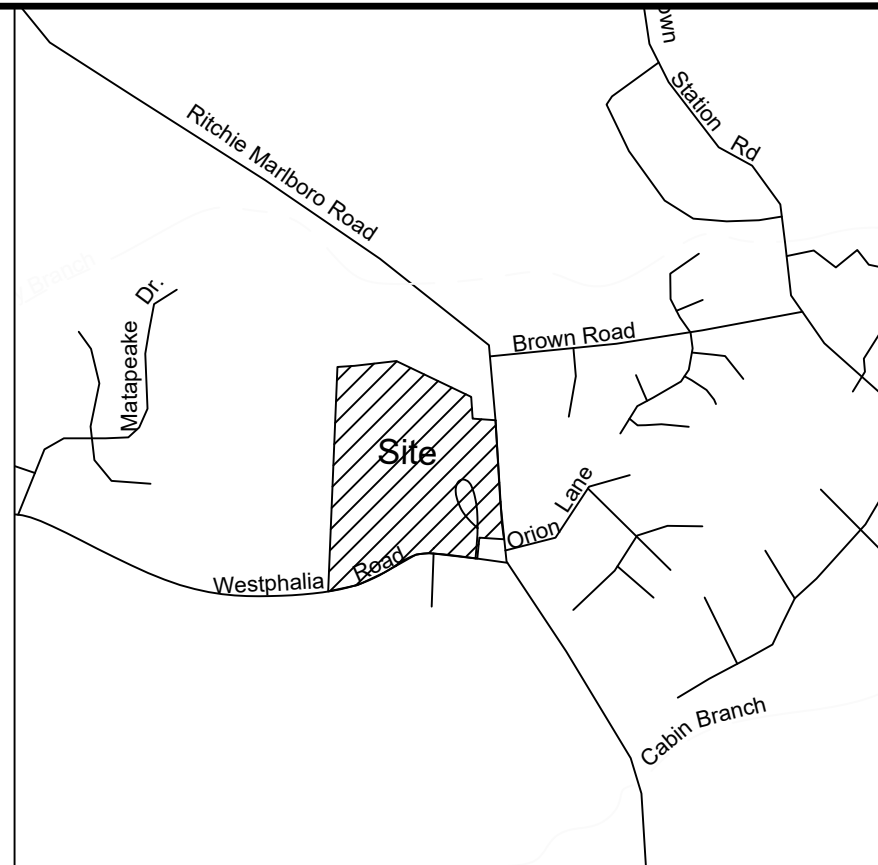


TREE CONSERVATION PLAN #2

THE PRESERVE AT WESTPHALIA

ELECTION DISTRICT No. 15
PRINCE GEORGE'S COUNTY, MARYLAND

THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
APPLICATION NAME: THE PRESERVE AT
WESTPHALIA
APPLICATION NO.: SDP-1901-01
TOP NO.: TCP-019-2021-01
SIGNATURE APPROVAL OF THIS PLAN IS BY
Jill Kosack
Date: 2023.03.23
09:17:44 -0500
AUSCHER-SCHMIDT



VICINITY MAP
1" = 2000'

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- 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. PRIMARY MGMT AREA/
STREAM BUFFER
- EX. STREAM
- EX. FLOODPLAIN
- EX. PRIMARY MGMT AREA/
FLOODPLAIN
- EX. POND
- EX. UNMITIGATED 65 DB LINE
- EX. MARLBORO CLAY
- EX. 1.5 SAFETY FACTOR
- EX. 25' SETBACK
- PR. LIMIT OF DISTURBANCE
- PR. R.O.W.
- PR. LOT LINE
- PR. BLDG
- PR. SIDEWALK
- PR. PARKING STRIPING
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. STORM DRAIN
- PR. PUE
- PR. EASEMENT
- REQUIRED LOT DEPTH
- MARLBORO CLAY
- SPECIMEN TREE
- SPECIMEN TREE TO BE REMOVED
- WOODLAND REFORESTATION (WRA)
- WOODLAND CLEARED (WCA)
- WOODLAND PRESERVATION (WPA)
- WOODLAND PRESERVATION -
NOT CREDITED (WP-NC)
- WOODLAND CLEARED OFF-SITE
- PERMANENT TREE PROTECTION FENCE
- TEMPORARY TREE PROTECTION FENCE
- WOODLAND PRESERVATION SIGN
- REFORESTATION/AFFORESTATION SIGN
- REINFORCED FOREST PLANTING
AREA EDGE
(SEE NOTE DESCRIBING REINFORCED EDGE
PLANTINGS ON SHEET 10)

Woodland Conservation Summary Table												
Sheet	Gross Tract Area	100-Year Floodplain	Net Tract Area	Ex. Woodland (FP)	Ex. Woodland (NTA)	Woodland Cleared Net-Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Preserved Area (WPA)	Woodland Reforestation Area (WRA)	Landscape Credit Area (LC)	Woodland Retained/ Not Credited (WR-NC)
2	11.07	-	11.07	-	3.06	2.37	-	0.10	0.68	0.42	-	0.03
3	10.95	-	10.95	-	-	-	-	-	-	0.82	0.06	-
4	9.69	-	9.69	-	3.16	2.43	-	-	0.75	0.72	-	-
5	7.73	-	7.73	-	-	-	-	-	-	-	-	-
6	3.12	-	3.12	-	-	-	-	-	-	-	-	-
7	4.94	-	4.94	-	-	-	-	-	-	-	-	-
8	6.51	0.74	5.77	0.74	8.77	6.05	-	-	2.68	0.40	-	-
9	9.65	1.52	8.13	1.52	4.98	2.63	-	-	2.35	0.69	-	-
Total	63.66	2.26	61.40	2.26	19.97	13.48	0.00	0.10	6.46	3.05	0.06	0.03

Soils table					
Map Unit Symbol	Map Unit Name	K-Factor	Hydric Rating	Hydrologic soil group	Drainage Class
CnB*	Collington-Wist complex, 2-5% slope	0.17	N	B	Well-drained
CwD	Croom-marr complex 10-15% slope	0.15	N	B/C	Well-drained
CwE	Croom-marr complex 15-25% slope	0.15	N	B/C	Well-drained
MnB*	Marr Dodon complex, 2-5% slope	0.2	N	B/C	Well-drained
MnC**	Marr Dodon complex, 5-10% slope	0.2	N	B/C	Well-drained
WdaA*	Woodstown sandy loam 0-2% slope	0.15	N	C	Well-drained
WDF	Westphalia and Dodon soils, 25 to 40 percent slopes	0.17	N	A/C	Well-drained, Moderately well drained
We	Widewater and issue soils	0.37	Y	B/D	Some what poorly drained, poorly drained

*Prime farmland
**Farmland of state importance

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I - Establishing Site Information (Enter acres for each zone)

1 Zone:	R-M	L-A-C
2 Gross Tract:	44.21	19.45
3 Floodplain:	2.26	0.00
4 Previously Dedicated Land:	0.00	0.00
5 Net Tract (NTA):	41.95	19.45
6 TCP Number:	TCP2-019-2021	Revision #
7 Property Description or Subdivision Name:	PRESERVE AT WESTPHALIA	
8 Is this site subject to the 1989 or 1991 Ordinance:	N	
9 Is this site subject to the 1991 Ordinance:	N	
10 Subject to 2010 Ordinance and in PFA (Priority Funding Area):	N	
11 Is this one (1) single family lot? (Y or N):	N	
12 Are there prior TCP approvals which include a:	N	
13 combination of this lots? (Y or N):	N	
14 Is any portion of the property in a VC Bank? (Y or N):	N	
15 Break-even Point (preservation) =	13.04 acres	
16 Clearing permitted w/o reforestation =	6.93 acres	

SECTION II - Determining Requirements (Enter acres for each corresponding column)

	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1-1)	Column D Off-Site Impacts (1-1)
17 Existing Woodland		19.97	2.26	
18 Woodland Conservation Threshold (WCT) =	18.42%	11.31		
19 Smaller of 17 or 18		8.66		
20 Woodland above WCT		13.48	0.00	0.10
21 Woodland cleared		8.66		
22 Woodland cleared above WCT (smaller of 20 or 21)		2.17		
23 Clearing above WCT (0.25 - 1) replacement requirement		4.82		
24 Woodland cleared below WCT		9.64		
25 Clearing below WCT (2.1 replacement requirement)		0.00		
26 Afforestation Required Threshold (AFT) =	15.00%	0.00		
27 Off-site WCA being provided on this property		0.00		
28 Woodland Conservation Required		18.39 acres		

SECTION III - Meeting the Requirements (Enter acres for each corresponding column)

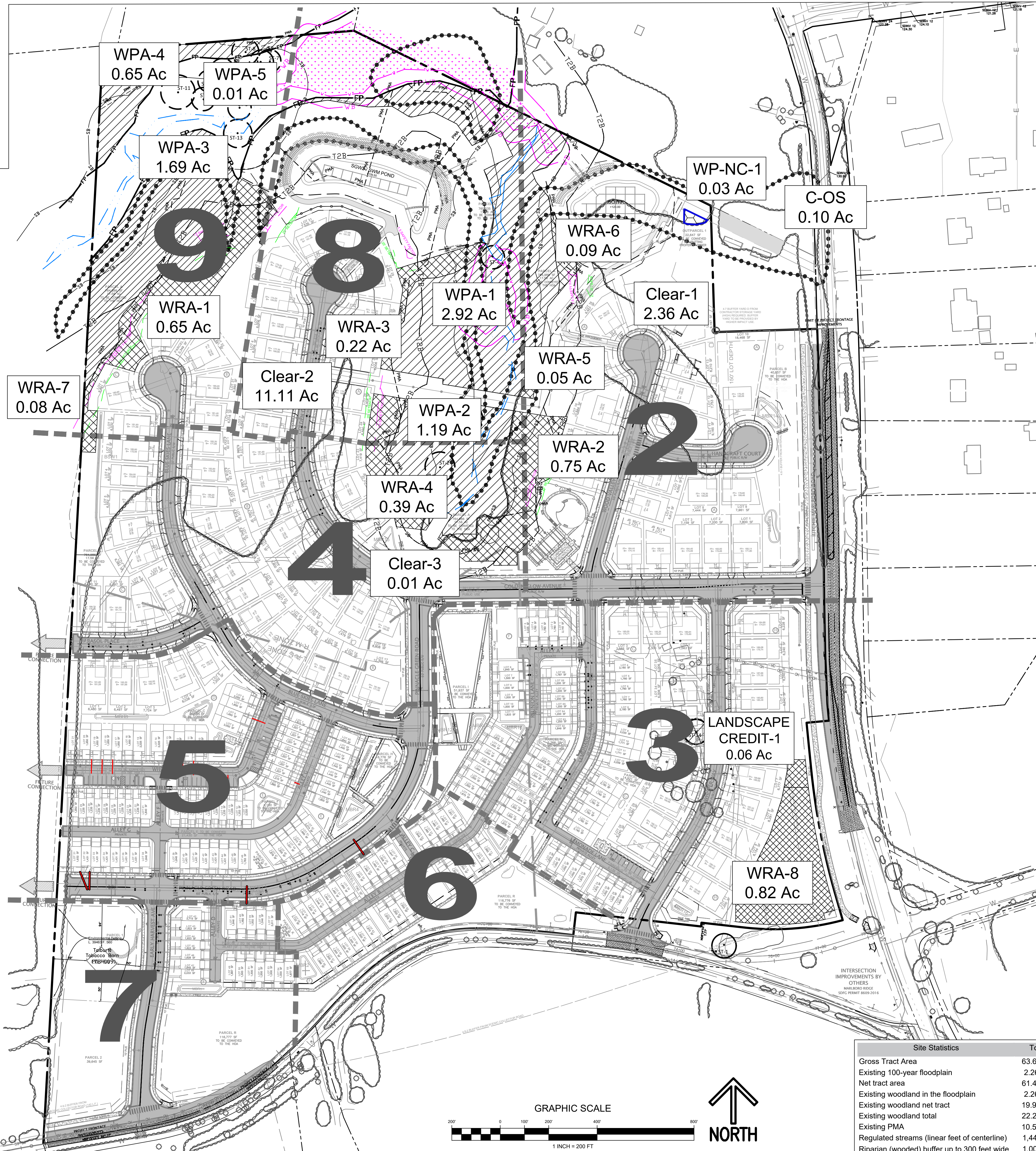
29 Woodland Preservation	9.48			
30 Afforestation / Reforestation	3.05	Bond amount: \$	40,641.48	
31 Natural Regeneration	0.00			
32 Landscape Credits	0.06			
33 Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00			
34 Forest Enhancement Credit (Area * 25)	0.00			
35 Street Tree Credit (Existing or 10-year canopy coverage)	0.00			
36 Area approved for fee-in-lieu	0.00	Fee amount:	\$0.00	
37 Off-site Woodland Conservation Credits Required	0.00			
38 Off-site WCA (preservation) being provided on this property	0.00			
39 Off-site WCA (afforestation) being provided on this property	0.00			
40 Woodland Conservation Provided		18.39 acres		
41 Area of woodland not cleared	6.49 acres			
42 Net tract woodland retained not part of requirements:	0.03 acres			
43 100-floodplain woodland retained	2.26 acres			
44 On-site woodland conservation provided	9.51 acres			
45 On-site woodland conservation alternatives provided	0.06 acres			
46 On-site woodland retained not credited	2.28 acres			

47 Prepared by: Steve Allison
Signed: [Signature] Date: 3/16/2023

Specimen Tree Table						
No.	Common Name	Botanical Name	Dbh (Inches)	Condition Rating	Condition Comments	Disposition
ST-1*	Southern Red Oak	Quercus falcata	33	Good	-	Retain
ST-2	American Beech	Fagus grandifolia	41	Good	-	Retain
ST-3	Tulip Tree	Liriodendron tulipifera	32	Good	-	Retain
ST-4	Tulip Poplar	Liriodendron tulipifera	32	Fair	-	Retain
ST-5	Tulip Poplar	Liriodendron tulipifera	32	Fair	-	Retain
ST-6	Tulip Poplar	Liriodendron tulipifera	33	Fair	-	Retain
ST-7	Tulip Poplar	Liriodendron tulipifera	32	Good	-	Retain
ST-8	Tulip Poplar	Liriodendron tulipifera	37	Fair	-	Retain
ST-9	Tulip Poplar	Liriodendron tulipifera	33	Fair	-	Retain
ST-10	Tulip Poplar	Liriodendron tulipifera	30	Fair	-	Retain
ST-11	Tulip Poplar	Liriodendron tulipifera	47	Poor	Heart Rot	Retain
ST-12	Tulip Poplar	Liriodendron tulipifera	32	Fair	Triplet	Retain
ST-13	Tulip Poplar	Liriodendron tulipifera	39	Fair	Twin	Retain
ST-14*	Tulip Poplar	Liriodendron tulipifera	34	Good	-	Remove

NOTE: This plan is in accordance with the following variances from the strict requirements of Subtitle 25 approved by the Planning Board on 10/21/2021 for the removal of the following specified specimen trees (Section 25-122(b)(1)(G): ST-14
*The removal of ST-14 has been reviewed and approved with a 4:10:34

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-M & L-A-C
Zone	Aviation Policy Area (APA)	
Administrative	Tax Grid (TMS)	83-B4, 83-C4
Administrative	WSSC Grid (Sheet 20)	20A5E10
Administrative	Planning Area (Plan Area)	6
Administrative	Election District (ED)	15
Administrative	Councilmanic District (CD)	6
Administrative	General Plan 2002 Tier (Tier)	Developing



Site Statistics		Total
Gross Tract Area		63.66 AC
Existing 100-year floodplain		2.26 AC
Net tract area		61.40 AC
Existing woodland in the floodplain		2.26 AC
Existing woodland net tract		19.97 AC
Existing woodland total		22.24 AC
Existing PMA		10.59 AC
Regulated streams (linear feet of centerline)		1,446 LF
Riparian (wooded) buffer up to 300 feet wide		1,005 LF

REVISION	DATE	REVISION	DATE	REVISION	DATE
Libor Fello added for woodland conservation assessments	4/8/2022				
Updates to SMM facilities and PMA impacts	7/14/2022				
Updates to Woodland Treatment areas	11/7/2022				
Updates to reinforced edge planting areas	1/23/2023				
Updates to TCP2 notes	2/1/2023				

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

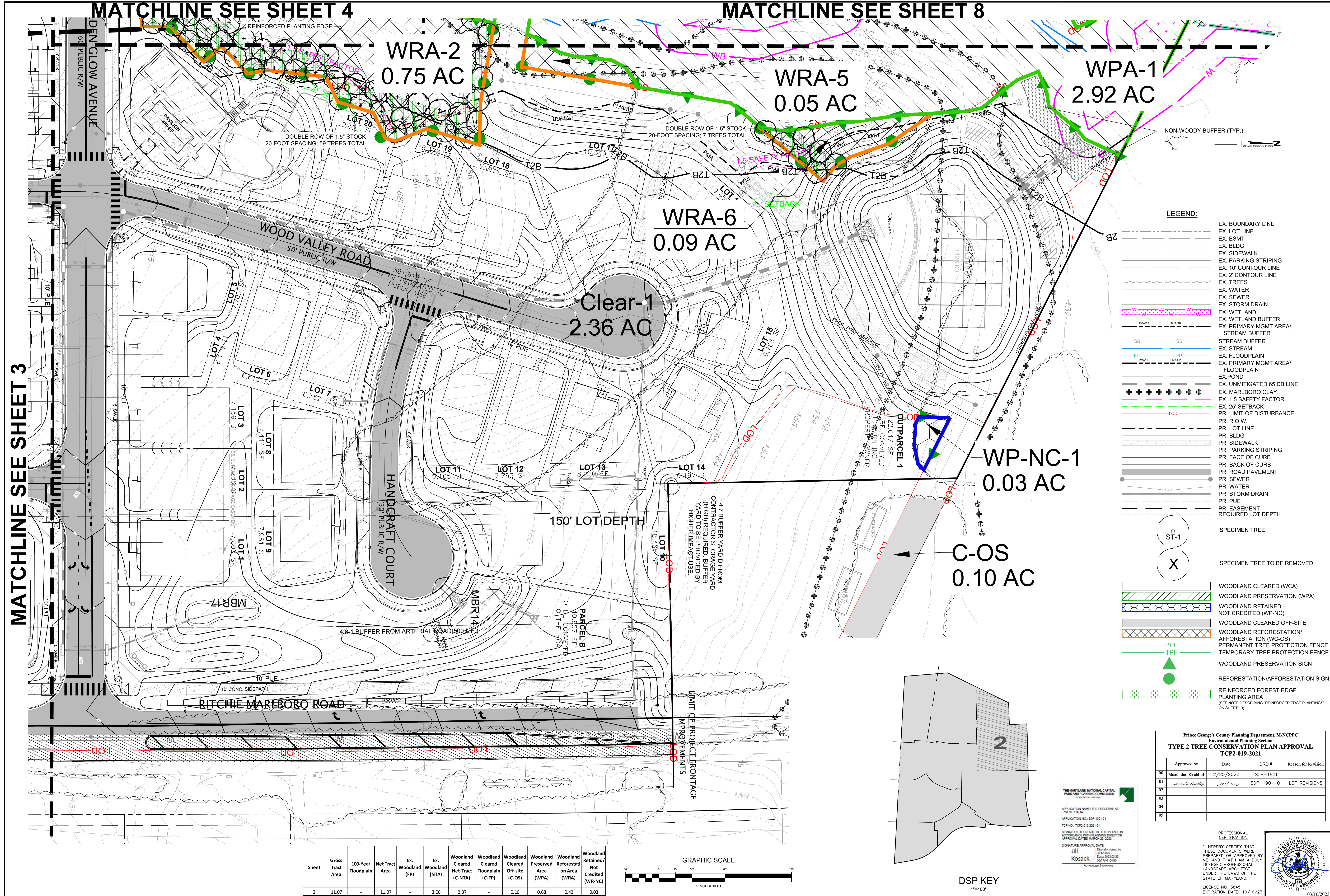
THE PRESERVE AT WESTPHALIA
TAX MAP 83, PARCELS 26 & 71
L.36583 F.78
ELECTION DISTRICT No. 15
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BY	DATE
BASE DATA	
DESIGNED	
DRAWN	
REVIEWED	
RODGERS CONTACT:	
RELEASE FOR	
BY:	DATE:

TYPE 2 TREE CONSERVATION PLAN

SCALE: 1" = 200'
JOB NO.: 1226A1
DATE: December 2020
SHEET NO.: 1 of 11



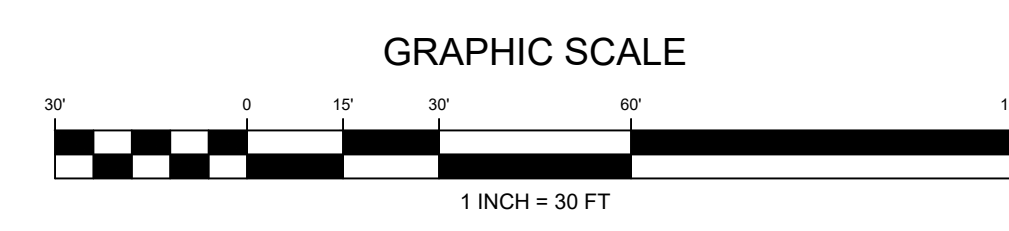
- LEGEND:**
- EX. BOUNDARY LINE
 - EX. LOT LINE
 - EX. ESMT
 - EX. BLDG
 - EX. SIDEWALK
 - EX. PARKING STRIPING
 - EX. 10' CONTOUR LINE
 - EX. 2' CONTOUR LINE
 - EX. TREES
 - EX. WATER
 - EX. SEWER
 - EX. STORM DRAIN
 - EX. WETLAND
 - EX. WETLAND BUFFER
 - EX. PRIMARY MGMT AREA/ STREAM BUFFER
 - EX. STREAM
 - EX. FLOODPLAIN
 - EX. PRIMARY MGMT AREA/ FLOODPLAIN
 - EX. POND
 - EX. UNMITIGATED 65 DB LINE
 - EX. MARLBORO CLAY
 - EX. 15 SAFETY FACTOR
 - EX. 25' SETBACK
 - PR. LIMIT OF DISTURBANCE
 - PR. R.O.W.
 - PR. LOT LINE
 - PR. BLDG
 - PR. SIDEWALK
 - PR. PARKING STRIPING
 - PR. FACE OF CURB
 - PR. BACK OF CURB
 - PR. ROAD PAVEMENT
 - PR. SEWER
 - PR. WATER
 - PR. STORM DRAIN
 - PR. PUE
 - PR. EASEMENT
 - REQUIRED LOT DEPTH
 - SPECIMEN TREE
 - SPECIMEN TREE TO BE REMOVED
 - WOODLAND CLEARED (WCA)
 - WOODLAND PRESERVATION (WPA)
 - WOODLAND RETAINED - NOT CREDITED (WP-NC)
 - WOODLAND CLEARED OFF-SITE
 - WOODLAND REFORESTATION/ AFFORESTATION (WC-OS)
 - PERMANENT TREE PROTECTION FENCE
 - TEMPORARY TREE PROTECTION FENCE
 - WOODLAND PRESERVATION SIGN
 - REFORESTATION/AFFORESTATION SIGN
 - REINFORCED FOREST EDGE
 - PLANTING AREA (SEE NOTE DESCRIBING "REINFORCED EDGE PLANTINGS" ON SHEET 10)

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-019-2021			
Approved by	Date	DRD #	Reason for Revision
00 Alexander Kirchhof	2/25/2022	SDP-1901	
01 Alexander Kirchhof	3/21/2023	SDP-1901-01	LOT REVISIONS
02			
03			
04			
05			

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
APPLICATION NAME: THE PRESERVE AT WESTPHALIA
APPLICATION NO.: SDP-1901-01
TOP NO.: TCP2-019-2021-01
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED MARCH 23, 2023.
SIGNATURE APPROVAL DATE: Digitally signed by Jill Kosack Date: 2023.03.23 09:17:44 -0400
Jill Kosack
Architectural Services

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. 3845
EXPIRATION DATE: 10/16/23
03/16/2023

Sheet	Gross Tract Area	100-Year Floodplain	Net Tract Area	Ex. Woodland (FP)	Ex. Woodland (NTA)	Woodland Cleared Net-Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Preserved Area (WPA)	Woodland Reforestation Area (WRA)	Woodland Retained/Not Credited (WR-NC)
2	11.07	-	11.07	-	3.06	2.37	-	0.10	0.68	0.42	0.03



REVISION	DATE	REVISION	DATE	REVISION	DATE
Libor Fello added for woodland conservation assessments	4/8/2022				
Updates to SWM facilities and PMA impacts	7/14/2022				
Updates to Woodland Treatment areas	11/7/2022				
Updates to reinforced edge planting areas	7/23/2023				
Updates to TCP2 notes	2/1/2023				

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

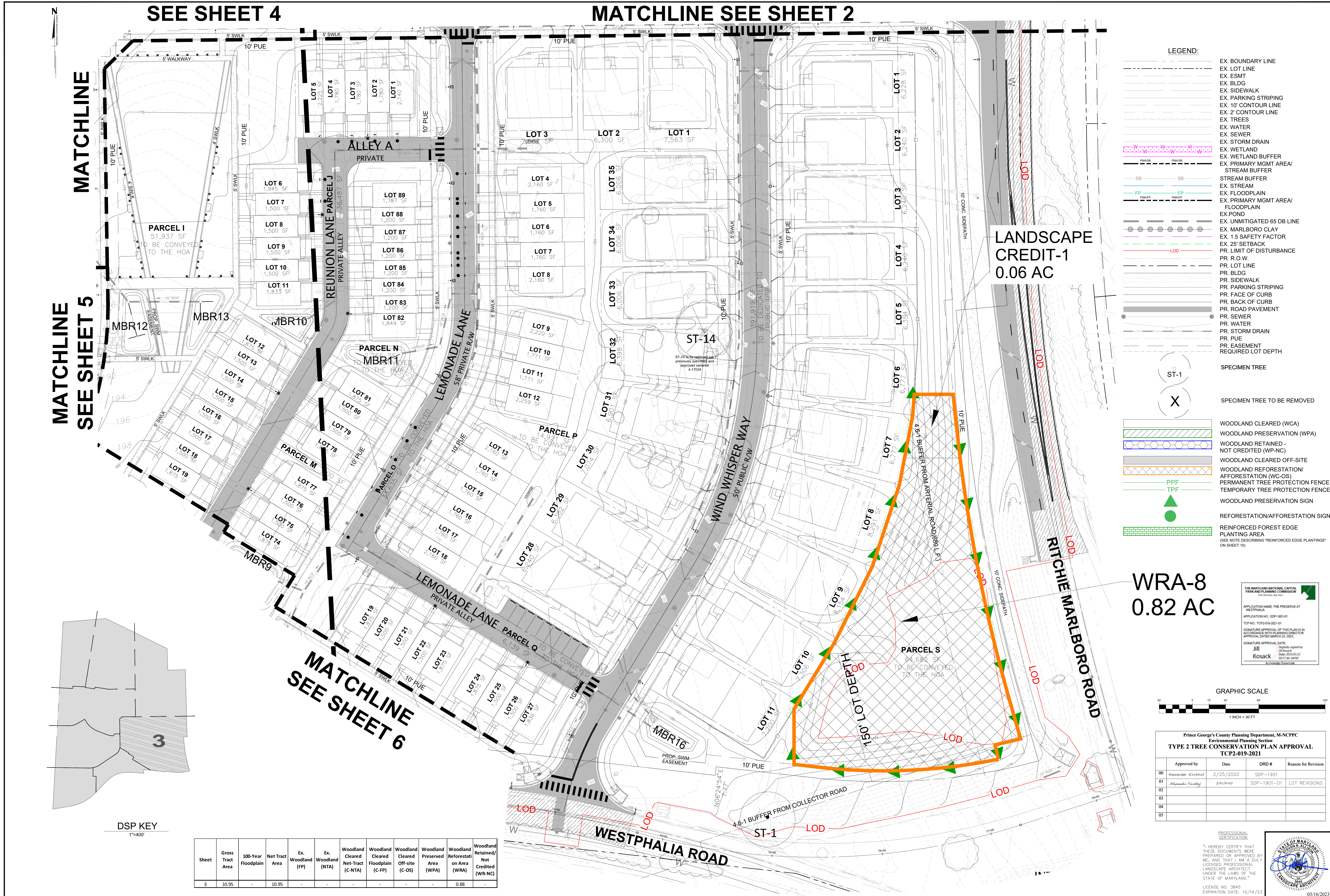
THE PRESERVE AT WESTPHALIA
TAX MAP 83, PARCELS 26 & 71
L.36583 F.78
ELECTION DISTRICT No. 15
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BY	DATE
BASE DATA	
DESIGNED	
DRAWN	
REVIEWED	
RODGERS CONTACT:	
RELEASE FOR	<input type="checkbox"/>
BY:	DATE:

**TYPE 2
TREE CONSERVATION PLAN**

SCALE: 1" = 30'
JOB No. 1226A1
DATE: December 2020
SHEET No. 2 of 11

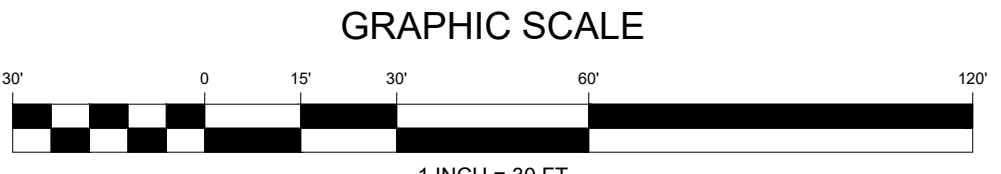


LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- 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. PRIMARY MGMT AREA/ STREAM BUFFER
- EX. STREAM
- EX. FLOODPLAIN
- EX. PRIMARY MGMT AREA/ FLOODPLAIN
- EX. POND
- EX. UNMITIGATED 65 DB LINE
- EX. MARLBORO CLAY
- EX. 1.5 SAFETY FACTOR
- EX. 25' SETBACK
- PR. LIMIT OF DISTURBANCE
- PR. R.O.W.
- PR. LOT LINE
- PR. BLDG
- PR. SIDEWALK
- PR. PARKING STRIPING
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. STORM DRAIN
- PR. PUE
- PR. EASEMENT
- REQUIRED LOT DEPTH
- SPECIMEN TREE
- SPECIMEN TREE TO BE REMOVED
- WOODLAND CLEARED (WCA)
- WOODLAND PRESERVATION (WPA)
- WOODLAND RETAINED - NOT CREDITED (WP-NC)
- WOODLAND CLEARED OFF-SITE
- WOODLAND REFORESTATION/ AFFORESTATION (WC-OS)
- PERMANENT TREE PROTECTION FENCE
- TEMPORARY TREE PROTECTION FENCE
- WOODLAND PRESERVATION SIGN
- REFORESTATION/AFFORESTATION SIGN
- REINFORCED FOREST EDGE
- PLANTING AREA (SEE NOTE DESCRIBING "REINFORCED EDGE PLANTINGS" ON SHEET 10)

WRA-8 0.82 AC

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
APPLICATION NAME: THE PRESERVE AT WESTPHALIA
APPLICATION NO.: SDP-1901-01
TCP NO.: TCP2-019-2021-01
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED MARCH 23, 2023.
SIGNATURE APPROVAL DATE: 3/23/2023
Jill Kosack
A. Kosack, Inc.



Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-019-2021

Approved by	Date	DRD #	Reason for Revision
00 Alexander Kirchoff	2/25/2022	SDP-1901	
01 Alexander Kirchoff	3/21/2023	SDP-1901-01	LOT REVISIONS
02			
03			
04			
05			

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. 3845
EXPIRATION DATE: 10/16/23

03/16/2023

DSP KEY
1"=400'

Sheet	Gross Tract Area	100-Year Floodplain	Net Tract Area	Ex. Woodland (FP)	Ex. Woodland (NTA)	Woodland Cleared Net-Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Preserved Area (WPA)	Woodland Reforestation Area (WRA)	Woodland Retained/Not Credited (WR-NC)
3	10.95	-	10.95	-	-	-	-	-	-	0.88	-

REVISION	DATE	REVISION	DATE	REVISION	DATE	Owner/Developer:
1. Sub-Folio added for woodland conservation easements	4/8/2022					Green Revolution Realty, LLC
2. Updates to SWM facilities and PMA impacts	7/14/2022					c/o Rodgers Consulting
3. Updates to Woodland Treatment areas	11/7/2022					1101 Mercantile Ln, Suite 280, Largo, MD 20774
4. Updates to reinforced edge planting areas	1/23/2023					T. (301) 948-4700 F. (301) 948-6256
5. Updates to TCP2 notes	2/1/2023					

THE PRESERVE AT WESTPHALIA

TAX MAP 83, PARCELS 26 & 71

L.36583 F.78

ELECTION DISTRICT No. 15

PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING

19847 Century Boulevard, Suite 200, Germantown, Maryland 20874

Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BASE DATA	BY	DATE
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
BY	DATE	

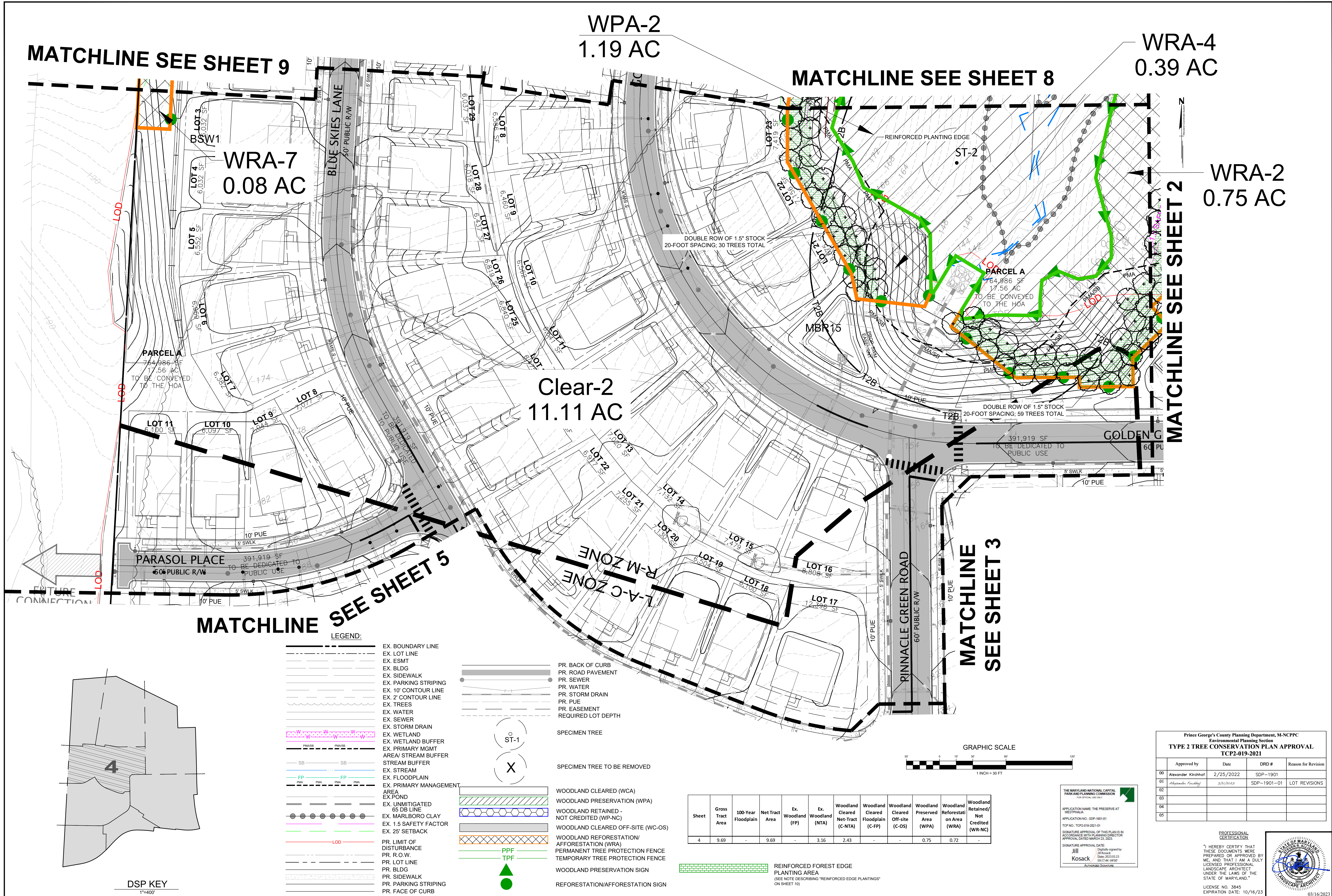
TYPE 2 TREE CONSERVATION PLAN

SCALE: 1" = 30'

JOB No. 1226A1

DATE: December 2020

SHEET No. 3 of 11



REVISION	DATE	REVISION	DATE	REVISION	DATE	Owner/Developer:
Libor Fello added for woodland conservation assessments	4/8/2022					Green Revolution Realty, LLC
Updates to SWM facilities and PMA impacts	7/14/2022					c/o Rodgers Consulting
Updates to Woodland Treatment areas	11/7/2022					1101 Mercantile Ln, Suite 280, Largo, MD 20774
Updates to reinforced edge planting areas	1/23/2023					T. (301) 948-4700 F. (301) 948-6256
Updates to TCP2 notes	2/1/2023					

THE PRESERVE AT WESTPHALIA		
TAX MAP 83, PARCELS 26 & 71		
L.36583 F.78		
ELECTION DISTRICT No. 15		
PRINCE GEORGE'S COUNTY, MARYLAND		

RODGERS CONSULTING		
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874		
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com		

BASE DATA	BY	DATE
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
BY:		DATE:

TYPE 2 TREE CONSERVATION PLAN	
SCALE: 1" = 30'	
JOB No.	1226A1
DATE:	December 2020
SHEET No.	4 of 11

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-019-2021

Approved by	Date	DRD #	Reason for Revision
00 Alexander Kirchhof	2/25/2022	SDP-1901	
01 Alexandra Kuchel	3/2/2023	SDP-1901-01	LOT REVISIONS
02			
03			
05			

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. 3845
EXPIRATION DATE: 10/16/23

03/16/2023

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 3

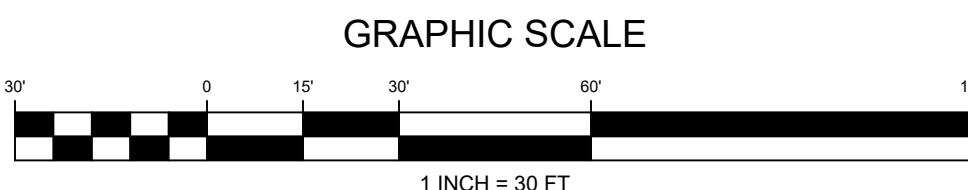
MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 7

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- 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. PRIMARY MGMT AREA/ STREAM BUFFER
- EX. STREAM
- EX. FLOODPLAIN
- EX. PRIMARY MGMT AREA/ FLOODPLAIN
- EX. POND
- EX. UNMITIGATED 65 DB LINE
- EX. MARLBORO CLAY
- EX. 1.5 SAFETY FACTOR
- EX. 25' SETBACK
- PR. LIMIT OF DISTURBANCE
- PR. R.O.W.
- PR. LOT LINE
- PR. BLDG
- PR. SIDEWALK
- PR. PARKING STRIPING
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. STORM DRAIN
- PR. PUE
- PR. EASEMENT
- REQUIRED LOT DEPTH
- SPECIMEN TREE
- SPECIMEN TREE TO BE REMOVED
- WOODLAND CLEARED (WCA)
- WOODLAND PRESERVATION (WPA)
- WOODLAND RETAINED - NOT CREDITED (WP-NC)
- WOODLAND CLEARED OFF-SITE
- WOODLAND REFORESTATION/ AFFORESTATION (WC-OS)
- PERMANENT TREE PROTECTION FENCE
- TEMPORARY TREE PROTECTION FENCE
- WOODLAND PRESERVATION SIGN
- REFORESTATION/AFFORESTATION SIGN
- REINFORCED FOREST EDGE PLANTING AREA (SEE NOTE DESCRIBING "REINFORCED EDGE PLANTINGS" ON SHEET 10)

Sheet	Gross Tract Area	100-Year Floodplain	Net Tract Area	Ex. Woodland (FP)	Ex. Woodland (NTA)	Woodland Cleared Net-Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Preserved Area (WPA)	Woodland Reforestation Area (WRA)	Woodland Retained/ Not Credited (WR-NC)
5	7.73	-	7.73	-	-	-	-	-	-	-	-



REVISION	DATE	REVISION	DATE	REVISION	DATE
Libor Fello added for woodland conservation assessments	4/8/2022				
Updates to SWM facilities and PMA impacts	7/14/2022				
Updates to Woodland Treatment areas	11/7/2022				
Updates to reinforced edge planting areas	1/23/2023				
Updates to TCP2 notes	2/1/2023				

Owner/Developer:

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

PRINCE GEORGE'S COUNTY, MARYLAND

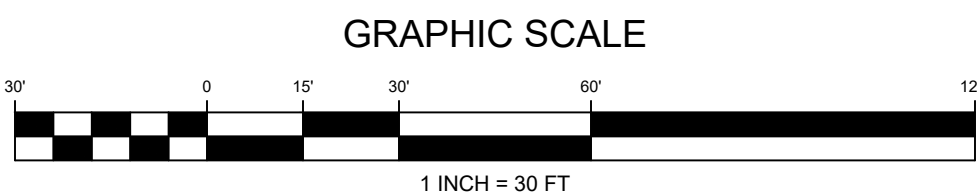
RODGERS CONSULTING

19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BASE DATA	BY	DATE
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
BY:		DATE:

TYPE 2 TREE CONSERVATION PLAN

SCALE: 1" = 30'
JOB No. 1226A1
DATE: December 2020
SHEET No. 5 of 11



Sheet	Gross Tract Area	100-Year Floodplain	Net Tract Area	Ex. Woodland (FP)	Ex. Woodland (NTA)	Woodland Cleared Net-Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Preserved Area (WPA)	Woodland Reforestation on WRA	Woodland Retained/Not Credited (WR-NC)
6	3.12	-	3.12	-	-	-	-	-	-	-	-

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- 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. PRIMARY MGMT AREA/
STREAM BUFFER
- STREAM BUFFER
- EX. STREAM
- EX. FLOODPLAIN
- EX. PRIMARY MGMT AREA/
FLOODPLAIN
- EX. POND
- EX. UNMITIGATED 65 DB LINE
- EX. MARLBORO CLAY
- EX. 1.5 SAFETY FACTOR
- EX. 25' SETBACK
- PR. LIMIT OF DISTURBANCE
- PR. R.W.
- PR. LOT LINE
- PR. BLDG
- PR. SIDEWALK
- PR. PARKING STRIPING
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. STORM DRAIN
- PR. PUE
- PR. EASEMENT
- REQUIRED LOT DEPTH

SPECIMEN TREE

SPECIMEN TREE TO BE REMOVED

- WOODLAND CLEARED (WCA)
- WOODLAND PRESERVATION (WPA)
- WOODLAND RETAINED -
NOT CREDITED (WP-NC)
- WOODLAND CLEARED OFF-SITE
- WOODLAND REFORESTATION/
AFFORESTATION (WC-OS)
- PERMANENT TREE PROTECTION FENCE
- TEMPORARY TREE PROTECTION FENCE
- WOODLAND PRESERVATION SIGN
- REFORESTATION/AFFORESTATION SIGN
- REINFORCED FOREST EDGE
PLANTING AREA

(SEE NOTE DESCRIBING "REINFORCED EDGE PLANTINGS"
ON SHEET 10)

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-019-2021				
	Approved by	Date	DRD #	Reason for Revision
00	Alexander Kirshof	2/25/2022	SDP-1901	
01	<i>Alphonsine Gunkley</i>	3/22/2023	SDP-1901-01	LOT REVISIONS
03				
04				
05				

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. 3845
EXPIRATION DATE: 10/16/23

[illegible]

Owner/Developer:

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

TAX MAP 83, PARCELS 26 & 71

L.36583 F.78
ELECTION DISTRICT No. 15
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS
CONSULTING

19847 Century Boulevard, Suite 200, Germantown, Maryland 20876
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
		<input type="checkbox"/>
BY _____		DATE _____

TYPE 2 TREE CONSERVATION PLAN

SCALE: 1" = 30'

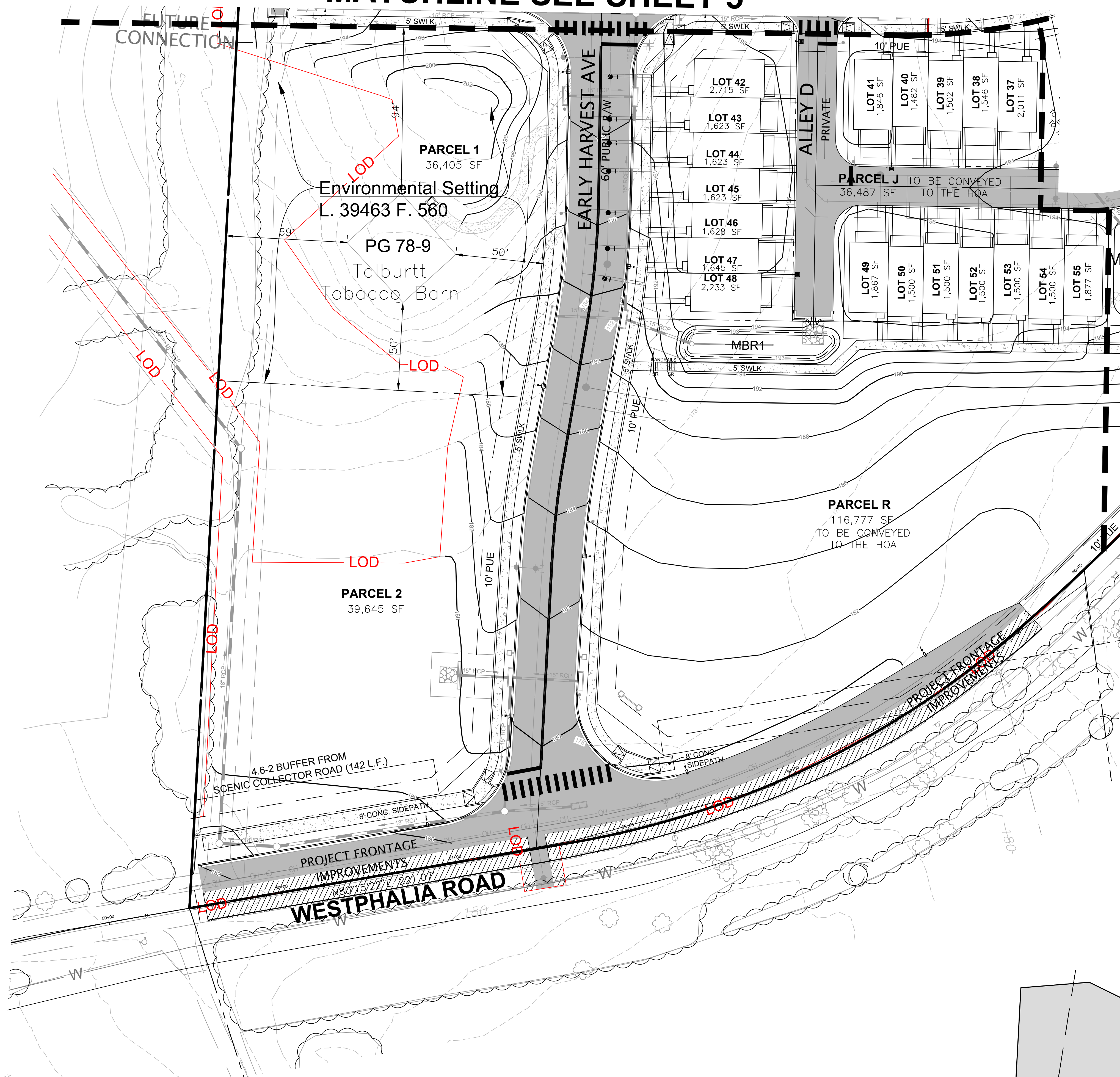
JOB No. 1226A1

DATE: December 2020

SHEET No. 6 OF 11

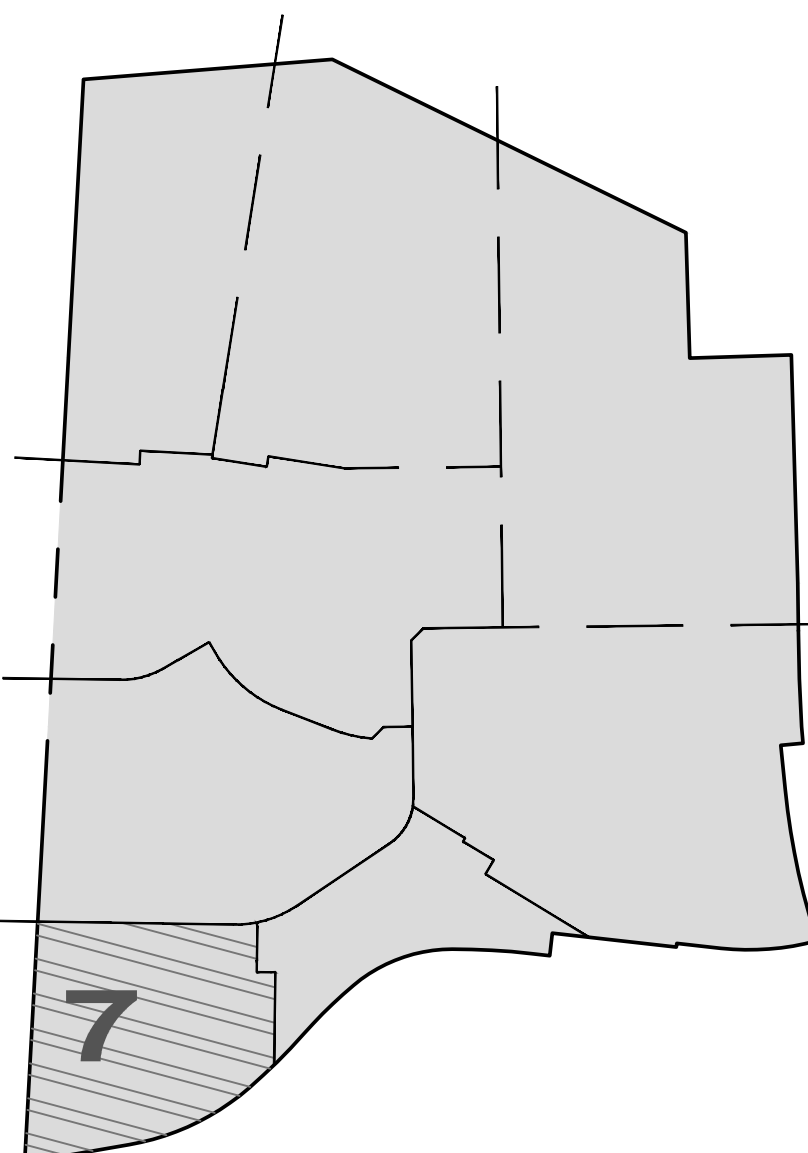
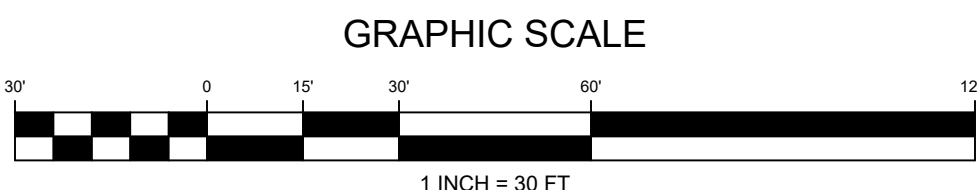
MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 6



- LEGEND:**
- EX. BOUNDARY LINE
 - EX. LOT LINE
 - EX. ESMT
 - 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. PRIMARY MGMT AREA/ STREAM BUFFER
 - EX. STREAM
 - EX. FLOODPLAIN
 - EX. PRIMARY MGMT AREA/ FLOODPLAIN
 - EX. POND
 - EX. UNMITIGATED 65 DB LINE
 - EX. MARLBORO CLAY
 - EX. 1.5 SAFETY FACTOR
 - EX. 25' SETBACK
 - PR. LIMIT OF DISTURBANCE
 - PR. R.O.W.
 - PR. LOT LINE
 - PR. BLDG
 - PR. SIDEWALK
 - PR. PARKING STRIPING
 - PR. FACE OF CURB
 - PR. BACK OF CURB
 - PR. ROAD PAVEMENT
 - PR. SEWER
 - PR. WATER
 - PR. STORM DRAIN
 - PR. PUE
 - PR. EASEMENT
 - REQUIRED LOT DEPTH
 - SPECIMEN TREE
 - SPECIMEN TREE TO BE REMOVED
 - WOODLAND CLEARED (WCA)
 - WOODLAND PRESERVATION (WPA)
 - WOODLAND RETAINED - NOT CREDITED (WP-NC)
 - WOODLAND CLEARED OFF-SITE
 - WOODLAND REFORESTATION/ AFFORESTATION (WC-OS)
 - PERMANENT TREE PROTECTION FENCE
 - TEMPORARY TREE PROTECTION FENCE
 - WOODLAND PRESERVATION SIGN
 - REFORESTATION/AFFORESTATION SIGN
 - REINFORCED FOREST EDGE PLANTING AREA (SEE NOTE DESCRIBING "REINFORCED EDGE PLANTINGS" ON SHEET 10)

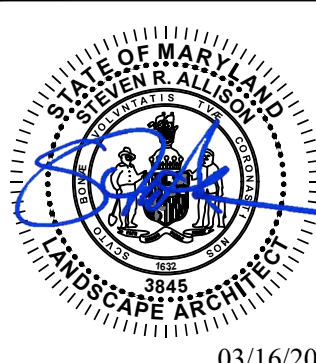
Sheet	Gross Tract Area	100-Year Floodplain	Net Tract Area	Ex. Woodland (FP)	Ex. Woodland (NTA)	Woodland Cleared Net-Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Preserved Area (WPA)	Woodland Reforestation on Area (WRA)	Woodland Retained/ Not Credited (WR-NC)
7	4.94	-	4.94	-	-	-	-	-	-	-	-



THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
APPLICATION NAME: THE PRESERVE AT WESTPHALIA
APPLICATION NO.: SDP-1901-01
TOP NO.: TCP2-019-2021-01
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED MARCH 23, 2023.
SIGNATURE APPROVAL DATE: 3/23/2023
Jill Kosack
APPROVED: [Signature]

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-019-2021			
Approved by	Date	DRD #	Reason for Revision
00 Alexander Kirchhof	2/25/2023	SDP-1901	
01 Alexander Kirchhof	3/21/2023	SDP-1901-01	LOT REVISIONS
02			
03			
04			
05			

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. 3845
EXPIRATION DATE: 10/16/23



REVISION	DATE	REVISION	DATE	REVISION	DATE
Libor Fello added for woodland conservation assessments	4/8/2022				
Updates to SWM facilities and PMA impacts	7/14/2022				
Updates to Woodland Treatment areas	11/17/2022				
Updates to reinforced edge planting areas	1/23/2023				
Updates to TCP2 notes	2/1/2023				

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

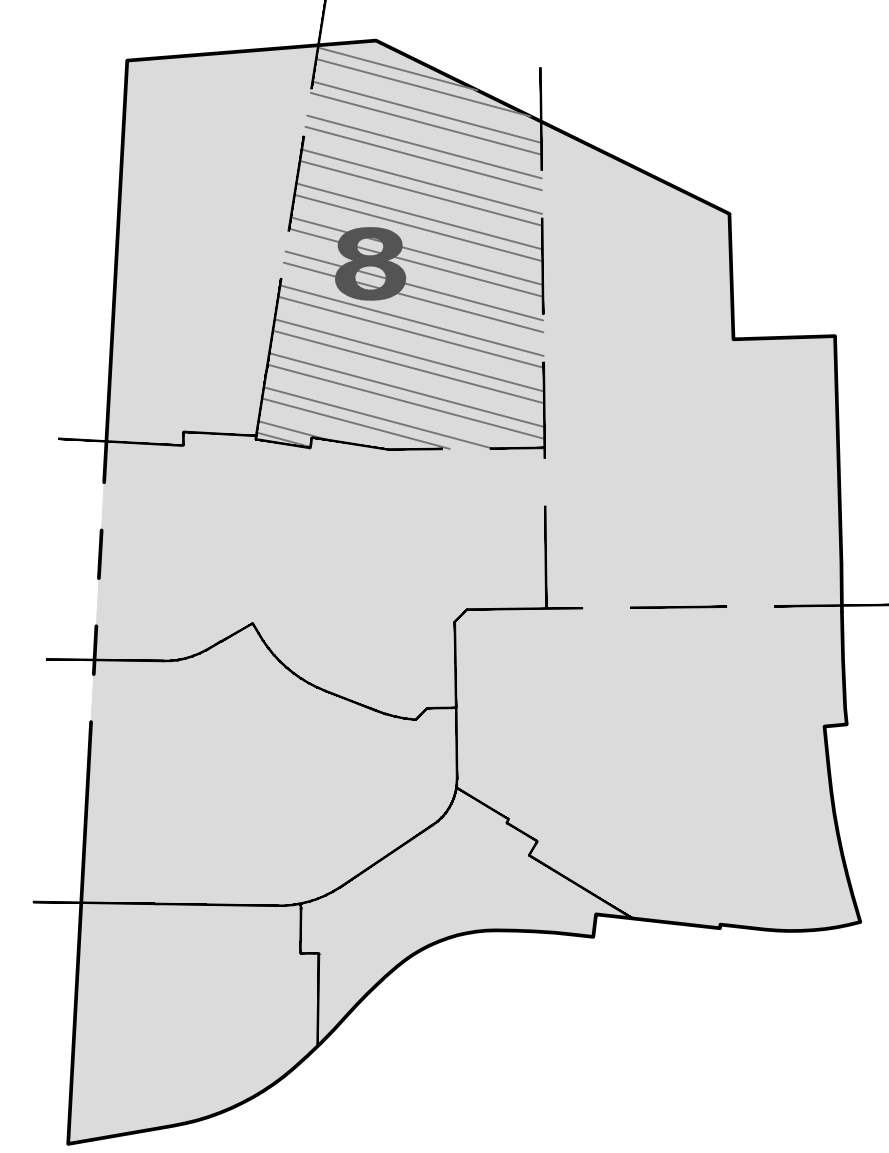
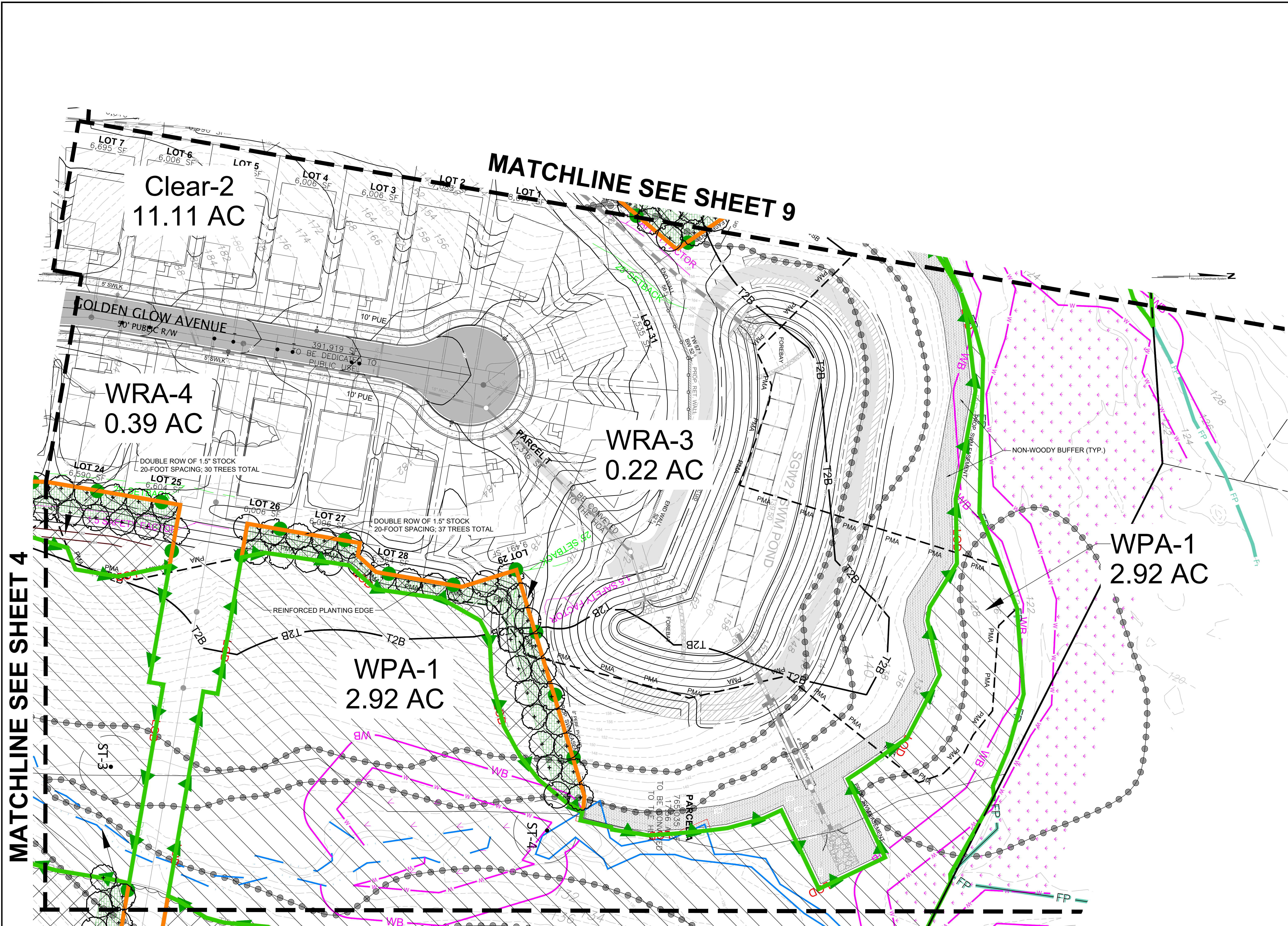
THE PRESERVE AT WESTPHALIA
TAX MAP 83, PARCELS 26 & 71
L.36583 F.78
ELECTION DISTRICT No. 15
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BASE DATA	BY	DATE
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
BY: _____	DATE: _____	

**TYPE 2
TREE CONSERVATION PLAN**

SCALE: 1" = 30'
JOB No. 1226A1
DATE: December 2020
SHEET No. 7 of 11



- LEGEND:**
- EX. BOUNDARY LINE
 - EX. LOT LINE
 - EX. ESMT
 - 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. PRIMARY MGMT AREA/ STREAM BUFFER
 - EX. STREAM BUFFER
 - EX. STREAM
 - EX. FLOODPLAIN
 - EX. PRIMARY MGMT AREA/ FLOODPLAIN
 - EX. POND
 - EX. UNMITIGATED 65 DB LINE
 - EX. MARLBORO CLAY
 - EX. 1.5 SAFETY FACTOR
 - EX. 25' SETBACK
 - PR. LIMIT OF DISTURBANCE
 - PR. R.O.W.
 - PR. LOT LINE
 - PR. BLDG
 - PR. SIDEWALK
 - PR. PARKING STRIPING
 - PR. FACE OF CURB
 - PR. BACK OF CURB
 - PR. ROAD PAVEMENT
 - PR. SEWER
 - PR. WATER
 - PR. STORM DRAIN
 - PR. PUE
 - PR. EASEMENT
 - REQUIRED LOT DEPTH
 - SPECIMEN TREE
 - SPECIMEN TREE TO BE REMOVED
 - WOODLAND CLEARED (WCA)
 - WOODLAND PRESERVATION (WPA)
 - WOODLAND RETAINED - NOT CREDITED (WP-NC)
 - WOODLAND CLEARED OFF-SITE
 - WOODLAND REFORESTATION/ AFFORESTATION (WC-OS)
 - PERMANENT TREE PROTECTION FENCE
 - TEMPORARY TREE PROTECTION FENCE
 - WOODLAND PRESERVATION SIGN
 - REFORESTATION/AFFORESTATION SIGN
 - REINFORCED FOREST EDGE PLANTING AREA (SEE NOTE DESCRIBING "REINFORCED EDGE PLANTINGS" ON SHEET 10)

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TC2-019-2021

Approved by	Date	DRD #	Reason for Revision
00 Alexander Kirchoff	2/25/2022	SDP-1901	
01 Alexander Kirchoff	3/21/2023	SDP-1901-01	LOT REVISIONS
02			
03			
04			
05			

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
APPLICATION NAME: THE PRESERVE AT WESTPHALIA
APPLICATION NO.: SDP-1901-01
TOP NO.: TC2-019-2021-01
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED MARCH 23, 2023.
SIGNATURE APPROVAL DATE: 3/21/2023
Jill Kosack
Kosack Associates, Inc.

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. 3845
EXPIRATION DATE: 10/16/23



Sheet	Gross Tract Area	100-Year Floodplain	Net Tract Area	Ex. Woodland (FP)	Ex. Woodland (NTA)	Woodland Cleared Net-Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Preserved Area (WPA)	Woodland Reforestation on Area (WRA)	Woodland Retained/Not Credited (WR-NC)
8	6.51	0.74	5.77	0.74	8.77	6.05	-	-	2.68	0.40	-

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 9

MATCHLINE SEE PAGE 2

REVISION	DATE	REVISION	DATE	REVISION	DATE
Libor Fello added for woodland conservation assessments	4/8/2022				
Updates to SWM facilities and PMA impacts	7/14/2022				
Updates to Woodland Treatment areas	11/7/2022				
Updates to reinforced edge planting areas	1/23/2023				
Updates to TCFP notes	2/1/2023				

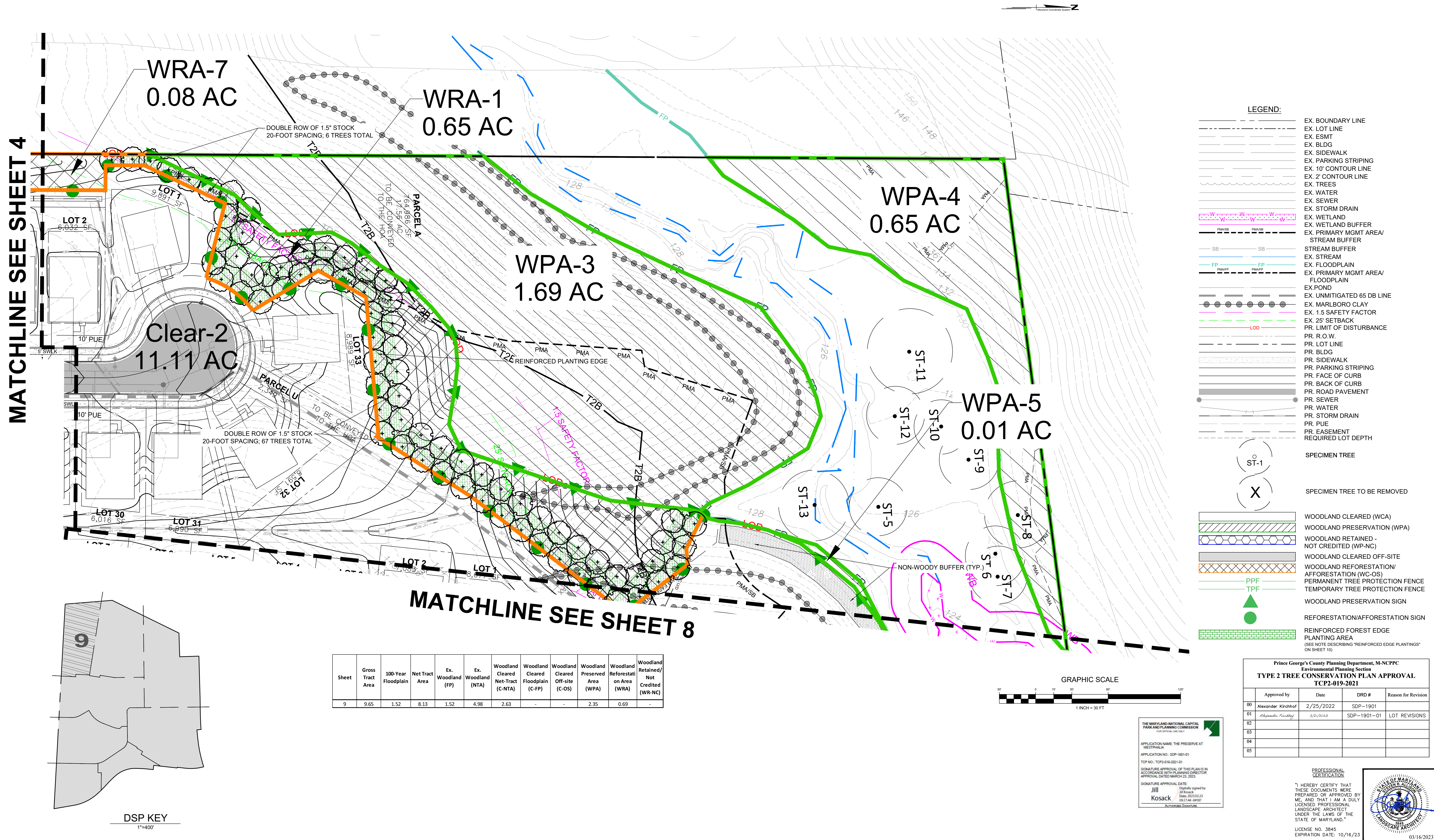
Owner/Developer:
Green Revolution Realty, LLC
c/o Rodgers Consulting
1101 Mercantile Ln, Suite 280, Largo, MD 20774
T. (301) 948-4700 F. (301) 948-6256

THE PRESERVE AT WESTPHALIA
TAX MAP 83, PARCELS 26 & 71
L.36583 F.78
ELECTION DISTRICT No. 15
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BASE DATA	BY	DATE
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
BY:		DATE:

TYPE 2 TREE CONSERVATION PLAN
SCALE: 1" = 30'
JOB No. 1226A1
DATE: December 2020
SHEET No. 8 of 11



Sheet	Gross Tract Area	100-Year Floodplain	Net Tract Area	Ex. Woodland (FP)	Ex. Woodland (NTA)	Woodland Cleared Net-Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Preserved Area (WPA)	Woodland Reforest on (WRA)	Woodland Retained/ Not Credited (WR-NC)
9	9.65	1.52	8.13	1.52	4.98	2.63	-	-	2.35	0.69	-

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TC2P-019-2021				
	Approved by	Date	DRD #	Reason for Revision
00	Alexander Kirchhof	2/25/2022	SDP-1901	
01	<i>Alexander Kirchhof</i>	3/30/2020	SDP-1901-01	LOT REVISIONS
02				
03				
04				
05				

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. 3845
EXPIRATION DATE: 10/16/23



03/16/2023

[illegible]

Owner/Developer:

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
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS
CONSULTING

19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
		<input type="checkbox"/>
BY _____		DATE _____

TYPE 2

TREE CONSERVATION PLAN

JOB No. _____

1226A1

DATE:
December 2020

--	--

1000

SHEET No. 9 OF 11

- Type 2 TCP NOTES:**
- This plan is submitted to fulfill the woodland conservation requirements for SDP-1901-01. If SDP-1901-01 expires, then this TCP2 also expires and is no longer valid.
 - 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 \$9.00 per square foot mitigation fee.
 - A pre-construction meeting is required prior to the issuance of grading permits. The Department of Public Works and Transportation or the Department of Environmental Resources, as appropriate, shall be contacted prior to the start of any work on the site to conduct a pre-construction meeting where implementation of woodland conservation measures shown on this plan will be discussed in detail.
 - The developer or builder of the lots or parcels shown on this plan shall notify future buyers of any woodland conservation areas through the provision of a copy of this plan at time of contract signing. Future property owners are also subject to this requirement.
 - The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
 - The property is within the Environmental Strategy Area Two (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map, as designated by Plan Prince George's 2035 Approved General Plan and is zoned M-X-T.
 - The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
 - The property is located in the vicinity of Ritchie Marlboro a master planned arterial or higher roadway that is regulated for noise.
 - This plan is not grandfathered under CB-27-2010, Section 25-117 (g).
 - Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George's County Land Records at Liber 48658 Folio 469. Revisions to this TCP2 may require a revision to the recorded easement.

Tree Preservation and Retention Notes

- All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland areas shall remain in a natural state. This includes the canopy trees and understory vegetation. A revised tree conservation plan is required prior to clearing woodland areas that are not specifically identified to be cleared on the approved TCP2.
- Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
- The location of all temporary tree protection fencing (TPFs) shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting. Upon approval of the locations by the county inspector, installation of the TPFs may begin.
- All temporary tree protection fencing required by this plan shall be installed prior to commencement of clearing and grading of the site and shall remain in place until the bond is released for the project. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TCP2.
- Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TPF installation. These signs must remain in perpetuity.

Removal of Hazardous Trees or Limbs by Developers or Builders

- The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or parts thereof designated by the county as dead, dying, or hazardous may be removed.
- A tree is considered hazardous if a condition is present which leads a Certified Arborist or Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property damage.
- During the initial stages of clearing and grading, if hazardous trees are present, or trees are present that are not hazardous but are leaning into the disturbed area, the permittee shall remove said trees using a chain saw. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the county inspector. Only after approval by the inspector may the tree be cut by chainsaw to near the existing ground.
- The stump shall not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
- If a tree or trees become hazardous prior to bond release for the project, due to storm events or other situations not resulting from an action by the permittee, prior to removal, a Certified Arborist or a Licensed Tree Expert must certify that the tree or the portion of the tree in question has a potential to fall and strike a structure, parking area, or other high use area and may result in personal injury or property damage. If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.
- If corrective pruning may alleviate a hazardous condition, the Certified Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the appropriate ANSI A-300 Pruning Standards. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.
- Debris from the tree removal or pruning that occurs within 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.
- Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.
- Work on this project will be initiated in several phases. All temporary TPFs required for a given phase shall be installed prior to any disturbance within that phase of work.

Afforestation and Reforestation Notes

- All afforestation and reforestation bonds, based on square footage, shall be posted with the County prior to the issuance of any permits. These bonds will be retained as surety until all required activities have been satisfied or the required timeframe for maintenance has passed, whichever is longer.
- The planting of afforestation or reforestation areas shall be completed prior to the issuance of the first building permit. (This standard note may be modified as necessary to address which building permits are adjacent to the proposed planting area.) Seeding planting is to occur from November through May only. No planting shall be done while ground is frozen. Planting with larger caliper stock or containerized stock may be done at any time provided a detailed maintenance schedule is provided.
- 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 2 Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the transfer of the property title to the homeowner, the developer or builder shall obtain a signed statement from the purchaser indicating that they understand 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 county.
- Reforestation areas shall not be mowed. The management of competing vegetation around individual trees and the removal of noxious, invasive, and non-native vegetation within the reforestation areas is acceptable.
- All required temporary tree protection fencing shall be installed prior to the clearing and grading of the site and shall remain in place until the permanent tree protection fencing is installed with the required planting. The temporary fencing is not required to be installed if the permanent fencing is installed prior to clearing and grading of the site. Failure to install and maintain temporary or permanent tree protective fencing is a violation of this TCP2.
- Afforestation/reforestation areas shall be posted with notification signage, as shown on the plans, at the same time as the permanent protection fencing installation. These signs shall remain in perpetuity.
- The county inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
- At time of issuance of the first permit, the following information shall be submitted to the M-NCPPC Planning Department regarding the contractor responsible for implementation of this plan: contractor name; business name (if different); address; and phone number. Results of annual survival checks for each of the required four years after tree planting shall be reported to the M-NCPPC, Planning Department.
- Failure to establish the afforestation or reforestation within the prescribed time frame will result in the forfeiture of the reforestation bond and/or a violation of this plan including the associated \$9.00 per square foot penalty unless the county inspector approves a written extension.

Planting Specification Notes

- Quantity: (None identified on plan.)
- Type: (None identified on plan.)
- Plant Quality Standards: The plants selected shall be healthy and sturdy representatives of their 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 (25%) of the root system (both primary and auxiliary/fibrous roots shall be present. Plants that do not have an abundance of well developed terminal buds on the leaders and branches shall be rejected. Plants shall be shipped by the nursery immediately after lifting from the field or removal from the green house, and planted immediately upon receipt by the landscape contractor. If the plants cannot be planted immediately after delivery to the reforestation site, they shall be stored in the shade with their root masses protected from direct exposure to sun and wind by the use of straw, peat moss, compost, or other suitable material and shall be maintained through periodic watering, until the time of planting.
- 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.
- Timing of Planting: The best time to plant seedlings is while they are dormant, prior to spring budding. The most suitable months for planting are March and April, when the soil is moist, but may be planted from March through November. No planting shall be done while ground is frozen. Planting shall occur within one growing season of the issuance of grading/building permits and/or reaching the final grades and stabilization of planting areas.
- Seeding Planting: Tree seedlings shall be hand planted using a dibble bar or sharp-shooter. It is important that the seedling be placed in the hole so that the roots can spread out naturally; they should not be twisted, balled up or bent. Moist soil should then be packed firmly around the roots. Seedlings should be planted at a depth where their roots lie just below the ground surface. Air pockets should not be left after closing 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 preparer of this tree conservation plan must be contacted and give his approval before planting may begin.
- Spacing: See Plant Schedule and/or Planting Plan for spacing requirements. Also refer to the Planting Layout detail for a description of the general planting theory.
- Soil: Upon the completion of all grading operations, a soil test shall be conducted to determine what soil preparation and soil 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 entire area appears uniform, then only one sample is necessary), and submitted for testing to a private company. The company of choice shall make recommendations for improving the existing soil. The soil will be tested and recommended for corrections of soil texture, pH, magnesium, phosphorus, potassium, calcium and organic matter.
- Soil Improvement Measures: the soil shall then be improved according to the recommendations made by the testing company.
- Fencing and Signage: Final protective fencing shall be placed on the visible and/or development side of planting areas. The final protective fence shall be installed upon completion of planting operations unless it was installed during the initial stages of development. Signs shall be posted per the signage detail on this sheet.
- Planting method: Consult the Planting Detail(s) shown on this plan.
- Mulching: Apply two-inch thick layer of woodchip or shredded hardwood mulch (as noted) to each planting site (see detail shown on this plan).
- Groundcover Establishment: the remaining disturbed area between seeding planting sites shall be seeded and stabilized with white clover seed at the rate of 5 lbs/acre.
- Mowing: No mowing shall be allowed in any planting area.
- Survival Check for Bond Release: The seedling planting is to be checked at the end of each year for four years to assure that no less than 75% of the original planted quantity survives. If the minimum number has not been provided the area must be supplemented with additional seedlings to reach the required number at time of planting.
- Source of Seedlings: TBD.

Four-Year Management Plan for Re/Afforestation Areas

Field check the re-afforestation area according to the following schedule:

- | | |
|-----------|--|
| Year 1: | Site preparation and Tree Planting
Survival check once annually (September-November) see Note 1)
Watering is needed (2 x month)
Control of undesirable vegetation as needed (1 x in June and 1 x in September min.) |
| Year 2-3: | Reinforcement planting is needed (See Note 2)
Survival check once annually (September-November)
Control of undesirable vegetation if needed (1 x in May and 1 x in August min.) |
| Year 4: | Reinforcement planting if needed. (See Note 2)
Survival check (September -November) |

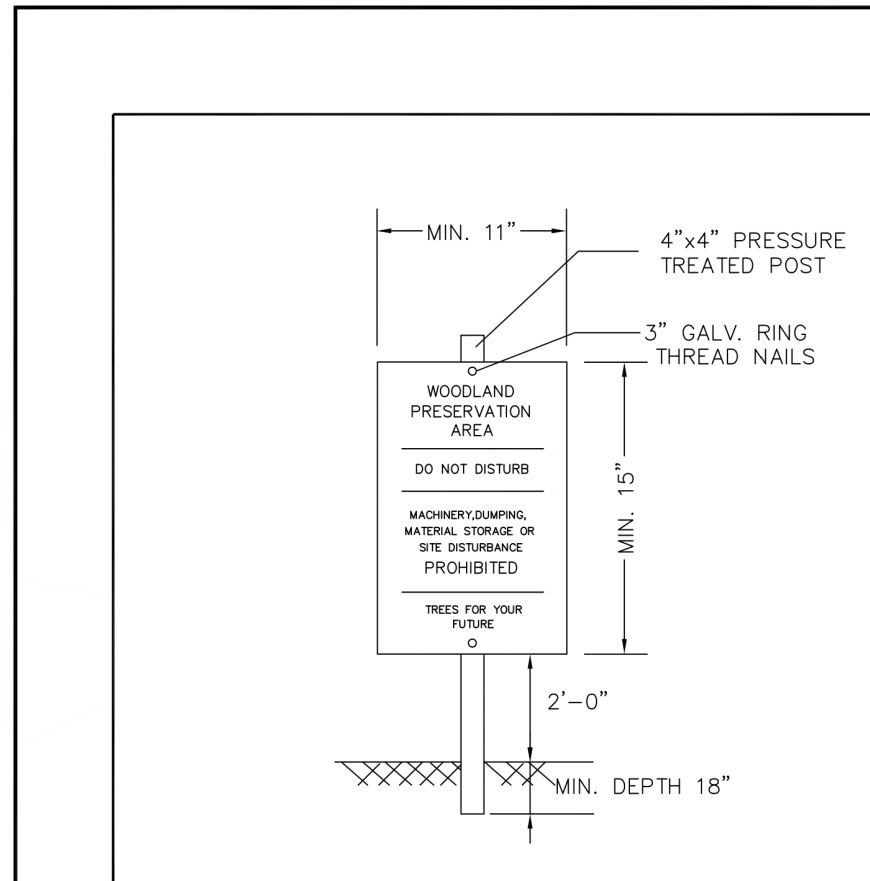
- Survival Check: Check planted stock against plant list (or as-built) by walking the site and taking inventory. Plants must show vitality. Submit field data forms (Condition Check Sheets) to owner after each inspection. Remove all dead plants.
- Reinforcement Planting: Replace dead or missing plants 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 alternative plant type.
- 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.

Offsite Mitigation Note

- Prior to the issuance of the first permit for the development shown on this TCP2, all off site woodland conservation required by this plan shall be identified on an approved TCP2 plan and recorded as an off-site easement in the land records of Prince George's County. Proof of recordation of the off-site conservation shall be provided to the M-NCPPC, Planning Department prior to issuance of any permit for the associated plan.

Post Development Notes

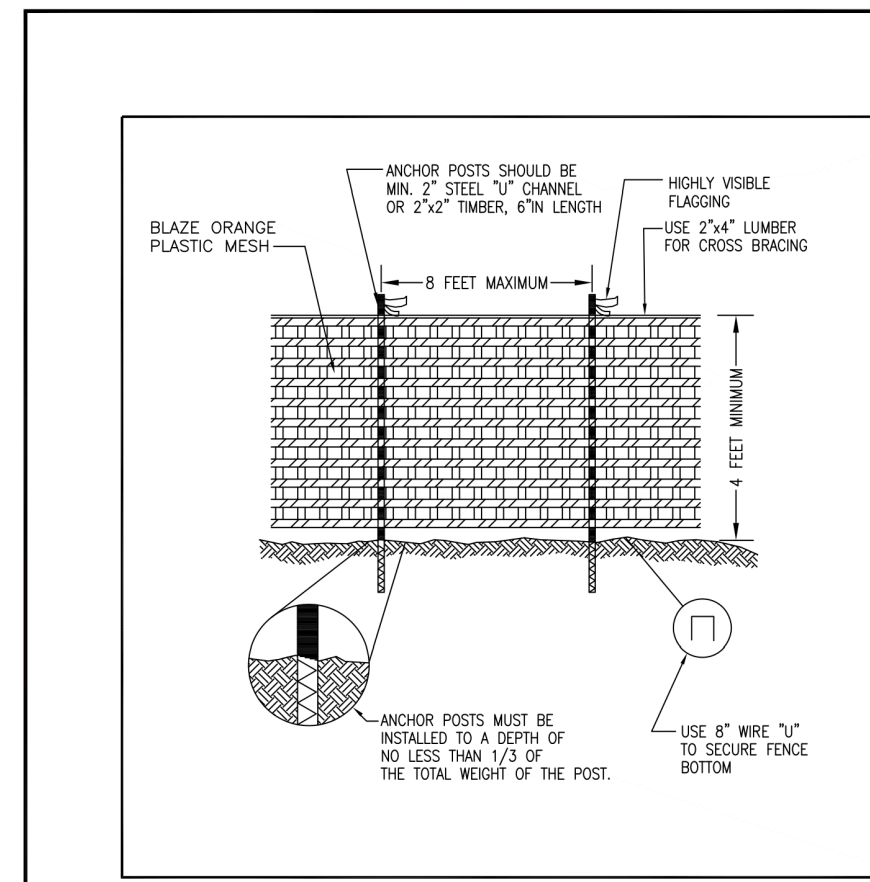
- If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After proper documentation has been completed per the handout "Guidance for Prince George's County Property Owners, Preservation of Woodland Conservation Areas", the arborist or tree expert may then remove the tree. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted. If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.
- Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.
- The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). These plants may be cut near the ground and material less than two inches 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 diameter shall be cut to allow contact with the ground, thus encouraging decomposition.
- 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 immediately following cutting of plant.
- The use of any herbicide shall be done in accordance with the label instructions.
- 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.



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 FEET ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

WOODLAND PRESERVATION AREA SIGN

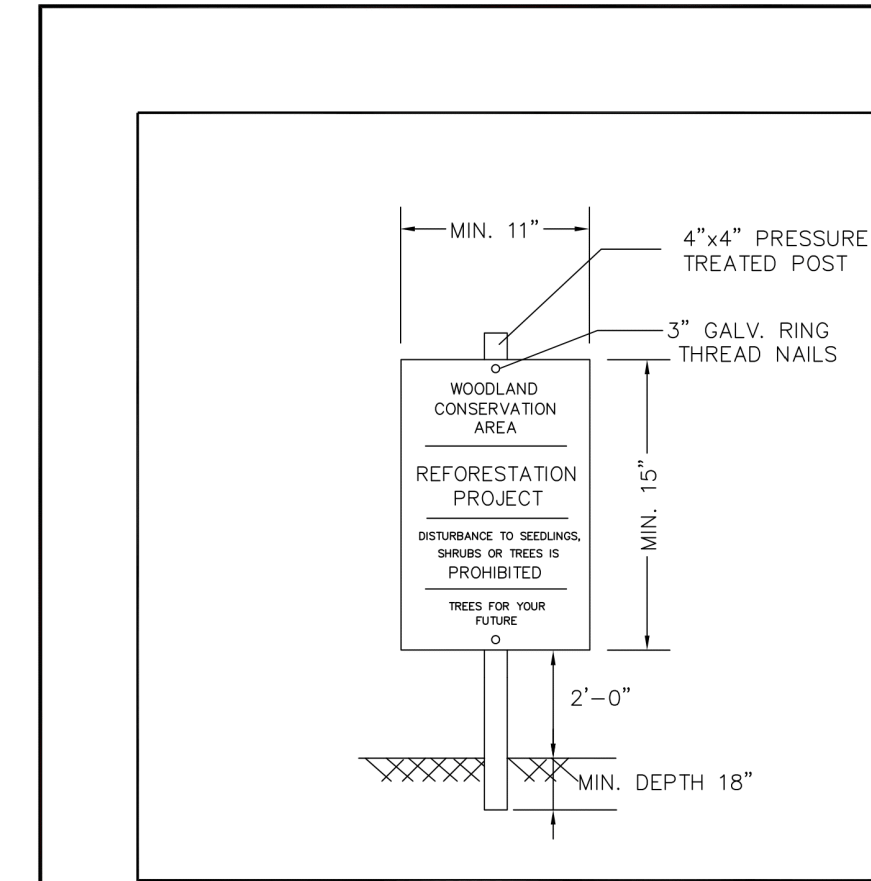
August 2010 A-4, DET-1



NOTES: (MUST BE INCLUDED WITH DETAIL)
1. TREE PROTECTION FENCE SHALL BE 4' TALL.
2. RETAINER AREA WILL BE SET OUT OF THE REVIEW PROCESS.
3. BARRIERS OF RETENTION AREA SHOULD BE CHAIN OR PLACED PRIOR TO INSTALLING SIGNS.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. SIGNS SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.
6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL FOR WOODLAND PRESERVATION AREAS

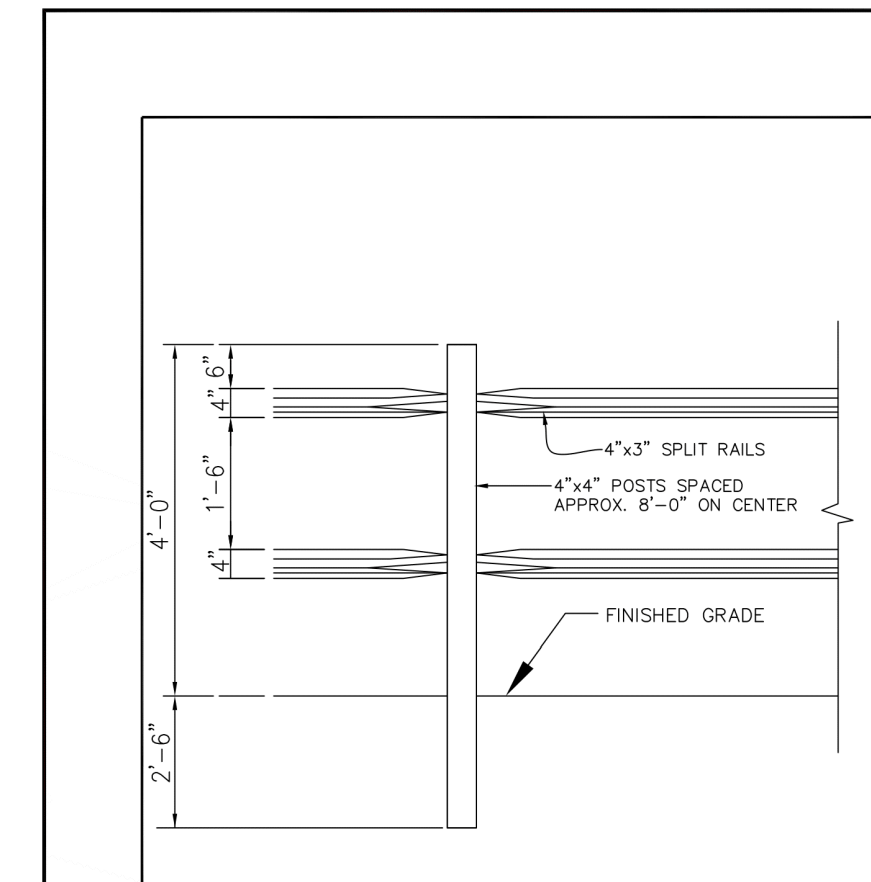
August 2010 A-4, DET-4



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 FEET ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

REFORESTATION AREA SIGN

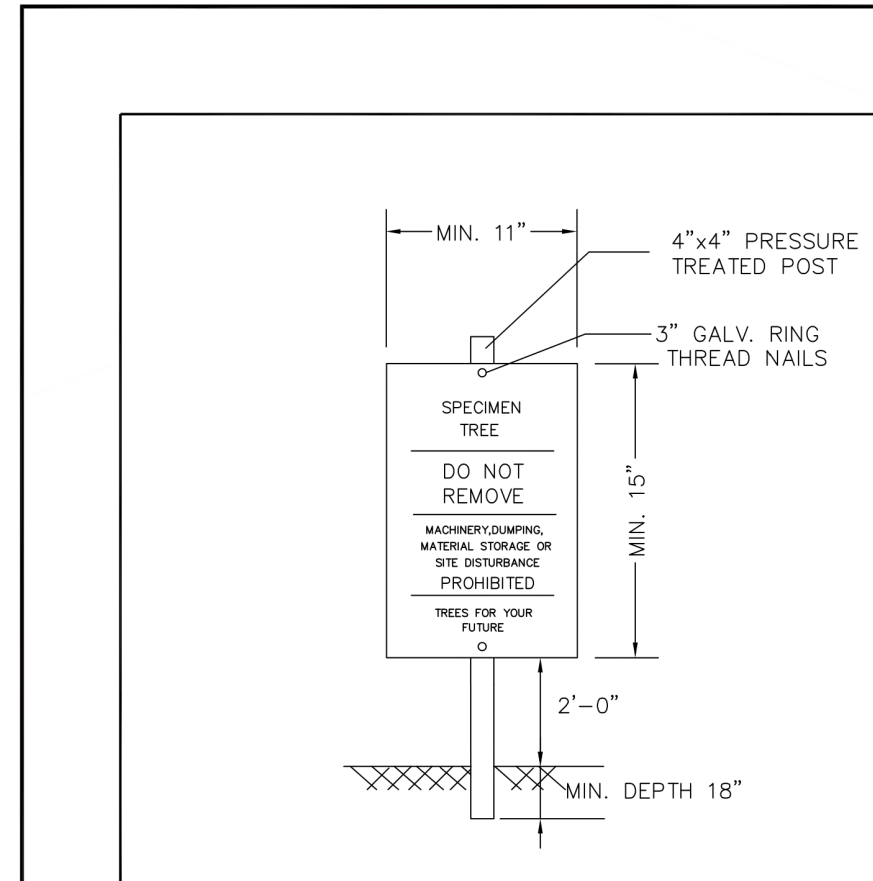
August 2010 A-4, DET-2



NOTES:
1. POSTS SHALL STAND PLUMB.
2. RAILS SHALL BE HAND 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.

PERMANENT (SPLIT RAIL) TREE PROTECTION FENCE FOR REFORESTATION AREAS

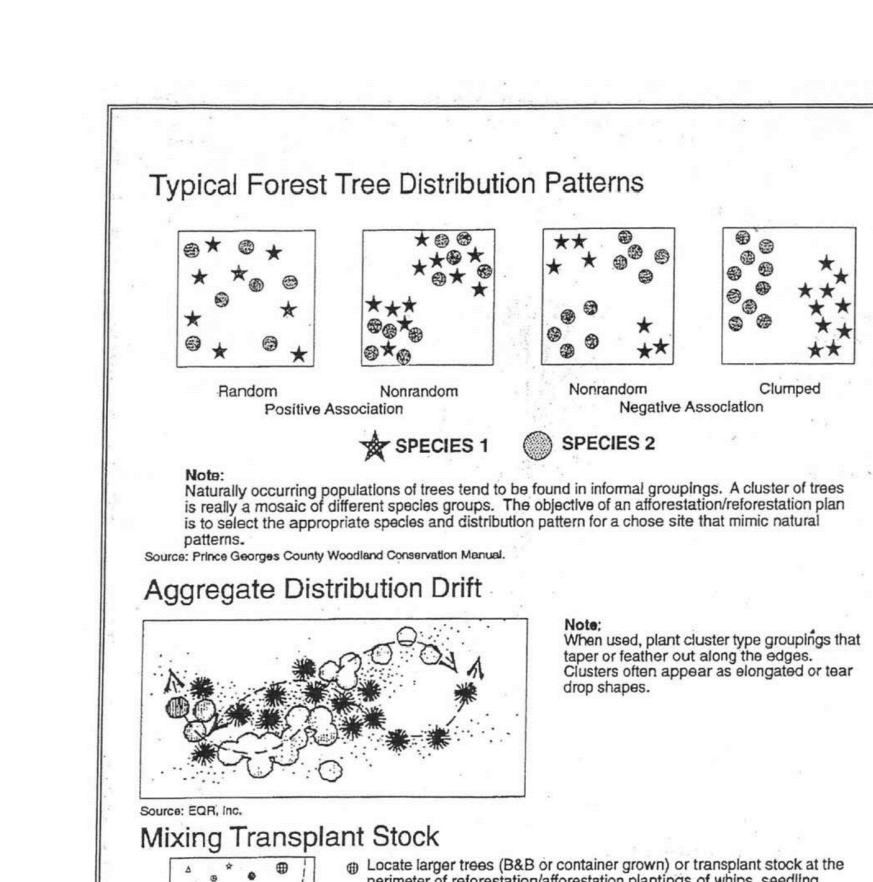
August 2010 A-4, DET-9



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 FEET ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

SPECIMEN TREE SIGN

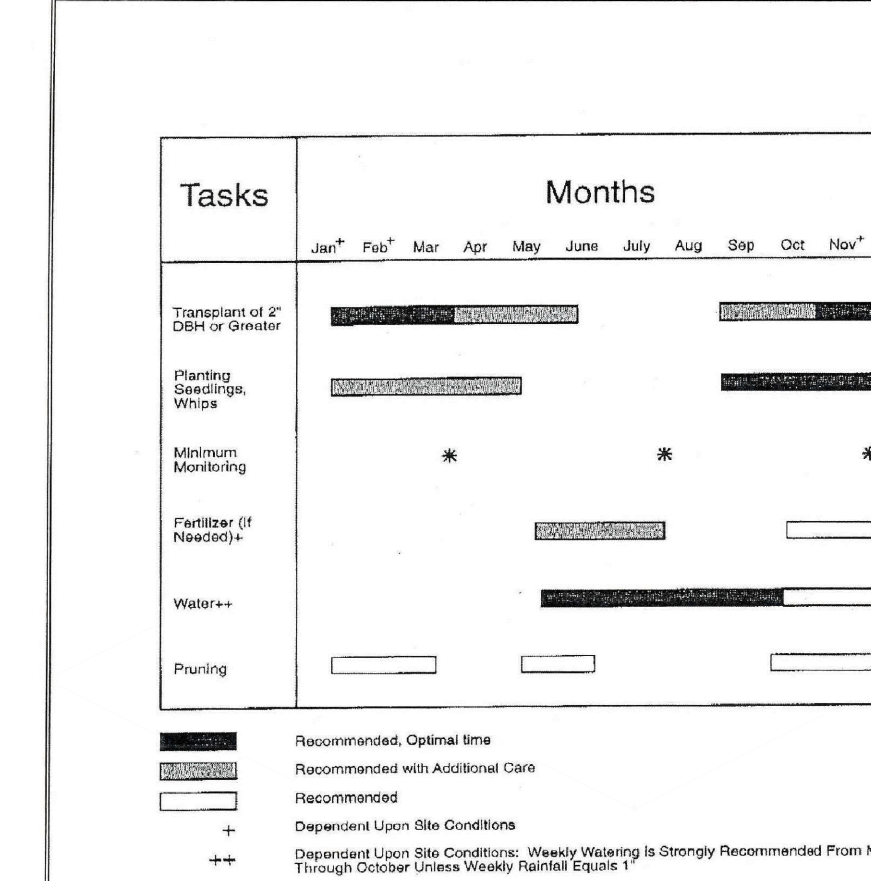
August 2010 A-4, DET-3



NOTES:
1. POSTS SHALL STAND PLUMB.
2. RAILS SHALL BE HAND 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.

PLANTING DISTRIBUTION PATTERNS

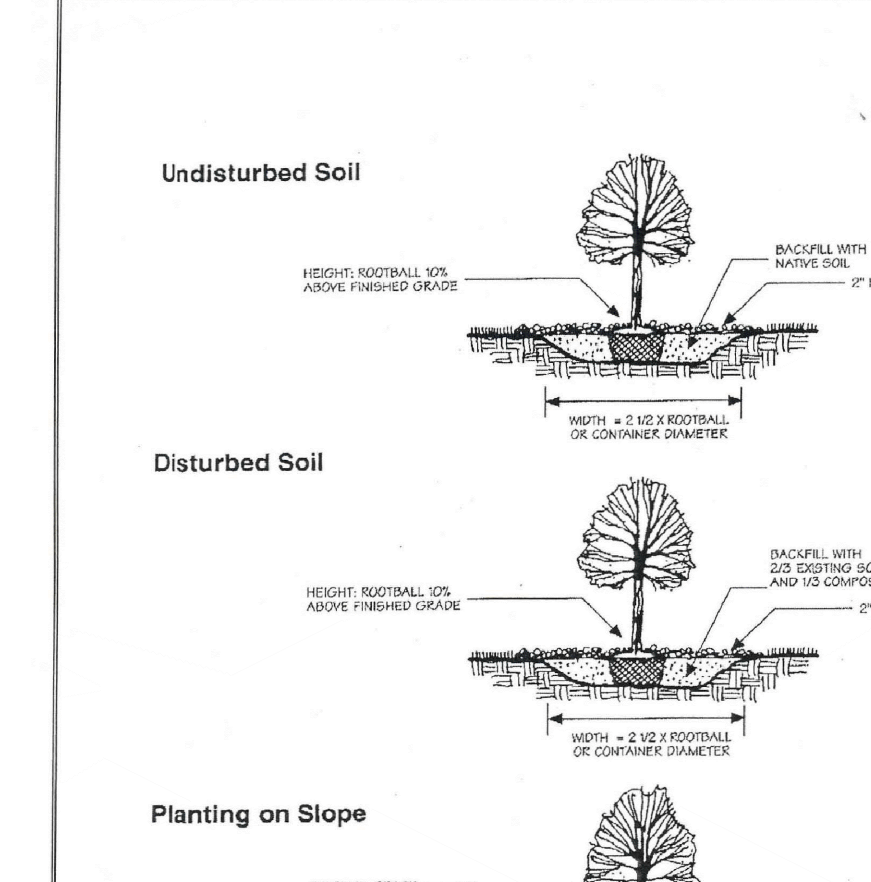
August 2010 A-4, DET-12



NOTES:
1. Activities during November through February depend on ground conditions.
2. Activities during the winter months should be coordinated with the local conditions.
3. The planting and care of trees is most successful when coordinated with the local conditions.
4. This calendar is a general guide only. The recommended time frames for tasks are approximate and should be adjusted as needed.

Tree Planting and Maintenance Calendar

August 2010 A-4, DET-10



NOTES:
1. POSTS SHALL STAND PLUMB.
2. RAILS SHALL BE HAND 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.

CONTAINER GROWN AND B&B PLANTING TECHNIQUES

August 2010 A-4, DET-11

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	SIZE
+	42	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	1-1/2"	8-10' HT.
+	40	NYSSA SYLVATICA	TUPELO	B & B	1-1/2"	8-10' HT.
+	39	QUERCUS ALBA	WHITE OAK	B & B	1-1/2"	8-10' HT.
+	41	QUERCUS PALUSTRIS	PIN OAK	B & B	1-1/2"	8-10' HT.
+	40	QUERCUS VELUTINA	BLACK OAK	B & B	1-1/2"	8-10' HT.

NOTES FOR REINFORCED EDGE PLANTING (Per Condition 2.e PGCPB 2021-118): For areas indicated on the plan as "Reinforced Edge Planting" by a graphic included in the plan legend, areas shall be planted with major shade tree species from the approved Plant Schedule with a minimum size of 1.5-inch caliper, and shall be in two rows spaced ten feet apart, and spaced diagonally 20 feet apart.

REVISION	DATE	REVISION	DATE	REVISION	DATE
1. Submittal added for woodland conservation easements	4/8/2022				
2. Updates to SMM facilities and PMA impacts	7/14/2022				
3. Updates to Woodland Treatment areas	8/17/2022				
4. Updates to reinforced edge planting areas	9/23/2023				
5. Updates to TCP2 notes	2/1/2023				

Owner/Developer:

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
PRINCE GEORGE'S COUNTY, MARYLAND

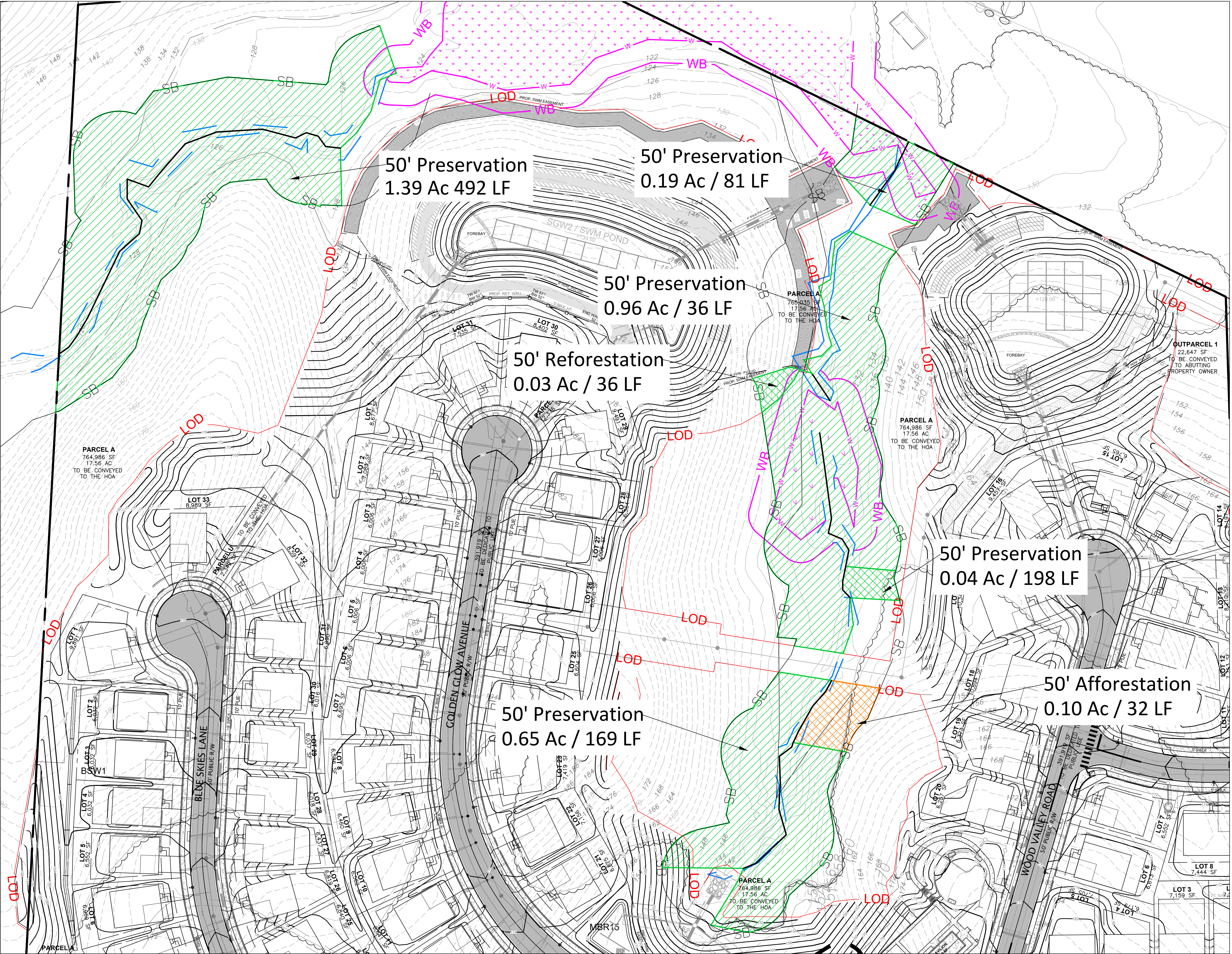
RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BY	DATE
DESIGNED	
DRAWN	
REVIEWED	
RODGERS CONTACT:	
RELEASE FOR	
BY:	DATE:

TYPE 2
TREE CONSERVATION PLAN

SCALE:	1" = 30'
JOB NO.	1226A1
DATE:	December 2020
SHEET No.	10 of 11

STATE FOREST CONSERVATION ACT
REPORTING EXHIBIT



- LEGEND
- 50' STREAM BUFFER WITH PRESERVATION
 - 50' STREAM BUFFER WITH REFORESTATION
 - 50' STREAM BUFFER WITH AFFORESTATION
 - LINEAR FEET OF STREAM COUNTED
 - 50' STREAM BUFFER

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

APPLICATION NAME: THE PRESERVE AT WESTPHALIA
APPLICATION NO.: SDP-1901-01
TOP NO.: TOP2-019-2021-01

SIGNATURE APPROVAL OF THIS PLAN IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED MARCH 23, 2023

SIGNATURE APPROVAL DATE: 3/21/2023
Jill Kosack
Digitally signed by Jill Kosack
Date: 2023.03.23 09:17 AM -0400
Authorized Signature

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-019-2021			
Approved by	Date	DRD #	Reason for Revision
00 Alexander Kirchof	2/25/2022	SDP-1901	
01 Alexander Kirchof	3/21/2023	SDP-1901-01	LOT REVISIONS
02			
03			
04			
05			

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. 3845
EXPIRATION DATE: 10/16/23



Forest Conservation Act Reporting Information (Change Table)			
	Original Approval	Revision Number (-01)	Revision Number (-02)
Gross Tract (Acres)	63.66	63.66	0.00
Existing Woodland (Acres)	22.23	22.23	0.00
Woodland Cleared (Acres)	12.94	13.48	0.00
Woodland Retained On-Site (Acres)	7.00	6.46	0.00
Woodland Planted On-Site (Acres)	2.51	3.05	0.00
On-Site Woodland Easement/ Preservation and Planting (Acres)	9.51	9.51	0.00
On-Site Wooded Floodplain in Easement (Acres)	2.24	2.26	0.00
Bond Amount	0.00	0	0.00
Fee-In-Lieu Amount	0.00	0	0.00
50' Stream Buffers Conserved (Preservation) - Linear Length	976	976	0.00
50' Stream Buffers Conserved (Preservation) - Acreage	3.27	3.26	0.00
50' Stream Buffers Newly Established (Afforestation) - Linear Length	32	32	0.00
50' Stream Buffers Newly Established (Afforestation) - Acreage	0.10	0.10	0.00
Off-Site Woodland Conservation Credits Required (Acres)	12.60	8.82	0.00
Off-Site Woodland Conservation Credits Provided (Acres)	12.60	8.82	0.00

REVISION	DATE	REVISION	DATE	REVISION	DATE
Libor Fello added for woodland conservation assessments	4/8/2022				
Updates to SWM facilities and PMA impacts	7/14/2022				
Updates to Woodland Treatment areas	11/17/2022				
Updates to reinforced edge planting areas	7/23/2023				
Updates to TCP2 notes	2/1/2023				

Owner/Developer:

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
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS
CONSULTING

19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BY	DATE
BASE DATA	
DESIGNED	
DRAWN	
REVIEWED	
RODGERS CONTACT:	
RELEASE FOR	
BY:	DATE:

TYPE 2
TREE CONSERVATION PLAN

SCALE:	1" = 50'
JOB No.	1226A1
DATE:	December 2020
SHEET No.	11 of 11