

BRANDYWINE VILLAGE

TYPE 2 TREE CONSERVATION PLAN



VICINITY MAP

SCALE: 1"=2000'
COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 20711182

SHEET INDEX

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

GENERAL NOTES

- SUBDIVISION NAME: BRANDYWINE VILLAGE PHASE 2
- TOTAL GROSS ACREAGE: PHASE 1 (20.27 ACRES), PHASE 2 (24.06 ACRES), TOTAL= 44.33 ACRES
- EXISTING ZONING: L-A-C
- PROPOSED USE OF PROPERTY: COMMERCIAL
- NUMBER OF LOTS, PARCELS, OUTLOTS & OUTPARCELS: 6 PARCELS
- 200 FOOT MAP REFERENCE: 220SE07
- TAX MAP NUMBER AND GRID: MAP 154 GRID F3
- AVIATION POLICY AREA: N/A
- WATER/SEWER CATEGORY DESIGNATION: W-3 AND S-3
- STORMWATER MANAGEMENT CONCEPT NUMBER: 15822-2008-02, APPROVED APRIL 8, 2016.
- 10-FOOT PUBLIC UTILITY EASEMENT ALONG ALL RIGHTS-OF-WAY: YES
- MANDATORY DEDICATION OF PARKLAND TO BE IN CONFORMANCE WITH SECTION 24-134 & 24-135.
- CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
- HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
- WETLANDS: YES
- 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.
- WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
- IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST ORGANIZATION: NO
- SOURCE OF TOPOGRAPHY: GAO FROM 2001
- THERE ARE NO KNOWN ARCHEOLOGICAL SITES LOCATED ON THE SUBJECT PROPERTY.
- RARE, THREATENED, OR ENDANGERED SPECIES ARE NOT KNOWN TO OCCUR ON SITE.
- THERE ARE NO EXISTING SINGLE FAMILY DWELLING OR ACCESSORY STRUCTURES ON SITE.
- APPLICANT: D.R. HORTON, INC. PHASE 2: BRANDYWINE PARTNERS LLC
1356 BEVERLY ROAD
SUITE 300
NORTH POTOMAC, MD 20878
MCLEAN, VA 22101
- 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.

Phased Woodland Conservation Worksheet for Prince George's County

SECTION I - Establishing Site Information (Enter acres for each zone)			
1. Zone	LAC	44.33	
2. Gross Tract	10.31		
3. Floodplain	0.00		
4. Previously Dedicated Land	24.02	0.00	0.00
5. Net Tract (N/A)			
6. TCF or 2 Number	22460		
7. Property Description or Subdivision Name	Brandywine Village		
8. TCF Number			
9. Is this site subject to the 1989 Ordinance? (Y/N)	N	2010 Ordinance? (Y/N)	Y
10. Break-even Forest preservation acres =	10.72	Within PFA (Y/N)	Y
11. Acres of Net Tract clearing permitted with restoration	22.460		
SECTION II - Determining Woodland Conservation Requirements (Enter acres for each corresponding column)			
12. Existing Woodland on Net Tract (acres)	33.18		
13. Existing Woodland in Floodplain (acres)	0.72		
14. Woodland Conservation Threshold (N/A) =	5.10		
15. Smaller of 10 or 12	5.10		
16. Woodland above WCT	28.08		
17. Plan Number (This must be completed for each phase)	SDP 1303 PERMIT		
18. Revision Number			
19. Plan Phase or Name	PHASE 1 PHASE 2		
20. TCP2 Number for this Phase or Section	002-14 005-14		
21. Status	APPROVED PENDING		
22. Approval Date	4/20/15		
23. Total area in this application (acres)	20.27 24.06	Total	44.33
24. Floodplain area in this application (acres)	0.68 9.83		10.51
25. Net Tract area in the application (acres)	19.59 14.43		34.02
26. Woodland on the Net Tract for this phase (acres)	18.86 14.32		33.18
27. Woodland in the Floodplain for this phase	0.68 9.04		9.72
28. Woodland Cleared on Net Tract for this phase	1.75 4.61		22.19
29. Off-site Woodland Clearing (1:1)	0.00 0.00		0.00
30. Off-site VCA being provided on this property (preservation)	0.00 0.00		0.00
31. Off-site VCA being provided on this property (afforestation)	0.00 0.00		0.00
32. Cumulative acres of Net Tract Woodland cleared	1.75 22.19		23.94
33. Cumulative acres of Floodplain woodland cleared	0.00 0.00		0.00
34. Smaller of 14 or 26	0.00 0.00		0.00
35. Woodland Clearing below WCT	0.00 0.00		0.00
36. Clearing below WCT (2:1 replacement requirement)	0.00 0.00		0.00
37. Replacement for clearing below the WCT (0.25:1)	4.40 5.55		9.95
38. Requirement for clearing below the WCT (2:1)	0.00 0.00		0.00
39. Afforestation Required	0.00 0.00		0.00
40. Cumulative Woodland Conservation Required	5.22 11.58		16.80
Latest phase indicates cumulative requirement through that phase of work.			
SECTION III - Meeting the Requirements			
41. Woodland Preservation	1.00 8.87	Total	9.87
42. Restoration/Reforestation	0.78 0.00		0.78
43. Natural Regeneration	0.00 0.00		0.00
44. Landscape Credits	0.00 0.00		0.00
45. Specimen & Historic Tree (CR2 area)	0.00 0.00		0.00
46. Forest Enhancement Activities	0.00 0.00		0.00
47. Forest Enhancement Credit (25% of enhancement area)	0.00 0.00		0.00
48. Area approved for fee-in-lieu	0.00 0.00		0.00
49. Off-site Woodland Conservation Credits Required	7.89 0.00	Fee amount	7.89
50. Off-site VCA (preservation) being provided on this property	0.00 0.00		0.00
51. Off-site VCA (afforestation) being provided on this property	0.00 0.00		0.00
52. Cumulative Woodland Conservation Provided	9.72 18.97		28.69
53. Woodland saved on this phase but not counted	0.25 0.84		1.09
54. Existing Net Tract Woodland in later phase	1.32 0.00		1.32
55. Requirement Status per Phase			

** Woodland cleared in the floodplain within the phase 2 boundary is reflected in the area summary chart for phase 1.
The "01" revision to this plan accounts for additional WSSC easement located behind lots 51-62 resulting in an increase in Clearing of 0.03 ac, a reduction in Preservation of 0.15 ac, an increase in Preservation Not Counted of 0.11 ac, and an increase in Credit for Off-Site Conservation on another property of 0.06 ac.

GENERAL INFORMATION TABLE

General Information Table		
Layer Category	Layer Name	Value
Zone	LAC	N/A
Zone	Aviation Policy Area (APA)	N/A
Zone	Tax Grid (TNG)	154-F-2
Administrative	WSSC Grid (Sheet 20)	220SE07
Administrative	Policy Analysis Zone (PAZ)	272085A
Administrative	Planning Area (Plan Area)	85A
Administrative	Election District (ED)	11
Administrative	Council District (CD)	Franklin
Administrative	General Plan 2002 Tree (Trt)	Developing
Administrative	Traffic Analysis Zone (TAZ-COG)	1402
Administrative	PG Traffic Analysis Zone (TAZ-PG)	

TCP2 REVISIONS FOR PERMIT

Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-002-14			
Approved by	Date	DRD#	REASON FOR REVISION
01 K. FINCH	7/7/14	SDP-1303	WSSC TASK 7: TREE WOODLAND WORKSHEET
02 K. FINCH	4/9/15	SDP-1303	PHASE 2 INFRA.
03 K. FINCH	3/13/17	SDP-1604	PERMIT
04			
05			

TYPE 2 TREE CONSERVATION PLAN

PROJECT NO. 50086061

SHEET NO. 1

OF 9

LEGEND	
---	EXISTING BOUNDARY LINE
---	SHEET MATCHLINE
---	EXISTING TOPOGRAPHY
---	NOISE CONTOURS
---	EXISTING 100-YEAR FLOODPLAIN EASEMENT
---	EXISTING TREE LINE
---	EXISTING BRUSHLINE (NOT FOREST)
---	REGULATED STREAM (TOP OF BANK)
---	REGULATED STREAM BUFFER
---	100-YEAR FLOODPLAIN
---	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 SANITARY SEWER (PHASE 1)
---	EXISTING WATER LINE
---	EXISTING PAVEMENT
---	EXISTING OVERHEAD ELECTRIC
---	PROPOSED LOT LINE
---	BUILDING RESTRICTION LINE
---	PROPOSED LINE OF DISTURBANCE
---	PROPOSED 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
---	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

GENERAL NOTES

- 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 36087 FOLIO 342. A PARTIAL VACATION TO THE RECORDED EASEMENT IN ACCORDANCE WITH THE 01 REVISION TO TCP2-002-14 HAS BEEN RECORDED AT L 38445 F. 527.
- 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.
- 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-NCPPC 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.
- THIS APPROVAL IS STRICTLY FOR PERMIT 3846-2017-00. A CERTIFIED COPY WILL BE PROVIDED UPON CERTIFICATION OF THE ASSOCIATED SDP-1604.

SITE STATISTICS			
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	0.68 AC	9.04 AC	9.72 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

Specimen, Champion and Historic Tree Table					
No.	Common Name	Latin Name	DBH (inches)	Condition	Disposition
ST-1	Red Maple	<i>Acer rubrum</i>	32	Poor (34)	Branching, decay, 50% dead
ST-2	Sycamore	<i>Platanus occidentalis</i>	34	Fair (82)	Girdling roots, trunk damage, top decay
ST-3	Red Maple	<i>Acer rubrum</i>	39	Poor (63)	Branching, top damage, decay

TREE CONSERVATION PLAN - AREA SUMMARY CHART					
PHASE 1. RESIDENTIAL	WOODLAND CLEARED (ACRES)	WOODLAND PRESERVATION AREA (ACRES)	WOODLAND REFORESTATION / AFFORESTATION (ACRES)	WOODLAND PRESERVED AND NOT CREDITED (ACRES)	
AA 17.58	0.02	1.00	0.45	0.14	
		0.03	0.20	0.11	
			0.13		
SUBTOTAL = 17.58 AC	SUBTOTAL = 0.02 AC	SUBTOTAL = 1.03 AC	TOTAL = 0.78 AC	TOTAL = 0.25 AC	
PHASE 2. COMMERCIAL	WOODLAND CLEARED (ACRES)	WOODLAND PRESERVATION AREA (ACRES)	WOODLAND REFORESTATION / AFFORESTATION (ACRES)	WOODLAND PRESERVED AND NOT CREDITED (ACRES)	
BB 4.17	0.10	7.59	0.09	0.09	
CC 0.44	0.12	1.08	0.09	0.00	
	0.09	0.19			
	0.07				
SUBTOTAL = 4.61 AC	SUBTOTAL = 0.41 AC	SUBTOTAL = 8.86 AC	SUB-TOTAL = 0.18 AC		
TOTAL = 22.19 AC	TOTAL = 0.43 AC	TOTAL = 9.89 AC	TOTAL = 0.43 AC		
* APPROVED UNDER PHASE 1					

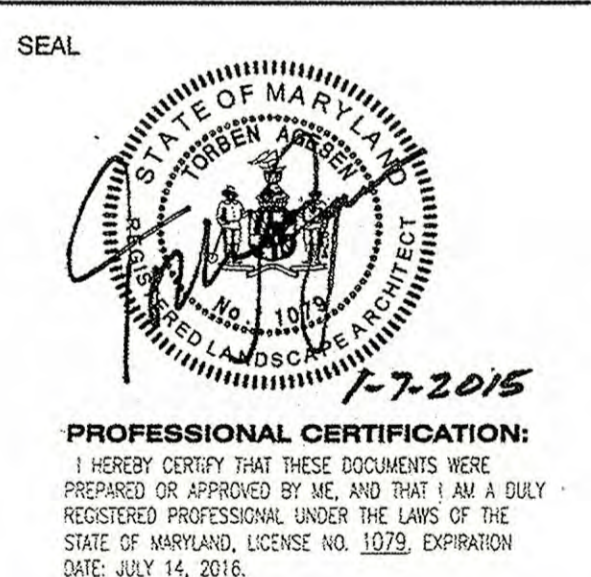
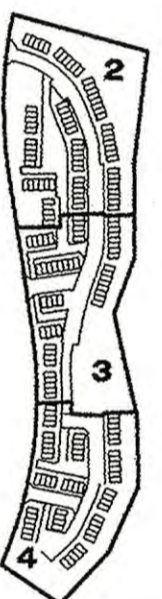
KEY MAP

PLAN VIEW

OWNERS CERTIFICATION
I, WE BRANDYWINE PARTNERS, LLC 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 4/7/17

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.



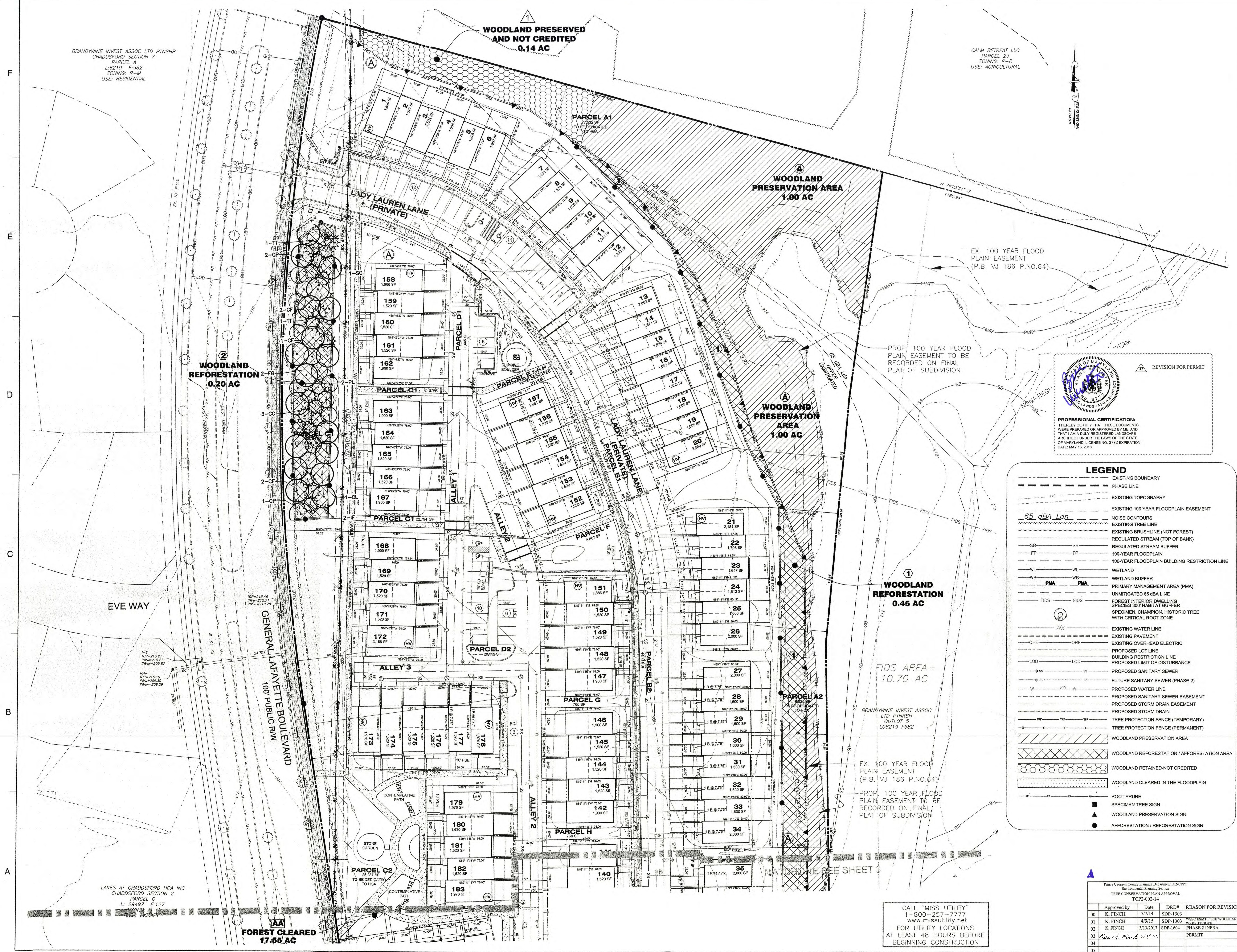
SCALE
0' 30' 60'
1"=30'

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 EASEMENT
2	3/28/14	ST	RESOLUTION CONDITIONS
1	12/9/13	JPR	PRE-ACCEPTANCE COMMENTS

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

TITLE
**TYPE 2 TREE
CONSERVATION
PLAN**

PROJECT NO. 50060123

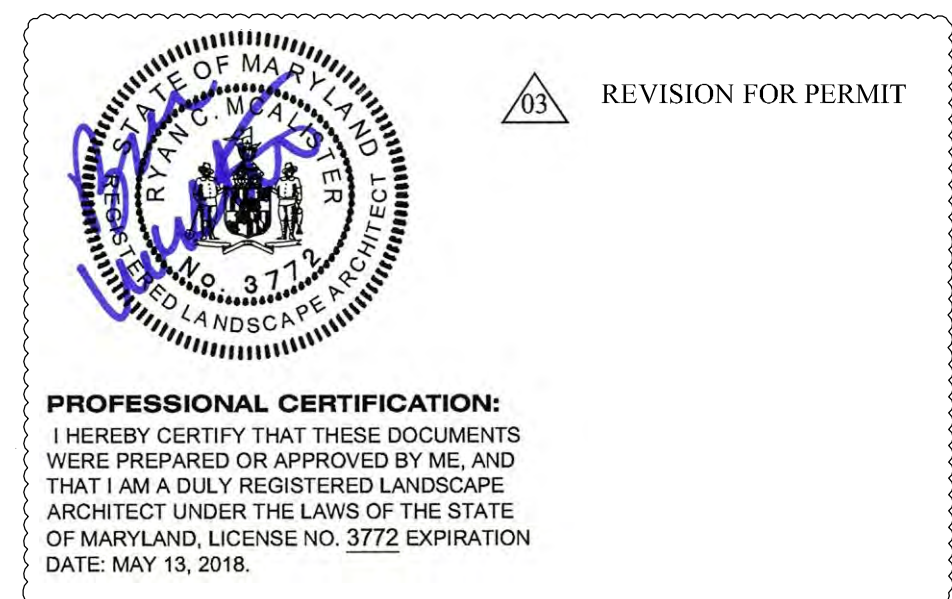


PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY REGISTERED LANDSCAPE
ARCHITECT UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NO. 3772 EXPIRATION
DATE: MAY 13, 2018.

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
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---	WETLAND BUFFER
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---	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

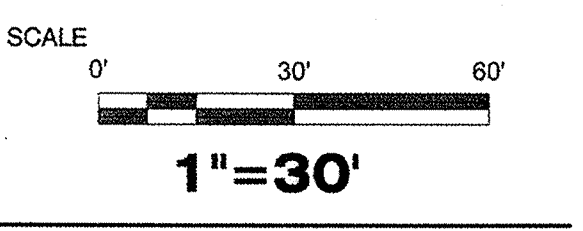
CALL "MISS UTILITY"
1-800-257-7777
www.missutility.net
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

Approved by	Date	DRD#	REASON FOR REVISION
00 K. FINCH	7/7/14	SDP-1303	
01 K. FINCH	4/9/15	SDP-1303	WSSC EASY TREE WOODLAND
02 K. FINCH	3/13/2017	SDP-1604	PHASE 2 INFERA.
03 Kim S. Finch	5/8/2017		PERMIT
04			
05			



LEGEND

- EXISTING BOUNDARY
- PHASE LINE
- EXISTING TOPOGRAPHY
- EXISTING 100 YEAR FLOODPLAIN EASEMENT
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- FUTURE SANITARY SEWER (PHASE 2)
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- PROPOSED SANITARY SEWER EASEMENT
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- SPECIMEN TREE SIGN
- WOODLAND PRESERVATION SIGN
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No.	DATE	BY	Description
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3	10/23/14	NB	REVISION FOR WSSC
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DRAWN BY	DLC
CHECKED BY	TA
DATE	OCTOBER 2013

TYPE 2 TREE
CONSERVATION
PLAN

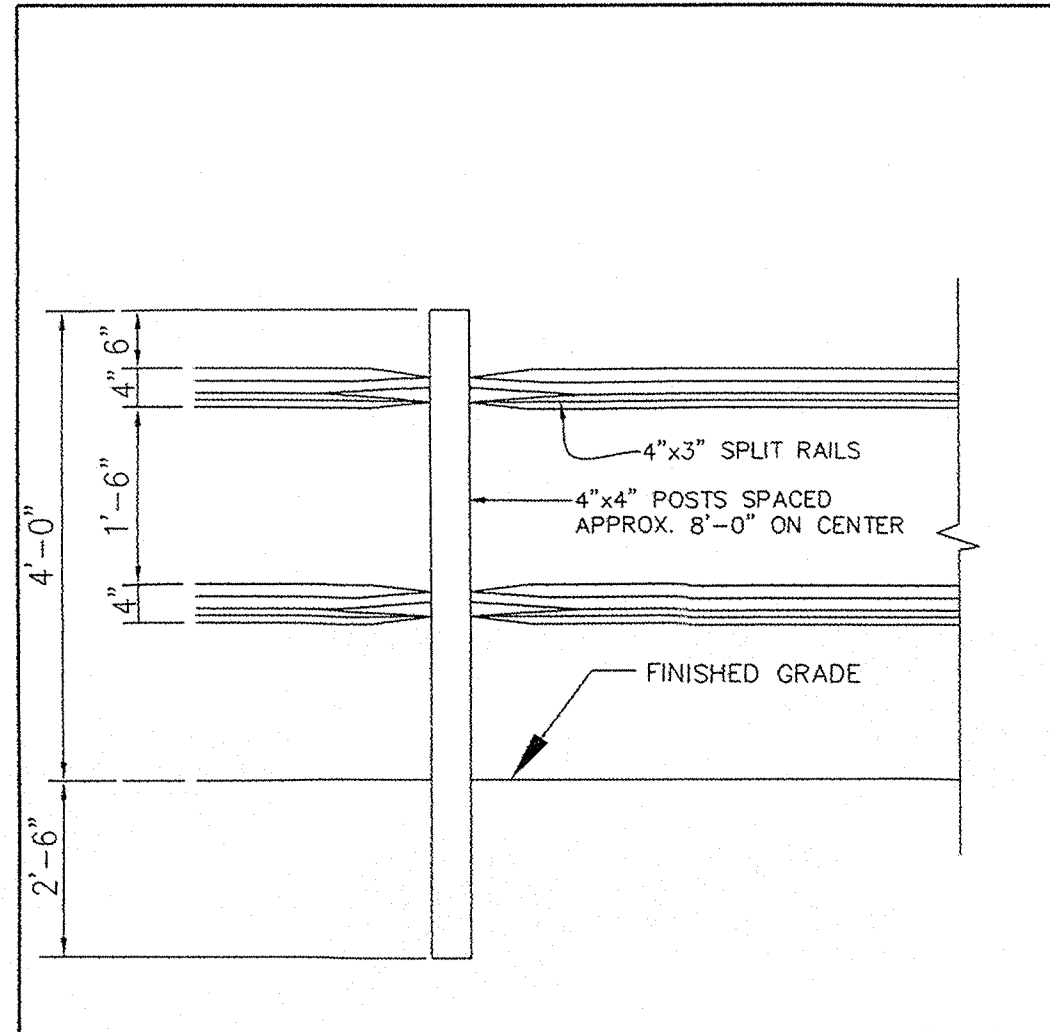
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Approved by	Date	DRD#	REASON FOR REVISION
00 K. FINCH	7/7/14	SDP-1303	
01 K. FINCH	4/9/15	SDP-1303	WSSC TSMIT / SEE WOODLAND
02 K. FINCH	3/13/2017	SDP-1604	PHASE 2 INFRA.
03 Kim A. Finch	5/9/2017		PERMIT
04			
05			

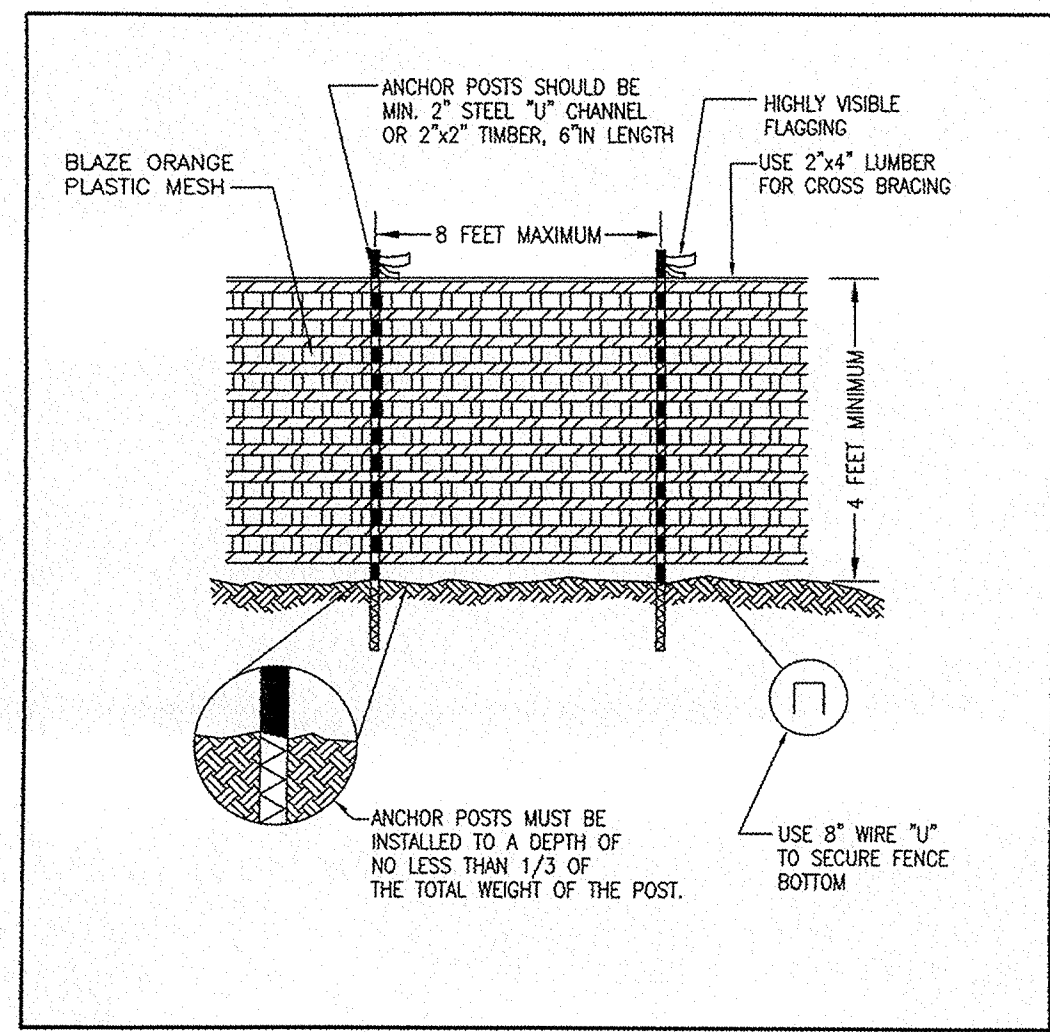
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- NOTES:
1. POSTS SHALL STAND PLUMB.
 2. RAILS SHALL BE HUNG WITH UNIFORM HEIGHT AND SPACING.
 3. REFORESTATION SIGNS TO BE ATTACHED TO WOOD POSTS EVERY 50 FEET.
 4. TOP OF SIGN TO BE FLUSH WITH TOP OF WOOD POST.
 5. SIGNS TO BE ATTACHED USING 2 GALVANIZED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

PERMANENT (SPLIT RAIL) TREE PROTECTION FENCE FOR REFORESTATION AREAS

E

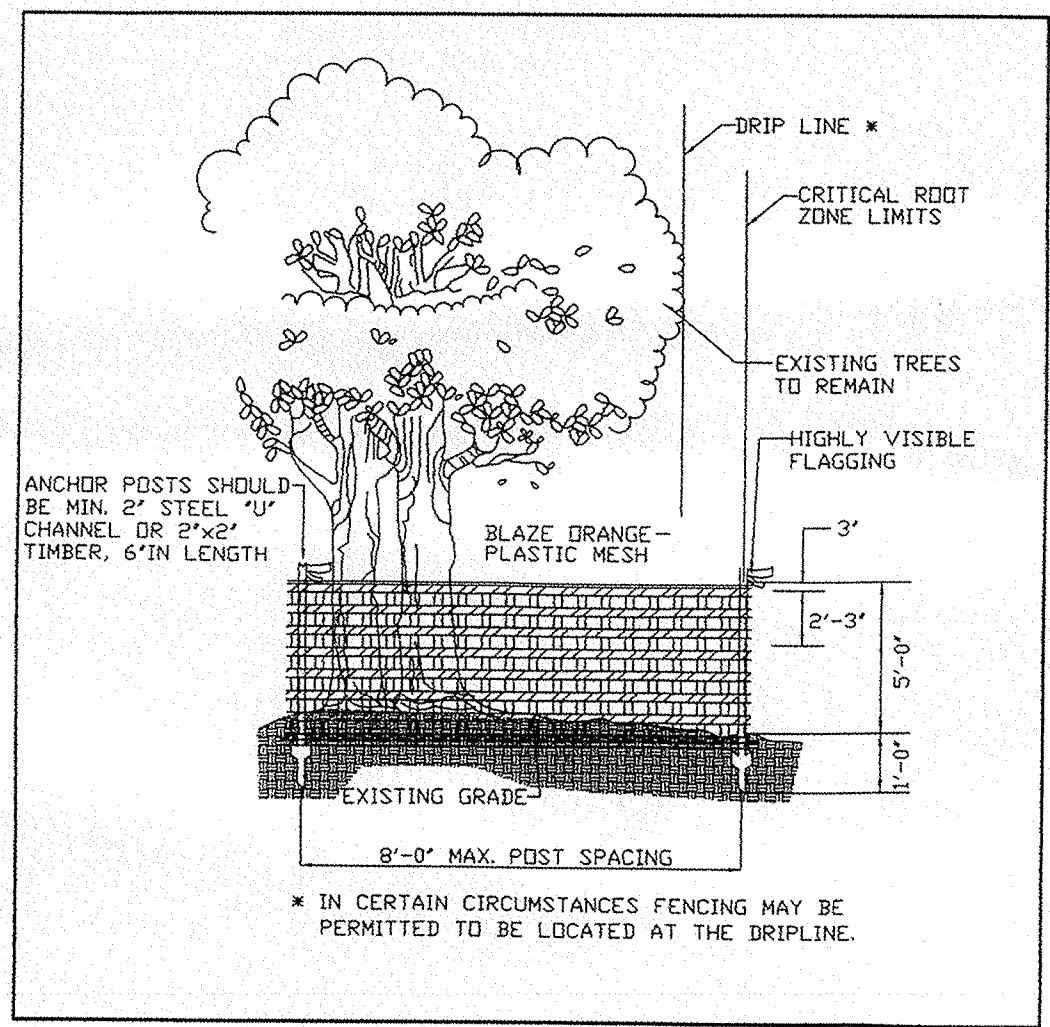


NOTES: (MUST BE INCLUDED WITH DETAIL)

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

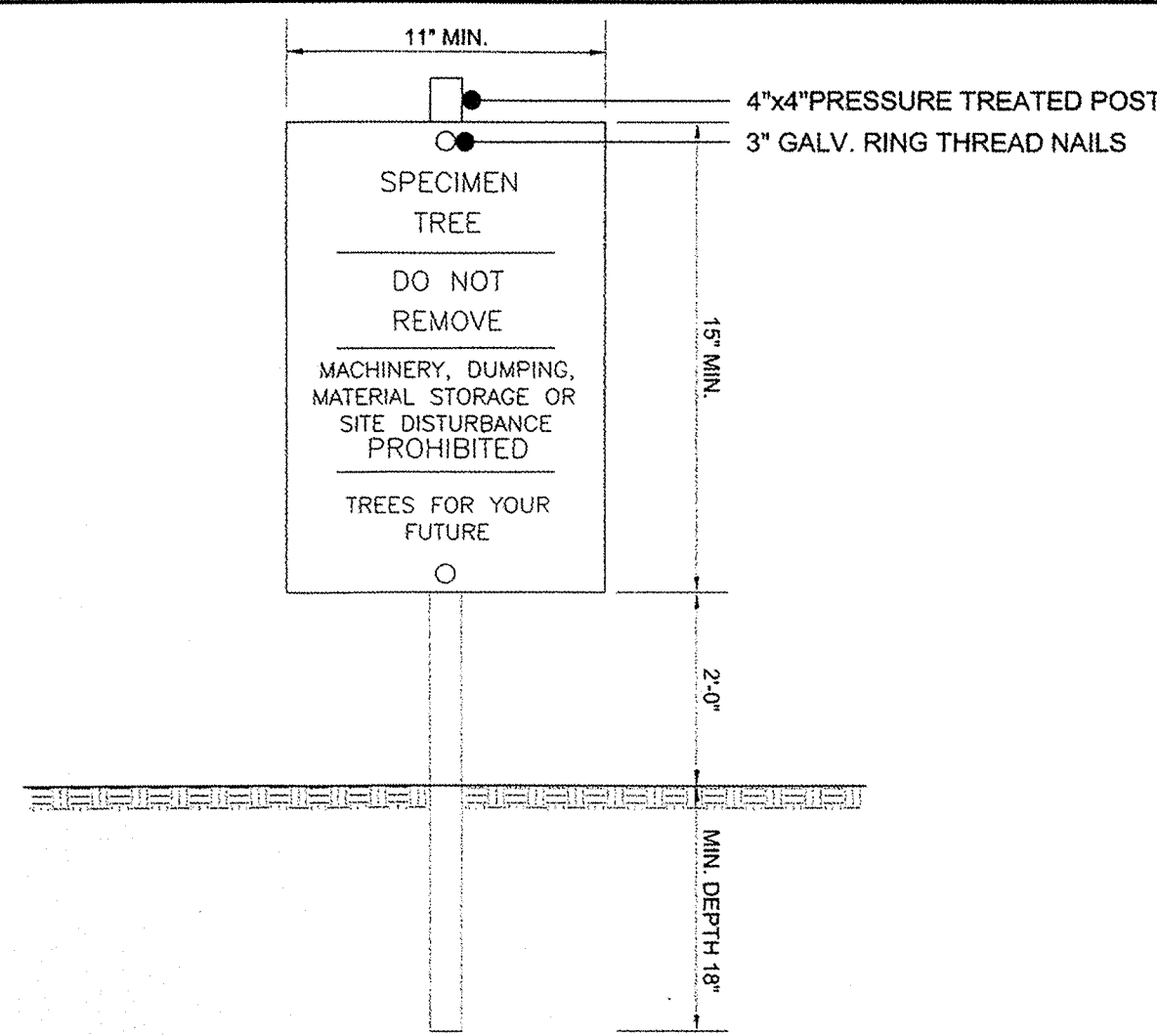


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TEMPORARY FENCE PROTECTION DETAIL FOR WOODLAND PRESERVATION AREAS

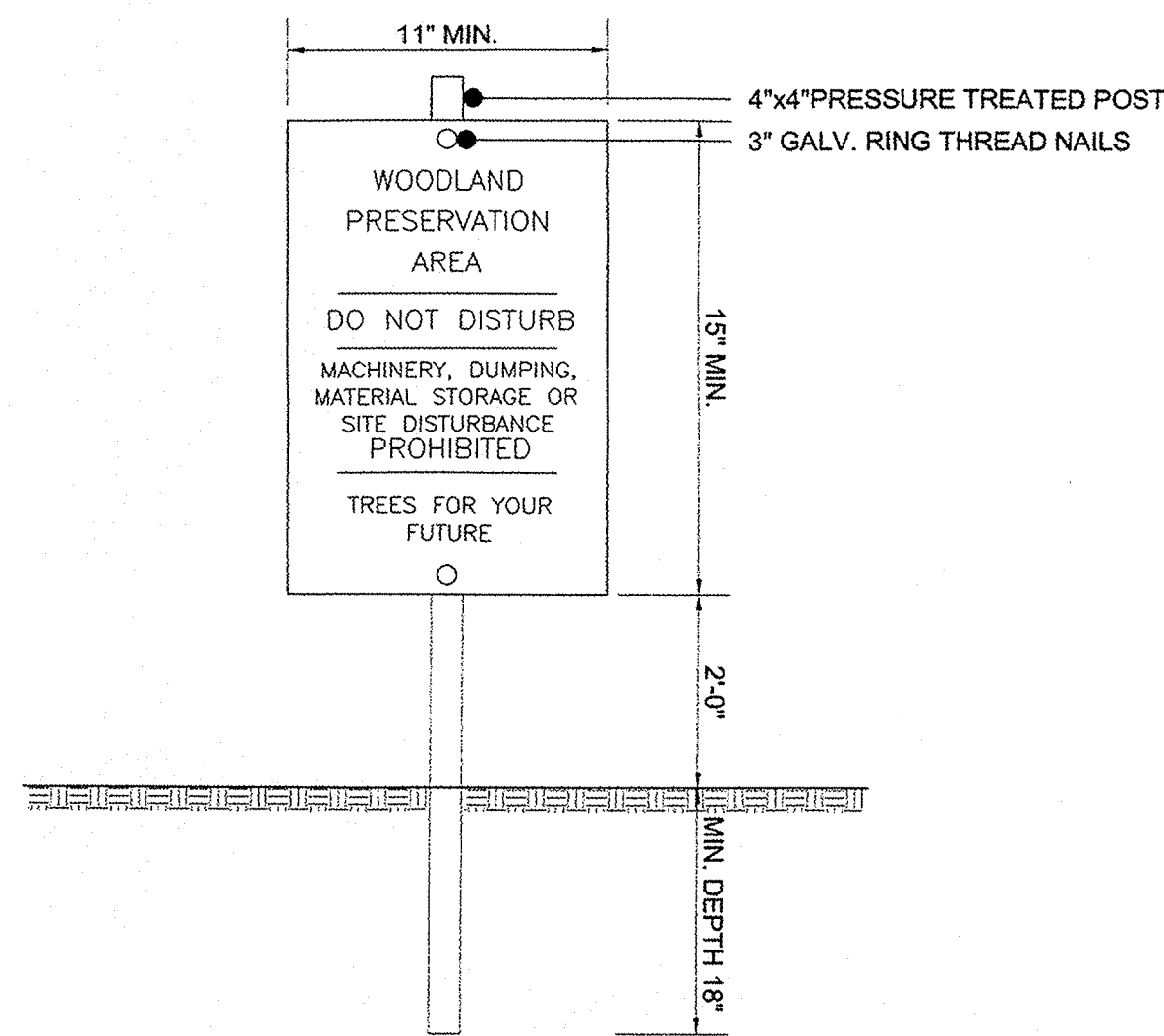
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- NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 2. SIGNS SHOULD BE PROPERLY MAINTAINED.
 3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
 4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
 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

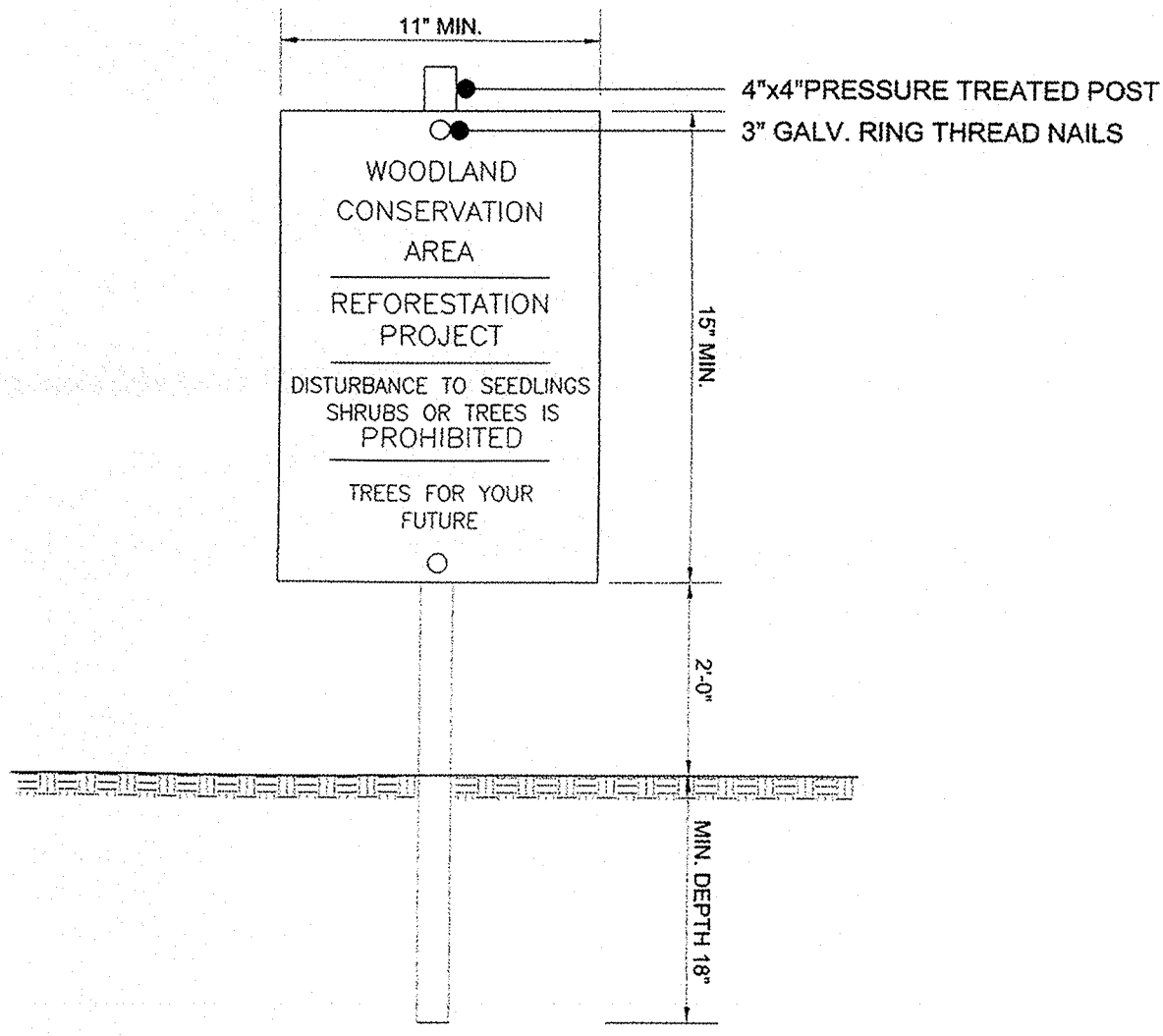
(NOT TO SCALE)



- NOTES:
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.

WOODLAND PRESERVATION AREA SIGN

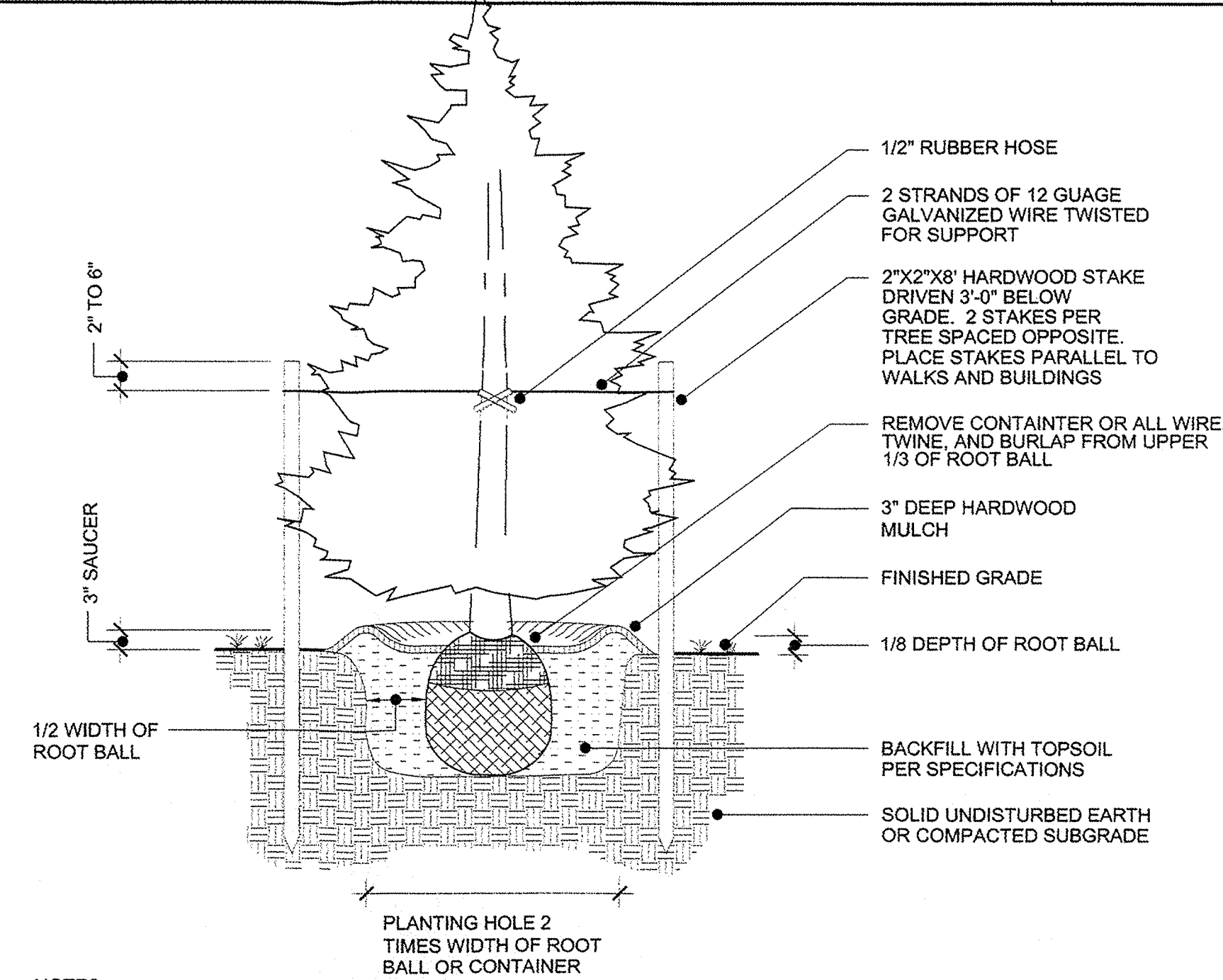
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 3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
 4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
 5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
 6. LOCATE SIGNS APPROXIMATELY 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

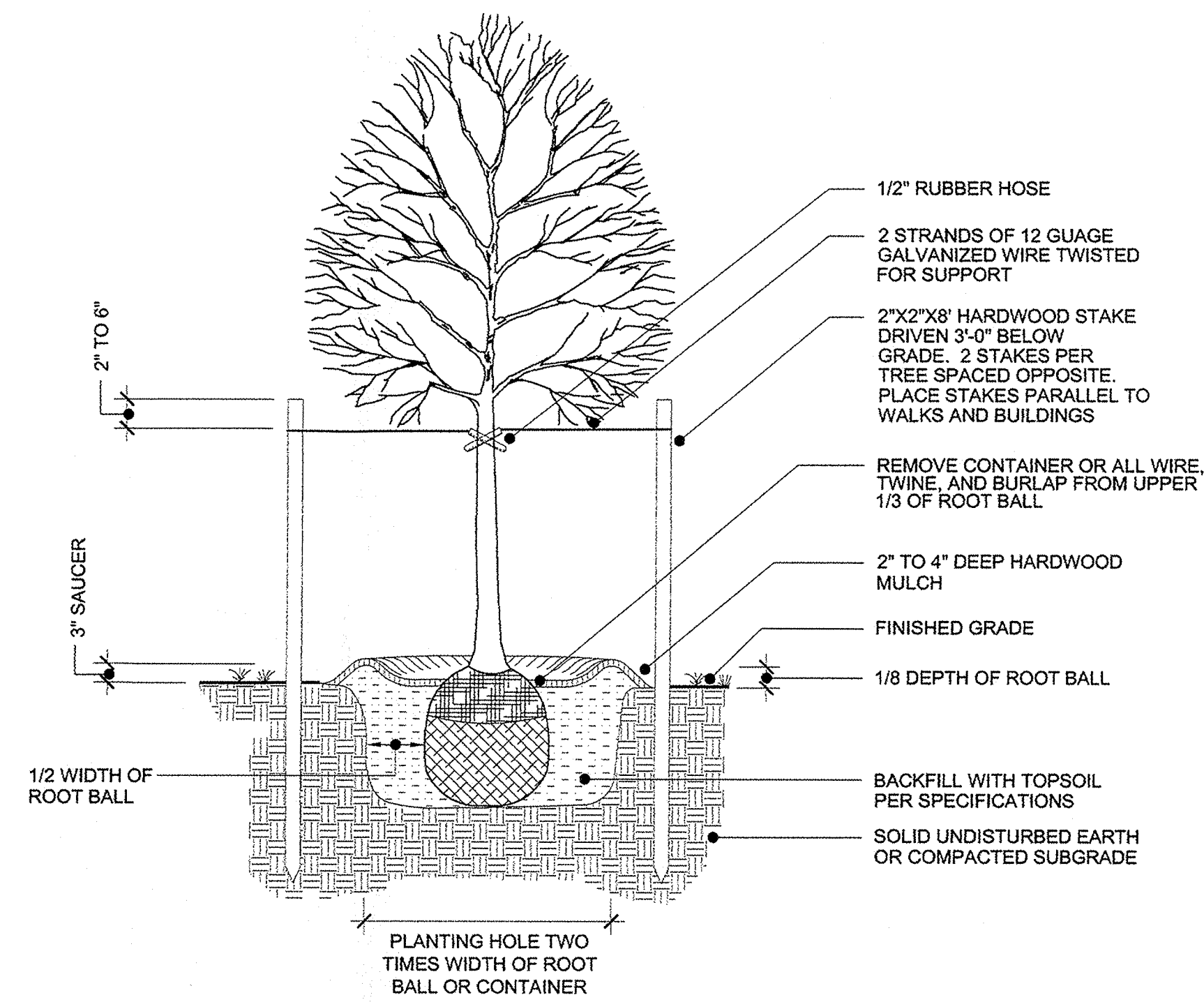
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- NOTES:
1. DETAIL APPLIES TO B&B OR CONTAINER PLANTING.
 2. WHEN PLANTING ON A SLOPE, ENSURE LANDSCAPING IS INSTALLED VERTICAL AND PLUMB.
 3. MULCH SAUCER HEIGHT SHALL BE LEVEL AND UNIFORM AROUND CIRCUMFERENCE OF PLANT BASE.

EVERGREEN TREE PLANTING DETAIL

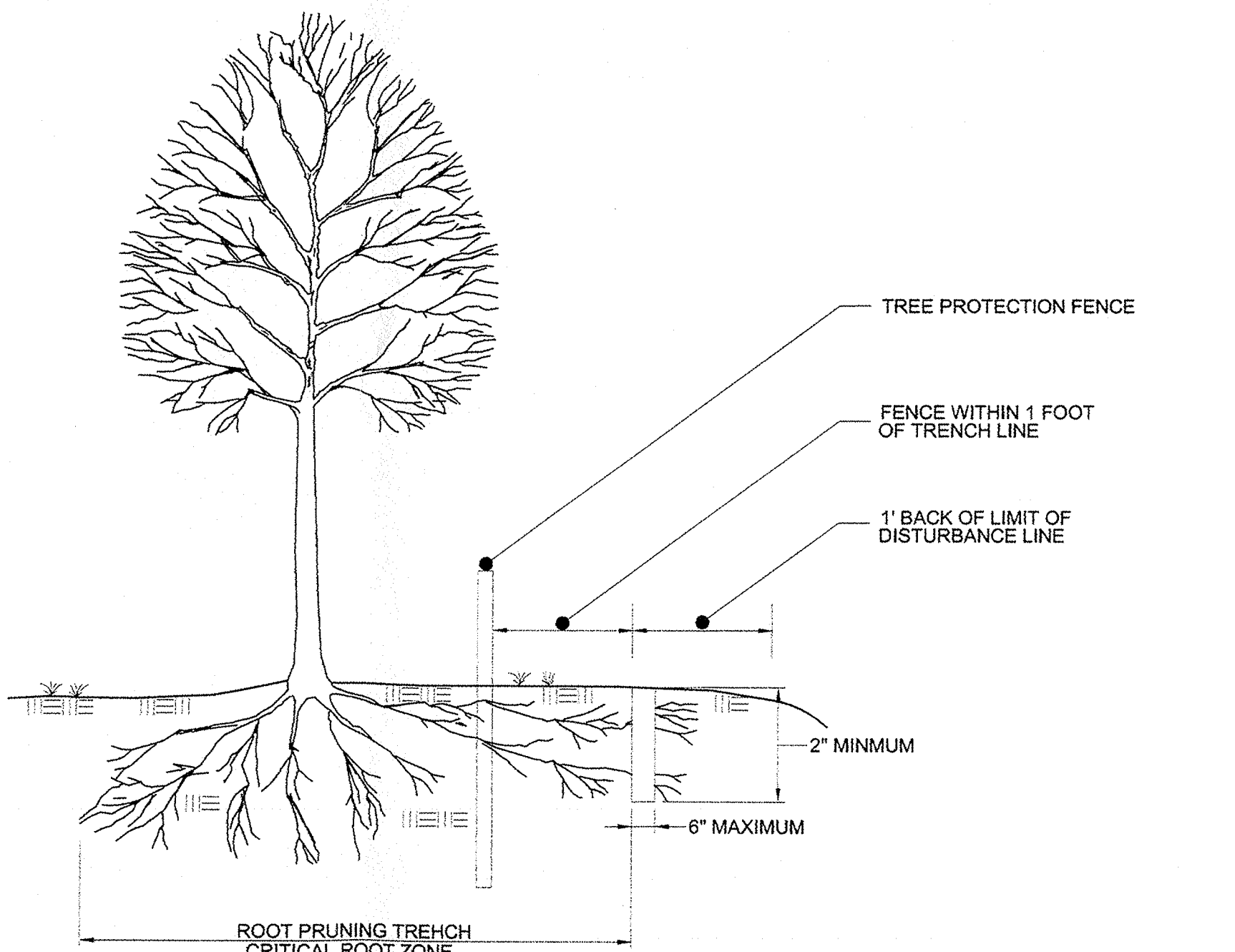
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 2. WHEN PLANTING ON A SLOPE, ENSURE LANDSCAPING IS INSTALLED VERTICAL AND PLUMB.
 3. MULCH SAUCER HEIGHT SHALL BE LEVEL AND UNIFORM AROUND CIRCUMFERENCE OF PLANT BASE.

DECIDUOUS TREE PLANTING DETAIL

(NOT TO SCALE)

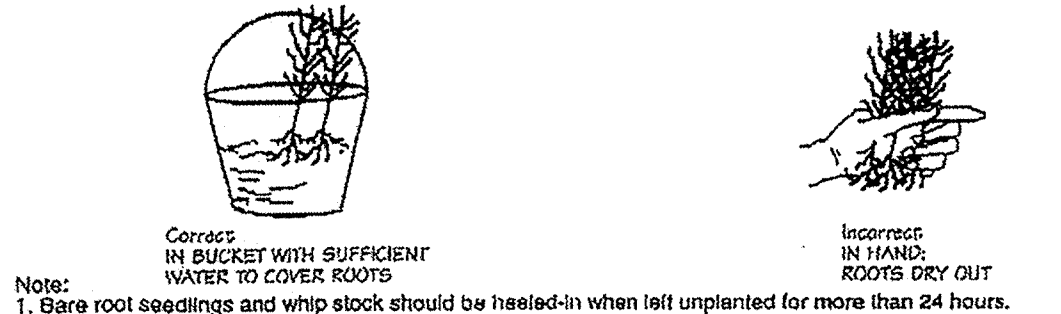


- NOTES:
1. RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
 2. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED, FLAGGED AND/OR FENCED PRIOR TO TRENCING.
 3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
 4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED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

ROOT PRUNING DETAIL

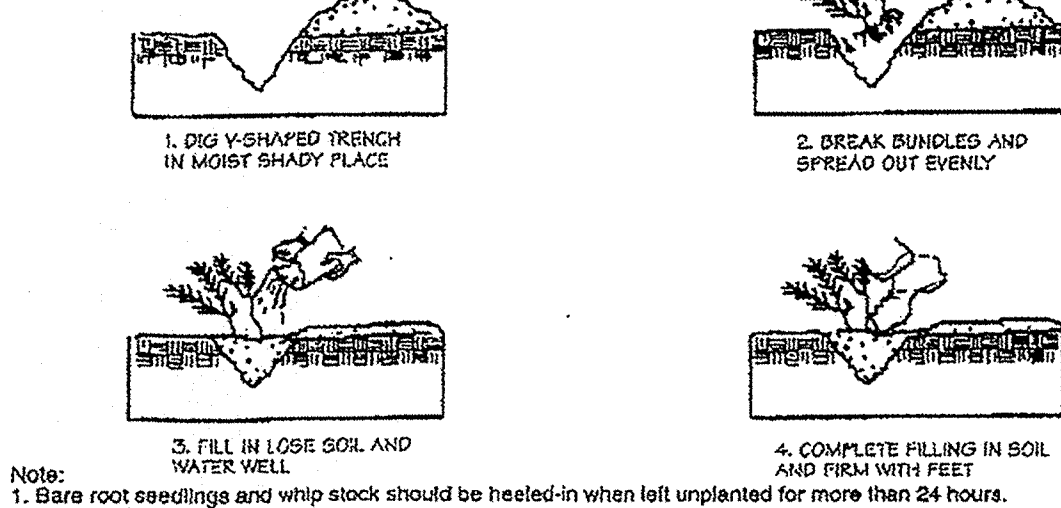
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Handling Seedlings in the Field



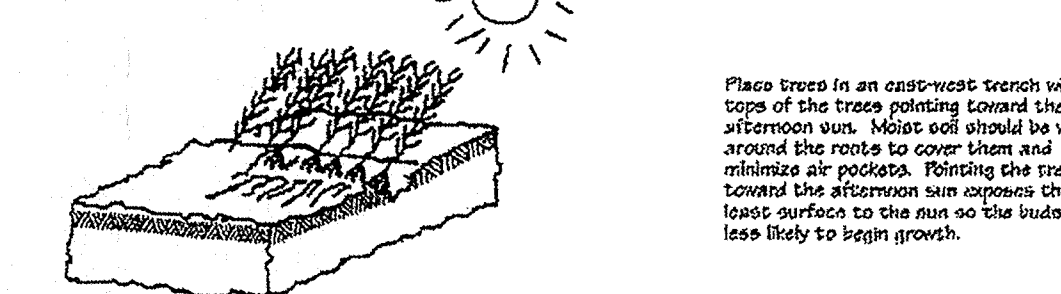
Note: 1. Bare root seedlings and whip stock should be heated-in when left unplanted for more than 24 hours.

Seedlings and Whips



Note: 1. Bare root seedlings and whip stock should be heated-in when left unplanted for more than 24 hours.

Bare Root Trees



Note: 1. Bare root trees should be banded-in when they must be left unplanted for longer than a few days

Source: Adapted from Forest Conservation Manual, 1991

Handling Bare Root Stock

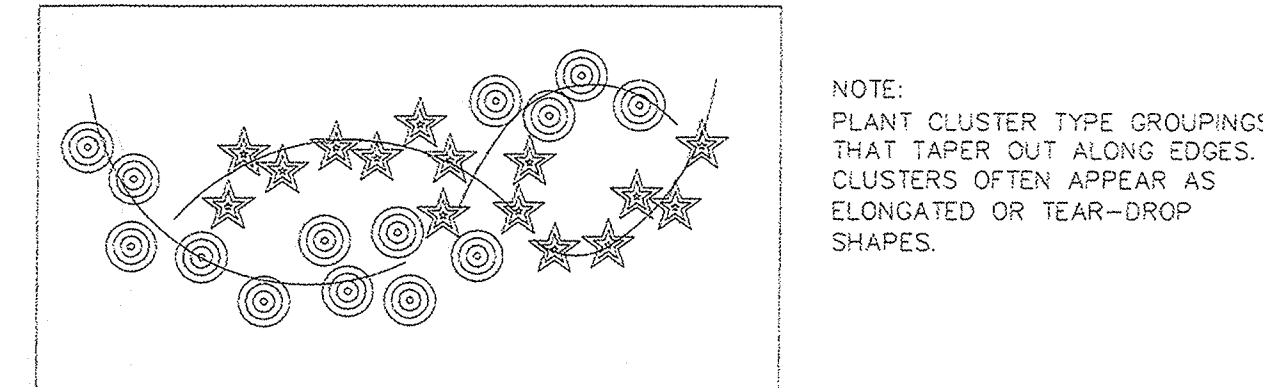
August 2010

A-4, DET-10

PLANTING DISTRIBUTION PATTERNS

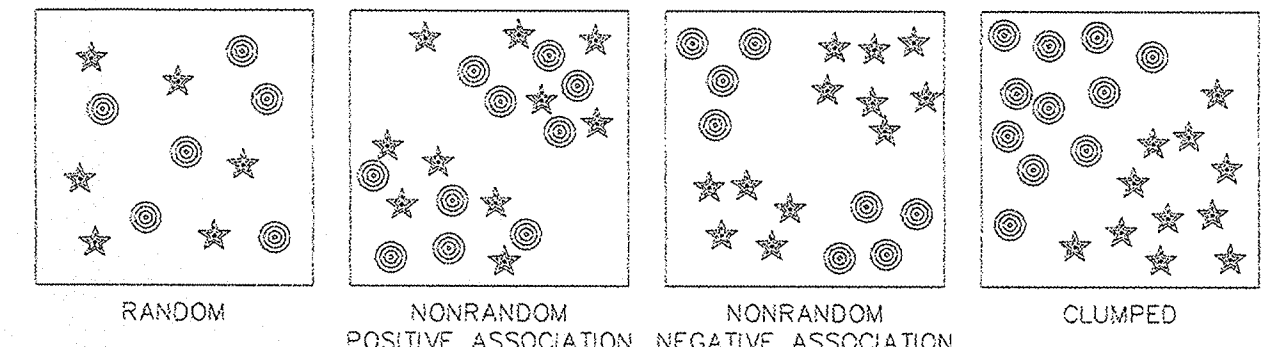
AFFORESTATION & REFORESTATION AREAS

AGGREGATE DISTRIBUTION DRIFT



NOTE: PLANT CLUSTER TYPE GROUPINGS THAT TAPER OUT ALONG EDGES. CLUSTERS OFTEN APPEAR AS ELONGATED OR TEAR-DROP SHAPES.

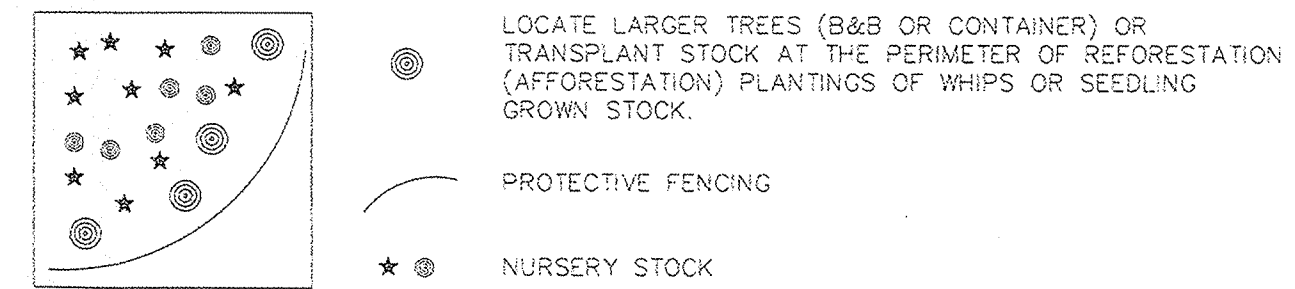
TYPICAL FOREST TREE DISTRIBUTION PATTERNS



SPECIES 1 SPECIES 2

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 CHOSEN SITE THAT MIMICS NATURAL SUCCESSION.

MIXING TRANSPLANT STOCK



PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY REGISTERED PROFESSIONAL UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3772 EXPIRATION DATE: MAY 13, 2018.

Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-002-14			
Approved by	Date	DRD#	REASON FOR REVISION
01 K. FINCH	7/7/14	SDP-1303	
01 K. FINCH	4/9/15	SDP-1303	WSSC ESMT / SEE WOODLAND
02 K. FINCH	3/13/2017	SDP-1604	WSSC ESMT / SEE WOODLAND
03 Kim C. Finch	5/8/2017		PERMIT
04			
05			

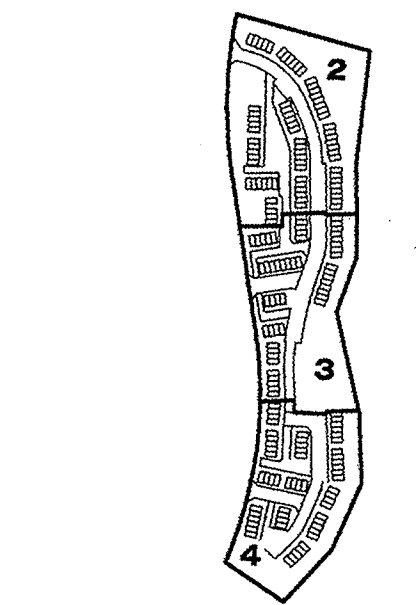
OWNER/APPLICANT

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

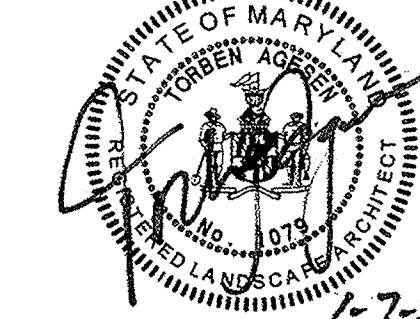
CONTACT

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 154-49



SEAL



PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY REGISTERED PROFESSIONAL UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3772 EXPIRATION DATE: JULY 14, 2018.

SCALE

AS-SHOWN

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

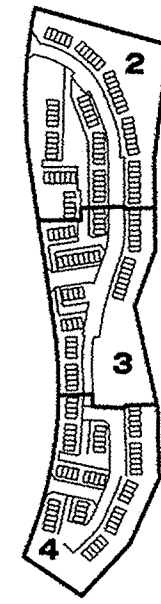
REVISIONS

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

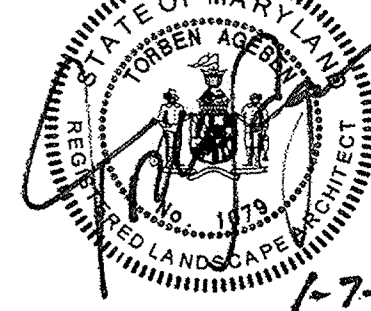
TITLE

TYPE 2 TREE CONSERVATION PLAN

PROJECT NO. 50080123



SEAL



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

SCALE

AS-SHOWN

No.	DATE	BY	Description
1	12/9/13	JPR	PRE-ACCEPTANCE COMMENTS
2	3/28/14	ST	REVISION
3	10/23/14	NB	EASEMENT FOR WSSC
3	2/28/17	CB	RESOLUTION NO. 17-36 CONDITIONS

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

TYPE 2 TREE
CONSERVATION
PLAN

PROJECT NO. 50060123

STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES

- THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR BRANDYWINE SDP-1301. IF BRANDYWINE SDP-1301 EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.
- CUTTING OR CLEARING OF WOODLAND SHALL BE IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNER SHALL BE SUBJECT TO A \$9.00 PER SQUARE FOOT MITIGATION FEE.
- A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION OR THE DEPARTMENT OF ENVIRONMENTAL RESOURCES, AS APPROPRIATE, SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO CONDUCT A PRE-CONSTRUCTION MEETING WHERE IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.
- THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THIS PLAN AT TIME OF CONTACT SELLING. 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-A-C.
- 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-37-2010, SECTION 25.117(G).

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 REWILD TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING WOODLAND AREAS THAT ARE NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE APPROVED TCP2.
- TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
- THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPFS) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING. UPON APPROVAL OF THE LOCATIONS BY THE COUNTY INSPECTOR, INSTALLATION OF THE TPFS MAY BEGIN.
- ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE BOND IS RELEASED FOR THE PROJECT. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TCP2.
- WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TCP 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 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.
- DURING THE INITIAL STAGES OF CLEARING AND GRADING, IF HAZARDOUS TREES ARE PRESENT, OR TREES ARE PRESENT THAT ARE NOT HAZARDOUS BUT ARE CLEANING UP THE DISTURBED AREA, THE PERMITTEE SHALL REMOVE SAID TREES USING A CHAINSAW. 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 PERMITTEE, PRIOR TO REMOVAL, A CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MUST CERTIFY THAT THE TREE OR THE PORTION OF THE TREE IN QUESTION HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE. IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITTEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

IF CORRECTIVE PRUNING MAY ALLEVIATE A HAZARDOUS CONDITION, THE CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE APPROPRIATE ANSI A-300 PRUNING STANDARDS. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE 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 OR FREELY 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, THIS 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.

- 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 COMPLETED OR THE REQUIRED THEREAFTER 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 MOVED. 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.
- 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 INSTALLATION OF ANY TREE PLANTING ON THIS SITE.
- AT TIME OF ISSUANCE OF THE FIRST PERMIT, THE FOLLOWING INFORMATION SHALL BE SUBMITTED TO THE M-NCPPC PLANNING DEPARTMENT REGARDING THE CONTRACTOR, INSTALLATION OF THE TPFS, AND 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 TREE PLANTING SHALL BE REPORTED TO THE M-NCPPC PLANNING DEPARTMENT.
- FAILURE TO ESTABLISH THE AFFORESTATION OR REFORESTATION WITHIN THE PRESCRIBED TIME FRAME WILL RESULT IN THE FORFEITURE OF THE REFORESTATION BOND AND/OR A VIOLATION OF THIS PLAN INCLUDING THE ASSOCIATED \$9.00 PER SQUARE FOOT PENALTY UNLESS THE COUNTY INSPECTOR APPROVES A WRITTEN EXTENSION.

PLANTING SPECIFICATION NOTES

- QUANTITY (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 TROPIC 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) THICKNESS 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 PLANTING: THE QUANTITY OF SEEDLINGS TAKEN TO THE FIELD SHALL NOT EXCEED THE QUANTITY THAT MAY 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. 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 SOIL SAMPLES FROM 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, MACROELEMENTS, PHOSPHORUS, POTASSIUM, CALCIUM AND ORGANIC MATTER.
- SOIL IMPROVEMENT MEASURES: THE SOIL SHALL THEN BE IMPROVED ACCORDING TO THE RECOMMENDATIONS MADE BY THE TESTING COMPANY.
- FENCING AND SIGNAGE: FINAL PROTECTIVE FENCING SHALL BE PLACED ON THE VISIBLE AND/OR DEVELOPMENT SIDE OF PLANTING AREAS. THE FINAL PROTECTIVE FENCE SHALL BE INSTALLED UPON COMPLETION OF PLANTING OPERATIONS UNLESS IT WAS INSTALLED DURING THE INITIAL STAGES OF DEVELOPMENT. SIGNS SHALL BE POSTED PER THE SIGNAGE DETAIL ON THIS SHEET.
- PLANTING METHOD: CONSULT THE PLANTING DETAIL(S) SHOWN ON THIS PLAN.
- MULCHING: APPLY TWO-INCH THICK LAYER OF WOODCHIP OR SHREDED 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 SEEDED AND STABILIZED WITH WHITE CLOVER SEED AT THE RATE OF 1 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 DEVELOPER OR BUILDER HAS A PORTION THEREOF, THE DEVELOPER OR BUILDER, 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 GEORGES COUNTY 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 PERMITTEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.
- TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.
- THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM ANY WOODLAND PRESERVATION AREA SHALL BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY (PRUNERS OR A CHAIN SAW). THESE 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 INCHES DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THIS ENCOURAGING DECOMPOSITION.
- THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES TO DISCOURAGE RE-SPROUTING OF INVASIVE, NOXIOUS, OR NON-NATIVE PLANTS IS PERMITTED IF DONE AS AN APPLICATION OF THE CHEMICAL DIRECTLY TO THE CUT STUMP IMMEDIATELY FOLLOWING CUTTING OF PLANT TOPS. THE USE OF ANY HERBICIDES SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS.
- THE USE OF CHAINSAWS IS EXTREMELY DANGEROUS AND SHOULD NOT BE CONDUCTED WITHOUT PROPERLY 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

- REFORESTATION FENCING AND SIGNAGE SHALL REMAIN IN PLACE IN ACCORDANCE WITH THE APPROVED TYPE 2 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 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) WATERING OF UNDESIRABLE VEGETATION AS NEEDED (1 X JUNE AND 1 X IN SEPTEMBER, MN).

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 MN).

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

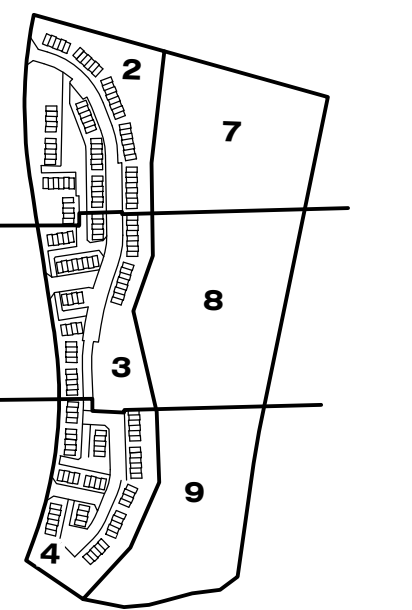
OFFSITE WOODLAND CONSERVATION NOTES

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 TCP2 PLAN AND RECORDED AS AN OFF-SITE BASIN IN THE LAND RECORDS OF PRINCE GEORGES COUNTY. PROOF OF RECORDED OF THE OFF-SITE CONSERVATION SHALL BE PROVIDED TO THE M-NCPPC PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMIT OR THE ASSOCIATED PLAN. THE OFFSITE WOODLAND CONSERVATION REQUIREMENTS FOR THE SUBJECT PROPERTY SHALL BE MET WITHIN THE MATTAWOMAN 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 TPFS REQUIRED FOR A GIVEN PHASE SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE WITHIN THAT PHASE OF WORK.

REFORESTATION PLANT SCHEDULE											
Species		Large Caliper Planting Stock		Reforestation Area 1		Reforestation Area 2		Reforestation Area 3			
				Acreage	0.45	Acreage	0.20	Acreage	0.13		
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity	Credits	Quantity	Credits	Quantity	Credits
Liriodendron tulipifera	Tulip Poplar	1-1.5"	3	B&B	10	30	5	15	2	6	6
Quercus rubra	Northern Red Oak	1.5-2"	4	B&B	9	36	4	16	2	8	8
Acer rubrum	Red Maple	1-1.5"	3	B&B	10	30	5	15	2	6	6
Liquidambar styraciflua 'Rotundiloba'	Sweetgum (seedless)	1.5-2"	4	B&B	9	36	5	20	2	8	8
Cercis canadensis	Eastern Redbud	1-1.5"	3	B&B	20	60	3	9	5	15	15
Ilex opaca (M)	American Holly (male)	6'-8"	6	B&B	12	72	2	12	2	12	12
Ilex opaca (F)	American Holly (female)	6'-8"	6	B&B	12	72	3	18	2	12	12
Landscaping from Landscape Plan											
Acer rubum	Red Maple	2.5'-3"	6	B&B	1	6	0	0	0	0	0
Quercus phellos	Willow Oak	2.5'-3"	6	B&B	2	12	3	18	5	30	30
Sophora japonica 'Regent'	Japanese Pagoda Tree	2.5'-3"	6	B&B	0	0	1	6	0	0	0
Celtis occidentalis	Common Hackberry	2.5'-3"	6	B&B	2	12	0	0	0	0	0
Carya ovata	Shagbark Hickory	2.5'-3"	6	B&B	1	6	0	0	0	0	0
Fagus grandifolia	American Beech	2.5'-3"	6	B&B	0	0	2	12	0	0	0
Platanus acerifolia 'Bloodgood'	London Planetree	2.5'-3"	6	B&B	0	0	2	12	0	0	0
Tilia americana	American Linden	2.5'-3"	6	B&B	0	0	0	0	1	6	6
Tilia tomentosa	Silver Linden	2.5'-3"	6	B&B	0	0	2	12	0	0	0
Cladistic lutea	Yellowwood	2.5'-3"	6	B&B	0	0	1	6	0	0	0
Pinus virginiana	Virginia Pine	6'-8"	6	B&B	10	60	0	0	3	18	18
Ilex opacca 'Miss Helen'	American Holly	6'-8"	6	B&B	2	12	0	0	2	12	12
Ilex opacca 'David'	American Holly	6'-8"	6	B&B	2	12	0	0	0	0	0
Cercis canadensis	Eastern Redbud	7'-9"	6	B&B	0	0	2	12	0	0	0
Comus florida	Flowering Dogwood	1.5-1.75"	4	B&B	0	0	5	20	0	0	0
Reforestation Units Provided						456		203		133	
Total Reforestation Units Required						450		200		130	
Excess						6		3		3	



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. 3773, EXPIRATION DATE MAY 15, 2018.

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

No.	DATE	BY	Description
3	2/28/17	CB	RESOLUTION NO. 17-25 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

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

TYPE 2 TREE
CONSERVATION
PLAN

PROJECT NO. 50086061

OWNERS CERTIFICATION
I/WE Brandywine Partners, LLC 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 Joseph Caputo DATE 9/17/17

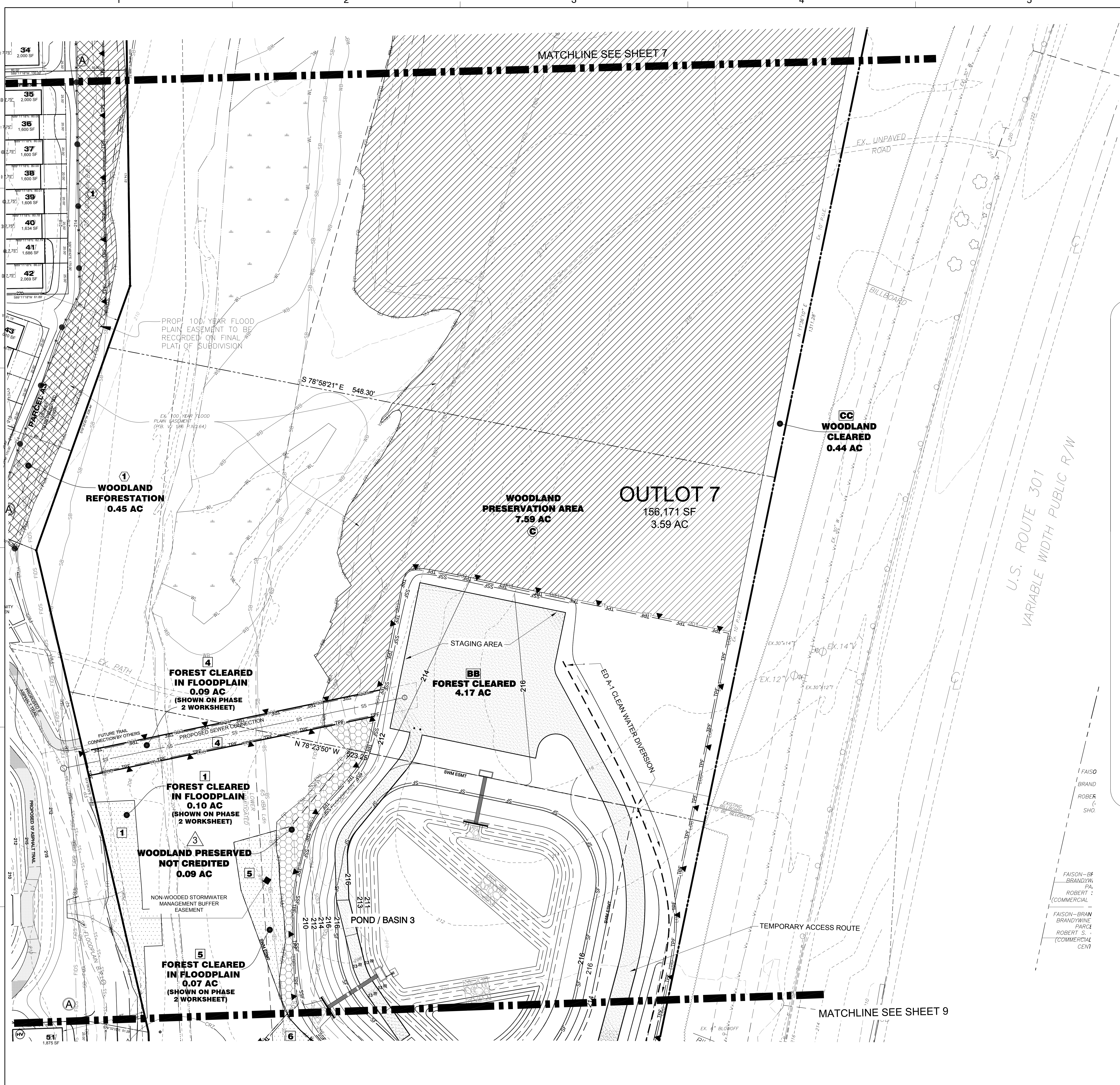
LEGEND

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 85 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
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.

Approved by	Date	DRD#	REASON FOR REVISION
00 K. FINCH	7/7/14	SDP-1303	
01 K. FINCH	4/9/15	SDP-1303	WSSC TSMIT SEE WOODLAND
02 K. FINCH	3/13/17	SDP-1604	PHASE 2 INFRA.
03 Kim A. Finch	5/16/2017		PERMIT
04			
05			





OWNERS CERTIFICATION
I, WE, BRANDYWINE PARTNERS, LLC 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.
JOSEPH CAPUTO - MEMBER, MANAGER 4/17/17
OWNER OR OWNERS REPRESENTATIVE DATE

LEGEND

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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
00 K. FINCH	7/7/14	SDP-1303	
01 K. FINCH	4/9/15	SDP-1303	WSSC TSMT: SEE WOODLAND WAS SUE 30311
02 K. FINCH	3/13/17	SDP-1604	PHASE 2 INFRA.
03 Kim A. Finch	5/9/2017		PERMIT
04			
05			

Dewberry
Consultants LLC
Formerly known as
Dewberry & Davis LLC

10000 DEREKWOOD LANE
SUITE 200
LANHAM, MD 20796
301.731.5551
301.731.0168 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 220SE07
TAX MAP 154-13

SEAL
4.10.17
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APPROVED BY RCM
CHECKED BY NB
DATE SEPTEMBER 2016
TITLE
TYPE 2 TREE
CONSERVATION
PLAN
PROJECT NO. 50086061
SHEET NO. 8 OF 9

