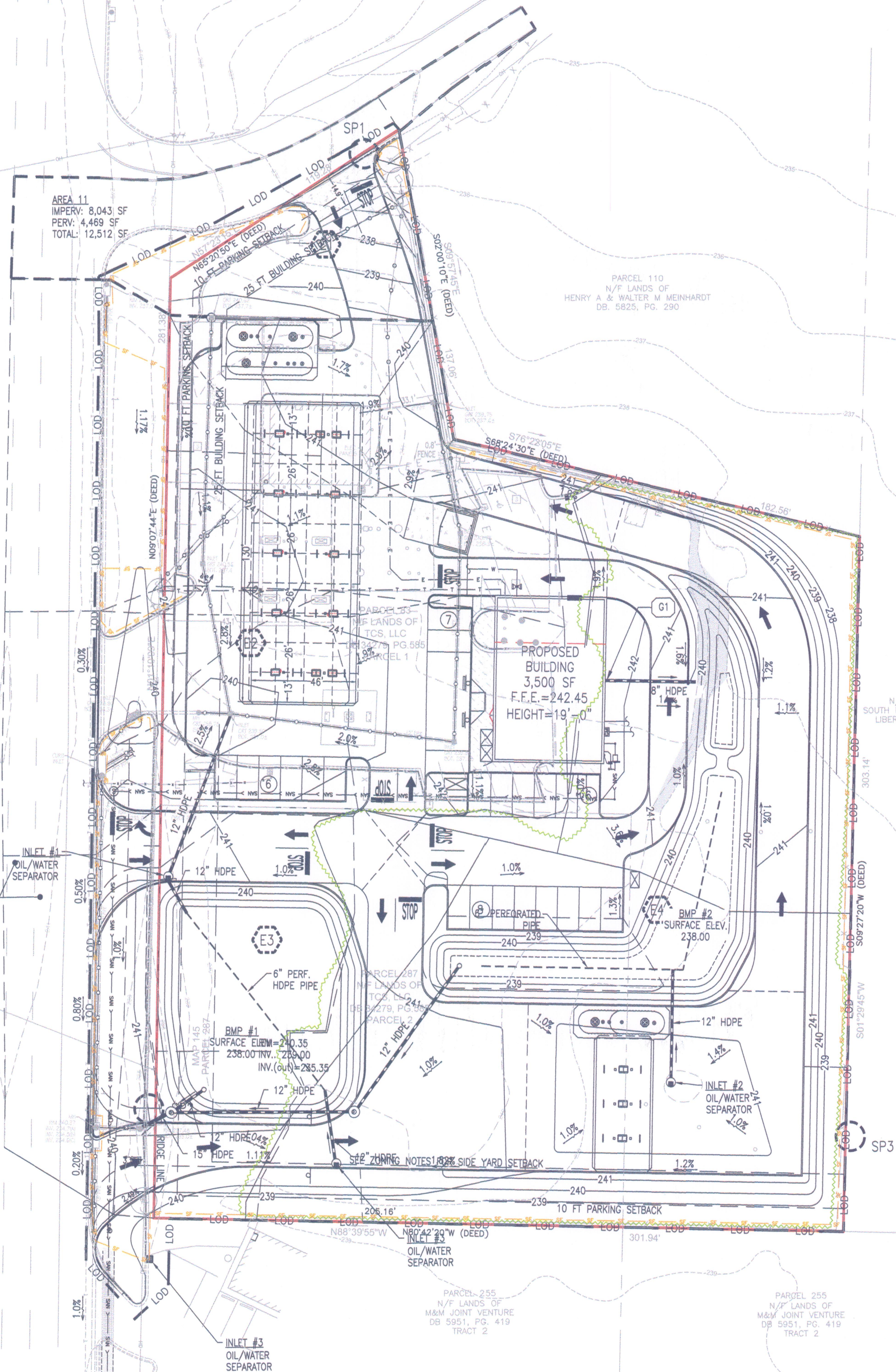
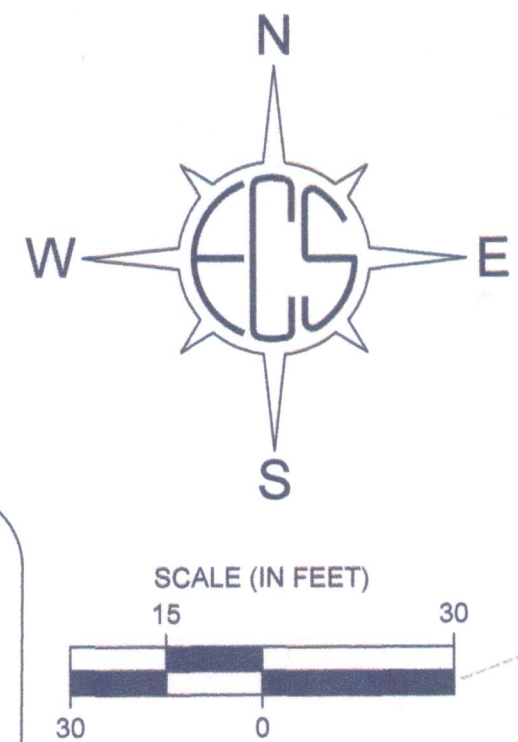




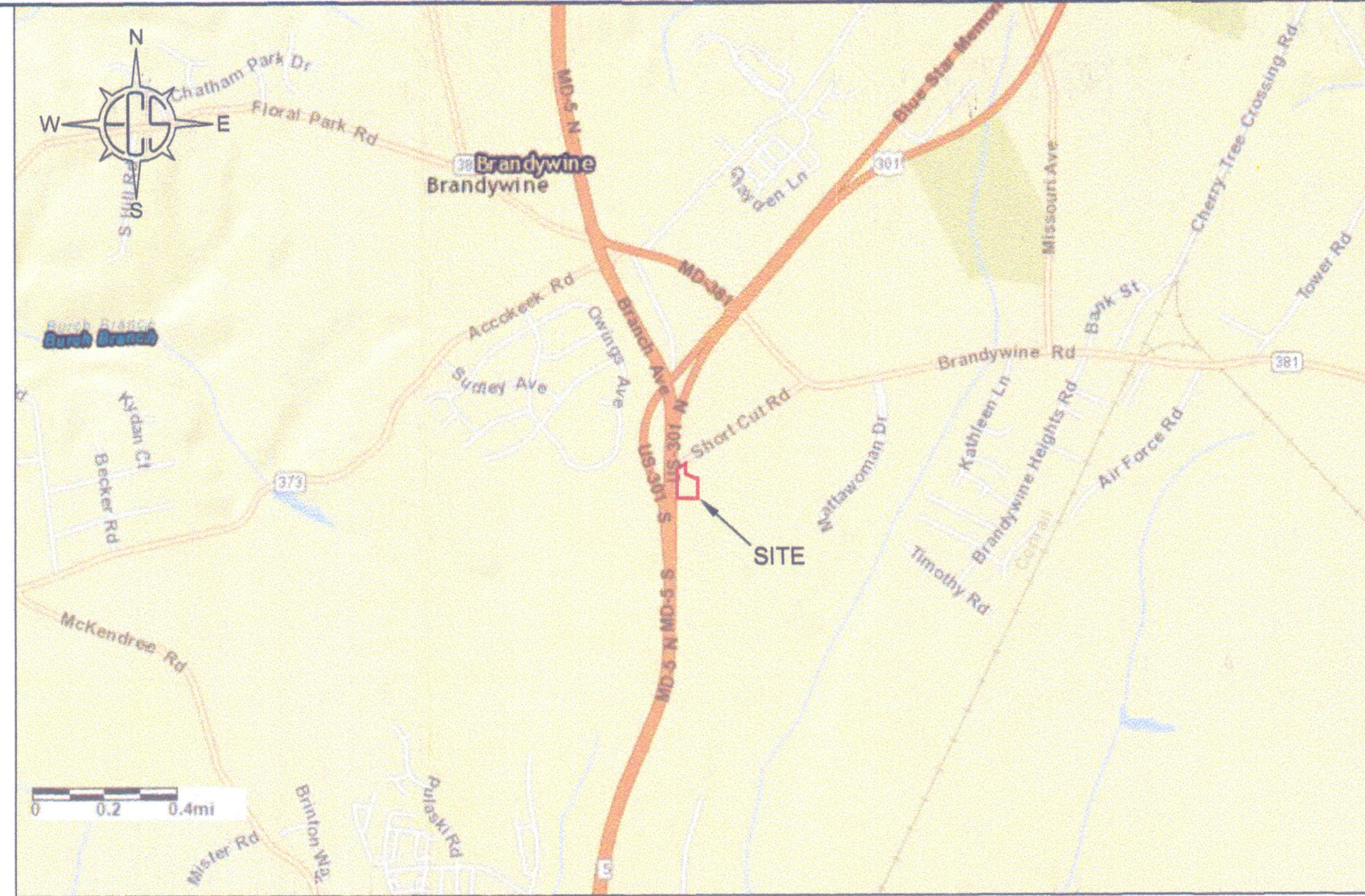
THIS BLOCK IS FOR
OFFICIAL USE ONLY
QR label certifies that this plan
meets conditions of final approval
by the Planning Board, its designee
or the District Council.

M-NCPPC
APPROVAL

PROJECT NAME: EMPIRE PETROLEUM BRANDYWINE

PROJECT NUMBER: DSP-17013

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



VICINITY MAP
1" = 2000'

STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES:

- 14330 CRAIN HIGHWAY
BRANDYWINE MARYLAND 20613
ASSESSMENT DISTRICT 11, TAX ACCOUNT #11-1140656 (1.72 AC) & 11-1140011 (0.85 AC)
- This plan is submitted to fulfill the woodland conservation requirements for Detailed Site Plan DSP-17013. If DSP-17013 expires, then this TCP2 also expires and is no longer valid.
 - Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$9.00 per square foot mitigation fee.
 - A pre-construction meeting is required prior to the issuance of grading permits. The Department of Permits, Inspection, and Enforcement (DPIE) shall be contacted prior to the start of any work on the site to conduct a pre-construction meeting where implementation of woodland conservation measures shown on this plan will be discussed in detail.
 - The developer or builder of the lots or parcels shown on this plan shall notify future buyers of any woodland conservation areas through the provision of a copy of this plan at time of contract signing. Future property owners are also subject to this requirement.
 - The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
 - This site is located in Environmental Strategy Area 2 (ESA-2) (formerly the Developing Tier) as defined in the Approved General Plan and is zoned I-1 (Light Industrial).
 - The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
 - The property is adjacent to Crain Highway which is classified as a Freeway roadway.
 - This plan is not grandfathered by CB-27-2010, Section 25-119(g).
 - All required fee-in-lieu payments shall be made to the Woodland Conservation Fund. Proof of deposit shall be provided prior to issuance of any permits related to this TCP2 unless the project is phased. Phased projects shall pay the fee-in-lieu amount for each phase prior to the issuance of any permit for that phase and shown in the fee-in-lieu breakdown on this TCP2.

Site Statistics	Total
Gross tract area (AC)	2.57
Existing 100-year floodplain (AC)	0
Net tract area (AC)	2.57
Existing woodland in the floodplain (AC)	0
Existing woodland net tract (AC)	1.32
Existing woodland total (AC)	1.32
Existing PMA (AC)	0
Regulated streams (linear feet of centerline)	0
Riparian (wooded) buffer up to 300 feet wide	0

Layer Category	Layer Name	Value
Zone	Zoning (Zone)	I-1
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	145-A4
Administrative	WSSC Grid (Sheet 20)	2185E07, 2195E07
Administrative	Planning Area (Plan Area)	85A, Brandywine & Vicinity
Administrative	Election District (ED)	11, Brandywine
Administrative	Councilmanic District (CD)	9
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	Traffic Analysis Zone (CGG)	1315
Administrative	Traffic Analysis Zone (PG)	2734

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information (Enter acres for each zone)

1 Zone:	I-1
2 Gross Tract:	2.57
3 Floodplain:	0.00
4 Previously Dedicated Land:	0.00
5 Net Tract (NTA):	2.57

6 TCP Number: TCP2-016-2017 Revision #: 0

7 Property Description or Subdivision Name: Empire Petroleum

8 Is this site subject to the 1989 or 1991 Ordinance: N

9 Is this site subject to the 1991 Ordinance: Y

10 Subject to 2010 Ordinance and in PFA (Priority Funding Area): Y

11 Is this one (1) single family lot? (Y or N): N

12 Are there prior TCP approvals which include a: N

13 combination of this lot? (Y or N): N

14 Is any portion of the property in a VEC Bank? (Y or N): N

15 Break-even Point (preservation) = 0.87 acres

16 Clearing permitted w/o reforestation = 0.75 acres

SECTION II-Determining Requirements (Enter acres for each corresponding column)

	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
17 Existing Woodland	1.32			
18 Woodland Conservation Threshold (WCT) =	15.00%	0.39	0.00	
19 Smaller of 17 or 18		0.39		
20 Woodland above WCT		0.93		
21 Woodland cleared		1.32	0.00	0.00
22 Woodland cleared above WCT (smaller of 16 or 17)		0.93		
23 Clearing above WCT (0.25:1 replacement requirement)		0.23		
24 Woodland cleared below WCT		0.39		
25 Clearing below WCT (2:1 replacement requirement)		0.77		
26 Afforestation Required Threshold (AFT) =	15.00%	0.00		
27 Off-site WCA being provided on this property		0.00		
28 Woodland Conservation Required		1.00		

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)

	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
29 Woodland Preservation	0.00			
30 Afforestation / Reforestation	0.00			
31 Natural Regeneration	0.00			
32 Landscape Credits	0.00			
33 Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00			
34 Forest Enhancement Credit (Area * 25)	0.00			
35 Street Tree Credit (Existing or 10-year canopy coverage)	0.00			
36 Area approved for fee-in-lieu		1.00		
37 Off-site Woodland Conservation Credits Required		0.00		
38 Off-site WCA (preservation) being provided on this property		0.00		
39 Off-site WCA (afforestation) being provided on this property		0.00		
40 Woodland Conservation Provided		1.00		

41 Area of woodland not cleared: 0.00 acres

42 Net tract woodland retained not part of requirements: 0.00 acres

43 100-floodplain woodland retained: 0.00 acres

44 On-site woodland conservation provided: 0.00 acres

45 On-site woodland conservation alternatives provided: 0.00 acres

46 On-site woodland retained not credited: 0.00 acres

47 Prepared by: Christina Simini, Qualified Professional per COMAR 08.19.05B (1)-(4) Signed: 05/25/18

TYPE 2 TREE CONSERVATION (TCP2) PLAN
APPROVAL BLOCK

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 016 - 2017

Approved by	Date	DRED #	Reason for Revision
Man Jank	6/1/2018	DSP-17013	N/A
01			
02			
03			
04			
05			



LEGEND

- EXISTING TREELINE
- SLOPES >15%
- PROJECT SITE
- LIMITS OF DISTURBANCE
- EROSION & SEDIMENT CONTROLS

EMPIRE PETROLEUM
BRANDYWINE, MARYLAND
PRINCE GEORGE'S COUNTY

TREE CONSERVATION
PLAN 2
GREENBERG FARROW

ECS REVISIONS	
ENGINEER	DRAFTING
CAS	AEA
SCALE	1" = 30'
PROJECT NO.	01:24915
SHEET	1 OF 1
DATE	05-25-18



CELEBRATING
OVER 25 YEARS
OF EXCELLENCE

ECS - MID-ATLANTIC, LLC
1408 THUNDERBOLT PLACE
SUITE 100
CHAMBERSBURG, MD 21711
CHS-800-822-3489
703-471-8400
(FAX) 703-534-5827

"SETTING THE STANDARD FOR SERVICE"