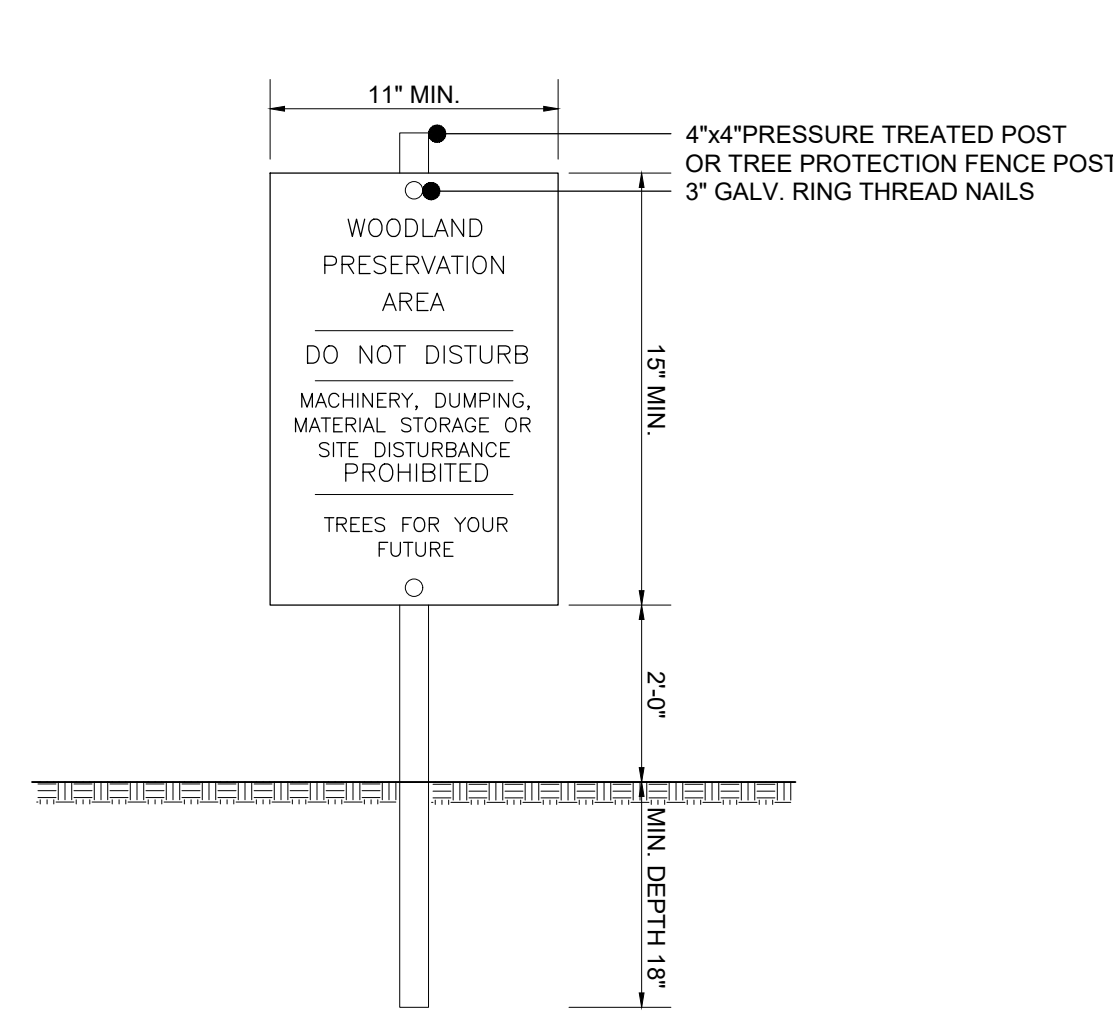
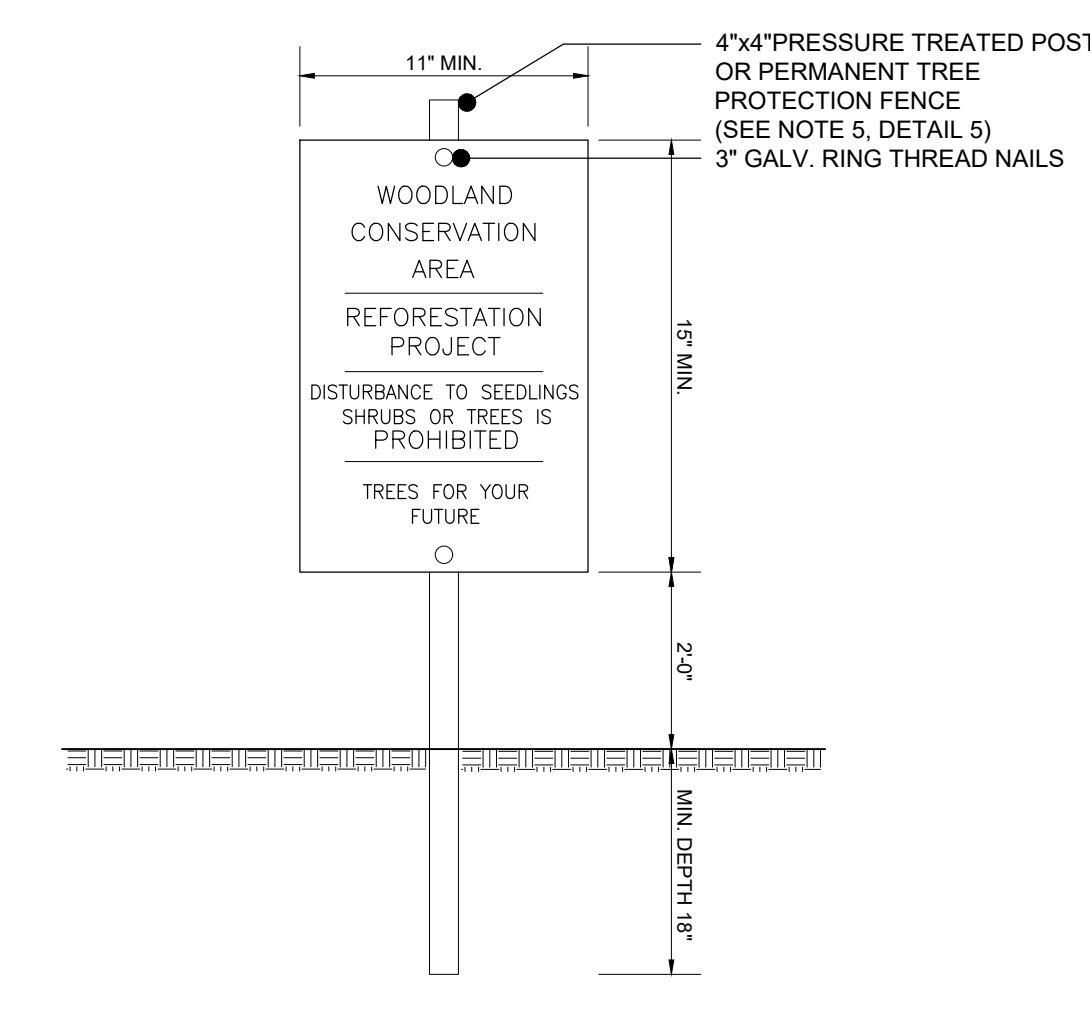


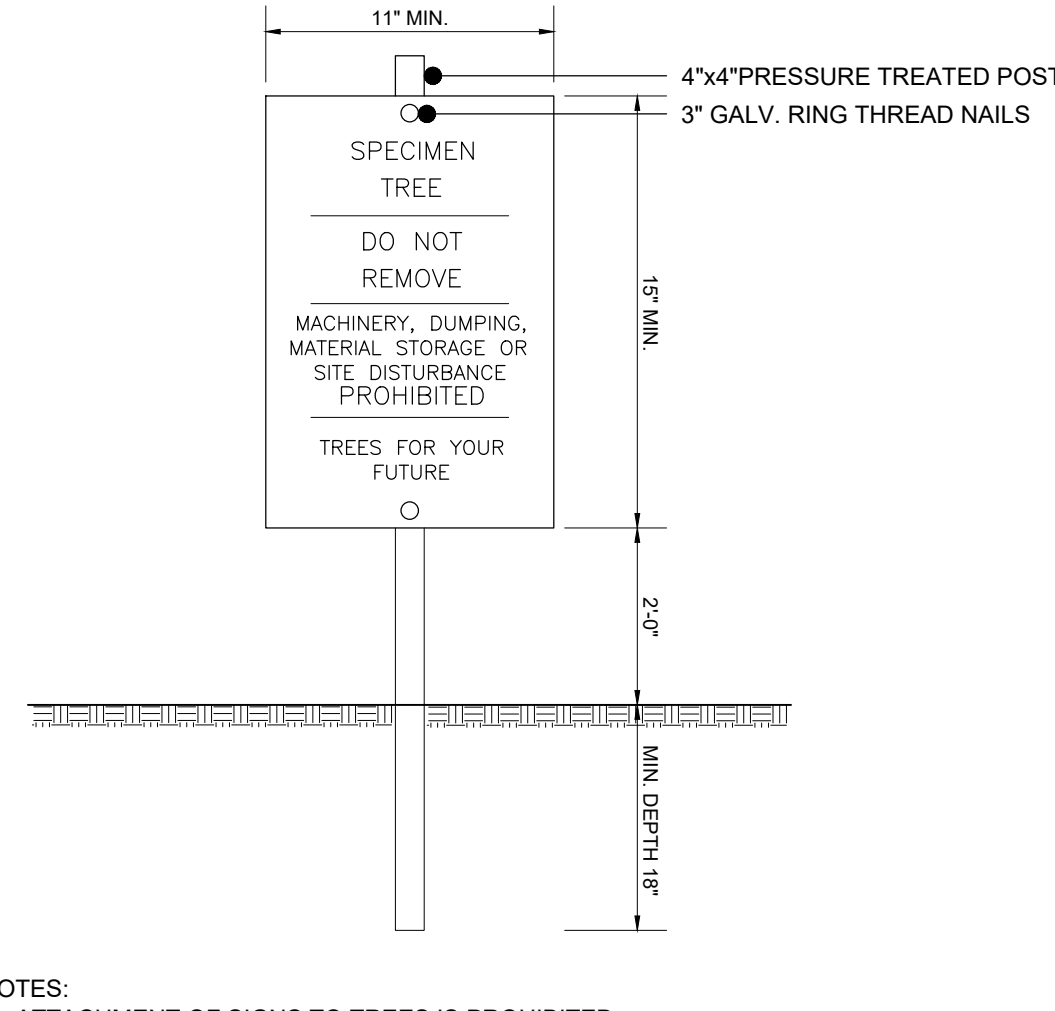
F



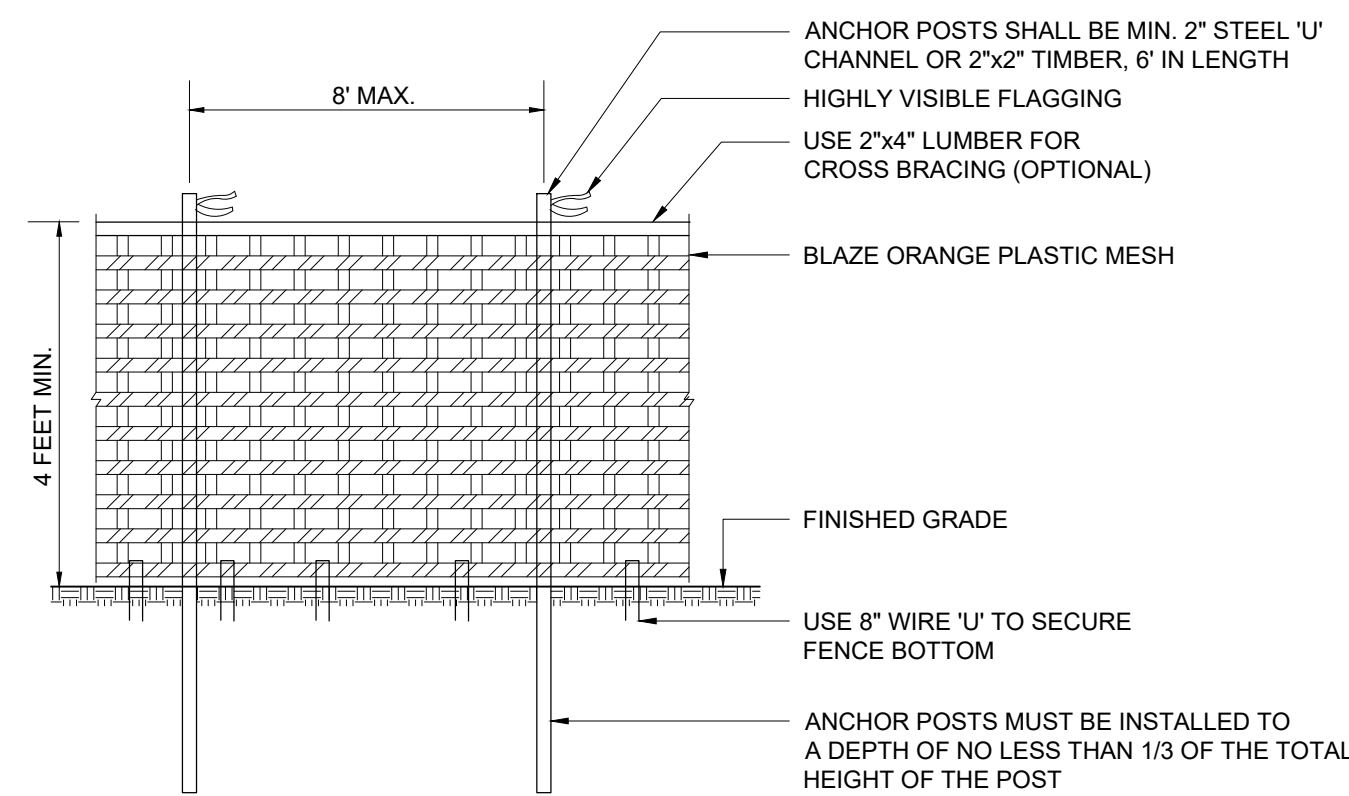
- NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 2. SIGNS SHOULD BE PROPERLY MAINTAINED.
 3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
 4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
 5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
 6. LOCATE SIGNS APPROXIMATELY EVERY 50' ALONG FENCING.
 7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.



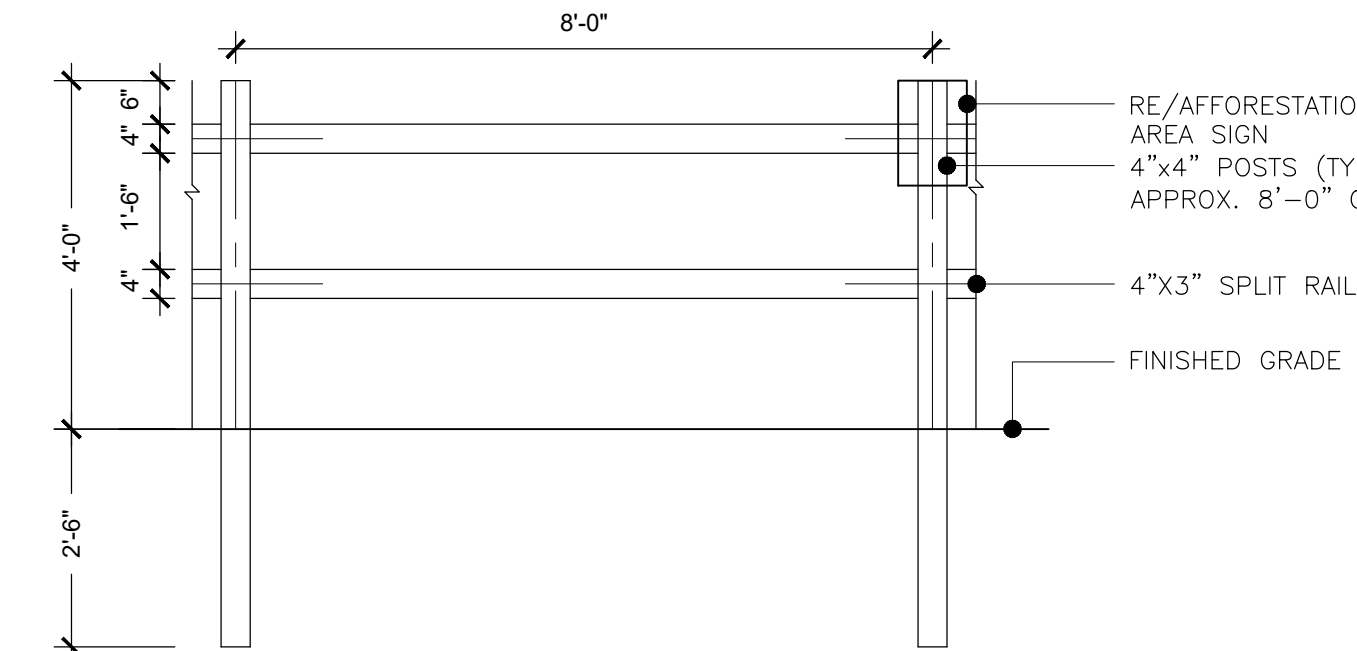
- NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 2. SIGNS SHOULD BE PROPERLY MAINTAINED.
 3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
 4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
 5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
 6. LOCATE SIGNS APPROXIMATELY EVERY 50' ALONG FENCING.
 7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING FINAL GRADING, AND BEFORE THE REFORESTATION/AFFORESTATION PLANTING BEGINS.



- NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 2. SIGNS SHOULD BE PROPERLY MAINTAINED.
 3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
 4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
 5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
 6. LOCATE SIGNS APPROXIMATELY EVERY 50' ALONG FENCING.
 7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.
 8. WHEN THE SPECIMEN TREE SIGN IS LOCATED WITHIN 10' OF EITHER A PRESERVATION OR REFORESTATION SIGN, THE TWO SIGNS MAY BE POSTED ON A SINGLE POST.



- NOTES:
1. FOREST PROTECTION DEVICE ONLY.
 2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
 4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
 5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.
 6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.



- NOTES:
1. POSTS SHALL STAND PLUMB.
 2. RAILS SHALL BE HUNG WITH UNIFORM HEIGHT AND SPACING.
 3. REFORESTATION SIGNS TO BE ATTACHED TO WOOD POSTS EVERY 50 FEET.
 4. TOP OF SIGN TO BE FLUSH WITH TOP OF WOOD POST.
 5. SIGNS TO BE ATTACHED USING 2 GALVANIZED WOOD SCREWS EACH WITH A GALVANIZED WASHER.

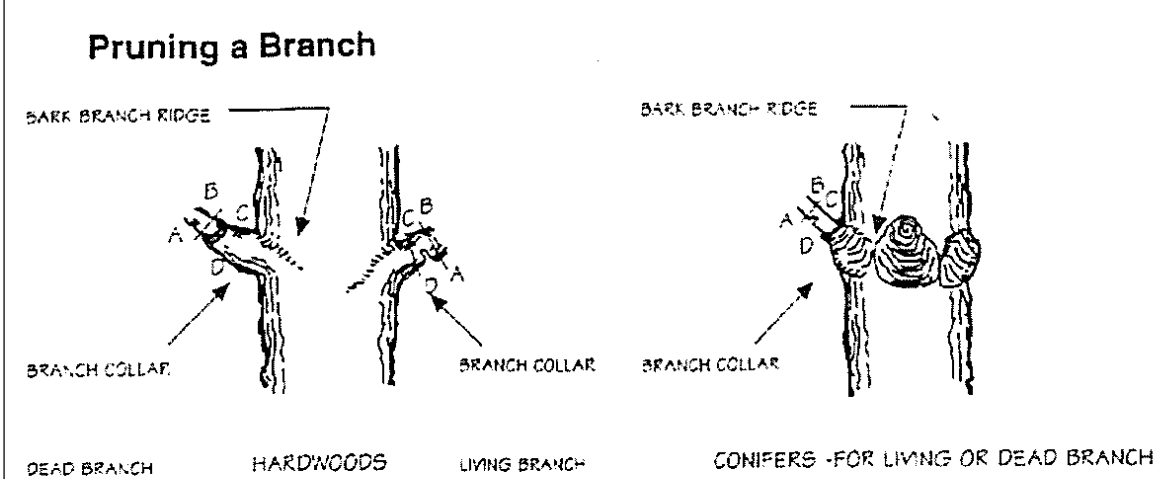
1 WOODLAND PRESERVATION AREA SIGN
3 SCALE: NTS

2 REFORESTATION/AFFORESTATION SIGN
3 SCALE: NTS

3 SPECIMEN TREE SIGN
3 SCALE: NTS

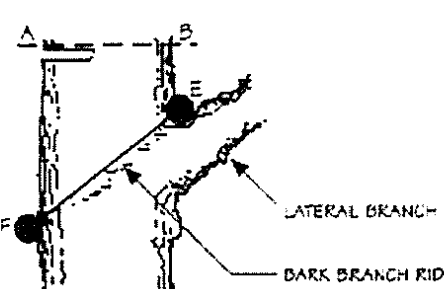
4 TYPE 1 (TEMPORARY) TREE PROTECTION FENCE
3 SCALE: NTS (FOR PRESERVATION AREAS)

5 PERMANENT (SPLIT RAIL) TREE PROTECTION FENCE
3 SCALE: NTS (FOR REFORESTATION AREAS)



- Notes:
1. Remove branch weight by undercutting at A and remove limb by cutting through at AB.
 2. Remove stub at CD (line between branch bark ridge and outer edge of branch collar).
 3. If it is difficult to find on hardwoods, angle of CD to trunk should be the reflective angle of the bark branch ridge to the trunk.
 4. Only prune at specified times.
 5. Remove no more than 30% of crown at one time.

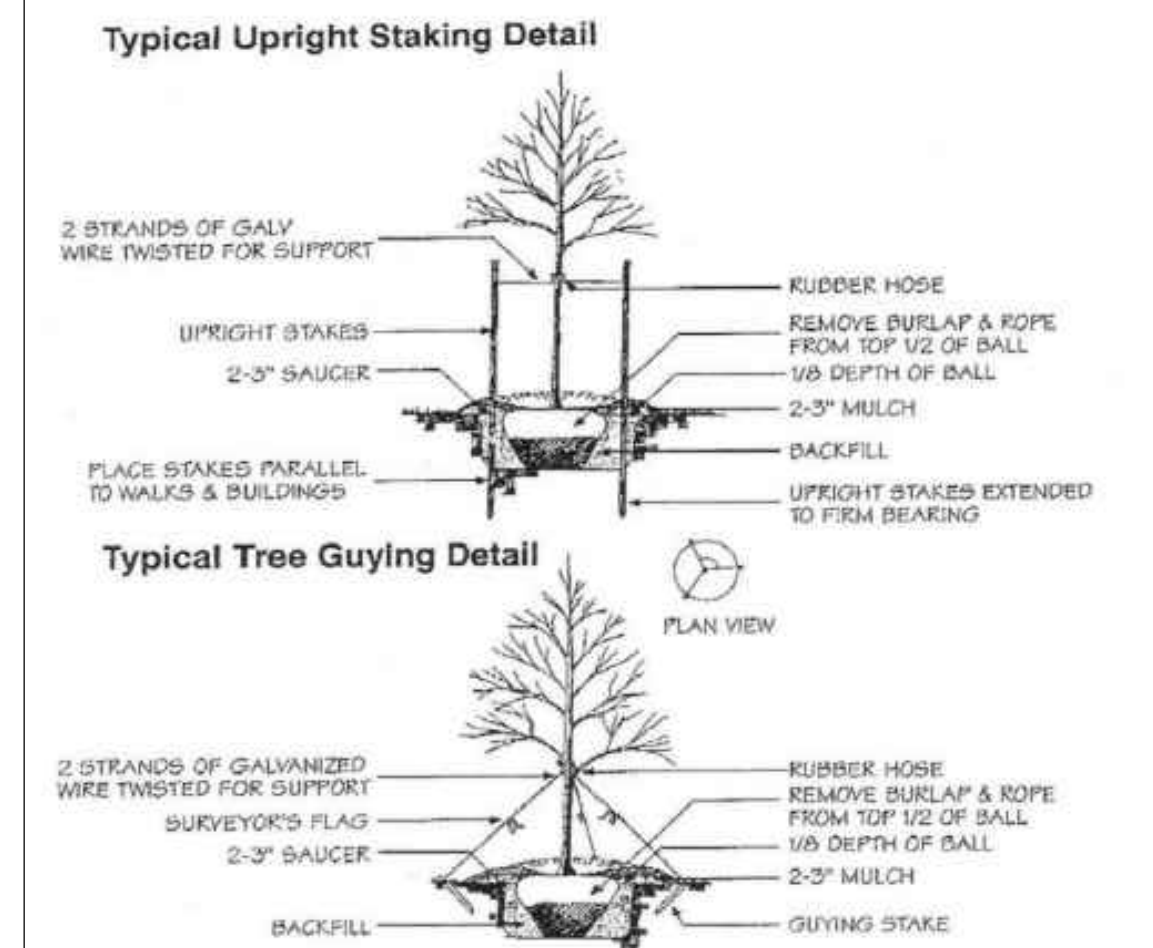
Pruning a Leader to Reduce Size



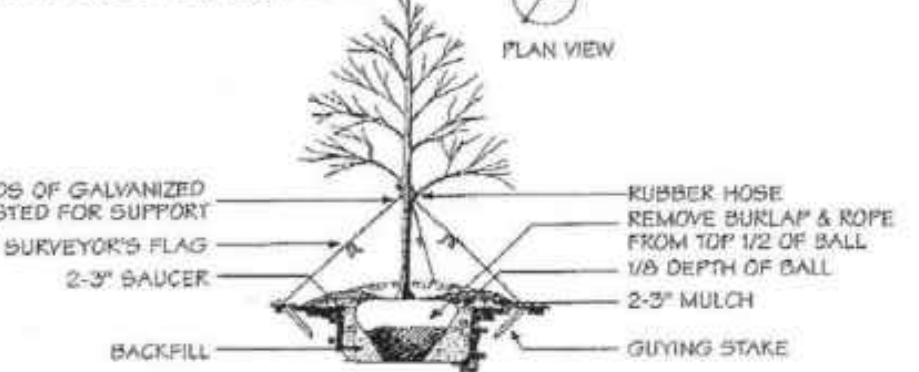
- Notes:
1. Remove top weight by undercutting at A and remove limb by cutting through AB.
 2. Remove stub at EF parallel to the bark branch ridge.
 3. Only prune at specified times.
 4. No more than 30% of crown to be removed at one time.
 5. Diameter of lateral branch should be no less than 30% of the diameter of the leader.

Source: Fairfax County, Virginia/Vegetation Preservation & Planning, January 1995

6 TREE PRUNING
3 SCALE: NTS



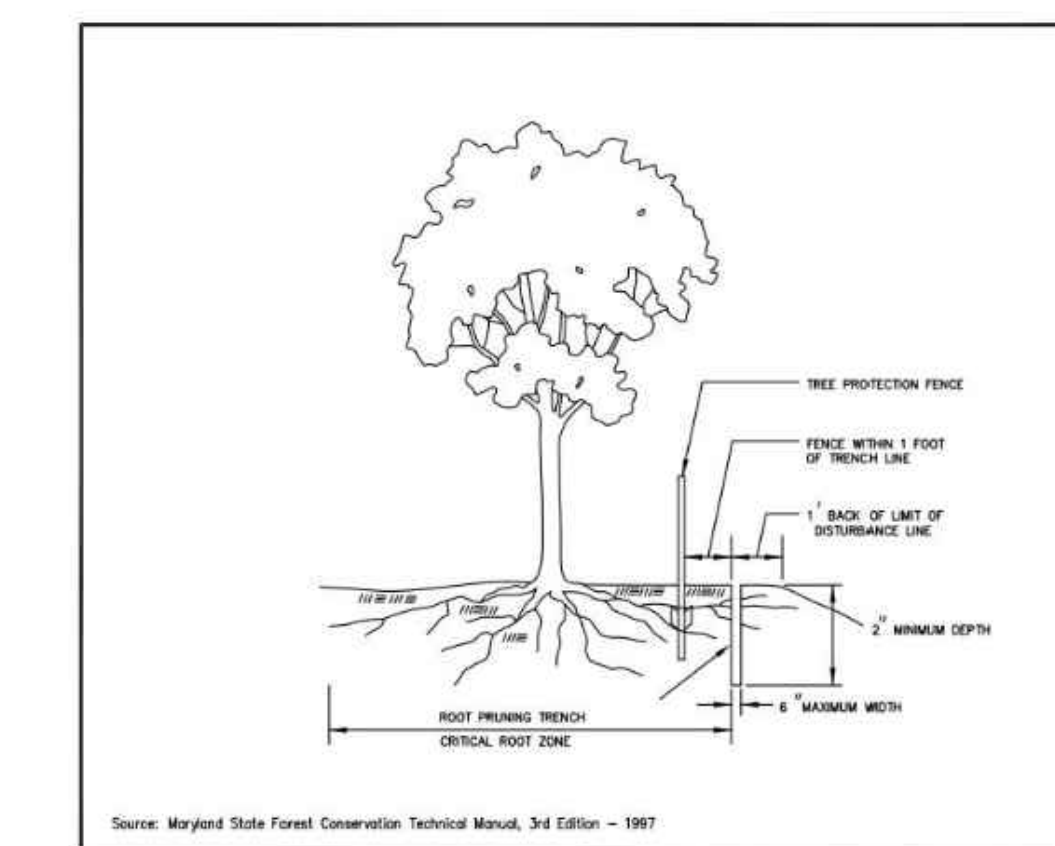
Typical Tree Guying Detail



Tree Size Height	Tree Size Caliper	Stake	#	Wire or Cable	Notes
8-12'	1" to 1-1/2"	5-8" uprights	2	1/4 gauge wire	1/2"
10-12'	2" to 2-1/2"	7-8" uprights	2	1/4 gauge wire	1/2"
12-14'	2-1/2" to 3"	2" guy	3	1/2 gauge wire	1/2"
14-16'	3-4"	2" guy	3	1/2 gauge wire	2-4"

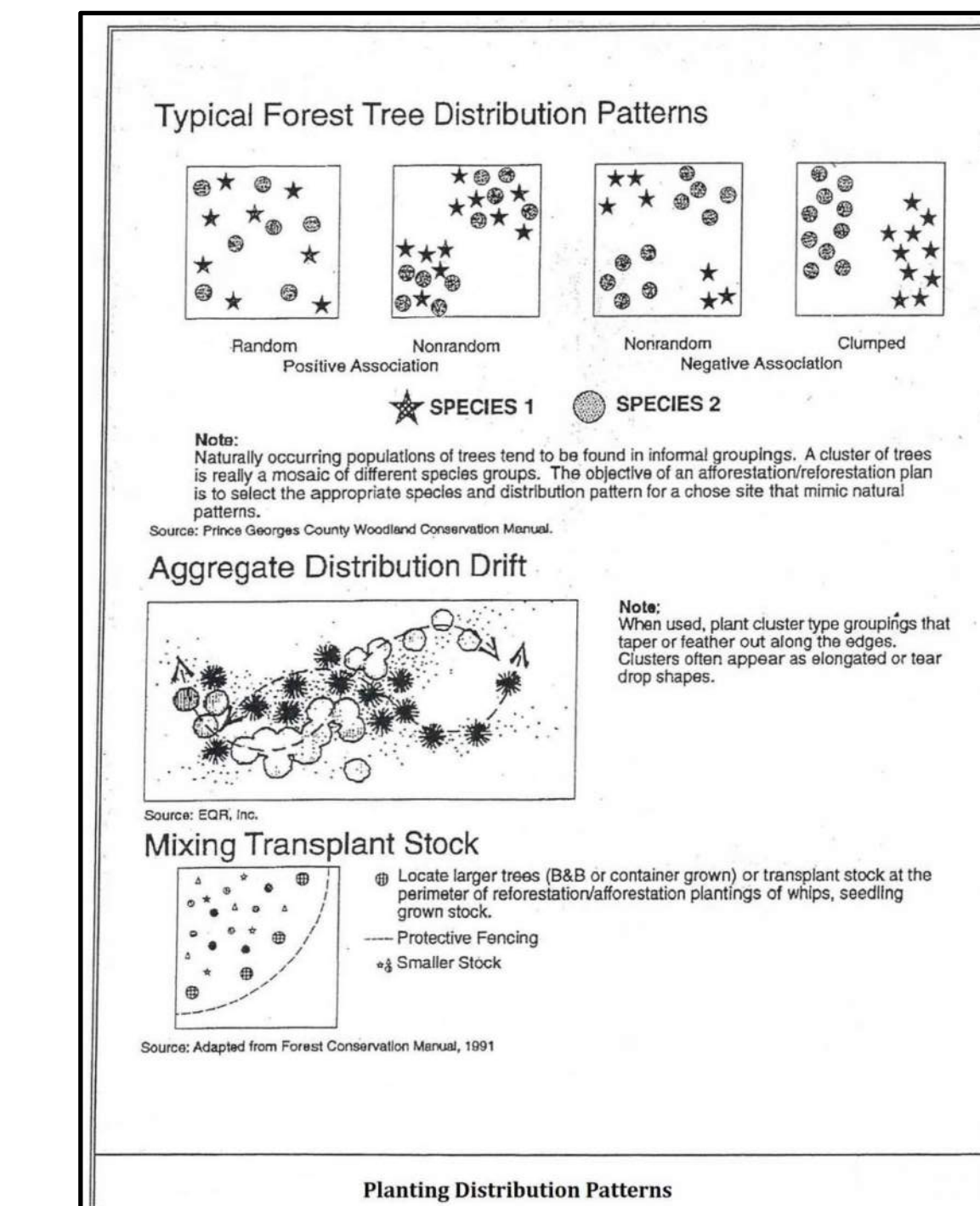
Source: Adapted from Forest Conservation Manual, 1991

7 TREE STAKING AND GUYING DETAIL
3 SCALE: NTS



- NOTES:
1. RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
 2. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED, FLAGGED AND/OR FENCED PRIOR TO TRENCING.
 3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
 4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
 5. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

8 STANDARD ROOT PRUNING DETAIL
3 SCALE: NTS



Notes:

1. Naturally occurring populations of trees tend to be found in informal groupings. A cluster of trees is really a mosaic of different species groups. The objective of an afforestation/reforestation plan is to select the appropriate species and distribution pattern for a chosen site that mimic natural patterns.

Source: Prince Georges County Woodland Conservation Manual

Aggregate Distribution Drift

Note: When used, plant cluster type groupings that taper or feather out along the edges. Clusters often appear as elongated or tear drop shapes.

Source: USDA, Inc.

Mixing Transplant Stock

1. Locate larger trees (B&B or container grown) or transplant stock at the perimeter of reforestation/afforestation plantings of saplings, seedling grown stock.

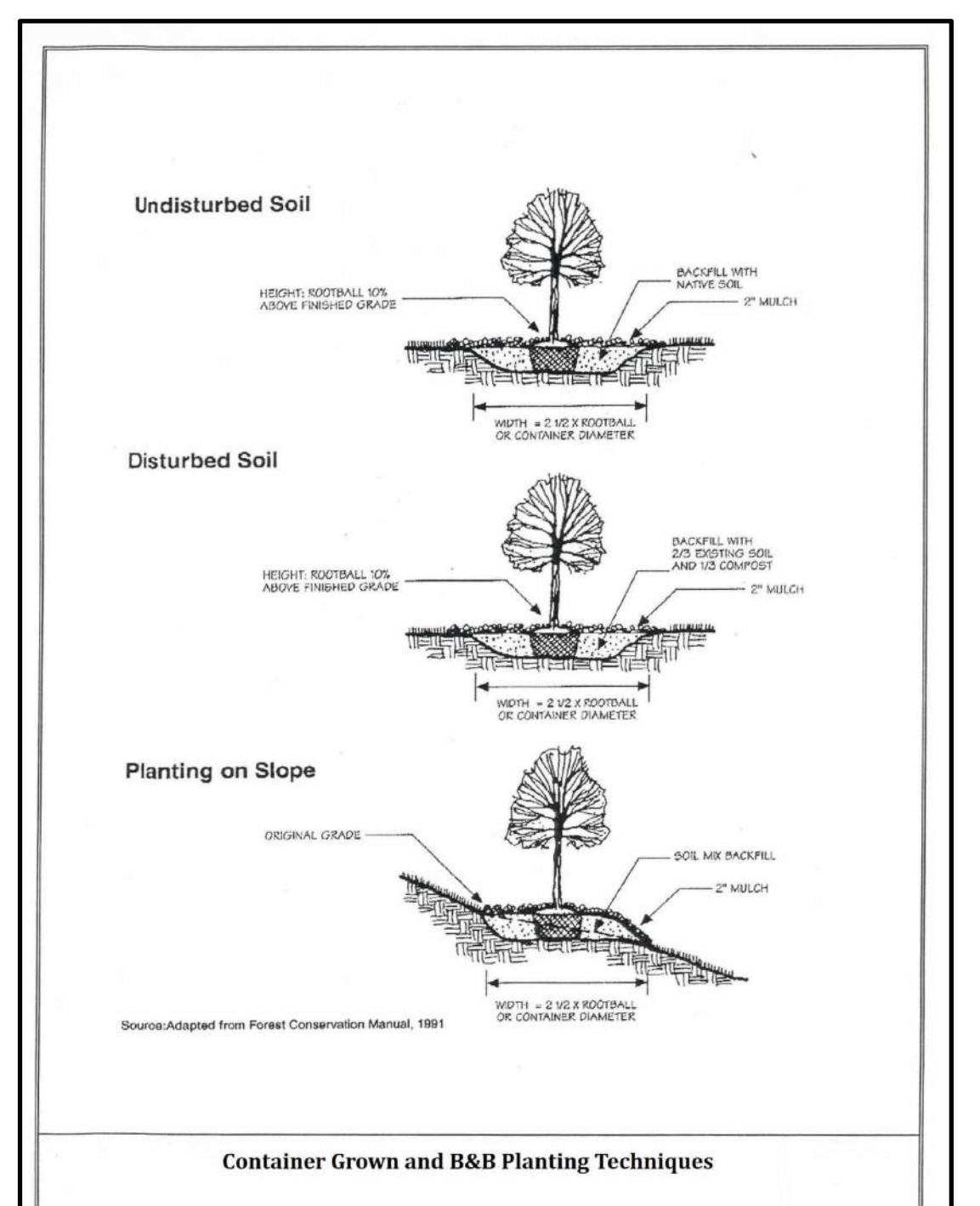
2. Protective Fencing

3. Smaller Stock

Source: Adapted from Forest Conservation Manual, 1991

Planting Distribution Patterns

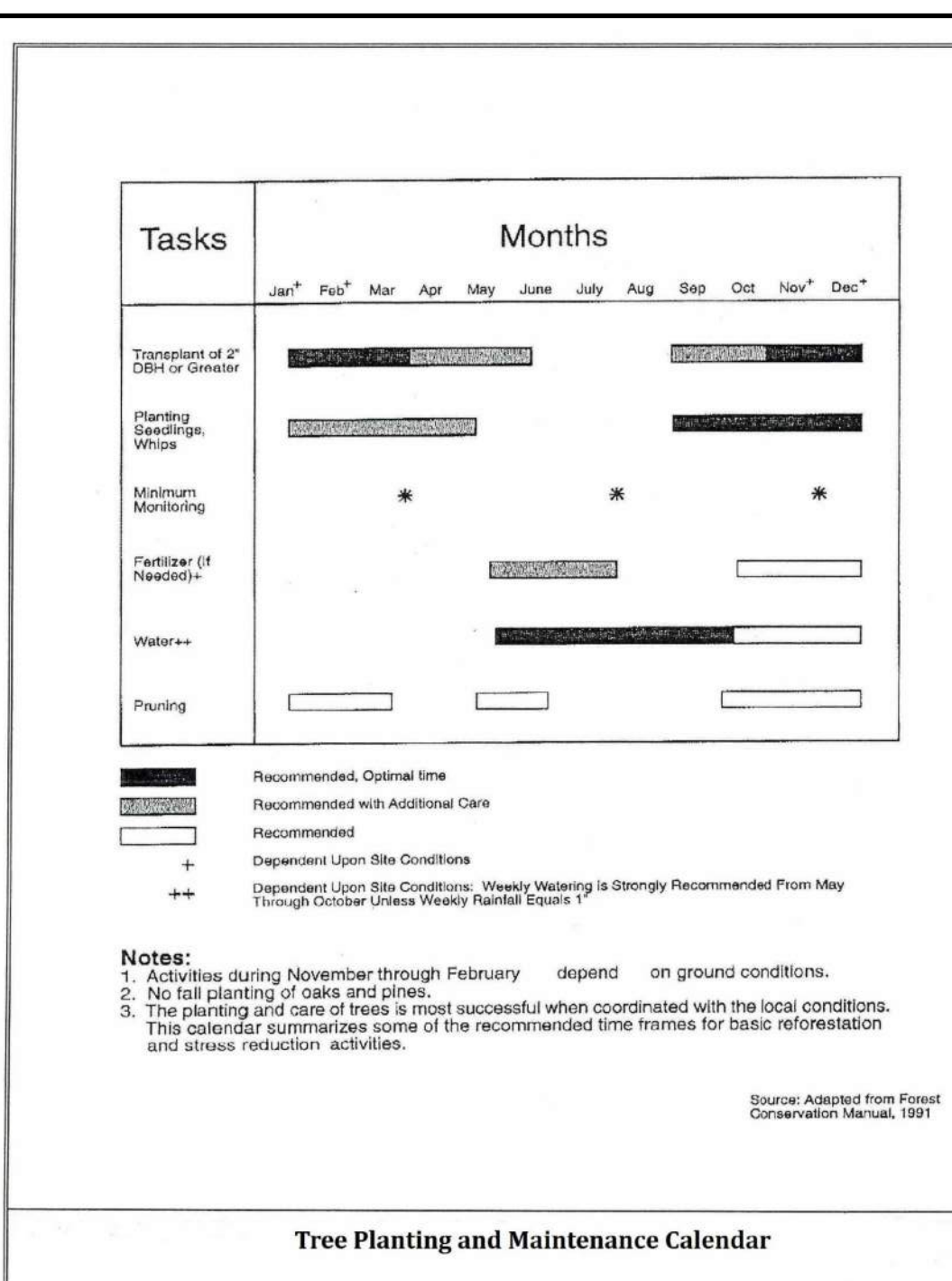
9 PLANTING DISTRIBUTION PATTERNS
3 SCALE: NTS



Container Grown and B&B Planting Techniques

Source: Adapted from Forest Conservation Manual, 1991

10 CONTAINER GROWN & B&B PLANTING
3 SCALE: NTS



- Notes:
1. Activities during November through February depend on ground conditions.
 2. No fall planting of bare and potted.
 3. The planting and care of trees is most successful when coordinated with the local conditions. The calendar summarizes some of the recommended time frames for basic reforestation and stress reduction activities.

11 TREE PLANTING & MAINTEN. CALENDAR
3 SCALE: NTS

REFORESTATION PLANT SCHEDULES:

REFORESTATION PLANT SCHEDULE									
Species		Large Caliper Planting Stock		Reforestation Area A		Upland Plantings			
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity	Reforestation Credits	Percent of Stocking	
Liriodendron tulipifera	Tulip Poplar	1-1.5"	8-10 ft.	3	B&B	36	108	20.3%	
Liquidambar styraciflua 'Rotundiloba'	Sweetgum	1-1.5"	8-10 ft.	3	B&B	36	108	20.3%	
Fagus grandifolia	American Beech	1-1.5"	8-10 ft.	3	B&B	35	105	19.8%	
Quercus falcata	Southern Red Oak	1-1.5"	8-10 ft.	3	B&B	35	105	19.8%	
Quercus alba	White Oak	1-1.5"	8-10 ft.	3	B&B	35	105	19.8%	
						Reforestation Units Provided	531		
						Total Reforestation Units Required	530		
						Excess	1		

REFORESTATION PLANT SCHEDULE									
Species		Large Caliper Planting Stock		Reforestation Area B		Upland Plantings			
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity	Reforestation Credits	Percent of Stocking	
Liriodendron tulipifera	Tulip Poplar	1-1.5"	8-10 ft.	3	B&B	18	54	20.0%	
Liquidambar styraciflua 'Rotundiloba'	Sweetgum	1-1.5"	8-10 ft.	3	B&B	18	54	20.0%	
Fagus grandifolia	American Beech	1-1.5"	8-10 ft.	3	B&B	18	54	20.0%	
Quercus falcata	Southern Red Oak	1-1.5"	8-10 ft.	3	B&B	18	54	20.0%	
Quercus alba	White Oak	1-1.5"	8-10 ft.	3	B&B	18	54	20.0%	
						Reforestation Units Provided	270		
						Total Reforestation Units Required	270		
						Excess	0		

REFORESTATION PLANT SCHEDULE									
Species		Large Caliper Planting Stock		Reforestation Area C		Upland Plantings			
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity	Reforestation Credits	Percent of Stocking	
Liriodendron tulipifera	Tulip Poplar	1-1.5"	8-10 ft.	3	B&B	7	21	18.9%	
Liquidambar styraciflua 'Rotundiloba'	Sweetgum	1-1.5"	8-10 ft.	3	B&B	7	21	18.9%	
Fagus grandifolia	American Beech	1-1.5"	8-10 ft.	3	B&B	7	21	18.9%	
Quercus falcata	Southern Red Oak	1-1.5"	8-10 ft.	3	B&B	8	24	21.6%	
Quercus alba	White Oak	1-1.5"	8-10 ft.	3	B&B	8	24	21.6%	
						Reforestation Units Provided	111		
						Total Reforestation Units Required	110		
						Excess	1		

REFORESTATION PLANT SCHEDULE									
Species		Large Caliper Planting Stock		Reforestation Area D		Upland Plantings			
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity	Reforestation Credits	Percent of Stocking	
Liriodendron tulipifera	Tulip Poplar	1-1.5"	8-10 ft.	3	B&B	15	45	20.3%	
Liquidambar styraciflua 'Rotundiloba'	Sweetgum	1-1.5"	8-10 ft.	3	B&B	15	45	20.3%	
Fagus grandifolia	American Beech	1-1.5"	8-10 ft.	3	B&B	15	45	20.3%	
Quercus falcata	Southern Red Oak	1-1.5"	8-10 ft.	3	B&B	15	45	20.3%	
Quercus alba	White Oak	1-1.5"	8-10 ft.	3	B&B	14	42	18.9%	
						Reforestation Units Provided	222		
						Total Reforestation Units Required	220		
						Excess	2		

REFORESTATION PLANT SCHEDULE									
Species		Large Caliper Planting Stock		Reforestation Area E		Upland Plantings			
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity	Reforestation Credits	Percent of Stocking	
Liriodendron tulipifera	Tulip Poplar	1-1.5"	8-10 ft.	3	B&B	5	15	20.8%	
Liquidambar styraciflua 'Rotundiloba'	Sweetgum	1-1.5"	8-10 ft.	3	B&B	5	15	20.8%	
Fagus grandifolia	American Beech	1-1.5"	8-10 ft.	3	B&B	5	15	20.8%	
Quercus falcata	Southern Red Oak	1-1.5"	8-10 ft.	3	B&B	5	15	20.8%	
Quercus alba	White Oak	1-1.5"	8-10 ft.	3	B&B	4	12	16.7%	
						Reforestation Units Provided	72		
						Total Reforestation Units Required	70		
						Excess	2		

REFORESTATION PLANT SCHEDULE									
Species		Large Caliper Planting Stock		Reforestation Area F		Upland Plantings			
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity	Reforestation Credits	Percent of Stocking	
Liriodendron tulipifera	Tulip Poplar	1-1.5"	8-10 ft.	3	B&B	4	12	20.0%	
Liquidambar styraciflua 'Rotundiloba'	Sweetgum	1-1.5"	8-10 ft.	3	B&B	4	12	20.0%	
Fagus grandifolia	American Beech	1-1.5"	8-10 ft.	3	B&B	4	12	20.0%	
Quercus falcata	Southern Red Oak	1-1.5"	8-10 ft.	3	B&B	4	12	20.0%	
Quercus alba	White Oak	1-1.5"	8-10 ft.	3	B&B	4	12	20.0%	
						Reforestation Units Provided	60		
						Total Reforestation Units Required	60		
						Excess	0		

NOTE: AFFORESTATION / REFORESTATION AREAS SHOWN ON THIS PLAN MAY CONTAIN EXISTING TREES. PROPOSED VOLUME OF PLANTINGS TO BE CONFIRMED AT THE TIME OF CONSTRUCTION / TREE INSTALLATION.

THESE PLANS ARE NOT VALID OR APPROVED UNLESS STAMPED BY THE AGENCY SHOWN HERE



Dewberry Engineers Inc.
4601 FORBES BOULEVARD
SUITE 300
JANAM, MD 20706
301.751.5551
301.751.0188 FAX
www.dewberry.com

APPLICANT

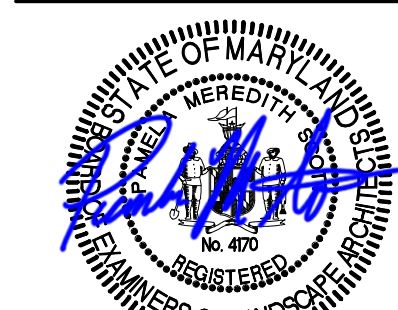
WALTON WESTPHALIA EUROPE LP
8800 NORTH GAINEY CENTER DRIVE
SCOTTSDALE, AZ 85258

CONTACT

WALTON WESTPHALIA EUROPE LP
8800 NORTH GAINEY CENTER DRIVE
SCOTTSDALE, AZ 85258

WESTPHALIA RETAIL
TYPE II TREE CONSERVATION PLAN
DSP-22042, TCP2-039-2023
PRINCE GEORGES COUNTY, MD
15TH ELECTION DISTRICT

TAX MAP 100 GRID A1
WSSC GRID 2075E08



05/01/2023



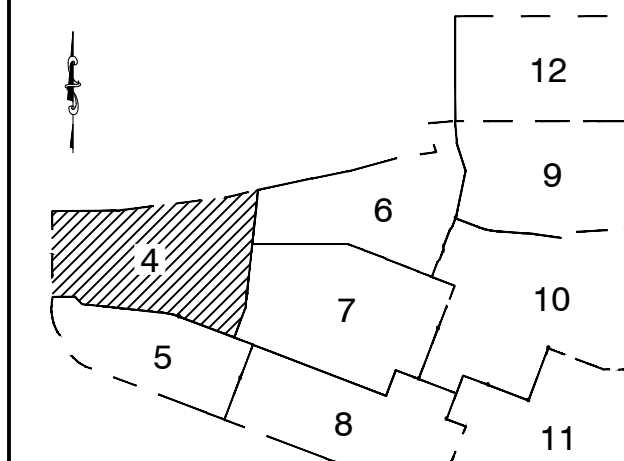
05/01/2025

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL
LANDSCAPE ARCHITECT UNDER THE LAWS OF
THE STATE OF MARYLAND.

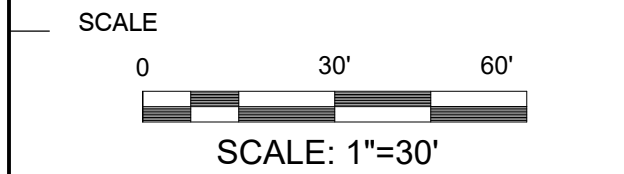
LICENSE NO. 4170

EXPIRATION DATE: 04

KEY PLAN



THIS TCP2 PLAN SHEET CORRESPONDS
TO SHEET 4 OF THE DSP.



No.	DATE	BY	Description

REVISIONS

DRAWN BY	SEC
APPROVED BY	PMS
CHECKED BY	DS
DATE	MAY 2023

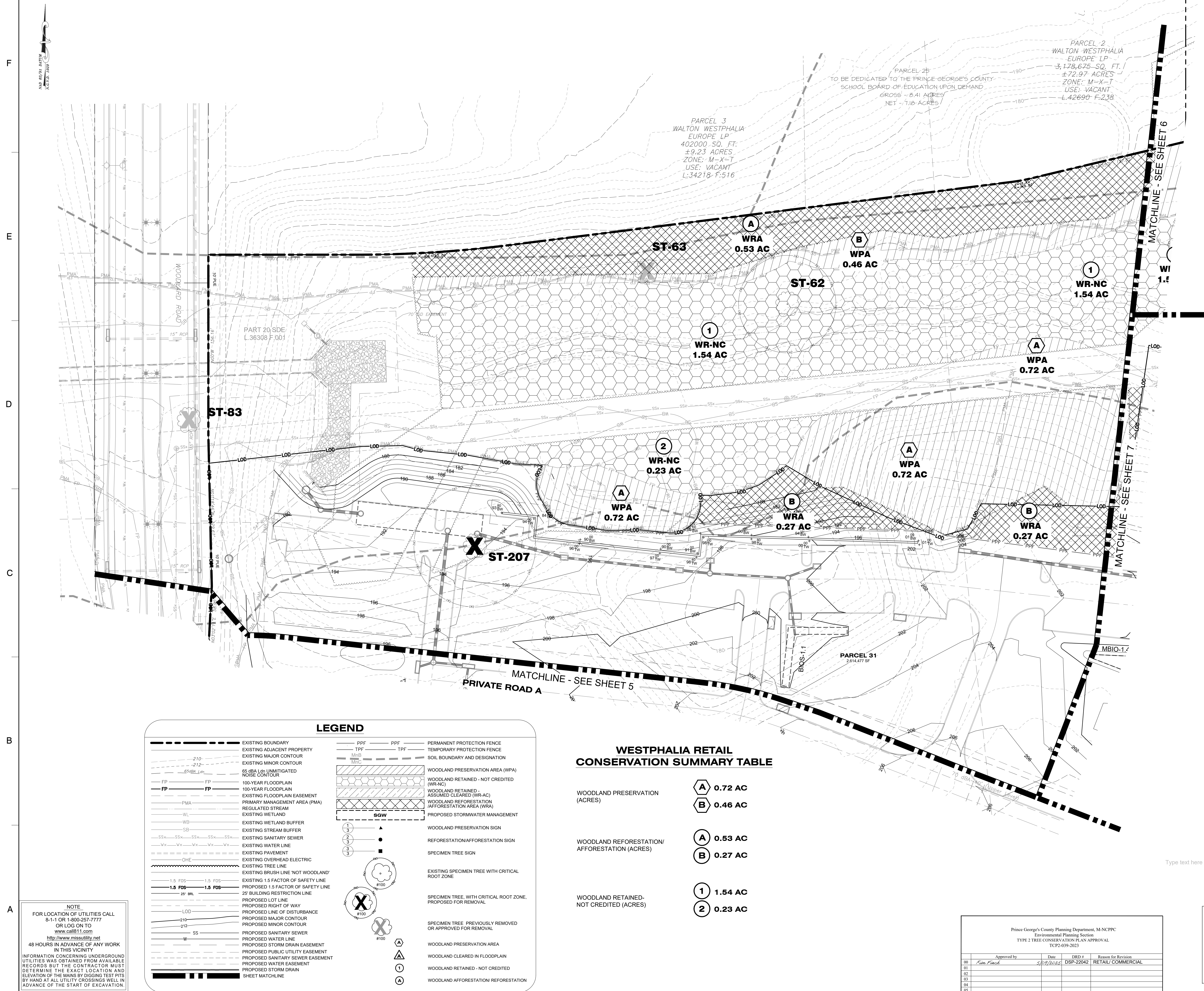
© 2005 Blackwell Publishing Ltd, *Journal of Internal Medicine* 258: 101–107

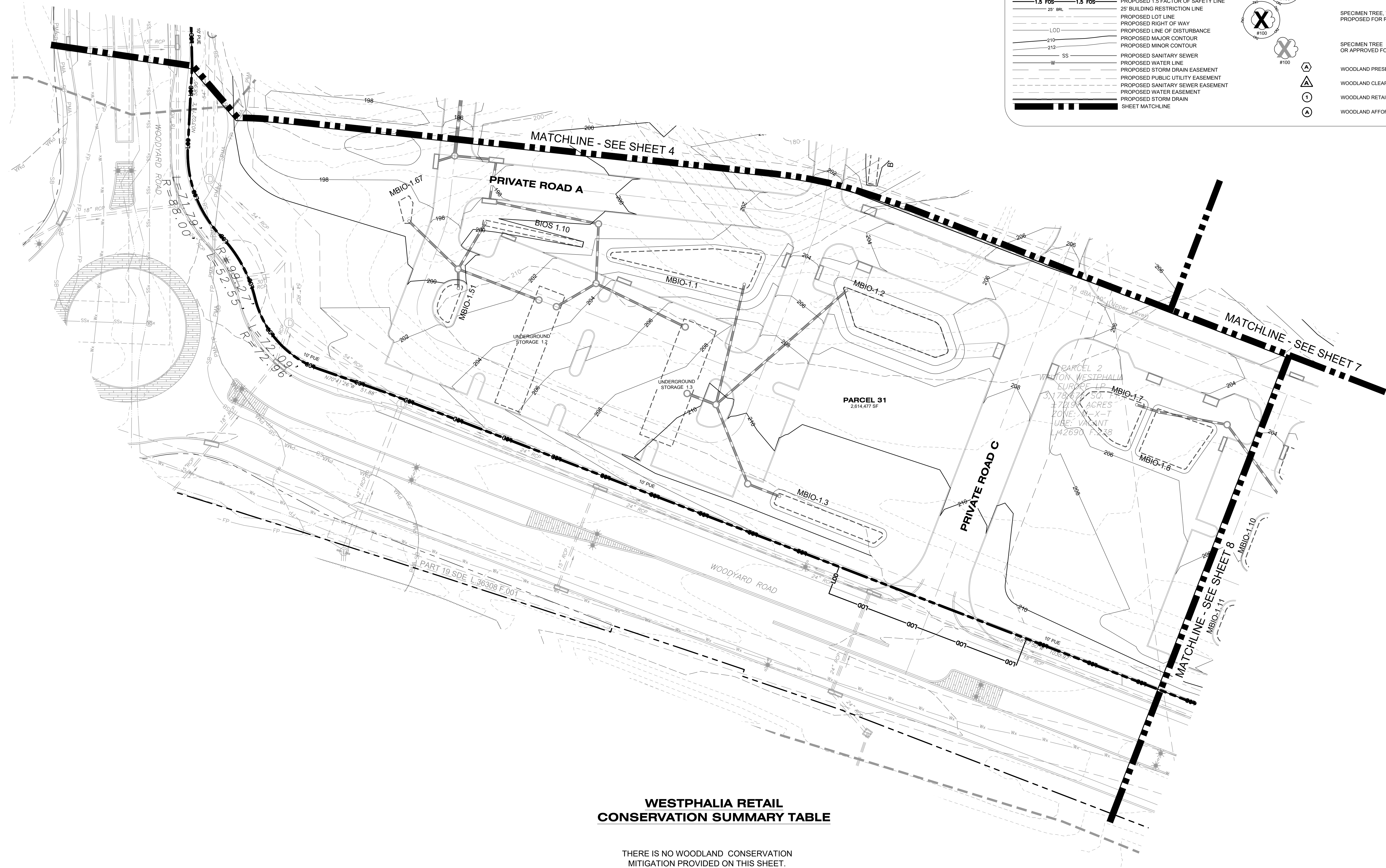
TREE
 CONSERVATION
 PLAN TYPE 2
 PLAN SHEET

DEWBERRY JOB NO.	50154179
------------------	----------

4

SHEET NO. 4 OF 12





WESTPHALIA RETAIL CONSERVATION SUMMARY TABLE

THERE IS NO WOODLAND CONSERVATION
MITIGATION PROVIDED ON THIS SHEET.

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
<http://www.missutility.net>
48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY

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

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL DCP2-039-2023			
	Approved by	Date	Reason for Revision
00	<i>Kate Finch</i>	<i>5/19/2025</i>	DSD-22042 RETAIL COMMERCIAL
01			
02			
03			
04			
05			

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

APPLICATION NAME: WESTPHALIA RETAIL

APPLICATION NO.: DGP-22042

TCP NO.: TCP2-036-2023


**SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH PGPB RESOLUTION
NO. 2023-131 DATED JANUARY 4, 2024.**

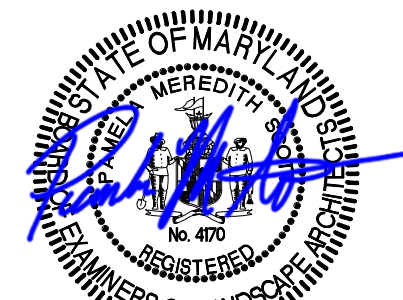
SIGNATURE APPROVAL DATE:

Garland, Hyoungjae Digitally signed by
Garland, Hyoungjae
Date: 2025.05.21
12:35:44 -0400

Syojuro

AUTHORIZED SIGNATURE

 Dewberry	®		
Dewberry Engineers Inc.	4001 FORBES BOULEVARD SUITE 300 LANHAM, MD 20706 301.731.8551 301.731.0188 (FAX) www.dewberry.com		
<hr/> APPLICANT <hr/>			
WALTON WESTPHALIA EUROPE LP 8800 NORTH GAINEY CENTER DRIVE SCOTTSDALE, AZ 85258			
<hr/> CONTACT <hr/>			
WALTON WESTPHALIA EUROPE LP 8800 NORTH GAINEY CENTER DRIVE SCOTTSDALE, AZ 85258			
<hr/> <table border="1"><tr><td data-bbox="2724 378 2804 653">WESTPHALIA RETAIL TYPE II TREE CONSERVATION PLAN DSP-22042, TCP2-039-2023 PRINCE GEORGE'S COUNTY, MD 15TH ELECTION DISTRICT</td><td data-bbox="2804 378 2905 653">TAX MAP 100 GRID A1 WSSC GRID 2075E08</td></tr></table> <hr/>		WESTPHALIA RETAIL TYPE II TREE CONSERVATION PLAN DSP-22042, TCP2-039-2023 PRINCE GEORGE'S COUNTY, MD 15TH ELECTION DISTRICT	TAX MAP 100 GRID A1 WSSC GRID 2075E08
WESTPHALIA RETAIL TYPE II TREE CONSERVATION PLAN DSP-22042, TCP2-039-2023 PRINCE GEORGE'S COUNTY, MD 15TH ELECTION DISTRICT	TAX MAP 100 GRID A1 WSSC GRID 2075E08		



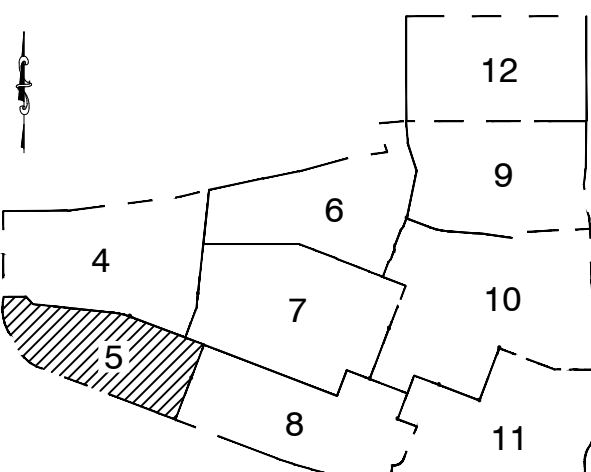
05/01/2025

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL
LANDSCAPE ARCHITECT UNDER THE LAWS OF
THE STATE OF MARYLAND.

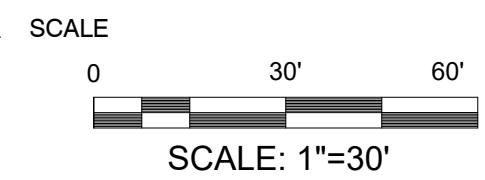
LICENSE NO. 4170

EXPIRATION DATE: . 04

KEY PLAN



THIS TCP2 PLAN SHEET CORRESPONDS
TO SHEET 5 OF THE DSP.



No.	DATE	BY	Description

REVISIONS

DRAWN BY	SEC
APPROVED BY	PMS
CHECKED BY	DS
DATE	MAY 2023

TITL







TREE
 CONSERVATION
 PLAN TYPE 2
 PLAN SHEET

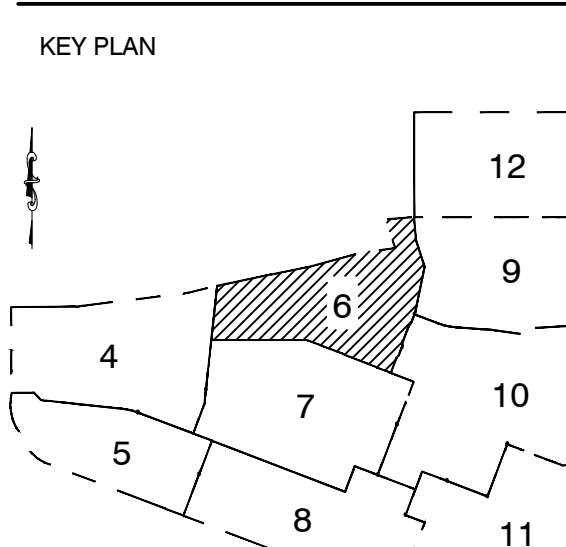
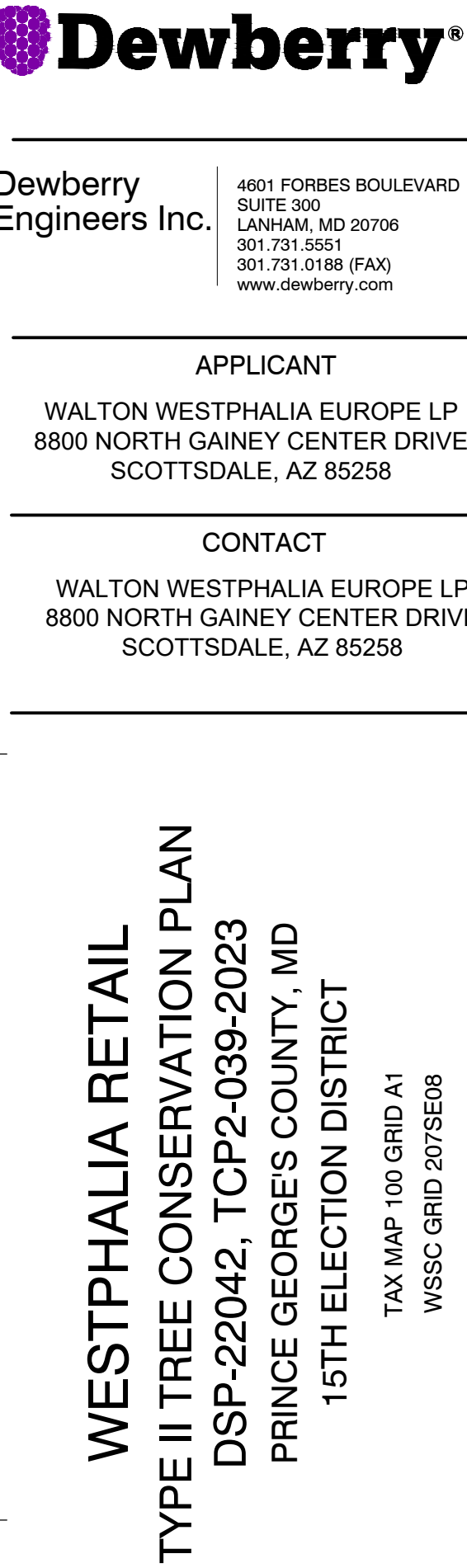
DEWBERRY JOB NO. 50154179



LEGEND

	EXISTING BOUNDARY		PERMANENT PROTECTION FENCE
	EXISTING ADJACENT PROPERTY		TEMPORARY PROTECTION FENCE
	EXISTING MAJOR CONTOUR		SOIL BOUNDARY AND DESIGNATION
	EXISTING MINOR CONTOUR		
	65 dba Ldn UNMITIGATED NOISE CONTOUR		WOODLAND PRESERVATION AREA (WPA)
	100-YEAR FLOODPLAIN		WOODLAND RETAINED - NOT CREDITED (WR-NC)
	100-YEAR FLOODPLAIN		WOODLAND RETAINED - ASSUMED CLEARED (WR-AC)
	EXISTING FLOODPLAIN EASEMENT		WOODLAND REFORESTATION/AFFORESTATION AREA (WRA)
	PRIMARY MANAGEMENT AREA (PMA)		PROPOSED STORMWATER MANAGEMENT
	REGULATED STREAM		
	EXISTING WETLAND		
	EXISTING WETLAND BUFFER		WOODLAND PRESERVATION SIGN
	EXISTING STREAM BUFFER		REFORESTATION/AFFORESTATION SIGN
	EXISTING SANITARY SEWER		SPECIMEN TREE SIGN
	EXISTING WATER LINE		
	EXISTING PAVEMENT		
	EXISTING OVERHEAD ELECTRIC		EXISTING SPECIMEN TREE WITH CRITICAL ROOT ZONE
	EXISTING TREE LINE		SPECIMEN TREE, WITH CRITICAL ROOT ZONE, PROPOSED FOR REMOVAL
	EXISTING BRUSH LINE 'NOT WOODLAND'		SPECIMEN TREE PREVIOUSLY REMOVED OR APPROVED FOR REMOVAL
	EXISTING 1.5 FACTOR OF SAFETY LINE		WOODLAND PRESERVATION AREA
	EXISTING 1.5 FACTOR OF SAFETY LINE		WOODLAND CLEARED IN FLOODPLAIN
	25' BUILDING RESTRICTION LINE		WOODLAND RETAINED - NOT CREDITED
	PROPOSED LOT LINE		WOODLAND AFFORESTATION/ REFORESTATION
	PROPOSED RIGHT OF WAY		
	PROPOSED LINE OF DISTURBANCE		
	PROPOSED MAJOR CONTOUR		
	PROPOSED MINOR CONTOUR		
	PROPOSED SANITARY SEWER		
	PROPOSED WATER LINE		
	PROPOSED STORM DRAIN EASEMENT		
	PROPOSED PUBLIC UTILITY EASEMENT		
	PROPOSED SANITARY SEWER EASEMENT		
	PROPOSED WATER EASEMENT		
	PROPOSED STORM DRAIN		
	SHEET MATCHLINE		

WOODLAND CLEARED FLOODPLAIN (ACRES)		0.44 AC
WOODLAND PRESERVATION (ACRES)	 	0.46 AC 0.80 AC
WOODLAND REFORESTATION/ AFFORESTATION (ACRES)		0.22 AC
WOODLAND RETAINED- NOT CREDITED (ACRES)	 	1.54 AC 0.27 AC



SCALE

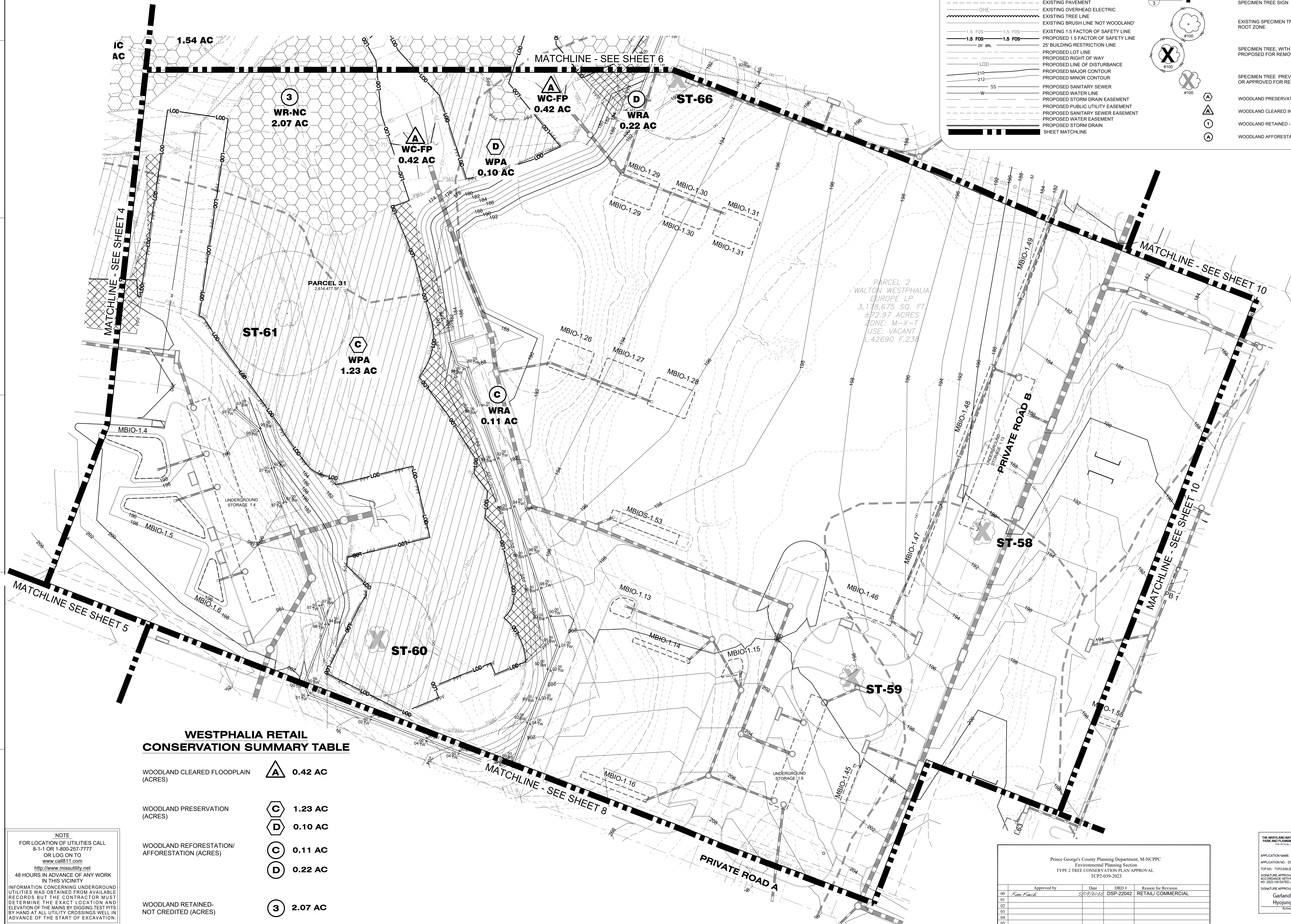
0 30' 60'


SCALE: 1"=30'


REVIEWS	
DRAWN BY	SEC
APPROVED BY	PMS
CHECKED BY	DS
DATE	MAY 2023

DEWBERRY JOB NO. 50154179





 Dewberry®	
Dewberry Engineers Inc.	4001 FORBES BOULEVARD SUITE 300 LAWANNA, MD 20706 301.731.5551 301.731.0188 (FAX) www.dewberry.com
	APPLICANT
	WALTON WESTPHALIA EUROPE LP 8800 NORTH GAINLEY CENTER DRIVE SCOTTSDALE, AZ 85258
	CONTACT
WALTON WESTPHALIA EUROPE LP 8800 NORTH GAINLEY CENTER DRIVE SCOTTSDALE, AZ 85258	
WESTPHALIA RETAIL TYPE II TREE CONSERVATION PLAN DSP-22042, TCP2-039-2023 PRINCE GEORGE'S COUNTY, MD 15TH ELECTION DISTRICT	
TAX MAP 100 GRID A1 WSSC GRID 2079C08	



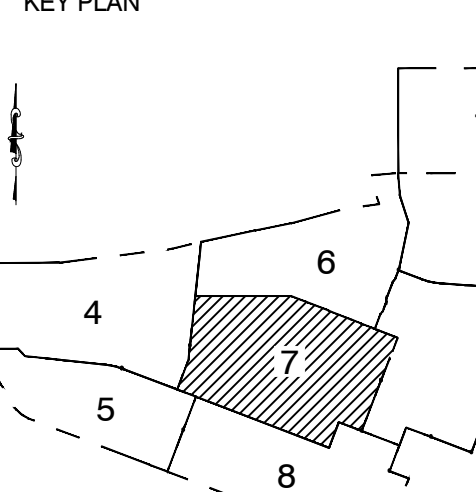
05/01/2012

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENCED PROFESSIONAL
LANDSCAPE ARCHITECT UNDER THE LAWS OF
THE STATE OF MARYLAND.

LICENSE NO. 4170

EXPIRATION DATE: 04

KEY PLAN



THIS TOP2 PLAN SHEET CORRESPONDS
TO SHEET 7 OF THE DSP.

SCALE

0 30' 60'

SCALE: 1"=30'

No.	DATE	BY	Description

REVISIONS

DRAWN BY	SEC
APPROVED BY	PMS
CHECKED BY	DS
DATE	MAY 2023

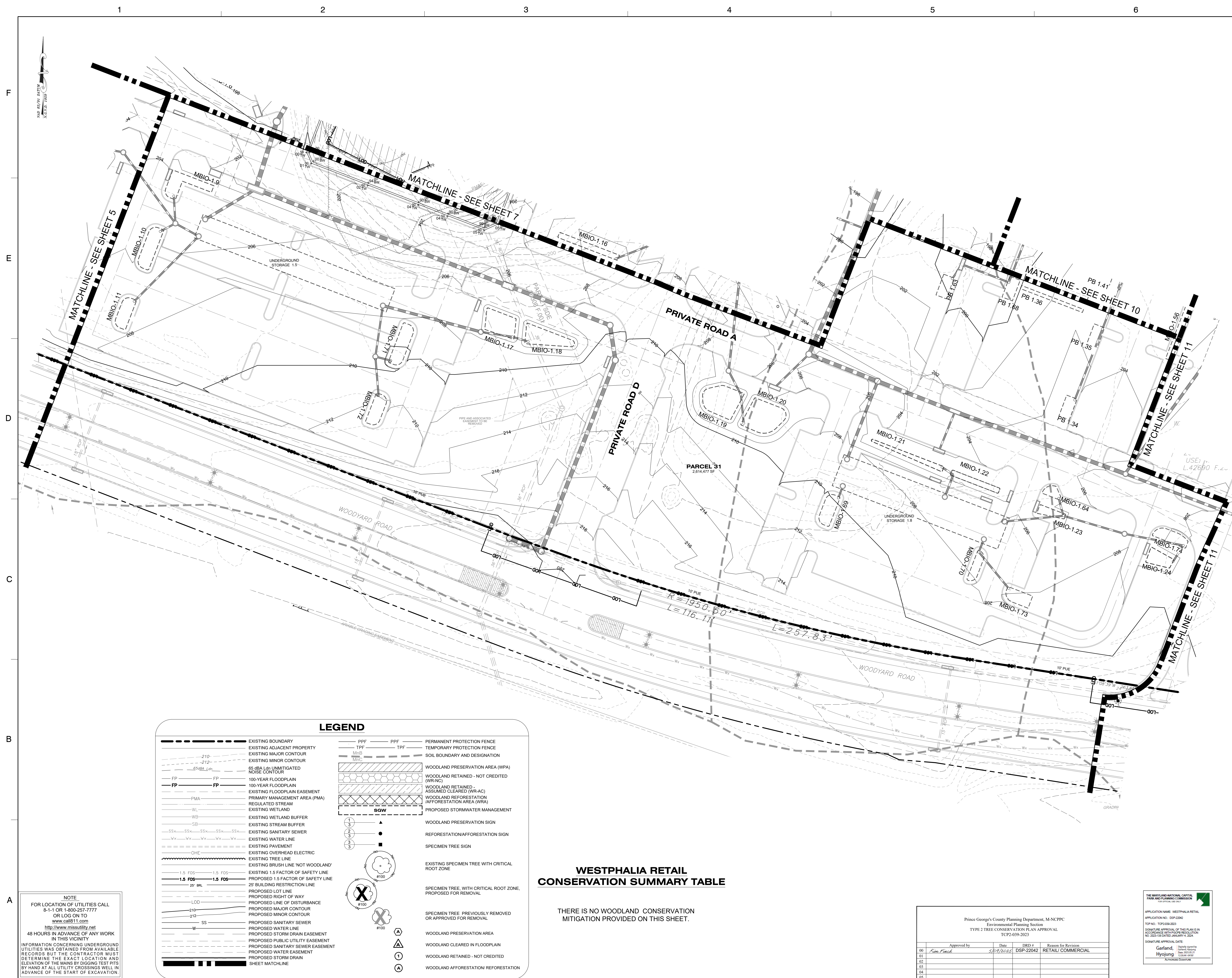
TITLE

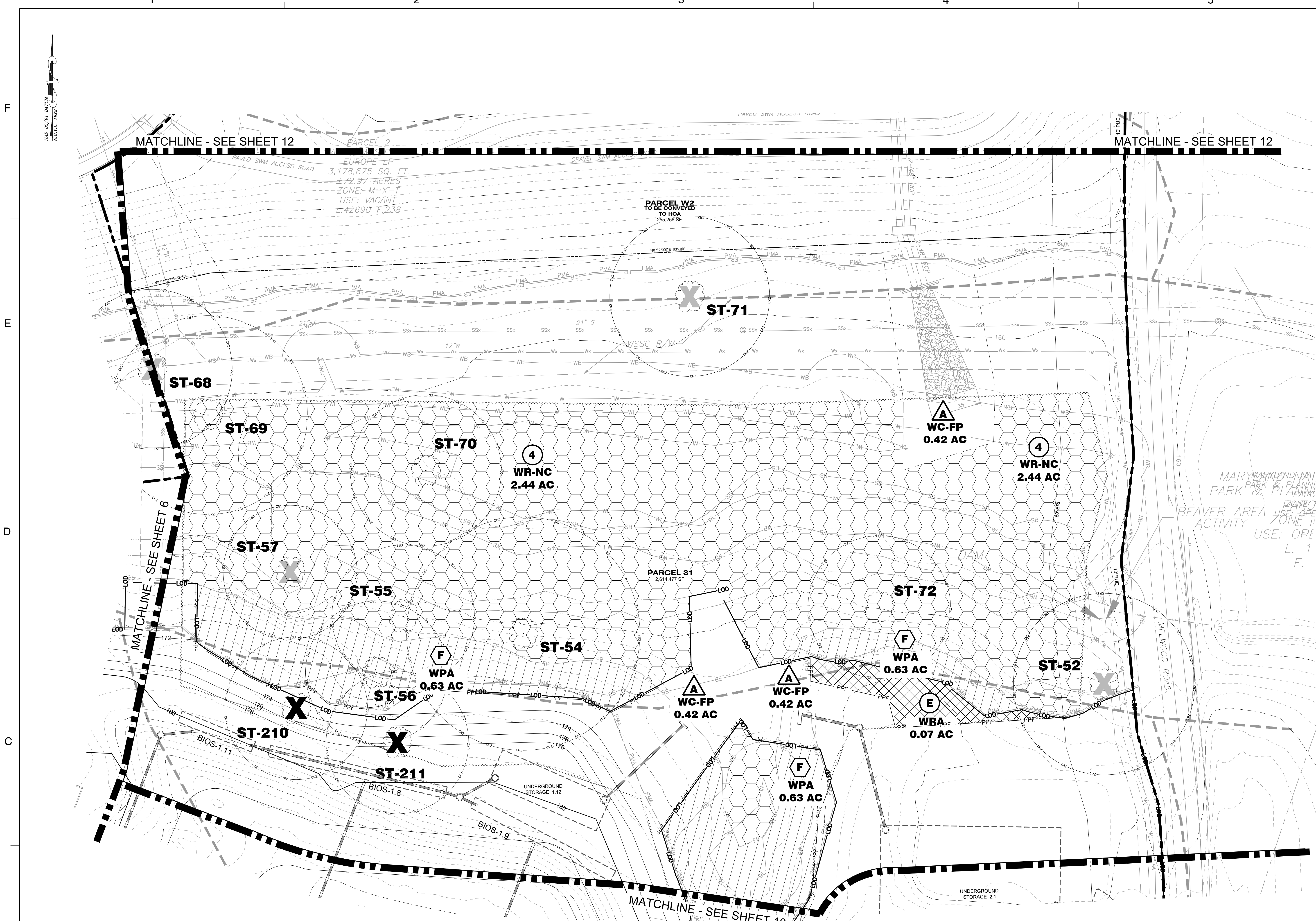
TREE CONSERVATION PLAN TYPE 2 PLAN SHEET

DEWBERRY JOB NO.	50154179
------------------	----------

7

SHEET NO.
7 OF 12





WESTPHALIA RETAIL
CONSERVATION SUMMARY TABLE

WOODLAND CLEARED FLOODPLAIN (ACRES)	A 0.42 AC
WOODLAND PRESERVATION (ACRES)	F 0.63 AC
WOODLAND REFORESTATION/ AFFORESTATION (ACRES)	E 0.07 AC
WOODLAND RETAINED- NOT CREDITED (ACRES)	4 2.44 AC

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.csl811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND
UTILITIES WAS OBTAINED FROM AVAILABLE
RECORDS BUT THE CONTRACTOR MUST
DETERMINE THE EXACT LOCATION AND
ELEVATION OF THE MAINS BY DIGGING TEST PITS
BY HAND AT ALL UTILITY CROSSINGS WELL IN
ADVANCE OF THE START OF EXCAVATION.

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-039-2023			
Approved by	Date	DRD #	Reason for Revision
<i>Ram Panch</i>	5/24/2023	DSP-22042	RETAIL COMMERCIAL
01			
02			
03			
04			
05			

THE MARYLAND NATIONAL CAPITAL
PLANNING COMMISSION
OFFICIAL USE ONLY

APPLICATION NAME: WESTPHALIA RETAIL
APPLICATION NO.: DSP-22042
TCP NO.: TCP2-039-2023
SIGNATURE APPROVAL OF THIS PLAN IN
ACCORDANCE WITH PUBLIC RESOLUTION
NO. 2023-03-07-01 JANUARY 4, 2024

SIGNATURE APPROVAL DATE:
*Garland
Hyojung*
12/24/2023
12/24/2023
APPROVED SIGNATURE

LEGEND

- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 65 dBA Ldn UNMITIGATED NOISE CONTOUR
- 100-YEAR FLOODPLAIN
- 100-YEAR FLOODPLAIN
- EXISTING FLOODPLAIN EASEMENT
- PRIMARY MANAGEMENT AREA (PMA)
- REGULATED STREAM
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- EXISTING STREAM BUFFER
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING PAVEMENT
- EXISTING OVERHEAD ELECTRIC
- EXISTING TREE LINE
- EXISTING BRUSH LINE 'NOT WOODLAND'
- EXISTING 1.5 FACTOR OF SAFETY LINE
- PROPOSED 1.5 FACTOR OF SAFETY LINE
- 25 BUILDING RESTRICTION LINE
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LINE OF DISTURBANCE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED STORM DRAIN EASEMENT
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED WATER EASEMENT
- PROPOSED STORM DRAIN
- SHEET MATCHLINE
- PERMANENT PROTECTION FENCE
- TEMPORARY PROTECTION FENCE
- WOODLAND CLEARED (WCA)
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND RETAINED - NOT CREDITED (WR-NC)
- WOODLAND RETAINED - ASSUMED CLEARED (WR-AC)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED TRAIL
- WOODLAND PRESERVATION SIGN
- REFORESTATION/AFFORESTATION SIGN
- SPECIMEN TREE SIGN
- EXISTING TREES
- EXISTING SPECIMEN TREE WITH CRITICAL ROOT ZONE
- EXISTING SPECIMEN TREE WITH CRITICAL ROOT ZONE TO BE REMOVED
- WOODLAND PRESERVATION AREA
- WOODLAND CLEARED IN FLOODPLAIN
- WOODLAND RETAINED - NOT CREDITED
- WOODLAND AFFORESTATION/ REFORESTATION

Dewberry
Engineers Inc.

4601 FORBES BOULEVARD
SUITE 300
LANNAM, MD 20706
301.751.5551
301.751.0188 FAX
www.dewberry.com

APPLICANT
WALTON WESTPHALIA EUROPE LP
8800 NORTH GAINIE CENTER DRIVE
SCOTTSDALE, AZ 85258

CONTACT
WALTON WESTPHALIA EUROPE LP
8800 NORTH GAINIE CENTER DRIVE
SCOTTSDALE, AZ 85258

**WESTPHALIA RETAIL
TYPE II TREE CONSERVATION PLAN
DSP-22042, TCP2-039-2023
PRINCE GEORGE'S COUNTY, MD
15TH ELECTION DISTRICT**

TAX MAP 100 GRID A1
WSSC GRID 2075E08

05/01/2023
PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL
LANDSCAPE ARCHITECT UNDER THE LAWS OF
THE STATE OF MARYLAND.

LICENSE NO. 4170
EXPIRATION DATE: 04

KEY PLAN

THIS TCP2 PLAN SHEET CORRESPONDS TO SHEET 9 OF THE DSP.

SCALE
0 30' 60'
SCALE: 1"=30'

REVISIONS

No.	DATE	BY	Description

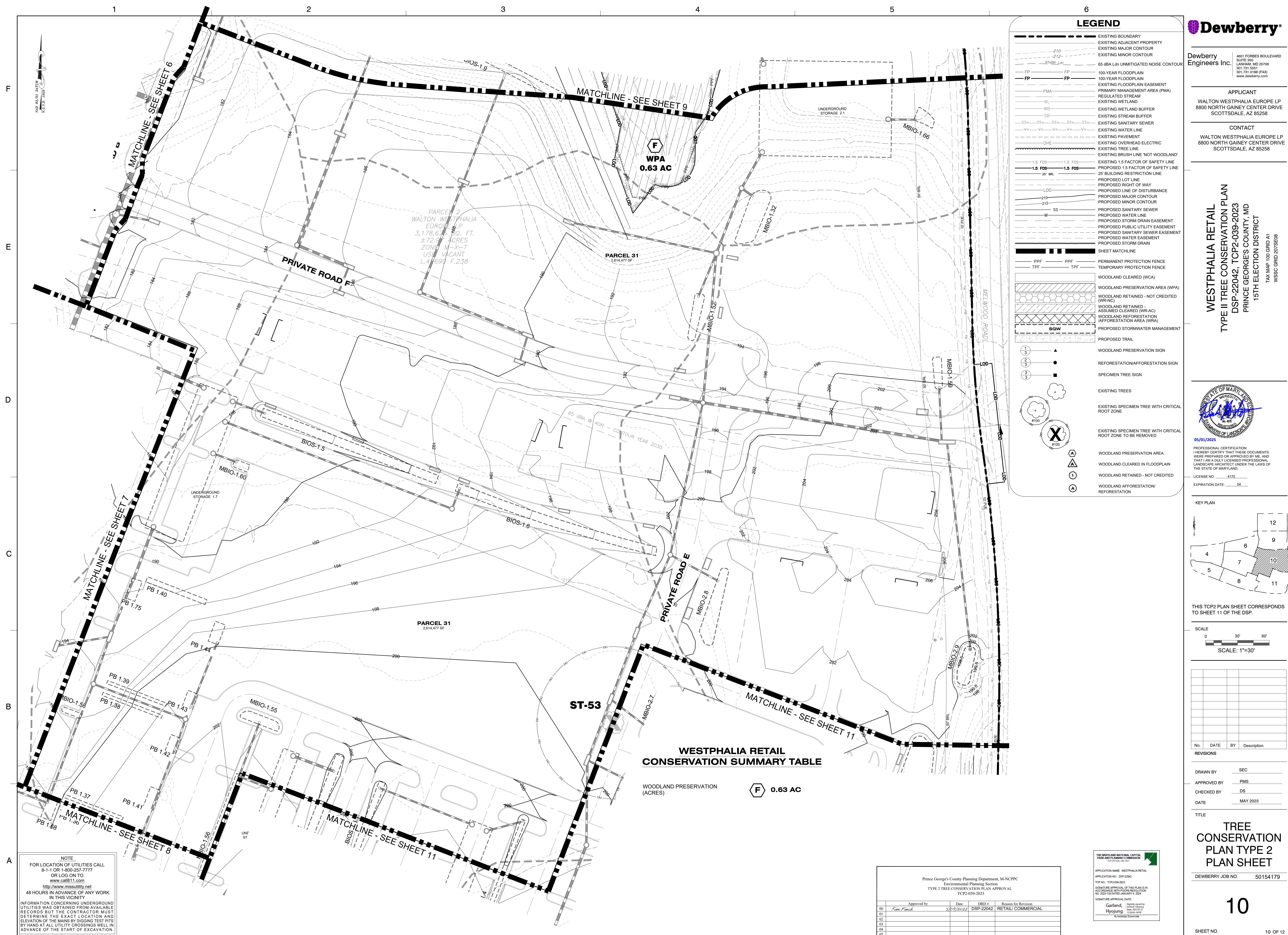
DRAWN BY SEC
APPROVED BY PMS
CHECKED BY DS
DATE MAY 2023

TITLE
**TREE CONSERVATION
PLAN TYPE 2
PLAN SHEET**

DEWBERRY JOB NO. 50154179

9

SHEET NO. 9 OF 12





WESTPHALIA RETAIL CONSERVATION SUMMARY TABLE

THERE IS NO WOODLAND CONSERVATION
MITIGATION PROVIDED ON THIS SHEET.

—EXISTING SHA PROPERTY TO BE CONVEYED
TO WALTON WESTPHALIA EUROPE LP.

GROSS AREA 31,888 SF/ 0.73 AC

THIS TCP2 PLAN SHEET CORRESPONDS
TO SHEET 11 OF THE DSP.

SCALE

0 30' 60'


SCALE: 1"=30'

No.	DATE	BY	Description

REVISIONS

DRAWN BY SEC
 APPROVED BY PMS
 CHECKED BY DS
 DATE MAY 2023

TITLE	
-------	--



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

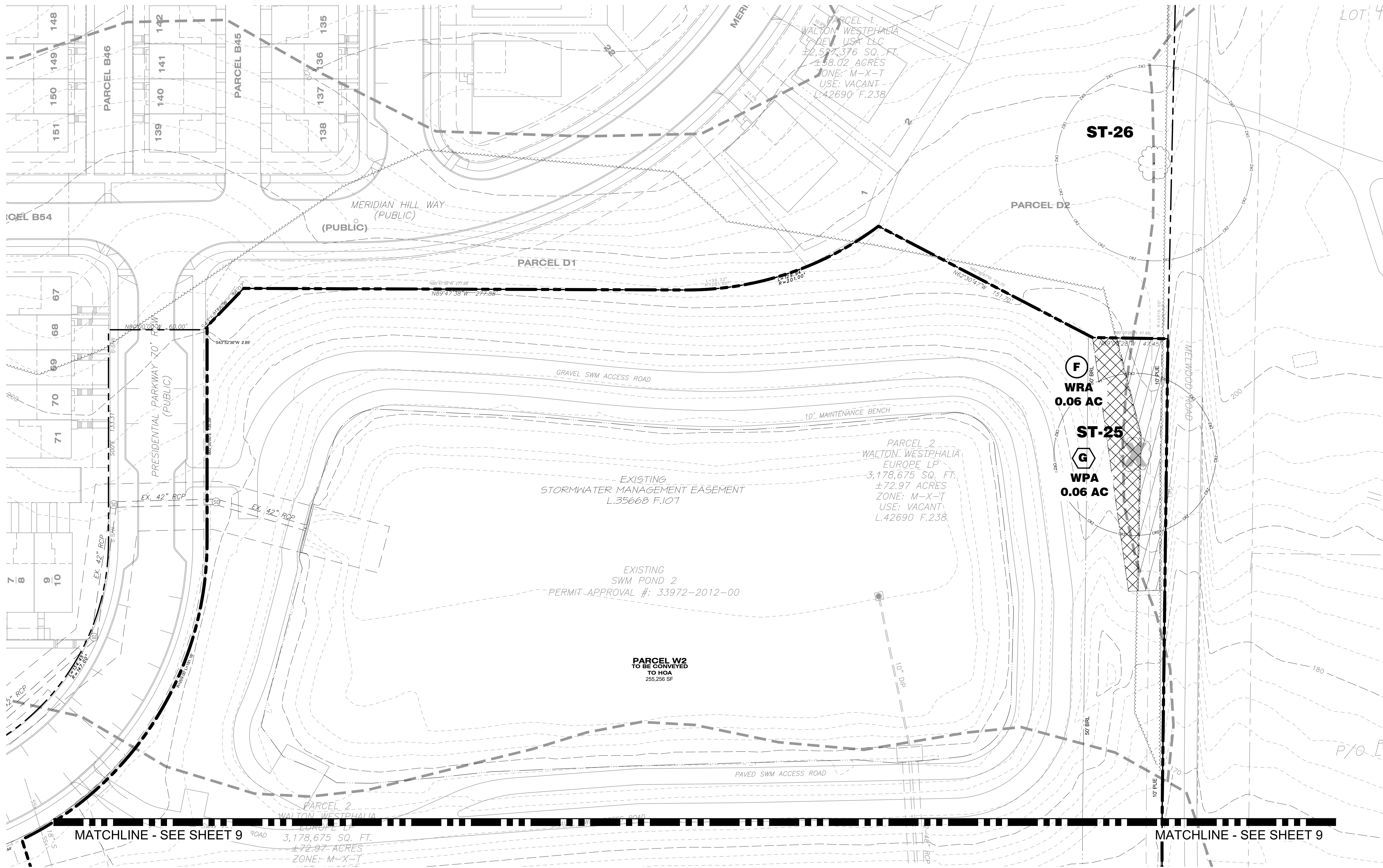
**TREE
CONSERVATION
PLAN TYPE 2
PLAN SHEET**

<p>APPLICATION NAME: WESTPHALIA RETAIL</p> <p>APPLICATION NO.: DSP-22042</p>	<p>DEWBERRY JOB NO. 50154179</p>
--	----------------------------------

for Revision / COMMERCIAL	NO. 2023-138 DATED JANUARY 4, 2024. SIGNATURE APPROVAL DATE: <div style="display: flex; justify-content: center; align-items: center; gap: 10px;"> <div style="text-align: center;"> Garland, Hyoungjae </div> <div style="text-align: center;"> Digitally signed by Garland, Hyoungjae Date: 2025.05.21 </div> </div>	11
------------------------------	---	----

	SHEET NO.	11 OF 12
--	-----------	----------

F
E
D
C
B
A



WESTPHALIA RETAIL CONSERVATION SUMMARY TABLE

WOODLAND REFORESTATION/ AFFORESTATION (ACRES)	F 0.06 AC
WOODLAND PRESERVATION (ACRES)	G 0.06 AC

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

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-039-2023			
Approved by	Date	DRD #	Reason for Revision
<i>Ron Fitch</i>	5/29/2023	DSP-22042	RETAIL COMMERCIAL

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
APPROVAL NAME: WESTPHALIA RETAIL
APPLICATION NO.: DSP-22042
TOP NO.: TCP2-039-2023
SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH PUBLIC REGULATION
NO. 2023-138 DATED JANUARY 4, 2024.
SIGNATURE APPROVAL DATE:
*Garland
Hyojung*
Authorized Signature

LEGEND

- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 65 dBA Ldn UNMITIGATED NOISE CONTOUR
- 100-YEAR FLOODPLAIN
- 100-YEAR FLOODPLAIN
- EXISTING FLOODPLAIN EASEMENT
- PRIMARY MANAGEMENT AREA (PMA)
- REGULATED STREAM
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- EXISTING STREAM BUFFER
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING PAVEMENT
- EXISTING OVERHEAD ELECTRIC
- EXISTING TREE LINE
- EXISTING BRUSH LINE 'NOT WOODLAND'
- EXISTING 1.5 FACTOR OF SAFETY LINE
- PROPOSED 1.5 FACTOR OF SAFETY LINE
- 25' BUILDING RESTRICTION LINE
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LINE OF DISTURBANCE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED STORM DRAIN EASEMENT
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED WATER EASEMENT
- PROPOSED STORM DRAIN
- SHEET MATCHLINE
- PERMANENT PROTECTION FENCE
- TEMPORARY PROTECTION FENCE
- WOODLAND CLEARED (WCA)
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND RETAINED - NOT CREDITED (WR-NC)
- WOODLAND RETAINED - ASSUMED CLEARED (WR-AC)
- WOODLAND REFORESTATION /AFFORESTATION AREA (WRA)
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED TRAIL
- WOODLAND PRESERVATION SIGN
- REFORESTATION/AFFORESTATION SIGN
- SPECIMEN TREE SIGN
- EXISTING TREES
- EXISTING SPECIMEN TREE WITH CRITICAL ROOT ZONE
- EXISTING SPECIMEN TREE WITH CRITICAL ROOT ZONE TO BE REMOVED
- WOODLAND PRESERVATION AREA
- WOODLAND CLEARED IN FLOODPLAIN
- WOODLAND RETAINED - NOT CREDITED
- WOODLAND AFFORESTATION/ REFORESTATION



Dewberry
Engineers Inc.
4601 FORBES BOULEVARD
SUITE 300
LANNAM, MD 20706
301.751.5551
301.751.0188 FAX
www.dewberry.com

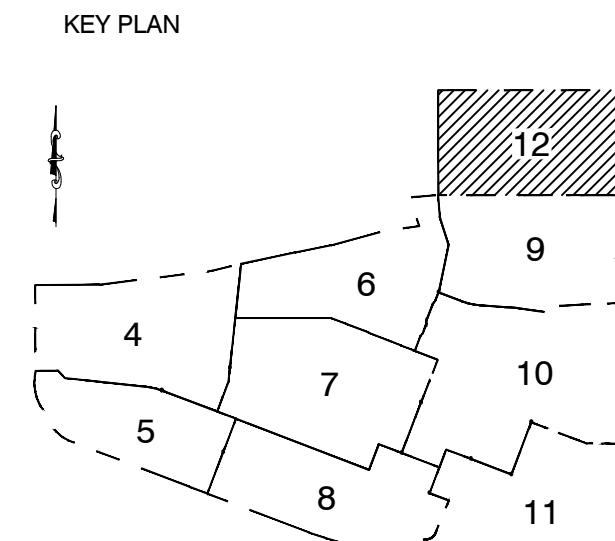
APPLICANT
WALTON WESTPHALIA EUROPE LP
8800 NORTH GAINES CENTER DRIVE
SCOTTSDALE, AZ 85258

CONTACT
WALTON WESTPHALIA EUROPE LP
8800 NORTH GAINES CENTER DRIVE
SCOTTSDALE, AZ 85258

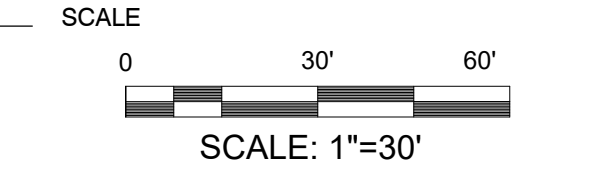
WESTPHALIA RETAIL
TYPE II TREE CONSERVATION PLAN
DSP-22042, TCP2-039-2023
PRINCE GEORGE'S COUNTY, MD
15TH ELECTION DISTRICT
TAX MAP 100 GRID A1
WSSC GRID 2075E08



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL
LANDSCAPE ARCHITECT UNDER THE LAWS OF
THE STATE OF MARYLAND.
LICENSE NO. 4170
EXPIRATION DATE: 04



THIS TOP2 PLAN SHEET CORRESPONDS TO
SHEET 9 OF THE DSP.



No.	DATE	BY	Description

REVISIONS

DRAWN BY	SEC
APPROVED BY	PMS
CHECKED BY	DS
DATE	MAY 2023

TITLE
TREE
CONSERVATION
PLAN TYPE 2
PLAN SHEET

DEWBERRY JOB NO. 50154179