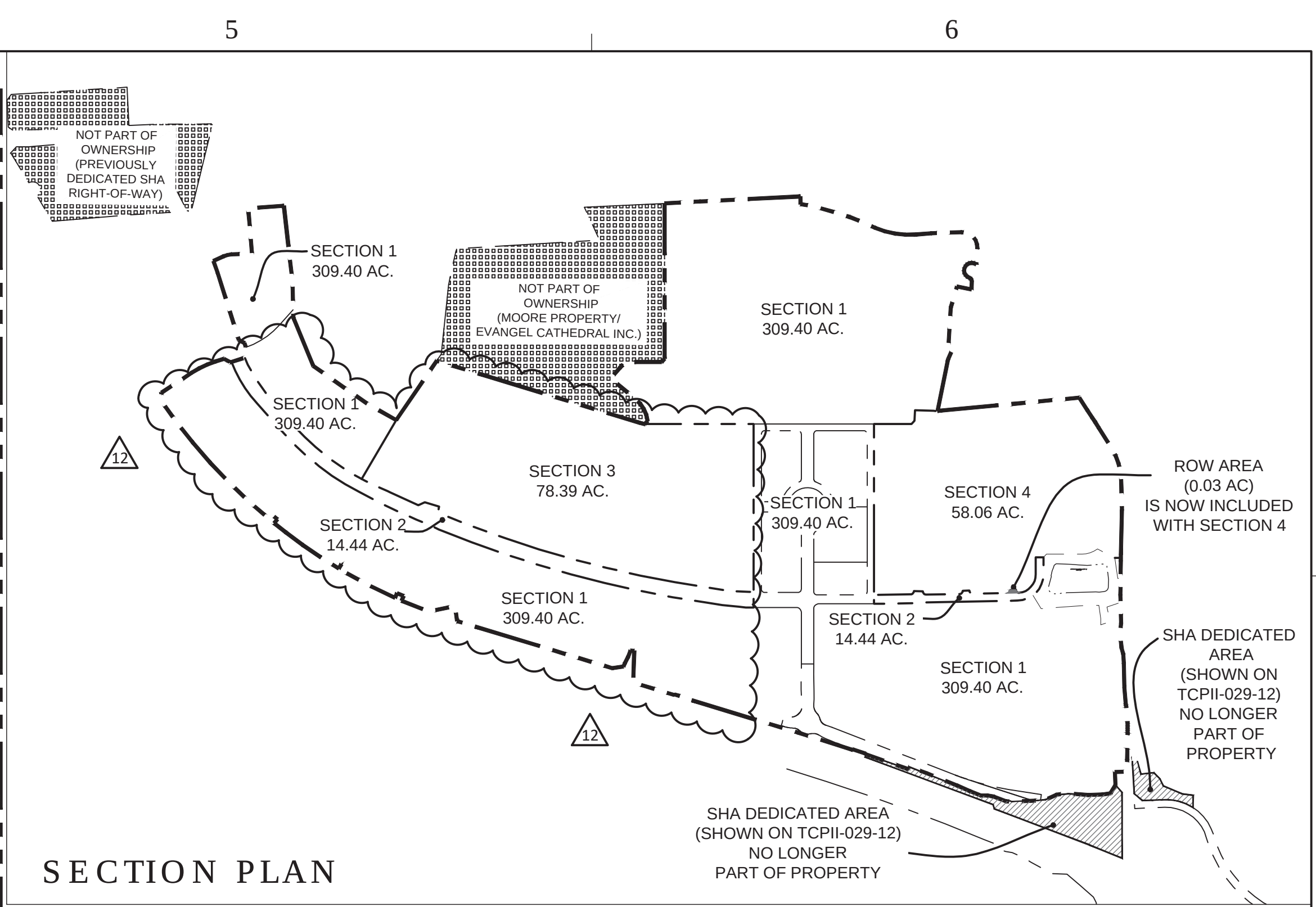
NOTE 2.
PRIOR TO OCTOBER 1, 2019 PER CB-29-2008.

NOTE 3.
ON AND AFTER OCTOBER 1, 2019, THE REQUIREMENTS OF ADOPTED SB234 NATURAL RESOURCES - STATE AND LOCAL FOREST CONSERVATION FUNDS SUPERSEDES LOCAL ORDINANCE WITH REGARDS TO THE USE OF FEE-IN-LIEU OF WOODLAND CONSERVATION.

NOTE 4.
SECTION 2 GROSS TRACT AREA WAS REVISED FROM 14.29 ACRES (AS SHOWN ON THE PREVIOUSLY APPROVED ROUGH GRADE TREE CONSERVATION PLAN) TO 14.44 ACRES DUE TO ADJUSTMENTS IN THE RIGHT-OF-WAY ON THE WEST PORTION OF PRESIDENTIAL PARKWAY. THE 0.15 ACREAGE DIFFERENCE HAS BEEN APPLIED TO SECTION 1 WHERE APPLICABLE.

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:	309.40					
3 Floodplain:	16.85					
4 Previously Dedicated Land:	0.00	0.00	0.00			
5 Net Tract (NTA):	292.55					
6 Property Description or Subdivision Name:	WESTPHALIA TOWN CENTER SECTION 1- (RESIDUAL)					
7 Current TCP Number:	TCP2-029-12 Rev # 6					
8 Previous TCP Number:	TCP2-029-12 Rev # 4					
Site subject to the 2010 Ordinance (Y or N)	N					
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	263.93		16.69			
12 Woodland Conservation Required for per TCP1 or TCP2	42.58%	124.58				
13 Area of Woodland Cleared per previous TCP1 or TCP2		139.39	10.49			
14 Area of Woodland Cleared per current TCP2		147.27	11.07			
15 Area of Woodland above WCT not cleared by previous TCP1 or TCP2		139.39				
16 Additional Woodland Cleared by current TCP2		7.88	0.58			
17 Does the TCP1 show 2:1 replacement?	Y					
18 Clearing above WCT (1/4:1 Replacement)	7.88	Replacement required =	1.97			
19 Clearing below WCT (2:1 Replacement)	0.00	Replacement required =	0.00			
20 Total Woodland Conservation Required:		125.16				
SECTION III-Meeting the Requirement (Enter acres in corresponding column)						
21 Woodland Conservation Provided:	(acres)					
22 Woodland Preservation	116.64					
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	8.52					
28 Off-site Mitigation provided on this property	0.00					
29 Total Woodland Conservation Provided	125.16					
29 Area of net tract woodland not cleared	116.66 acres					
30 Woodland retained not part of requirements:	0.02 acres					
31 Prepared by: Meredith Byer		Date: 11/16/2020				
32 Qualifications: RLA, License #3180 (Expiration October 3, 2021)						

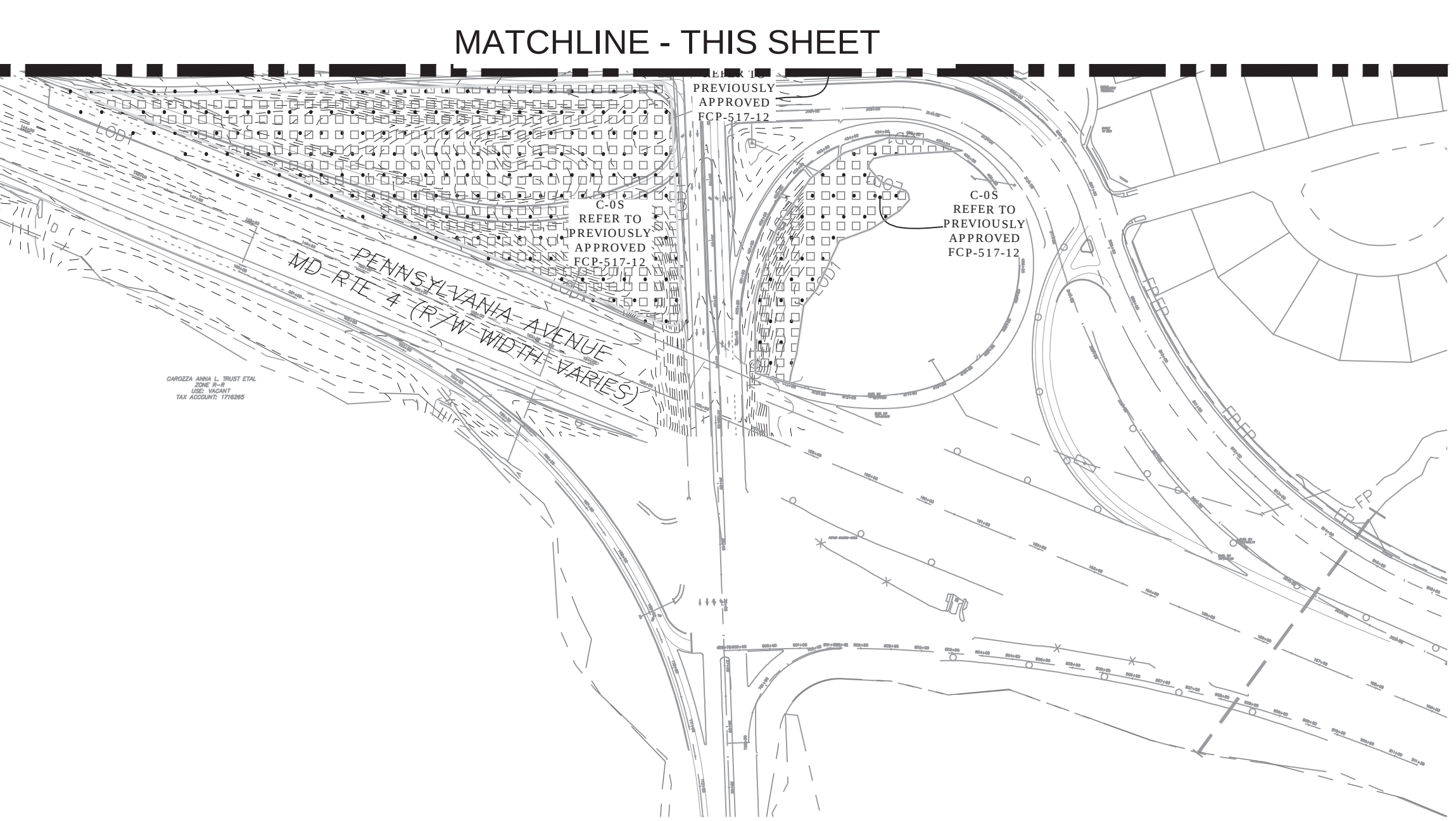
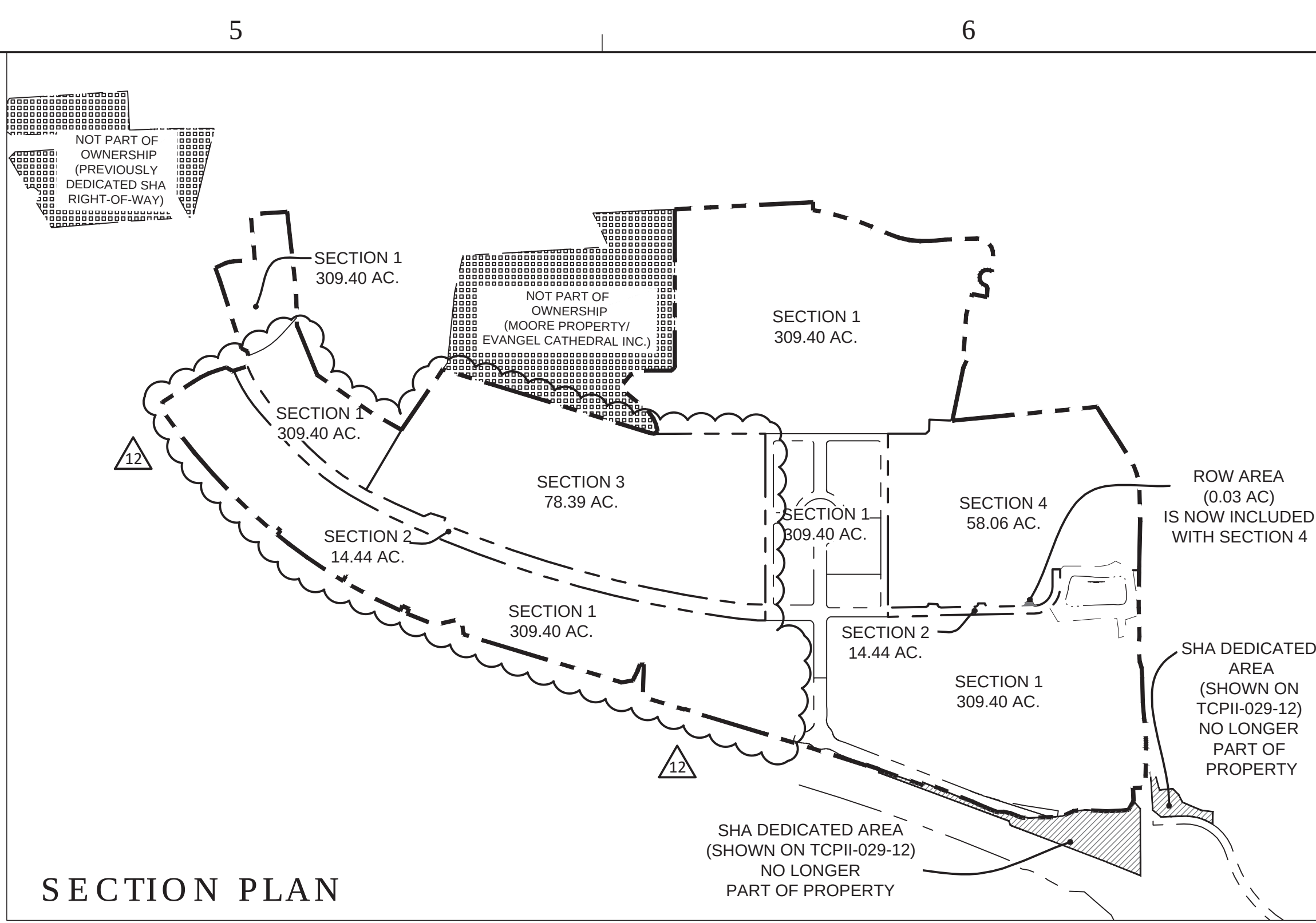
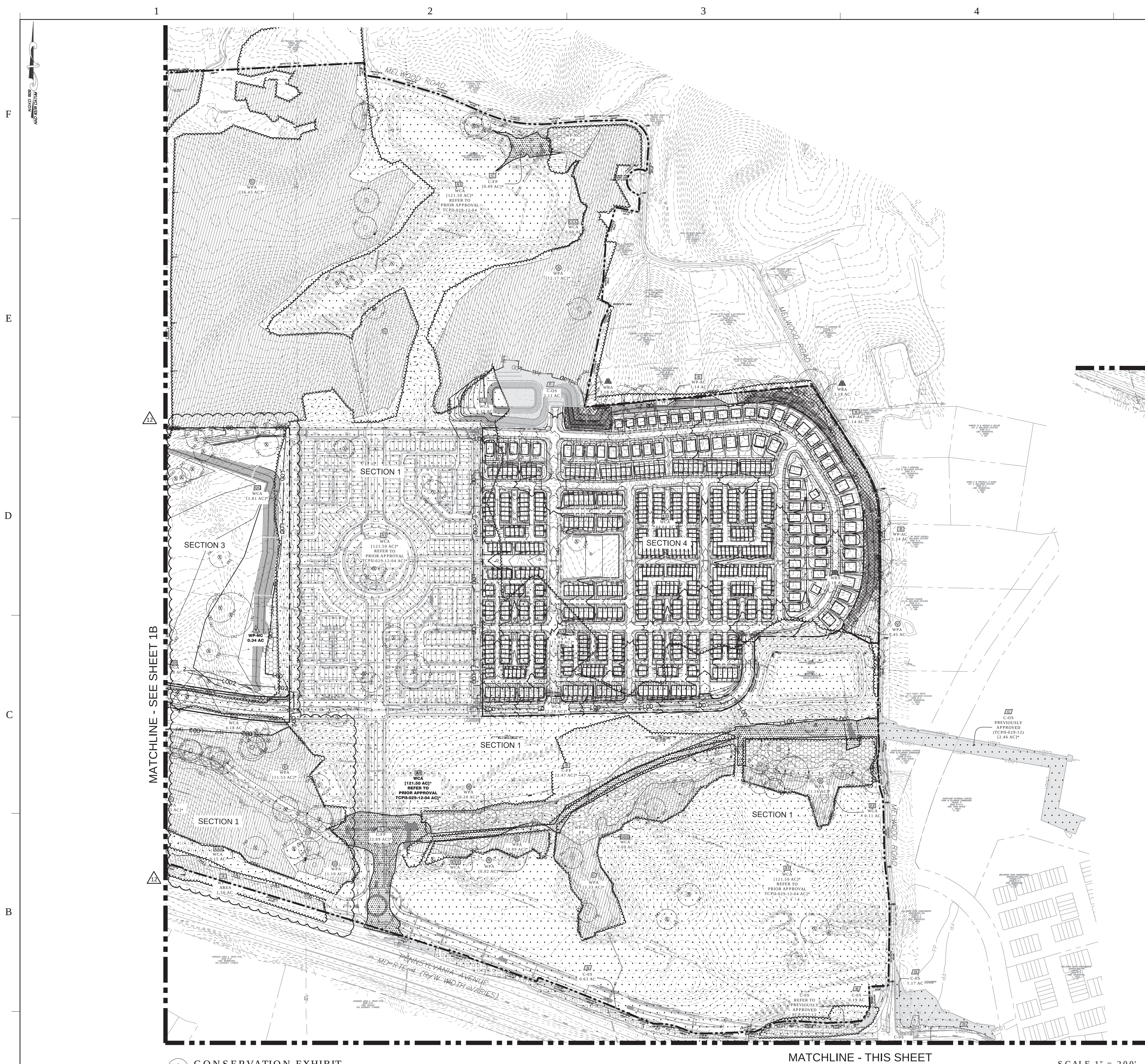
Individual TCP2 with Previously Approved TCP1 or TCP2 Woodland Conservation Worksheet for Prince George's County						
SECTION I -- Establishing Site Information (Enter acres for each zone)						
1 Zone:	M-X-T					
2 Gross Tract:	14.44					
3 Floodplain:	0.26					
4 Previously Dedicated Land:	0.00					
5 Net Tract (NTA):	14.18	0.00	0.00			
6 Property Description or Subdivision Name:	WESTPHALIA SECTION 2- PRESIDENTIAL PARKWAY					
7 Current TCP Number:	TCP2-029-12	Rev #	12			
8 Previous TCP Number:	TCP2-029-12	Rev #	9	(FG Approval, East Ext.)		
Site subject to the 2010 Ordinance (Y or N)	N					
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		13.92		0.26		
12 Woodland Conservation Required for per TCP1 or TCP2	41.18%	5.84				
13 Area of Woodland Cleared per previous TCP1 or TCP2		12.29		0.00		
14 Area of Woodland Cleared per current TCP2		13.92		0.26		
15 Area of Woodland above WCT not cleared by previous TCP1 or TCP2		12.29				
16 Additional Woodland Cleared by current TCP2		1.63		0.26		
17 Does the TCP1 show 2:1 replacement?	Y					
18 Clearing above WCT (1/4:1 Replacement)		1.63	Replacement required =		0.41	
19 Clearing below WCT (2:1 Replacement)		0.00	Replacement required =		0.00	
20 Total Woodland Conservation Required :			5.84			
SECTION III--Meeting the Requirement (Enter acres in corresponding column)						
21 Woodland Conservation Provided:		(acres)				
22 Woodland Preservation		0.00				
23 Reforestation / Afforestation		0.00	Bond amount:	\$	-	
24 Natural Regeneration		0.00				
25 Landscape Credits		0.00				
26 Area approved for fee-in-lieu (Previously approved RG TCP2-029-06)		3.59	Fee amount:		\$46,914.12	
27 Credits Received for Off-site Mitigation on another property		2.25				
28 Off-site Mitigation provided on this property		0.00				
29 Total Woodland Conservation Provided			5.84			
29 Area of net tract woodland not cleared		0.00 acres				
30 Woodland retained not part of requirements:		0.00 acres				
31 Prepared by:	Meredith			Date:	11/16/2020	
32 Qualifications:	RLA, License #3180 (Expiration October 3, 2021)					



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 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
(CPII)
WOODLAND CLEARED OFF SITE (PPE,
(WOULD-Y APPROVED TCPII-029-12 C-OS)
REFORESTATION AREA
(WRA)
WOODLAND PRESERVED-NOT CREDITED
(WP-NC)
NOT PART OF OWNERSHIP
(SHA AND MOORE PROPERTIES)
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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 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 (W-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
(SHA AND MOORE PROPERTIES)
EXISTING STORM DRAIN

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION**

APPLICATION NAME: WESTPHALIA TOWN CENTER
(PRESIDENTIAL PARKWAY)

APPLICATION NO.: DSP-12017-02

TCPII NO.: TCPII-029-12

SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH PLANNING DIRECTOR
APPROVAL DATED JANUARY 11, 2021

SIGNATURE APPROVAL DATE:
Jill Kosack
Date: 2021.01.11
09:14:47 -05'00'

Digitally signed by
Jill Kosack
Date: 2021.01.11
09:14:47 -05'00'

AUTHORIZED SIGNATURE

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 KATINA SHOULARS	09/12/19	N/A	SECTION 2 / RG
07 KATINA SHOULARS	09/12/19	N/A	SECTION 3 / RG
08 KATINA SHOULARS	09/12/19	N/A	SECTION 4 / RG
09 KIM FINCH	05/20/20	DSP-12017-01	SECTION 4 / RG
10 KIM FINCH	11/10/20	DSP-19009	SECTION 4 / RG
11 PENDING	PENDING	N/A	SECTION 5 / RG
12 Kim C. Finch	1/06/2021	DSP-12017-02	SECTION 5 / RG

WESTPHALIA CENTER

PRINCE GEORGE'S COUNTY
MARYLAND

**TYPE II TREE
CONSERVATION PLAN FG
CONSERVATION EXHIBIT**

Dewberry

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

PROJECT NO. 50077436

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.

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

DRAWN BY	PMS	OWNER/APPLICANT	CONTACT
APPROVED BY	MLB	WALTON DEVELOPMENT AND MANAGEMENT	MIKE MILLER
CHECKED BY	DS	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: C3D3-4.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

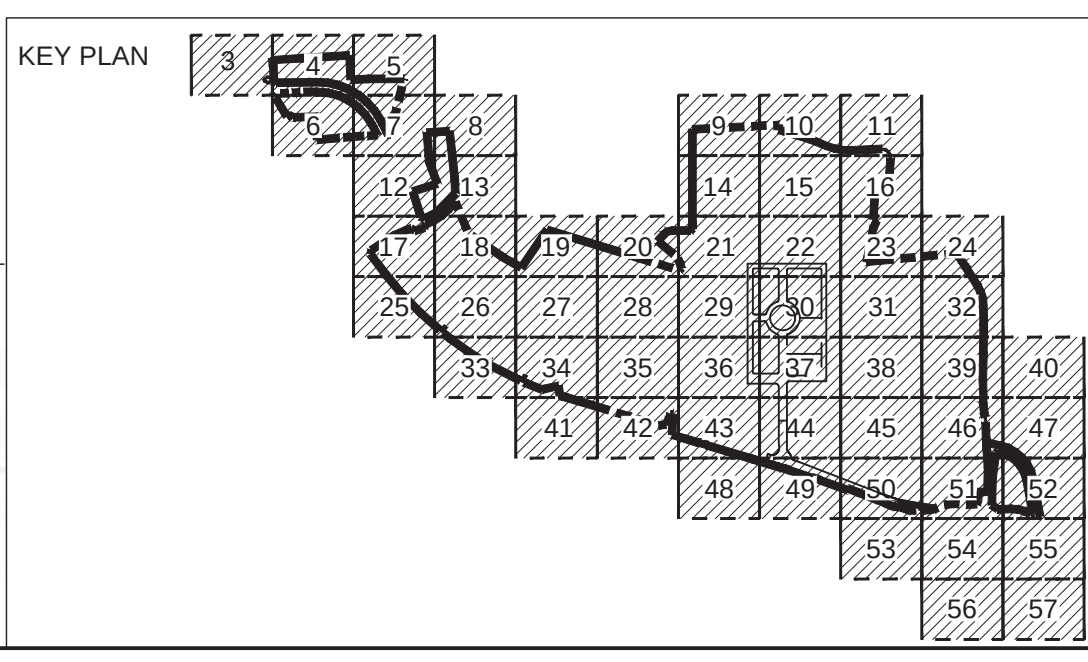
SCALE(S)
AS SHOWN
Unless otherwise noted

NO.	DESCRIPTION	DATE	BY
12	Infrastructure for Presidential Parkway West	11/2020	MLB

SEAL

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A
FULLY REGISTERED LANDSCAPE ARCHITECT
UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NO. 3106.
EXPIRATION DATE: OCTOBER 3, 2021.

12/24/2020



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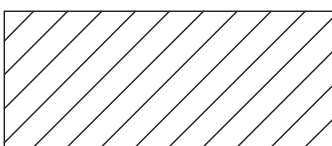
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SPECIMEN TREE TABLE 1

Tree No.	Common Name	Latin Name	Diameter at Breast Height (DBH)	Condition Rating	Condition	Comments	Disposition	Preservation Comments	Tree No.	Common Name	Latin Name	Diameter at Breast Height (DBH)	Condition Rating	Condition	Comments	Disposition	Preservation Comments
1	Red Maple	Acer rubrum	32			Removed	Not visible		72	Red Maple	Acer rubrum	32			Removed	Not visible	
2	Red Maple	Acer rubrum	32			Removed	Not visible		73	Yellow Poplar	Liriodendron tulipifera	39	72	Fair	Removed	Not visible	
3	Red Maple	Acer rubrum	39			Removed	Not visible		74	Yellow Poplar	Liriodendron tulipifera	39	84	Good	Trunk & top damage, decay, poor branching	Remove	
4	Yellow Poplar	Liriodendron tulipifera	43	84	Good	Trunk & top damage, decay, poor branching, dieback	Save	Root, prune, and fertilize	75	Yellow Poplar	Liriodendron tulipifera	32			Removed	Not visible	
5	Yellow Poplar	Liriodendron tulipifera	32			Removed	Not visible		76	Yellow Poplar	Liriodendron tulipifera	39			Removed	Not visible	
6	White Oak	Quercus alba	32			Removed	Not visible		77	Yellow Poplar	Liriodendron tulipifera	38			Removed	Not visible	
7	Yellow Poplar	Liriodendron tulipifera	42			Removed	Not visible		78	Red Maple	Acer rubrum	38			Removed	Not visible	
8	Red Maple	Acer rubrum	37			Removed	Not visible		79	Red Maple	Acer rubrum	30			Removed	Not visible	
9	Yellow Poplar	Liriodendron tulipifera	40	47	Poor	Root, trunk & top damage, decay, cavities, dieback, poor branching	Save	Root, prune, and fertilize	80	Yellow Poplar	Liriodendron tulipifera	32			Removed	Not visible	
10	Red Maple	Acer rubrum	37	72	Fair	Trunk & top damage, decay, poor branching, dieback, species corrected	Save	Root, prune, and fertilize	81	Beech	Fagus grandifolia	22			Removed	Not visible	
11	Yellow Poplar	Liriodendron tulipifera	33			Off-site Moore Property	Not part of this revision		82	Sycamore	Platanus occidentalis	36			Removed	Not visible	
12	Yellow Poplar	Liriodendron tulipifera	39			Off-site Moore Property	Not part of this revision		83	Red Maple	Acer rubrum	35			Removed	Not visible	
13	Yellow Poplar	Liriodendron tulipifera	36			Off-site Moore Property	Not part of this revision		84	Red Maple	Acer rubrum	42	66	Poor	Root, trunk & top damage, decay, dieback, poor branching	Save	
14	Yellow Poplar	Liriodendron tulipifera	44			Off-site Moore Property	Not part of this revision		85	Red Maple	Acer rubrum	36			Not Found	Not visible	
15	Yellow Poplar	Liriodendron tulipifera	31			Off-site Moore Property	Not part of this revision		86	Yellow Poplar	Liriodendron tulipifera	38			Not Found	Not visible	
16	Southern Red Oak	Quercus falcata	47			Off-site Moore Property	Not part of this revision		87	Yellow Poplar	Liriodendron tulipifera	31	84	Good	Top damage, decay, poor branching	Save	
17	Southern Red Oak	Quercus falcata	30			Off-site Moore Property	Not part of this revision		88	Yellow Poplar	Liriodendron tulipifera	39	78	Fair	Trunk & top damage, decay, poor branching	Remove	
18	Yellow Poplar	Liriodendron tulipifera	33			Off-site Moore Property	Not part of this revision		89	Yellow Poplar	Liriodendron tulipifera	34	59	Poor	Root, trunk & top damage, decay, cavities, dieback	Remove	
19	Red Maple	Acer rubrum	42			Off-site Moore Property	Not part of this revision		90	Yellow Poplar	Liriodendron tulipifera	46	84	Good	Trunk & top damage, decay, poor branching	Remove	
20	Yellow Poplar	Liriodendron tulipifera	31			Off-site Moore Property	Not part of this revision		91	Red Maple	Acer rubrum	32			Removed	Not visible	
21	Yellow Poplar	Liriodendron tulipifera	31			Off-site Moore Property	Not part of this revision		92	Red Maple	Acer rubrum	33			Removed	Not visible	
22	Yellow Poplar	Liriodendron tulipifera	39	47	Poor	Root, trunk & top damage, decay, cavities, dieback, poor branching	Remove		93	Sycamore	Platanus occidentalis	45	84	Good	Trunk & top damage, decay, dieback	Remove	
23	Southern Red Oak	Quercus falcata	34			Dead	Remove		94	Red Maple	Acer rubrum	37	66	Poor	Root, trunk & top damage, decay, dieback, poor branching	Save	
24	Yellow Poplar	Liriodendron tulipifera	39	72	Fair	Root, trunk & top damage, decay, cavities, dieback, poor branching	Remove		95	Yellow Poplar	Liriodendron tulipifera	33	84	Good	Root & top damage, decay, poor branching	Save	
25	Sweetgum	Liquidambar styraciflua	34			Removed	Not visible		96	Yellow Poplar	Liriodendron tulipifera	38	78	Fair	Trunk & top damage, decay, poor branching	Save	
26	Southern Red Oak	Quercus falcata	41			Removed	Not visible		97	Red Maple	Acer rubrum	33	84	Good	Trunk & top damage, decay, dieback, species corrected	Save	
27	Yellow Poplar	Liriodendron tulipifera	44	72	Fair	Trunk & top damage, decay, dieback, poor branching	Save		98	Southern Red Oak	Quercus falcata	39	66	Poor	Root, trunk & top damage, decay, dieback, poor branching	Save	
28	White Oak	Quercus alba	34	91	Excellent	Top damage, decay, dieback	Remove	Located in Section 4	99	Red Maple	Acer rubrum	37	78	Fair	Root, trunk & top damage, decay, dieback, poor branching	Save	
29	Southern Red Oak	Quercus falcata	34	91	Excellent	Root, trunk & top damage, decay, cavities, dieback, poor branching	Remove	Located in Section 4	100	Sweetgum	Liquidambar styraciflua	35	72	Fair	Trunk & top damage, decay, dieback, species corrected	Remove	
30	Yellow Poplar	Liriodendron tulipifera	51	59	Poor	Trunk & top damage, decay, cavities, dieback, poor branching	Remove	Located in Section 4	101	Sweetgum	Liquidambar styraciflua	38	72	Fair	Trunk & top damage, decay, dieback, poor branching	Remove	
31	Southern Red Oak	Quercus falcata	38			Removed	Not visible		102	Silver Maple	Acer saccharinum	48	59	Poor	Root, trunk & top damage, decay, dieback, poor branching, V-fork, many vines	Save	
32	Yellow Poplar	Liriodendron tulipifera	34	63	Poor	Trunk & top damage, decay, cavities, poor branching, dieback	Remove	Located in Section 4	103	Silver Maple	Acer saccharinum	75			Dead	Remove	
33	White Oak	Quercus alba	34			Removed	Not visible		104	Silver Maple	Acer saccharinum	46			Removed	Not visible	
34	Beech	Fagus grandifolia	39	91	Excellent	Top damage, dieback, needs pruning	Remove	Located in Section 4	105	Yellow Poplar	Liriodendron tulipifera	33	49	Poor	Root, trunk & top damage, decay, cavities, poor branching, dieback	Remove	
35	Hickory	Carpa sp.	38	78	Fair	Trunk & top damage, decay, dieback	Remove	Located in Section 4	106	Yellow Poplar	Liriodendron tulipifera	38			Removed	Not visible	
36	Yellow Poplar	Liriodendron tulipifera	32	84	Good	Root & top damage, decay, dieback, needs pruning	Remove	Located in Section 4	107	Yellow Poplar	Liriodendron tulipifera	38	72	Fair	Root, trunk & top damage, decay, cavities, poor branching, dieback	Save	
37	Yellow Poplar	Liriodendron tulipifera	42	41	Poor	Root, trunk & top damage, decay, cavities, poor branching, dieback	Remove	Located in Section 4	108	White Oak	Quercus alba	37	78	Fair	Trunk & top damage, decay, dieback, poor branching	Save	
38	Beech	Fagus grandifolia	36	84	Good	Trunk & top damage, decay, included bark, dieback	Remove	Located in Section 4	109	Yellow Poplar	Liriodendron tulipifera	35	84	Good	Trunk & top damage, decay, dieback, poor branching	Remove	
39	Yellow Poplar	Liriodendron tulipifera	39	84	Good	Top damage, dieback, needs pruning	Remove	Located in Section 4	110	Yellow Poplar	Liriodendron tulipifera	33	84	Good	Trunk & top damage, decay, dieback, poor branching	Save	
40	Southern Red Oak	Quercus falcata	35	84	Good	Trunk & top damage, decay, included bark, dieback	Remove	Located in Section 4	111	Sweetgum	Liquidambar styraciflua	30			Not Found	Not visible	
41	Yellow Poplar	Liriodendron tulipifera	39			Dead	Remove		112	Beech	Fagus grandifolia	38			Removed	Not visible	
42	Sycamore	Platanus occidentalis	42	53	Poor	Root, trunk & top damage, decay, cavities, poor branching, dieback	Save		113	Yellow Poplar	Liriodendron tulipifera	39	53	Poor	Root, trunk & top damage, decay, cavity, dieback, poor branching	Save	
43	Yellow Poplar	Liriodendron tulipifera	58	78	Fair	Trunk & top damage, decay, poor branching, dieback	Remove		114	Red Maple	Acer rubrum	40	47	Poor	Root, trunk & top damage, decay, cavity, dieback, poor branching	Save	
44	Yellow Poplar	Liriodendron tulipifera	38	91	Excellent	Top damage, decay, poor branching, needs pruning	Save	Root, prune, and fertilize	115	Sweetgum	Liquidambar styraciflua	31	47	Poor	Root, trunk & top damage, decay, cavity, dieback, poor branching	Save	
45	Yellow Poplar	Liriodendron tulipifera	63	72	Fair	Trunk & top damage, decay, poor branching, dieback, V-fork (S)	Remove	Located in Section 4	116	Yellow Poplar	Liriodendron tulipifera	33	91	Excellent	Top damage, decay, poor branching	Save	
46	Yellow Poplar	Liriodendron tulipifera	41	69	Poor	Trunk & top damage, decay, poor branching, dieback	Remove	Located in Section 4	117	Yellow Poplar	Liriodendron tulipifera	39	84	Good	Trunk & top damage, decay, dieback, poor branching	Save	
47	Sycamore	Platanus occidentalis	43	78	Fair	Trunk & top damage, decay, poor branching, dieback	Remove	Located in Section 4	118	Yellow Poplar	Liriodendron tulipifera	33	91	Excellent	Top damage, decay, poor branching	Save	
48	Yellow Poplar	Liriodendron tulipifera	36			Dead	Remove	Located in Section 4	119	Yellow Poplar	Liriodendron tulipifera	39	84	Good	Top damage, decay, poor branching	Save	
49	Yellow Poplar	Liriodendron tulipifera	34			Dead	Remove	Located in Section 4	120	Yellow Poplar	Liriodendron tulipifera	36	84	Good	Trunk & top damage, decay, dieback, poor branching	Save	
50	White Oak	Quercus alba	39			Removed	Not visible		121	Yellow Poplar	Liriodendron tulipifera	34	84	Good	Trunk & top damage, decay, dieback, poor branching	Save	
51	Southern Red Oak	Quercus falcata	36			Removed	Not visible		122	Yellow Poplar	Liriodendron tulipifera	39			Not Found	Not visible	
52	Beech	Fagus grandifolia	42			Not Found	Not visible		123	Silver Maple	Acer saccharinum	42	78	Fair	Root, trunk & top damage, decay, dieback, poor branching, vines	Save	
53	Yellow Poplar	Liriodendron tulipifera	38			Removed	Not visible		124	Yellow Poplar	Liriodendron tulipifera	33	72	Fair	Root, trunk & top damage, decay, dieback, poor branching, included bark	Save	
54	Beech	Fagus grandifolia	54	53	Poor	Root, trunk & top damage, decay, cavities, vines, poor branching, dieback	Save	Root, prune, and fertilize	125	Yellow Poplar	Liriodendron tulipifera	39			Dead	Remove	
55	Beech	Fagus grandifolia	33	78	Fair	Trunk & top damage, decay, included bark, dieback	Save	Root, prune, and fertilize	126	Yellow Poplar	Liriodendron tulipifera	44	86	Poor	Root, trunk & top damage, decay, dieback, poor branching	Remove	
56	Beech	Fagus grandifolia	33	84	Good	Trunk & top damage, decay, included bark, dieback	Save	Root, prune, and fertilize	127	Yellow Poplar	Liriodendron tulipifera	32	84	Good	Trunk & top damage, decay, dieback, poor branching	Save	
57	Yellow Poplar	Liriodendron tulipifera	31			Not Found	Not visible		128	Yellow Poplar	Liriodendron tulipifera	33			Not Found	Not visible	
58	Beech	Fagus grandifolia	37			Removed	Not visible		129	Yellow Poplar	Liriodendron tulipifera	39	84	Good	Trunk & top damage, decay, dieback, poor branching	Save	
59	Beech	Fagus grandifolia	35			Removed	Not visible		130	Yellow Poplar	Liriodendron tulipifera	44	84	Good	Trunk & top damage, decay, dieback, poor branching	Save	
60	Beech	Fagus grandifolia	31	72	Fair	Root, trunk & top damage, decay, cavities, poor branching, dieback	Save	Root, prune, and fertilize	131	Yellow Poplar	Liriodendron tulipifera	44	84	Good	Trunk & top damage, decay, dieback, poor branching	Save	
61	Beech	Fagus grandifolia	34	78	Fair	Trunk & top damage, decay, included bark, dieback	Save	Root, prune, and fertilize	132	Yellow Poplar	Liriodendron tulipifera	54	78	Fair	Trunk & top damage, decay, dieback, poor branching	Save	
62	Yellow Poplar	Liriodendron tulipifera	39	69	Poor	Root, trunk & top damage, decay, poor branching, dieback	Remove	Root, prune, and fertilize	133	Yellow Poplar	Liriodendron tulipifera	48	59	Poor	Root, trunk & top damage, decay, dieback, poor branching	Save	
63	Yellow Poplar	Liriodendron tulipifera	35			Removed	Not visible		134	Yellow Poplar	Liriodendron tulipifera	33			Removed	Not visible	
64	Red Maple	Acer rubrum	35	66	Poor	Root, trunk & top damage, decay, dieback, included bark, poor branching	Save	Root, prune, and fertilize	135	Yellow Poplar	Liriodendron tulipifera	31	78	Fair	Root, trunk & top damage, decay, dieback, poor branching	Save	
65	Red Maple	Acer rubrum	35	56	Poor	Root, trunk & top damage, decay, dieback, included bark, poor branching	Save	Root, prune, and fertilize	136	Yellow Poplar	Liriodendron tulipifera	32	78	Fair	Root, trunk & top damage, decay, dieback, poor branching	Save	
66	Red Maple	Acer rubrum	35			Removed	Not visible		137	Red Maple	Acer rubrum	61	59	Poor	Root, trunk & top damage, decay, dieback, poor branching	Save	
67	Red Maple	Acer rubrum	39	59	Poor	Root, trunk & top damage, decay, dieback, included bark, poor branching	Save	Root, prune, and fertilize	138	Yellow Poplar	Liriodendron tulipifera	32			Not Found	Not visible	
68	Red Maple	Acer rubrum	37			Removed	Not visible		139	Yellow Poplar	Liriodendron tulipifera	36	91	Excellent	Top damage, decay, poor branching	Save	
69	Red Maple	Acer rubrum	46	72	Fair	Root, trunk & top damage, decay, dieback, included bark, poor branching	Save	Root, prune, and fertilize	140	Yellow Poplar	Liriodendron tulipifera	40	91	Excellent	Top damage, decay, poor branching - previously shown as 54' but nothing that size in vicinity	Save	
70	Red Maple	Acer rubrum	35	72	Fair	Root, trunk & top damage, decay, dieback, included bark, poor branching	Save	Root, prune, and fertilize	141	Sycamore	Platanus occidentalis	37	84	Fair	Decay	N/A	N/A

LEGEND:



SPECIMEN TREES FROM ORIGINAL NRI WHICH ARE EITHER DEAD, NOT FOUND OR HAVE BEEN REMOVED AS PER THE FIELD VISIT BY JM FORESTRY SERVICES, LLC DATED FEBRUARY 21, 2019

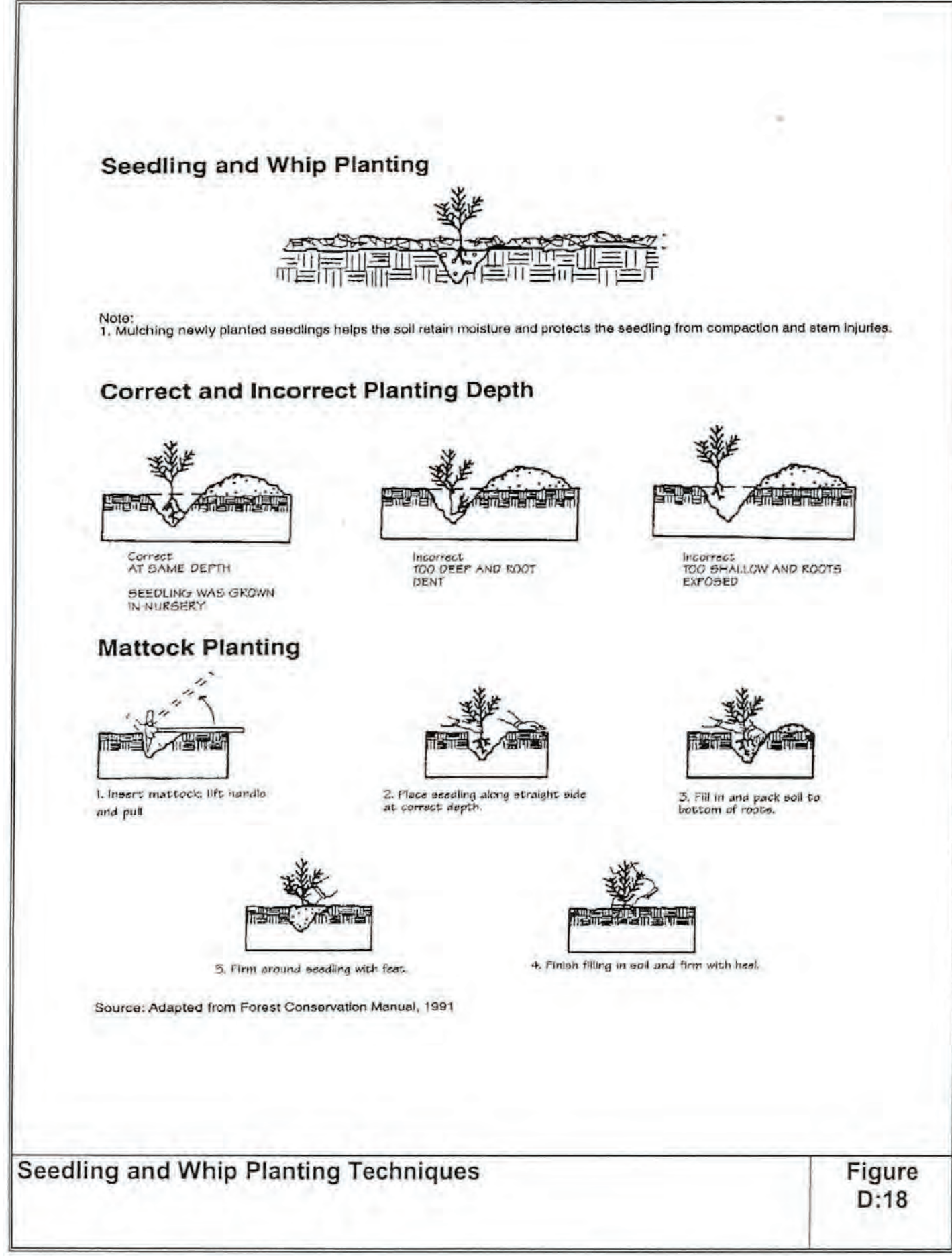
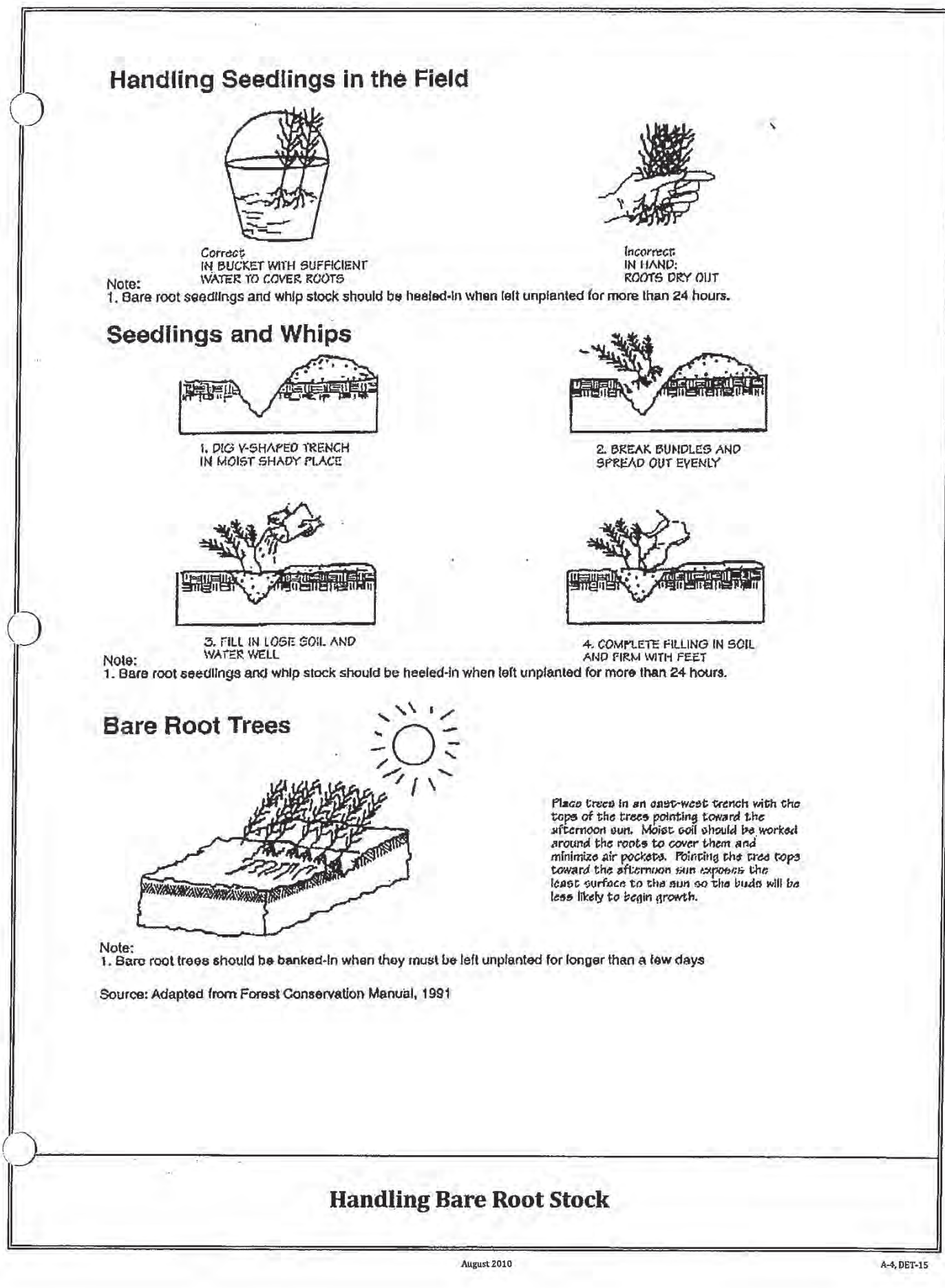
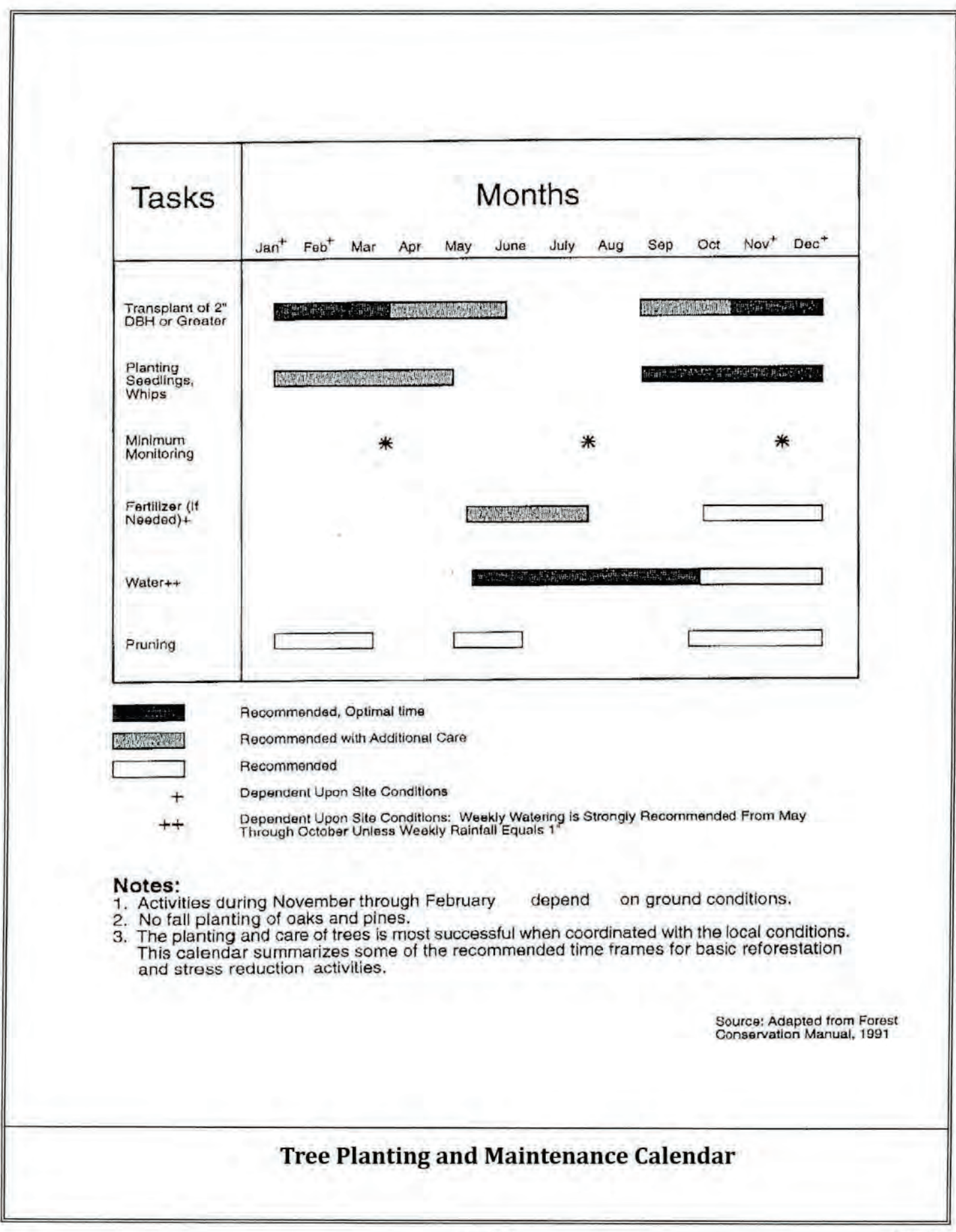
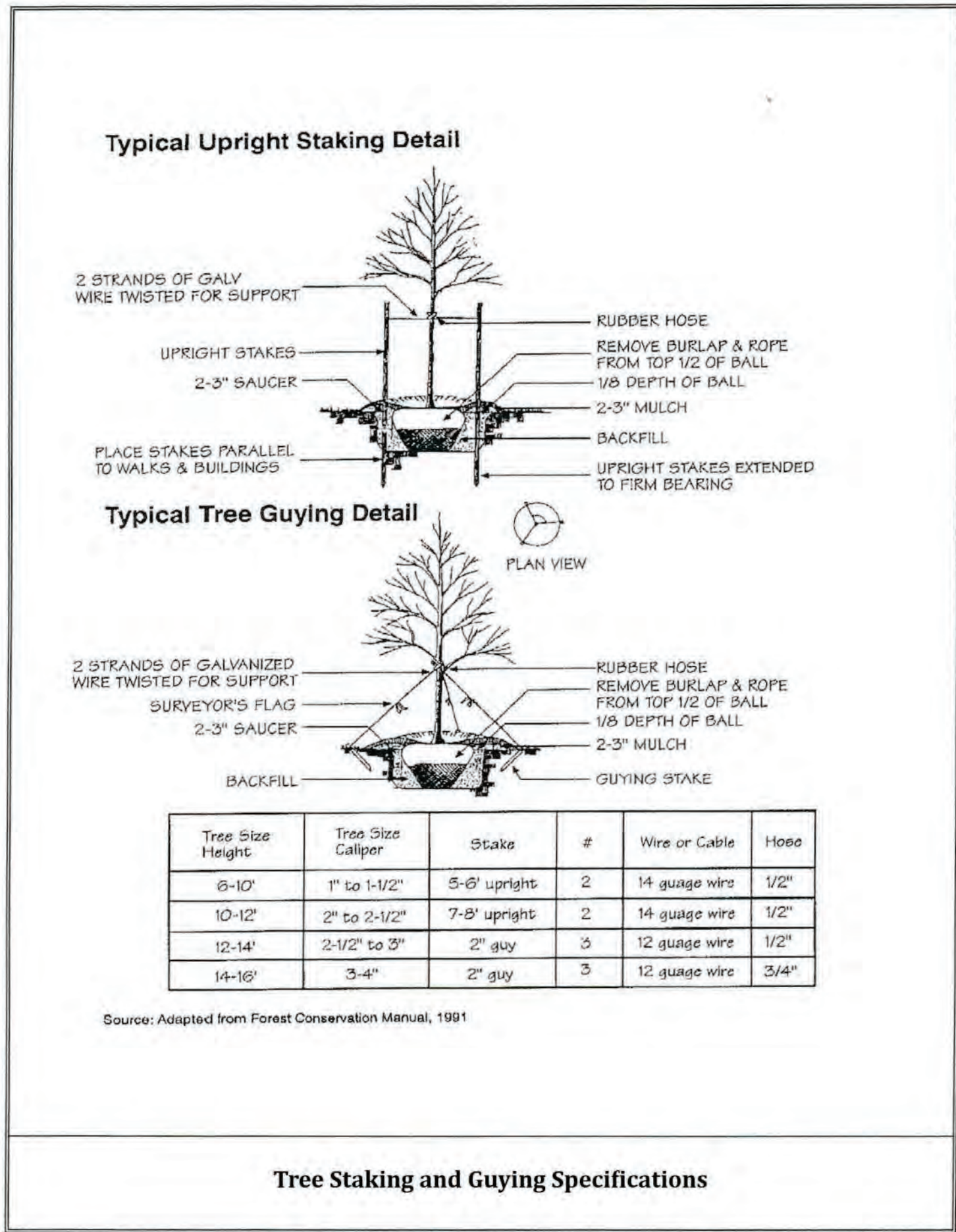
SPECIMEN TREES WHICH ARE SHOWN ON THE SPECIMEN TREE TABLES BUT WHICH ARE NO LONGER PART OF THE SUBJECT NRI APPLICATION (MOORE PROPERTY AND SHIA OWNERSHIP)

TAKEN FROM WESTPHALIA DETAILED FOREST STAND DELINEATION PREPARED BY JM FORESTRY SERVICES, LLC DATED FEBRUARY 21, 2019. NOTE: *REMOVED (TREES THAT ARE NO LONGER VISIBLE ON SITE).

SPECIMEN TREE TABLE 2 (ADDITIONAL TREES ADDED PER UPDATED NRI)

Tree No.	Common Name	Latin Name	Diameter at Breast Height (DBH)	Condition Rating	Condition	Comments	Disposition	Preservation Comments
200	Southern Red Oak	Quercus falcata	35	52	Poor	Root, trunk and top damage, decay, cavity, dieback, poor branching	Remove	Root, prune and fertilize
202	Yellow Poplar	Liriodendron tulipifera	36	78	Fair	Trunk and top damage, decay, dieback, poor branching	Save	Root, prune, and fertilize
203	Yellow Poplar	Liriodendron tulipifera	39	78	Fair	Trunk and top damage, decay, dieback, poor branching	Save	Root, prune, and fertilize
204	Yellow Poplar	Liriodendron tulipifera	37	84	Good	Top damage, poor branching, dieback, decay	Save	
205	Yellow Poplar	Liriodendron tulipifera	38	84	Good	Trunk and top damage, decay, dieback, poor branching	Save	Root, prune, and fertilize
206	Sycamore	Platanus occidentalis	31	66	Poor	Root, trunk and top damage, decay, cavity, dieback, poor branching	Remove	
207	Red Maple	Acer rubrum	35	59	Poor	Root, trunk and top damage, decay, cavity, dieback, poor branching	Save	Root, prune, and fertilize
208	Yellow Poplar	Liriodendron tulipifera	33	78	Fair	Trunk and top damage, decay, dieback, poor branching	Save	Root, prune, and fertilize
209	Beech	Fagus grandifolia	33	84	Good	Trunk and top damage, decay, dieback, poor branching	Save	Root, prune, and fertilize
210	Yellow Poplar	Liriodendron tulipifera	33	72	Fair	Root, trunk and top damage, decay, cavity, dieback, poor branching	Save	Root, prune, and fertilize
211	Yellow Poplar	Liriodendron tulipifera	33	91	Excellent	Top damage, decay, dieback, poor branching, vines	Save	Root, prune, and fertilize
212	Red Maple	Acer rubrum	40	56	Poor	Root, trunk & top damage, decay, dieback, poor branching, gridding roots	Save	Root, prune, and fertilize
213	Red Maple	Acer rubrum	45	50	Poor	Root, trunk & top damage, decay, cavity, dieback, poor branching, gridding roots	Remove	Root, prune and fertilize
214	Yellow Poplar	Liriodendron tulipifera	44	78	Fair	Root, trunk & top damage, decay, dieback, poor branching, gridding roots	Save	Root, prune, and fertilize
215	Yellow Poplar	Liriodendron tulipifera	37	78	Fair	Root, trunk & top damage, decay, dieback, poor branching, gridding roots	Save	Root, prune, and fertilize
216	Southern Red Oak	Quercus falcata	32	72	Fair	Root, trunk & top damage, decay, dieback, poor branching	Save	Root, prune, and fertilize
217	Yellow Poplar	Liriodendron tulipifera	40	78	Fair	Trunk and top damage, decay, dieback, poor branching	Save	Root, prune, and fertilize
218	Yellow Poplar	Liriodendron tulipifera	31	91	Excellent	Top damage, decay, dieback, poor branching	Save	Root, prune, and fertilize
219	Yellow Poplar	Liriodendron tulipifera	31	91	Excellent	Top damage, decay, dieback, poor branching	Save	Root, prune, and fertilize
220	Yellow Poplar	Liriodendron tulipifera	33	84	Good	Top damage, decay, dieback, poor branching	Remove	
221	Yellow Poplar	Liriodendron tulipifera	34	66	Poor	Root, trunk & top damage, decay, dieback, poor branching, vines	Save	Root, prune, and fertilize
222	Red Maple	Acer rubrum	34	59	Poor	Root, trunk & top damage, decay, cavity, dieback, poor branching, vines	Save	Root, prune, and fertilize
223	Yellow Poplar	Liriodendron tulipifera	32	84	Good	Trunk & top damage, decay, dieback, poor branching	Remove	
224	Yellow Poplar	Liriodendron tulipifera	33	84	Good	Trunk & top damage, decay, dieback, poor branching	Remove	
225	Yellow Poplar	Liriodendron tulipifera	72	59	Poor	Root, trunk & top damage, decay, cavity, dieback, poor branching	Remove	
226	Yellow Poplar	Liriodendron tulipifera	37	91	Excellent	Top damage, decay, dieback, poor branching	Remove	
227	Yellow Poplar	Liriodendron tulipifera	37	91	Excellent	Top damage, decay, dieback, poor branching	Remove	
228	Red Maple	Acer rubrum	34	72	Fair	Root, trunk & top damage, decay, cavity, dieback, poor branching	Remove	
229	Red Maple	Acer rubrum	32	59	Poor	Root, trunk & top damage, decay, dieback, poor branching	Remove	
230	Yellow Poplar	Liriodendron tulipifera	32	91	Excellent	Top damage, decay, dieback, poor branching	Remove	
231	Yellow Poplar	Liriodendron tulipifera	35	91	Excellent	Top damage, decay, dieback, poor branching	Remove	
232	Yellow Poplar	Liriodendron tulipifera	31	91	Excellent	Top damage, decay, dieback, poor branching	Remove	
233	Yellow Poplar	Liriodendron tulipifera	34	91	Excellent	Top damage, decay, dieback, poor branching	Remove	
233	Yellow Poplar	Liriodendron tulipifera	42	84	Good	Trunk & top damage, decay, dieback, poor branching, vines	Remove	
234	Yellow Poplar	Liriodendron tulipifera	38	91	Excellent	Top damage, decay, dieback, poor branching	Remove	
235	Yellow Poplar	Liriodendron tulipifera	34	91	Excellent	Top damage, decay, dieback, poor branching	Remove	
236	Yellow Poplar	Liriodendron tulipifera	32	91	Excellent	Top damage, decay, dieback, poor branching	Remove	
237	Yellow Poplar	Liriodendron tulipifera	35	72	Fair	Trunk & top damage, decay, dieback, poor branching	Remove	
238	Yellow Poplar	Liriodendron tulipifera	33	91	Excellent	Top damage, decay, dieback, poor branching	Remove	
239	Yellow Poplar	Liriodendron tulipifera	32	72	Fair	Trunk & top damage, decay, dieback, poor branching	Remove	
240	Yellow Poplar	Liriodendron tulipifera	34	78	Fair	Trunk & top damage, decay, dieback, poor branching	Remove	
241	Sweetgum	Liquidambar styraciflua	32	84	Good	Trunk & top damage, decay, dieback, poor branching	Remove	
242	Red Maple	Acer rubrum	39	72	Fair	Root, trunk & top damage, decay, dieback, poor branching	Remove	
243	Yellow Poplar	Liriodendron tulipifera	36	72	Fair	Trunk & top damage, decay, dieback, poor branching	Remove	
244	Yellow Poplar	Liriodendron tulipifera	34	53	Poor	Root, trunk & top damage, decay, dieback, cavity, poor branching	Remove	
245	Southern Red Oak	Quercus falcata	30	84	Good	Trunk & top damage, decay, dieback, poor branching	Remove	
246	Yellow Poplar	Liriodendron tulipifera	33	78	Fair	Trunk & top damage, decay, dieback, poor branching	Remove	
247	Yellow Poplar	Liriodendron tulipifera	34	78	Fair	Trunk & top damage, decay, dieback, poor branching	Remove	
248	Yellow Poplar	Liriodendron tulipifera	36	72	Fair	Trunk & top damage, decay, dieback, poor branching	Remove	
249	Yellow Poplar	Liriodendron tulipifera	33	72	Fair	Trunk & top damage, decay, dieback, poor branching	Remove	
250	Yellow Poplar	Liriodendron tulipifera	33	84	Good	Trunk & top damage, decay, dieback, poor branching	Remove	
251	Southern Red Oak	Quercus falcata	30	91	Excellent	Top damage, decay, dieback	Remove	
252	Southern Red Oak	Quercus falcata	31	84	Good	Trunk & top damage, decay, dieback, poor branching	Remove	
253	White Oak	Quercus alba	33	78	Fair	Trunk & top damage, decay, dieback, poor branching - Tree Stand	Remove	
254	Yellow Poplar	Liriodendron tulipifera	31	91	Excellent	Top damage, decay, dieback	Remove	
255	Yellow Poplar	Liriodendron tulipifera	33	91	Excellent	Top damage, decay, dieback	Save	Root, prune, and fertilize
256	Southern Red Oak	Quercus falcata	30	66	Poor	Root, trunk & top damage, decay, cavity, dieback, poor branching	Save	
257	Yellow Poplar	Liriodendron tulipifera	32	91	Excellent	Top damage, decay, dieback	Remove	
258	Yellow Poplar	Liriodendron tulipifera	32	91	Excellent	Top damage, decay, dieback	Remove	
259	Yellow Poplar	Liriodendron tulipifera	35	78	Fair	Root, trunk & top damage, decay, dieback, poor branching	Save	
260	Yellow Poplar	Liriodendron tulipifera	33	91	Excellent	Top damage, decay, dieback	Save	
261	Yellow Poplar	Liriodendron tulipifera	33	91	Excellent	Top damage, decay, dieback	Save	
262	Yellow Poplar	Liriodendron tulipifera	34	91	Excellent	Top damage, decay, dieback	Save	
263	Yellow Poplar	Liriodendron tulipifera	33	59	Poor	Root, trunk & top damage, decay, dieback, lightning strike	Save	
264	Sweetgum	Liquidambar styraciflua	30	72	Fair	Trunk & top damage, decay, cavity, dieback, poor branching	Save	
265	Black Cherry	Prunus serotina	48	69	Poor	Trunk & top damage, decay, cavity, dieback, poor branching	Save	
266	Yellow Poplar	Liriodendron tulipifera	34	91	Excellent	Top damage, decay, dieback	Save	
267	Yellow Poplar	Liriodendron tulipifera	52	47	Poor	Root, trunk & top damage, decay, cavity, dieback	Save	
268	Yellow Poplar	Liriodendron tulipifera	32	91	Excellent	Top damage, decay, dieback	Save	
269	Yellow Poplar	Liriodendron tulipifera	34	84	Good	Trunk & top damage, decay, dieback, poor branching	Save	
270	Yellow Poplar	Liriodendron tulipifera	30	84	Good	Root & top damage, decay, dieback, poor branching	Save	
271	Yellow Poplar	Liriodendron tulipifera	37	78	Fair	Root & top damage, decay, dieback, poor branching	Save	
272	Yellow Poplar	Liriodendron tulipifera	40	78	Fair	Root & top damage, decay, dieback, poor branching	Save	
273	Yellow Poplar	Liriodendron tulipifera	42	84	Good	Trunk & top damage, decay, dieback, poor branching, vines	Save	
274	Red Maple	Acer rubrum	35	84	Good	Flagged as 2nd/215 - Root & top damage, decay, dieback, poor branching	Save	

F
E
D
C
B
A

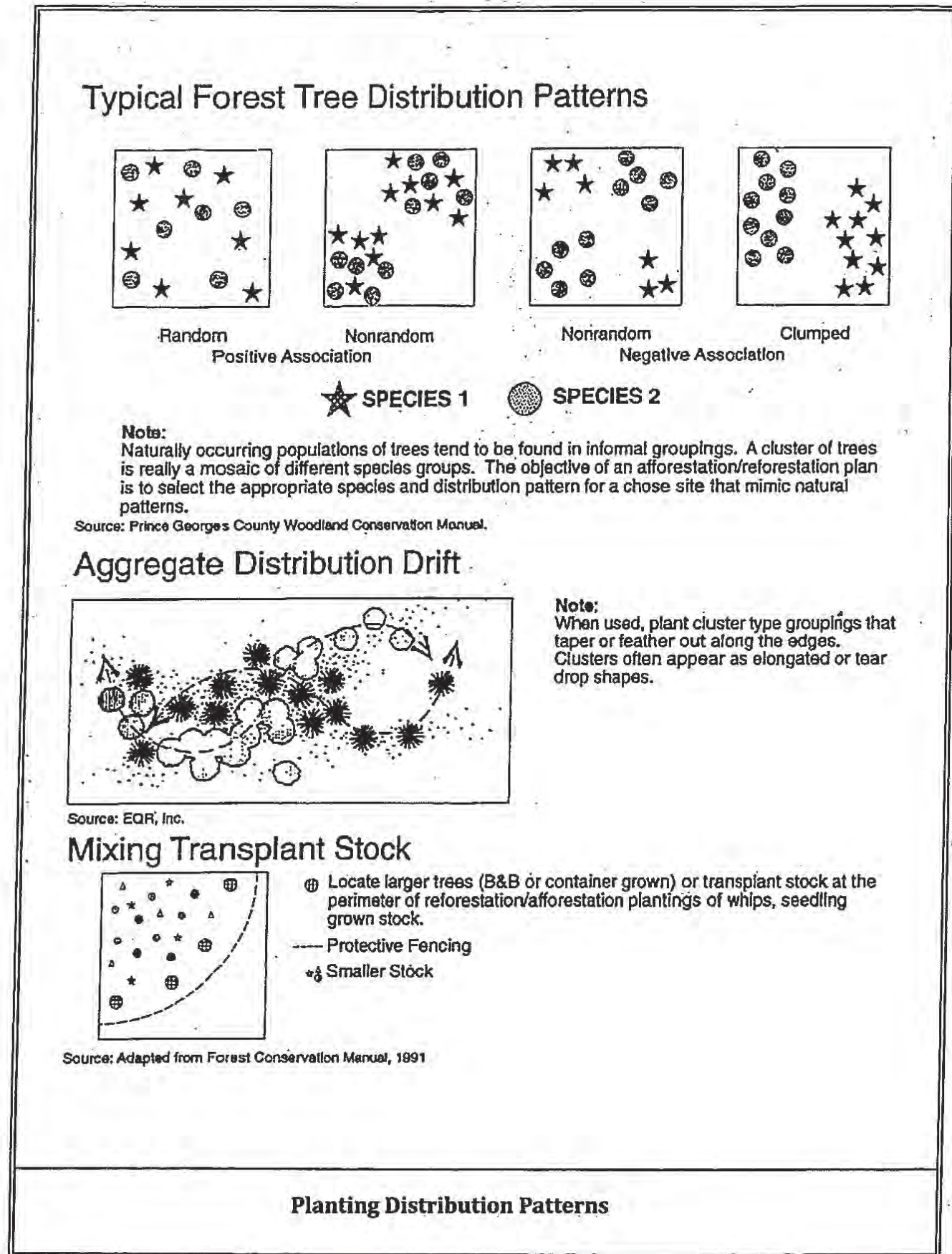


1 TREE STAKING AND GUYING SPECIFICATIONS
2 B SCALE: NTS

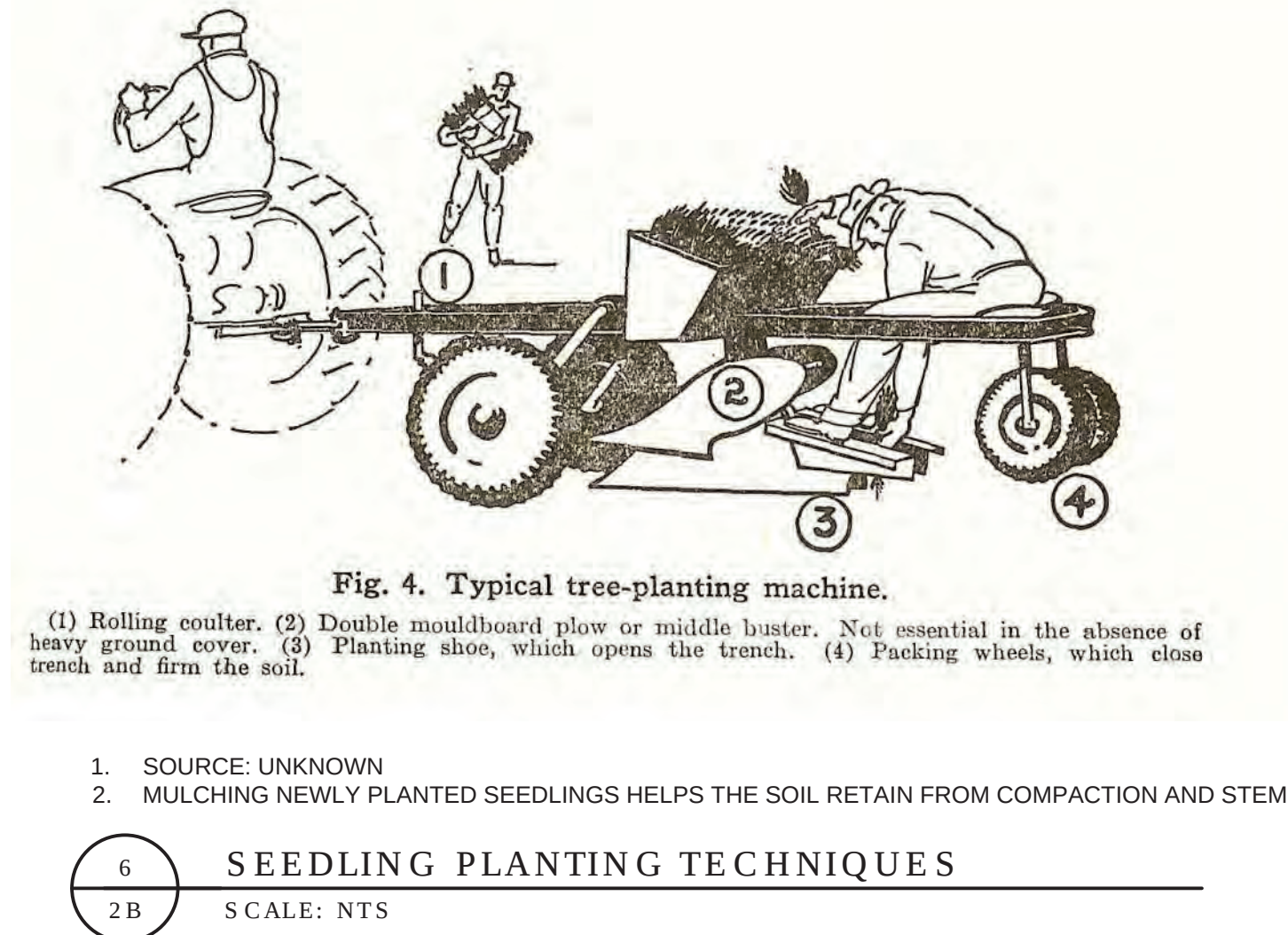
2 TREE PLANTING AND MAINTENANCE CALENDAR
2 B SCALE: NTS

3 HANDLING BARE ROOT STOCK
2 B SCALE: NTS

4 SEEDLING AND WHIP HANDLING TECHNIQUES
2 B SCALE: NTS



5 SITE STOCKING
2 B SCALE: NTS



REFORESTATION PLANTING SCHEDULE FOR SECTION 4 (DSP-19009):

REFORESTATION PLANT SCHEDULE									
Species		Common Name		Large Caliber Planting Stock		Reforestation Area		Plantings	
Botanical Name				Caliper	Height	Credits/Unit	Type	Quantity	Percent of Stocking
Plantings as shown on landscape plan									
Liriodendron tulipifera		Tulip Tree		2.5"		5	B&B	25	125
Platanus occidentalis		American Sycamore		2.5"-3" Cal		5	B&B	24	120
Quercus alba		White Oak		2.5"-3" Cal		5	B&B	33	165
Quercus falcata		Southern Red Oak		2.5"-3" Cal		5	B&B	17	85
Fagus grandifolia		American beech		2.5"-3" Cal		5	B&B	9	45
Liquidambar styraciflua 'vand'		Ward Sweetgum		2.5"-3" Cal		5	B&B	48	240
Ilexopaea 'Greenleaf'		Greenleaf Holly		10-12 HT		5	B&B	14	70
Thuja occidentalis 'Smurgol'		Emerald Green Arborvitae		10-12 HT		5	B&B	16	80
Pinus strobus		White Pine		10-12 HT		5	B&B	34	170
Additional Planting Stock									
Liquidambar styraciflua		Sweetgum		whips		2	B&B	260	520
Liriodendron tulipifera		Yellow Poplar		whips		2	B&B	260	520
Fagus grandifolia		American Beech		whips		2	B&B	260	520
Quercus falcata		Southern Red Oak		whips		2	B&B	260	520
Total Trees								1,260	100.0%
Reforestation Units Provided								3,180	
Total Reforestation Units Required								3,180	
Excess								0	

NOTE:
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.ces911.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 MANS BY DIGGING TEST PITS
BY HAND AT ALL UTILITY CROSSINGS WELL IN
ADVANCE OF THE START OF EXCAVATION.

DRAWN BY
PMS
APPROVED BY
MLB
CHECKED BY
DS
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

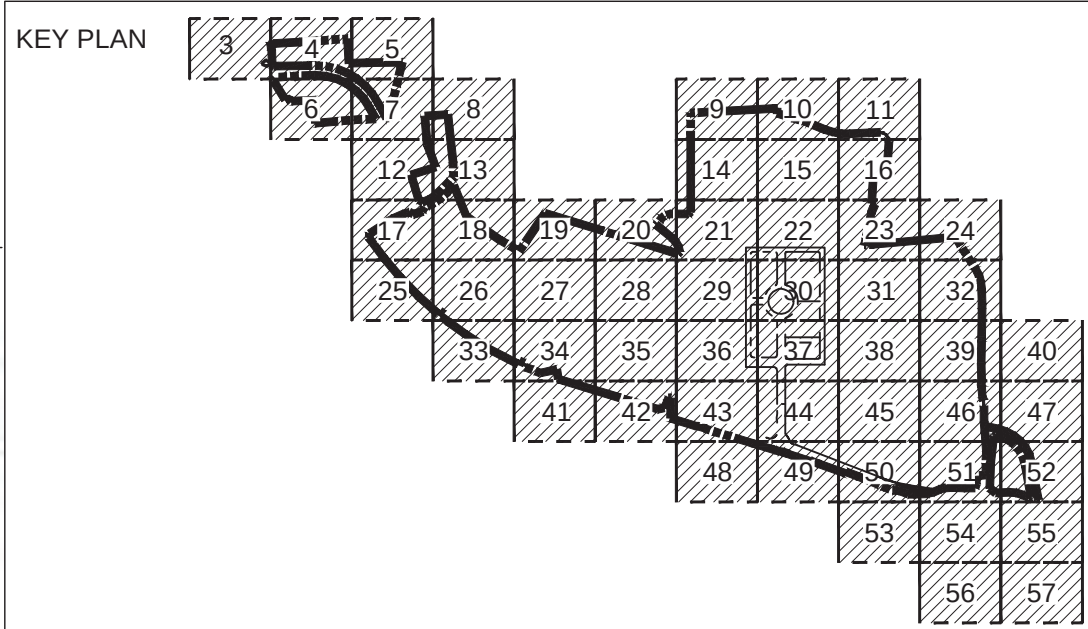
15TH ELECTION DISTRICT
PRINCE GEORGE'S ROAD ATLAS:
TAX MAP: 90 - GRID: C3,D3-4,E3-4,F3-4
TAX MAP: 91 - GRID: A3-4
TAX MAP: 99 - GRID: D1,E1,F1
TAX MAP: 100- GRID: A1-2
200 MAP REFERENCE: 206SE08, 206SE09,
207SE08, 207SE09

SCALE(S)
AS SHOWN
Unless otherwise noted

NO. DESCRIPTION DATE BY

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. 3108.
EXPIRATION DATE: OCTOBER 3, 2021.

12/24/2020



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

THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY
APPLICATION NAME: WESTPHALIA TOWN CENTER
(PRESIDENTIAL PARKWAY)
APPLICATION NO.: DSP-12017-02
TOPIC: TOPSOIL-ESD
SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH PLANNING DIRECTOR
APPROVAL DATED JANUARY 11, 2021.
SIGNATURE APPROVAL DATE:
Jill Kosack
Digitally signed by
Jill Kosack
Date: 2021.01.11
09:44:20-0500
Authorized Signature



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 TCPH AS NOTED
WOODLAND CLEARED (PREVIOUSLY
APPROVED TCPH-029-12 WCA-PH)
WOODLAND CLEARED AREA
(WCA)
WOODLAND PRESERVATION AREA
(WPA)
WOODLAND CLEARED IN FLOODPLAIN
(C-FH)
WOODLAND RETAINED-ASSUMED CLEARED
(WPA-C)
WOODLAND CLEARED OFF-SITE (PFC)
(VIOUSLY APPROVED TCPH-029-12 C-OS)
REFORESTATION AREA
(WPA)
WOODLAND PRESERVED-NOT CREDITED
(WPA-NC)
NOT PART OF OWNERSHIP
65 dBA-6 (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

**THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION**
FOR OFFICIAL USE ONLY

APPLICATION NAME: WESTPHALIA TOWN CENTER
(PRESIDENTIAL PARKWAY)
APPLICATION NO.: DSP-12017-02
TCPH#: TOP008-15-02
SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH PLANNING DIRECTOR
APPROVAL DATED JANUARY 11, 2021.
SIGNATURE APPROVAL DATE: Digitally signed by
Jill Kosack Date: 2021.01.11
09:14:47 -0500
Authorized SIGNATURE

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	KATINA SHOULARS	09/12/19	N/A	SECTION 2 / RG
07	KATINA SHOULARS	09/12/19	N/A	SECTION 3 / RG
08	KATINA SHOULARS	09/12/19	N/A	SECTION 4 / RG
09	KIM FINCH	05/20/20	DSP-12017-01	PRESIDENTIAL PARKWAY EXTENSION
10	KIM FINCH	11/10/20	DSP-19009	SECTION 4 / FG
11	PENDING	PENDING	N/A	SECTION 5 / RG
12	Kim A. Finch	1/6/2022	DSP-12017-02	PRESIDENTIAL PARKWAY WEST

WESTPHALIA CENTER

PRINCE GEORGE'S COUNTY
MARYLAND

**TYPE II TREE
CONSERVATION PLAN FG
PLAN VIEW**

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

PROJECT NO. 50077436

5

SHEET NO. 5 of 61

NOTE
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BY HAND AT ALL UTILITY CROSSINGS WELL IN
ADVANCE OF THE START OF EXCAVATION.

DRAWN BY PMS	OWNER/APPLICANT WALTON DEVELOPMENT AND MANAGEMENT 8000 WESTPARK DR, SUITE 430 MCLEAN, VA 22102
APPROVED BY MLB	CONTACT MIKE MILLER P: 703-639-6918 E: MIKE.MILLER@WALTON.COM
CHECKED BY DS	
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'

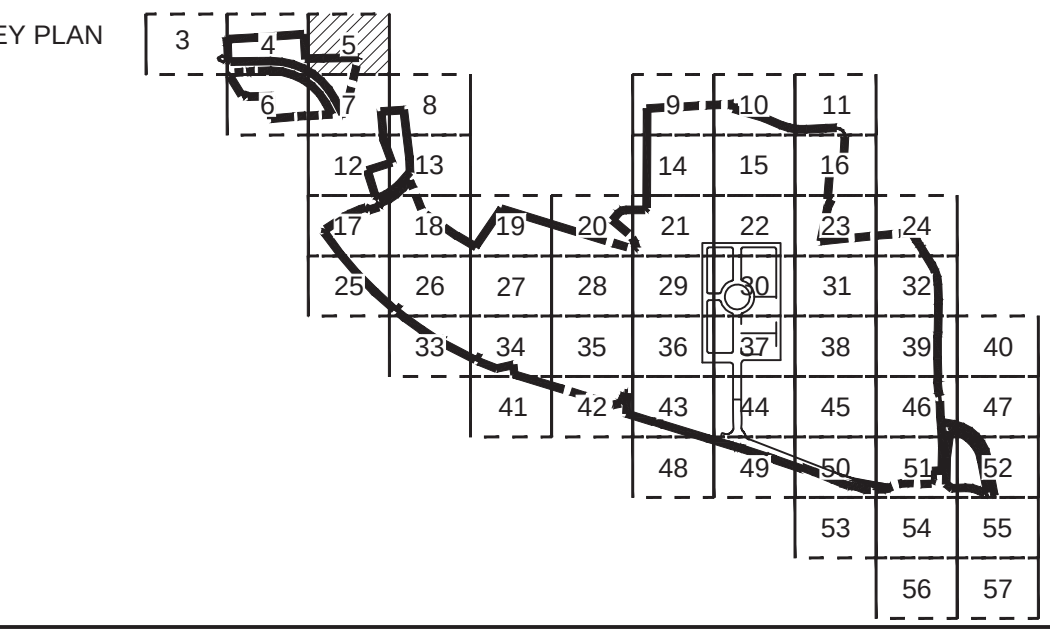
Unless otherwise noted

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

SEAL

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A
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UNDER THE LAWS OF THE STATE OF
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12/24/2020

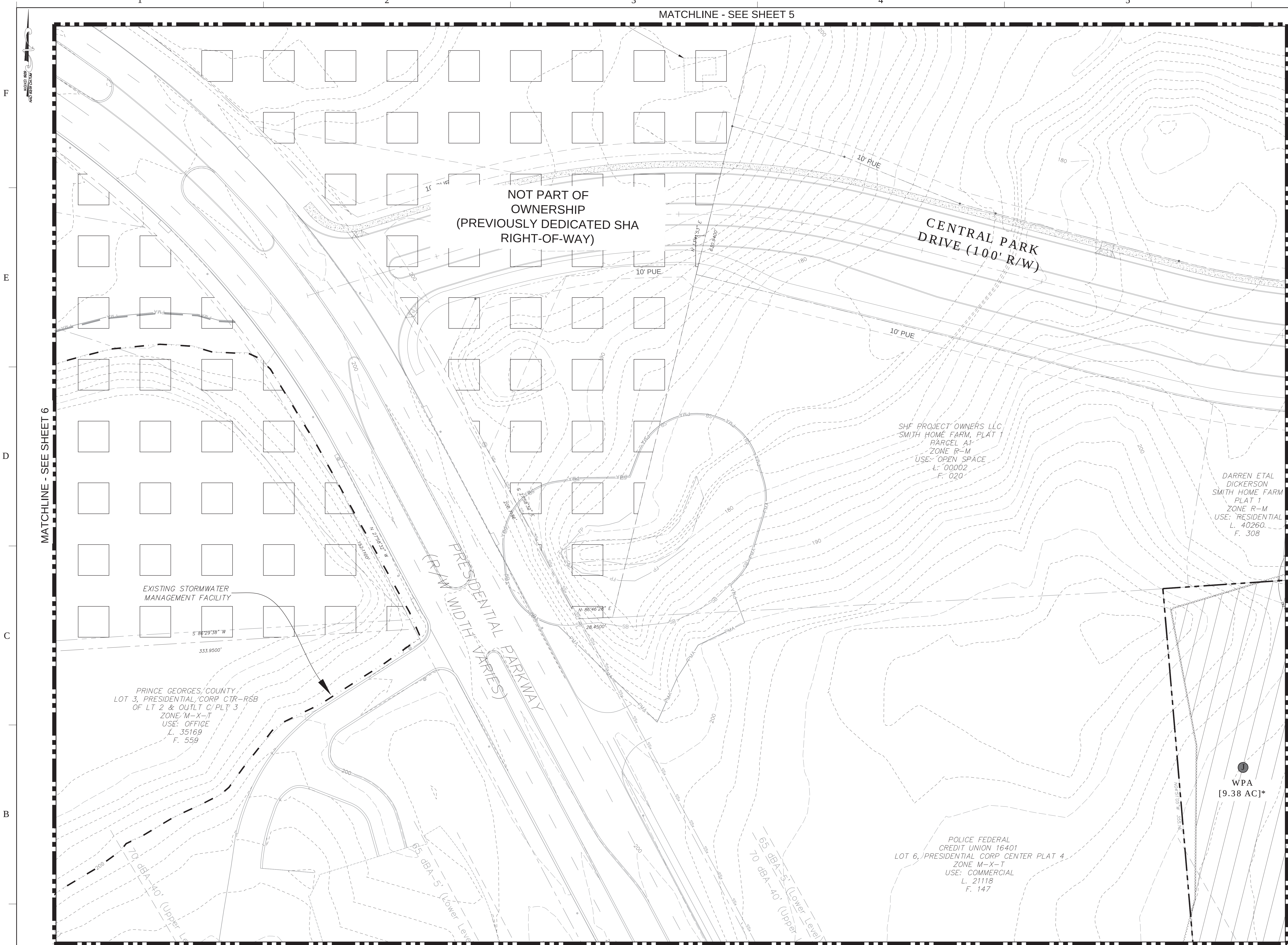


MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 7



LEGEND

EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING ADJACENT PROPERTY
100-YEAR FLOODPLAIN LIMITS
REGULATED STREAM (CENTERLINE)
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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-029-12 (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 (PPR, VIOLUS APPROVED TCPII-029-12 C-OS)
RECREATION 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

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: WESTPHALIA TOWN CENTER (PRESIDENTIAL PARKWAY)
APPLICATION NO.: DSP-12017-02
TOPIC: TOPOGRAHY
SIGNATURE APPROVAL OF THIS PLAN IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED JANUARY 11, 2021
SIGNATURE APPROVAL DATE: Digitally signed by Jill Kosack Date: 2021.01.11 09:14:47 -0500
Authorizing Signature

Prince George's County Planning Department, M-NCPPC 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 KATINA SHOULARS	09/12/19	N/A	SECTION 2 / RG
07 KATINA SHOULARS	09/12/19	N/A	SECTION 3 / RG
08 KATINA SHOULARS	09/12/19	N/A	SECTION 4 / RG
09 KIM FINCH	05/20/20	DSP-12017-01	PRESIDENTIAL PARKWAY EXTENSION
10 KIM FINCH	11/10/20	DSP-19009	SECTION 4 / FG
11 PENDING	PENDING	N/A	SECTION 5 / RG
12 Kim A. Finch	1/26/2022	DSP-12017-02	PRESIDENTIAL PARKWAY WEST

WESTPHALIA CENTER

PRINCE GEORGE'S COUNTY
MARYLAND

**TYPE II TREE
CONSERVATION PLAN FG
PLAN VIEW**

Dewberry

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

PROJECT NO. 50077436

7

SHEET NO. 7 of 61

NOTE:
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
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 MANS BY DIGGING TEST PITS
BY HAND AT ALL UTILITY CROSSINGS WELL IN
ADVANCE OF THE START OF EXCAVATION.

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

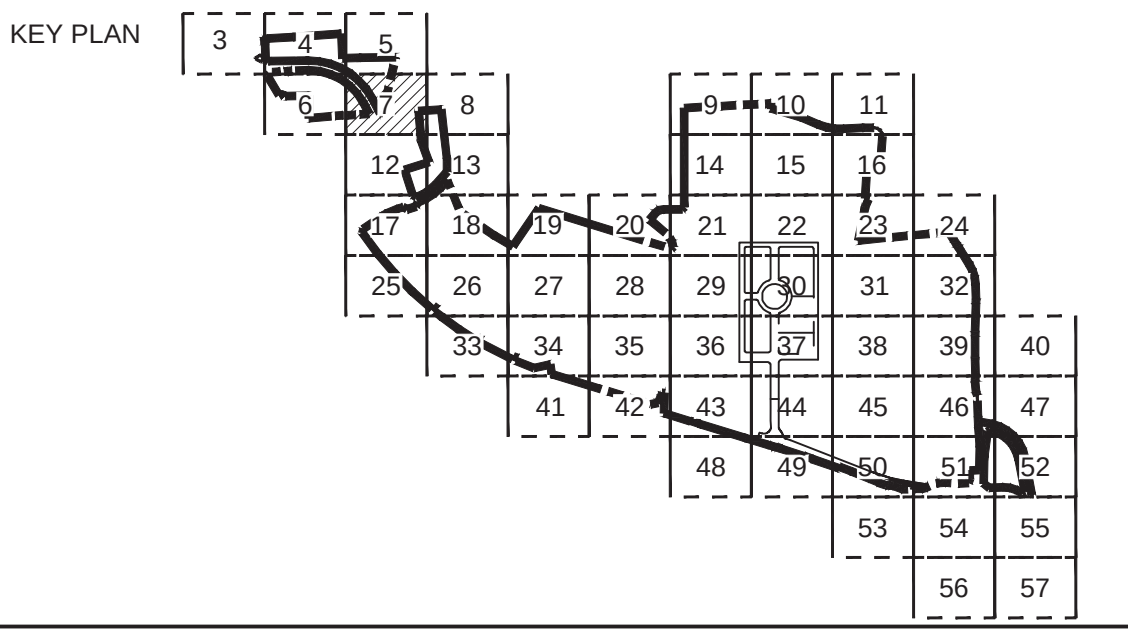
15TH ELECTION DISTRICT
PRINCE GEORGE'S ROAD ATLAS:
TAX MAP: 90 - GRID: C3,D3-4,E3-4,F3-4
TAX MAP: 91 - GRID: A3-4
TAX MAP: 99 - GRID: D1,E1,F1
TAX MAP: 100 - GRID: A1-2
200 MAP REFERENCE: 206SE08, 206SE09,
207SE08, 207SE09

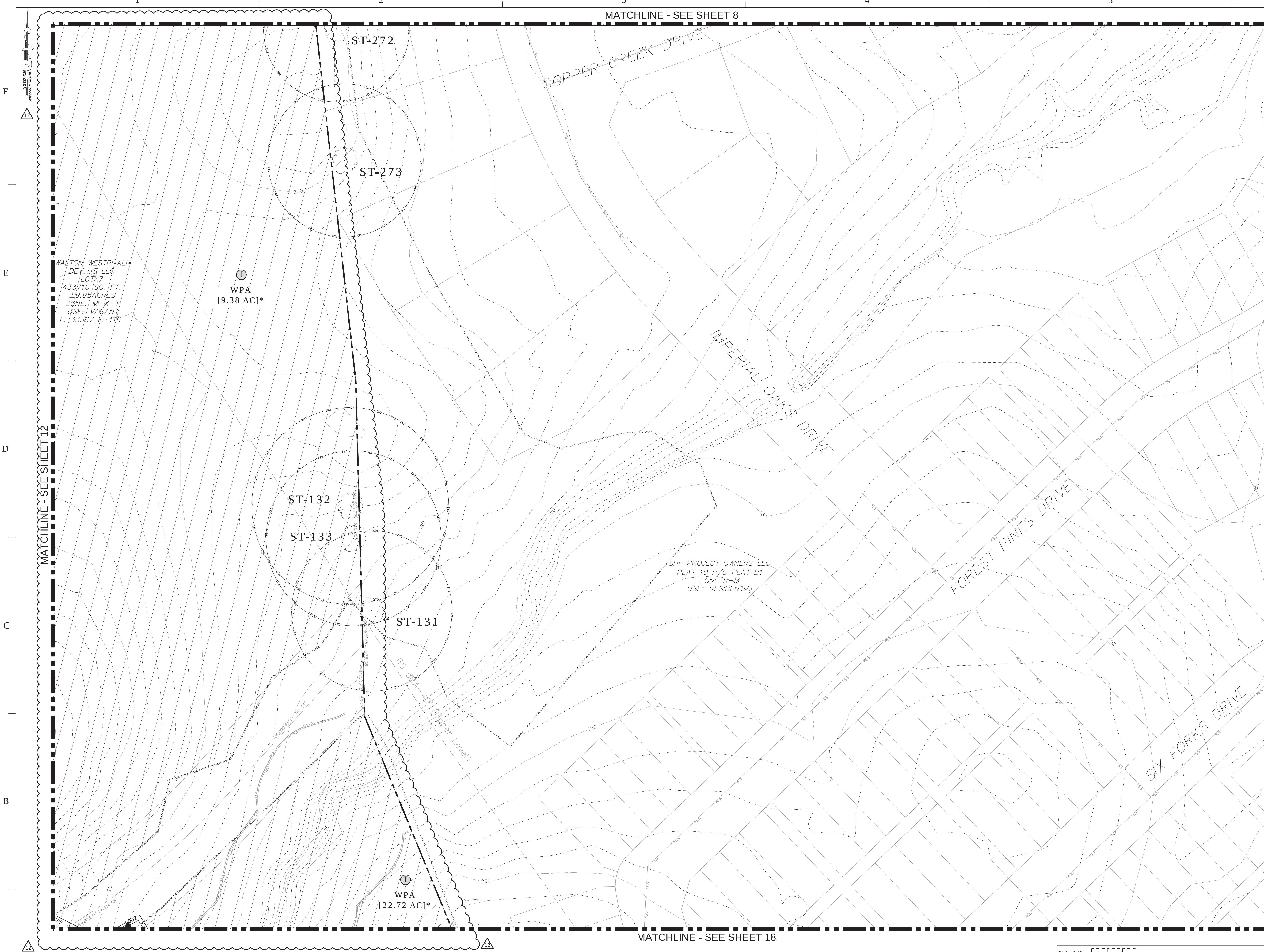
SCALE(S)
0' 30' 60'
1" = 30'

Unless otherwise noted

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

SEAL
STATE OF MARYLAND
Jill Kosack
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. 3108
EXPIRATION DATE: OCTOBER 3, 2021.
12/24/2020





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
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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 (PPC,
VIOUSLY APPROVED TCPII-029-12 C-OS)
REFORESTATION AREA
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THE MARYLAND NATIONAL CAPITAL
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FOR OFFICIAL USE ONLY

APPLICATION NAME: WESTPHALIA TOWN CENTER
(PRESIDENTIAL PARKWAY)
APPLICATION NO.: DSP-12017-02
TCPII#: TOP008-15-01
SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH PLANNING DIRECTOR
APPROVAL DATED JANUARY 11, 2021.
SIGNATURE APPROVAL DATE:
Jill Kosack Digitally signed by
Date: 2021.01.11
09:14:47 -0500
Authorized Signature

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		
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04 MEGAN K. REISER	10/22/14	DSP-13006		
05 PENDING	PENDING	DSP-19008	SECTION 3	
06 KATINA SHOULARS	09/12/19	N/A	SECTION 2 / RG	
07 KATINA SHOULARS	09/12/19	N/A	SECTION 3 / RG	
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09 KIM FINCH	05/20/20	DSP-12017-01	REFORESTATION AREA THE PRESIDENTIAL PARKWAY EXTENSION	
10 KIM FINCH	11/10/20	DSP-19009	SECTION 4 / FG	
11 PENDING	PENDING	N/A	SECTION 5 / RG	
12 Kim A. Finch	1/6/2021	DSP-12017-02	REFORESTATION AREA THE PRESIDENTIAL PARKWAY WEST	

WESTPHALIA CENTER

PRINCE GEORGE'S COUNTY
MARYLAND

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PLAN VIEW**

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301.731.0188 fax

PROJECT NO. 50077436

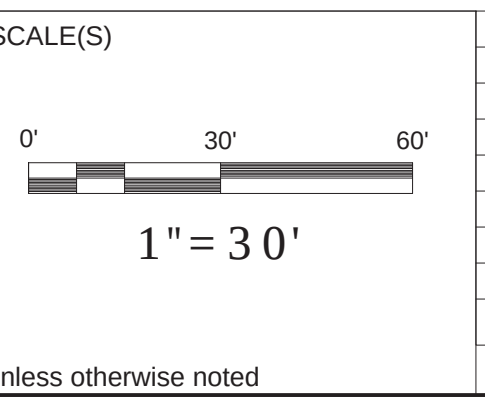
13

SHEET NO. 13 OF 61

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DRAWN BY	PMS	OWNER/APPLICANT	CONTACT
APPROVED BY	MLB	WALTON DEVELOPMENT AND MANAGEMENT	MIKE MILLER
CHECKED BY	DS	8000 WESTPARK DR, SUITE 430 MCLEAN, VA 22102	P: 703-639-6918 E: MIKE.MILLER@WALTON.COM
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200' MAP REFERENCE: 206SE08, 206SE09,
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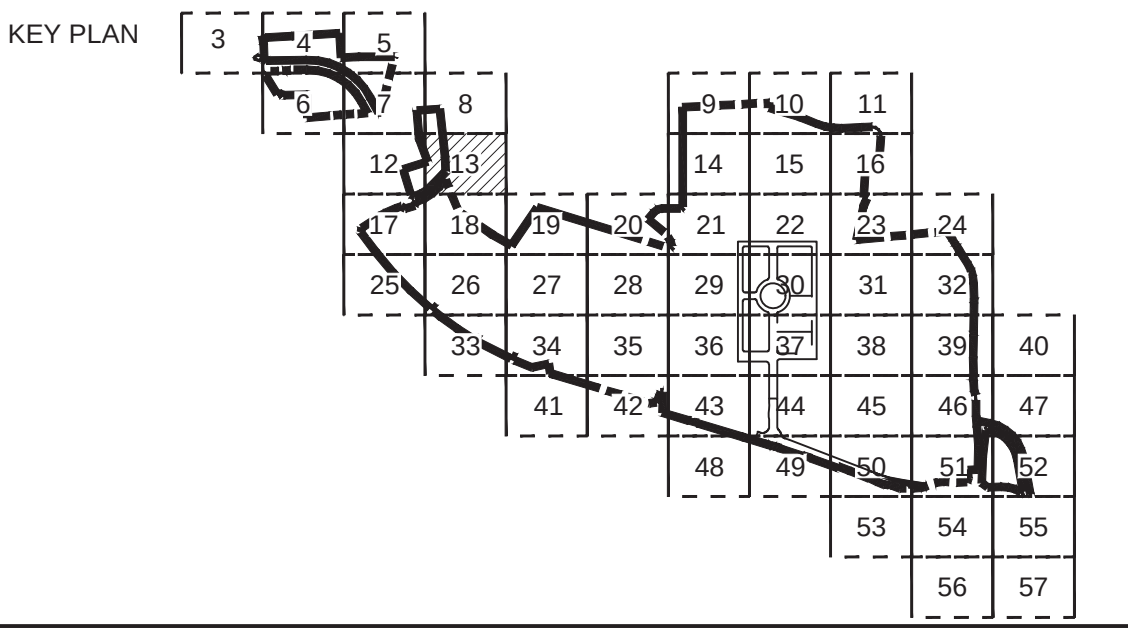
NO.	DESCRIPTION	DATE	BY
12	Infrastructure for Presidential Parkway West	11/2020	MLB

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

SEAL

STATE OF MARYLAND
LANDSCAPE ARCHITECT
Jill Kosack
12/24/2020

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EXPIRATION DATE: OCTOBER 3, 2021.



F

SHEET NO. 14 of 61

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION**
FOR OFFICIAL USE ONLY



APPLICATION NAME: WESTPHALIA TOWN CENTER
(RESIDENTIAL PARKWAY)

APPLICATION NO.: DSP-12017-02

TCF NO.: TCP2-0229-12-12

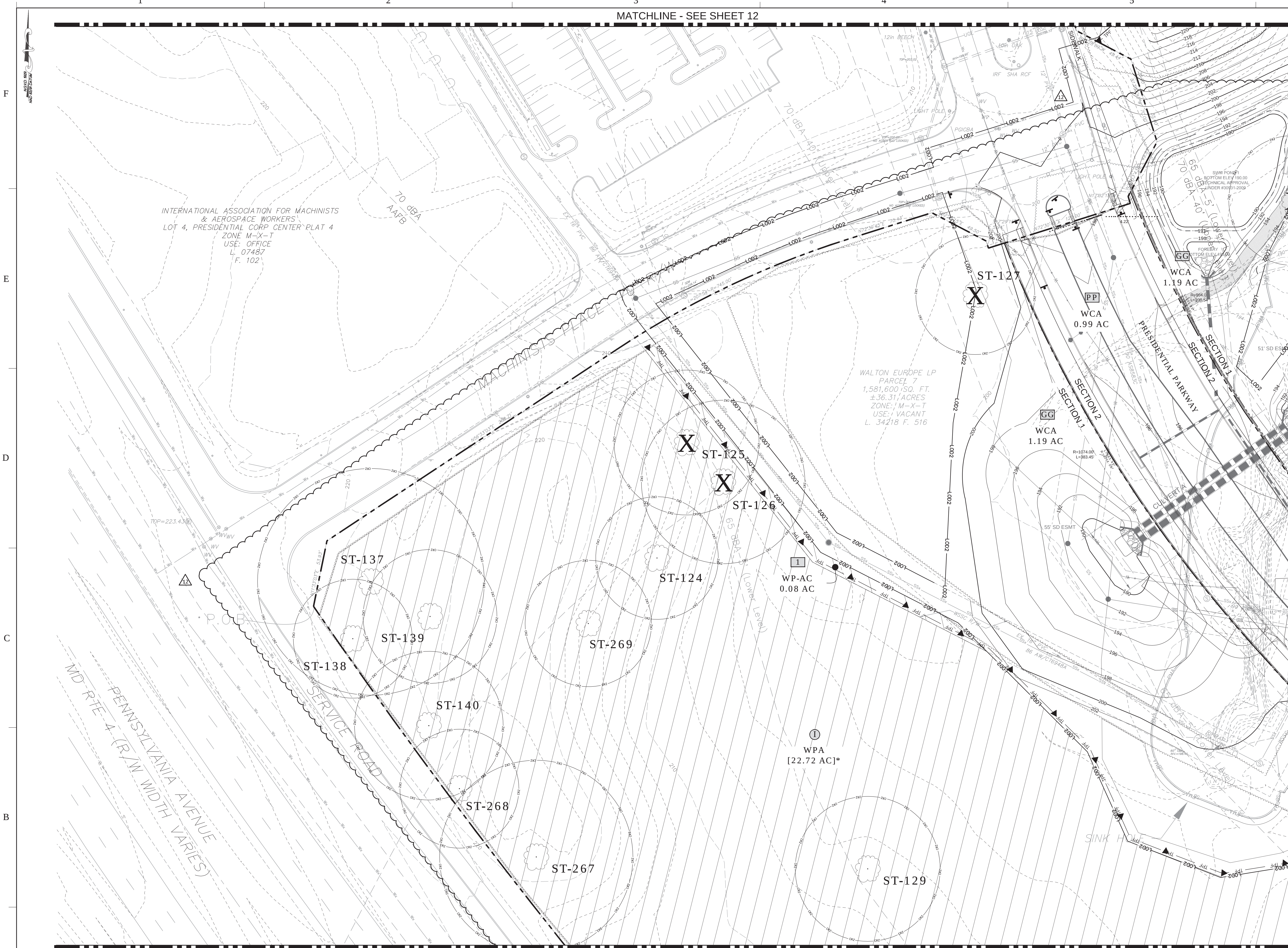
SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH PLANNING DIRECTOR
APPROVAL DATED JANUARY 11, 2021.

SIGNATURE APPROVAL DATE:

 Digitally signed by
Jill Kosack
Date: 2021.01.11
09:14:47 -05'00'

Authorized SIGNATURE

Prince George's County Planning Department, M/NCPP Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP-029-12				
	Approved by	Date	DR#D	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	
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04	MEGAN K. REISER	10/22/14	DSP-13006	
05	PENDING	PENDING	DSP-19008	SECTION 3
06	KATINA SHOULARS	09/12/19	N/A	SECTION 2 / RG
07	KATINA SHOULARS	09/12/19	N/A	SECTION 3 / RG
08	KATINA SHOULARS	09/12/19	N/A	SECTION 4 / RG
09	KIM FINCH	05/20/20	DSP-12017-40	SECTION 4 / RG
10	KIM FINCH	11/10/20	DSP-19009	SECTION 4 / FG
11	PENDING	PENDING	N/A	SECTION 5 / RG
12	<i>Kim E. Finch</i>	<i>10/6/2021</i>	DSP-12017-40	SECTION 4 / RG



LEGEND

EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
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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
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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
(C-FP)
WOODLAND RETAINED-ASSUMED CLEARED
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RECREATION AREA
WOODLAND PRESERVED-NOT CREDITED
(WVNC)
NOT PART OF OWNERSHIP
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EXISTING SPECIMEN TREE
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TREE PROTECTION FENCE (PERMANENT)
WOODLAND PRESERVATION SIGN
SPECIMEN TREE SIGN
REFORESTATION/AFFORESTATION SIGN

APPLICATION NAME: WESTPHALIA TOWN CENTER
(PRESIDENTIAL PARKWAY)
APPLICATION NO.: DSP-12017-02
TCPII: TOP-029-12-04
SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH PLANNING DIRECTOR
APPROVAL DATED JANUARY 11, 2021
SIGNATURE APPROVAL DATE:
Jill Kosack
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12 Kim A. Finch	1/6/2021	DSP-12017-02	REFORESTATION OF PRESIDENTIAL PARKWAY WEST

WESTPHALIA CENTER

PRINCE GEORGE'S COUNTY
MARYLAND

TYPE II TREE CONSERVATION PLAN FG PLAN VIEW

Dewberry

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301.731.5551
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PROJECT NO. 50077436

17

SHEET NO. 17 of 61

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INFORMATION CONCERNING UNDERGROUND
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DRAWN BY PMS
APPROVED BY MLB
CHECKED BY DS
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
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SCALE(S)
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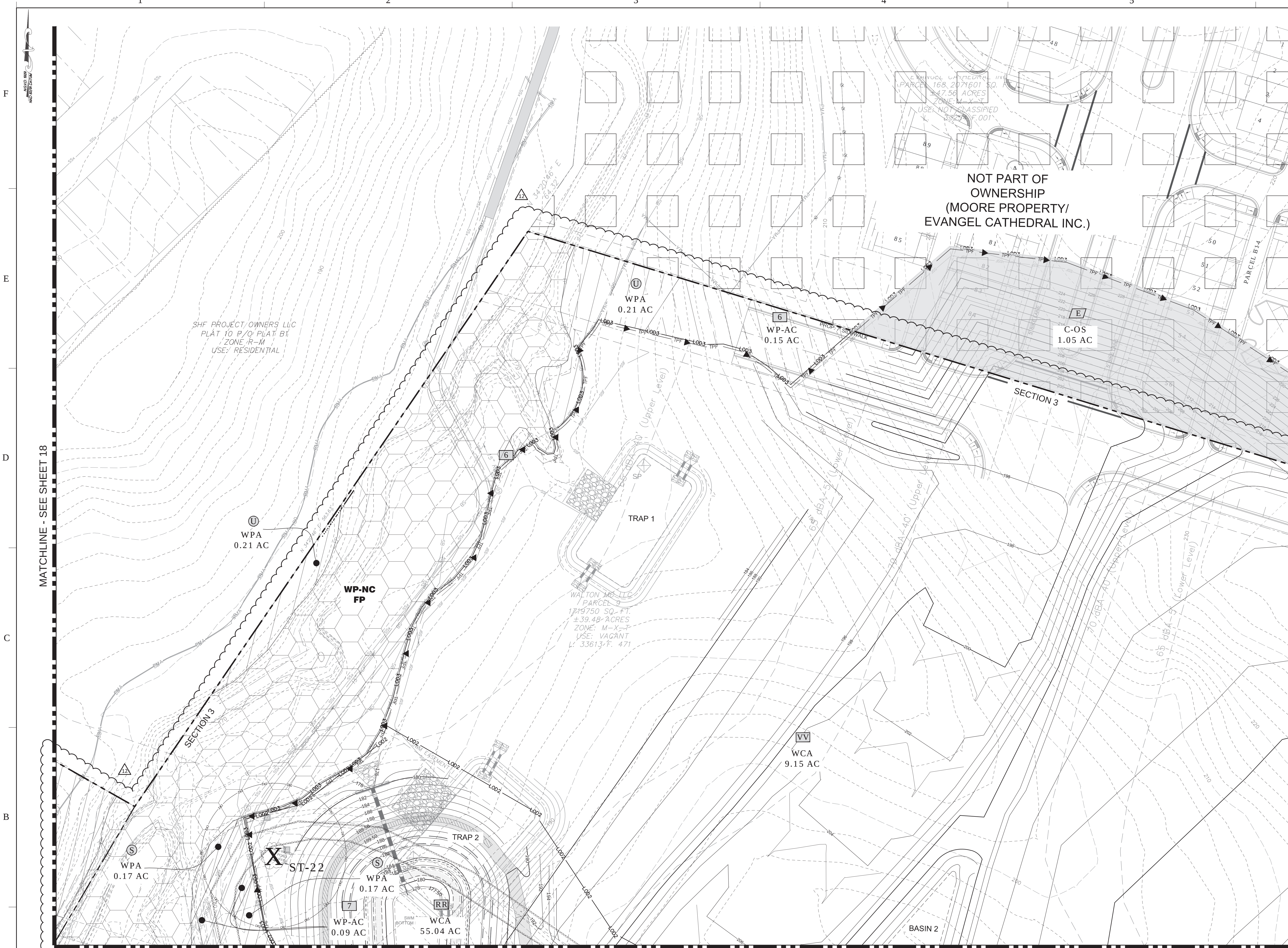
NOTE: []* REVISED AREAS SHOWN PER PREVIOUSLY APPROVED TCPII-029-12-04.

SEAL
STATE OF MARYLAND
JILL KOSACK
PLANNING DIRECTOR
12/24/2020

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EXPIRATION DATE: OCTOBER 3, 2021.

REVISIONS
12 Infrastructure for Presidential Parkway West 11/2020 MLB
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



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
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- SHA LIMIT OF DISTURBANCE
- PREVIOUSLY LIMIT OF DISTURBANCE
- PER PREVIOUSLY APPROVED TCPII-029-12
- WOODLAND CLEARED (PREVIOUSLY APPROVED TCPII-029-12 WCA/PA)
- WOODLAND CLEARED AREA
- WOODLAND PRESERVATION AREA
- WOODLAND CLEARED IN FLOODPLAIN (C-FP)
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- TPF
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- WOODLAND PRESERVATION SIGN
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THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: WESTPHALIA TOWN CENTER (PRESIDENTIAL PARKWAY)
APPLICATION NO.: DSP-12017-02
TCPII: TOP-029-12-04
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED JANUARY 11, 2021.
SIGNATURE APPROVAL DATE:
Jill Kosack
Digitally signed by Jill Kosack
Date: 2021.01.11 09:44:20-0500
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12 Kim O. Finch	1/16/2021	DSP-12017-02	PRESIDENTIAL PARKWAY WEST

WESTPHALIA CENTER

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SHEET NO. 19 OF 61

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APPROVED BY: MLB
CHECKED BY: DS
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MCLEAN, VA 22102

CONTACT: MIKE MILLER
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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'

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

SEAL: PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A
FULLY REGISTERED LANDSCAPE ARCHITECT
UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NO. 3108.
EXPIRATION DATE: OCTOBER 3, 2021.
12/24/2020

NO.	DESCRIPTION	DATE	BY
12	Infrastructure for Presidential Parkway West	11/2020	MLB

REVISIONS

KEY PLAN

UNLESS OTHERWISE NOTED

MATCHLINE - SEE SHEET 19

MATCHLINE - SEE SHEET 21

NOT PART OF
OWNERSHIP
(MOORE PROPERTY/
EVANGEL CATHEDRAL INC.

SECTION 3

C-OS
1.05 AC

C-OS
.05 AC

C-OS
1.05 AC

WCA
9.15 A

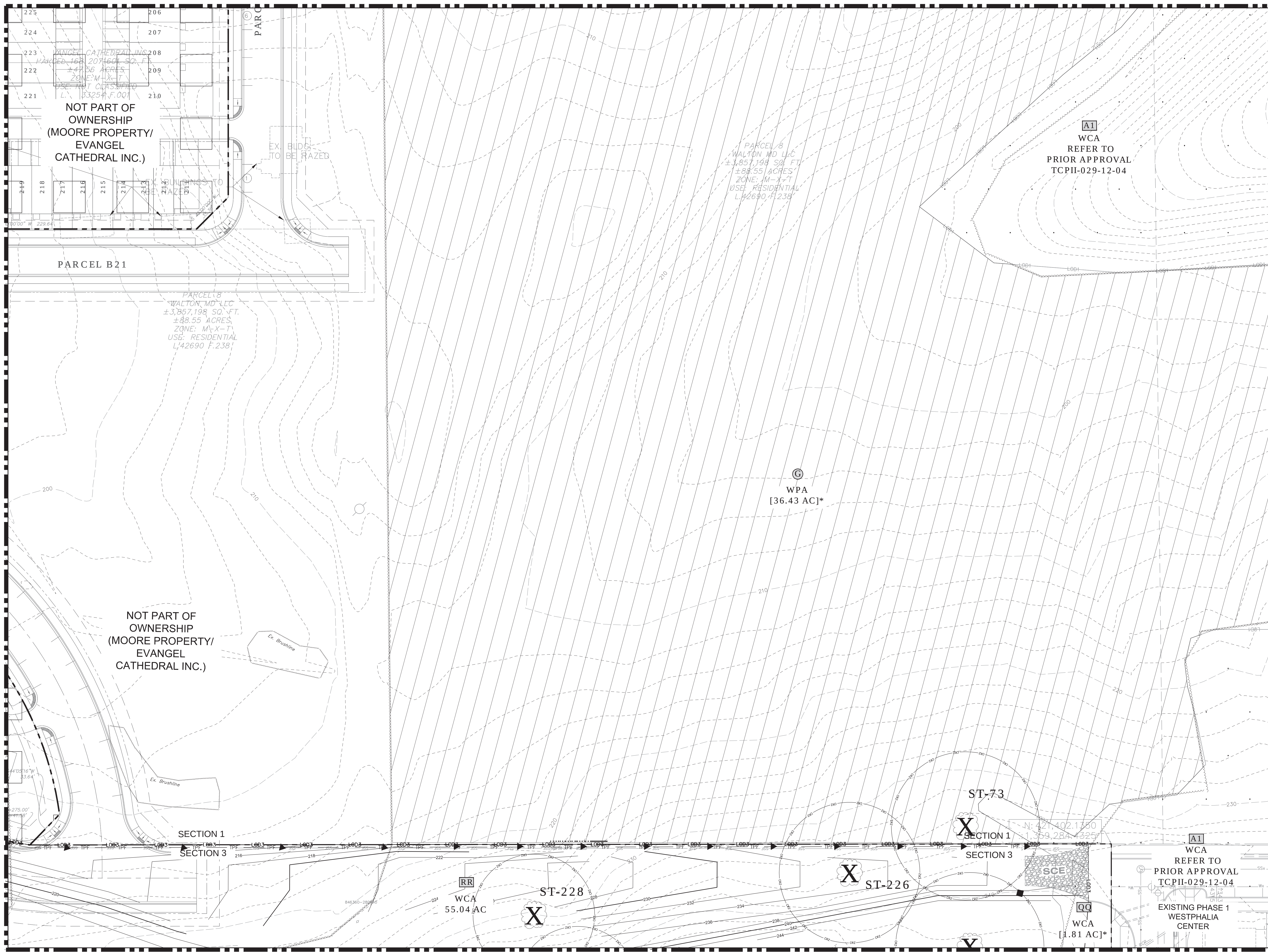
WCA
.43 AC

WCA
.70 AC

WCA
0.66 Å

WALTON MD LT
PARCEL 9
1719750 SQ. FT.
± 39.48 ACRES
ZONE: M-X-7
USE: VACANT
L. 33613 F. 47

MATCHLINE - SEE SHEET 28

[illegible]

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION**
FOR OFFICIAL USE ONLY



APPLICATION NAME: WESTPHALIA TOWN CENTER
(PRESIDENTIAL PARKWAY)

APPLICATION NO.: DSP-1207-002

TCP NO.: TCP2-2009-12-12

SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH PLANNING DIRECTOR
APPROVAL DATED JANUARY 11, 2021.

SIGNATURE APPROVAL DATE

Jill Kosack Digitally signed by
Jill Kosack
Date: 2021.01.11
09:14:47 -05'00'

AUTHORIZED SIGNATURE

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TRE CONSERVATION PLAN APPROVAL TCPZ-02-12				
	Approved by	Date	DRID#	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	KATINA SHOULARS	09/12/19	N/A	SECTION 2 / RG
07	KATINA SHOULARS	09/12/19	N/A	SECTION 3 / RG
08	KATINA SHOULARS	09/12/19	N/A	SECTION 4 / RG
09	KIM PINCH	08/01/19	DSP-2017-4	REMOVED FROM THE REDESIGNED PARK EXPOSITION
10	KIM PINCH	11/10/20	DSP-19009	SECTION 4 / RG
11	PENDING	PENDING	DSP-19009	SECTION 5 / RG
12	<i>Kimela Ford</i>	10/6/20	DSP-2017-4	REMOVED FROM THE REDESIGNED PARK EXPOSITION

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

 Dewberry®	PROJECT NO. 50077436
	21
Dewberry Engineers Inc. 4601 Forbes Boulevard, Suite 300 Lanham, MD 20706 301.731.5551 301.731.0188 fax	

21

SHEET NO. 21 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

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	<u>PMS</u>	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	<u>MLB</u>		
CHECKED BY	<u>DS</u>		
DATE	<u>MAY 2019</u>		

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, 206SE0
207SE08, 207SE09

SCALE(S)

0' 30' 60'

1" = 30'

Unless otherwise noted

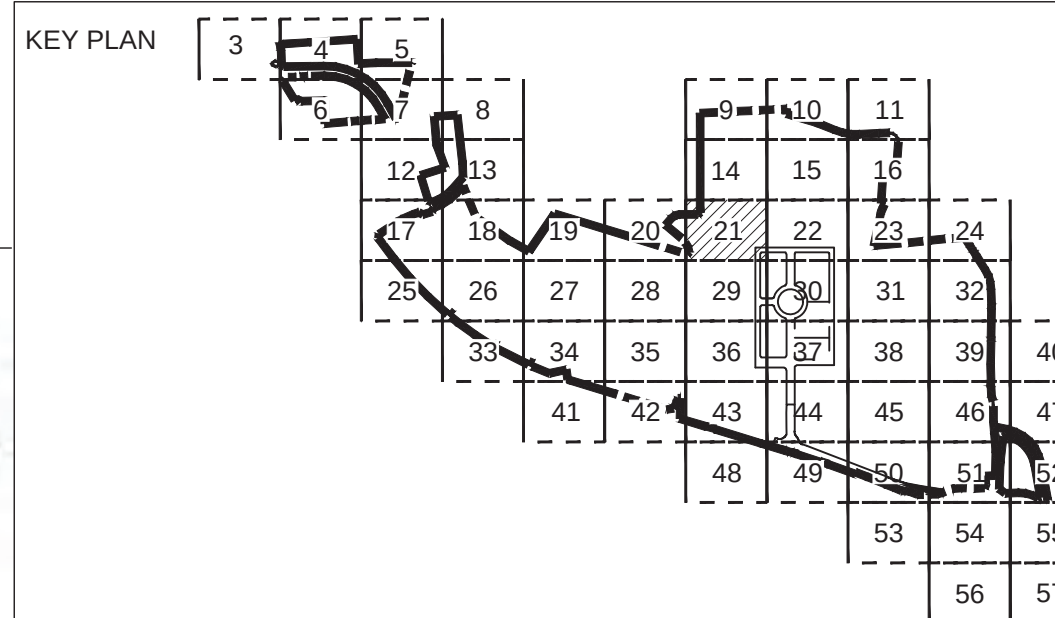
NOTE: []* REVISED AREAS SHOWN PER PREVIOUSLY APPROVED TCPII-029-12-04.

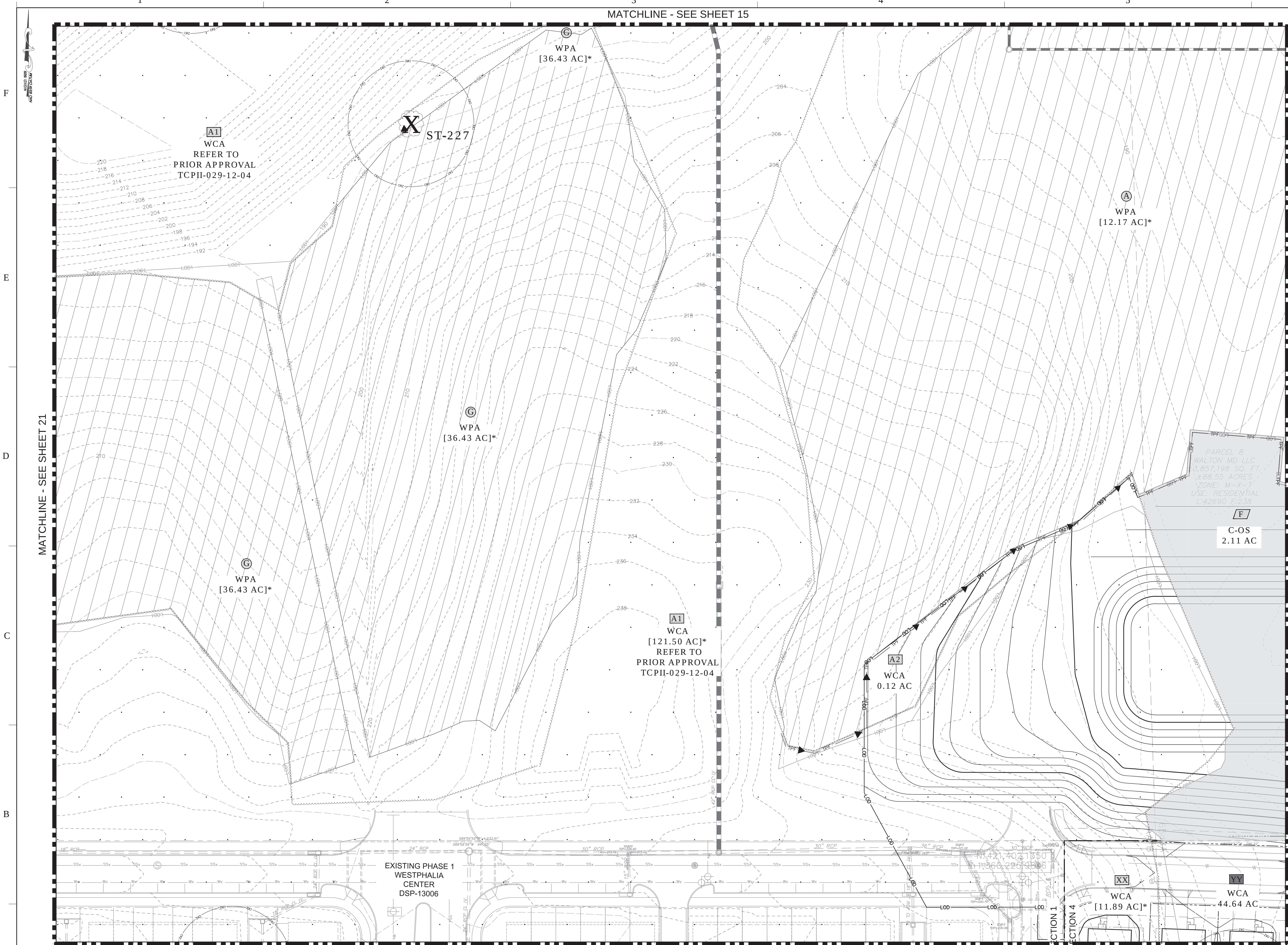
SEAL



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. 3108, EXPIRATION DATE: OCTOBER 3, 2021.

12/24/2020





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/PMA)
- WOODLAND CLEARED AREA (WCA)
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND CLEARED IN FLOODPLAIN (C-PP)
- WOODLAND RETAINED-ASSUMED CLEARED (WP-AC)
- WOODLAND CLEARED OFF-SITE (PRC- (VIOUSLY APPROVED TCPII-029-12 C-OS)
- REFORESTATION AREA (WPA)
- WOODLAND PRESERVED-NOT CREDITED (WP-NC)
- NOT PART OF OWNERSHIP
- 65 DBA-6' (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

SECTION 4- WOODLAND CONSERVATION SUMMARY TABLE

WOODLAND CLEARED OFF-SITE (ACRES)	F 2.11 AC
WOODLAND CLEARED (ACRES)	XX [11.88 AC]* YY 44.64 AC

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
APPLICATION NAME: WESTPHALIA TOWN CENTER
APPLICATION NO.: 08P13017-02
TOPNO: TOP0208-4312
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH MARYLAND DIRECTOR
APPROVAL DATED JANUARY 11, 2021
SIGNATURE APPROVAL DATE:
Jill Kosack
Digitally signed by Jill Kosack
DN: cn=Jill Kosack, o=Jill Kosack, ou=Jill Kosack, email=jill.kosack@princegeorgescountymd.gov, c=US

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 KATINA SHOULARS	09/12/19	N/A	SECTION 2 / RG
07 KATINA SHOULARS	09/12/19	N/A	SECTION 3 / RG
08 KATINA SHOULARS	09/12/19	N/A	SECTION 4 / RG
09 KIM FINCH	05/20/20	DSP-19017-01	REFORESTATION SIGN USE PRESIDENTIAL PARKWAY EXTENSION
10 KIM FINCH	11/10/20	DSP-19009	SECTION 4 / FG
11 PENDING	PENDING	N/A	SECTION 5 / RG
12 Kim A. Finch	1/06/2021	DSP-19017-02	REFORESTATION SIGN USE PRESIDENTIAL PARKWAY WEST

WESTPHALIA CENTER

PRINCE GEORGE'S COUNTY MARYLAND

TYPE II TREE CONSERVATION PLAN FG PLAN VIEW

Dewberry

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

PROJECT NO. 50077436

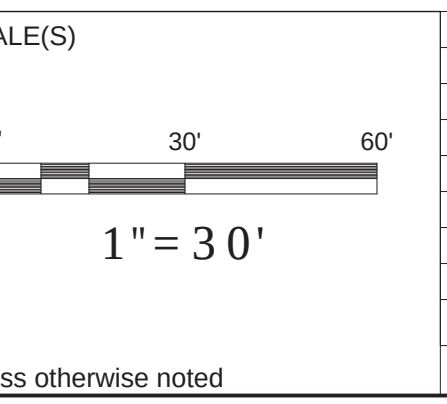
22

SHEET NO. 22 OF 61

NOTE
FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777 OR LOG ON TO www.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 LINES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

DRAWN BY	PMS	OWNER/APPLICANT	WALTON DEVELOPMENT AND MANAGEMENT
APPROVED BY	MLB	8000 WESTPARK DR, SUITE 430	MCLEAN, VA 22102
CHECKED BY	DS		
DATE	MAY 2019		
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



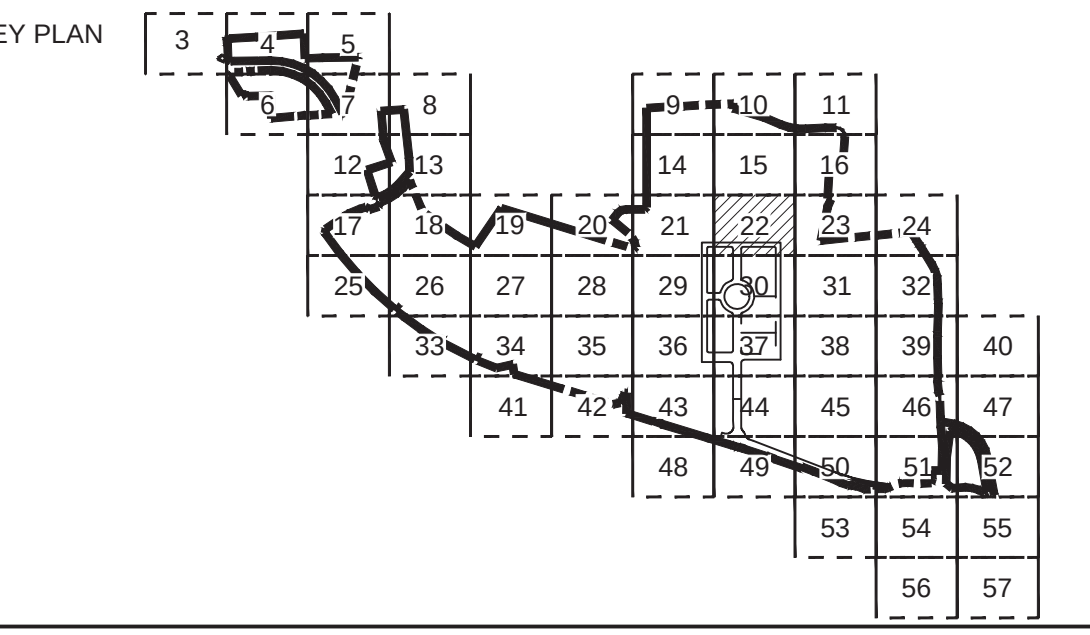
NO.	DESCRIPTION	DATE	BY
	REVISIONS		

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

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. 3108, EXPIRATION DATE: OCTOBER 3, 2021.

12/24/2020



MATCHLINE - SEE SHEET 21

MATCHLINE - SEE SHEET 23

MATCHLINE - SEE SHEET 15

MATCHLINE - SEE SHEET 30

A

F

E

D

C

B

THE MARYLAND NATIONAL CAPITAL
PLANNING AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: WESTPACIA TOWN CENTER
(PRESIDENTIAL PARKWAY)

APPLICATION NO.: DSP12017-02

TOPIC NO.: TOP2-020-12-12

SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH JENNIFER DODDSON, DIRECTOR
APPROVAL DATED JANUARY 11, 2021.

SIGNATURE APPROVAL DATE:

Jill Kosack Digitally signed by
Jill Kosack Date: 2021.01.11
10:44:00Z
Architectural Structures

WPA
[12.17 AC]*

ST-202

JEFFREY T & THERESA P BOLDEN
LOT 4, TWIN KNOLLS
ZONE R-A
USE: RESIDENTIAL
L. 06619
F. 8331

GEORGE P & MIRIAM H RINER
LOT 5, TWIN KNOLLS
ZONE R-A
USE: RESIDENTIAL
L. 10360
F. 1109

CONTRACTOR AND
ARBORIST TO COORDINATE
REMOVAL ONLY ON
SECTION 4 (IF REQUIRED)

LANDSCAPE SHOWN
FOR REFERENCE
ONLY

F
C-OS
2.11 AC

ST-204

ST-203

ST-44

ST-43

ST-42

ST-205

WP-AC
1.14 AC

ST-41

PARCEL X
(TO BE DEDICATED TO H&A)

ST-46

WRA
3.18 AC

25' BUILDING RESTRICTION LINE

WCA
2544.64 AC

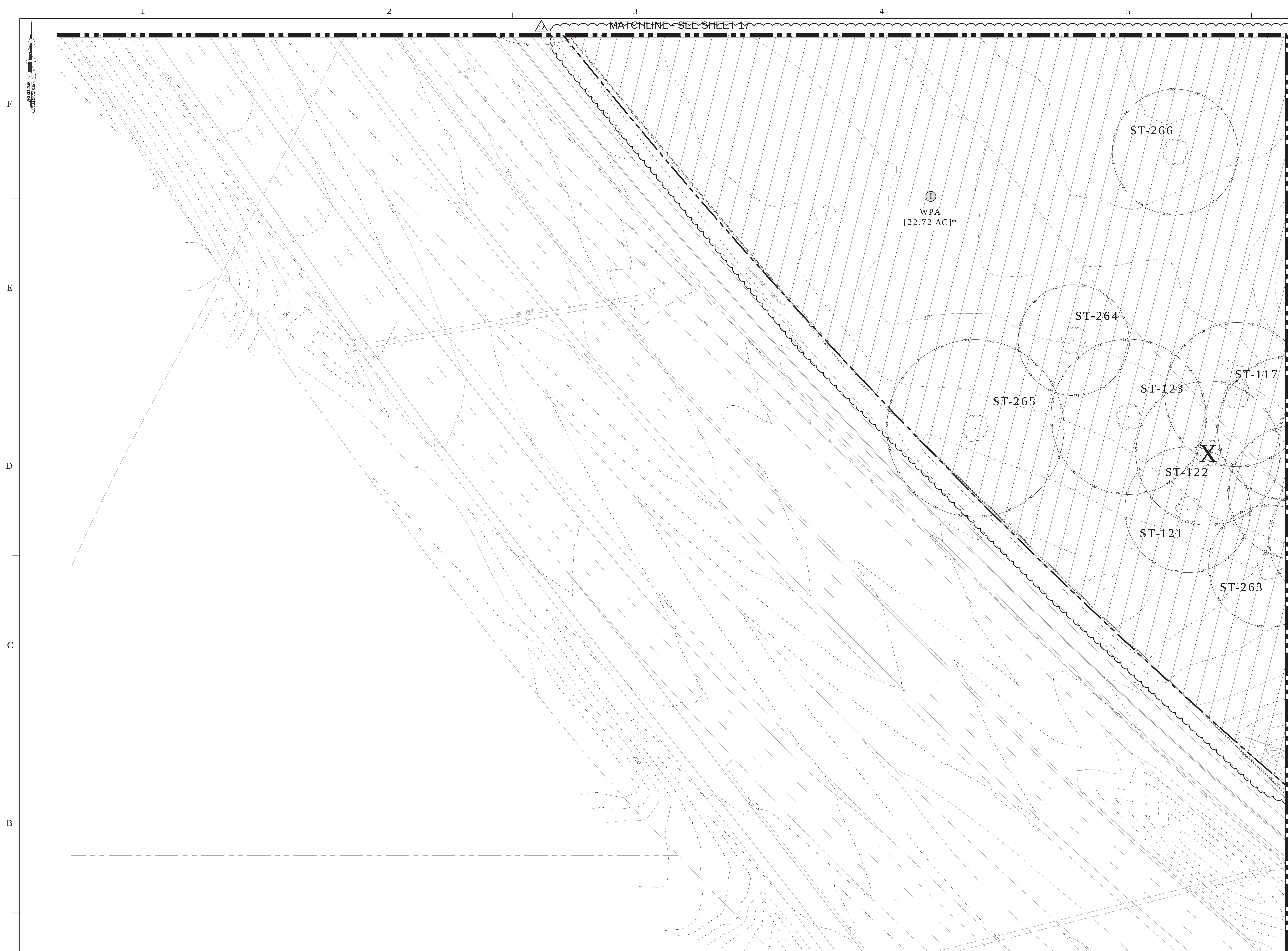
SECTION 1

SECTION 4

(PUBLIC)

(PUBLIC)

(PUBLIC)



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	----	WB
EXISTING WETLAND	----	WB
EXISTING WETLAND BUFFER	----	EWB
EXISTING EXPANDED WETLAND BUFFER	----	EWB
EXISTING WATER	----	W
EXISTING SANITARY SEWER	----	SS
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	----	
EXISTING TREE LINE	----	
EXISTING BRUSH LINE NOT WOODLAND	----	
PROPOSED MAJOR CONTOUR	----	410
PROPOSED MINOR CONTOUR	----	608
PROPOSED PROPERTY LINE	----	
PROPOSED LIMIT OF DISTURBANCE	----	LOD
SHA LIMIT OF DISTURBANCE	----	
PREVIOUSLY LIMITED DISTURBANCE PER PREVIOUSLY APPROVED TCPR AS NOTED PREVIOUSLY CLEARED (PREVIOUSLY APPROVED TCPR-029-12 WCA-PA)	----	
WOODLAND CLEARED AREA (NCA)	----	A1
WOODLAND PRESERVATION AREA (WPA)	----	A1
WOODLAND CLEARED IN FLOODPLAIN C-70	----	A
WOODLAND RETAINED ASSUMED CLEARED (WPA-C)	----	T
WOODLAND REFORESTED OFF-SITE (PREVIOUSLY APPROVED TCPR-029-12 C-CO) (WRA)	----	A
WOODLAND PRESERVED NOT CREDITED (WPA-C)	----	A
NOT PART OF OWNERSHIP	----	
65 DBA-5' (LOWER LEVEL)	----	65 DBA-5' (LOWER LEVEL)
70 DBA-4' (UPPER LEVEL)	----	70 DBA-4' (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	----	

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION**
FOR OFFICIAL USE ONLY



APPLICATION NAME: WESTPHALIA TOWN CENTER
(PRESIDENTIAL PARKWAY)

APPLICATION NO.: DGP-12017-02

TCP NO.: TCP2-0202-12-12

SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH THE CHIEF DIRECTOR
APPROVAL DATED JANUARY 11, 2021.

SIGNATURE APPROVAL DATE:

Jill Kosack	Digitally signed by Jill Kosack Date: 2021.01.11 09:14:07 -0500
----------------	--

AUTHORIZED SIGNATURE

Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-029-12				
	Approved by	Date	DR#	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	KATINA SHOULARS	09/12/19	N/A	SECTION 2 / RG
07	KATINA SHOULARS	09/12/19	N/A	SECTION 3 / RG
08	KATINA SHOULARS	09/12/19	N/A	SECTION 4 / RG
09	KIM FINCH	05/20/20	DSP-12017-0	STRUCTURAL DAMAGE OF THE HISTORICAL LANTERN EXPOSED
10	KIM FINCH	11/10/20	DSP-19009	SECTION 4 / FG
11	PENDING	PENDING	N/A	SECTION 5 / RG
12	<i>Kim C. Finch</i>	<i>1/06/2022</i>	DSP-2017-02	STRUCTURAL DAMAGE OF THE HISTORICAL LANTERN EXPOSED

WESTPHALIA CENTER

PRINCE GEORGE'S COUNTY
MARYLAND

TYPE II TREE
CONSERVATION PLAN FG
PLAN VIEW



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

PROJECT NO.	50077436
-------------	----------

25

SHEET NO. 25 of 61

NOTE
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48 HOURS IN ADVANCE OF ANY WORK
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FORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION A FEET OF THE MAINS BY DIGGING TEST PITS AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION

DRAWN BY	PMS
APPROVED BY	MLB
CHECKED BY	DS
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
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TAX MAP: 100- GRID: A1-2
200' MAP REFERENCE: 206SE08, 206SE09
207SE08, 207SE09

SCALE(S)

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1" = 30'

Unless otherwise noted

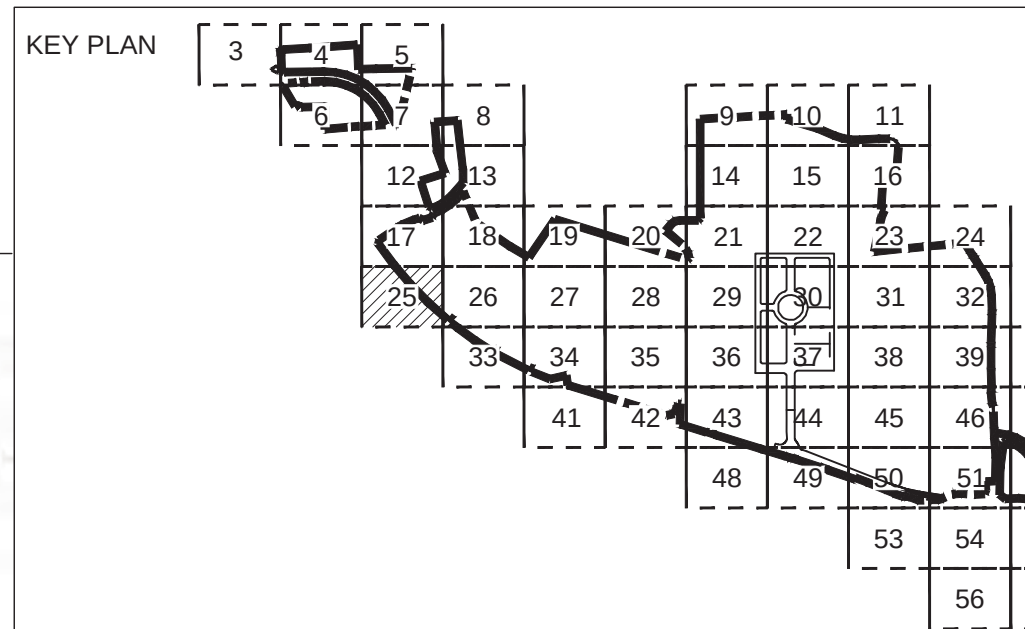
NOTE: []* REVISED AREAS SHOWN PER PREVIOUSLY APPROVED TCPH-029-12-04.

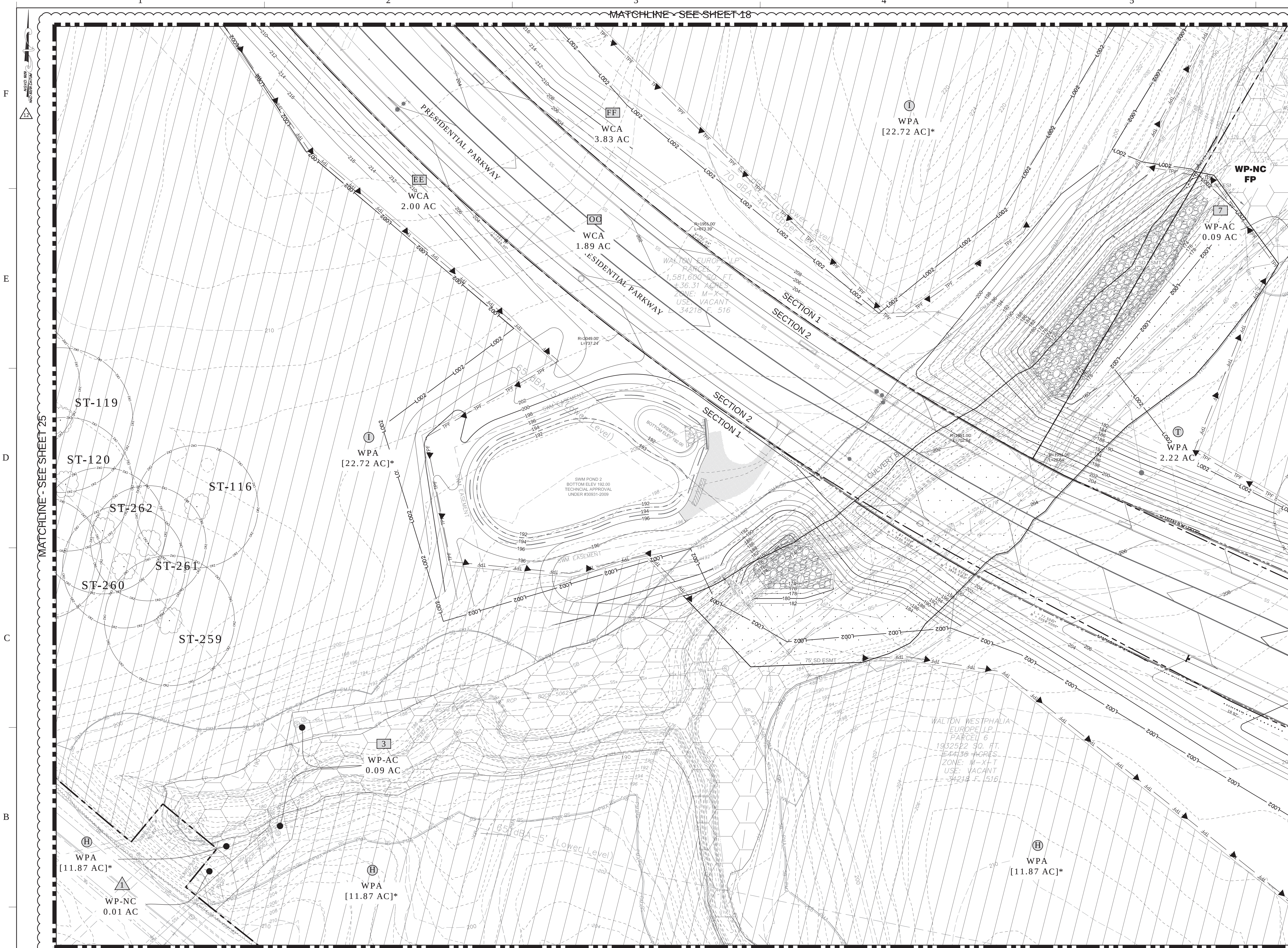
12	Infrastructure for Presidential Parkway West	11/2020	MLB	
NO.	DESCRIPTION	DATE	BY	
REVISIONS				



PROFESSIONAL CERTIFICATION:
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 EXPIRATION DATE: OCTOBER 3, 2021.

12/24/2020





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
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- 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 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-PMA)
- 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-029-12 C-OS)
- REFORESTATION AREA
- 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

APPLICATION NAME: WESTPHALIA TOWN CENTER (PRESIDENTIAL PARKWAY)

APPLICATION NO.: DSP-12017-02

TCPII#: TOP008-05-04

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED JANUARY 11, 2021.

SIGNATURE APPROVAL DATE: Digitally signed by Jill Kosack Date: 2021.01.11 09:14:47 -0500

Author: JILL KOSACK

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 KATINA SHOULARS	09/12/19	N/A	SECTION 2 / RG	
07 KATINA SHOULARS	09/12/19	N/A	SECTION 3 / RG	
08 KATINA SHOULARS	09/12/19	N/A	SECTION 4 / RG	
09 KIM FINCH	05/20/20	DSP-12017-01	PRESIDENTIAL PARKWAY EXTENSION	
10 KIM FINCH	11/10/20	DSP-19009	SECTION 4 / FG	
11 PENDING	PENDING	N/A	SECTION 5 / RG	
12 Kim A. Finch	1/06/2021	DSP-12017-02	PRESIDENTIAL PARKWAY WEST	

WESTPHALIA CENTER

PRINCE GEORGE'S COUNTY MARYLAND

TYPE II TREE CONSERVATION PLAN FG PLAN VIEW

Dewberry

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

PROJECT NO. 50077436

26

SHEET NO. 26 of 61

NOTE:
FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777 OR LOG ON TO 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: PMS
APPROVED BY: MLB
CHECKED BY: DS
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: 99 - GRID: D1,E1,F1
TAX MAP: 100 - GRID: A1,2
200 MAP REFERENCE: 206S08, 206SE09, 207SE08, 207SE09

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

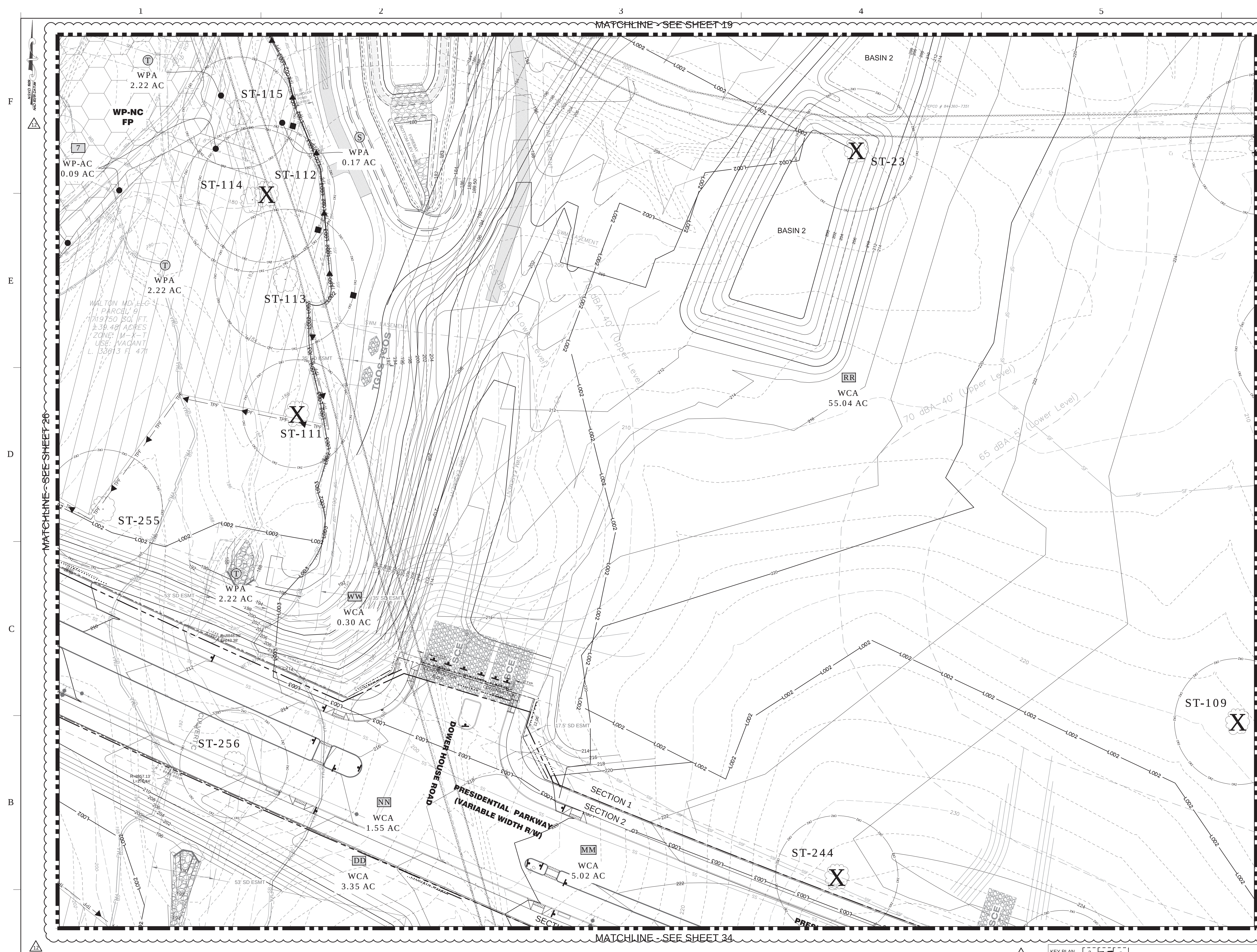
NOTE: []* REVISED AREAS SHOWN PER PREVIOUSLY APPROVED TCPII-029-12-04.

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. 3108. EXPIRATION DATE: OCTOBER 3, 2021.

12 Infrastructure for Presidential Parkway West 11/2020 MLB
NO. DESCRIPTION DATE BY

REVISIONS

KEY PLAN



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 ——— WL ———

EXISTING WETLAND BUFFER ——— EWB ———

EXISTING EXPANDED WETLAND BUFFER ——— Vx ——— Vx ——— Vx ——— Vx ———

EXISTING WATER ——— SSx ——— SSx ——— SSx ——— SSx ———

EXISTING SANITARY SEWER ——— PMA ———

PRIMARY MANAGEMENT AREA (PMA) ——— OHE ———

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 ——— 410 ———

PROPOSED MINOR CONTOUR ——— 408 ———

PROPOSED PROPERTY LINE ———

PROPOSED LIMIT OF DISTURBANCE ——— LOD ———

SHA LIMIT OF DISTURBANCE ———

PREVIOUSLY LIMIT OF DISTURBANCE ———

PER PREVIOUSLY APPROVED TCPI as NOTED ———

APPROVED TCPI(029-12 WCA-PA) ———

WOODLAND CLEARED AREA (WCA) ———

WOODLAND PRESERVATION AREA (WPA) ———

WOODLAND CLEARED IN FLOODPLAIN (C) ———

WOODLAND RETAINED-ASSUMED CLEARED (WPA-C) ———

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

RESTORE/REFORESTATION AREA (WRA) ———

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 ———

ST-125

EXISTING SPECIMEN TREE TO BE REMOVED ———

ST-125

PREPARED TREE PROTECTION FENCE (TEMPORARY) ——— TPF ———

TREE PROTECTION FENCE (PERMANENT) ——— PPF ———

WOODLAND PRESERVATION SIGN ———

SPECIMEN TREE SIGN ———

REFORESTATION/AF-FORESTATION SIGN ———

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION**
FOR OFFICIAL USE ONLY



APPLICATION NAME: WESTPHALIA TOWN CENTER
(PRESIDENTIAL PARKWAY)

APPLICATION NO.: OSP-12017-02

TCP NO.: TCP2-029-12-12

**SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH PLANNING DIRECTOR
APPROVAL DATED JANUARY 11, 2021.**

SIGNATURE APPROVAL DATE:


Jill Kosack Digitally signed by
Jill Kosack
Date: 2021.01.11
09:14:47 -0500



and MARYLAND STATE TILES

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-029-12				
	Approved by	Date	DR#	Reason for Revision
00	MEGAN K. REISER	01/13/13	DSIP-13006	
01	MEGAN K. REISER	09/23/13	DSIP-13006	
02	MEGAN K. REISER	03/25/13	DSIP-13006	
03	MEGAN K. REISER	03/25/13	DSIP-13006	
04	MEGAN K. REISER	10/22/14	DSIP-13006	
05	PENDING	PENDING	DSIP-19008	SECTION 3
06	KATINA SHOULARS	09/12/19	N/A	SECTION 2 / RG
07	KATINA SHOULARS	09/12/19	N/A	SECTION 3 / RG
08	KATINA SHOULARS	09/12/19	N/A	SECTION 4 / RG
09	KIM FINCH	05/20/20	DSIP-12017-02	STRUCTURAL DAMAGE OF THE HISTORICAL LAMARX EXTERIOR
10	KIM FINCH	10/10/20	DSIP-19009	SECTION 4 / FG
11	PENDING	PENDING	N/A	SECTION 5 / RG
12	<i>Kim Finch</i>	<i>1/06/2024</i>	DSIP-12017-02	STRUCTURAL DAMAGE OF THE HISTORICAL LAMARX EXTERIOR

WESTPHALIA CENTER

PRINCE GEORGE'S COUNTY
MARYLAND

TYPE II TREE
CONSERVATION PLAN FG
PLAN VIEW



27

SHEET NO. 27 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

FORMATION CONCERNING UNDERGROUND
UTILITIES WAS OBTAINED FROM AVAILABLE
RECORDS BUT THE CONTRACTOR MUST
DETERMINE THE EXACT LOCATION A
ELEVATION OF THE MAINS BY DIGGING TEST P
HAND AT ALL UTILITY CROSSINGS WELL
ADVANCE OF THE START OF EXCAVATION

DRAWN BY	PMS
APPROVED BY	MLB
CHECKED BY	DS
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'

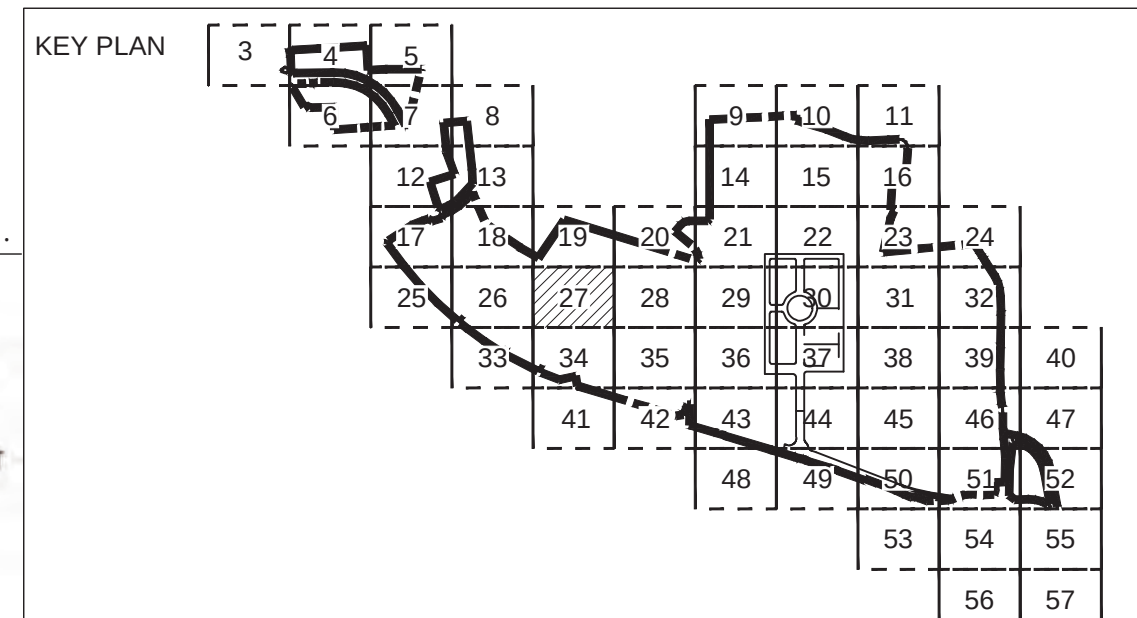
Unless otherwise noted

NOTE: []* REVISED AREAS SHOWN PER PREVIOUSLY APPROVED TCPH-029-12-04

SEAL

STATE OF MARYLAND
REGISTERED LANDSCAPE ARCHITECT
No. 3108
MEREDITH BYER

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. 3108,
EXPIRATION DATE: OCTOBER 3, 2021.



WOODLAND	XX [11.88 AC]
CLEARED	YY 44.64 AC
(ACRES)	

 AUTHORIZED SIGNATURE

Environmental Planning Section TREE CONSERVATION & REMOVAL APPROVAL TCP2-029-12				
	Approved by	Date	DR#	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	KATINA SHOULERS	PENDING	DSP-19008	SECTION 3
06	PENDING	09/12/19	N/A	SECTION 2 / RG
07	KATINA SHOULERS	09/12/19	N/A	SECTION 3 / RG
08	KATINA SHOULERS	09/12/19	N/A	SECTION 4 / RG
09	KIM FINCH	05/20/20	DSP-12017-0	REPARATION OF THE HISTORICAL PARKWAY EXTENSION
10	KIM FINCH	11/10/20	DSP-19009	SECTION 4 / FG
11	PENDING	PENDING	N/A	SECTION 5 / RG
12	<u>Kim Finch</u>	<u>10/6/2021</u>	DSP-12017-02	REPARATION OF THE HISTORICAL PARKWAY EXTENSION

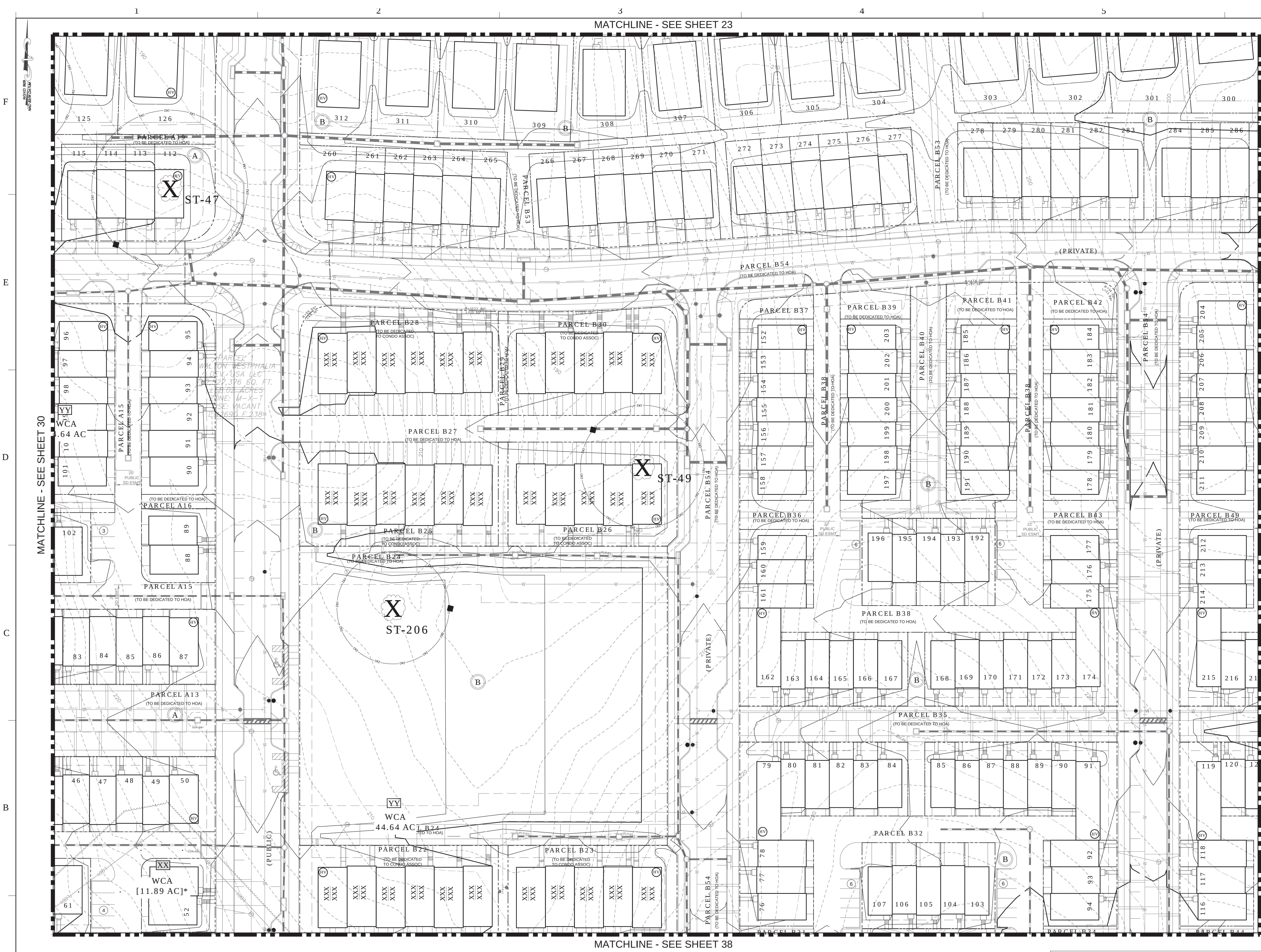
30

SHEET NO. 30 of 61

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EXPIRATION DATE: OCTOBER 3, 2021.

KEY PLAN

Figure 1 shows a 10x10 grid of numbers from 1 to 60. The numbers are arranged in a standard grid pattern. A path is highlighted with a thick black line, starting at 1 and ending at 60. The path follows a complex, non-linear route through the grid, visiting all 60 numbers exactly once.



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 SEWER
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 TCPI-AS NOTED
WOODLAND CLEARED (PREVIOUSLY
APPROVED TCPI-029-12 WCA-PAL)
WOODLAND CLEARED AREA
(WCA)
WOODLAND PRESERVATION AREA
(WPA)
WOODLAND CLEARED IN FLOODPLAIN
(C-FP)
WOODLAND RETAINED-ASSUMED CLEARED
(WP-AC)
WOODLAND CLEARED OFF-SITE (PFC
VIOUSLY APPROVED TCPI-029-12 C-OS)
RESTORATION AREA
(WPA)
WOODLAND PRESERVED-NOT CREDITED
(WPA-N)
NOT PART OF OWNERSHIP
65 DBA-5 (LOWER LEVEL)
75 DBA-42 (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

**SECTION 4- WOODLAND
CONSERVATION SUMMARY TABLE**

WOODLAND CLEARED (ACRES)	
XX [11.88 AC]*	
YY [44.64 AC]	

THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: WESTPHALIA TOWN CENTER
(PRESIDENTIAL PARKWAY)
APPLICATION NO.: DSP-12017-02
TCPI-029-12-04
SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH PLANNING DIRECTOR
APPROVAL DATED JANUARY 11, 2021

SIGNATURE APPROVAL DATE: Digitally signed by
Jill Kosack Date: 2021.01.11
09:44:20 EST
Authorized Signature

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCPI-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 KATINA SHOULARS	09/12/19	N/A	SECTION 2 / RG
07 KATINA SHOULARS	09/12/19	N/A	SECTION 3 / RG
08 KATINA SHOULARS	09/12/19	N/A	SECTION 4 / RG
09 KIM FINCH	05/20/20	DSP-19017-02	REFORESTATION SIGN EXTENSION
10 KIM FINCH	11/10/20	DSP-19009	SECTION 4 / RG
11 PENDING	PENDING	N/A	SECTION 5 / RG
12 Kim A. Finch	1/06/2021	DSP-12017-02	REFORESTATION SIGN EXTENSION

WESTPHALIA CENTER

PRINCE GEORGE'S COUNTY
MARYLAND

**TYPE II TREE
CONSERVATION PLAN FG
PLAN VIEW**

Dewberry

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

PROJECT NO. 50077436

31

SHEET NO. 31 of 61

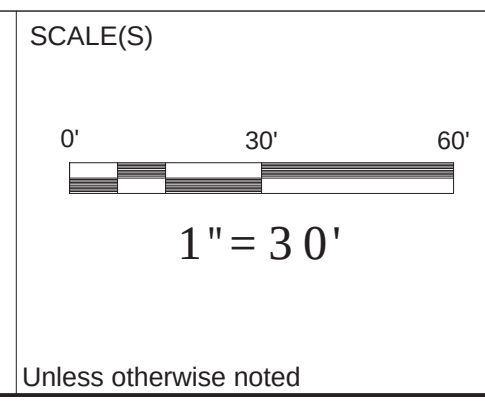
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BY HAND AT ALL UTILITY CROSSINGS WELL IN
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DRAWN BY PMS
APPROVED BY MLB
CHECKED BY DS
DATE MAY 2019

OWNER/APPLICANT
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8000 WESTPARK DR. SUITE 430
MCLEAN, VA 22102

CONTACT
MIKE MILLER
P: 703-639-6918
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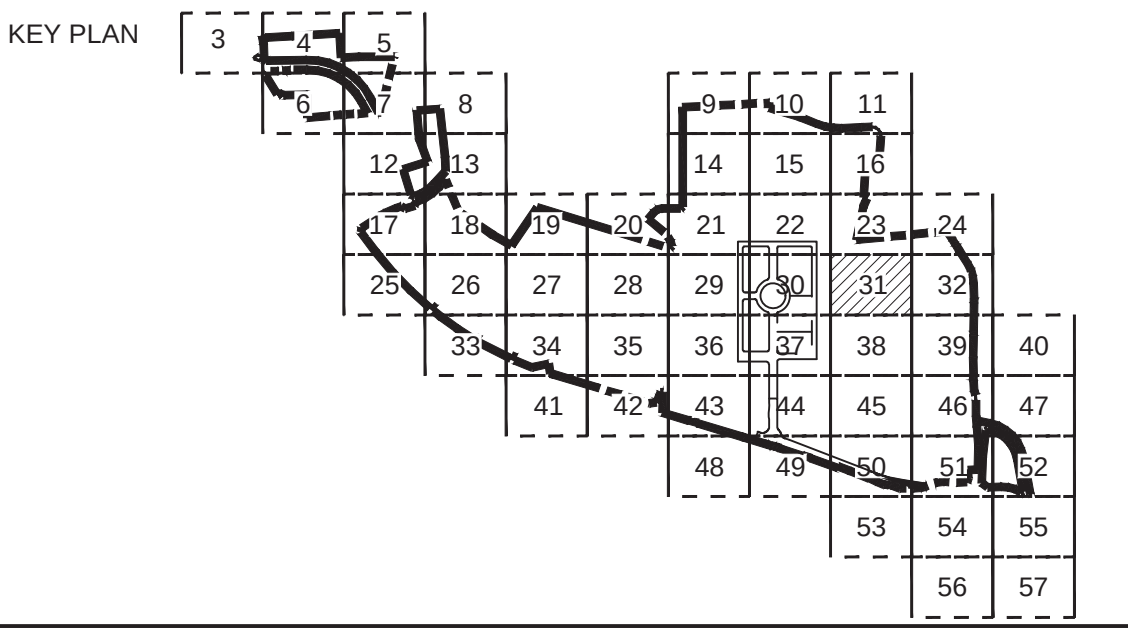
15TH ELECTION DISTRICT
PRINCE GEORGE'S ROAD ATLAS:
TAX MAP: 90 - GRID: C3,D3-4,E3-4,F3-4
TAX MAP: 91 - GRID: A3-4
TAX MAP: 99 - GRID: D1,E1,F1
TAX MAP: 100 - GRID: A1-2
200' MAP REFERENCE: 206SE08, 206SE09,
207SE08, 207SE09



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

PROFESSIONAL CERTIFICATION:
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UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NO. 3108.
EXPIRATION DATE: OCTOBER 3, 2021.

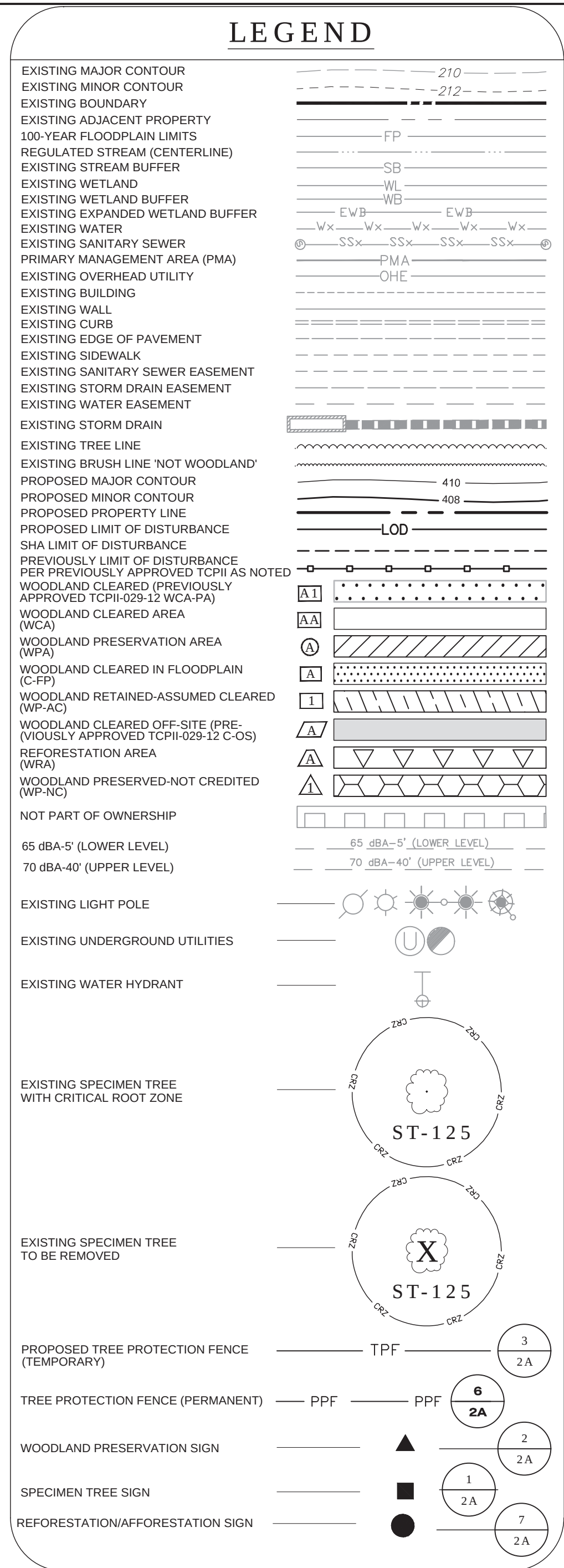
12/24/2020





Unless otherwise noted

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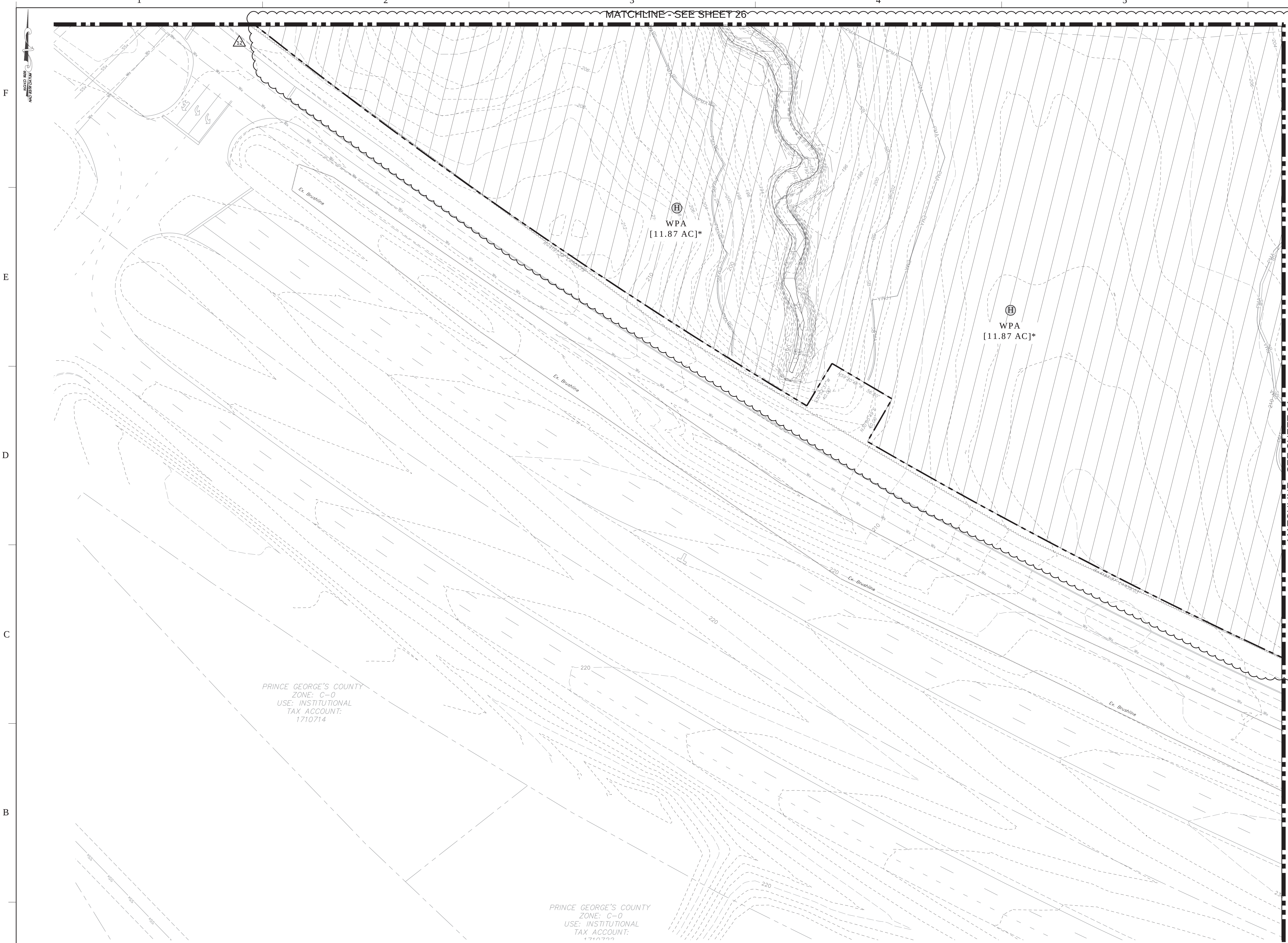
SECTION 4 - WOODLAND CONSERVATION SUMMARY TABLE	
WOODLAND CLEARED (ACRES)	77 44.64 AC
WOODLAND RETAINED -ASSUMED CLEARED (ACRES)	8 1.14 AC
ON-SITE REFORESTATION (ACRES)	1 3.18 AC

Prince George's County Planning Department, M/NCPP Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP-2029-12				
	Approved by	Date	DRDH	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	10/21/14	DSP-13006	
05	PENDING	PENDING	DSP-19008	SECTION 3
06	KATINA SHOULERS	09/11/19	N/A	SECTION 1 / RG
07	KATINA SHOULERS	09/11/19	N/A	SECTION 2 / RG
08	KATINA SHOULERS	09/12/19	N/A	SECTION 4 / RG
09	KIM FINCH	05/20/20	DSP-12017-40	REVISIONS OF THE CONSERVATION PLAN
10	KIM FINCH	11/10/20	DSP-12017-40	SECTION 4 / FG
11	PENDING	PENDING	DSP-12017-40	SECTION 5 / RG
12	<i>Kim S. Finch</i>	<i>1/06/2021</i>	DSP-12017-40	REVISIONS OF THE CONSERVATION PLAN

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

 Dewberry*	PROJECT NO. 50077436
	32

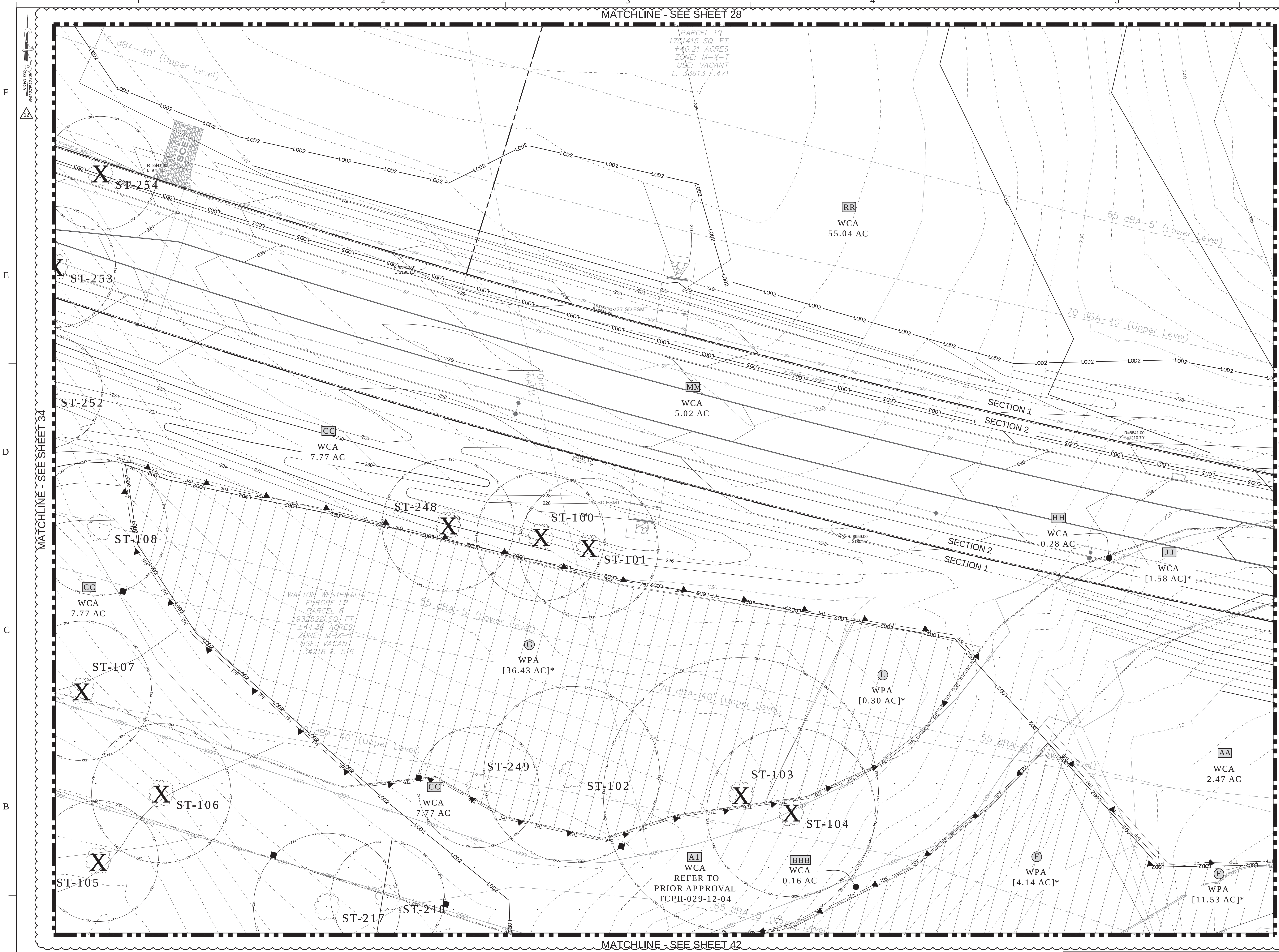
Dewberry Engineers Inc.
 4601 Forbes Boulevard, Suite 300
 Lanham, MD 20706
 301.731.5551
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LEGEND

EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING ADJACENT PROPERTY
100-YEAR FLOODPLAIN LIMITS
REGULATED STREAM (CENTERLINE)
EXISTING STREAM BUFFER
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EXISTING WETLAND BUFFER
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EXISTING EDGE OF PAVEMENT
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EXISTING WATER EASEMENT
EXISTING STORM DRAIN
EXISTING TREE LINE
EXISTING BRUSH LINE (NOT WOODLAND)
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PROPOSED MINOR CONTOUR
PROPOSED PROPERTY LINE
PROPOSED LIMIT OF DISTURBANCE
SHA LIMIT OF DISTURBANCE
PREVIOUSLY LIMIT OF DISTURBANCE
PER PREVIOUSLY APPROVED TCPII-029-12 (WCA) AS NOTED
WOODLAND CLEARED (PREVIOUSLY APPROVED TCPII-029-12 WCA) (WCA)
WOODLAND CLEARED AREA
WOODLAND PRESERVATION AREA (WPA)
WOODLAND CLEARED IN FLOODPLAIN (C-FP)
WOODLAND RETAINED-ASSUMED CLEARED (WP-AC)
WOODLAND CLEARED OFF-SITE (PPR, VIOUSLY APPROVED TCPII-029-12 C-OS)
REFORESTATION AREA (WPA)
WOODLAND PRESERVED-NOT CREDITED (WPA)
NOT PART OF OWNERSHIP
65 DBA-6 (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
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EWB
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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/PMA)
WOODLAND CLEARED AREA
WOODLAND PRESERVATION AREA
WOODLAND CLEARED IN FLOODPLAIN
(C-FP)
WOODLAND RETAINED-ASSUMED CLEARED
(WP-AC)
WOODLAND CLEARED OFF-SITE (PFC-
VIOUSLY APPROVED TCPII-029-12 C-OS)
RECREATION AREA
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

THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: WESTPHALIA TOWN CENTER
(PRESIDENTIAL PARKWAY)
APPLICATION NO.: DSP-12017-02
TCPII: TOP050-05-01
SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH PLANNING DIRECTOR
APPROVAL DATED JANUARY 11, 2021
SIGNATURE APPROVAL DATE:
Jill Kosack
Digitally signed by
Jill Kosack
Date: 2021.01.11
09:44:20-0500
Authorized Signature

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 KATINA SHOULARS	09/12/19	N/A	SECTION 2 / RG
07 KATINA SHOULARS	09/12/19	N/A	SECTION 3 / RG
08 KATINA SHOULARS	09/12/19	N/A	SECTION 4 / RG
09 KIM FINCH	05/20/20	DSP-12017-01	PRESIDENTIAL PARKWAY EXTENSION
10 KIM FINCH	11/10/20	DSP-19009	SECTION 4 / FG
11 PENDING	PENDING	N/A	SECTION 5 / RG
12 Kim A. Frack	1/06/2021	DSP-12017-02	PRESIDENTIAL PARKWAY WEST

WESTPHALIA CENTER

PRINCE GEORGE'S COUNTY
MARYLAND

TYPE II TREE CONSERVATION PLAN FG PLAN VIEW

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

PROJECT NO. 50077436

35

SHEET NO. 35 of 61

NOTE:
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
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 MANS BY DIGGING TEST PITS
BY HAND AT ALL UTILITY CROSSINGS WELL IN
ADVANCE OF THE START OF EXCAVATION.

DRAWN BY: PMS
APPROVED BY: MLB
CHECKED BY: DS
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

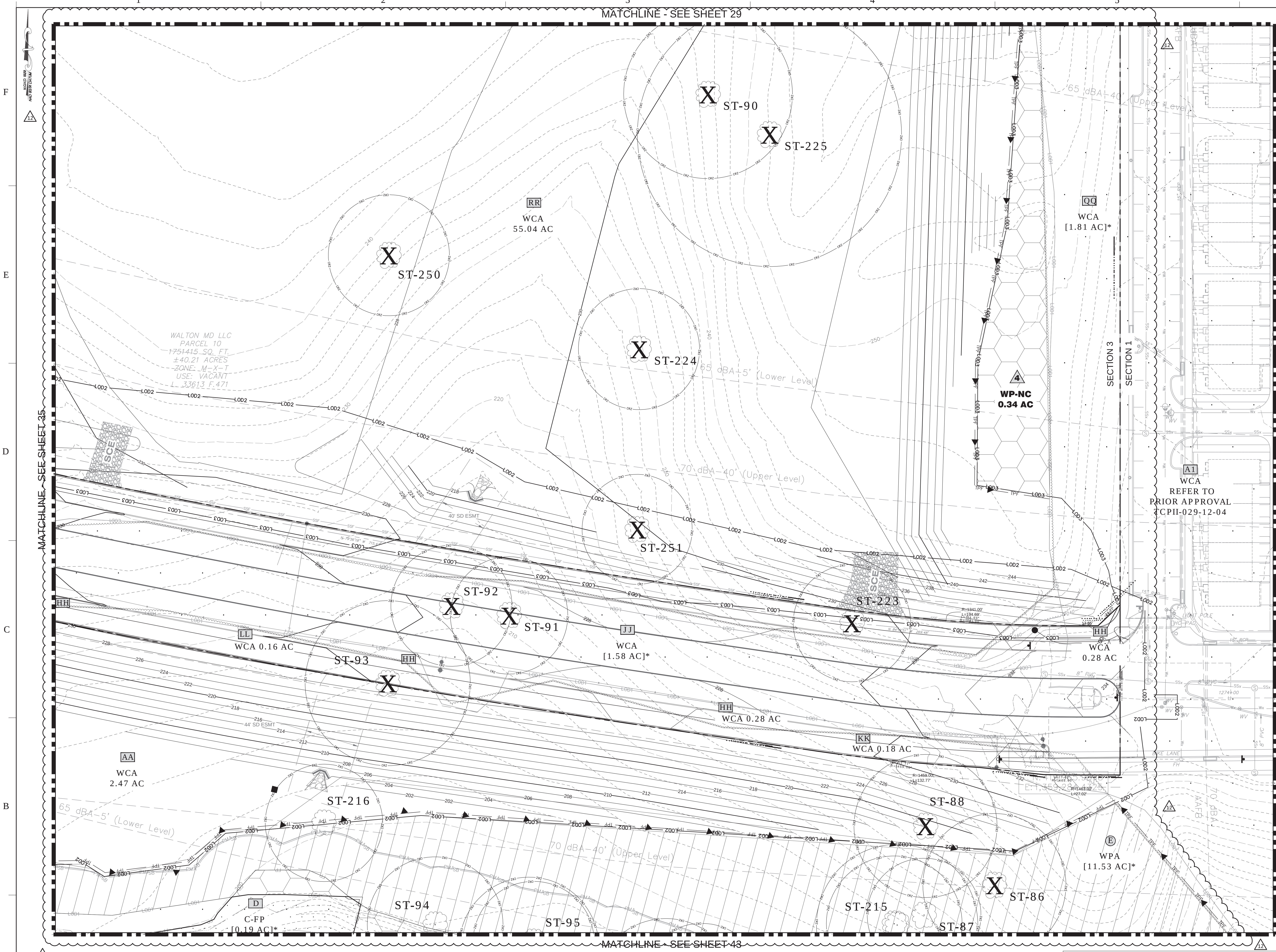
15TH ELECTION DISTRICT
PRINCE GEORGE'S ROAD ATLAS:
TAX MAP: 90 - GRID: C3,D3,E3,F3-4
TAX MAP: 91 - GRID: A3-4
TAX MAP: 99 - GRID: D1,E1,F1
TAX MAP: 100 - GRID: A1-2
200 MAP REFERENCE: 206SE08, 206SE09,
207SE08, 207SE09

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

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

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. 3108
EXPIRATION DATE, OCTOBER 3, 2021.
12/24/2020

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



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-029-12-04 AS NOTED
- WOODLAND CLEARED (PREVIOUSLY APPROVED TCPII-029-12-04 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-029-12-04 C-OS)
- REFORESTATION AREA
- 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

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: WESTPHALIA TOWN CENTER
(PRESIDENTIAL PARKWAY)

APPLICATION NO.: DSP-12017-02
TCPII-029-12-04

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED JANUARY 11, 2021.

SIGNATURE APPROVAL DATE:
Jill Kosack
Digitally signed by Jill Kosack
Date: 2021.01.11 09:14:47 -0500
Authorized Signature

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCPII-029-12				
00	Approved by	Date	DRD#	Reason for Revision
01	MEGAN K. REISER	01/31/13	DSP-13006	
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11	PENDING	PENDING	N/A	SECTION 5 / RG
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WESTPHALIA CENTER

PRINCE GEORGE'S COUNTY
MARYLAND

**TYPE II TREE
CONSERVATION PLAN FG
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

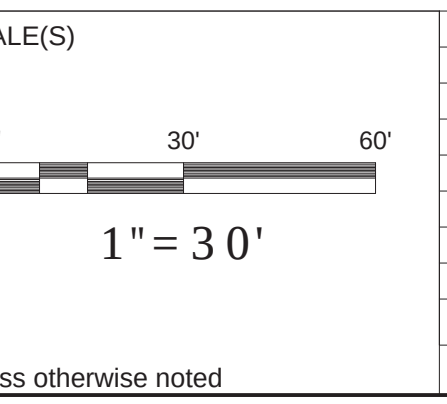
SHEET NO. 36 of 61

NOTE
FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777 OR LOG ON TO www.mesutility.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	PMS	OWNER/APPLICANT	CONTACT
APPROVED BY	MLB	WALTON DEVELOPMENT AND MANAGEMENT	MIKE MILLER
CHECKED BY	DS	8000 WESTPARK DR, SUITE 430 MCLEAN, VA 22102	P: 703-639-6918 E: MIKE.MILLER@WALTON.COM
DATE	MAY 2019		

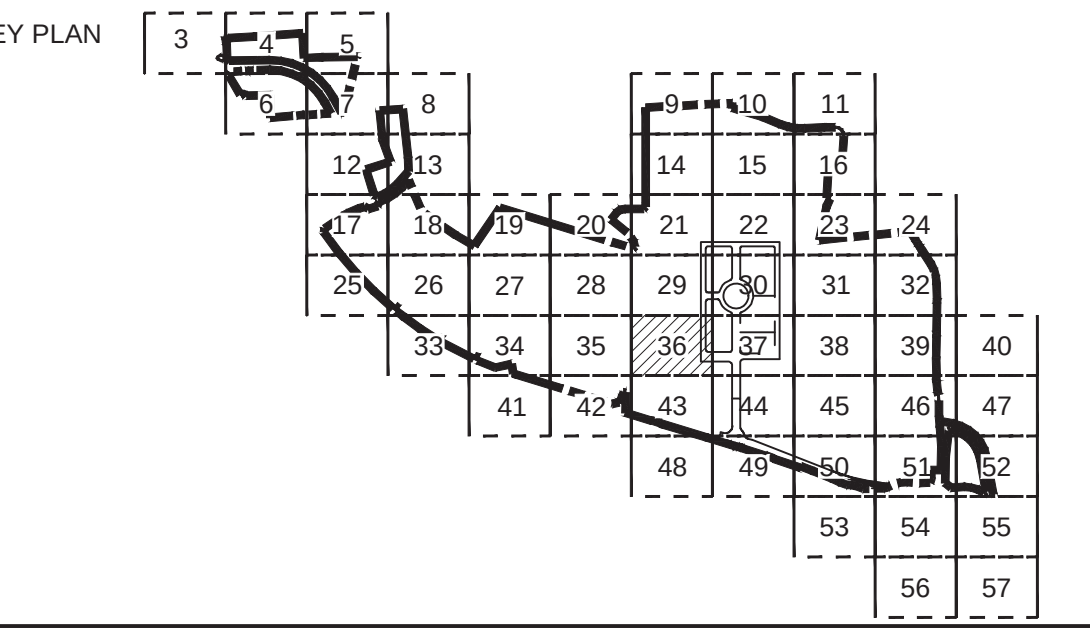
15TH ELECTION DISTRICT
PRINCE GEORGE'S ROAD ATLAS:
TAX MAP: 90 - GRID: C3,D3-4,E3-4,F3-4
TAX MAP: 91 - GRID: A3-4
TAX MAP: 99 - GRID: D1,E1,F1
TAX MAP: 100 - GRID: A1-2
200 MAP REFERENCE: 206SE08, 206SE09, 207SE08, 207SE09

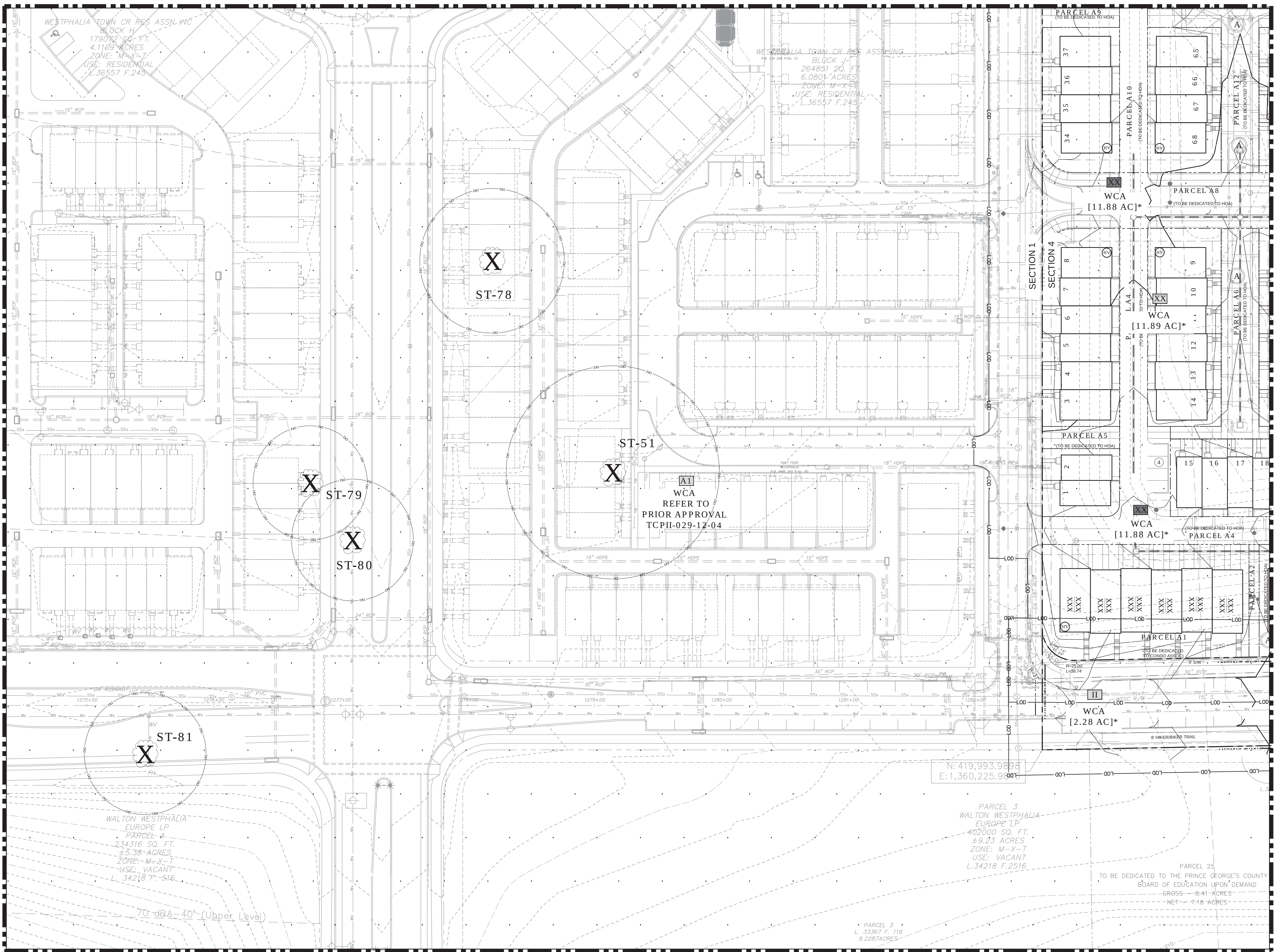
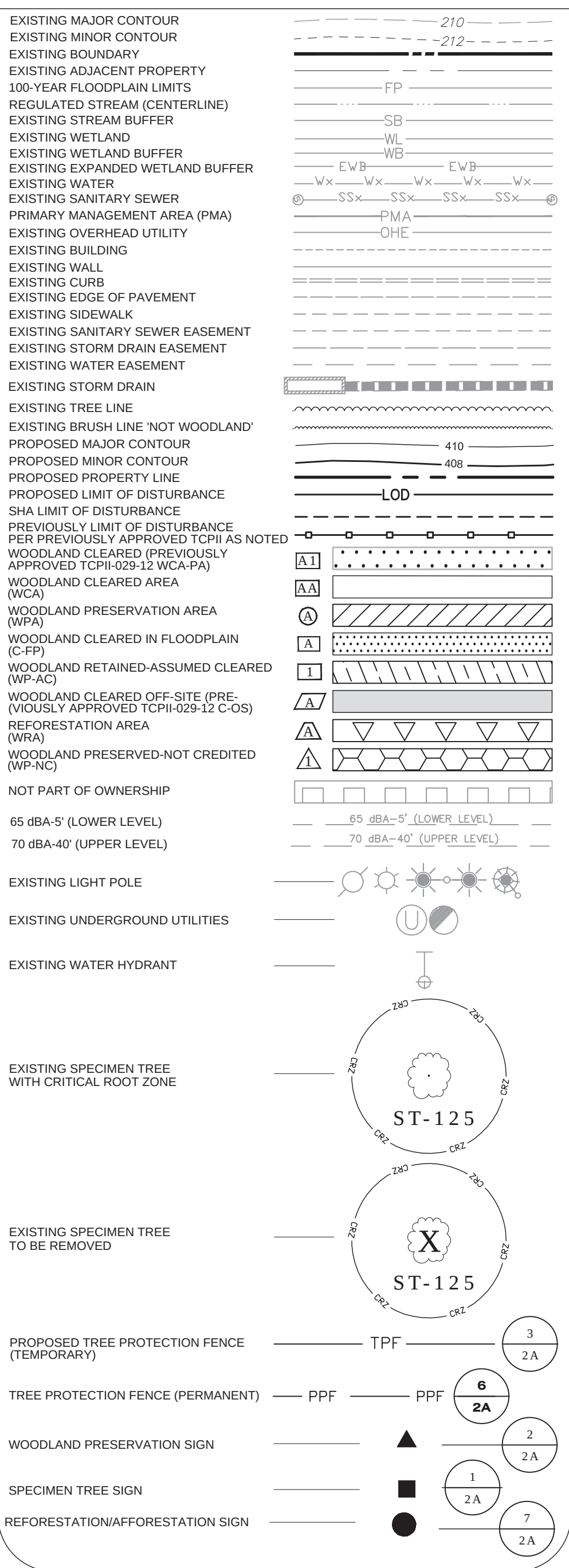


NO.	DESCRIPTION	DATE	BY
12	Infrastructure for Presidential Parkway West	11/2020	MLB

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. 11008. EXPIRATION DATE: OCTOBER 3, 2021.

12/24/2020





MATCHLINE - SEE SHEET 36

MATCHLINE - SEE SHEET 38

N: 419,993.9898
E: 1,360,225.9898

PARCEL 3
WALTON WESTPHALIA-
EUROPE LP
- 402000 SQ. FT.
± 9.23 ACRES
ZONE: M-X-T
USE: VACANT
L.34218 F.2516

PARCEL 25
TO BE DEDICATED TO THE PRINCE GEORGE'S COUNTY
BOARD OF EDUCATION UPON DEMAND
GROSS - 8.41 ACRES
NET - 7.18 ACRES

• PARCEL 3 •
L. 33367 F. 116
9.2287ACRES

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

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. 3108, EXPIRATION DATE: OCTOBER 3, 2021.

12/24/2020

SCALE(S)

1"=30'

Unless otherwise noted

NO.	DESCRIPTION	DATE	BY
REVISIONS			

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
DEPTHS OF THE MAINS BY DIGGING TEST PITS
BEFORE HAND AT ALL UTILITY CROSSINGS WELL
IN ADVANCE OF THE START OF EXCAVATION

DRAWN BY	<u>PMS</u>
APPROVED BY	<u>MLB</u>
CHECKED BY	<u>DS</u>
DATE	MAY 2019

OWNER/APPLICANT

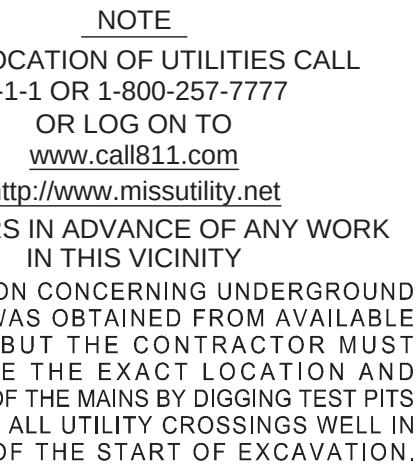
WALTON DEVELOPMENT AND MANAGEMENT
8000 WESTPARK DR, SUITE 430
MCLEAN, VA 22102

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

OR LOG ON TO
www.call811.com
<http://www.missutility.net>
48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY
FORMATION CONCERNING UNDERGROUND
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CORDS BUT THE CONTRACTOR MUST
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HAND AT ALL UTILITY CROSSINGS WELL
VANCE OF THE START OF EXCAVATION

Q:\50109069\CAD\Civil\MNCPPC\TCP II\Westphalia TCP2 - Rev. 12 for Presidential Parkway\TCPII-PLAN-31-40.dwg, SHEET 37, 12/24/2020 10:47:30 AM, pscott



PMS
MLB
DS
MAY 2019

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
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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'

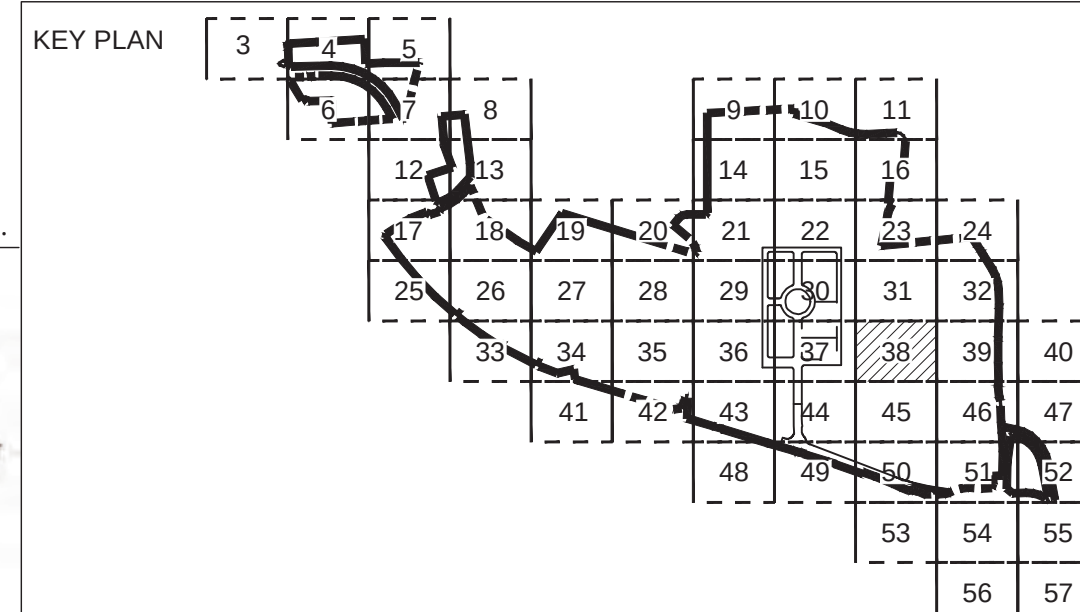
1" = 30'

Unless otherwise noted

NOTE: []* REVISED AREAS SHOWN PER PREVIOUSLY APPROVED TCPII-029-12-04

PROFESSIONAL CERTIFICATION:
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APPROVED BY ME, AND THAT I AM A
DULY REGISTERED LANDSCAPE ARCHITECT
UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NO. 3108.
EXPIRATION DATE: OCTOBER 3, 2021.

12/24/2020



EXISTING MAJOR CONTOUR
 EXISTING MINOR CONTOUR
 EXISTING BOUNDARY
 EXISTING ADJACENT PROPERTY
 10-YEAR FLOOD PLAINS
 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 MAJOR CONTOUR
 PROPOSED MINOR CONTOUR
 PROPOSED PROPERTY LINE
 PROPOSED LIMIT OF DISTURBANCE
 SHA LIMIT OF DISTURBANCE
 PREVIOUSLY LIMIT OF DISTURBANCE
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 WOODLAND CLEARED (PREVIOUSLY
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 WOODLAND CLEARED AREA
 WOODLAND PRESERVATION AREA
 (WPA)
 WOODLAND CLEARED IN FLOODPLAIN
 (C-FP)
 WOODLAND RETAINED-ASSUMED CLEAR
 (WP-AC)
 WOODLAND CLEARED OFF-SITE (PRE-
 VOICED) APPROVED TCHP-02-02-C-OS
 REFORESTATION AREA
 WOODLAND PRESERVED-NOT CREDITED
 (WP-NC)
 NOT PART OF WOODLAND
 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/FORESTATION SIGN

WOODLAND	<u>II</u>	[2.28 AC]*
CLEARED	<u>XX</u>	[11.88 AC]*
(ACRES)	<u>YY</u>	44.64 AC

Kosack Date: 2021.01.11
09:14:47 -05'00'

8 fax SHEET NO.

38

SHEET NO. 38 of 61

MATCHLINE - SEE SHEET 39

C-OS
PREVIOUSLY APPROVED
(TCPH-029-12)
[2.46 AC]*

MATCHLINE - SEE SHEET 47



DRAWN BY	<u>PMS</u>
APPROVED BY	<u>MLB</u>
CHECKED BY	<u>DS</u>
DATE	<u>MAY 2019</u>

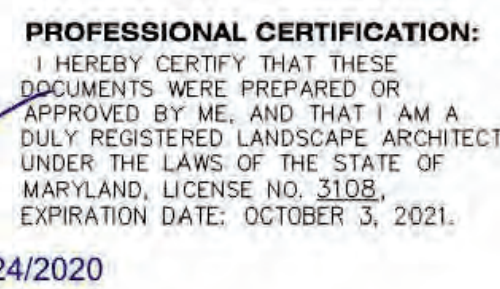
MIKE MILLER
P: 703-639-6918
E: MIKE.MILLER@WALTON.COM

SCALE(S)

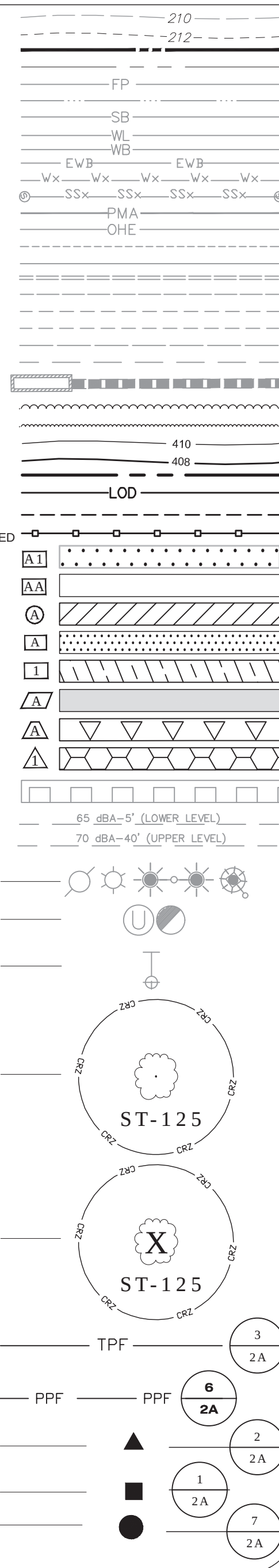
0' 30' 60'

1" = 30'

SEA



EXISTING MAJOR CONTOUR
 EXISTING MINOR CONTOUR
 EXISTING ROAD CENTERLINE
 EXISTING ADJACENT PROPERTY
 100-YEAR FLOOD PLAINS
 EXISTING WETLAND (PER 40CFR223.161) (WETTERLINE)
 EXISTING STREAM BUFFER
 EXISTING WETLAND
 EXISTING WETLAND BUFFER
 EXISTING EXPANDED WETLAND BUFFER
 EXISTING SANITARY SEWER
 PRIMARY MANAGEMENT AREA (PMA)
 EXISTING WATER UTILITY
 EXISTING BUILDING
 EXISTING WALL
 EXISTING CURB
 EXISTING EDGE OF PAVEMENT
 EXISTING SIDEWALK
 EXISTING SIDEWALK CURB
 EXISTING STORM DRAIN EASEMENT
 EXISTING STORM DRAIN
 EXISTING WATER CASEMENT
 EXISTING STORM DRAIN
 EXISTING TREE LINE
 EXISTING BRUSH LINE
 EXISTING MAJOR CONTOUR
 EXISTING MINOR CONTOUR
 PROPOSED PROPERTY LINE
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 WOODLAND CLEARED AREA
 WOODLAND CLEARED AREA
 WOODLAND PRESERVATION AREA
 WOODLAND CLEARED IN FLOODPLAIN
 (C-FP)
 WOODLAND RETAINED-ASSUMED CLEARED
 (W-AC)
 WOODLAND CLEARED OFF SITE (PRE-
 VIOLATION) CDP#1029-122-012
 RECREATION AREA
 WOODLAND PRESERVED-NOT CLEARED
 (W-NC)



**THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION**

FOR OBSERVATION ONLY

APPLICATION NAME: WESTPHALIA TOWN CENTER
(PRESIDENTIAL PARKWAY)

APPLICATION NO.: DSP-12017-02

TCP NO.: TGP2-029-12-12

SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH PLANNING DIRECTOR
APPROVAL DATED JANUARY 11, 2021.

SIGNATURE APPROVAL DATE:

Jill Kosack Digitally signed by
Jill Kosack
Date: 2021.01.11
09:14:56 -0500

AUTHORIZED SIGNATURE

Police George's County Planning Department, M-NCPP Environmental Planning Section TREE CONSERVATION PLAN, APPROVAL PLAN TCP2-029-12				
	Approved by	Date	DR#	Reason for Revision
00	MEGAN K. REISER	01/13/13	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	KATINA SHOULERS	09/12/19	N/A	SECTION 2 / RG
07	KATINA SHOULERS	09/12/19	N/A	SECTION 3 / RG
08	KATINA SHOULERS	09/12/19	N/A	SECTION 4 / RG
09	KIM FINCH	05/20/20		PERMANENTLY OF THE PRESIDENTIAL PARKWAY EXTENSION
10	KIM FINCH	11/10/20	DSP-19009	SECTION 4 / FG
11	PENDING	PENDING	N/A	SECTION 5 / FG
12	<i>Kim C. Finch</i>	<i>1/06/2021</i>	DSP-19107-02	PERMANENTLY OF THE PRESIDENTIAL PARKWAY WEST

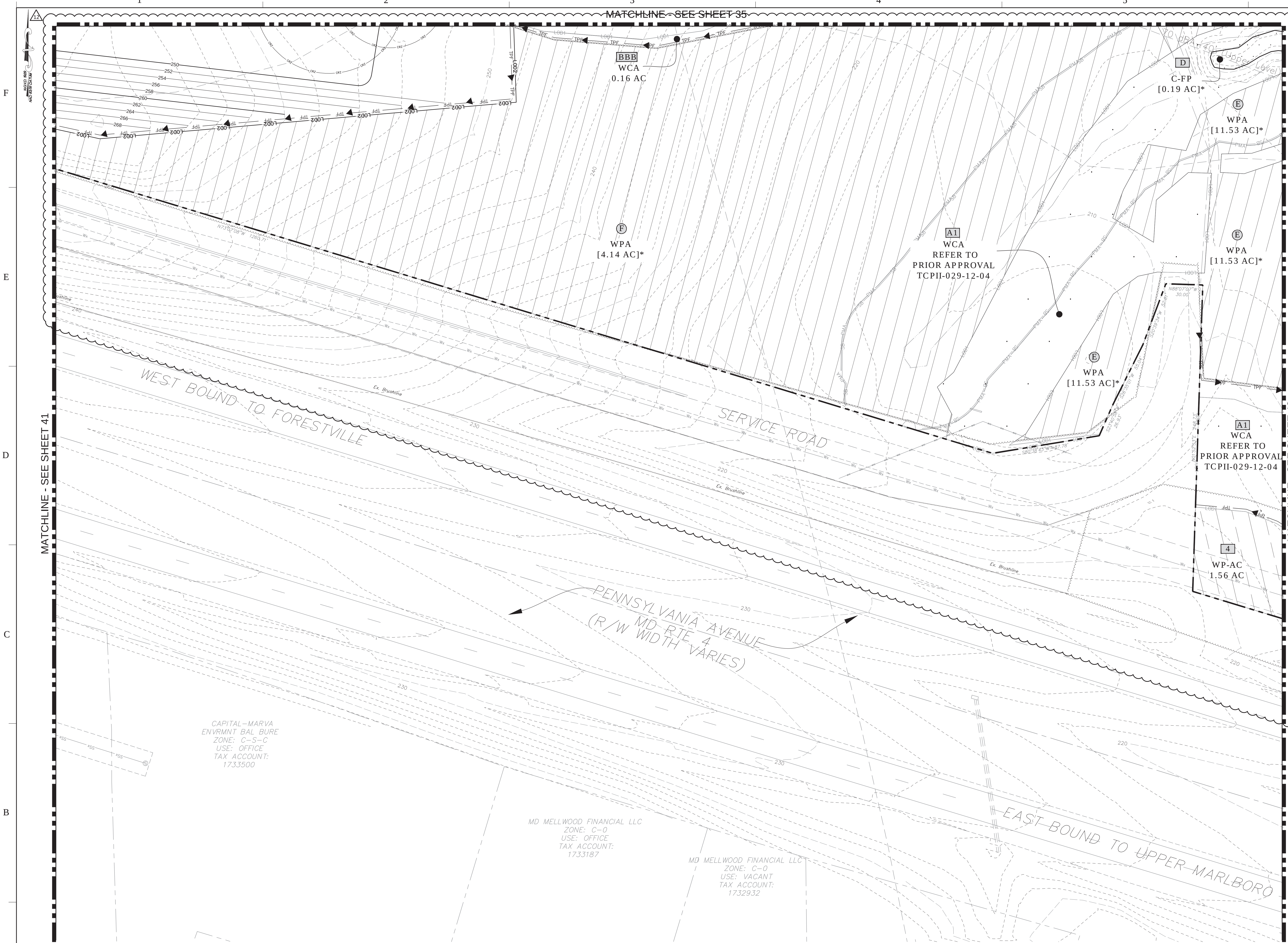
Dewberry®

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

PROJECT NO. 50077436

41

SHEET NO. 41 of 61



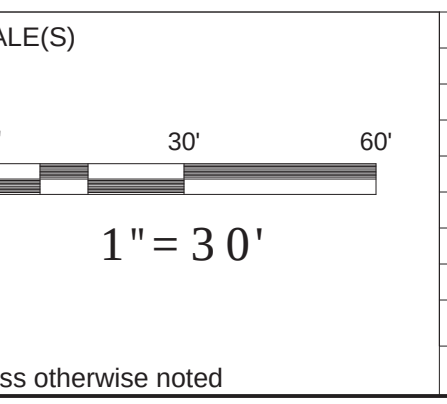
LEGEND

EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING ADJACENT PROPERTY
100-YEAR FLOODPLAIN LIMITS
REGULATED STREAM (CENTERLINE)
EXISTING STREAM BUFFER
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PER PREVIOUSLY APPROVED TCPH AS NOTED
WOODLAND CLEARED (PREVIOUSLY
APPROVED TCPH-029-12 WCA-PMA)
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(WCA)
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(WPA)
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(C-FP)
WOODLAND RETAINED-ASSUMED CLEARED
(WP-AC)
WOODLAND CLEARED OFF-SITE (PFC)
KVIOUSLY APPROVED TCPH-029-12 C-OS)
REFORESTATION AREA
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WOODLAND PRESERVED-NOT CREDITED
(WPA)
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	PMS	OWNER/APPLICANT	CONTACT
APPROVED BY	MLB	WALTON DEVELOPMENT AND MANAGEMENT	MIKE MILLER
CHECKED BY	DS	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



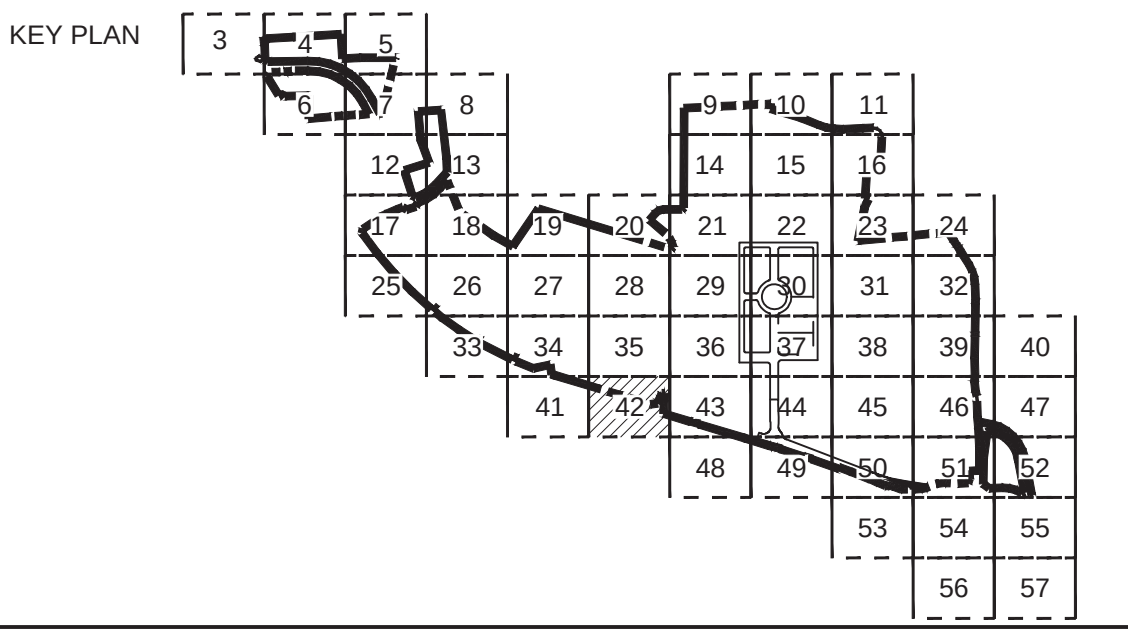
NO.	DESCRIPTION	DATE	BY
12	Infrastructure for Presidential Parkway West	11/2020	MLB

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

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. 3108.
EXPIRATION DATE: OCTOBER 3, 2021.

12/24/2020



WESTPHALIA CENTER

PRINCE GEORGE'S COUNTY
MARYLAND

**TYPE II TREE
CONSERVATION PLAN FG
PLAN VIEW**

Dewberry

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

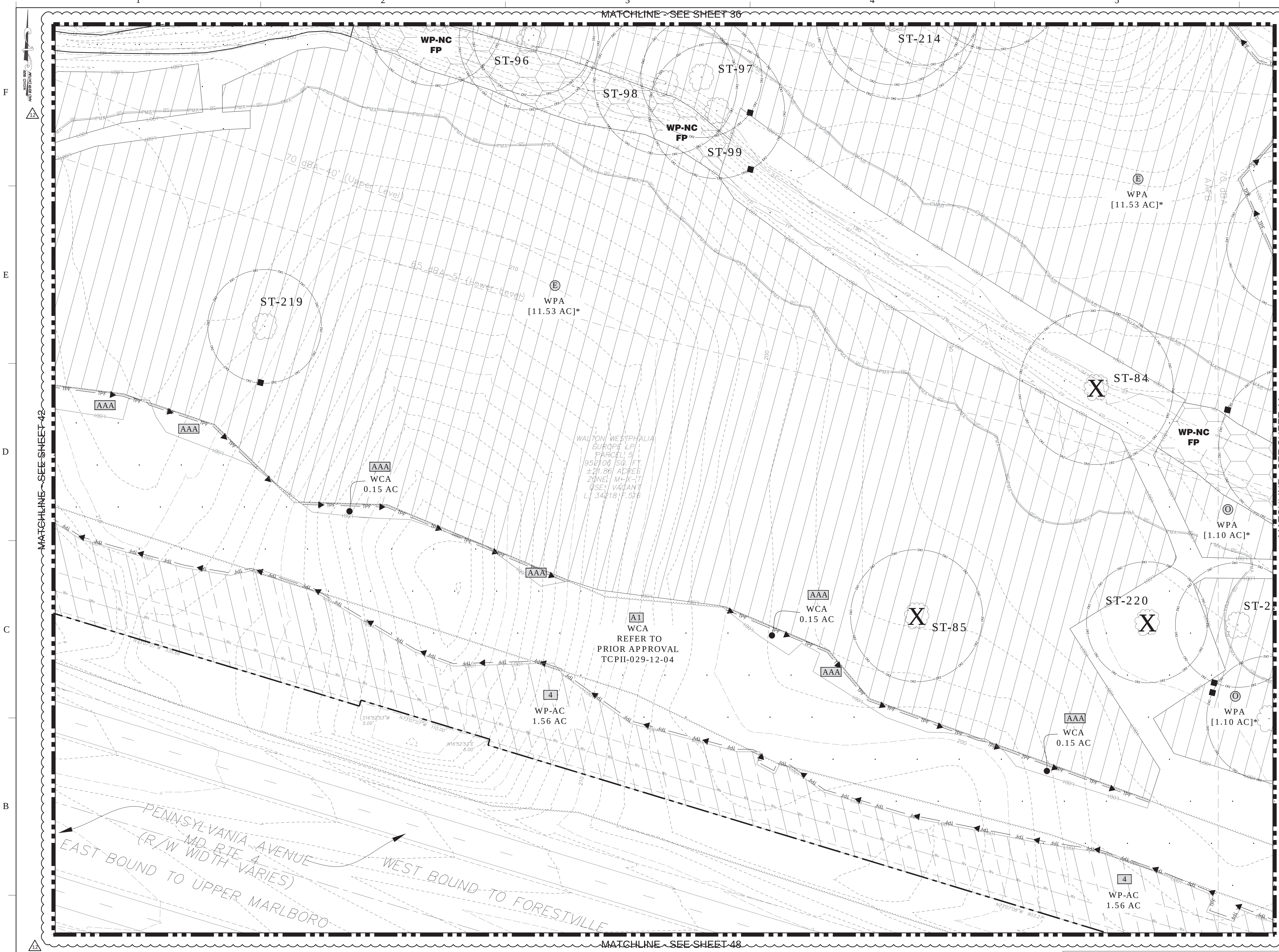
PROJECT NO. 50077436

42

SHEET NO. 42 OF 61

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCPH-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 KATINA SHOULARS	09/12/19	N/A	SECTION 2 / RG
07 KATINA SHOULARS	09/12/19	N/A	SECTION 3 / RG
08 KATINA SHOULARS	09/12/19	N/A	SECTION 4 / RG
09 KIM FINCH	05/20/20	DSP-12017-01	REFORESTATION AREA FOR THE PRESIDENTIAL PARKWAY WEST
10 KIM FINCH	11/10/20	DSP-19009	SECTION 4 / FG
11 PENDING	PENDING	N/A	SECTION 5 / RG
12 Kim A. Finch	1/06/2021	DSP-12017-02	REFORESTATION AREA FOR THE PRESIDENTIAL PARKWAY WEST



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-029-12-04
WOODLAND CLEARED (PREVIOUSLY
APPROVED TCPII-029-12-04 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 (PRP,
VIOUSLY APPROVED TCPII-029-12-04 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

APPLICATION NAME: WESTPHALIA TOWN CENTER
(PRESIDENTIAL PARKWAY)
APPLICATION NO.: DSP-12017-02
TOPIC: TOPSOIL-15-01
SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH PLANNING DIRECTOR
APPROVAL DATED JANUARY 11, 2021.
SIGNATURE APPROVAL DATE:
Jill Kosack
Digitally signed by
Jill Kosack
Date: 2021.01.11
09:44:20-0500
Authorized Signature

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
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03 MEGAN K. REISER	03/25/13	DSP-13006	
04 MEGAN K. REISER	10/22/14	DSP-13006	
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10 KIM FINCH	11/10/20	DSP-19009	SECTION 4 / RG
11 PENDING	PENDING	N/A	SECTION 5 / RG
12 Kim A. Finch	7/06/2021	DSP-12017-02	REFORESTATION AREA (WPA)

WESTPHALIA CENTER

PRINCE GEORGE'S COUNTY
MARYLAND

TYPE II TREE CONSERVATION PLAN FG PLAN VIEW

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

PROJECT NO. 50077436

43

SHEET NO. 43 OF 61

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

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TAX MAP: 99 - GRID: D1,E1,F1
TAX MAP: 100 - GRID: A1-2
200 MAP REFERENCE: 206SE08, 206SE09,
207SE08, 207SE09

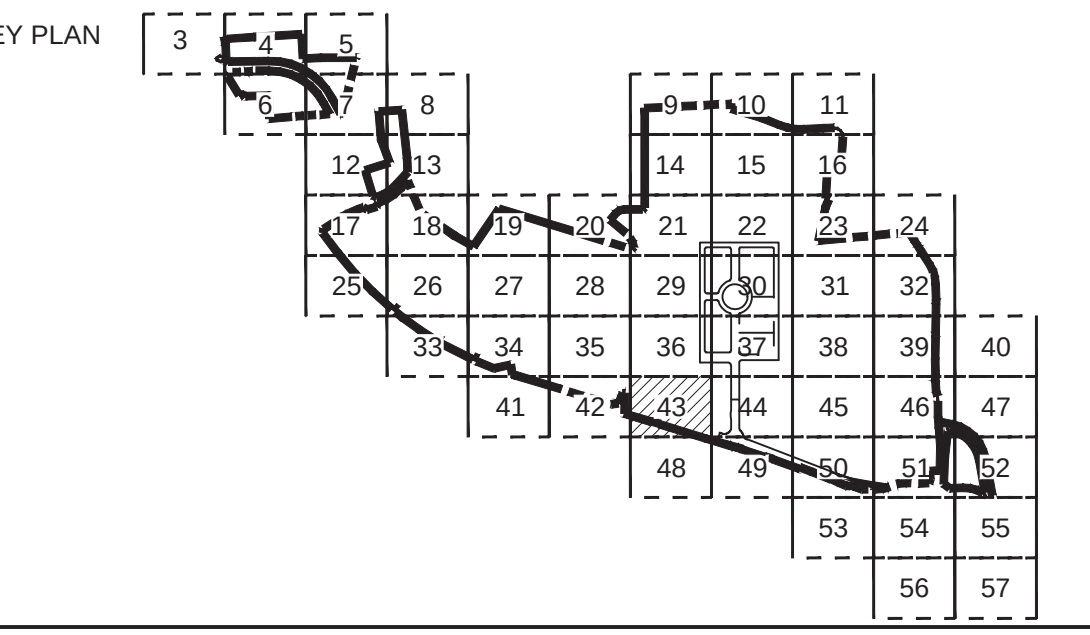
SCALE(S)
0' 30' 60'
1" = 30'

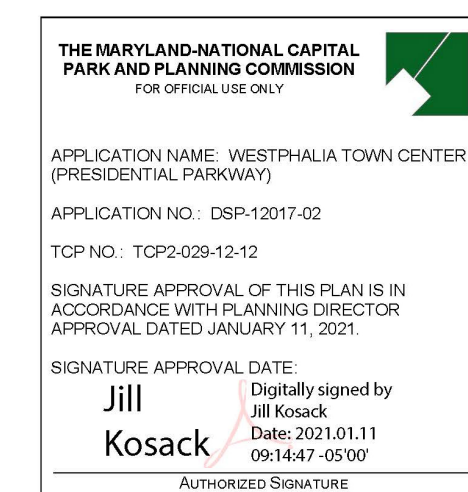
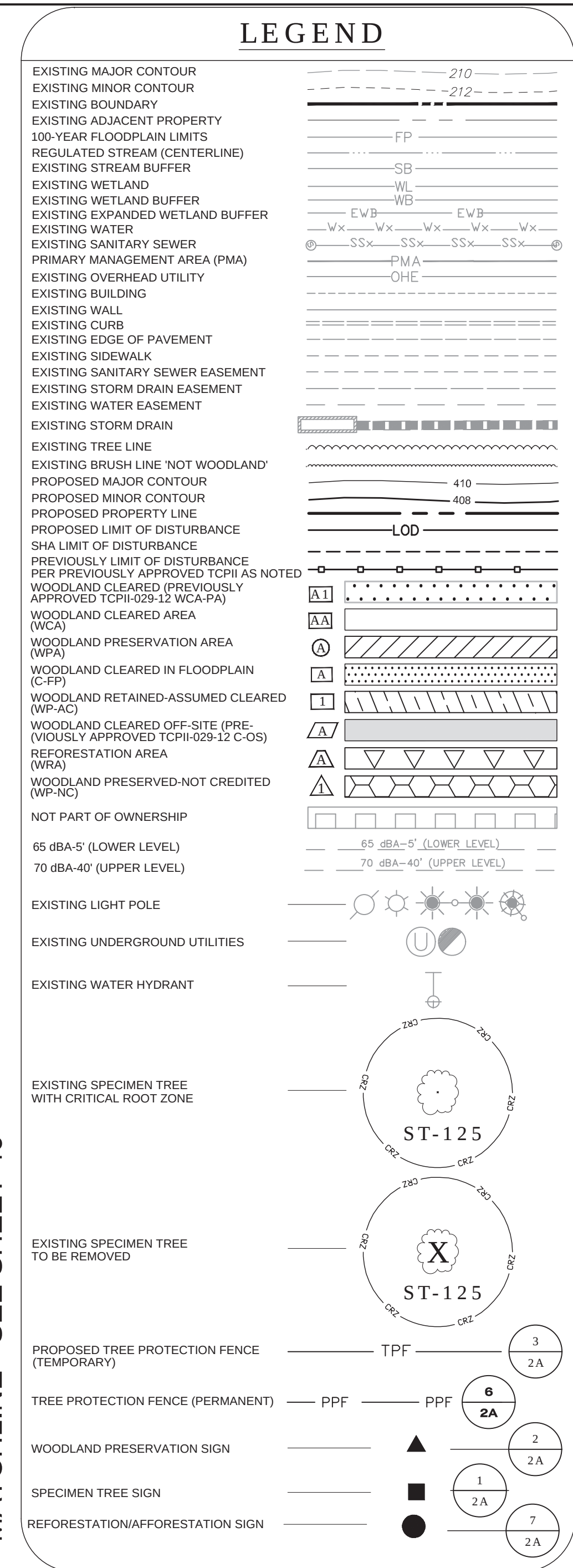
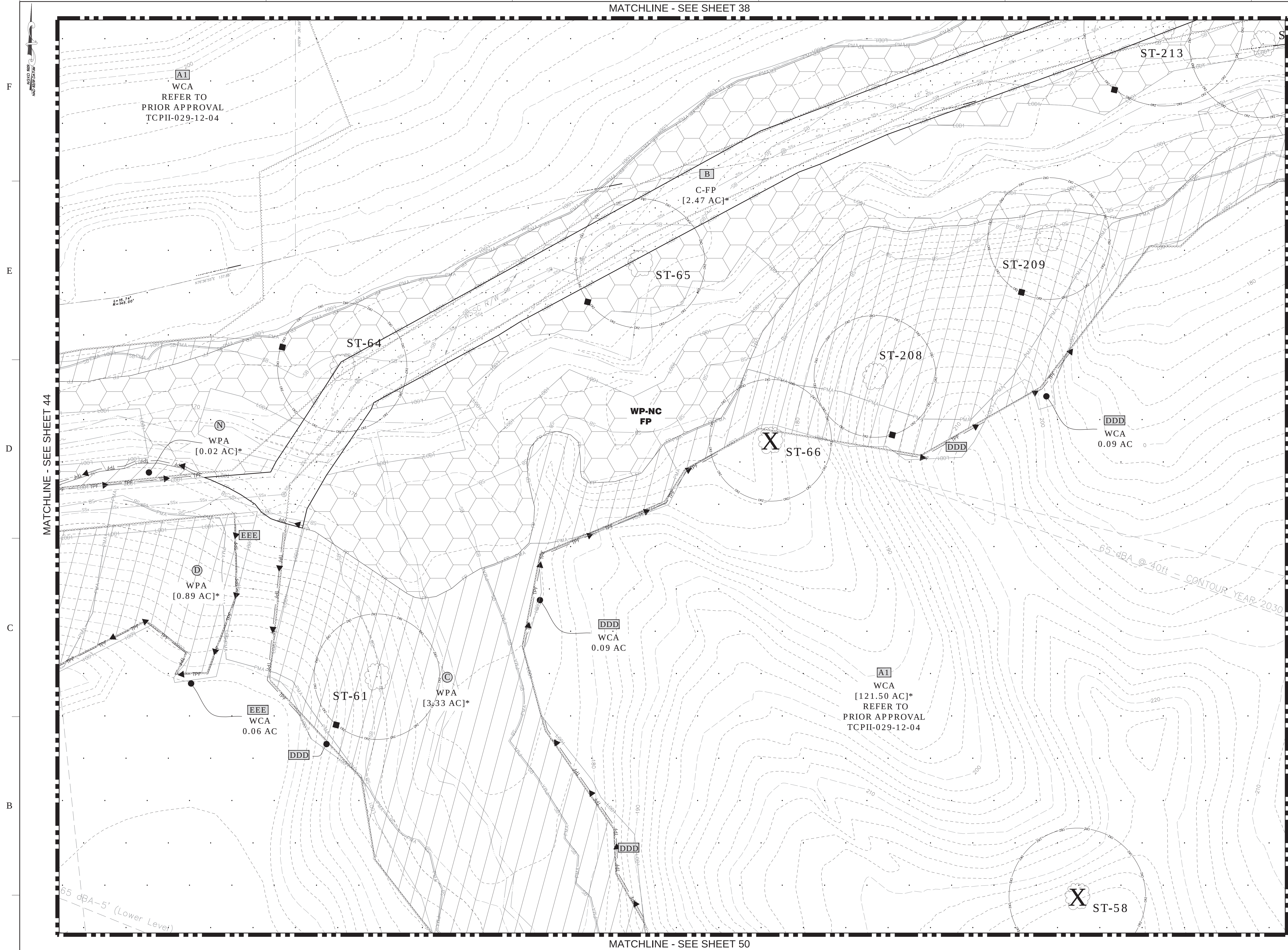
Unless otherwise noted

NO.	DESCRIPTION	DATE	BY
12	Infrastructure for Presidential Parkway West	11/2020	MLB
REVISIONS			

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EXPIRATION DATE: OCTOBER 3, 2021.
12/24/2020





Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-029-12				
	Approved by	Date	DR#D	Reason for Revision
00	MEGAN K. REISER	01/31/13	DSIP-13006	
01	MEGAN K. REISER	09/23/13	DSIP-13006	
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03	MEGAN K. REISER	02/25/13	DSIP-13006	
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09	KIM FINCH	05/20/20	DSIP-12017-04	REPERCUSSIONS OF THE IMPROVED LANDSCAPE EXTENSION
10	KIM FINCH	11/10/20	DSIP-19009	SECTION 4 / FG
11	PENDING	PENDING	N/A	
12	<i>Kim C. Finch</i>	1/16/2021	DSIP-2017-02	REPERCUSSIONS OF THE IMPROVED LANDSCAPE EXTENSION

WESTPHALIA CENTER

PRINCE GEORGE'S COUNTY
MARYLAND

TYPE II TREE
CONSERVATION PLAN FG
PLAN VIEW



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

NOTE
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DRAWN BY	PMS
APPROVED BY	MLB
CHECKED BY	DS
DATE	MAY 2019

OWNER/APPLICANT

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

TACT

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

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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

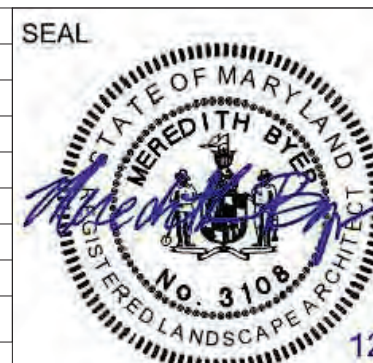
SCALE(S)

0' 30' 60'

1" = 30'

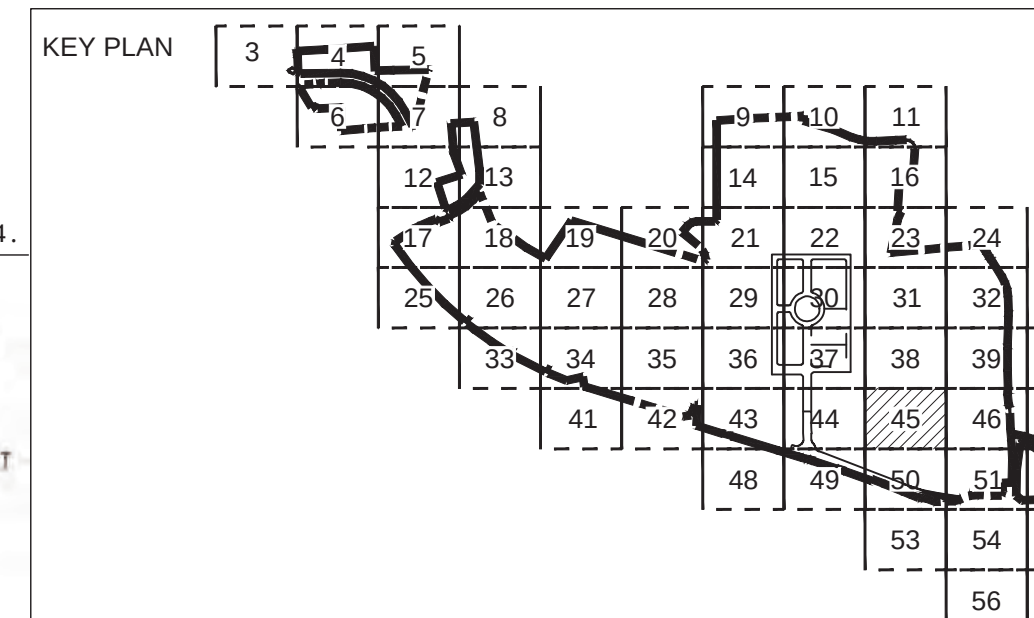
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EXPIRATION DATE: OCTOBER 3, 2021.

12/24/2020



PREVIOUSLY APPROVED
(TCPII-029-12)
[2.46 AC]*

MELWOOD ROAD

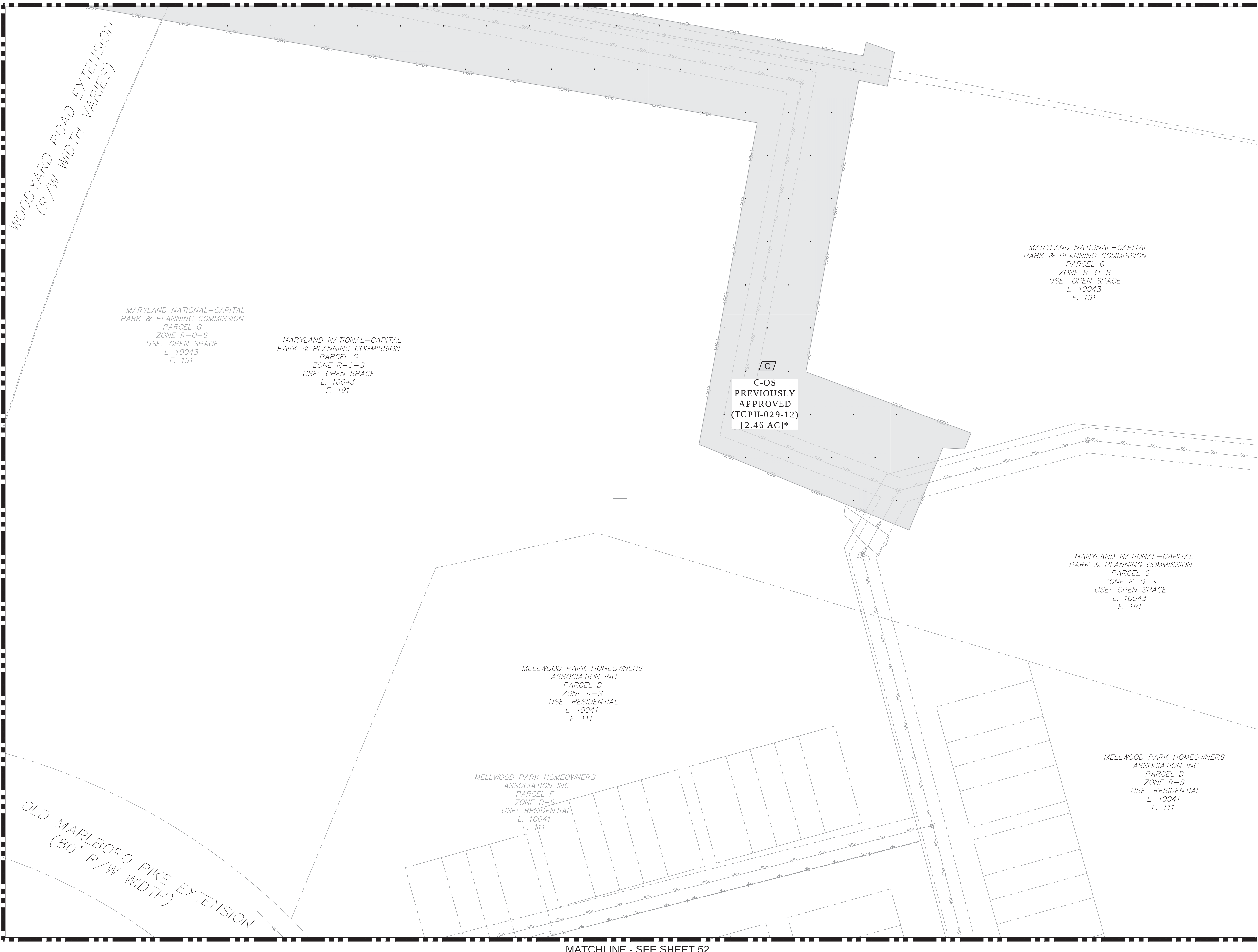
WCA
0.11 AC

WPA [1.16 AC]*

A1
WCA
[121.50 AC]*
REFER TO
PRIOR APPROVAL
TCP11-029-12-04

65-78A @ 40ft - CONTOUR YEAR 2030

MATCHLINE - SEE SHEET 47



REFORESTATION/AFFORESTATION SIGN

**THE MARYLAND AND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION**
FOR OFFICIAL USE ONLY

APPLICATION NAME: WESTPHALIA TOWN CENTER
(PRESIDENTIAL PARKWAY)

APPLICATION NO.: DSP-12017-02

TCP NO.: TCP2-029-12-12

SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH THE PLANNING DIRECTOR
APPROVAL, DATED JANUARY 11, 2021.

SIGNATURE APPROVAL DATE:

Jill Kosack Digitally signed by
Jill Kosack
Date: 2021.01.11
09:14:47 -05'00'

AUTHORIZED SIGNATURE

WESTPHALIA CENTER PRINCE GEORGE'S COUNTY MARYLAND TYPE II TREE CONSERVATION PLAN FG PLAN VIEW		PROJECT NO. 50077436 48
Dewberry* Dewberry Engineers Inc. 4601 Forbes Boulevard, Suite 300 Lanham, MD 20706 301.731.5561 301.731.0188 fax		SHEET NO. 48 of 61

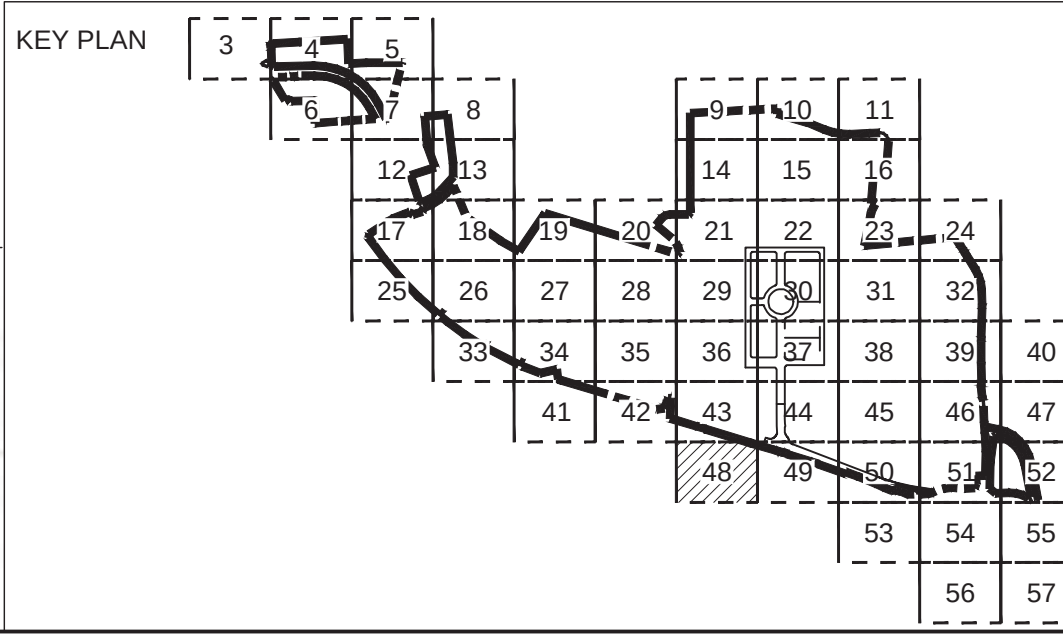
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SEAL



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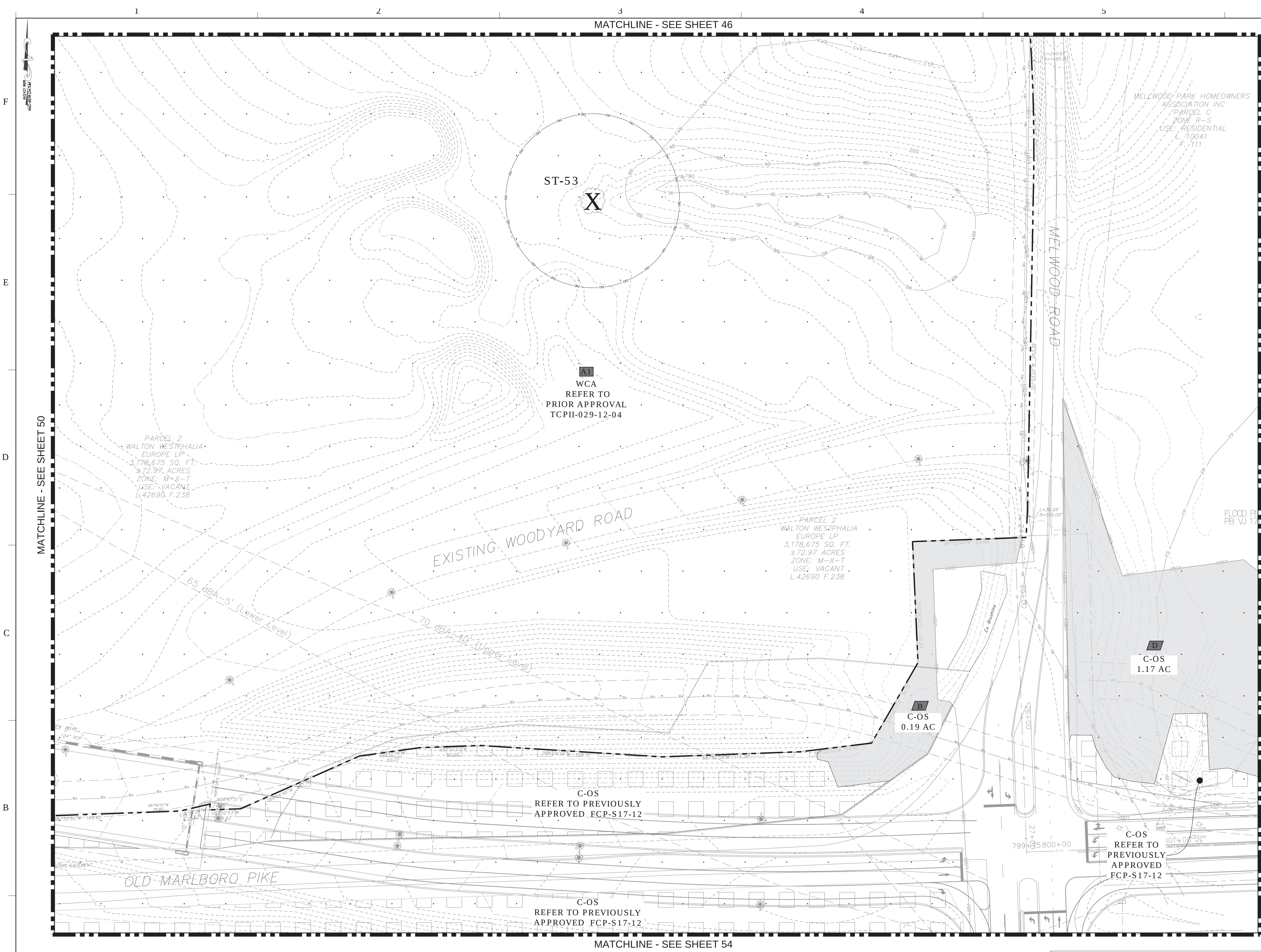
12/24/2020

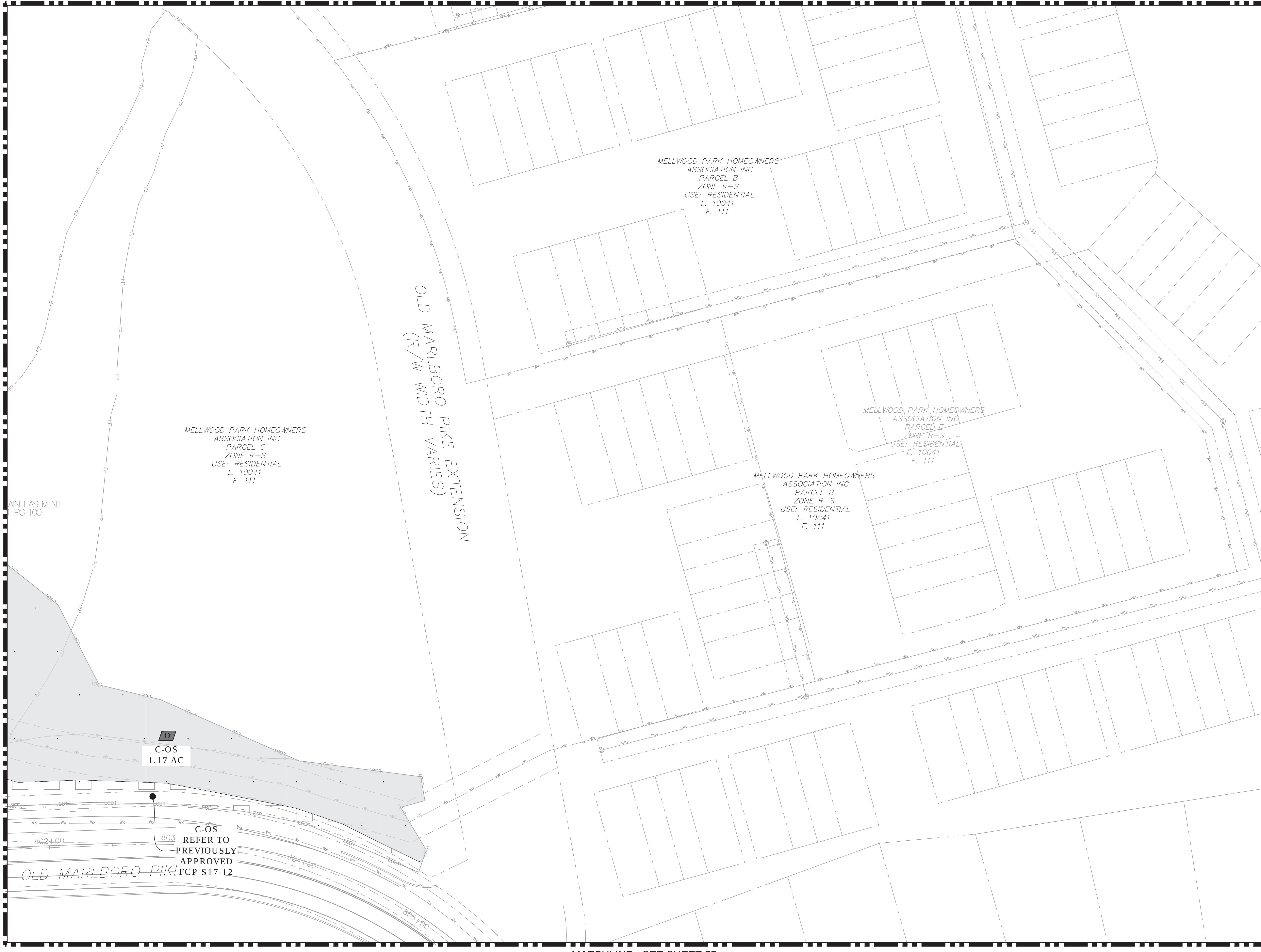


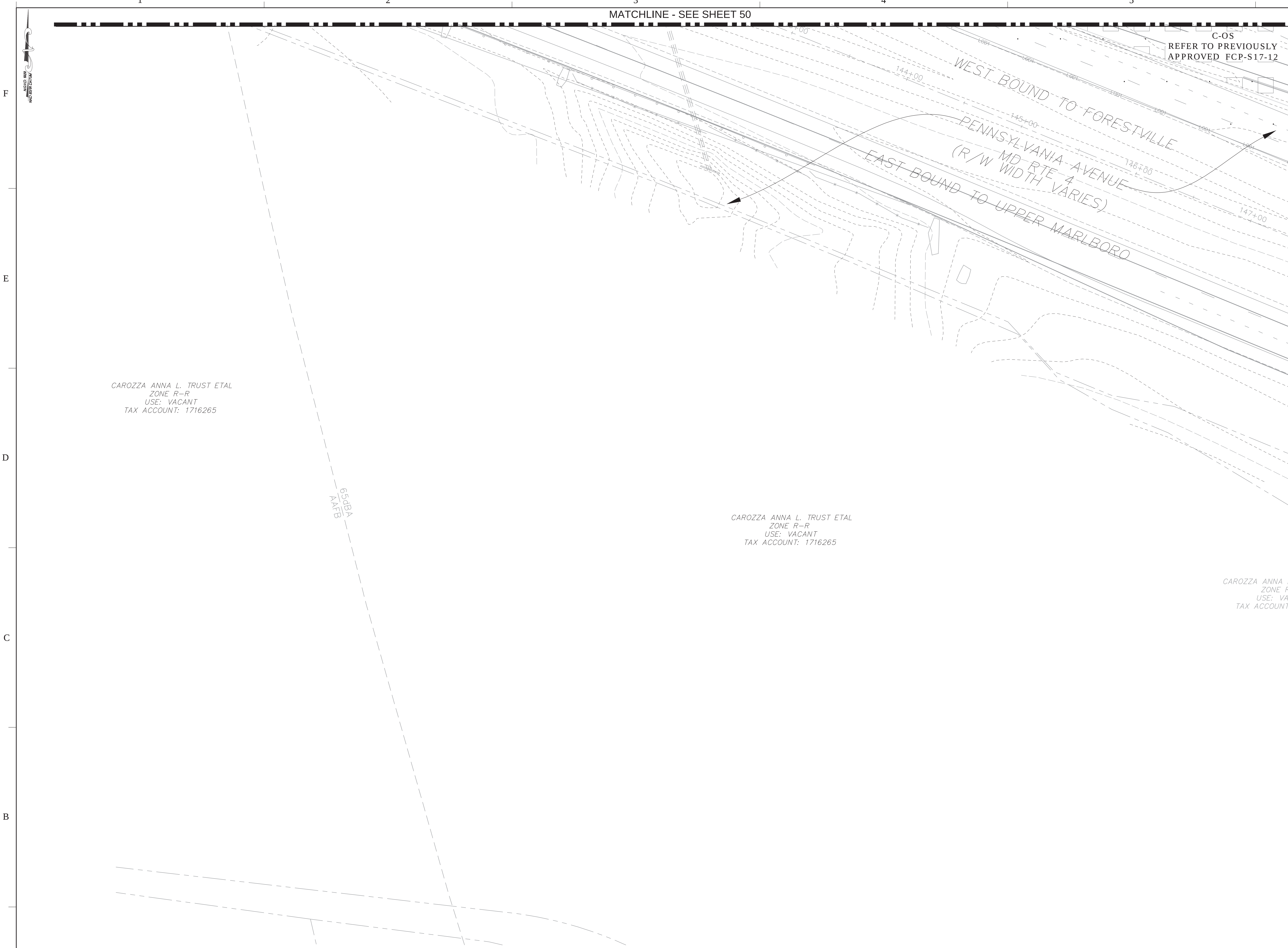


139+00
PENNSYLVANIA AVENUE
(R/W MD RTE 4
WIDTH VARIES)
EAST BOUND

MATCHLINE - SEE SHEET 51







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

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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 (PPR)

(VIOUSLY APPROVED TCPII-029-12 C-O/S)

REFORESTATION AREA (RFA)

WOODLAND PRESERVED-NOT CREDITED (WP-NC)

NOT PART OF OWNERSHIP

65 DBA-8 (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

3

2A

TREE PROTECTION FENCE (PERMANENT)

PPF

PPF

6

2A

WOODLAND PRESERVATION SIGN

2

2A

SPECIMEN TREE SIGN

1

2A

REFORESTATION/AFFORESTATION SIGN

7

2A

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DRAWN BY
PMS
APPROVED BY
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CHECKED BY
DS
DATE
MAY 2019

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

CONTACT
MIKE MILLER
P: 703-639-6918
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207SE08, 207SE09

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

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

SEAL
STATE OF MARYLAND
JILL KOSACK
LANDSCAPE ARCHITECT
12/24/2020
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EXPIRATION DATE: OCTOBER 3, 2021.

NO. DESCRIPTION DATE BY

REVISIONS

KEY PLAN

THE MARYLAND NATIONAL CAPITAL
PLANNING AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: WESTPHALIA TOWN CENTER
(PRESIDENTIAL PARKWAY)
APPLICATION NO.: DSP-12017-02
TOPIC: TOPSOIL-15-12
SIGNATURE APPROVAL OF THIS PLAN IS IN
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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
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10	KIM FINCH	11/10/20	DSP-19009	SECTION 4 / RG
11	PENDING	PENDING	N/A	SECTION 5 / RG
12	Kim A. Finch	1/26/2021	DSP-12017-02	PRESIDENTIAL PARKWAY WEST

WESTPHALIA CENTER

PRINCE GEORGE'S COUNTY
MARYLAND

TYPE II TREE
CONSERVATION PLAN FG
PLAN VIEW

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PROJECT NO. 50077436

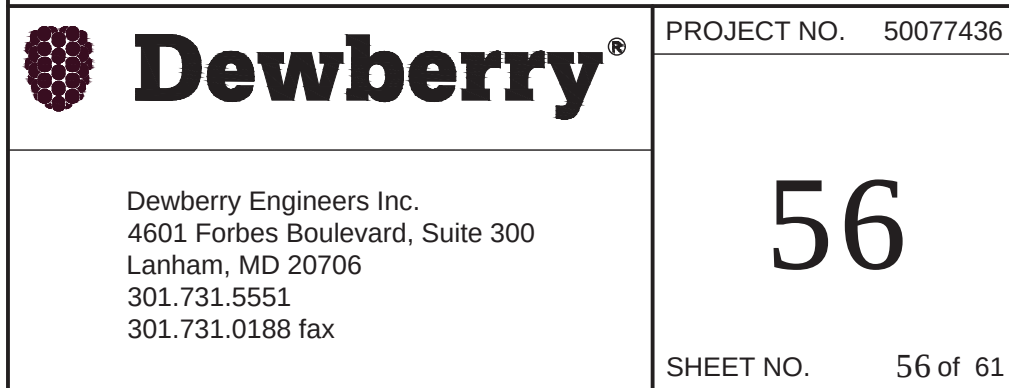
53

SHEET NO. 53 of 61

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12/24/2020



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Annapolis, MD 20706
301.731.5551
301.731.0188 fax

PROJECT NO. 50077436

56

SHEET NO. 56 of 61

B

C

D

E

F

DRAWN BY	<u>PMS</u>
APPROVED BY	<u>MLB</u>
CHECKED BY	<u>DS</u>
DATE	<u>MAY 2019</u>

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

NO.	DESCRIPTION	DATE	BY
REVISIONS			

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. 3108.
EXPIRATION DATE: OCTOBER 3, 2021.

12/24/2020

REFER TO
PREVIOUSLY
APPROVED
FCP-S17-12

MELHI AMRIK ETAL
PARCEL A
ZONE L-A-C
USE: COMMERCIAL
L. 33857
P. 318

CAROZZA ANNA L
TRUST ETAL
PARCEL 032
ZONE R-R
USE: VACANT
L. 13557
F.730

MATCHLINE - SEE SHEET 57

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 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 LIT LIMIT OF DISTURBANCE
PREVIOUSLY APPROVED TCPIH AS NOTED
APPROVED TCPIH-029-12 (WCA-PA)
WOODLAND CLEARED AREA (WCA)
WOODLAND PRESERVATION AREA (WPA)
WOODLAND CLEARED IN FLOODPLAIN (CP-FP)
WOODLAND RETAINED-ASSUMED CLEARED (WCA-C)
WOODLAND CLEARED OFF-SITE (PRE-
VIOLUSLY APPROVED TCPIH-029-12 C-OS)
REFORESTATION AREA (WRA)
WOODLAND PRESERVED-NOT CREDITED
(WCA-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

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: WESTPHALIA TOWN CENTER
(PRESIDENTIAL PARKWAY)

APPLICATION NO.: DSP-12017-02

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR

SIGNATURE APPROVAL DATE:

Jill Kosack
Digitally signed by
Jill Kosack
Date: 2021.01.11
09:14:47 -05'00'

AUTHORIZED SIGNATURE

Prince George's County Planning Department, M-NCPPC

Environmental Planning Section

TCP2-029-12

	Approved by	Date	DR#	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	09/23/13	DSP-13006	
03	MEGAN K. REISER	02/25/13	DSP-13006	
04	MEGAN K. REISER	10/22/14	DSP-13006	
05	PENDING	PENDING	DSP-19008	SECTION 3
06	KATINA SHOULERS	09/12/19	N/A	SECTION 2 / RG
07	KATINA SHOULERS	09/12/19	N/A	SECTION 3 / RG
08	KATINA SHOULERS	09/12/19	N/A	SECTION 4 / RG
09	KIM FINCH	05/20/20	DSP-12017-02	REPRESENTATION OF THE FEDERATION FOR THE EXTENSION
10	KIM FINCH	11/10/20	DSP-19009	SECTION 4 / FG
11	PENDING	PENDING	DSP-12017-02	REPRESENTATION OF THE FEDERATION FOR THE EXTENSION
12	<i>Rose S. French</i>	<i>1/06/2021</i>	DSP-12017-02	REPRESENTATION OF THE FEDERATION FOR THE EXTENSION

WESTPHALIA CENTER

PRINCE GEORGE'S COUNTY
MARYLAND

TYPE II TREE
CONSERVATION PLAN FG
PLAN VIEW



Dewberry

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

PROJECT NO. 50077436

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SHEET NO. 56 of 61

