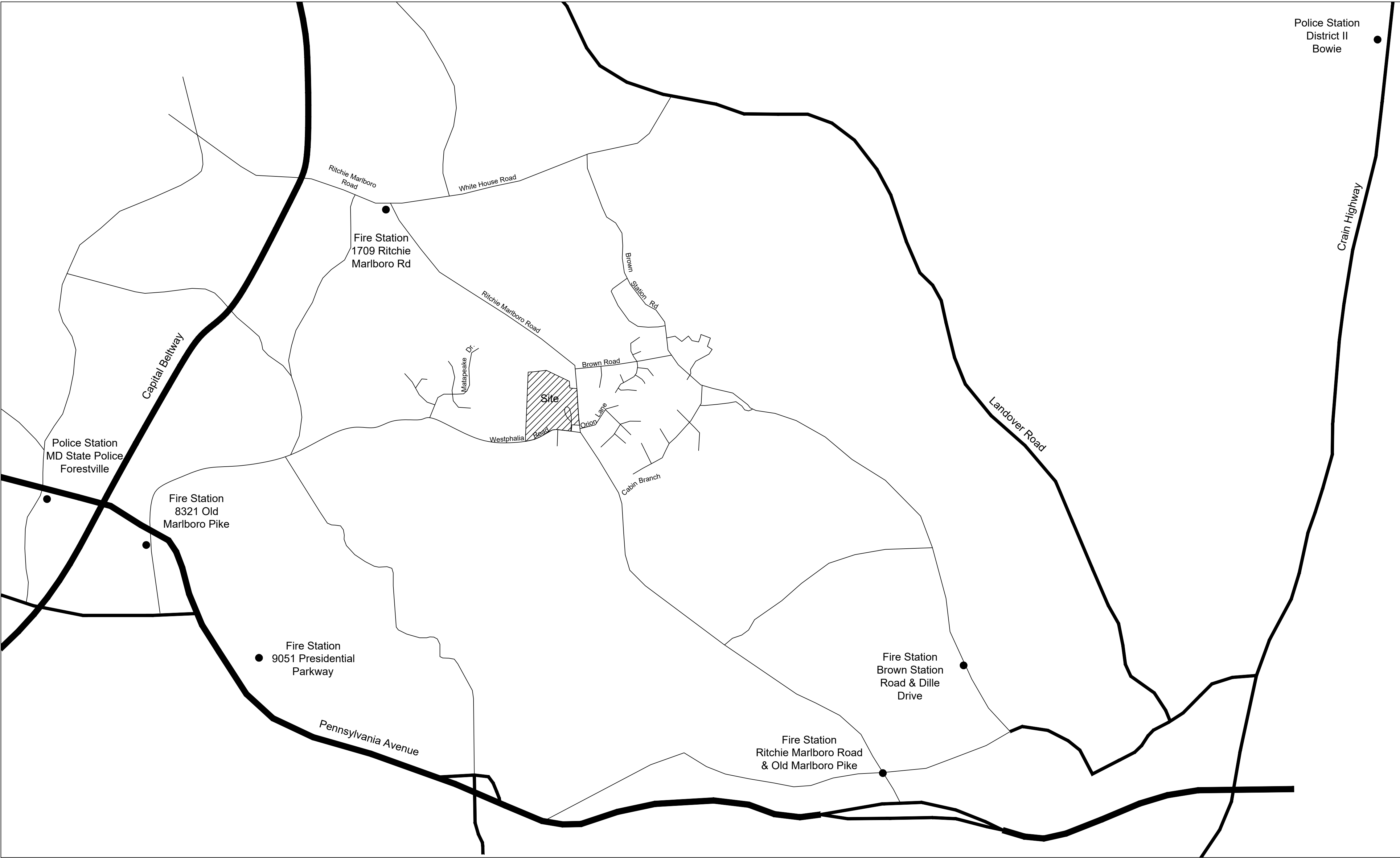


PRELIMINARY PLAN OF SUBDIVISION #4-17034

THE PRESERVE AT WESTPHALIA



VICINITY MAP
1" = 2000'

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRELIMINARY PLAN _____

TCP _____

PLANNING BOARD ACTION: _____

PER PGCPB RESOLUTION #: _____

ADOPTION DATE: _____

SIGNATURE APPROVAL DATE: _____

AUTHORIZED SIGNATURE

NOTE: PROPOSED UTILITIES SHOWN ARE FOR
INFORMATIONAL PURPOSES AND ARE SUBJECT TO
CHANGE AT FINAL ENGINEERING.

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant:
Green Revolution Realty, LLC
c/o Rodgers Consulting
1101 Mercantile Ln, Suite 280, Largo, MD 20774
T. (301) 948-4700 F. (301) 948-6256

THE PRESERVE AT WESTPHALIA

TAX MAP 83, PARCELS 26 & 71
L.36583 F.78
ELECTION DISTRICT No. 15
UPPER MARLBORO, PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS
CONSULTING

1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA	CADD	
DESIGNED	ML	
DRAWN	MC/CT/LG	
REVIEWED	PRH	
RODGERS CONTACT CHARLIE HOWE		
RELEASE FOR ☐		
BY _____	DATE _____	

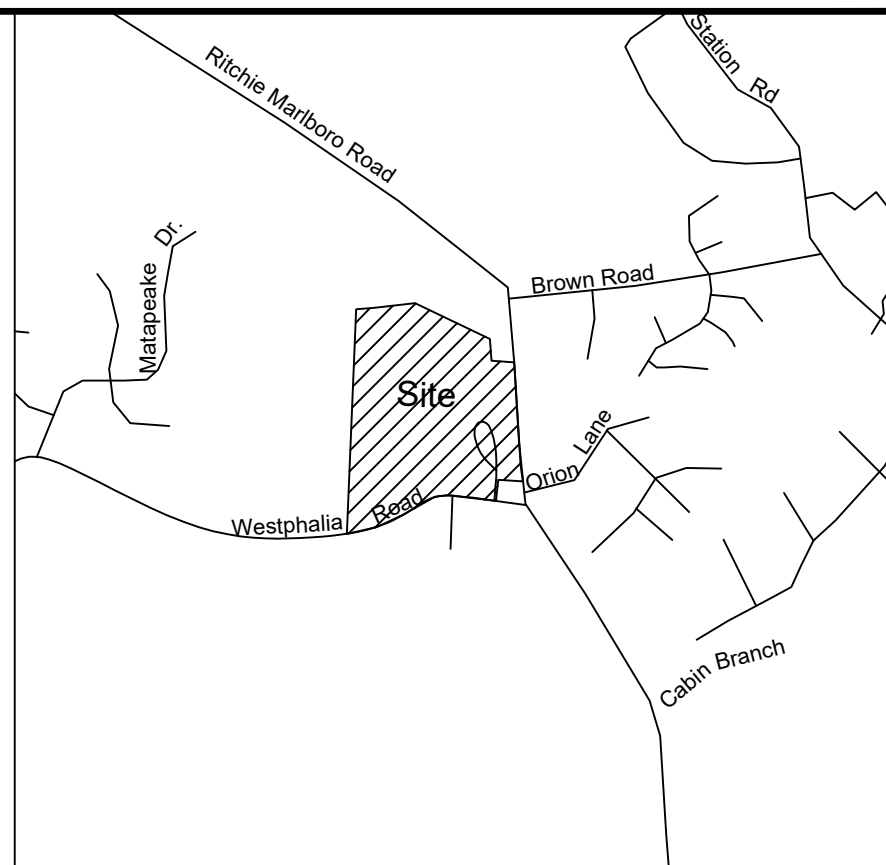
PRELIMINARY PLAN
OF SUBDIVISION
VICINITY MAP



SCALE: 1" = 100'
JOB No. 1226A1
DATE: JAN 2019
SHEET No. 1 of 6

PRELIMINARY PLAN OF SUBDIVISION #4-17034

THE PRESERVE AT WESTPHALIA



VICINITY MAP
1" = 200'

Tax Map 83-C4

LEGEND:

---	EX. BOUNDARY LINE
---	EX. LOT LINE
---	EX. BLDG
---	EX. SIDEWALK
---	EX. PARKING STRIPING
---	EX. 10' CONTOUR LINE
---	EX. 2' CONTOUR LINE
---	EX. TREES
---	EX. WATER
---	EX. SEWER
---	EX. STORM DRAIN
---	EX. WETLAND
---	EX. WETLAND BUFFER
---	EX. STREAM BUFFER
---	EX. STREAM
---	EX. FLOODPLAIN BOUNDARY
---	EX. PRIMARY MGMT AREA
---	EX. PMA / FLOODPLAIN
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---	EX. FLOODPLAIN BRL
---	EX. UNMITIGATED 65 DB LINE
---	PR. R.O.W.
---	PR. LOT LINE
---	PR. SIDEWALK
---	PR. PARKING STRIPING
---	PR. FACE OF CURB
---	PR. BACK OF CURB
---	PR. ROAD PAVEMENT
---	PR. RUE
---	REQUIRED LOT DEPTH
---	WETLAND
---	SPECIMEN TREE

SHEET INDEX	
Sheet Number	Sheet Title
1	VICINITY MAP
2	COVER SHEET
3	PRELIMINARY PLAN
4	PRELIMINARY PLAN
5	PRELIMINARY PLAN
6	ROAD CROSS SECTIONS

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRELIMINARY PLAN

TCP

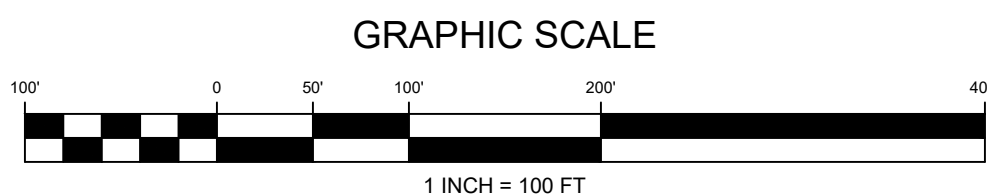
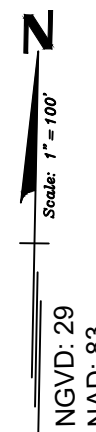
PLANNING BOARD ACTION: _____

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GRAPHIC SCALE

1 INCH = 100 FT

Noted conditions from the County Council Final Decision for CDP-1701	
CONDITION	HOW ADDRESSED
1 The maximum number of units within the L-A-C portion of the property is limited to 160 units.	The 160 units within the L-A-C zone are lots 19-22 block B, 9-11 block C, 1-22 block D, 1-59 block E, 3-74 block F.
2 80% of the townhouse lots shall be a combination of 20', 22' and 24' in width to achieve the highest architectural quality and a variety of unit sizes.	There are 154 total townhouses proposed. Of those, 30 are 16' wide or 16.3%. The remaining 154 units or 83.7% are a combination of 20', 22', and 24' units.
3 The Talburt Tobacco Barn (PG-78-009) shall be evaluated by the Historic Preservation Commission to determine if the historic resources meet the criteria to be designated as Prince George's County historic sites.	The Talburt Tobacco Barn (PG-78-009) was evaluated by HPC at their October 9th hearing and did find that it met the criteria to be designated as Prince George's County historic sites.
4 If the Talburt Tobacco Barn (PG-78-009) is designated as a Prince George's County historic site, the establishment of its associated environmental setting may necessitate the adjustment of lot lines, to ensure its preservation.	The environmental setting was established as a 0.955 acre parcel. Through the revision of the lot layout, that parcel was slightly reduced to 0.88 acres.

Sheet 2

Sheet 4

Sheet 3

GENERAL NOTES	
1 The subject property consists of the following	Parcel 26, Liber 39463 Folio 560
2 The subject property is located on Tax Map, grid	Tax Map 83, Grid C3-C4 and B3-B4
3 The subject property is located on WSSC 200' Sheet	Z045E10 & Z055E10
4 The subdivision proposes:	Subdivision proposes the creation of lots and parcels for Single Family Attached, Single Family Detached and Commercial uses, and creation of public roads and private roads and alleys.
5 The prior approvals are as listed:	CDP-1701; NRI-152-2017; TCP1-002-2018
6 The Preliminary Plan of Subdivision is proposed for:	Land zoned: R-M, Residential Medium Development: 44.21 Acres L-A-C, Local Activity Center: 19.45 Acres
7 Net developable area outside the PMA:	Existing - 53.07 Acres, Proposed - 53.07 Acres
8 Acreage of Environmental Regulated Features:	Existing PMA - 10.59 Acres, Proposed - 10.59 Acres
9 Acreage of 100-year floodplain:	Existing Floodplain - 2.26 Acres, Proposed - 2.26 Acres
10 All proposed roads are:	Public and Private as shown.
11 The existing zoning/use is:	9.07 Acres Public Roads; 2.0 Acres Private Roads R-M, Residential Medium Development L-A-C, Local Activity Center Existing User: Residential; Single Family Detached Residential/Commercial
12 The proposed use of this property is:	292 Units
13 The proposed number of dwelling units for this subdivision is:	This consists of: Density By Zone: *L-A-C (19.45AC) 160 Units or 8.23 Units per Acre (148 Townhouse & 12 Single Family Detached) 132 Units or 2.99 Units per Acres (36 Townhouse & 96 Single Family Detached)
14 *Condition 1.a. of the Final Decision from the District Council caps the L-A-C zone at a maximum of 160 units.	Minimum lot size required is:
15 Minimum Lot Width at Front Building Line and Front Street Line:	Front Building Line: 16 ft for TH; 50 ft for SFD Front Street Line: 16 ft for TH; 50 ft for SFD
16 Sustainable Growth Tier	Yes, Tier 2
17 Military Installation Overlay Zone:	No
18 Center Corridor Location:	No
19 Existing and proposed Gross Floor Area:	Existing Commercial GFA - 0 S.F. Proposed Commercial GFA - 12,500 S.F.
20 Stormwater Management Concept number and approval date:	#43456-2017, Approval Date 08/07/2018
21 Water/Sewer Category Designation:	Existing W-4 & S-4, Proposed W-3 & S-3
22 Aviation Policy Area:	n/a
23 Mandatory park dedication requirement:	Yes. Private on-site facilities will be provided.
24 Cemeteries on or contiguous to the property:	No
25 Historic sites in or in the vicinity of the property:	Yes - Talburt Tobacco Barn (PG 78-9)
26 Type One Conservation Plan:	Yes
27 Within Chesapeake Critical Bay Area (CBCA):	No
28 Wetlands:	Yes. Wetland information on this plan is from a study prepared by Rodgers Consulting in a study dated 06/29/2017.
29 Streams:	Yes. Wetland information on this plan is from a study prepared by Rodgers Consulting in a study dated 06/29/2017.
30 NRI:	NRI-152-2017 approved on 9/26/2017 and included in this submittal.
31 In or adjacent to an easement held by the Maryland Environmental Trust, The Maryland Agricultural Land Preservation Foundation, or any land trust organization	No
32 The subject property proposes Public Utility Easements (P.U.E.'s):	Yes, 10' foot P.U.E.'s
33 The boundary survey was prepared by:	Rodgers Consulting
34 Applicant:	Green Revolution Realty, LLC
35 The 65dBA falls within the limits of this application	Yes (adjacent to Ritchie Marlboro Road)
36 The topography information is from:	The topography shown on this plan was produced by McKenzie Snyder Inc. on February 10, 2017.
37 The non-residential portion of the property fails the 4 minute travel test for fire response. Sprinklers or defibrillators will be required for any non-residential uses proposed with future SDP applications.	
38 Shared-lane markings (Sharrows) shall be provided along roads A, D, and E, subject to review and approval by DPIC/DPW&T.	

Development Standards**			
	Single-Family Detached (SFD) Units	Single-Family Attached (SFA-Townhouse) Units	
Minimum Net Lot Area	6,000 sf	16' Wide - 1,200 sf 20' Wide - 1,400 sf 22' Wide - 1,600 sf 24' Wide - 1,800 sf	
Minimum Front Yard Setback	20 feet	6 feet	
Minimum Rear Yard Setback	20 feet*	n/a	
Minimum Side Yard Setback (One Side/Combined)	5 feet/10 feet	n/a	
Minimum Lot Width at Street Line	50 feet	16 feet***	
Minimum Lot Width at Front BRL	50 feet	16 feet***	
Minimum Lot Width at Street (cul-de-sac)	40 feet	none	
Minimum Distance Between Buildings	n/a	15 feet	
Minimum Gross Living Space	n/a	1,250 sf	
Maximum Height	40 feet	45 feet	
Maximum Lot Coverage	50 percent	n/a	
* A deck or patio can encroach into the rear yard by 10 feet.			
**Variation to the standards can be granted by the Prince George's County Planning Board and/or the District Council on a case-by-case basis, with the approval of a Specific Design Plan.			
***The minimum width is 16 feet for interior units and 22 feet or larger for end units. At least 80 percent of the single-family attached lots shall be a combination of 20', 22' and 24' in width to achieve the highest architectural quality and a variety of unit sizes. The Planning Board and/or the District Council may allow variations to these standards in accordance with Zoning Ordinance §27-480 during review of the Specific Design Plans.			

PARCEL	ACRES	DESCRIPTION	DEDICATION
A	16.91	Open Space	HOA
B	0.94	Open Space	HOA
C	0.54	Open Space	HOA
D	0.62	Private Road	HOA
E	0.49	Private Alley	HOA
F	0.11	Open Space	HOA
G	0.05	Open Space	HOA
H	0.49	Open Space	HOA
I	1.07	Open Space	HOA
J	0.77	Private Alley	HOA
K	0.04	Open Space	HOA
L	0.02	Open Space	HOA
M	0.01	Open Space	HOA
N	0.06	Open Space	HOA
O	0.77	Private Road	HOA
P	0.34	Open Space	HOA
Q	0.12	Private Alley	HOA
R	2.66	Open Space	HOA
S	1.48	Open Space	HOA
T	0.05	Open Space	HOA
U	0.52	Open Space	BBIM, Inc.
V	0.05	Open Space	HOA
W	0.05	Open Space	HOA
1	0.84	Commercial	n/a
2	0.91	Commercial	n/a
ROW DEDICATION	9.07	Public Road	Public

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Applicant:

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THE PRESERVE AT WESTPHALIA

TAX MAP 83, PARCELS 26 & 71
L 36583 F.78
ELECTION DISTRICT No. 15
UPPER MARLBORO, PRINCE GEORGE'S COUNTY, MARYLAND

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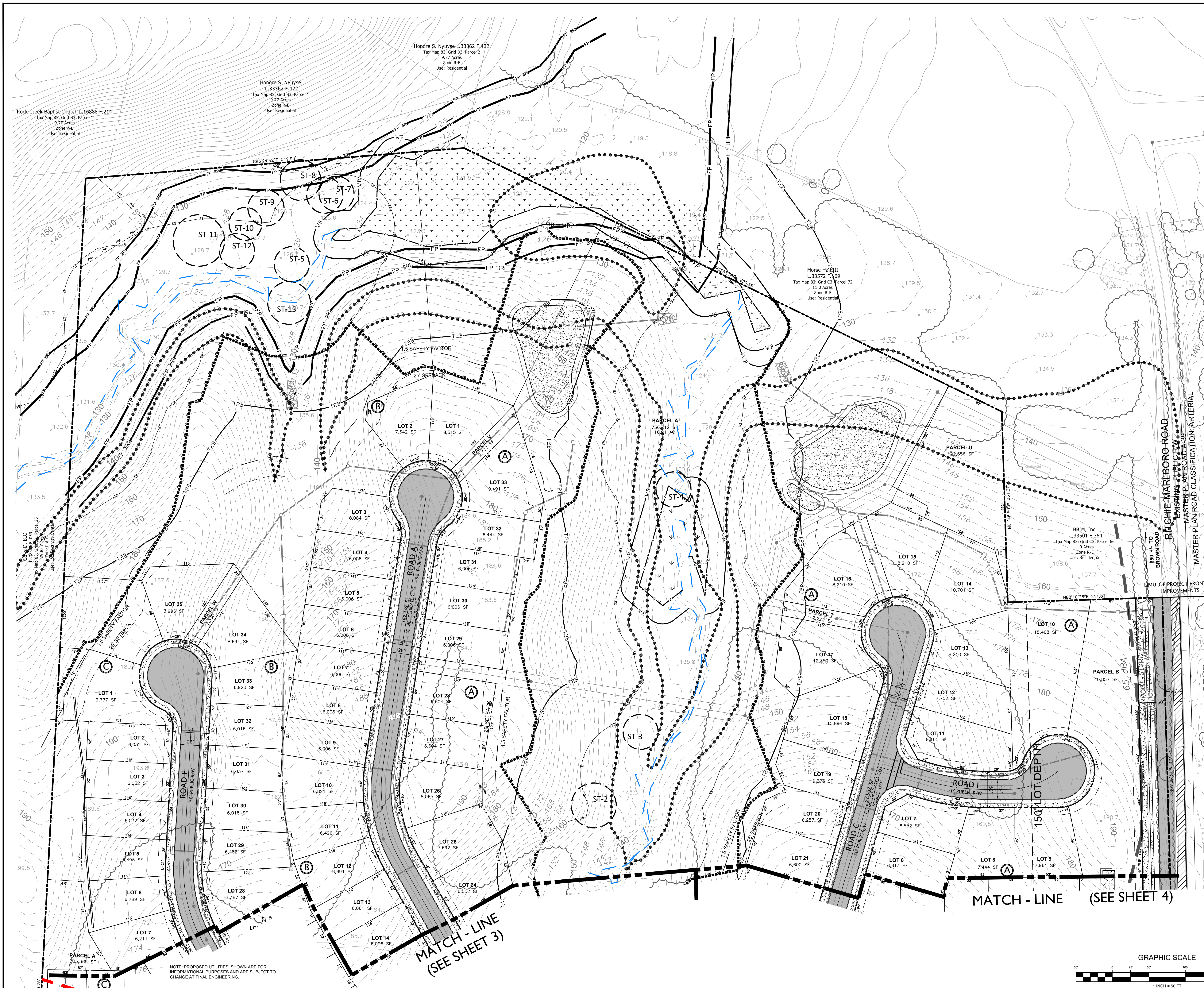
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REVIEWED	PRH	
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RELEASE FOR		
BY: _____	DATE: _____	

PRELIMINARY PLAN
OF SUBDIVISION
COVER SHEET

SCALE: 1" = 100'	JOB No: 1226A1
DATE: JAN 2019	SHEET No: 2 of 6

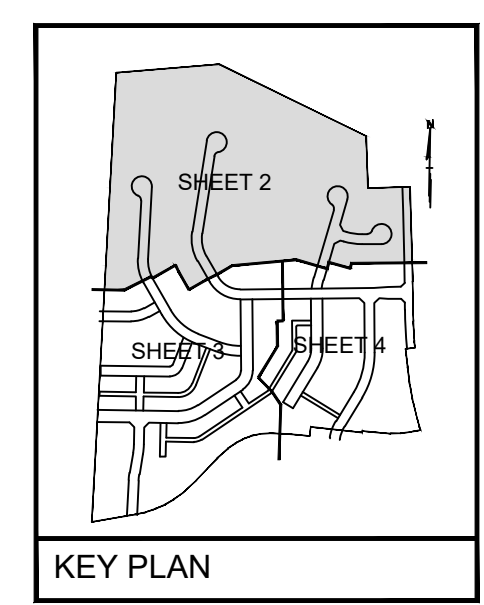
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- LEGEND:**
- EX. BOUNDARY LINE
 - EX. LOT LINE
 - EX. BLDG
 - EX. SIDEWALK
 - EX. PARKING STRIPING
 - EX. 10' CONTOUR LINE
 - EX. 2' CONTOUR LINE
 - EX. TREES
 - EX. WATER
 - EX. SEWER
 - EX. STORM DRAIN
 - EX. WETLAND
 - EX. WETLAND BUFFER
 - EX. STREAM BUFFER
 - EX. STREAM
 - EX. FLOODPLAIN BOUNDARY
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 - STEEP SLOPES (15% & GREATER)
 - PR. SEWER
 - PR. WATER
 - PR. STORM DRAIN
 - PR. PUE
 - PR. EASEMENT
 - EX. ESMT
 - REQUIRED LOT DEPTH
 - WETLAND
 - STX SPECIMEN TREE

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRELIMINARY PLAN _____
TCP _____
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AUTHORIZED SIGNATURE _____



PROFESSIONAL
CERTIFICATION

"I hereby certify that these documents
were prepared or approved by me,
and that I am a duly licensed
professional engineer under the laws
of the State of Maryland, License
No. 32490, Expiration Date: 6/6/20."



4/9/20

REVISION	DATE	REVISION	DATE	REVISION	DATE

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BY: _____	DATE: _____	

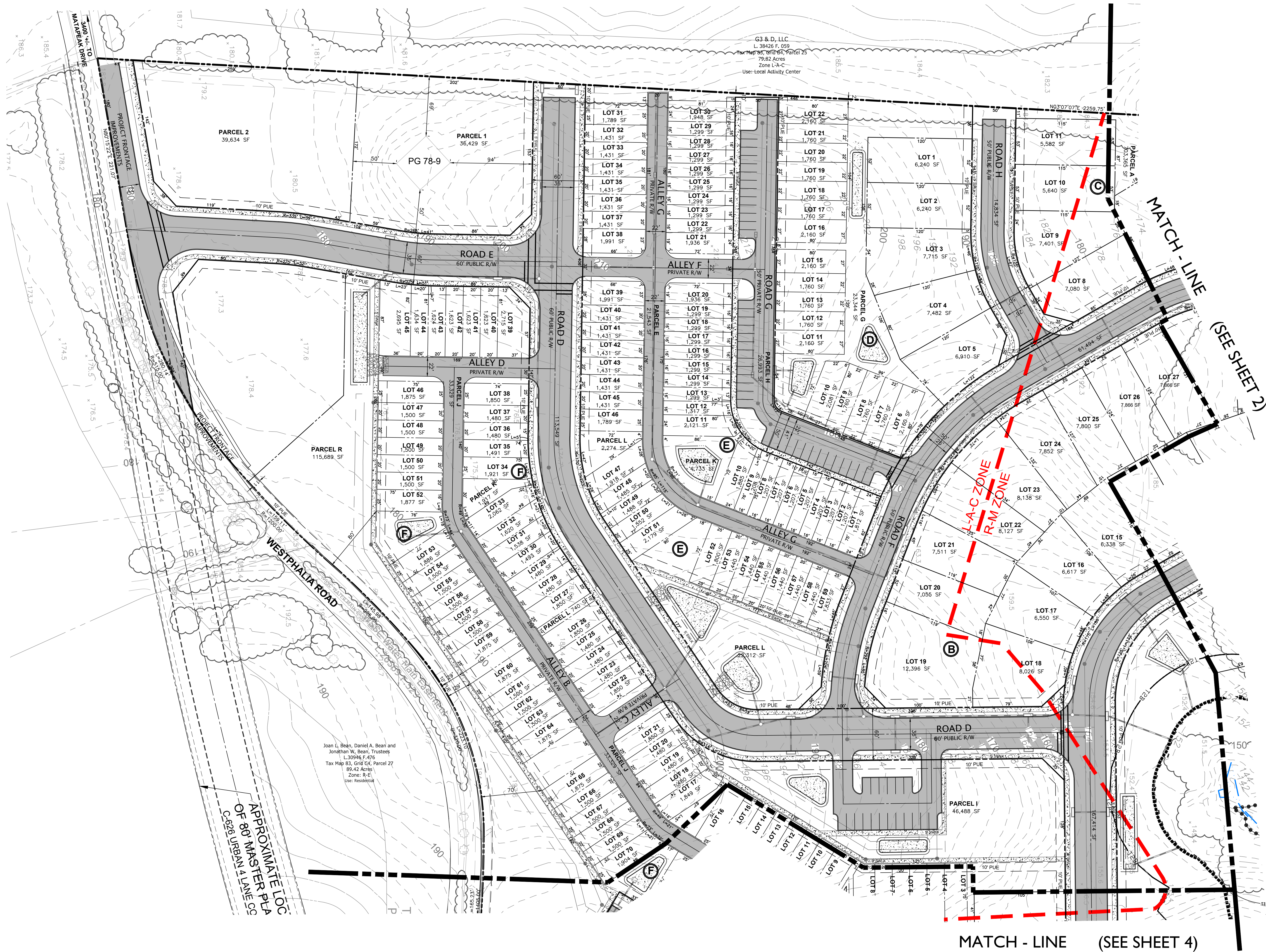
**PRELIMINARY PLAN
OF SUBDIVISION**

SCALE:
1" = 50'

JOB No. 1226A1

DATE: JAN 2019

SHEET No. 3 OF 6



- LEGEND:**
- EX. BOUNDARY LINE
 - EX. LOT LINE
 - EX. BLDG
 - EX. SIDEWALK
 - EX. PARKING STRIPING
 - EX. 10' CONTOUR LINE
 - EX. 2' CONTOUR LINE
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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRELIMINARY PLAN _____

TCP _____

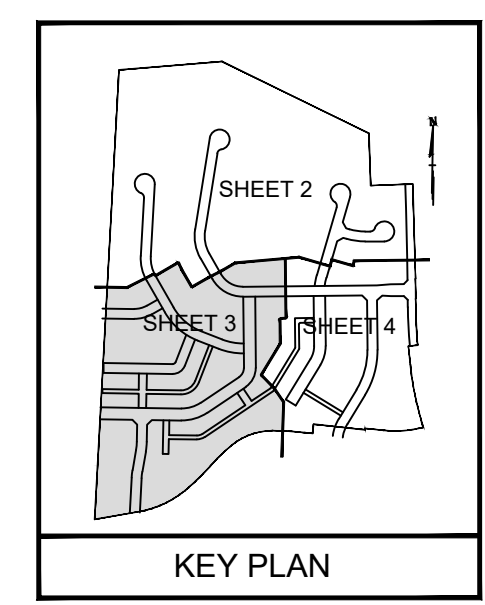
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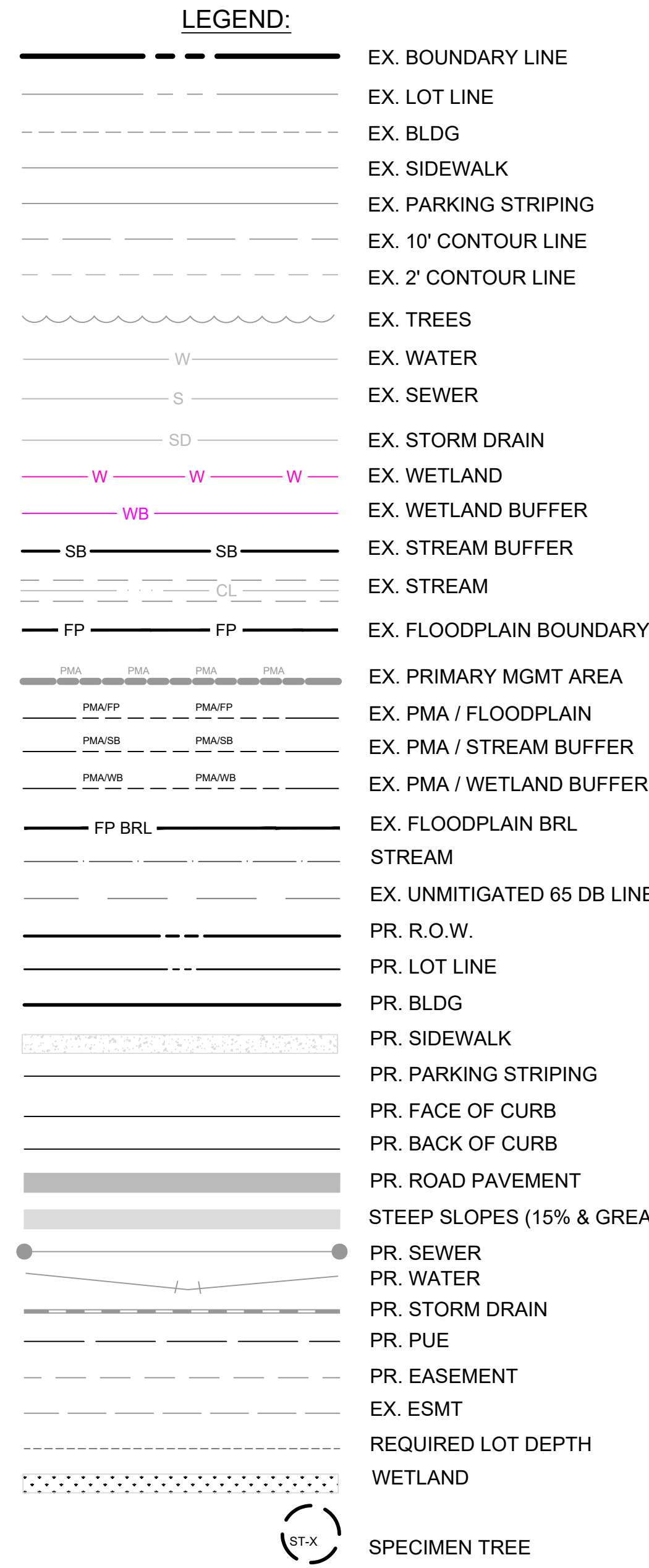
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PRELIMINARY PLAN OF SUBDIVISION

SCALE: 1" = 50'
JOB No. 1226A1
DATE: JAN 2019
SHEET No. 4 of 6



THE MARYLAND-NATIONAL CAPITAL
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PRELIMINARY PLAN _____

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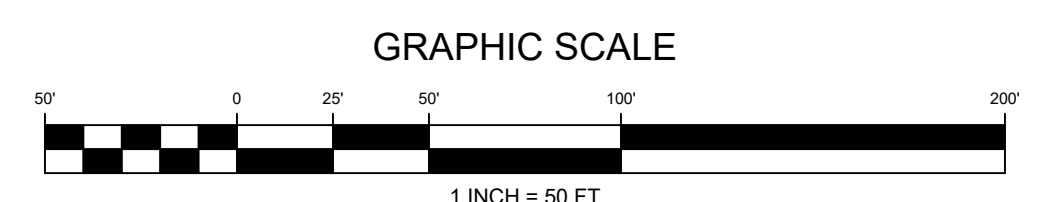
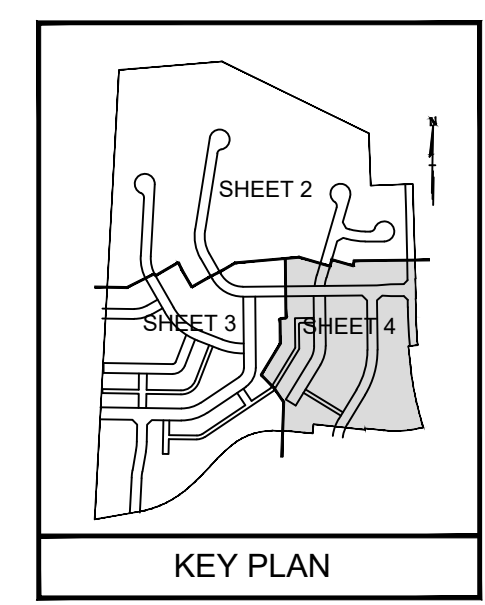
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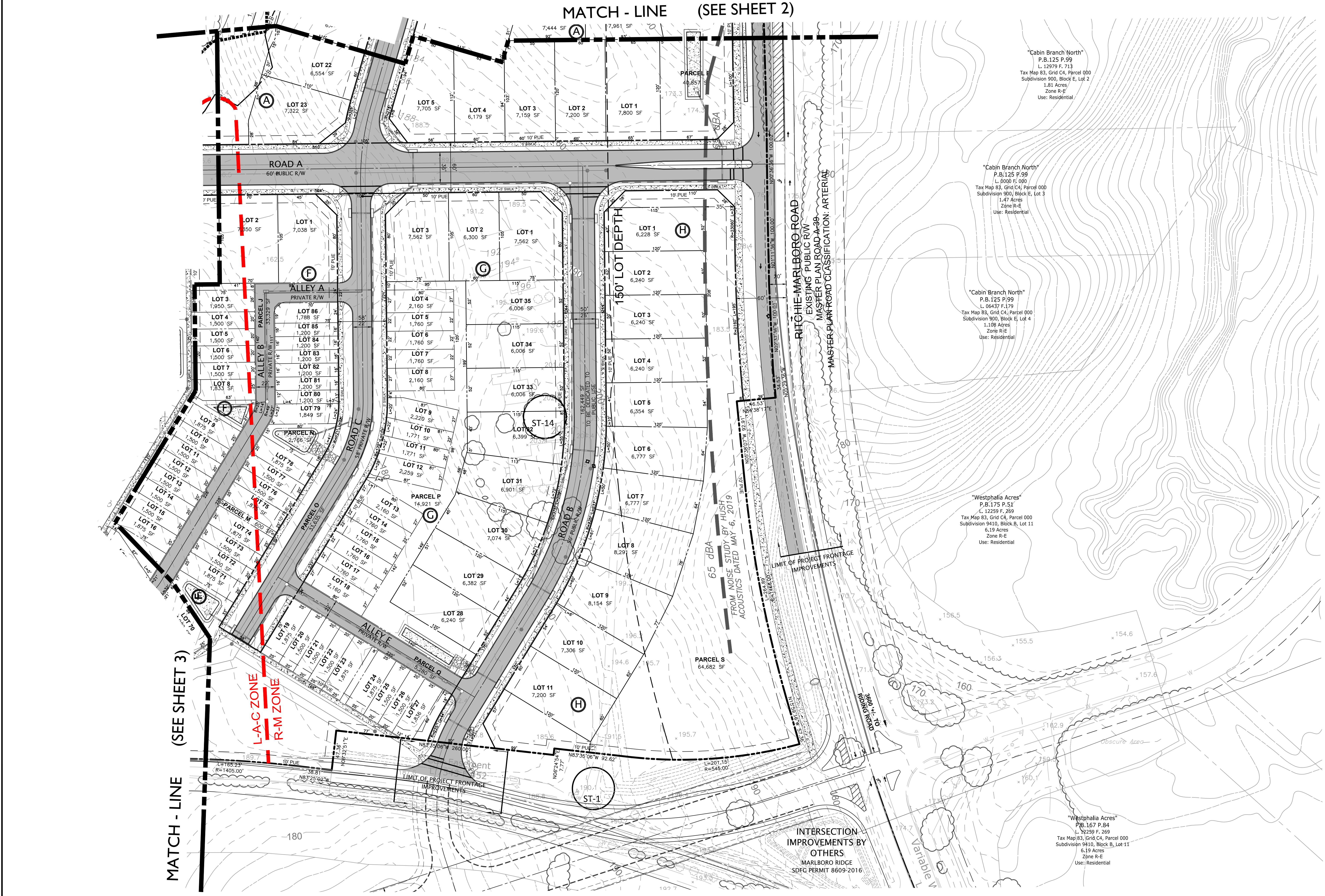


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PRELIMINARY PLAN OF SUBDIVISION

SCALE:	1" = 50'
JOB No.	1226A
DATE:	JAN 2019
SHEET No.	5 OF 6



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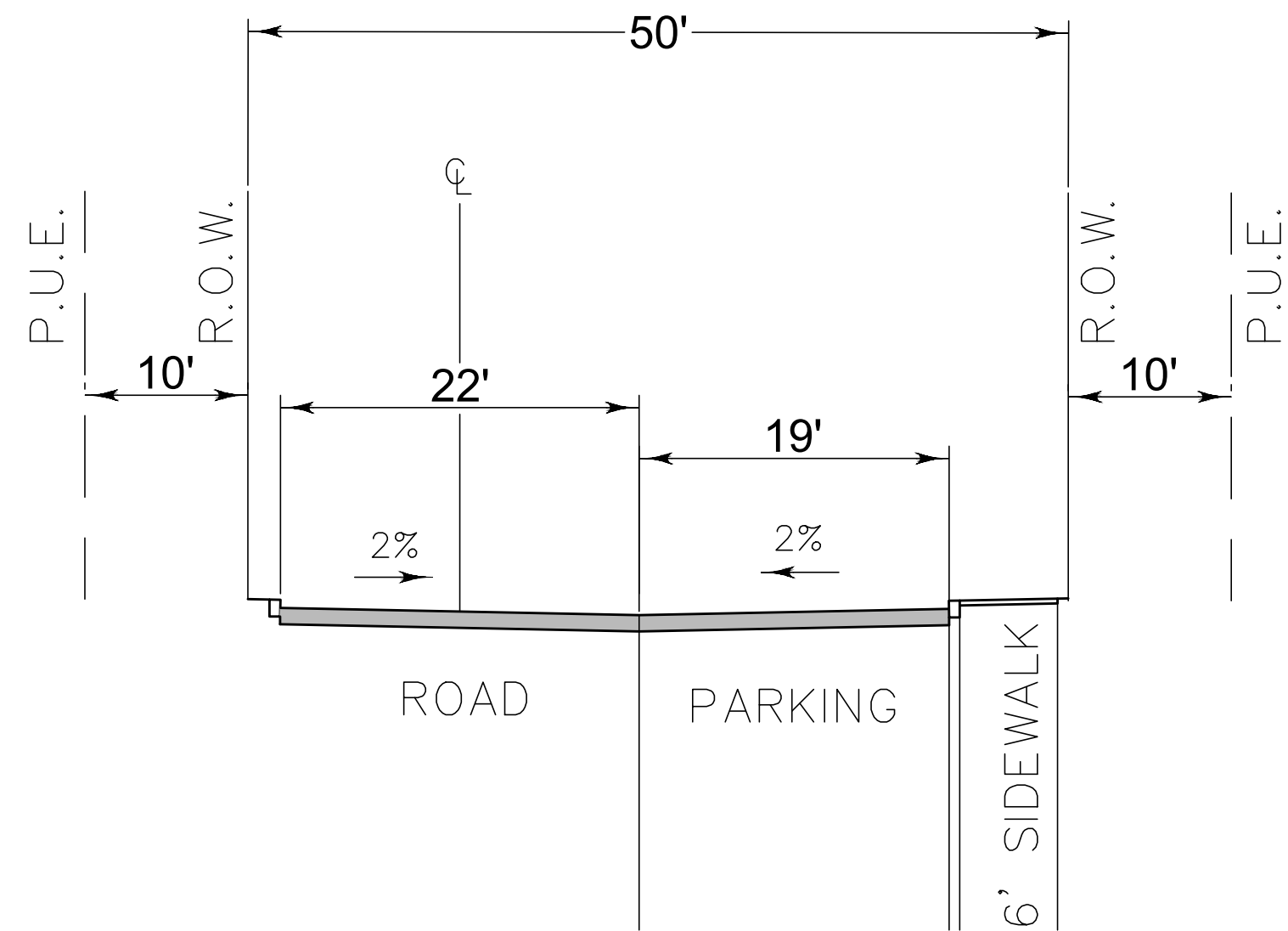
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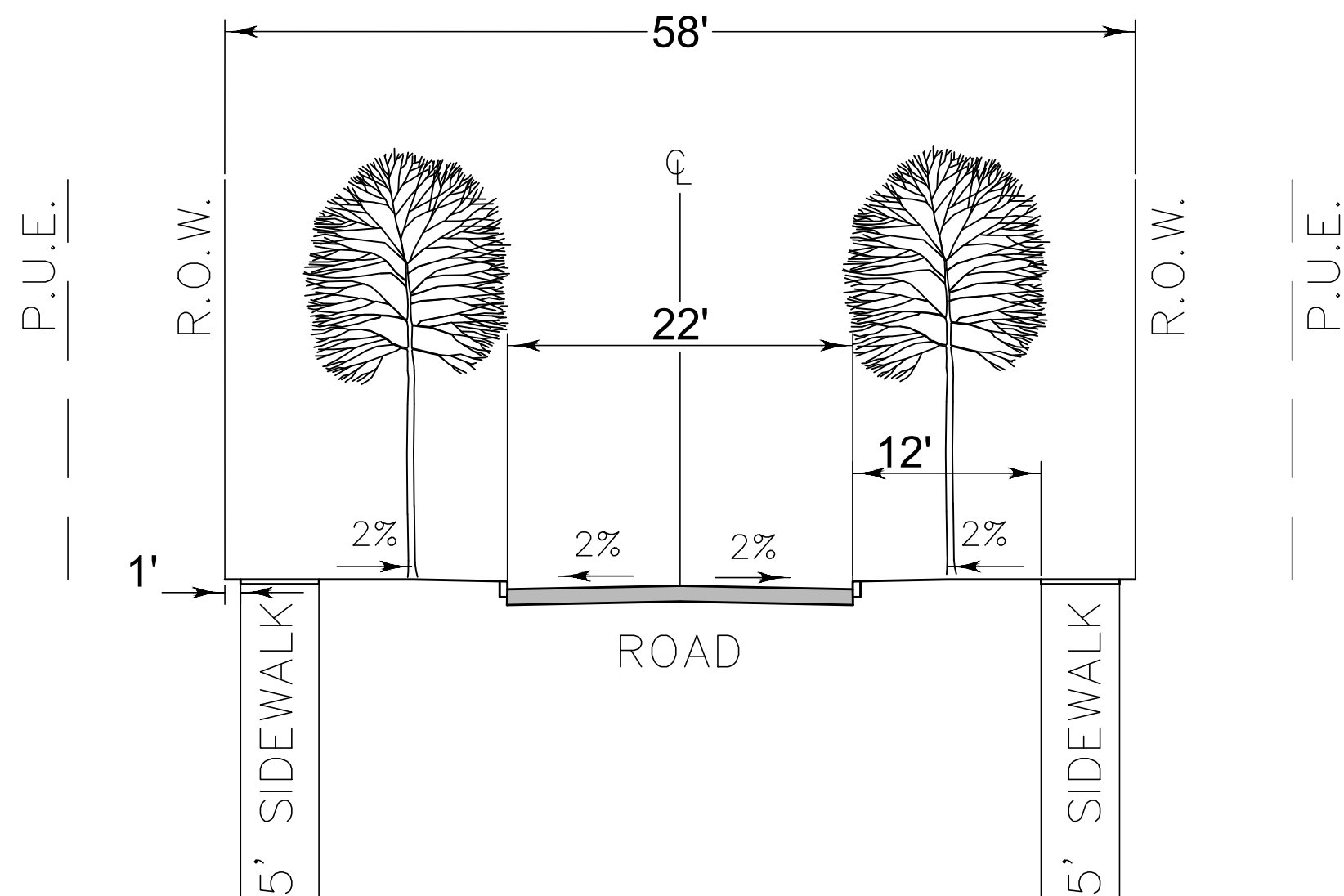
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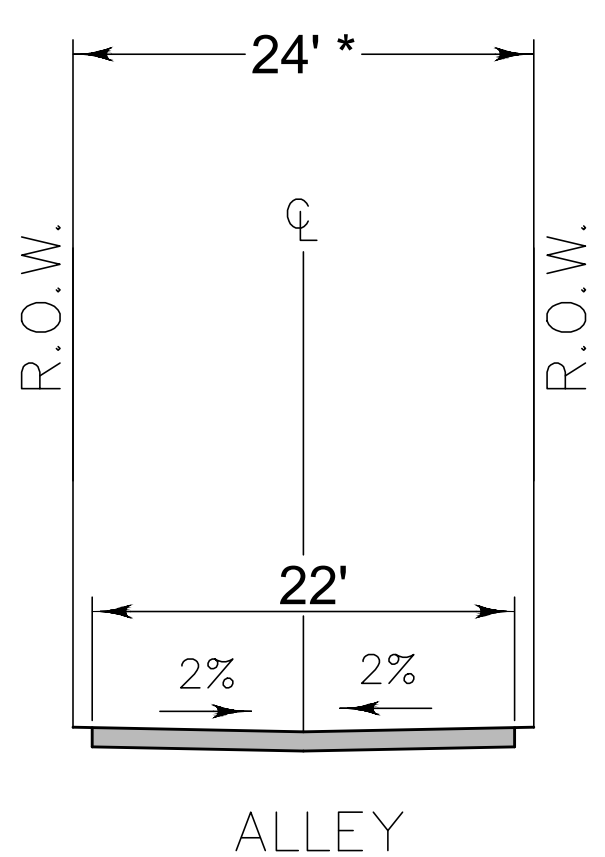
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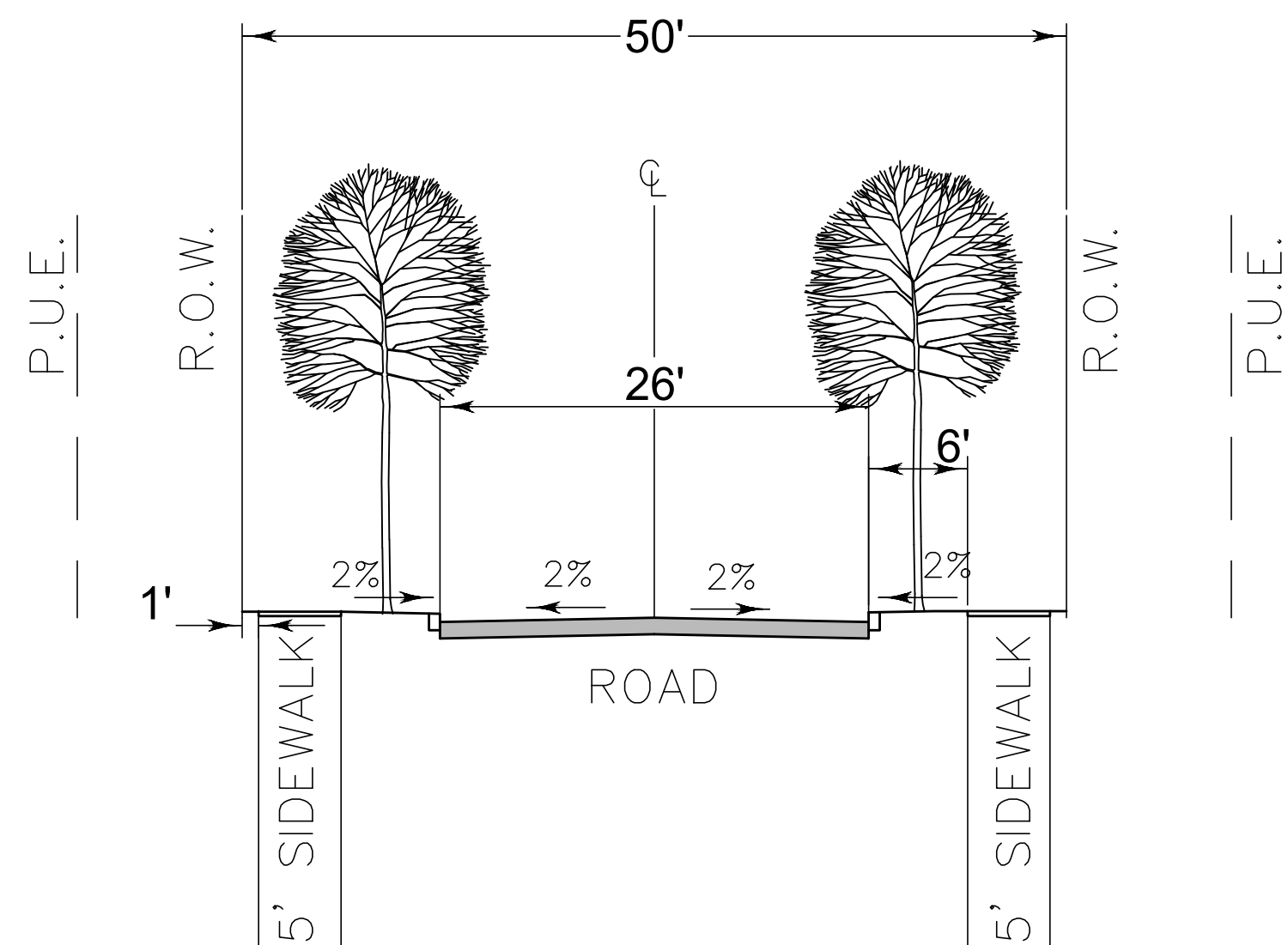
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(PRIVATE R/W)



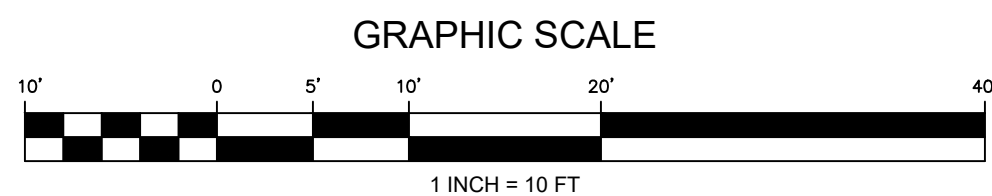
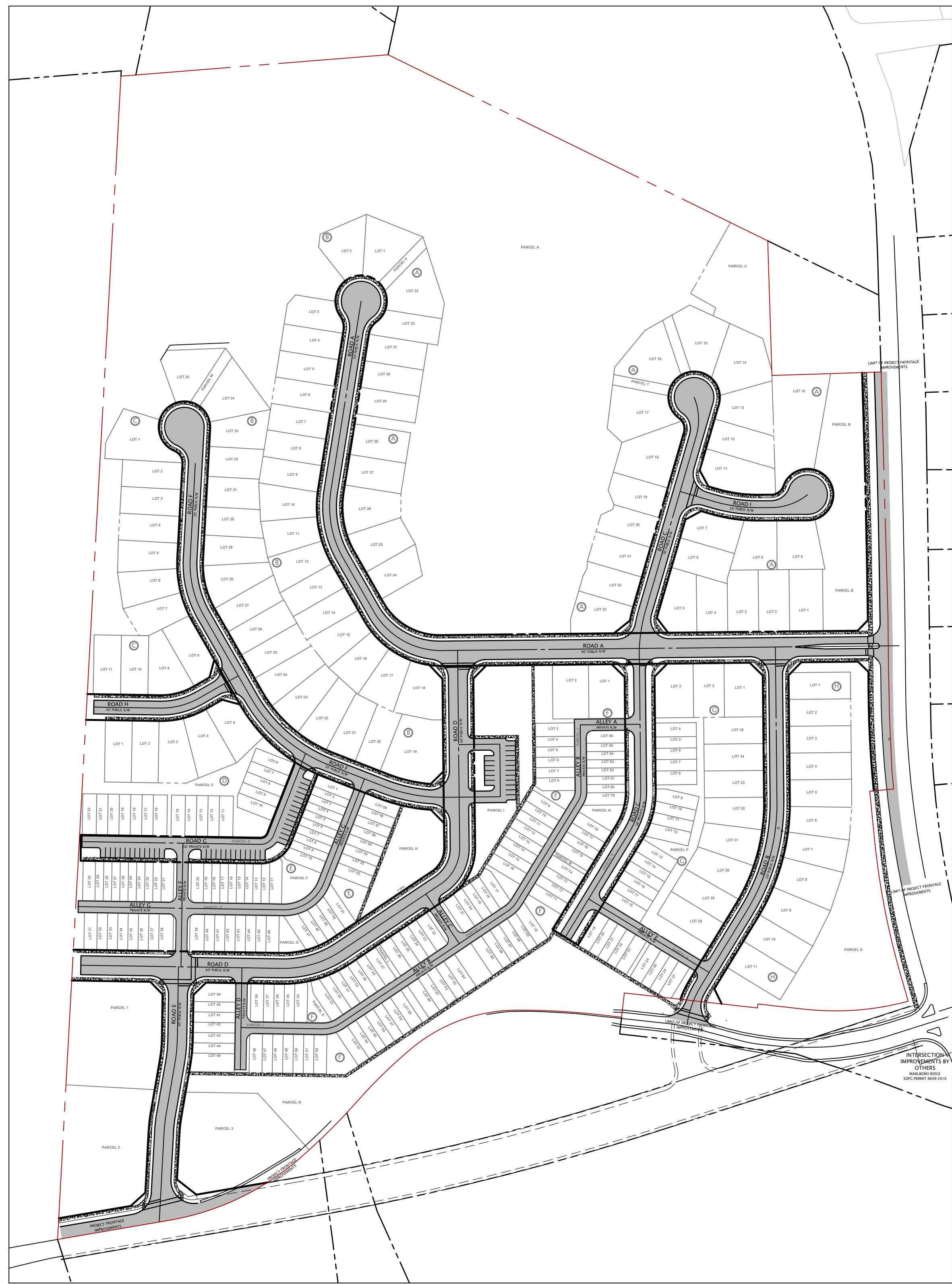
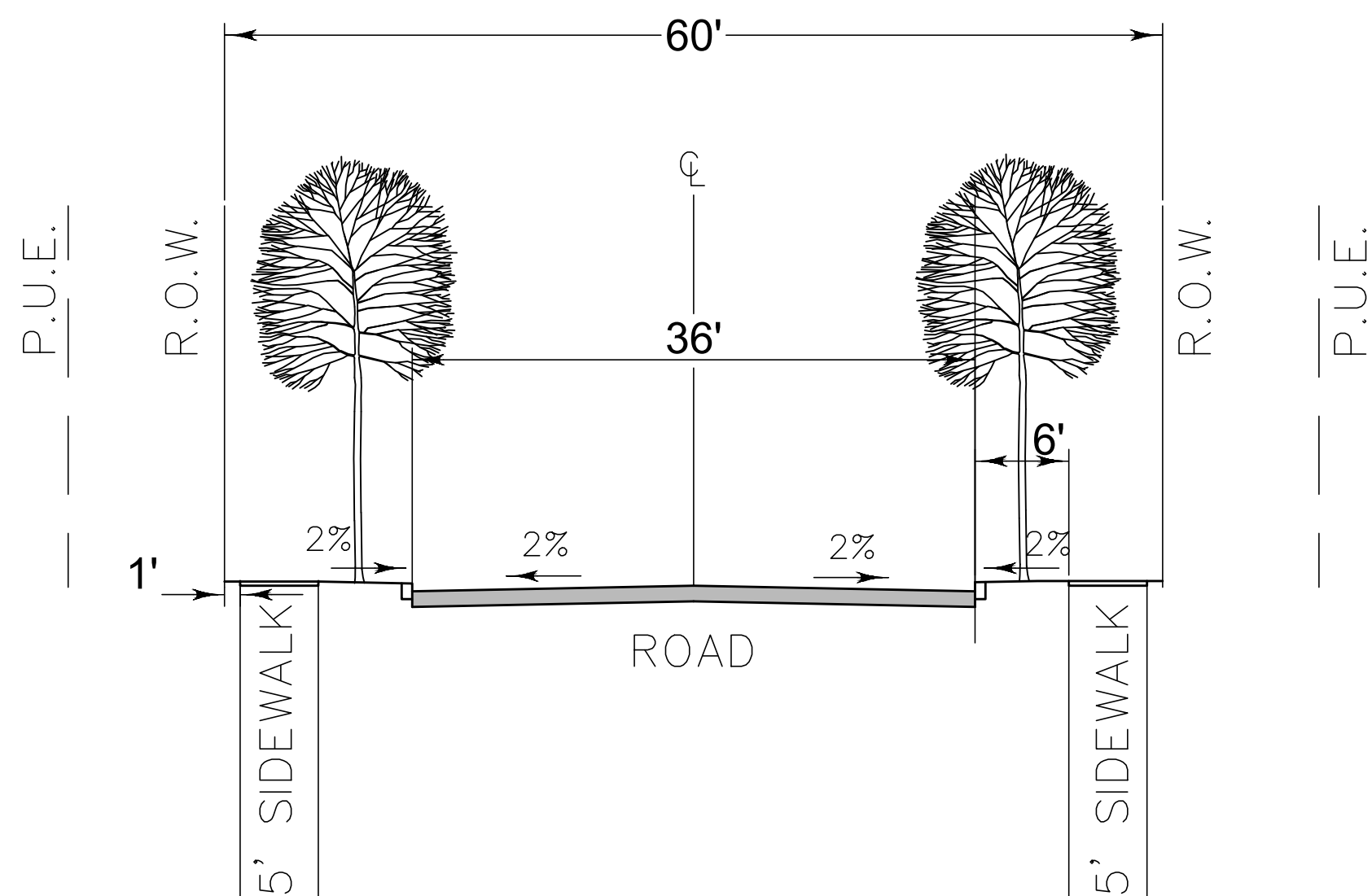
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ALL ALLEYS
(PRIVATE R/W)
* DISTANCE VARIES



D—D
ROADS A, B, F, H & I
(PUBLIC R/W)



E—E
ROADS A, D, & E
(PUBLIC R/W)



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRELIMINARY PLAN _____

TCP _____

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RELEASE FOR ☐		
BY: _____	DATE: _____	

**PRELIMINARY PLAN
OF SUBDIVISION
ROAD CROSS SECTIONS**

SCALE: 1" = 10'
JOB No. 1226A1
DATE: JAN 2019
SHEET No. 6 of 6

The Preserve at Westphalia

Preliminary Plan of Subdivision 4-17034

Statement of Justification for Proposed Impacts to the Primary Management Area (PMA) April 09, 2020

I. Description and Location of the Subject Property

Green Revolution Realty, LLC (the “Applicant”), proposes a development of single-family attached and detached homes on property located at 11100 Westphalia Road, Upper Marlboro, Maryland (the “Property”). The Property is in the northwest quadrant of the Westphalia Road/Ritchie-Marlboro Road intersection, and is identified as Parcels 26 and 71, Tax Map 83, Grid C-4. It is in the L-A-C (Local Activity Center) Zone and the R-M (Residential Medium) Zone.

The Property is 63.66± acres—19.45 acres in the L-A-C Zone and 44.21 acres in the R-M Zone - and is characterized by remarkably rolling terrain. An unnamed tributary to Turkey Branch enters the Property from the north. The property is being actively farmed and is surrounded by land that is generally undeveloped, mostly older farmland. North of the Property, is a single-family home and wooded land in the R-E Zone. East, across Ritchie-Marlboro Road, are lots in the Ritchie-Brown Acres subdivision, between one- and two-acres in size in the R-E Zone. South, across Westphalia Road, is more farmland in the R-E Zone. Finally, to the west, is undeveloped land in the R-M and L-A-C Zones.

II. General Description of Proposed Use and Request

The Applicant seeks approval of a Preliminary Plan for approximately 112 single-family lots and 184 townhouse lots. The Property has frontage on Ritchie Marlboro Road and Westphalia Road, with two access points - one from each roadway - proposed. Townhouses are proposed in the southwest corner of the Property, in the L-A-C portion of the site with their main access provided from Westphalia Road. Single-family detached are located north and east, with primary access to Ritchie-Marlboro Road. Interior circulation patterns, however, ensure that all areas of the proposed development have easy access to both major roadways. Townhomes are designed as rear-loaded in a village-like setting; single-family detached homes are generally proposed along cul-de-sacs, many of which back to the environmental features that extend into the Property from the north.

As noted in the Preliminary Plan statement of justification, the Property was rezoned to the L-A-C and R-M Zones from the R-A Zone by the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* (“Sector Plan” and “SMA”). Sector Plan Development Concept 4 (p. 106) serves as the Basic Plan for the Property. The Sector Plan includes the intersection of Westphalia Road and Ritchie-Marlboro Road as a Gateway for the Sector Plan area. At the time of Sector Plan approval, the Property was in the Developing Tier.

The Sectional Map Amendment outlines the land use types and quantities for the rezoning from R-A to R-M and L-A-C (p. 91). The rezoning allowed up to 712 dwellings in the R-M portion of the properties. Some of this is on the adjacent parcel, but the intent of both the Sector Plan and the Sectional Map Amendment was to encourage dense residential development of the R-M Zone, capped at 4.0 dwellings per acre. The proposal includes a density in the R-M portion of the Property is 2.4± dwellings per acre, in a well-designed development aimed at taking full advantage of the Property’s environmental beauty.

III. Description of Existing Regulated Environmental Features On-Site

The major environmental features of the Property include a tributary to Turkey Branch and a smaller tributary leading to a wetland adjacent to the tributary to Turkey Branch; these impact much of the northern portion of the Property, generally in the R-M Zone. Within the

regulatory stream buffer associated with these tributaries are steep slopes, wetlands, wetland buffers, and floodplain that are considered part of the Primary Management Area (PMA). Impacts to the PMA are proposed; this statement of justification addresses the requirements for approval. To approach the density envisioned by the Sector Plan, some impacts to the Primary Management Area on the Property are necessary.

Additionally, there are 14 specimen trees on the Property. Of these, 13 are proposed to be retained. One specimen tree is proposed for removal. A variance is requested.

IV. Description of Applicable Code

Per Section 24-130(b)(5) of the Zoning Ordinance, proposed preliminary plans of subdivision must include:

A statement of justification describing how the proposed design preserves and/or restores the regulated environmental features to the fullest extent possible.

Section 24-130(b)(5) of the Subdivision Regulations sets forth the following:

Where a property is located outside the Chesapeake Bay Critical Areas Overlay Zones, the preliminary plan and all plans associated with the subject application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state to the fullest extent possible consistent with the guidance provided by the Environmental Technical Manual established by Subtitle 25. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required pursuant to Subtitle 27, for the reasonable development of the lot outside the regulated feature. All regulated environmental resources shall be placed in a conservation easement and depicted on the final plat.

The Environmental Technical Manual enumerates the standards by which preservation and/or restoration of environmental features “to the fullest extent possible” is measured.

V. Specific Description of Proposed Impacts and Justification of Avoidance and Minimization

As noted in Section IV, The Preliminary Plan of Subdivision application is required to preserve regulated environmental features in a natural state to the fullest extent possible. The Environmental Technical Manual (Part C, Section 2.0) contains guidance for determining whether “fullest extent possible” has been satisfied, as follows:

“The determination of ‘fullest extent possible’ is a three-step process that begins with avoidance of impacts. Then, if the impacts are unavoidable and necessary to the overall development of the site (as defined below) and cannot be avoided, the impacts must be minimized. In the third step, if the cumulative, minimized impacts are above the designated threshold, then mitigation is required for the impacts proposed.

“Where properties are located in the Developed Tier or a designated center or corridor, impacts to regulated environmental features may be considered where needed to accommodate planned development on constrained sites. Such impacts may include allowing impervious surfaces to remain within the buffer or the placement of structures within a currently unvegetated buffer. Preservation of existing vegetated buffers will be a priority.”

The Primary Management Area on the Property is associated with unnamed tributaries to Turkey Branch, and includes the streams and their buffers, floodplain, wetlands and their buffers (no isolated wetlands are impacted). The PMA and five impacts are highlighted on the Applicant’s PMA Impact Exhibit as well as the impact table below. Impacts to the PMA—totaling 0.66± acres—are as follows in the table at the top of the next page:

Table 1: PMA Impacts Summary Table

The Preliminary Plan of Subdivision application avoids and subsequently minimizes the impacts listed above to the fullest extent possible. All of the impacts proposed are for infrastructure

necessary for the development of the Property. There are no proposed lot or dwelling impacts to the PMA. Stormwater outfalls occur at the lowest feasible points and the incurring minor impacts to the PMA (Impact E) are necessary to manage stormwater for the development.

Impact ID	Impact Type and Duration	Total acreage or square footage of PMA impact	Linear feet of stream bed impact	Acreage or square footage of wetland buffer impact	Acreage or square footage of 75' stream buffer impact	100 Year Floodplain Impacts
A	Sanitary Sewer/ Permanent	12,655 square feet of PMA Impact	20 linear feet		5,615 square feet	
B	Stormwater outfall/ Permanent	10,092 square feet of PMA Impact			10,092 square feet	
C	Grading Tie Out/ Permanent	2,968 square feet of PMA Impact				
D	Grading Tie Out/ Permanent	1,168 square feet of PMA Impact				
E	Stormwater outfall/ Permanent	2,089 square feet of PMA Impact				
Total PMA Impact		28,972 square feet of PMA Impact				
Total linear feet of stream bed impact			20 linear feet			
Total wetland and wetland buffer impact				-		
Total stream buffer impact					15,707 square feet	
Total 100 year impact						-

Impact A: Sewer Crossing. PMA and stream impacts

Impact A is to provide a sanitary sewer connection to both land bays on the property. The first approach to design was complete avoidance of the PMA. This approach was found not to be feasible since this approach would leave half the site undevelopable. At this point of the analysis, it became evident that a crossing at the stream would be necessary. (*See attached Sewer Invert Study Exhibit*).

Numerous potential crossing locations were assessed for adequate sewer inverts and required soil depth over the sewer line. The proposed crossing was sensitively aligned outside of the identified wetland and its buffer to the north and avoids the critical root zone of specimen tree ST-3 (32" Tulip tree, good condition) just to the south. The streams undulating width and PMA extents were also taken into account during the process, resulting in the proposed crossing, limiting environmental impacts while fulfilling the invert and depth requirements for the sewer.

Impact B&E: Permanent Stormwater Outfall/Grading. PMA and stream buffer impacts

In order to adequately route storm water generated from the proposed submerged gravel wetlands and micro-biorententions, storm water outfalls and their subsequent grading are proposed to be located within the established PMA area and stream buffer, as indicated by PMA Impact B & E shown on the PMA/Stream Buffer Impacts Exhibit. Impact E's extents were reduced from previous iterations to eliminate any impacts to the wetland buffer northeast of the outfall. The majority of impacted stream buffer and PMA at Impact B will be reforested with native woodland canopy and understory species accenting the transition from existing woodland and new development. Larger stock canopy trees will make of the majority reforestation to reduce the chances of wind throw and sunscald to the newly exposed forest edge. A layer of flowering native understory trees will be selected to transition from canopy species to the woodland edge. This sensitive approach promotes the success of the formerly interior canopy trees and encourages woodland edge habitat that many existing species rely on in previously farm and forest properties.

All of the outfall locations were chosen to reduce the environmental impacts to the maximum extents possible and reduce the potential of future erosion. These proposed impacts are necessary to effectively discharge storm water accumulated on-site within the proposed storm water management facility.

Impact C,D: Permanent Grading Tie Out

Impacts C & D are in part, the result of rethinking our overall approach to design, environmental impact and the end user experience in these areas. These impacts, at 4,136 square feet, are minimal in site development comparison and result in an opportunity to add to the diversity of the existing woodland. The previously proposed retaining walls were chosen to retain steep slopes *above* the elevation of the proposed development, thus preserving a part of the primary management area. (See Impact Plate 5) These areas were only considered to be part of the primary management area because of the steepness of the wooded slopes; the nearest stream buffer is 70' downslope respectively. In hindsight, this would have placed further additional

burden on the HOA for the maintenance of those walls and may not have been the best aesthetic or environmentally sensitive transition to existing forest.

A better approach is now proposed to minimally grade these existing steep sloped areas to a natural gentle 2-5% slope; creating reforested knolls that encourage a vegetated transition instead of isolated walls. These gentle sloped knolls will be revegetated with canopy and understory native species, maintaining and in some cases creating forest stage diversity.

These minor impacts within the primary management areas look to reduce further impact into the stream valley and preserve the existing forest stand to the maximum extents possible.

Impact Summary

The site contains 10.77 acres of Primary Management Area. The total impacts tally just 0.66± acres of PMA, a small percentage (6%) of the total PMA. As noted, the impacts are necessary for development and are designed to require as little impact as possible. Proposed sewer runs along the edge of the eastern side PMA to serve proposed lots, before it crosses the PMA to tie into lots west of the PMA. This crossing eliminates the need to completely surround the PMA with impacts for sewer. Also noted, grading is required to tie proposed grades to existing grades and is proposed near the top of the slopes associated with the PMA, minimizing the impacts. All of these impacts are permanent and the impacts associated with grading will be less noticeable over time.

VI. Mitigation and Restoration

Impacts to floodplain and wetland buffers within the PMA total less than 2,000 square feet; impacts to the stream bed total less than 200 linear feet. Mitigation is neither proposed nor required.

VII. Conclusion

The site contains 10.77 acres of Primary Management Area, greatly affecting the developable portion of the Property. The proposed minor impacts allow the Applicant to achieve the vision recommended in the Westphalia Sector Plan for dense urban residential uses. Much care has been taken to minimize the impacts - all of the proposed impacts are necessary for development.

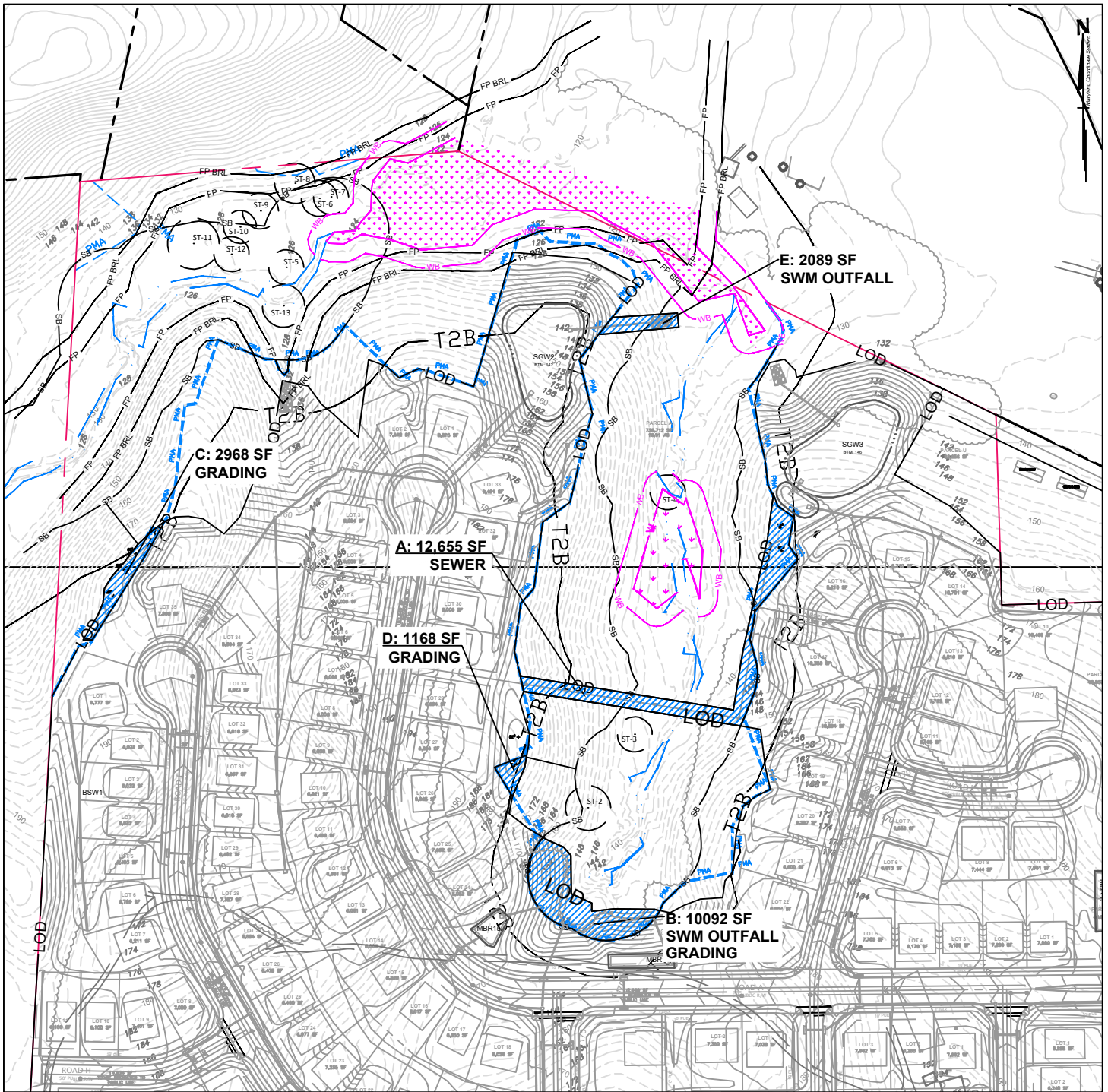
The proposed impacts satisfy the three criteria for approval found in the Environmental Technical Manual. *Avoidance* is not feasible given the required infrastructure and grading necessary to implement the development plan; the impacts are the *minimum* necessary to carry out the development, and *mitigation* is not required.

Thank you for your consideration of this request and feel free to call or email with any questions or to discuss these matters. I can be reached at (240) 912-2189 or Sallison@rodgers.com.

Sincerely,



Steven Allison, PLA, ISA Certified Arborist
Environmental Project Manager
Rodgers Consulting, Inc.



LEGEND

 PMA Impact

Impact ID	Impact Type and Duration	Total acreage or square footage of PMA impact	Linear feet of stream bed impact	Acreage or square footage of wetland buffer impact	Acreage or square footage of 75' stream buffer impact	100 Year Floodplain Impacts
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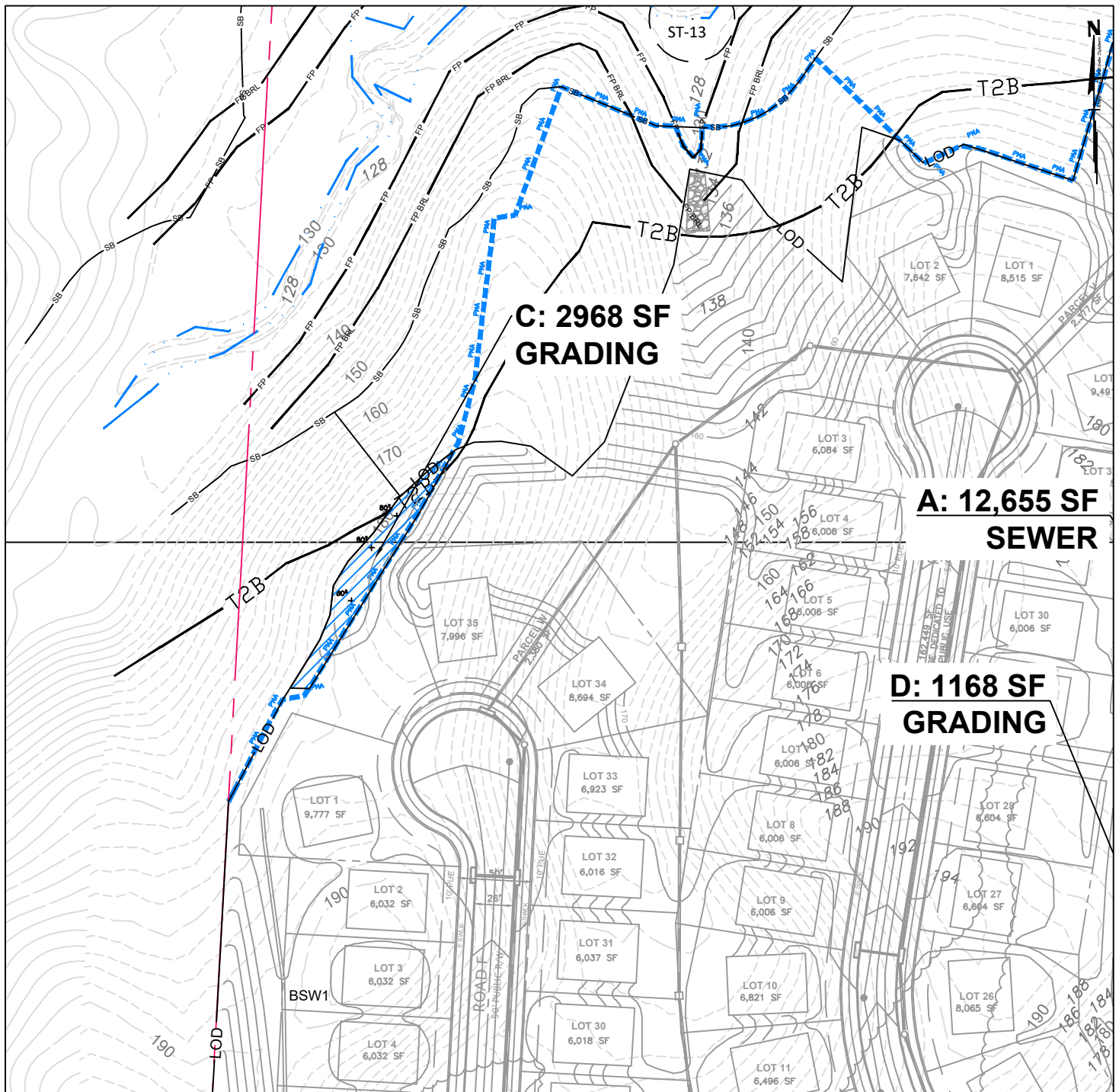
PMA Impact Exhibit

THE PRESERVE AT WESTPHALIA
15th Election District
Tax Map 83, Parcels 26 & 71
Prince George's County, Maryland
L.39463 F.560



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SCALE: 1" = 200'
JOB No: 1226A1
DATE: 04-09-20
SHEET No: 1 OF 5



LEGEND

 PMA Impact

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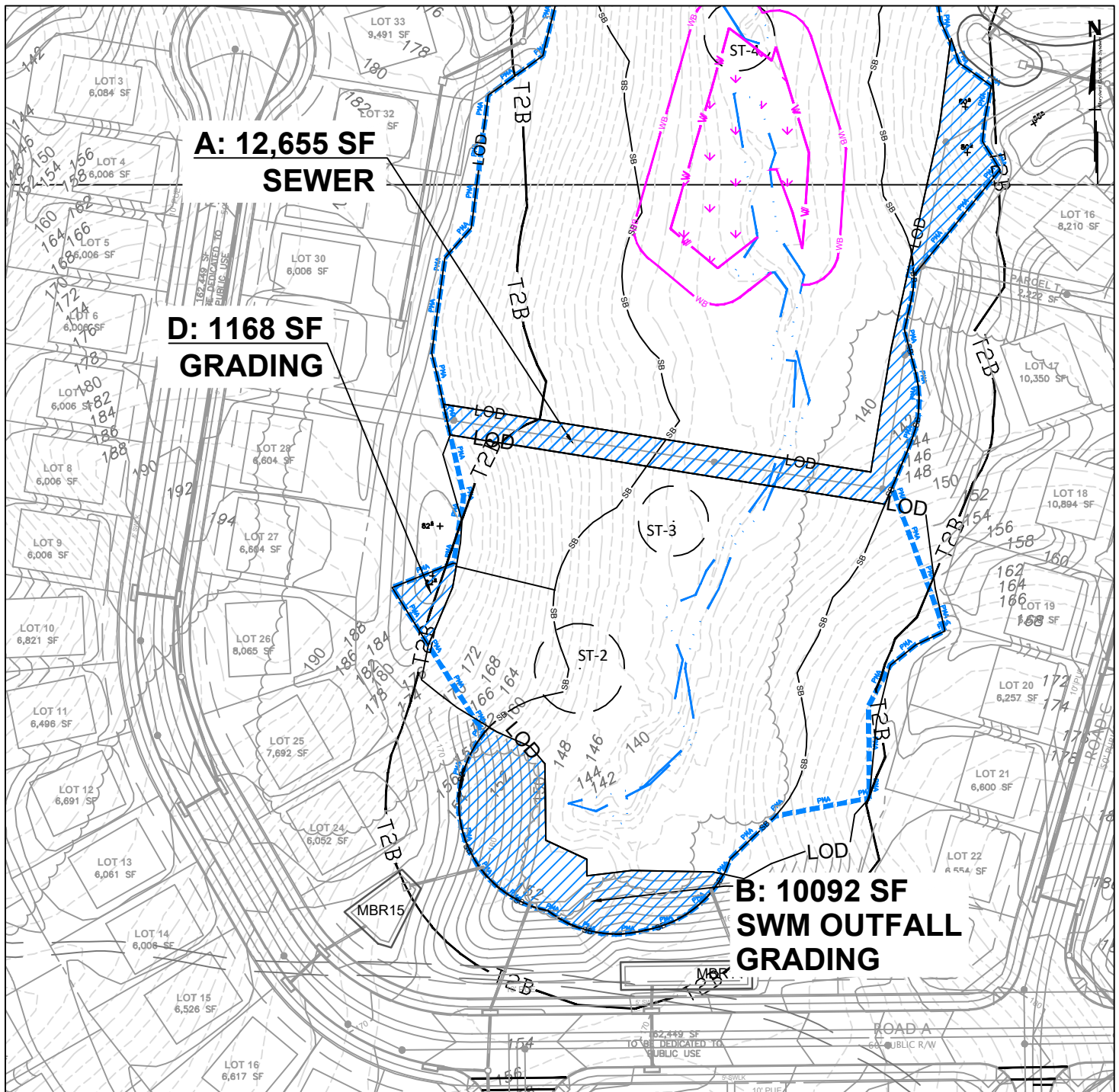
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DATE: 04-09-20
SHEET No: 2 OF 5



LEGEND

 PMA Impact

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PMA Impact Exhibit

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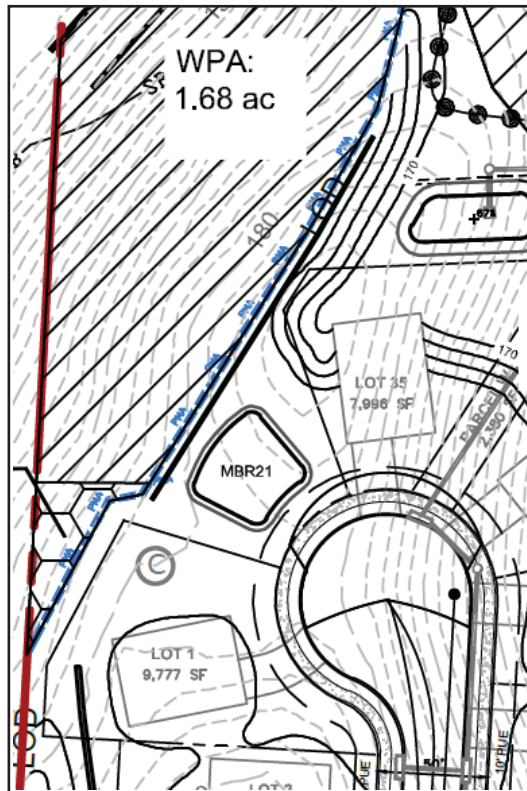
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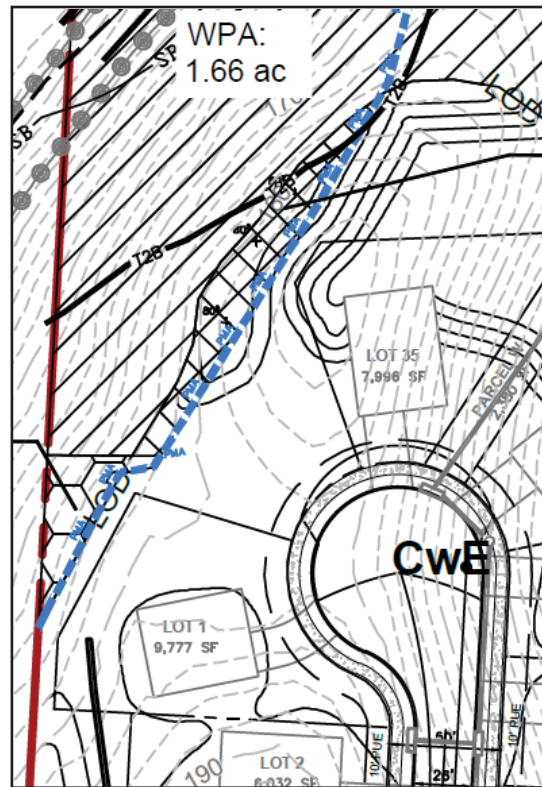
DATE: 04-09-20

SHEET No: 3 OF 5

Retaining Wall Removal Exhibit (Impact C & D)



Previously Proposed Retaining Wall



Proposed Impact C - 2,968 SF



Previously Proposed Retaining Wall



Proposed Impact D - 1,168SF

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PMA Impact Exhibit

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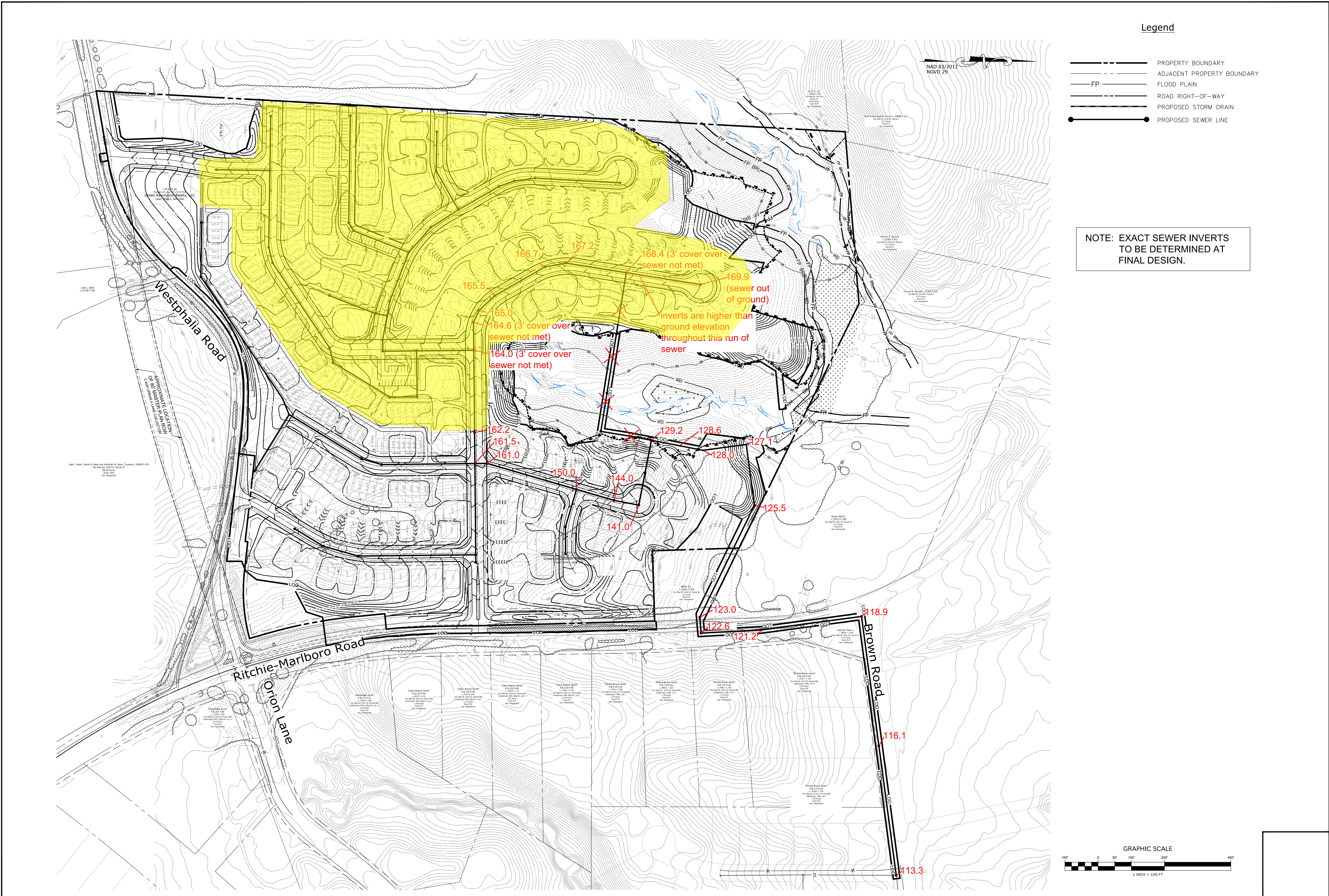
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DATE: 04-09-20

SHEET No: 5 OF 5



REVISION	DATE	REVISION	DATE	REVISION	DATE

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The Preserve at Westphalia
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Prince George's County, Maryland
Tax Map 83, Parcels 26 & 71

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DESIGNED	CADD	08/2016
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Sewer Invert Study Exhibit

SCALE: 1"=100'
JOB No. 1226A1
DATE: APR. 2020
SHEET No. 1 of 1