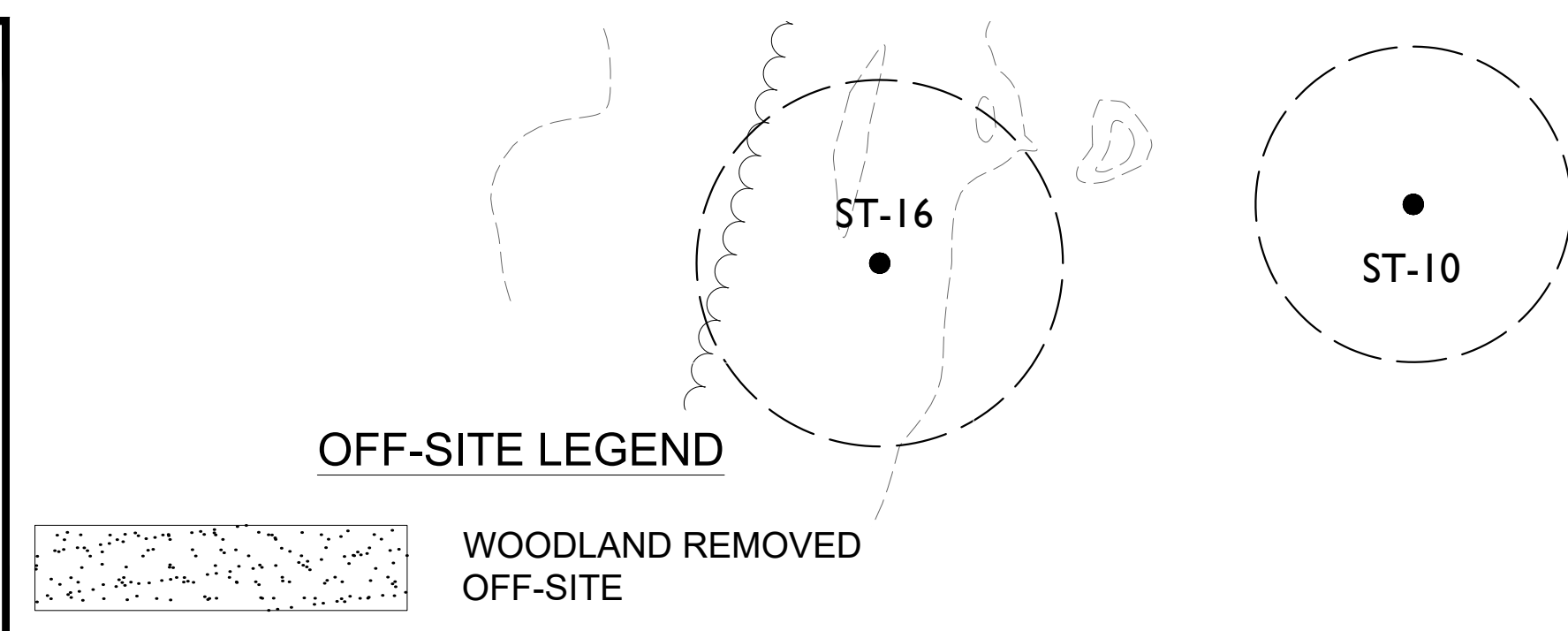




WOODLAND REMOVED
OFF-SITE

WOODLAND
PRESERVATION
AREA A5
89,774 SF OR
2.0609 ACRES

WOODLAND RETAINED -
NOT CREDITED
363,594 SF OR
8.3470 ACRES
(FLOODPLAIN)

AFFORESTATION/
REFORESTATION
AREA A3
4,745 SF OR
0.1089 ACRES

AFFORESTATION/
REFORESTATION
AREA A2
1,808 SF OR
0.0415 ACRES

AFFORESTATION/
REFORESTATION
AREA A1
1,330 SF OR
0.0305 ACRES

AFFORESTATION/
REFORESTATION
AREA A4
16,554 SF OR
0.3800 ACRES

WOODLAND
PRESERVATION
AREA A8
462 SF OR
0.0106 ACRES

WOODLAND RETAINED -
NOT CREDITED
838 SF OR
0.0192 ACRES
(FUTURE GRADING)

QUALIFIED PROFESSIONAL CERTIFICATION THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION TECHNICAL MANUAL	
SIGNED:  JONATHAN M. JOLLEY, PLA COLLIERS ENGINEERING AND DESIGN 2375 BROEDERICK DRIVE SUITE 110 STERLING, VA 20166 703-430-4330 JONATHAN.JOLLEY@COLLIERSENGINEERING.COM	DATE: <u>10/19/2023</u>

I/We JUDE BURKE 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.

 10/19/2023
Owner or Owners Representative Date

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2- 008-2017-01				
Approved by		Date	DRD #	Reason for Revision
00	Kim Finch	3/7/2017	N/A	N/A
01	<i>Suzanne R. Nickle</i>	10/19/2023	DSP-20050	
02				
03				
04				
05				
06				

WOODLANDS PRESERVED, PLANTED, OR REGENERATED IN FULFILLMENT OF ON-SITE WOODLAND CONSERVATION REQUIREMENTS HAVE BEEN PLACED IN A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS, LISTED BELOW. REVISIONS TO THIS TCP2 MAY REQUIRE A REVISION TO THE RECORDED EASEMENT.

ESC STEPHENS LC CONSERVATION EASEMENT, AT LIBER 49193 / FOLIO 574.
 ROUTE 301 CPI INDUSTRIAL CONSERVATION EASEMENT, AT LIBER 49193 / FOLIO 541.

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Engineering & Design	
www.colliersengineering.com	
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Doing Business as MASER EXTERIORS	
811 Know what's below. Call before you dig.	PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF DIGGING, DESIGNERS OR ANY PERSONS PREPARING TO DISTURB THE EARTH'S SURFACE KNOWLEDGE IN MANY STATES FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM
DRAWN BY DESCRIPTION REV DATE	
DRAWN BY DESCRIPTION REV DATE	
JONATHAN JOLLEY MARYLAND LICENSED LANDSCAPE ARCHITECT - LICENSE NUMBER: 3497 PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 3497. EXPIRATION DATE: 8-30-26	
TREE CONSERVATION PLAN TYPE 2 FOR STEPHEN'S CROSSING AT BRANDYWINE DSP-20050 EXISTING LOTS AND PARCELS: BRANDYWINE BUSINESS PARK LOTS 2-5, LOTS 9-21, PARCEL A AND OUTLOT A PRINCE GEORGE'S COUNTY MARYLAND	
STERLING 22375 Broderick Drive, Suite 110 Sterling, VA 20166 Phone: 703.430.4330 COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING	
SHEET TITLE:	
TREE CONSERVATION PLAN TYPE 2	
SHEET NUMBER:	
3 of 12	

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

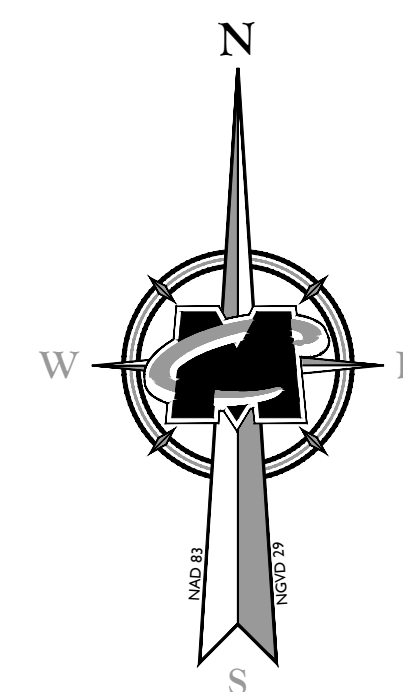




* SEE NOTES LOCATED ON SHEET 10

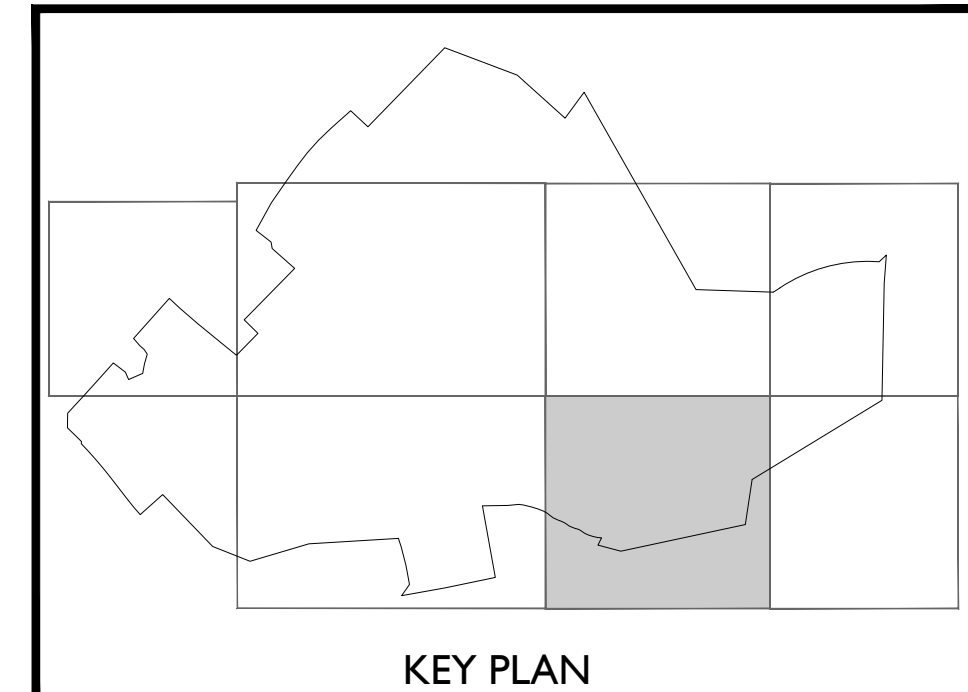
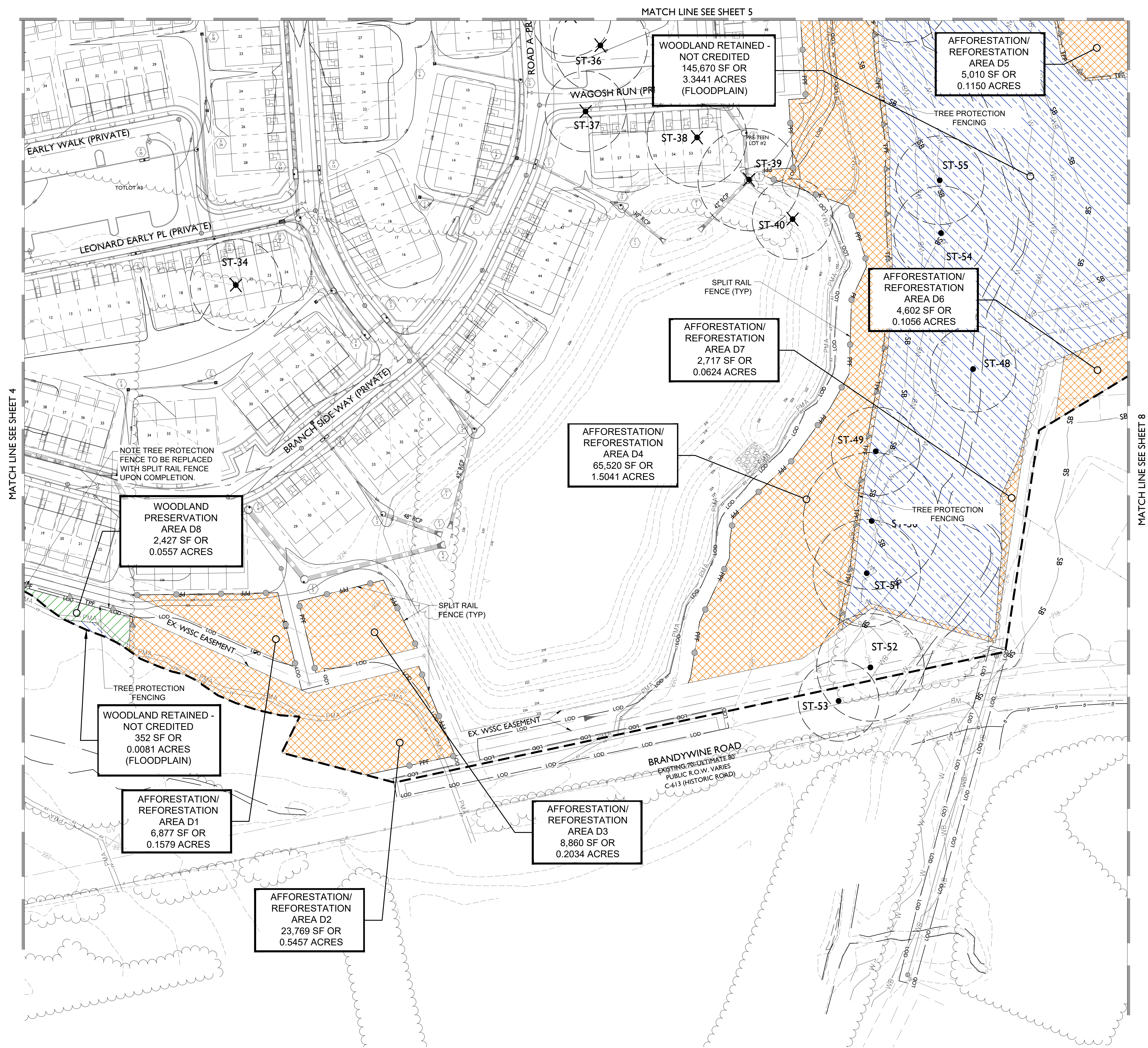
I/We JUDE BURKE hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

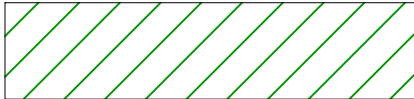
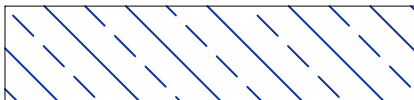
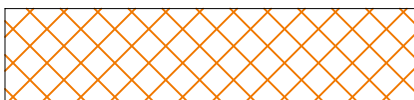
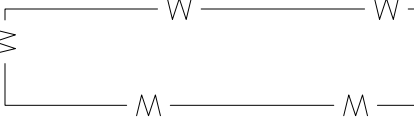
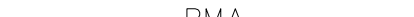
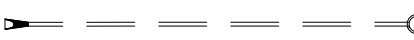
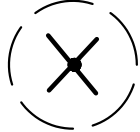
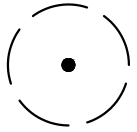
 10/19/2023
Owner or Owners Representative Date



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ESC STEPHENS LC CONSERVATION EASEMENT, AT LIBER 49193 / FOLIO 574.
ROUTE 301 CPI INDUSTRIAL CONSERVATION EASEMENT, AT LIBER 49193 / FOLIO 541.



- | | |
|---|---|
|  | LIMITS OF THIS TCP2 |
|  | LIMITS OF DSP 20050 |
|  | WOODLAND PRESERVATION AREA |
|  | WOODLAND RETAINED NOT CREDITED |
|  | AFFORESTATION-REFORESTATION AREA |
|  | WETLAND AREA |
|  | TREE PROTECTION FENCE (TEMPORARY TCP-20.TYPE 1) |
|  | TREE PROTECTION FENCE (PERMANENT TCP-25.SPLIT RAIL) |
|  | WETLAND BUFFER |
|  | STREAM BUFFER |
|  | PRIMARY MANAGEMENT AREA |
|  | STREAM |
|  | 100-YR FLOODPLAIN |
|  | LIMIT OF DISTURBANCE |
|  | PROPOSED STORM DRAIN |
|  | PROPOSED WATER LINE |
|  | PROPOSED SEWER LINE |
|  | SPECIMEN TREE TO BE REMOVED |
|  | SPECIMEN TREE TO SAVED |
|  | EXISTING TREELINE |
|  | WOODLAND PRESERVATION AREA SIGN |
|  | REFORESTATION AREA SIGN |

SPECIMEN TREE CHART						
KEY	SPECIES	SIZE	CONDITION RATING	CONDITION COMMENTS	DISPOSITION	REASON FOR REMOVAL
ST34	RED OAK (<i>Quercus rubra</i>)	34"	GOOD (B4)	OVERALL GOOD HEALTH	REMOVE	* VARIANCE GRANTED - SEE NOTE 2
ST36	WILLOW OAK (<i>Quercus phellos</i>)	35"	GOOD (B8)	HEALTHY CONDITION	REMOVE	* SEE NOTE 5
ST37	RED MAPLE (<i>Acer rubrum</i>)	30"	GOOD (B8)	HEALTHY CONDITION	REMOVE	* VARIANCE GRANTED - SEE NOTE 2
ST38	RED OAK (<i>Quercus rubra</i>)	32"	GOOD (B8)	HEALTHY CONDITION	REMOVED	* VARIANCE GRANTED - SEE NOTES 2 & 4
ST39	RED MAPLE (<i>Acer rubrum</i>)	38"	GOOD (B4)	OVERALL GOOD HEALTH	REMOVED	* VARIANCE GRANTED - SEE NOTES 2 & 4
ST40	RED OAK (<i>Quercus rubra</i>)	30"	GOOD (B1)	GOOD STRUCTURE	REMOVED	* VARIANCE GRANTED - SEE NOTES 2 & 4
ST48	RED OAK (<i>Quercus rubra</i>)	32"	GOOD		SAVE	-
ST49	RED MAPLE (<i>Acer rubrum</i>)	33"	GOOD		SAVE	-
ST50	RED MAPLE (<i>Acer rubrum</i>)	51"	POOR		SAVE	-
ST51	TULIP POPLAR (<i>Liriodendron tulipifera</i>)	40"	GOOD		SAVE	-
ST52	RED MAPLE (<i>Acer rubrum</i>)	40"	GOOD		SAVE	-
ST53	RED MAPLE (<i>Acer rubrum</i>)	30"	GOOD (B8)	GOOD CONDITION	SAVE	-
ST54	BLACK CHERRY (<i>Prunus serotina</i>)	35"	GOOD		SAVE	-
ST55	RED MAPLE (<i>Acer rubrum</i>)	33"	FAIR		SAVE	-

* SEE NOTES LOCATED ON SHEET 10

QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE
WOODLAND AND WILDLIFE CONSERVATION TECHNICAL MANUAL.

SIGNED:  DATE: 10/19/2023

JONATHAN M. JOLLEY, P.L.A.
COLLIERS ENGINEERING AND DESIGN
23275 BRODERICK DRIVE
SUITE 110
STERLING, VA 20166
703.430.4330
JONATHAN.JOLLEY@COLLIERSENGINEERING.COM

I/We JUDE BURKE 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.

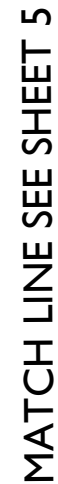
 10/19/2023
Owner or Owners Representative Date

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-008-2017-01				
Approved by		Date	DRD #	Reason for Revision
00	Kim Finch	3/7/2017	N/A	N/A
01	<i>Suzanne A. Nickle</i>	10/19/2023	DSP-20050	
02				
03				
04				
05				
06				

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ESC STEPHENS LC CONSERVATION EASEMENT, AT LIBER 49193 / FOLIO 574.
ROUTE 301 CPI INDUSTRIAL CONSERVATION EASEMENT, AT LIBER 49193 / FOLIO 541.

[illegible]



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ESC STEPHENS LC CONSERVATION EASEMENT, AT LIBER 41913/ FOLIO 574,
ROUTE 301 CPI INDUSTRIAL CONSERVATION EASEMENT. AT LIBER 41913/ FOLIO 541.

SHEET NUMBER:
7 of 12

KEY PLAN

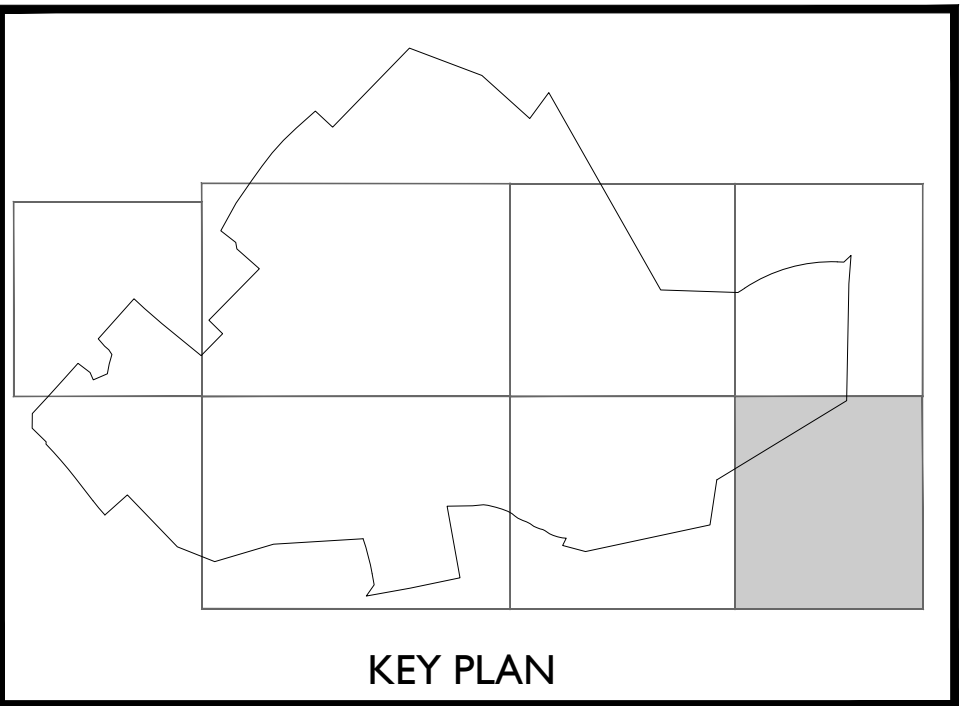
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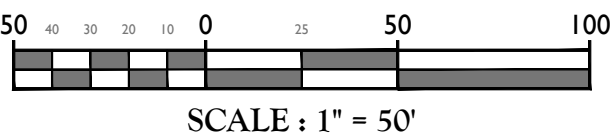
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SCALE : 1" = 50'

SHEET NUMBER:
7 of 12



	LIMITS OF THIS TCP2
	LIMITS OF DSP 20050
	WOODLAND PRESERVATION AREA
	WOODLAND RETAINED NOT CREDITED
	AFFORESTATION-REFORESTATION AREA
	WETLAND AREA
	TREE PROTECTION FENCE (TEMPORARY TCP-20.TYPE 1)
	TREE PROTECTION FENCE (PERMANENT TCP-25.SPLIT RAIL)
	WETLAND BUFFER
	STREAM BUFFER
	PRIMARY MANAGEMENT AREA
	STREAM
	100-YR FLOODPLAIN
	LIMIT OF DISTURBANCE
	PROPOSED STORM DRAIN
	PROPOSED WATER LINE
	PROPOSED SEWER LINE
	SPECIMEN TREE TO BE REMOVED
	SPECIMEN TREE TO SAVED
	EXISTING TREELINE
	WOODLAND PRESERVATION AREA SIGN
	REFORESTATION AREA SIGN



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WESC STEPHENS LC CONSERVATION EASEMENT, AT LIBER 49193 / FOLIO 574.
ROUTE 301 CPI INDUSTRIAL CONSERVATION EASEMENT, AT LIBER 49193 / FOLIO 541.

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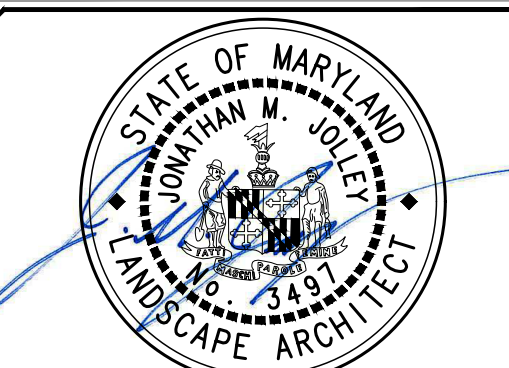
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[illegible][illegible]

JONATHAN JOLLEY
MARYLAND LICENSED
LANDSCAPE ARCHITECT - LICENSE NUMBER: 3497

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED
PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NO. 3497, EXPIRATION DATE: 9-30-24.

FOR
STEPHEN'S
CROSSING AT
BRANDYWINE
DSP-20050

EXISTING LOTS AND PARCELS:
BRANDYWINE BUSINESS PARK LOTS 2-5, LOTS
9-21, PARCEL A AND OUTLOT A

PRINCE GEORGE'S COUNTY
MARYLAND

Colliers
Engineering
& Design

STERLING
22375 Broderick Drive,
Suite 110
Sterling, VA 20166
Phone: 703.430.4330

COLLIERS ENGINEERING & DESIGN, INC.
OWNING BUSINESS & MASTER CONSULTANT

SCALE: AS SHOWN	DATE: 07/25/2023	DRAWN BY: JWC	CHECKED BY: JMJ
PROJECT NUMBER: 20000831A		DRAWING NAME: TCP2-03-09 - COLORED PLAN	

TREE CONSERVATION PLAN
 TYPE 2

SHEET NUMBER:
8 of 12

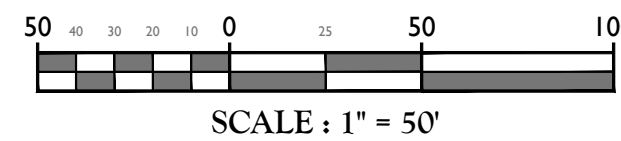


	LIMITS OF THIS TCP2
	LIMITS OF DSP 20050
	WOODLAND PRESERVATION AREA
	WOODLAND RETAINED NOT CREDITED
	AFFORESTATION-REFORESTATION AREA
	WETLAND AREA
	TREE PROTECTION FENCE (TEMPORARY TCP-20.TYPE 1)
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	SPECIMEN TREE TO BE REMOVED
	SPECIMEN TREE TO SAVED
	EXISTING TREELINE
	WOODLAND PRESERVATION AREA SIGN
	REFORESTATION AREA SIGN

WOODLAND REMOVED
OFF-SITE

WOODLAND PRESERVATION
AREA PER PREVIOUSLY
APPROVED TDR USE

* SEE NOTES LOCATED ON SHEET 10

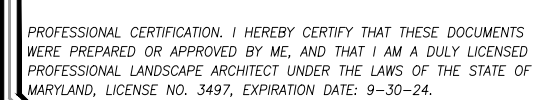


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ESC STEPHENS LC CONSERVATION EASEMENT, AT LIBER 49193 / FOLIO 574.
ROUTE 301 CPI INDUSTRIAL CONSERVATION EASEMENT, AT LIBER 49193 / FOLIO 541.

[illegible][illegible]

EXISTING LOTS AND PARCELS:
BRANDYWINE BUSINESS PARK LOTS 2-5, LOTS
9-21, PARCEL A AND OUTLOT A

Colliers
Engineering
& Design

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22375 Broderick Drive,
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Sterling, VA 20166
Phone: 703.430.4330

COLLIERS ENGINEERING & DESIGN, INC.
FOUNDED BUSINESS & MASTER CONSULTING

SCALE: AS SHOWN	DATE: 07/25/2023	DRAWN BY: JWC	CHECKED BY: JMJ
PROJECT NUMBER: 20000831A		DRAWING NAME: TCP2-03-09 - COLORED PLAN	

TREE CONSERVATION PLAN
 TYPE 2

SHEET NUMBER:
9 of 12

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