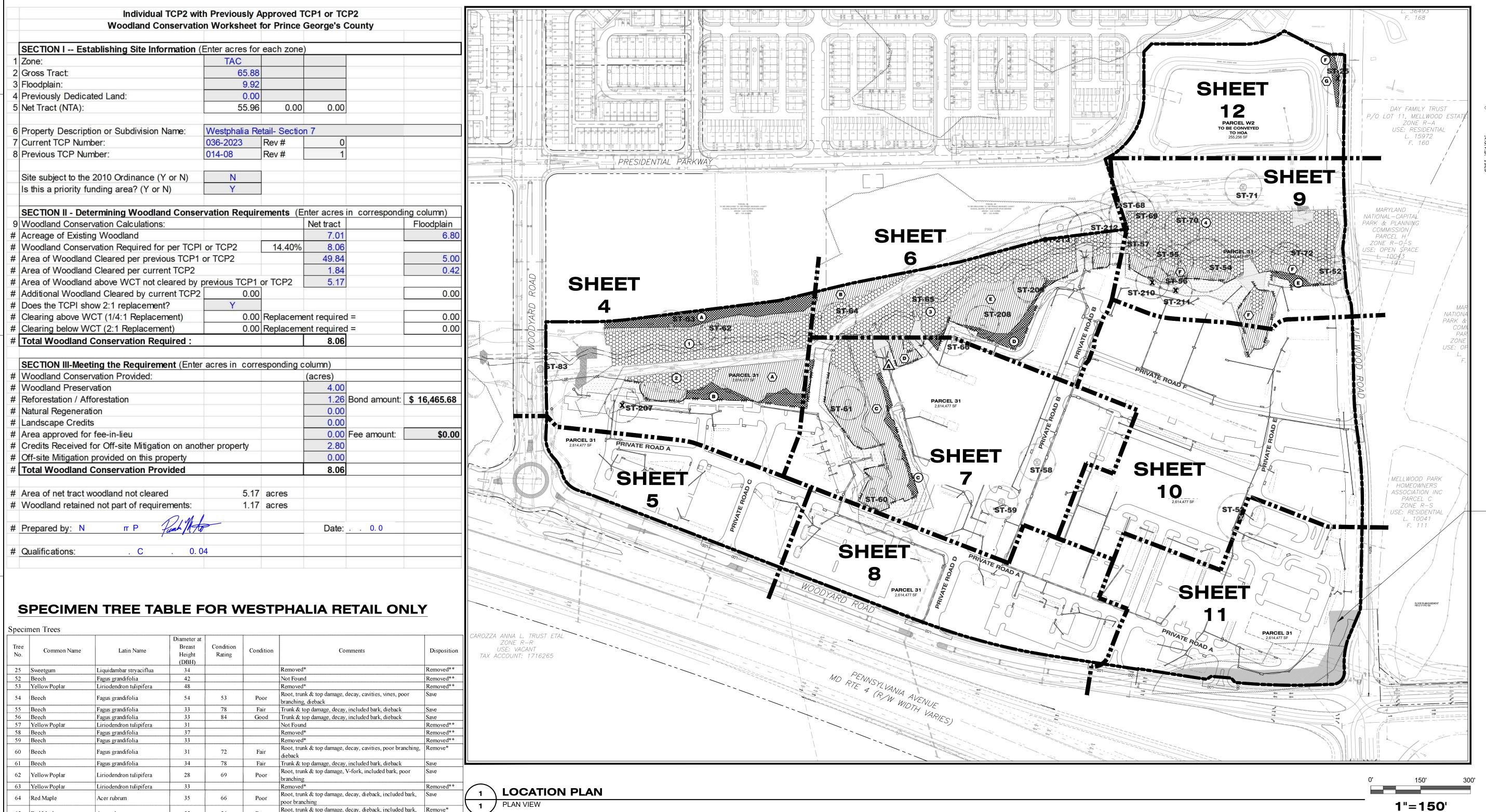
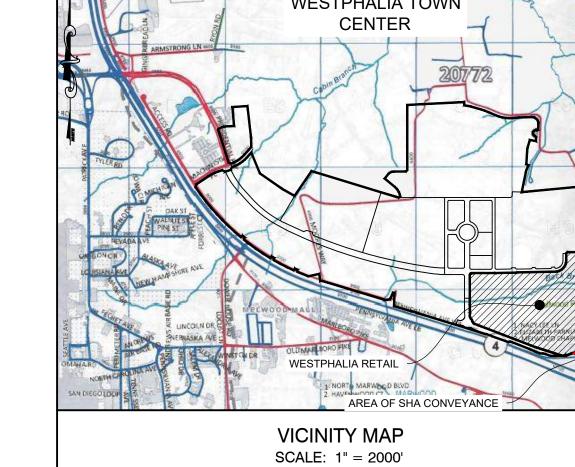
# WESTPHALIA RETAIL TREE CONSERVATION PLAN - TYPE 2 TCP2-039-2023





# Vicinity Map © ADC - Kappa Map Group LLC/GIS

Integrated Solutions LLC 2014 PRINCE GEORGE'S COUNTY **ROAD ATLAS** MAP 5651 GRID G9-10

### SHEET INDEX

**DETAILS SHEET** 

4-12. PLAN SHEETS

SITE STATISTICS			
	TOTAL		
GROSS TRACT AREA***	65.88 AC.		
EXISTING 100-YEAR FLOODPLAIN	9.92 AC.		
NET TRACT AREA	55.96 AC.		
EXISTING WOODLAND IN THE FLOODPLAIN	6.80 AC.		
EXISTING WOODLAND NET TRACT AREA	7.01 AC.		
EXISTING WOODLANDS TOTAL	13.81 AC.		
EXISTING PMA	14.02 AC.		
REGULATED STREAM (LINEAR FEET OF CENTERLINE)	3,216.97 LF		

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

GROSS AREA 31,888 SF/ 0.73 AC

PROPERTY OWNERS AWARENESS CERTIFICATE

I/WE WALTON WESTPHALIA EUROPE LP HEREBY ACKNOWLEDGE THAT WE ARE AWARE OF THIS TREE CONSERVATION PLAN (TCPII) AND THAT WE UNDERSTAND THE REQUIREMENTS AS SET FORTH IN THIS TCPII.

# **WEB SOILS SURVEY TABLE**

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI	
DfA	Dodon fine sandy loam, 0 to 2 percent slopes	9,5	7.6%	
MnB	Marr-Dodon complex, 2 to 5 percent slopes	9,9	7.9%	
MnC	Marr-Dodon complex, 5 to 10 percent slopes	14.6	11.7%	
MnD	Marr-Dodon complex, 10 to 15 percent slopes	32.4	26.1%	
MnE	Marr-Dodon complex, 15 to 25 percent slopes	30.5	24.5%	
UdaF	Udorthents, highway, 0 to 65 percent slopes	17.1	13.7%	
UdgD	Udorthents, reclaimed gravel 0.0 pits, 5 to 15 percent slopes		0.0%	
WDF	Westphalia and Dodon soils, 25 to 40 percent slopes		3,8%	
WE	Widewater and Issue soils, frequently flooded	5.8	4.7%	
Totals for Area of Interest		124,5	100.0%	

HEREBY ACKNOWLEDGE THAT WE ARE AWARE OF THIS TYPE II

Walton Westphalia Europe, LP, a Delaware limited

liability company

Title: Vice President

Its: General Partner

corporation

By: Walton Westphalia Europe, LLC, a Maryland limited

By: Walton Land Management (USA), Inc., a Delaware

DATE: 01/26/2024

SCALE

PROFESSIONAL CERTIFICATION:

THE STATE OF MARYLAND, LICENSE NO. 4170

EXPIRATION DATE: \_\_\_ 04\_\_

**KEY PLAN** 

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

Dewberry\*

301.731.5551 301.731.0188 (FAX)

APPLICANT

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

CONTACT

WALTON WESTPHALIA EUROPE LP

8800 NORTH GAINEY CENTER DRIVE

SCOTTSDALE, AZ 85258

Engineers Inc.

**AS-SHOWN** 

No	DA	TE	BY	Description
RE	VISIONS	3		

MAY 2023

DATE DSP-22042, TCP2-039-2023

**TREE** CONSERVATION PLAN TYPE 2

DEWBERRY JOB NO.

**COVER SHEET** 

1 OF 12

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

> 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.

65 Red Maple

66 Red Maple

69 Red Maple

70 Red Maple

72 Beech

71 Red Maple

Acer rubrum

Acer rubrum

Acer rubrum

Acer rubrum

Acer rubrum

Fagus grandifolia

Fagus grandifolia

Liriodendron tulipifera

Acer rubrum

(\*)PREVIOUSLY APPROVED FOR REMOVAL WITH TCP1-014-08-01 (APPROVED 1/28/2011), NOT YET REMOVED. (\*\*)PREVIOUSLY APPROVED FOR REMOVAL AND/OR CONFIRMED AS REMOVED ON NRI UPDATE NRI-094-2006-02 (BOLD)THIS PLAN IS IN ACCORDANCE WITH THE FOLLOWING VARIANCE(S) FROM STRICT REQUIREMENTS OF SUBTITLE

GRANDFATHERED IN FROM VARIANCE REQUIREMENTS BECAUSE IT IS SUBJECT TO THE 1993 WOODLAND

25 APPROVED BY THE PLANNING BOARD ON 01/04/2024: THE REMOVAL OF 3 SPECIMEN TREES 207, 210 AND 211 ARE PENDING APPROVAL THROUGH THIS APPLICATION (SECTION 25-122(b)(1)(G)) THREE TREES (ST-207, ST-210, AND ST-211) ARE PROPOSED TO BE REMOVED ON TCP2-039-2023. THIS SITE IS

FOR ENTITLEMENT PURPOSES ONLY. NOT FOR CONSTRUCTION.

CONSERVATION ORDINANCE.

TOTAL WCA \*\*\*WC-FP Areas are the same as the PMA Impact Areas INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST

Root, trunk & top damage, decay, dieback, included bark, Remove

Root, trunk & top damage, decay, dieback, included bark, Save

Root, trunk and top damage, decay, cavity, dieback, Remove

Root, trunk and top damage, decay, cavity, dieback, Remove

Root, trunk & top damage, decay, dieback, included bark,

Trunk and top damage, decay, dieback, poor branching

Trunk and top damage, decay, dieback, poor

91 Excellent Top damage, decay, dieback, poor branching, vines

Removed\*

Fair

# **WOODLAND SUMMARY TABLE:**

WOODLAI	4D COMMINIA	<u> </u>
WOODLAND PRESERVA	TION (WPA)	
WOODERING I RESERVA	WPA A	0.72
	WPA B	0.46
	WPA C	1.23
	WPA D	0.10
	WPA E	0.80
	WPA F	0.63
	WPA G	0.06
TOTAL WPA		4.00
WOODLAND CLEARING	IN FLOODPLAIN (WC-FP)	
	WC-FP A	0.42
TOTAL WC-FP***		0.42
WOODLAND RETAINED	- NOT CREDITED (WR-NC)	
	WR-NC 1	1.54
	WR-NC 2	0.23
	WR-NC 3	2.0
	WR-NC 4	2.4
TOTAL WR-NC		6.2
WOODLAND AFFORES	TATION / REFORESTATIO	N (WRA)
	WRA A	0.53
	WRA B	0.27
	WRA C	0.13
	WRA D	0.22
	WRA E	0.0
	WRA F	0.06
TOTAL WRA		1.20
	•	
WOODLAND CLEARING	(WCA)	
	WCA AA	1.84

# EOREST CONSERVATION ACT TARLE:

Forest Conservation Act Reporting Information (Change Table)					
	Original Approval	Revision Number (-01)	Revision Number (-02)	Cumulative Change	
Net Tract (Acres)	55.96				
Existing Woodland (Acres) in Net Tract	7.01				
Woodland Cleared (Acres)	1.84				
Woodland Retained On-Site (Acres)	4.00				
Woodland Planted On-Site (Acres)	1.26				
On-Site Woodland Easement / Preservation and Planting (Acres)	5.26				
On-Site Wooded Floodplain in Easement (Acres)	6.38				
Bond Amount	\$16,465.68				
Fee-In-Lieu Amount	\$0.00				
50' Stream Buffers Conserved (Preservation) - Acreage	6.21				
50' Stream Buffers Newly Established (Afforestation) - Linear Length	0.00				
50' Stream Buffers <b>N</b> ewly Established (Afforestation) - Acreage	0.00				
Off-Site Woodland Conservation Credits Required (Acres)	2.80				
Off-Site Woodland Conservation Credits Provided (Acres)	2.80				

NOTE: WITH THE CURRENT APPLICATION, TCP2-039-2023 IS SEPARATED FROM THE OVERALL TCP2-029-12, REVISIONS 1-17, AND IS INCLUDED IN THE OVERALL PHASED WOODLAND CONSERVATION WORKSHEET FOR WESTPHALIA TOWN CENTER, AS SECTION 7, CONSISTENT WITH THE BOUNDARIES OF DSP-22042.

Walton Westphalia Development AND

Walton Westphalia Development (USA), LLC, a

By: Westphalia Dev. Corp., an Alberta (Canada)

SIGNATURE: SEE BELOW

Maryland limited liability company

PRINTED NAME:

corporation

Name: Clara Chong

Title: <u>Authorized Signatory</u>

Its: Manager

Prince George's County Planning Department, M-NCPPC **Environmental Planning Section** TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-039-2023

Date DRD # Reason for Revision
5/09/2025 DSP-22042 RETAIL/ COMMERCIAL Kim Finch

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION FOR OFFICIAL USE ONLY APPLICATION NAME: WESTPHALIA RETAIL APPLICATION NO.: DSP-22042 TCP NO.: TCP2-039-2023 SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGCPB RESOLUTION NO. 2023-138 DATED JANUARY 4, 2024.

Garland, Digitally signed by Garland, Hyojung Date: 2025.05.21 12:36:44 -04'00'

AUTHORIZED SIGNATURE

SIGNATURE APPROVAL DATE:

THESE PLANS ARE NOT VALID OR

APPROVED UNLESS STAMPED BY THE

**AGENCY SHOWN HERE** 

#### THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR WESTPHALIA RETAIL DSP-22042. IF THE WESTPHALIA RETAIL DSP-22042 EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.

- 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. DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT
- (DPIE), AS APPROPRIATE, SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO CONDUCT A PRE-CONSTRUCTION MEETING WHERE IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.
- THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS
- THROUGH THE PROVISION OF A COPY OF THIS PLAN AT TIME OF CONTRACT SIGNING. FUTURE PROPERTY OWNERS ARE ALSO SUBJECT TO THIS REQUIREMENT. 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 DEVELOPING TIER AND IS ZONED M-X-T..
- 7. THE PROPERTY IS NOT ABUTTING A DESIGNATED SCENIC AND/ OR HISTORIC ROADWAY.
- 8. PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25,117(G)
- 9. WOODLANDS PRESERVED, PLANTED, OR REGENERATED IN FULFILLMENT OF WOODLAND CONSERVATION REQUIREMENTS ON-SITE HAVE BEEN PLACED IN A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS AT LIBER FOLIO . REVISIONS TO THIS TCP2 MAY REQUIRE A REVISION TO THE RECORDED EASEMENT.

#### TREE PRESERVATION AND RETENTION NOTES

- 10. 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.
- 11. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
- 12. 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.
- 13. 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.
- 14. 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

- 15. 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. 16. 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. 17. 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. 18. 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.

#### WHEN OFF-SITE WOODLAND CONSERVATION IS PROPOSED

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.

### WHEN INVASIVE PLANT SPECIES ARE TO BE REMOVED BY THE PERMITTEE:

- A. INVASIVE PLANT REMOVAL SHALL BE COMPLETED PRIOR TO AND CONFORM TO THE RECOMMENDATIONS OF THE INVASIVE PLANT REMOVAL PLAN SHOWN ON THE PLAN PREPARED BY DATED
- B. THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVES PLANT SPECIES SHALL BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY SUCH AS PRUNERS OR A CHAIN SAW. THESE PLANTS MAY BE CUT NEAR THE GROUND AND THE MATERIAL LESS THAN TWO INCHES DIAMETER MAY BE REMOVED FROM THE AREA AND DISPOSED OF APPROPRIATELY. ALL MATERIAL FROM THESE NOXIOUS, INVASIVE, NON-NATIVE PLANTS
- 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 AND BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR.

GREATER THAN TWO INCHES DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION.

# **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.
- 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.
- 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.
- REFORESTATION AREAS SHALL NOT BE MOWED. THE MANAGEMENT OF COMPETING VEGETATION AROUND INDIVIDUAL TREES AND THE REMOVAL OF NOXIOUS, INVASIVE AND NON-NATIVE VEGETATION WITHIN THE REFORESTATION AREAS IS ACCEPTABLE.
- ALL REQUIRED TEMPORARY TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT TREE PROTECTION FENCING IS INSTALLED WITH THE REQUIRED PLANTING. THE TEMPORARY FENCING IS NOT REQUIRED TO BE INSTALLED IF THE PERMANENT FENCING IS INSTALLED PRIOR TO 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.
- 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
- 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

- QUANTITY: (SEE REFORESTATION PLANT SCHEDULE)
- 2. TYPE: (SEE REFORESTATION 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
- PLANT HANDLING: THE QUANTITY OF SEEDLINGS TAKEN TO THE FIELD SHALL NOT EXCEED THE QUANTITY THAT CAN BE PLANTED IN A DAY. SEEDLINGS, ONCE REMOVED FROM THE NURSERY OR TEMPORARY STORAGE AREA SHALL BE PLANTED IMMEDIATELY.
- TIMING OF PLANTING: THE BEST TIME TO PLANT SEEDLINGS IS WHILE THEY ARE DORMANT, PRIOR TO SPRING BUDDING. THE MOST SUITABLE MONTHS FOR PLANTING ARE MARCH AND APRIL, WHEN THE 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.
- 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 HOLE WHICH WOULD ALLOW THE ROOTS TO DRY OUT. SEE PLANTING DETAILS FOR FURTHER EXPLANATION. IF THE CONTRACTOR WISHES TO PLANT BY ANOTHER METHOD, THE PREPARER OF THIS TREE CONSERVATION PLAN MUST BE CONTRACTED AND GIVE THEIR APPROVAL BEFORE PLANTING MAY BEGIN.
- SPACING: SEE PLANT SCHEDULE AND/OR PLANTING PLAN FOR SPACING REQUIREMENTS. ALSO REFER TO THE PLANTING LAYOUT DETAIL FOR A DESCRIPTION OF THE GENERAL PLANTING THEORY.
- 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 ONE SAMPLE IS NECESSARY) AND SUBMITTED FOR TESTING TO A PRIVATE COMPANY. THE COMPANY OF CHOICE SHALL MAKE RECOMMENDATIONS FOR IMPROVING THE EXISTING SOIL. THE SOIL WILL BE TESTED AND RECOMMENDED FOR CORRECTIONS OF SOIL TEXTURE, PH, MAGNESIUM, PHOSPHORUS, POTASSIUM, CALCIUM AND ORGANIC MATTER. SOIL IMPROVEMENT MEASURES: THE SOIL SHALL THEN BE IMPROVED ACCORDING TO THE RECOMMENDATIONS MADE BY THE TESTING COMPANY.
- 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 DETAILS INCLUDED IN THIS TCP2. 11. PLANTING METHOD: CONSULT THE PLANTING DETAIL(S) SHOWN IN 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.
- 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: TBD

#### FOUR-YEAR MANAGEMENT PLAN FOR RE/AFFORESTATION AREAS

#### FIELD CHECK THE RE-AFFORESTATION AREA ACCORDING TO THE FOLLOWING SCHEDULE:

YEAR 1: SITE PREPARATION AND TREE PLANTING

14. MOWING: NO MOWING SHALL BE ALLOWED IN ANY PLANTING AREA.

- 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.

#### 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

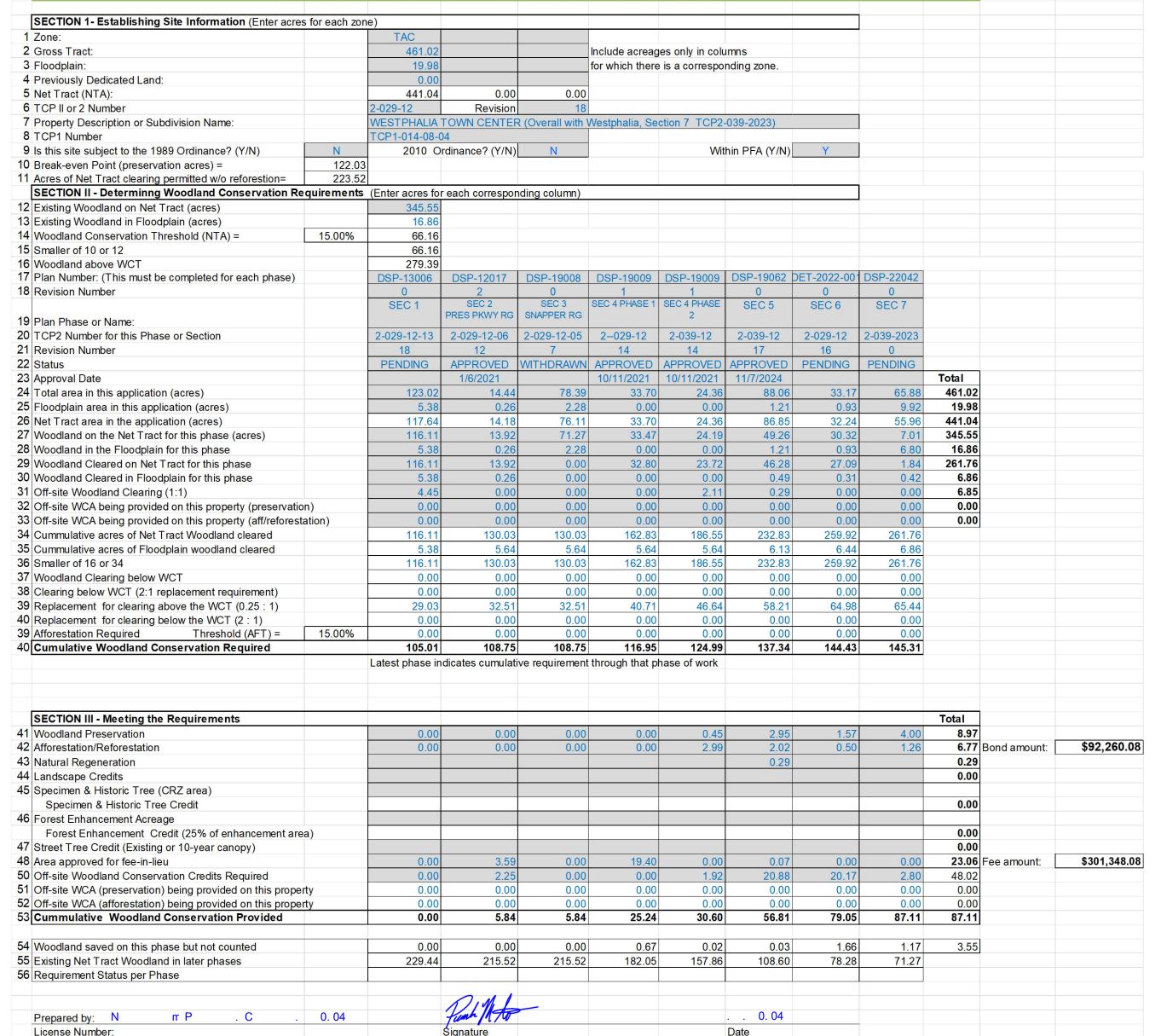
TREE EXPERT MAY THEN REMOVE THE TREE. THE STUMP SHALL BE CUT AS CLOSE TO THE GROUND AS POSSIBLE AND LEFT IN PLACE. THE REMOVAL OR

- 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

- o. THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM ANY WOODLAND PRESERVATION AREA SHALL BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY (PRUNERS OR A CHAIN SAW). THESE PLANTS MAY BE CUT NEAR THE GROUND AND MATERIAL LESS THAN TWO INCHES DIAMETER MAY BE REMOVED FROM THE AREA AND DISPOSED OF APPROPRIATELY. ALL MATERIAL FROM THESE NOXIOUS, INVASIVE, AND NON-NATIVE PLANTS GREATER THAN TWO (2) INCHES DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION.
- 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.

### TYPE 2 TREE CONSERVATION PHASED WORKSHEET (PRIOR PHASING FOR OVERALL WESTPHALIA):



THE DATA IN THE PHASED WOODLAND CONSERVATION WORKSHEET IS PROVIDED BY KIM FINCH AND TOM BURKE OF ENVIRONMENTAL PLANNING PER VARIOUS FORMS OF CORRESPONDENCE

#### OWNERSHIP (PREVIOUSLY ■ DEDICATED SHA RIGHT-OF-WAY) SECTION 1 OWNERSHIP (MOORE PROPERTY/ **SECTION 5** EVANGEL CATHEDRAL 88.06 AC. SECTION 4 SECTION 58.06 AC. **SECTION 3** 78.39 AC. PHASE 2 SECTION 2 14.44 AC SECTION 2 14.44 AC. 123.02 AC. SECTION 1 123 02 A0 SECTION 7=65.88 AC. (INCLUDES SHA CONVEYANCE AREA) BE CONVEYED TO SECTION 1 - 123.02 AC WAI TON WESTPHALL **SECTION 2 - 14.44 AC** EUROPE LP =0.73 AC SECTION 3 - 78.39 AC (INCL. IN SECTION 7) THIS INCR. OVERALL SECTION 4 - 58.06 WESTPHALIA TOTAL

**SECTION 5 - 88.06** 

SECTION 6 - 33.17

SECTION 7 - 65.88

TOTAL GROSS TRACT - 461.02 AC

# **TCP2-029-12 PHASING / SECTION MAP**

AC TO 461.02

SHA DEDICATED AREA

(SHOWN ON

TCPII-029-12) NO

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

NOTE 2. PRIOR TO OCTOBER 1, 2019 PER CB-29-2008.SECTIONS 1, 2, AND 3 WERE APPROVED FOR FEE-IN-LIEU AS PER THE APPROVED RG TCP2-029-12-06, RG TCP2-029-12-07, AND RG TCP2-029-12-08. THE AMOUNT OF OFF-SITE WOODLAND CONSERVATION REQUIRED FOR PHASE 4 IS SATISFIED THROUGH AN OFF-SITE WOODLAND CONSERVATION BANK.

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.

SECTION 2 GROSS TRACT AREA WAS REVISED FROM 14.29 ACRES TO 14.26 ACRES FOR PORTION OF THE RIGHT-OF-WAY AREA NOW DEDICATED TO SECTION 4. THE CHANGE HAS ALSO RESULTED IN A REVISION OF THE GROSS TRACT FROM 58.03 ACRES TO 58.06 ACRES FOR SECTION 4.

3.84 ACRES OF WOODLAND CONSERVATION IN PRESERVATION WAS PURCHASED VIA A WOODLAND CONSERVATION BANK - OFF-SITE WOODLAND CONSERVATION ACREAGE TRANSFER CERTIFICATE (TRANSFER CERTIFICATE NO. 6. 13115 MARTIN ROAD WOODLAND CONSERVATION BANK). LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 42464 FOLIO 508, RECORDED MAY 2021, TO BE USED ON WESTPHALIA EAST - SECTION 4.

NOTE 6: WESTPHALIA RETAIL FALLS WITHIN SECTION 7 IN THE MAP ABOVE. THE AREA ASSOCIATED WITH DSP-22042 HAS BEEN SEPARATED FROM TCP2-029-2012, AND ASSIGNED THE NUMBER TCP2-039-2023, WITH REVIEW OF THIS PLAN.

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

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-039-2023 DRD # Reason for Revision 5/09/2025 DSP-22042 RETAIL/ COMMERCIAL Kim Finch

No. DATE BY Description **REVISIONS** 

DRAWN BY

APPROVED BY

CHECKED BY

DATE

TITLE

Dewberry

Engineers Inc. | LANHAM, MD 20706

4601 FORBES BOULEVARD

301.731.0188 (FAX)

www.dewberry.com

APPLICANT

WALTON WESTPHALIA EUROPE LP

8800 NORTH GAINEY CENTER DRIVE

CONTACT

WALTON WESTPHALIA EUROPE LP

8800 NORTH GAINEY CENTER DRIVE

SCOTTSDALE, AZ 85258

PROFESSIONAL CERTIFICATION

THE STATE OF MARYLAND,

LICENSE NO. \_\_\_\_\_4170

**KEY PLAN** 

SCALE

**AS-SHOWN** 

EXPIRATION DATE: . 04

I HEREBY CERTIFY THAT THESE DOCUMENT

WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL

LANDSCAPE ARCHITECT UNDER THE LAWS OF

SCOTTSDALE, AZ 85258

TREE **CONSERVATION** PLAN TYPE 2 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION FOR OFFICIAL USE ONLY **DETAILS** 

APPLICATION NAME: WESTPHALIA RETAIL APPLICATION NO.: DSP-22042 TCP NO.: TCP2-039-2023 SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGCPB RESOLUTION NO. 2023-138 DATED JANUARY 4, 2024. SIGNATURE APPROVAL DATE:

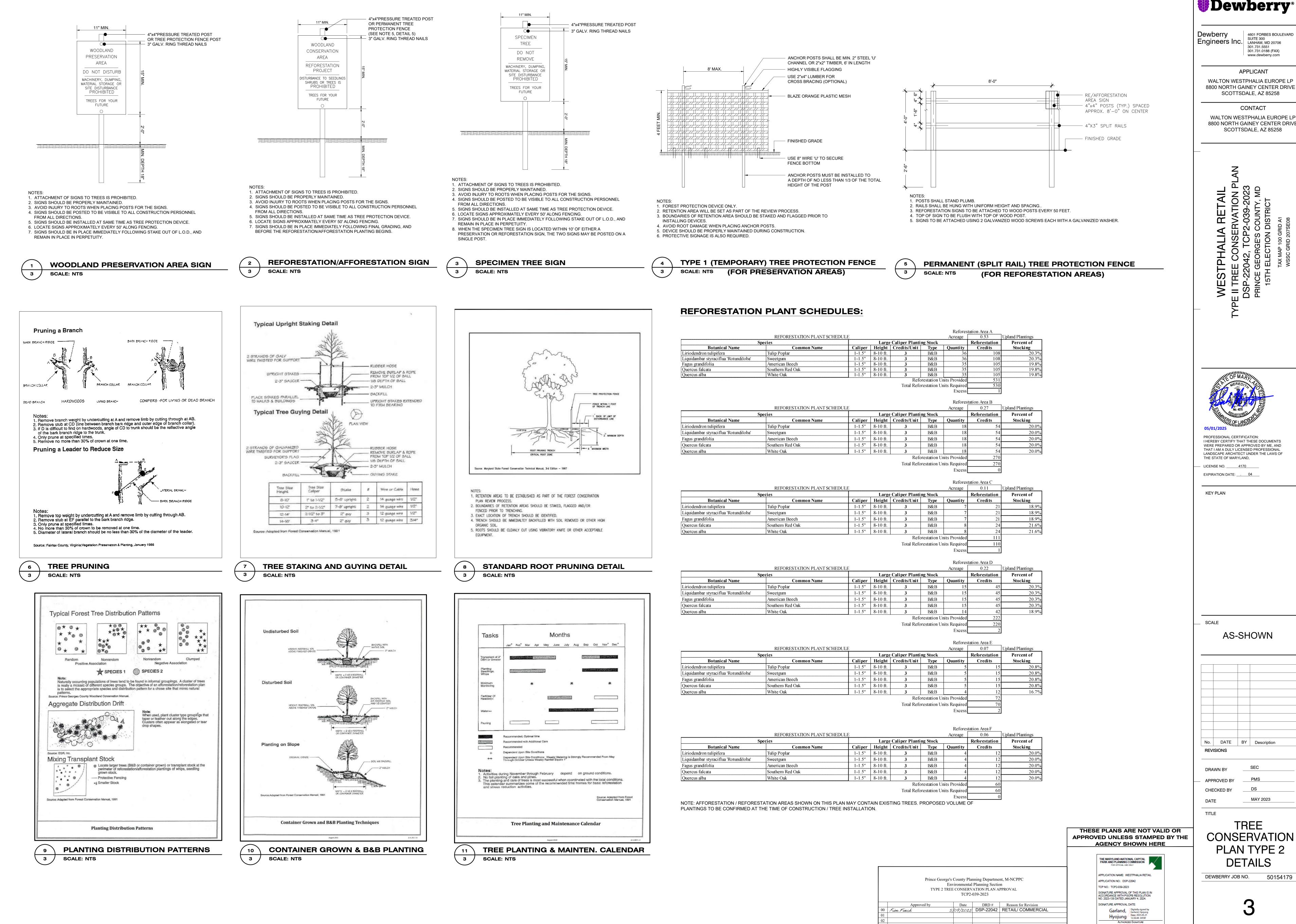
AUTHORIZED SIGNATURE

Garland, Digitally signed by Garland, Hyojung Date: 2025.05.21 12:36:44 -04'00'

DEWBERRY JOB NO. 50154179

MAY 2023

2 OF 12



Dewberry

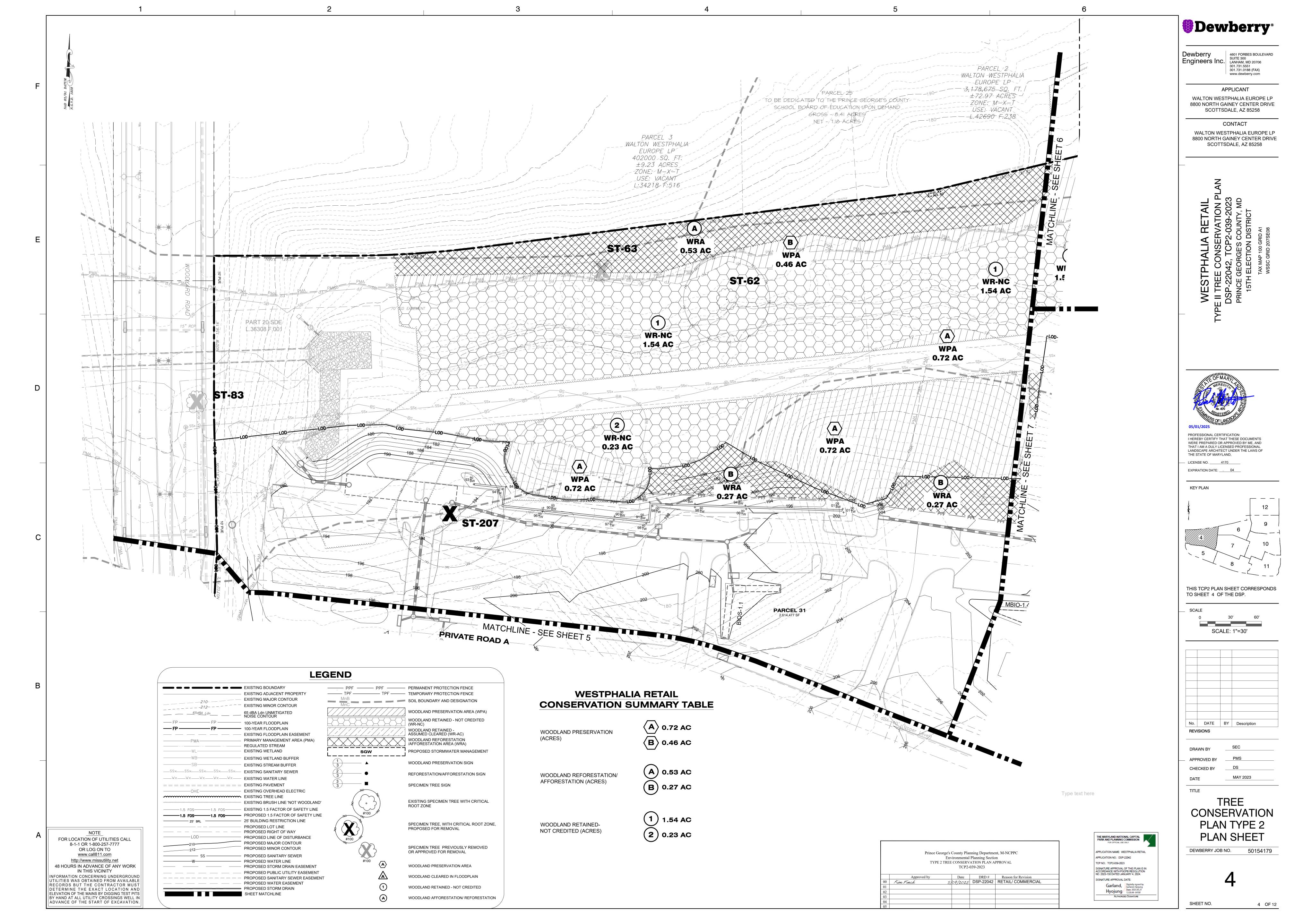
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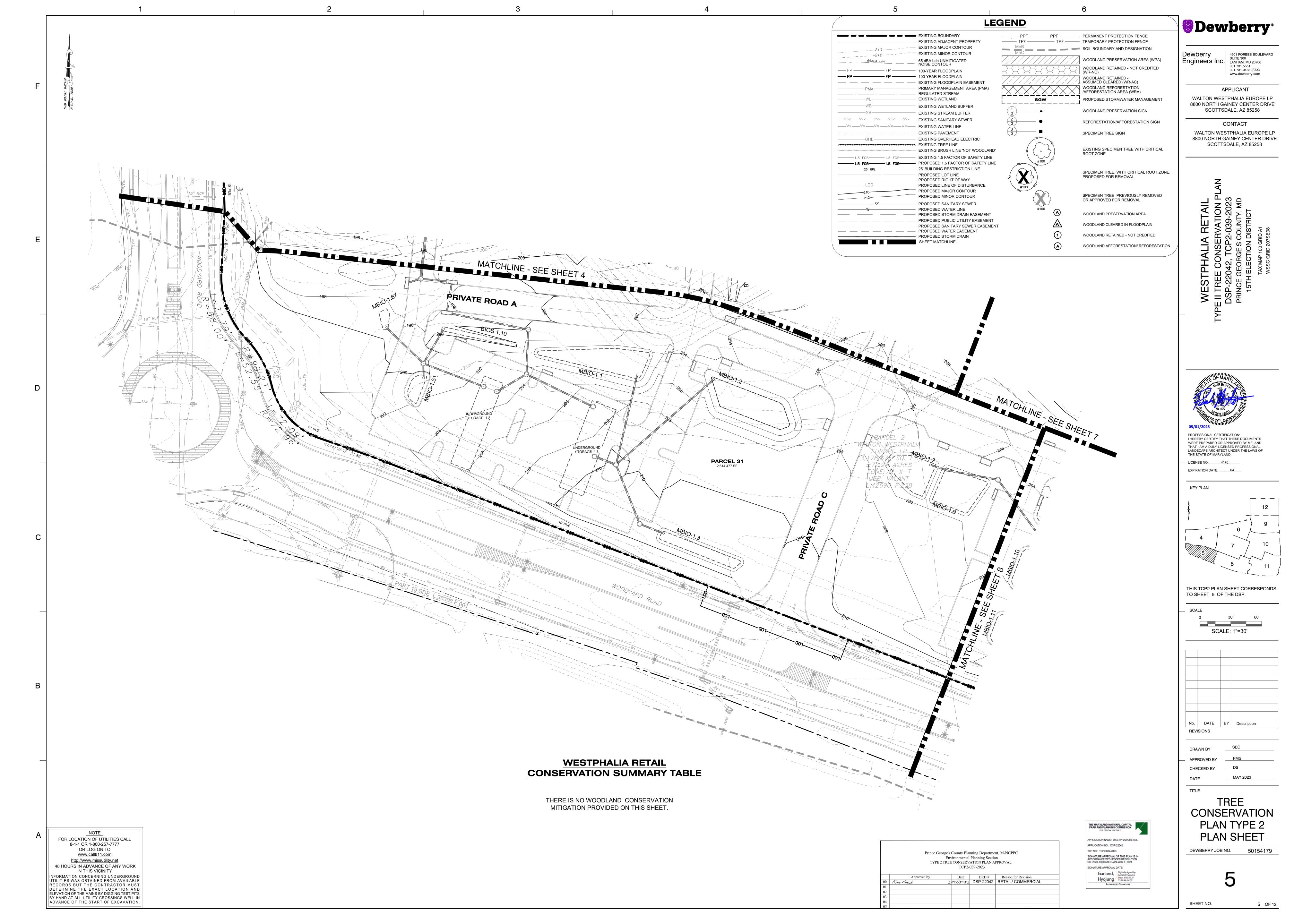
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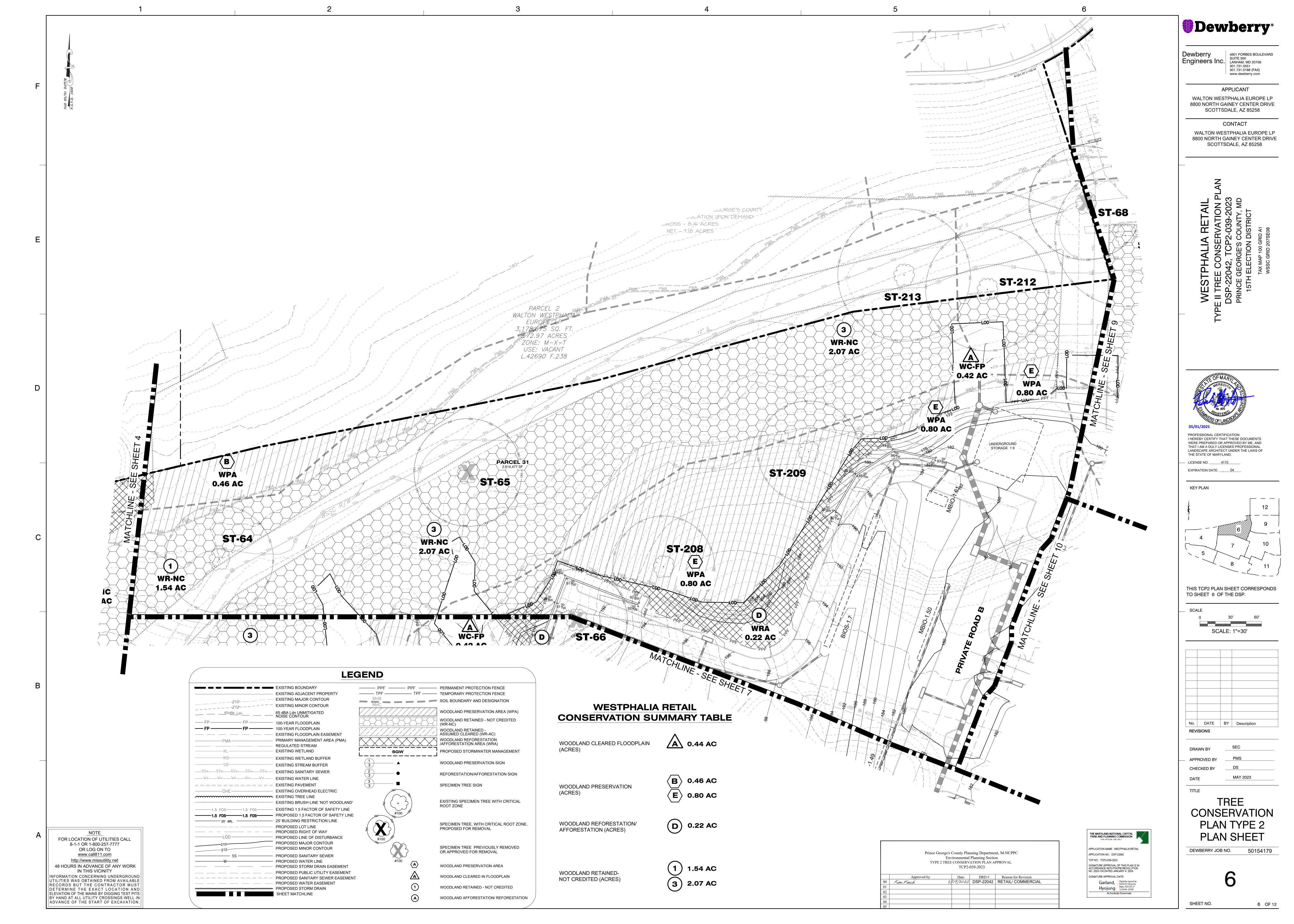
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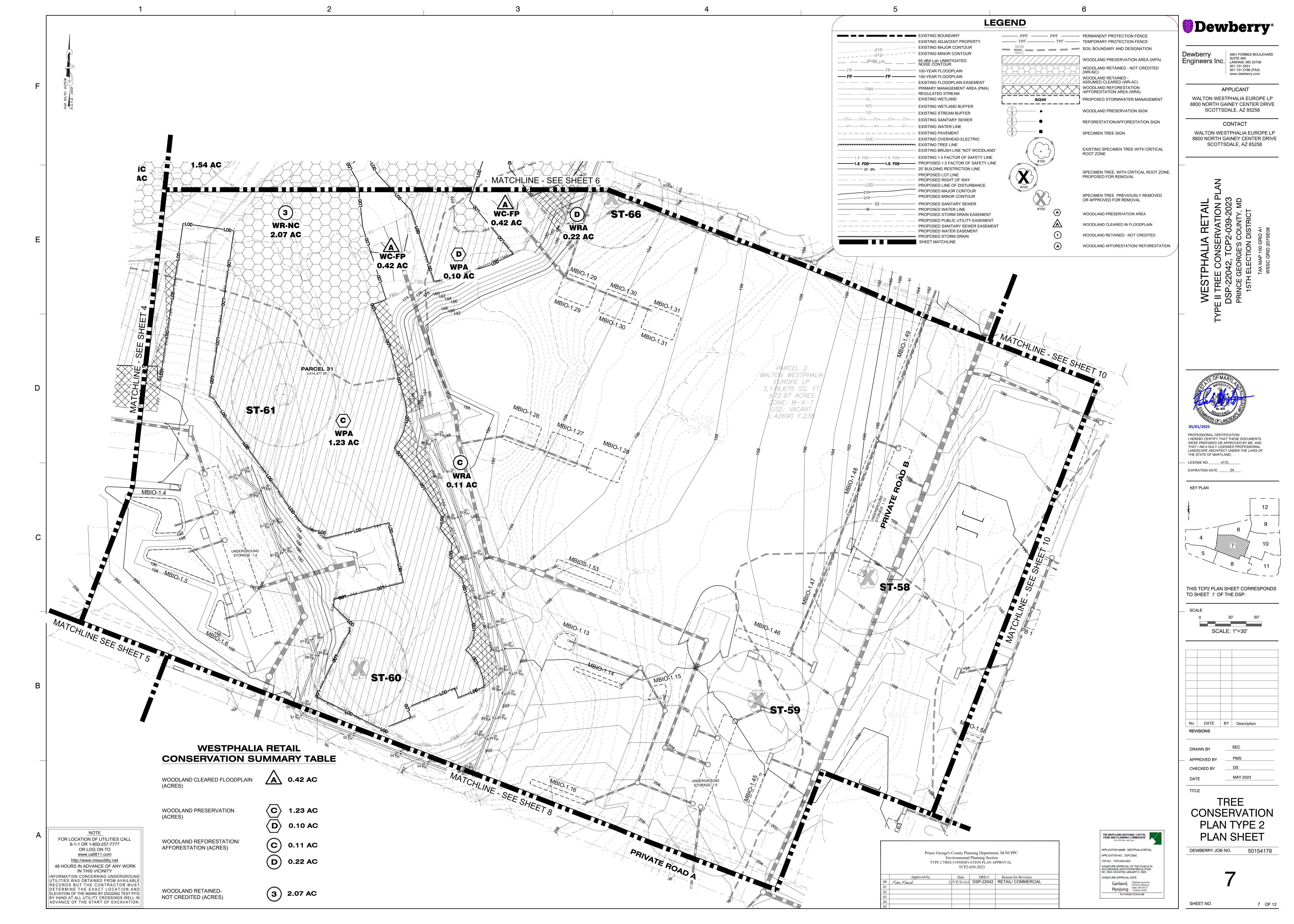
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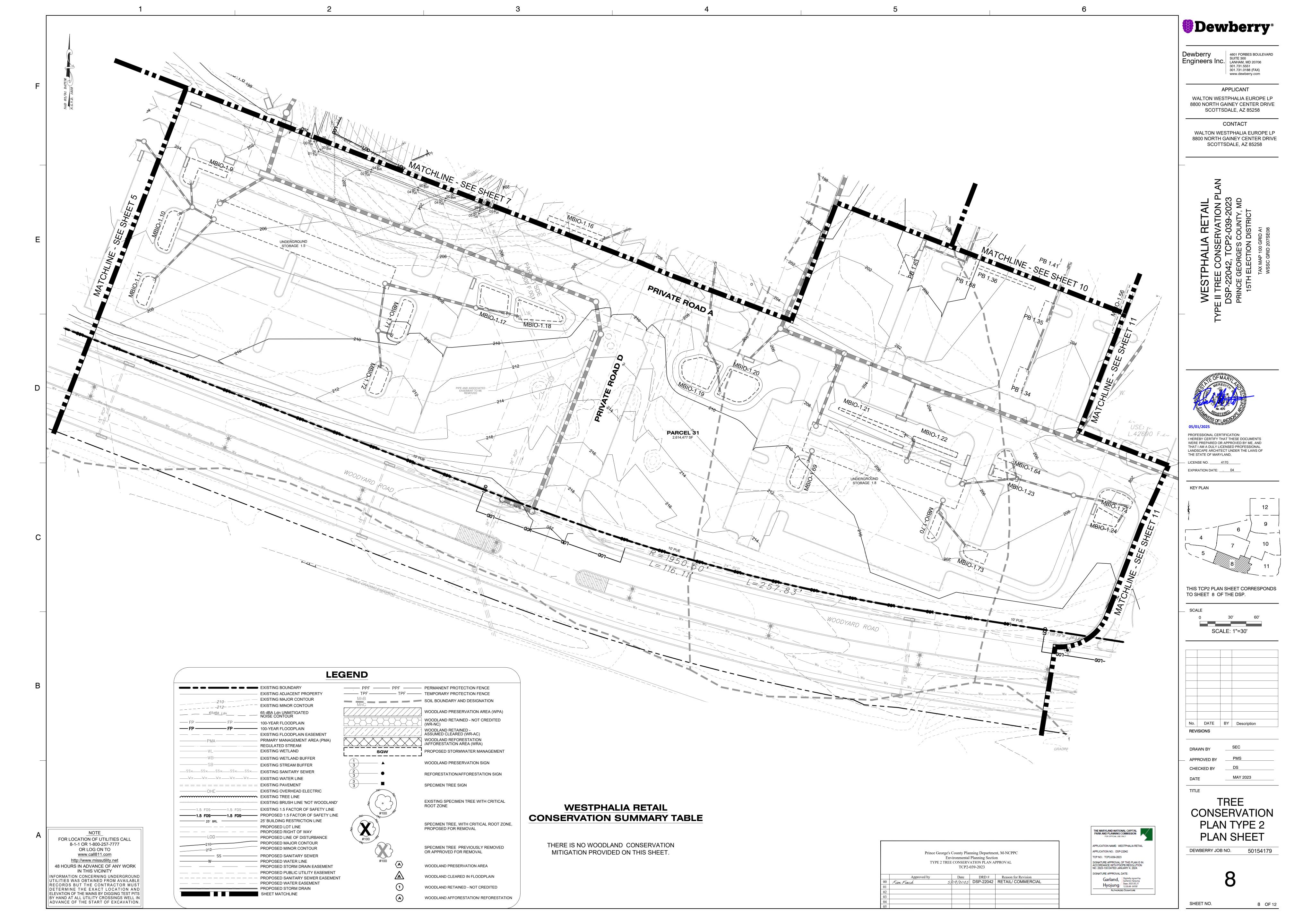
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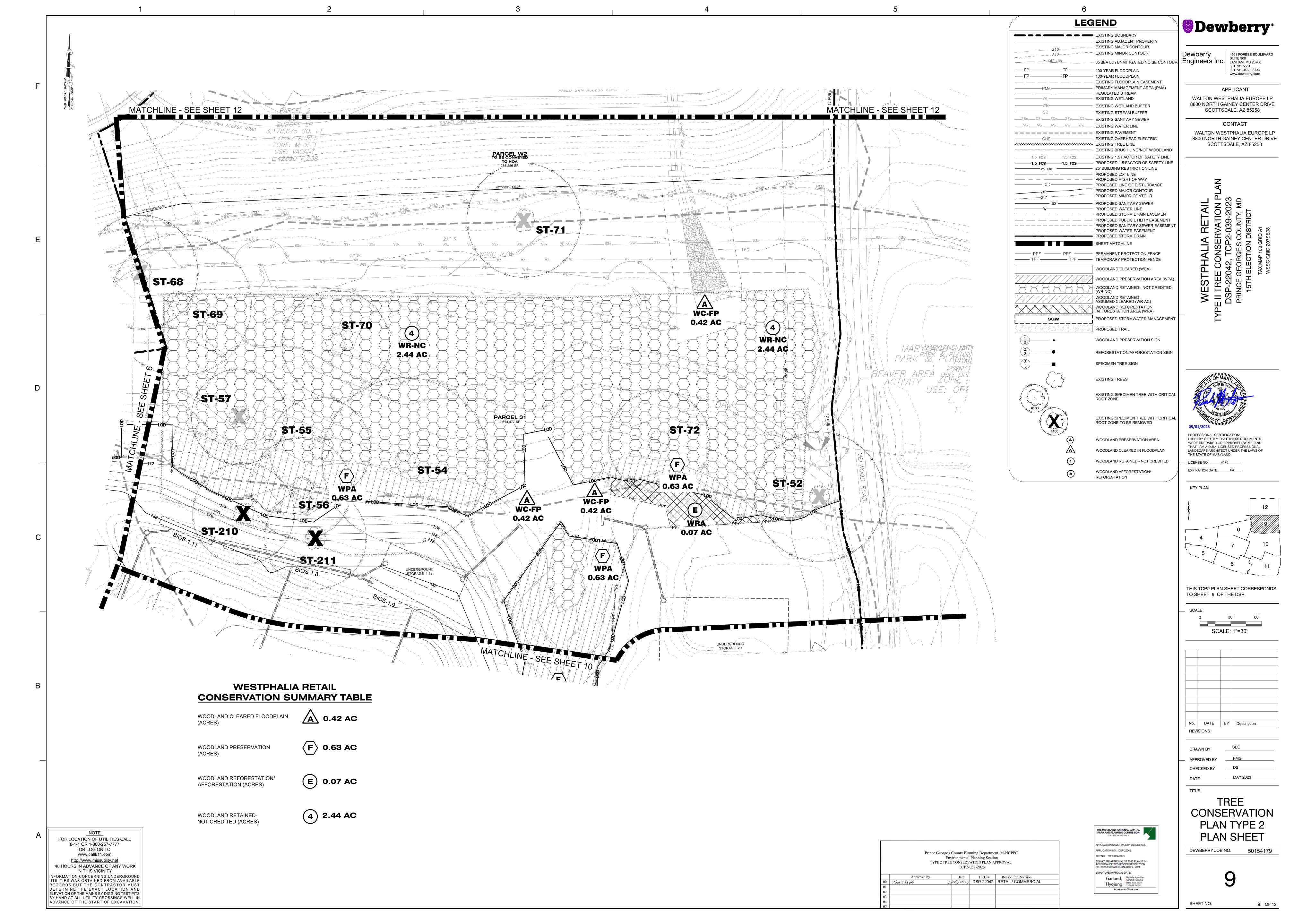


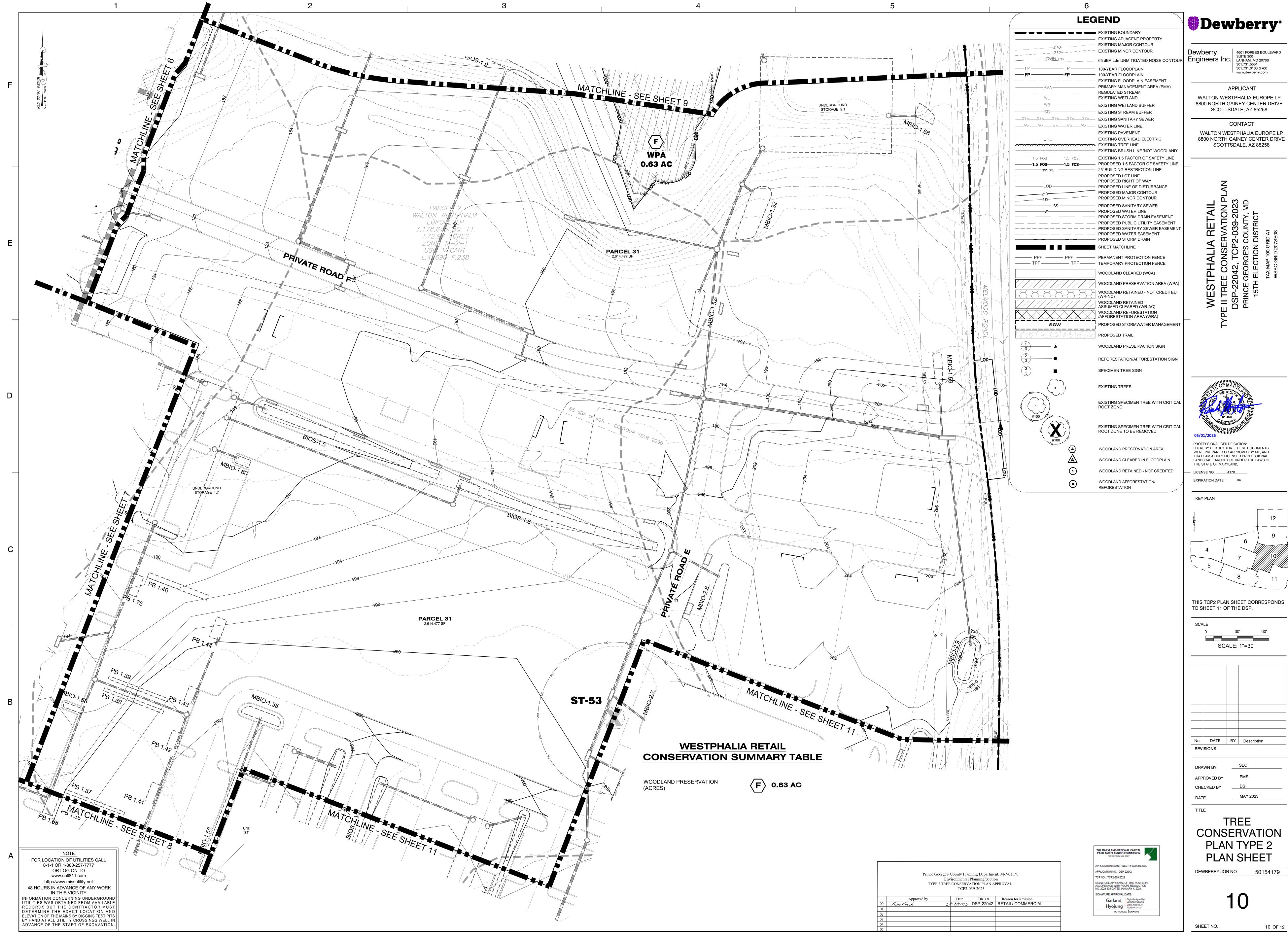


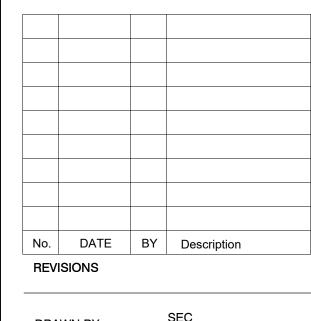


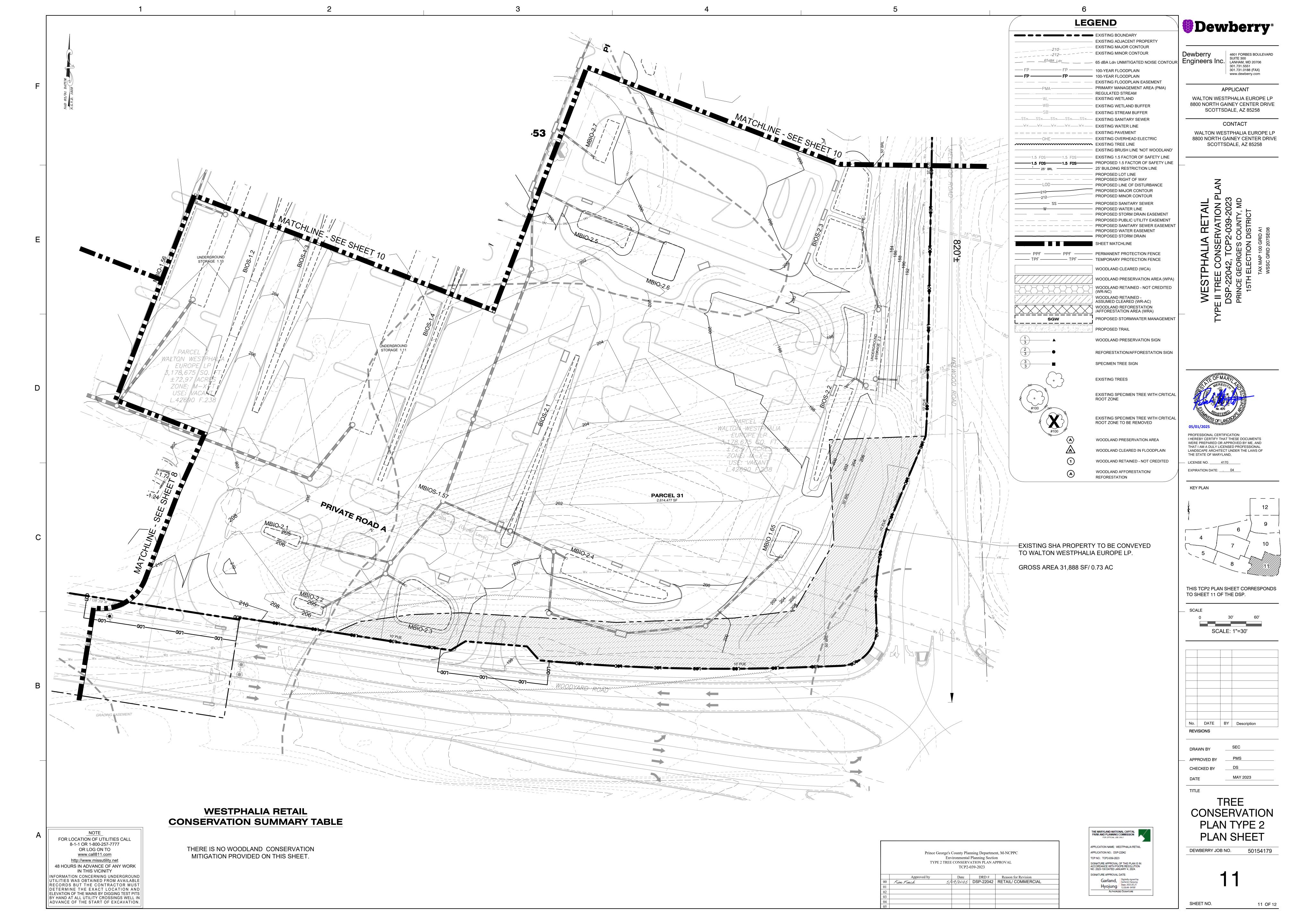


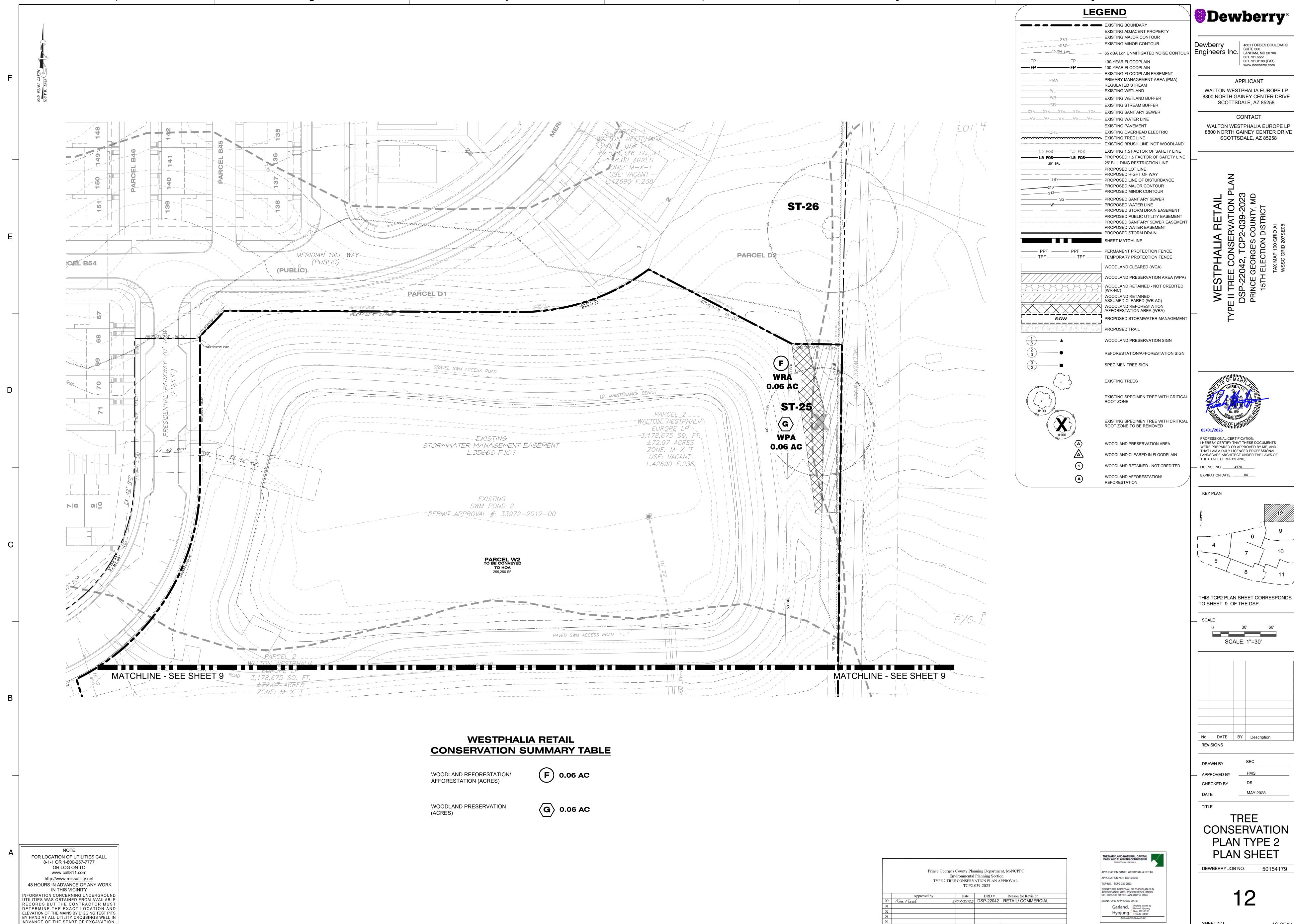


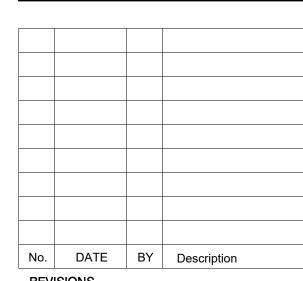












SHEET NO. 12 OF 12