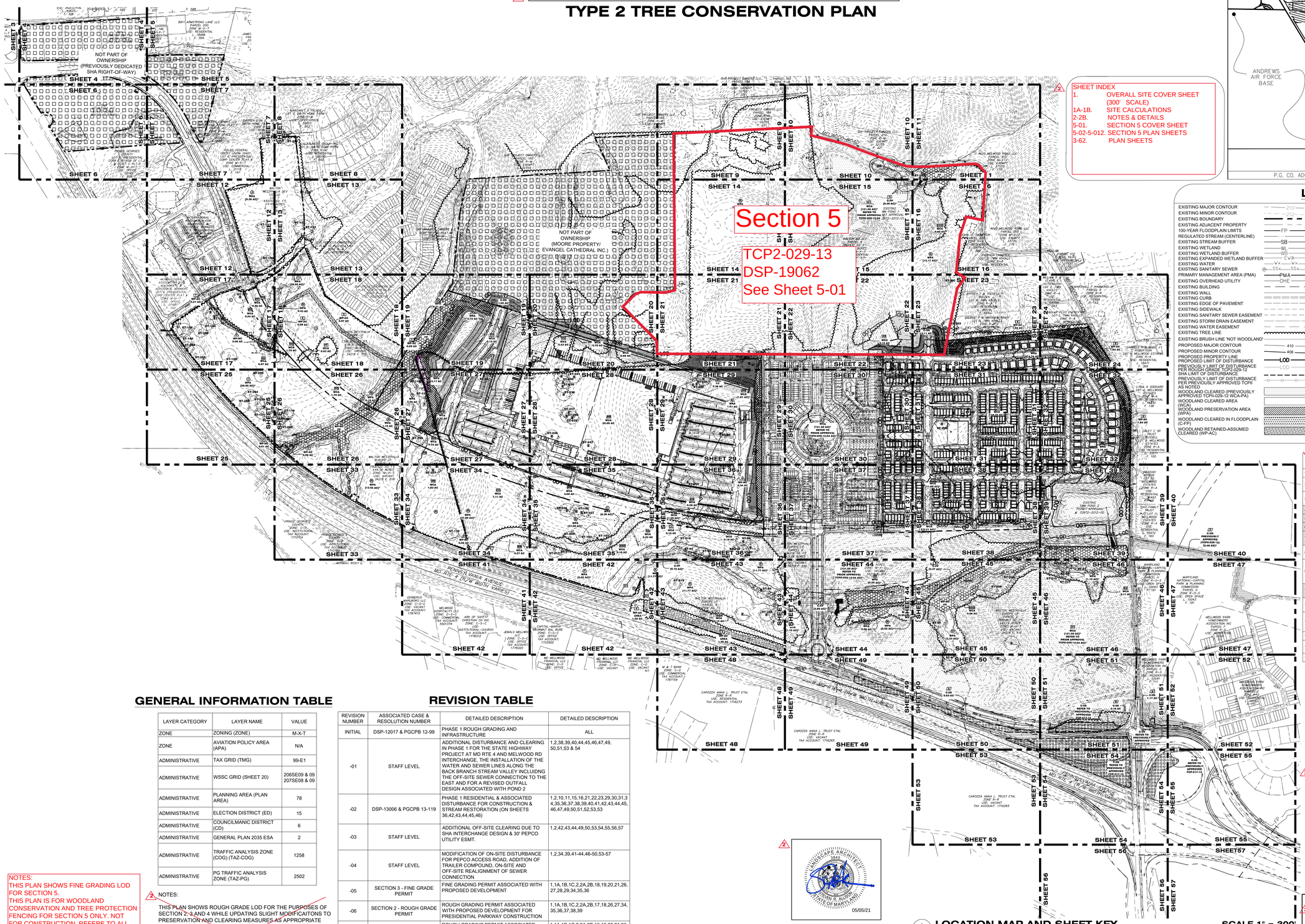
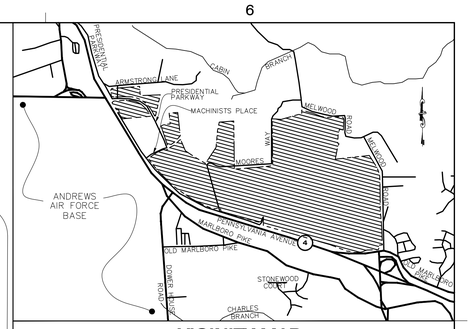
WESTPHALIA TOWN CENTER

TYPE 2 TREE CONSERVATION PLAN





VICINITY MAP
SCALE: 1" = 2000'
P.G. CO. ADC MAP 24 GRID G13, H13/ MAP 25 GRID G1, H1-2, J2, K2

LEGEND

EXISTING MAJOR CONTOUR	65 dBA-5' (LOWER LEVEL)
EXISTING MINOR CONTOUR	70 dBA-40' (UPPER LEVEL)
EXISTING BOUNDARY	
EXISTING ADJACENT PROPERTY	
100-YEAR FLOODPLAIN LIMITS	EXISTING SPECIMEN TREE WITH CRITICAL ROOT ZONE
REGULATED STREAM (CENTERLINE)	
EXISTING STREAM BUFFER	
EXISTING WETLAND	
EXISTING WETLAND BUFFER	
EXISTING EXPANDED WETLAND BUFFER	
EXISTING WATER	EXISTING SPECIMEN TREE TO BE REMOVED
EXISTING SANITARY SEWER	
PRIMARY MANAGEMENT AREA (PMA)	
EXISTING OVERHEAD UTILITY	PROPOSED TREE PROTECTION FENCE (TEMPORARY)
EXISTING BUILDING	
EXISTING WALL	
EXISTING CURB	
EXISTING EDGE OF PAVEMENT	
EXISTING SIDEWALK	TREE PROTECTION FENCE (PERMANENT)
EXISTING SANITARY SEWER EASEMENT	
EXISTING STORM DRAIN EASEMENT	
EXISTING WATER EASEMENT	WOODLAND PRESERVATION SIGN
EXISTING TREE LINE	
EXISTING BRUSH LINE 'NOT WOODLAND'	
PROPOSED MAJOR CONTOUR	SPECIMEN TREE SIGN
PROPOSED MINOR CONTOUR	
PROPOSED PROPERTY LINE	
PROPOSED LIMIT OF DISTURBANCE	REFORESTATION/ AFFORESTATION SIGN
PREVIOUSLY LIMIT OF DISTURBANCE PER ROUSH GRADE TCP2-029-12 SHA LIMIT OF DISTURBANCE	
PREVIOUSLY LIMIT OF DISTURBANCE PER PREVIOUSLY APPROVED TCPII AS NOTED	WOODLAND CLEARED OFF-SITE (PREVIOUSLY APPROVED TCPII-029-12 C-OS)
WOODLAND CLEARED (PREVIOUSLY APPROVED TCPII-029-12 WCA-PA)	REFORESTATION AREA (WRA)
WOODLAND CLEARED AREA (WCA)	LANDSCAPE CREDIT (LC)
WOODLAND PRESERVATION AREA (WPA)	WOODLAND PRESERVED-NOT CREDITED (WP-NC)
WOODLAND CLEARED IN FLOODPLAIN (C-FP)	NOT PART OF OWNERSHIP (SHA AND MOORE PROPERTIES)
WOODLAND RETAINED-ASSUMED CLEARED (WP-AC)	EXISTING STORM DRAIN

SITE STATISTICS FOR SECTION 5 CAN BE FOUND ON SHEET 5-01

SITE STATISTICS

1	PREVIOUS GROSS TRACT AREA	531.77 AC*
2	PREVIOUSLY DEDICATED SHA RIGHT-OF-WAY (NOT PART OF OWNERSHIP)	23.92 AC
3	MOORE PROPERTY/EVANGEL CATHEDRAL INC. (NOT PART OF OWNERSHIP)	47.56 AC
4	REVISED GROSS TRACT AREA	460.09 AC**
5	EXISTING 100-YEAR FLOODPLAIN	19.39 AC
6	NET TRACT AREA	440.90 AC
7	WOODLAND IN FLOODPLAIN-TOTAL (ITEM 8 AND 9 BELOW)	19.23 AC
8	EXISTING WOODLAND IN THE FLOODPLAIN (PER APPROVED NRI-094-2006-02)	13.39 AC
9	ADDITIONAL WOODLAND IN THE FLOODPLAIN, NOW CLEARED BUT STILL COUNTED TOWARD CONSERVATION REQUIREMENT (PER APPROVED TCPII-029-12-04	+5.84 AC
10	EXISTING NET TRACT WOODLAND TOTAL (ITEM 11 AND 12 BELOW)	406.75 AC
11	EXISTING WOODLAND NET TRACT (PER APPROVED NRI-094-2006-02)	279.01 AC
12	ADDITIONAL WOODLAND NET TRACT, NOW CLEARED BUT STILL COUNTED TOWARD CONSERVATION REQUIREMENT (PER APPROVED TCPII-029-12-04)	+127.74 AC
13	EXISTING PMA	39.02 AC
14	REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	12,331 LF ON-SITE
15	RIPARIAN (WOODED) BUFFER UP TO 300' FT WIDE	61.21 AC

REVISED SITE STATISTICS
SUPPLEMENTAL INFORMATION

NOTE:
*PREVIOUS GROSS TRACT AREA INCLUDED SHA RIGHT-OF-WAY AND MOORE PROPERTY/EVANGEL CATHEDRAL INC.
**REVISED GROSS TRACT AREA IS THE GROSS TRACT AREA FOR REVISION 05,06, AND 07. THE 04 REVISION SHOWS A TOTAL ACREAGE OF 478.46 THIS INCLUDED PORTIONS OF SHA RIGHT-OF-WAY WHICH HAS SINCE BEEN DEDICATED AND IS NO LONGER PART OF THE GROSS TRACT AREA, WHICH ACCOUNTS FOR THE REDUCTION IN TOTAL ACREAGE TO 460.29 AC.

GENERAL INFORMATION TABLE

LAYER CATEGORY	LAYER NAME	VALUE
ZONE	ZONING (ZONE)	M-X-T
ZONE	AVIATION POLICY AREA (APA)	N/A
ADMINISTRATIVE	TAX GRID (TMG)	99-E1
ADMINISTRATIVE	WSSC GRID (SHEET 20)	206SE09 & 09 207SE08 & 09
ADMINISTRATIVE	PLANNING AREA (PLAN AREA)	78
ADMINISTRATIVE	ELECTION DISTRICT (ED)	15
ADMINISTRATIVE	COUNCILMANIC DISTRICT (CD)	6
ADMINISTRATIVE	GENERAL PLAN 2035 ESA	2
ADMINISTRATIVE	TRAFFIC ANALYSIS ZONE (COG) (TAZ-COG)	1258
ADMINISTRATIVE	PG TRAFFIC ANALYSIS ZONE (TAZ-PG)	2502

NOTES:

2 THIS PLAN SHOWS ROUGH GRADE LOD FOR THE PURPOSES OF SECTION 2, 3 AND 4 WHILE UPDATING SLIGHT MODIFICAITONS TO PRESERVATION AND CLEARING MEASURES AS APPROPRIATE FOR DESIGNATED SECTION 1. REFER TO APPROVED TCPII-029-12-04 APPROVED 10/22/14 BY MNCPPC.

THIS PLAN IS FOR WOODLAND CONSERVATION AND TREE PROTECTION FENCING ONLY FOR SECTIONS 2, 3 AND 4 ONLY WITH MINOR SECTION 1 ADJUSTMENTS AS NEEDED. NOT FOR CONSTRUCTION. REFER TO ALL EROSION CONTROL AND SWM PLANS AS APPROVED BY PRINCE GEORGE'S COUNTY.

REVISION TABLE

REVISION NUMBER	ASSOCIATED CASE & RESOLUTION NUMBER	DETAILED DESCRIPTION	DETAILED DESCRIPTION
INITIAL	DSP-12017 & PGCPB 12-99	PHASE 1 ROUGH GRADING AND INFRASTRUCTURE	ALL
-01	STAFF LEVEL	ADDITIONAL DISTURBANCE AND CLEARING IN PHASE 1 FOR THE STATE HIGHWAY PROJECT AT MD RTE 4 AND MELWOOD RD INTERCHANGE, THE INSTALLATION OF THE WATER AND SEWER LINES ALONG THE BACK BRANCH STREAM VALLEY INCLUIDNG THE OFF-SITE SEWER CONNECTION TO THE EAST AND FOR A REVISED OUTFALL DESIGN ASSOCIATED WITH POND 2	1,2,38,39,40,44,45,46,47,49, 50,51,53 & 54
-02	DSP-13006 & PGCPB 13-119	PHASE 1 RESIDENTIAL, & ASSOCIATED DISTURBANCE FOR CONSTRUCTION & STREAM RESTORATION (ON SHEETS 36,42,43,44,45,46)	1,2,10,11,15,16,21,22,23,29,30,31,3 4,35,36,37,38,39,40,41,42,43,44,45, 46,47,49,50,51,52,53,53
-03	STAFF LEVEL	ADDITIONAL OFF-SITE CLEARING DUE TO SHA INTERCHANGE DESIGN & 30' PEPCO UTILITY ESMT.	1,2,42,43,44,49,50,53,54,55,56,57
-04	STAFF LEVEL	MODIFICATION OF ON-SITE DISTURBANCE FOR PEPCO ACCESS ROAD, ADDITION OF TRAILER COMPOUND, ON-SITE AND OFF-SITE REALIGNMENT OF SEWER CONNECTION	1,2,34,39,41-44,46-50,53-57
-05	SECTION 3 - FINE GRADE PERMIT	FINE GRADING PERMIT ASSOCIATED WITH PROPOSED DEVELOPMENT	1,1A,1B,1C,2,2A,2B,18,19,20,21,26, 27,28,29,34,35,36
-06	SECTION 2 - ROUGH GRADE PERMIT	ROUGH GRADING PERMIT ASSOCIATED WITH PROPOSED DEVELOPMENT FOR PRESIDENTIAL PARKWAY CONSTRUCTION	1,1A,1B,1C,2,2A,2B,17,18,26,27,34, 35,36,37,38,39
-07	SECTION 3 - ROUGH GRADE PERMIT	ROUGH GRADING PERMIT ASSOCIATED WITH PROPOSED DEVELOPMENT	1,1A,1B,1C,2,2A,2B,18,19,20,21,26, 27,28,29,34,35,36
-08	SECTION 4 - ROUGH GRADE PERMIT	ROUGH GRADING PERMIT ASSOCIATED WITH PROPOSED DEVELOPMENT FOR WESTPHALIA EAST	1,1A,1B,1C,2,2A,2B,22,23,24,30,31, 32,37,38,39
-09	DSP-12017-01	INFRASTRUCTURE OF THE PRESIDENTIAL PARKWAY EXTENSION	1,1A,1B,1C,2,2A,2B,17,18,26,27,34, 35,36,37,38,39

NOTES:
THIS PLAN SHOWS FINE GRADING LOD FOR SECTION 5.
THIS PLAN IS FOR WOODLAND CONSERVATION AND TREE PROTECTION FENCING FOR SECTION 5 ONLY. NOT FOR CONSTRUCTION. REFERE TO ALL EROSION CONTROL AND SWM PLANS AS APPROVED BY PRINCE GEORGE'S COUNTY

PROPERTY OWNERS AWARENESS CERTIFICATE

I/WE WALTON DEVELOPMENT AND MANAGEMENT (USA) INC. HEREBY ACKNOWLEDGE THAT WE ARE AWARE OF THIS TYPE 2 TREE CONSERVATION PLAN (TCP2) AND THAT WE UNDERSTAND THE REQUIREMENTS AS SET FORTH IN THIS TCPII.

DATE:

2 LANDSCAPE ARCHITECT 3845 JEREMY R. RAMEY STATE OF MARYLAND 05/05/21

1/1 **LOCATION MAP AND SHEET KEY** PLAN VIEW — SCALE 1" = 300'

KEY PLAN

Prince George's County Planning Department, M-NCPPC Environmental Planning Section				
TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-029-12				
	Approved by	Date	DRD #	Reason for Revision
00	MEGAN K. REISER	1/9/1/2013	DSP-13006	
01	MEGAN K. REISER	9/23/2013	DSP-13006	
02	MEGAN K. REISER	3/25/2013	DSP-13006	
03	MEGAN K. REISER	3/25/2013	DSP-13006	
04	MEGAN K. REISER	10/22/2014	DSP-13006	
05	PENDING	PENDING	DSP-19008	SECTION 5
06	K. SHOULARS	9/12/2019	N/A	SECTION 2 / RG
07	K. SHOULARS	9/12/2019	N/A	SECTION 3 / RG
08	K. SHOULARS	9/12/2019	N/A	SECTION 4 / RG
09	KIM FINCH	5/20/2020	DSP-12017-01	SECTION 1 / FG
10	KIM FINCH	11/10/2020	DSP-19009	SECTION 4 / FG
11	PENDING	PENDING	N/A	SECTION 5 / RG
12	KIM FINCH	1/6/2021	DSP-12017-02	SECTION 1 / FG
13			DSP-19062	

WESTPHALIA TOWN CENTER

PRINCE GEORGE'S COUNTY
MARYLAND

TREE CONSERVATION PLAN TYPE II COVER SHEET

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

DRAWN BY	AL
APPROVED BY	RCM
CHECKED BY	ST
DATE	DEC 2019

OWNER/APPLICANT
WESTPHLIA DEVELOPMENT MD,LLC
448 VIKING DRIVE, SUITE 220
VIRGINIA BEACH, VA 23452

CONTACT
SEAN F. BRUCE
P: 301.502.0956

15TH ELECTION DISTRICT
PRINCE GEORGE'S ROAD ATLAS:
TAX MAP: 90 - GRID: C3,D3-4,E3-4,F3-4
TAX MAP: 91 - GRID: A3-4
TAX MAP: 99 - GRID: D1,E1,F1
TAX MAP: 100- GRID: A1-2
200' MAP REFERENCE: 206SE08, 206SE09, 207SE08, 207SE09

SCALE(S)
AS SHOWN
Unless otherwise noted

NO.	DESCRIPTION	DATE	BY
	REVISIONS		

SEAL

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3108, EXPIRATION DATE: OCTOBER 3, 2021.

STATE OF MARYLAND — KENNETH T. STEED — LANDSCAPE ARCHITECT — 3108 — 10/03/2021

Dewberry
Dewberry Engineers Inc.
4601 Forbes Boulevard, Suite 300
Lanham, MD 20706
301.731.5551
301.731.0188 fax

PROJECT NO. 5010826

1

SHEET NO. 1 of 62

Q:\5010826\CAD\Civil\MNCPPC\TCP II\Phase 1A\TCPII-COVR-01.dwg, 1/20/2020 11:39:05 AM, amluna

WOODLAND CONSERVATION SUMMARY TABLE

PREVIOUSLY APPROVED TCP2-029-12 - SECTION 1

WOODLAND CLEARED (ACRES)	WOODLAND PRESERVATION (ACRES)	WOODLAND CLEARED IN FLOODPLAIN (ACRES)	WOODLAND RETAINED ASSUMED CLEARED (ACRES)	WOODLAND CLEARED OFF-SITE (ACRES)	WOODLAND PRESERVED-NOT CREDITED (ACRES)	ON-SITE REFORESTATION (ACRES)
A [121.50]**		A [2.89]*	1 0.21	A 0.63	1 0.01	
A2 0.12	B [1.16]*	B [2.47]*	2 0.87	B 0.19	2 0.05	
AA 2.23	C [3.33]*	C [0.49]*	3 0.09	C [2.46]*	3 0.06	
BB 0.27	D [0.89]*	D [0.19]*	4 1.56	D 1.17		
CC 7.11	E [11.77]*					
DD 1.83	F [5.82]*					
EE 0.97						
FF 0.93	H [13.45]*					
GG 0.54	I [26.50]*					
ZZ 0.11	J [9.38]*					
AAA 0.15	K [0.00]*					
BBB 0.16	L [0.30]*					
CCC 0.60	M [0.02]*					
DDD 0.09	N [0.02]*					
EEE 0.06	O [1.10]*					
	W 1.58					
SUBTOTAL = 136.67 AC	SUBTOTAL = 75.32 AC	SUBTOTAL = 6.04 AC	SUBTOTAL = 2.73 AC	SUBTOTAL = 4.45 AC	SUBTOTAL = 0.12 AC	SUBTOTAL = 0.00 AC
PRESIDENTIAL PARKWAY - SECTION 2						
HH 0.28	P 1.15		5 0.09			
II [2.31]*	Q 0.10					
JJ [1.58]*	R 0.33					
KK 0.18						
LL 0.16						
MM 5.00						
NN 0.34						
OO 1.79						
PP 0.56						
SUBTOTAL = 12.20 AC	SUBTOTAL = 1.58 AC	SUBTOTAL = 0.00 AC	SUBTOTAL = 0.09 AC	SUBTOTAL = 0.00 AC	SUBTOTAL = 0.00 AC	SUBTOTAL = 0.00 AC
SNAPPER/WEST - SECTION 3						
QQ [1.81]*	S 0.17		6 0.15	E 1.05***	4 0.34	
RR 54.98	T 2.26		7 0.09			
SS 0.66	U 0.21					
TT 0.70						
UU 0.43						
VV 9.15						
WW 0.32						
SUBTOTAL = 68.05 AC	SUBTOTAL = 2.64 AC	SUBTOTAL = 0.00 AC	SUBTOTAL = 0.24 AC	SUBTOTAL = 1.05 AC	SUBTOTAL = 0.34 AC	SUBTOTAL = 0.00 AC
EAST - SECTION 4						
XX [11.85]*	V 1.89			F 2.11**		A 3.54
YY 44.19						
SUBTOTAL = 56.04 AC	SUBTOTAL = 1.89 AC	SUBTOTAL = 0.00 AC	SUBTOTAL = 0.00 AC	SUBTOTAL = 2.11 AC	SUBTOTAL = 0.00 AC	SUBTOTAL = 3.54 AC
TOWN CENTER NORTH - SECTION 5						
FFF 32.98	X 3.01			G 0.36	A 0.04	B 0.35
GGG 9.07	Y 0.09					C 1.00
HHH 1.04						D 0.42
[3.02]*						
SUBTOTAL = 46.11 AC	SUBTOTAL = 3.10 AC	SUBTOTAL = 0.00 AC	SUBTOTAL = 0.00 AC	SUBTOTAL = 0.36 AC	SUBTOTAL = 0.04 AC	SUBTOTAL = 1.77 AC
TOTAL = 319.07 AC	**TOTAL = 84.53 AC**	**TOTAL = 6.04 AC**	**TOTAL = 3.06 AC**	**TOTAL = 7.97 AC**	**TOTAL = 0.05 AC**	**TOTAL = 5.31 AC**

NOTE: [ ]* REVISED AREAS SHOWN PER PREVIOUSLY APPROVED TCP2-029-12-04

** OFF-SITE WOODLAND CLEARING ON SECTION 1 FOR ROUGH GRADE AS APPROVED BY EROSION AND SEDIMENT CONTROL LAWS

*** OFF-SITE WOODLAND CLEARING ON MOORE PROPERTY PER AGREEMENT

Phased Woodland Conservation Worksheet for Prince George's County

SECTION 1- Establishing Site Information (Enter acres for each zone)								
1 Zone:		M-X-T						
2 Gross Tract:		460.29			Include acreages only in columns			
3 Floodplain:		19.39			for which there is a corresponding zone.			
4 Previously Dedicated Land:		0.00						
5 Net Tract (NTA):		440.90	0.00	0.00				
6 TCP II or 2 Number:		2-029-12	Revision	6				
7 Property Description or Subdivision Name:		WESTPHALIA TOWN CENTER						
8 TCP1 Number								
9 Is this site subject to the 1989 Ordinance? (Y/N)	N	2010 Ordinance? (Y/N)	N		Within PFA (Y/N)	Y		
10 Break-even Point (preservation acres) =	134.26							
11 Acres of Net Tract clearing permitted w/o reforestation=	272.49							
SECTION II - Determining Woodland Conservation Requirements (Enter acres for each corresponding column)								
12 Existing Woodland on Net Tract (acres)		406.75						
13 Existing Woodland in Floodplain (acres)		19.23						
14 Woodland Conservation Threshold (NTA) =	15.00%	66.14						
15 Smaller of 10 or 12		66.14						
16 Woodland above WCT		340.62						
17 Plan Number: (This must be completed for each phase)		N/A	N/A	N/A	N/A	N/A		
18 Revision Number		RG SEC 1	RG SEC 2	RG SEC 3	RG SEC 4	DSP SEC 5		
19 Plan Phase or Name:								
20 TCP2 Number for this Phase or Section		2-029-12-04	2-029-12-06	2-029-12-05	2-02-12-07			
21 Revision Number		4	6	7	8			
22 Status		APPROVED	APPROVED	PENDING	APPROVED	PENDING		
23 Approval Date								Total
24 Total area in this application (acres)		309.55	14.29	78.39	58.06	88.06	0.00	548.35
25 Floodplain area in this application (acres)		16.85	0.26	2.28	0.00	0.62	0.00	20.01
26 Net Tract area in the application (acres)		292.70	14.03	76.11	58.06	87.44		528.34
27 Woodland on the Net Tract for this phase (acres)		263.55	13.87	71.27	58.06	46.23	0.00	452.98
28 Woodland in the Floodplain for this phase		16.69	0.26	2.28	0.00	0.62	0.00	19.85
29 Woodland Cleared on Net Tract for this phase		139.40	12.29	68.36	58.06	43.09	0.00	321.20
30 Woodland Cleared in Floodplain for this phase		6.04	0.00	0.00	0.00	0.00	0.00	6.04
31 Off-site Woodland Clearing (1:1)		4.45	0.00	1.05	2.11	0.00	0.00	7.61
32 Off-site WCA being provided on this property (preservation)		0.00	0.00	0.00	0.00	0.00	0.00	0.00
33 Off-site WCA being provided on this property (afforestation)		0.00	0.00	0.00	0.00	0.00	0.00	0.00
34 Cummulative acres of Net Tract Woodland cleared		139.40	151.69	220.05	278.11	321.20		
35 Cummulative acres of Floodplain woodland cleared		6.04	6.04	6.04	6.04	6.04		
36 Smaller of 14 or 26		139.40	151.69	220.05	278.11	321.20		
37 Woodland Clearing below WCT		0.00	0.00	0.00	0.00	0.00		
38 Clearing below WCT (2:1 replacement requirement)		0.00	0.00	0.00	0.00	0.00		
39 Replacement for clearing above the WCT (0.25 : 1)		34.85	37.92	55.01	69.53	80.30		
40 Replacement for clearing below the WCT (2 : 1)		0.00	0.00	0.00	0.00	0.00		
39 Afforestation Required Threshold (AFT) =	15.00%	0.00	0.00	0.00	0.00	0.00		
40 **Cumulative Woodland Conservation Required**		111.48	114.55	132.69	149.31	160.09		
		Latest phase indicates cumulative requirement through that phase of work						
net replacement		45.34	3.07	18.12	16.12	12.51		
Threshold per phase		30.7	2.1	11.42	8.71	13.21		
Total requirement with threshold and net replacement		**76.04**	**5.17**	**29.54**	**24.83**	**25.72**		
SECTION III - Meeting the Requirements								Total
41 Woodland Preservation		124.58	1.58	2.64	0.00	3.10	0.00	131.90
42 Afforestation/Reforestation					4.34	1.77		6.11 Bond amount: $84,288.60
43 Natural Regeneration						0.34		0.34
44 Landscape Credits								0.00
45 Specimen & Historic Tree (CRZ area)								
Specimen & Historic Tree Credit								0.00
46 Forest Enhancement Acreage								
Forest Enhancement Credit (25% of enhancement area)								0.00
47 Street Tree Credit (Existing or 10-year canopy)						2.20		2.20
48 Area approved for fee-in-lieu								0.00 Fee amount: $0.00
50 Off-site Woodland Conservation Credits Required			3.59	20.31	21.00	18.31	0.00	63.21
51 Off-site WCA (preservation) being provided on this property		0.00	0.00	0.00	0.00	0.00	0.00	0.00
52 Off-site WCA (afforestation) being provided on this property		0.00	0.00	0.00	0.00	0.00	0.00	0.00
53 **Cummulative Woodland Conservation Provided**		124.58	129.75	152.70	178.04	203.76		203.76
54 Woodland saved on this phase but not counted		-0.43	0.00	0.27	0.00	0.04		-0.12
55 Existing Net Tract Woodland in later phases		143.20	129.33	58.06	0.00	-46.23		
56 Requirement Status per Phase						-2.555		
						Shortage		

Prepared by: Steve Allison — 05/05/21

License Number: — Signature — Date

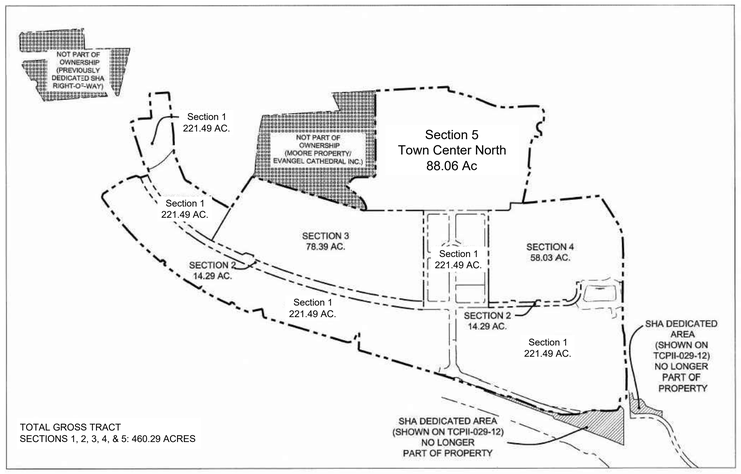
NOTES:

NOTE 1. 0.4 ACRES OF ADDITIONAL EXISTING WOODLAND ON THE NET TRACT (LINE12) IS BASED ON NRI-094-2006-02 FROM TCP2-029-12-04

NOTE 2. PRIOR TO OCTOBER 1, 2019, PER CB-29-2008

NOTE 3. ON AND AFTER OCTOBER 1, 2019, THE REQUIREMENTS OF ADOPTED SB234 NATURAL RESOURCES - STATE AND LOCAL FOREST CONSERVATION FUNDS SUPERSEDES LOCAL ORDINANCE WITH REGARDS TO THE USE OF FEE-IN-LIEU OF WOODLAND CONSERVATION

NOTE 4. THERE IS A POSSIBLE DIFFERENCE OF 4.13 AC BETWEEN THE AMOUNT OF CLEARED WOODLAND IN THE FLOODPLAIN ON THE INDIVIDUAL WORKSHEET FOR PHASE 1 (LINE 14) AND THE PHASED WORKSHEET (LINE 30).



SECTION PLAN

PRELIMINARY NOT FOR CONSTRUCTION

Individual TCP2 with Previously Approved TCP1 or TCP2 Woodland Conservation Worksheet for Prince George's County

SECTION I – Establishing Site Information (Enter acres for each zone)				
1 Zone:	M-X-T			
2 Gross Tract:	58.06			
3 Floodplain:	2.28			
4 Previously Dedicated Land:	0.00			
5 Net Tract (NTA):	55.78	0.00	0.00	
6 Property Description or Subdivision Name:	WESTPHALIA TOWN CENTER - SEC 4 RESIDENTIAL			
7 Current TCP Number:	TCP2-029-12	Rev #	6	
8 Previous TCP Number:	TCP2-029-12	Rev #	4	
Site subject to the 2010 Ordinance (Y or N)	N			
Is this a priority funding area? (Y or N)	Y			
SECTION II - Determining Woodland Conservation Requirements (Enter acres in corresponding column)			Net tract	Floodplain
9 Woodland Conservation Calculations:				
11 Acreage of Existing Woodland			58.06	0.00
12 Woodland Conservation Required for per TCP1 or TCP2	45.43%		25.34	
13 Area of Woodland Cleared per previous TCP1 or TCP2			58.06	2.11
14 Area of Woodland Cleared per current TCP2			58.06	2.11
15 Area of Woodland above WCT not cleared by previous TCP1 or TCP2			58.06	
16 Additional Woodland Cleared by current TCP2	0.00			0.00
17 Does the TCPI show 2:1 replacement?	Y			
18 Clearing above WCT (1/4:1 Replacement)	0.00	Replacement required =		0.00
19 Clearing below WCT (2:1 Replacement)	0.00	Replacement required =		0.00
20 **Total Woodland Conservation Required :**			25.34	
SECTION III-Meeting the Requirement (Enter acres in corresponding column)				
21 Woodland Conservation Provided:			(acres)	
22 Woodland Preservation			0.00	
23 Reforestation / Afforestation			4.34	Bond amount: $ 56,715.12
24 Natural Regeneration			0.00	
25 Landscape Credits			0.00	
26 Area approved for fee-in-lieu			0.00	Fee amount: $0.00
27 Credits Received for Off-site Mitigation on another property			21.00	
28 Off-site Mitigation provided on this property			0.00	
29 **Total Woodland Conservation Provided**			25.34	
29 Area of net tract woodland not cleared	0.00	acres		
30 Woodland retained not part of requirements:	0.00	acres		
31 Prepared by:			Date:	
32 Qualifications:				

Individual TCP2 with Previously Approved TCP1 or TCP2 Woodland Conservation Worksheet for Prince George's County

SECTION I – Establishing Site Information (Enter acres for each zone)				
1 Zone:	M-X-T			
2 Gross Tract:	221.49			
3 Floodplain:	*** 15.64			
4 Previously Dedicated Land:	0.00			
5 Net Tract (NTA):	205.85	0.00	0.00	
6 Property Description or Subdivision Name:	WESTPHALIA TOWN CENTER - SECTION 1 - (RESIDENTIAL)			
7 Current TCP Number:	TCP2-029-12	Rev #	4	
8 Previous TCP Number:	TCP2-029-12	Rev #	4	
Site subject to the 2010 Ordinance (Y or N)	N			
Is this a priority funding area? (Y or N)	Y			
SECTION II - Determining Woodland Conservation Requirements (Enter acres in corresponding column)			Net tract	Floodplain
9 Woodland Conservation Calculations:				
11 Acreage of Existing Woodland			174.49	*** 16.07
12 Woodland Conservation Required for per TCP1 or TCP2	60.52%		124.58	
13 Area of Woodland Cleared per previous TCP1 or TCP2			139.40	**** 10.49
14 Area of Woodland Cleared per current TCP2			93.21	10.17
15 Area of Woodland above WCT not cleared by previous TCP1 or TCP2			34.85	
16 Additional Woodland Cleared by current TCP2	0.00			0.00
17 Does the TCPI show 2:1 replacement?	Y			
18 Clearing above WCT (1/4:1 Replacement)	0.00	Replacement required =		0.00
19 Clearing below WCT (2:1 Replacement)	0.00	Replacement required =		0.00
20 **Total Woodland Conservation Required :**			124.58	
SECTION III-Meeting the Requirement (Enter acres in corresponding column)				
21 Woodland Conservation Provided:			(acres)	
22 Woodland Preservation			78.39	
23 Reforestation / Afforestation			0.00	Bond amount: $ -
24 Natural Regeneration			0.00	
25 Landscape Credits			0.00	
26 Area approved for fee-in-lieu			0.00	Fee amount: $0.00
27 Credits Received for Off-site Mitigation on another property			0.00	
28 Off-site Mitigation provided on this property			0.00	
29 **Total Woodland Conservation Provided**			78.39	
29 Area of net tract woodland not cleared	81.28	acres		
30 Woodland retained not part of requirements:	2.89	acres		
31 Prepared by:			Date:	
32 Qualifications:				

*** NOTE: THERE IS A POSSIBLE DIFFERENCE OF 0.43 AC BETWEEN THE TOTAL AMOUNT OF FLOODPLAIN (LINE 3) AND THE EXISTING WOODLAND IN THE FLOODPLAIN (LINE 11) ON THIS WORKSHEET

**** NOTE: THERE IS A POSSIBLE DIFFERENCE OF 4.13 AC BETWEEN THE AMOUNT OF CLEARED WOODLAND IN THE FLOODPLAIN ON THIS SHEET (LINE 14) AND THE PHASED WORKSHEET (LINE 30).

Individual TCP2 with Previously Approved TCP1 or TCP2 Woodland Conservation Worksheet for Prince George's County

SECTION I -- Establishing Site Information (Enter acres for each zone)				
1 Zone:	M-X-T			
2 Gross Tract:	14.29			
3 Floodplain:	0.26			
4 Previously Dedicated Land:	0.00			
5 Net Tract (NTA):	14.03	0.00	0.00	
6 Property Description or Subdivision Name:	WESTPHALIA SECTION 2- PRESIDENTIAL PARKWAY			
7 Current TCP Number:	TCP2-029-12	Rev #	6	
8 Previous TCP Number:	TCP2-029-12	Rev #	4	
Site subject to the 2010 Ordinance (Y or N)	N			
Is this a priority funding area? (Y or N)	Y			
SECTION II - Determining Woodland Conservation Requirements (Enter acres in corresponding column)			Net tract	Floodplain
9 Woodland Conservation Calculations:				
11 Acreage of Existing Woodland			13.87	0.26
12 Woodland Conservation Required for per TCP1 or TCP2	36.85%		5.17	
13 Area of Woodland Cleared per previous TCP1 or TCP2			12.29	0.00
14 Area of Woodland Cleared per current TCP2			12.29	0.00
15 Area of Woodland above WCT not cleared by previous TCP1 or TCP2			12.29	
16 Additional Woodland Cleared by current TCP2	0.00			0.00
17 Does the TCPI show 2:1 replacement?	Y			
18 Clearing above WCT (1/4:1 Replacement)	0.00	Replacement required =		0.00
19 Clearing below WCT (2:1 Replacement)	0.00	Replacement required =		0.00
20 **Total Woodland Conservation Required :**			5.17	
SECTION III-Meeting the Requirement (Enter acres in corresponding column)				
21 Woodland Conservation Provided:			(acres)	
22 Woodland Preservation			1.58	
23 Reforestation / Afforestation			0.00	Bond amount: $ -
24 Natural Regeneration			0.00	
25 Landscape Credits			0.00	
26 Area approved for fee-in-lieu			0.00	Fee amount: $0.00
27 Credits Received for Off-site Mitigation on another property			3.59	
28 Off-site Mitigation provided on this property			0.00	
29 **Total Woodland Conservation Provided**			5.17	
29 Area of net tract woodland not cleared	1.58	acres		
30 Woodland retained not part of requirements:	0.00	acres		
31 Prepared by:			Date:	
32 Qualifications:				

Individual TCP2 with Previously Approved TCP1 or TCP2 Woodland Conservation Worksheet for Prince George's County

SECTION I -- Establishing Site Information (Enter acres for each zone)				
1 Zone:	M-X-T			
2 Gross Tract:	78.39			
3 Floodplain:	2.28			
4 Previously Dedicated Land:	0.00			
5 Net Tract (NTA):	76.11	0.00	0.00	
6 Property Description or Subdivision Name:	WESTPHALIA TOWN CENTER SECTION 3			
7 Current TCP Number:	TCP2-029-12	Rev #	6	
8 Previous TCP Number:	TCP2-029-12	Rev #	4	
Site subject to the 2010 Ordinance (Y or N)	N			
Is this a priority funding area? (Y or N)	Y			
SECTION II - Determining Woodland Conservation Requirements (Enter acres in corresponding column)			Net tract	Floodplain
9 Woodland Conservation Calculations:				
11 Acreage of Existing Woodland			71.27	2.28
12 Woodland Conservation Required for per TCP1 or TCP2	38.84%		29.56	
13 Area of Woodland Cleared per previous TCP1 or TCP2			68.36	1.05
14 Area of Woodland Cleared per current TCP2			68.36	1.05
15 Area of Woodland above WCT not cleared by previous TCP1 or TCP2			68.36	
16 Additional Woodland Cleared by current TCP2	0.00			0.00
17 Does the TCPI show 2:1 replacement?	Y			
18 Clearing above WCT (1/4:1 Replacement)	0.00	Replacement required =		0.00
19 Clearing below WCT (2:1 Replacement)	0.00	Replacement required =		0.00
20 **Total Woodland Conservation Required :**			29.56	
SECTION III-Meeting the Requirement (Enter acres in corresponding column)				
21 Woodland Conservation Provided:			(acres)	
22 Woodland Preservation			2.64	
23 Reforestation / Afforestation			4.23	Bond amount: $ 86,379.48
24 Natural Regeneration			0.00	
25 Landscape Credits			2.38	
26 Area approved for fee-in-lieu			0.00	Fee amount: $0.00
27 Credits Received for Off-site Mitigation on another property			20.31	
28 Off-site Mitigation provided on this property			0.00	
29 **Total Woodland Conservation Provided**			29.56	
29 Area of net tract woodland not cleared	2.91	acres		
30 Woodland retained not part of requirements:	0.27	acres		
31 Prepared by:			Date:	
32 Qualifications:				

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section

TYPE 2 TREE CONSERVANCY PLAN APPROVAL
TCP2-029-12

	Approved by	Date	DRD #	Reason for Revision
00	MEGAN K. REISER	1/31/2013	DSP-13006	
01	MEGAN K. REISER	9/23/2013	DSP-13006	
02	MEGAN K. REISER	3/25/2013	DSP-13006	
03	MEGAN K. REISER	3/25/2013	DSP-13006	
04	MEGAN K. REISER	10/22/2014	DSP-13006	
05	PENDING	PENDING	DSP-19008	SECTION 3
06	K. SHOULARS	9/12/2019	N/A	SECTION 2 / RG
07	K. SHOULARS	9/12/2019	N/A	SECTION 3 / RG
08	K. SHOULARS	9/12/2019	N/A	SECTION 4 / RG
09	KIM FINCH	5/20/2020	DSP-12017-01	INFRASTRUCTURE OF THE PRESIDENTIAL PARKWAY EXTENSION
10	KIM FINCH	11/10/2020	DSP-19009	SECTION 4 / FG
11	PENDING	PENDING	N/A	SECTION 5 / RG
12	KIM FINCH	1/6/2021	DSP-12017-02	INFRASTRUCTURE OF PRESIDENTIAL PARKWAY WEST
13			DSP-19062	

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: 10/16/21

STATE OF MARYLAND — CHRISTOPHER S. RODGERS — 3845 — LANDSCAPE ARCHITECT

05/05/21

CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Start Of Construction

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

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant:

DR Horton
c/o Griffin Burns
181 Harry Truman Pkwy, Ste. 250
Annapolis, Maryland 21401

WESTPHALIA TOWN CENTER

TAX MAP 90 GRIDS E4, F3 & F4 & TAX MAP 91, GRIDS A3 & A4
200 FOOT MAP 206SE09
ELECTION DISTRICT No. 15
MELWOOD, 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	SA	01/2020
DRAWN	RS	01/2020
REVIEWED	SA	09/2020
RODGERS CONTACT:	NAT BALLARD	

RELEASE FOR _____ BY _____ DATE _____

Type 2 Tree Conservation Plan

SCALE:
JOB No. 0832J
DATE: May 2021
SHEET No. 1A OF 65

N:\MD-Prince Georges\Westphalia Town Center\autocad\Plot Plans\Environmental\TCP2\1A TCP2_Notes&Details.dwg

Individual TCP2 with Previously Approved TCP1 or TCP2
Woodland Conservation Worksheet for Prince George's County

SECTION I -- Establishing Site Information (Enter acres for each zone)			
Zone:	M-X-T		
Gross Tract:	88.06		
Floodplain:	0.62		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	87.44	0.00	0.00
Property Description or Subdivision Name:	WESTPHALIA TOWN CENTER - SECTION 5 - (RESIDENTIAL)		
Current TCP Number:	TCP2-029-12	Rev #	4
Previous TCP Number:	TCP2-029-12	Rev #	4
Site subject to the 2010 Ordinance (Y or N)	N		
Is this a priority funding area? (Y or N)	Y		

SECTION II - Determining Woodland Conservation Requirements (Enter acres in corresponding column)				
Woodland Conservation Calculations:			Net tract	Floodplain
Acreage of Existing Woodland			46.23	0.62
Woodland Conservation Required for per TCPI or TCP2		29.41%	25.72	
Area of Woodland Cleared per previous TCP1 or TCP2			26.26	0.49
Area of Woodland Cleared per current TCP2			43.09	0.00
Area of Woodland above WCT not cleared by previous TCP1 or TCP2			46.58	
Additional Woodland Cleared by current TCP2	0.00			0.00
Does the TCPI show 2:1 replacement?	Y			
Clearing above WCT (1/4:1 Replacement)	0.00	Replacement required =		0.00
Clearing below WCT (2:1 Replacement)	0.00	Replacement required =		0.00
Total Woodland Conservation Required :			**25.72**	

SECTION III-Meeting the Requirement (Enter acres in corresponding column)			
Woodland Conservation Provided:	(acres)		
Woodland Preservation	3.10		
Reforestation / Afforestation	1.77	Bond amount:	$ 27,573.48
Natural Regeneration	0.34		
Landscape Credits	0.00		
Street Tree Credit (Existing or 10-year canopy)	2.20		
Area approved for fee-in-lieu	0.00	Fee amount:	$0.00
Credits Received for Off-site Mitigation on another property	18.31		
Off-site Mitigation provided on this property	0.00		
Total Woodland Conservation Provided	**25.72**		

Area of net tract woodland not cleared	3.14	acres
Woodland retained not part of requirements:	0.04	acres

Prepared by: Steve Allison 05/05/21 Date:

Qualifications:

REFORESTATION PLANT SCHEDULE - AREA B — Reforestation Area — Acreage 0.35 — Plantings 105 — Aproox 87%

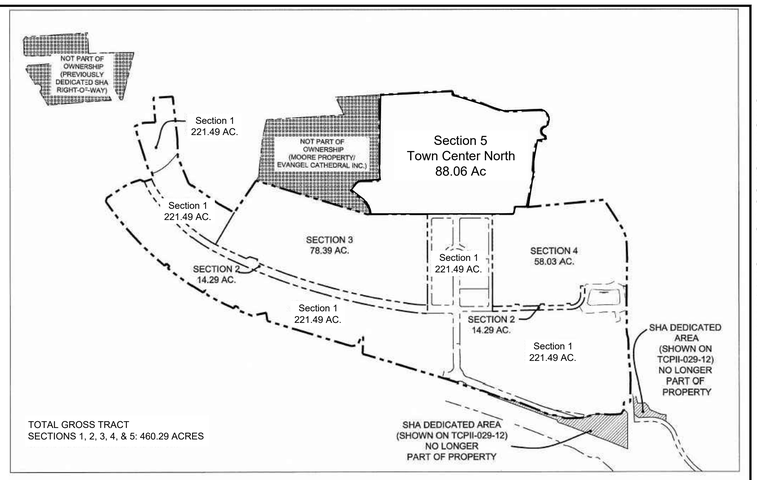
Species		Large Caliper Planting Stock					Reforestation	Percent of	Min. Req.
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity	Credits	Stocking	Per Acre
Area B									
Acer rubrum	Red Maple	1"		3	B&B	16	50	25.0%	300/Ac
Ilex opaca	American Holly	1"		3	B&B	13	50	25.0%	300/Ac
Nyssa sylvatica	Black Gum	1"		3	B&B	16	50	25.0%	300/Ac
Liriodendron tulipifera	Tulip Poplar	1"		3	B&B	16	50	25.0%	300/Ac
Pinus taeda	Virginia Pine	1"		3	B&B	12	50	25.0%	300/Ac
Quercus palustris	Pin Oak	1"		3	B&B	16	50	25.0%	300/Ac
Quercus alba	White Oak	1"		3	B&B	16	50	25.0%	300/Ac
					Total Trees	105			
							Reforestation Units	350	
							Total Reforestation Units Required	350	
							Excess	0	

REFORESTATION PLANT SCHEDULE - AREA C — Reforestation Area — Acreage 1.00 — Plantings 300 — Aproox 87%

Species		Large Caliper Planting Stock					Reforestation	Percent of	Min. Req.
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity	Credits	Stocking	Per Acre
Area C									
Acer rubrum	Red Maple	1"		3	B&B	44	143	25.0%	300/Ac
Ilex opaca	American Holly	1"		3	B&B	40	143	25.0%	300/Ac
Nyssa sylvatica	Black Gum	1"		3	B&B	44	143	25.0%	300/Ac
Liriodendron tulipifera	Tulip Poplar	1"		3	B&B	44	143	25.0%	300/Ac
Pinus taeda	Virginia Pine	1"		3	B&B	40	143	25.0%	300/Ac
Quercus palustris	Pin Oak	1"		3	B&B	44	143	25.0%	300/Ac
Quercus alba	White Oak	1"		3	B&B	44	143	25.0%	300/Ac
					Total Trees	300			
							Reforestation Units	1001	
							Total Reforestation Units Required	1000	
							Excess	1	

REFORESTATION PLANT SCHEDULE - AREA D — Reforestation Area — Acreage 0.42 — Plantings 126 — Aproox 87%

Species		Large Caliper Planting Stock					Reforestation	Percent of	Min. Req.
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity	Credits	Stocking	Per Acre
Area D									
Acer rubrum	Red Maple	1"		3	B&B	19	60	25.0%	300/Ac
Ilex opaca	American Holly	1"		3	B&B	16	60	25.0%	300/Ac
Nyssa sylvatica	Black Gum	1"		3	B&B	19	60	25.0%	300/Ac
Liriodendron tulipifera	Tulip Poplar	1"		3	B&B	19	60	25.0%	300/Ac
Pinus taeda	Virginia Pine	1"		3	B&B	16	60	25.0%	300/Ac
Quercus palustris	Pin Oak	1"		3	B&B	19	60	25.0%	300/Ac
Quercus alba	White Oak	1"		3	B&B	18	60	25.0%	300/Ac
					Total Trees	126			
							Reforestation Units	420	
							Total Reforestation Units Required	420	
							Excess	0	



SECTION PLAN

PRELIMINARY NOT FOR CONSTRUCTION

Prince George's County Planning Department, M-NCPPC **Environmental Planning Section** **TYPE 2 TREE CONSERVATION PLAN APPROVAL** **TCP2-029-12**				
	Approved by	Date	DRD #	Reason for Revision
00	MEGAN K. REISER	1/31/2013	DSP-13006	
01	MEGAN K. REISER	9/23/2013	DSP-13006	
02	MEGAN K. REISER	3/25/2013	DSP-13006	
03	MEGAN K. REISER	3/25/2013	DSP-13006	
04	MEGAN K. REISER	10/22/2014	DSP-13006	
05	PENDING	PENDING	DSP-19008	SECTION 3
06	K. SHOULARS	9/12/2019	N/A	SECTION 2 / RG
07	K. SHOULARS	9/12/2019	N/A	SECTION 3 / RG
08	K. SHOULARS	9/12/2019	N/A	SECTION 4 / RG
09	KIM FINCH	5/20/2020	DSP-12017-01	INFRASTRUCTURE OF THE PRESIDENTIAL PARKWAY EXTENSION
10	KIM FINCH	11/10/2020	DSP-19009	SECTION 4 / FG
11	PENDING	PENDING	N/A	SECTION 5 / RG
12	KIM FINCH	1/6/2021	DSP-12017-02	INFRASTRUCTURE OF PRESIDENTIAL PARKWAY WEST
13			DSP-19062	

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: 10/16/21

STATE OF MARYLAND — KIMBERLY K. FINCH — 3845 — LANDSCAPE ARCHITECT — 05/05/21

CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Start Of Construction

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

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant:

DR Horton
c/o Griffin Burns
181 Harry Truman Pkwy, Ste. 250
Annapolis, Maryland 21401

WESTPHALIA TOWN CENTER

TAX MAP 90 GRIDS E4, F3 & F4 & TAX MAP 91, GRIDS A3 & A4
200 FOOT MAP 206SE09
ELECTION DISTRICT No. 15
MELWOOD, 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	SA	01/2020
DRAWN	RS	01/2020
REVIEWED	SA	09/2020

RODGERS CONTACT: NAT BALLARD

RELEASE FOR _____ BY_____ DATE ____

Type 2 Tree Conservation Plan

SCALE:
JOB No. 0832J
DATE: May 2021
SHEET No. 1B OF 65

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SPECIMEN TREE TABLE 1

Tree No.	Common Name	Latin Name	Diameter at Breast Height (DBH)	Condition Rating	Condition	Comments	Disposition	Preservation Comments
1	Red Maple	Acer rubrum	32			Removed*	Not visible	
2	Red Maple	Acer rubrum	37			Removed*	Not visible	
3	Red Maple	Acer rubrum	36			Removed*	Not visible	
4	Yellow Poplar	Liriodendron tulipifera	43	84	Good	Trunk & top damage, decay, poor branching, dieback	Save	Root, prune, and fertilize
5	Yellow Poplar	Liriodendron tulipifera	32			Removed*	Not visible	
6	White Oak	Quercus alba	32			Removed*	Not visible	
7	Yellow Poplar	Liriodendron tulipifera	42			Removed*	Not visible	
8	Red Maple	Acer rubrum	37			Removed*	Not visible	
9	Yellow Poplar	Liriodendron tulipifera	40	47	Poor	Root, trunk & top damage, decay, cavities, dieback, poor branching	Save	Root, prune, and fertilize
10	Red Maple	Acer rubrum	37	72	Fair	Trunk & top damage, decay, poor branching, dieback; species corrected	Save	Root, prune, and fertilize
11	Yellow Poplar	Liriodendron tulipifera	33			Off-site Moore Property	Not part of this revision	
12	Yellow Poplar	Liriodendron tulipifera	39			Off-site Moore Property	Not part of this revision	
13	Yellow Poplar	Liriodendron tulipifera	36			Off-site Moore Property	Not part of this revision	
14	Yellow Poplar	Liriodendron tulipifera	44			Off-site Moore Property	Not part of this revision	
15	Yellow Poplar	Liriodendron tulipifera	31			Off-site Moore Property	Not part of this revision	
16	Southern Red Oak	Quercus falcata	47			Off-site Moore Property	Not part of this	
17	Southern Red Oak	Quercus falcata	30			Off-site Moore Property	Not part of this	
18	Yellow Poplar	Liriodendron tulipifera	33			Off-site Moore Property	Not part of this revision	
19	Red Maple	Acer rubrum	42			Off-site Moore Property	Not part of this	
20	Yellow Poplar	Liriodendron tulipifera	31			Off-site Moore Property	Not part of this revision	
21	Yellow Poplar	Liriodendron tulipifera	31			Off-site Moore Property	Not part of this revision	
22	Yellow Poplar	Liriodendron tulipifera	39	47	Poor	Root, trunk & top damage, decay, cavities, dieback, poor branching	Remove	
23	Southern Red Oak	Quercus falcata	34			Dead	Remove	
24	Yellow Poplar	Liriodendron tulipifera	39	72	Fair	Root, trunk & top damage, decay, cavities, dieback, poor branching	Remove	
25	Sweetgum	Liquidambar stryaciflua	34			Removed*	Not visible	
26	Southern Red Oak	Quercus falcata	41			Removed*	Not visible	
27	Yellow Poplar	Liriodendron tulipifera	44	72	Fair	Trunk & top damage, decay, dieback, poor branching	Save	Root, prune, and fertilize
28	White Oak	Quercus alba	34	91	Excellent	Top damage, decay, dieback	Remove	
29	Southern Red Oak	Quercus falcata	34	91	Excellent	Top damage, decay, dieback	Remove	
30	Yellow Poplar	Liriodendron tulipifera	51	59	Poor	Root, trunk & top damage, decay, cavities, dieback, poor branching	Remove	
31	Southern Red Oak	Quercus falcata	38			Removed*	Not visible	
32	Yellow Poplar	Liriodendron tulipifera	34	63	Poor	Trunk & top damage, decay, cavities, poor branching, dieback	Remove	
33	White Oak	Quercus alba	54			Removed*	Not visible	
34	Beech	Fagus grandifolia	39	91	Excellent	Top damage, dieback, needs pruning	Remove	
35	Hickory	Carya sp.	38	78	Fair	Trunk & top damage, decay, dieback	Remove	
36	Yellow Poplar	Liriodendron tulipifera	32	84	Good	Root & top damage, decay, dieback, needs pruning	Remove	
37	Yellow Poplar	Liriodendron tulipifera	42	41	Poor	Root, trunk & top damage, decay, cavities, poor branching, dieback	Remove	
38	Beech	Fagus grandifolia	36	84	Good	Trunk & top damage, decay, included bark, dieback	Remove	
39	Yellow Poplar	Liriodendron tulipifera	39	84	Good	Top damage, dieback, needs pruning	Remove	
40	Southern Red Oak	Quercus falcata	35	84	Good	Trunk & top damage, decay, included bark, dieback	Remove	
41	Yellow Poplar	Liriodendron tulipifera	39			Dead	Save	
42	Sycamore	Platanus occidentalis	42	53	Poor	Root, trunk & top damage, decay, cavities, poor branching, dieback	Save	
43	Yellow Poplar	Liriodendron tulipifera	58	78	Fair	Trunk & top damage, decay, poor branching, dieback	Remove	
44	Yellow Poplar	Liriodendron tulipifera	38	91	Excellent	Top damage, decay, poor branching, needs pruning	Save	Root, prune, and fertilize
45	Yellow Poplar	Liriodendron tulipifera	63	72	Fair	Trunk & top damage, decay, poor branching, dieback, V-fork (3)	Remove	
46	Yellow Poplar	Liriodendron tulipifera	41	69	Poor	Root, trunk & top damage, decay, poor branching, dieback	Remove	
47	Sycamore	Platanus occidentalis	43	78	Fair	Trunk & top damage, decay, poor branching, dieback	Remove	
48	Yellow Poplar	Liriodendron tulipifera	36			Dead	Remove	
49	Yellow Poplar	Liriodendron tulipifera	34			Dead	Remove	
50	White Oak	Quercus alba	49			Removed*	Not visible	
51	Southern Red Oak	Quercus falcata	56			Removed*	Not visible	
52	Beech	Fagus grandifolia	42			Not Found	Not visible	
53	Yellow Poplar	Liriodendron tulipifera	48			Removed*	Not visible	
54	Beech	Fagus grandifolia	54	53	Poor	Root, trunk & top damage, decay, cavities, vines, poor branching, dieback	Save	Root, prune, and fertilize
55	Beech	Fagus grandifolia	33	78	Fair	Trunk & top damage, decay, included bark, dieback	Save	Root, prune, and fertilize
56	Beech	Fagus grandifolia	33	84	Good	Trunk & top damage, decay, included bark, dieback	Save	Root, prune, and fertilize
57	Yellow Poplar	Liriodendron tulipifera	31			Not Found	Not visible	
58	Beech	Fagus grandifolia	37			Removed*	Not visible	
59	Beech	Fagus grandifolia	33			Removed*	Not visible	
60	Beech	Fagus grandifolia	31	72	Fair	Root, trunk & top damage, decay, cavities, poor branching, dieback	Save	Root, prune, and fertilize
61	Beech	Fagus grandifolia	34	78	Fair	Trunk & top damage, decay, included bark, dieback	Save	Root, prune, and fertilize
62	Yellow Poplar	Liriodendron tulipifera	28	69	Poor	Root, trunk & top damage, V-fork, included bark, poor branching	Remove	Root, prune, and fertilize
63	Yellow Poplar	Liriodendron tulipifera	33			Removed*	Not visible	
64	Red Maple	Acer rubrum	35	66	Poor	Root, trunk & top damage, decay, dieback, included bark, poor branching	Save	Root, prune, and fertilize
65	Red Maple	Acer rubrum	35	56	Poor	Root, trunk & top damage, decay, dieback, included bark, poor branching	Save	Root, prune, and fertilize
66	Red Maple	Acer rubrum	33			Removed*	Not visible	
67	Red Maple	Acer rubrum	39	59	Poor	Root, trunk & top damage, decay, dieback, included bark, poor branching	Save	Root, prune, and fertilize
68	Red Maple	Acer rubrum	37			Removed*	Not visible	
69	Red Maple	Acer rubrum	46	72	Fair	Root, trunk & top damage, decay, dieback, included bark, poor branching	Save	Root, prune, and fertilize
70	Red Maple	Acer rubrum	35	72	Fair	Root, trunk & top damage, decay, dieback, included bark, poor branching	Save	Root, prune, and fertilize
71	Red Maple	Acer rubrum	37			Removed*	Not visible	
72	Beech	Fagus grandifolia	33	72	Fair	Root, trunk & top damage, decay, dieback, poor	Save	Root, prune, and fertilize
73	Yellow Poplar	Liriodendron tulipifera	39			Removed*	Not visible	
74	Yellow Poplar	Liriodendron tulipifera	39	84	Good	Trunk & top damage, decay, poor branching	Remove	
75	Yellow Poplar	Liriodendron tulipifera	32			Removed*	Not visible	
76	Yellow Poplar	Liriodendron tulipifera	39			Removed*	Not visible	
77	Yellow Poplar	Liriodendron tulipifera	38			Removed*	Not visible	
78	Red Maple	Acer rubrum	38			Removed*	Not visible	
79	Red Maple	Acer rubrum	30			Removed*	Not visible	
80	Yellow Poplar	Liriodendron tulipifera	32			Removed*	Not visible	
81	Beech	Fagus grandifolia	32			Removed*	Not visible	
82	Sycamore	Platanus occidentalis	36			Removed*	Not visible	
83	Red Maple	Acer rubrum	35			Removed*	Not visible	
84	Red Maple	Acer rubrum	42	66	Poor	Root, trunk & top damage, decay, dieback, poor branching	Save	
85	Red Maple	Acer rubrum	36			Not Found	Not visible	
86	Yellow Poplar	Liriodendron tulipifera	39			Not Found	Not visible	
87	Yellow Poplar	Liriodendron tulipifera	31	84	Good	Top damage, decay, poor branching	Save	Root, prune, and fertilize
88	Yellow Poplar	Liriodendron tulipifera	39	78	Fair	Trunk & top damage, decay, poor branching	Remove	
89	Yellow Poplar	Liriodendron tulipifera	34	59	Poor	Root, trunk & top damage, decay, cavities,	Remove	
90	Yellow Poplar	Liriodendron tulipifera	46	84	Good	Trunk & top damage, decay, poor branching	Remove	
91	Red Maple	Acer rubrum	32			Removed*	Not visible	
92	Red Maple	Acer rubrum	33			Removed*	Not visible	
93	Sycamore	Platanus occidentalis	45	84	Good	Trunk & top damage, decay, dieback	Remove	
94	Red Maple	Acer rubrum	37	66	Poor	Root, trunk & top damage, decay, dieback, poor branching	Save	Root, prune, and fertilize
95	Yellow Poplar	Liriodendron tulipifera	33	84	Good	Root & top damage, decay, poor branching,	Save	Root, prune, and fertilize
96	Yellow Poplar	Liriodendron tulipifera	38	78	Fair	Root & top damage, decay, poor branching,	Save	Root, prune, and fertilize
97	Red Maple	Acer rubrum	33	84	Good	Trunk & top damage, decay, dieback	Save	Root, prune, and fertilize
98	Southern Red Oak	Quercus falcata	39	66	Poor	Root, trunk & top damage, decay, dieback, poor	Save	Root, prune, and fertilize
99	Red Maple	Acer rubrum	37	78	Fair	Root, trunk & top damage, decay, dieback, poor	Save	Root, prune, and fertilize
100	Sweetgum	Liquidambar stryaciflua	35	72	Fair	Trunk & top damage, decay, dieback; species corrected	Remove	
101	Sweetgum	Liquidambar stryaciflua	38	72	Fair	Trunk & top damage, decay, dieback, poor	Remove	
102	Silver Maple	Acer saccharinum	48	59	Poor	Trunk & top damage, decay, dieback, poor branching, V-fork, many vines	Save	Root, prune, and fertilize
103	Silver Maple	Acer saccharinum	75			Dead	Remove	
104	Silver Maple	Acer saccharinum	46			Removed*	Not visible	
105	Yellow Poplar	Liriodendron tulipifera	33	59	Poor	Root, trunk & top damage, decay, cavities, poor branching, dieback	Remove	Root, prune, and fertilize
106	Yellow Poplar	Liriodendron tulipifera	38			Removed*	Not visible	
107	Yellow Poplar	Liriodendron tulipifera	38	72	Fair	Root, trunk & top damage, decay, cavities, poor branching, dieback	Remove	
108	White Oak	Quercus alba	37	78	Fair	Trunk & top damage, decay, dieback, poor branching	Save	Root, prune, and fertilize
109	Yellow Poplar	Liriodendron tulipifera	35	84	Good	Trunk & top damage, decay, dieback, poor branching	Remove	
110	Yellow Poplar	Liriodendron tulipifera	33	84	Good	Trunk & top damage, decay, dieback, poor branching	Save	Root, prune, and fertilize
111	Sweetgum	Liquidambar stryaciflua	30			Not Found	Not visible	
112	Beech	Fagus grandifolia	38			Removed*	Not visible	
113	Yellow Poplar	Liriodendron tulipifera	39	53	Poor	Root, trunk & top damage, decay, cavity, dieback, poor branching	Save	Root, prune, and fertilize
114	Red Maple	Acer rubrum	40	47	Poor	Root, trunk & top damage, decay, cavity, dieback, poor branching	Save	Root, prune, and fertilize
115	Sweetgum	Liquidambar stryaciflua	31	47	Poor	Root, trunk & top damage, decay, cavity, dieback, poor branching	Save	Root, prune, and fertilize
116	Yellow Poplar	Liriodendron tulipifera	33	91	Excellent	Top damage, decay, poor branching	Save	Root, prune, and fertilize
117	Yellow Poplar	Liriodendron tulipifera	39	84	Good	Trunk & top damage, decay, dieback; poor branching	Save	Root, prune, and fertilize
118	Yellow Poplar	Liriodendron tulipifera	31			Not Found	Not visible	
119	Yellow Poplar	Liriodendron tulipifera	39	91	Excellent	Top damage, decay, poor branching	Save	Root, prune, and fertilize
120	Yellow Poplar	Liriodendron tulipifera	36	84	Good	Top damage, decay, poor branching	Save	Root, prune, and fertilize
121	Yellow Poplar	Liriodendron tulipifera	34	84	Good	Trunk & top damage, decay, dieback; poor branching	Save	Root, prune, and fertilize
122	Yellow Poplar	Liriodendron tulipifera	39			Not Found	Not visible	
123	Silver Maple	Acer saccharinum	42	78	Fair	Root, trunk & top damage, decay, dieback, poor branching, vines	Save	Root, prune, and fertilize
124	Yellow Poplar	Liriodendron tulipifera	33	72	Fair	Root, trunk & top damage, decay, dieback, poor branching, included bark	Save	Root, prune, and fertilize
125	Yellow Poplar	Liriodendron tulipifera	39			Dead	Remove	
126	Yellow Poplar	Liriodendron tulipifera	44	56	Poor	Root, trunk & top damage, decay, dieback, poor branching	Remove	
127	Yellow Poplar	Liriodendron tulipifera	32	84	Good	Trunk & top damage, decay, dieback; poor branching	Remove	
128	Yellow Poplar	Liriodendron tulipifera	35			Not Found	Not visible	
129	Yellow Poplar	Liriodendron tulipifera	39	84	Good	Trunk & top damage, decay, dieback; poor branching	Save	Root, prune, and fertilize
130	Yellow Poplar	Liriodendron tulipifera	30	91	Excellent	Top damage, decay, poor branching	Save	Root, prune, and fertilize
131	Yellow Poplar	Liriodendron tulipifera	44	84	Good	Trunk & top damage, decay, dieback; poor branching	Save	
132	Yellow Poplar	Liriodendron tulipifera	54	78	Fair	Trunk & top damage, decay, dieback; poor branching	Save	Root, prune, and fertilize
133	Yellow Poplar	Liriodendron tulipifera	48	59	Poor	Root, trunk & top damage, decay, dieback, poor branching	Save	Root, prune, and fertilize
134	Yellow Poplar	Liriodendron tulipifera	31			Removed*	Not visible	
135	Yellow Poplar	Liriodendron tulipifera	31	78	Fair	Root, trunk & top damage, decay, dieback, poor branching	Save	Root, prune, and fertilize
136	Yellow Poplar	Liriodendron tulipifera	32	78	Fair	Root, trunk & top damage, decay, dieback, poor branching, vines	Save	Root, prune, and fertilize
137	Red Maple	Acer rubrum	61	59	Poor	Root, trunk & top damage, decay, dieback, poor branching	Save	Root, prune, and fertilize
138	Yellow Poplar	Liriodendron tulipifera	32			Not Found	Not visible	
139	Yellow Poplar	Liriodendron tulipifera	36	91	Excellent	Top damage, decay, poor branching	Save	Root, prune, and fertilize
140	Yellow Poplar	Liriodendron tulipifera	40	91	Excellent	Top damage, decay, poor branching - previously shown as 54" but nothing that size in vicinity	Save	Root, prune, and fertilize
141	Sycamore	*Platanus occidentalis*	37	N/A	Fair	Decay	N/A	N/A
142	Silver Maple	*Acer saccharinum*	41	N/A	Poor	Decay, hollow, top damage	N/A	N/A
143	Silver Maple	*Acer saccharinum*	37	N/A	Poor	Decay, fork, top damage	N/A	N/A
144	Black Locust	*Robinia pseudo-acacia*	42	N/A	Poor	Decay, dieback, fork, top damage	N/A	N/A
145	Silver Maple	*Acer saccharinum*	44	N/A	Poor	Decay, hollow, top damage	N/A	N/A
146	Silver Maple	*Acer saccharinum*	51	N/A	Fair	Decay, top damage, fork	N/A	N/A
147	Sweetgum	*Liquidambar styraciflua*	44	N/A	Fair	Dieback, fork	N/A	N/A
148	Silver Maple	*Acer saccharinum*	31	N/A	Poor	Decay, dieback, fork, top damage	N/A	N/A
149	Silver Maple	*Acer saccharinum*	39	N/A	Fair	Dieback, fork	N/A	N/A
150	Blackgum	*Nyssa sylvatica*	35	N/A	Poor	Decay, dieback, top damage	N/A	N/A
151	Silver Maple	*Acer saccharinum*	44	N/A	Poor	Decay, fork, top damage	N/A	N/A
152	Red Maple	*Acer rubrum*	48	N/A	Poor	Decay, hollow, fork	N/A	N/A
153	Yellow Poplar	*Liriodendron tulipifera*	38	N/A	Fair	Top damage	N/A	N/A
154	Yellow Poplar	*Liriodendron tulipifera*	35	N/A	Fair	Decay, fork, top damage	N/A	N/A
155	Yellow Poplar	*Liriodendron tulipifera*	47	N/A	Poor	Decay, hollow, top damage	N/A	N/A
156	Sweetgum	*Liquidambar styraciflua*	33	N/A	Good	N/A	N/A	N/A
157	Eastern Hemlock	*Tsuga canadensis*	25	N/A	Good	N/A	N/A	N/A
158	Norway Spruce	*Picea abies*	28	N/A	Good	N/A	N/A	N/A

TAKEN FROM WESTPHALIA DETAILED FOREST STAND DELINEATION PREPARED BY JM FORESTRY SERVICES, LLC DATED FEBRUARY 21, 2019. NOTE: *REMOVED (TREES THAT ARE NO LONGER VISIBLE ON SITE).

SPECIMEN TREE TABLE 2 (ADDITIONAL TREES ADDED PER UPDATED NRI)

Tree No.	Common Name	Latin Name	Diameter at Breast Height (DBH)	Condition Rating	Condition	Comments	Disposition	Preservation Comments
201	Southern Red Oak	*Quercus falcata*	35	53	Poor	Root, trunk and top damage, decay, cavity,	Remove	Root, prune, and fertilize
202	Yellow Poplar	*Liriodendron tulipifera*	36	78	Fair	Trunk and top damage, decay, dieback, poor	Save	Root, prune, and fertilize
203	Yellow Poplar	*Liriodendron tulipifera*	39	78	Fair	Trunk and top damage, decay, dieback, poor	Save	
204	Yellow Poplar	*Liriodendron tulipifera*	37	84	Good	Top damage, poor branching, dieback, decay	Save	
205	Yellow Poplar	*Liriodendron tulipifera*	38	84	Good	Trunk and top damage, decay, dieback, poor branching	Save	Root, prune, and fertilize
206	Sycamore	*Platanus occidentalis*	31	66	Poor	Root, trunk and top damage, decay, cavity,	Remove	
207	Red Maple	*Acer rubrum*	35	59	Poor	Root, trunk and top damage, decay, cavity, dieback, poor branching	Save	Root, prune, and fertilize
208	Yellow Poplar	*Liriodendron tulipifera*	33	78	Fair	Trunk and top damage, decay, dieback, poor	Save	Root, prune, and fertilize
209	Beech	*Fagus grandifolia*	33	84	Good	Trunk and top damage, decay, dieback, poor branching	Save	Root, prune, and fertilize
210	Yellow Poplar	*Liriodendron tulipifera*	33	72	Fair	Root, trunk and top damage, decay, cavity, dieback, poor branching	Save	Root, prune, and fertilize
211	Yellow Poplar	*Liriodendron tulipifera*	33	91	Excellent	Top damage, decay, dieback, poor branching, vines	Save	Root, prune, and fertilize
212	Red Maple	*Acer rubrum*	40	56	Poor	Root, trunk & top damage, decay, dieback, poor branching, girdling roots	Save	Root, prune, and fertilize
213	Red Maple	*Acer rubrum*	43	50	Poor	Root, trunk & top damage, decay, cavity, dieback, poor branching, girdling roots	Remove	Root, prune, and fertilize
214	Yellow Poplar	*Liriodendron tulipifera*	44	78	Fair	Root, trunk & top damage, decay, dieback, poor branching, girdling roots	Save	Root, prune, and fertilize
215	Yellow Poplar	*Liriodendron tulipifera*	37	78	Fair	Root, trunk & top damage, decay, dieback, poor branching, girdling roots	Save	Root, prune, and fertilize
216	Southern Red Oak	*Quercus falcata*	32	72	Fair	Root, trunk & top damage, decay, dieback, poor	Save	Root, prune, and fertilize
217	Yellow Poplar	*Liriodendron tulipifera*	40	78	Fair	Trunk and top damage, decay, dieback, poor	Save	Root, prune, and fertilize
218	Yellow Poplar	*Liriodendron tulipifera*	31	91	Excellent	Top damage, decay, dieback, poor branching	Save	Root, prune, and fertilize
219	Yellow Poplar	*Liriodendron tulipifera*	31	91	Excellent	Top damage, decay, dieback, poor branching	Save	Root, prune, and fertilize
220	Yellow Poplar	*Liriodendron tulipifera*	33	84	Good	Top damage, decay, dieback, poor branching	Remove	
221	Yellow Poplar	*Liriodendron tulipifera*	34	66	Poor	Root, trunk & top damage, decay, dieback, poor branching, vines	Save	Root, prune, and fertilize
222	Red Maple	*Acer rubrum*	34	59	Poor	Root, trunk & top damage, decay, cavity, dieback, poor branching, vines	Save	Root, prune, and fertilize
223	Yellow Poplar	*Liriodendron tulipifera*	32	84	Good	Top damage, decay, dieback, poor branching	Remove	
224	Yellow Poplar	*Liriodendron tulipifera*	33	84	Good	Trunk & top damage, decay, dieback, poor branching	Remove	
225	Yellow Poplar	*Liriodendron tulipifera*	72	59	Poor	Root, trunk & top damage, decay, cavity, dieback,	Remove	
226	Yellow Poplar	*Liriodendron tulipifera*	37	91	Excellent	Top damage, decay, dieback, poor branching,	Remove	
227	Red Maple	*Acer rubrum*	34	72	Fair	Root, trunk & top damage, decay, cavity, dieback, poor branching	Remove	Root, prune, and fertilize
228	Red Maple	*Acer rubrum*	32	59	Poor	Root, trunk & top damage, decay, dieback, poor	Remove	
229	Yellow Poplar	*Liriodendron tulipifera*	32	91	Excellent	Top damage, decay, dieback, poor branching	Remove	
230	Yellow Poplar	*Liriodendron tulipifera*	35	91	Excellent	Top damage, decay, dieback, poor branching	Remove	
231	Yellow Poplar	*Liriodendron tulipifera*	31	91	Excellent	Top damage, decay, dieback, poor branching	Remove	
232	Yellow Poplar	*Liriodendron tulipifera*	34	91	Excellent	Top damage, decay, dieback, poor branching	Remove	
233	Yellow Poplar	*Liriodendron tulipifera*	42	84	Good	Trunk & top damage, decay, dieback, poor branching, V-fork	Remove	
234	Yellow Poplar	*Liriodendron tulipifera*	38	91	Excellent	Top damage, decay, dieback, poor branching	Remove	
235	Yellow Poplar	*Liriodendron tulipifera*	34	91	Excellent	Top damage, decay, dieback, poor branching	Remove	
236	Yellow Poplar	*Liriodendron tulipifera*	32	91	Excellent	Top damage, decay, dieback, poor branching	Remove	
237	Yellow Poplar	*Liriodendron tulipifera*	35	72	Fair	Trunk & top damage, decay, dieback, poor branching	Remove	
238	Yellow Poplar	*Liriodendron tulipifera*	33	91	Excellent	Top damage, decay, dieback, poor branching	Remove	
239	Yellow Poplar	*Liriodendron tulipifera*	32	72	Fair	Trunk & top damage, decay, dieback, poor branching	Remove	
240	Yellow Poplar	*Liriodendron tulipifera*	34	78	Fair	Trunk & top damage, decay, dieback, poor branching	Remove	
241	Sweetgum	*Liquidambar styraciflua*	32	84	Good	Trunk & top damage, decay, dieback, poor branching	Remove	
242	Red Maple	*Acer rubrum*	39	72	Fair	Root, trunk & top damage, decay, dieback, poor branching	Remove	
243	Yellow Poplar	*Liriodendron tulipifera*	36	72	Fair	Trunk & top damage, decay, dieback, poor branching	Remove	
244	Yellow Poplar	*Liriodendron tulipifera*	34	53	Poor	Root, trunk & top damage, decay, dieback, cavity, poor branching	Remove	
245	Southern Red Oak	*Quercus falcata*	30	84	Good	Trunk & top damage, decay, dieback, poor branching	Remove	
246	Yellow Poplar	*Liriodendron tulipifera*	33	78	Fair	Trunk & top damage, decay, dieback, poor branching	Remove	
247	Yellow Poplar	*Liriodendron tulipifera*	34	78	Fair	Trunk & top damage, decay, dieback, poor branching	Remove	
248	Yellow Poplar	*Liriodendron tulipifera*	36	72	Fair	Trunk & top damage, decay, dieback, poor branching	Remove	
249	Yellow Poplar	*Liriodendron tulipifera*	33	72	Fair	Trunk & top damage, decay, dieback, poor branching		
250	Yellow Poplar	*Liriodendron tulipifera*	33	84	Good	Trunk & top damage, decay, dieback, poor branching	Remove	
251	Southern Red Oak	*Quercus falcata*	30	91	Excellent	Top damage, decay, dieback	Remove	
252	Southern Red Oak	*Quercus falcata*	31	84	Good	Trunk & top damage, decay, dieback, poor branching	Remove	
253	White Oak	*Quercus alba*	33	78	Fair	Trunk & top damage, decay, dieback, poor branching - Tree Stand	Remove	
254	Yellow Poplar	*Liriodendron tulipifera*	31	91	Excellent	Top damage, decay, dieback	Remove	
255	Yellow Poplar	*Liriodendron tulipifera*	33	91	Excellent	Top damage, decay, dieback	Save	Root, prune, and fertilize
256	Southern Red Oak	*Quercus falcata*	30	66	Poor	Root, trunk & top damage, decay, cavity, dieback, poor branching	Save	
257	Yellow Poplar	*Liriodendron tulipifera*	32	91	Excellent	Top damage, decay, dieback	Remove	
258	Yellow Poplar	*Liriodendron tulipifera*	32	91	Excellent	Top damage, decay, dieback	Remove	
259	Yellow Poplar	*Liriodendron tulipifera*	35	78	Fair	Root, trunk & top damage, decay, dieback, poor branching	Save	
260	Yellow Poplar	*Liriodendron tulipifera*	33	91	Excellent	Top damage, decay, dieback	Save	
261	Yellow Poplar	*Liriodendron tulipifera*	31	91	Excellent	Top damage, decay, dieback	Save	
262	Yellow Poplar	*Liriodendron tulipifera*	34	91	Excellent	Top damage, decay, dieback	Save	
263	Yellow Poplar	*Liriodendron tulipifera*	33	59	Poor	Root, trunk & top damage, decay, dieback, lightening strike	Save	
264	Sweetgum	*Liquidambar styraciflua*	30	72	Fair	Trunk & top damage, decay, cavity, dieback, poor branching	Save	
265	Black Cherry	*Prunus serotina*	48	69	Poor	Trunk & top damage, decay, cavity, dieback, poor branching	Save	
266	Yellow Poplar	*Liriodendron tulipifera*	34	91	Excellent	Top damage, decay, dieback	Save	
267	Yellow Poplar	*Liriodendron tulipifera*	52	47	Poor	Root, trunk & top damage, decay, cavity, dieback	Save	
268	Yellow Poplar	*Liriodendron tulipifera*	32	91	Excellent	Top damage, decay, dieback	Save	
269	Yellow Poplar	*Liriodendron tulipifera*	34	84	Good	Trunk & top damage, decay, dieback, poor branching	Save	
270	Yellow Poplar	*Liriodendron tulipifera*	30	84	Good	Root & top damage, decay, dieback, poor branching	Save	
271	Yellow Poplar	*Liriodendron tulipifera*	37	78	Fair	Root & top damage, decay, dieback, poor branching	Save	
272	Yellow Poplar	*Liriodendron tulipifera*	40	78	Fair	Root & top damage, decay, dieback, poor branching	Save	
273	Yellow Poplar	*Liriodendron tulipifera*	42	84	Good	Trunk & top damage, decay, dieback, poor branching, vines	Save	
274	Red Maple	*Acer rubrum*	35	84	Good	Flagged as 2nd #213 - Root & top damage, decay, dieback, poor branching	Save	

TAKEN FROM WESTPHALIA DETAILED FOREST STAND DELINEATION PREPARED BY JM FORESTRY SERVICES, LLC DATED FEBRUARY 21, 2019.

SPECIMEN TREE SUMMARY TABLE

TABLE A - SPECIMEN TREE SUMMARY TABLE (PREVIOUSLY APPROVED NRI-094-2006-01)	
Total Number of trees identified per original field study	158
Trees which are off-site and not counted for this NRI application (Moore Property)	11
Trees which are off-site and not counted for this NRI application (SHA Property)	18
Trees which have been "removed" from original field study	37
Trees which are now identified as "dead" per 2/21/2019 field study	6
Trees which are identified as "not found" per 2/21/2019 field study	9
Total Number of trees still alive and visable per 2/21/2019 field study	77
TABLE B - SPECIMEN TREE SUMMARY TABLE (ADDITIONAL TREES SURVEYED AS PART OF THIS NRI REVISION)	
Total Number of trees newly identified per 2/21/2019	74
TABLE A AND TABLE B (COMBINED SPECIMEN TREE TOTALS)	
Total Number of trees still alive and visable per 2/21/2019 field study	77
Total Number of trees newly identified per 2/21/2019	74
TOTAL NUMBER OF SPECIMEN TREES IN THIS NRI APPLICATION	
	151

LEGEND:

SPECIMEN TREES FROM ORIGINAL NRI WHICH ARE EITHER DEAD, NOT FOUND OR HAVE BEEN REMOVED AS PER THE FIELD VISIT BY JM FORESTRY SERVICES, LLC DATED FEBRUARY 21, 2019

SPECIMEN TREES WHICH ARE SHOWN ON THE SPECIMEN TREE TABLES BUT WHICH ARE NO LONGER PART OF THE SUBJECT NRI APPLICATION. (MOORE PROPERTY AND SHA OWNERSHIP)

2 ***SPECIMEN TREES REMOVED WITHIN SECTION 5 PER CURRENT TCP2 SUBMISSION (TCP2-029-12-11).***

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-029-12

	Approved by	Date	DRD #	Reason for Revision
00	MEGAN K. REISER	1/31/2013	DSP-13006	
01	MEGAN K. REISER	9/23/2013	DSP-13006	
02	MEGAN K. REISER	3/25/2013	DSP-13006	
03	MEGAN K. REISER	3/25/2013	DSP-13006	
04	MEGAN K. REISER	10/22/2014	DSP-13006	
05	PENDING	PENDING	DSP-19008	SECTION 3
06	K. SHOULARS	9/12/2019	N/A	SECTION 2 / RG
07	K. SHOULARS	9/12/2019	N/A	SECTION 3 / RG
08	K. SHOULARS	9/12/2019	N/A	SECTION 4 / RG
09	KIM FINCH	5/20/2020	DSP-12017-01	INFRASTRUCTURE OF THE PRESIDENTIAL PARKWAY EXTENSION
10	KIM FINCH	11/10/2020	DSP-19009	SECTION 4 / FG
11	PENDING	PENDING	N/A	SECTION 5 / RG
12	KIM FINCH	1/6/2021	DSP-12017-02	INFRASTRUCTURE OF PRESIDENTIAL PARKWAY WEST
13			DSP-19062	

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

DRAWN BY AL
APPROVED BY RCM
CHECKED BY ST
DATE DEC 2019

OWNER/APPLICANT
WESTPHLIA DEVELOPMENT MD,LLC
448 VIKING DRIVE, SUITE 220
VIRGINIA BEACH, VA 23452

CONTACT
SEAN F. BRUCE
P: 301.502.0956

15TH ELECTION DISTRICT
PRINCE GEORGE'S ROAD ATLAS:
TAX MAP: 90 - GRID: C3,D3-4,E3-4,F3-4
TAX MAP: 91 - GRID: A3-4
TAX MAP: 99 - GRID: D1,E1,F1
TAX MAP: 100- GRID: A1-2
200' MAP REFERENCE: 206SE08, 206SE09, 207SE08, 207SE09

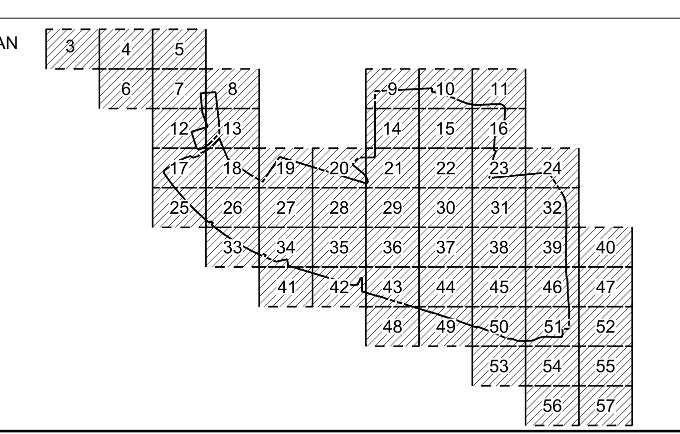
SCALE(S)
AS SHOWN
Unless otherwise noted

NO.	DESCRIPTION	DATE	BY

REVISIONS

SEAL
PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3108, EXPIRATION DATE: OCTOBER 3, 2021.

STATE OF MARYLAND · MEREDITH BYER · REGISTERED LANDSCAPE ARCHITECT · 1-28-2020

KEY PLAN


WESTPHALIA TOWN CENTER

2 PRINCE GEORGE'S COUNTY
MARYLAND

TREE CONSERVATION PLAN TYPE II

DETAILS, NOTES, & COMPUTATIONS

Dewberry®
Dewberry Engineers Inc.
4601 Forbes Boulevard, Suite 300
Lanham, MD 20706
301.731.5551
301.731.0188 fax

PROJECT NO. 50108026
2
SHEET NO. 2 of 62

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STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR THE ROUGH GRADING PERMITS ASSOCIATED WITH EACH SECTION OF THE WESTPHALIA CENTER DEVELOPMENT. THESE ARE AS FOLLOWS: PHASE 1 RG 33221-2012-01, WESTPHALIA PONDS RG 33972-2012-01, PHASE 2 PRESIDENTIAL PARKWAY WEST RG 37368-2019, WESTPHALIA SNAPPER RG 29168-2019, PRESIDENTIAL PARKWAY EAST RG 33221-2012-01 AND WESTPHALIA EAST RG 14230-2019-00. IF ANY OF THESE PERMITS EXPIRE, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.
2. CUTTING OR CLEARING WOODLANDS 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.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION OR THE DEPARTMENT OF ENVIRONMENTAL RESOURCES, AS APPROPRIATE, SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO CONDUCT A PRE-CONSTRUCTION MEETING WHERE IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.
4. THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THIS PLAN AT TIME OF CONTRACT SIGNING. FUTURE PROPERTY OWNERS ARE ALSO SUBJECT TO THIS REQUIREMENT.
5. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
6. THE PROPERTY IS WITHIN THE ENVIRONMENTAL STRATEGY AREA (ESA 2) OF PLAN PRINCE GEORGE'S 2035 (FORMERLY THE DEVELOPING TIER) AND IS ZONED M-X-T.
7. THE PROPERTY IS ADJACENT TO MELWOOD ROAD WHICH IS A DESIGNATED HISTORIC ROADWAY.
8. THE PROPERTY IS ADJACENT TO PENNSYLVANIA AVENUE (MD-4) WHICH IS CLASSIFIELD AS A (F-6) FREEWAY ROADWAY, DOWER HOUSE ROAD (A-52) AND PRESIDENTIAL PARKWAY (A-66) WHICH ARE CLASSIFIED AS AN ARTERIAL ROADWAY.
9. PLAN IS GRANDFATHERED UNDER CB-27-2010, SECTION 25,117(G).

TREE PRESERVATION AND RETENTION NOTES

a. 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.
b. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
c. THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (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.
d. ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE BOND IS RELEASED FOR THE PROJECT. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TCP2.
e. WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TCF INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.

REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

f. THE DEVELOPER AND/OR BUILDER IS RESPONSIBLE FOR THE COMPLETE PRESERVATION OF ALL FORESTED AREAS SHOWN ON THE APPROVED PLAN TO REMAIN UNDISTURBED. ONLY TREES OR PARTS THEREOF DESIGNATED BY THE COUNTY AS DEAD, DYING OR HAZARDOUS MAY BE REMOVED.
g. A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH LEADS A CERTIFIED ARBORIST OR LICENSED TREE EXPERT TO BELIEVE THAT THE TREE OR A PORTION OF THE TREES HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE.
h. DURING THE INITIAL STAGES OF CLEARING AND GRADING, IF HAZARDOUS TREES ARE PRESENT, OR TREES ARE PRESENT THAT ARE NOT HAZARDOUS BUT ARE LEANING INTO THE DISTURBED AREA, THE PERMITEE SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE COUNTY INSPECTOR. ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP SHALL NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.
i. IF A TREE OR TREES BECOME HAZARDOUS PRIOR TO BOND RELEASE FOR THE PROJECT, DUE TO STORM EVENTS OR OTHER SITUATIONS NOT RESULTING FROM AN ACTION BY THE PERMITEE, 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 PERMITEE 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 PHOTOGRAPHS 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.

j. 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.
k. TREE PROTECTION FENCING (TPFS) IS NOT REQUIRED FOR ALL OR PORTIONS OF THIS PLAN BECAUSE AN UNDISTURBED 100-FOOT BUFFER OF OPEN LAND /OR A 50-FOOT FORESTED BUFFER IS BEING MAINTAINED BETWEEN THE LIMIT OF DISTURBANCE (LOD) AND THE WOODLAND PRESERVATION AREAS. IF THE LOD CHANGES AND THE CHANGE CHANGE IMPACTS THESE BUFFERS, THE COUNTY INSPECTOR SHALL BE CONTACTED TO EVALUATE THE CHANGE TO DETERMINE IF A REVISION TO THE TREE CONSERVATION PLAN IS NECESSARY OR IF INSTALLATION OF TPFS WILL BE REQUIRED.
l. DEBRIS PILES SHOWN IN WOODLAND PRESERVATION AREAS SHALL BE REMOVED BY HAND WITHOUT THE USE OF MECHANICAL EQUIPMENT WITHIN THE PRESERVATION AREA. CHAINS MAY BE USED TO PULL DEBRIS OUT OF THE PRESERVATION AREAS. CAUTION MUST BE USED NOT TO DAMAGE REMAINING VEGETATION.

AFFORESTATION AND REFORESTATION NOTES:

1. 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.
2. 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.*) SEEDLING PLANTING IS TO OCCUR FROM NOVEMBER THROUGH MAY ONLY. NO PLANTING SHALL BE DONE WHILE THE GROUND IS FROZEN. PLANTING WITH LARGER CALIPER STOCK OR CONTAINERIZED STOCK MAY BE DONE AT ANY TIME PROVIDED A DETAILED MAINTENANCE SCHEDULE IS PROVIDED.
3. 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 COUNTY INSPECTOR.
4. 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.
5. 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 THE CLEARING AND GRADING OF THE SITE. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE FENCING IS A VIOLATION OF THIS TCP2.
6. 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.
7. THE COUNTY INSPECTOR SHALL BE NOTIFIED PRIOR TO SOIL PREPARATION OR INITIATION OF ANY TREE PLANTING ON THIS SITE.
8. 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.
9. RESULT OF ANNUAL SURVIVAL CHECK FOR EACH OF THE REQUIRED FOUR YEARS AFTER TREE PLANTING SHALL BE REPORTED TO THE M-NCPPC, PLANNING DEPARTMENT.
10. 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

1. QUANTITY: (SEE PLANT SCHEDULE)
2. TYPE: (SEE PLANT SCHEDULE)
3. PLANT QUALITY STANDARDS: THE PLANTS SELECTED SHALL BE HEALTHY AND STURDY REPRESENTATIVE 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 ANS SHALL BE MAINTAINED THROUGH PERIODIC WATERING, UNTIL THE TIME OF PLANTING.

4. PLANT HANDLING: THE QUANTITY OF SEEDLINGS TAKEN TO THE FIELD SHALL NOT EXCEED THE QUANTITY THAT CAN BE PLANTED IN A DAY. SEEDLINGS, ONCE REMOVED FROM THE NURSERY OR TEMPORARY STORAGE AREA SHALL BE PLANTED IMMEDIATELY.
5. TIMING OF PLANTING: THE BEST TIME TO PLANT SEEDLINGS IS WHILE THEY ARE DORMANT, PRIOR TO SPRING BUDDING. THE MOST SUITABLE MONTHS FOR PLANTING ARE MARCH AND APRIL, WHEN THE SOILS IS MOIST, BUT MAY BE PLANTED FROM MARCH THROUGH NOVEMBER. NO PLANTING SHALL BE DONE WHILE THE 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.
6. SEEDLING PLANTING: TREE SEEDLINGS SHALL BE HAND PLANTED USING A DIBBLE BAR OR SHARP-SHOOTER SHOVEL. IT IS IMPORTANT THAT THE SEEDLING BE PLACED IN THE HOLE SO THAT THE ROOTS CAN SPREAD OUT NATURALLY; THEY SHALL 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 HOLD 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 CONTRACTED AND GIVE HIS APPROVAL BEFORE PLANTING MAY BEGIN.

PLANTING SPECIFICATION NOTES CONTINUED

7. 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.
8. 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 ON SOIL SAMPLE FOR EACH AREA THAT APPEARS TO HAVE A DIFFERENT SOIL TYPE (IF THE ENTIRE AREA APPEARS UNIFORM, THEN ONLY ON 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.
9. SOIL IMPROVEMENT MEASURES: THE SOIL SHALL THEN BE IMPROVED ACCORDING TO THE RECOMMENDATIONS MADE BY THE TESTING COMPANY.
10. 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.
11. PLANTING METHOD: CONSULT THE PLANTING DETAIL(S) SHOWN ON THIS PLAN.
12. MULCHING: APPLY TWO-INCH THICK LAYER OF WOODCHIP OR SHREDDED HARDWOOD MULCH (AS NOTED) TO EACH PLANTING SITE (SEE DETAIL SHOWN ON THIS PLAN).
13. GROUNDCOVER ESTABLISHMENT: THE REMAINING DISTURBED AREA BETWEEN SEEDLING PLANTING SITES SHALL BE SEEDED AND STABILIZED WITH WHITE CLOVER SEED AT THE RATE OF 5 LBS/ACRE.
14. MOWING: NO MOWING SHALL BE ALLOWED IN ANY PLANTING AREA.
15. 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.
16. SOURCE OF SEEDLINGS: TO BE DETERMINED BY APPLICANT.

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)

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

OFF-SITE WOODLAND CONSERVATION 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.

IN ACCORDANCE WITH SUBTITLE 25, DIVISION 2, SEC. 25-122. METHODS FOR MEETING THE WOODLAND AND WILDLIFE CONSERVATION REQUIREMENTS, IF OFF-SITE WOODLAND CONSERVATION IS APPROVED TO MEET THE REQUIREMENTS, THEN THE FOLLOWING LOCATIONS SHALL BE CONSIDERED IN THE ORDER LISTED: WITHIN THE SAME EIGHT-DIGIT SUB-WATERSHED, WITHIN THE SAME WATERSHED, WITHIN THE SAME RIVER BASIN, WITHIN THE SAME GROWTH POLICY TIER, OR WITHIN PRINCE GEORGE'S COUNTY. APPLICANTS SHALL DEMONSTRATE TO THE PLANNING DIRECTOR OR DESIGNEE DUE DILIGENCE IN SEEKING OUT OPPORTUNITIES FOR OFF-SITE WOODLAND CONSERVATION LOCATIONS FOLLOWING THESE PRIORITIES. ALL WOODLAND CONSERVATION IS REQUIRED TO BE MET WITHIN PRINCE GEORGE'S COUNTY.

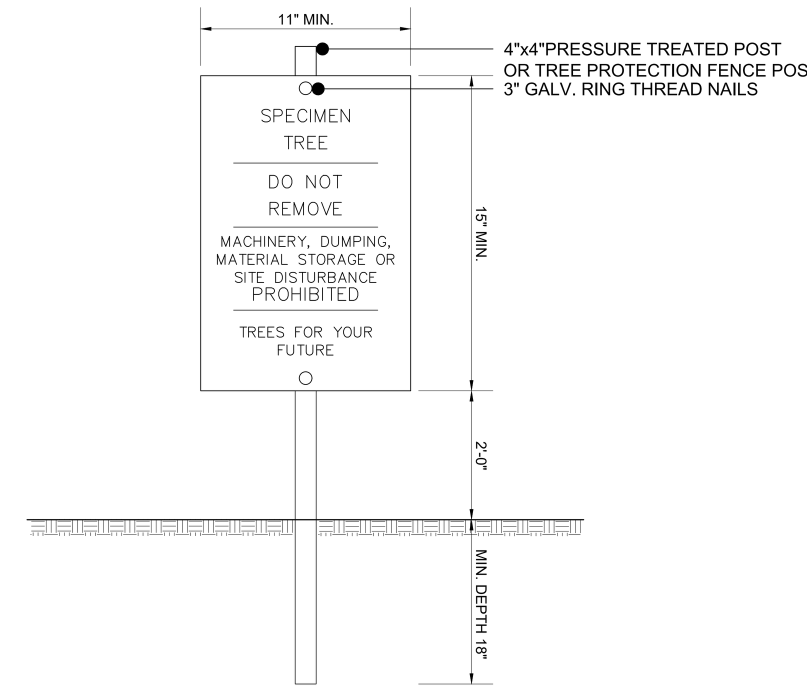
POST DEVELOPMENT NOTES

WHEN WOODLANDS AND/OR SPECIMEN, HISTORIC OR CHAMPION TREES ARE TO REMAIN:

a. IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER DESIRES TO REMOVE A HAZARDOUS TREE OR PORTION THEREOF, THE NEW OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM A CERTIFIED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE 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 PORTION THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREAS AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITEE 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.
b. 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 PLANT 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.
c. THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES TO DISCOURAGE RE-SPROUTING OF INVASIVE, NOXIOUS, OR NON-NATIVE PLANTS IS PERMITTED IF DONE AS AN APPLICATION OF THE CHEMICAL DIRECTLY TO THE CUT STUMP IMMEDIATELY FOLLOWING CUTTING OF PLANT TOPS. THE USE OF ANY HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS.
d. THE USE OF CHAINSAWS IS EXTREMELY DANGEROUS AND SHOULD NOT BE CONDUCTED WITH POORLY MAINTAINED EQUIPMENT, WITHOUT SAFETY EQUIPMENT, OR BY INDIVIDUALS NOT TRAINED IN THE USE OF THIS EQUIPMENT FOR THE PRUNING AND/OR CUTTING OF TREES.

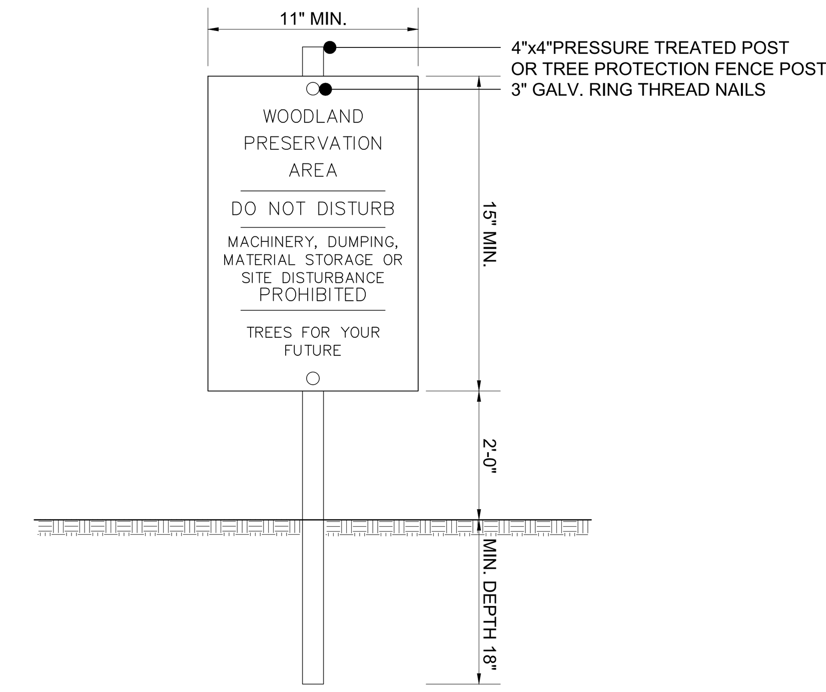
PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY INDIVIDUAL HOMEOWNERS

a. REFORESTATION FENCING AND SIGNAGE SHALL REMAIN IN PLACE IN ACCORDANCE WITH THE APPROVED TYPE 2 TREE CONSERVATION PLAN.
b. REFORESTATION AREAS SHALL NOT BE MOWED; HOWEVER, THE MANAGEMENT OF COMPETING VEGETATION AND REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE.



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

1 / 2A — SPECIMEN TREE SIGN
SCALE: NTS



NOTES:
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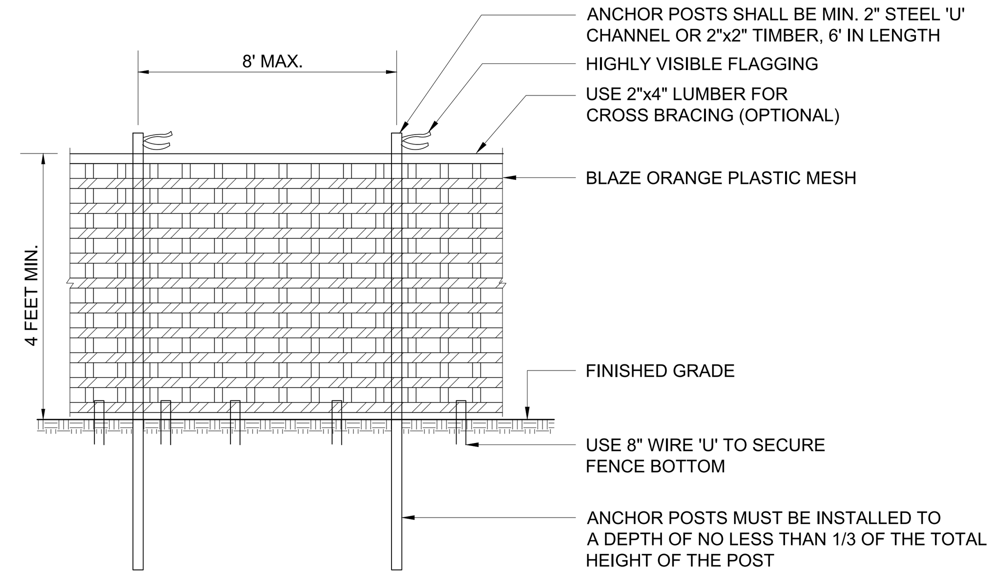
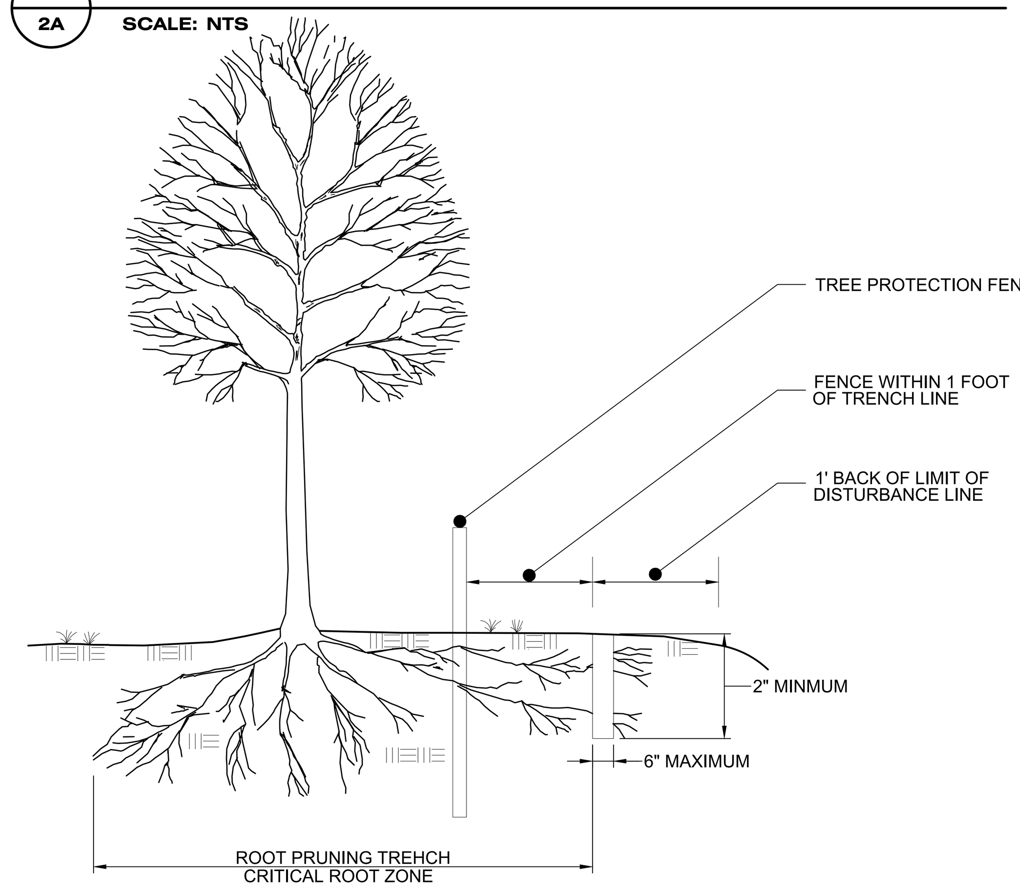
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
6. LOCATE SIGNS APPROXIMATELY EVERY 50' ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

2 / 2A — WOODLAND PRESERVATION SIGN
SCALE: NTS



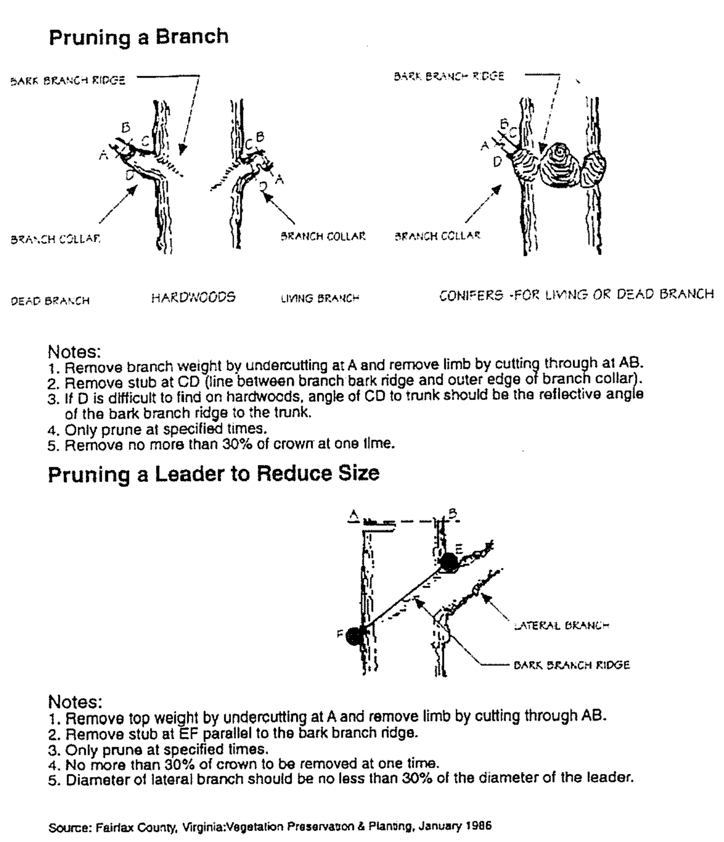
NOTES:
1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.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

3 / 2A — TYPE 1 (TEMPORARY) TREE PROTECTION FENCE
SCALE: NTS



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

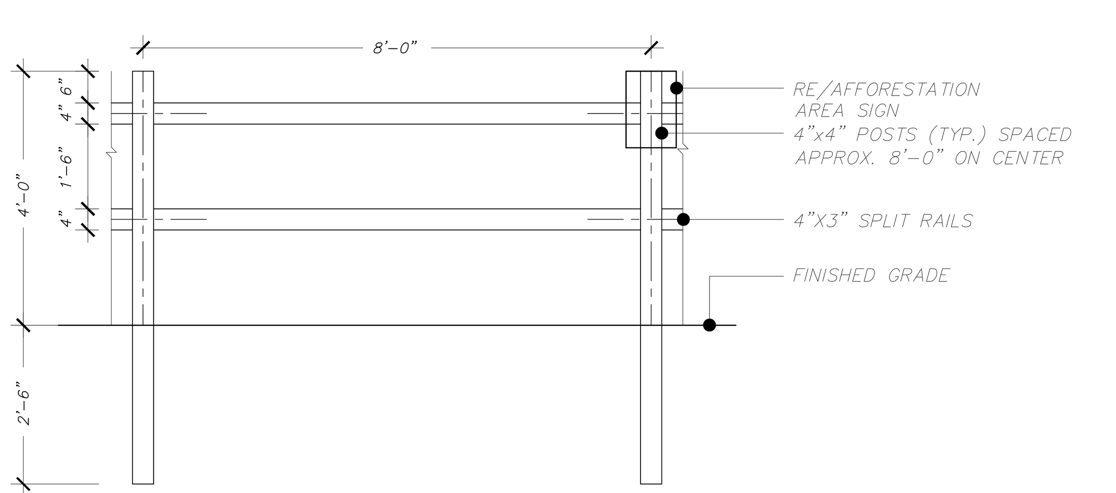
4 / 2A — ROOT PRUNING
SCALE: NTS



5 / 2A — TREE PRUNING
SCALE: NTS

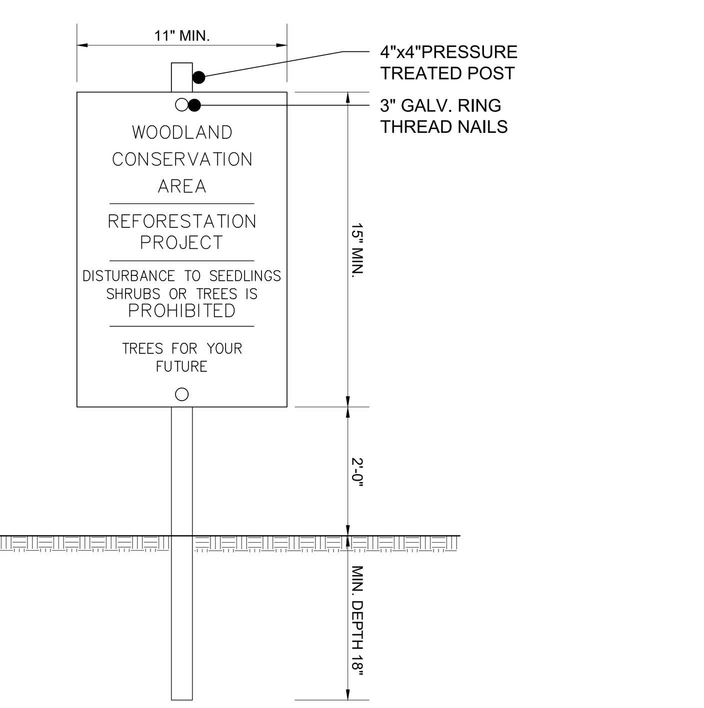
STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES

1.THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR DSP-19062. IF DSP-19062 EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.



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

6 / 2A — TYPE 1 (PERMANENT) TREE PROTECTION FENCE
SCALE: NTS



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

7 / 2A — REFORESTATION SIGN
SCALE: NTS

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-029-12

	Approved by	Date	DRD #	Reason for Revision
00	MEGAN K. REISER	1/31/2013	DSP-13006	
01	MEGAN K. REISER	9/23/2013	DSP-13006	
02	MEGAN K. REISER	3/25/2013	DSP-13006	
03	MEGAN K. REISER	3/25/2013	DSP-13006	
04	MEGAN K. REISER	10/22/2014	DSP-13006	
05	PENDING	PENDING	DSP-19008	SECTION 3
06	K. SHOULARS	9/12/2019	N/A	SECTION 2 / RG
07	K. SHOULARS	9/12/2019	N/A	SECTION 3 / RG
08	K. SHOULARS	9/12/2019	N/A	SECTION 4 / RG
09	KIM FINCH	5/20/2020	DSP-12017-01	INFRASTRUCTURE OF THE PRESIDENTIAL PARKWAY EXTENSION
10	KIM FINCH	11/10/2020	DSP-19009	SECTION 4 / FG
11	PENDING	PENDING	N/A	SECTION 5 / RG
12	KIM FINCH	1/6/2021	DSP-12017-02	INFRASTRUCTURE OF PRESIDENTIAL PARKWAY WEST
13			DSP-19062	

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

DRAWN BY: AL
APPROVED BY: RCM
CHECKED BY: ST
DATE: DEC 2019

OWNER/APPLICANT
WESTPHLIA DEVELOPMENT MD,LLC
448 VIKING DRIVE, SUITE 220
VIRGINIA BEACH, VA 23452

CONTACT
SEAN F. BRUCE
P: 301.502.0956

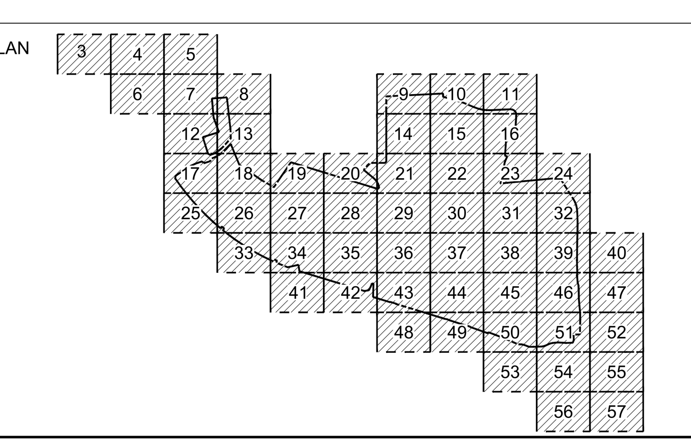
15TH ELECTION DISTRICT
PRINCE GEORGE'S ROAD ATLAS:
TAX MAP: 90 - GRID: C3,D3-4,E3-4,F3-4
TAX MAP: 91 - GRID: A3-4
TAX MAP: 99 - GRID: D1,E1,F1
TAX MAP: 100- GRID: A1-2
200' MAP REFERENCE: 206SE08, 206SE09, 207SE08, 207SE09

SCALE(S)
AS SHOWN
Unless otherwise noted

NO.	DESCRIPTION	DATE	BY

REVISIONS

SEAL
PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3108, EXPIRATION DATE: OCTOBER 3, 2021.

KEY PLAN


WESTPHALIA TOWN CENTER

PRINCE GEORGE'S COUNTY
MARYLAND

TREE CONSERVATION PLAN TYPE II DETAIL SHEET

Dewberry®
Dewberry Engineers Inc.
4601 Forbes Boulevard, Suite 300
Lanham, MD 20706
301.731.5551
301.731.0188 fax

PROJECT NO. 50108026

2A

SHEET NO. 2A of 62

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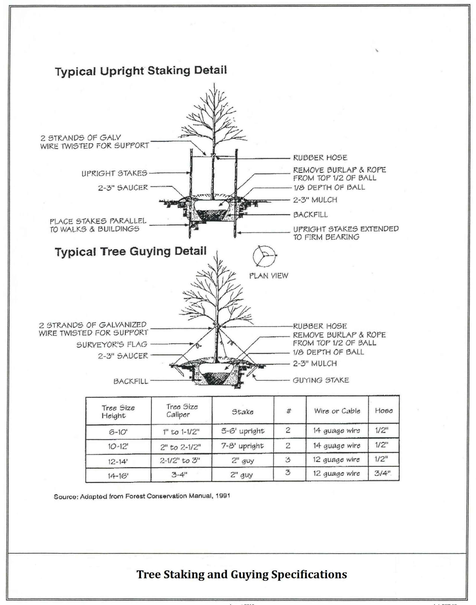


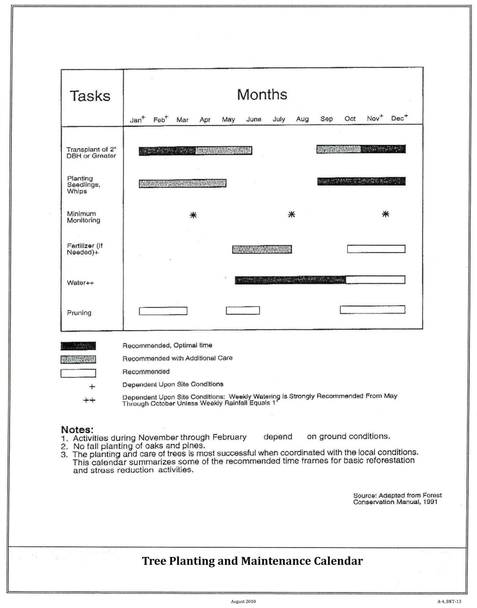
Tree Size Height	Tree Size Caliper	Stake	#	Wire or Cable	Hose
8-10'	1" to 1-1/2"	5-6' uprights	2	14 guage wire	1/2"
10-12'	2" to 2-1/2"	7-8' uprights	2	14 guage wire	1/2"
12-14'	2-1/2" to 3"	2" guy	3	12 guage wire	1/2"
14-16'	3-4"	2" guy	3	12 guage wire	3/4"

Source: Adapted from Forest Conservation Manual, 1991

Tree Staking and Guying Specifications

August 2010 A-4, DET-28

1 / 2B TREE STAKING AND GUYING SPECIFICATIONS
SCALE: NTS



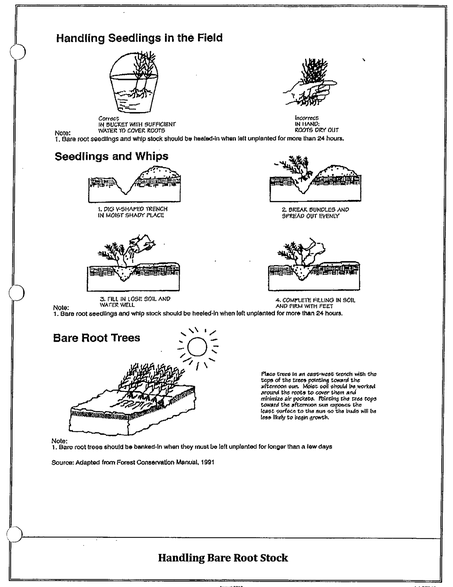
Notes:
1. Activities during November through February depend on ground conditions.
2. No fall planting of oaks and pines.
3. The planting and care of trees is most successful when coordinated with the local conditions. This calendar summarizes some of the recommended time frames for basic reforestation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

Source: Adapted from Forest Conservation Manual, 1991

Tree Planting and Maintenance Calendar

August 2010 A-4, DET-13

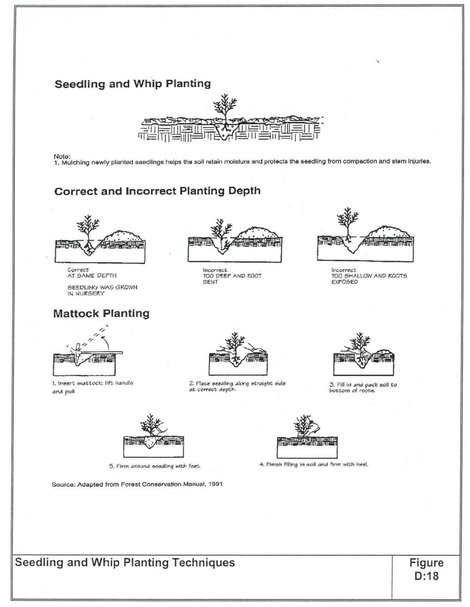
2 / 2B TREE PLANTING AND MAINTENANCE CALENDAR
SCALE: NTS



Handling Bare Root Stock

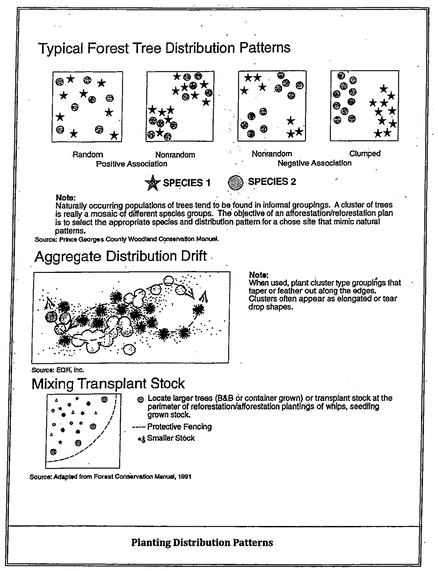
August 2010 A-4, DET-15

3 / 2B HANDLING BARE ROOT STOCK
SCALE: NTS



Seedling and Whip Planting Techniques | Figure D:18

4 / 2B SEEDING AND WHIP HANDLING TECNHIQUES
SCALE: NTS



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

Source: Prince Georges County Woodland Conservation Manual.

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

Source: EQR, Inc.

- Locate larger trees (B&B or container grown) or transplant stock at the perimeter of reforestation/afforestation plantings of whips, seedling grown stock.
- ---- Protective Fencing
- Smaller Stock

Source: Adapted from Forest Conservation Manual, 1991

Planting Distribution Patterns

5 / 2B SITE STOCKING
SCALE: NTS

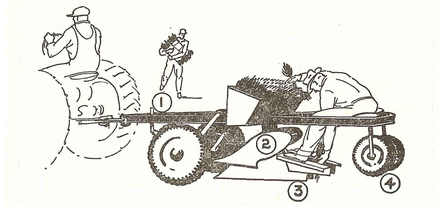


Fig. 4. Typical tree-planting machine.

(1) Rolling coulter. (2) Double mouldboard plow or middle buster. Not essential in the absence of heavy ground cover. (3) Planting shoe, which opens the trench. (4) Packing wheels, which close trench and firm the soil.

1. SOURCE: UNKNOWN
2. MULCHING NEWLY PLANTED SEEDLINGS HELPS THE SOIL RETAIN FROM COMPACTION AND STEM INJURIES

6 / 2B SEEDLING PLANTING TECHNIQUES
SCALE: NTS

REFORESTATION PLANTING SCHEDULE (S):

1. THE PLANTING SCHEDULES PROVIDED BELOW ARE USED FOR REFORESTATION AREAS TOTALING 4.34 ACRES.
2. IDENTIFICATION OF OTHER AREAS IS SUBJECT TO FIELD CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH DEWBERRY PRIOR TO CONSTRUCTION.

REFORESTATION PLANT SCHEDULE- AREA A — Acreage 4.34 — Plantings — Approx 87%

Species		Large Caliper Planting Stock					Reforestation	Percent of	Min. Req.
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity	Credits	Stocking	Per Acre
Area A									
Robinia pseudoacacia	Black Locust	1"		3	B&B	315	1085	25.0%	**150/Ac
Liriodendron tulipifera	Yellow Poplar	1"		3	B&B	315	1085	25.0%	**150/Ac
Prunus serotina	Black Cherry	1"		3	B&B	275	1085	25.0%	**150/Ac
Platanus occidentalis	Sycamore	1"		3	B&B	275	1085	25.0%	**150/Ac
					Total Trees	1,180			
						Reforestation Units	4,340		
						Total Reforestation Units Required	4,340		
						Excess	0		

SECTION 5 PLANTING PLANS

REFORESTATION PLANT SCHEDULE - AREA B — Acreage 0.35 — Plantings — Approx 87%

Species		Large Caliper Planting Stock					Reforestation	Percent of	Min. Req.
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity	Credits	Stocking	Per Acre
Area B									
Acer rubrum	Red Maple	1"		3	B&B	16	50	25.0%	300/Ac
Ilex opaca	American Holly	1"		3	B&B	13	50	25.0%	300/Ac
Nyssa sylvatica	Black Gum	1"		3	B&B	16	50	25.0%	300/Ac
Liriodendron tulipifera	Tulip Poplar	1"		3	B&B	16	50	25.0%	300/Ac
Pinus taeda	Virginia Pine	1"		3	B&B	12	50	25.0%	300/Ac
Quercus palustris	Pin Oak	1"		3	B&B	16	50	25.0%	300/Ac
Quercus alba	White Oak	1"		3	B&B	16	50	25.0%	300/Ac
					Total Trees	105			
						Reforestation Units	350		
						Total Reforestation Units Required	350		
						Excess	0		

REFORESTATION PLANT SCHEDULE - AREA C — Acreage 1.00 — Plantings — Approx 87%

Species		Large Caliper Planting Stock					Reforestation	Percent of	Min. Req.
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity	Credits	Stocking	Per Acre
Area C									
Acer rubrum	Red Maple	1"		3	B&B	44	143	25.0%	300/Ac
Ilex opaca	American Holly	1"		3	B&B	44	143	25.0%	300/Ac
Nyssa sylvatica	Black Gum	1"		3	B&B	44	143	25.0%	300/Ac
Liriodendron tulipifera	Tulip Poplar	1"		3	B&B	44	143	25.0%	300/Ac
Pinus taeda	Virginia Pine	1"		3	B&B	44	143	25.0%	300/Ac
Quercus palustris	Pin Oak	1"		3	B&B	44	143	25.0%	300/Ac
Quercus alba	White Oak	1"		3	B&B	44	143	25.0%	300/Ac
					Total Trees	308			
						Reforestation Units	1001		
						Total Reforestation Units Required	1000		
						Excess	1		

REFORESTATION PLANT SCHEDULE - AREA D — Acreage 0.42 — Plantings — Approx 87%

Species		Large Caliper Planting Stock					Reforestation	Percent of	Min. Req.
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity	Credits	Stocking	Per Acre
Area D									
Acer rubrum	Red Maple	1"		3	B&B	19	60	25.0%	300/Ac
Ilex opaca	American Holly	1"		3	B&B	16	60	25.0%	300/Ac
Nyssa sylvatica	Black Gum	1"		3	B&B	19	60	25.0%	300/Ac
Liriodendron tulipifera	Tulip Poplar	1"		3	B&B	19	60	25.0%	300/Ac
Pinus taeda	Virginia Pine	1"		3	B&B	16	60	25.0%	300/Ac
Quercus palustris	Pin Oak	1"		3	B&B	19	60	25.0%	300/Ac
Quercus alba	White Oak	1"		3	B&B	18	60	25.0%	300/Ac
					Total Trees	126			
						Reforestation Units	420		
						Total Reforestation Units Required	420		
						Excess	0		

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-029-12

	Approved by	Date	DRD #	Reason for Revision
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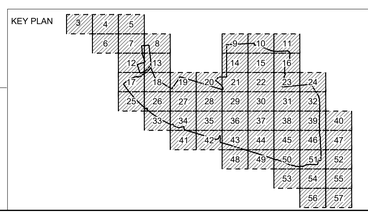
10	KIM FINCH	11/10/2020	DSP-19009	SECTION 4 / FG
11	PENDING	PENDING	N/A	SECTION 5 / RG
12	KIM FINCH	1/6/2021	DSP-12017-02	INFRASTRUCTURE OF PRELIMINARY PURPOSES ONLY
13			DSP-19062	

WESTPHALIA TOWN CENTER

PRINCE GEORGE'S COUNTY
MARYLAND

TREE CONSERVATION PLAN TYPE II DETAIL SHEET

KEY PLAN



Dewberry

Dewberry Engineers Inc.
4601 Forbes Boulevard, Suite 300
Lanham, MD 20706
301.731.5551
301.731.0188 fax

PROJECT NO. 50108026

2B

SHEET NO. 2B of 62

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

DRAWN BY	AL
APPROVED BY	RCM
CHECKED BY	ST
DATE	DEC 2019

OWNER/APPLICANT
WESTPHALIA DEVELOPMENT MD,LLC
448 VIKING DRIVE, SUITE 220
VIRGINIA BEACH, VA 23452

CONTACT
SEAN F. BRUCE
P: 301.502.0956

15TH ELECTION DISTRICT
PRINCE GEORGE'S ROAD ATLAS:
TAX MAP: 90 - GRID: C3,D3-4,E3-4,F3-4
TAX MAP: 91 - GRID: A3-4
TAX MAP: 99 - GRID: D1,E1,F1
TAX MAP: 100- GRID: A1-2
200' MAP REFERENCE: 206SE08, 206SE09, 207SE08, 207SE09

SCALE(S)
AS SHOWN
Unless otherwise noted

NO.	DESCRIPTION	DATE	BY
	REVISIONS		

SEAL

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3108, EXPIRATION DATE: OCTOBER 3, 2021.

STATE OF MARYLAND — REBECCA TYLER SWANN — LANDSCAPE ARCHITECT

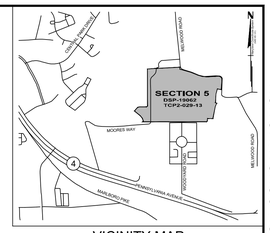
Q:\50108026\CADD\civil\MNCPPC\TCP II\Phase 1A\TCPII-DET-L-02-2A.dwg, 1/20/2020 11:40:37 AM, amluna

WESTPHALIA TOWN CENTER

TYPE 2 TREE CONSERVATION PLAN

SECTION 5

PRELIMINARY NOT FOR CONSTRUCTION

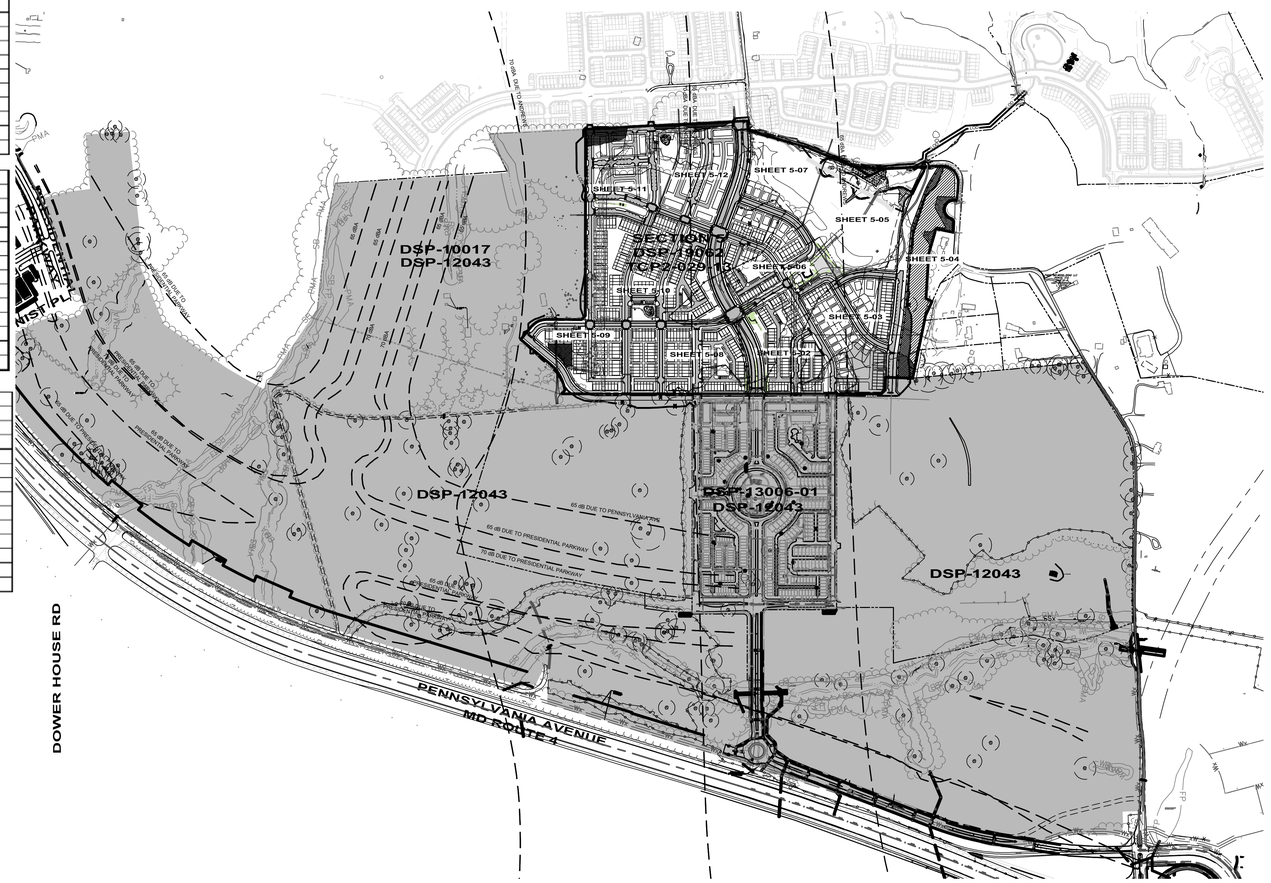


VICINITY MAP
1" = 2000'

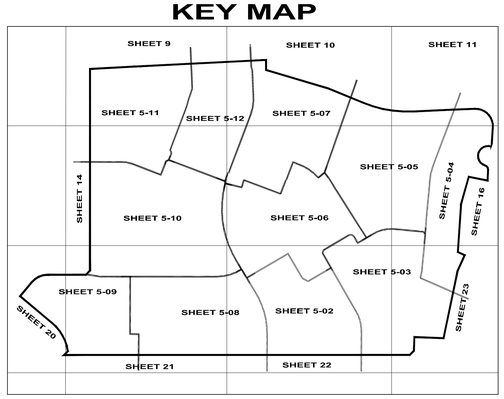
Woodland Afforestation/Reforestation Plant Schedule						
Acres: 0.35						1" Caliper / 200 Stems per acre
MASTER PLANT SCHEDULE - B-WRA						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Conifer Trees						
AR	11	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
IO	8	*Ilex opaca*	American holly	8' Ht.	B&B	Random Spacing
NS	11	*Nyssa sylvatica*	black gum	1" Cal.	B&B	Random Spacing
LT	11	*Liriodendron tulipifera*	tulip poplar	1" Cal.	B&B	Random Spacing
PT	8	*Pinus taeda*	Virginia pine	8' Ht.	B&B	Random Spacing
QP	11	*Quercus palustris*	pin oak	1" Cal.	B&B	Random Spacing
QA	10	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA UP	16,117	Upland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule						
Acres: 1.00						1" Caliper / 200 Stems per acre
MASTER PLANT SCHEDULE - C-WRA						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Conifer Trees						
AR	30	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
IO	25	*Ilex opaca*	American holly	8' Ht.	B&B	Random Spacing
NS	30	*Nyssa sylvatica*	black gum	1" Cal.	B&B	Random Spacing
LT	30	*Liriodendron tulipifera*	tulip poplar	1" Cal.	B&B	Random Spacing
PT	25	*Pinus taeda*	Virginia pine	8' Ht.	B&B	Random Spacing
QP	30	*Quercus palustris*	pin oak	1" Cal.	B&B	Random Spacing
QA	29	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA UP	40,645	Upland Meadow Establishment (SY)				

Woodland Afforestation/Reforestation Plant Schedule						
Acres: 0.49						1" Caliper / 200 Stems per acre
MASTER PLANT SCHEDULE - D-WRA						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING/COMMENT
Deciduous and Conifer Trees						
AR	15	*Acer rubrum*	red maple	1" Cal.	B&B	Random Spacing
IO	12	*Ilex opaca*	American holly	8' Ht.	B&B	Random Spacing
NS	15	*Nyssa sylvatica*	black gum	1" Cal.	B&B	Random Spacing
LT	15	*Liriodendron tulipifera*	tulip poplar	1" Cal.	B&B	Random Spacing
PT	11	*Pinus taeda*	Virginia pine	8' Ht.	B&B	Random Spacing
QP	15	*Quercus palustris*	pin oak	1" Cal.	B&B	Random Spacing
QA	15	*Quercus alba*	white oak	1" Cal.	B&B	Random Spacing
SEED MIXES						
SHA UP	21,344	Upland Meadow Establishment (SY)				



KEY MAP



Note: Off-site grading proposed with this plan is subject to obtaining written permission from the property owner prior to the issuance of grading permits

GRAPHIC SCALE
400 0 200' 400' 800' 1,600
1 INCH = 400 FT

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- 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. FLOODPLAIN BRL
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- PR. R.O.W.
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- 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
- WOODLAND CLEARED (WCA)
- WOODLAND CLEARED (PREVIOUSLY APPROVED TCP2-0219-12-08)
- WOODLAND CLEARED OFF-SITE (WC-OS)
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- WOODLAND PRESERVED/ NOT CREDITED (WP-NC)
- WOODLAND CLEARED PREVIOUSLY APPROVED (TCP2-020-13)
- WOODLAND CLEARED FLOODPLAIN (WC-FP)
- PREVIOUS LIMIT OF DISTURBANCE PER PREVIOUSLY APPROVED TCP2 AS NOTED
- PR. TEMPORARY TREE PROTECTION FENCE
- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. REFORESTATION/AFFORESTATION SIGN
- X SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE TO BE RETAINED

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	M-X-T
Zone	Aviation Policy Area (APA)	-
Administrative	Tax Grid	90-F4
Administrative	WSSC Grid	206SE09, 207SE09
Administrative	Policy Analysis Zone (PAZ)	-
Administrative	Planing Area (Plan Area)	78
Administrative	Election District (ED)	15
Administrative	Councilmanic District (CD)	6
Administrative	General Plan 2002 Teir (Teir)	Developing
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	1258
Administrative	PG Traffic Analysis Zone (TAZ-PG)	2502, 4673, 4674, 4969, 4971

Site Statistics	
	Total
Gross Tract Area	88.06 Ac
Existing 100-year floodplain	1.21 Ac
Net Tract Area	86.85 Ac
Existing Woodland in Floodplain	0.62
Existing Woodland Total	53.3
Existing PMA	2.07
Regulated Streams (LF)	724 LF
Riparian (Wooded) Buffer up to 300 feet wide (LF)	

Soils Table					
Map Unit Symbol	Map Unit Name	K-Factor	Hydric Rating	Hydrologic soil group	Drainage Class
AdB	Adelphia-Holmdel complex, 2 to 5 percent slopes	0.37	5	C	Moderately well drained
CwD	Croom-Marr complex, 10 to 15 percent slopes	0.15	0	C	Well drained
DfA	Dondon fine sandy loam, 0 to 2 percent slopes	0.24	0	C	Moderately well drained
MnB	Marr-Dondon complex, 2 to 5 percent slopes	0.20	0	B	Well drained
MnC	Marr-Dondon complex, 5 to 10 percent slopes*	0.20	0	C	Well drained
MnD	Marr-Dondon complex, 10 to 15 percent slopes	0.20	0	C	Well drained
MnE	Marr-Dondon complex, 15 to 25 percent slopes	0.20	0	B	Well drained
MpB	Matapeake silt loam, 2 to 5 percent slopes	0.49	0	C	Well drained
UdgD	Udorthents, reclaimed gravel pits, 5 to 15 percent slopes	0.15	0	C	Well drained
*Farmland of State Importance					

STREET TREE CREDIT - SECTION 5	
TREES	383
CREDIT	95,750 SF
ACREAGE	2.20 AC

Specimen Tree Table						
Number	Common Name	Scientific Name	DBH (inches)	Condition Rating	Disposition	Condition Comments
4	Yellow Poplar	*Liriodendron tulipifera*	42	Poor	Remove	Decay, top damage
9	Yellow Poplar	*Liriodendron tulipifera*	39	Poor	Remove	Decay, top damage
10	Black Cherry	*Prunus serotina*	37	Fair	Remove	Decay, top damage
202	Yellow Poplar	*Liriodendron tulipifera*	36	Fair	Remove	Trunk and top damage, decay, dieback

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-029-12				
	Approved by	Date	DRD #	Reason for Revision
00	MEGAN K. REISER	1/31/2013	DSP-13006	
01	MEGAN K. REISER	9/23/2013	DSP-13006	
02	MEGAN K. REISER	3/25/2013	DSP-13006	
03	MEGAN K. REISER	3/25/2013	DSP-13006	
04	MEGAN K. REISER	10/22/2014	DSP-13006	
05	PENDING	PENDING	DSP-19008	SECTION 3
06	K. SHOULARS	9/12/2019	N/A	SECTION 2 / RG
07	K. SHOULARS	9/12/2019	N/A	SECTION 3 / RG
08	K. SHOULARS	9/12/2019	N/A	SECTION 4 / RG
09	KIM FINCH	5/20/2020	DSP-12017-01	INFRASTRUCTURE OF THE PRESIDENTIAL PARKWAY EXTENSION
10	KIM FINCH	11/10/2020	DSP-19009	SECTION 4 / FG
11	PENDING	PENDING	N/A	SECTION 5 / RG
12	KIM FINCH	1/6/2021	DSP-12017-02	INFRASTRUCTURE OF PRESIDENTIAL PARKWAY WEST
13			DSP-19062	

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: 10/16/21

STATE OF MARYLAND · ROBERT M. ARTHUR · 3845 · LANDSCAPE ARCHITECT

05/27/2021

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

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

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant:

DR Horton
c/o Griffin Burns
181 Harry Truman Pkwy, Ste. 250
Annapolis, Maryland 21401

WESTPHALIA TOWN CENTER

TAX MAP 90 GRIDS E4, F3 & F4 & TAX MAP 91, GRIDS A3 & A4
200 FOOT MAP 206SE09
ELECTION DISTRICT No. 15
MELWOOD, 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	SA	01/2020
DRAWN	RS	01/2020
REVIEWED	SA	09/2020
RODGERS CONTACT: NAT BALLARD		

RELEASE FOR
BY _____ DATE ____

Type 2 Tree Conservation Plan

SCALE: 1" = 400'
JOB No. 0832J
DATE: May 2021
SHEET No. 5-01 OF 5-12

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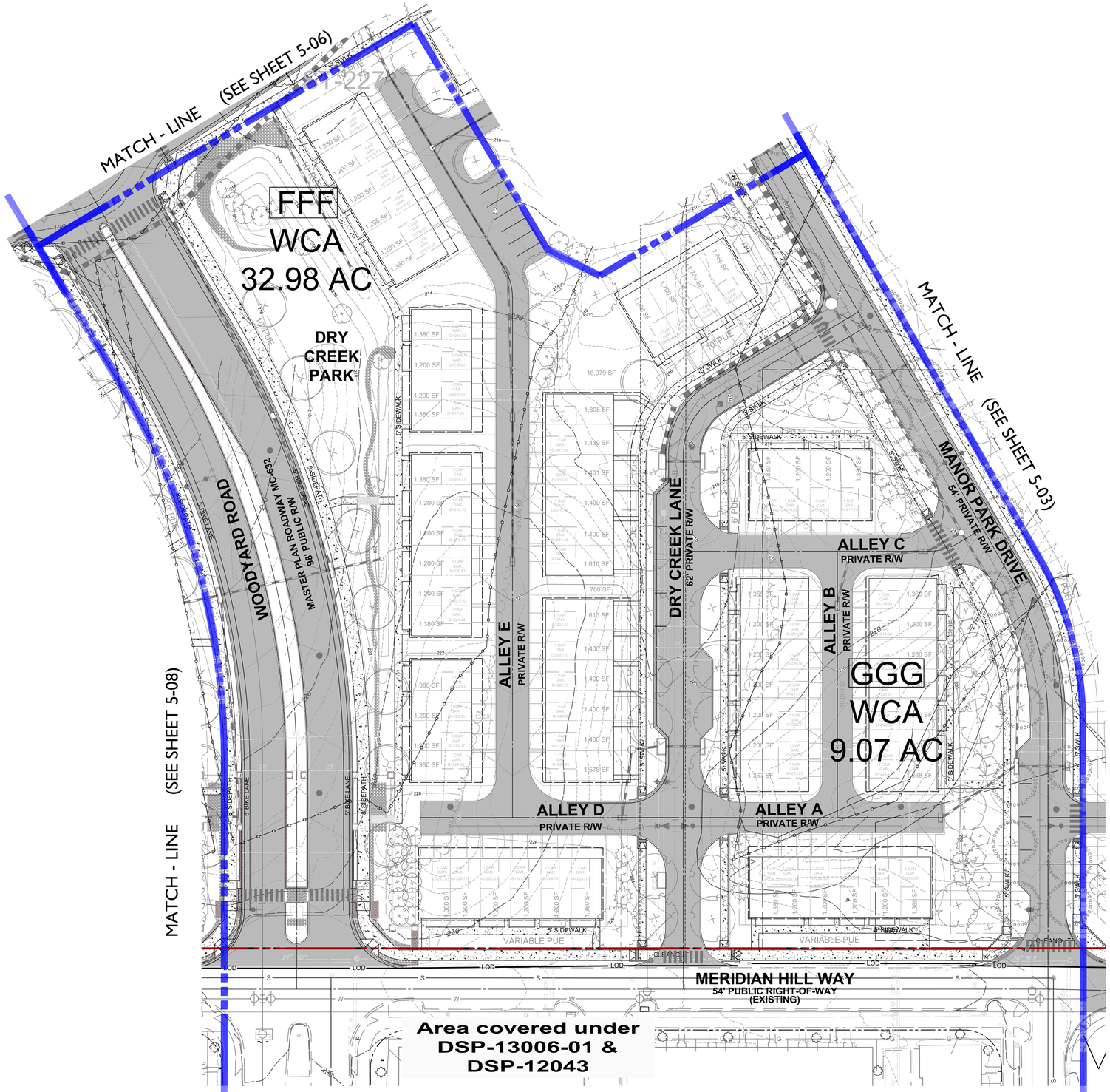
PRELIMINARY NOT FOR CONSTRUCTION



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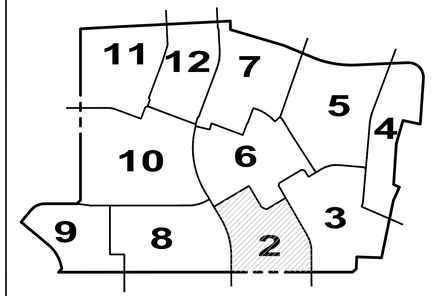
NGVD 29
NAD 83

Summary Table - Sheet 5-02		
Letter	Type	Acreage
FFF	WCA	32.98
GGG	WCA	9.07



KEY PLAN

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. FLOODPLAIN BRL
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- PR. ORNAMENTAL FENCE
- REQUIRED LOT DEPTH
- WOODLAND CLEARED (WCA)
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- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. REFORESTATION/AFFORESTATION SIGN
- SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE TO BE RETAINED

GRAPHIC SCALE

30' 0 15' 30' 60' 120'

1 INCH = 30 FT

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-029-12

	Approved by	Date	DRD #	Reason for Revision
00	MEGAN K. REISER	1/31/2013	DSP-13006	
01	MEGAN K. REISER	9/23/2013	DSP-13006	
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04	MEGAN K. REISER	10/22/2014	DSP-13006	
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12	KIM FINCH	1/6/2021	DSP-12017-02	INFRASTRUCTURE OF PRESIDENTIAL PARKWAY WEST
13			DSP-19062	

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LICENSE NO. 3845
EXPIRATION DATE: 10/16/21

05/05/21

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

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

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant:

DR Horton
c/o Griffin Burns
181 Harry Truman Pkwy, Ste. 250
Annapolis, Maryland 21401

WESTPHALIA TOWN CENTER

TAX MAP 90 GRIDS E4, F3 & F4 & TAX MAP 91, GRIDS A3 & A4
200 FOOT MAP 206SE09
ELECTION DISTRICT No. 15
MELWOOD, 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	SA	01/2020
DRAWN	RS	01/2020
REVIEWED	SA	09/2020

RODGERS CONTACT: NAT BALLARD

RELEASE FOR
BY _____ DATE _____

Type 2 Tree Conservation Plan

SCALE: 1" = 30'
JOB No. 0832J
DATE: May 2021
SHEET No. 5-02 OF 62

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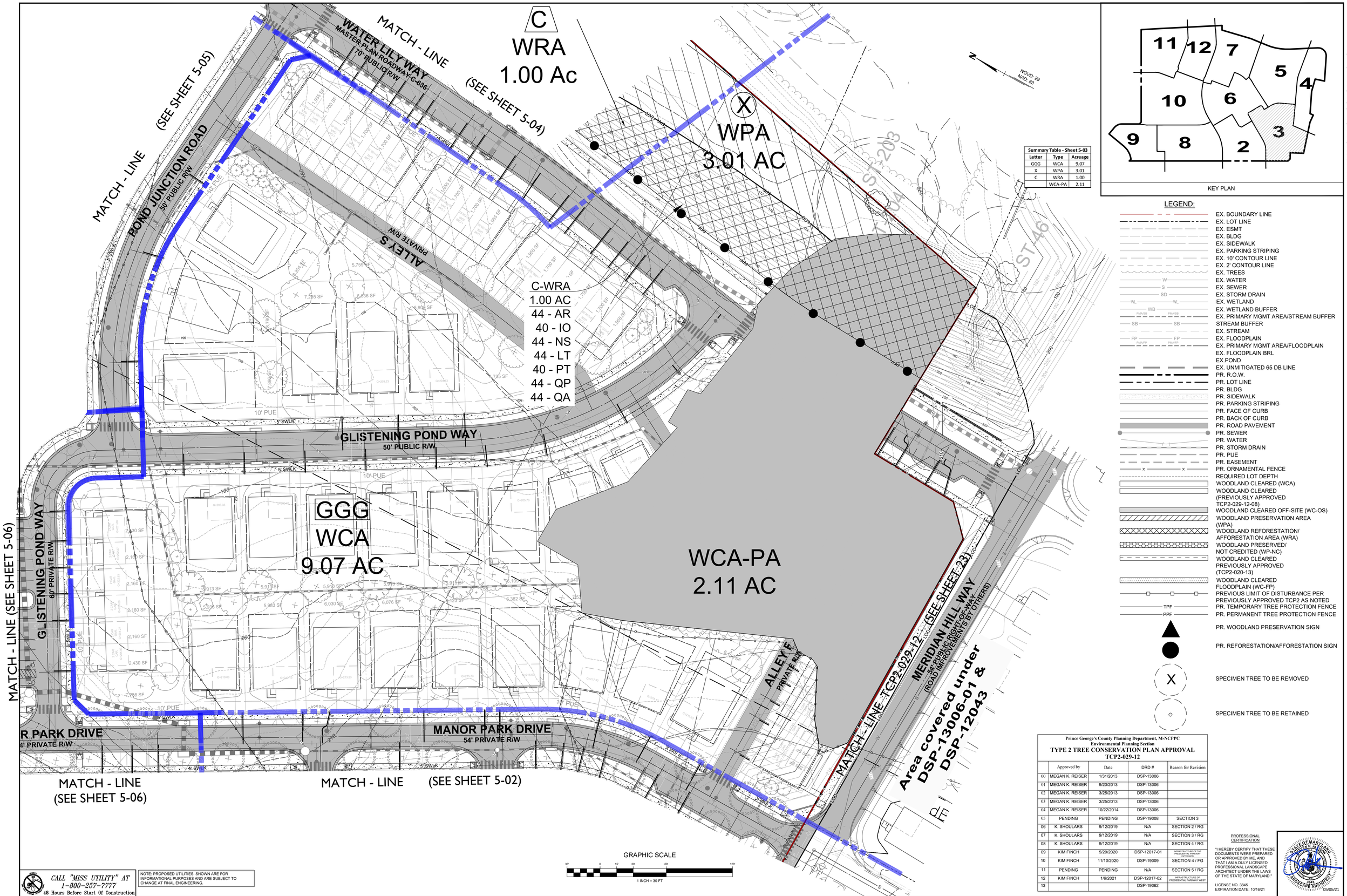

Summary Table - Sheet 5-03		
Letter	Type	Acreage
GGG	WCA	9.07
X	WPA	3.01
C	WRA	1.00
	WCA-PA	2.11

KEY PLAN

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. PARKING STRIPING
- EX. 10' CONTOUR LINE
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- PR. REFORESTATION/AFFORESTATION SIGN
- SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE TO BE RETAINED

GRAPHIC SCALE

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1 INCH = 30 FT.

PRELIMINARY NOT FOR CONSTRUCTION

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-029-12				
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EXPIRATION DATE: 10/16/21

STATE OF MARYLAND · KENNETH A. KAY · 3845 · LANDSCAPE ARCHITECT · 05/05/21

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200 FOOT MAP 206SE09
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RODGERS CONTACT: NAT BALLARD		

RELEASE FOR

BY_____ DATE_____

Type 2 Tree Conservation Plan

SCALE: 1" = 30'
JOB No. 0832J
DATE: May 2021
SHEET No. 5-03 OF 62

N:\MD-Prince Georges\Westphalia Town Center\autocad\Plot Plans\Environmental\TCP2\2-12 TCP2_Sheets.dwg

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. FLOODPLAIN BRL
- EX.POND
- EX. UNMITIGATED 65 DB LINE
- 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
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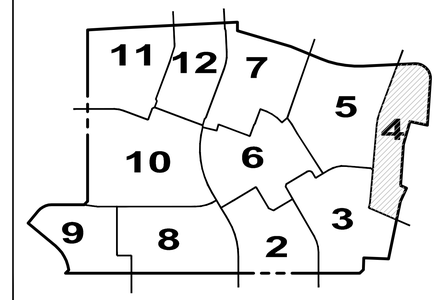
- PR. WATER
- PR. STORM DRAIN
- PR. PUE
- PR. EASEMENT
- PR. ORNAMENTAL FENCE
- REQUIRED LOT DEPTH
- PR. TEMPORARY TREE PROTECTION FENCE
- PR. PERMANENT TREE PROTECTION FENCE
- PREVIOUS LIMIT OF DISTURBANCE PER PREVIOUSLY APPROVED TCP2 AS NOTED
- PR. WOODLAND PRESERVATION SIGN
- PR. REFORESTATION/AFFORESTATION SIGN

LEGEND:

- WOODLAND CLEARED (WCA)
- WOODLAND CLEARED (PREVIOUSLY APPROVED TCP2-029-12-08)
- WOODLAND CLEARED (WCA)
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- WOODLAND RETAINED/ NOT CREDITED (WR-NC)
- WOODLAND CLEARED PREVIOUSLY APPROVED (TCP2-020-13)
- WOODLAND CLEARED FLOODPLAIN (WC-FP)
- SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE TO BE RETAINED

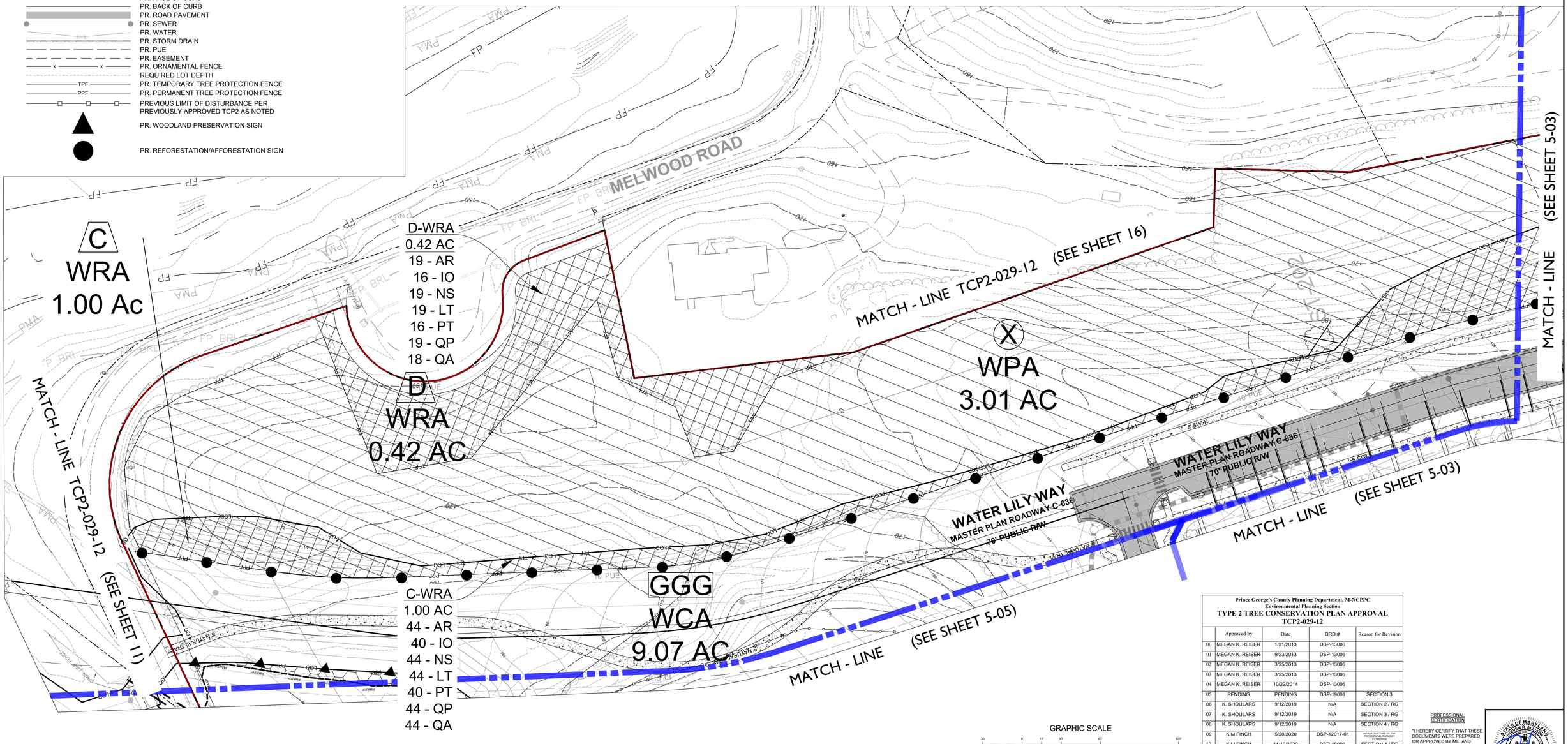
NGVD 29
NAD 83



KEY PLAN

Summary Table - Sheet 5-04		
Letter	Type	Acreage
GGG	WCA	9.07
X	WPA	3.01
C	WRA	1.00
D	WRA	0.42

PRELIMINARY NOT FOR CONSTRUCTION



GRAPHIC SCALE

30' 0 15' 30' 60' 120'

1 INCH = 30 FT

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-029-12				
	Approved by	Date	DRD #	Reason for Revision
00	MEGAN K. REISER	1/31/2013	DSP-13006	
01	MEGAN K. REISER	9/23/2013	DSP-13006	
02	MEGAN K. REISER	3/25/2013	DSP-13006	
03	MEGAN K. REISER	3/25/2013	DSP-13006	
04	MEGAN K. REISER	10/22/2014	DSP-13006	
05	PENDING	PENDING	DSP-19008	SECTION 3
06	K. SHOULARS	9/12/2019	N/A	SECTION 2 / RG
07	K. SHOULARS	9/12/2019	N/A	SECTION 3 / RG
08	K. SHOULARS	9/12/2019	N/A	SECTION 4 / RG
09	KIM FINCH	5/20/2020	DSP-12017-01	INFRASTRUCTURE OF THE PRESIDENTIAL PARKWAY WEST EXTENSION
10	KIM FINCH	11/10/2020	DSP-19009	SECTION 4 / FG
11	PENDING	PENDING	N/A	SECTION 5 / RG
12	KIM FINCH	1/6/2021	DSP-12017-02	INFRASTRUCTURE OF PRESIDENTIAL PARKWAY WEST
13			DSP-19062	

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: 10/16/21

STATE OF MARYLAND — SUSAN A. RODGERS — 3845 — REGISTERED LANDSCAPE ARCHITECT

05/05/21

CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Start Of Construction

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

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant:

DR Horton
c/o Griffin Burns
181 Harry Truman Pkwy, Ste. 250
Annapolis, Maryland 21401

WESTPHALIA TOWN CENTER

TAX MAP 90 GRIDS E4, F3 & F4 & TAX MAP 91, GRIDS A3 & A4
200 FOOT MAP 206SE09
ELECTION DISTRICT No. 15
MELWOOD, 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	SA	01/2020
DRAWN	RS	01/2020
REVIEWED	SA	09/2020

RODGERS CONTACT: NAT BALLARD

RELEASE FOR _____ BY_____ DATE ____

Type 2 Tree Conservation Plan

SCALE: 1" = 30'
JOB No. 0832J
DATE: May 2021
SHEET No. 5-04 OF 62

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MATCH - LINE (SEE SHEET 5-07)

MATCH - LINE (SEE SHEET 5-06)

MATCH - LINE (SEE SHEET 5-03)

MATCH - LINE TCP2-029-12 (SEE SHEET 10)

MATCH - LINE TCP2-029-12 (SEE SHEET 11)

MATCH - LINE (SEE SHEET 5-04)

NGVD: 29
NAD: 83

Summary Table - Sheet 5-05		
Letter	Type	Acreage
GGG	WCA	9.07
Y	WPA	0.09
C	WRA	1.00
D	WRA	0.49
5	WR-NC	0.04
A	NRA	0.34
	C-FP*	0.49

*Area was previously cleared

C-FP
0.49 AC
AREA WAS PREVIOUSLY CLEARED

EXISTING STORM DRAIN OUTFALL AND EASEMENT TO BE ABANDONED AND RELOCATED.

STORM DRAIN EASEMENT

EXISTING SWM EASEMENT TO BE ABANDONED

PROPOSED SWM EASEMENT

50' SETBACK FROM 100 YR WSEL

EXISTING SWM POND

POND JUNCTION ROAD
50' PUBLIC R/W

WATER LILY WAY
70' PUBLIC R/W
MASTER PLAN ROADWAY C-536

8' NATURAL TRAIL

10' PUE

5' SWDK

PARCEL B2

A
NRA
0.34 AC

Y
WPA
0.09 Ac

WR-FP
0.62 Ac

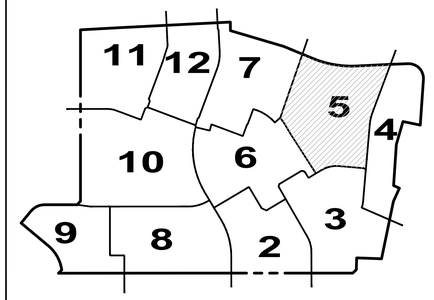
5
WR-NC
0.04 Ac

GGG
WCA
9.07 AC

C
WRA
1.00 Ac

C-WRA
1.00 AC
30 - AR
25 - IO
30 - NS
30 - LT
25 - PT
30 - QP
29 - QA

577,514 SF



KEY PLAN

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. FLOODPLAIN BRL
- EX.POND
- EX. UNMITIGATED 65 DB LINE
- PR. R.O.W.
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- PR. WATER
- PR. STORM DRAIN
- PR. PUE
- PR. EASEMENT
- PR. ORNAMENTAL FENCE
- REQUIRED LOT DEPTH
- WOODLAND CLEARED (WCA)
- WOODLAND CLEARED (PREVIOUSLY APPROVED TCP2-0219-12-08)
- WOODLAND CLEARED OFF-SITE (WC-OS)
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- WOODLAND PRESERVED/ NOT CREDITED (WP-NC)
- WOODLAND CLEARED PREVIOUSLY APPROVED (TCP2-020-13)
- WOODLAND CLEARED FLOODPLAIN (WC-FP)
- PREVIOUS LIMIT OF DISTURBANCE PER PREVIOUSLY APPROVED TCP2 AS NOTED
- PR. TEMPORARY TREE PROTECTION FENCE
- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. REFORESTATION/AFFORESTATION SIGN
- SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE TO BE RETAINED

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

PRELIMINARY NOT FOR CONSTRUCTION

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-029-12				
	Approved by	Date	DRD #	Reason for Revision
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03	MEGAN K. REISER	3/25/2013	DSP-13006	
04	MEGAN K. REISER	10/22/2014	DSP-13006	
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08	K. SHOULARS	9/12/2019	N/A	SECTION 4 / RG
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11	PENDING	PENDING	N/A	SECTION 5 / RG
12	KIM FINCH	1/6/2021	DSP-12017-02	INFRASTRUCTURE OF PRESIDENTIAL PARKWAY WEST
13			DSP-19062	

PROFESSIONAL CERTIFICATION

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LICENSE NO. 3845
EXPIRATION DATE: 10/16/21

05/05/21

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

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant:

DR Horton
c/o Griffin Burns
181 Harry Truman Pkwy, Ste. 250
Annapolis, Maryland 21401

WESTPHALIA TOWN CENTER

TAX MAP 90 GRIDS E4, F3 & F4 & TAX MAP 91, GRIDS A3 & A4
200 FOOT MAP 206SE09
ELECTION DISTRICT No. 15
MELWOOD, 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	SA	01/2020
DRAWN	RS	01/2020
REVIEWED	SA	09/2020
RODGERS CONTACT: NAT BALLARD		

RELEASE FOR
BY_____ DATE____

Type 2 Tree Conservation Plan

SCALE:	1" = 30'
JOB No.	0832J
DATE:	May 2021
SHEET No.	5-05 OF 62

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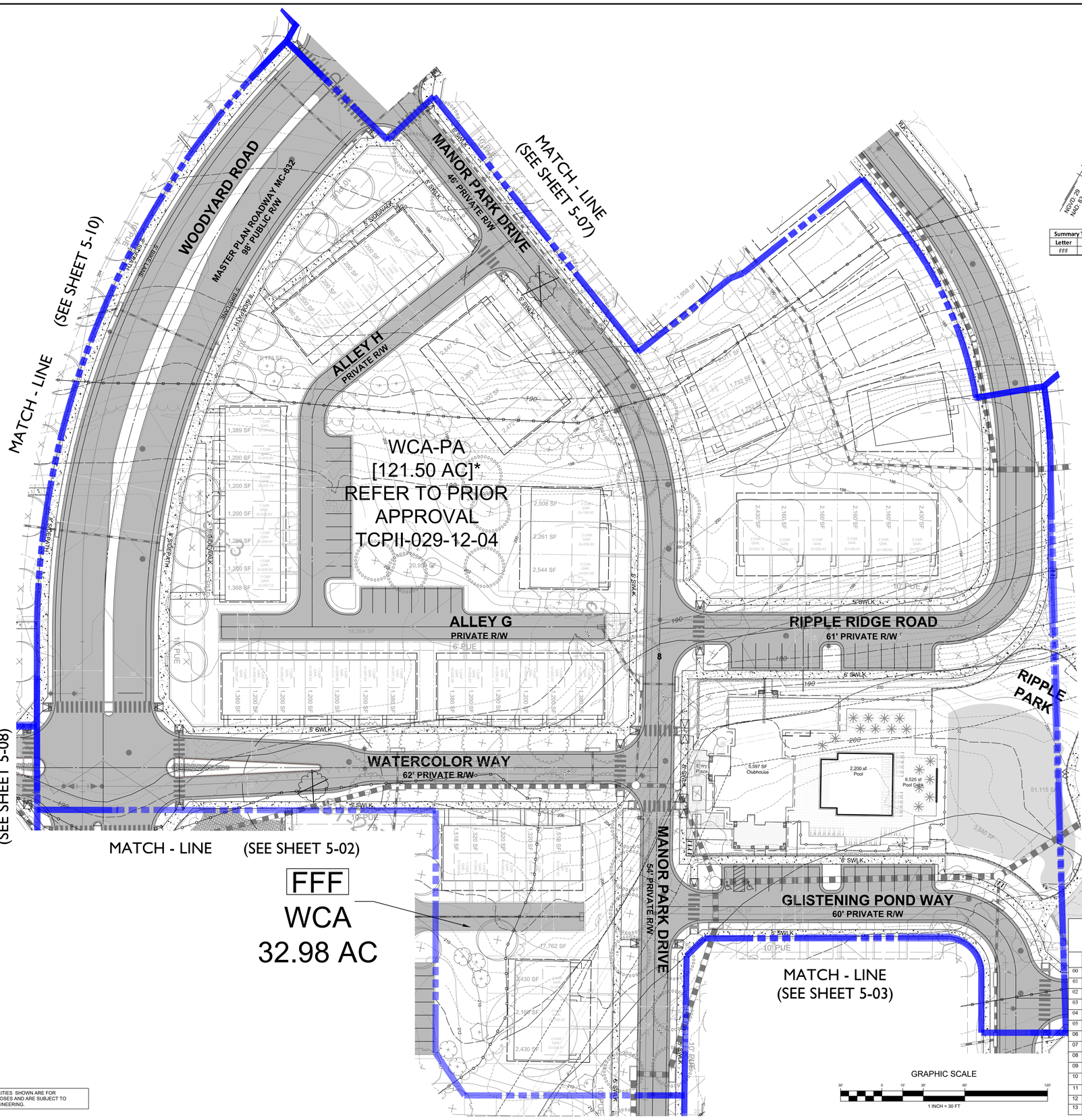
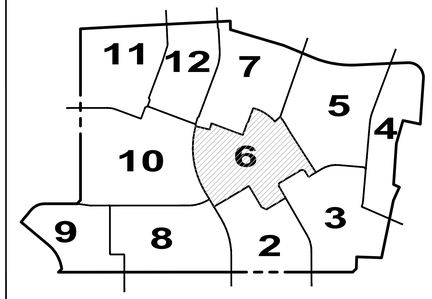


Summary Table - Sheet 5-06		
Letter	Type	Acreage
FFF	WCA	32.98



KEY PLAN

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. FLOODPLAIN BRL
- EX.POND
- EX. UNMITIGATED 65 DB LINE
- PR. R.O.W.
- PR. LOT LINE
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- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. STORM DRAIN
- PR. PUE
- PR. EASEMENT
- PR. ORNAMENTAL FENCE
- REQUIRED LOT DEPTH
- WOODLAND CLEARED (WCA)
- WOODLAND CLEARED (PREVIOUSLY APPROVED TCP2-029-12-08)
- WOODLAND CLEARED OFF-SITE (WC-OS)
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- WOODLAND PRESERVED/ NOT CREDITED (WP-NC)
- WOODLAND CLEARED PREVIOUSLY APPROVED (TCP2-020-13)
- WOODLAND CLEARED FLOODPLAIN (WC-FP)
- PREVIOUS LIMIT OF DISTURBANCE PER PREVIOUSLY APPROVED TCP2 AS NOTED
- PR. TEMPORARY TREE PROTECTION FENCE
- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. REFORESTATION/AFFORESTATION SIGN
- SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE TO BE RETAINED

GRAPHIC SCALE

30' 0 15' 30' 60' 120'

1 INCH = 30 FT

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-029-12

	Approved by	Date	DRD #	Reason for Revision
00	MEGAN K. REISER	1/31/2013	DSP-13006	
01	MEGAN K. REISER	9/23/2013	DSP-13006	
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LICENSE NO. 3845
EXPIRATION DATE: 10/16/21

STATE OF MARYLAND · ROBERT A. HOGG · 3845 · LANDSCAPE ARCHITECT

05/05/21

CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Start Of Construction

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

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant:

DR Horton
c/o Griffin Burns
181 Harry Truman Pkwy, Ste. 250
Annapolis, Maryland 21401

WESTPHALIA TOWN CENTER

TAX MAP 90 GRIDS E4, F3 & F4 & TAX MAP 91, GRIDS A3 & A4
200 FOOT MAP 206SE09
ELECTION DISTRICT No. 15
MELWOOD, PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING

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Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA	CADD	
DESIGNED	SA	01/2020
DRAWN	RS	01/2020
REVIEWED	SA	09/2020
RODGERS CONTACT: NAT BALLARD		

RELEASE FOR

BY _____ DATE _____

Type 2 Tree Conservation Plan

SCALE: 1" = 30'
JOB No. 0832J
DATE: May 2021
SHEET No. 5-06 OF 62

PRELIMINARY NOT FOR CONSTRUCTION

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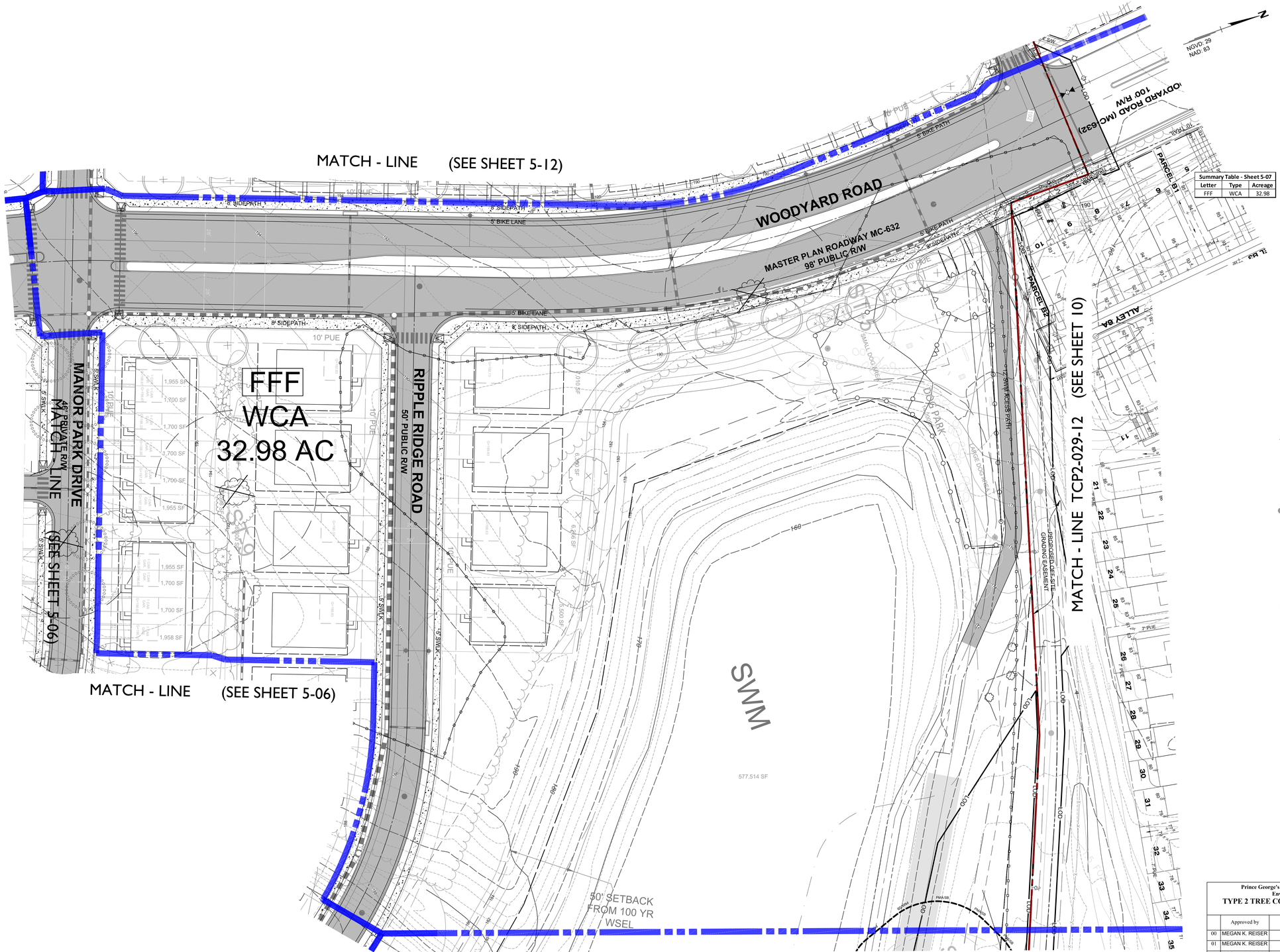

Summary Table - Sheet 5-07		
Letter	Type	Acreage
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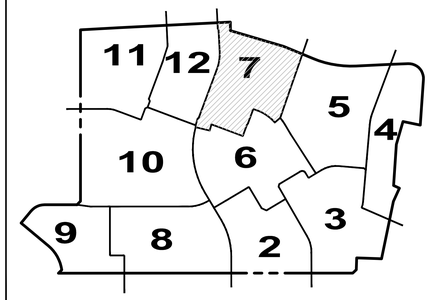

KEY PLAN

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. PARKING STRIPING
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
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- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. REFORESTATION/AFFORESTATION SIGN
- SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE TO BE RETAINED

GRAPHIC SCALE

30' 0 15' 30' 60' 120'

1 INCH = 30 FT

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-029-12

	Approved by	Date	DRD #	Reason for Revision
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13			DSP-19062	

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LICENSE NO. 3845
EXPIRATION DATE: 10/16/21

STATE OF MARYLAND — ANTHONY GEORGE ALEXANDER — 3845 — LANDSCAPE ARCHITECT

05/05/21

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

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

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant:

DR Horton
c/o Griffin Burns
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WESTPHALIA TOWN CENTER

TAX MAP 90 GRIDS E4, F3 & F4 & TAX MAP 91, GRIDS A3 & A4
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	BY	DATE
BASE DATA	CADD	
DESIGNED	SA	01/2020
DRAWN	RS	01/2020
REVIEWED	SA	09/2020
RODGERS CONTACT: NAT BALLARD		

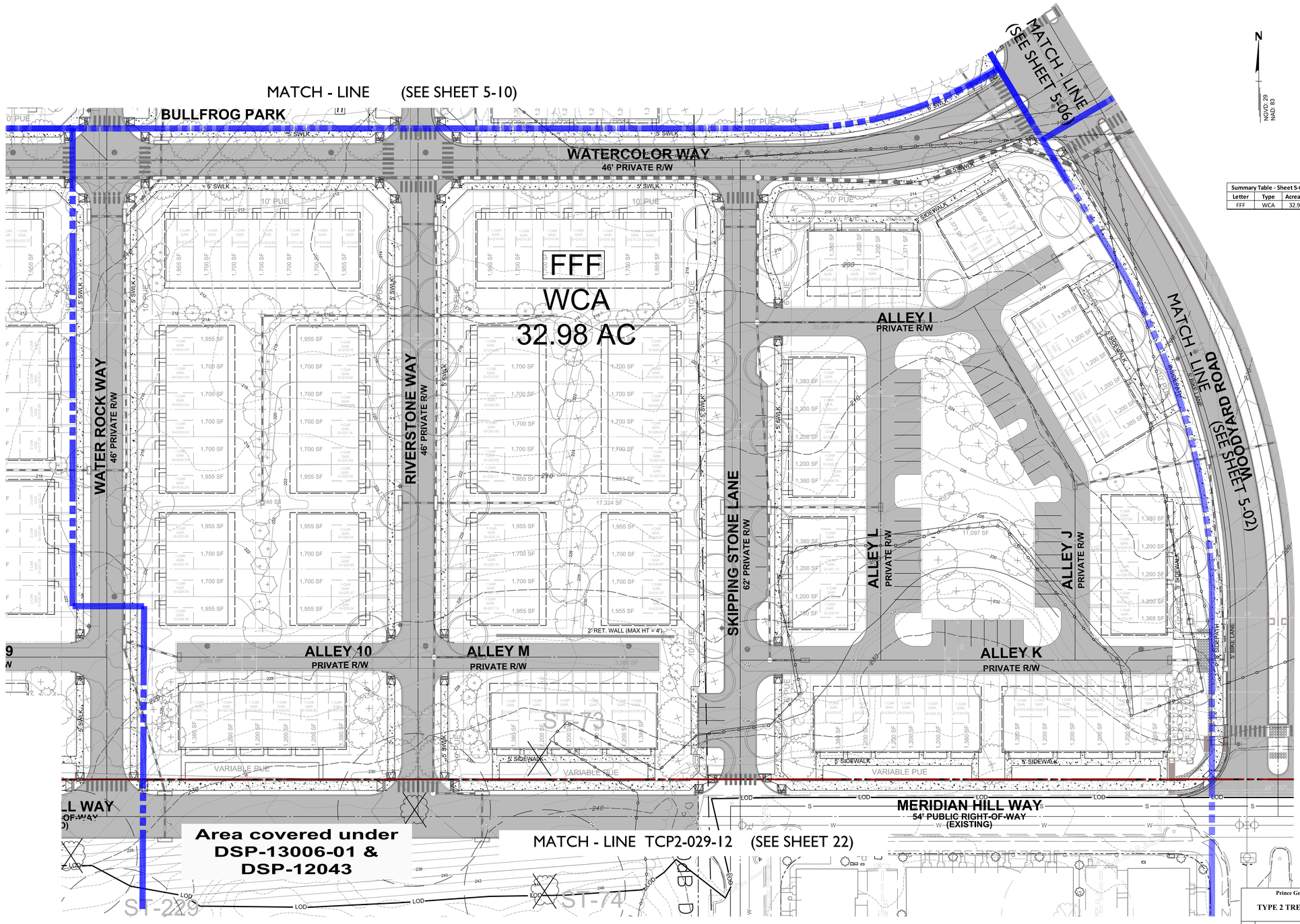
RELEASE FOR
BY _____ DATE ____

Type 2 Tree Conservation Plan

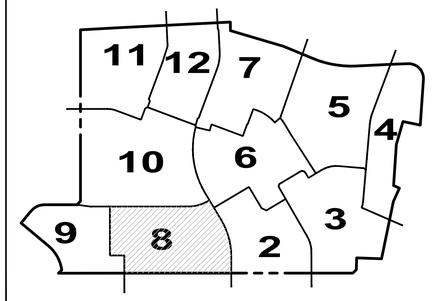
SCALE: 1" = 30'
JOB No. 0832J
DATE: May 2021
SHEET No. 5-07 OF 62

PRELIMINARY NOT FOR CONSTRUCTION

N:\MD-Prince Georges\Westphalia Town Center\autocad\Plot Plans\Environmental\TCP2\2-12 TCP2_Sheets.dwg



Summary Table - Sheet 5-08		
Letter	Type	Acreage
FFF	WCA	32.98



KEY PLAN

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. FLOODPLAIN BRL
- EX.POND
- EX. UNMITIGATED 65 DB LINE
- PR. R.O.W.
- PR. LOT LINE
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- PR. SIDEWALK
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- PR. PUE
- PR. EASEMENT
- PR. ORNAMENTAL FENCE
- REQUIRED LOT DEPTH
- WOODLAND CLEARED (WCA)
- WOODLAND CLEARED (PREVIOUSLY APPROVED TCP2-029-12-08)
- WOODLAND CLEARED OFF-SITE (WC-OS)
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- WOODLAND PRESERVED/ NOT CREDITED (WP-NC)
- WOODLAND CLEARED PREVIOUSLY APPROVED (TCP2-020-13)
- WOODLAND CLEARED FLOODPLAIN (WC-FP)
- PREVIOUS LIMIT OF DISTURBANCE PER PREVIOUSLY APPROVED TCP2 AS NOTED
- PR. TEMPORARY TREE PROTECTION FENCE
- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. REFORESTATION/AFFORESTATION SIGN
- SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE TO BE RETAINED

GRAPHIC SCALE

30' 0 15' 30' 60' 120'

1 INCH = 30 FT

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-029-12

	Approved by	Date	DRD #	Reason for Revision
00	MEGAN K. REISER	1/31/2013	DSP-13006	
01	MEGAN K. REISER	9/23/2013	DSP-13006	
02	MEGAN K. REISER	3/25/2013	DSP-13006	
03	MEGAN K. REISER	3/25/2013	DSP-13006	
04	MEGAN K. REISER	10/22/2014	DSP-13006	
05	PENDING	PENDING	DSP-19008	SECTION 3
06	K. SHOULARS	9/12/2019	N/A	SECTION 2 / RG
07	K. SHOULARS	9/12/2019	N/A	SECTION 3 / RG
08	K. SHOULARS	9/12/2019	N/A	SECTION 4 / RG
09	KIM FINCH	5/20/2020	DSP-12017-01	INFRASTRUCTURE OF THE PRESIDENTIAL PARKWAY WEST
10	KIM FINCH	11/10/2020	DSP-19009	SECTION 4 / FG
11	PENDING	PENDING	N/A	SECTION 5 / RG
12	KIM FINCH	1/6/2021	DSP-12017-02	INFRASTRUCTURE OF PRESIDENTIAL PARKWAY WEST
13			DSP-19062	

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: 10/16/21

STATE OF MARYLAND · ROBERT K. ATKINSON · 3845 · LANDSCAPE ARCHITECT

05/05/21

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

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

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant:

DR Horton
c/o Griffin Burns
181 Harry Truman Pkwy, Ste. 250
Annapolis, Maryland 21401

WESTPHALIA TOWN CENTER

TAX MAP 90 GRIDS E4, F3 & F4 & TAX MAP 91, GRIDS A3 & A4
200 FOOT MAP 206SE09
ELECTION DISTRICT No. 15
MELWOOD, 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	SA	01/2020
DRAWN	RS	01/2020
REVIEWED	SA	09/2020
RODGERS CONTACT: NAT BALLARD		

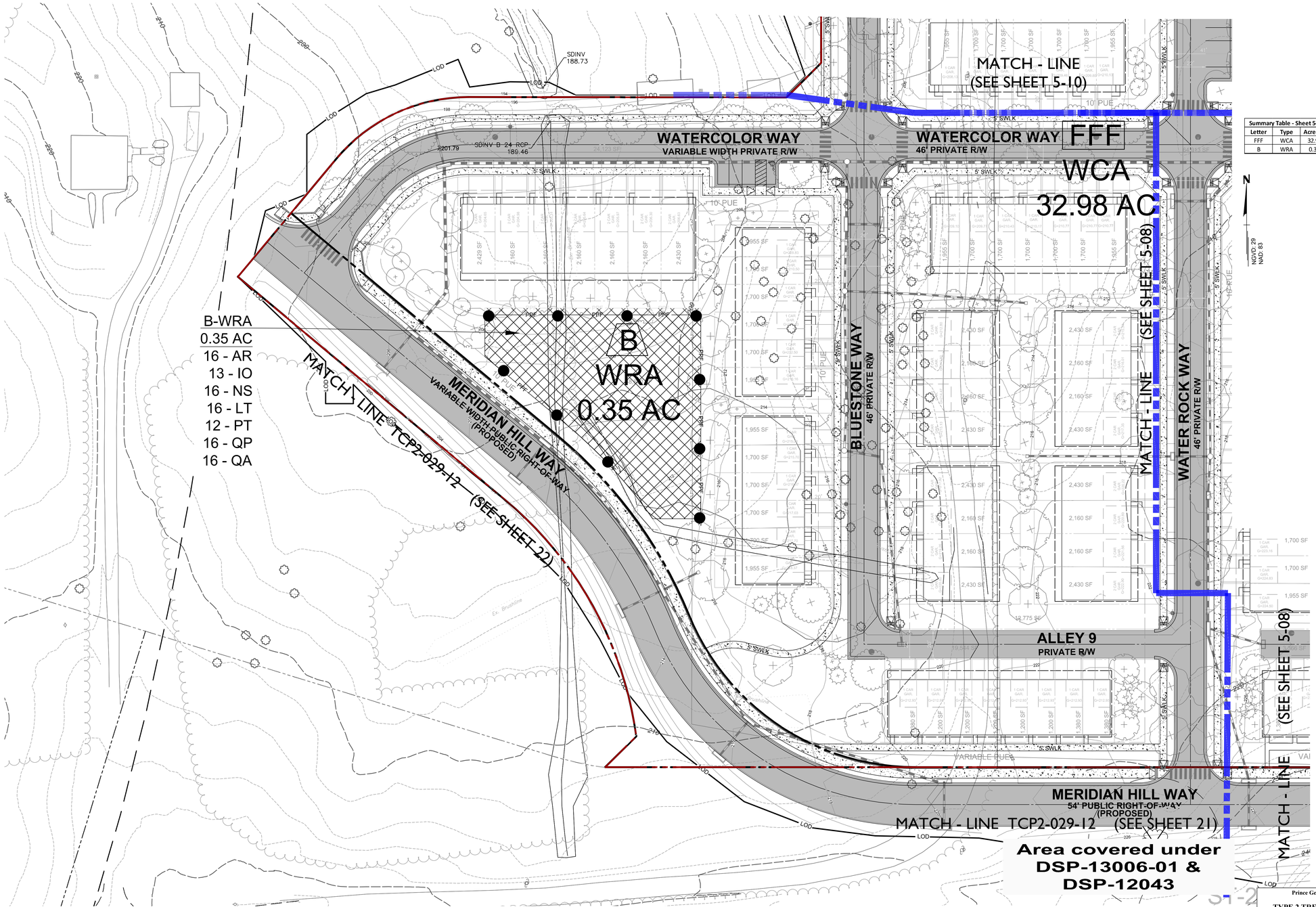
RELEASE FOR
BY_____ DATE_____

Type 2 Tree Conservation Plan

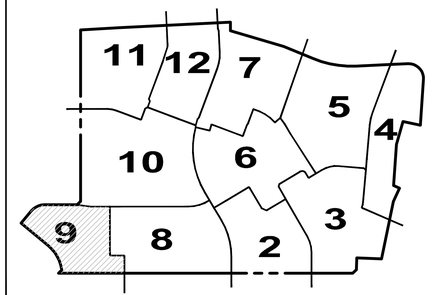
SCALE: 1" = 30'
JOB No. 0832J
DATE: May 2021
SHEET No. 5-08 OF 62

PRELIMINARY NOT FOR CONSTRUCTION

N: \MD-Prince Georges\Westphalia Town Center\autocad\Plot Plans\Environmental\TCP2\2-12 TCP2_Sheets.dwg



Summary Table - Sheet 5-09		
Letter	Type	Acreage
FFF	WCA	32.98
B	WRA	0.35



KEY PLAN

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- EX. BOUNDARY LINE
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- REQUIRED LOT DEPTH
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- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. REFORESTATION/AFFORESTATION SIGN
- SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE TO BE RETAINED

GRAPHIC SCALE

30' 0 15' 30' 60' 120'

1 INCH = 30 FT

PRELIMINARY NOT FOR CONSTRUCTION

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-029-12

	Approved by	Date	DRD #	Reason for Revision
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05	PENDING	PENDING	DSP-19008	SECTION 3
06	K. SHOULARS	9/12/2019	N/A	SECTION 2 / RG
07	K. SHOULARS	9/12/2019	N/A	SECTION 3 / RG
08	K. SHOULARS	9/12/2019	N/A	SECTION 4 / RG
09	KIM FINCH	5/20/2020	DSP-12017-01	INFRASTRUCTURE OF THE PRESIDENTIAL PARKWAY EXTENSION
10	KIM FINCH	11/10/2020	DSP-19009	SECTION 4 / FG
11	PENDING	PENDING	N/A	SECTION 5 / RG
12	KIM FINCH	1/6/2021	DSP-12017-02	INFRASTRUCTURE OF PRESIDENTIAL PARKWAY WEST
13			DSP-19062	

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LICENSE NO. 3845
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REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant:

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c/o Griffin Burns
181 Harry Truman Pkwy, Ste. 250
Annapolis, Maryland 21401

WESTPHALIA TOWN CENTER

TAX MAP 90 GRIDS E4, F3 & F4 & TAX MAP 91, GRIDS A3 & A4
200 FOOT MAP 206SE09
ELECTION DISTRICT No. 15
MELWOOD, PRINCE GEORGE'S COUNTY, MARYLAND

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Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA	CADD	
DESIGNED	SA	01/2020
DRAWN	RS	01/2020
REVIEWED	SA	09/2020

RODGERS CONTACT: NAT BALLARD

RELEASE FOR

BY_____ DATE ____

Type 2 Tree Conservation Plan

SCALE: 1" = 30'
JOB No. 0832J
DATE: May 2021
SHEET No. 5-09 OF 62

N:\MD-Prince Georges\Westphalia Town Center\autocad\Plot Plans\Environmental\TCP2\2-12 TCP2_Sheets.dwg

MATCH - LINE (SEE SHEET 5-11)

MATCH - LINE TCP2-029-12 (SEE SHEET 14)

PASTEL PARK LANE
48.67' PRIVATE R/W

MANOR PARK DRIVE
46' PRIVATE R/W

MATCH - LINE (SEE SHEET 5-12)

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

N

NGVD: 29
NAD: 83

Summary Table - Sheet 5-10		
Letter	Type	Acreage
FFF	WCA	32.98

FFF
WCA
32.98 AC

ALLEY Q
PRIVATE R/W

WOODYARD ROAD

MATCH - LINE (SEE SHEET 5-09)

WATER ROCK WAY
46' PRIVATE R/W

RIVERSTONE WAY
54' PRIVATE R/W

ALLEY O
PRIVATE R/W

ALLEY P
PRIVATE R/W

DRY CREEK PARK

BLUESTONE WAY
VARIABLE WIDTH PRIVATE R/W

NOT PART OF OWNERSHIP
MOORE PROPERTY/
EVANGEL CATHEDRAL, INC.
L. 33254 F.001

BULLFROG LANE
54' PRIVATE R/W

ALLEY N
PRIVATE R/W

BULLFROG PARK

WATERCOLOR WAY
46' PRIVATE R/W

MATCH - LINE (SEE SHEET 5-08)

WATERCOLOR WAY
46' PRIVATE R/W

MATCH - LINE (SEE SHEET 5-09)

KEY PLAN

11 12 7 5 4 10 6 3 9 8 2

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
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- EX. BLDG
- EX. SIDEWALK
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PRELIMINARY NOT FOR CONSTRUCTION

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-029-12

	Approved by	Date	DRD #	Reason for Revision
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05	PENDING	PENDING	DSP-19008	SECTION 3
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13			DSP-19062	

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200 FOOT MAP 206SE09
ELECTION DISTRICT No. 15
MELWOOD, PRINCE GEORGE'S COUNTY, MARYLAND

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Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA	CADD	
DESIGNED	SA	01/2020
DRAWN	RS	01/2020
REVIEWED	SA	09/2020

RODGERS CONTACT: NAT BALLARD

RELEASE FOR
BY_____ DATE____

Type 2 Tree Conservation Plan

SCALE: 1" = 30'
JOB No. 0832J
DATE: May 2021
SHEET No. 5-10 OF 62

N:\MD-Prince Georges\Westphalia Town Center\autocad\Plot Plans\Environmental\TCP2\2-12 TCP2_Sheets.dwg

NOT PART OF OWNERSHIP
MOORE PROPERTY/
EVANGEL CATHEDRAL, INC.
L. 33254 F. 001

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NGVD: 29
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Summary Table - Sheet 5-11		
Letter	Type	Acreage
HHH	WCA	1.04
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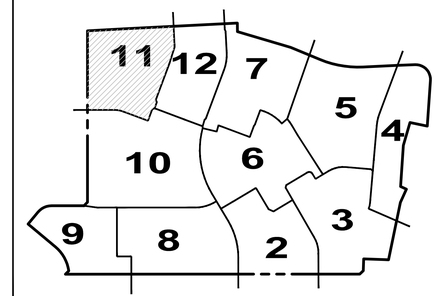

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Environmental Planning Section
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STATE OF MARYLAND · KRISTEN K. ALLEGRA · 3845 · LANDSCAPE ARCHITECT

05/05/21

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RODGERS CONTACT: NAT BALLARD

RELEASE FOR

BY_____ DATE_____

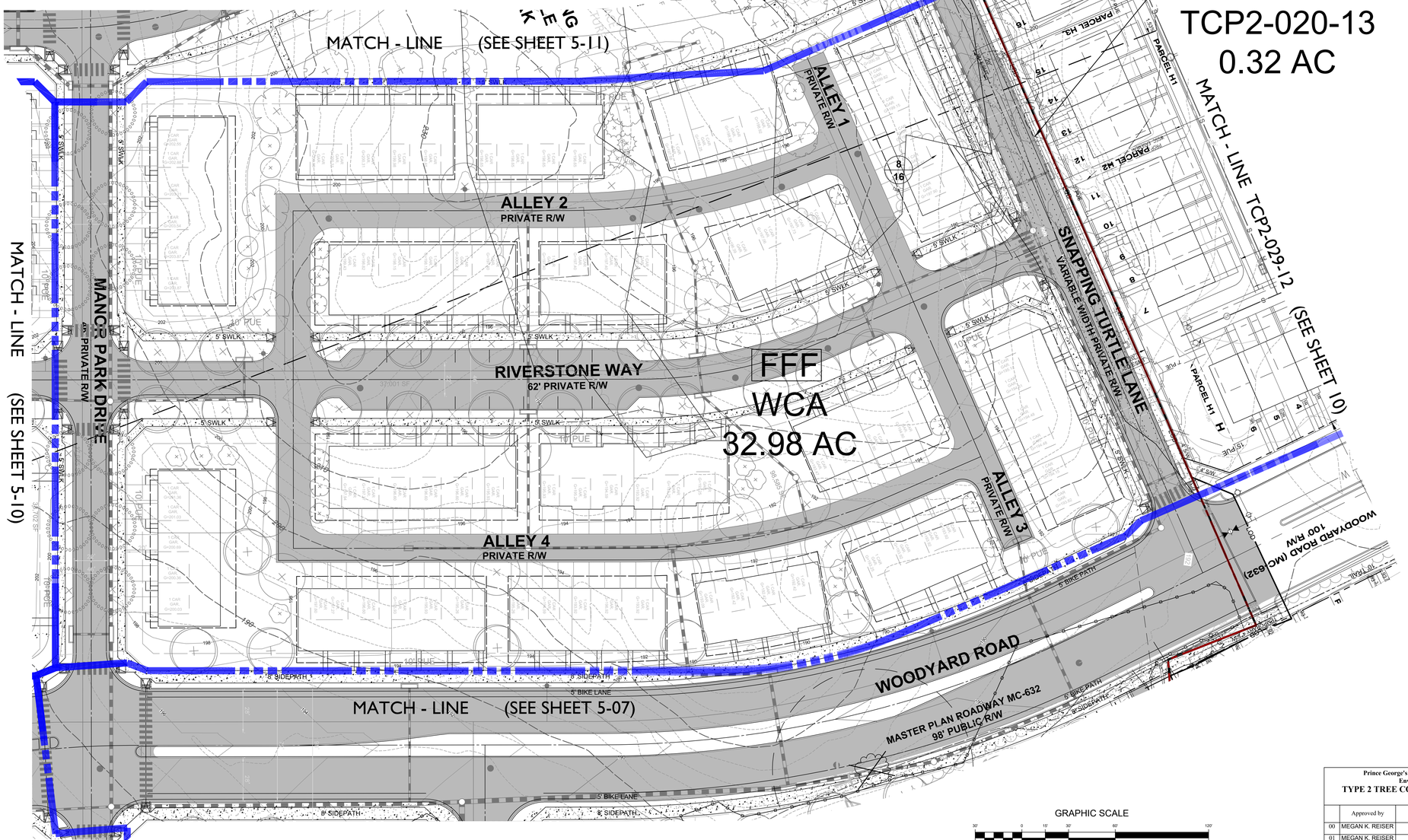
Type 2 Tree Conservation Plan

SCALE: 1" = 30'
JOB No. 0832J
DATE: May 2021
SHEET No. 5-11 OF 62

N:\MD-Prince Georges\Westphalia Town Center\autocad\Plot Plans\Environmental\TCP2\2-12 TCP2_Sheets.dwg

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION



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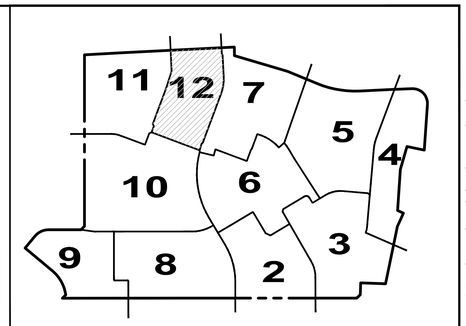

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- EX. WETLAND
- EX. WETLAND BUFFER
- EX. PRIMARY MGMT AREA/STREAM BUFFER
- STREAM BUFFER
- EX. STREAM
- EX. FLOODPLAIN
- EX. PRIMARY MGMT AREA/FLOODPLAIN
- EX. FLOODPLAIN BRL
- EX.POND
- EX. UNMITIGATED 65 DB LINE
- PR. R.O.W.
- PR. LOT LINE
- PR. 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
- PR. ORNAMENTAL FENCE
- REQUIRED LOT DEPTH
- WOODLAND CLEARED (WCA)
- WOODLAND CLEARED (PREVIOUSLY APPROVED TCP2-029-12-08)
- WOODLAND CLEARED OFF-SITE (WC-OS)
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
- WOODLAND PRESERVED/ NOT CREDITED (WP-NC)
- WOODLAND CLEARED PREVIOUSLY APPROVED (TCP2-020-13)
- WOODLAND CLEARED FLOODPLAIN (WC-FP)
- PREVIOUS LIMIT OF DISTURBANCE PER PREVIOUSLY APPROVED TCP2 AS NOTED
- PR. TEMPORARY TREE PROTECTION FENCE
- PR. PERMANENT TREE PROTECTION FENCE
- PR. WOODLAND PRESERVATION SIGN
- PR. REFORESTATION/AFFORESTATION SIGN
- SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE TO BE RETAINED

GRAPHIC SCALE

30' 0 15' 30' 60' 120'

1 INCH = 30 FT

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-029-12

	Approved by	Date	DRD #	Reason for Revision
00	MEGAN K. REISER	1/31/2013	DSP-13006	
01	MEGAN K. REISER	9/23/2013	DSP-13006	
02	MEGAN K. REISER	3/25/2013	DSP-13006	
03	MEGAN K. REISER	3/25/2013	DSP-13006	
04	MEGAN K. REISER	10/22/2014	DSP-13006	
05	PENDING	PENDING	DSP-19008	SECTION 3
06	K. SHOULARS	9/12/2019	N/A	SECTION 2 / RG
07	K. SHOULARS	9/12/2019	N/A	SECTION 3 / RG
08	K. SHOULARS	9/12/2019	N/A	SECTION 4 / RG
09	KIM FINCH	5/20/2020	DSP-12017-01	INFRASTRUCTURE OF THE PRESIDENTIAL PARKWAY EXTENSION
10	KIM FINCH	11/10/2020	DSP-19009	SECTION 4 / FG
11	PENDING	PENDING	N/A	SECTION 5 / RG
12	KIM FINCH	1/6/2021	DSP-12017-02	INFRASTRUCTURE OF PRESIDENTIAL PARKWAY WEST
13			DSP-19062	

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: 10/16/21

STATE OF MARYLAND — ROBERT N. ALLEN — 3845 — LANDSCAPE ARCHITECT

05/05/21

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

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

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant:

DR Horton
c/o Griffin Burns
181 Harry Truman Pkwy, Ste. 250
Annapolis, Maryland 21401

WESTPHALIA TOWN CENTER

TAX MAP 90 GRIDS E4, F3 & F4 & TAX MAP 91, GRIDS A3 & A4
200 FOOT MAP 206SE09
ELECTION DISTRICT No. 15
MELWOOD, 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	SA	01/2020
DRAWN	RS	01/2020
REVIEWED	SA	09/2020

RODGERS CONTACT: NAT BALLARD

RELEASE FOR _____ BY _____ DATE _____

Type 2 Tree Conservation Plan

SCALE: 1" = 30'
JOB No. 0832J
DATE: May 2021
SHEET No. 5-12 OF 62

N: \MD-Prince Georges\Westphalia Town Center\autocad\Plot Plans\Environmental\TCP2\2-12 TCP2_Sheets.dwg