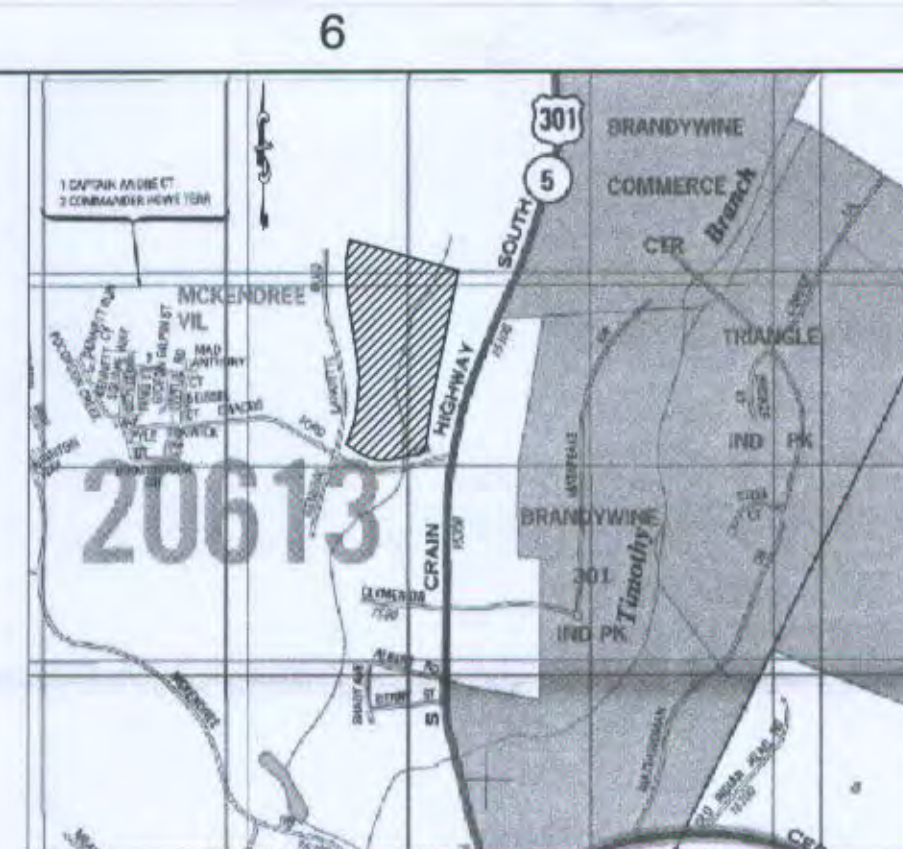


BRANDYWINE VILLAGE

TYPE 2 TREE CONSERVATION PLAN



VICINITY MAP
SCALE: 1"=2000'

COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 20711182

SHEET INDEX

1. COVER SHEET
- 2-4. TCP II-002-14 RESIDENTIAL PLAN SHEETS
- 5-6. TCP II-002-14 NOTES & DETAIL SHEETS
- 7-9. TCP II-002-14-01 COMMERCIAL PLAN SHEETS

GENERAL NOTES

- 1) SUBDIVISION NAME: BRANDYWINE VILLAGE PHASE 2
- 2) TOTAL GROSS ACREAGE: PHASE 1 (20.27 ACRES), PHASE 2 (24.06 ACRES), TOTAL= 44.33 ACRES
- 3) EXISTING ZONING: L-A-C
- 4) PROPOSED USE OF PROPERTY: COMMERCIAL
- 5) NUMBER OF LOTS, PARCELS, OUTLOTS & OUTPARCELS: 6 PARCELS
- 6) 200 FOOT MAP REFERENCE: 220507
- 7) TAX MAP NUMBER AND GRID: MAP 154 GRID F3
- 8) AVIATION POLICY AREA: N/A
- 9) WATER/SEWER CATEGORY DESIGNATION: W-3 AND S-3
- 10) STORMWATER MANAGEMENT CONCEPT NUMBER: 15822-2008-02, APPROVED APRIL 8, 2016.
- 11) 10-FOOT PUBLIC UTILITY EASEMENT ALONG ALL RIGHTS-OF-WAY: YES
- 12) MANDATORY DEDICATION OF PARKLAND TO BE IN CONFORMANCE WITH SECTION 24-134 & 24-135.
- 13) CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
- 14) HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
- 15) WETLANDS: YES
- 16) 100-YEAR FLOODPLAIN: YES. EXISTING 100-YEAR FLOODPLAIN EASEMENT LOCATED ON THIS SITE WILL BE REVISED AT THE TIME OF FINAL PLAT IN ACCORDANCE WITH THE 100-YEAR FLOODPLAIN AS SHOWN ON THE CURRENT APPLICATION.
- 17) WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
- 18) IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST ORGANIZATION: NO
- 19) SOURCE OF TOPOGRAPHY: G&O FROM 2001
- 20) THERE ARE NO KNOWN ARCHEOLOGICAL SITES LOCATED ON THE SUBJECT PROPERTY.
- 21) RARE, THREATENED, OR ENDANGERED SPECIES ARE NOT KNOWN TO OCCUR ON SITE.
- 22) THERE ARE NO EXISTING SINGLE FAMILY DWELLING OR ACCESSORY STRUCTURES ON SITE.
- 23) APPLICANT: D.R. HORTON, INC. PHASE 2: BRANDYWINE PARTNERS LLC
1356 BEVERLY ROAD 13208 LANTERN HOLLOW DRIVE
SUITE 300 NORTH POTOMAC, MD 20878
MCLEAN, VA 22101
- 24) STORMWATER MANAGEMENT DEVICES AND LOCATIONS SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE. PLEASE REFER TO THE APPROVED EROSION AND SEDIMENT CONTROL AND ROUGH GRADING PLANS AS APPROVED BY PRINCE GEORGE'S COUNTY.



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY
REGISTERED LANDSCAPING ARCHITECT UNDER THE LAWS OF
THE STATE OF MARYLAND. LICENSE NO. 3772 EXPIRATION
DATE MAY 15, 2018.

AS-SHOWN

No.	DATE	BY	DESCRIPTION
3	2/28/17	CB	CONDITIONS FOR WSSC
3	10/23/14	NB	EASEMENT
2	3/28/14	ST	RESOLUTION
1	12/9/13	JPR	PRE-ACCEPTANCE COMMENTS

REVISIONS

DRAWN BY: AL
APPROVED BY: ROM
CHECKED BY: NB
DATE: SEPTEMBER 2016

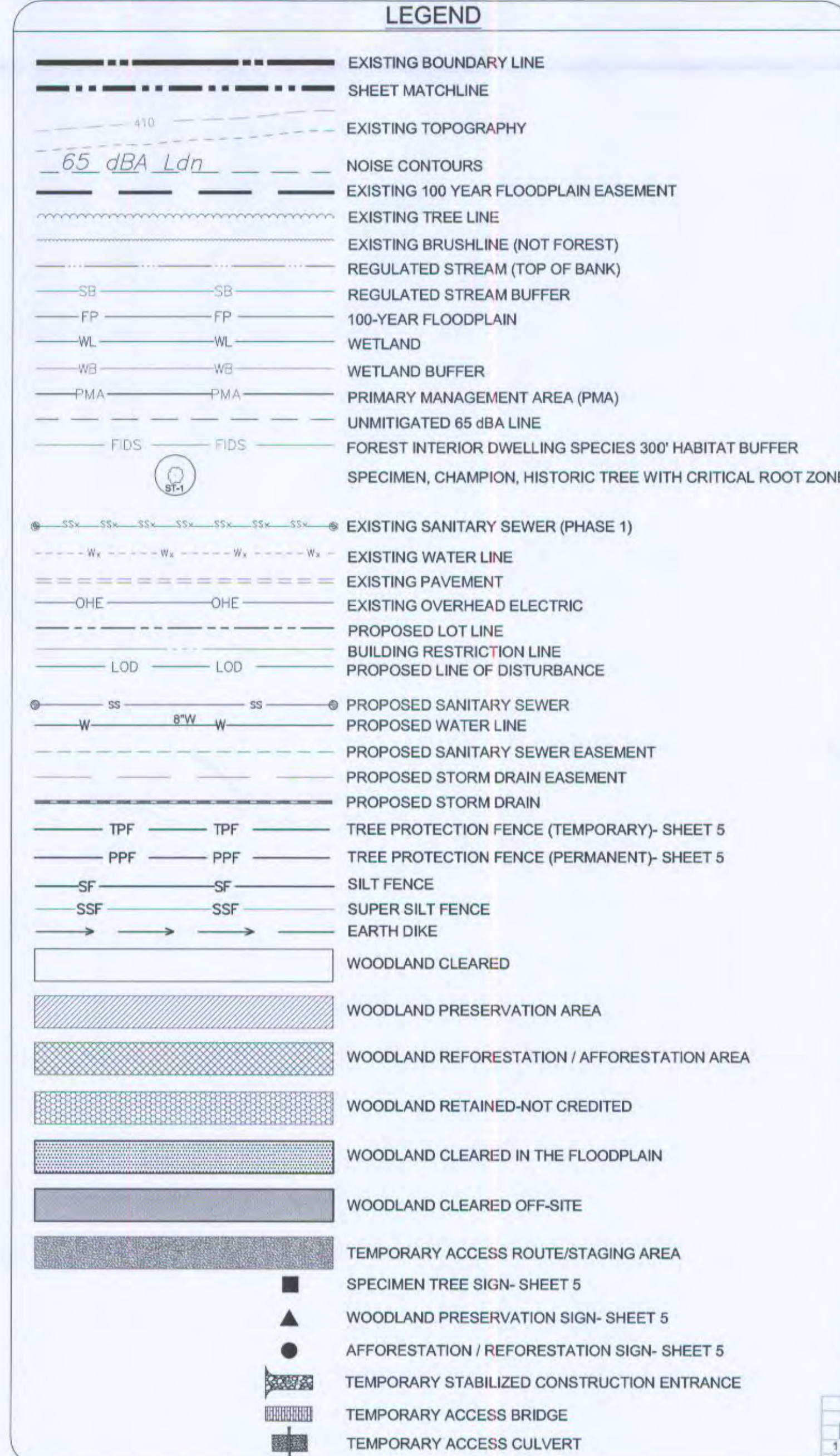
TYPE 2 TREE CONSERVATION PLAN

COVER SHEET

PROJECT NO. 50086061

1

SHEET NO. 1 OF 9



GENERAL NOTES

25. 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 38057 FOLIO 342. A PARTIAL VACATION TO THE RECORDED EASEMENT IN ACCORDANCE WITH THE 01 REVISION TO TCP2-002-14 HAS BEEN RECORDED AT L. 38945 F. 527.
26. AN INVASIVE SPECIES MANAGEMENT PLAN WILL BE REQUIRED AT THE TIME OF THE APPROVAL OF A COMMERCIAL PHASE SDP AND TCP2 REVISION BEYOND THE IMPLEMENTATION OF SWM INFRASTRUCTURE TO ACCOUNT FOR INVASIVE SPECIES NOTED IN STAND B. PLEASE SEE THE FOREST STAND DELINEATION APPROVED AS PART OF NR-038-12.
27. PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR LOTS 8 AND 51-75, CERTIFICATION BY A PROFESSIONAL ENGINEER WITH COMPETENCY IN ACOUSTICAL ANALYSIS SHALL BE SUBMITTED TO M-NCPP AS PART OF THE BUILDING PERMIT PACKAGE THAT SHALL VERIFY THAT NOISE MITIGATION METHODS HAVE BEEN INCORPORATED IN THE ARCHITECTURAL PLANS TO REDUCE INTERIOR NOISE LEVELS TO 45 DBA Ldn OR LESS.
28. THIS APPROVAL IS STRICTLY FOR PERMIT 3846-2017-00. A CERTIFIED COPY WILL BE PROVIDED UPON CERTIFICATION OF THE ASSOCIATED SDP-1604.

DESCRIPTION	PHASE 1	PHASE 2	TOTAL
GROSS TRACT AREA	20.27 AC	24.06 AC	44.33 AC
EXISTING 100-YEAR FLOODPLAIN	0.68 AC	9.63 AC	10.31 AC
NET TRACT AREA	19.59 AC	14.43 AC	34.02 AC
EXISTING WOODLAND IN THE FLOODPLAIN	0.88 AC	9.04 AC	9.92 AC
EXISTING WOODLAND NET TRACT	18.86 AC	14.32 AC	33.18 AC
EXISTING WOODLAND TOTAL	20.19 AC	22.71 AC	42.90 AC
EXISTING PMA	1.11 AC	9.86 AC	10.97 AC
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	300 LF	1670 LF	1970 LF

No.	Common Name	Latin Name	DBH (inches)	Condition	Comments	Disposition
ST-1	Red Maple	Acer rubrum	32	Poor (34)	Branching, decay, 50% dead	Save, Canopy Clearing
ST-2	Sycamore	Platanus occidentalis	34	Fair (82)	Girdling roots, trunk damage, top damage, decay	Save, Canopy Clearing
ST-3	Red Maple	Acer rubrum	39	Poor (63)	Branching, top damage, decay	Save, Canopy Clearing

TREE CONSERVATION PLAN - AREA SUMMARY CHART

PHASE 1 - RESIDENTIAL	WOODLAND PRESERVED AND NOT CREDITED	WOODLAND REFORESTATION / AFFORESTATION	WOODLAND PRESERVED AND NOT CREDITED
AA 17.58	0.02	0.03	0.14
SUBTOTAL = 17.58 AC	SUBTOTAL = 0.02 AC	SUBTOTAL = 0.03 AC	SUBTOTAL = 0.14 AC
PHASE 2 - COMMERCIAL	0.10	7.89	0.09
BB 3.35	0.12	1.09	0.09
CC 0.44	0.09	0.63	0.00
DD 0.07	0.03		
SUBTOTAL = 3.79 AC	SUBTOTAL = 0.41 AC	SUBTOTAL = 9.61 AC	SUBTOTAL = 0.22 AC
TOTAL = 21.37 AC	TOTAL = 0.43 AC	TOTAL = 10.64 AC	TOTAL = 0.47 AC

* APPROVED UNDER PHASE 1

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.

KEY MAP

PLAN VIEW

OWNERS CERTIFICATION
I, THE UNDERSIGNED, 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 TCP2.

OWNER OR OWNERS REPRESENTATIVE DATE



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY
REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE
STATE OF MARYLAND, LICENSE NO. 12723, EXPIRATION
DATE: JULY 14, 2016.

SCALE
0' 30' 60'
1"=30'

NO.	DATE	BY	DESCRIPTION
3	2/28/17	CB	RESOLUTION NO. 17-28 CONDITIONS REVISION FOR WSSC
3	10/23/14	NB	EASEMENT
2	3/28/14	ST	RESOLUTION CONDITIONS
1	12/9/13	JPR	PRE-ACCEPTANCE COMMENTS

REVISIONS

DRAWN BY: DLC
APPROVED BY: TA
CHECKED BY: NB
DATE: OCTOBER 2013

TITLE

TYPE 2 TREE
CONSERVATION
PLAN

PROJECT NO. 50060123

2

SHEET NO. 2 OF 6

PAGE 2 OF 9

WOODLAND PRESERVED
AND NOT CREDITED
0.14 AC

CALM RETREAT LLC
PARCEL 23
ZONING: R-R
USE: AGRICULTURAL

EX. 100 YEAR FLOOD
PLAIN EASEMENT
(P.B. VJ 186 P.NO.64)

PROP. 100 YEAR FLOOD
PLAIN EASEMENT TO BE
RECORDED ON FINAL
PLAT OF SUBDIVISION

WOODLAND
REFORESTATION
0.45 AC

FIDS AREA =
10.70 AC

EX. 100 YEAR FLOOD
PLAIN EASEMENT
(P.B. VJ 186 P.NO.64)

PROP. 100 YEAR FLOOD
PLAIN EASEMENT TO BE
RECORDED ON FINAL
PLAT OF SUBDIVISION

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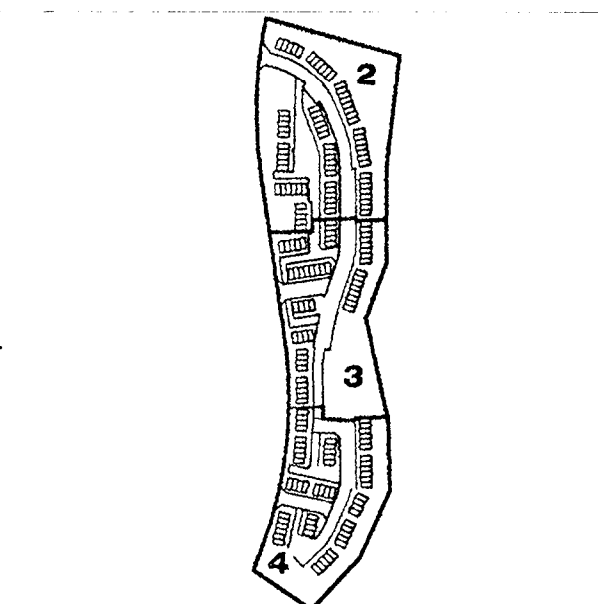
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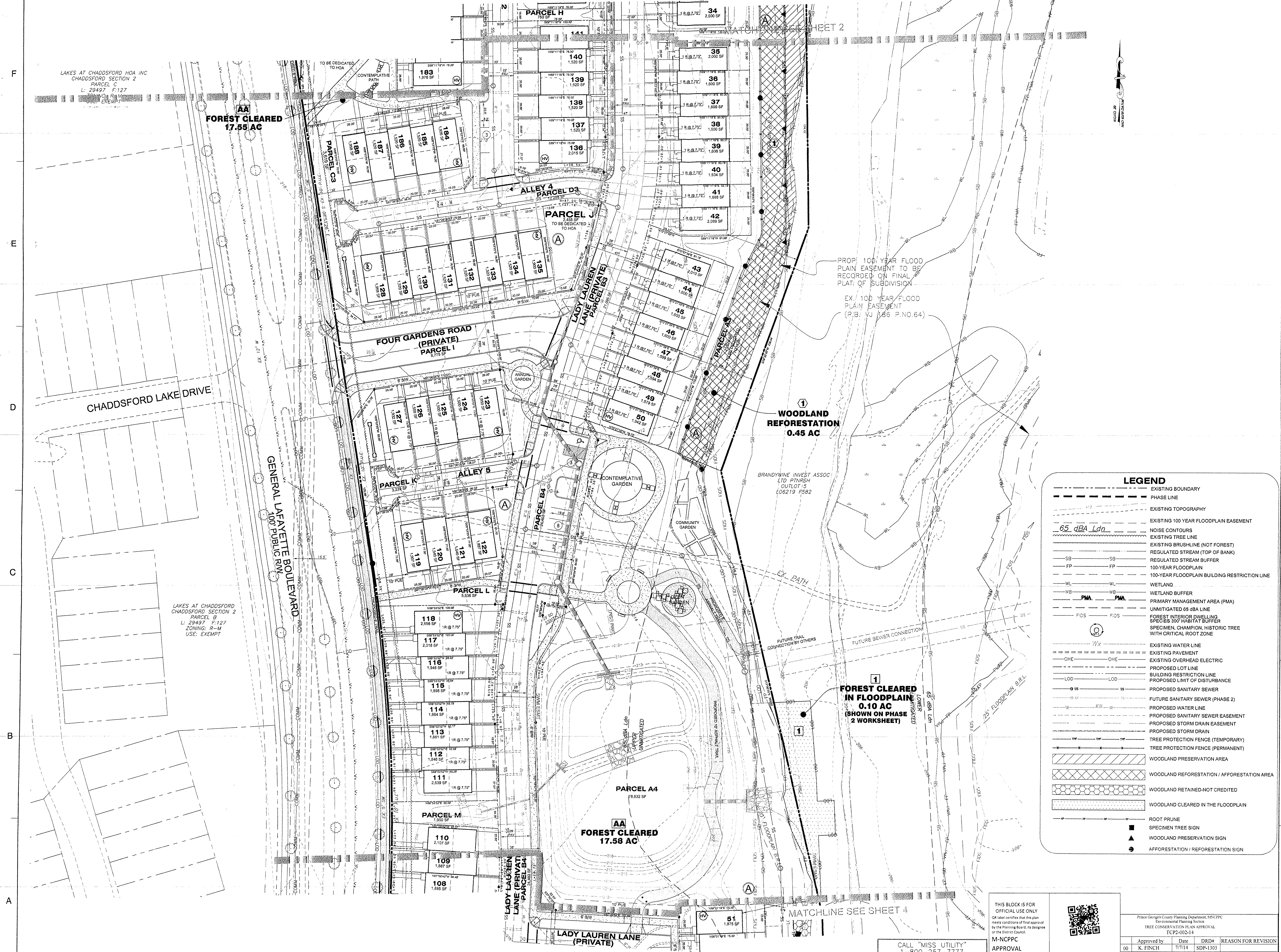
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1"=30'

No.	DATE	BY	Description
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3	10/23/14	NB	EASEMENT
2	3/28/14	ST	RESOLUTION
1	12/9/13	JPR	PRE-ACCEPTANCE
			COMMENTS

DRAWN BY: DLC
APPROVED BY: TA
CHECKED BY: NB
DATE: OCTOBER 2013

TYPE 2 TREE CONSERVATION PLAN

PROJECT NO. 50060123



LEGEND

- EXISTING BOUNDARY
- PHASE LINE
- EXISTING TOPOGRAPHY
- EXISTING 100 YEAR FLOODPLAIN EASEMENT
- NOISE CONTOURS
- EXISTING TREE LINE
- EXISTING BRUSHLINE (NOT FOREST)
- REGULATED STREAM (TOP OF BANK)
- REGULATED STREAM BUFFER
- 100-YEAR FLOODPLAIN
- 100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE
- WETLAND
- WETLAND BUFFER
- PRIMARY MANAGEMENT AREA (PMA)
- UNMITIGATED 65 dBA LINE
- FOREST INTERIOR DWELLING SPECIES 300' HABITAT BUFFER
- SPECIMEN, CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE
- EXISTING WATER LINE
- EXISTING PAVEMENT
- EXISTING OVERHEAD ELECTRIC
- PROPOSED LOT LINE
- BUILDING RESTRICTION LINE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED SANITARY SEWER
- FUTURE SANITARY SEWER (PHASE 2)
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED STORM DRAIN EASEMENT
- PROPOSED STORM DRAIN
- TREE PROTECTION FENCE (TEMPORARY)
- TREE PROTECTION FENCE (PERMANENT)
- WOODLAND PRESERVATION AREA
- WOODLAND REFORESTATION / AFFORESTATION AREA
- WOODLAND RETAINED-NOT CREDITED
- WOODLAND CLEARED IN THE FLOODPLAIN
- ROOT PRUNE
- SPECIMEN TREE SIGN
- WOODLAND PRESERVATION SIGN
- AFFORESTATION / REFORESTATION SIGN

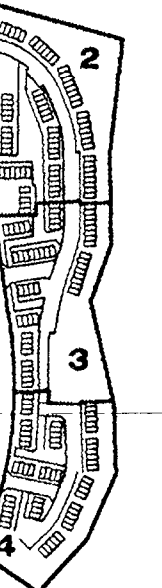
THIS BLOCK IS FOR
OFFICIAL USE ONLY
It is not to be used for any
purpose other than the
purpose for which it was
designed. It is not to be
used for any other purpose
without the approval of
the Planning Board, its designee
or the District Council.



Approved by	Date	DRD#	REASON FOR REVISION
K. FINCH	7/7/14	SDP-1303	
K. FINCH	4/9/15	SDP-1303	WSSC ESMY - SEE WOODLAND WORKSHEET
K. FINCH	3/13/17		

CALL "MISS UTILITY"
1-800-257-7777
www.missutility.net
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

PROJECT NAME: BRANDYWINE VILLAGE COMMERCIAL
PROJECT NUMBER: SDP - 1504
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number



SEAL



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME AND THAT I AM A JULY
RECORDED PROFESSIONAL UNDER THE LAWS OF THE
STATE OF MARYLAND, LICENSE NO. 10278, EXPIRATION
DATE: JULY 14, 2016.

SCALE
0' 30' 60'
1"=30'

No.	DATE	BY	DESCRIPTION
3	2/28/17	CB	RESOLUTION NO.17-28
3	10/23/14	NB	REVISION FOR WSSC
2	3/28/14	ST	RESOLUTION
1	12/9/13	JPR	PRE-ACCEPTANCE COMMENTS

REVISIONS

DRAWN BY: DLC
APPROVED BY: TA
CHECKED BY: NB
DATE: OCTOBER 2013

TITLE
TYPE 2 TREE
CONSERVATION
PLAN

PROJECT NO. 50080123

4
SHEET NO. 4 OF 6



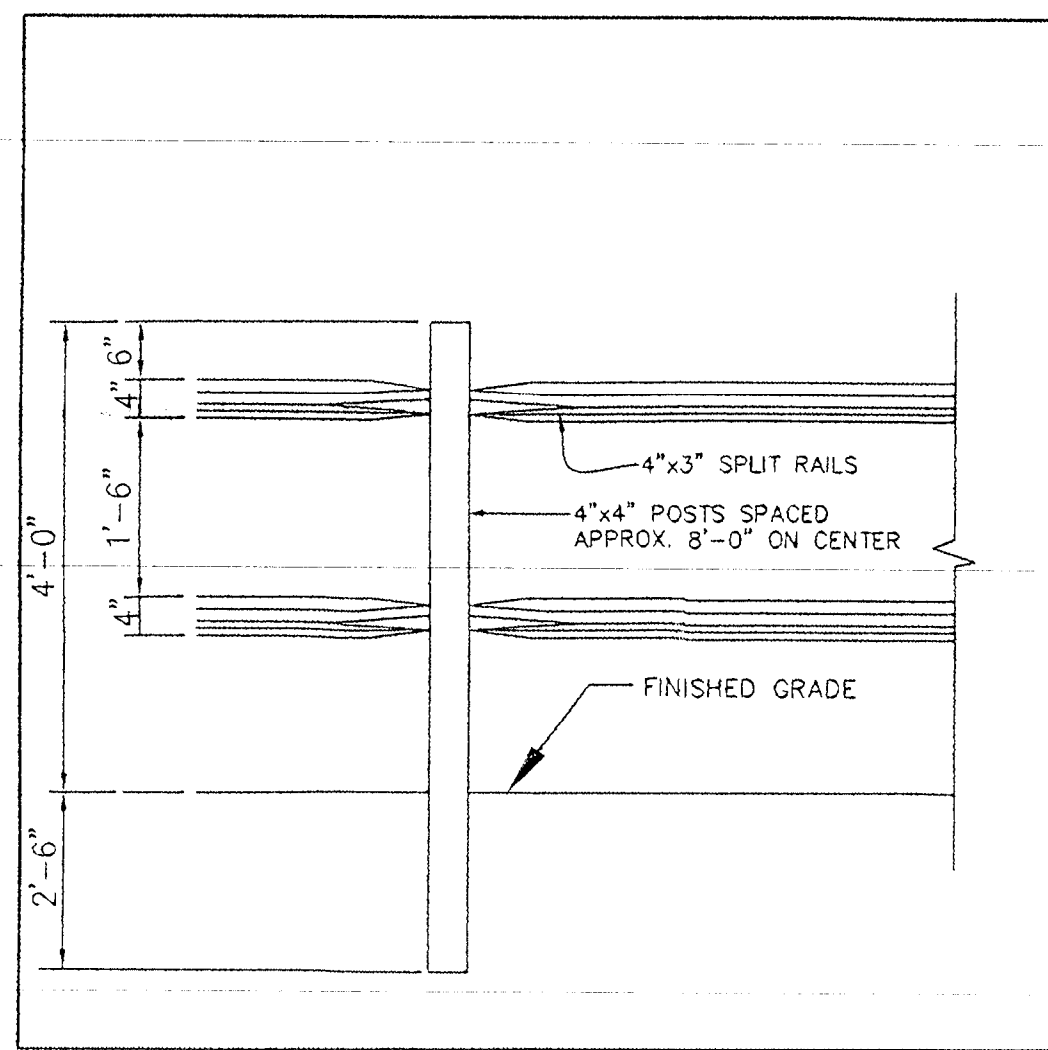
LEGEND

- EXISTING BOUNDARY
- PHASE LINE
- EXISTING TOPOGRAPHY
- EXISTING 100 YEAR FLOODPLAIN EASEMENT
- NOISE CONTOURS
- EXISTING TREE LINE
- EXISTING BRUSHLINE (NOT FOREST)
- REGULATED STREAM (TOP OF BANK)
- REGULATED STREAM BUFFER
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- 100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE
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- FOREST INTERIOR DWELLING
- SPECIES 300' HABITAT BUFFER
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- EXISTING PAVEMENT
- EXISTING OVERHEAD ELECTRIC
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- SPECIMEN TREE SIGN
- WOODLAND PRESERVATION SIGN
- AFFORESTATION / REFORESTATION SIGN

CALL "MISS UTILITY"
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BEGINNING CONSTRUCTION

THIS BLOCK IS FOR OFFICIAL USE ONLY QA label certifies that this plan meets conditions of final approval by the Planning Board, as designed or the District Council.			
M-NCPPC APPROVAL			
PROJECT NAME: BRANDYWINE VILLAGE COMMERCIAL			
PROJECT NUMBER: SDP - 1604			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number			
Prince Georges County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-002-14			
Approved by	Date	DRD#	REASON FOR REVISION
K. FINCH	7/7/14	SDP-1303	WSSC EMAT / SEE WOODLAND WORKSHEET
K. FINCH	4/9/15	SDP-1303	
K. FINCH	3/13/17		

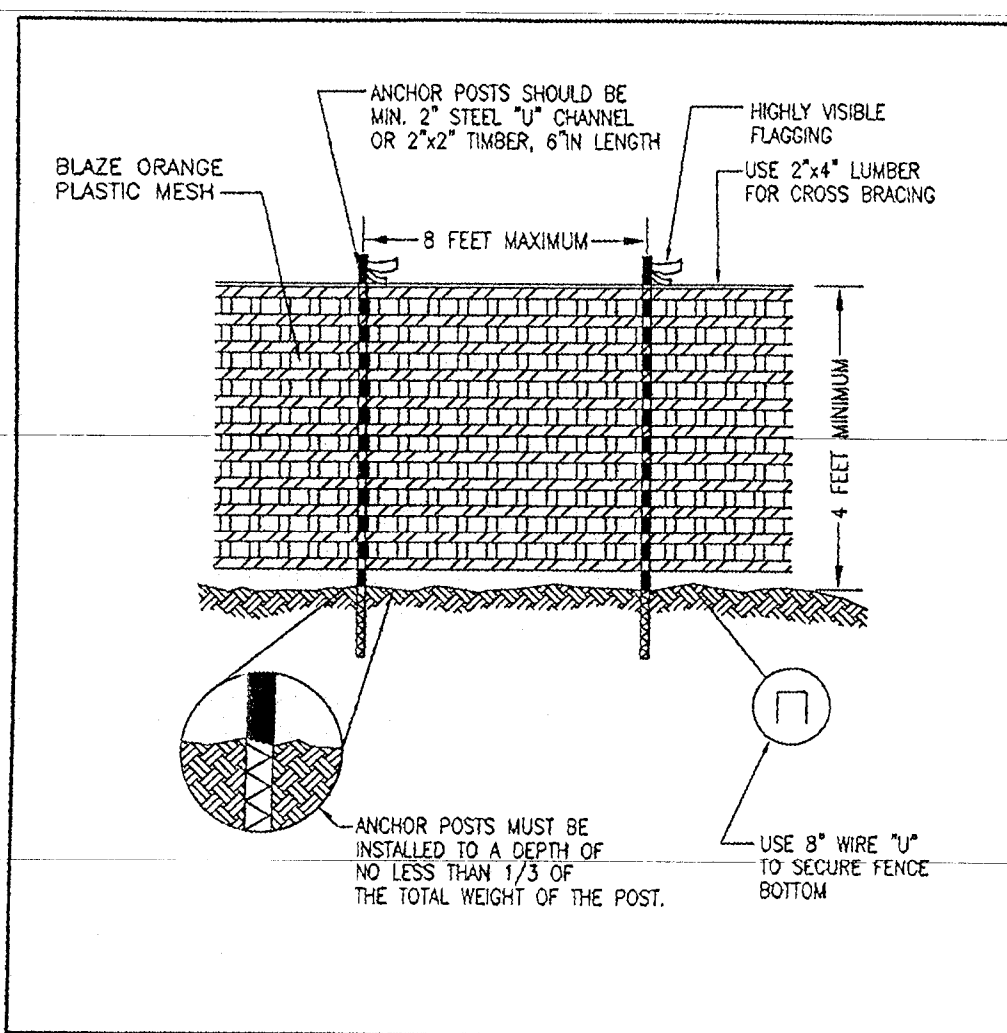
F



- 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.

PERMANENT (SPLIT RAIL) TREE PROTECTION FENCE FOR REFORESTATION AREAS

D

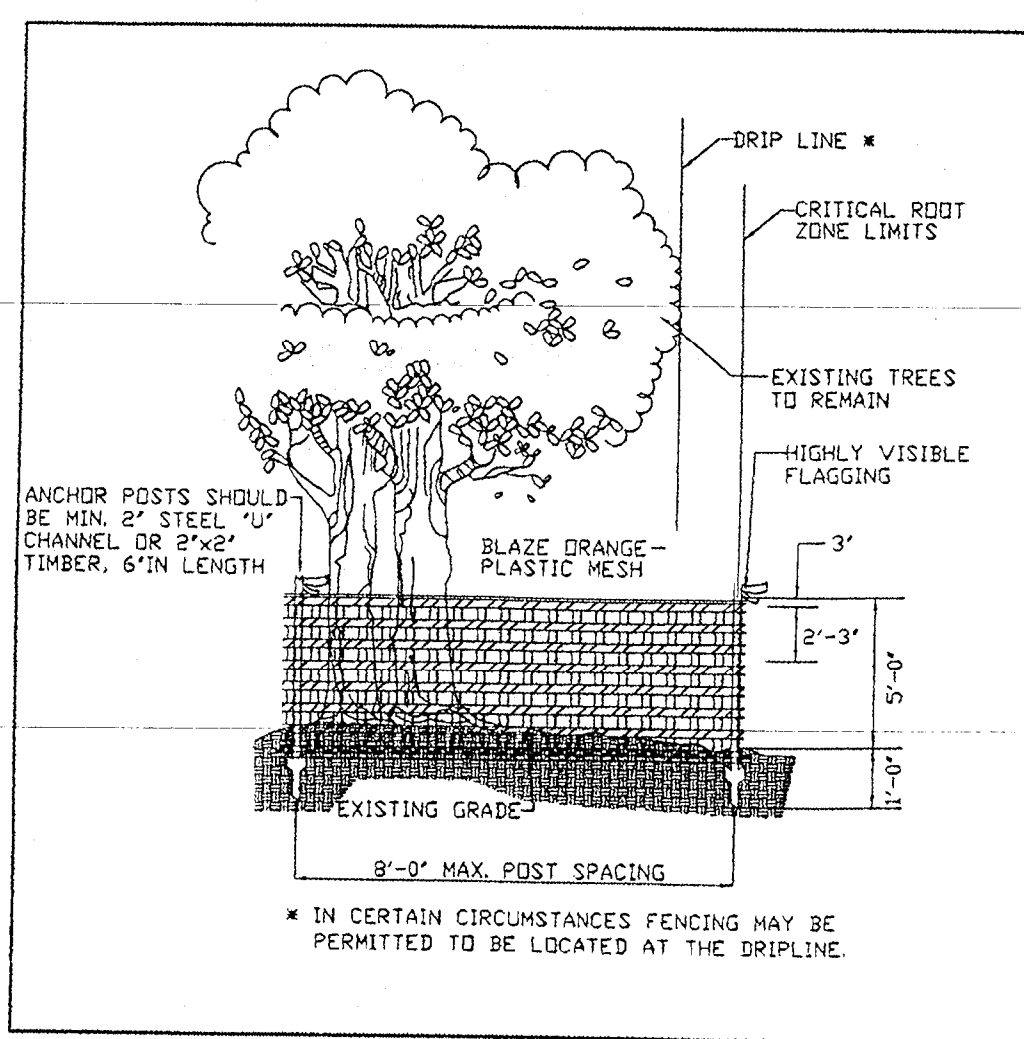


NOTES: (MUST BE INCLUDED WITH DETAIL)

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. DEVICES SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.
6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

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

B

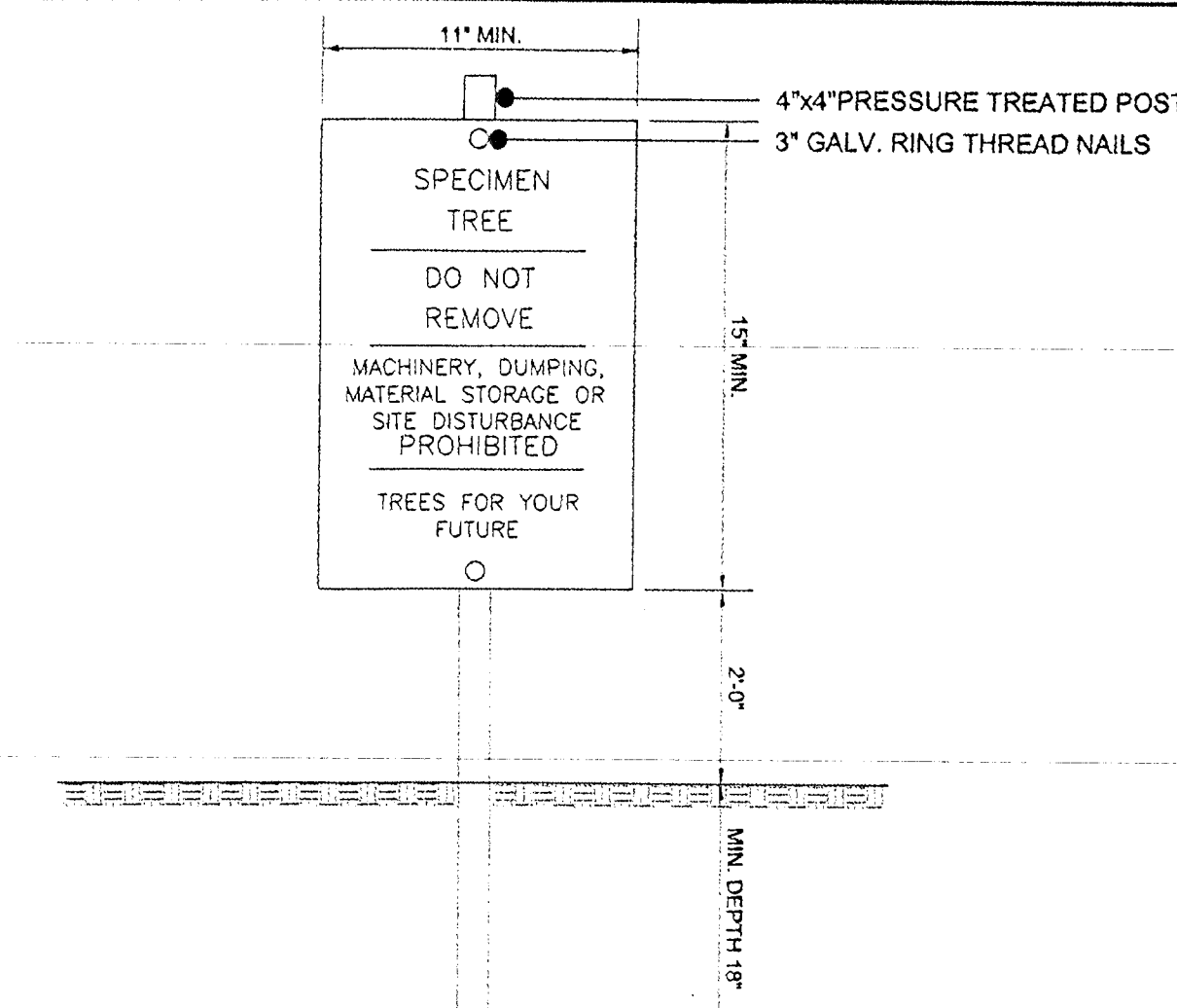


NOTES: (MUST BE INCLUDED WITH DETAIL)

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.
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TEMPORARY FENCE PROTECTION DETAIL FOR WOODLAND PRESERVATION AREAS

A

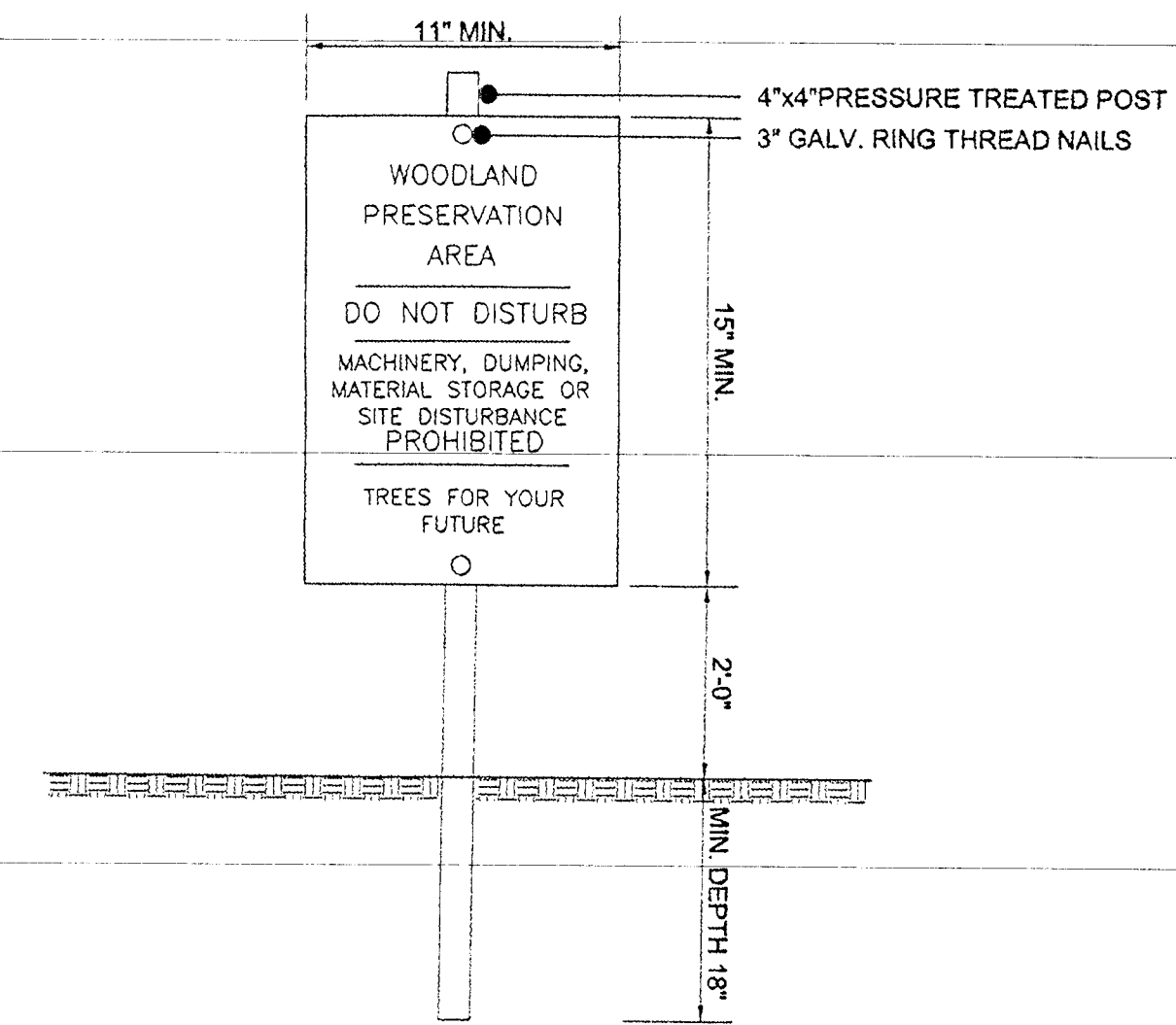


NOTES:

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.

SPECIMEN TREE SIGN

(NOT TO SCALE)

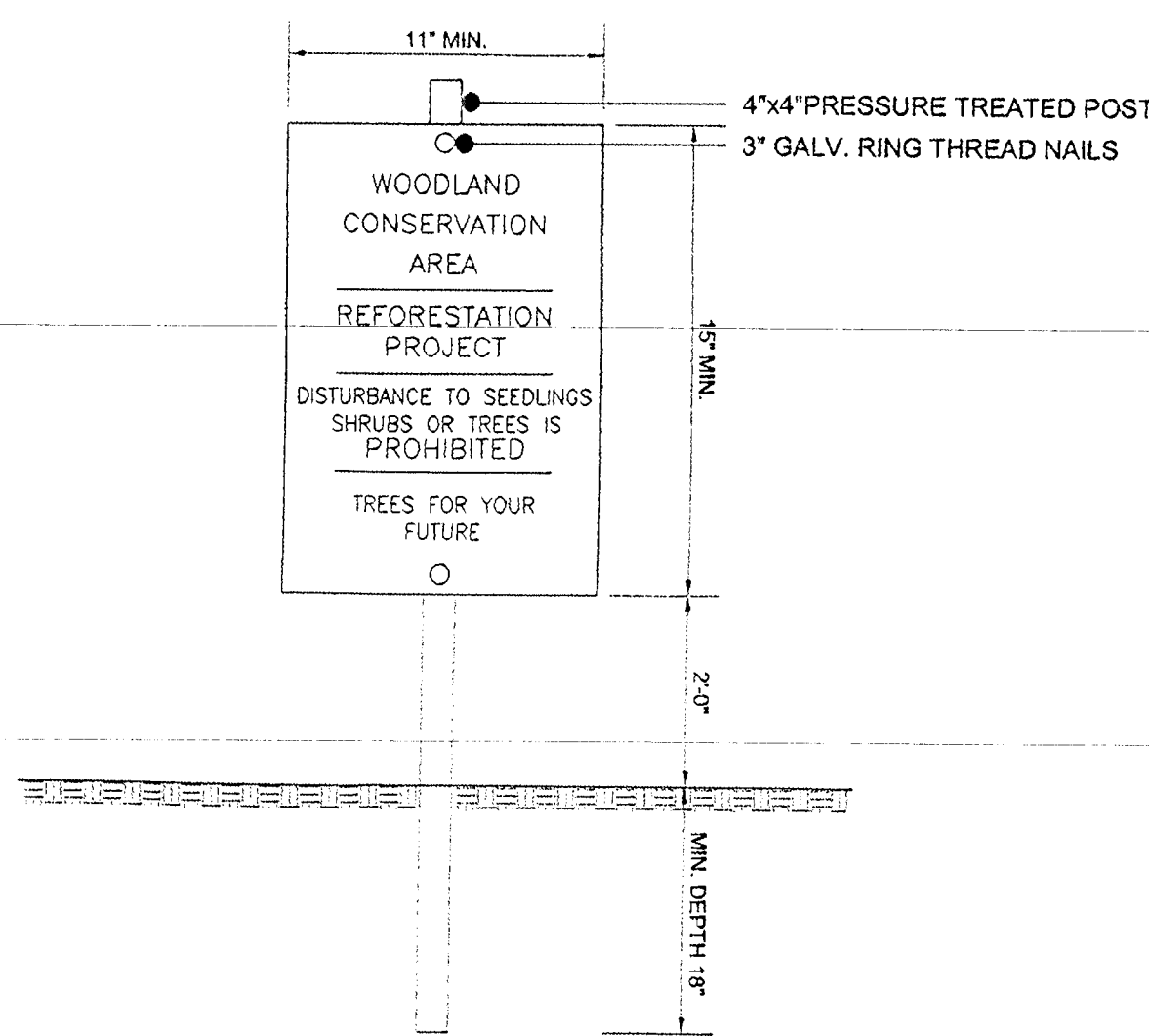


NOTES:

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

WOODLAND PRESERVATION AREA SIGN

(NOT TO SCALE)

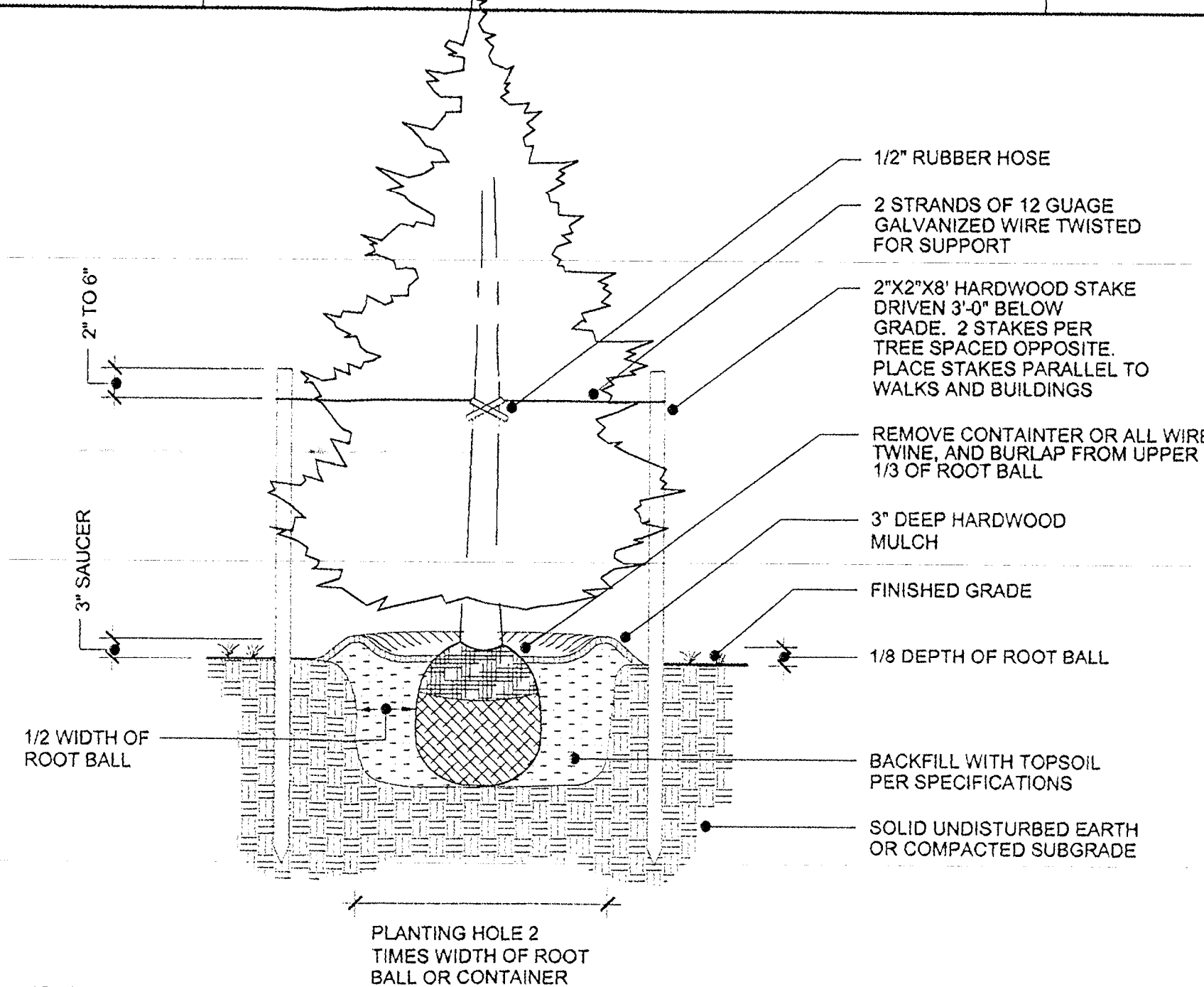


NOTES:

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.

REFORESTATION AREA SIGN

(NOT TO SCALE)

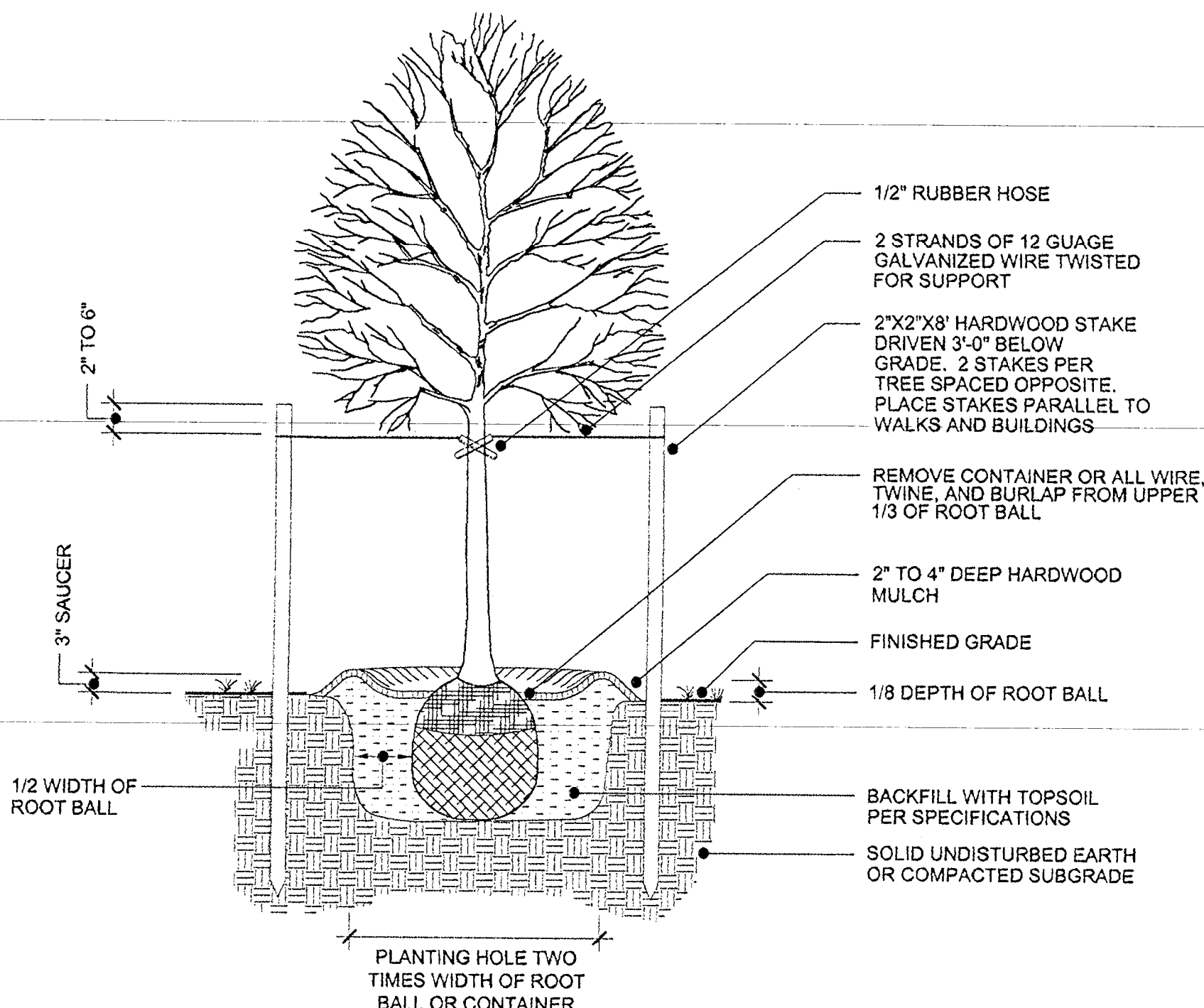


NOTES:

1. DETAIL APPLIES TO B&B OR CONTAINER PLANTING.
2. WHEN PLANTING ON A SLOPE, ENSURE LANDSCAPING IS INSTALLED VERTICAL AND PLUMB.
3. MULCH SAUCER HEIGHT SHALL BE LEVEL AND UNIFORM AROUND CIRCUMFERENCE OF PLANT BASE.

EVERGREEN TREE PLANTING DETAIL

(NOT TO SCALE)

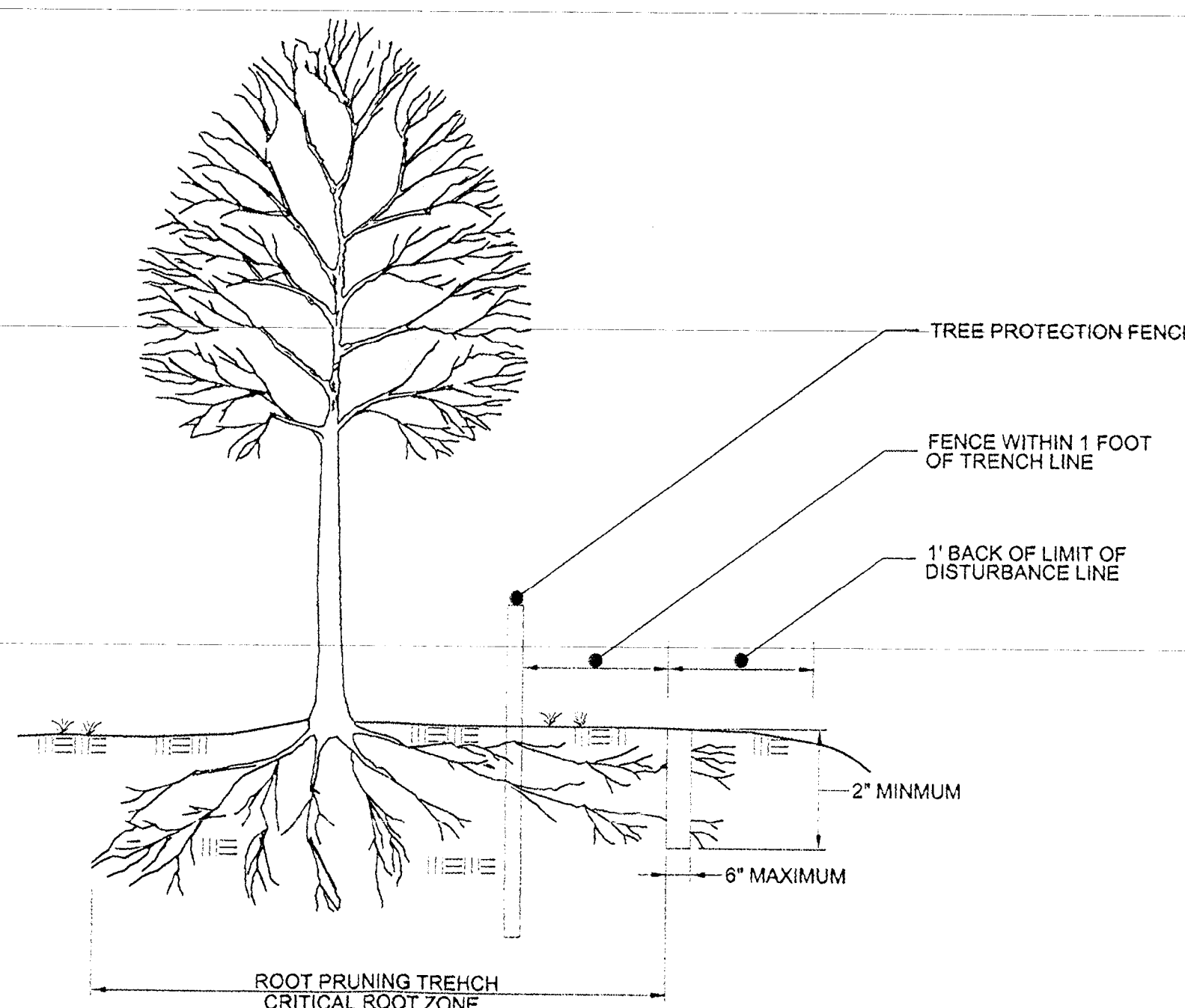


NOTES:

1. DETAIL APPLIES TO B & B OR CONTAINER PLANTING.
2. WHEN PLANTING ON A SLOPE, ENSURE LANDSCAPING IS INSTALLED VERTICAL AND PLUMB.
3. MULCH SAUCER HEIGHT SHALL BE LEVEL AND UNIFORM AROUND CIRCUMFERENCE OF PLANT BASE.

DECIDUOUS TREE PLANTING DETAIL

(NOT TO SCALE)



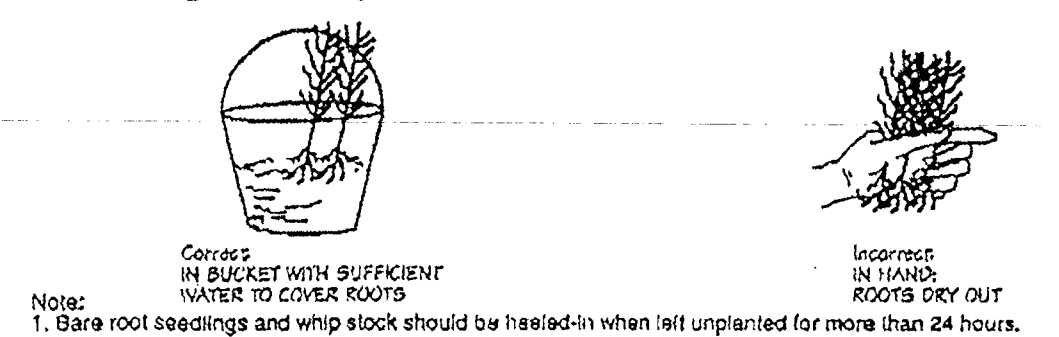
NOTES:

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 A VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

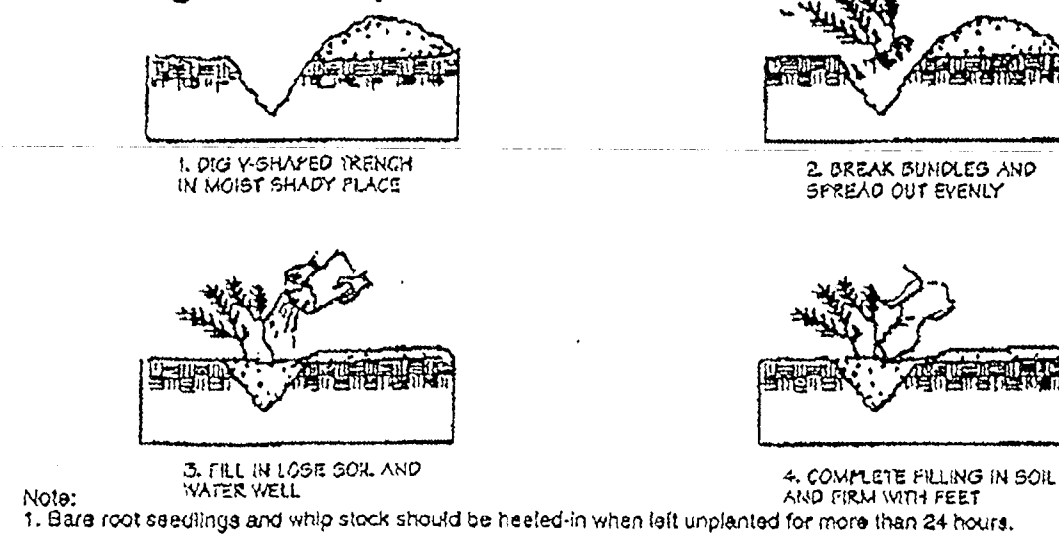
ROOT PRUNING DETAIL

(NOT TO SCALE)

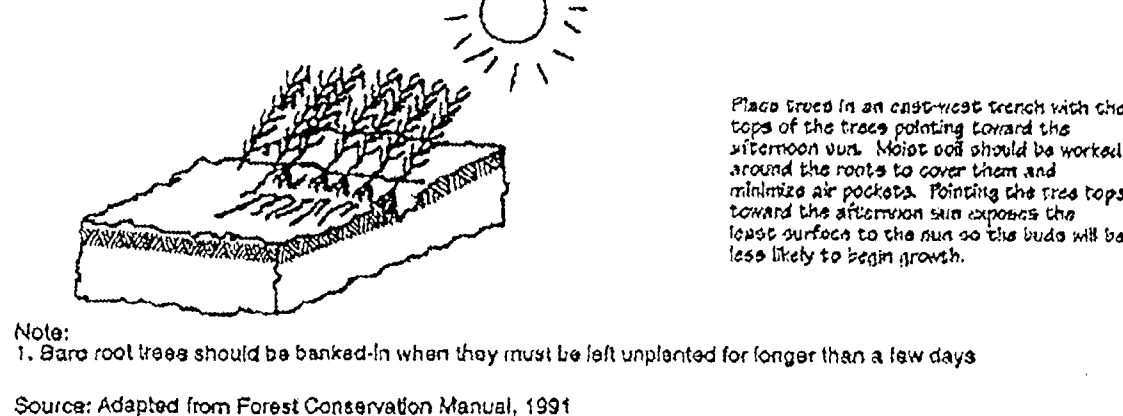
Handling Seedlings in the Field



Seedlings and Whips



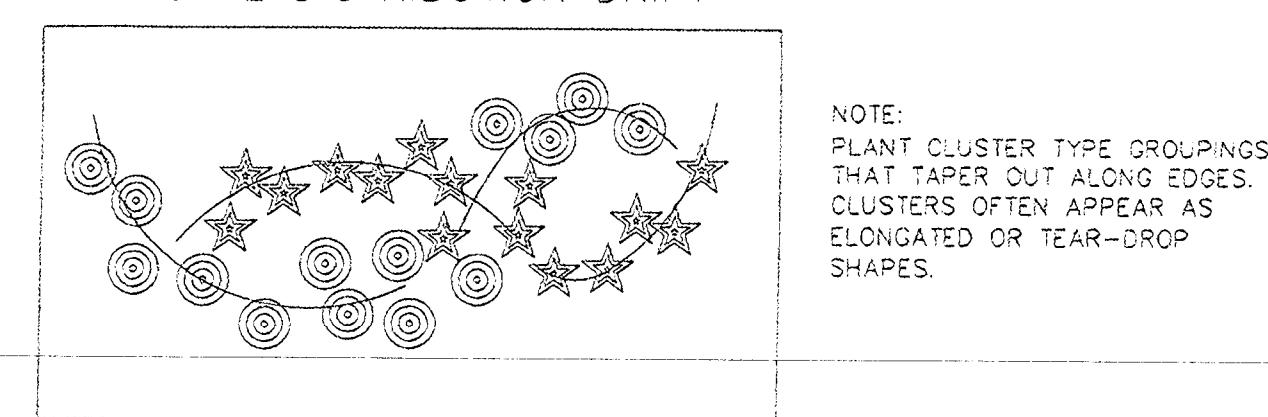
Bare Root Trees



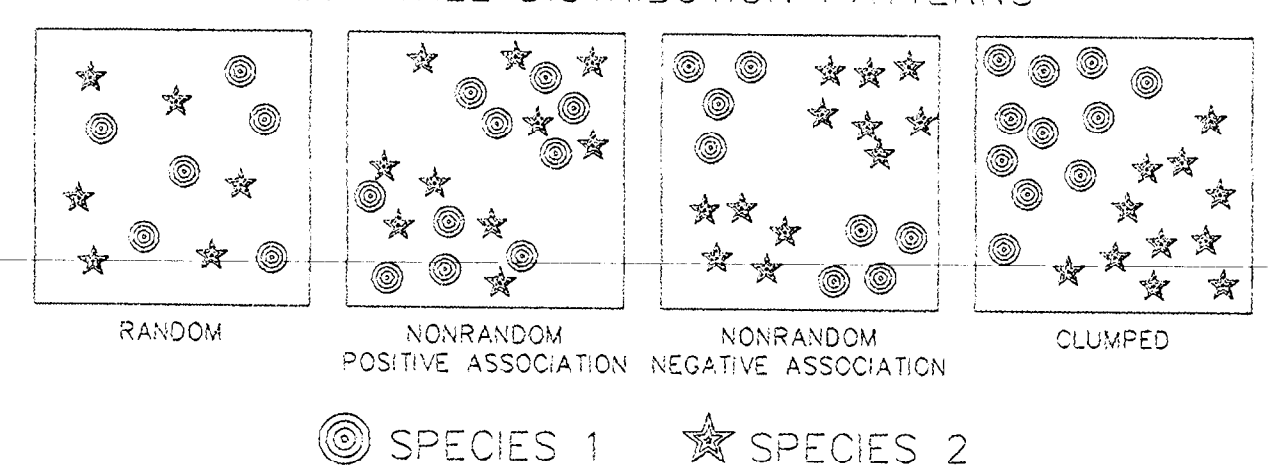
Handling Bare Root Stock

PLANTING DISTRIBUTION PATTERNS AFFORESTATION & REFORESTATION AREAS

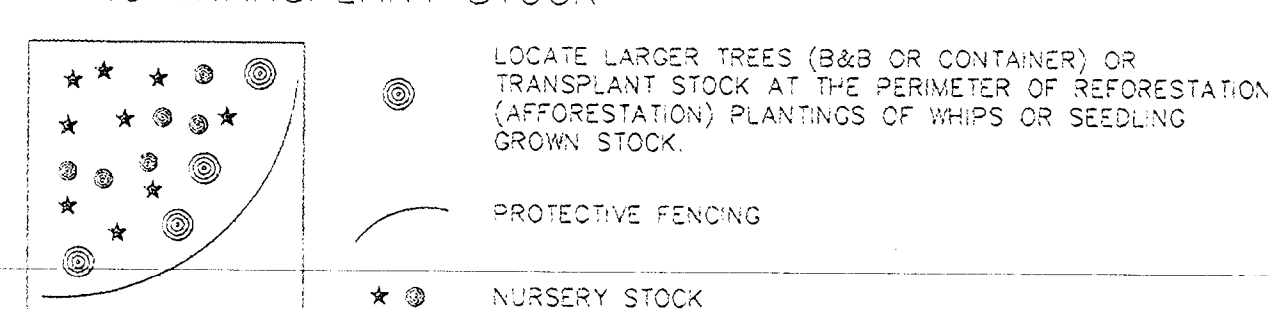
AGGREGATE DISTRIBUTION DRIFT



TYPICAL FOREST TREE DISTRIBUTION PATTERNS



MIXING TRANSPLANT STOCK



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Or label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC APPROVAL

PROJECT NAME: BRANDYWINE VILLAGE COMMERCIAL

PROJECT NUMBER: SDP - 1604

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.



Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCD-002-14

Approved by	Date	DRD#	REASON FOR REVISION
00 K. FINCH	7/7/14	SDP-1303	
01 K. FINCH	4/9/15	SDP-1303	WSSC ESMY - SEE WOODLAND WORKSHEET NOTE
02 C. BROWN	5/13/17		
03			
04			
05			

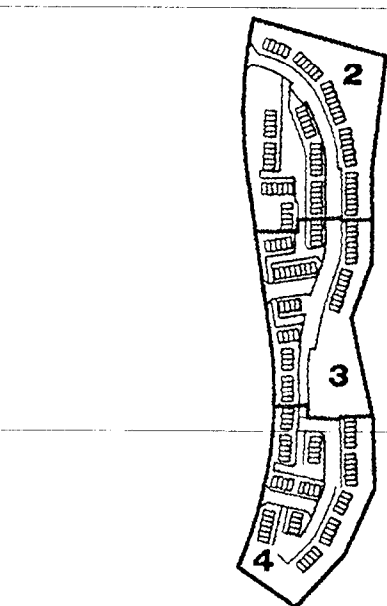
Dewberry Consultants LLC
Formerly known as
Dewberry & Davis LLC

10003 DEREKWOOD LN
SUITE 204
LANHAM, MD 20706
301.731.5561
301.731.0188 (FAX)
www.dewberry.com

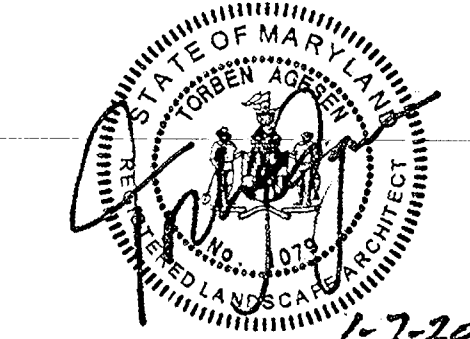
OWNER/APPLICANT
D.R. HORTON, INC.
1356 BEVERLY ROAD, SUITE 300
MCLEAN, VA 22101

CONTACT
INES E. VEGA
(703) 385-8001
IEVEGA@DRHORTON.COM

BRANDYWINE VILLAGE
OUTLOT 2, PLAT 8
PRINCE GEORGE'S COUNTY
MARYLAND
11TH ELECTION DISTRICT
WSSC 200 SHEET 220SE07
TAX MAP 154-43



SEAL



PROFESSIONAL CERTIFICATION:
I, JESSIE BERRY, a duly licensed professional engineer, have prepared or approved by me, and that I am a duly registered professional under the laws of the State of Maryland, License No. 10738, expiration date, JULY 14, 2016.

SCALE

AS-SHOWN

No.	DATE	BY	Description
3	2/28/17	CB	RESOLUTION NO. 17-26 CONDITIONS
3	10/23/14	NB	REVISION FOR WSSC EASEMENT
2	3/28/14	ST	RESOLUTION CONDITIONS
1	12/9/13	JPR	PRE-ACCEPTANCE COMMENTS

REVISIONS

DRAWN BY: DLG
APPROVED BY: TA
CHECKED BY: NB
DATE: OCTOBER 2013

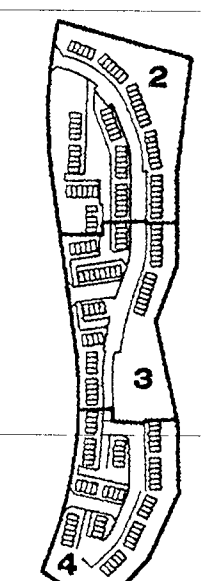
TITLE

TYPE 2 TREE CONSERVATION PLAN

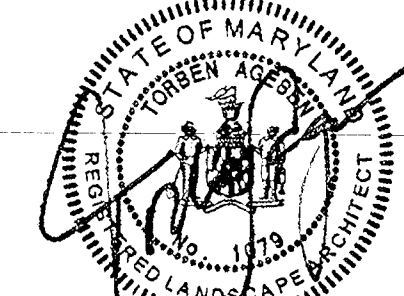
PROJECT NO. 50060123

5

SHEET NO. 5 OF 8



SEAL



PROFESSIONAL CERTIFICATION:
I, the undersigned, being a duly
qualified and licensed professional
engineer, hereby certify that the
information furnished by me in the
above entitled project is true and
correct to the best of my knowledge
and belief, and that I am a duly
registered professional under the laws of the
State of Maryland, License No. 10078, expiration
date July 14, 2016.

SCALE

AS-SHOWN

No.	DATE	BY	Description
3	2/28/17	CB	RESOLUTION NO.17-25 CONDITIONS REVISION FOR WSSC
3	10/23/14	NB	REVISION FOR WSSC
2	3/28/14	ST	RESOLUTION CONDITIONS PRE-ACCEPTANCE COMMENTS
1	12/9/13	JPR	

REVISIONS

DRAWN BY: DLC

APPROVED BY: TA

CHECKED BY: NB

DATE: OCTOBER 2013

TITLE

TYPE 2 TREE
CONSERVATION
PLAN

PROJECT NO. 50080123

STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES

- THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR BRANDYWINE SDP-1303. IF BRANDYWINE SDP-1303 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 DESIGNER SHALL BE SUBJECT TO A \$100 PER SQUARE FOOT MITIGATION FEE.
- A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION OR THE DEPARTMENT OF ENVIRONMENTAL RESOURCES, AS APPROPRIATE, SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO CONDUCT A PRE-CONSTRUCTION MEETING WHERE NOTIFICATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.
- THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THIS PLAN AT TIME OF CONTRACT SIGNING. FUTURE PROPERTY OWNERS ARE ALSO SUBJECT TO THIS REQUIREMENT.
- THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
- THE PROPERTY IS WITHIN THE DEVELOPING TIER AND IS ZONED L-2C.
- THIS SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
- THE SITE IS ADJACENT TO GENERAL LAFAYETTE BOULEVARD WHICH IS CLASSIFIED AS A MAJOR COLLECTOR.
- THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-3010, SECTION 25.11(T)(i).

TREE PRESERVATION AND RETENTION NOTES

- ALL WOODLANDS DESIGNATED ON THIS PLAN FOR PRESERVATION ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE WOODLAND AREAS SHALL REMAIN IN A NATURAL STATE. THIS INCLUDES THE CANOPY TREES AND UNDERSTORY VEGETATION. A REVISED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING WOODLAND AREAS THAT ARE NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE APPROVED TCP2.
- TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
- THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TP2F) 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 TP2F MAY BEGIN.
- ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE BOND IS RELEASED FOR THE PROJECT. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TCP2.
- WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TCP2 INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.

REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

- THE DEVELOPER AND/OR BUILDER IS RESPONSIBLE FOR THE COMPLETE PRESERVATION OF ALL FORESTED AREAS SHOWN ON THE APPROVED PLAN TO REMAIN UNDISTURBED. ONLY TREES OR PARTS THEREOF DESIGNATED BY THE COUNTY AS DEAD, DYING OR HAZARDOUS MAY BE REMOVED.
- A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH LEADS A CERTIFIED ARBORIST OR LICENSED TREE EXPERT TO BELIEVE THAT THE TREE OR A PORTION OF THE TREE HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE.
- DURING THE INITIAL STAGES OF CLEARING AND GRADING, IF HAZARDOUS TREES ARE PRESENT, OR TRUNKS ARE PRESENT THAT ARE NOT HAZARDOUS BUT ARE LEANING INTO THE DISTURBED AREA, THE PERMITEE SHALL REMOVE SAVED TREES USING A CHAIN SAW. CORRECTIVE MEASURES INCLUDING 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.
- 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 A300 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, BURNING OR OTHER ACCEPTABLE METHODS. ALL DEBRIS THAT IS MORE THAN 15 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.

WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THIS WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.

- 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

- 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 TO ADDRESS SPECIFIC BUILDING PERMITS FOR 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 CALIBER 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 TYPE 1 TREE CONSERVATION PLAN. PLANTING SHALL THEN BE COMPLETED 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 WITHIN THE PROPERTY AND THAT PLANTING WILL OCCUR DURING THE NEXT PLANTING SEASON. A COPY OF THAT DOCUMENT SHALL BE PRESENTED TO THE COUNTY INSPECTOR.
- REFORESTATION AREAS SHALL NOT BE MOVED. THE MANAGEMENT OF COMPETING VEGETATION AROUND INDIVIDUAL TREES AND THE REMOVAL OF NOXIOUS, INVASIVE AND NON-NATIVE PLANTING 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.
- AFFORESTATION / REFORESTATION AREAS SHALL BE POSTED WITH NOTIFICATION SIGNAGE, AS SHOWN ON THE PLANS, AT THE SAME TIME AS THE PERMANENT PROTECTION FENCING INSTALLATION. THESE SIGNS SHALL REMAIN IN PERPETUITY. THE COUNTY INSPECTOR SHALL BE NOTIFIED PRIOR TO SOIL PREPARATION OR INITIATION OF ANY TREE PLANTING ON THIS SITE.
- AT TIME OF ISSUANCE OF THE FIRST PERMIT, THE FOLLOWING INFORMATION SHALL BE SUBMITTED TO THE MNCPPC PLANNING DEPARTMENT REGARDING THE CONTRACTOR RESPONSIBLE FOR IMPLEMENTATION OF THIS PLAN: CONTRACTOR NAME, BUSINESS NAME (IF DIFFERENT), ADDRESS, AND PHONE NUMBER.
- RESULT OF ANNUAL SURVIVAL CHECK FOR EACH OF THE REQUIRED FOUR YEARS AFTER THE LAST PLANTING SHALL BE REPORTED TO THE MNCPPC PLANNING DEPARTMENT.
- FAILURE TO ESTABLISH THE AFFORESTATION OR REFORESTATION WITHIN THE PRESCRIBED TIME FRAME WILL RESULT IN THE FORFEITURE OF THE REFORESTATION BOND AND/OR A VIOLATION OF THIS PLAN INCLUDING THE ASSOCIATED \$50 PER SQUARE FOOT PENALTY UNLESS THE COUNTY INSPECTOR APPROVES A WRITTEN EXTENSION.

PLANTING SPECIFICATION NOTES

- QUANTITY (SEE PLANT SCHEDULE)
- TYPE (SEE PLANT SCHEDULE)
- 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 DEVELOPED AND AT LEAST 8" LONG, NO MORE THAN TWENTY-FIVE PERCENT (25%) OF THE STUMP (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 GROUND, FROM THE GREENHOUSE, AND PLANTED IMMEDIATELY UPON RECEIPT BY THE LANDSCAPE CONTRACTOR. IF THE PLANTS CANNOT BE PLANTED IMMEDIATELY AFTER DELIVERY TO THE REFORESTATION SITE, THEY SHALL BE STORED IN THE SHADE WITH THEIR ROOT MASSES PROTECTED FROM DIRECT EXPOSURE TO SUN AND WIND BY THE USE OF STRAW, PEAT MOSS, COMPOST, OR OTHER SUITABLE MATERIAL AND SHALL BE MAINTAINED THROUGH PERIODIC WATERING UNTIL THE TIME OF PLANTING.
- PLANT HANDLING: THE QUANTITY OF SEEDLINGS TAKEN TO THE FIELD SHALL NOT EXCEED THE QUANTITY THAT CAN BE PLANTED IN A DAY. SEEDLINGS ONCE REMOVED FROM THE NURSERY OR TEMPORARY STORAGE AREA SHALL BE PLANTED IMMEDIATELY.
- TIMING OF PLANTING: THE BEST TIME TO PLANT SEEDLINGS IS WHILE THEY ARE DORMANT, PRIOR TO SPRING BUDDING, THE MOST SUITABLE MONTHS FOR PLANTING ARE MARCH AND APRIL, WHEN THE 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 DOUBLE 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. MOST SOIL SHOULD THEN BE PACKED FIRMLY AROUND THE ROOTS. SEEDLINGS SHOULD BE PLANTED AT A DEPTH WHERE THEIR ROOTS LIE JUST BELOW THE GROUND SURFACE. AIR POCKETS SHOULD NOT BE LEFT AFTER CLOSING THE HOLE WHICH WOULD ALLOW THE ROOTS TO DRY OUT. SEE PLANTING DETAILS FOR FURTHER EXPLANATION. IF THE CONTRACTOR WISHES TO PLANT BY ANOTHER METHOD, THE PREPARER OF THIS TREE CONSERVATION PLAN MUST BE CONTACTED AND GIVE HIS APPROVAL BEFORE PLANTING MAY BEGIN.
- SPACING: SEE PLANT SCHEDULE AND/OR PLANTING PLAN FOR SPACING REQUIREMENTS. ALSO REFER TO THE PLANTING LAYOUT DETAIL FOR A DESCRIPTION OF THE GENERAL PLANTING THEORY.
- SOIL: UPON THE COMPLETION OF ALL GRADING OPERATIONS, A SOIL TEST SHALL BE CONDUCTED TO DETERMINE WHAT SOIL PREPARATION AND SOIL AMENDMENTS, IF ANY, ARE NECESSARY TO CREATE GOOD TREE GROWING CONDITIONS. SOIL SAMPLES SHALL BE TAKEN AT A RATE THAT PROVIDES AN SOIL SAMPLE FOR EACH AREA THAT MAY HAVE A DIFFERENT SOIL TYPE IF THE ENTIRE AREA APPEARS UNIFORM, THEN ONLY ONE SAMPLE IS NECESSARY, AND SUBMITTED FOR TESTING TO A PRIVATE COMPANY. THE COMPANY OF CHOICE SHALL MAKE RECOMMENDATIONS FOR IMPROVING THE EXISTING SOIL. THE SOIL WILL BE TESTED AND RECOMMENDED FOR CORRECTIONS OF SOIL TEXTURE, PH, MAGNESIUM, PHOSPHORUS, POTASSIUM, CALCIUM AND ORGANIC MATTER.
- SOIL IMPROVEMENT MEASURES: THE SOIL SHALL THEN BE IMPROVED ACCORDING TO THE RECOMMENDATIONS MADE BY THE TESTING COMPANY.
- FENCING AND BONDAGE: FINAL PROTECTIVE FENCING SHALL BE PLACED ON THE VISIBLE AND/OR DEVELOPMENT SIDE OF PLANTING AREAS. THE FINAL PROTECTIVE FENCE SHALL BE INSTALLED UPON COMPLETION OF PLANTING OPERATIONS UNLESS IT WAS INSTALLED DURING THE INITIAL STAGES OF DEVELOPMENT. SIGNS SHALL BE POSTED PER THE SIGNAGE DETAIL ON THIS SHEET.
- PLANTING METHOD: CONSULT THE PLANTING DETAILS SHOWN ON THIS PLAN.
- MULCHING: APPLY TWO-INCH THICK LAYER OF WOODCHIP OR SHREDDED HARDWOOD MULCH (AS NOTED) TO EACH PLANTING SITE (SEE DETAIL SHOWN ON THIS PLAN).
- GROUND COVER ESTABLISHMENT: THE REMAINING DISTURBED AREA BETWEEN SEEDLING PLANTING SITES SHALL BE SEEDDED AND STABILIZED WITH WHITE CLOVER SEED AT THE RATE OF 3 LBS/ACRE.
- MOVING: NO MOVING SHALL BE ALLOWED IN ANY PLANTING AREA.
- SURVIVAL CHECK FOR BOND RELEASE: THE SEEDLING PLANTING IS TO BE CHECKED AT THE END OF EACH YEAR FOR FOUR YEARS TO ASSURE THAT NO LESS THAN 75% OF THE ORIGINAL PLANTED QUANTITY SURVIVES. IF THE MINIMUM NUMBER HAS NOT BEEN PROVIDED THE AREA MUST BE SUPPLEMENTED WITH ADDITIONAL SEEDLINGS TO REACH THE REQUIRED NUMBER AT TIME OF PLANTING.
- SOURCE OF SEEDLINGS:

POST DEVELOPMENT NOTES

- WHEN WOODLANDS AND/OR SPECIMEN, HISTORIC OR CHAMPION TREES ARE TO REMAIN:
 - 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 PRIOR TO REMOVAL OF THE TREE. AFTER PROPER CORRECTIVE MEASURES PRIOR TO HAVING THE WORK CONDUCTED, AFTER PROPER DOCUMENTATION HAS BEEN COMPLETED PER THE HANDOUT "GUIDANCE FOR PRINCE GEORGES COUNTY PROPERTY OWNERS, PRESERVATION OF WOODLAND AND 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 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. THIS WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.
- THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM ANY WOODLAND PRESERVATION AREA SHALL BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY (PRUNERS OR A CHAIN SAW). THESE PLANTS MAY BE CUT NEAR THE GROUND AND MATERIAL LESS THAN TWO INCHES DIAMETER MAY BE REMOVED FROM THE AREA AND DISPOSED OF APPROPRIATELY. ALL MATERIAL FROM THESE NOXIOUS, INVASIVE, AND NON-NATIVE PLANTS GREATER THAN TWO (2) INCHES DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION.
- THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES TO DISCOURAGE RE-SPROUTING OF INVASIVE, NOXIOUS, OR NON-NATIVE PLANTS IS PERMITTED IF DONE AS AN APPLICATION OF THE CRITICAL DIRECTLY TO THE TRUNK OF THE STUMP PRIOR TO THE REMOVAL OF THE PLANT TOPS. THE USE OF ANY HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS.
- THE USE OF CHAINSAWS IS EXTREMELY DANGEROUS AND SHOULD NOT BE CONDUCTED WITH POORLY MAINTAINED EQUIPMENT, WITHOUT SAFETY EQUIPMENT, OR BY UNLICENSED PERSONNEL TRAINED IN THE USE OF THIS EQUIPMENT FOR THE PRUNING AND/OR CUTTING OF TREES.

PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY INDIVIDUAL HOMEOWNERS

- REFORESTATION FENCING AND SIGNAGE SHALL REMAIN IN PLACE IN ACCORDANCE WITH THE APPROVED TYPE 1 TREE CONSERVATION PLAN.
- REFORESTATION AREAS SHALL NOT BE MOVED; HOWEVER, THE MANAGEMENT OF COMPETING VEGETATION AND REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE.

FOUR-YEAR MANAGEMENT PLAN FOR REAFFORESTATION AREAS

- FIELD CHECK THE REAFFORESTATION 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 JUNE AND 1 X IN SEPTEMBER MDN)

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 MDN)

YEAR 4: REINFORCEMENT PLANTING IF NEEDED (SEE NOTE 2)

SURVIVAL CHECK (SEPTEMBER-NOVEMBER)

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

OFFSITE WOODLAND CONSERVATION NOTES:

PRIOR TO THE ISSUANCE OF THE FIRST GRADING PERMIT FOR THE DEVELOPMENT SHOWN ON THIS TCP2, ALL OFF-SITE WOODLAND CONSERVATION REQUIRED BY THIS PLAN SHALL BE IDENTIFIED ON AN APPROVED OFF-SITE PLAN. AN OFF-SITE EASEMENT IN THE LAND RECORDS OF PRINCE GEORGES COUNTY, PROOF OF RECOGNITION OF THE OFF-SITE CONSERVATION SHALL BE PROVIDED TO THE MNCPPC PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN.

THE OFFSITE WOODLAND CONSERVATION REQUIREMENTS FOR THE SUBJECT PROPERTY SHALL BE MET WITHIN THE MATTAWOMACK CREEK WATERSHED, UNLESS THE APPLICANT DEMONSTRATES DUE DILIGENCE IN SEEKING OUT OPPORTUNITIES FOR OFF-SITE WOODLAND CONSERVATION LOCATIONS IN ACCORDANCE WITH PRIORITIES OF SECTION 25-122(A)(6).

PHASED DEVELOPMENT:

WORK ON THIS PROJECT WILL BE INITIATED IN SEVERAL PHASES. ALL TEMPORARY TYPES REQUIRED FOR A GIVEN PHASE SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE WITHIN THAT PHASE OF WORK.

REFORESTATION PLANT SCHEDULE									
Species		Large Caliber Planting Stock				Reforestation Area 1		Reforestation Area 2	
		Caliber	Height	Credits/Unit	Type	Quantity	0.45 Acreage	Quantity	0.20 Acreage
Botanical Name	Common Name						Reforestation Credits		Reforestation Credits
Liriodendron tulipifera	Tulip Poplar	1-1.5"		3	B&B	10	30	5	15
Quercus rubra	Northern Red Oak	1.5-2"		4	B&B	9	36	4	16
Acer rubrum	Red Maple	1-1.5"		3	B&B	10	30	5	15
Liquidambar styraciflua 'Rotundiloba'	Sweetgum (seedless)	1.5-2"		4	B&B	9	36	5	20
Cercis canadensis	Eastern Redbud	1-1.5"		3	B&B	20	60	3	9
Ilex opaca (M)	American Holly (male)	6'-8'		6	B&B	12	72	2	12
Ilex opaca (F)	American Holly (female)	6'-8'		6	B&B	12	72	3	18
Landscaping from Landscape Plan									
Acer rubrum	Red Maple	2.5"-3"		6	B&B	1	6	0	0
Quercus phellos	Willow Oak	2.5"-3"		6	B&B	2	12	3	18
Sophora japonica 'Regent'	Japanese Pagoda Tree	2.5"-3"		6	B&B	0	0	1	6
Celtis occidentalis	Common Hackberry	2.5"-3"		6	B&B	2	12	0	0
Carya ovata	Shagbark Hickory	2.5"-3"		6	B&B	1	6	0	0
Fagus grandifolia	American Beech	2.5"-3"		6	B&B	0	0	2	12
Platanus acerifolia 'Bloodgood'	London Planetree	2.5"-3"		6	B&B	0	0	2	12
Tilia americana	American Linden	2.5"-3"		6	B&B	0	0	0	0
Tilia tomentosa	Silver Linden	2.5"-3"		6	B&B	0	0	2	12
Cladrastis lutea	Yellowwood	2.5"-3"		6	B&B	0	0	1	6
Pinus virginiana	Virginia Pine		6'-8'	6	B&B	10	60	0	3
Ilex opaca 'Miss Helen'	American Holly		6'-8'	6	B&B	2	12	0	2
Ilex opaca 'David'	American Holly		6'-8'	6	B&B	2	12	0	0
Cercis canadensis	Eastern Redbud		7'-9'	6	B&B	0	0	2	12
Comus florida	Flowering Dogwood	1.5-1.75"		4	B&B	0	0	5	20
Reforestation Units Provided						456		203	133
Total Reforestation Units Required						450		200	130
Excess						6		3	3

THIS BLOCK IS FOR OFFICIAL USE ONLY
On label confirm that this plan meets conditions of final approval by the Planning Board, as designed or approved by the Division Council.

M-NCPPC APPROVAL

PROJECT NAME: BRANDYWINE VILLAGE COMMERCIAL
PROJECT NUMBER: SDP - 1604

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

Approved by	Date	DRD#	REASON FOR REVISION
K. FINCH	7/7/14	SDP-1303	
K. FINCH	4/9/15	SDP-1303	WSSC ESMY: SEE WOODLAND ARKSHIT NOTE
K. FINCH	3/19/17		

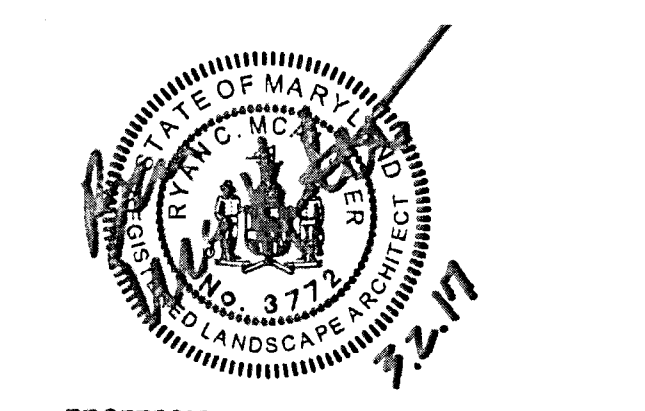
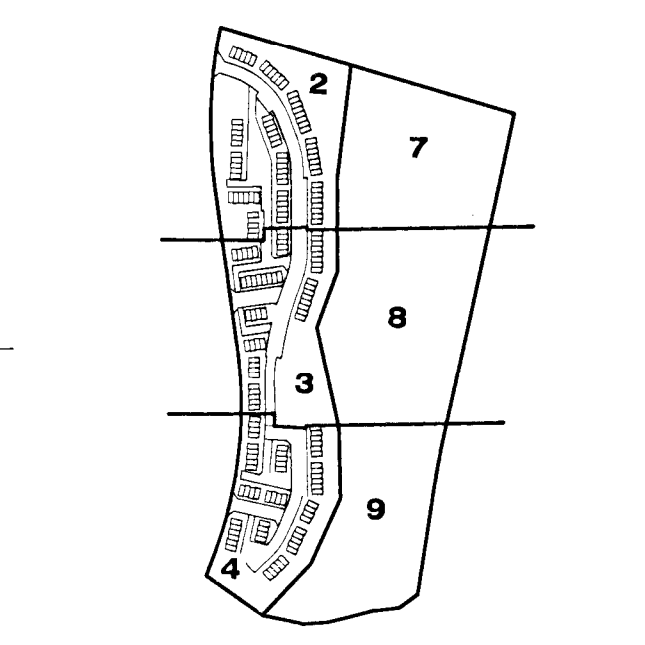


Dewberry
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301.731.5561
301.731.0188 (FAX)
www.dewberry.com

OWNER/APPLICANT
BRANDYWINE PARTNERS, LLC
13208 LANTERN HOLLOW DRIVE
NORTH POTOMAC, MD 20878

CONTACT
JOSEPH CAPUTO
(301) 947-6901

BRANDYWINE VILLAGE
PRINCE GEORGE'S COUNTY
MARYLAND
11TH ELECTION DISTRICT
WSSC 200 SHEET 220507
TAX MAP 154-43



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. 3372 EXPIRATION
DATE: MAY 13, 2018.

SCALE
0' 30' 60'
1"=30'

No.	DATE	BY	Description
3	2/28/17	CB	RESOLUTION NO.17-26 CONDITIONS REVISION FOR WSSC
3	10/23/14	NB	EASEMENT REVISION FOR WSSC
2	3/28/14	ST	RESOLUTION CONDITIONS PRE-ACCEPTANCE
1	12/9/13	JPR	COMMENTS

REVISIONS

DRAWN BY AL
APPROVED BY RCM
CHECKED BY NB
DATE SEPTEMBER 2018

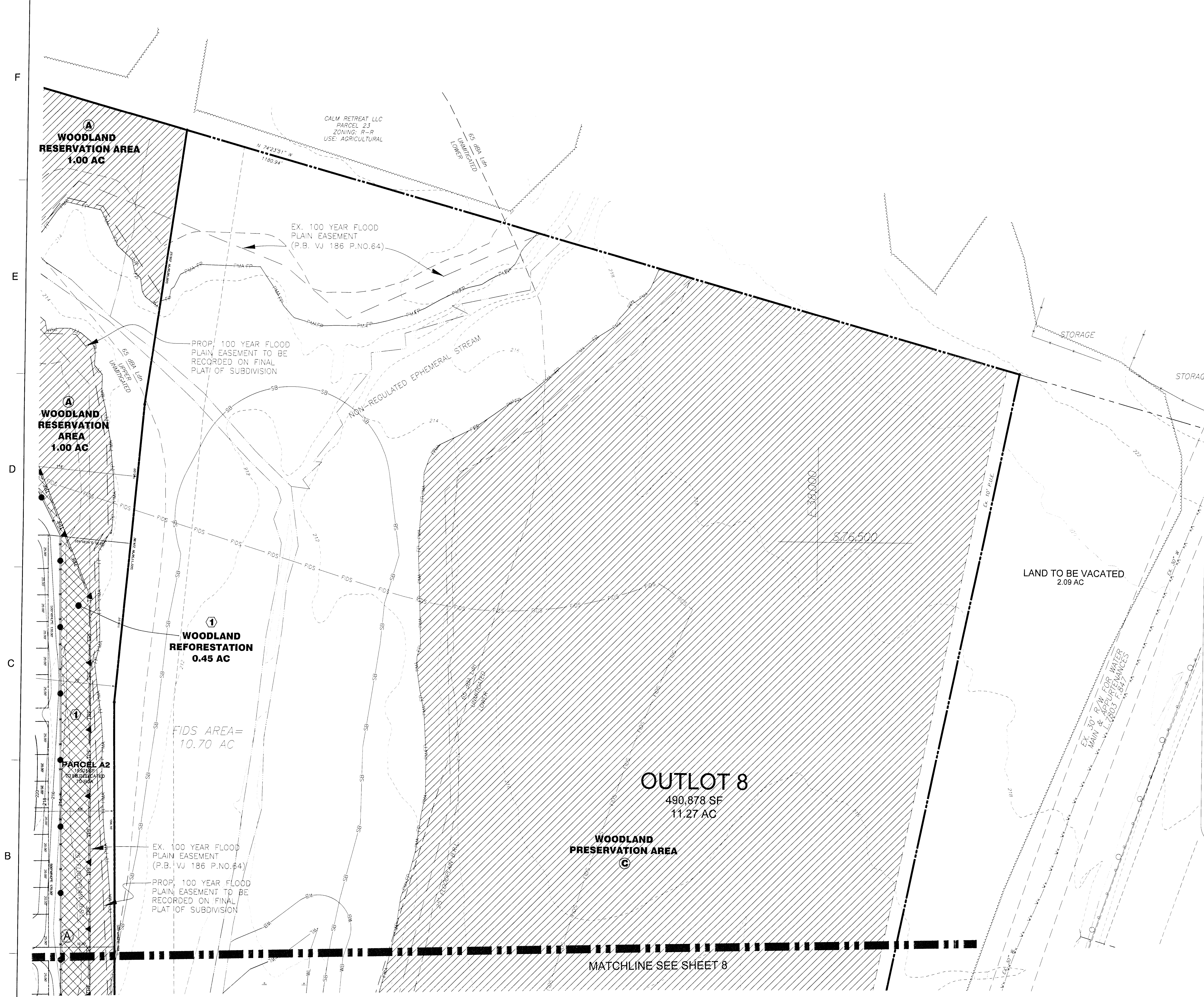
TITLE

TYPE 2 TREE
CONSERVATION
PLAN

PROJECT NO. 50086061

7

SHEET NO. 7 OF 9



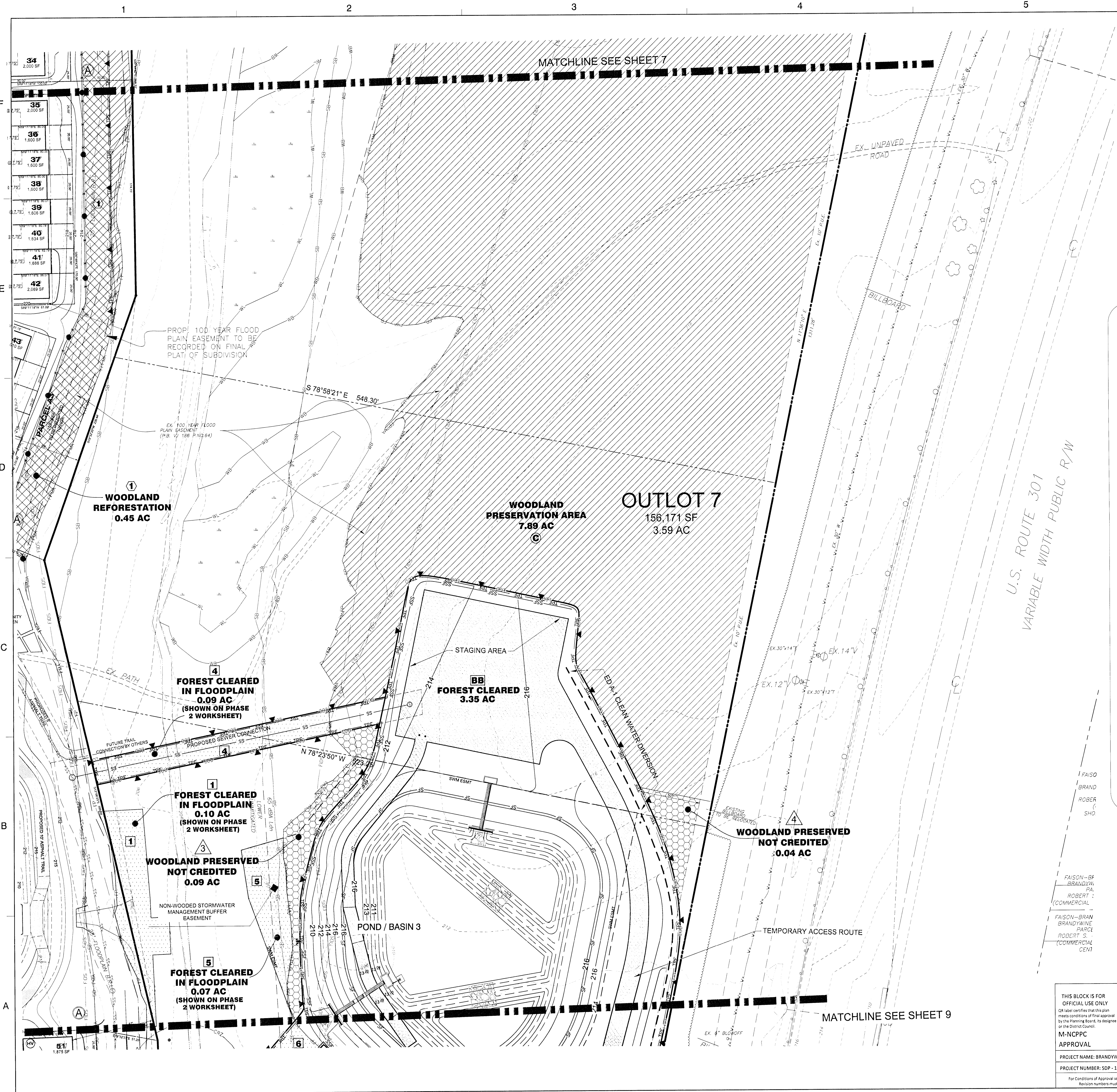
OWNERS CERTIFICATION
I/WE _____ HEREBY ACKNOWLEDGE
THAT WE ARE AWARE OF THIS TYPE 2 TREE CONSERVATION PLAN (TCP2) AND THAT
WE UNDERSTAND THE REQUIREMENTS AS SET FORTH IN THIS TCP2.
OWNER OR OWNERS REPRESENTATIVE _____ DATE _____

LEGEND

PHASE LINE
SHEET MATCHLINE
EXISTING TOPOGRAPHY
EXISTING 100 YEAR FLOODPLAIN EASEMENT
NOISE CONTOURS
EXISTING TREE LINE
EXISTING BRUSHLINE (NOT FOREST)
REGULATED STREAM (TOP OF BANK)
REGULATED STREAM BUFFER
100-YEAR FLOODPLAIN
100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE
WETLAND
WETLAND BUFFER
PRIMARY MANAGEMENT AREA (PMA)
UNMITIGATED 65 dBA LINE
FOREST INTERIOR DWELLING
SPECIES 300' HABITAT BUFFER
SPECIMEN, CHAMPION, HISTORIC TREE
WITH CRITICAL ROOT ZONE
EXISTING WATER LINE
EXISTING PAVEMENT
EXISTING OVERHEAD ELECTRIC
PROPOSED LOT LINE
BUILDING RESTRICTION LINE
PROPOSED LIMIT OF DISTURBANCE
PROPOSED SANITARY SEWER
EXISTING SANITARY SEWER
PROPOSED WATER LINE
PROPOSED SANITARY SEWER EASEMENT
PROPOSED STORM DRAIN EASEMENT
PROPOSED STORM DRAIN
TREE PROTECTION FENCE (TEMPORARY)- SHEET 5
TREE PROTECTION FENCE (PERMANENT)- SHEET 5
SILT FENCE
SUPER SILT FENCE
EARTH DIKE
WOODLAND CLEARED AREA
WOODLAND PRESERVATION AREA
WOODLAND REFORESTATION / AFFORESTATION AREA
WOODLAND RETAINED-NOT CREDITED
WOODLAND CLEARED IN THE FLOODPLAIN
WOODLAND CLEARED OFF-SITE
TEMPORARY ACCESS ROUTE/STAGING AREA
SPECIMEN TREE SIGN- SHEET 5
WOODLAND PRESERVATION SIGN- SHEET 5
AFFORESTATION / REFORESTATION SIGN- SHEET 5
TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
TEMPORARY ACCESS BRIDGE
TEMPORARY ACCESS CULVERT

NOTE
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IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND
UTILITIES WAS OBTAINED FROM AVAILABLE
RECORDS BUT THE CONTRACTOR MUST
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ELEVATION OF THE MAINS BY DIGGING TEST PITS
BY HAND AT ALL UTILITY CROSSINGS WELL IN
ADVANCE OF THE START OF EXCAVATION.

THIS BLOCK IS FOR OFFICIAL USE ONLY QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.							
M-NCPPC APPROVAL							
PROJECT NAME: BRANDYWINE VILLAGE COMMERCIAL							
PROJECT NUMBER: SDP - 1604							
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number							
Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN- APPROVAL TCP2-002-14							
Approved by	Date	DR#	REASON FOR REVISION				
00 K. FINCH	7/7/14	SDP-1303					
01 K. FINCH	4/9/15	SDP-1303	WSSC ESMT, SEE WOODLAND RE-SHIFT NOTE				
02	3/13/17						
03							
04							
05							



OWNERS CERTIFICATION
I/WE _____ HEREBY ACKNOWLEDGE
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OWNER OR OWNERS REPRESENTATIVE _____ DATE _____

LEGEND

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TREE PROTECTION FENCE (TEMPORARY)- SHEET 5
TREE PROTECTION FENCE (PERMANENT)- SHEET 5
SILT FENCE
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TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
TEMPORARY ACCESS BRIDGE
TEMPORARY ACCESS CULVERT

FAISON-BF
BRANDYVINE, PA.
ROBERT S.
(COMMERCIAL)

FAISON-BRAN
BRANDYVINE, PA.
ROBERT S.
(COMMERCIAL)

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M-NCPPC
APPROVAL

PROJECT NAME: BRANDYVINE VILLAGE COMMERCIAL
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Prince George's County Planning Department, MNCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-002-14

Approved by	Date	DRD#	REASON FOR REVISION
K. FINCH	7/7/14	SDP-1303	
K. FINCH	4/9/15	SDP-1303	WSSC ESMT "SEE WOODLANDS WORKSHEET NOTE"

Dewberry
Dewberry
Consultants LLC
Formerly known as
Dewberry & Davis LLC

10003 DEREKWOOD LANE
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BRANDYVINE VILLAGE
PRINCE GEORGE'S COUNTY
MARYLAND
11TH ELECTION DISTRICT
WSSC 200' SHEET 220SE07
TAX MAP 154-43

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ARCHITECT UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NO. 3772 EXPIRATION
DATE: MAY 13, 2018.

SCALE
0' 30' 60'
1"=30'

REVISIONS

No.	DATE	BY	Description
3	2/28/17	CB	RESOLUTION NO.17-28 CONDITIONS REVISIONS EASEMENT OR WSSC
3	10/23/14	NB	REVISIONS EASEMENT OR WSSC
2	3/28/14	ST	RESOLUTION CONDITIONS FOR ACCEPTANCE COMMENTS
1	12/9/13	JPR	

DRAWN BY AL
APPROVED BY RCM
CHECKED BY NB
DATE SEPTEMBER 2016
TITLE

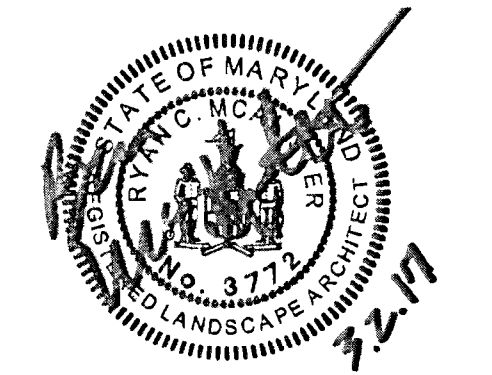
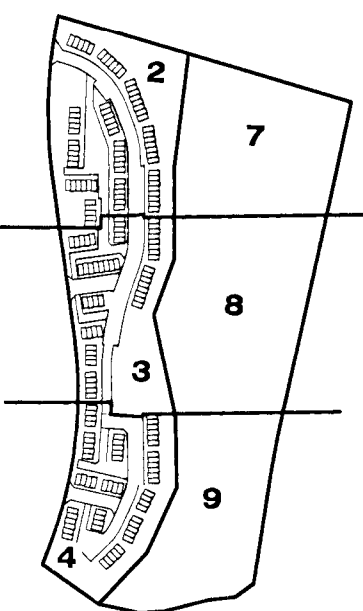
TYPE 2 TREE
CONSERVATION
PLAN

PROJECT NO. 50086061

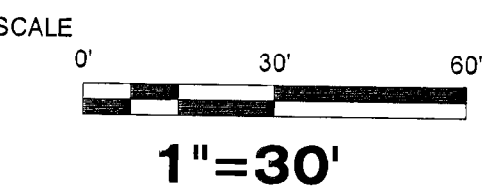
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SHEET NO. 8 OF 9

BRANDYWINE VILLAGE
PRINCE GEORGE'S COUNTY
MARYLAND
11TH ELECTION DISTRICT
WSSC 200' SHEET 220SE07



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DATE: MAY 13, 2018.



3	2/28/17	CB	RESOLUTION NO. 1	
3	10/23/14	NB	CONDITIONS	
2	3/28/14	ST	REVISION FOR WS	
1	12/9/13	JPR	EASEMENT	
			RESOLUTION	
			CONDITIONS	
			PRE-ACCEPTANCE	
			COMMENTS	
D.	DATE	BY	Description	

REVISIONS

WRITTEN BY	AL
APPROVED BY	RCM
CHECKED BY	NB
DATE	SEPTEMBER 2016

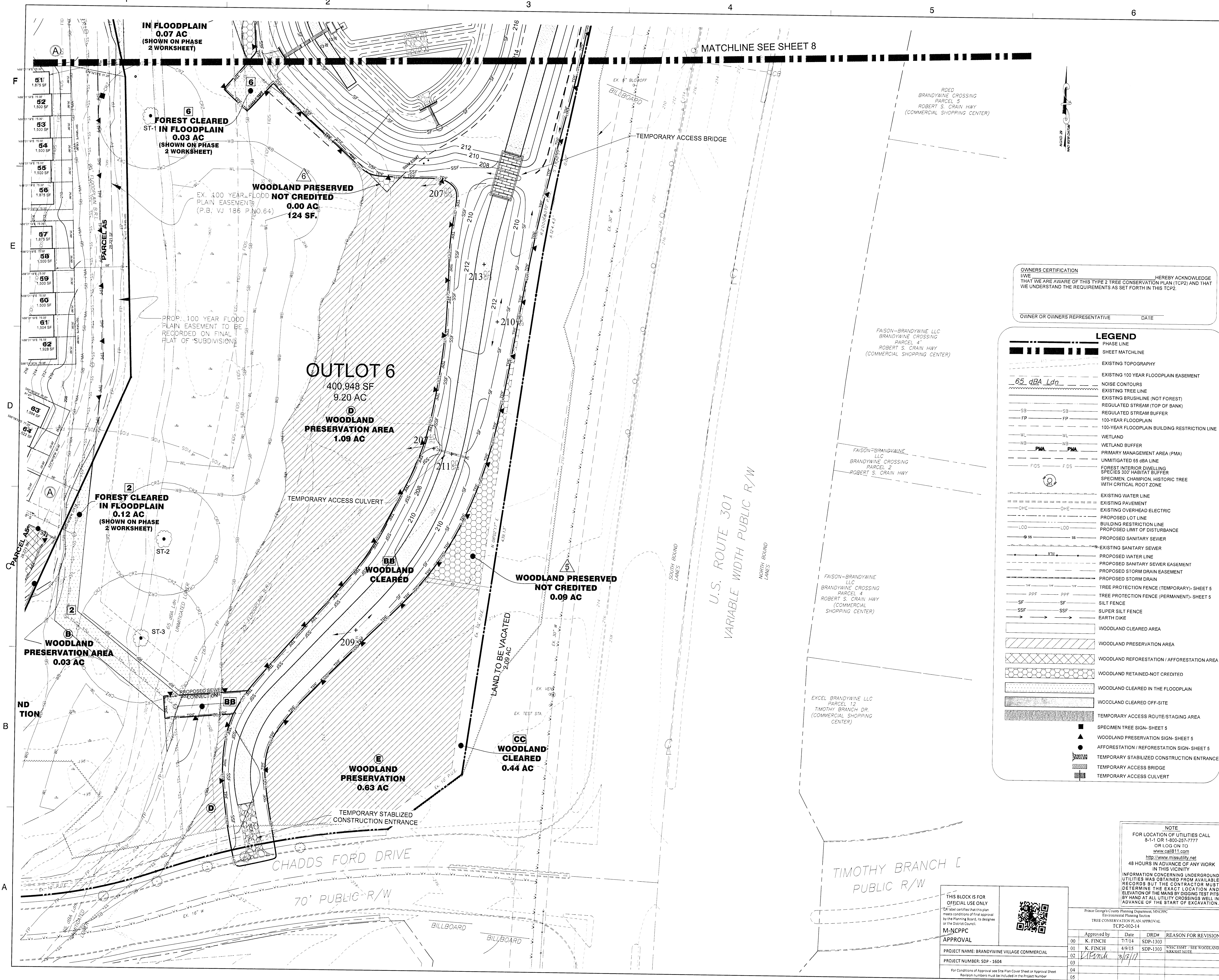
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TYPE 2 TREE CONSERVATION PLAN

PROJECT NO. 50086061

9

PAGE NO. 9 OF 9



OWNERS CERTIFICATION

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OWNER OR OWNERS REPRESENTATIVE

DATE

LEGEND

- | | |
|--|---|
| | PHASE LINE |
| | SHEET MATCH LINE |
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| | EXISTING 100 YEAR FLOODPLAIN EASEMENT |
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| | WETLAND BUFFER |
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| | TREE PROTECTION FENCE (TEMPORARY)- SHEET 5 |
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| | SILT FENCE |
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| | WOODLAND CLEARED AREA |
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<p>PROJECT NUMBER: SDP - 1604</p>	
<p>For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number</p>	

Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL ICP2-002-14				
	Approved by	Date	DRD#	REASON FOR REVISION
00	K. FINCH	7/7/14	SDP-1303	
01	K. FINCH	4/9/15	SDP-1303	WSSC ESMY / SEE WOODLAND ARKST NOTE
02	K Finch	3/3/17		
03				
04				
05				