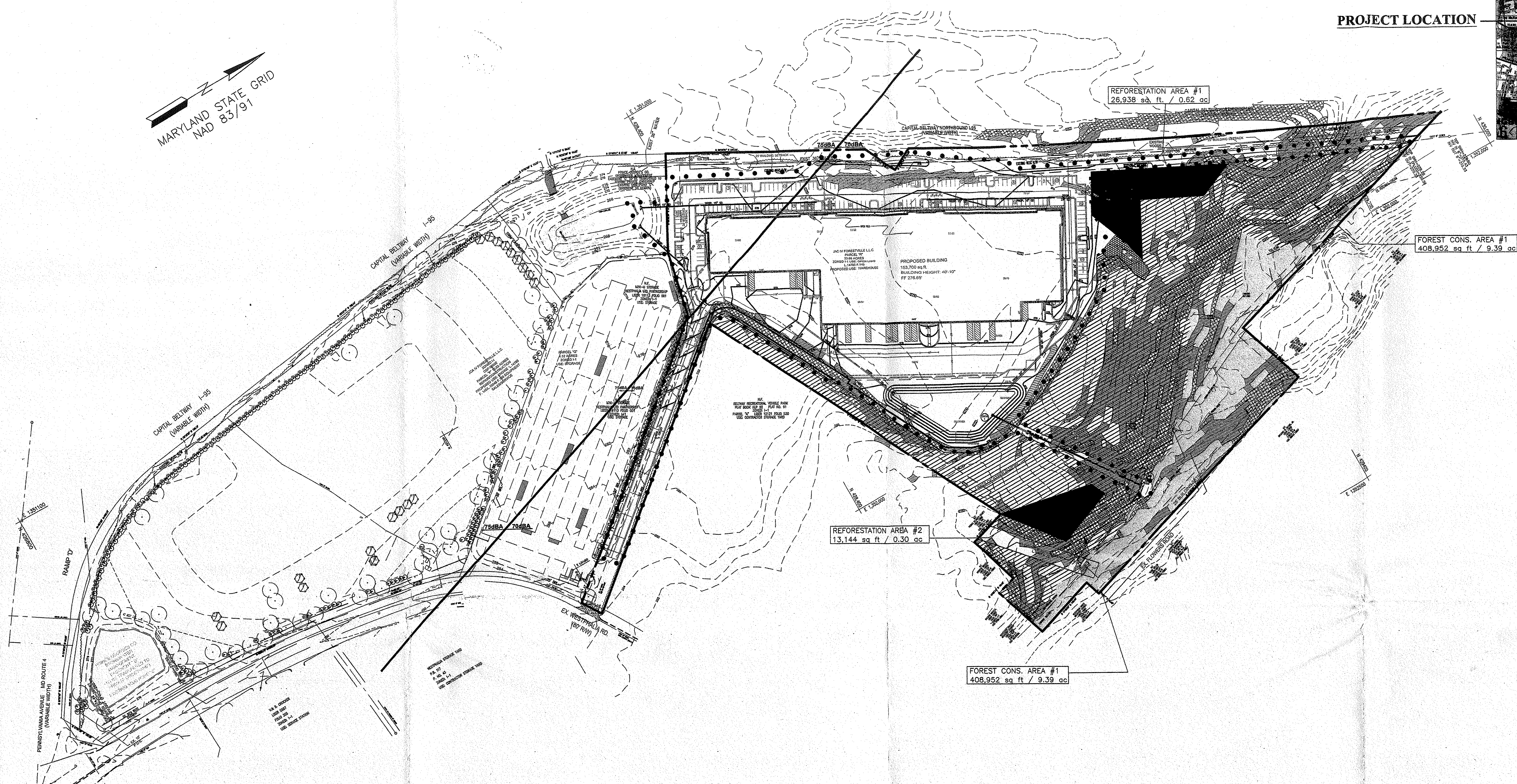
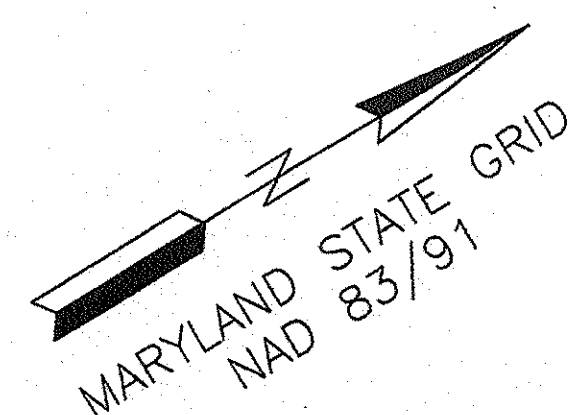




Scale 1" = 100'

FOREST CONSERVATION AREA TABULATIONS:	
AREA #1	408,952 sq. ft. / 9.39 ac.
TOTAL	408,952 sq. ft. / 9.39 ac.

REFORESTATION AREA TABULATIONS	
AREA #1*	26,938 sq. ft. / 0.62 ac.
AREA #2*	13,144 sq. ft. / 0.30 ac.
TOTAL	40,082 sq. ft. / 0.92 ac.

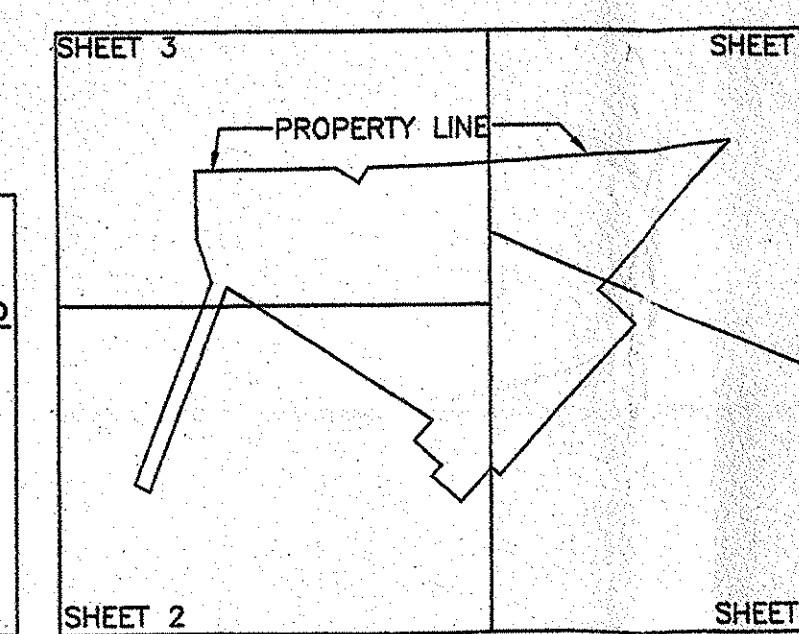
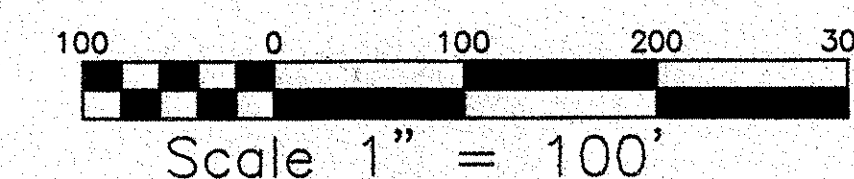
* CONTIGUOUS W/ EXISTING WOODS

	EXIST. 25 FT. SLOPE
	EXIST. 15 FT. SLOPE
	EXIST. WETLANDS
	EXIST. TREE LINE
	EXIST. 100 YEAR FLOOD PLAIN
	EXIST. CENTER LINE OF STREAM
	EXIST. 2 FT. CONTOUR
	EXIST. 10 FT. CONTOUR
	EXIST. NOISE CONTOUR,
	ANDREWS AFB (A032, STUDY)
	EXIST. ROW CENTER LINE
	PROP. SITE PROPERTY LINE
	EXIST. ADJACENT PROPERTY LINE
	EXIST. CURB
	EXIST. PAVEMENT
	EXIST. BUILDING SETBACK
	EXIST. EASEMENT
	EXIST. WATERLINE
	EXIST. GAS LINE
	EXIST. ELECTRIC LINE
	EXIST. TELEPHONE LINE
	EXIST. SEWER LINE
	EXIST. FENCE
	EXIST. GRAVEL ROAD
	EXIST. SOLLS
	EXIST. STORM DRAIN
	EXIST. UTILITY POLE
	EXIST. FIRE HYDRANT

	PROP. FOREST CONSERVATION
	PROP. REFORESTATION
	TREE PROTECTION FENCE
	AFFORESTATION FENCE
	CONTOUR
	SPOT ELEVATION
	PROPOSED L.O.D.
	PROPOSED BUILDING
	WOODLAND CONSERVATION SIGN

SHEET DESCRIPTION	Sheet No.
<u>TCP-II SET</u>	
TCP-II - COVER SHEET	TCP-1
TCP-II - TCP-II PLAN	TCP-2
TCP-II - TCP-II PLAN	TCP-3
TCP-II - TCP-II PLAN	TCP-4
TCP-II - TCP-II PLAN	TCP-5
TCP-II - NOTES AND DETAIL SHEET	TCP-6

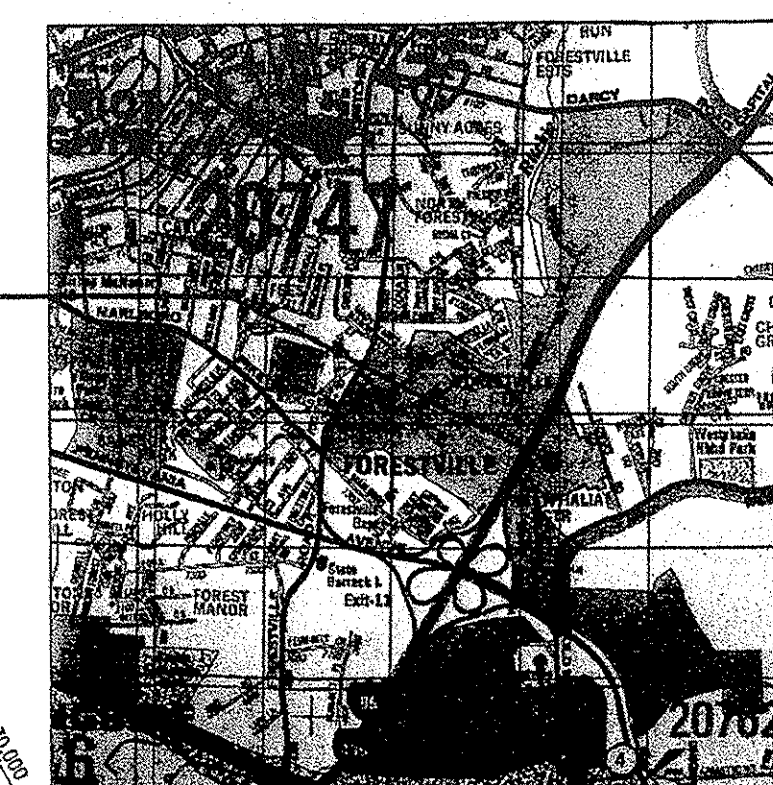
EXISTING ZONING: I-1
GROSS TRACT AREA: 45.33
NET TRACT AREA: 44.07 AC
WOODLAND CONSERVATION REQUIRED: 12.71 AC
WOODLAND CONSERVATION PROVIDED: 12.71 AC



MAP KEY
N.T.S

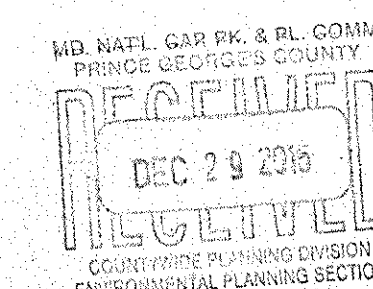
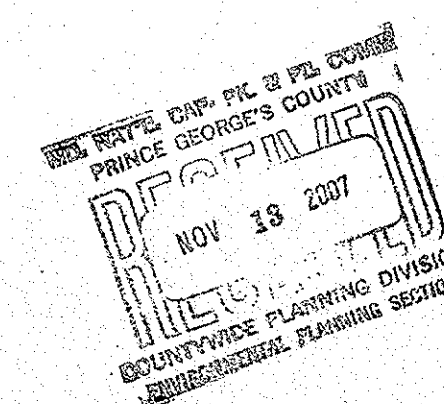
OWNER DEVELOPER APPLICANT

Westphalia Venture, LLC
c/o Lincoln Property Company
101 Constitution Avenue, NW
Suite 600 East
Washington, DC 20001
(202) 513-6707
Attn: Don Bowers
DBowers@LPC.com



VICINITY MAP

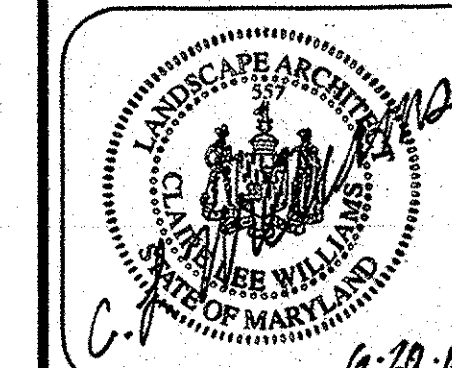
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PERMITTED USE NO.: 20406113
COPYRIGHT ADC THE MAP PEOPLE

[illegible]

Cover Sheet - TCP/II Plan
Lincoln 495
8420 Westphalia Road, LARGO, MARYLAND
LIBER 42785 & FOLIO 145
SPALLING WITH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

	APPROVED BY	DATE
01	Jim Stasz	1-4-88
02	John Markovich	1-29-03
03	<i>Jim Stasz</i>	6/27/03

M-NCPPC APPROVALS			
PROJECT NAME: ALBAN-FORESTVILLE, PARCEL 'R' LINCOLN 495			
PROJECT NUMBER: DSP #02060			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet The Revisions Listed Below Apply to This Sheet			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
00	3-27-03	G.W.	7-14-03
01		Application Withdrawal	
02	3.15.07	H2	7.25.07
APPROVED PLAN			
DSP02060-02			



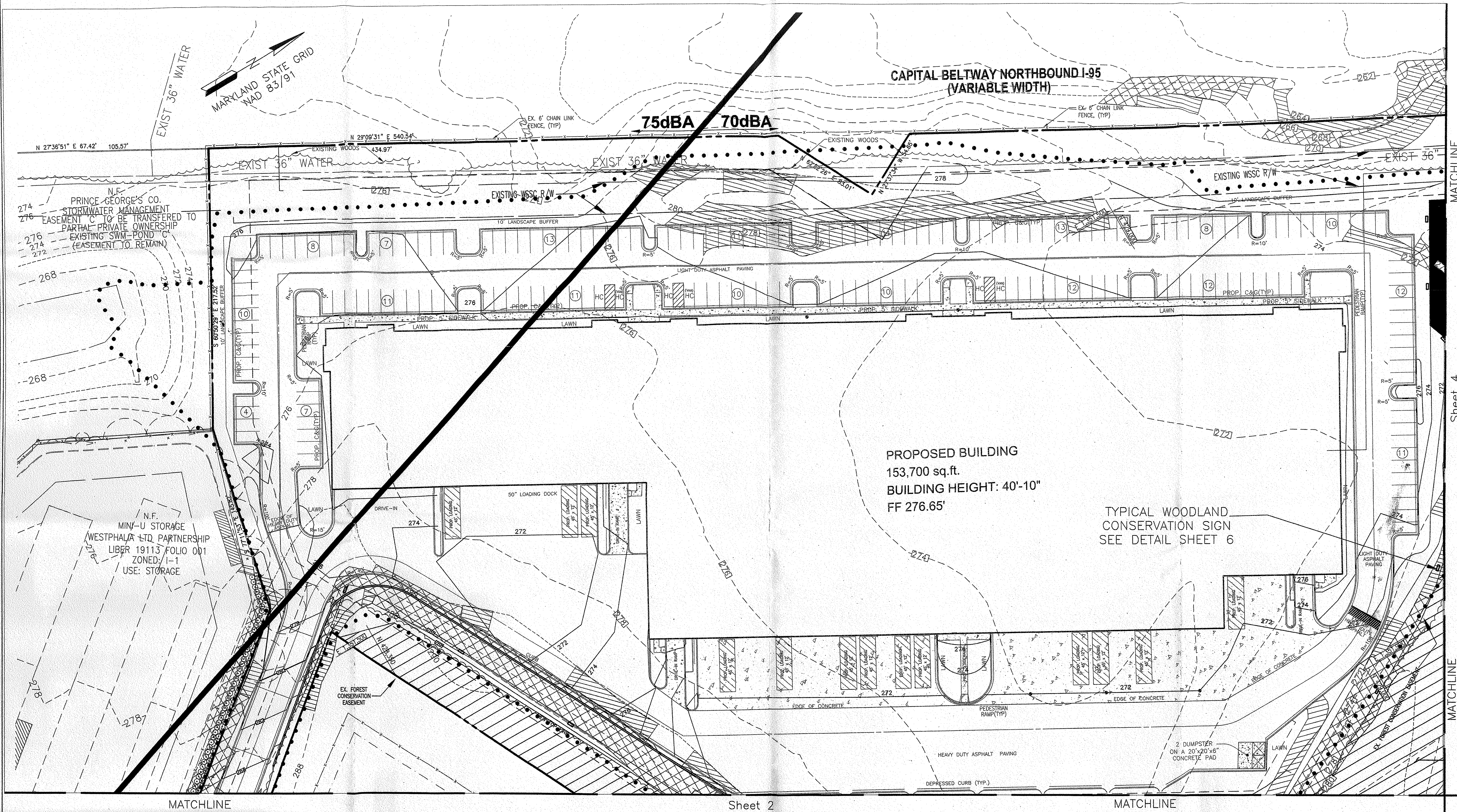
DATE: 08-09-06	
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CHECK: PM	CHECK: C
JOB NO.: 42961	
P.R. NO.:	
SHEET 1 OF 6	
FILE NO.: TCP -	



OWNER DEVELOPER APPLICANT
Westphalia Venture, LLC
c/o Lincoln Property Company
101 Constitution Avenue, NW
Suite 600 East
Washington, DC 20001
(202) 513-8707

Attn: Don Bowers
DBowers@LPC.com

[illegible]

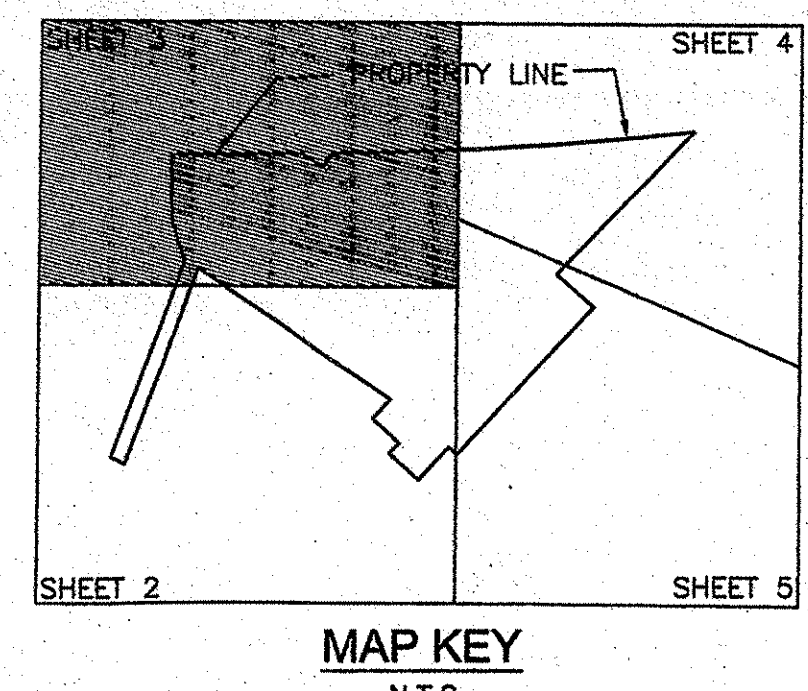


EXISTING CONDITIONS LEGEND

[Symbol]	EXIST. 25 FT. SLOPE
[Symbol]	EXIST. 15 FT. SLOPE
[Symbol]	EXIST. WETLANDS
[Symbol]	EXIST. TREE LINE
[Symbol]	EXIST. 100 YEAR FLOOD PLAIN
[Symbol]	EXIST. CENTER LINE OF STREAM
[Symbol]	EXIST. 2 FT. CONTOUR
[Symbol]	EXIST. 10 FT. CONTOUR
[Symbol]	EXIST. MOORE CONTOUR (ANDREWS AFB (MOJZ STUDY))
[Symbol]	EXIST. ROW CENTER LINE
[Symbol]	PROP. SITE PROPERTY LINE
[Symbol]	EXIST. ADJACENT PROPERTY LINE
[Symbol]	EXIST. CURB
[Symbol]	EXIST. PAVEMENT
[Symbol]	EXIST. BUILDING SETBACK
[Symbol]	EXIST. EASEMENT
[Symbol]	EXIST. WATERLINE
[Symbol]	EXIST. GAS LINE
[Symbol]	EXIST. ELECTRIC LINE
[Symbol]	EXIST. TELEPHONE LINE
[Symbol]	EXIST. SEWER LINE
[Symbol]	EXIST. FENCE
[Symbol]	EXIST. GRAVEL ROAD
[Symbol]	EXIST. SOILS
[Symbol]	EXIST. STORM DRAIN
[Symbol]	EXIST. UTILITY POLE
[Symbol]	EXIST. FIRE HYDRANT

PROPOSED CONDITIONS LEGEND

[Symbol]	PROP. FOREST CONSERVATION
[Symbol]	PROP. REFORESTATION
[Symbol]	TREE PROTECTION FENCE
[Symbol]	AFFORESTATION FENCE
[Symbol]	CONTOUR
[Symbol]	SPOT ELEVATION
[Symbol]	PROPOSED L.O.D.
[Symbol]	PROPOSED BUILDING
[Symbol]	WOODLAND CONSERVATION SIGN



—MISS UTILITY—
 "FOR LOCATION OF UTILITIES CALL 1-800-257-7777
 48 HOURS IN ADVANCE OF ANY WORK IN THIS AREA."

M-NCPPC
 Prince George's County Planning
 Environmental Planning Section
APPROVAL
 TREE CONSERVATION PLAN
 TCP II/126/95

APPROVED BY	DATE
01 Jim Sloss	1-4-98
02 John Markovich	1-29-03
03 [Signature]	6/23/07

OWNER DEVELOPER APPLICANT
 Westphalia Venture, LLC
 c/o Lincoln Property Company
 101 Constitution Avenue, NW
 Suite 600 East
 Washington, DC 20001
 (202) 513-6707
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M-NCPPC APPROVALS

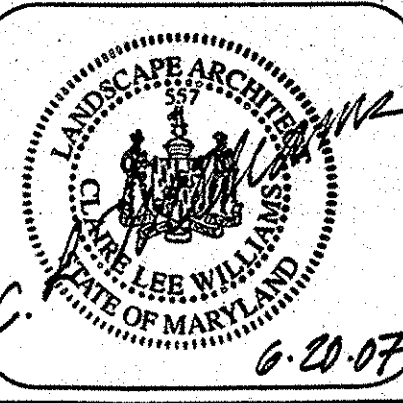
PROJECT NAME: ALBAN-FORESTVILLE, PARCEL 'R' LINCOLN 495			
PROJECT NUMBER: DSP #02060			
For Conditions of Approval use Site Plan Cover Sheet or Approval Sheet. The Revisions Listed Below Apply to this Sheet.			
Approval or Revision #	Approval Date	Reviewer's Signature	Verification Date
00	3-27-03	G.W.	7-14-03
01		Application Withdrawal	
02	3.15.07	H2	7.25.07

APPROVED PLAN
 DSP02060-02

TCP-II Plan
Lincoln 495

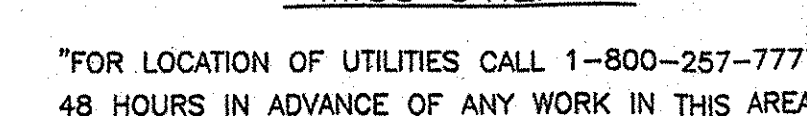
DATE	REVISIONS	PER AGENCY COMMENTS
06-11-07		

ALBAN - FORESTVILLE, PARCEL R
 6420 Westphalia Road, Largo, Maryland
 LIBER 16822 FOLIO 145
 SPALLING 8TH ELECTION DISTRICT
 PRINCE GEORGE'S COUNTY, MARYLAND



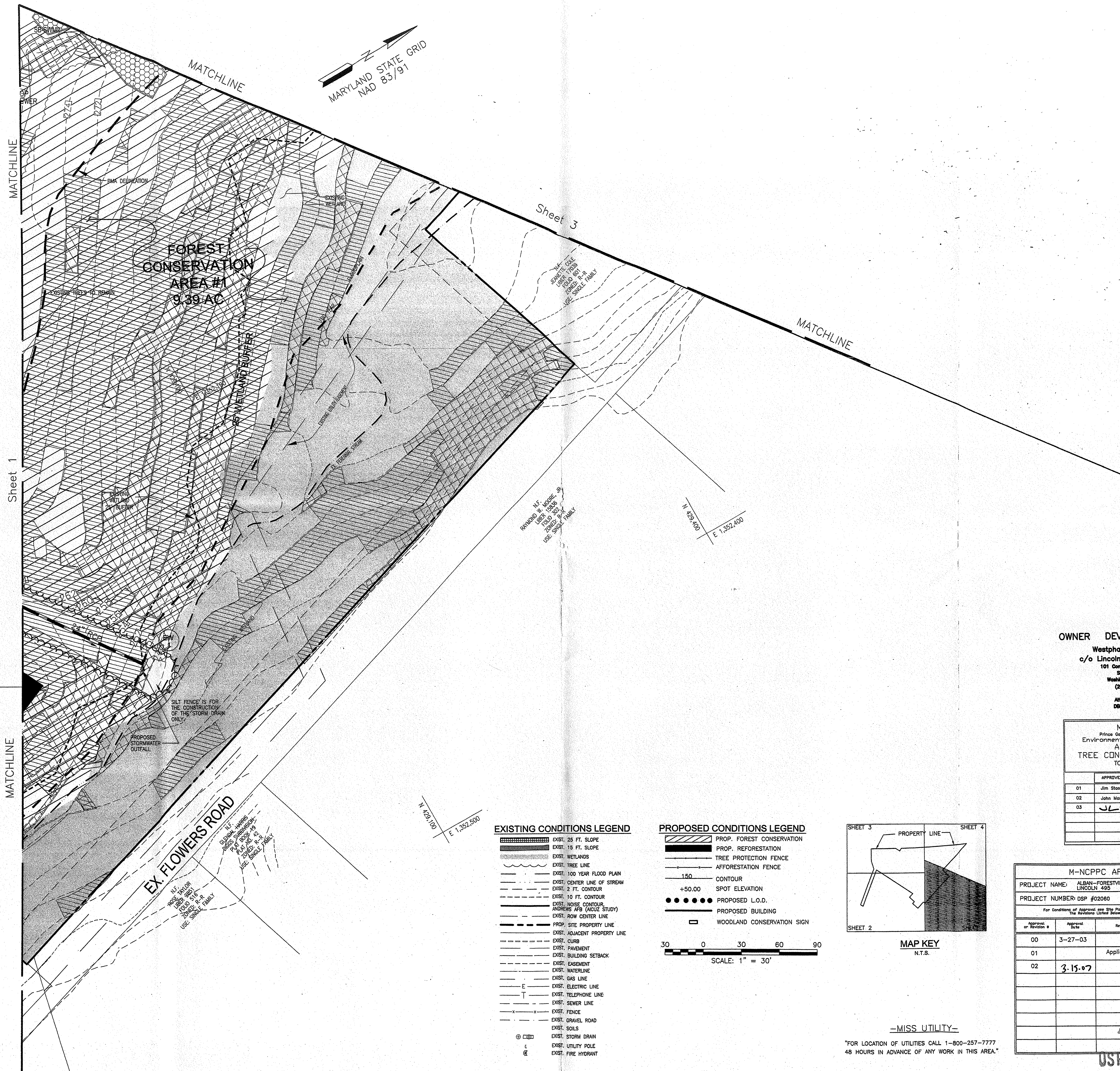
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 DESIGN: CLW / DRAWN: JED
 CHECK: PVM / CHECK: CLW
 JOB NO.: 42961
 P.R. NO.:
 SHEET 3 OF 6
 FILE NO.: TCP - 3

BURGESS & NIPL
 3204 TOWER OAKS BLVD., SUITE 200, ROCKVILLE, MARYLAND 20852
 PH. (301) 488-9400 FAX (301) 488-9888



DATE: 08-09-06	
SCALE: 1" = 30'	
DESIGN: CLW	DRAWN: JEL
CHECK: PVM	CHECK: CL
JOB NO.: 42961	
P.R. NO.:	
SHEET 4 OF 6	
FILE NO.: TCP - 4	

**REFORESTATION
AREA #2
0.30 AC.
SEE
SHEET 1**

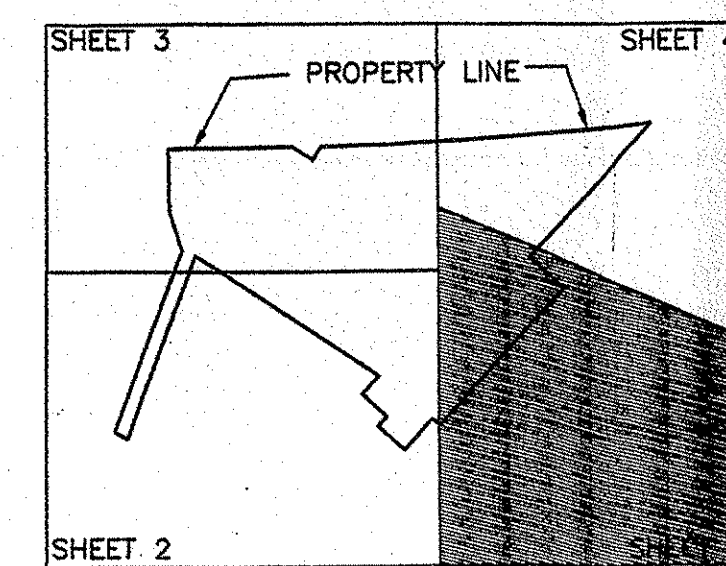
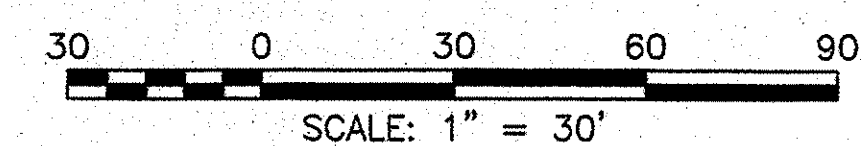


EXISTING CONDITIONS LEGEND

- EXIST: 25 FT. SLOPE
- EXIST: 15 FT. SLOPE
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- EXIST: TREE LINE
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- EXIST: SOILS
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- EXIST: UTILITY POLE
- EXIST: FIRE HYDRANT

PROPOSED CONDITIONS LEGEND

- PROP. FOREST CONSERVATION
- PROP. REFORESTATION
- TREE PROTECTION FENCE
- AFFORESTATION FENCE
- CONTOUR
- SPOT ELEVATION
- PROPOSED L.O.D.
- PROPOSED BUILDING
- WOODLAND CONSERVATION SIGN



MAP KEY
N.T.S.

—MISS UTILITY—

"FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THIS AREA."

OWNER DEVELOPER APPLICANT
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c/o Lincoln Property Company
101 Constitution Avenue, NW
Suite 600 East
Washington, DC 20001
(202) 813-6707
Attn: Don Bowers
DBowers@LPC.com

M-NCPPC Prince George's County Planning Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP II/126/95		
APPROVED BY	DATE	
01 Jim Storz	1-4-96	
02 John Markovich	1-28-03	
03 <i>JL Storz</i>	6/22/07	

M-NCPPC APPROVALS			
PROJECT NAME: ALBAN-FORESTVILLE, PARCEL 'R' LINCOLN 495			
PROJECT NUMBER: DSP #02060			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet The Revisions Listed Below Apply to this Sheet			
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00	3-27-03	G.W.	7-14-03
01		Application Withdrawal	
02	3-15-07	H2	7-25-07

APPROVED PLAN

USP02060-02

PER AGENCY COMMENTS	REVISIONS	DATE
06-11-07		

**TCP-II Plan
Lincoln 495**
8420 Westphalia Road, Largo, Maryland
ALBAN - FORESTVILLE, PARCEL R
SPAUDING 8TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND



DATE: 08-09-06
SCALE: 1" = 30'
DESIGN: CLW DRAWN: JED
CHECK: PVM CHECK: CLW
JOB NO.: 42861
SHEET 5 OF 6
FILE NO.: TCP - 5

BURGESS & NIPLE
3204 TOWER OAKS BLVD. SUITE 200, ROCKVILLE, MARYLAND 20852
PH (301) 488-9400 FAX (301) 488-9669

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WOODLAND CONSERVATION AREA MANAGEMENT NOTES

- THE DEVELOPER AND/OR BUILDER IS RESPONSIBLE FOR THE COMPLETE PRESERVATION OF ALL FORESTED AREAS SHOWN ON THE APPROVED PLAN TO REMAIN UNDISTURBED, UNLESS TREES OR PARTS THEREOF DESIGNATED BY THE DEPARTMENT OF ENVIRONMENTAL RESOURCES AS DEAD, DYING, OR HAZARDOUS MAY BE REMOVED.
1. A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH LEADS A LICENSED ARBORIST OR A LICENSED TREE EXPERT TO BELIEVE THAT THE TREE OR 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.
 2. IF A HAZARDOUS CONDITION MAY BE ALLEVIATED BY CORRECTIVE PRUNING, THE LICENSED ARBORIST OR A LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI A-300 PRUNING STANDARDS (TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE - STANDARD PRACTICES).
 3. CORRECTIVE MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE BUILDING OR GRADING INSPECTOR IF THERE IS A VALID GRADING OR BUILDING PERMIT FOR THE PROJECT LOTS OR PARCELS ON WHICH THE TREES ARE LOCATED. ONLY AFTER APPROVAL OF THE APPROPRIATE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP MAY NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.
 4. DEBRIS FROM THE TREE REMOVAL OR PRUNING THAT OCCURS WITHIN 35 FEET OF 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, THUS ENCOURAGING DECOMPOSITION. THE SMALLER MATERIALS SHALL BE PLACED INTO BRUSH PILES THAT WILL SERVE AS WILDLIFE HABITAT.
- REMOVAL OF HAZARDOUS TREES, HAZARDOUS LIMBS, NOXIOUS PLANTS, INVASIVE PLANTS OR NON-NATIVE PLANTS IN WOODLAND CONSERVATION AREAS OWNED BY INDIVIDUAL HOMEOWNERS
1. IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY THE HOME OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM THE LICENSED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE MEASURES PRIOR TO HAVING THE WORK CONDUCTED. THE TREE MAY THEN BE REMOVED BY THE ARBORIST OR TREE EXPERT. THE STUMP SHALL BE CUT AS CLOSE TO THE GROUND AS POSSIBLE AND LEFT IN PLACE. THE ROVAL OR GRINDING OF THE STUMPS IN THE WOODLAND CONSERVATION AREA IS NOT PERMITTED.
 2. THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM THE WOODLAND CONSERVATION AREAS MAY BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY SUCH AS PRUNERS OR A CHAIN SAW. THESE PLANTS MAY BE CUT NEAR THE GROUND AND THE MATERIAL LESS THAN TWO INCHES IN DIAMETER MAY BE REMOVED FROM THE AREA AND DISPOSED OF APPROPRIATELY. ALL MATERIAL FROM THESE NOXIOUS, INVASIVE, AND NON-NATIVE PLANTS GREATER THAN TWO (2) INCHES IN DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION.
 3. THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES TO DISCOURAGE RE-SPROUTING OF INVASIVE, NOXIOUS, OR NON-NATIVE PLANTS IS PERMITTED IF DONE AS AN APPLICATION OF THE CHEMICAL DIRECTLY TO THE CUT STUMP IMMEDIATELY FOLLOWING CUTTING OF PLANT TOPS. THE USE OF ANY HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS.
- NOTE: 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 PRUNING AND/OR CUTTING OF TREES.

PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY DEVELOPERS OR BUILDERS

1. REFORESTATION AND AFFORESTATION AREAS SHALL BE PLANTED PRIOR TO THE OCCUPANCY OF THE NEAREST BUILDING. IF PLANTING CANNOT OCCUR DUE TO PLANTING CONDITIONS, THE DEVELOPER OR PROPERTY OWNER SHALL INSTALL THE FENCING AND SIGNAGE IN ACCORDANCE WITH THE APPROVED TYPE II TREE CONSERVATION PLAN. PLANTING SHALL THEN BE ACCOMPLISHED DURING THE NEXT PLANTING SEASON. THE FENCING SHALL BE THE TRANSFER OF THE PROPERTY TITLE TO THE HOMEOWNER. THE DEVELOPER SHALL OBTAIN A SIGNED STATEMENT FROM THE PURCHASER INDICATING THAT THE REFORESTATION AREA IS LOCATED ON THEIR PROPERTY AND THAT REFORESTATION WILL OCCUR DURING THE NEXT PLANTING SEASON. A COPY OF THAT DOCUMENT SHALL BE PRESENTED TO THE GRADING INSPECTOR AND THE ENVIRONMENTAL PLANNING SECTION.
 2. REFORESTATION AREAS SHALL NOT BE MOVED, HOWEVER, THE MANAGEMENT OF COMPETING VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE.
- WOODLAND AREAS NOT COVERED AS PART OF THE WOODLAND CONSERVATION REQUIREMENTS
1. A REVERSED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING ANY WOODLAND AREA WHICH IS NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE MOST RECENTLY APPROVED TYPE II TREE CONSERVATION (TDC) ON FILE IN THE OFFICE OF THE M-NCPPC, ENVIRONMENTAL PLANNING SECTION, LOCATED ON THE 4TH FLOOR OF THE COUNTY ADMINISTRATION BUILDING AT 14741 GOVERNOR OGDEN BOULEVARD, UPPER MERIDON, MARYLAND 20772. PHONE 301-453-5800. ADDITIONAL MITIGATION WILL BE REQUIRED FOR THE CLEARING OF ALL WOODLANDS BEYOND THAT REFLECTED ON THE APPROVED PLANS. ALTHOUGH CLEARING MAY BE ALLOWED, IT MAY BE SUBJECT TO ADDITIONAL REPLACEMENT REQUIREMENTS, MITIGATION, AND TEST WHICH MUST BE REFLECTED ON TDC REVISIONS APPROVED BY THE M-NCPPC ENVIRONMENTAL PLANNING SECTION.
 2. PROPERTY OWNERS MAY REMOVE TREES LESS THAN TWO (2) INCHES DIAMETER, SHRUBS, AND VINES IN WOODLAND AREAS WHICH ARE SAVED BUT NOT PART OF THE WOODLAND CONSERVATION. AFTER ALL PERMITS HAVE BEEN OBTAINED FOR THE SUBJECT PROPERTY, THE AREA MAY NOT BE TILLED OR HAVE OTHER GROUND DISTURBANCES WHICH WOULD RESULT IN DAMAGE TO THE TREE ROOTS. RAKING THE LEAVES AND OVERSEEDING WITH NATIVE GRASSES, NATIVE FLOWERS OR NATIVE GRASS COVER IS ACCEPTABLE. SEEDING WITH INVASIVE GRASSES INCLUDING ANY VARIETY OF KENTUCKY 31 FESCUE IS NOT ACCEPTABLE.

GENERAL NOTES FOR TREE CONSERVATION

1. 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 \$150 PER SQUARE FOOT MITIGATION FEE.
2. THE DEPARTMENT OF ENVIRONMENTAL RESOURCES (DER) INSPECTORS OFFICE MUST BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO ADDRESS IMPLEMENTATION OF TREE CONSERVATION MEASURES SHOWN ON THIS PLAN.
3. PROPERTY OWNERS SHALL BE NOTIFIED BY THE DEVELOPER OR CONTRACTOR OF ANY WOODLAND CONSERVATION AREAS (TREE SAVE AREAS, REFORESTATION AREAS, AFFORESTATION AREAS, OR SELECTIVE CLEARING AREAS) LOCATED ON THEIR LOT OR PARCEL OF LAND AND THE ASSOCIATED FINES FOR UNAUTHORIZED DISTURBANCES IN THESE AREAS. UPON THE SALE OF THE PROPERTY, THE OWNER/DEVELOPER OR OWNERS REPRESENTATIVE SHALL NOTIFY THE PURCHASER OF THE PROPERTY OF ANY WOODLAND CONSERVATION AREAS.
4. ALL APPROPRIATE BONDS WILL BE POSTED WITH THE BUILDING OFFICIAL PRIOR TO THE ISSUANCE OF ANY PERMITS. THESE BONDS WILL BE RETAINED AS SURETY BY THE BUILDING OFFICIAL UNTIL ALL REQUIRED ACTIVITIES HAVE BEEN SATISFIED. THREE COPIES OF THE BONDS ARE SUBMITTED WITH THE GRADING PERMIT APPLICATION.
5. THE LOCATION OF ALL TREE PROTECTIVE DEVICES (TPDs) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING WITH THE DER INSPECTORS. UPON APPROVAL OF THE FLAGGED OR STAKED TPD LOCATIONS BY THE INSPECTOR, INSTALLATION OF THE TPD'S MAY BEGIN. TPD INSTALLATION SHALL BE COMPLETED PRIOR TO INSTALLATION OF INITIAL SEDIMENT CONTROLS. NO CUTTING OR CLEARING OF TREES MAY BEGIN BEFORE FINAL APPROVAL OF THE TPD INSTALLATION.
6. ALL FIELD PERSONNEL INCLUDING EQUIPMENT OPERATORS AND SUPERVISORS WHO MIGHT WORK OR DIRECT WORK IN THE VICINITY OF PROTECTED TREES ARE TO BE INSTRUCTED IN TECHNIQUES FOR AVOIDING DAMAGE TO THESE TREES.
7. THE LAYOUT OF THE CONSTRUCTION SITE SHALL PROVIDE FOR SPECIAL MARKED AREAS FOR FUELING, OIL CHANGING AND EQUIPMENT MAINTENANCE, EMPLOYEE, MATERIAL, STORAGE, AND STOCKPILING. THESE AREAS SHALL BE LOCATED AS TO PREVENT THE DEPOSIT OF SILT OR THE WASHING OR LEACHING OF PETROLEUM PRODUCTS OR OTHER HARMFUL SUBSTANCES INTO THE TREE-SAVE AREAS.
8. THE FOLLOWING ARE NOT ALLOWED WITHIN A TREE-SAVE AREA:
DEPOSITING OF REFUSE, CONSTRUCTION DEBRIS, SPOIL, PETROLEUM PRODUCTS, VEHICLE OR EQUIPMENT WASTE WATER.
DUMPING OF LIMBS, STUMPS, AND OTHER CLEARING DEBRIS.
DRIVING OF ANY VEHICLE OR EQUIPMENT.
STORAGE OR STOCKPILING OF MATERIALS AND SUPPLIES.
LIGHTING OF ANY FIRE, INCLUDING COOKING AND WARMING FIRES.
9. WOODLAND CONSERVATION TREE SAVE AREAS AND/OR REFORESTATION SHALL BE POSTED AS SHOWN AT THE SAME TIME AS THE TREE PROTECTIVE DEVICE INSTALLATION AND/OR START OF REFORESTATION ACTIVITIES. THESE SIGNS SHALL REMAIN IN PLACE UNTIL SEDIMENT CONTROL DEVICES ARE AUTHORIZED TO BE REMOVED.
10. PRIOR TO INSTALLATION OF SEDIMENT CONTROL DEVICES AND TREE PROTECTION FENCING, A 1'6" DEEP ROOT PRUNING WHERE LIMIT OF DISTURBANCE IS SHOWN ALONG PROPOSED WOODLAND EDGES SHALL BE COMPLETED USING EITHER A VIBRATORY PLOW WITH A SERRATED BLADE OR A CIRCULAR TYPE BLADE. A CHAIN TRENCHER SHALL NOT BE USED. A SINGLE TYPICAL APPLICATION OF 5-1-1 USTART FERTILIZER SUCH AS "ROOTS" SHALL BE APPLIED AFTER COMPLETION OF ROOT PRUNING.

PLANTING SPECIFICATION FOR REFORESTATION AREAS

1. QUANTITY: (SEE PLANT SCHEDULE)
2. TYPE: SEEDLINGS (AS SPECIFIED IN THE PLANT SCHEDULE)
3. PLANT QUALITY STANDARDS: THE PLANTS SELECTED SHALL BE HEALTHY AND STURDY REPRESENTATIVES OF THE SPECIES. SEEDLINGS SHALL HAVE A MINIMUM TOP GROWTH OF 18". THE DIAMETER OF THE ROOT COLLAR (THE PART OF THE ROOT JUST BELOW GROUND LEVEL) SHALL BE AT LEAST 3/8". THE ROOTS SHALL BE WELL DEVELOPED AND AT LEAST 8" LONG. NO MORE THAN TWENTY-FIVE PERCENT OF THE ROOT SYSTEM (BOTH PRIMARY AND AUXILIARY/ROOTS) SHALL SHOW EVIDENCE OF BEING CUT (PRUNED) OR STRIPPED FROM THE PLANT DURING THE DIGGING PROCESS. SUBSTANTIAL AUXILIARY/FIBROUS ROOTS SHALL BE PRESENT.
4. PLANT HANDLING: THE QUANTITY OF SEEDLINGS TAKEN TO THE FIELD SHALL NOT EXCEED THE QUANTITY THAT CAN BE PLANTED IN A DAY. SEEDLINGS, ONCE REMOVED FROM THE NURSERY OR TEMPORARY STORAGE AREA SHALL BE PLANTED IMMEDIATELY.
5. TIMING OF PLANTING: THE BEST TIME TO PLANT SEEDLINGS IS WHILE THEY ARE DORMANT, PRIOR TO SPRING BUDGING. THE MOST SUITABLE MONTHS FOR PLANTING ARE MARCH AND APRIL. WHEN THE SOIL IS MOIST, PLANTING CAN EXTEND INTO THE SUMMER MONTHS IF THE SEEDLINGS ARE KEPT IN COLD STORAGE (AND THEREFORE DORMANT) UNTIL PLANTING. NOVEMBER AND EARLY DECEMBER ARE ALSO ACCEPTABLE PLANTING TIMES FOR THIS REGION AS COOL AND CLOUDY WEATHER IS CONSIDERED IDEAL.
6. SEEDLING PLANTING: TREE SEEDLINGS CAN BE HAND PLANTED USING A DIBBLE BAR OR SHARPSHOOTER SHOVEL. IT IS IMPORTANT THAT THE SEEDLING BE PLACED IN THE HOLE SO THAT THE ROOTS CAN SPREAD OUT NATURALLY. THEY SHOULD NOT BE TIGHTLY PACKED IN THE HOLE. SOIL SHOULD THEN BE TAPPED FIRMLY AROUND THE ROOTS. SEEDLINGS SHOULD BE PLANTED AT A DEPTH WHERE THEIR ROOT COLLARS ARE JUST BELOW THE GROUND SURFACE. AIR POCKETED SOIL NOT BE LEFT AFTER PLANTING. THE HOLE WHICH WOULD ALLOW THE ROOTS TO DRY OUT. SEE PLANTING DETAILS FOR FURTHER EXPLANATION. IF THE CONTRACTOR WISHES TO PLANT BY ANOTHER METHOD, THE LANDSCAPE ARCHITECT MUST BE CONTACTED AND GIVE HIS APPROVAL BEFORE PLANTING MAY BEGIN.
7. SPACING: SEE PLANT SCHEDULE AND/OR PLANTING PLAN FOR SPACING REQUIREMENT. ALSO REFER TO THE PLANTING LAYOUT DETAIL FOR A DESCRIPTION OF THE GENERAL PLANTING THEORY.
8. SITE PREP: A COMBINATION OF ALL GROWING OPERATIONS, A SOLED TEST SHALL BE CONDUCTED TO DETERMINE WHAT SOIL PREPARATION AND AMENDMENTS, IF ANY, ARE NECESSARY TO CREATE GOOD TREE GROWING CONDITIONS. SOIL SAMPLES SHALL BE TAKEN AT A RATE THAT PROVIDES ONE SOIL SAMPLE FOR EACH AREA THAT APPEARS TO HAVE A DIFFERENT SOIL TYPE. IF THE DIFFERENT AREA APPEARS UNIFORM, THEN ONLY ONE SAMPLE IS NECESSARY, AND SUBMITTED FOR TESTING TO, AND ACCORDING TO THE INSTRUCTIONS PROVIDED BY:

THE SOIL TESTING LABORATORY
AGROMONY DEPARTMENT
H. J. PATTERSON BUILDING
UNIVERSITY OF MARYLAND
COLLEGE PARK, MARYLAND 20742

- THESE FIELD TESTS WILL BE PROCESSED FOR \$5 EACH, WHICH INCLUDES THE SOIL LABORATORY TESTING THE RESULTS TO THE COOPERATIVE EXTENSION SERVICE OF PRINCE GEORGES COUNTY AT THE UNIVERSITY OF MARYLAND, WHO WILL THEN MAKE RECOMMENDATIONS FOR IMPROVING THE EXISTING SOIL. THE SOIL WILL BE TESTED AND RECOMMENDATIONS FOR CORRECTIONS OF SOIL TEXTURE, PH, MAGNESIUM, PHOSPHORUS, POTASSIUM, CALCIUM AND ORGANIC MATTER.
9. SOIL IMPROVEMENT MEASURES: THE SOIL SHALL THEN BE IMPROVED ACCORDING TO THE RECOMMENDATIONS MADE BY THE COOPERATIVE EXTENSION SERVICE.
 10. FENCING & SIGNAGE: (SEE REFORESTATION AREA FENCE DETAIL)
 11. PLANTING METHOD: SEE THE PLANTING DISTRIBUTION PATTERNS DIAGRAM.
 12. MULCHING: APPLY 2" THICK LAYER OF WOOD CHIP OR SHREDDED HARDWOOD MULCH (AS NOTED) TO EACH PLANTING SITE (SEE DETAIL).
 13. GROUND COVER ESTABLISHMENT: THE REMAINING DISTURBED AREA BETWEEN SEEDLING PLANTING SITES SHALL BE SEEDDED AND STABILIZED IN ACCORDANCE WITH THE 1994 STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
 14. MOVED: THE STABILIZED AREA WITHIN THE SEEDLING PLANTING AREA IS TO BE MOVED ONCE A YEAR DURING THE GROWING SEASON. UNTIL THE SEEDLINGS ATTAIN A HEIGHT OF 4' OR MORE. CARE MUST BE TAKEN TO IDENTIFY SEEDLINGS BY WALKING AND/OR FLAGGING SEEDLINGS PRIOR TO MOVING ACTIVITY.
 15. SURVIVAL CHECK FOR BOND RELEASE: THE SEEDLING PLANTING IS TO BE CHECKED AT THE END OF EACH YEAR FOR TWO YEARS TO ASSURE THAT NO LESS THAN 100% OF THE ORIGINAL PLANTED QUANTITY SURVIVES.
 16. SOURCE OF SEEDLINGS: MD FOREST, PARK AND WILDLIFE SERVICE IN BOWIE, MD; PHONE 301-464-3065

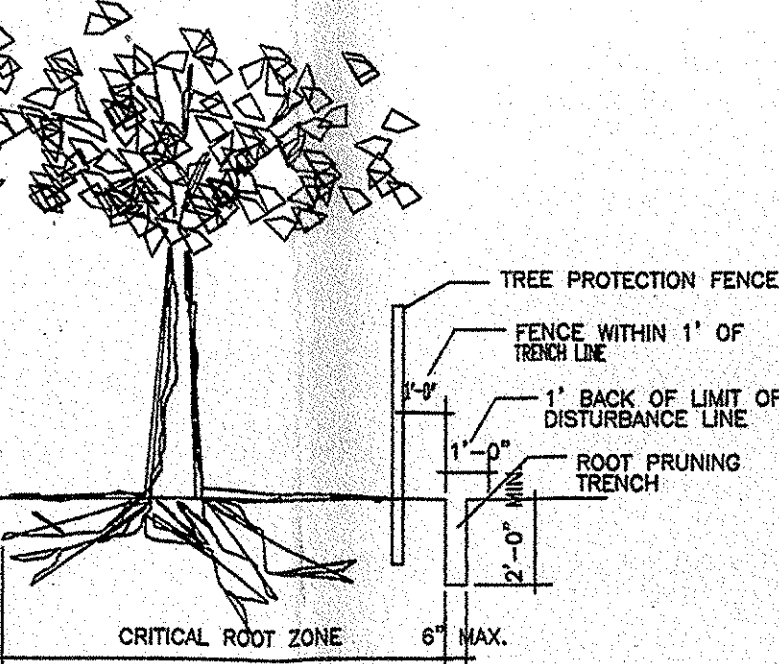
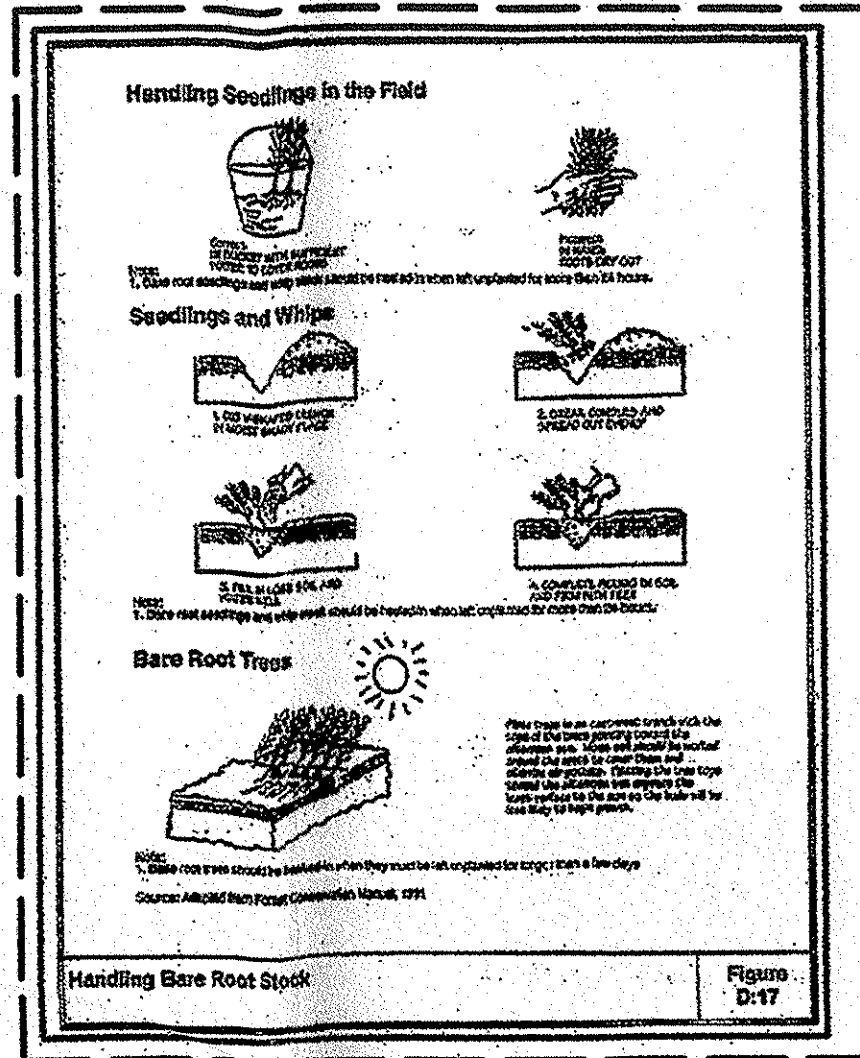
5 YEAR MANAGEMENT PLAN FOR RE/FORESTATION

- YEARS 1: SITE PREPARATION AND TREE PLANTING
SURVIVAL CHECK: 3 TIMES (MARCH-APRIL, JULY-AUGUST, OCTOBER-NOVEMBER, SEE NOTE 1)
WATERING IF NEEDED (2 X MONTH)
CONTROL OF UNDESIRABLE VEGETATION AS NEEDED (1X IN JUNE AND 1X IN SEPTEMBER MIN.)
- YEARS 2-3: REINFORCEMENT PLANTING IF NEEDED (SEE NOTE 2)
SURVIVAL CHECK: TWICE ANNUALLY (APRIL-MAY, SEPTEMBER-OCTOBER)
CONTROL OF UNDESIRABLE VEGETATION AS NEEDED (1X IN MAY AND 1X IN AUGUST MIN.)
- YEARS 4-5: REINFORCEMENT PLANTING IF NEEDED (SEE NOTE 2)
SURVIVAL CHECK: ONCE ANNUALLY (MAY-SEPTEMBER)

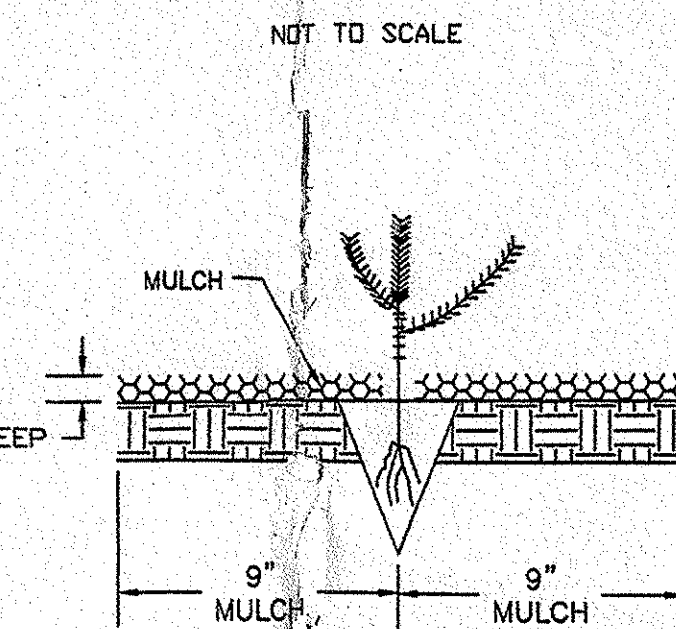
- NOTES:
1. SURVIVAL CHECK: CHECK PLANTED STOCK AGAINST PLANT LIST (OR AS-BUILT) BY WALKING THE SITE AND TAKING INVENTORY. PLANTS MUST SHOW VITALITY. SUBMIT FIELD DATA FORMS (CONDITION CHECK SHEETS) TO OWNER AFTER EACH INSPECTION. REMOVE ALL DEAD PLANTS.
 2. REINFORCEMENT PLANTING: REPLACE DEAD OR MISSING PLANTS IN SUFFICIENT QUANTITY TO BRING THE TOTAL NUMBER OF LIVE PLANTS TO AT LEAST 75% OF THE NUMBER ORIGINALLY PLANTED. IF A PARTICULAR SPECIES SUFFERS UNUSUALLY HIGH MORTALITY, REPLACE WITH AN ALTERNATE PLANT TYPE.
 3. MISCELLANEOUS: FERTILIZATION OR WATERING DURING YEARS 1 THROUGH 3 WILL BE DONE ON AN AS NEEDED BASIS. SPECIAL RETURN OPERATIONS OR RECOMMENDATIONS WILL BE CONDUCTED ON AN AS NEEDED BASIS. REMOVE PERIMETER FENCING AND SIGNAGE AFTER YEAR 5 BASED ON THE DATE PLANTED.

REQUIRED TYPE II TREE CONSERVATION PLAN NOTES

1. 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 \$150 PER SQUARE FOOT MITIGATION FEE.
2. THE DEPARTMENT OF ENVIRONMENTAL RESOURCES (DER) INSPECTORS OFFICE SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO ADDRESS IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN.
3. PROPERTY OWNERS SHALL BE NOTIFIED BY THE DEVELOPER OR CONTRACTOR OF ANY WOODLAND CONSERVATION AREAS (TREE SAVE AREAS, REFORESTATION AREAS, AFFORESTATION AREAS, OR SELECTIVE CLEARING AREAS) LOCATED ON THEIR LOT OR PARCEL OF LAND AND THE ASSOCIATED FINES FOR UNAUTHORIZED DISTURBANCES IN THESE AREAS. UPON THE SALE OF THE PROPERTY, THE OWNER/DEVELOPER OR OWNERS REPRESENTATIVE SHALL NOTIFY THE PURCHASER OF THE PROPERTY OF ANY WOODLAND CONSERVATION AREAS.
4. ALL APPROPRIATE BONDS WILL BE POSTED WITH THE BUILDING OFFICIAL PRIOR TO THE ISSUANCE OF ANY PERMITS. THESE BONDS WILL BE RETAINED AS SURETY BY THE BUILDING OFFICIAL UNTIL ALL REQUIRED ACTIVITIES HAVE BEEN SATISFIED. THREE COPIES OF THE BONDS ARE SUBMITTED WITH THE GRADING PERMIT APPLICATION.
5. ALL REQUIRED OFF-SITE MITIGATION SHALL BE IDENTIFIED ON AN APPROVED TDC FOR THE OFF-SITE LOCATION AND SHALL BE RECORDED AS AN OFF-SITE EASEMENT IN THE LAND RECORDS OF PRINCE GEORGES COUNTY PRIOR TO ISSUANCE OF ANY PERMITS PERMITS FOR THE SUBJECT PROPERTY. ALL OFF-SITE MITIGATION TO OCCUR WITHIN THE SAME SUB-WATERSHED.



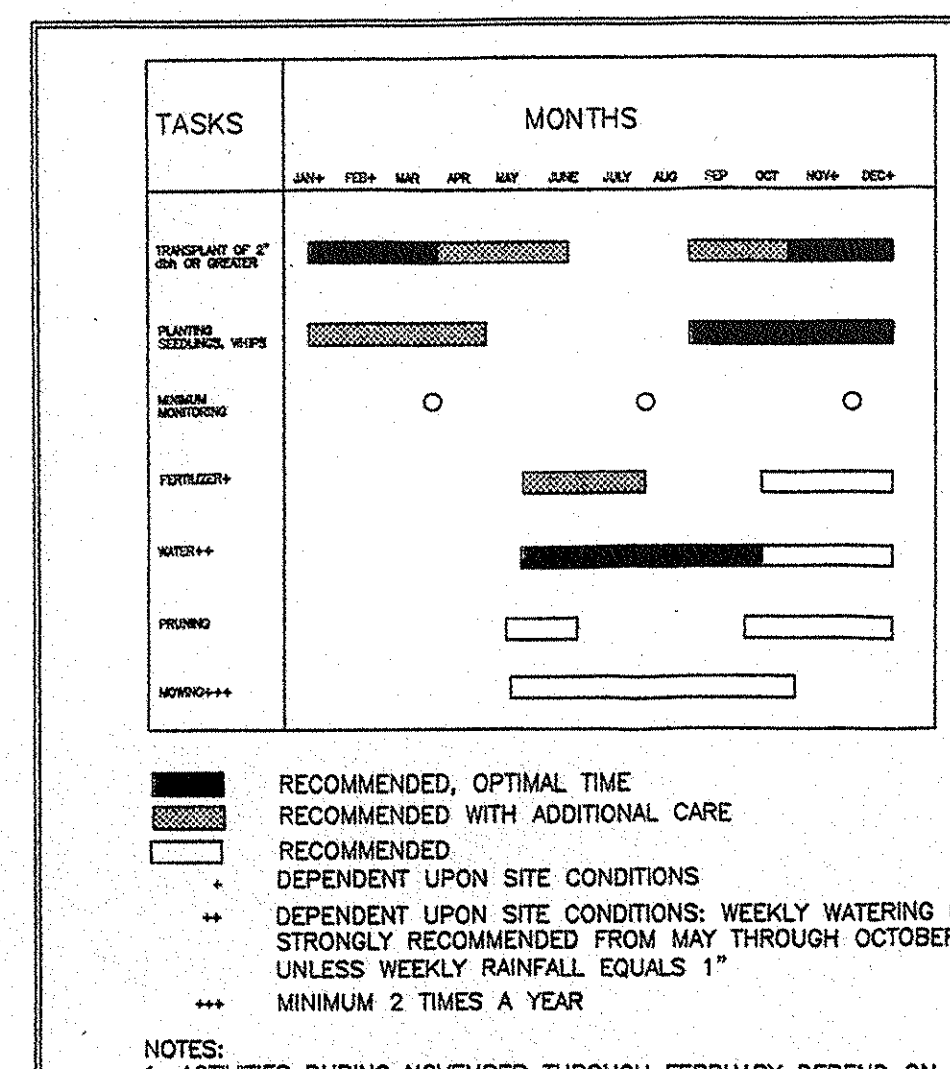
ROOT PRUNING DETAIL



WHIP/BARE ROOT PLANTING DETAIL

NOT TO SCALE

MAINTENANCE CALENDAR



TREE PLANTING AND MAINTENANCE CALENDAR

FIGURE A: 20

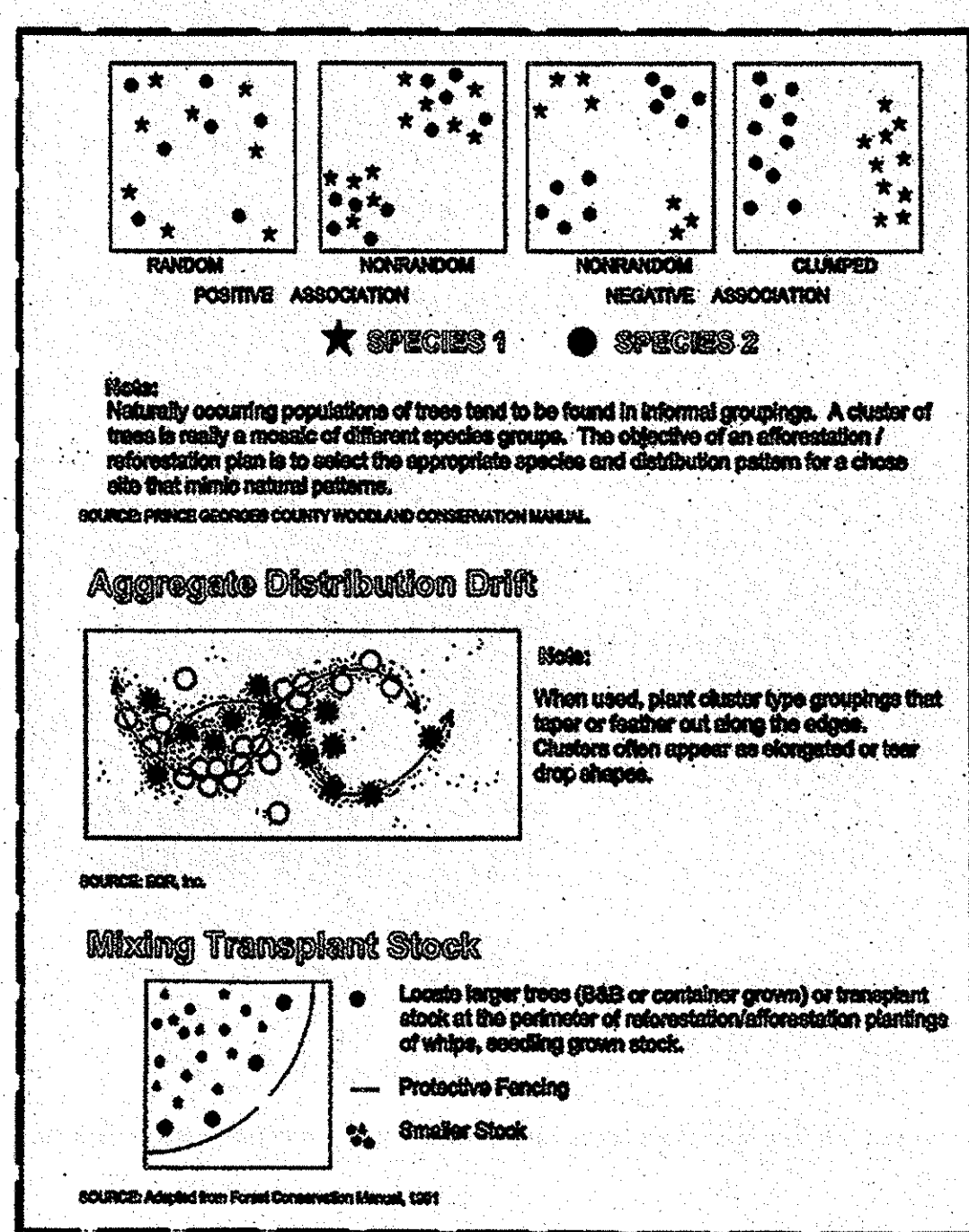
STOCKING AND SURVIVABILITY CHART

SIZE	NUMBER REQUIRED PER ACRE	APPROXIMATE SPACING FEET ON CENTER	SURVIVABILITY REQUIREMENT AT THE END OF THE SECOND GROWING SEASON
BARE ROOT SEEDLINGS OR WHIPS	1000	8x8	75% 750
CONTAINER GROWN SEEDLING TUBES (MINIMUM CAVITY WIDTH 1.5")	450	10x10	75% 338
CONTAINER GROWN 1.5" GALLON	350	12x12	75% 263
CONTAINER GROWN 5.7 GALLON OR 1.5"-2" CALIPER BAB	500	15x15	85% 425
CONTAINER GROWN 15.25 GALLON OR 1.5"-2" CALIPER BAB	100	20x20	100% 100

NOTES:

1. THESE STOCKING AND SURVIVAL REQUIREMENTS ARE THE MINIMUM NUMBERS ESTIMATED TO MEET THE DEFINITION OF FOREST FROM BARE LAND.
2. IN CERTAIN CIRCUMSTANCES, ANY COMBINATION OF THE ABOVE MENTIONED STOCKING OPTIONS, SOY SEEDLING, TREE SHEDDERS, TRANSPLANTS, AND/OR NATURAL REGENERATION MAY BE APPROPRIATE STRATEGIES TO FULFILL THE REQUIREMENTS OF AN APPROVED PDC. THEY WILL BE EVALUATED ON A CASE-BY-CASE BASIS BY THE APPROVING AUTHORITY.
3. SPACING DOES NOT IMPLY THAT TREES OR SHRUBS MUST BE PLANTED IN A GRID PATTERN.

PLANTING DISTRIBUTION PATTERNS



WOODLAND CONSERVATION WORKSHEET

Woodland Conservation Worksheet for Prince Georges County

Zone: I-1
Gross Tract: 45.33
Floodplain: 1.38
Previously Dedicated Land: 0.00
Net Tract (NTA): 44.07 0.00 0.00

Property Description or Subdivision Name: N
Is this site subject to the 1989 Ordinance? N
Reforestation Requirement Reduction Questions: N
Is this one (1) single family lot? (y,n) Y
Are there prior TDC approvals which include a combination of this lot and/or other lots. (y,n) N
Is this a Mitigation Bank? N
Break-even Point (Preservation) = 12.05 acres
Clearing permitted w/o reforestation = 21.75 acres

Woodland Conservation Calculations: Net Tract (acres) 44.07
Existing Woodland 33.80
Woodland Conservation Threshold (NTA) = 15.00% 6.61
Smaller of a or b 6.61
Woodland above WCT 27.19
Woodland cleared 24.41 0.00 0.00
Smaller of d or e 24.41
Clearing above WCT (0.25: 1) replacement requirement 0.00
Clearing below WCT (2:1 replacement requirement) 0.00
Afforestation Threshold (AFT) = 15.00% 0.00
Off-site Mitigation being provided on this property 0.00
Woodland Conservation Required 12.71

Woodland Conservation Provided: (acres) 8.39
Afforestation / Reforestation 0.92
Area approved for fee-in-lieu 0.00 \$0.00
Credits for Off-site Mitigation on another property 2.40
Off-site Mitigation being provided on this property 0.00
Total Woodland Conservation Provided 12.71

Area of woodland not cleared 8.39 acres
Woodland retained not part of requirements: 0.00 acres

Prepared by: *Clare Williams* Date: *6-11-07*
Signed: _____

Revised 9/1/04

PLANT SCHEDULE FOR REFORESTATION

REFORESTATION AREAS SHALL BE RANDOMIZED MIX OF SEEDLINGS: TULIP POPLAR (22%), EASTERN RED CEDAR (22%), PIN OAK (22%), RED MAPLE (22%) FLOWERING DOGWOOD (10%)

REFER TO THE PLANTING DISTRIBUTION PATTERNS DETAIL ON THIS SHEET.

Species	Area 1 (.62 ac)	Area 2 (.30 ac)
Tulip Poplar	140	68
Eastern Red Cedar	140	68
Pin Oak	140	68
Red Maple	140	68
Flowering Dogwood	65	30
TOTAL SEEDLINGS	625	302

NOTE: THE NORMAL NUMBER OF SEEDLINGS TO BE USED IS 1000/AC DETERMINED BY THE PRINCE GEORGES COUNTY'S "TECHNICAL MANUAL FOR WOODLAND CONSERVATION".

M-NCPPC
Prince Georges County Planning
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP 11/126/95

APPROVED BY	DATE
01 Jim Stasz	1-4-98
02 John Markovich	1-29-03
03 <i>CL B...</i>	6/27/07

M-NCPPC APPROVALS

PROJECT NAME: ALBAN-FORESTVILLE
PROJECT NUMBER: DSP-02026

For Conditions of Approval use Site Plan Cover Sheet or Approval Sheet
The Revision Letter Code apply to the Sheet

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
00	7-11-02	G.W.	2-21-03
01		APPLICATION WITHDRAWN	
02	3-15-07	H2	7-25-07

APPROVED PLAN
DSP02060-02

OWNER DEVELOPER APPLICANT

Westphalia Venture, LLC
c/o Lincoln Property Company
101 Constitution Avenue, NW
Suite 400 East
Washington, DC 20001
(202) 513-6707
Attn: Don Bowers
DBowers@LPC.com

Notes and Detail Sheet
Lincoln 495
6429 Westphalia Road, Largo, Maryland
ALBAN - FORESTVILLE, PARCEL R
LIBER 14785 F FOLD 145
SPAUDING 6TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND



DATE: 5/3/2007
SCALE: AS SHOWN
DESIGN: CLW DRAWN: JED
CHECK: CLW CHECK: PVM
JOB NO.: 42961
P.R. NO.:
SHEET 6 OF 6
FILE NO: TCP - 6