

SPECIMEN TREE INVENTORY									
TREE ID	BOTANICAL NAME	COMMON NAME	DIA.	CONDITION RATING	NOTES	ACTION	LOCATION	EX. CRZ	PR. CRZ IMPACT
1	Quercus alba	White Oak	32"	FAIR (70)	ATYPICAL FORM, THICK VINE GROWTH ON TRUNK	TO REMAIN	PRIVATE -- ON SITE	6,406 SF	1,570 SF / 24.5%
2	Quercus alba	White Oak	40"	FAIR (70)	EXPOSED ROOTS, THICK VINE GROWTH ON TRUNK	TO REMAIN	PRIVATE -- ON SITE	11,310 SF	0 SF / 0%
3	Quercus alba	White Oak	32.5"	POOR (50)	NOTICEABLE DEAD CANOPY	TO REMAIN	PRIVATE -- ON SITE	7,466 SF	0 SF / 0%

NOTE: All specimen, champion, and historic trees within 100 feet of the lot have been survey located. No trees are to be removed as part of this application. The proposed impacts are within the dripline and not woodlands, which is shown on the subject top2 "01" revision.

### EX. COND. LEGEND

- OFF-SITE NON-REGULATED STREAM (FROM COUNTY GIS INFORMATION)
- WETLAND
- 25' WETLAND BUFFER
- EXISTING TREE LINE
- SPECIMEN TREE WITH CRITICAL ROOT ZONE (1" DBH=1.5' CRZ)
- PROPERTY LINE
- ADJACENT PROPERTY LINES
- EXISTING PAVING
- EXISTING SIDEWALK
- EXISTING BUILDING
- EXISTING 1' CONTOUR
- EXISTING 2' CONTOUR

- PMA PMA PMA PRIORITY MANAGEMENT AREA
- INTERNAL PROPERTY LINES

### PR. COND. LEGEND

- LIMIT OF DISTURBANCE (LOD)
- EX. EASEMENT LINE
- PR. BUILDING
- PR. SUPER SILT FENCE
- PR. FENCE
- PR. UNDERGROUND ELECTRIC
- PR. TREE PROTECTION FENCE (TEMPORARY)\*
- PR. STABILIZED CONSTRUCTION ENTRANCE

\*LINEWORK IS OFFSET 2' FOR CLARITY.

### PRIORITY AREA - INSET MAP

- SCALE: 1"=200'
- PRIORITY AREA 1
- PRIORITY AREA 2 (NONE)
- PRIORITY AREA 3
- PRIORITY FOREST PRESERVATION AREAS:
- WETLAND BUFFER AND SPECIMEN TREES ARE SHOWN AS PRIORITY 1 AREA.
- FOREST STAND AREA (A): +/- 1.42 ACRES

### PLAN

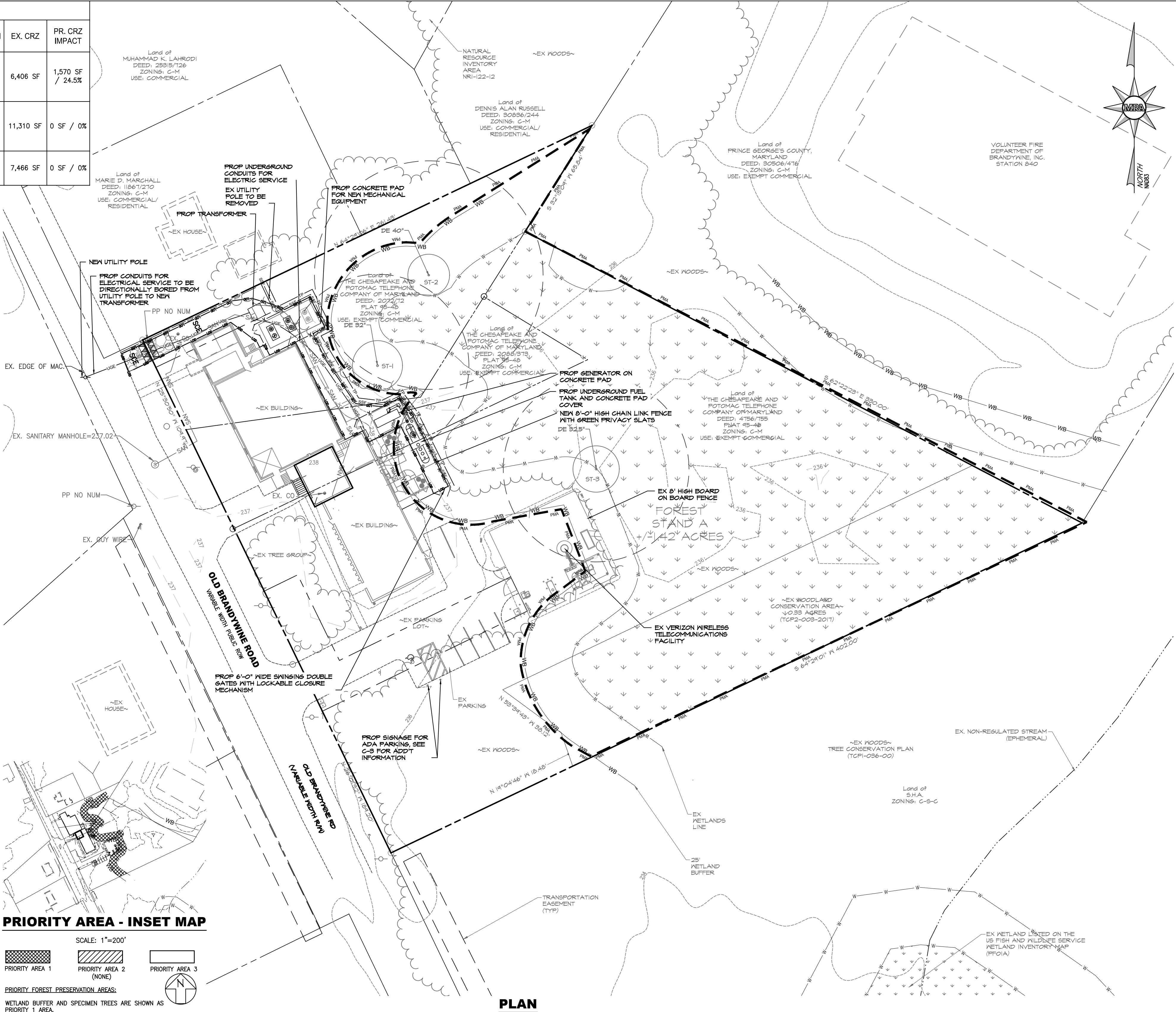
- SCALE: 1"=30'

### GENERAL INFORMATION

Layer Name	Value
Zoning (Zone)	C-M (Commercial Miscellaneous)
Aviation Policy Area (APA)	N/A
Tax Grid (IMG)	145-A3
WSSC Grid (Sheet 20)	218SE07
Planning Area (Plan Area)	Subregion Number: 5, Acres: 12909.033034
Election District (ED)	11
Councilmatic District (CD)	9
General Plan 2002 Tier (Tier)	None on PG ATLAS
General Plan Growth Policy (2035)	None on PG ATLAS
Police District	None on PG ATLAS

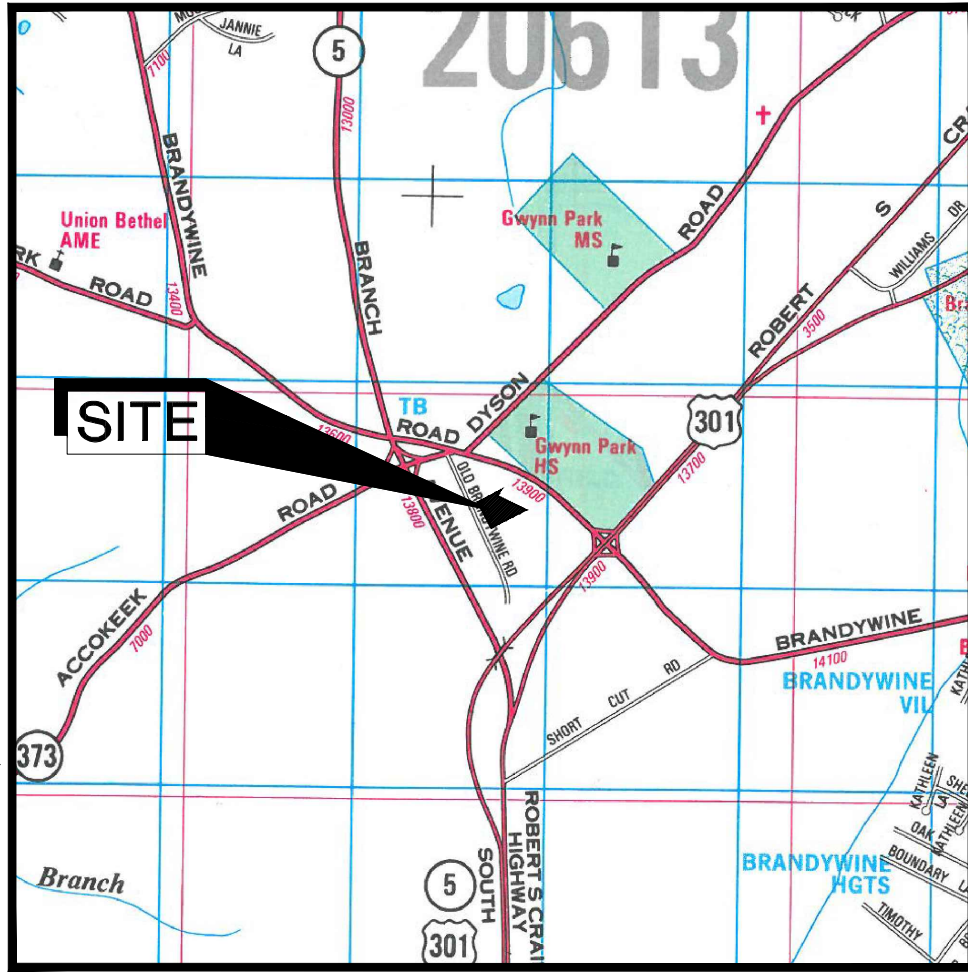
### NATURAL RESOURCES INVENTORY STATISTICS TABLE

Site Statistics	Total <sup>1</sup>
Gross tract area	2.03
Existing 100-year floodplain	0.00
Net tract area	2.03
Existing woodland in the floodplain	0.00
Existing woodland net tract	1.42
Existing woodland total	1.42
Existing PMA	1.22
Regulated streams (linear feet of centerline)	0.00
Riparian (wooded) buffer up to 300 feet wide <sup>2</sup>	0.00



### NOTE:

THIS SET OF DRAWINGS IS PART TWO OF A TWO PART PACKAGE. THE TWO-PART PACKAGE INCLUDES A SET OF INTERIOR DRAWINGS AND EXTERIOR DRAWINGS. PART ONE CONSISTS OF THE INTERIOR DRAWINGS AND PART TWO CONSISTS OF THE EXTERIOR DRAWINGS. THE CONTENT NOT PERTAINING TO THIS PACKAGE IS HATCHED.



### VICINITY MAP

SCALE: 1"=2000'

### SITE DATA

- APPLICANT: VERIZON EAST PRATT STREET, ROOM B820 BALTIMORE, MD 21202-1128
- PROPERTY OWNER: C & P TEL CO OF MARYLAND ASST. MANAGER STATE & LOCAL TAXES 1 EAST PRATT STREET, ROOM B820 BALTIMORE, MD 21202-1128
- SITE DATA: MAP: 145, GRID: A3, SUBDIVISION: 1060 DEED BOOK 4756, PAGE 755 PARCEL ID: 1147784 TRACT AREA: 2.03 ACRES DISTRICT: 11 ZONING: C-M ADDRESS: 13804 OLD BRANDYWINE ROAD BRANDYWINE, MARYLAND 20613 EXISTING USE: EXEMPT COMMERCIAL/TELECOMMUNICATIONS
- HORIZONTAL AND VERTICAL CONTROL SHOWN HEREON IS BASED ON A GPS LATITUDE BY MORRIS & RITCHIE ASSOCIATES, INC. DATED SEPTEMBER 2015: LATITUDE: N38° 41' 59.94" GROUND ELEVATION: 236' AMSL (AVG.) LONGITUDE: W76° 52' 21.29" PROPOSED STRUCTURE HEIGHT: 150' ASL TOTAL ELEVATION (AMSL): 386' AMSL

### WETLAND NOTE

THE WETLAND INFORMATION ON THIS PLAN IS FROM A STUDY PREPARED BY GTA (GEO-TECHNOLOGY ASSOCIATES) WITH SITE VISITS DECEMBER, 2021 AND FEBRUARY, 2024 AND DOCUMENTED IN A REPORT TITLED 'PRELIMINARY WETLAND EVALUATION SUMMARY LETTER VERIZON BRANDYWINE EXPANSION DATED MARCH 4, 2024. THIS WETLAND EVALUATION AND REPORT WAS A PART OF NR-222-2016-01 AND APPROVED ON JUNE 14, 2024.

### EXISTING WOODLAND CONSERVATION EASEMENT DESCRIPTION:

WOODLAND CONSERVATION AREA EASEMENT ON THE LAND OF THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF MARYLAND, LOCATED AT 13804 OLD BRANDYWINE ROAD, BRANDYWINE, MARYLAND, ELEVENTH ELECTION DISTRICT, PRINCE GEORGE'S COUNTY.

BEGINNING FOR THE SAME AT A POINT IN AND DISTANT 265.04 FEET FROM A PIPE HERETOFORE SET AT THE END OF THE NORTH 02° 21' 24" WEST 335.00' LINE ON THE NORTHEASTERN OUTLINE OF PARCEL 88A AS SHOWN ON THE PLAT ENTITLED 88BRANDYWINE - T.B., PARCEL 88A, 11TH ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK NLP 85, PAGE 45; THENCE BEING REVERSELY ON THE NORTHEASTEASTLY AND SOUTHEASTERLY OUTLINE OF THE SAID PARCEL 88A, AS NOW SURVEYED, WITH BEARINGS REFERRED TO THE MARYLAND COORDINATE SYSTEM (NAD83/CGRS 11); TWO COURSES, VIZ:

- SOUTH 62° 22' 23" EAST 64.96 FEET TO A CONCRETE MONUMENT HERETOFORE SET, AND
- SOUTH 84° 29' 01" WEST 296.36 FEET, THENCE LEAVING THE AFORESAID SOUTHEASTERN OUTLINE OF PARCEL 88A AND RUNNING THROUGH AND ACROSS THE SAID PARCEL 88A, THREE COURSES, VIZ:
- NORTH 19° 04' 46" WEST 18.48 FEET,
- NORTH 53° 39' 43" WEST 38.12 FEET, AND
- NORTH 64° 29' 01" EAST 273.31 FEET, TO THE AFORESAID PLACE OF BEGINNING.

CONTAINING 14,604 SQUARE FEET OR 0.335 ACRES OF LAND, MORE OR LESS.

BEING THE LAND CONVEYED BY AND DESCRIBED A DEED FROM J. LAURIE DYSON AND JOHN IRVIN SHAPIRO, PERSONAL REPRESENTATIVE OF THE ESTATE OF GRAM M. SHAPIRO TO THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF MARYLAND, DATED MAY 2, 1977 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN BOOK NLP 4756, PAGE 755; BEING ALSO PART OF PARCEL 88A AS SHOWN ON THE PLAT ENTITLED 88BRANDYWINE - T.B., PARCEL 88A, 11TH ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK NLP 95, PAGE 48 .

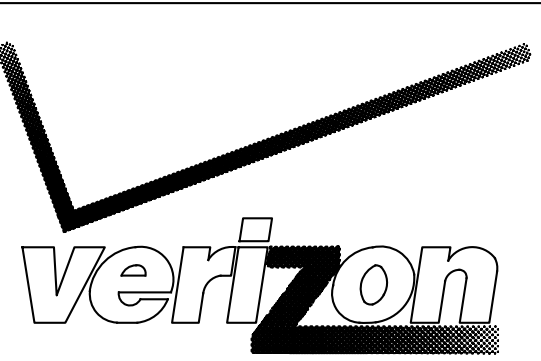
### QUALIFIED PROFESSIONAL CERTIFICATION

THIS TCP2 PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 26 AND THE WOODLAND AND WILDLIFE CONSERVATION TECHNICAL MANUAL. THIS COMPLIES WITH THE CURRENT REQUIREMENTS OF PRINCE GEORGE'S COUNTY CODE AND THE ENVIRONMENTAL TECHNICAL MANUAL.

SIGNED: *[Signature]* DATE: 08-27-2024  
JOSH BRIDGES ASSOCIATES, INC.  
1320-B EAST JEFFERSON ROAD, SUITE 400K  
TOWSON, MD 21204  
PHONE: 410-851-1800  
FAX: 410-851-1800  
WWW.BRIDGES21.COM

DATE: 08-27-2024

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-003-2017-01				
Approved by	Date	DRD #	Reason for Revision	
00 K. SHOULARS	01/30/2017	N/A	N/A	
01 <i>[Signature]</i>	8/27/2024			
02				
03				
04				
05				



VZN Brandywine Exterior (C&P Tel Co. of MD  
FILL-IN/GENERATOR/BELOW GROUND TANK)  
**BRANDYWINE**  
CENTRAL OFFICE  
13804 OLD BRANDYWINE ROAD  
BRANDYWINE, MARYLAND

**DESIGNTECH INC.**  
Engineering Services  
10410 Kensington Parkway, Suite 200  
Kensington, MD 20885  
Phone 301 949-2985 • Fax 301 949-2089  
Project #: 2112201

**MORRIS & RITCHIE ASSOCIATES, INC.**  
Civil / Structural Engineers  
12224 E. Joppa Road, Suite 400K  
Towson, Maryland 21286  
410-851-1500  
410-851-1748 Fax  
MRA@MRA.COM  
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### REVISIONS

no.	date	description

### DRAWING TITLE:

**Type 2  
Tree Conservation  
Plan**

SCALE: AS NOTED  
DRAWN BY: ZWB  
DESIGN BY: ZWB  
CHECKED BY: ZWB  
DATE: 08/27/2024

PROJECT NO. 21122.01  
MRA PROJECT NO: 21553

DRAWING NO.

**TCP2-1**



