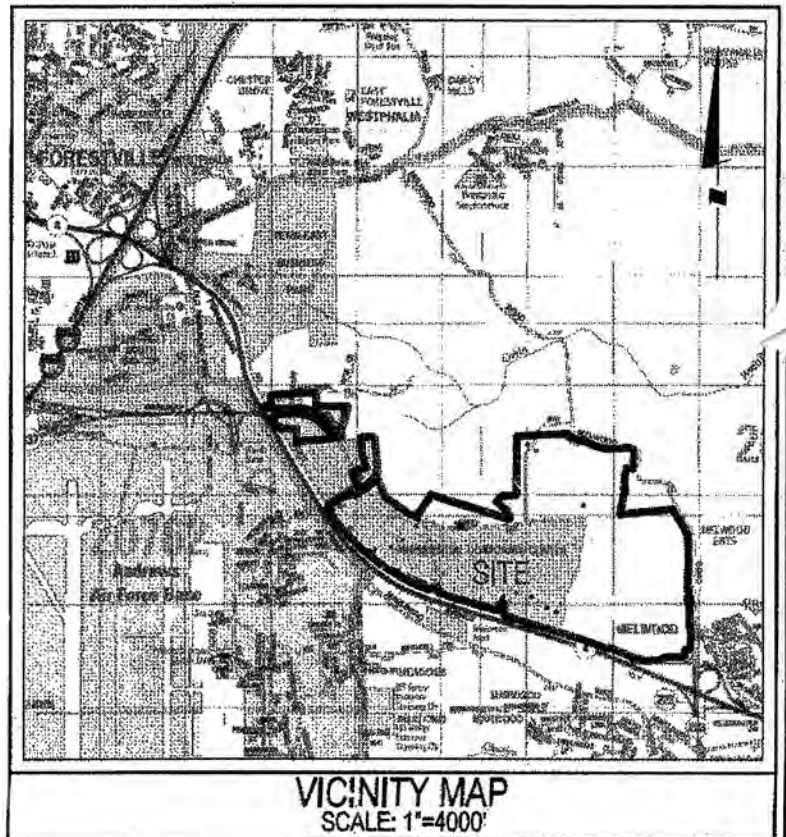


TREE CONSERVATION PLAN TYPE II WESTPHALIA TOWN CENTER

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



GENERAL NOTES

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR DSP-12017. IF DSP-12017 EXPIRES, THEN THIS TOP2 ALSO EXPIRES AND IS NO LONGER VALID.
2. CUTTING OR CLEARING OF WOODLAND NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNEE SHALL BE SUBJECT TO A \$800 PER SQUARE FOOT MITIGATION FEE.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION OR THE DEPARTMENT OF ENVIRONMENTAL RESOURCES, AS APPROPRIATE, SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO CONDUCT A PRE-CONSTRUCTION MEETING WHERE IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.
4. THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THIS PLAN AT TIME OF CONTRACT SIGNING. FUTURE PROPERTY OWNERS ARE ALSO SUBJECT TO THIS REQUIREMENT.
5. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
6. THE PROPERTY IS WITHIN THE DEVELOPING TIER AND IS ZONED M-X-T.
7. THE SITE IS ADJACENT TO PENNSYLVANIA AVENUE (MD ROUTE 4) WHICH IS DESIGNATED AS SCENIC AND SCENIC BYWAY CONNECTOR AND MELWOOD ROAD WHICH IS DESIGNATED AS AN HISTORIC ROAD.
8. THE PROPERTY IS ADJACENT TO MD-APENNSYLVANIA AVENUE WHICH IS CLASSIFIED AS A FREEWAY.
9. THIS PLAN IS GRANDFATHERED UNDER CB-27-2010, SECTION 25-117(g).

TREE PRESERVATION AND RETENTION NOTES:

- a. ALL WOODLAND DESIGNATED ON THIS PLAN FOR PRESERVATION ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE WOODLAND AREAS SHALL REMAIN IN A NATURAL STATE. THIS INCLUDES THE CANOPY TREES AND UNDERSTORY VEGETATION. A REVERSED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING WOODLAND AREAS THAT ARE NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE APPROVED TOP2.
- b. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
- c. THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPF) SHOWN ON THIS PLAN SHALL BE PLACED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING. UPON APPROVAL OF THE LOCATIONS BY THE COUNTY INSPECTOR, INSTALLATION OF THE TPF MAY BEGIN.
- d. ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE BOND IS RELEASED FOR THE PROJECT. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TOP2.
- e. WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TPF INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.
- f. THE DEVELOPER AND/OR BUILDER IS RESPONSIBLE FOR THE COMPLETE PRESERVATION OF ALL FORESTED AREAS SHOWN ON THE APPROVED PLAN TO REMAIN UNDISTURBED. ONLY TREES OR PARTS THEREOF DESIGNATED BY THE COUNTY AS DEAD, DYING, OR HAZARDOUS MAY BE REMOVED.
- g. A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH LEADS A CERTIFIED ARBORIST OR LICENSED TREE EXPERT TO BELIEVE THAT THE TREE OR A PORTION OF THE TREE HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE.
- h. DURING THE INITIAL STAGES OF CLEARING AND GRADING, IF HAZARDOUS TREES ARE PRESENT, OR TREES ARE PRESENT THAT ARE NOT HAZARDOUS BUT ARE LEANING INTO THE DISTURBED AREA, THE PERMITTEE SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE COUNTY INSPECTOR. ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP SHALL NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.
- i. IF A TREE OR TREES BECOME HAZARDOUS PRIOR TO BOND RELEASE FOR THE PROJECT, DUE TO STORM EVENTS OR OTHER SITUATIONS NOT RESULTING FROM AN ACTION BY THE PERMITTEE, PRIOR TO REMOVAL, A CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MUST CERTIFY THAT THE TREE OR THE PORTION OF THE TREE IN QUESTION HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE. IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE, THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITTEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE. IF CORRECTIVE PRUNING MAY ALLEVIATE A HAZARDOUS CONDITION, THE CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE APPROPRIATE ANSI A300 PRUNING STANDARDS. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE. DEBRIS FROM THE TREE REMOVAL OR PRUNING THAT OCCURS WITHIN THE WOODLAND EDGE MAY BE REMOVED AND PROPERLY DISPOSED OF BY RECYCLING, CHIPPING OR OTHER ACCEPTABLE METHODS. ALL DEBRIS THAT IS MORE THAN 35 FEET FROM THE WOODLAND EDGE SHALL BE CUT UP TO ALLOW CONTACT WITH THE GROUND. THIS ENCOURAGING DECOMPOSITION. THE SMALLER MATERIALS SHALL BE PLACED INTO BRUSH PILES THAT WILL SERVE AS WILDLIFE HABITAT.

- a. TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TOP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.
- b. WORK ON THIS PROJECT WILL BE INITIATED IN SEVERAL PHASES. ALL TEMPORARY TPF REQUIRED FOR A GIVEN PHASE SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE WITHIN THAT PHASE OF WORK.

TREE PRESERVATION NOTES:

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

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

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

POST DEVELOPMENT NOTES:

A. IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER DESIRES TO REMOVE A HAZARDOUS TREE OR PORTION THEREOF, THE NEW OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM A CERTIFIED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE REASONS FOR THE HAZARDOUS CONDITION. THE STATEMENT SHALL BE SUBMITTED TO THE PLANNING DIRECTOR PRIOR TO THE START OF ANY WORK ON THE SITE. PROPER DOCUMENTATION HAS BEEN COMPLETED PER THE HANDOUT "GUIDANCE FOR PRINCE GEORGE'S COUNTY PROPERTY OWNERS, PRESERVATION OF WOODLAND CONSERVATION AREAS". THE LICENSED TREE EXPERT MAY THEN REMOVE THE TREE. THE STUMP SHALL BE CUT AS CLOSE TO THE GROUND AS POSSIBLE AND LEFT IN PLACE. THE REMOVAL OR GRINDING OF THE STUMPS IN THE WOODLAND CONSERVATION AREA IS NOT PERMITTED.

B. IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITTEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE. TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TOP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.

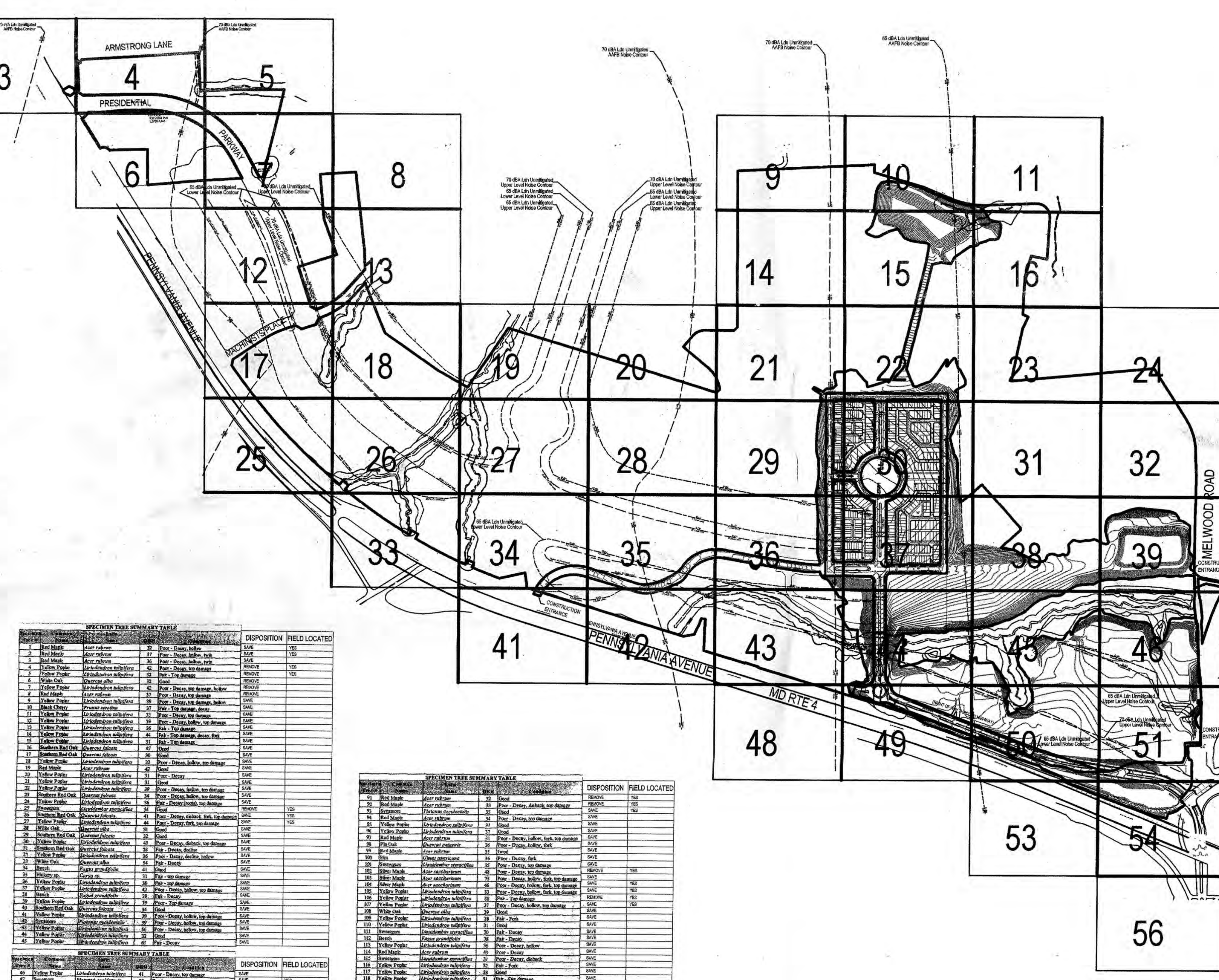
C. THE REMOVAL OF NOXIOUS, INVASIVE, AND NONNATIVE PLANT SPECIES FROM ANY WOODLAND PRESERVATION AREA SHALL BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY (PRUNERS OR A CHAIN SAW). THESE PLANTS MAY BE LEFT NEAR THE GROUND AND WATERLESS, THAN TWO INCHES DIAMETER MAY BE REMOVED FROM THE AREA AND DISPOSED OF APPROPRIATELY. ALL MATERIAL FROM THESE NOXIOUS, INVASIVE, AND NONNATIVE PLANTS GREATER THAN TWO (2) INCHES DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND.

D. THE USE OF HERBICIDES IS EXTREMELY DANGEROUS AND SHOULD NOT BE CONDUCTED WITH POORLY MAINTAINED EQUIPMENT, WITHOUT SAFETY EQUIPMENT, OR BY INDIVIDUALS NOT TRAINED IN THE USE OF THIS EQUIPMENT FOR THE TRIMMING AND CUTTING OF TREES. THE USE OF HERBICIDES SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS. THE USE OF ANY HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS.

E. THE USE OF CHAINSAWS IS EXTREMELY DANGEROUS AND SHOULD NOT BE CONDUCTED WITH POORLY MAINTAINED EQUIPMENT, WITHOUT SAFETY EQUIPMENT, OR BY INDIVIDUALS NOT TRAINED IN THE USE OF THIS EQUIPMENT FOR THE TRIMMING AND CUTTING OF TREES. THE USE OF CHAINSAWS SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS. THE USE OF ANY CHAINSAW SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS.

F. REFORESTATION AREAS SHALL NOT BE MOVED; HOWEVER, THE MANAGEMENT OF COMPETING VEGETATION AND REMOVAL OF NOXIOUS, INVASIVE, AND NONNATIVE VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE.

NOTE: PHASE 1 IS FOR INFRASTRUCTURE ONLY



SPECIMEN TREE SUMMARY TABLE			
Tree ID	Tree Name	Disposition	Field Located
1	Red Maple	Preserve	Yes
2	Red Maple	Preserve	Yes
3	Red Maple	Preserve	Yes
4	Red Maple	Preserve	Yes
5	Red Maple	Preserve	Yes
6	Red Maple	Preserve	Yes
7	Red Maple	Preserve	Yes
8	Red Maple	Preserve	Yes
9	Red Maple	Preserve	Yes
10	Red Maple	Preserve	Yes
11	Red Maple	Preserve	Yes
12	Red Maple	Preserve	Yes
13	Red Maple	Preserve	Yes
14	Red Maple	Preserve	Yes
15	Red Maple	Preserve	Yes
16	Red Maple	Preserve	Yes
17	Red Maple	Preserve	Yes
18	Red Maple	Preserve	Yes
19	Red Maple	Preserve	Yes
20	Red Maple	Preserve	Yes
21	Red Maple	Preserve	Yes
22	Red Maple	Preserve	Yes
23	Red Maple	Preserve	Yes
24	Red Maple	Preserve	Yes
25	Red Maple	Preserve	Yes
26	Red Maple	Preserve	Yes
27	Red Maple	Preserve	Yes
28	Red Maple	Preserve	Yes
29	Red Maple	Preserve	Yes
30	Red Maple	Preserve	Yes
31	Red Maple	Preserve	Yes
32	Red Maple	Preserve	Yes
33	Red Maple	Preserve	Yes
34	Red Maple	Preserve	Yes
35	Red Maple	Preserve	Yes
36	Red Maple	Preserve	Yes
37	Red Maple	Preserve	Yes
38	Red Maple	Preserve	Yes
39	Red Maple	Preserve	Yes
40	Red Maple	Preserve	Yes
41	Red Maple	Preserve	Yes
42	Red Maple	Preserve	Yes
43	Red Maple	Preserve	Yes
44	Red Maple	Preserve	Yes
45	Red Maple	Preserve	Yes
46	Red Maple	Preserve	Yes
47	Red Maple	Preserve	Yes
48	Red Maple	Preserve	Yes
49	Red Maple	Preserve	Yes
50	Red Maple	Preserve	Yes
51	Red Maple	Preserve	Yes
52	Red Maple	Preserve	Yes
53	Red Maple	Preserve	Yes
54	Red Maple	Preserve	Yes
55	Red Maple	Preserve	Yes
56	Red Maple	Preserve	Yes
57	Red Maple	Preserve	Yes

SPECIMEN TREE SUMMARY TABLE			
Tree ID	Tree Name	Disposition	Field Located
1	Red Maple	Preserve	Yes
2	Red Maple	Preserve	Yes
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5	Red Maple	Preserve	Yes
6	Red Maple	Preserve	Yes
7	Red Maple	Preserve	Yes
8	Red Maple	Preserve	Yes
9	Red Maple	Preserve	Yes
10	Red Maple	Preserve	Yes
11	Red Maple	Preserve	Yes
12	Red Maple	Preserve	Yes
13	Red Maple	Preserve	Yes
14	Red Maple	Preserve	Yes
15	Red Maple	Preserve	Yes
16	Red Maple	Preserve	Yes
17	Red Maple	Preserve	Yes
18	Red Maple	Preserve	Yes
19	Red Maple	Preserve	Yes
20	Red Maple	Preserve	Yes
21	Red Maple	Preserve	Yes
22	Red Maple	Preserve	Yes
23	Red Maple	Preserve	Yes
24	Red Maple	Preserve	Yes
25	Red Maple	Preserve	Yes
26	Red Maple	Preserve	Yes
27	Red Maple	Preserve	Yes
28	Red Maple	Preserve	Yes
29	Red Maple	Preserve	Yes
30	Red Maple	Preserve	Yes
31	Red Maple	Preserve	Yes
32	Red Maple	Preserve	Yes
33	Red Maple	Preserve	Yes
34	Red Maple	Preserve	Yes
35	Red Maple	Preserve	Yes
36	Red Maple	Preserve	Yes
37	Red Maple	Preserve	Yes
38	Red Maple	Preserve	Yes
39	Red Maple	Preserve	Yes
40	Red Maple	Preserve	Yes
41	Red Maple	Preserve	Yes
42	Red Maple	Preserve	Yes
43	Red Maple	Preserve	Yes
44	Red Maple	Preserve	Yes
45	Red Maple	Preserve	Yes
46	Red Maple	Preserve	Yes
47	Red Maple	Preserve	Yes
48	Red Maple	Preserve	Yes
49	Red Maple	Preserve	Yes
50	Red Maple	Preserve	Yes
51	Red Maple	Preserve	Yes
52	Red Maple	Preserve	Yes
53	Red Maple	Preserve	Yes
54	Red Maple	Preserve	Yes
55	Red Maple	Preserve	Yes
56	Red Maple	Preserve	Yes
57	Red Maple	Preserve	Yes

Resolution Item 1.1:
There are slight differences between the site statistics of TCPIV14/08-01 and Detailed Site Plan 12017 and its associated TCPII. These differences are directly related to the site acreage discrepancies between the two sets of plans. TCPIV14/08-01 takes into account two properties that are not included in the DSP because they are not owned by Walton Development & Management (USA), Inc. These two properties have been legally deeded. The first is identified as part of Lot 1 as recorded in Plat Book NLP 128 P. 70 (L. 31412 F. 146). The second is identified as part of Lot 7 as recorded in Plat Book REP 209 PG. 31 (L. 31654 F. 085). Their acreages add up to approximately 4.09 acres of land area. Thus, the TCPII has a "Gross Tract" area of 4.09 acres greater than that of the DSP/TCPII. Of this land area, approximately 2.38 acres are forested. Therefore the TCPII has "Existing Woodland on Net Tract" area 2.38 acres greater than the DSP/TCPII.

NOTE: LOTTING PATTERN SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY.

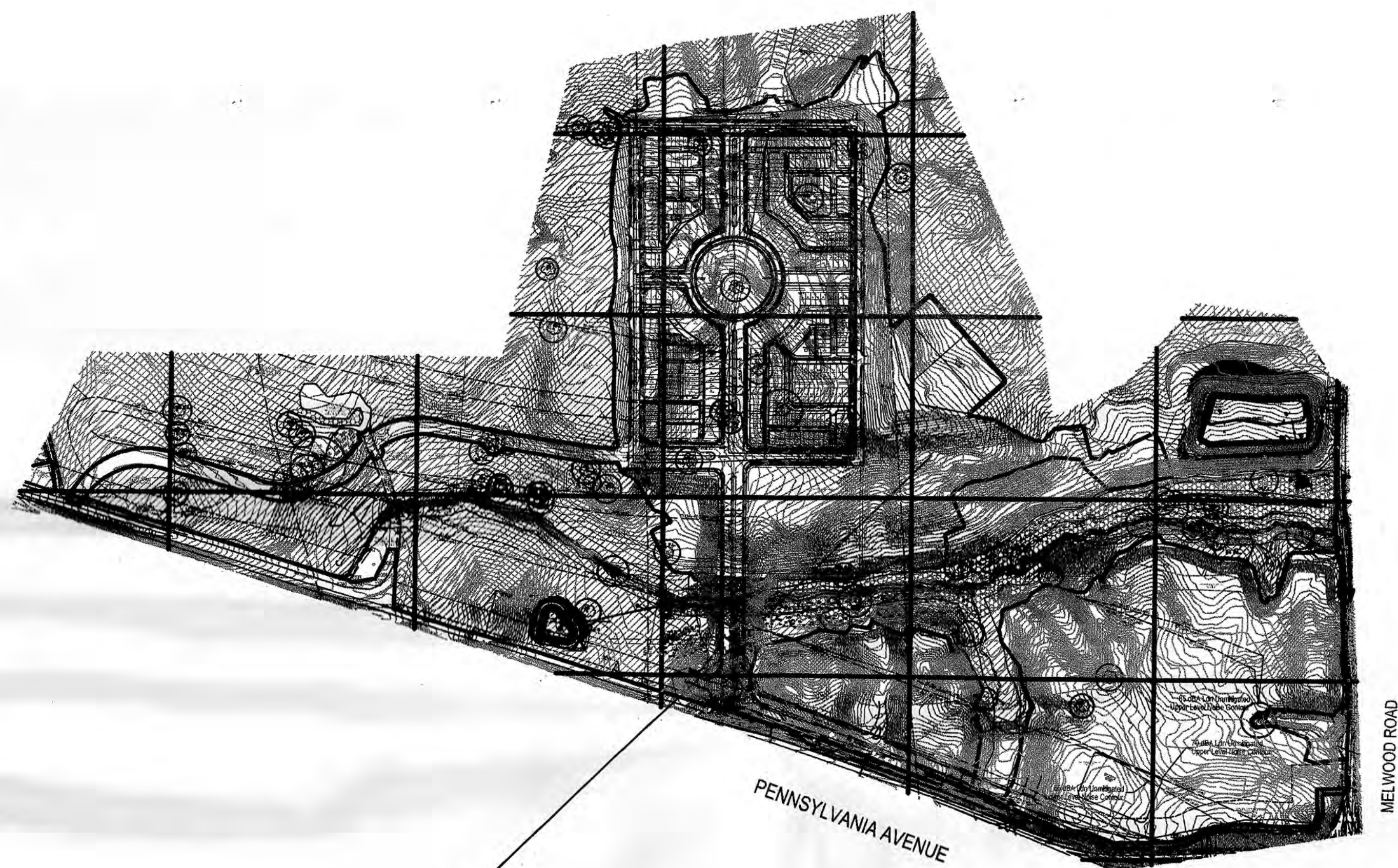
Woodland Conservation Worksheet for Prince George's County, Maryland			
Zone:	M-X-T		
Gross Tract:	478.48		Include acreages only in columns for which there is a corresponding zone.
Floodplain:	19.41		
Previously Dedicated Land:	459.07	0.00	0.00
Net Tract (NTA):			
Property Description or Subdivision Name:	Westphalia Town Center		
Is this site subject to the 1989 Ordinance?	Yes		
Break-even Point (presentation acres) =	135.44		
Acres of Net Tract clearing permitted w/o rebate:	270.51		
Woodland Conservation Requirement Calculations:			
Existing Woodland on Net Tract (acres)	408.76		
Existing Woodland in Floodplain (acres)	19.23		
Woodland Conservation Threshold (NTA) =	15.00%		
Smaller of a or b	60.80		
Woodland above WCT	337.89		
Plan Phase or Name:	Phase 1	Phase 2	Total
Phase 1	132.58	345.88	478.48
Floodplain area in this application (acres)	2.73	16.68	19.41
Net Tract area in this application (acres)	129.85	339.21	469.75
Woodland on the Net Tract for this phase (acres)	129.71	277.04	406.75
Woodland in the Floodplain for this phase	2.73	16.50	19.23
Woodland Cleared on Net Tract for this phase	129.71	0.00	129.71
Woodland Cleared in Floodplain for this phase	2.73	0.00	2.73
Off-site Woodland Clearing (1:1)	7.64	0.00	7.64
Off-site Mitigation provided on this property	0.00	0.00	0.00
Cumulative acres of Net Tract Woodland cleared	129.71	129.71	259.42
Cumulative acres of Floodplain woodland cleared	2.73	2.73	5.46
Smaller of d or e	129.71	129.71	129.71
Woodland Clearing below WCT	0.00	0.00	0.00
Replacement for clearing above the WCT (0.25: 1)	32.43	32.43	64.86
Replacement for clearing below the WCT (2: 1)	0.00	0.00	0.00
Attenuation Threshold (AFT) =	15.00%	0.00	0.00
Cumulative Woodland Conservation Required	111.50	111.50	223.00
Woodland Conservation Provided:			Total
Preservation	0.00	277.04	277.04
Reforestation	0.00	0.00	0.00
Offsetting	0.00	0.00	0.00
Area approved for fee-in-lieu	0.00	0.00	0.00
Credit for Off-site Mitigation on another property	0.00	0.00	0.00
Off-site Mitigation provided on this property	0.00	0.00	0.00
Total Woodland Conservation Provided	0.00	277.04	277.04
Woodland saved on this phase but not counted	0.00	0.00	0.00
Existing Net Tract Woodland in later phases	277.04	0.00	277.04
Requirement Status per Phase			

Prepared by: [Signature] License Number: [Number] Signature: [Signature] Date: 1/26/13

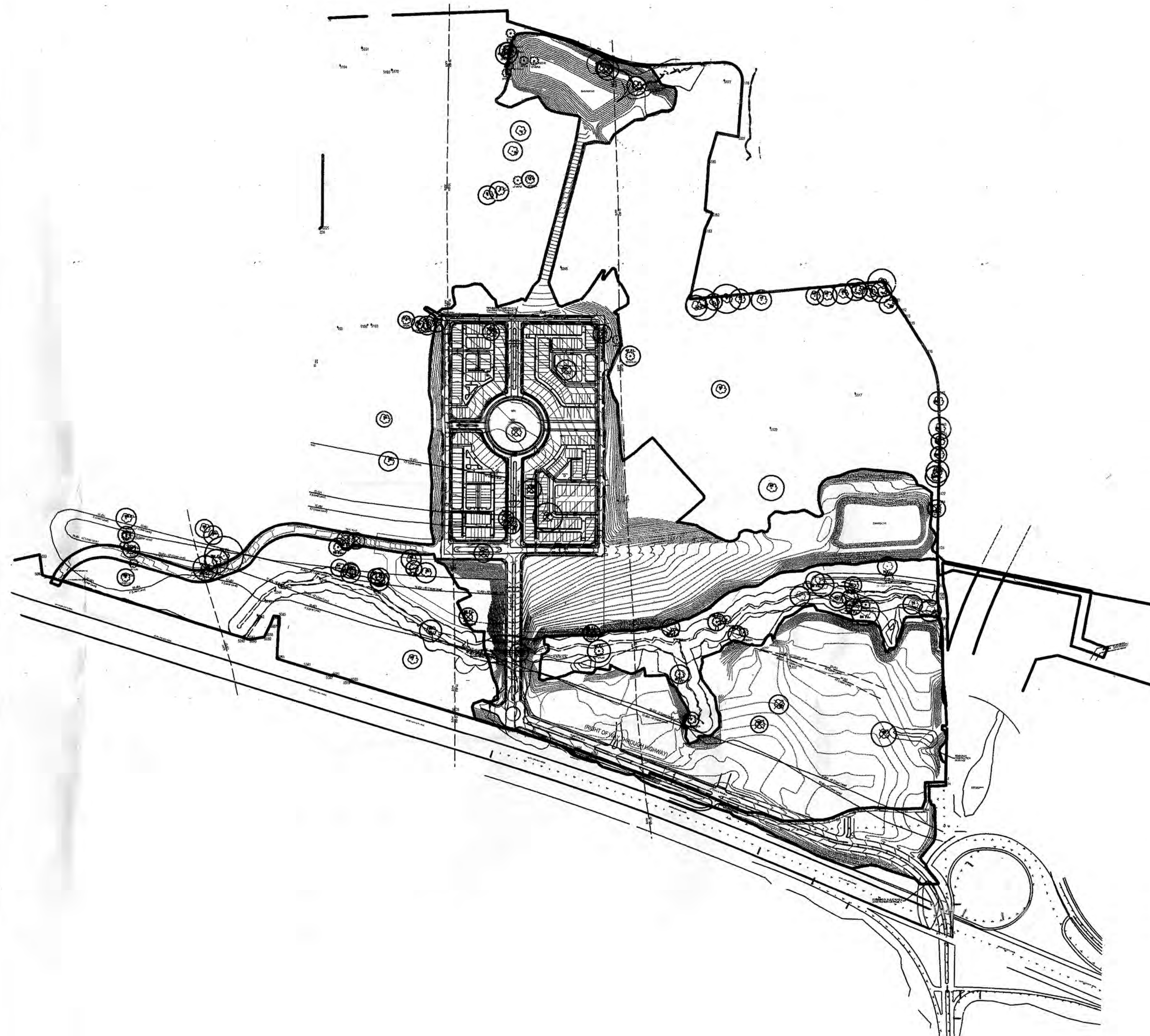
Tree Canopy Coverage Schedule for Sec. 25-128			
Project Name:	Westphalia Town Center Phase 1	TCPII:	DRD Case #: DSP-12017
Site Calculations:		Zone 1:	M-X-T
		Zone 2:	
		Zone 3:	
		Zone 4:	
		Total Acres:	478.48
Total Acres (gross acres)	478.48	% of TCC required	10.0%
		TCC Required (Acres)	47.848
		TCC Required (in SF)	2084259
A. TOTAL ON-SITE WC PROVIDED (acres) =	277.04		12067852.4
B. TOTAL AREA EXISTING TREES (non-WC acres) =	15.23		837658.8
C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES =			0
D. TOTAL TREE CANOPY COVERAGE PROVIDED =			12905521
E. TOTAL SQUARE FOOTAGE REQUIRED =			2084259
		Requirement Satisfied	

Credit Categories for Landscape Trees		TCC Credit per Tree Based on Size at Planting (SF)	Number of Trees	TCC Credit (SF)
Deciduous - columnar shade tree (50' or less height)		2-1/2" - 3" = 65		0
		3-3 1/2" = 75		0
		4-4 1/2" = 100		0
Deciduous - ornamental tree (20' or less height with equal spread)		2-1/2" - 3" = 65		0
		3-3 1/2" = 75		0
		4-4 1/2" = 100		0
Deciduous - minor shade tree (25-50' height with equal equal spread or greater), minimum planting size 8" 10" in height		2-1/2" - 3" = 65		0
		3-3 1/2" = 75		0
Deciduous - major shade tree (50' and greater ht. with spread equal to or greater than ht) minimum planting size 12 to 14" in height		2-1/2" - 3" = 65		0
		3-3 1/2" = 75		0
		4-4 1/2" = 100		0
		5-5 1/2" = 125		0
		6-6 1/2" = 150		0
		7-7 1/2" = 175		0
		8-8 1/2" = 200		0
		9-9 1/2" = 225		0
		10-10 1/2" = 250		0
		11-11 1/2" = 275		0
		12-12 1/2" = 300		0
		13-13 1/2" = 325		0
		14-14 1/2" = 350		0
		15-15 1/2" = 375		0
		16-16 1/2" = 400		0
		17-17 1/2" = 425		0
		18-18 1/2" = 450		0
		19-19 1/2" = 475		0
		20-20 1/2" = 500		0
		21-21 1/2" = 525		0
		22-22 1/2" = 550		0
		23-23 1/2" = 575		0
		24-24 1/2" = 600		0
		25-25 1/2" = 625		0
		26-26 1/2" = 650		0
		27-27 1/2" = 675		0
		28-28 1/2" = 700		0
		29-29 1/2" = 725		0
		30-30 1/2" = 750		0
		31-31 1/2" = 775		0
		32-32 1/2" = 800		0
		33-33 1/2" = 825		0
		34-34 1/2" = 850		0
		35-35 1/2" = 875		0
		36-36 1/2" = 900		0
		37-37 1/2" = 925		0
		38-38 1/2" = 950		0
		39-39 1/2" = 975		0
		40-40 1/2" = 1000		0
		41-41 1/2" = 1025		0
		42-42 1/2" = 1050		0
		43-43 1/2" = 1075		0
		44-44 1/2" = 1100		0
		45-45 1/2" = 1125		0
		46-46 1/2" = 1150		0
		47-47 1/2" = 1175		0
		48-48 1/2" = 1200		0
		49-49 1/2" = 1225		0
		50-50 1/2" = 1250		0
		51-51 1/2" = 1275		0
		52-52 1/2" = 1300		0
		53-53 1/2" = 1325		0
		54-54 1/2" = 1350		0
		55-55 1/2" = 1375		0
		56-56 1/2" = 1400		0
		57-57 1/2" = 1425		0
		58-58 1/2" = 1450		0
		59-59 1/2" = 1475		0
		60-60 1/2" = 1500		0
		61-61 1/2" = 1525		0
		62-62 1/2" = 1550		0
		63-63 1/2" = 1575		0
		64-64 1/2" = 1600		0
		65-65 1/2" = 1625		0
		66-66 1/2" = 1650		0
		67-67 1/2" = 1675		0
		68-68 1/2" = 1700		0
		69-69 1/2" = 1725		0
		70-70 1/2" = 1750		0
		71-71 1/2" = 1775		0
		72-72 1/2" = 1800		0
		73-73 1/2" = 1825		0
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PHASE 1 ROUGH GRADING
LOD CONDITION



PHASE 1 FINAL GRADING
LOD CONDITION

LEGEND

PROPERTY BOUNDARY	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
STREAM	---
STREAM BUFFER	SB -
WETLAND	WL -
WETLAND BUFFER	WB -
FLOODPLAIN	FP -
PRIMARY MANAGEMENT AREA	PMA -
LIMIT OF DISTURBANCE	LOD -
TEMPORARY TREE PROTECTION FENCE	X -
EXISTING TREELINE	---
FOREST STAND BOUNDARY	---
SPECIMEN TREE WITH CRITICAL ROOT ZONE	---
SPECIMEN TREE TO BE REMOVED	---
CLEARED OFF-SITE AREA	---
WOODLAND PRESERVATION AREA	---
WOODLAND PRESERVED - NOT CREDITED	---
WOODLAND RETAINED - ASSUMED CLEARED	---
WOODLAND PRESERVATION SIGN	---
SPECIMEN TREE PROTECTION SIGN	---
NOISE CONTOUR	---
FIELD LOCATED TREE	---

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

APPROVED BY	DATE
INITIAL STAFF SIGNATURE	1/31/13
01 REVISION	
02 REVISION	
03 REVISION	
04 REVISION	

M-NCPPC APPROVALS			
PROJECT NAME:		WESTPHALIA CENTER PHASE I	
PROJECT NUMBER:		DSP-12017	
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISED LISTED BELOW APPLY TO THIS SHEET.			
APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	10/18/12	EPS	2/4/13
DSP-12017			
APPROVED PLAN			



Lohderman
Soltes Associates, Inc.

LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7656

Rockville
Lanham
Waldorf
Leonardtown

DATE:	APRIL 2012	CAD STANDARDS VERSION:	V8 - 2000
DESIGNED:	GAM	TECHNICAL:	GAM
CHECKED:	THD		

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 410-627-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

WALTON WESTPHALIA DEVELOPMENT (USA), LLC
C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.
11800 SUNRISE VALLEY DRIVE, SUITE 300
RESTON, VIRGINIA 20191
MOBILE: 540-532-2158
FAX: 888-913-8686
CONTACT: MELANIE B. GRAF, P.E.

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



TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

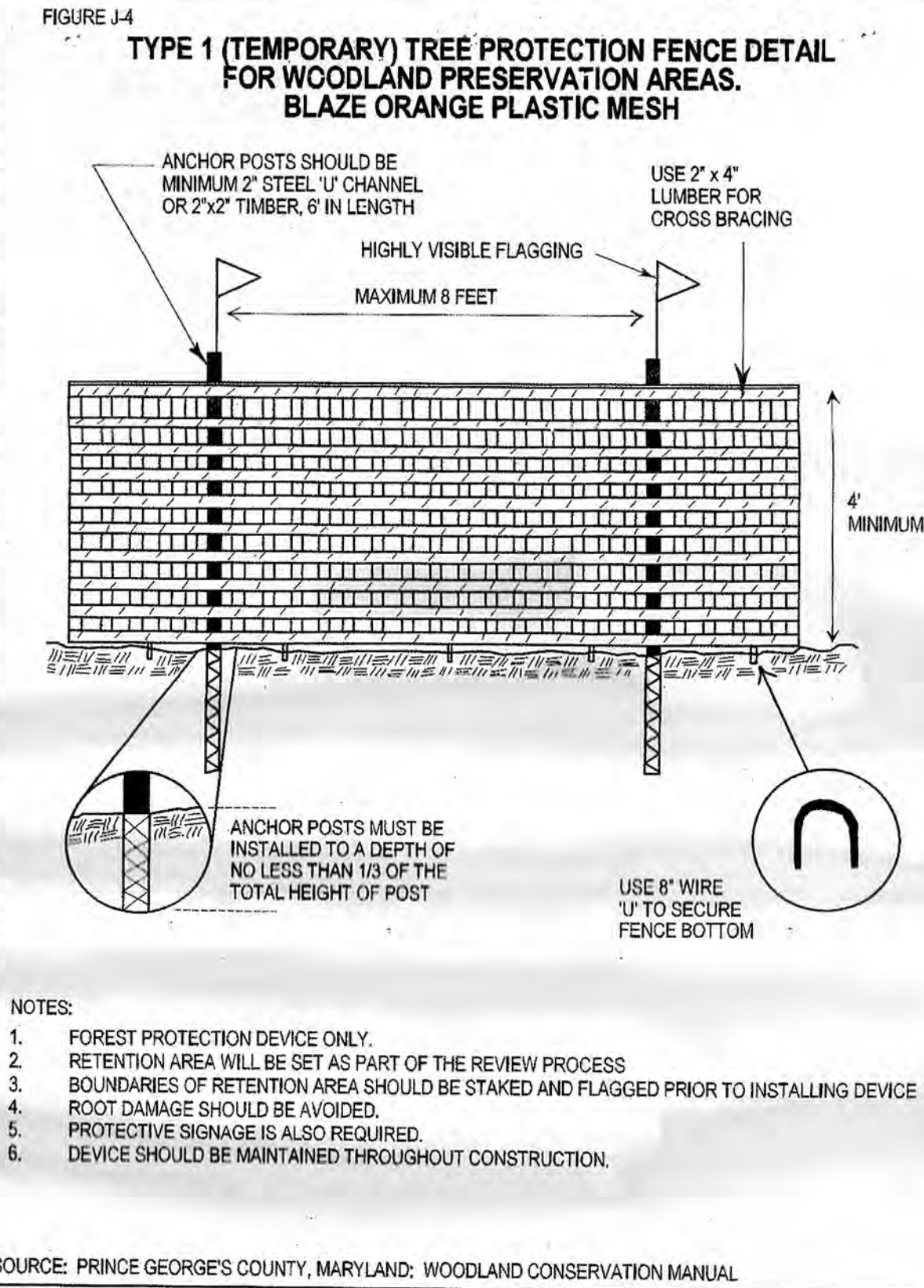
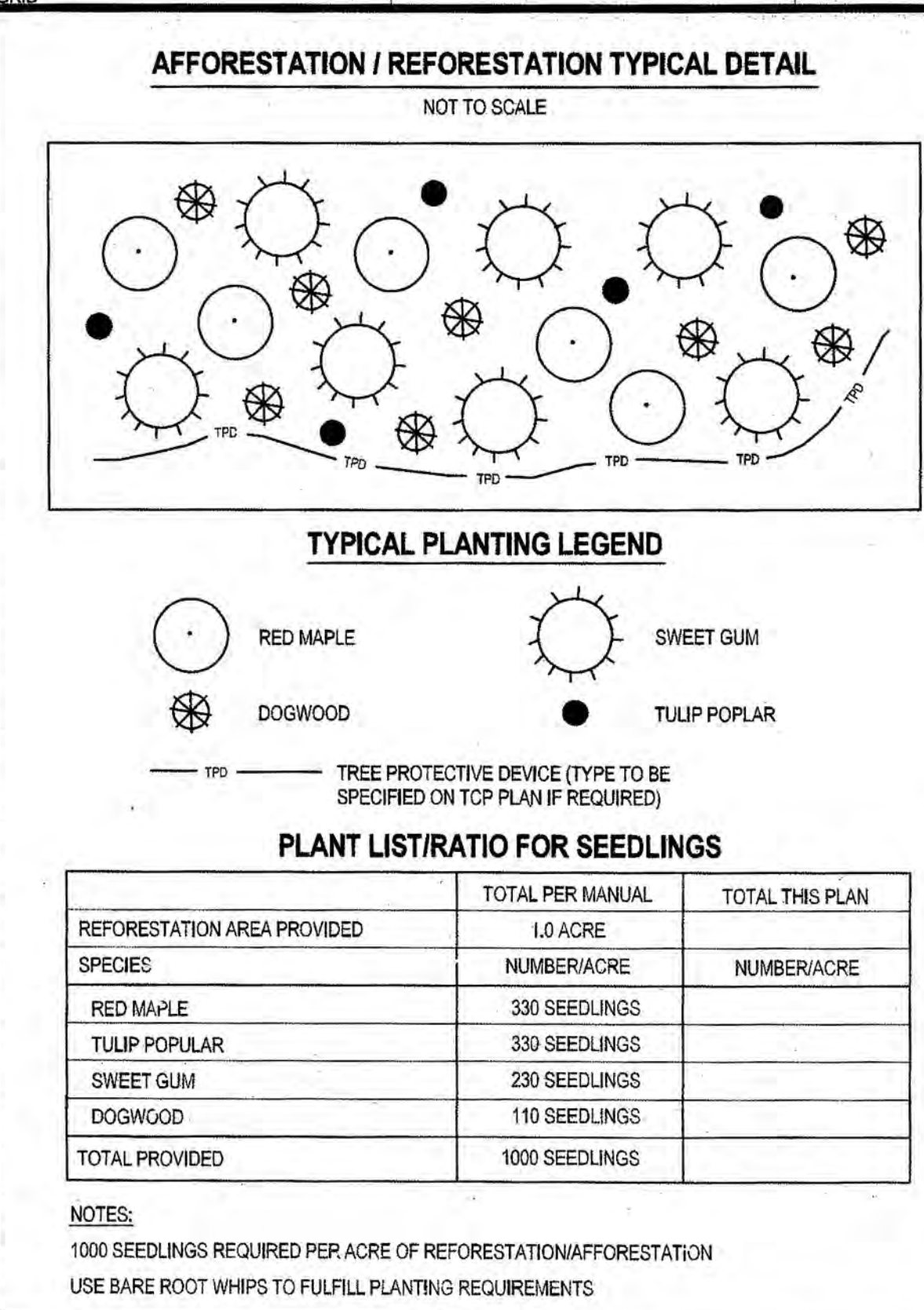


1" = 400'

SHEET
1A
OF
57

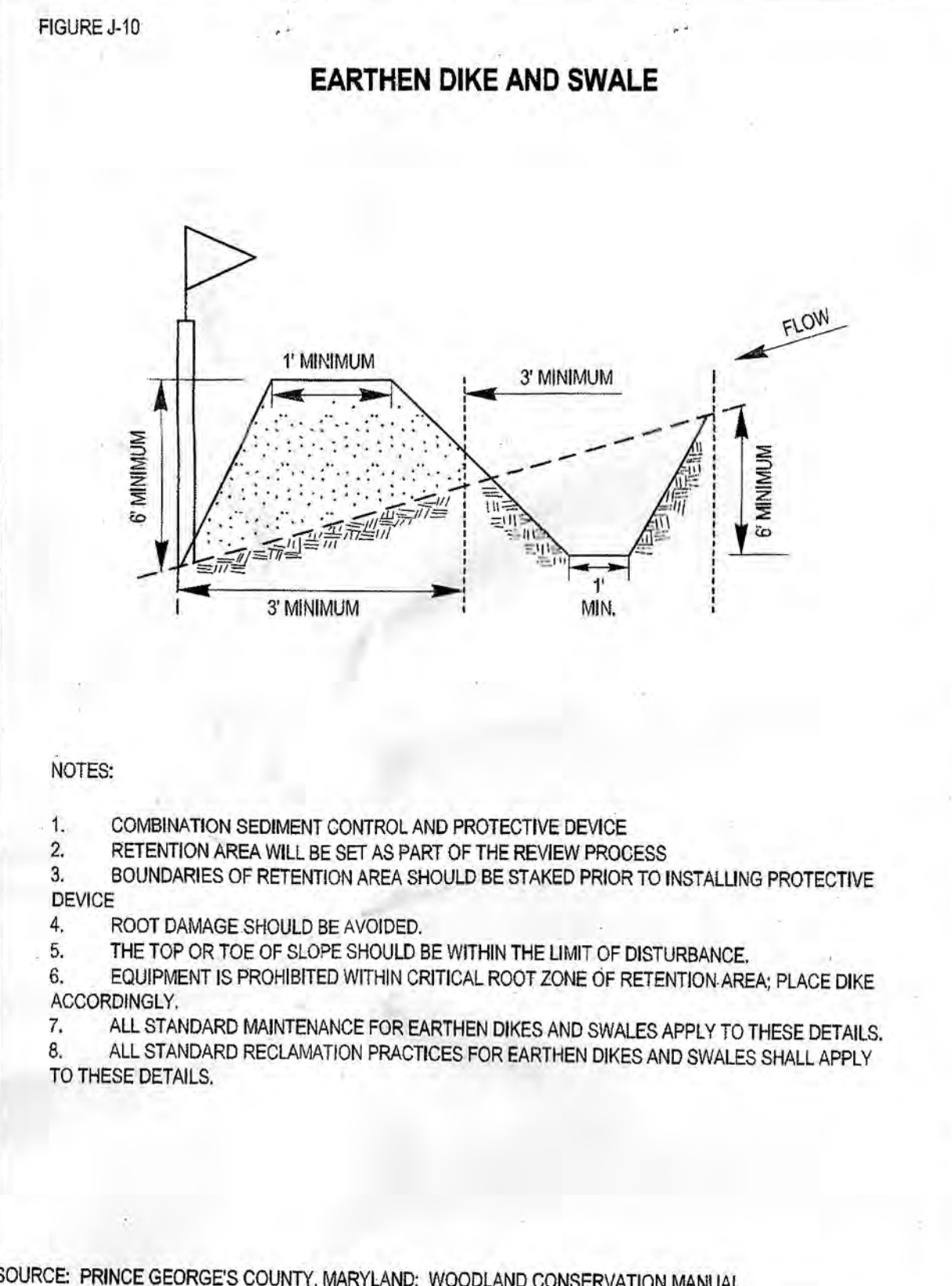
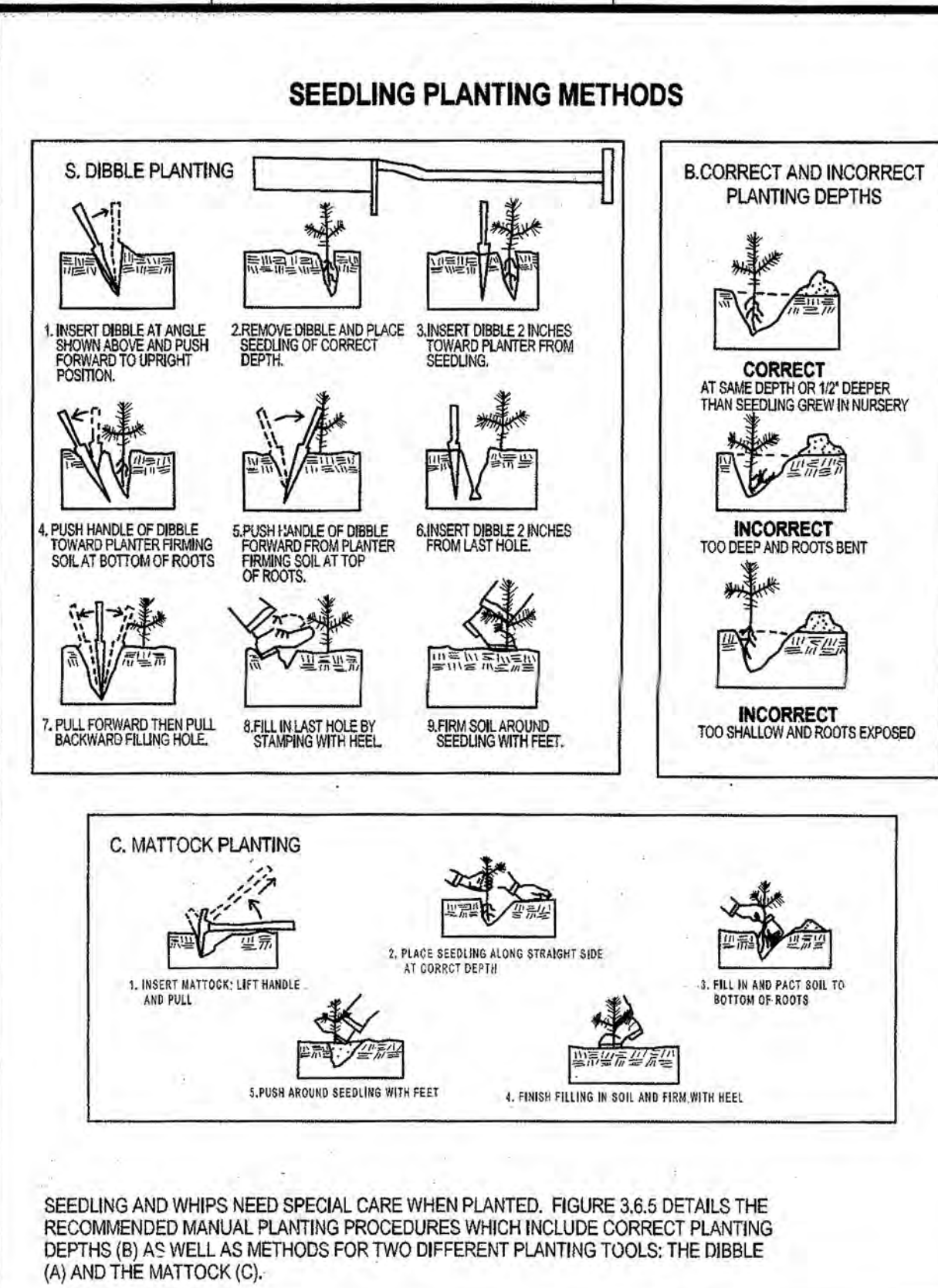
PROJECT NO.
19270300

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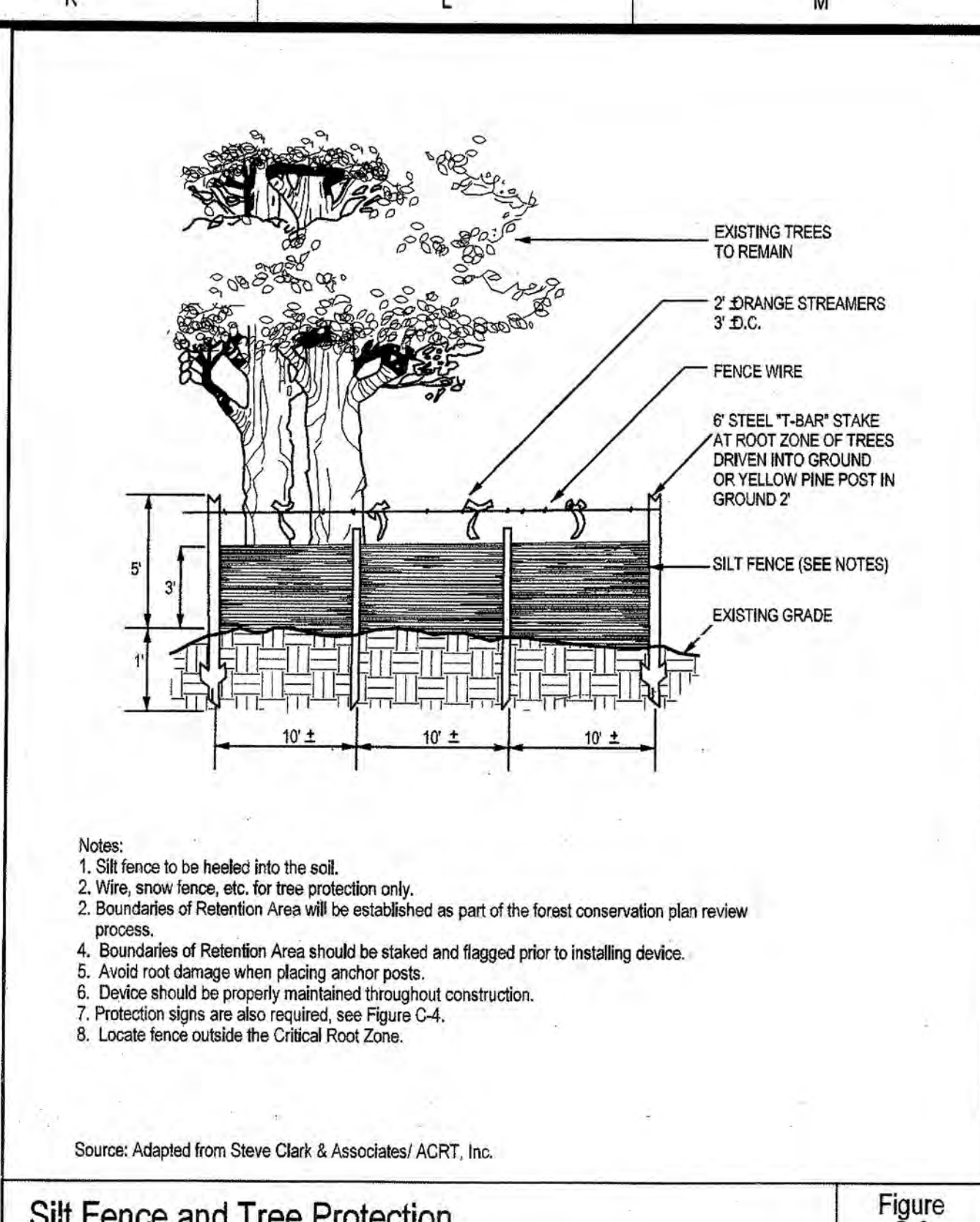
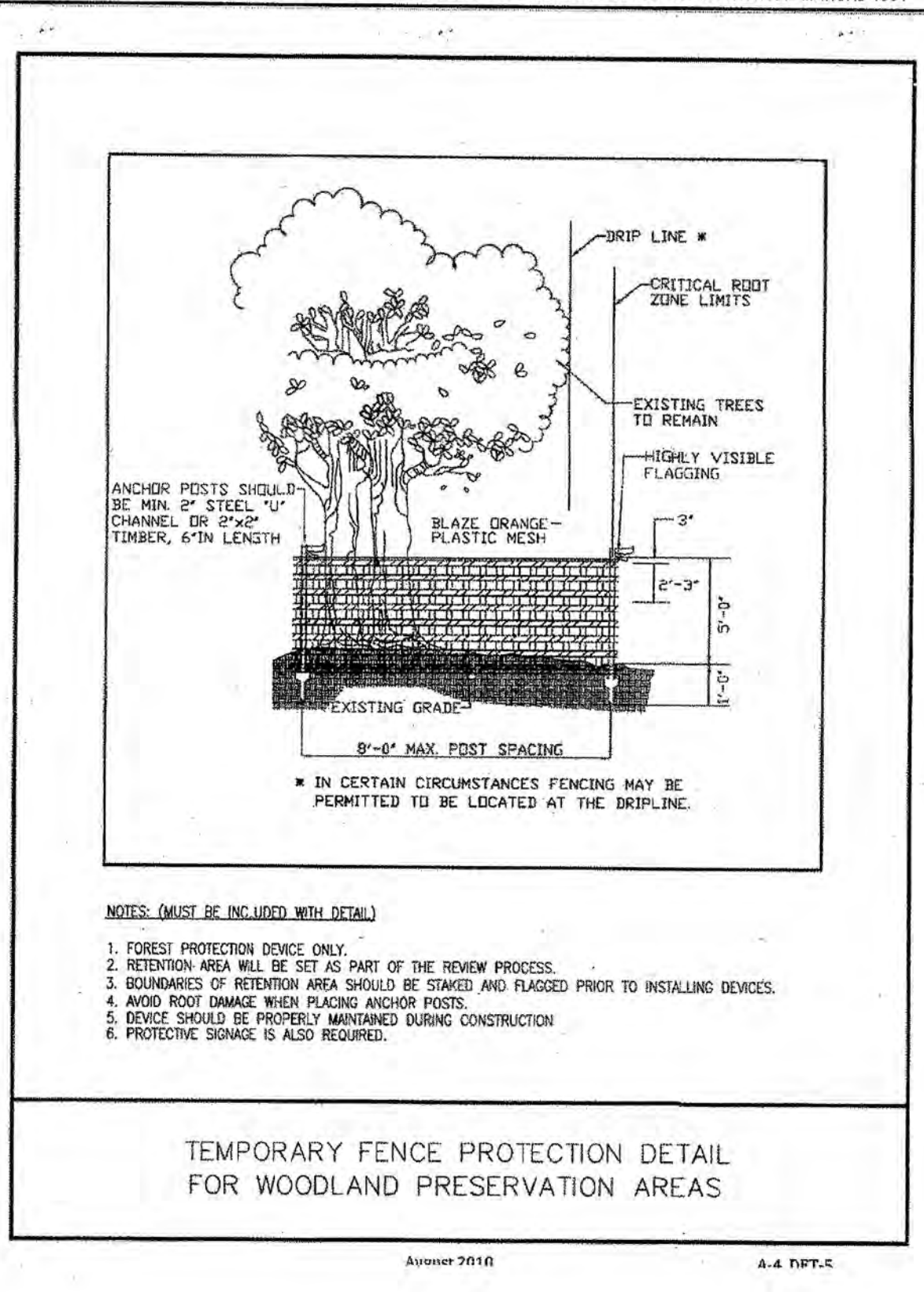
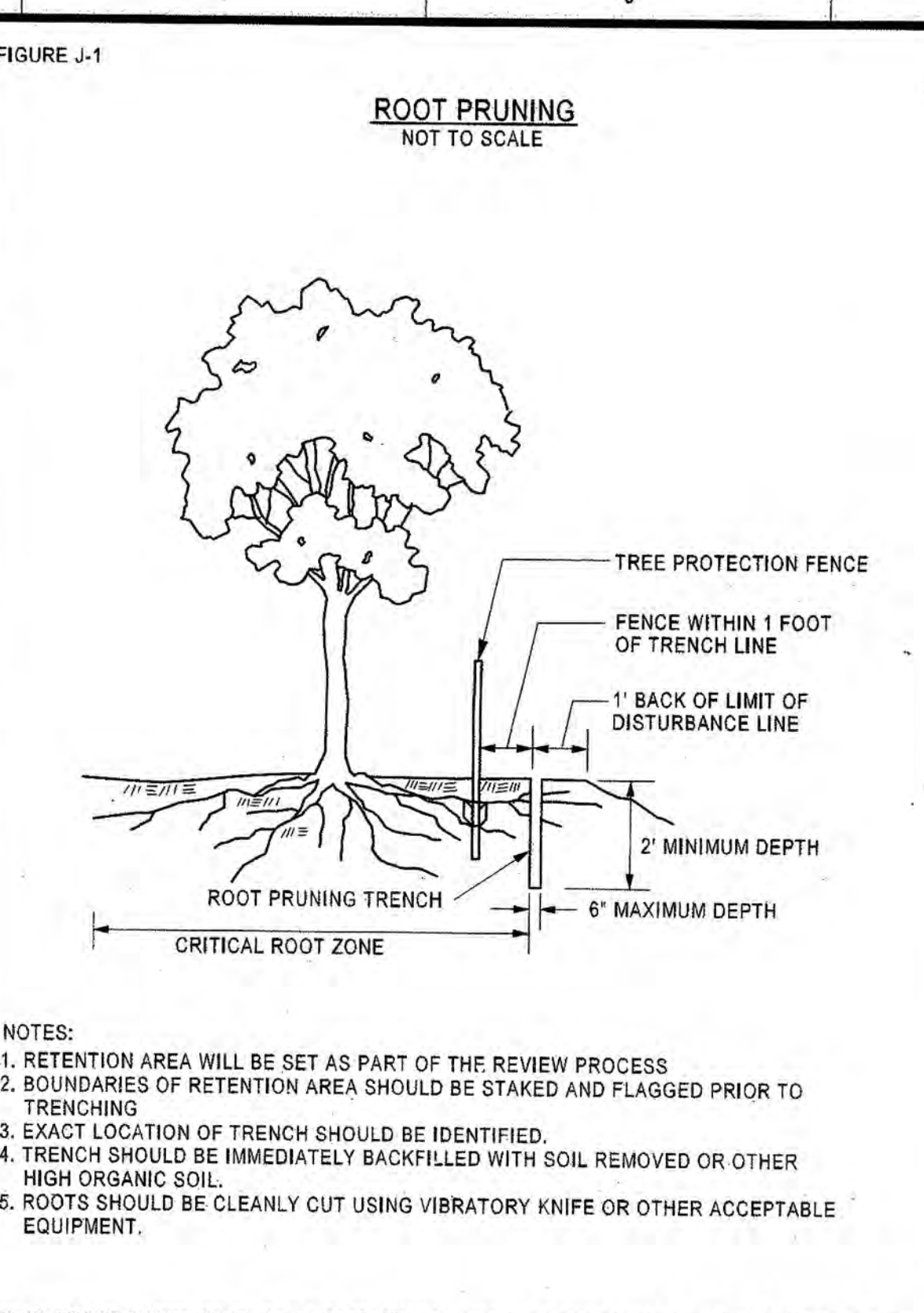
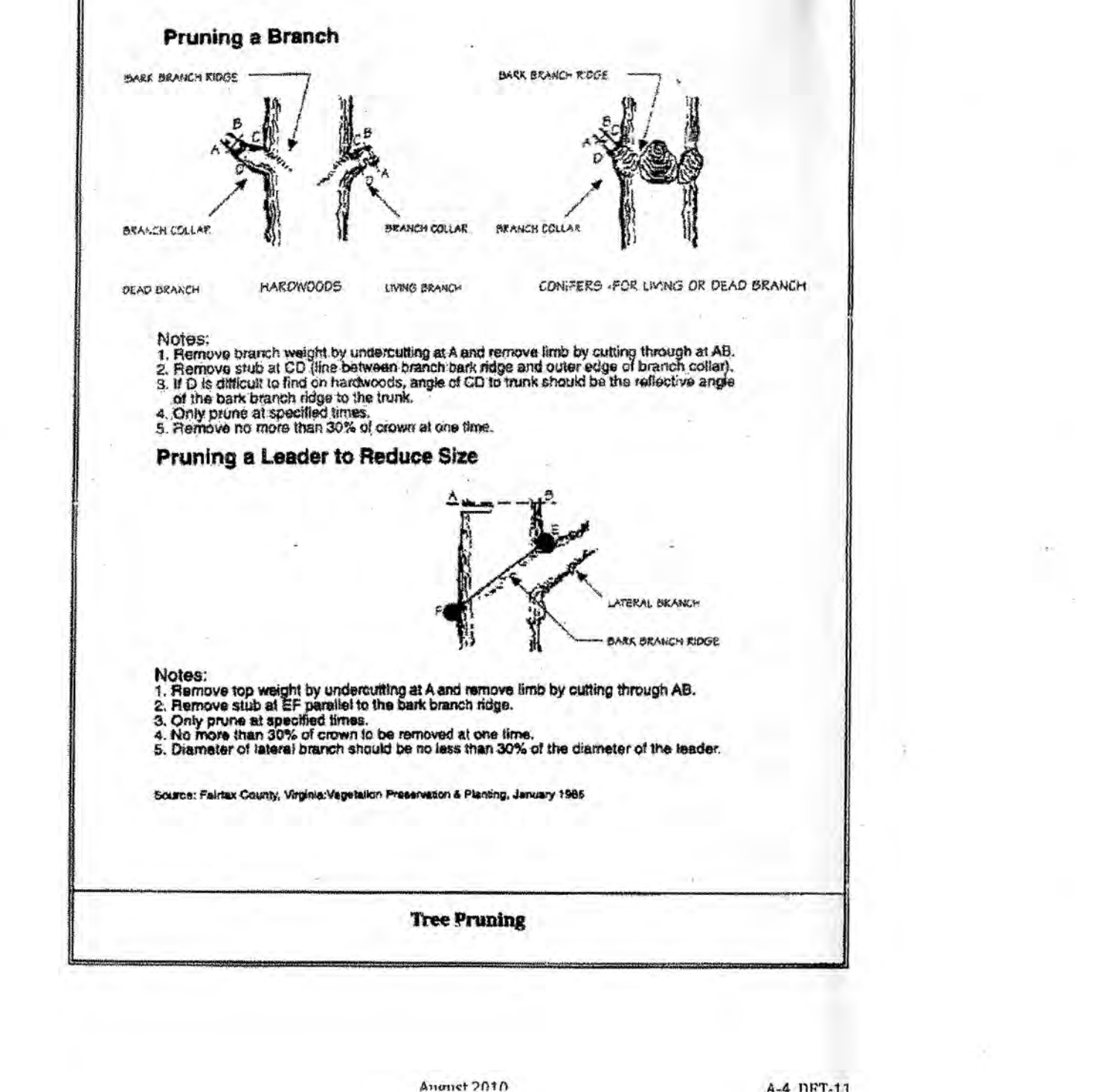
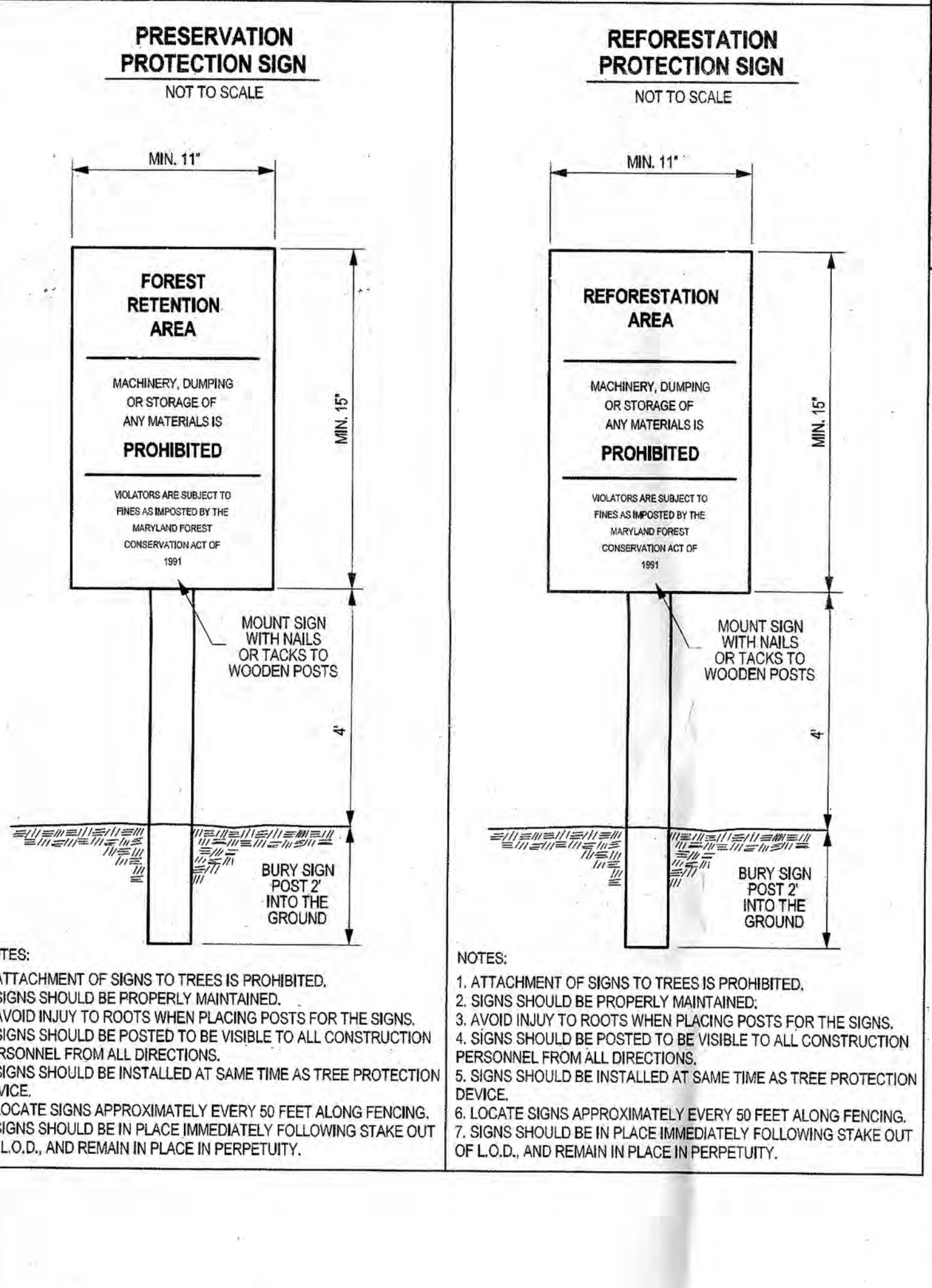
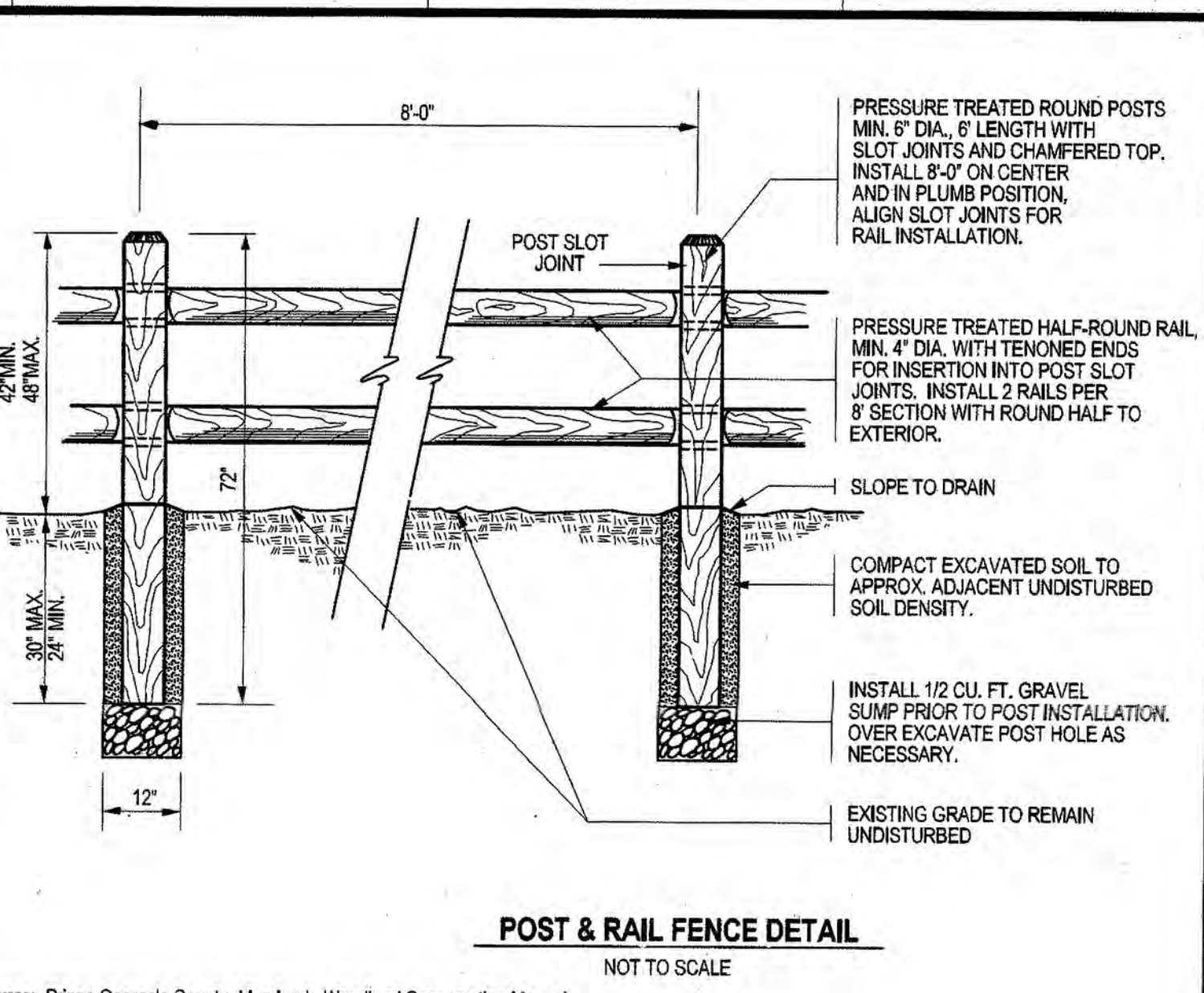
REFORESTATION MANAGEMENT NOTES

- HERBACEOUS VEGETATION WILL BE CONTROLLED BY THE APPLICATION OF A PRE-EMERGENT HERBICIDE BEFORE TREE PLANTING IN A MANNER CONSISTENT WITH THE LABEL INSTRUCTIONS. NEED FOR SUBSEQUENT VEGETATION CONTROL WILL BE EVALUATED DURING SURVIVAL CHECKS AND APPLIED ON AN AS-NEEDED BASIS. ALL CHEMICALS AND APPLICATION PROCEDURES TO MEET ALL APPLICABLE LAWS.
- SEEDLINGS WILL BE PLANTED IN OPEN AREAS AND AMONG EXISTING TREES IF EXISTING TREES ARE PRESENT, AVOIDING DAMAGE TO LARGE TREE ROOTS. NO SEEDLING SHALL BE PLANTED CLOSER THAN 10 FEET TO ANY EXISTING TREE 4 INCHES OR MORE IN DIAMETER BREAST HEIGHT.
- SEEDLINGS SHALL BE PLANTED USING A RANDOM DISTRIBUTION OF SPECIES AND LOCATIONS AT AN AVERAGE OF 1,000 SEEDLINGS PER ACRE (AVERAGE SPACING OF 6 FEET X 7 FEET OR 5 FEET X 8 FEET). SET PLANTING DETAIL FOR PROPER TECHNIQUE AND PLANT LIST FOR SPECIES AND QUANTITY INFORMATION.
- SEEDLINGS SHALL BE GRADED FOR QUALITY, ESPECIALLY THE ROOT SYSTEM, BEFORE PLANTING AND SHALL COME FROM LOCAL SOURCES. SPECIFICATION TO BE PROVIDED TO THE PLANTING CONTRACTOR BY THE OWNER OR HIS AGENT.
- SEEDLINGS WILL BE STORED AND HANDLED TO PREVENT DRYING OF THE ROOT SYSTEM, FREEZING, OR DAMAGE BY EXCESSIVE HEAT. TREES HELD OVER ONE (1) WEEK BEFORE PLANTING SHALL BE HELED IN AND WELL WATERED.
- ALL TREE PLANTING SHALL BE ON A WEATHER PERMITTING BASIS. MEANING WEATHER CONDITIONS WILL NOT BE EXTREME EXCESS OF TREE TOLERANCES FOR SURVIVAL. IN THE EVENT THE PROBLEM CANNOT BE CORRECTED BY PRUNING, THE TREE MAY BE REMOVED. A TREE IS CONSIDERED HAZARDOUS IF THERE IS A POTENTIAL FOR PROPERTY DAMAGE OR THE POSSIBILITY OF PERSONAL INJURY. A 50 FOOT TALL TREE THAT IS 75 FEET FROM AN EDGE AND 125 FEET FROM A TARGET IS NOT A HAZARDOUS TREE. A HAZARDOUS TREE MUST EXHIBIT CHARACTERISTICS THAT WOULD LEAD TO THE FAILURE OF ONE OR MORE PARTS OF THE TREE WHICH WOULD THEN IMPACT THE TARGET AREA.
- ANY TREE SHOWN BY INSPECTION WITHIN 30 DAYS OF PLANTING TO BE IMPROPERLY PLANTED SHALL BE REPLACED WITH NEW TREES OF THE SAME SIZE, TYPE, AND OTHER SPECIFICATIONS PROPERLY PLANTED. IF 20% OR MORE OF THE SEEDLINGS ARE IMPROPERLY PLANTED, THE ENTIRE STAND MAY BE REQUIRED TO BE REPLACED WITH NEW TREES PROPERLY PLANTED OR THE TOTAL COST OF THE TREES AND THE PLANTING REPAID TO THE OWNER, AT THE OWNER'S OPTION.
- SURVIVAL OF AT LEAST 75% OF THE SEEDLINGS AT THE END OF THE THIRD GROWING SEASON MUST BE GUARANTEED BY THE TREE PLANTING CONTRACTOR. THE CONTRACTOR WILL NOT BE LIABLE FOR TREE LOSSES DUE TO CONDITIONS BEYOND HIS CONTROL OR TREE LOSSES BEYOND THE THREE (3) YEARS AFTER PLANTING.
- PLANTS TO BE WATERED ONCE PER WEEK DURING PERIODS OF LOW RAINFALL (LESS THAN 1" PER WEEK).



EDGE MANAGEMENT NOTES

- ALL NON-NATIVE, NOXIOUS OR INVASIVE SPECIES MAY BE SELECTIVELY CLEARED FROM TREE SAVE AREAS BY CUTTING AT GROUND LEVEL WITH A SAW OR CLIPPERS AND THEN IMMEDIATELY APPLYING A HERBICIDE TO THE CUT SURFACE IN ACCORDANCE WITH THE METHOD APPROVED FOR THAT REGISTERED HERBICIDE. BELOW IS A LIST OF SPECIES FITTING THIS CLASSIFICATION:
GARLIC MUSTARD TALL FESCUE K31 FESCUE SERICEA LESPEDEZA
COMMON REED JAPANESE KNOTWEED MILE-A-MINUTE VINE
LESSER ORLANDER PORCUPINE BERRY CINNAMON VINE
CLIMBING EUCONYMUS WINTERCREEPER JAPANESE HONEY SUCKLE KUZZU
ENGLISH IVY PERIWINKLE WESTERIA
JAPANESE BARBERRY RUSSIAN OLIVE AUTUMN OLIVE
WINGED EUCONYMUS PRIVET BUSH HONEY SUCKLES
BAMBOO COMMON BUCKTHORN EUROPEAN BUCKTHORN
MULTIFLORA ROSE WINEBERRY JAPANESE SPIRAEA
CORALBERRY NORWAY MAPLE TREE OF HEAVEN
WHITE MULBERRY EMPRESS TREE SWEET CHERRY
- IN ADDITION THE FOLLOWING NATIVE SPECIES MAY BE CLEARED WITHIN 75 FEET OF AN EDGE DUE TO THE NUISANCE NATURE OF THE PLANTS WHEN GROWING IN THE PROXIMITY OF RESIDENCES.
POISON IVY GREENBRIER BLACKBERRY
- ALL HAZARDOUS TREES WITHIN 75 FEET OF AN EDGE MAY BE PRUNED BY A PROFESSIONAL ARBORIST OR A LICENSED TREE EXPERT IN ORDER TO CORRECT THE POTENTIAL PROBLEM. IN THE EVENT THE PROBLEM CANNOT BE CORRECTED BY PRUNING, THE TREE MAY BE REMOVED. A TREE IS CONSIDERED HAZARDOUS IF THERE IS A POTENTIAL FOR PROPERTY DAMAGE OR THE POSSIBILITY OF PERSONAL INJURY. A 50 FOOT TALL TREE THAT IS 75 FEET FROM AN EDGE AND 125 FEET FROM A TARGET IS NOT A HAZARDOUS TREE. A HAZARDOUS TREE MUST EXHIBIT CHARACTERISTICS THAT WOULD LEAD TO THE FAILURE OF ONE OR MORE PARTS OF THE TREE WHICH WOULD THEN IMPACT THE TARGET AREA.
- IF TREE REMOVALS REDUCE THE STOCKING LEVELS BELOW 65 SQUARE FEET OF BASAL AREA PER ACRE THE PROPERTY OWNER SHALL REPLANT TREES IN THE DISTURBED AREA IN ORDER TO RETURN THE STOCK LEVELS TO 65 SQUARE FEET OF BASAL AREA WITHIN FIVE (5) YEARS.
- TREES MAY BE PRUNED IN ACCORDANCE WITH APPROVED ARBORICULTURAL STANDARDS. PRUNING SHALL NOT BE DONE IN SUCH A MANNER AS TO BE INJURIOUS TO THE TREE. THE STATE OF MARYLAND REQUIRES THAT PRUNING NOT BE DONE BY THE PROPERTY OWNER SHALL BE DONE BY A PROFESSIONAL ARBORIST OR A LICENSED TREE EXPERT.
- TILLING THE SOILS IN THE FOREST CONSERVATION AREAS IN ORDER TO SEED WITH GRASSES IS NOT PERMITTED. HOWEVER, THE PROPERTY OWNER MAY SOW WITH SHADE TOLERANT GRASSES WITHIN 30 FEET OF AN EDGE. THE USE OF KENTUCKY 31 FESCUE IS NOT ACCEPTABLE.



M-NCPPC APPROVALS

PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION

APPROVAL
TREE CONSERVATION PLAN
TCPII - 029 - 12

APPROVED BY	DATE
INITIAL STAFF SIGNATURE	MEGAN K. RABER 1/31/13
01 REVISION	
02 REVISION	
03 REVISION	
04 REVISION	

PROJECT NAME: WESTPHALIA CENTER PHASE I
PROJECT NUMBER: DSP-12017

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

APPROVAL OR REVISION	DATE	INITIALS	CERTIFICATION
00	10/18/12	EPS	2/4/13

APPROVED PLAN
DSP-12017

L&S
Lodderman
Soltesz Associates, Inc.

Rockville
Lanham
Waldorf
Leonardtown

LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7666

www.LSAsociates.net

REVISIONS		DATE		BY		DATE	
02	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2013				
01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012				
NO.							
DATE:	APRIL 2012	CAO STANDARDS VERSION:	VER - 2009				
DESIGNED:	GAM	TECHNICAL:	GAM				
CHECKED:	THD						

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-521-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN 18" BY HAND, CONTACT THE OWNER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

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

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

COPYRIGHT AND THE MAP PEOPLE		TAX MAP		ZONING CATEGORY	
MAP	NO. 80	GRID	NO. 80	NO. 80	NO. 80
NO. 80	NO. 80	NO. 80	NO. 80	NO. 80	NO. 80
NO. 80	NO. 80	NO. 80	NO. 80	NO. 80	NO. 80
NO. 80	NO. 80	NO. 80	NO. 80	NO. 80	NO. 80

LANDSCAPE ARCHITECT
STATE OF MARYLAND
11/2/13

11/2/13

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II WESTPHALIA TOWN CENTER

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

19270300/ENGINEERING/TCP/II_02.dwg Scale=30.0000 R:\Users\mgm\PLT\Drawings\19270300\ENGINEERING\TCP/II_02.dwg 12/1/2013 3:11:16 PM

SHEET	2
OF	57
PROJECT NO.	19270300

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LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7656
www.LSAssociates.net

02 REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013		GAM	01/22/2012
01 REVISED TO MEET DSP-12017 RESOLUTION COMMENTS		GAM	11/13/2012
NO	REVISIONS	BY	DATE
DATE:	APRIL 2012	CAD STANDARDS VERSION:	VE - 2009
DESIGNED:	GAM	TECHNICIAN:	GAM
		CHECKED:	THD

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY GROUND TEST PITTS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-267-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT
WALTON WESTPHALIA DEVELOPMENT (USA), LLC
C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.
11800 SUNRISE VALLEY DRIVE, SUITE 300
RESTON, VIRGINIA 20191
MOBILE: 540-532-2168
FAX: 888-913-8686
CONTACT: MELANIE B. GRAF, P.E.

COPYRIGHT AND THE MAP PEOPLE PERMITTED USE NUMBER 21001000	
MAP	90 GRID F4
TAX MAP	03 04A-E4-F3-4
05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100	ZONING CATEGORY: M-X-T
WB62 200 SHEET	
206 SE 08, 206 SE 09	
207 SE 08, 207 SE 09	



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

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

SHEET 3 OF 57	
PROJECT NO. 19270300	

EXCLUSIVE PERPETUAL
OR SIGNAGE AND
PING PURPOSES
NTIAL CORP.
OCIATES LIMITED
ESSORS AND



PENNSYLVANIA AVENUE
MD RTE 4 (RW WIDTH VARIES)

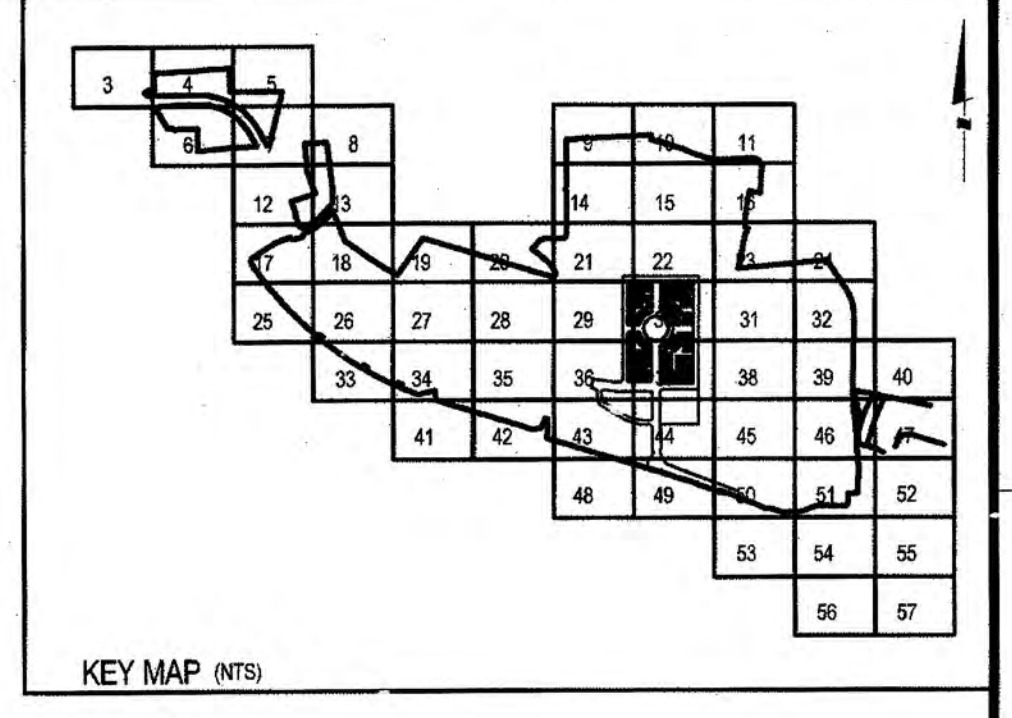
N/F
EXXON CORPORATION
L.11353 F.499

ZONE M-X-T
USE: COMMERCIAL
PARCEL A
PRESIDENTIAL PARKWAY
EXXON
P.B.NLP182 P.47

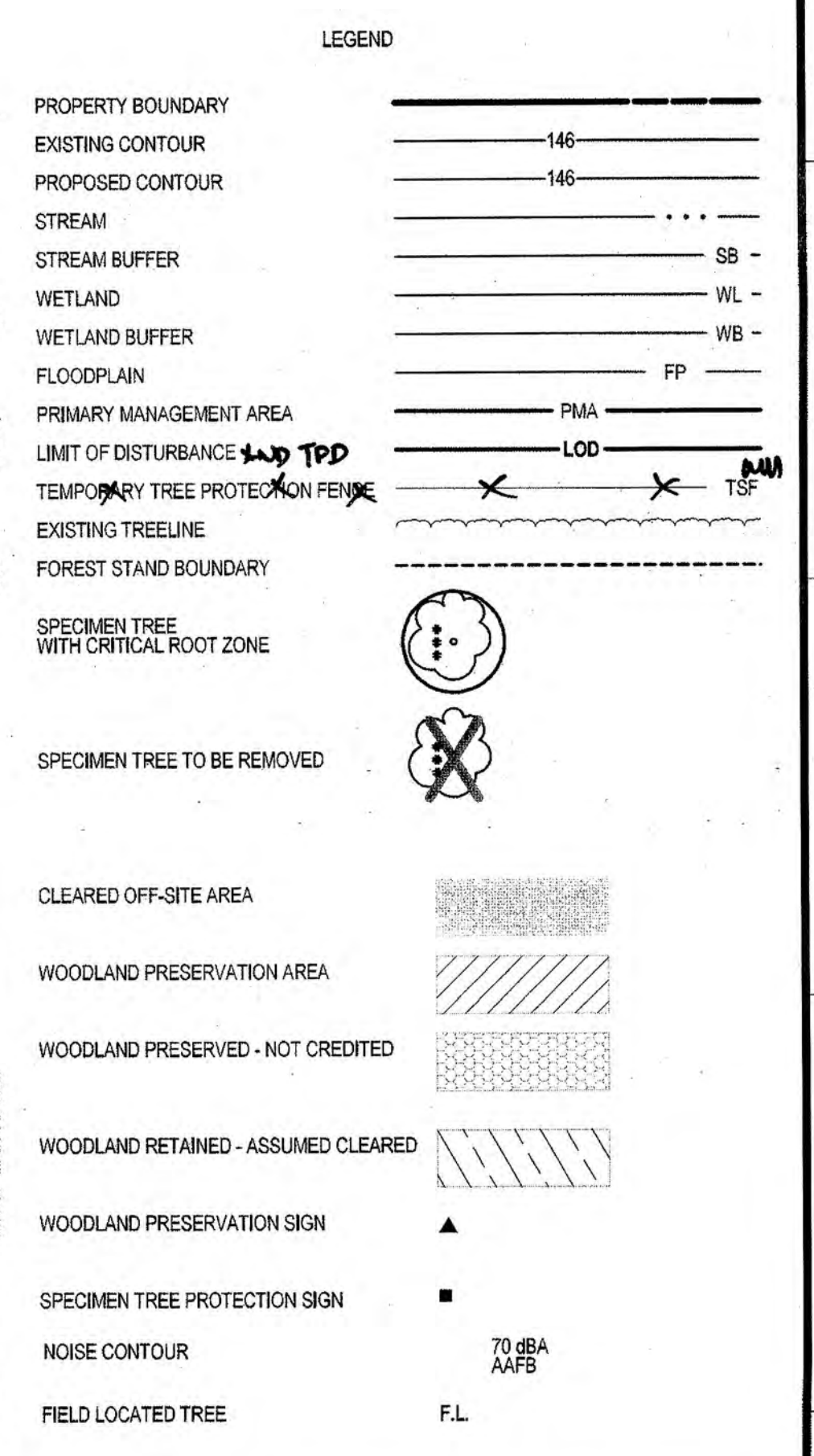
NON-EXCLUSIVE PERPETUAL
ESMT FOR SIGNAGE AND
LANDSCAPING PURPOSES
TO PRESIDENTIAL CORP.
CENTER ASSOCIATES LIMITED
PTNSHP, SUCCESSORS AND
ASSIGNS, L.11353 F.499

MATCHLINE SEE SHEET 4

SERVICE DRIVE



LEGEND
PROPERTY BOUNDARY
EXISTING CONTOUR
PROPOSED CONTOUR
STREAM
STREAM BUFFER
WETLAND
WETLAND BUFFER
FLOODPLAIN
PRIMARY MANAGEMENT AREA
LIMIT OF DISTURBANCE
TEMPORARY TREE PROTECTION FENCE
EXISTING TREELINE
FOREST STAND BOUNDARY
SPECIMEN TREE WITH CRITICAL ROOT ZONE
SPECIMEN TREE TO BE REMOVED
CLEARED OFF-SITE AREA
WOODLAND PRESERVATION AREA
WOODLAND PRESERVED - NOT CREDITED
WOODLAND RETAINED - ASSUMED CLEARED
WOODLAND PRESERVATION SIGN
SPECIMEN TREE PROTECTION SIGN
NOISE CONTOUR
FIELD LOCATED TREE



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

APPROVED BY	DATE
INITIAL STAFF SIGNATURE	1/31/13
01 REVISION	
02 REVISION	
03 REVISION	
04 REVISION	

M-NCPCC APPROVALS

PROJECT NAME:	WESTPHALIA CENTER PHASE I		
PROJECT NUMBER:	DSP-12017		
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET.			
APPROVAL OR REVISION #	DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	10/18/12	EPS	2/4/13

APPROVED PLAN
DSP-12017

SCALE: 1" = 30'

MATCHLINE SEE SHEET 3

SERVICE DRIVE

N/F
MAP 90, P. 136
SAMUEL T. WOOD
L.6293 F.762
ZONE:M-X-T
USE:INDUSTRIAL

MAP 90, P.142
WTC PROPERTY HOLDINGS, LLC
L. 32150 F. 230
P/O PART 2

ZONE:M-X-T
USE:INDUSTRIAL
N/F
MAP 90, P.137
VP, LLC
L.27923 F.224

ZONE:R-R
USE:RESIDENTIAL
N/F
MAP 90, P. 199
VP, LLC
L.31521 F.207

ARMSTRONG LANE (30' R/W)

WOODLAND
PRESERVATION
AREA: 10.28 AC.

MAP 90, P.139
WTC PROPERTY HOLDINGS, LLC
L. 32150 F. 230
P/O PART 2

MAP 90, P.192
WTC PROPERTY HOLDINGS, LLC
L. 32150 F. 230
P/O PART 2

MAP 90, P.141
WTC PROPERTY HOLDINGS, LLC
L. 32150 F. 230
P/O PART 2

MAP 90, P.142
WTC PROPERTY HOLDINGS, LLC
L. 32150 F. 230
P/O PART 2

MAP 90, P.155
WTC PROPERTY HOLDINGS, LLC
L. 32150 F. 230
P/O PART 2

MAP 90, P.143
WTC PROPERTY HOLDINGS, LLC
L. 32150 F. 230
P/O PART 2

13C
15' W.S.C. RW
FOR A WATER MAIN
L.7810 F.920 (PART 2)

MATCHLINE SEE SHEET 5

LEGEND	
PROPERTY BOUNDARY	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
STREAM	---
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
FLOODPLAIN	FP
PRIMARY MANAGEMENT AREA	PMA
LIMIT OF DISTURBANCE	LOD
TEMPORARY TREE PROTECTION FENCE	---
EXISTING TREELINE	---
FOREST STAND BOUNDARY	---
SPECIMEN TREE WITH CRITICAL ROOT ZONE	---
SPECIMEN TREE TO BE REMOVED	---
CLEARED OFF-SITE AREA	---
WOODLAND PRESERVATION AREA	---
WOODLAND PRESERVED - NOT CREDITED	---
WOODLAND RETAINED - ASSUMED CLEARED	---
WOODLAND PRESERVATION SIGN	---
SPECIMEN TREE PROTECTION SIGN	---
NOISE CONTOUR	---
FIELD LOCATED TREE	FL

SCALE: 1" = 30'

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII - 029 - 12	
APPROVED BY	DATE
INITIAL STAFF SIGNATURE	Megan K. Riser 1/31/13
01 REVISION	
02 REVISION	
03 REVISION	
04 REVISION	

M-NCPPC APPROVALS	
PROJECT NAME:	WESTPHALIA CENTER PHASE I
PROJECT NUMBER:	DSP-12017
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET.	
APPROVAL OR REVISION #	APPROVAL DATE
01	10/18/12
02	11/13/12
03	11/13/12
04	11/13/12

APPROVED PLAN	
SHEET	4
OF	57
PROJECT NO.	19270300



Lelandman Soltesz Associates, Inc.
Rockville
Lanham
Viator
Leonardtown
LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7656
www.LSAssociates.net

REVISIONS	
NO.	DATE
02	REVISOR: GAM DATE: 01/22/2013
01	REVISOR: GAM DATE: 11/13/2012
DESIGNED: APRIL 2012	
CHECKED: THD	

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT THE UTILITY AT 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT
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C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.
11800 SUNRISE VALLEY DRIVE, SUITE 300
RESTON, VIRGINIA 20191
MOBILE: 540-532-2158
FAX: 888-913-8686
CONTACT: MELANIE B. GRAF, P.E.

COPYRIGHT AND THE MAP PEOPLE PERMITTED USE NUMBER 21001206	
MAP	GRID
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



TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

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

P:\19270300\ENGINEERING\TCPII_04.dwg Scale=30.0000 R:\In Use\gm\TCPII_PDF_Pend\TCPII_04.dwg 1/21/2013 3:13:58 PM

ARMSTRONG LANE (30' R/W)

MATCHLINE SEE SHEET 4

8911 ARMSTRONG LANE LLC.
PARCEL 200
ZONE M-X-T
USE: RESIDENTIAL
L 18486 F 304

WOODLAND
PRESERVATION
AREA L: 10.28 AC

PART OF OUTLOT 'A'
PRESIDENTIAL CORPORATE CENTER
P.B.NLP128 P.70
WTC PROPERTY HOLDINGS, LLC
L 32150 F 230
R/O PART 2

JAMES E. BUTLER
PARCEL 158
ZONE R-A
USE: RESIDENTIAL
L.19165 F.285

725.5
187.4
725.2
177.9

LEGEND

PROPERTY BOUNDARY
EXISTING CONTOUR
PROPOSED CONTOUR
STREAM
STREAM BUFFER
WETLAND
WETLAND BUFFER
FLOODPLAIN
PRIMARY MANAGEMENT AREA
LIMIT OF DISTURBANCE
TEMPORARY TREE PROTECTION FENCE
EXISTING TREELINE
FOREST STAND BOUNDARY

SPECIMEN TREE WITH CRITICAL ROOT ZONE

SPECIMEN TREE TO BE REMOVED

CLEARED OFF-SITE AREA

WOODLAND PRESERVATION AREA

WOODLAND PRESERVED - NOT CREDITED

WOODLAND RETAINED - ASSUMED CLEARED

WOODLAND PRESERVATION SIGN

SPECIMEN TREE PROTECTION SIGN

NOISE COURSE

FIELD LOCATED TREE

146
146
...
SB
WL
WB
FP
PIMA
LOD
~~X~~
X
70 ABA
AABF
F.L.

M-NCPPC	
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT	
ENVIRONMENTAL PLANNING SECTION	
APPROVAL	
TREE CONSERVATION PLAN	
TCPII - 029 - 12	
APPROVED BY	DATE
INITIAL STAFF SIGNATURE	<i>Megan K. Boer</i> 1/31
01 REVISION	
02 REVISION	
03 REVISION	
04 REVISION	

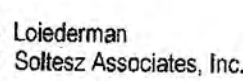
M-NCPPC APPROVALS

PROJECT NAME: WESTPHALIA CENTER PHASE I			
PROJECT NUMBER: DSP-12017			
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET.			
APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATE DATE
00	10/18/12	EPB	2/4/13
DSP - 12017			
APPROVED PLAN			

SCALE: 1" = 30'

MATCHLINE SEE SHEET 7

30 15 0 30



LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7656

Rockville
Lanham
Waldorf
Leonardtown

[illegible]

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

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

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

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 21091200	
MAP 90	GRID F4
TAX MAP 90 C3, D3-4, E3-4, F3-4 91 A4 99 D1, E1, F1	ZONING CATEGORY M-X-T
WSSC 200' SHEET 206 SE 08, 206 SE 09 207 SE 08, 207 SE 09	



TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER



1" = 30'

SHEET 5
57

PROJECT NO.
19270300

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

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

www.LSAsociates.net

REVISIONS		DATE	BY	DATE
02	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2012	
01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012	
DATE: APRIL 2012		CAD STANDARDS VERSION: V8 - 2000	TECHNICIAN: GAM	
DESIGNED: GAM		CHECKED: THD		

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY OBTAINING TEST PIT BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTRACTOR MUST NOTIFY ALL UTILITIES 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

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C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.
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RESTON, VIRGINIA 20191

MOBILE: 540-632-2158
FAX: 888-913-8686
CONTACT: MELANIE B. GRAF, P.E.



COPYRIGHT AND THE MAP PEOPLE		GRID	FE
MAP	TAX MAP	01	01
01	01	01	01
01	01	01	01
01	01	01	01
01	01	01	01



TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II

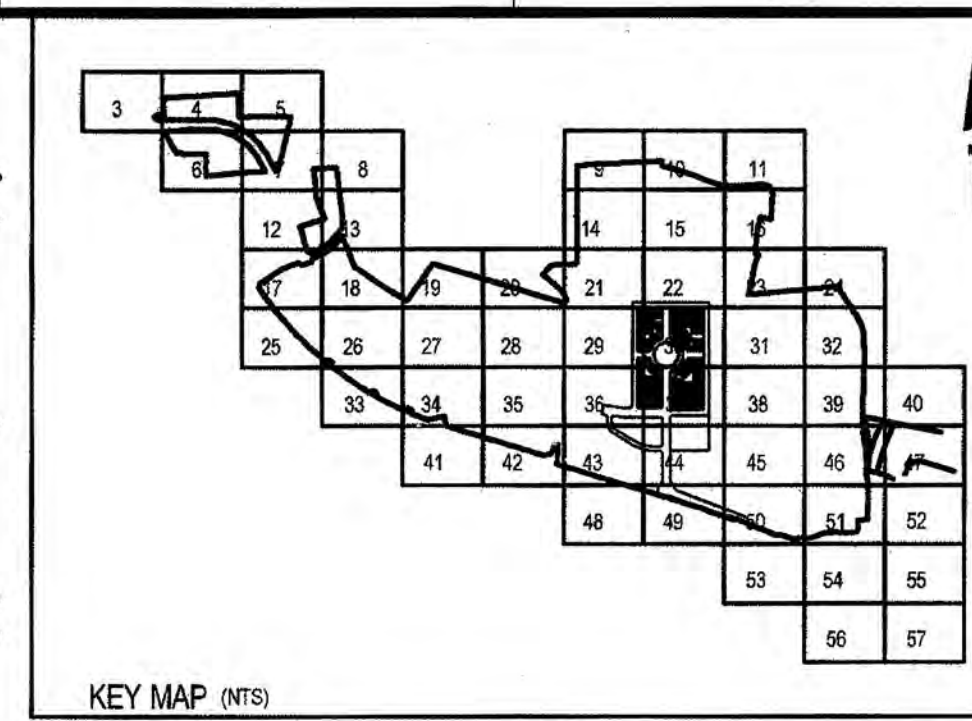
WESTPHALIA TOWN CENTER

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



SHEET
OF
6
57

PROJECT NO.
19270300

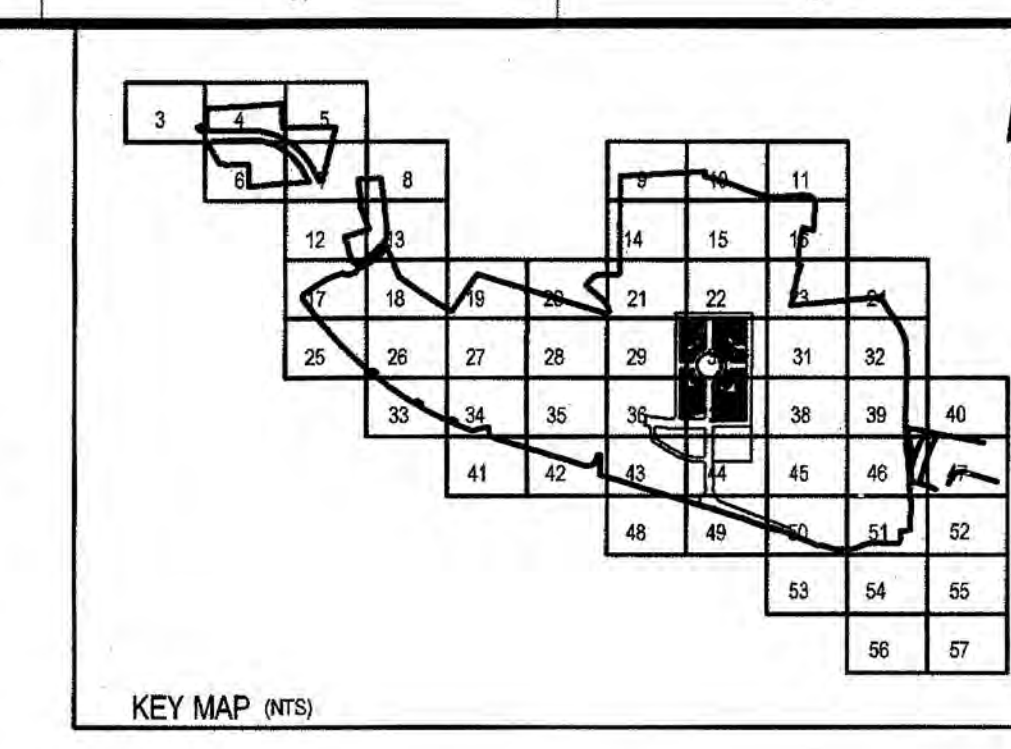


MATCHLINE SEE SHEET 7

LEGEND	
PROPERTY BOUNDARY	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
STREAM	---
STREAM BUFFER	---
WETLAND	---
WETLAND BUFFER	---
FLOODPLAIN	---
PRIMARY MANAGEMENT AREA	---
LIMIT OF DISTURBANCE AND TPD	---
TEMPORARY TREE PROTECTION FENCE	---
EXISTING TREELINE	---
FOREST STAND BOUNDARY	---
SPECIMEN TREE WITH CRITICAL ROOT ZONE	---
SPECIMEN TREE TO BE REMOVED	---
CLEARED OFF-SITE AREA	---
WOODLAND PRESERVATION AREA	---
WOODLAND PRESERVED - NOT CREDITED	---
WOODLAND RETAINED - ASSUMED CLEARED	---
WOODLAND PRESERVATION SIGN	---
SPECIMEN TREE PROTECTION SIGN	---
NOISE CONTOUR	---
FIELD LOCATED TREE	---

M-NCPPC	
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT	
ENVIRONMENTAL PLANNING SECTION	
APPROVAL	
TREE CONSERVATION PLAN	
TCPII - 029 - 12	
APPROVED BY	DATE
INITIAL STAFF SIGNATURE	1/15/13
01 REVISION	
02 REVISION	
03 REVISION	
04 REVISION	

M-NCPPC APPROVALS	
PROJECT NAME: WESTPHALIA CENTER PHASE I	
PROJECT NUMBER: DSP-12017	
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET.	
APPROVAL OR REVISION #	DATE
00	10/18/12 EPS 2/4/13
APPROVED PLAN	
DSP 12017	



MATCHLINE SEE SHEET 8

[illegible]

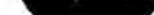
OWNER/DEVELOPER/APPLICANT

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

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

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 21061200	
MAP	90 GRID F4
TAX MAP	ZONING CATEGORY
90 C3, D3-4, E3-4, F3-4	M-X-7
91 A4	
95 D1-E1, F1	
WSSC 200' SHEET	
205 SE 06, 206 SE 09 207 SE 08, 207 SE 09	



TREE CONSERVATION PLAN TYPE II	
TREE CONSERVATION TYPE II WESTPHALIA TOWN CENTER	 1" = 30' SHEET <u>7</u> OF <u>57</u> PROJECT NO. 192703000
MELWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND	

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCP11 - 029 - 12	
APPROVED BY INITIAL STAFF SIGNATURE 01 REVISION 02 REVISION 03 REVISION 04 REVISION	DATE 1/31/13

M-NCPPC APPROVALS

PROJECT NAME: **WESTPHALIA CENTER PHASE I**

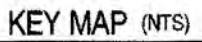
PROJECT NUMBER: **DSP-12017**

FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET
 REVISIONS MUST DELINQ TO THIS SHEET.

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	10/18/12	EDS	2/4/13

APPROVED PLAN
DSP-12017

SCALE: 1" = 30'



WTC PROPERTY HOLDINGS, LLC
L. 32150, F. 230
PART 4
PART OF LOT 7
P.B. REP 209 PG. 31
WOODLAND
PRESERVATION
AREA J: 6.82 AC.

369

PROPERTY BOUNDARY _____

EXISTING CONTOUR _____ 145 _____

PROPOSED CONTOUR _____ 145 _____

STREAM _____

STREAM BUFFER _____ SB -

WETLAND _____ WL

WETLAND BUFFER _____ WB -

FLOODPLAIN _____ FP _____

PRIMARY MANAGEMENT AREA _____ PMA _____

LIMIT OF DISTURBANCE *WTP* _____ LOC _____

TEMPORARY TREE PROTECTION FENCE *WTP* _____ *WTP* _____

EXISTING TREELINE _____

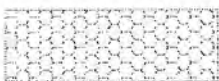
FOREST STAND BOUNDARY _____

SPECIMEN TREE WITH CRITICAL ROOT ZONE 

SPECIMEN TREE TO BE REMOVED 

CLEARED OFF-SITE AREA 

WOODLAND PRESERVATION AREA 

WOODLAND PRESERVED - NOT CREDITED 

WOODLAND RETAINED - ASSUMED CLEARED 

WOODLAND PRESERVATION SIGN 

SPECIMEN TREE PROTECTION SIGN 

NOISE CONTOUR _____

FIELD LOCATED TREE 

70 DBA
AAFB

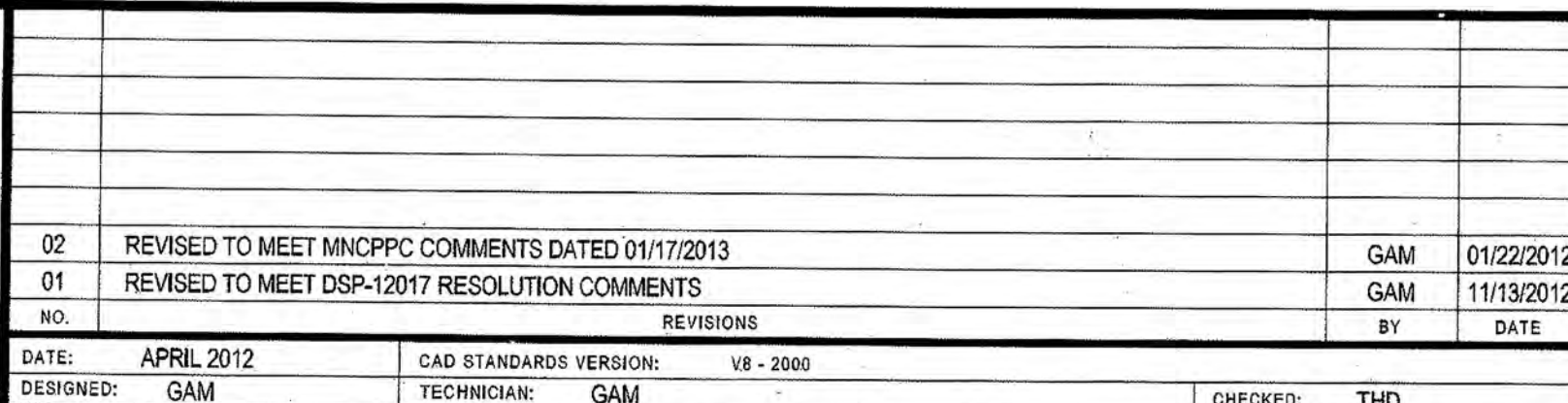
F.L.

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL	
TREE CONSERVATION PLAN TCPII - 029 - 12	
APPROVED BY	DATE
INITIAL STAFF SIGNATURE	<i>Morgan K. Rector</i> <i>1/6/15</i>
01 REVISION	
02 REVISION	
03 REVISION	
04 REVISION	

M-NCPPC APPROVALS			
PROJECT NAME:		WESTPHALIA CENTER PHASE I	
PROJECT NUMBER:		DSP-12017	
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET (REVISED UNTIL DELINQ. RELAY TO THIS SHEET)			
APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	10/18/12	EPS	3/4/13
DSP - 12017			
APPROVED			
DSP - 12017			

SCALE: 1" = 30'

MATCHLINE SEE SHEET 13



MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

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

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

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 21001203	
AP	90 GRID F4
TAX MAP	ZONING CATEGORY:
90 C3 D3-4,E3-4,F3-4	
91 A4	M-X-T
99 D1,E1,F1	
WSSC 200' SHEET	
06 SE 08, 206 SE 09	
07 SE 08, 207 SE 09	



TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

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





 1" = 30'

 8

 57

 PROJECT NO.

 1927713/11

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Lelandman
Soltesz Associates, Inc.
Engineering
Planning
Surveying
Environmental Sciences

LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7656

Rockville
Lanham
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Leonardtown

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NO.	DATE	REVISIONS	BY	DATE
02	REVIS	TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2012
01	REVIS	TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012
DATE	APRIL 2012	CAD STANDARDS VERSION: V8 - 2000	TECHNICIAN: GAM	CHECKED: THD

MISS UTILITY NOTE

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RESTON, VIRGINIA 20191
MOBILE: 540-532-2158
FAX: 888-913-8686
CONTACT : MELANIE B. GRAF, P.E.

MAP	GRID	FE
MAP	03-04-05-06-07-08-09-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100	FE



TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II WESTPHALIA TOWN CENTER

MELWOOD (198) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND



1" = 30'

SHEET 9

OF 57

PROJECT NO. 19270300

MATCHLINE SEE SHEET 10

LEGEND	
PROPERTY BOUNDARY	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
STREAM	---
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
FLOODPLAIN	FP
PRIMARY MANAGEMENT AREA	PMA
LIMIT OF DISTURBANCE AND TSP	LOD
TEMPORARY TREE PROTECTION FENCE	TSP
EXISTING TREELINE	---
FOREST STAND BOUNDARY	---
SPECIMEN TREE WITH CRITICAL ROOT ZONE	---
SPECIMEN TREE TO BE REMOVED	---
CLEARED OFF-SITE AREA	---
WOODLAND PRESERVATION AREA	---
WOODLAND PRESERVED - NOT CREDITED	---
WOODLAND RETAINED - ASSUMED CLEARED	---
WOODLAND PRESERVATION SIGN	---
SPECIMEN TREE PROTECTION SIGN	---
NOISE CONTOUR	---
FIELD LOCATED TREE	---

APPROVED BY	DATE
INITIAL STAFF SIGNATURE	1/31/13
01 REVISION	
02 REVISION	
03 REVISION	
04 REVISION	

APPROVALS	DATE	INITIALS	CERTIFICATION
01	1/18/12	EP	2/4/13

DSP-12017

APPROVED PLAN

SCALE: 1" = 20'

SCALE: 1" = 20'

SCALE: 1" = 20'

SCALE: 1" = 20'

SCALE: 1" = 20'

SCALE: 1" = 20'

SCALE: 1" = 20'

SCALE: 1" = 20'

SCALE: 1" = 20'

MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 11

LEGEND	
PROPERTY BOUNDARY	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
STREAM	---
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
FLOODPLAIN	FP
PRIMARY MANAGEMENT AREA	PMA
LIMIT OF DISTURBANCE AND TPD	LOD
TEMPORARY TREE PROTECTION FENCE	X
EXISTING TREELINE	---
FOREST STAND BOUNDARY	---
SPECIMEN TREE WITH CRITICAL ROOT ZONE	⊙
SPECIMEN TREE TO BE REMOVED	⊗
CLEARED OFF-SITE AREA	---
WOODLAND PRESERVATION AREA	---
WOODLAND PRESERVED - NOT CREDITED	---
WOODLAND RETAINED - ASSUMED CLEARED	---
WOODLAND PRESERVATION SIGN	▲
SPECIMEN TREE PROTECTION SIGN	■
NOISE CONTOUR	70 dBA A/FB
FIELD LOCATED TREE	F.L.

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII - 029 - 12	
APPROVED BY	DATE
INITIAL STAFF SIGNATURE	Megan K. Bizer 1/31/15
01 REVISION	
02 REVISION	
03 REVISION	
04 REVISION	

M-NCPPC APPROVALS			
PROJECT NAME: WESTPHALIA CENTER PHASE I			
PROJECT NUMBER: DSP-12017			
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET			
APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
01	10/18/12	EP5	2/4/13
DSP-12017			
APPROVED PLAN			



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Soltz Associates, Inc.

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Waldorf
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LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7556

Environmental Sciences

REVISIONS		DATE	BY
02	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	01/22/2013	GAM
01	REVISED TO MEET DSP-2017 RESOLUTION COMMENTS	11/13/2012	GAM
NO			
DATE:	APRIL 2012	CAD STANDARDS VERSION:	V8 - 2008
DESIGNED:	GAM	TECHNICAL:	GAM
		CHECKED:	THD

MISS UTILITY NOTE

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

MOBILE: 540-532-2158
FAX: 888-913-8886
CONTACT: MELANIE B. GRAF, P.E.

COPYRIGHT AND THE MAP PEOPLE PERMITTED USE NUMBER 01001000	
MAP	GRID
01	04
TAX MAP	03, 03-4E3-4-F3-4
01	01
WISC 2007 SHEET	206 SE 08, 206 SE 09
	207 SE 08, 207 SE 09



TREE CONSERVATION PLAN TYPE II

**TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER**

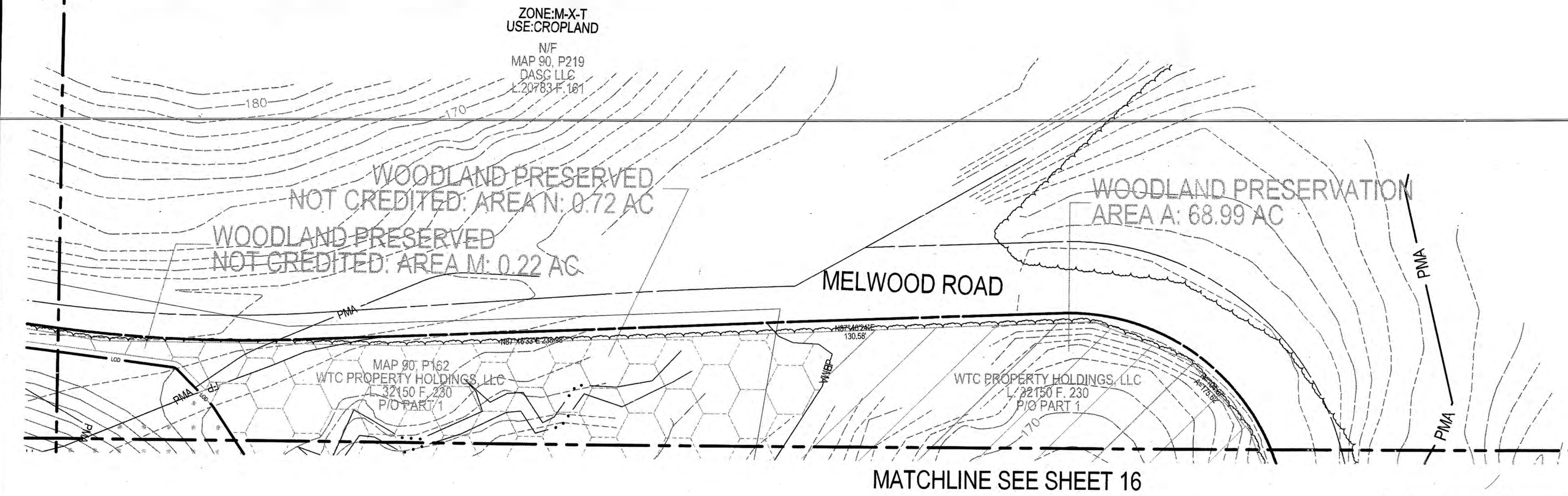
MELWOOD (19th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 10 OF 57

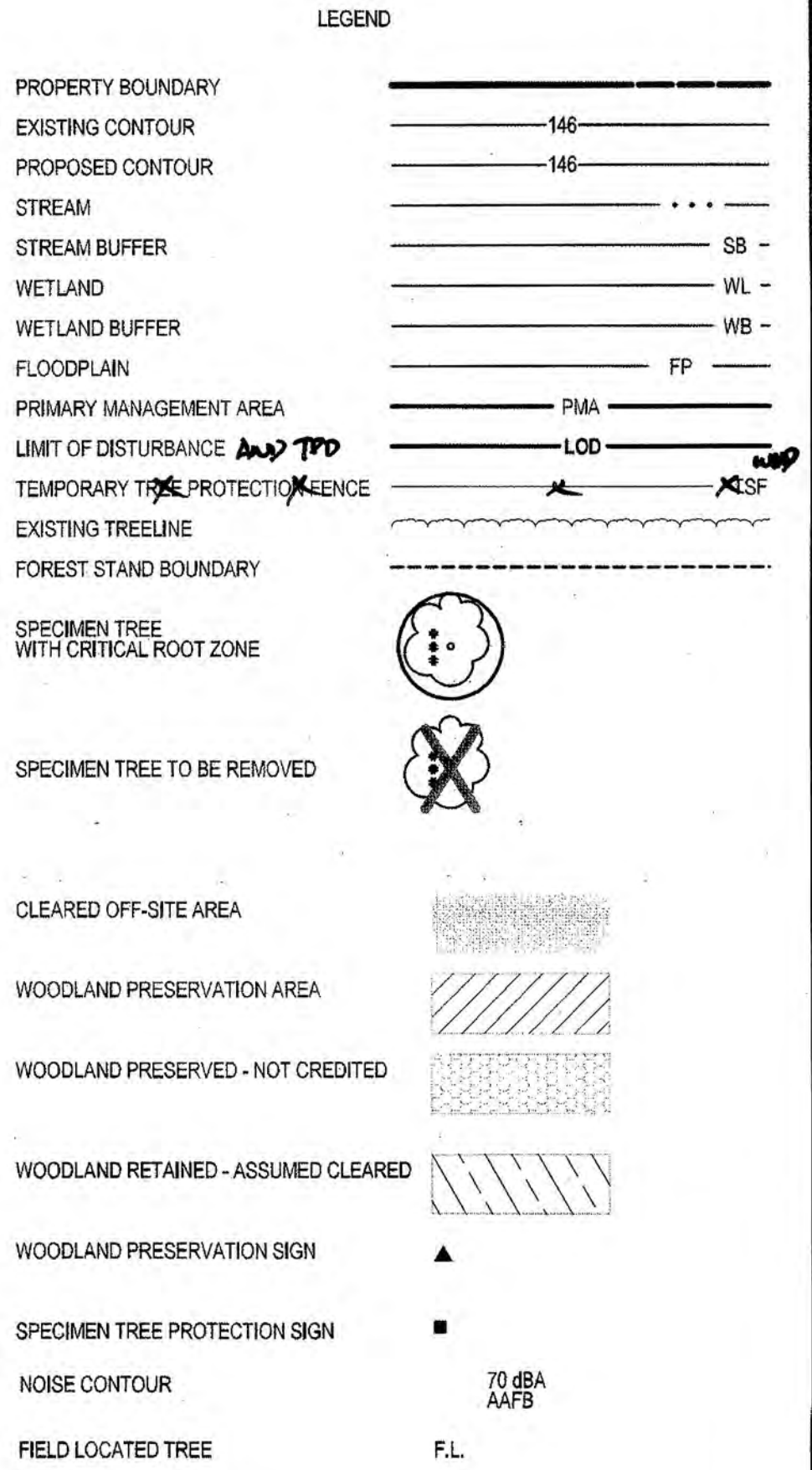
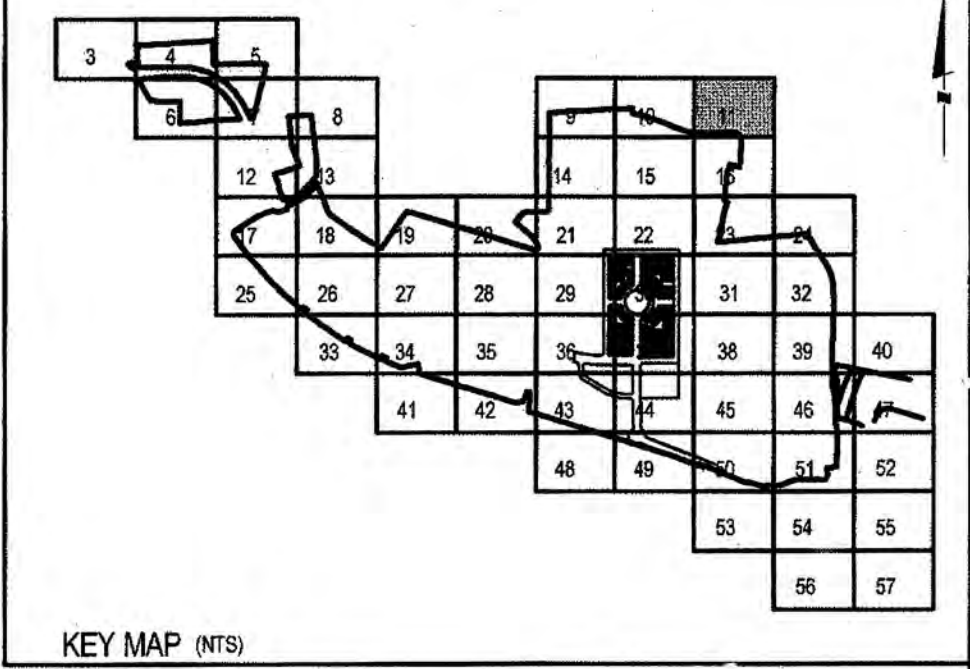
PROJECT NO. 19270300

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MATCHLINE SEE SHEET 10



MATCHLINE SEE SHEET 12



M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII - 029 - 12			
APPROVED BY	DATE		
INITIAL STAFF SIGNATURE	<i>Megan K. Rice</i>	1/31/13	
01 REVISION			
02 REVISION			
03 REVISION			
04 REVISION			
M-NCPPC APPROVALS			
PROJECT NAME: WESTPHALIA CENTER PHASE I			
PROJECT NUMBER: DSP-12017			
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET.			
APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	10/18/12	EPS	2/4/13
DSP-12017			
APPROVED PLAN			

Lofgren, Schaefer Associates, Inc.
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Lanham
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LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7656

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02	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2012
01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012
NO.	REVISIONS	BY	DATE
DATE:	APRIL 2012	CAD STANDARDS VERSION:	VR - 2000
DESIGNED:	GAM	TECHNICIAN:	GAM
CHECKED:	THD		

MISS UTILITY NOTE

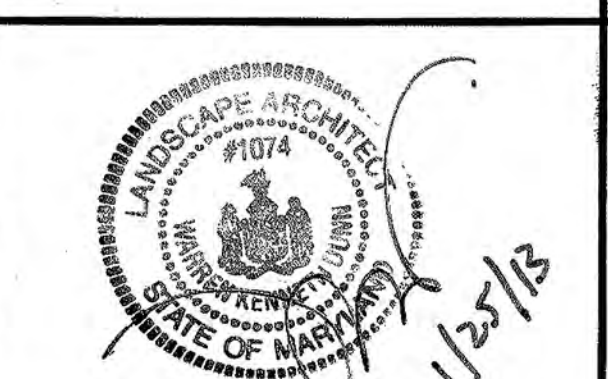
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY OBTAINING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-251-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

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

MOBILE: 540-632-2158
FAX: 888-913-8688
CONTACT: MELANIE B. GRAF, P.E.

COPYRIGHT AND THE MAP PEOPLE PERMITTED USE NUMBER 21001900	
MAP	GRID
TAX MAP	ZONING CATEGORY
80 C3 03-A-E-A-F3-4	MX-T
81 A4	
82 D1 E1 F1	
WSSC 200' SHEET	
206 SE 06, 205 SE 09	
207 SE 06, 207 SE 08	



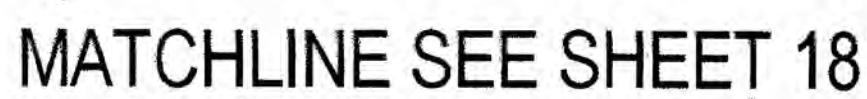
TREE CONSERVATION PLAN TYPE II

**TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER**

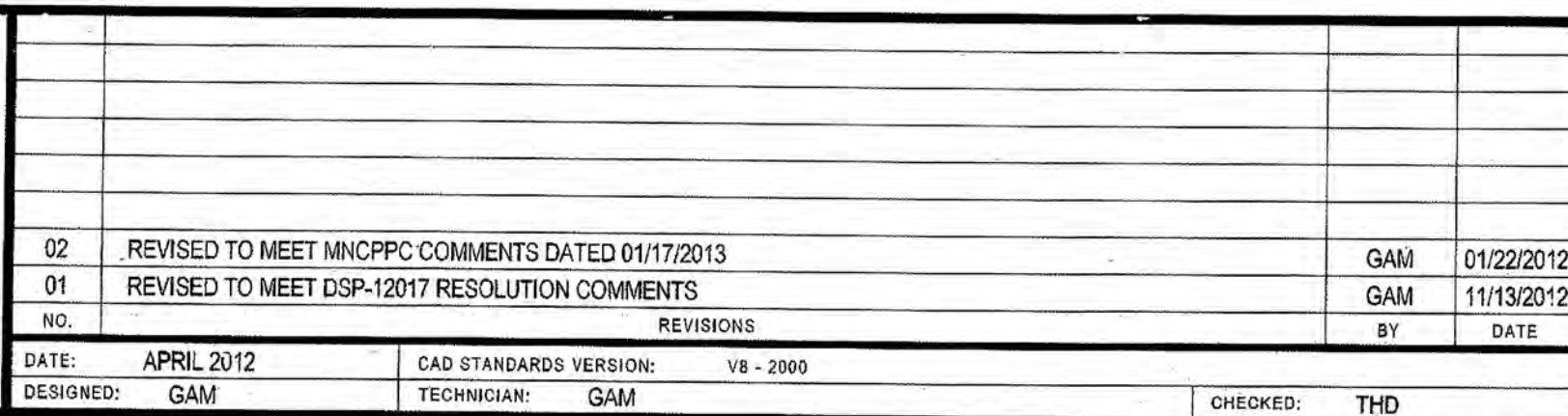
MELWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

SHEET **11**
OF **57**

PROJECT NO.
15270300



M-NCPPC APPROVALS			
PROJECT NAME: WESTPHALIA CENTER PHASE I			
PROJECT NUMBER: DSP-12017			
CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET.			
OR #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
5	10/18/12	EPS	2/4/13
APPROVED PLAN			
P-12017			



INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 21091200			
MAP	90	GRID	F4
TAX MAP		ZONING CATEGORY	
90	C3, D3-4, E3-4, F3-4	M-X-T	
91	A4		
99	D1E1F1		
WSSC 200' SHEET			
206 SE 08, 206 SE 09			
207 SE 08, 207 SE 09			



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

MATCHLINE SEE SHEET 9

SUBJECT TO R/W ALONG
ENTIRE WESTERN BOUNDARY
L. 768 F. 411
L. 7815 F. 513

N/F
EVANGEL CATHEDRAL, INC.
L. 26235 F. 380
P/O
BOUNDARY LINE OF AGREEMENT
L. 31556 F. 342

ZONE-M-X-T
USE: CROPLAND

SUBJECT TO R/W ALONG
ENTIRE WESTERN BOUNDARY
L. 768 F. 411
L. 7815 F. 513

MAP 90, P161
WTC PROPERTY HOLDINGS, LLC
L. 32150 F. 230
P/O PART 1

WOODLAND
PRESERVATION:
AREA F: 97.04 AC.

70 dBA
AFB

MATCHLINE SEE SHEET 21

KEY MAP (N75)

MATCHLINE SEE SHEET 15

LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- STREAM
- STREAM BUFFER
- WETLAND
- WETLAND BUFFER
- FLOODPLAIN
- PRIMARY MANAGEMENT AREA
- LIMIT OF DISTURBANCE
- TEMPORARY TREE PROTECTION FENCE
- EXISTING TREELINE
- FOREST STAND BOUNDARY
- SPECIMEN TREE WITH CRITICAL ROOT ZONE
- SPECIMEN TREE TO BE REMOVED
- CLEARED OFF-SITE AREA
- WOODLAND PRESERVATION AREA
- WOODLAND PRESERVED - NOT CREDITED
- WOODLAND RETAINED - ASSUMED CLEARED
- WOODLAND PRESERVATION SIGN
- SPECIMEN TREE PROTECTION SIGN
- NOISE CONTOUR
- FIELD LOCATED TREE

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

APPROVED BY	DATE
INITIAL STAFF SIGNATURE	1/31/13
01 REVISION	
02 REVISION	
03 REVISION	
04 REVISION	

M-NCPPC APPROVALS			
PROJECT NAME: WESTPHALIA CENTER PHASE I			
PROJECT NUMBER: DSP-12017			
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET.			
APPROVAL OR REVISION #	DATE	INITIALS	CERTIFICATION
00	10/18/12	EDS	2/4/13
DSP 12017			
APPROVED PLAN			



L&S Associates, Inc.
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LANHAM OFFICE
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REVISIONS			
NO.	REVISIONS	BY	DATE
02	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2013
01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012
DATE: APRIL 2012			
DESIGNED: GAM			
CHECKED: THD			

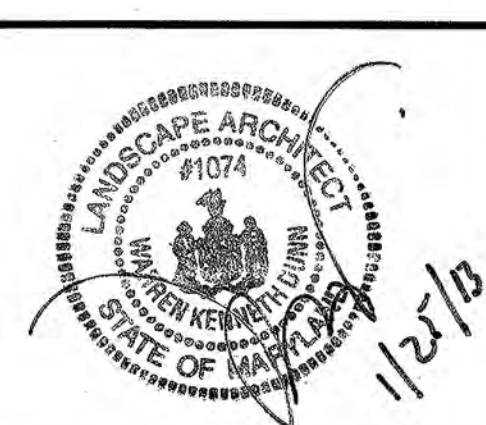
MISS UTILITY NOTE

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OWNER/DEVELOPER/APPLICANT

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C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.
11800 SUNRISE VALLEY DRIVE, SUITE 300
RESTON, VIRGINIA 20191
MOBILE: 540-632-2158
FAX: 888-913-8966
CONTACT: MELANIE B. GRAF, P.E.

COPYRIGHT AND THE MAP PEOPLE PERMITTED USE NUMBER 21081200			
MAP	TAX MAP	GRID	FOOT
90	CD-04-A-EA-F34		
01	CH-1-F1		
02	WSSC 200 SHEET		
205 SE 08, 206 SE 09			
207 SE 08, 207 SE 09			



TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

MELWOOD (198) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

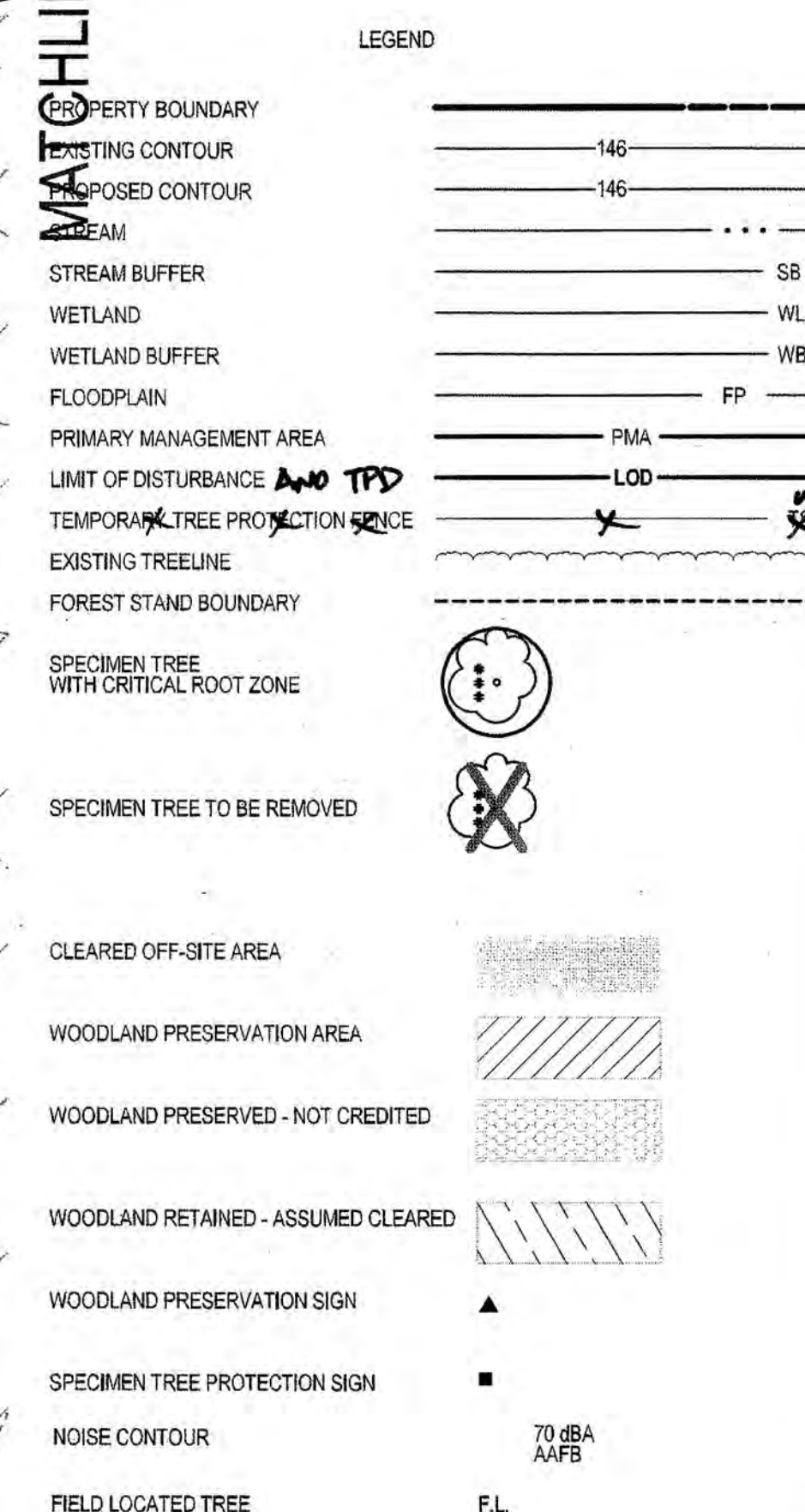
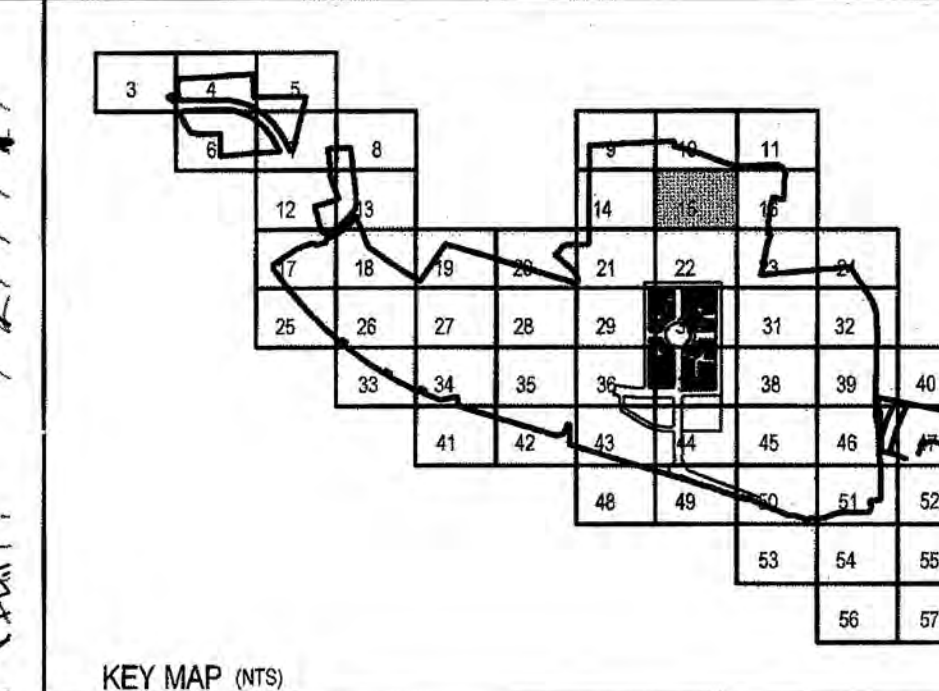


SHEET 14 OF 57

PROJECT NO. 18270300

MATCHLINE SEE SHEET 14

MATCHLINE SEE SHEET 16



M-NCPPC			
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT			
ENVIRONMENTAL DESIGN SECTION			
APPROVAL			
TREE CONSERVATION PLAN			
TCP11		- 029 - 12	
APPROVED BY		DATE	
INITIALS SIGNATURE		1/31	
01 REVISION			
30	02 REVISION	30	60
03 REVISION			
04 REVISION			

M-NCPPC APPROVALS			
PROJECT NAME: WESTPHALIA CENTER PHASE I			
PROJECT NUMBER: DSP-12017			
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET			
APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATE DATE
00	10/18/12	EPS	2/4/13
APPROVED PLAN			
12017			

MATCHLINE SEE SHEET 22

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

SHEET 15
OF 57

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

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

R419270300ENGINEER/ENR/CRIU 15 cdt Soclen20.0000 6 / In. Uoosndoleit DI TdemPDE Casy 150 skds Bacth-TEXT SUB 61 10/1/2012 2:40:51.5

WOODLAND
PRESERVATION
AREA: 97.84 AC

MAP 90, P162
WTC PROPERTY HOLDINGS, LLC
L. 32150 F. 230
P/O PART 1

WOODLAND
PRESERVATION
AREA A: 68.99 AC

SWM POND #2

65 dB
AAFB

WOODLAND
FAR FLOODPLAIN
AREA B: 0.47 AC.

MISS UTILITY NOTE

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OWNER/DEVELOPER/APPLICANT:

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C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.
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MOBILE: 540-532-2158
FAX: 888-913-8686
CONTACT : MELANIE B. GRAF, P.E.

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 21001200	
MAP 90	GRID F4
TAX MAP 90 C3, D3-4, E3-4, F3-4 91 A4 98 D1, E1, F1	ZONING CATEG M-X-T
WSSC 200' SHEET	
06 SE 08, 206 SE 09 07 SE 08, 207 SE 09	



1/25/13

 Loiederman
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Leonardtown

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Lanham, MD 20706
t. 301.794.7555 f. 301.794.7856

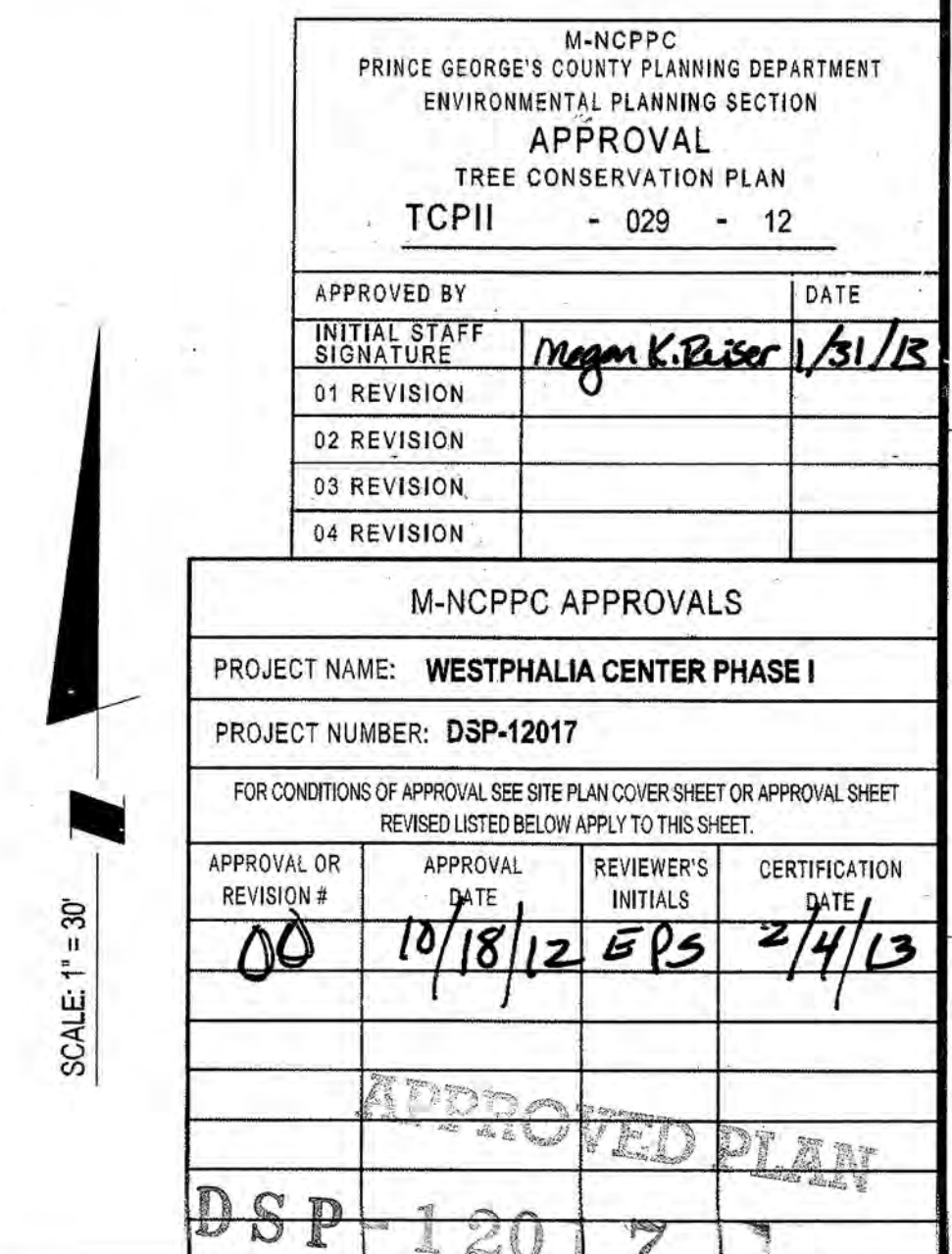
Engineering
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CHECKED: TH

MATCHLINE SEE SHEET 15



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4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7656

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REVISIONS		DATE	BY	DATE
02	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2012	
01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012	
NO.	REVISIONS	DATE	BY	DATE
DATE	APRIL 2012	CAD STANDARDS VERSION	VB - 2000	
DESIGNED	GAM	TECHNICAL	GAM	
CHECKED	THD			

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY USING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT L&S UTILITY AT 1-800-527-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, INCHES OR LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

WALTON WESTPHALIA DEVELOPMENT (USA), LLC
C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.
11800 SUNRISE VALLEY DRIVE, SUITE 300
RESTON, VIRGINIA 20191
MOBILE: 540-532-2158
FAX: 888-913-8686
CONTACT: MELANIE B. GRAF, P.E.

TAX MAP		ZONING CATEGORY	
MAP	30	GRID	P4
TAX MAP	C3, C4-E4-F4	NO-T	
WSIC 200 SHEET	200 SE 08, 200 SE 09		
200 SE 08, 200 SE 09			



TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II WESTPHALIA TOWN CENTER

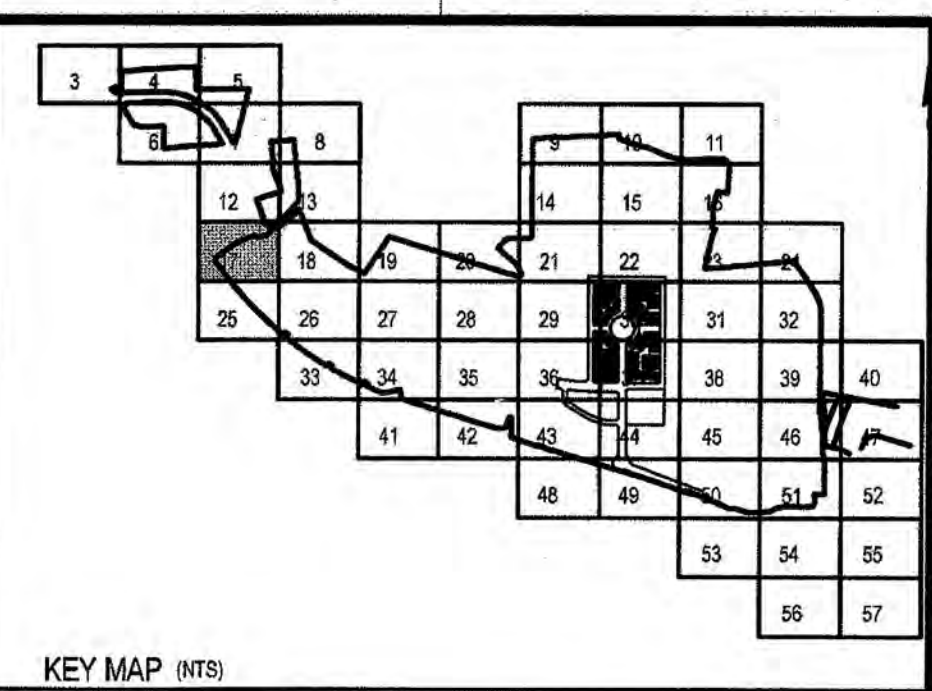
MELWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND



1" = 30'

SHEET
17
OF
57

PROJECT NO.
19270300



MATCHLINE SEE SHEET 18

SCALE: 1" = 30'

MATCHLINE SEE SHEET 12

MATCHLINE SEE SHEET 25

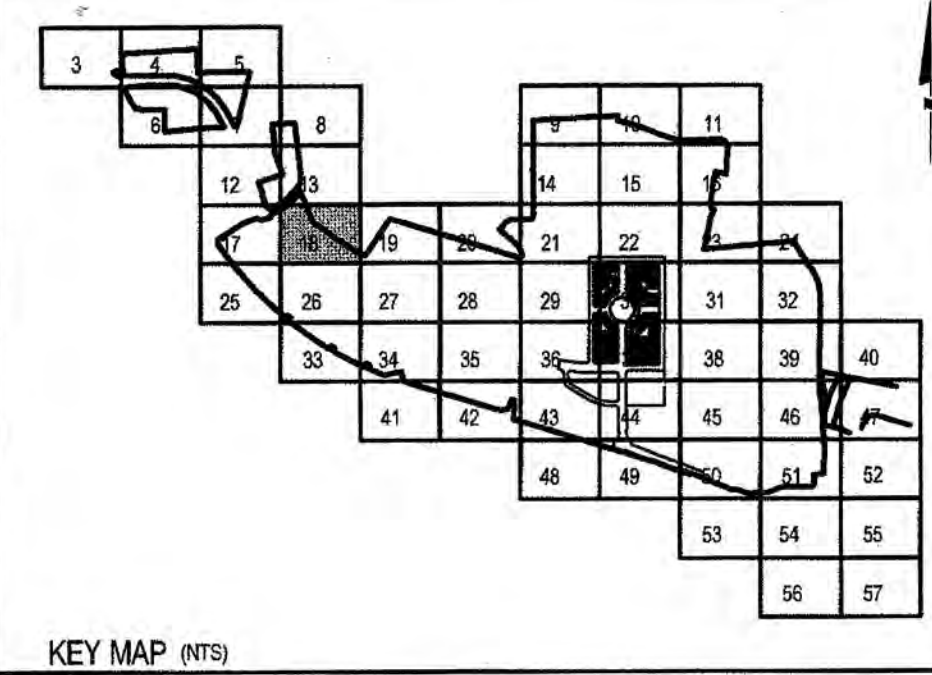
LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- STREAM
- STREAM BUFFER
- WETLAND
- WETLAND BUFFER
- FLOODPLAIN
- PRIMARY MANAGEMENT AREA
- LIMIT OF DISTURBANCE
- TEMPORARY TREE PROTECTION FENCE
- EXISTING TREELINE
- FOREST STAND BOUNDARY
- SPECIMEN TREE WITH CRITICAL ROOT ZONE
- SPECIMEN TREE TO BE REMOVED
- CLEARED OFF-SITE AREA
- WOODLAND PRESERVATION AREA
- WOODLAND PRESERVED - NOT CREDITED
- WOODLAND RETAINED - ASSUMED CLEARED
- WOODLAND PRESERVATION SIGN
- SPECIMEN TREE PROTECTION SIGN
- NOISE CONTOUR
- FIELD LOCATED TREE

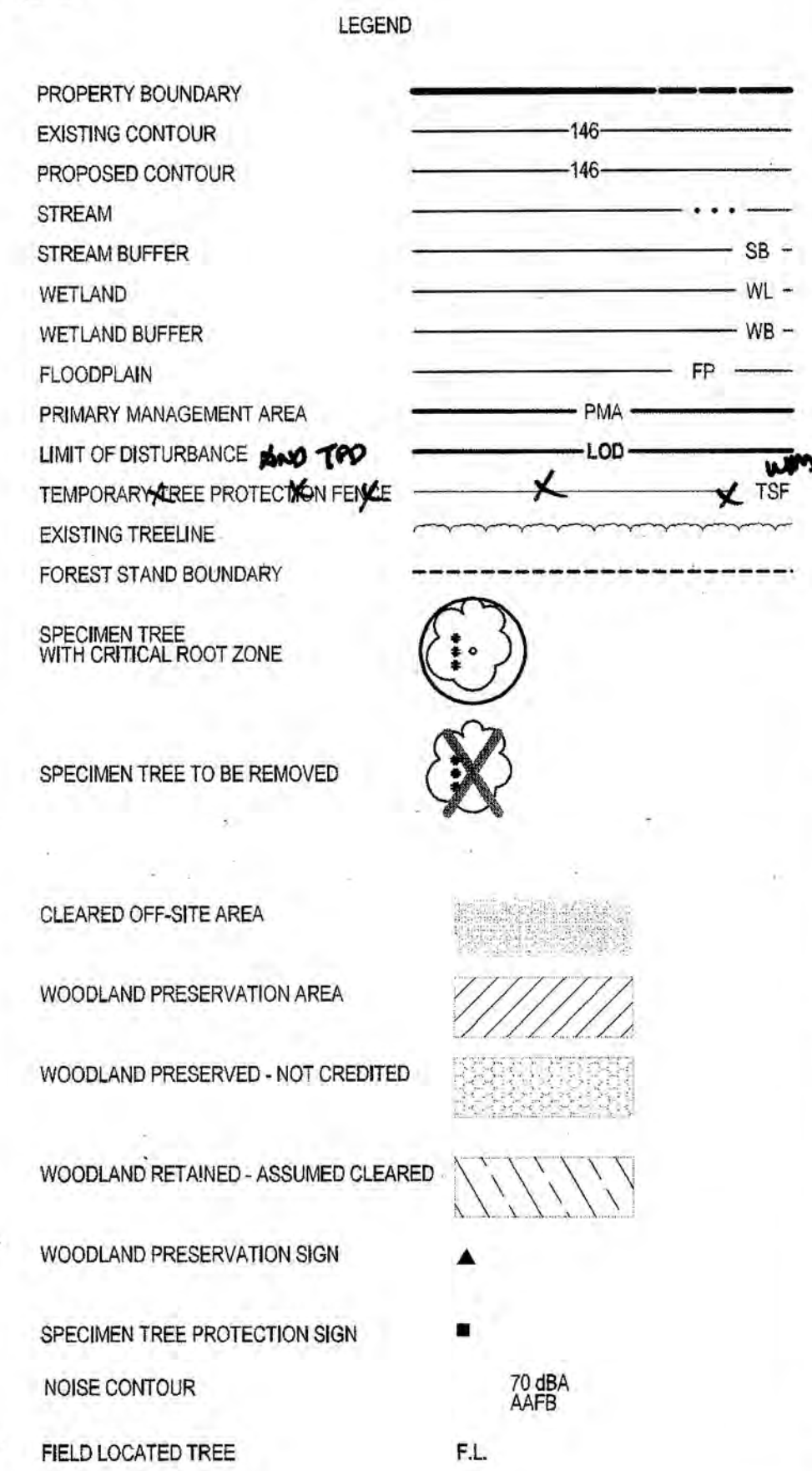
M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCP11 - 029 - 12	
APPROVED BY	DATE
INITIAL STAFF SIGNATURE	1/9/13
01 REVISION	
02 REVISION	
04 REVISION	

M-NCPPC APPROVALS			
PROJECT NAME: WESTPHALIA CENTER PHASE I			
PROJECT NUMBER: DSP-12017			
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET			
REVISED LISTED BELOW APPLY TO THIS SHEET:			
APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	1/18/12	EPS	7/4/13
DSP-12017 APPROVED PLAN			

MATCHLINE SEE SHEET 13



MATCHLINE SEE SHEET 19



M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION	
APPROVAL TREE CONSERVATION PLAN	
TCPII - 029 - 12	
APPROVED BY	DATE
INITIAL STAFF SIGNATURE	1/31/13
01 REVISION	
02 REVISION	
03 REVISION	
04 REVISION	

M-NCPPC APPROVALS			
PROJECT NAME: WESTPHALIA CENTER PHASE I			
PROJECT NUMBER: DSP-12017			
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET.			
APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	10/18/12	EPS	2/4/13
APPROVED PLAN			
DSP 12017			

SCALE: 1" = 30'

MATCHLINE SEE SHEET 26

30 15 0 30 60

MATCHLINE SEE SHEET 17

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Lanham, MD 20706
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01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012
NO.	REVISIONS	BY	DATE
DATE:	APRIL 2012	CAD STANDARDS VERSION:	VS - 2000
DRAWN:	GAM	TECHNICIAN:	GAM
CHECKER:	THD		

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-267-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT
WALTON WESTPHALIA DEVELOPMENT (USA), LLC
C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.
11800 SUNRISE VALLEY DRIVE, SUITE 300
RESTON, VIRGINIA 20191
MOBILE: 540-432-2158
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CONTACT: MELANIE B. GRAF, P.E.

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MAP	P4
TAX MAP	33-014-E3-F34
DATE	1/31/13
WASC 2007 SHEET	208 SE 08, 206 SE 09, 207 SE 08, 207 SE 09



TREE CONSERVATION PLAN TYPE II

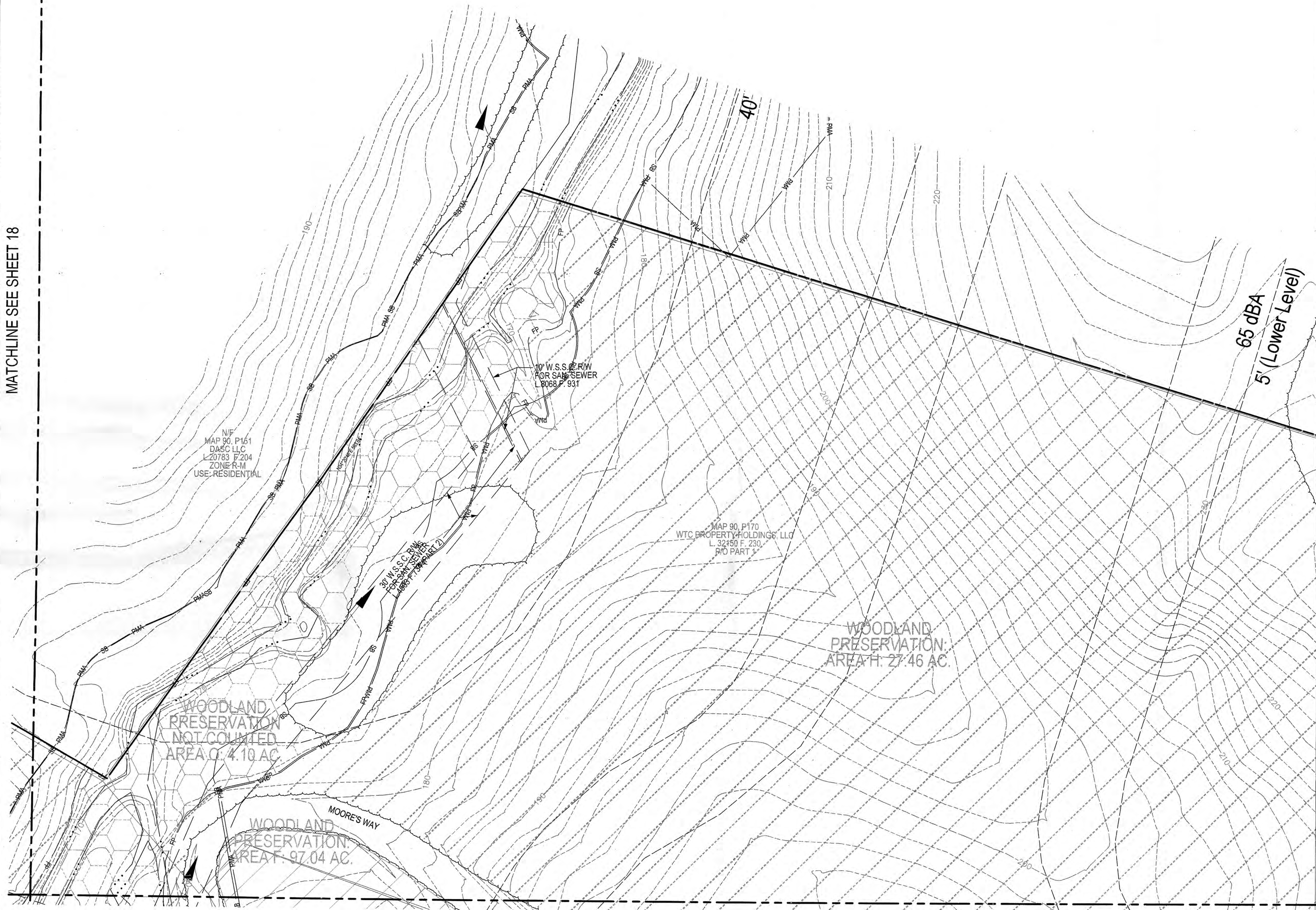
TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

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

SHEET 18 OF 57	
PROJECT NO. 19270300	

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MATCHLINE SEE SHEET 18



MATCHLINE SEE SHEET 27

MATCHLINE SEE SHEET 20

LEGEND

PROPERTY BOUNDARY	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
STREAM	---
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
FLOODPLAIN	FP
PRIMARY MANAGEMENT AREA	PMA
LIMIT OF DISTURBANCE	LOD
TEMPORARY TREE PROTECTION FENCE	---
EXISTING TREELINE	---
FOREST STAND BOUNDARY	---
SPECIMEN TREE WITH CRITICAL ROOT ZONE	---
SPECIMEN TREE TO BE REMOVED	---
CLEARED OFF-SITE AREA	---
WOODLAND PRESERVATION AREA	---
WOODLAND PRESERVED - NOT CREDITED	---
WOODLAND RETAINED - ASSUMED CLEARED	---
WOODLAND PRESERVATION SIGN	---
SPECIMEN TREE PROTECTION SIGN	---
NOISE CONTOUR	70 dBA AFB
FIELD LOCATED TREE	FL

M-NCPPC APPROVALS

PROJECT NAME: WESTPHALIA CENTER PHASE I

PROJECT NUMBER: DSP-12017

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

APPROVAL OR REVISION	APPROVAL INITIALS	REVIEWER'S INITIALS	CERTIFICATION DATE
00	10/18/12	EPS	3/4/13

DSP-12017

APPROVED PLAN

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4300 Forbes Boulevard, Suite 230
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t. 301.794.7555 f. 301.794.7656

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REVISIONS		DATE	BY	DATE
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01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012	
DATE: APRIL 2012		CAD STANDARDS VERSION: V8 - 2000		
DRAWN BY: GAM		TECHNICAL: GAM		
CHECKED: THD				

MISS UTILITY NOTE

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OWNER/DEVELOPER/APPLICANT

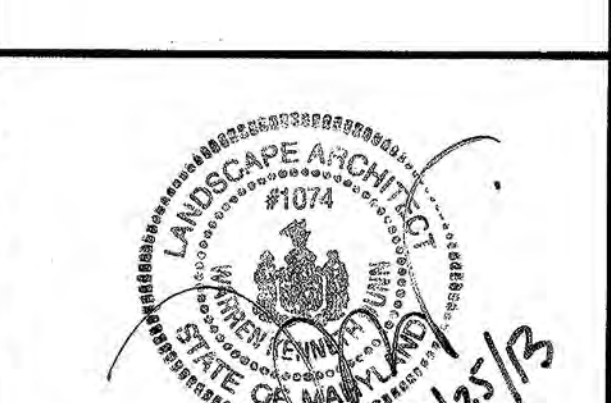
WALTON WESTPHALIA DEVELOPMENT (USA), LLC
C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.
11800 SUNRISE VALLEY DRIVE, SUITE 300
RESTON, VIRGINIA 20191

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CONTACT: MELANIE B. GRAF, P.E.

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MAP	TX MAP	GRID	PI
30	03	04	04
00	01	01	01

WSBC 300' SHEET
200' SE OR 200' SE OR
200' SE OR 200' SE OR



TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II

WESTPHALIA TOWN CENTER

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

11/21/13

SHEET 19 OF 57

PROJECT NO. 19270300

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MATCHLINE SEE SHEET 20

MATCHLINE SEE SHEET 14

MATCHLINE SEE SHEET 22

MATCHLINE SEE SHEET 29

SCALE 1" = 30'

KEY MAP (WTS)

N/F
EVANGEL CATHEDRAL, INC.
L. 26235 F. 380.
P/O
BOUNDARY LINE OF AGREEMENT
31556 F. 342
ZONEM-X-T
USE: CROPLAND

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

WOODLAND
PRESERVATION
AREA F. 97.04 AC.

70 DBA
AAFB

PUBLIC ROAD B

LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- STREAM
- STREAM BUFFER
- WETLAND
- WETLAND BUFFER
- FLOODPLAIN
- PRIMARY MANAGEMENT AREA
- LIMIT OF DISTURBANCE AND TPO
- TEMPORARY TREE PROTECTION FENCE
- EXISTING TREELINE
- FOREST STAND BOUNDARY
- SPECIMEN TREE WITH CRITICAL ROOT ZONE
- SPECIMEN TREE TO BE REMOVED
- CLEARED OFF-SITE AREA
- WOODLAND PRESERVATION AREA
- WOODLAND PRESERVED - NOT CREDITED
- WOODLAND RETAINED - ASSUMED CLEARED
- WOODLAND PRESERVATION SIGN
- SPECIMEN TREE PROTECTION SIGN
- NOISE CONTOUR
- FIELD LOCATED TREE

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

APPROVED BY	DATE
INITIAL STAFF SIGNATURE	1/31/13
01 REVISION	
02 REVISION	
03 REVISION	
04 REVISION	

M-NCPPC APPROVALS			
PROJECT NAME: WESTPHALIA CENTER PHASE I			
PROJECT NUMBER: DSP-12017			
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET			
REVISION LISTED BELOW APPLY TO THIS SHEET.			
APPROVAL OR REVISION #	DATE	INITIALS	CERTIFICATION
01	10/18/12	EP3	2/4/13
DSP-12017			
APPROVED PLAN			



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NO.	DATE	DESCRIPTION	BY
02	01/22/2012	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM
01	11/13/2012	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM
DATE: APRIL 2012			
DESIGNED: GAM			
CHECKED: THD			

MISS UTILITY NOTE

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CONTACT: MELANIE B. GRAF, P.E.

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MAP	TAX MAP	ZONING CATEGORY
80	C3-234-E4-F34	BA-X-T
81	01-E1-F1	
82	01-E1-F1	
WSGC 2007 SHEET		
200 SE 08, 205 SE 09		
207 SE 06, 207 SE 08		



TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II WESTPHALIA TOWN CENTER

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



1" = 30'

SHEET 21 OF 57

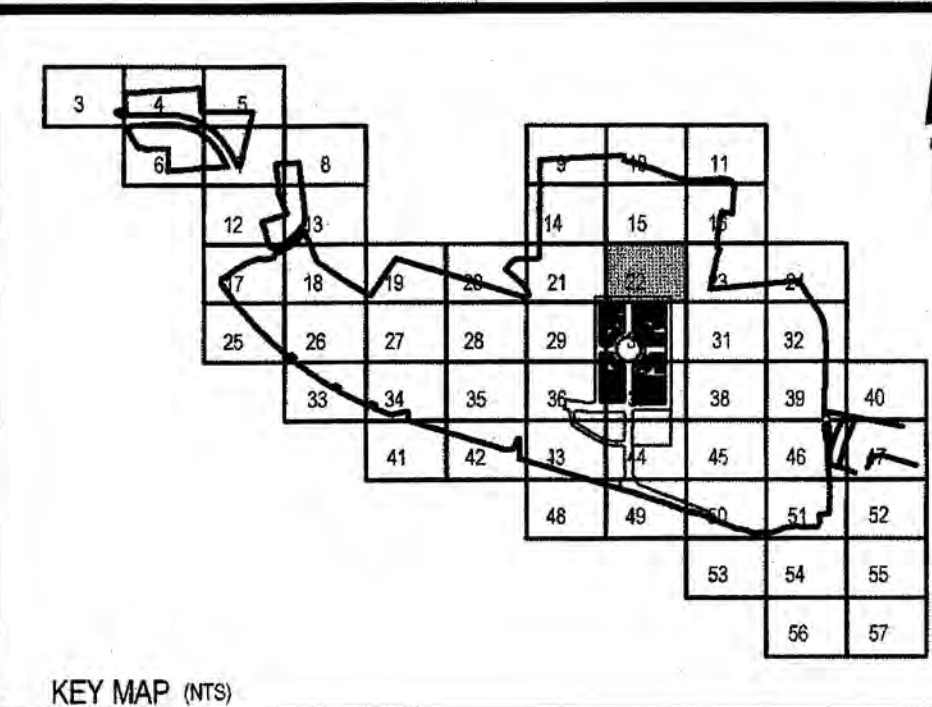
PROJECT NO. 19270300

MATCHLINE SEE SHEET 15

MATCHLINE SEE SHEET 21

MATCHLINE SEE SHEET 23

MATCHLINE SEE SHEET 30



LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- STREAM
- STREAM BUFFER
- WETLAND
- WETLAND BUFFER
- FLOODPLAIN
- PRIMARY MANAGEMENT AREA
- LIMIT OF DISTURBANCE
- TEMPORARY TREE PROTECTION
- EXISTING TREELINE
- FOREST STAND BOUNDARY
- SPECIMEN TREE WITH CRITICAL ROOT ZONE
- SPECIMEN TREE TO BE REMOVED
- CLEARED OFF-SITE AREA
- WOODLAND PRESERVATION AREA
- WOODLAND PRESERVED - NOT CREDITED
- WOODLAND RETAINED - ASSUMED CLEARED
- WOODLAND PRESERVATION SIGN
- SPECIMEN TREE PROTECTION SIGN
- NOISE CONTOUR
- FIELD LOCATED TREE

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII - 029 - 12	
APPROVED BY	DATE
INITIAL STAFF SIGNATURE	1/31/13
01 REVISION	
02 REVISION	
03 REVISION	
04 REVISION	

M-NCPPC APPROVALS	
PROJECT NAME: WESTPHALIA CENTER PHASE I	
PROJECT NUMBER: DSP-12017	
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET.	
APPROVAL OR REVISION #	DATE
00	10/18/12 EPS
APPROVED PLAN	
DSP-12017	

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

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

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Soltes Associates, Inc.
Rockville
Lanham
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LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7666
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01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012
WD	DESIGNED: GAM	BY	DATE
DATE:	APRIL 2012	CAD STANDARDS VERSION:	VS - 2009
DESIGNED:	GAM	TECHNICAL:	GAM
CHECKED:	THD		

MISS UTILITY NOTE

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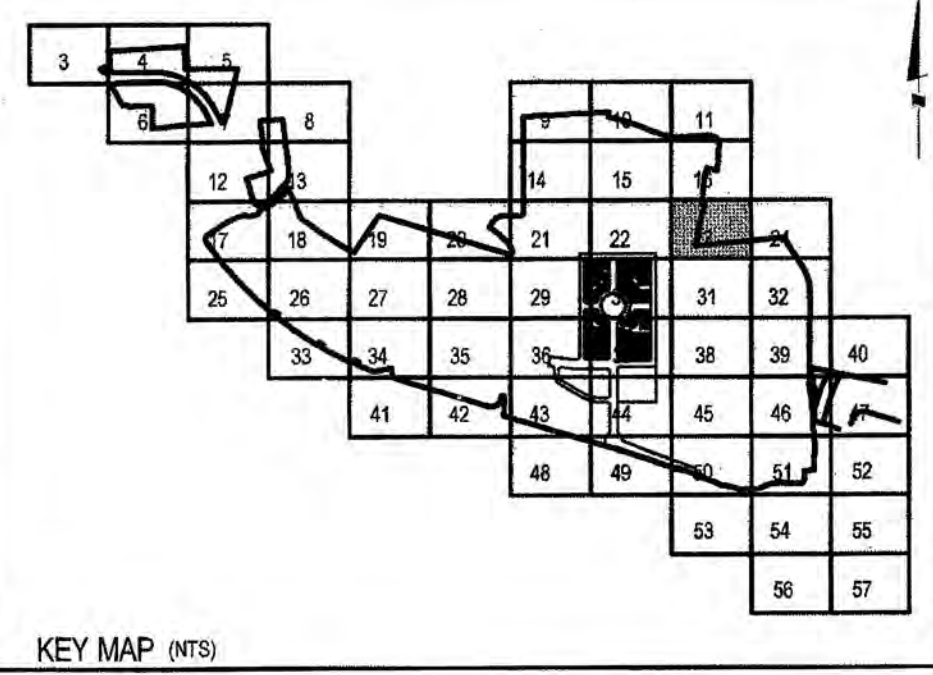
OWNER/DEVELOPER/APPLICANT

WALTON WESTPHALIA DEVELOPMENT (USA), LLC
C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.
11800 SURRISE VALLEY DRIVE, SUITE 300
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CONTACT: MELANIE B. GRAF, P.E.

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MAP	GRID
80	03
81	04
82	05
83	06
84	07
85	08
86	09
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89	12
90	13
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32	55
33	56
34	57



MATCHLINE SEE SHEET 16



MATCHLINE SEE SHEET 24

LEGEND	
PROPERTY BOUNDARY	---
EXISTING CONTOUR	140
PROPOSED CONTOUR	140
STREAM	---
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WLB
FLOODPLAIN	FP
PRIMARY MANAGEMENT AREA	PMA
LIMIT OF DISTURBANCE AND TPD	LOD
TEMPORARY TREE PROTECTION FENCE	X
EXISTING TREELINE	---
FOREST STAND BOUNDARY	---
SPECIMEN TREE WITH CRITICAL ROOT ZONE	
SPECIMEN TREE TO BE REMOVED	
CLEARED OFF-SITE AREA	
WOODLAND PRESERVATION AREA	
WOODLAND PRESERVED - NOT CREDITED	
WOODLAND RETAINED - ASSUMED CLEARED	
WOODLAND PRESERVATION SIGN	
SPECIMEN TREE PROTECTION SIGN	
NOISE CONTOUR	70 dBA A/F
FIELD LOCATED TREE	FL

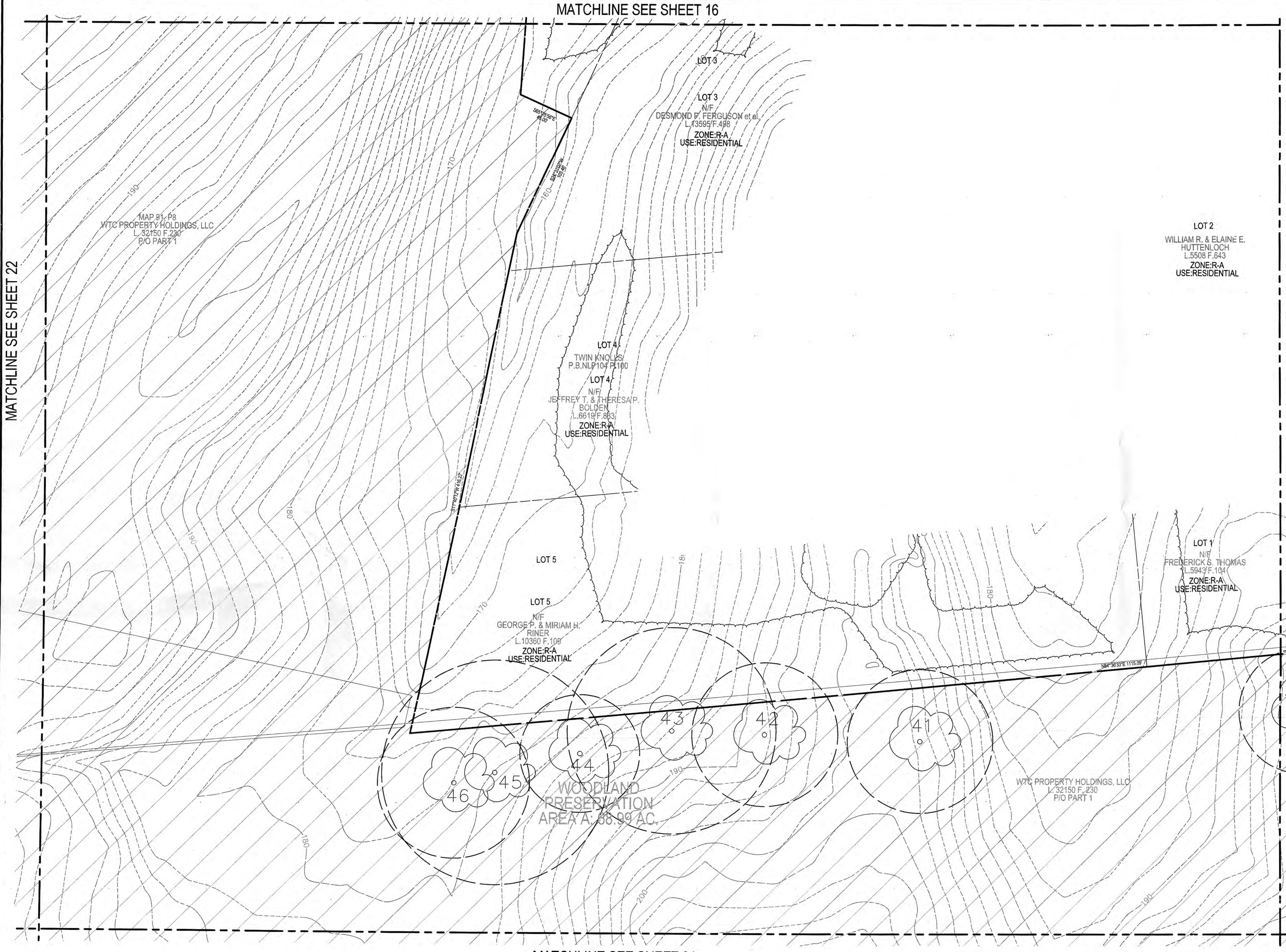
M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPH - 029 - 12	
APPROVED BY	DATE
INITIAL STAFF SIGNATURE	<i>Megan K. Bizer</i> 1/31/13
01 REVISION	
02 REVISION	
03 REVISION	
04 REVISION	

M-NCPPC APPROVALS			
PROJECT NAME: WESTPHALIA CENTER PHASE I			
PROJECT NUMBER: DSP-12017			
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET:			
APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION
00	10/18/12	EB	2/4/13

APPROVED PLAN
DSP-12017

TREE CONSERVATION PLAN TYPE II	
TREE CONSERVATION TYPE II WESTPHALIA TOWN CENTER	
SHEET 23 OF 57	
PROJECT NO. 19270300	

MATCHLINE SEE SHEET 22



MATCHLINE SEE SHEET 31

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Rockville
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DRAWN BY:	GAM	TECHNICIAN:	GAM
CHECKED:	THD		

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS AT HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT
WALTON WESTPHALIA DEVELOPMENT (USA), LLC,
C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.
11800 SUNRISE VALLEY DRIVE, SUITE 300
RESTON, VIRGINIA 20191
MOBILE: 540-532-2158
FAX: 888-913-8896
CONTACT: MELANIE B. GRAF, P.E.

MAP	TAX MAP	ZONING CATEGORY
80	03-04-43-4-F34	M-X-T
81	04	
82	01-01-01	
WSSC 200 SHEET	205 SE 06, 206 SE 09	
	207 SE 06, 207 SE 08	



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

19270300

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MATCHLINE SEE SHEET 23

LOT 2
WILLIAM R. & ELAINE E.
HUTTENLOCH
L.5508 F.643
ZONE:R-A
USE:RESIDENTIAL

MARSHALL F. HAMMOND, JR.
L.12894 F.193

ZONE:R-A
USE:RESIDENTIAL

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

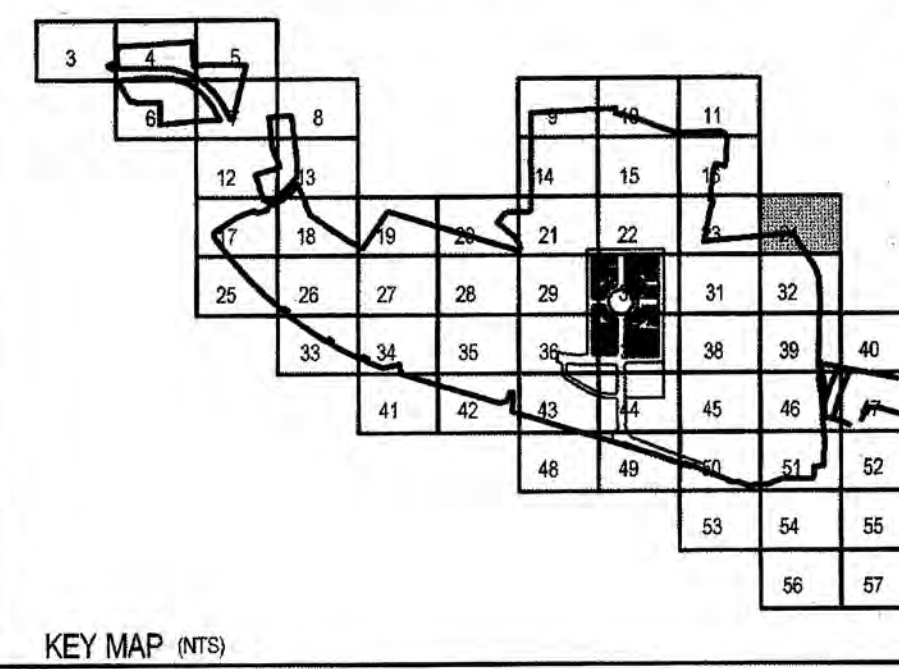
WOODLAND
PRESERVATION
AREA A: 68.99 AC.

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

LOT 1
DARRELL R. & MARY J.
ROBERTSON
L.18471 F.369
ZONE:R-A
USE:RESIDENTIAL

MELWOOD ROAD

MATCHLINE SEE SHEET 32



LEGEND	
PROPERTY BOUNDARY	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
STREAM	---
STREAM BUFFER	SB -
WETLAND	WL -
WETLAND BUFFER	WB -
FLOODPLAIN	FP -
PRIMARY MANAGEMENT AREA	PMA -
LIMIT OF DISTURBANCE	100' TPD
TEMPORARY TREE PROTECTION FENCE	---
EXISTING TREELINE	---
FOREST STAND BOUNDARY	---
SPECIMEN TREE WITH CRITICAL ROOT ZONE	---
SPECIMEN TREE TO BE REMOVED	---
CLEARED OFF-SITE AREA	---
WOODLAND PRESERVATION AREA	---
WOODLAND PRESERVED - NOT CREDITED	---
WOODLAND RETAINED - ASSUMED CLEARED	---
WOODLAND PRESERVATION SIGN	---
SPECIMEN TREE PROTECTION SIGN	---
NOISE CONTOUR	---
FIELD LOCATED TREE	---

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

APPROVED BY	DATE
INITIALS SIGNATURE	1/31/13
01 REVISION	
02 REVISION	
03 REVISION	
04 REVISION	

M-NCPPC APPROVALS			
PROJECT NAME: WESTPHALIA CENTER PHASE I			
PROJECT NUMBER: DSP-12017			
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET.			
APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	10/18/12	EPS	2/4/13
APPROVED PLAN			
DSP-12017			

SCALE: 1" = 30'



Lolandman
Soltesz Associates, Inc.

Rockville
Lanham
Waldorf
Leonardtown

LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7656

Environmental Sciences
www.LSAssociates.net

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

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF DIGGATION. CONTACT MISS UTILITY AT 1-800-251-7777, 48 HOURS PRIOR TO THE START OF DIGGATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT
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C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.
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RESTON, VIRGINIA 20191
MOBILE: 540-532-2158
FAX: 888-613-8686
CONTACT: MELANIE B. GRAF, P.E.

TAX MAP	
MAP	GRID
01	02
03	04
05	06
07	08
09	10
11	12
13	14
15	16
17	18
19	20
21	22
23	24
25	26
27	28
29	30
31	32
33	34
35	36
37	38
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41	42
43	44
45	46
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51	52
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61	62
63	64
65	66
67	68
69	70
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79	80
81	82
83	84
85	86
87	88
89	90
91	92
93	94
95	96
97	98
99	100



TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II

WESTPHALIA TOWN CENTER

SHEET	
24	OF 57
PROJECT NO.	
19270300	

MATCHLINE SEE SHEET 18

MATCHLINE SEE SHEET 25

KEY MAP (NTS)

MATCHLINE SEE SHEET 27

WOODLAND PRESERVATION
AREA I: 30.84 AC

MAP 90, P159
WTC PROPERTY HOLDINGS, LLC
L 32150 F 230
P/O PART 1

WOODLAND PRESERVATION
NOT COUNTED
AREA 0.410 AC

WOODLAND PRESERVATION
AREA H: 27.46 AC

WOODLAND PRESERVATION
AREA H: 27.46 AC

LEGEND

- PROPERTY BOUNDARY
EXISTING CONTOUR
PROPOSED CONTOUR
STREAM
STREAM BUFFER
WETLAND
WETLAND BUFFER
FLOODPLAIN
PRIMARY MANAGEMENT AREA
LIMIT OF DISTURBANCE AND TPD
TEMPORARY TREE PROTECTION FENCE
EXISTING TREELINE
FOREST STAND BOUNDARY
SPECIMEN TREE WITH CRITICAL ROOT ZONE
SPECIMEN TREE TO BE REMOVED
CLEARED OFF-SITE AREA
WOODLAND PRESERVATION AREA
WOODLAND PRESERVED - NOT CREDITED
WOODLAND RETAINED - ASSUMED CLEARED
WOODLAND PRESERVATION SIGN
SPECIMEN TREE PROTECTION SIGN
NOISE CONTOUR
FIELD LOCATED TREE

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

APPROVED BY	DATE
INITIAL STAFF SIGNATURE	1/24/13
01 REVISION	
02 REVISION	
03 REVISION	
04 REVISION	

M-NCPPC APPROVALS			
PROJECT NAME: WESTPHALIA CENTER PHASE I			
PROJECT NUMBER: DSP-12017			
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET.			
APPROVAL OR REVISION #	DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	10/18/12	ERS	2/4/13
APPROVED PLAN DSP-12017			

MATCHLINE SEE SHEET 33

30 15 0 30 60

SCALE: 1" = 30'



LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7656

Rockville
Lanham
Waldorf
Leonardtown

NO.	DATE	REVISIONS	BY	DATE
02	REVIS	TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2013
01	REVIS	TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012
NO.	DATE	REVISIONS	BY	DATE
DATE:	APRIL 2012	CAD STANDARDS VERSION:	VB - 2000	
DRAWN:	GAM	TECHNICIAN:	GAM	
CHECKED:	THD			

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY FIELD TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR THE FIELD LOCATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

WALTON WESTPHALIA DEVELOPMENT (USA), LLC
C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.
11800 SUNRISE VALLEY DRIVE, SUITE 300
RESTON, VIRGINIA 20191
MOBILE: 540-533-2158
FAX: 888-913-8886
CONTACT: MELANIE B. GRAF, P.E.

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PERMITTED USE NUMBER 11001200

MAP	GRID	FE
80	C3-D3A-E34-F34	01-E1-F1
80	C3-D3A-E34-F34	01-E1-F1
80	C3-D3A-E34-F34	01-E1-F1



TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

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

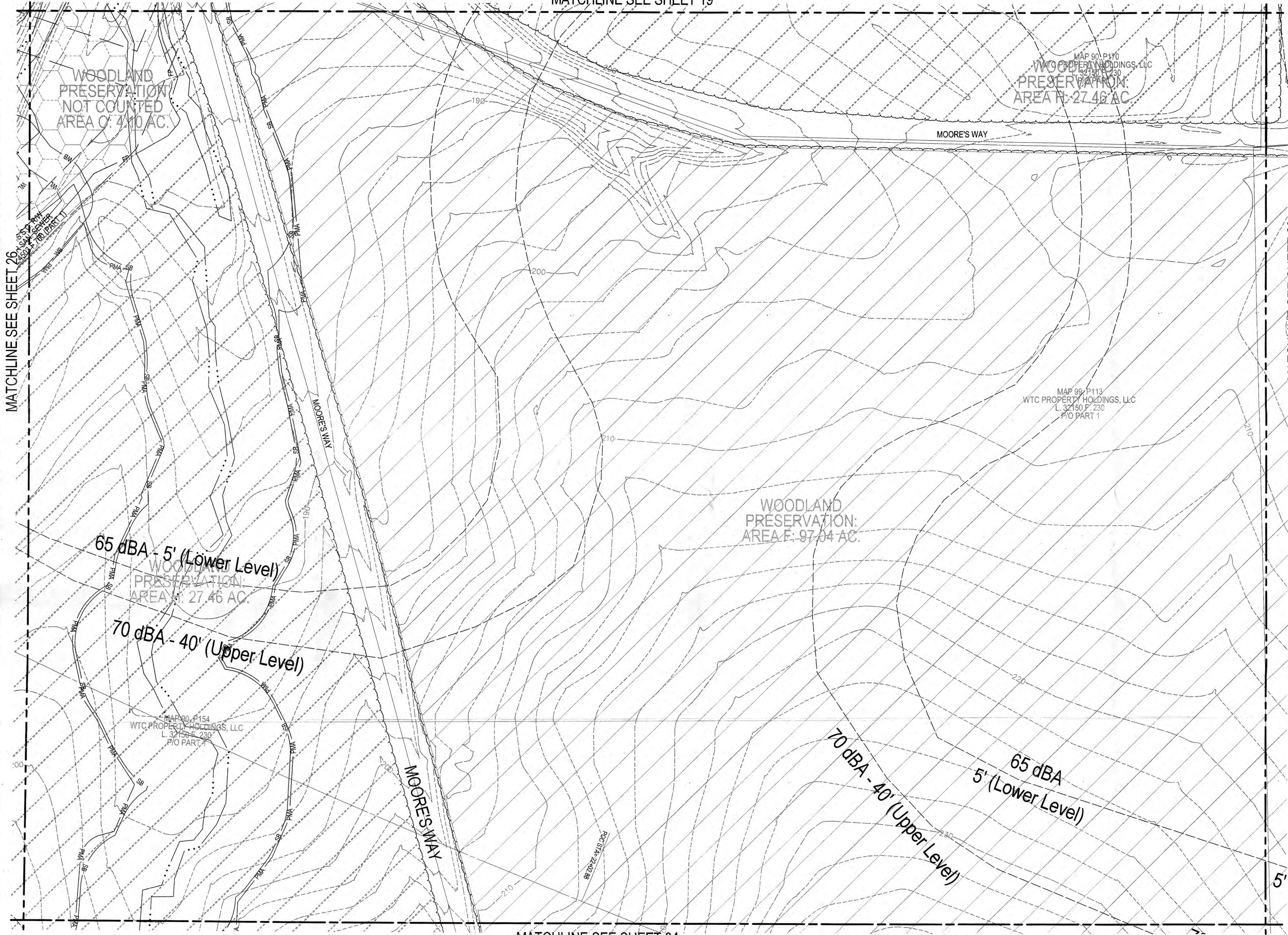
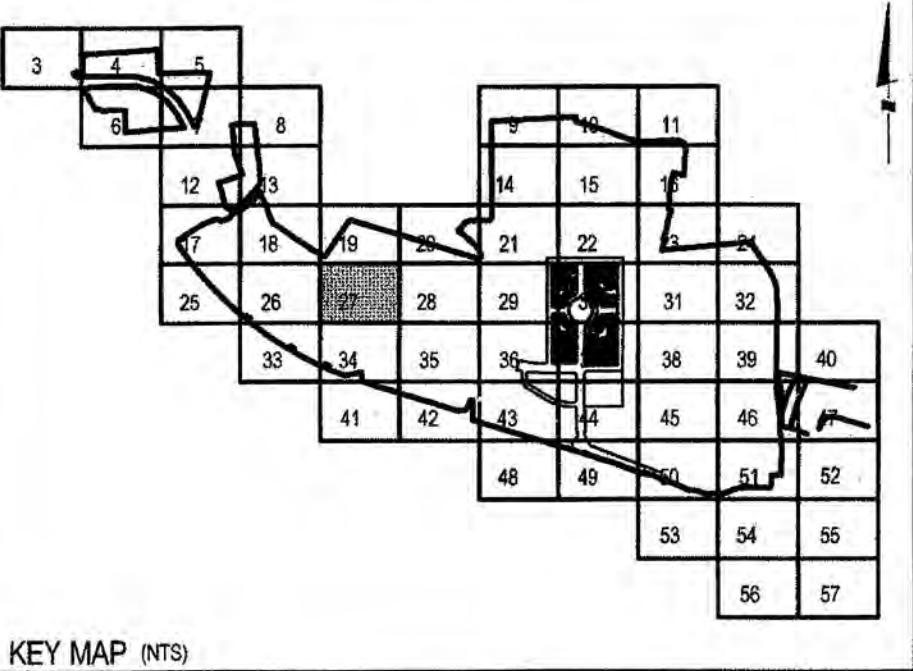


1" = 30'

SHEET 26 OF 57

PROJECT NO. 19270300

MATCHLINE SEE SHEET 19



MATCHLINE SEE SHEET 28

LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- STREAM
- STREAM BUFFER
- WETLAND
- WETLAND BUFFER
- FLOODPLAIN
- PRIMARY MANAGEMENT AREA
- LIMIT OF DISTURBANCE AND TPO
- TEMPORARY TREE PROTECTION FENCE
- EXISTING TREELINE
- FOREST STAND BOUNDARY
- SPECIMEN TREE WITH CRITICAL ROOT ZONE
- SPECIMEN TREE TO BE REMOVED
- CLEARED OFF-SITE AREA
- WOODLAND PRESERVATION AREA
- WOODLAND PRESERVED - NOT CREDITED
- WOODLAND RETAINED - ASSUMED CLEARED
- WOODLAND PRESERVATION SIGN
- SPECIMEN TREE PROTECTION SIGN
- NOISE CONTOUR
- FIELD LOCATED TREE

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII - 029 - 12	
APPROVED BY	DATE
INITIAL STAFF SIGNATURE	1/31/13
01 REVISION	
02 REVISION	
03 REVISION	
04 REVISION	

M-NCPPC APPROVALS	
PROJECT NAME: WESTPHALIA CENTER PHASE I	
PROJECT NUMBER: DSP-12017	
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET.	
APPROVAL OR REVISION	DATE
00	1/18/12
01	1/31/12
02	2/4/13
DSP-12017	
APPROVED PLAN	

MATCHLINE SEE SHEET 34



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Leonardtown

LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7656

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02	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2012
01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012
NO.	REVISIONS	BY	DATE
DATE:	APRIL 2012	CAD STANDARDS VERSION:	VB - 2009
DESIGNED:	GAM	TECHNICIAN:	GAM
		CHECKED:	THD

MISS UTILITY NOTE

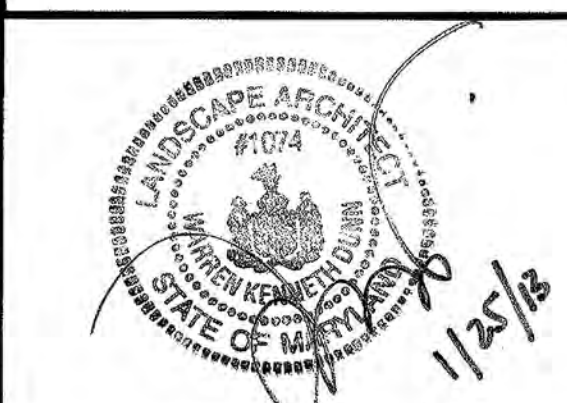
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OWNER/DEVELOPER/APPLICANT

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

MOBILE: 540-632-2158
FAX: 888-913-8888
CONTACT: MELANIE B. GRAF, P.E.

COPYRIGHT AND THE MAP PEOPLE PERMITTED USE NUMBER 2100/100	
MAP	GRID
90	F4
TAX MAP	ZONING CATEGORY:
03, 20, 45, 4, 14, 4	MX-T
01, 1, 1	
WISC 200' SHEET	
205 SE 08, 206 SE 09	
207 SE 08, 207 SE 09	



TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

SHEET **27**
OF **57**

PROJECT NO.
18270300

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

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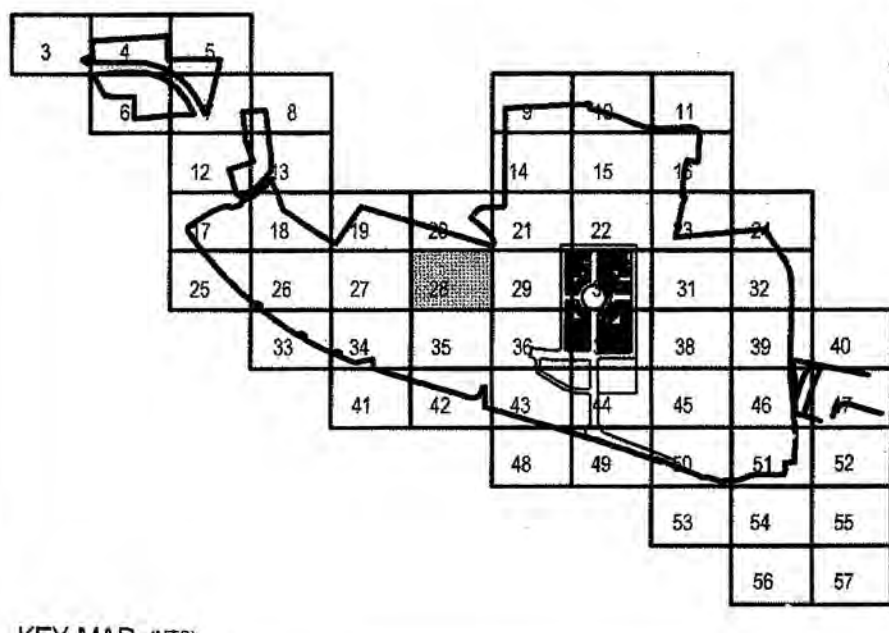
MATCHLINE SEE SHEET 20

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

MOORE'S WAY

70 dBA
AAFB

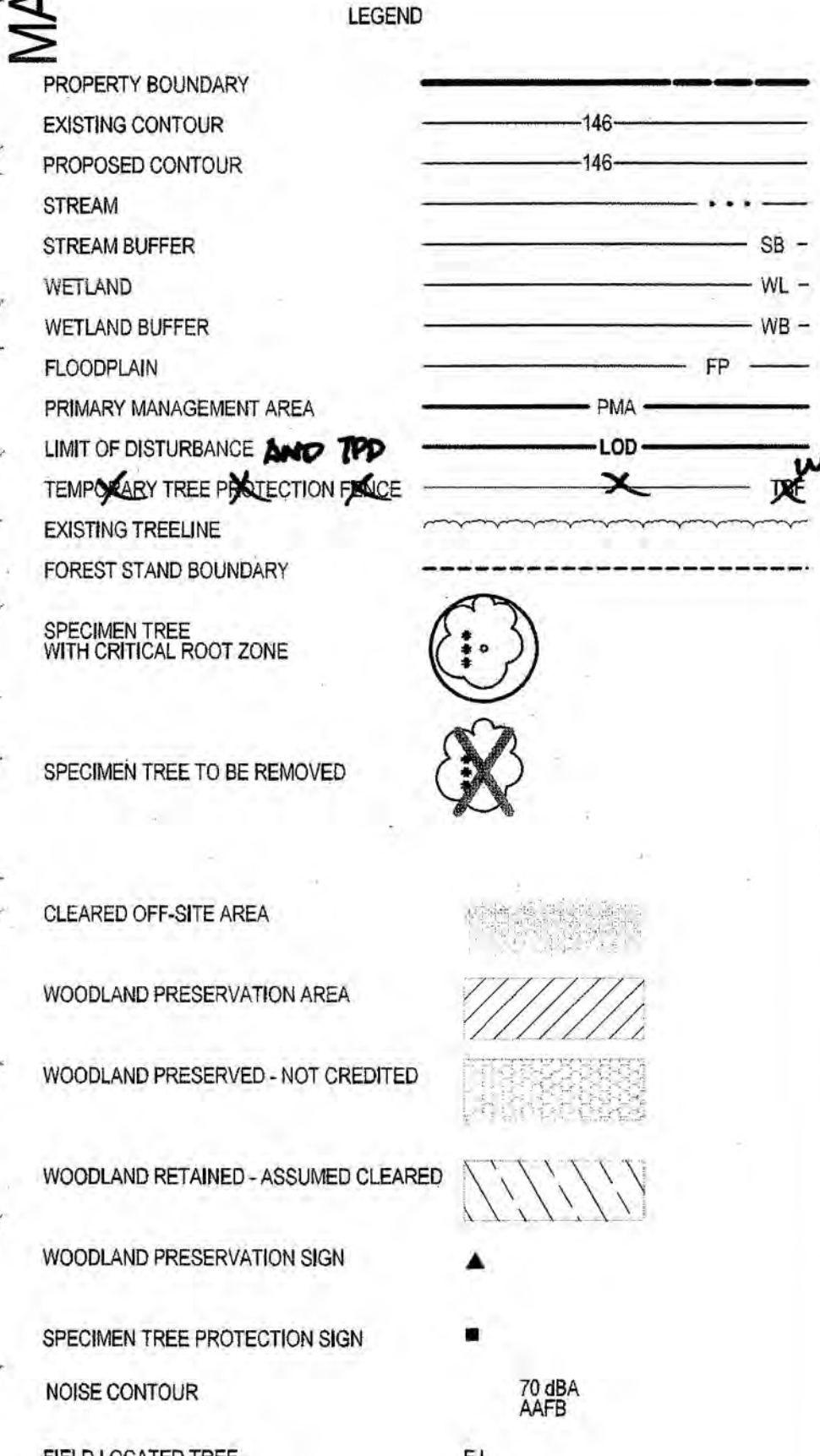
MOORE'S WAY



MATCHLINE SEE SHEET 29

WOODLAND
PRESERVATION
AREA F: 97.04 AC

MAP 99, P101
WTC PROPERTY HOLDINGS, LLC
L 32150 F. 230
P/O PART 1



M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII - 029 - 12			
APPROVED BY	DATE		
INITIAL STAFF SIGNATURE	1/31/12		
01 REVISION			
02 REVISION			
03 REVISION			
04 REVISION			

M-NCPPC APPROVALS			
PROJECT NAME: WESTPHALIA CENTER PHASE I			
PROJECT NUMBER: DSP-12017			
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET.			
APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	10/18/12	EPB	2/4/13
APPROVED PLAN			
DSP-12017			

SCALE: 1" = 30'

MATCHLINE SEE SHEET 35



MATCHLINE SEE SHEET 27

65 dBA
40' (Upper Level)

65 dBA
5' (Lower Level)



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4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7656

Rockville
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Waldorf
Leonardtown

REVISIONS			
NO.	DATE	REVISIONS	BY
02	01/22/2012	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM
01	11/13/2012	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM
DATE: APRIL 2012			
DESIGNED: GAM			
CHECKED: THD			

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY CHISEL TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-227-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

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11800 SUNRISE VALLEY DRIVE, SUITE 300
RESTON, VIRGINIA 20191
MOBILE: 540-532-2158
FAX: 888-913-8686
CONTACT: MELANIE B. GRAF, P.E.

TAX MAP	
MAP NO.	90
GRID	FE
ZONING CATEGORY:	
MAP NO.	C2, OS-4, ES-4, FS-4
GRID	D1, E1, F1
WSPC 200' SHEET	205 SE 08, 206 SE 09, 207 SE 08, 207 SE 09



TREE CONSERVATION PLAN TYPE II

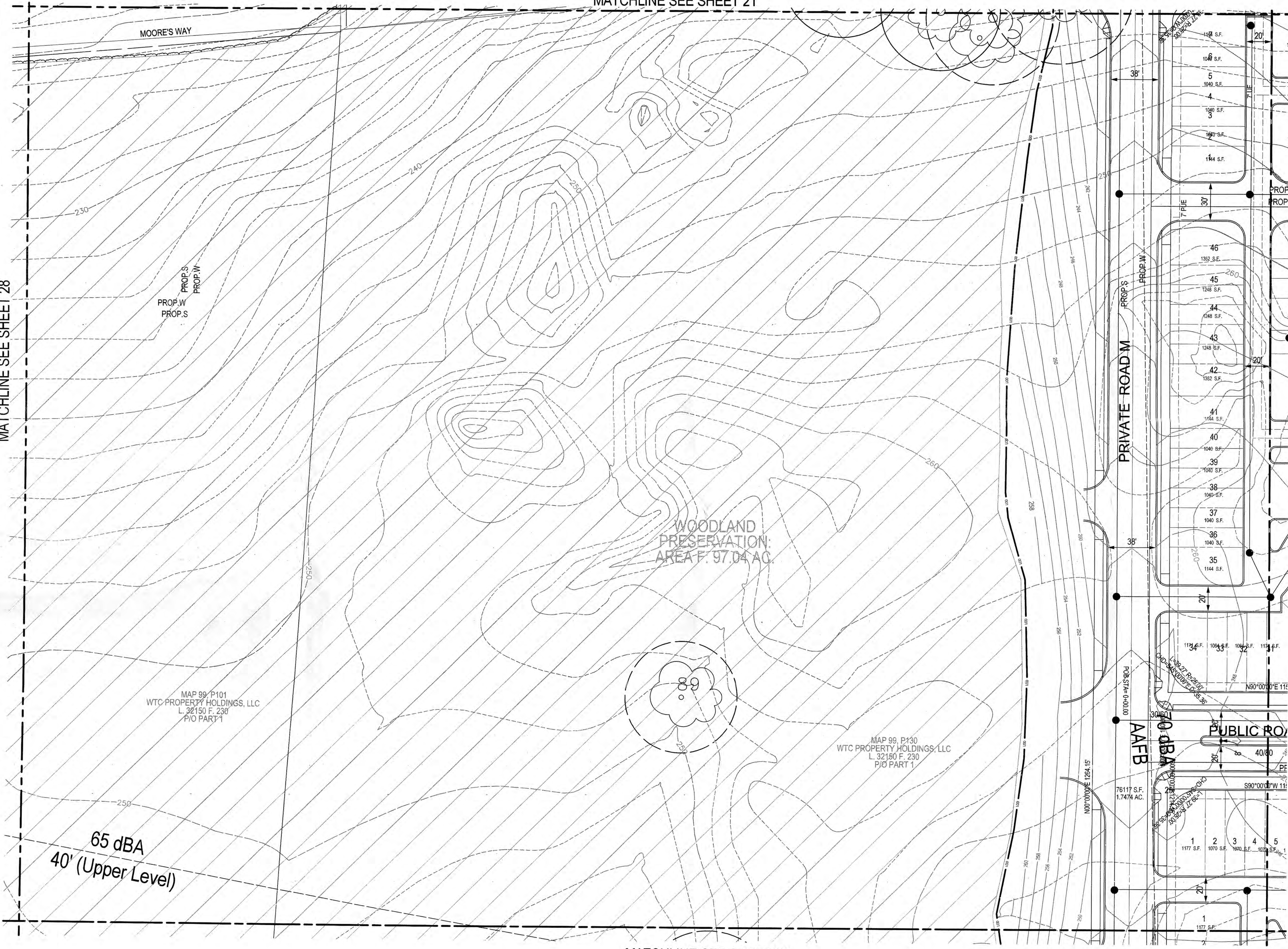
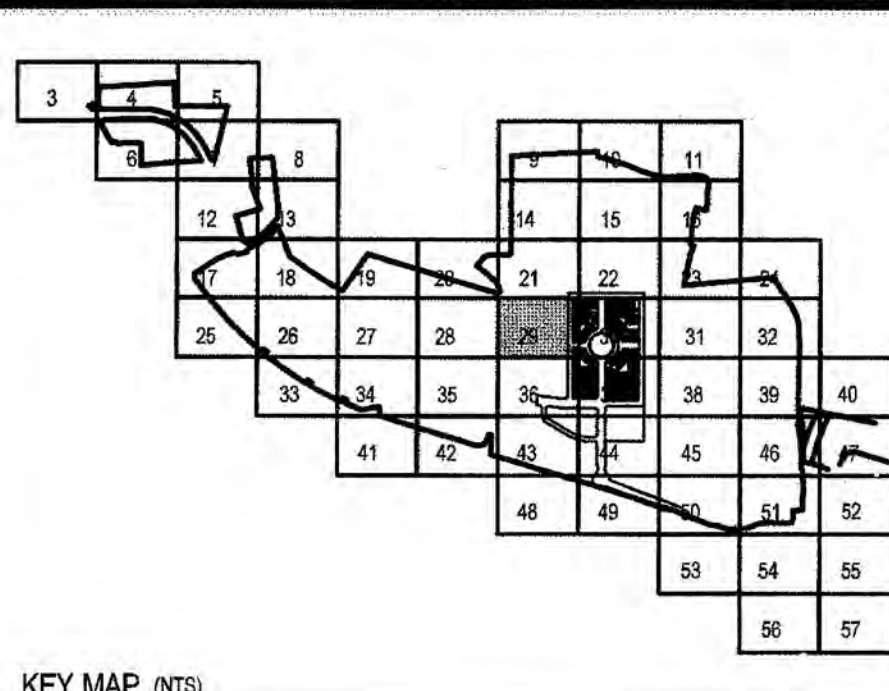
TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER



SHEET	28
OF	57
PROJECT NO.	19270300

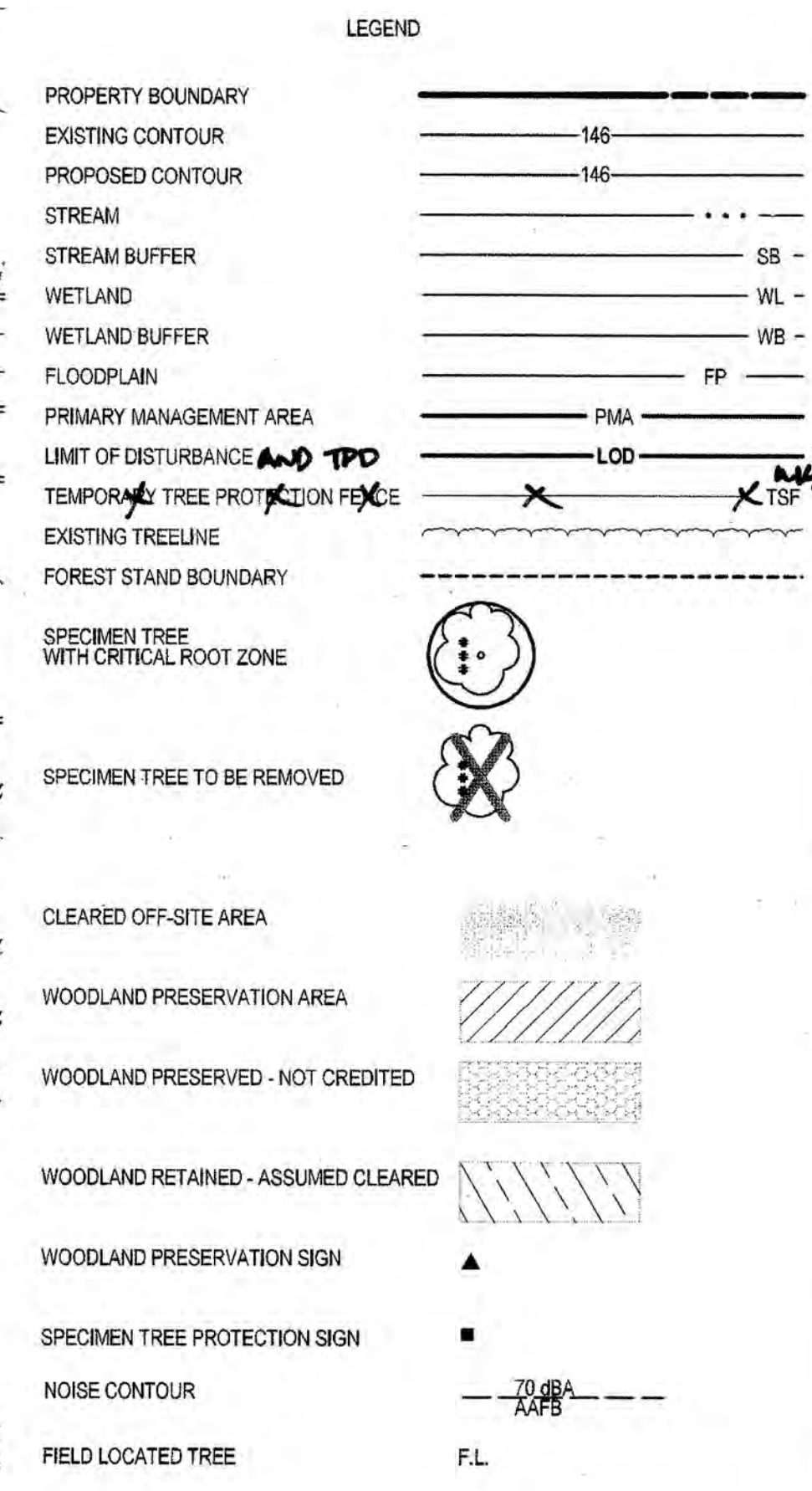
MATCHLINE SEE SHEET 21

MATCHLINE SEE SHEET 28



MATCHLINE SEE SHEET 30

MATCHLINE SEE SHEET 36



M-NCPPC	
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT	
ENVIRONMENTAL PLANNING SECTION	
APPROVAL	
TREE CONSERVATION PLAN	
TCPII - 029 - 12	
APPROVED BY	DATE
INITIAL STAFF	1/31/13
01 REVISION	
02 REVISION	
03 REVISION	
04 REVISION	

M-NCPPC APPROVALS			
PROJECT NAME: WESTPHALIA CENTER PHASE I			
PROJECT NUMBER: DSP-12017			
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION LISTED BELOW APPLICABLE TO THIS SHEET.			
APPROVAL	DATE	REVIEWER'S INITIALS	CERTIFICATION
00	10/18/12	EPS	2/4/13
APPROVED PLAN			

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Soltes Associates, Inc.
Rockville
Lanham
Waldorf
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Lanham, MD 20706
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NO.	DATE	REVISIONS	BY	DATE
02	REVIS	TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2012
01	REVISED	TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012
DATE: APRIL 2012 CAD STANDARDS VERSION: V8 - 2009				
DRAWN: GAM	TECHNICAL: GAM	CHECKED: THD		

MISS UTILITY NOTE

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OWNER/DEVELOPER/APPLICANT

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

MOBILE: 540-232-2158
FAX: 888-913-8686
CONTACT: MELANIE B. GRAF, P.E.

COPYRIGHT: ADD THE MAP PEOPLE PERMITTED USE NUMBER 2100700	
MAP	20 - GRID
TAX MAP	ZONING CATEGORY
80 C3 D84-E34-F34	M-X-T
81 A1	
82 A1	
NOISE MAP SHEET	
206 SE 08, 206 SE 09	
207 SE 08, 207 SE 09	



TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II

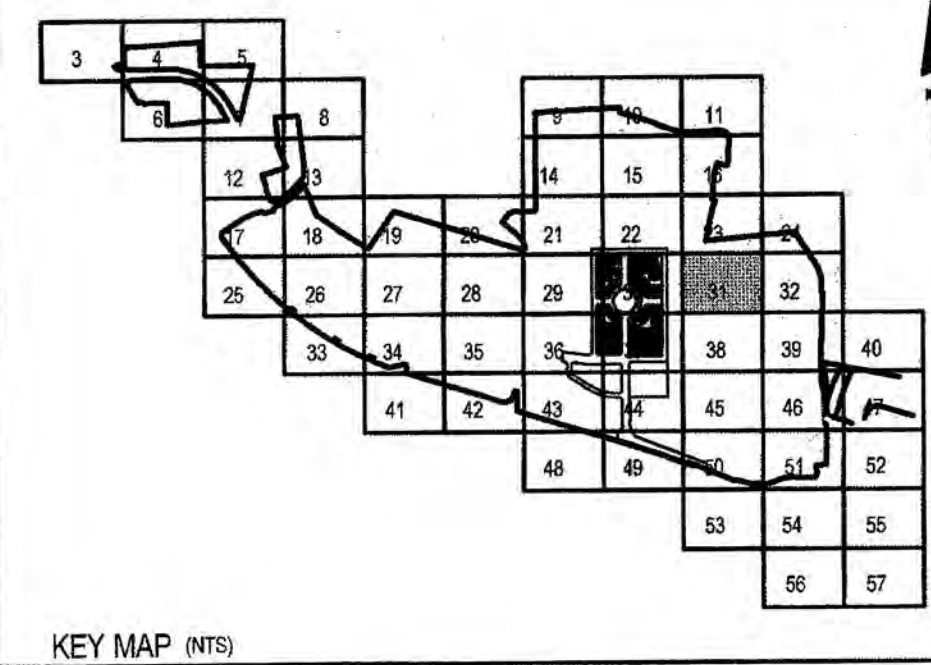
WESTPHALIA TOWN CENTER

MELWOOD (156) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

PROJECT NO. 15270300

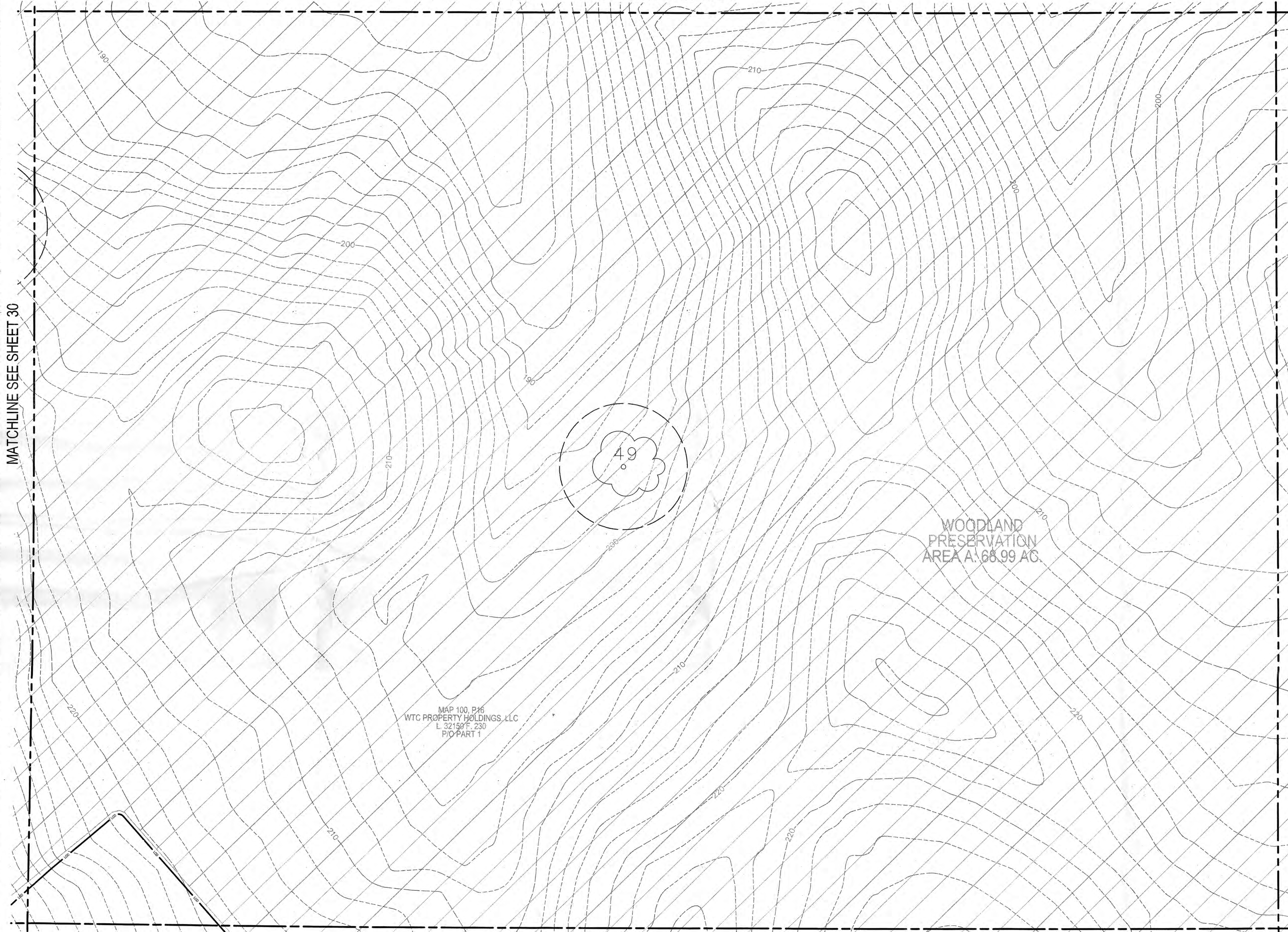
SHEET 29 OF 57

MATCHLINE SEE SHEET 23



MATCHLINE SEE SHEET 30

MATCHLINE SEE SHEET 32



LEGEND

PROPERTY BOUNDARY	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
STREAM	---
STREAM BUFFER	---
WETLAND	---
WETLAND BUFFER	---
FLOODPLAIN	---
PRIMARY MANAGEMENT AREA	---
LIMIT OF DISTURBANCE	---
TEMPORARY TREE PROTECTION FENCE	---
EXISTING TREELINE	---
FOREST STAND BOUNDARY	---
SPECIMEN TREE WITH CRITICAL ROOT ZONE	---
SPECIMEN TREE TO BE REMOVED	---
CLEARED OFF-SITE AREA	---
WOODLAND PRESERVATION AREA	---
WOODLAND PRESERVED - NOT CREDITED	---
WOODLAND RETAINED - ASSUMED CLEARED	---
WOODLAND PRESERVATION SIGN	---
SPECIMEN TREE PROTECTION SIGN	---
NOISE CONTOUR	---
FIELD LOCATED TREE	---

MAP 100, P16
WTC PROPERTY HOLDINGS, LLC
L 32150 F, 230
P/O PART 1

WOODLAND
PRESERVATION
AREA A: 68.99 AC

MATCHLINE SEE SHEET 38

30 15 0 30 60

LS
Lohrman
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LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7656

www.LSassociates.net

Engineering
Planning
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Environmental Sciences

NO.	DATE	REVISIONS	BY	DATE
02	APRIL 2012	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2012
01	APRIL 2012	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012
00	APRIL 2012	DESIGNED	GAM	
00	APRIL 2012	CAD STANDARDS VERSION: V8 - 2000	TECHNICIAN: GAM	
00	APRIL 2012	CHECKED: THD		

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHOEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISION TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

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

MOBILE: 540-532-2150
FAX: 888-913-6686
CONTACT: MELANIE B. GRAF, P.E.

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PERMITTED USE NUMBER 2100100

MAP 100, P16

TAX MAP

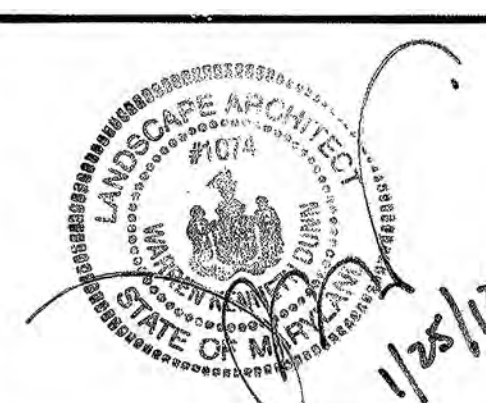
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91 01 D1E-F1

WCS 200 SHEET

205 SE 08, 205 SE 09

207 SE 08, 207 SE 09



TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

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



1" = 30'

SHEET 31

OF 57

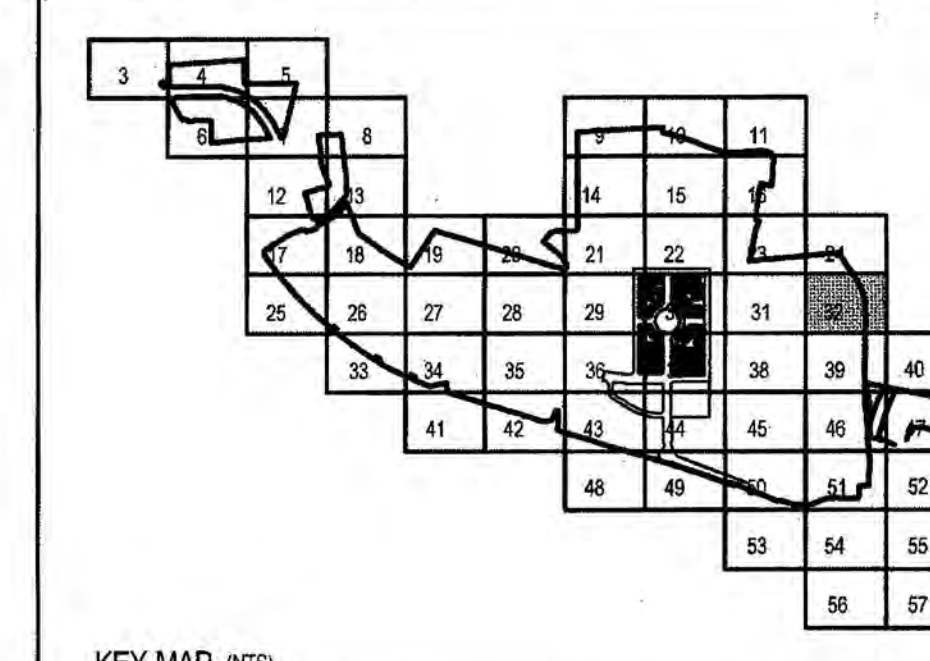
PROJECT NO.

19270300

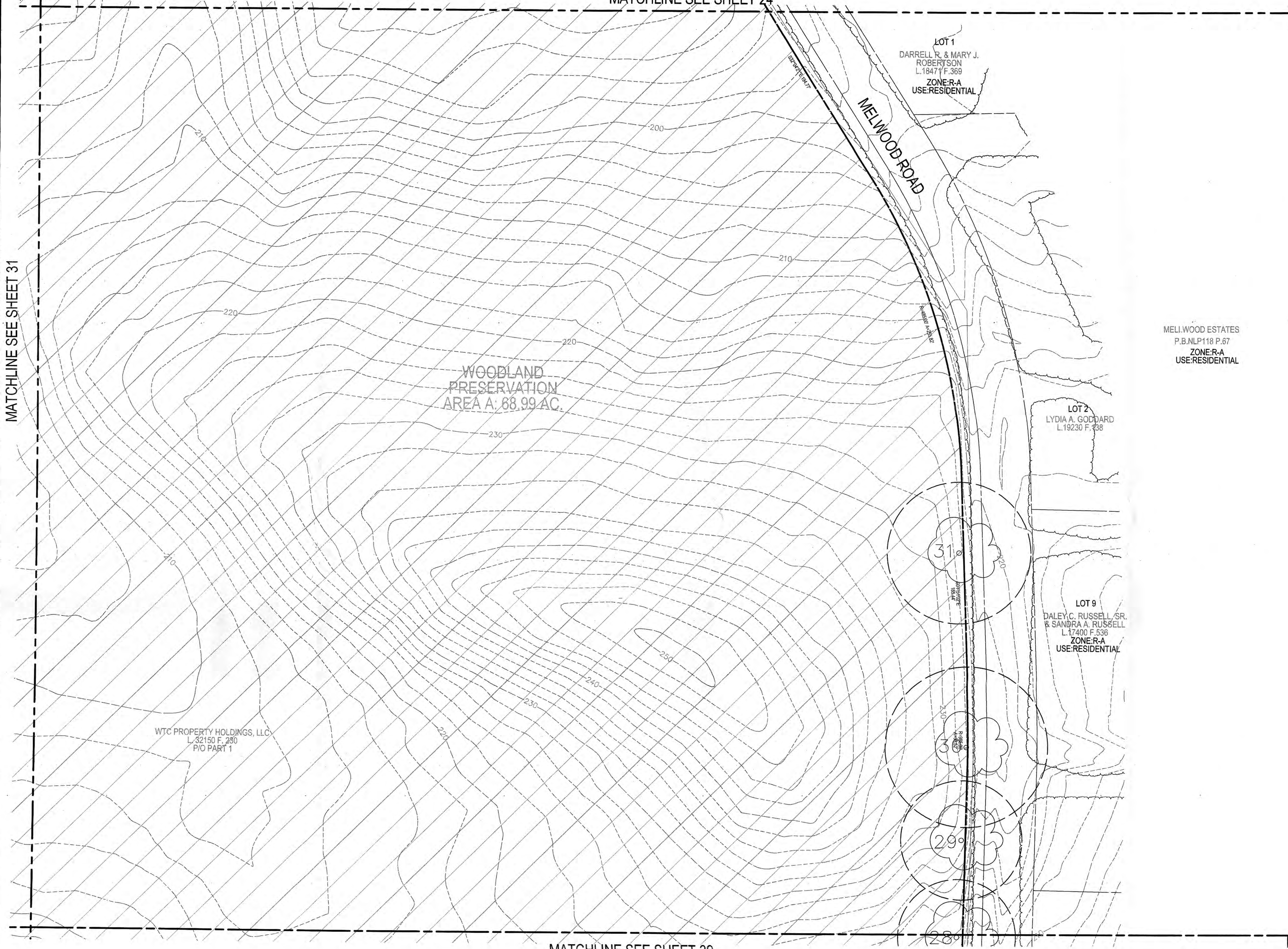
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MATCHLINE SEE SHEET 24



MATCHLINE SEE SHEET 31



MELWOOD ESTATES
P.B.NLP118 P.67
ZONE-R-A
USE:RESIDENTIAL

LEGEND	
PROPERTY BOUNDARY	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
STREAM	---
STREAM BUFFER	SB -
WETLAND	WL -
WETLAND BUFFER	WB -
FLOODPLAIN	FP -
PRIMARY MANAGEMENT AREA	PMA -
LIMIT OF DISTURBANCE	LOD -
TEMPORARY TREE PROTECTION FENCE	X -
EXISTING TREELINE	---
FOREST STAND BOUNDARY	---
SPECIMEN TREE WITH CRITICAL ROOT ZONE	(Circle with dot)
SPECIMEN TREE TO BE REMOVED	(Circle with X)
CLEARED OFF-SITE AREA	(Stippled pattern)
WOODLAND PRESERVATION AREA	(Diagonal lines)
WOODLAND PRESERVED - NOT CREDITED	(Cross-hatched pattern)
WOODLAND RETAINED - ASSUMED CLEARED	(Diagonal lines with dots)
WOODLAND PRESERVATION SIGN	▲
SPECIMEN TREE PROTECTION SIGN	■
NOISE CONTOUR	TO DBA AAFB
FIELD LOCATED TREE	FL

WTC PROPERTY HOLDINGS, LLC
L.32150 F.280
P/O PART 1

LOT 9
DALEY C. RUSSELL, SR.
& SANDRA A. RUSSELL
L.17400 F.536
ZONE-R-A
USE:RESIDENTIAL

LOT 2
LYDIA A. GODDARD
L.19230 F.338

LOT 1
DARRELL R. & MARY J.
ROBERTSON
L.18471 F.369
ZONE-R-A
USE:RESIDENTIAL

WOODLAND
PRESERVATION
AREA A: 68.99 AC.

MATCHLINE SEE SHEET 39

SCALE: 1" = 30'

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCP11 - 029 - 12			
APPROVED BY	DATE		
INITIAL STAFF SIGNATURE	<i>Megan K. Bizer</i>	1/31/13	
01 REVISION			
02 REVISION			
03 REVISION			
04 REVISION			
M-NCPPC APPROVALS			
PROJECT NAME: WESTPHALIA CENTER PHASE I			
PROJECT NUMBER: DSP-12017			
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET.			
APPROVAL #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	10/18/12	EP5	2/4/13
DSP-12017			
APPROVED PLAN			



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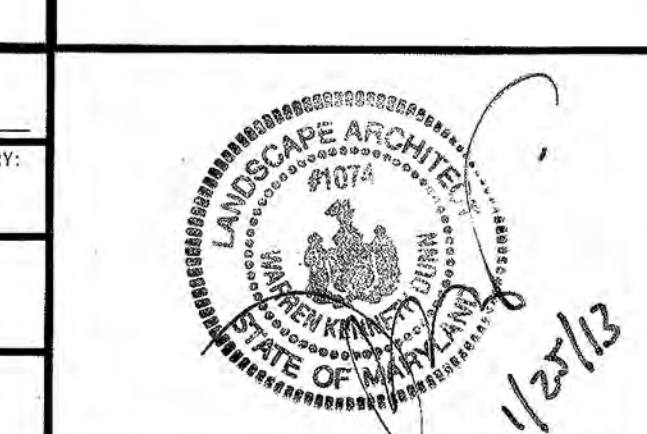
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REVISIONS			
NO.	REVISIONS	BY	DATE
02	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2012
01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012
DATE: APRIL 2012 CAD STANDARDS VERSION: V8 - 2006			
DESIGNED: GAM	TECHNICIAN: GAM	CHECKED: THD	

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY CLOSING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 480-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWO FEET TO INCHES, WORK IS TO BE STOPPED. CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT
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C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.
11800 SUNRISE VALLEY DRIVE, SUITE 300
RESTON, VIRGINIA 20191
MOBILE: 540-832-2158
FAX: 888-813-8586
CONTACT: MELANIE B. GRAF, P.E.

COPYRIGHT AND THE MAP PEOPLE PERMITTED USE NUMBER 21001503	
MAP	GRID
80 81 82 83 84 85 86 87 88 89 90	FS
ZONING CATEGORY: MAX-T	
WSPC 2007 SHEET 208 SEE 06, 209 SEE 09 207 SEE 08, 207 SEE 09	



TREE CONSERVATION PLAN TYPE II

**TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER**

MELWOOD (156) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

PROJECT NO.
19270300

DATE
12/12/2013 4:36:00 PM

SHEET
32
OF
57

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REVISIONS		NO.	DATE	BY	DATE
02	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2012		
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NO.					
DATE	APRIL 2012	CAD STANDARDS VERSION	V8 - 2000	CHECKED	THD
DRAWN	GAM	TECHNICAL	GAM		

MISS UTILITY NOTE

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RESTON, VIRGINIA 20191

MOBILE: 540-832-2158
FAX: 888-813-8686
CONTACT: MELANIE B. GRAF, P.E.

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MAP	6RD
TAX MAP	6RD
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81 24 01 E1 F1	6RD
82 24 01 E1 F1	6RD
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99 24 01 E1 F1	6RD
100 24 01 E1 F1	6RD



TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II WESTPHALIA TOWN CENTER



SHEET 33
OF 57

PROJECT NO.
19270300

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

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MATCHLINE SEE SHEET 26

65 dBA - 5' (Lower Level)

WOODLAND PRESERVATION
AREA H: 27.46 AC

WOODLAND PRESERVATION
NOT COUNTED
AREA O: 4.10 AC

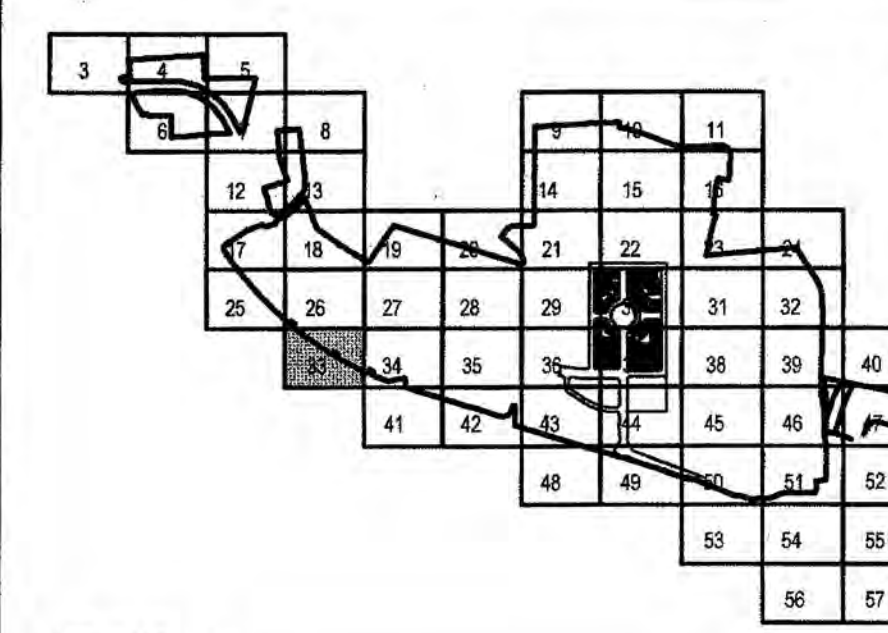
MAP 98, P154
WTC PROPERTY HOLDINGS, LLC
L 32150 F 280
P/O PART 1

WOODLAND PRESERVATION
AREA H: 27.46 AC

100' SNOW FENCE
ESMT L 3338 F 435
L 2816 F 604

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

MATCHLINE SEE SHEET 34



LEGEND

PROPERTY BOUNDARY	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
STREAM	---
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
FLOODPLAIN	FP
PRIMARY MANAGEMENT AREA	PMA
LIMIT OF DISTURBANCE	LOD
TEMPORARY TREE PROTECTION FENCE	--- X ---
EXISTING TREELINE	---
FOREST STAND BOUNDARY	---
SPECIMEN TREE WITH CRITICAL ROOT ZONE	---
SPECIMEN TREE TO BE REMOVED	---
CLEARED OFF-SITE AREA	---
WOODLAND PRESERVATION AREA	---
WOODLAND PRESERVED - NOT CREDITED	---
WOODLAND RETAINED - ASSUMED CLEARED	---
WOODLAND PRESERVATION SIGN	---
SPECIMEN TREE PROTECTION SIGN	---
NOISE CONTOUR	---
FIELD LOCATED TREE	---

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII - 029 - 12	
APPROVED BY	DATE
INITIAL STAFF SIGNATURE	12/1/13
01 REVISION	
02 REVISION	
03 REVISION	
04 REVISION	

M-NCPPC APPROVALS			
PROJECT NAME: WESTPHALIA CENTER PHASE I			
PROJECT NUMBER: DSP-12017			
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET.			
APPROVAL OR REVISION #	DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	10/18/12	EPS	2/4/13
DSP-12017			
APPROVED PLAN			

SCALE: 1" = 30'



MATCHLINE SEE SHEET 27

MATCHLINE SEE SHEET 33

MATCHLINE SEE SHEET 35

MATCHLINE SEE SHEET 41

KEY MAP (NTS)

LEGEND

- PROPERTY BOUNDARY
EXISTING CONTOUR
PROPOSED CONTOUR
STREAM
STREAM BUFFER
WETLAND
WETLAND BUFFER
FLOODPLAIN
PRIMARY MANAGEMENT AREA
LIMIT OF DISTURBANCE
TEMPORARY TREE PROTECTION FENCE
EXISTING TREELINE
FOREST STAND BOUNDARY
SPECIMEN TREE WITH CRITICAL ROOT ZONE
SPECIMEN TREE TO BE REMOVED
CLEARED OFF-SITE AREA
WOODLAND PRESERVATION AREA
WOODLAND PRESERVED - NOT CREDITED
WOODLAND RETAINED - ASSUMED CLEARED
WOODLAND PRESERVATION SIGN
SPECIMEN TREE PROTECTION SIGN
NOISE CONTOUR
FIELD LOCATED TREE

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

APPROVED BY	DATE
INITIAL STAFF SIGNATURE	1/31/13
01 REVISION	
02 REVISION	
03 REVISION	
04 REVISION	

M-NCPPC APPROVALS

PROJECT NAME: WESTPHALIA CENTER PHASE I
PROJECT NUMBER: DSP-12017
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET
REVISIONS LISTED BELOW APPLY TO THIS SHEET.

APPROVAL OR REVISION #	DATE	REVISIONS	INITIALS	CERTIFICATION
00	10/18/12	EPS	2/4/13	

DSP-12017
APPROVED PLAN

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER



34
OF
57

19270300

MELWOOD (198) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

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00				
DATE	APRIL 2012	CAD STANDARDS VERSION	V8 - 2009	
DESIGNED	GAM	TECHNICIAN	GAM	
CHECKED	THD			

MISS UTILITY NOTE

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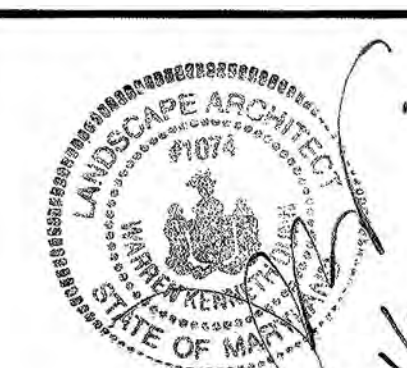
OWNER/DEVELOPER/APPLICANT

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

MOBILE: 540-532-2158
FAX: 688-913-8686
CONTACT: MELANIE B. GRAF, P.E.

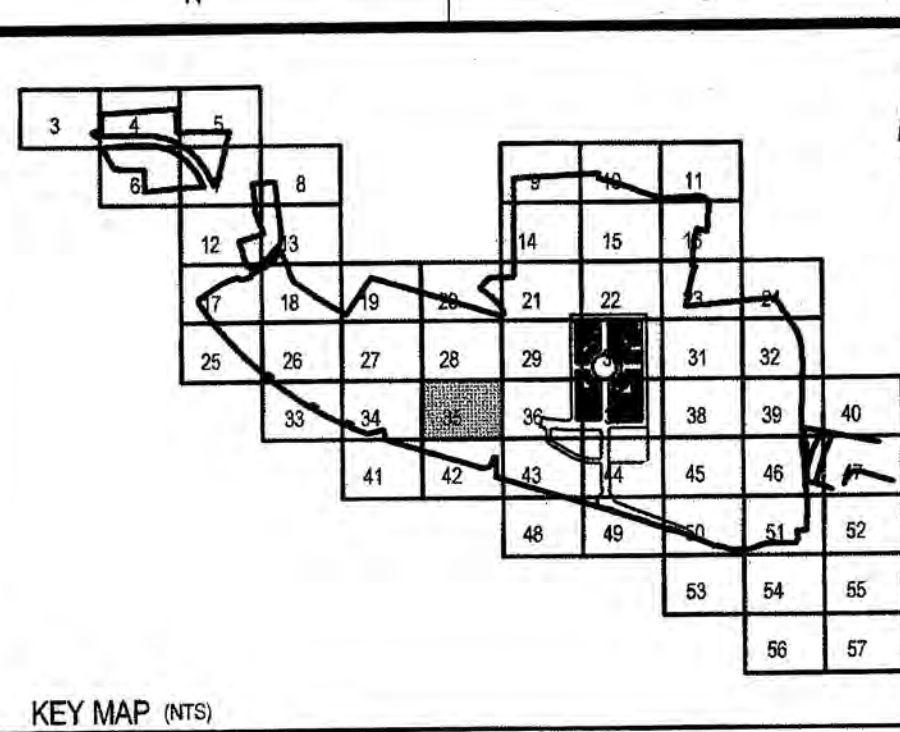
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PERMITTED USE NUMBER 2101200

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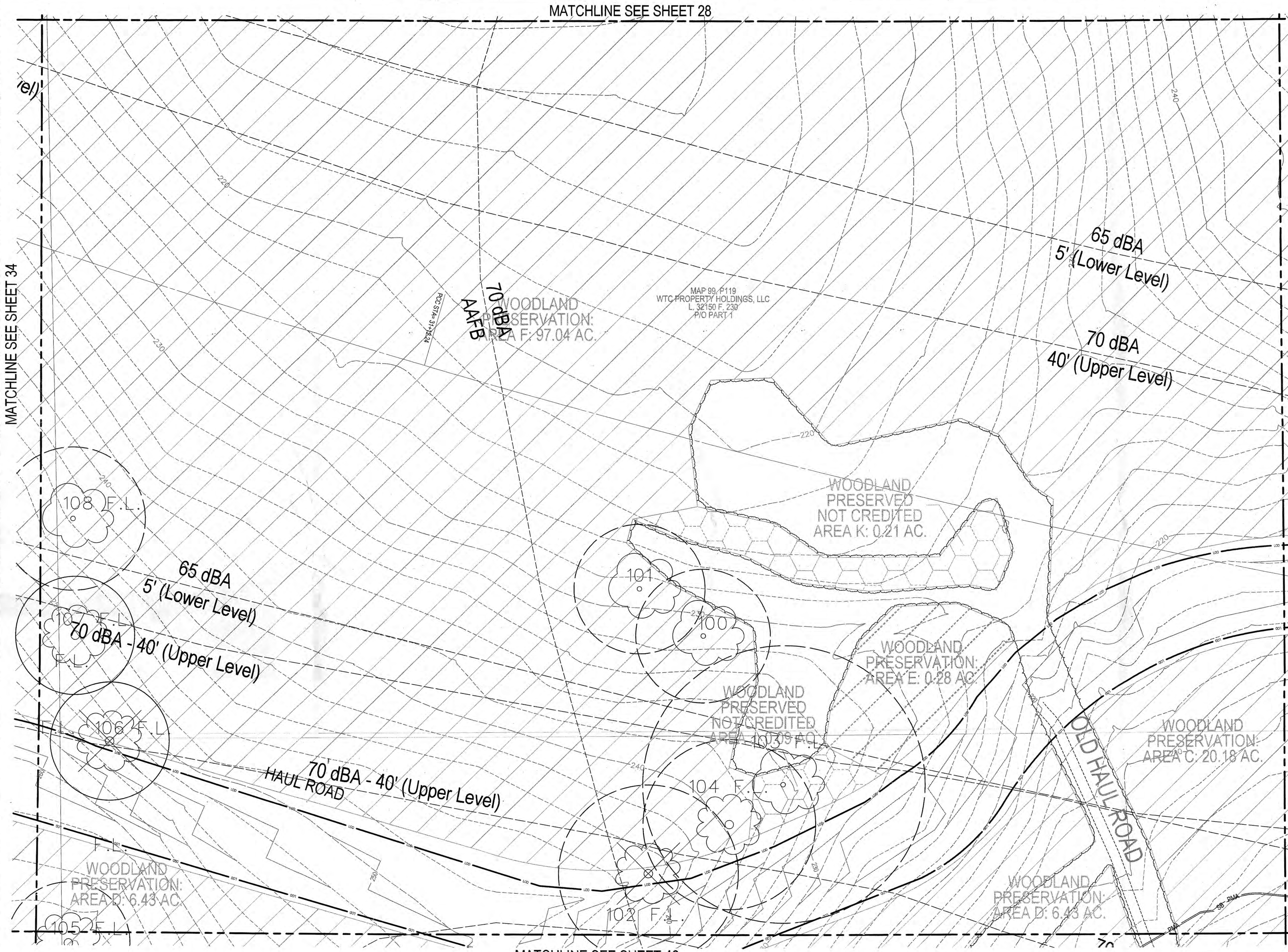
1/31/13

MATCHLINE SEE SHEET 28

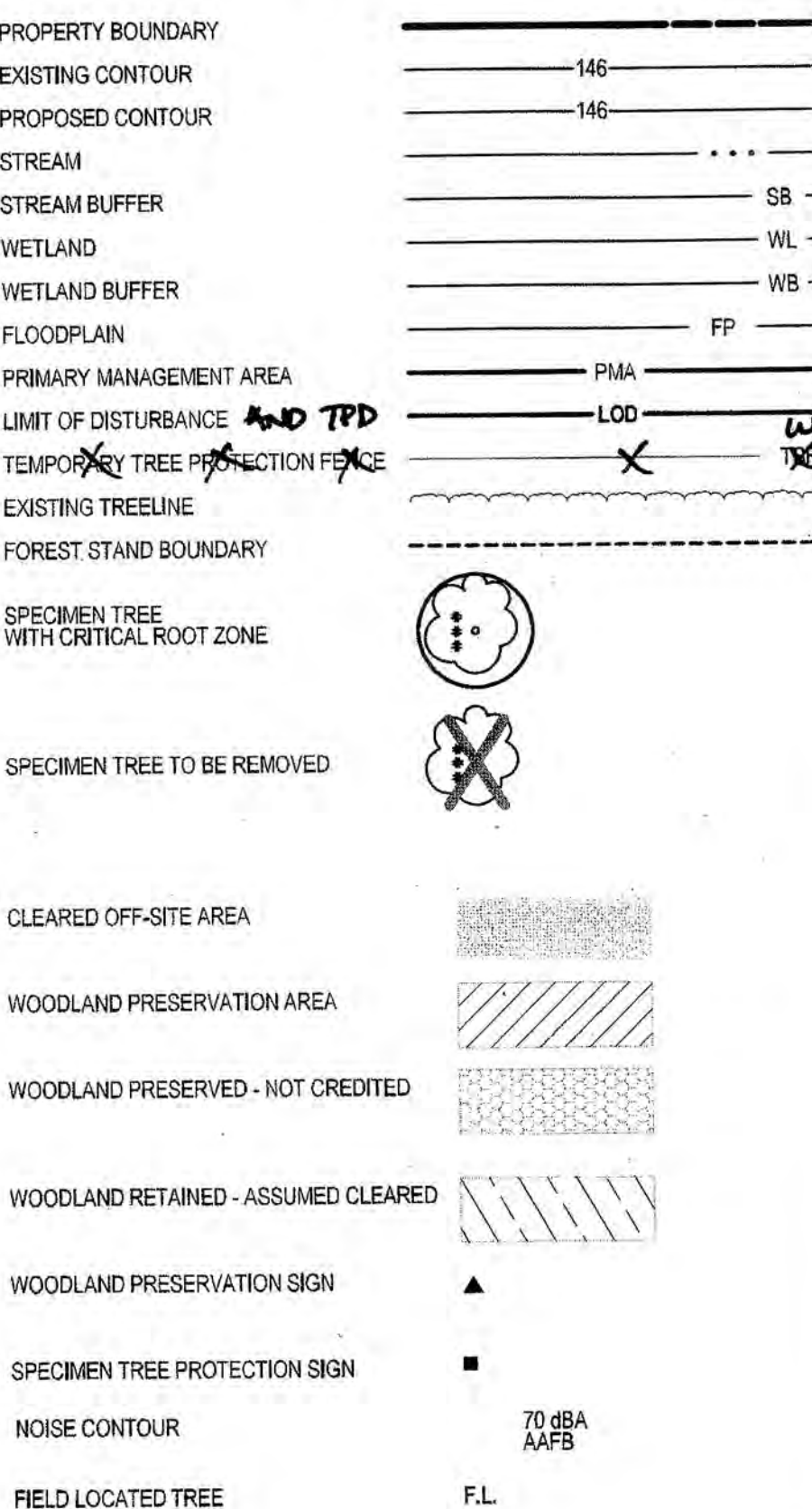


MATCHLINE SEE SHEET 34

MATCHLINE SEE SHEET 36



LEGEND



M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION	
APPROVAL TREE CONSERVATION PLAN TCP11 - 029 - 12	
APPROVED BY	DATE
INITIAL STAFF SIGNATURE	1/1/12
01 REVISION	
02 REVISION	
03 REVISION	
04 REVISION	

M-NCPPC APPROVALS			
PROJECT NAME: WESTPHALIA CENTER PHASE I			
PROJECT NUMBER: DSP-12017			
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET.			
APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
01	10/18/12	EPS	2/4/13
DSP-12017			
APPROVED PLAN			

MATCHLINE SEE SHEET 42



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REVISIONS		DATE	BY
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01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	11/13/2012	GAM
NO.	REVISIONS	DATE	BY
DATE:	APRIL 2012	CAD STANDARDS VERSION:	V8 - 2009
DRAWN BY:	GAM	TECHNICAL:	GAM
CHECKED:	THD		

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CONTACT: MELANIE B. GRAF, P.E.

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MAP	GRID
80	F4
TAX MAP	23, 034-034-034
80	23
80	23
WSSC 2007 SHEET	
206 SE 08, 206 SE 09	
207 SE 08, 207 SE 09	
ZONING CATEGORY:	M-X-T



TREE CONSERVATION PLAN TYPE II

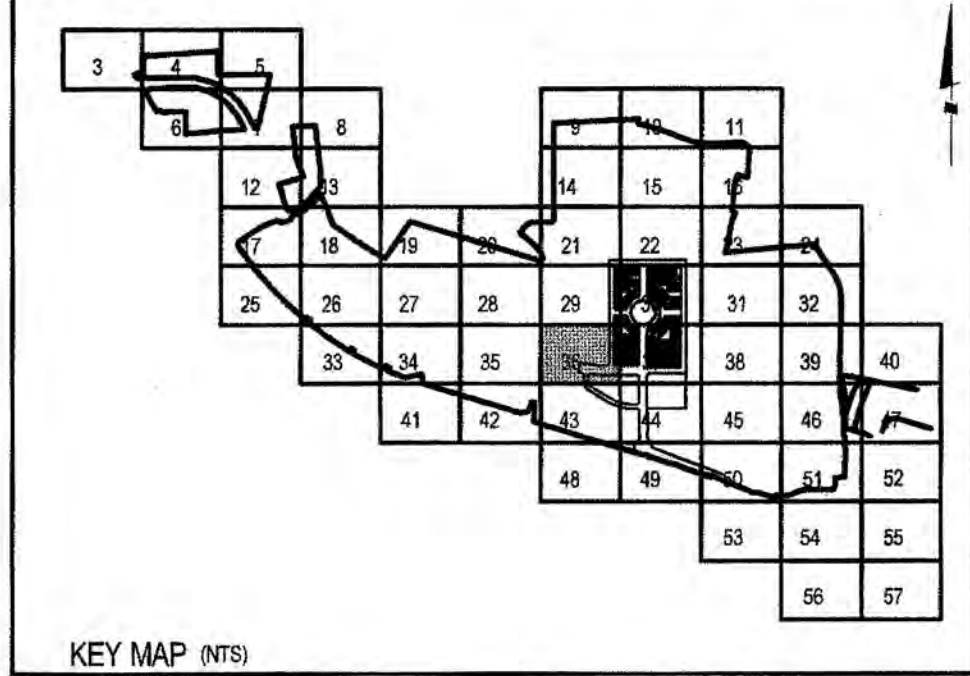
**TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER**

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

1" = 30'

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

PROJECT NO.
19270300



MATCHLINE SEE SHEET 3/

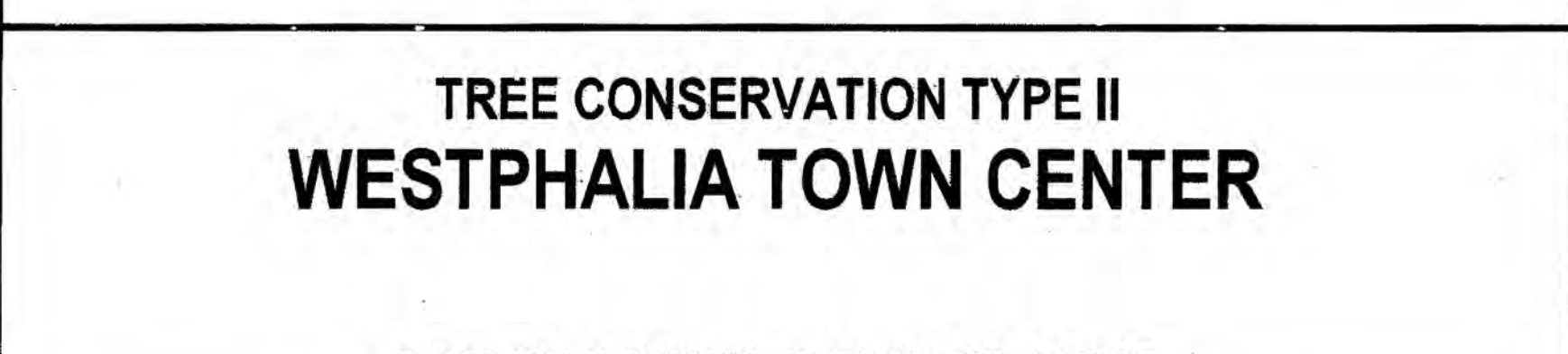
MATCHLINE SEE SHEET 35



36
57

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

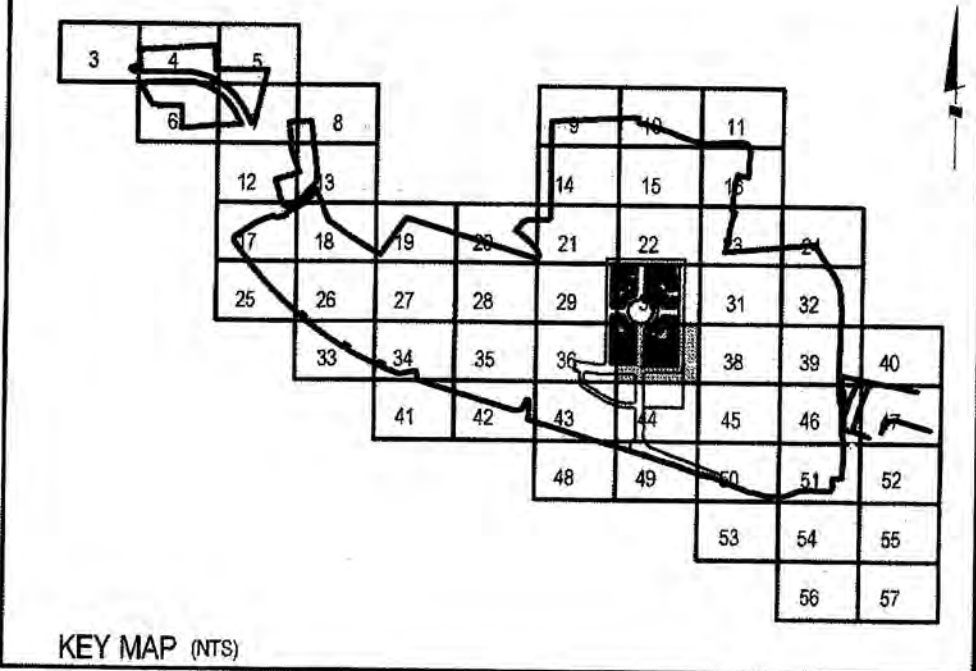
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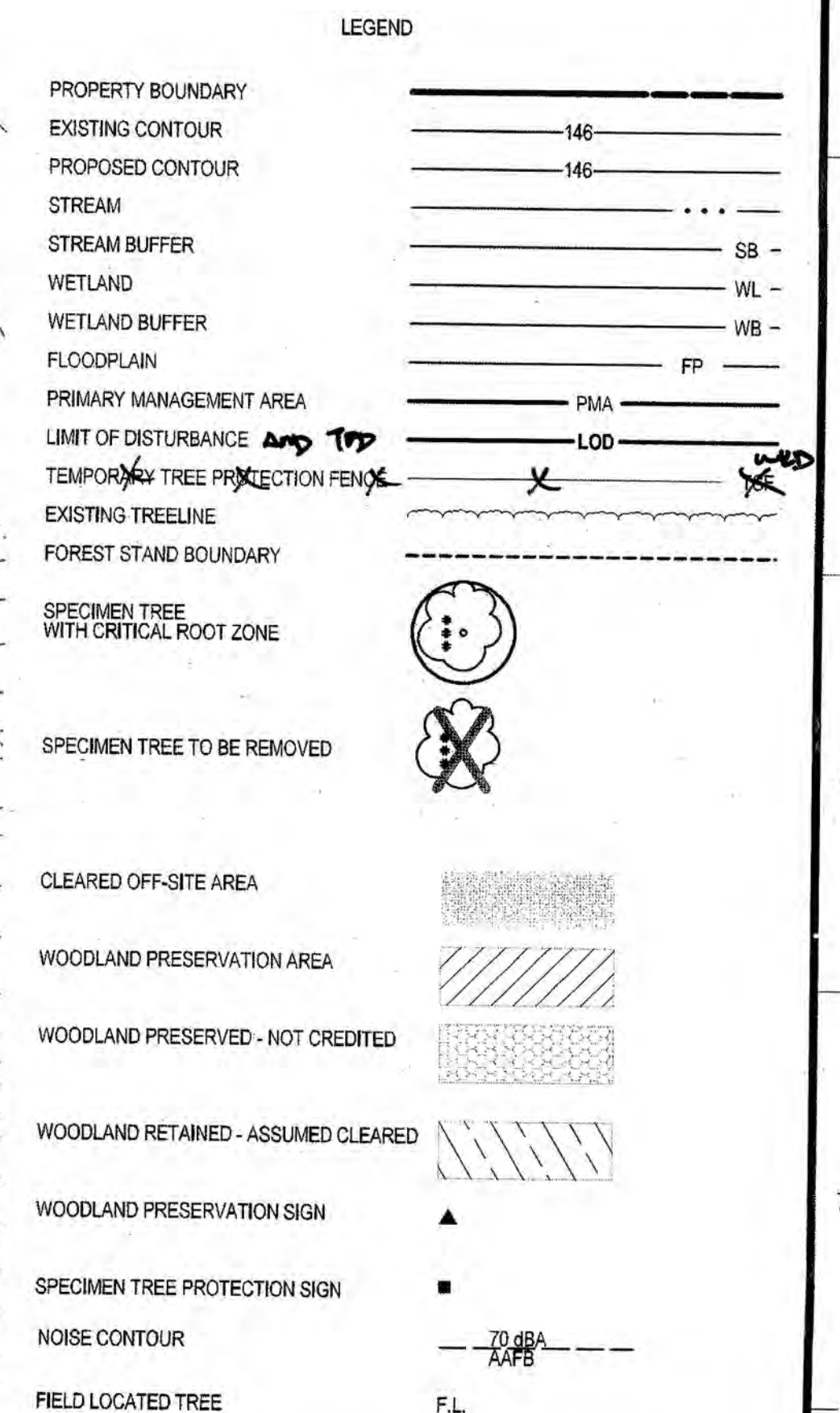
36
57

PROJECT NO.
9270300

MATCHLINE SEE SHEET 30



MATCHLINE SEE SHEET 38



M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCP11 - 029 - 12	
APPROVED BY INITIALS 01 REVISION 02 REVISION 03 REVISION 04 REVISION	DATE 1/31/13

M-NCPPC APPROVALS PROJECT NAME: WESTPHALIA CENTER PHASE I PROJECT NUMBER: DSP-12017 FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET	
APPROVAL OR REVISION #	DATE
00	10/18/12
01	12/13/12
02	12/13/12
03	12/13/12
04	12/13/12

M-NCPPC APPROVALS PROJECT NAME: WESTPHALIA CENTER PHASE I PROJECT NUMBER: DSP-12017 FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET	
APPROVAL OR REVISION #	DATE
00	10/18/12
01	12/13/12
02	12/13/12
03	12/13/12
04	12/13/12

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

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

MATCHLINE SEE SHEET 44



MATCHLINE SEE SHEET 36

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LSA Associates, Inc.
Rockville
Lanham
Waldorf
Leonardtown

LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7556

www.LSAassociates.net

REVISIONS	
01	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013
02	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS
DATE	APRIL 2012
BY	GAM
CHECKED	THD

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-521-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT
WALTON WESTPHALIA DEVELOPMENT (USA), LLC
C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.
11800 SUNRISE VALLEY DRIVE, SUITE 300
RESTON, VIRGINIA 20191
MOBILE: 540-532-2158
FAX: 888-913-8886
CONTACT: MELANIE B. GRAF, P.E.

COPYRIGHT AND THE MAP PEOPLE PERMITTED USE NUMBER 300030	
MAP	GRID
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MATCHLINE SEE SHEET 37

MATCHLINE SEE SHEET 31

MATCHLINE SEE SHEET 39

MATCHLINE SEE SHEET 45

MAP 100, P18
WTC PROPERTY HOLDINGS, LLC
L 32150.F.230
P/O PART 1

WOODLAND
PRESERVATION
AREA A: 68.99 AC.

WOODLAND PRESERVED
NOT CREDITED
AREA C: 10.53 AC

KEY MAP (N75)

LEGEND

- PROPERTY BOUNDARY
EXISTING CONTOUR
PROPOSED CONTOUR
STREAM
STREAM BUFFER
WETLAND
WETLAND BUFFER
FLOODPLAIN
PRIMARY MANAGEMENT AREA
LIMIT OF DISTURBANCE
TEMPORARY TREE PROTECTION FENCE
EXISTING TREELINE
FOREST STAND BOUNDARY
SPECIMEN TREE WITH CRITICAL ROOT ZONE
SPECIMEN TREE TO BE REMOVED
CLEARED OFF-SITE AREA
WOODLAND PRESERVATION AREA
WOODLAND PRESERVED - NOT CREDITED
WOODLAND RETAINED - ASSUMED CLEARED
WOODLAND PRESERVATION SIGN
SPECIMEN TREE PROTECTION SIGN
NOISE CONTOUR
FIELD LOCATED TREE

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCP11 - 029 - 12	
APPROVED BY	DATE
INITIAL STAFF SIGNATURE	1/31/12
01 REVISION	
02 REVISION	
03 REVISION	
04 REVISION	

M-NCPPC APPROVALS			
PROJECT NAME: WESTPHALIA CENTER PHASE I			
PROJECT NUMBER: DSP-12017			
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET.			
APPROVAL OR REVISION	DATE	REVIEWER'S INITIALS	CERTIFICATION
00	10/18/12	EPS	2/4/13
DSP-12017			
APPROVED PLAN			



LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7656

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NO.	REVISIONS	DATE	BY	DATE
02	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	01/22/2013	GAM	
01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	11/13/2012	GAM	
DATE:	APRIL 2012	CAD STANDARDS VERSION:	V8 - 2009	
DESIGNED:	GAM	TECHNICIAN:	GAM	
CHECKED:	THD			

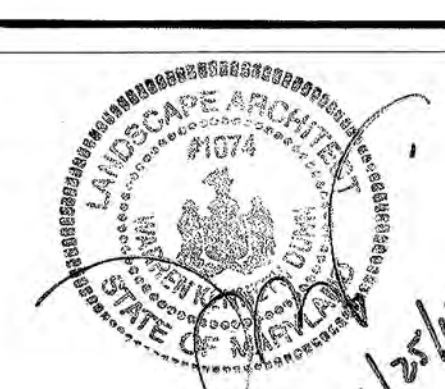
MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTRACTORS SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES SHOWN ON THIS PLAN OR THEREAFTER. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR THEREAFTER, THE CONTRACTOR SHALL, PRIOR TO THE START OF EXCAVATION, CONTACT THE ENGINEER AND THE UTILITY COMPANY. BEFORE PROCEEDING WITH CONSTRUCTION, CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

WALTON WESTPHALIA DEVELOPMENT (USA), LLC
C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.
11800 SUNRISE VALLEY DRIVE, SUITE 300
RESTON, VIRGINIA 20191
MOBILE: 540-532-2159
FAX: 888-913-8686
CONTACT: MELANIE B. GRAF, P.E.

MAP	DATE	GRID	FOOTING
MAP 100, P18	03/15/12	434	100
WSSC 200 SHEET	206 SE 00, 206 SE 09		
207 SE 00, 207 SE 09			



TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

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



SHEET 38
OF 57
PROJECT NO. 19270300

MATCHLINE SEE SHEET 39

FUTURE A-37 RW
(150' RW)
P.B. NLP 147 P. 100

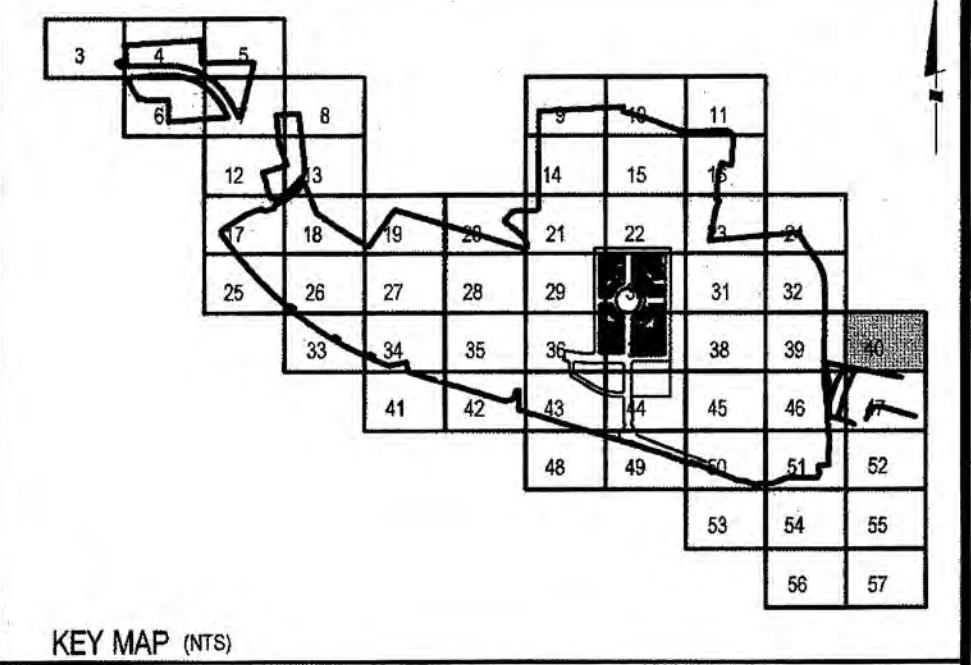
LOT 11

LOT 11
MELLWOOD ESTATES
P.B. NLP 147 P. 100
HERMILO L. LABASTIDA
L. 15972 F. 162
ZONE: R-A
USE: RESIDENTIAL

WOODYARD ROAD EXT.
P.B. NLP 147 P. 100

WOODLAND CLEARED
OFF-SITE:
AREA C: 1.52 AC.

MATCHLINE SEE SHEET 47



LEGEND	
PROPERTY BOUNDARY	---
EXISTING CONTOUR	146
PROPOSED CONTOUR	146
STREAM	---
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
FLOODPLAIN	FP
PRIMARY MANAGEMENT AREA	PMA
LIMIT OF DISTURBANCE	LOD
TEMPORARY TREE PROTECTION FENCE	X
EXISTING TREELINE	---
FOREST STAND BOUNDARY	---
SPECIMEN TREE WITH CRITICAL ROOT ZONE	⊙
SPECIMEN TREE TO BE REMOVED	⊗
CLEARED OFF-SITE AREA	▨
WOODLAND PRESERVATION AREA	▨
WOODLAND PRESERVED - NOT CREDITED	▨
WOODLAND RETAINED - ASSUMED CLEARED	▨
WOODLAND PRESERVATION SIGN	▲
SPECIMEN TREE PROTECTION SIGN	■
NOISE CONTOUR	TO DBA A/FB
FIELD LOCATED TREE	F.L.

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION	
APPROVAL	
TREE CONSERVATION PLAN	
TCPII - 029 - 12	
APPROVED BY	DATE
INITIAL STAFF SIGNATURE	1/31/13
01 REVISION	
02 REVISION	
03 REVISION	
04 REVISION	

M-NCPPC APPROVALS			
PROJECT NAME: WESTPHALIA CENTER PHASE I			
PROJECT NUMBER: DSP-12017			
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET.			
APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	10/18/12	EPS	2/4/13
DSP-12017			
APPROVED PLAN			

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REVISIONS		BY		DATE	
02	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2012		
01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012		
DATE: APRIL 2012 CAD STANDARDS VERSION: V8 - 2005					
DESIGNED: GAM		TECHNICIAN: GAM		CHECKED: THD	

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY OBTAINING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-327-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHATEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

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

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

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MAP: TAX MAP	GRID: P4
90 23 534-E34-F34	90 23 534-E34-F34
91 24 01-E1-F1	91 24 01-E1-F1
92 25 02-E2-F2	92 25 02-E2-F2
93 26 03-E3-F3	93 26 03-E3-F3
94 27 04-E4-F4	94 27 04-E4-F4



TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

MELWOOD (1508) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

LS

1" = 30'

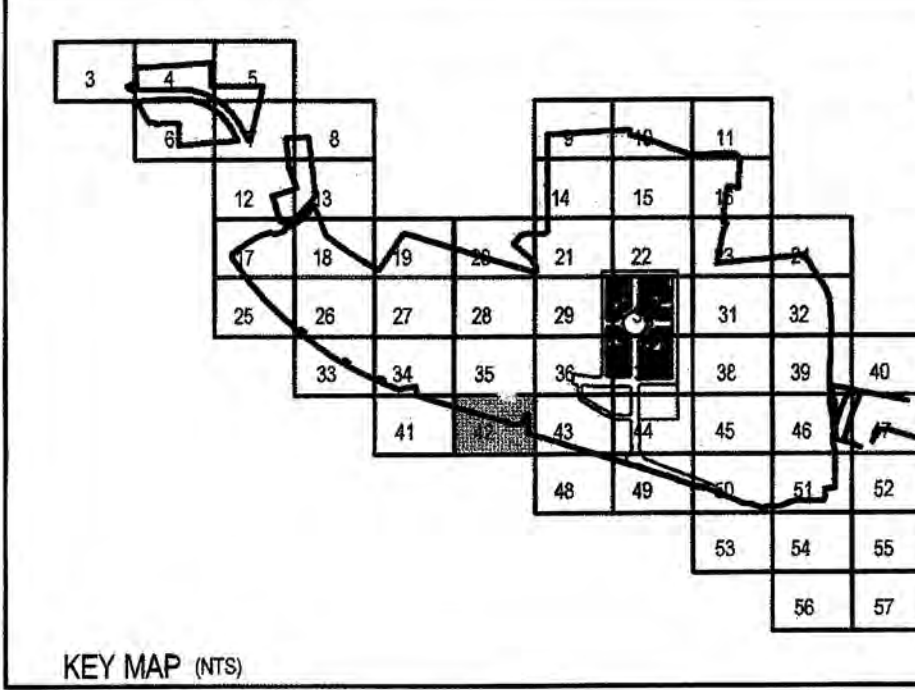
SHEET 40 OF 57

PROJECT NO. 15270300

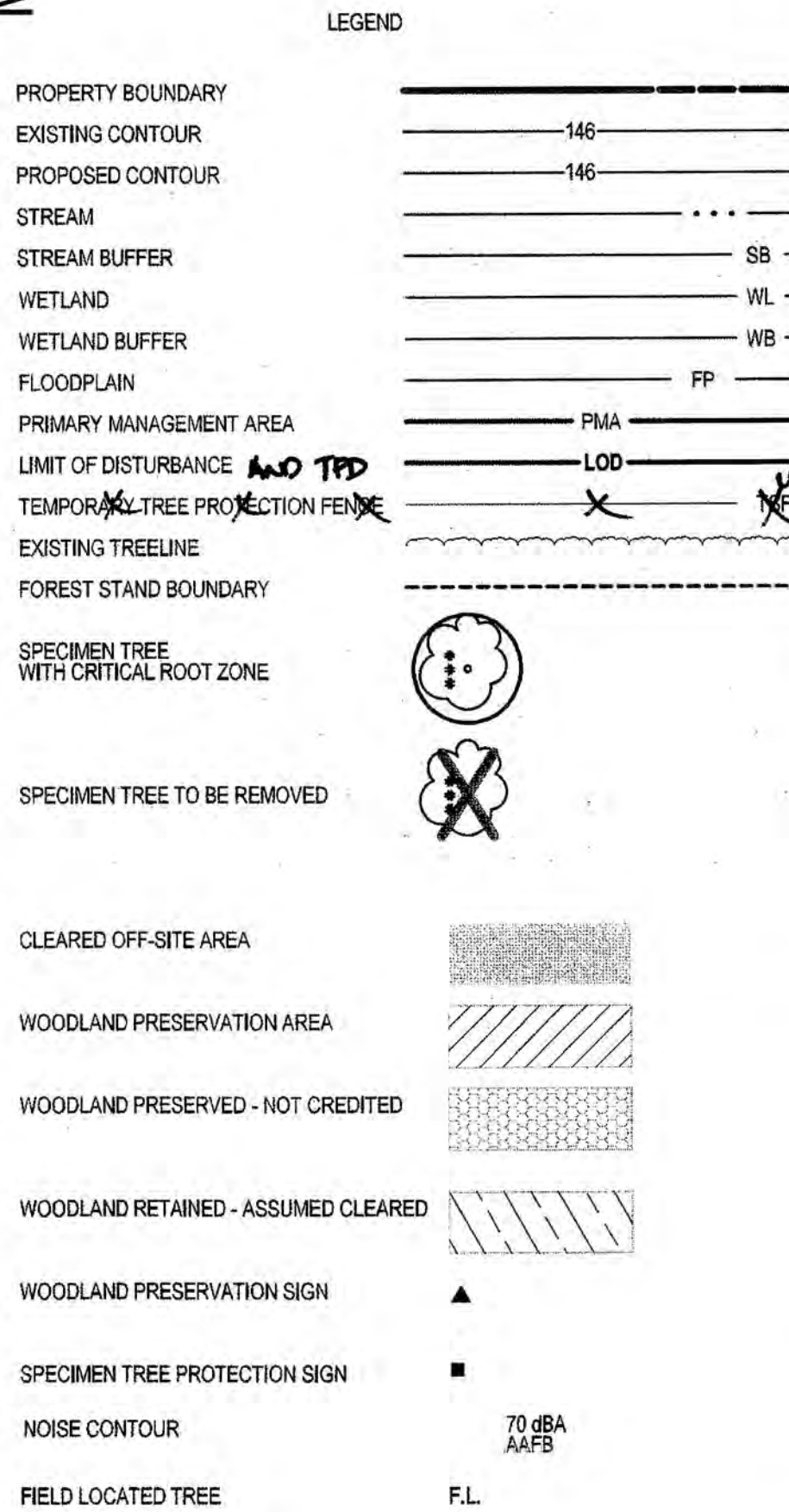
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MATCHLINE SEE SHEET 41

MATCHLINE SEE SHEET 35



MATCHLINE SEE SHEET 43



M-NCPPC		
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT		
ENVIRONMENTAL PLANNING SECTION		
APPROVAL		
TREE CONSERVATION PLAN		
TCP11 - 029 - 12		
APPROVED BY	DATE	
INITIALS		
SIGNATURE		
01 REVISION		
02 REVISION		
03 REVISION		
04 REVISION		

M-NCPPC APPROVALS			
PROJECT NAME: WESTPHALIA CENTER PHASE I			
PROJECT NUMBER: DSP-12017			
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET			
REVISED LISTED BELOW APPLY TO THIS SHEET			
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DSP-12017			
APPROVED PLAN			



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02	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2013
01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012
DATE:	APRIL 2012	CAD STANDARDS VERSION:	18 - 2009
DESIGNED:	GAM	TECHNICIAN:	GAM
CHECKED:	THD		

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-251-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR TWELVE (12) INCHES, WORKER/VERIS MUST CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT
WALTON WESTPHALIA DEVELOPMENT (USA), LLC,
C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.
11800 SUNRISE VALLEY DRIVE, SUITE 300
RESTON, VIRGINIA 20191
MOBILE: 540-532-2158
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MAP	GRID	F4
TAX MAP		
86 03 04-AE4-F34		MAX-T
87 04 01-02		
W840 000' SHEET		
206 SE 08, 206 SE 09		
207 SE 08, 207 SE 09		



TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II

WESTPHALIA TOWN CENTER

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



SHEET
42
OF
57

PROJECT NO.
19270200

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MATCHLINE SEE SHEET 42

MATCHLINE SEE SHEET 36

MATCHLINE SEE SHEET 48

MATCHLINE SEE SHEET 44

LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- STREAM
- STREAM BUFFER
- WETLAND
- WETLAND BUFFER
- FLOODPLAIN
- PRIMARY MANAGEMENT AREA
- LIMIT OF DISTURBANCE
- TEMPORARY TREE PROTECTION FENCE
- EXISTING TREELINE
- FOREST STAND BOUNDARY
- SPECIMEN TREE WITH CRITICAL ROOT ZONE
- SPECIMEN TREE TO BE REMOVED
- CLEARED OFF-SITE AREA
- WOODLAND PRESERVATION AREA
- WOODLAND PRESERVED - NOT CREDITED
- WOODLAND RETAINED - ASSUMED CLEARED
- WOODLAND PRESERVATION SIGN
- SPECIMEN TREE PROTECTION SIGN
- NOISE CONTOUR
- FIELD LOCATED TREE

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

APPROVED BY	DATE
INITIAL STAFF	
SIGNATURE	Megan K. Bizer 1/31/13
01 REVISION	
02 REVISION	
03 REVISION	
04 REVISION	

M-NCPPC APPROVALS

PROJECT NAME:	WESTPHALIA CENTER PHASE I		
PROJECT NUMBER:	DSP-12017		
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET:			
APPROVAL OR REVISION #	DATE	INITIALS	CERTIFICATION
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DSP-12017
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01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	11/13/2012	GAM
DATE: APRIL 2012		CAD STANDARDS VERSION: Y8 - 2006	TECHNICIAN: GAM
DESIGNED: GAM		CHECKED: THD	

MISS UTILITY NOTE

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OWNER/DEVELOPER/APPLICANT

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11800 SUNRISE VALLEY DRIVE, SUITE 300
RESTON, VIRGINIA 20191

MOBILE: 540-632-2158
FAX: 888-913-8686
CONTACT: MELANIE B. GRAF, P.E.

TAX MAP		ZONING CATEGORY:	
80	CD-4.634-F34	80	MAX-T
WTC 000 SHEET		208 SE 08, 206 SE 09	
207 SE 08, 207 SE 09			



TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

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

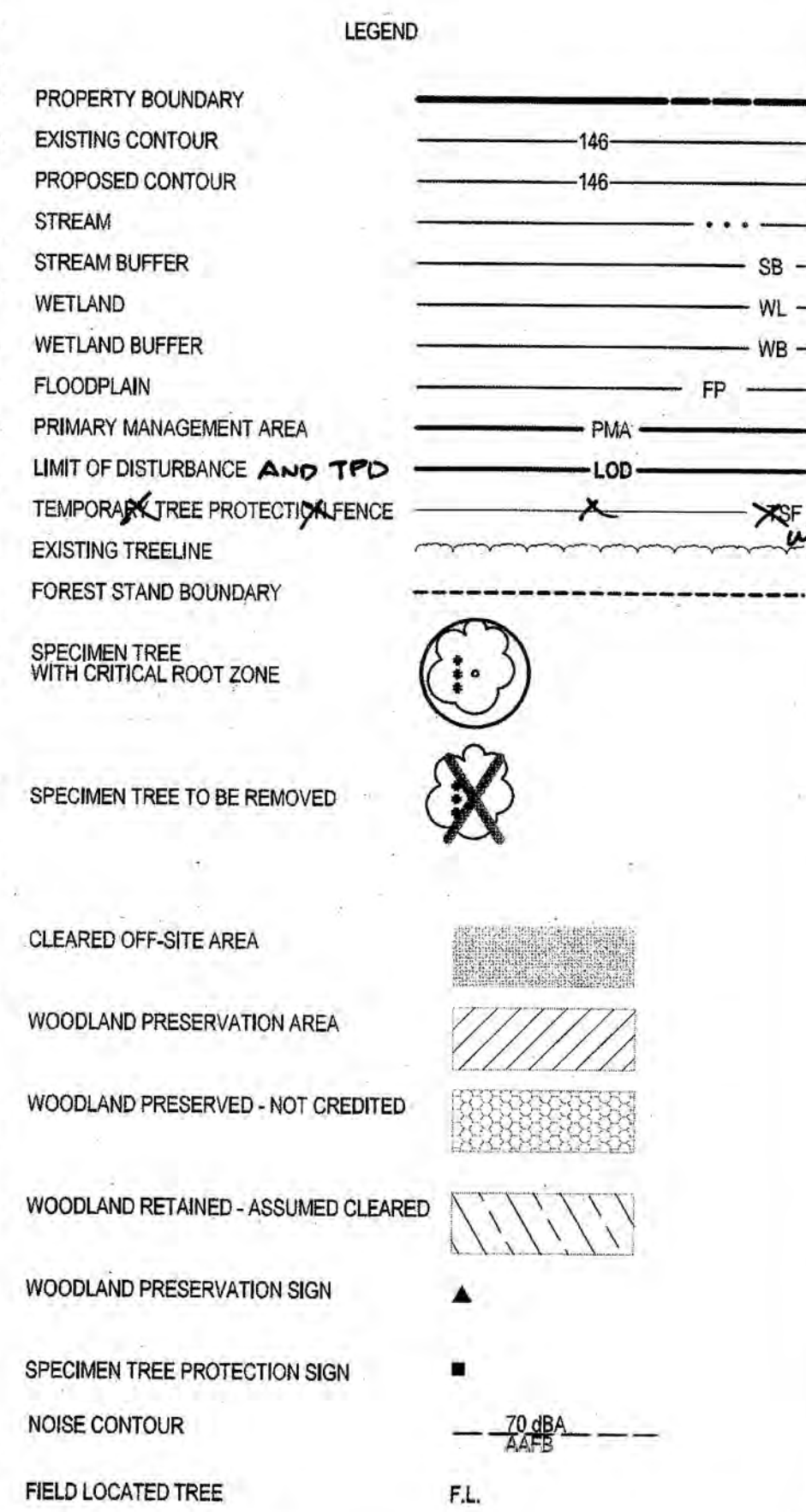
11/23/13

PROJECT NO. 19270300

12/12/2013 4:50:33 PM

MATCHLINE SEE SHEET 43

MATCHLINE SEE SHEET 45



M-NCPPC		
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT		
ENVIRONMENTAL PLANNING SECTION		
APPROVAL		
TREE CONSERVATION PLAN		
TCP# - 029 - 12		
APPROVED BY		DATE
INITIAL STAFF SIGNATURE	<i>meagan K. Reiser</i>	1/31/12
01 REVISION		
02 REVISION		
03 REVISION		
04 REVISION		

M-NCPPC APPROVALS			
PROJECT NAME: WESTPHALIA CENTER PHASE I			
PROJECT NUMBER: DSP-12017			
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REMOVED LISTED BELOW APPLY TO THIS SHEET.			
APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	10/18/12	EPB	2/4/13

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II **WESTPHALIA TOWN CENTER**



SHEET 44
OF 57

PROJECT NO.
19270300

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

P:\19270300\ENGINEERING\MATRIL 44.dwg Scale=30.0000 ft/in. User=matlab DLT=d=PDF Cam=450 plots P:\19270300\ENGINEERING\MATRIL 44.dwg

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01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM		01/22/2013
NO	REVISIONS	GAM		11/13/2017
DATE:	APRIL 2012	CAD STANDARDS VERSION:	VR - 2000	
				DATE

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

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CONTACT : MELANIE B. GRAF, P.E.

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MAP <u>90</u> GRID <u>F4</u>	
TAX MAP C3, D3-4, E3-4, F3-4 A4 D1 E1 F1	ZONING CATEGORY: M-X-T
WSSC 200' SHEET	
206 SE 08, 206 SE 09 207 SE 08, 207 SE 09	



13



MATCHLINE SEE SHEET 44

MATCHLINE SEE SHEET 50

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER



SHEET 45

PROJECT NO.
19270300

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

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[illegible]

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MOBILE: 540-532-2158
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CONTACT : MELANIE B. GRAF, P.E.

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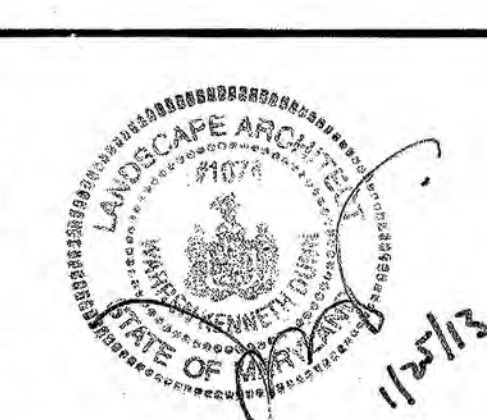
MAP 90 GRID F4

TAX MAP	ZONING CATEG
99 C3, D3-4, E3-4, F3-4	M.Y.T.

91	A4	W-A-1
99	D1.E1.F1	
WSSC 200' SHEET		

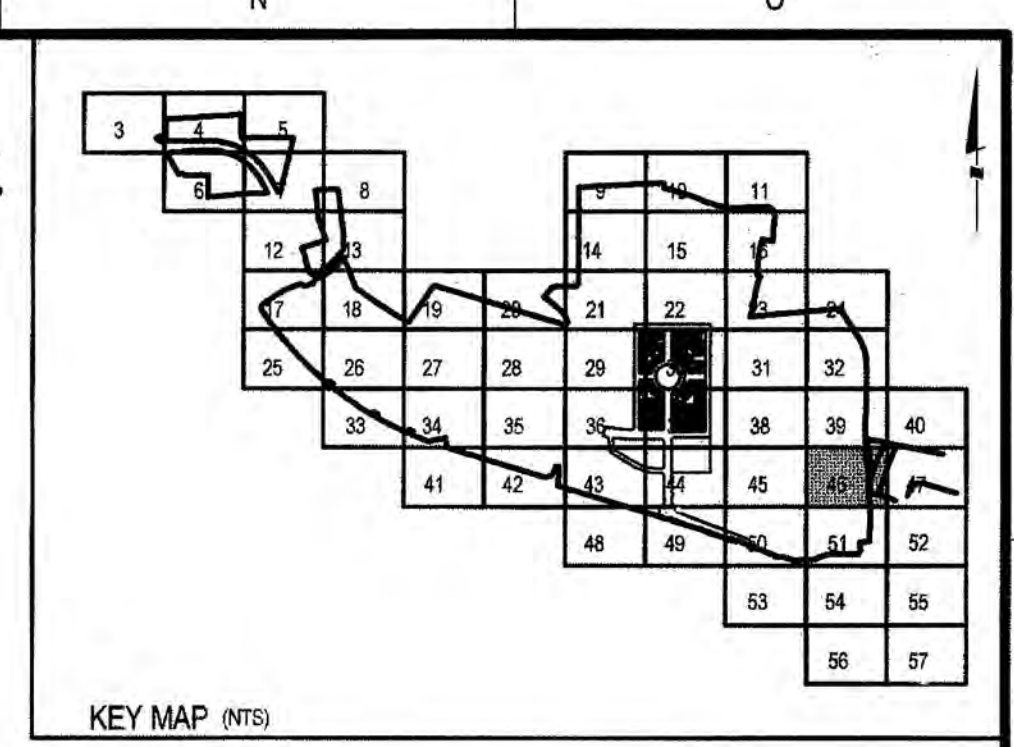
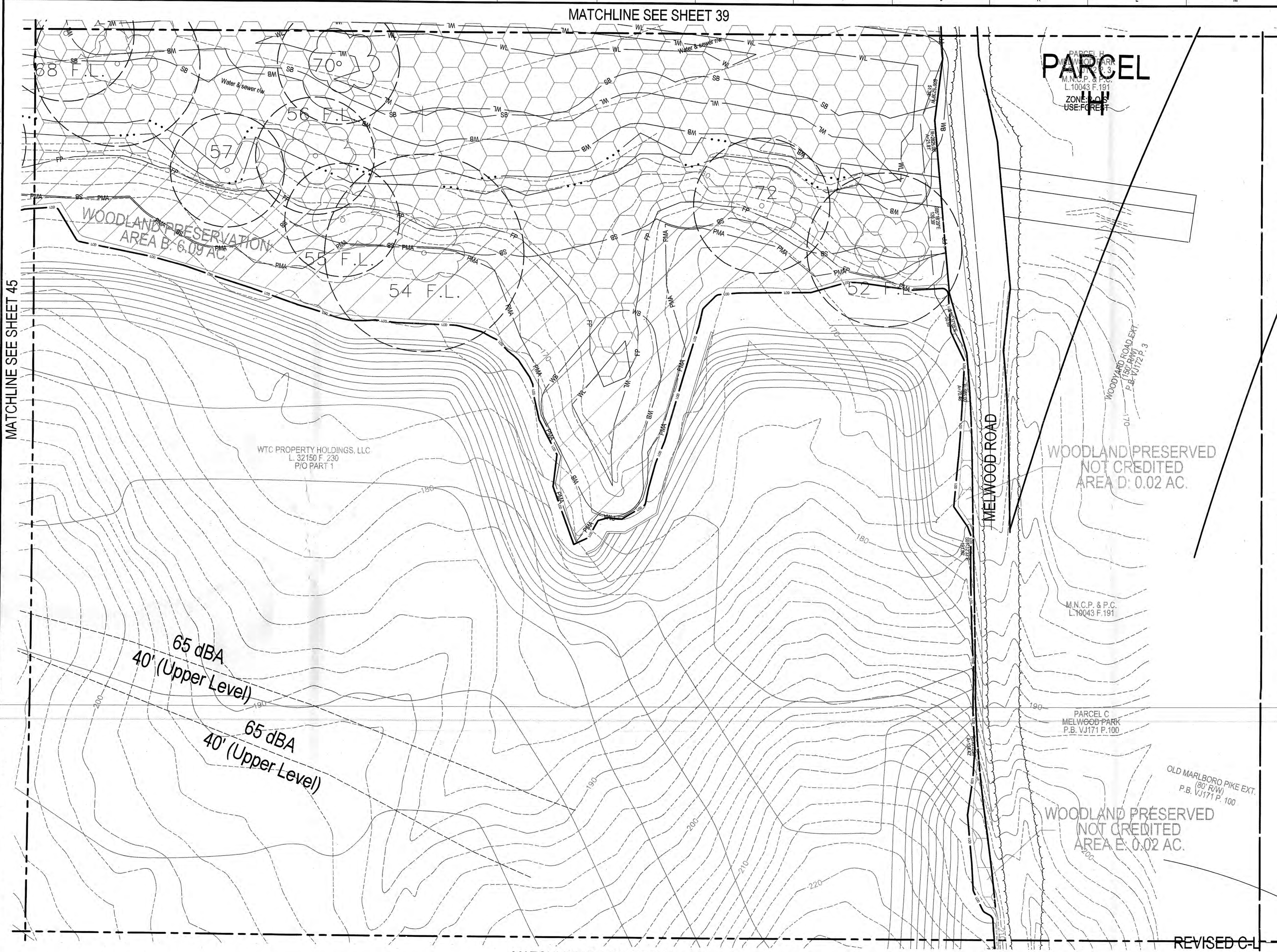
206 SE 08, 206 SE 09
207 SE 08, 207 SE 09

--	--



5/13

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MATCHLINE SEE SHEET 47

LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- STREAM
- STREAM BUFFER
- WETLAND
- WETLAND BUFFER
- FLOODPLAIN
- PRIMARY MANAGEMENT AREA
- LIMIT OF DISTURBANCE
- TEMPORARY TREE PROTECTION FENCE
- EXISTING TREELINE
- FOREST STAND BOUNDARY
- SPECIMEN TREE WITH CRITICAL ROOT ZONE
- SPECIMEN TREE TO BE REMOVED
- CLEARED OFF-SITE AREA
- WOODLAND PRESERVATION AREA
- WOODLAND PRESERVED - NOT CREDITED
- WOODLAND RETAINED - ASSUMED CLEARED
- WOODLAND PRESERVATION SIGN
- SPECIMEN TREE PROTECTION SIGN
- NOISE CONTOUR
- FIELD LOCATED TREE

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

APPROVED BY	DATE
INITIAL STAFF SIGNATURE	
01 REVISION	
02 REVISION	
03 REVISION	
04 REVISION	

M-NCPPC APPROVALS

PROJECT NAME: **WESTPHALIA CENTER PHASE I**

PROJECT NUMBER: **DSP-12017**

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

APPROVAL OR REVISION #	DATE	INITIALS	CERTIFICATION
00	10/18/12	EP3	2/4/13

DSP-12017
APPROVED PLAN

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MISS UTILITY NOTE

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OWNER/DEVELOPER/APPLICANT

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RESTON, VIRGINIA 20191

MOBILE: 540-632-2158
FAX: 888-913-8888
CONTACT: MELANIE B. GRAF, P.E.

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

11-2/13

Scale: 1" = 30'

Sheet: 46 of 57

Project No: 19270300

MATCHLINE SEE SHEET 40

MATCHLINE SEE SHEET 46

PARCEL 'G'
Plat Eleven
Melwood Park
P.B. 172 P. 3

LOT 11
MELLWOOD ESTATES
P.B.NLP147 P.100
MELLWOOD ESTATES
P.B.NLP147 P.100
ZONE:R-A
USE:RESIDENTIAL

WOODLAND CLEARED
OFF-SITE:
AREA C: 1.52 AC.

COULD NOT FIND LIF FOR EX. EASEMENT.
MAY HAVE NOT BEEN CREATED DUE TO
BEING LOCATED ON MNCPPC PARCEL

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

M.N.C.P. & P.C.
L.10043 F.191
ZONE:R-O-S
USE:FOREST

OLD MARLBORO PIKE EXT.
(80' RWD)
P.B. VJ171 P. 100

MATCHLINE SEE SHEET 52

KEY MAP (NTS)

LEGEND

PROPERTY BOUNDARY	---
EXISTING CONTOUR	146
PROPOSED CONTOUR	146
STREAM	---
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
FLOODPLAIN	FP
PRIMARY MANAGEMENT AREA	PMA
LIMIT OF DISTURBANCE	LOD
TEMPORARY TREE PROTECTION ZONE	---
EXISTING TREELINE	---
FOREST STAND BOUNDARY	---
SPECIMEN TREE WITH CRITICAL ROOT ZONE	---
SPECIMEN TREE TO BE REMOVED	---
CLEARED OFF-SITE AREA	---
WOODLAND PRESERVATION AREA	---
WOODLAND PRESERVED - NOT CREDITED	---
WOODLAND RETAINED - ASSUMED CLEARED	---
WOODLAND PRESERVATION SIGN	---
SPECIMEN TREE PROTECTION SIGN	---
NOISE CONTOUR	---
FIELD LOCATED TREE	FL

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

APPROVED BY	DATE
INITIAL STAFF SIGNATURE	1/31/12
01 REVISION	
02 REVISION	
03 REVISION	
04 REVISION	

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DSP-12017 APPROVED PLAN			



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02	REVISED TO MEET MNCPPC COMMENT'S DATED 01/17/2013	GAM	01/22/2012
01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012
NO.	REVISIONS	BY	DATE
DATE:	APRIL 2012	CAD STANDARDS VERSION:	VS - 2000
DESIGNED:	GAM	TECHNICIAN:	GAM
CHECKED:	THD		

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES
WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR
MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL
EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST
PIES BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION.
CONTACT MISS UTILITY AT 1-800-251-7777 48 HOURS PRIOR TO
THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN
SHOWN ON THE PLAN OR TWELVE (12) INCHES, WHICHEVER IS
LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY
BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS
THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

WALTON WESTPHALIA DEVELOPMENT (USA), LLC.
C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.
11800 SUNRISE VALLEY DRIVE, SUITE 300
RESTON, VIRGINIA 20191
MOBILE: 540-532-2158
FAX: 888-913-8686
CONTACT: MELANIE B. GRAF, P.E.

MAP	GRID	F4
80	03	04-05-06-07-08-09-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-00
WSDC 200 SHEET	205 SE 00, 206 SE 00, 207 SE 00, 207 SE 01	



TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

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



30'

SHEET 47

OF 57

PROJECT NO.
19270300

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NO.	DATE	REVISIONS	BY	DATE
02	01/22/2012	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	
01	11/13/2012	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	
NO.	DATE	REVISIONS	BY	DATE
DATE:	APRIL 2012	CAD STANDARDS VERSION:	V8 - 2000	
DESIGNED:	GAM	TECHNICIAN:	GAM	
CHECKED:	THD			

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT THE UTILITY AT 1-800-482-7771. 48 HOURS PRIOR TO THE START OF EXCAVATION, IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

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

MOBILE: 540-432-2158
FAX: 886-913-8686
CONTACT : MELANIE B. GRAF, P.E.

MAP	TAX MAP	ZONING CATEGORY:
80	CS 03-43-43-43-4	M-X-T
81	44	
82	01 E1 F1	
WISC 200 SHEET	206 SE 06, 206 SE 09, 207 SE 06, 207 SE 09	



TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II WESTPHALIA TOWN CENTER

MELWOOD (1ST) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

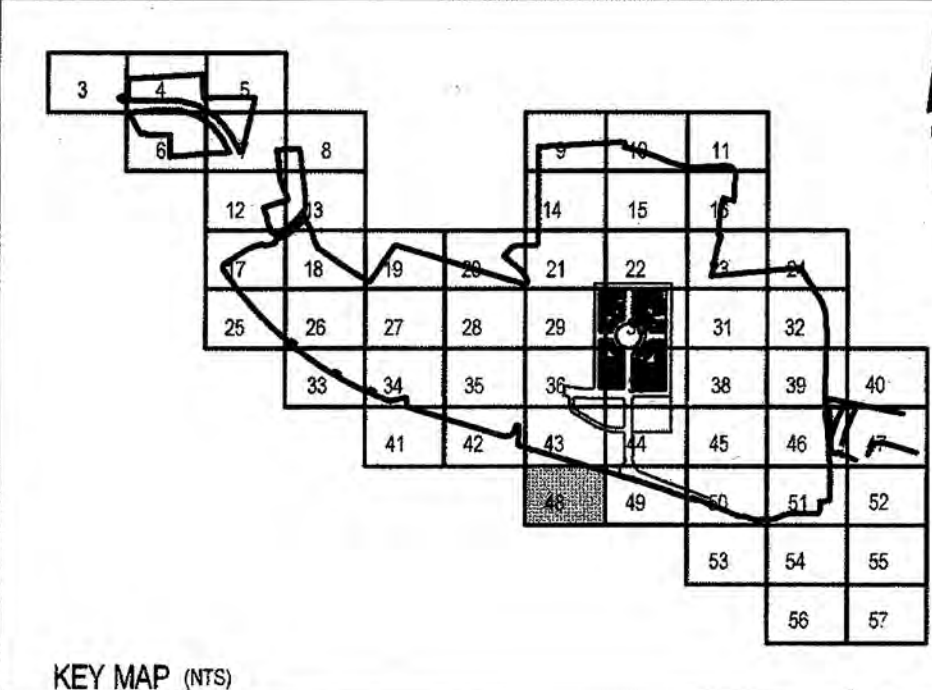


1" = 30'

SHEET 48

OF 57

PROJECT NO. 19270300



MATCHLINE SEE SHEET 49

MATCHLINE SEE SHEET 43

LEGEND

PROPERTY BOUNDARY	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
STREAM	---
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
FLOODPLAIN	FP
PRIMARY MANAGEMENT AREA	PMA
LIMIT OF DISTURBANCE	LOD
TEMPORARY TREE PROTECTION FENCE	---
EXISTING TREELINE	---
FOREST STAND BOUNDARY	---
SPECIMEN TREE WITH CRITICAL ROOT ZONE	---
SPECIMEN TREE TO BE REMOVED	---
CLEARED OFF-SITE AREA	---
WOODLAND PRESERVATION AREA	---
WOODLAND PRESERVED - NOT CREDITED	---
WOODLAND RETAINED - ASSUMED CLEARED	---
WOODLAND PRESERVATION SIGN	---
SPECIMEN TREE PROTECTION SIGN	---
NOISE CONTOUR	---
FIELD LOCATED TREE	FL

SCALE: 1" = 30'

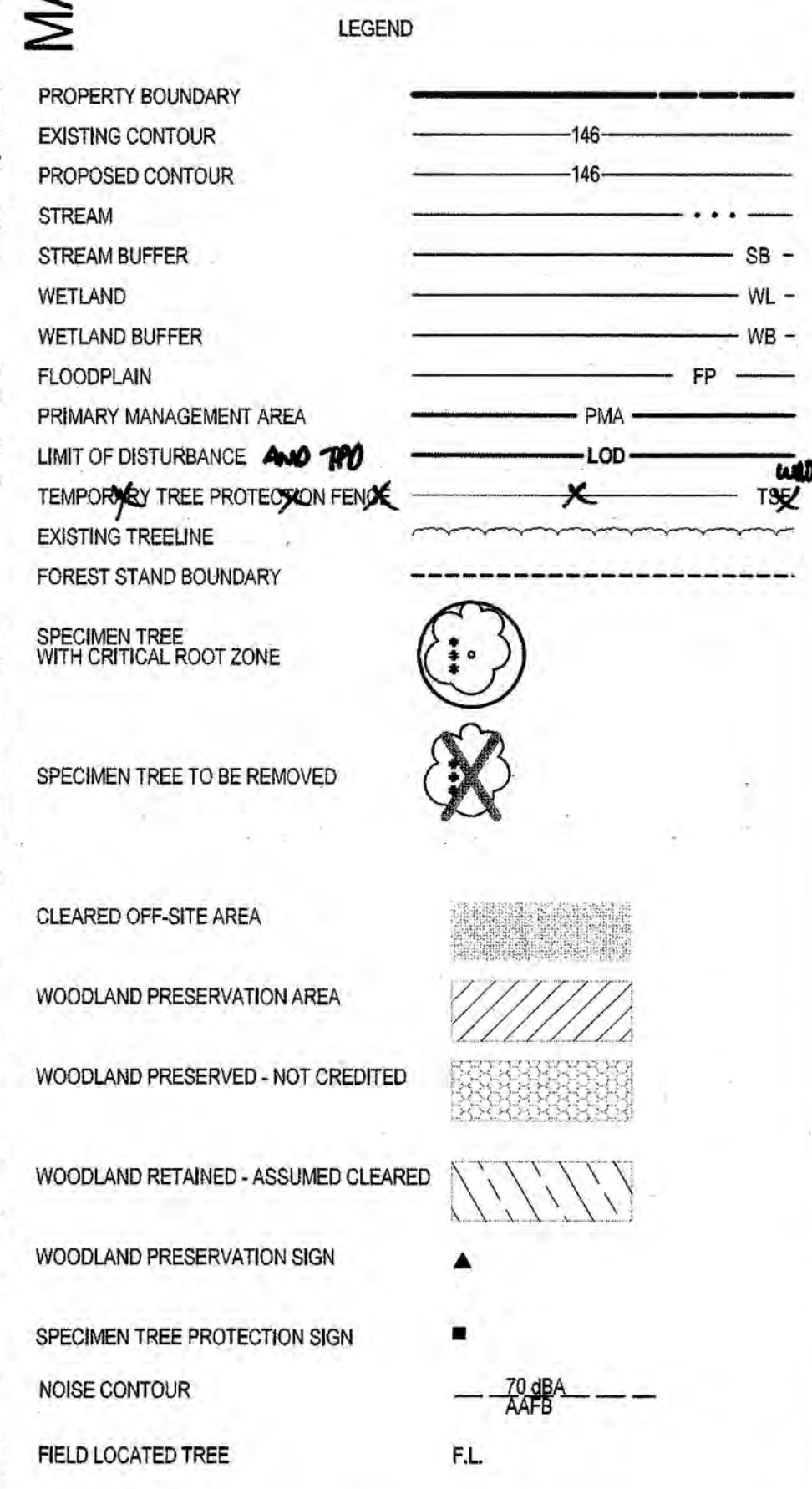
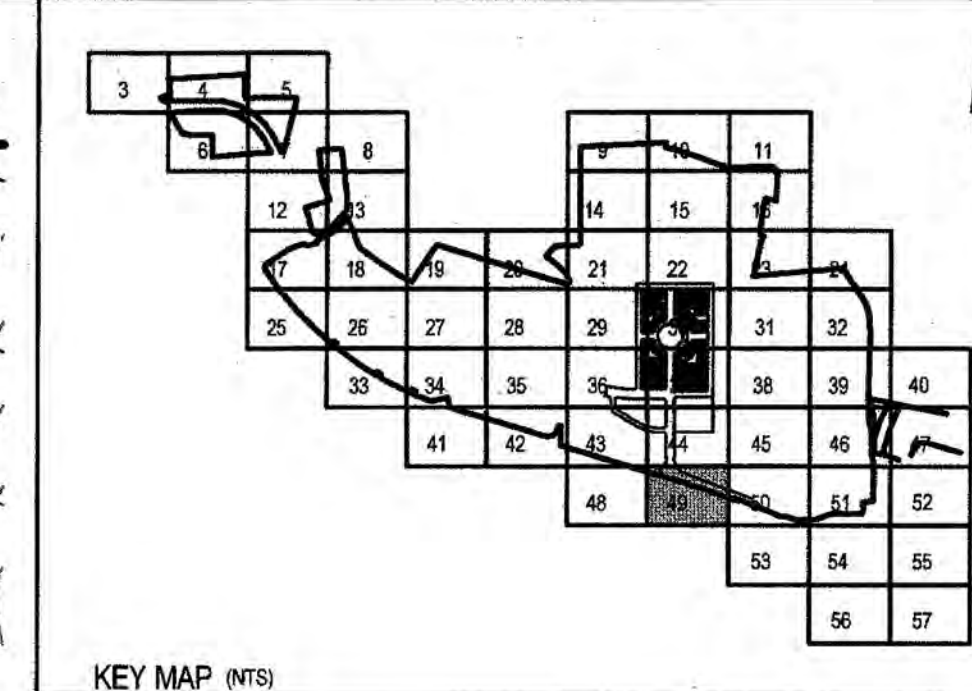
M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCP11 - 029 - 12	
APPROVED BY	DATE
INITIAL STAFF SIGNATURE	1/21/13
01 REVISION	
02 REVISION	
03 REVISION	
04 REVISION	

M-NCPPC APPROVALS			
PROJECT NAME: WESTPHALIA CENTER PHASE I			
PROJECT NUMBER: DSP-12017			
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISED LISTED BELOW APPLY TO THIS SHEET.			
APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	10/18/12	SP3	2/4/13
APPROVED PLAN DSP-12017			

MATCHLINE SEE SHEET 44

MATCHLINE SEE SHEET 48

MATCHLINE SEE SHEET 50



M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCP11 - 029 - 12	
APPROVED BY	DATE
INITIALS SIGNATURE	1/31/12
01 REVISION	
02 REVISION	
03 REVISION	
04 REVISION	

M-NCPPC APPROVALS			
PROJECT NAME: WESTPHALIA CENTER PHASE I			
PROJECT NUMBER: DSP-12017			
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET:			
APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	10/18/12	EP3	2/4/13
APPROVED PLAN DSP-12017			

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Lanham, MD 20706
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NO.	REVISIONS	BY	DATE
DATE:	APRIL 2012	CAD STANDARDS VERSION:	V8 - 2000
DESIGNED:	GAM	TECHNICIAN:	GAM
CHECKED:	THD		

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-627-7777. 48 HOURS PRIOR TO THE START OF EXCAVATION, IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR TWELVE (12) INCHES, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

WALTON WESTPHALIA DEVELOPMENT (USA), LLC
C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.
11600 SUNRISE VALLEY DRIVE, SUITE 300
RESTON, VIRGINIA 20191

MOBILE: 840-832-2158
FAX: 888-913-8986
CONTACT: MELANIE B. GRAF, P.E.

MAP	TAX MAP	ZONING CATEGORY:
80	C3 04-434-F3-4	M-X-T
81	84	
82	01-15-F1	
WSG 200' SHEET	206 SE 06, 206 SE 09	
	207 SE 06, 207 SE 08	



TREE CONSERVATION PLAN TYPE II

**TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER**

1" = 30'

SHEET **49**
OF **57**

PROJECT NO.
15270300



MATCHLINE SEE SHEET 49

MATCHLINE SEE SHEET 53

TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER



SHEET 50
OF 57

PROJECT NO.
10270200

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

R:\102270300\ENGINEERING\MATCRL 50.dwg Scale=30.0000 ft / in User=gmikit PltType=PDF Gray 150 plts/in PenTh=TEXT SUR.tbl 1/28/2013 2:47:48

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Soltz Associates, Inc.

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Lanham, MD 20706
t. 301.794.7555 f. 301.794.7656

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01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS			GAM	11/13/2012
NO.	REVISIONS			BT	DATE
DATE:	APRIL 2012	CAD STANDARDS VERSION:	V8	2009	

MISS UTILITY NOTE

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RESTON, VIRGINIA 20191

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

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MAP	90	GRID	F4
90	TAX MAP	ZONING CATE	
91	C3, D3-4, E3-4, F3-4		
91	A4	M-X-T	
90	D1-E1, F1		
WSSC 200' SHEET			
206 SE 06, 206 SE 09			
207 SE 06, 207 SE 09			



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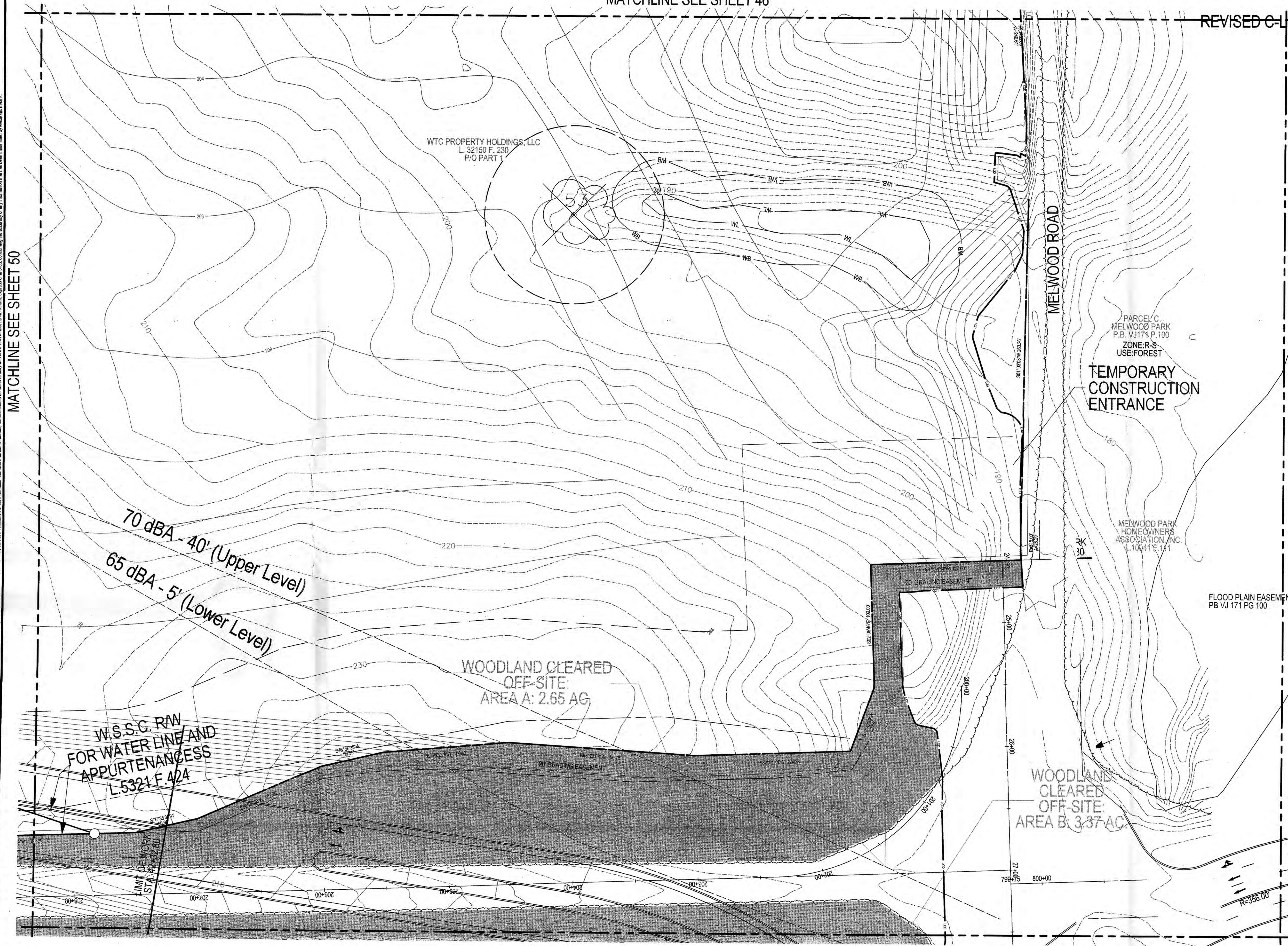
MATCHLINE SEE SHEET 50

MATCHLINE SEE SHEET 46

REVISED C-1

KEY MAP (NTS)

MATCHLINE SEE SHEET 52



LEGEND

PROPERTY BOUNDARY	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
STREAM	---
STREAM BUFFER	SS
WETLAND	WL
WETLAND BUFFER	WB
FLOODPLAIN	FP
PRIMARY MANAGEMENT AREA	PMA
LIMIT OF DISTURBANCE AND TPO	LOD
TEMPORARY TREE PROTECTION FENCE	---
EXISTING TREELINE	---
FOREST STAND BOUNDARY	---
SPECIMEN TREE WITH CRITICAL ROOT ZONE	---
SPECIMEN TREE TO BE REMOVED	---
CLEARED OFF-SITE AREA	---
WOODLAND PRESERVATION AREA	---
WOODLAND PRESERVED - NOT CREDITED	---
WOODLAND RETAINED - ASSUMED CLEARED	---
WOODLAND PRESERVATION SIGN	---
SPECIMEN TREE PROTECTION SIGN	---
NOISE CONTOUR	---
FIELD LOCATED TREE	FL

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

APPROVED BY	DATE
INITIAL STAFF	
SIGNATURE	Megan K. Baker 1/31/13
01 REVISION	
02 REVISION	
03 REVISION	
04 REVISION	

M-NCPPC APPROVALS				
PROJECT NAME: WESTPHALIA CENTER PHASE I				
PROJECT NUMBER: DSP-12017				
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET.				
APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE	
00	10/18/12	EPB	2/4/13	
APPROVED PLAN				
SP-12017				

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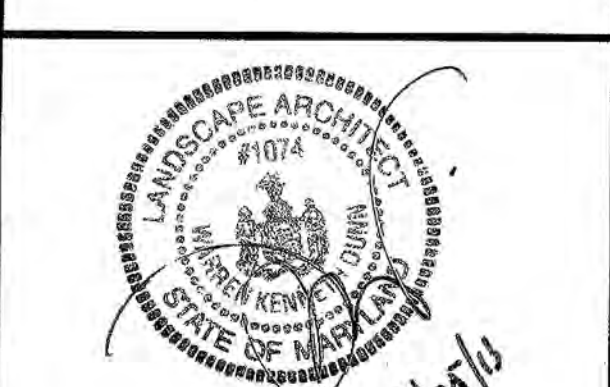
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NO.	DATE	REVISIONS
02	01/22/2012	REVISED TO MEET M-NCPPC COMMENTS DATED 01/17/2013
01	11/13/2012	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS
DATE	APRIL 2012	GAD STANDARDS VERSION: V8 - 2000
DESIGNED:	GAM	TECHNICAL: GAM
CHECKED:	THD	

MISS UTILITY NOTE
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C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.
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RESTON, VIRGINIA 20191
MOBILE: 540-532-2158
FAX: 888-913-8685
CONTACT: MELANIE B. GRAF, P.E.

MAP	NO	GRID	PI
TAX MAP	NO	GRID	PI
WSSC 200' SHEET	200 SE 08, 206 SE 09, 207 SE 08, 207 SE 09		



TREE CONSERVATION PLAN TYPE II

**TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER**

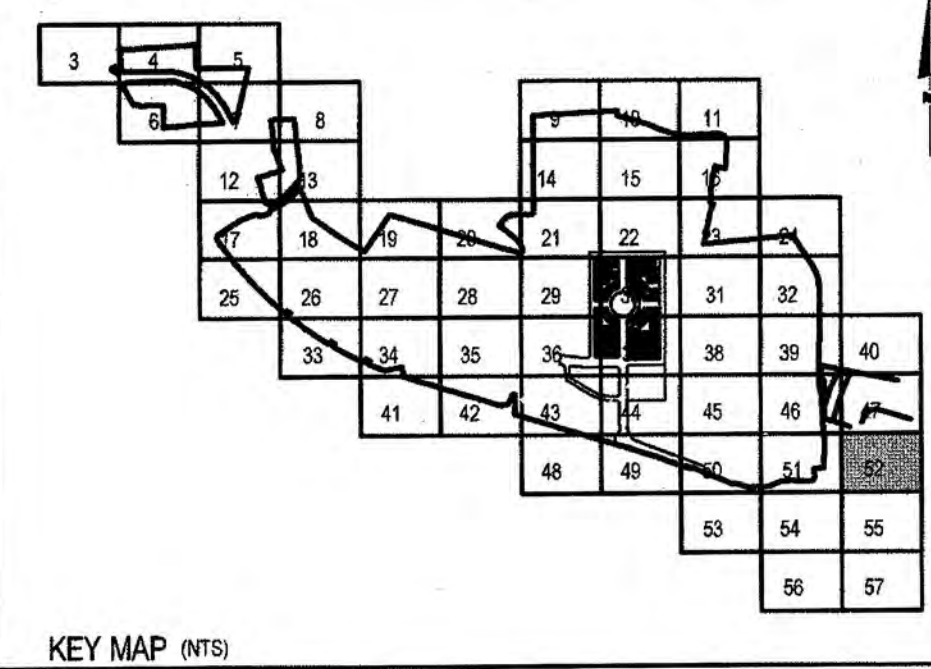
MELWOOD (19th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

SHEET **51**
OF **57**

PROJECT NO.
19270300

12/28/2013 2:48:51 PM

MATCHLINE SEE SHEET 47



MATCHLINE SEE SHEET 51

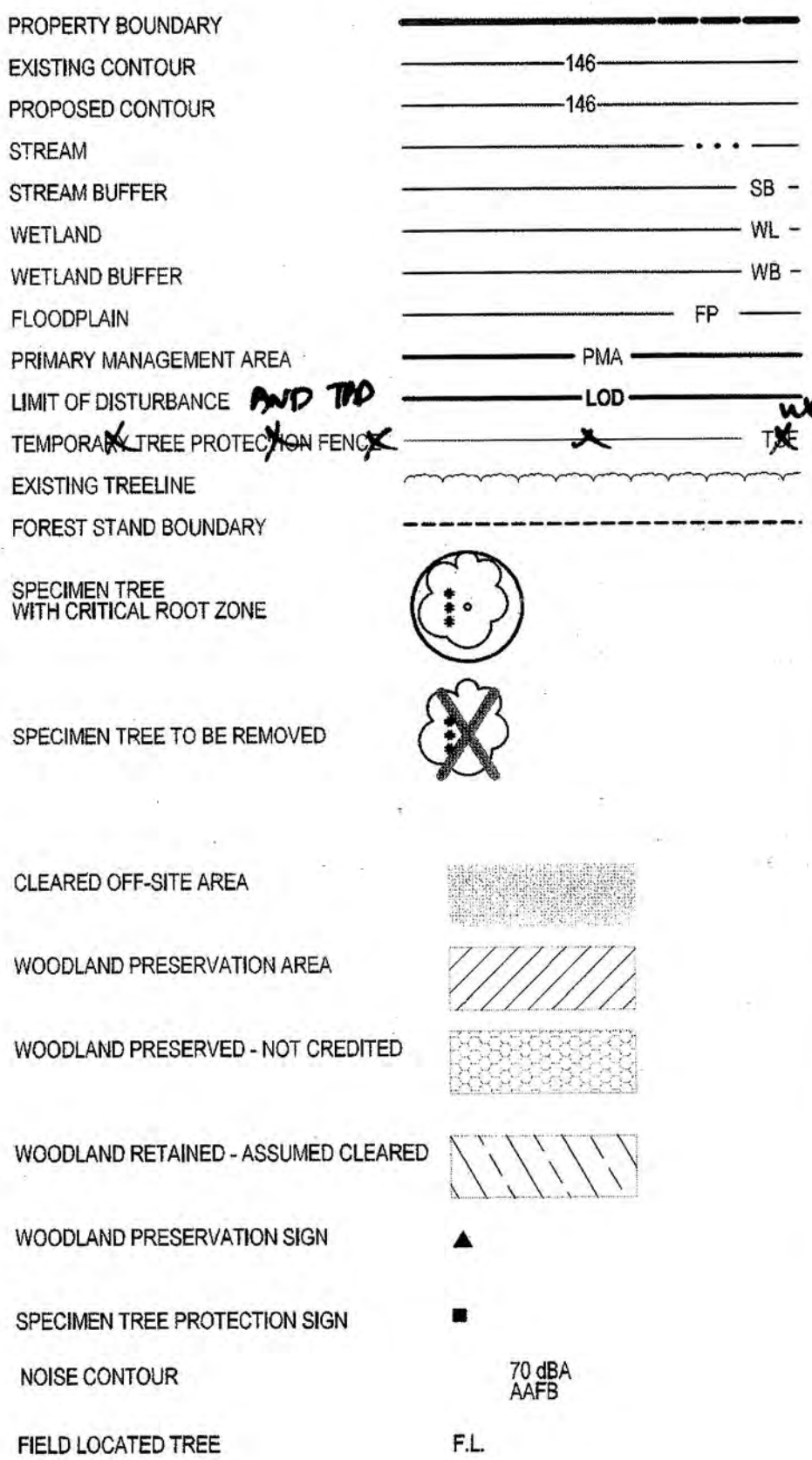
PARCEL C
MELWOOD PARK
P.B. VJ171 P.100
ZONE:R-S
USE:FOREST

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

OLD MARLBORO PIKE EXT.
P.B. VJ171 P.100

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

LEGEND



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

APPROVED BY	DATE
INITIAL STAFF SIGNATURE	<i>Megan K. B...</i> 1/3/13
01 REVISION	
02 REVISION	
03 REVISION	
04 REVISION	

M-NCPPC APPROVALS

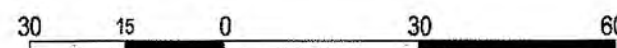
PROJECT NAME: WESTPHALIA CENTER PHASE I
PROJECT NUMBER: DSP-12017

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

APPROVAL OR REVISION #	DATE	INITIALS	CERTIFICATION
00	10/18/12	EP	2/4/13
01			
02			
03			
04			

SCALE: 1" = 30'

MATCHLINE SEE SHEET 55



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NO.				
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DESIGNED:	GAM	TECHNICAL:	GAM	
CHECKED:	THD			

MISS UTILITY NOTE

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FAX: 540-513-3690
CONTACT: MELANIE B. GRAF, P.E.

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M.P.	GRID
80	F4
TAX MAP	ZONING CATEGORY:
00 03 04-03-04-03-04	M-X-T
01 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 00	
WESCO 2007 SHEET	
206 SE 08, 206 SE 09	
207 SE 08, 207 SE 09	



TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

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



1" = 30'

SHEET
OF

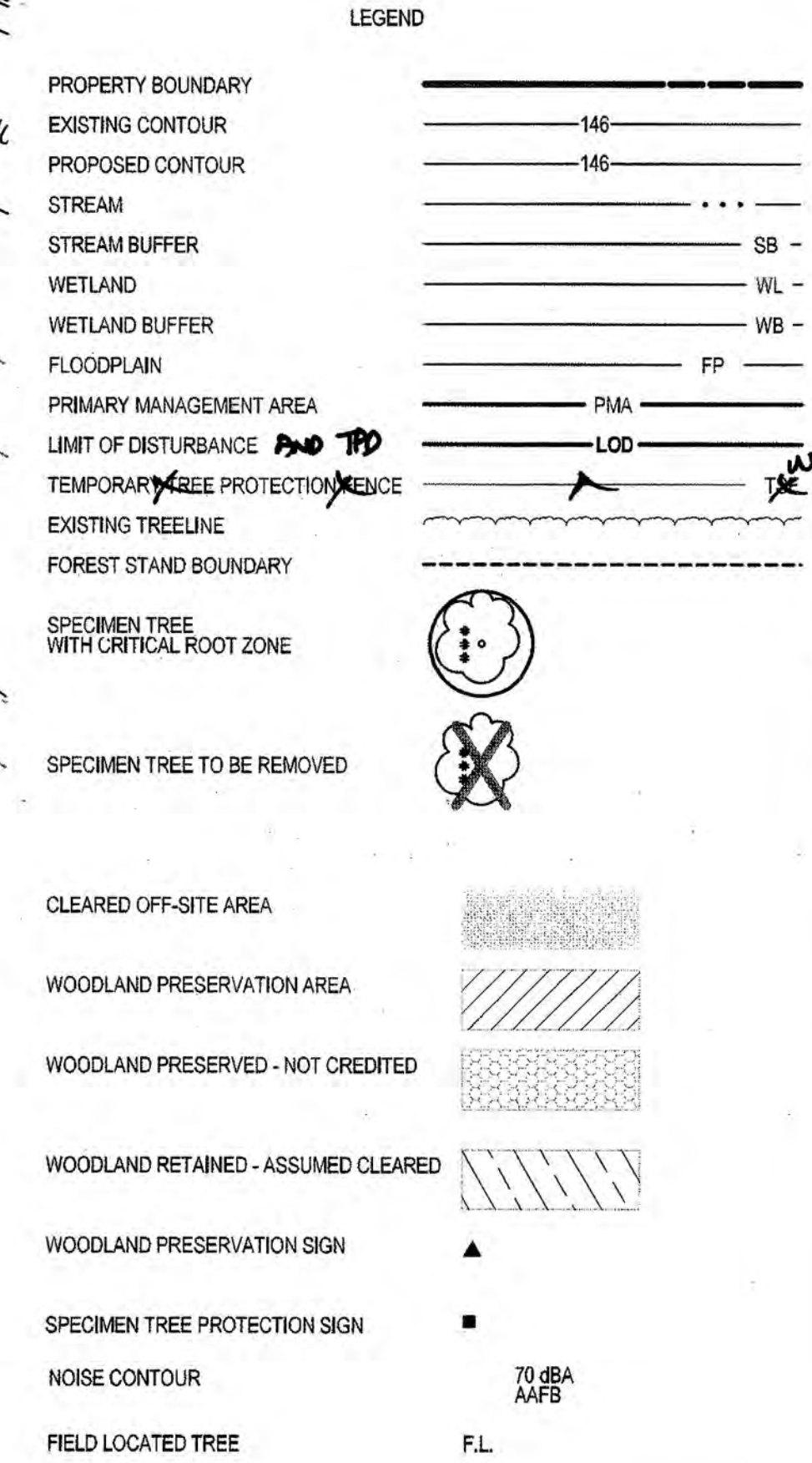
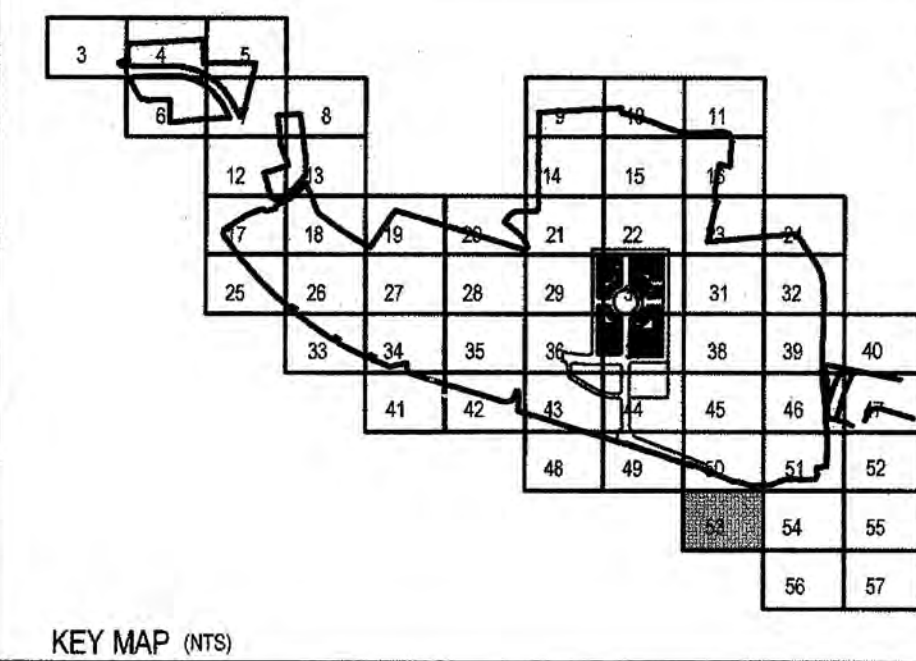
PROJECT NO.
19270300

MATCHLINE SEE SHEET 50

LIMIT OF
STA 3.71

PENNSYLVANIA AVENUE
WOODLAND CLEARED
OFF-SITE
AREA B: 3.37 AC.

MATCHLINE SEE SHEET 54



SCALE: 1" = 30'

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION			
APPROVAL TREE CONSERVATION PLAN TCP11 - 029 - 12			
APPROVED BY	DATE		
INITIAL STAFF SIGNATURE	1/5/13		
01 REVISION			
02 REVISION			
03 REVISION			
04 REVISION			

M-NCPPC APPROVALS			
PROJECT NAME: WESTPHALIA CENTER PHASE I			
PROJECT NUMBER: DSP-12017			
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET.			
APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	10/18/12	EPS	2/4/13

APPROVED PLAN



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LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7656

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REVISIONS		REVISIONS	
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DESIGNED: GAM		TECHNICAL: GAM	
		CHECKED: THD	

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WALTON WESTPHALIA DEVELOPMENT (USA) LLC
C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.
11800 SUNRISE VALLEY DRIVE, SUITE 300
RESTON, VIRGINIA 20191
MOBILE: 540-532-2158
FAX: 888-913-8686
CONTACT: MELANIE B. GRAF, P.E.

COPYRIGHT AND THE MAP PEOPLE PERMITTED USE NUMBER 21001200	
MAP	GRID
30	49
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TREE CONSERVATION PLAN TYPE II

**TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER**

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

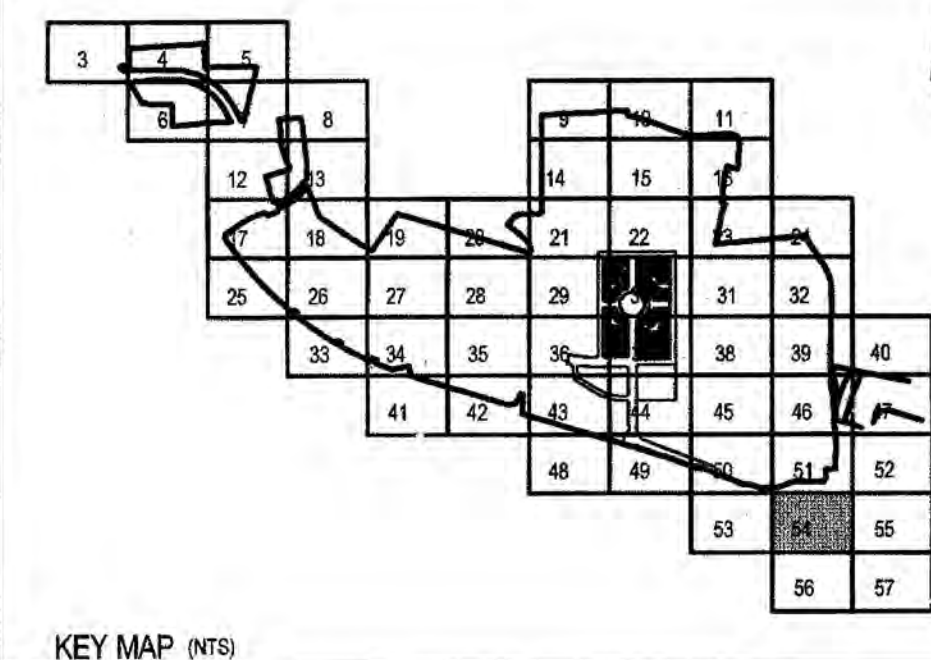


1" = 30'

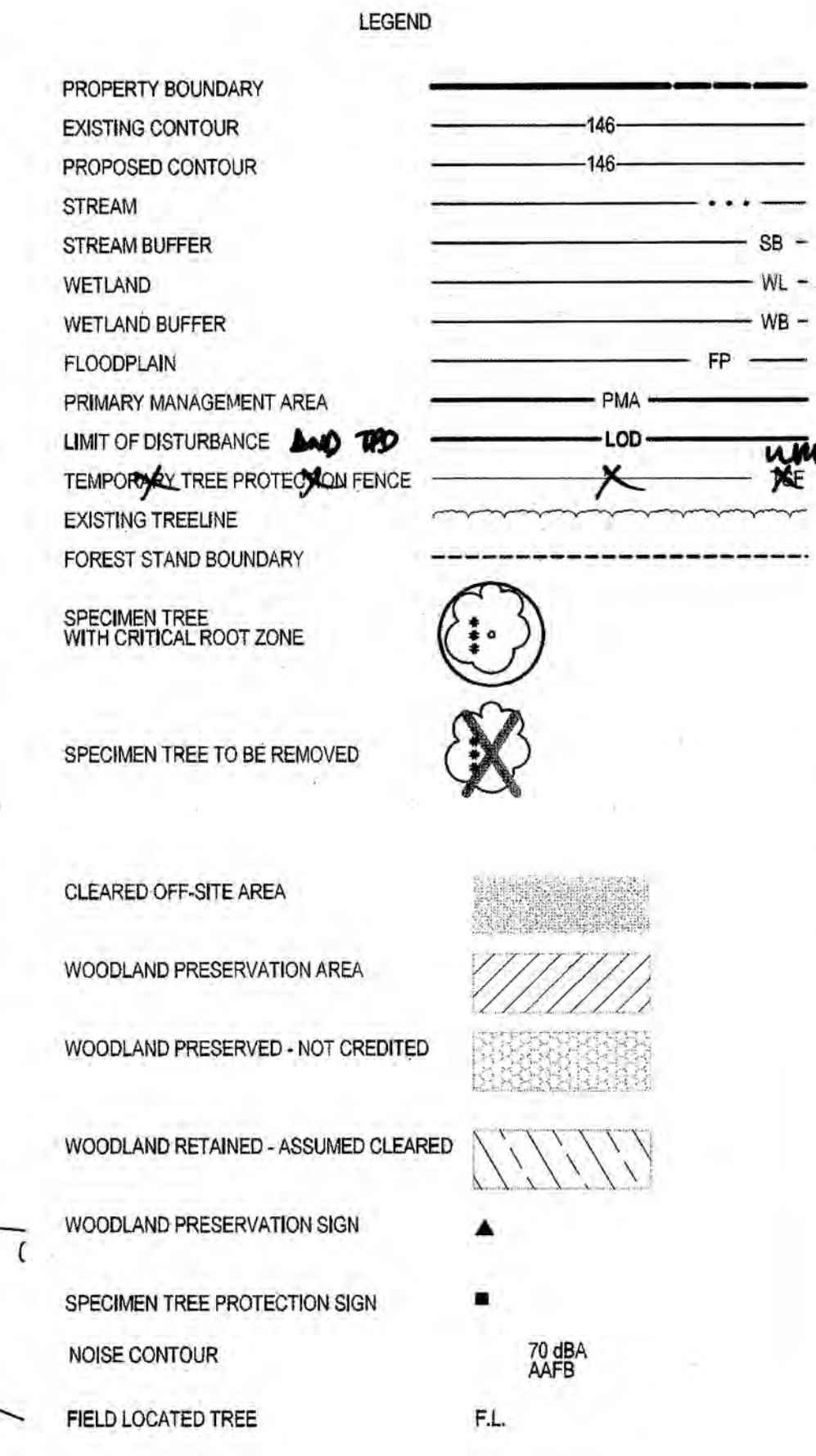
SHEET **53**
OF **57**

PROJECT NO.
19270300

MATCHLINE SEE SHEET 51



MATCHLINE SEE SHEET 55



M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION			
APPROVAL TREE CONSERVATION PLAN TCPII - 029 - 12			
APPROVED BY	DATE		
INITIAL STAFF SIGNATURE	<i>Megan K. Pico</i>	1/31/13	
01 REVISION			
02 REVISION			
03 REVISION			
04 REVISION			

M-NCPPC APPROVALS			
PROJECT NAME: WESTPHALIA CENTER PHASE I			
PROJECT NUMBER: DSP-12017			
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET.			
APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	10/18/12	EP3	3/4/13
APPROVED PLAN DSP-12017			

SCALE: 1" = 30'

BEGINNING OF PUBLIC ROAD OR CONSTRUCTION FOR PHASE 1.

WOODLAND CLEARED OFF-SITE AREA B: 3.37 AC

PENNSYLVANIA AVENUE
MD. RTE 4 (RAW WIDTH VARIES)

MATCHLINE SEE SHEET 56

MATCHLINE SEE SHEET 53

LS Loiderman Soltesz Associates, Inc.
Rockville
Lanham
Waldorf
Leonardtown

LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7656
www.LSAAssociates.net

02	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2012
01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012
NO.	REVISIONS	BY	DATE
DATE:	APRIL 2012	CAD STANDARDS VERSION:	V8 - 2000
DESIGNED:	GAM	TECHNICIAN:	GAM
CHECKED:	THD		

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT
WALTON WESTPHALIA DEVELOPMENT (USA), LLC
C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.
71800 SUNRISE VALLEY DRIVE, SUITE 300
RESTON, VIRGINIA 20191
MOBILE: 540-532-2158
FAX: 888-619-1688
CONTACT: MELANIE B. GRAF, P.E.

COPYRIGHT ADD THE MAP PROFILE PERMITTED USE NUMBER 21001200	
MAP	GRID E4
TAX MAP	NO
CD 13A124A-F34	NO
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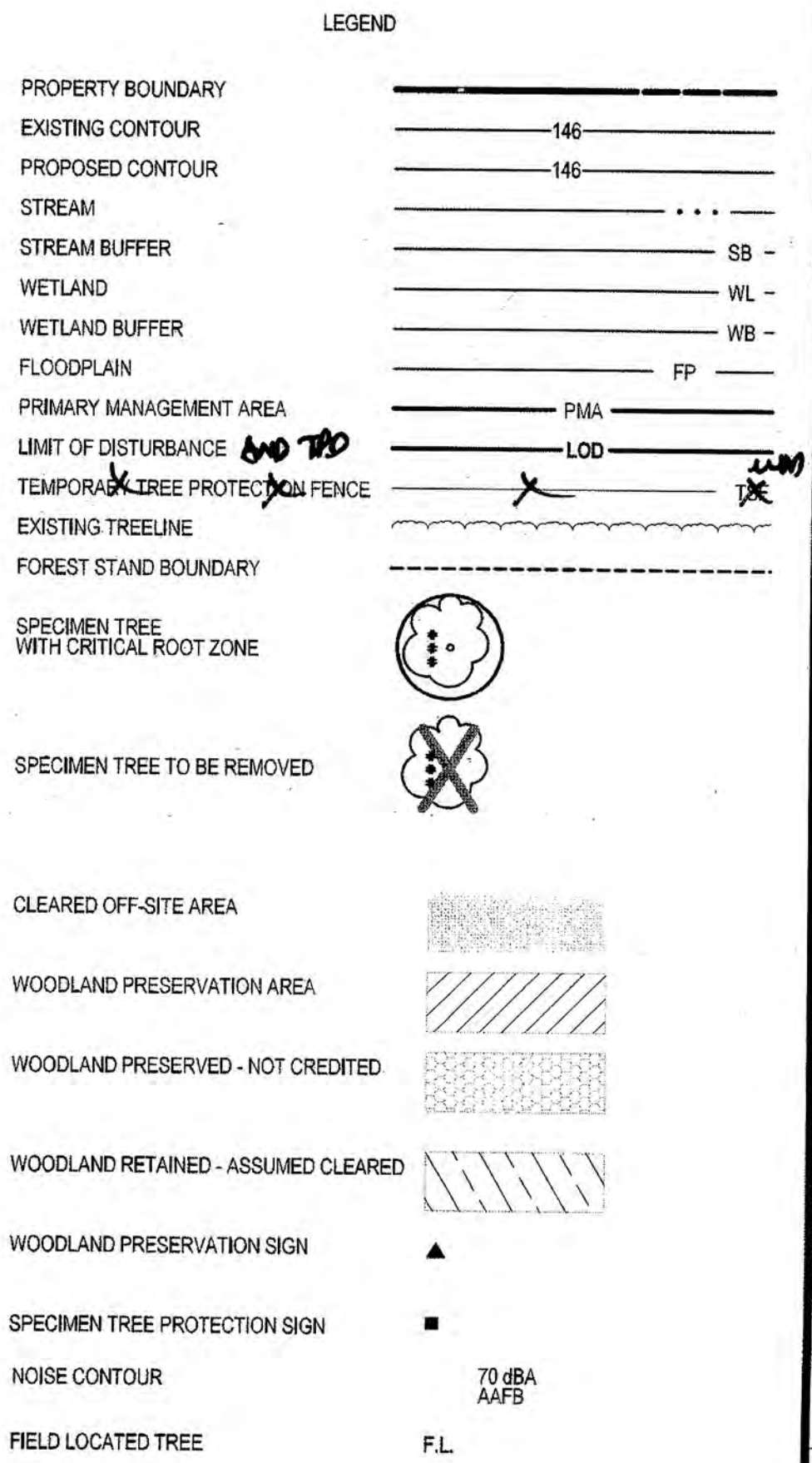
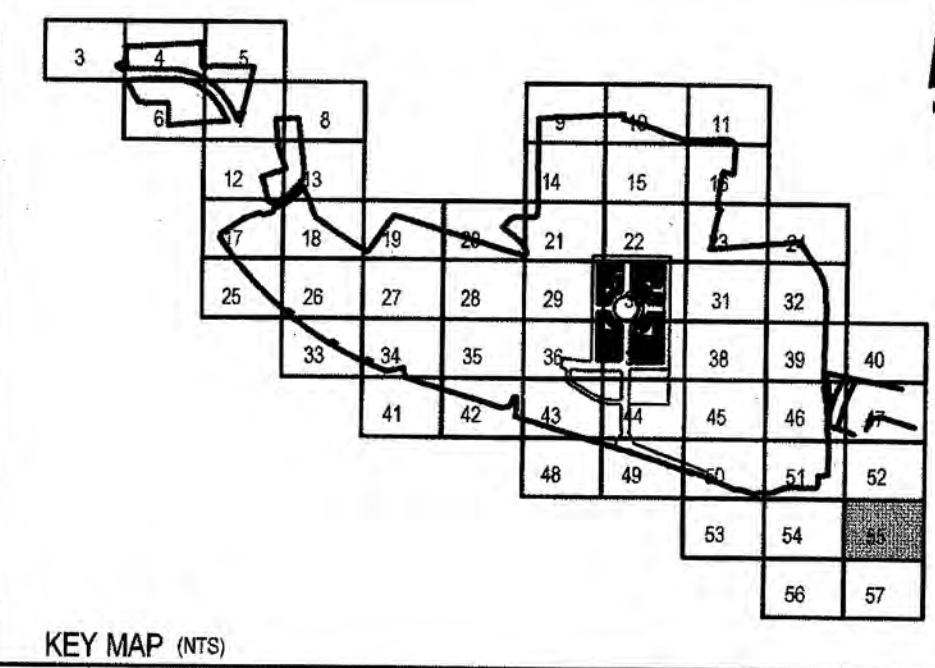
TREE CONSERVATION PLAN TYPE II
TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER

SHEET 54	
OF 57	
PROJECT NO. 19270300	

MATCHLINE SEE SHEET 52

MATCHLINE SEE SHEET 54

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



M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION	
APPROVAL TREE CONSERVATION PLAN TCP11 - 029 - 12	
APPROVED BY	DATE
INITIALS SIGNATURE	1/31/13
01 REVISION	
02 REVISION	
03 REVISION	
04 REVISION	

M-NCPPC APPROVALS	
PROJECT NAME: WESTPHALIA CENTER PHASE I	
PROJECT NUMBER: DSP-12017	
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET.	
APPROVAL OR REVISION #	APPROVAL DATE
00	10/18/12
01	1/31/13
02	
03	
04	

SCALE: 1" = 30'

MATCHLINE SEE SHEET 57



LS Lofgren Associates, Inc.
Rockville
Lanham
Waldorf
Leonardtown

LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7856
www.LSAssociates.net

Engineering
Planning
Surveying
Environmental Sciences

NO.	DATE	REVISIONS	BY	DATE
02	01/22/2012	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013	GAM	01/22/2012
01	11/13/2012	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS	GAM	11/13/2012
DATE: APRIL 2012 CAD STANDARDS VERSION: V8 - 2008				
DESIGNED: GAM	TECHNICIAN: GAM	CHECKED: THD		

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHOEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT
WALTON WESTPHALIA DEVELOPMENT (USA), LLC
C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.
11800 SUNRISE VALLEY DRIVE, SUITE 300
RESTON, VIRGINIA 20191
MOBILE: 540-332-2158
FAX: 888-813-8886
CONTACT: MELANIE B. GRAF, P.E.

COPYRIGHT AND THE MAP PEOPLE PERMITTED USE NUMBER 21061200	
MAP	DATE
TAX MAP	DATE
80 C3, D3-4, E3-4, F3-4	DATE
81 24	DATE
82 1212	DATE
WISC 200 SHEET	DATE
206 SE 08, 206 SE 09	DATE
207 SE 08, 207 SE 09	DATE



TREE CONSERVATION PLAN TYPE II

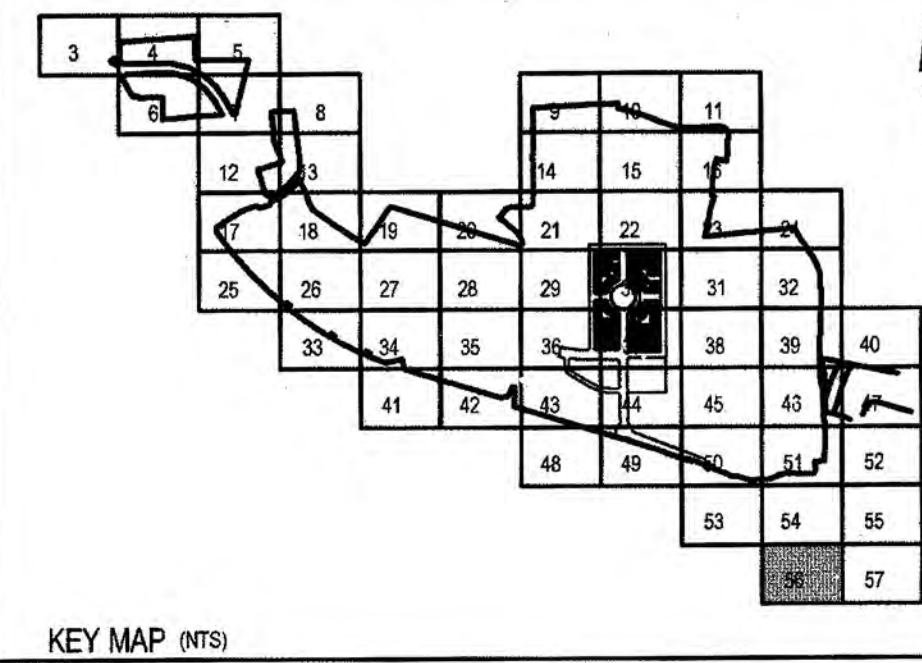
TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER



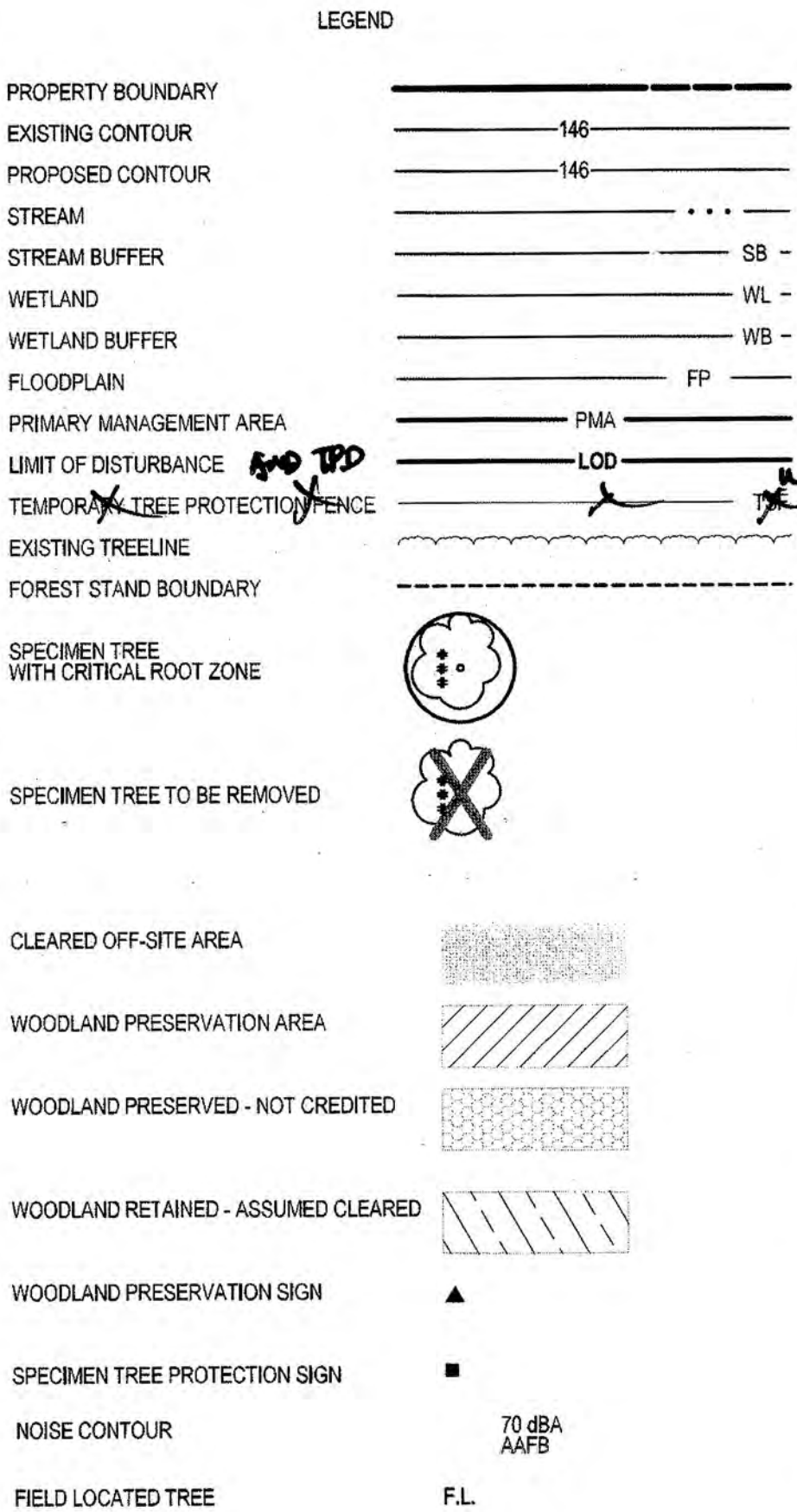
SHEET	55
OF	57
PROJECT NO.	19270300

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

MATCHLINE SEE SHEET 54



MATCHLINE SEE SHEET 57



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

APPROVED BY: [Signature] DATE: 1/31/12
01 REVISION
02 REVISION
03 REVISION
04 REVISION

M-NCPPC APPROVALS
PROJECT NAME: WESTPHALIA CENTER PHASE I
PROJECT NUMBER: DSP-12017
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET.
REVISED LISTED BELOW APPLY TO THIS SHEET.
APPROVAL OR REVISION # DATE REVIEWER'S INITIALS CERTIFICATION
00 10/18/12 EPS 2/4/13
APPROVED PLAN
DSP-12017

SCALE: 1" = 30'



Lohrman Associates, Inc.
Sollitt Associates, Inc.

LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7656

Rockville
Lanham
Waldorf
Leonardtown

02	REVISED TO MEET MNCPPC COMMENTS DATED 01/17/2013				
01	REVISED TO MEET DSP-12017 RESOLUTION COMMENTS				
NO.	REVISIONS				
DATE:	APRIL 2012	CAD STANDARDS VERSION:	VB - 2000		
DESIGNED:	GAM	TECHNICAL:	GAM	CHECKED:	THD

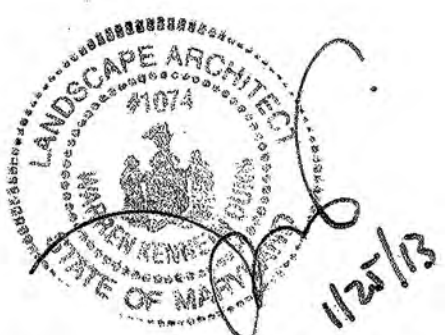
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MAP	TAX MAP	ZONING CATEGORY:
90	C3, D3, E3, F3, G3, H3, I3, J3, K3, L3, M3, N3, O3, P3, Q3, R3, S3, T3, U3, V3, W3, X3, Y3, Z3	M-X-T
206 SE 08, 206 SE 09	207 SE 08, 207 SE 09	



TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER



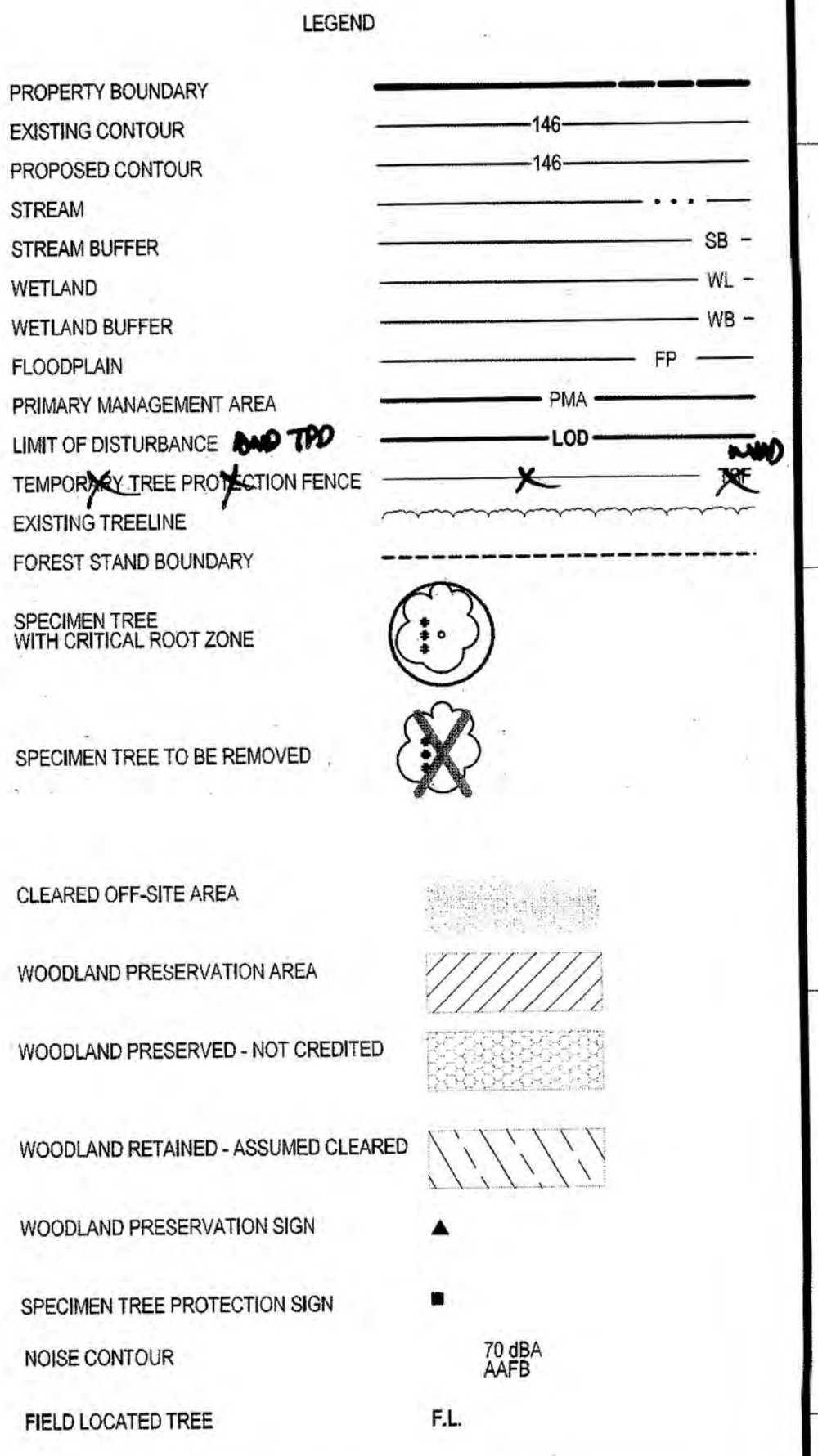
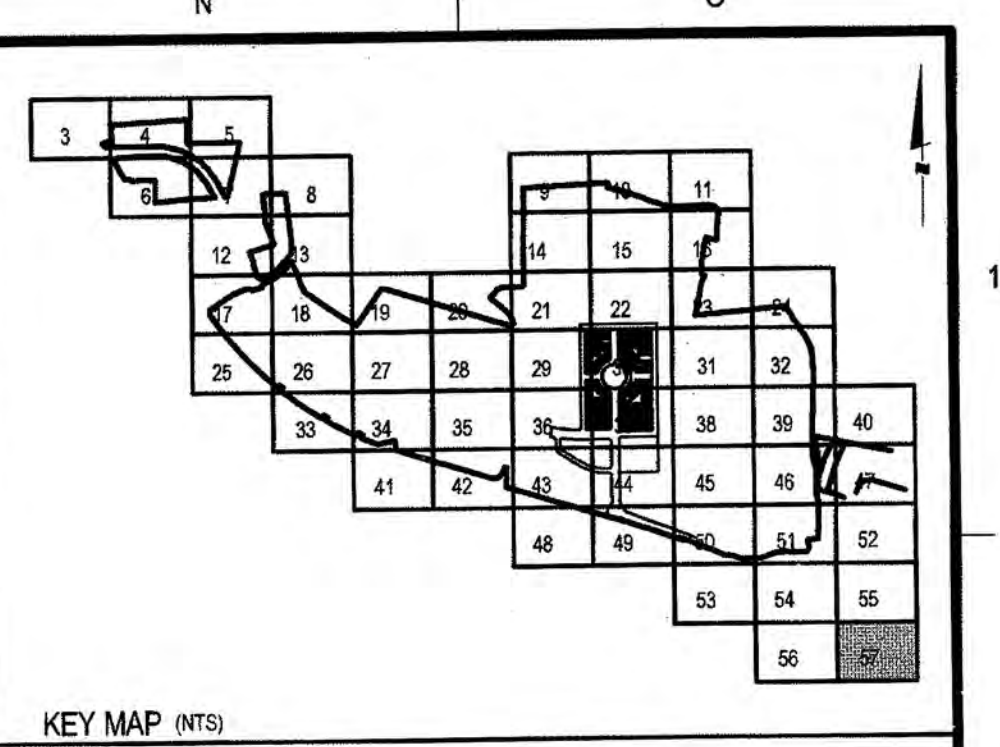
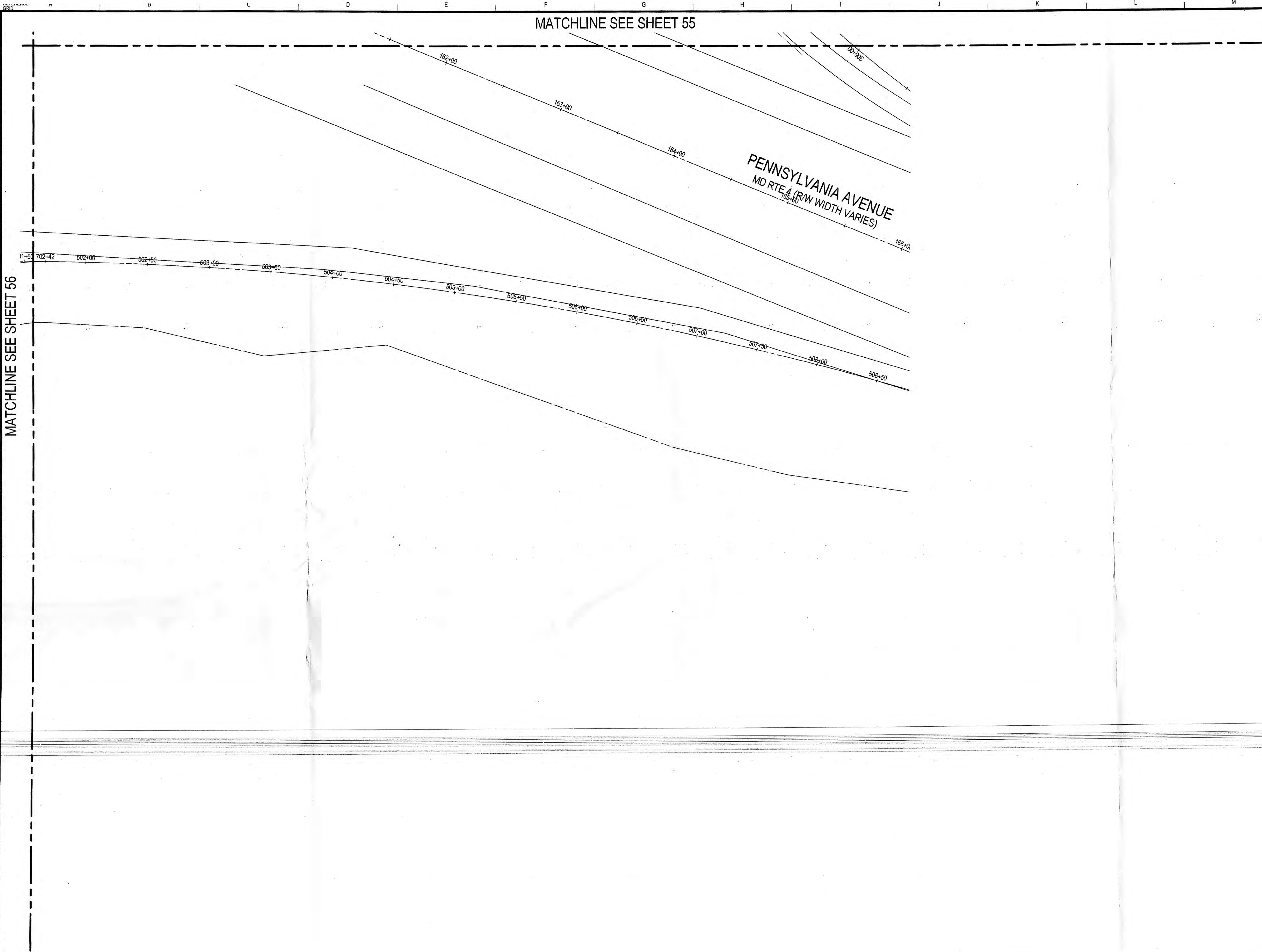
1" = 30'

SHEET 56 OF 57

PROJECT NO. 19270300

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MATCHLINE SEE SHEET 56



SCALE: 1" = 30'

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCP11 - 029 - 12	
APPROVED BY	DATE
TRITIA STAFF SIGNATURE	10/18/12
01 REVISION	
02 REVISION	
03 REVISION	
04 REVISION	

M-NCPPC APPROVALS			
PROJECT NAME: WESTPHALIA CENTER PHASE I			
PROJECT NUMBER: DSP-12017			
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET:			
APPROVAL OR REVISION #	APPROVAL DATE	REVIEWERS INITIALS	CERTIFICATION DATE
00	10/18/12	EP5	2/1/13
APPROVED PLAN DSP-12017			



Lelandman Soltesz Associates, Inc.
Rockville
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LANHAM OFFICE
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MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-551-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, IMPROPER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT
WALTON WESTPHALIA DEVELOPMENT (USA), LLC
C/O WALTON DEVELOPMENT & MANAGEMENT (USA), INC.
11800 SUNRISE VALLEY DRIVE, SUITE 300
RESTON, VIRGINIA 20191
MOBILE: 540-632-2158
FAX: 888-613-8866
CONTACT: MELANIE B. GRAF, P.E.

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 21601200	
MAP	90 0000 54
TAX MAP	80 C3-04-03-4-754
81 14	01 E1 F1
86	
WSDC 700' SHEET	206 SE 06, 208 SE 09
207 SE 08, 207 SE 09	



TREE CONSERVATION PLAN TYPE II

**TREE CONSERVATION TYPE II
WESTPHALIA TOWN CENTER**

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



1" = 30'

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

PROJECT NO.
19270300