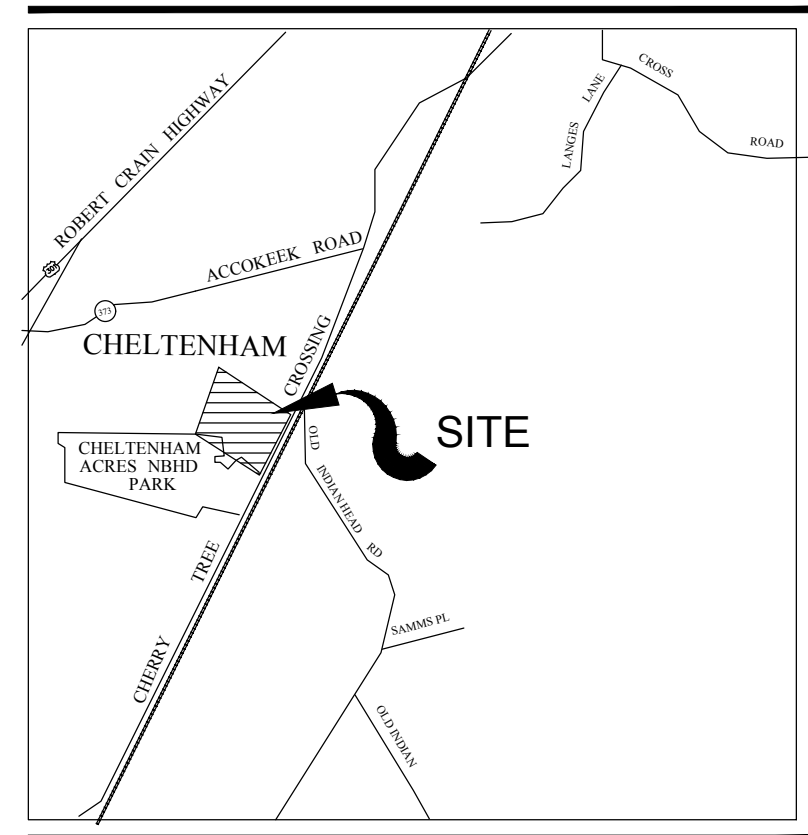
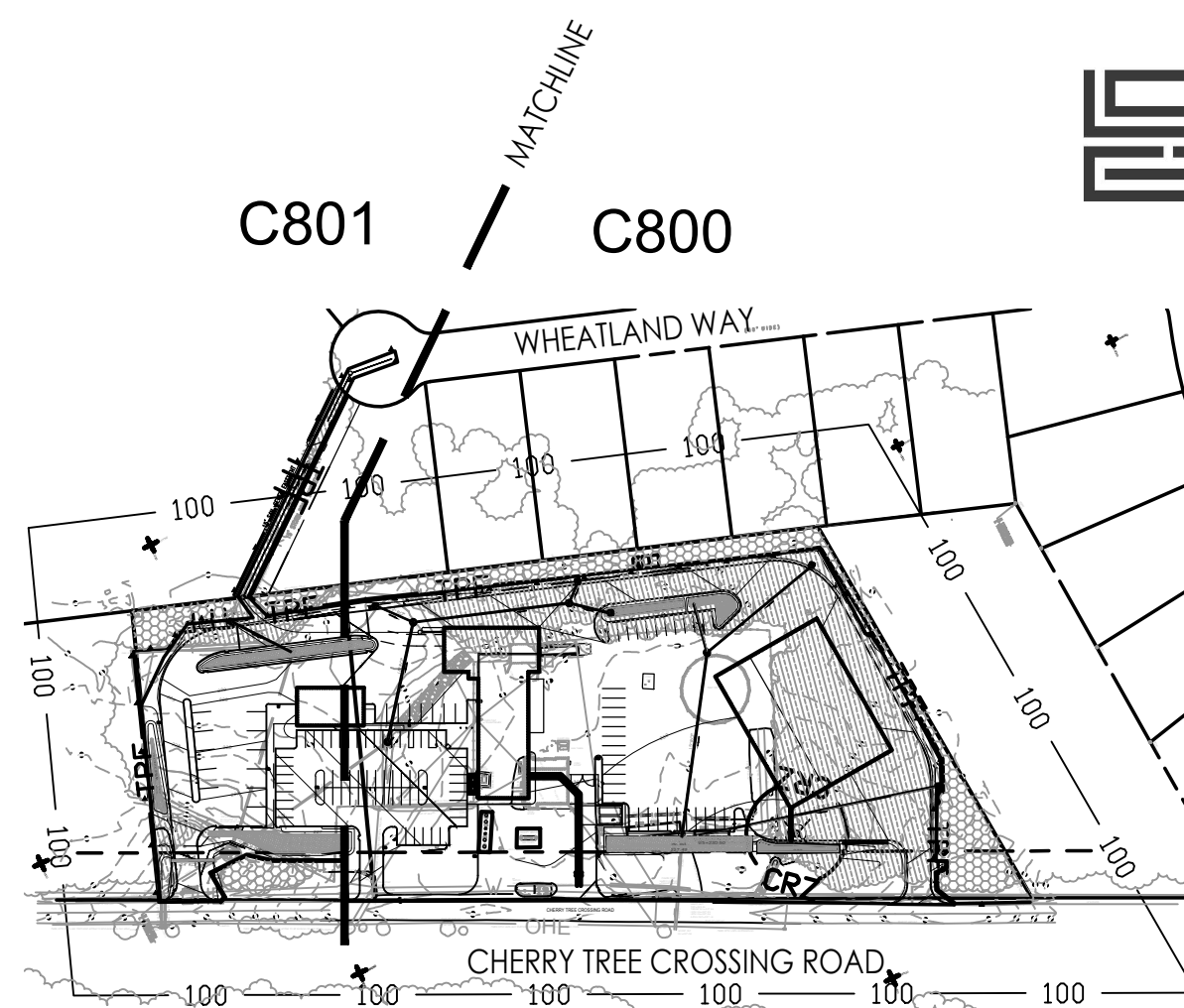
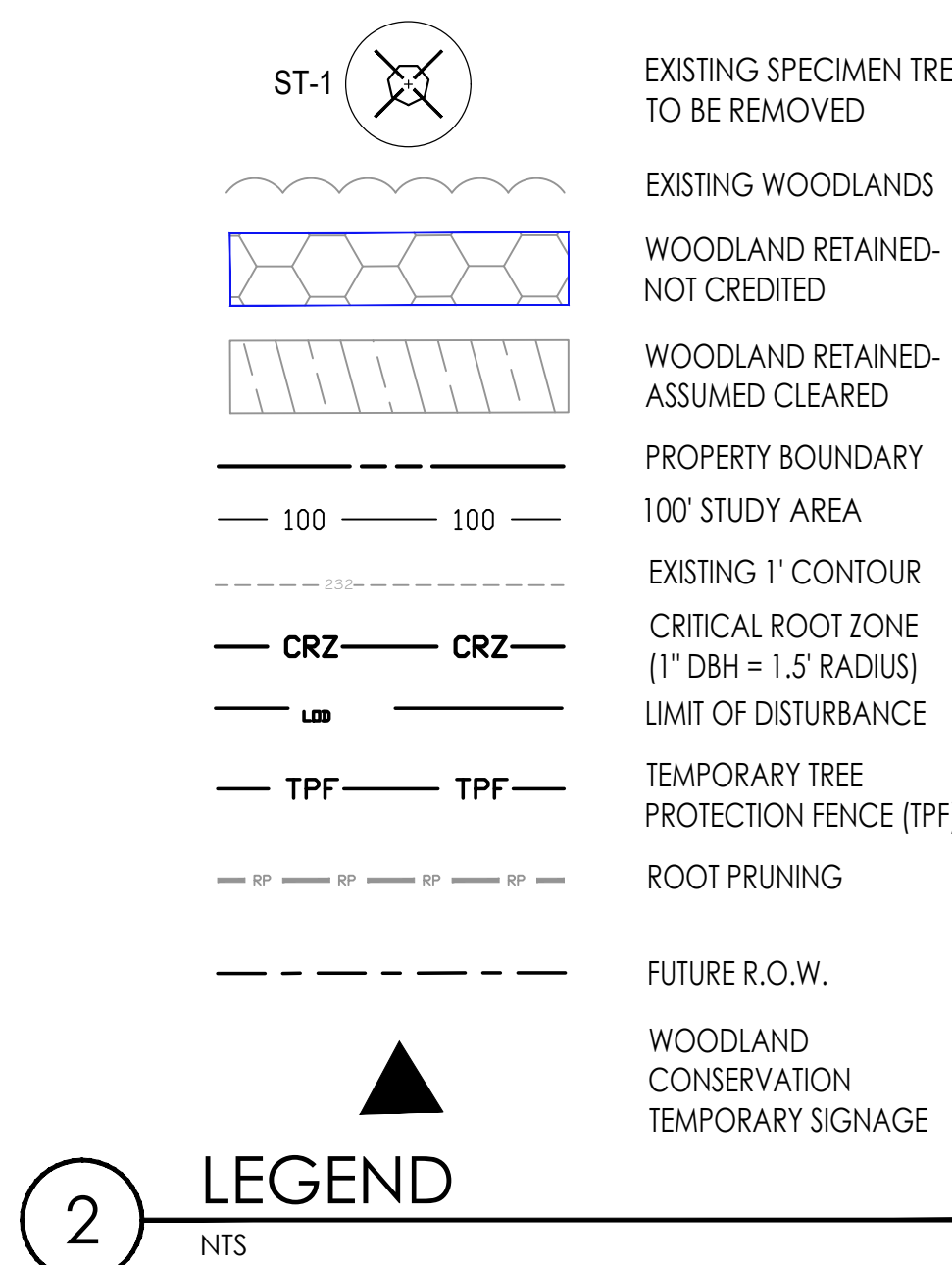


LSG LANDSCAPE ARCHITECTURE



1 VICINITY MAP  
1"=2000'



2 LEGEND  
NTS

LAYER CATEGORY	LAYER NAME	VALUE
Zone	Zoning (Zone)	R-R (Rural-Residential)
Zone	Avation Policy Area	N/A
Administrative	Tax Grid (TMG)	145-E1
Administrative	WSSC Grid (Sheet 20)	2175E09
Administrative	Planning Area (Plan Area)	85A
Administrative	Election District (ED)	11
Administrative	Councilmanic District (CD)	9
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	Traffic Analysis Zone (COG)	1314
Administrative	Traffic Analysis Zone (PG)	2728

2B GENERAL INFORMATION TABLE

SITE STATISTICS TABLE	TOTAL (acres)
Gross tract area	6.630
Existing 100-year floodplain	0
Net tract area	6.630
Existing woodland in the floodplain	0
Existing woodland net tract	2.285
Existing woodland total	2.285
Existing PMA	0
Regulated streams (linear feet of centerline)	0 lf.
Riparian (wooded) buffer up to 300 feet wide	0 lf.

3A SITE STATISTICS TABLE

THIS PLAN WAS PREPARED BY DAVE NORDEN, MARYLAND REGISTERED LANDSCAPE ARCHITECT 3694 AND ISA CERTIFIED ARBORIST MA5513A.

ADDRESS: LSG LANDSCAPE ARCHITECTURE  
1775 GREENSBORO STATION PL., STE. 110  
TYSONS, VIRGINIA 22182  
PHONE: 703-821-2045  
EMAIL: DNORDEN@LSGNC.COM

QUALIFIED PROFESSIONAL CERTIFICATION

Approved by	Date	DRD #	Reason for Revision
00	Kim C. Finch	1/10/2019	
01			
02			
03			
04			
05			
06			

7 TREE CONSERVATION PLAN  
1"=30'-0"

GENERAL NOTES

- TO INCLUDE WITH ALL TYPE 2 TCPS:
- THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR A GRADING PERMIT.
  - 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 PERMITTING, INSPECTIONS, & 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.
  - THE PROPERTY IS WITHIN THE DEVELOPING TIER AND IS ZONED R-R (RURAL-RESIDENTIAL).
  - THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
  - THE SITE IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER.
  - THIS PLAN IS/IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25-117 (G).

TREE PRESERVATION AND RETENTION NOTES

- 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 (TPF) 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 TPF 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.
- REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS
- THE DEVELOPER AND/OR BUILDER IS RESPONSIBLE FOR THE COMPLETE PRESERVATION OR RETENTION 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.

WHEN OFF-SITE WOODLAND CONSERVATION IS PROPOSED:

- PRIOR TO THE ISSUANCE OF THE FIRST 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 EASEMENT IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY. PROOF OF RECORDATION OF THE OFF-SITE CONSERVATION SHALL BE PROVIDED TO THE M-NCPPC, PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN.

8 TREE CONSERVATION PLAN NOTES

- ALL ROOT PRUNING AND INSTALLATION OF TREE PROTECTION FENCING IS TO BE PERFORMED AT THE ONSET OF CONSTRUCTION IN ACCORDANCE WITH DETAILS SHOWN ON C8.01.
- EXISTING TREES PROPOSED FOR RETENTION, WHICH DO NOT MEET THE DEFINITION OF WCA, ARE INDICATED ON THIS PLAN. ALL OTHER TREES ON SITE ARE PROPOSED TO BE REMOVED.
- THE WOODLAND CONSERVATION REQUIREMENT IS PROPOSED TO BE MET OFF-SITE UTILIZING DPIE'S EXISTING WOODLAND CONSERVATION BANK, TCP11-001-09 DPWT BROOKE LANE WC BANK.

4 ADDITIONAL TCP NOTES

STAND	AREA	PRIORITY	FUNCTION	STRUCTURE	CONDITION	LOCATION	TOTAL	PRIORITY FOR PRESERVATION	PRIORITY FOR RESTORATION
A	2.28 Ac	2 / MEDIUM	VISUAL SCREENING, WILDLIFE HABITAT	11	15	15	41	MEDIUM	MEDIUM

5 FOREST ANALYSIS & PRIORITIES

NO.	COMMON NAME	SCIENTIFIC NAME	DBH (IN.)	CONDITION RATING	CONDITION COMMENTS	PROPOSED
ST-1	Willow Oak	Quercus phellos	35.4	80 - Good	Several large broken branches. Somewhat low live-crown ratio. Dense vines on trunk at base.	REMOVAL

Note: All individual tree locations on property located by planimetric survey.

NOTE:  
THIS PLAN IS APPROVED IN ACCORDANCE WITH THE FOLLOWING VARIANCE FROM THE STRICT REQUIREMENTS OF SUBTITLE 25 APPROVED BY THE PLANNING DIRECTOR ON JANUARY 7, 2019:  
1. THE REMOVAL OF ONE SPECIMEN TREE (SECTION 25-122(b)(1)(G)) ST-1.1c

6 CHAMPION, SPECIMEN & HISTORIC TREE TABLE

Woodland Conservation Worksheet for Governmental and Linear Projects in Prince George's County		
SECTION 1-Establishing Site Information		
1 Property Description or Name:	Brandywine Maintenance Facility	
2 Project Location:	12911 Cherry Tree Crossing Road	
3 TCP2 Number:	TCP2-021-2018	Rev. No: -00
4 NRI Number:	NRI-124-2018	Rev. No: -00
5 Zone:	R-R	
6 Gross Tract:	6.63 acres	
7 Project Area/Limits:	6.71 acres	
SECTION 2-Determining Requirements		
8 Existing Woodland in Project Limits = WCT	2.44	or 36.36%
9 Woodland Cleared in Project Limits	2.44	
10 Total area of woodland cleared (subject to 1:1 replacement)	2.44	
11 Off-Site Woodland Conservation Provided (afforestation)	0.00	
12 Off-Site Woodland Conservation Provided (preservation)	0.00	
13 Woodland Conservation Requirement:	2.44 acres	
SECTION 3-Meeting the Requirements		
14 Woodland Preserved	0.00	
15 Afforestation/Reforestation	0.00	Bond amount \$ -
16 Natural Regeneration	0.00	
17 Landscape Credit	0.00	
18 Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	
19 Forest Enhancement Credit (Area * 25)	0.00	
20 Street Tree Credit (Existing or 10-year canopy coverage)	0.00	
21 Prior Credit for Off-site Woodland Conservation	0.00	
22 Current Credit for Off-site Woodland Conservation	2.44	
23 Off-site Woodland Conservation provided (afforestation)	0.00	
24 Off-site Woodland Conservation provided (preservation)	0.00	
25 Area Approved for Fee-in-lieu/PFA	0.00	Fee amount: \$0.00
26 Area Approved for Fee-in-lieu/PFA	0.00	Fee amount: \$0.00
27 Woodland Conservation Provided	2.44 acres	
28 Prepared by:	David Norden	Date

NOTE:  
2.36 Ac. WOODLAND IN GROSS TRACT AREA  
0.08 ACRES FOREST WITHIN PROPOSED SANITARY EASEMENT OFF-SITE.  
TOTAL WOODLAND IN PROJECT AREA = 2.44 ACRES

3 WOODLAND CONSERVATION WORKSHEET

Bignell Watkins Hasser  
ARCHITECTS P.C.

ONE PARK PLACE SUITE 260 ANNAPOLIS, MARYLAND 21401

Maryland: (301) 261-8228 Baltimore: (410) 841-6595  
MD Fax: (410) 224-4443 Annapolis: (410) 224-2727

Website: www.bghwa.com

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ARCHITECT

CONTACT:  
GREG GILBERT RA  
MICHAEL MATULA

CIVIL ENGINEER

DELON HAMPTON AND ASSOCIATES

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SILVER SPRING, MD 20910  
TEL: (301) 585-9100  
FAX: (301) 585-6486  
CONTACT: MAMO ASSEFA

STRUCTURAL ENGINEER

AOTEK ENGINEERS INC.

97 MONOCACY BLVD SUITE H  
PATRICK EAST BUSINESS CENTER  
FREDERICK, MD 21701  
TEL: (301) 862-4408  
FAX: (301) 862-7484  
CONTACT: SHAWN BENJAMINSON

MECHANICAL, ELECTRICAL  
& PLUMBING ENGINEER

WEIGAND ASSOCIATES, INC.

20270 GOLDENROD LANE, SUITE 260  
GERMANTOWN MD 20876  
TEL: (301) 540-9060  
FAX: (301) 540-9061  
CONTACT: MONA HATAMI  
DAVE MRRICH

Revision Schedule

#	Date	Revision
1	1/3/19	TPC2 Revision
1	1/9/19	TPC2 Revision

DESIGN  
DEVELOPMENT

Client:  
PRINCE GEORGE'S COUNTY,  
MARYLAND

Location:  
12911 CHERRY TREE CROSSING,  
BRANDYWINE, MD 20613

Project:  
BRANDYWINE MAINTENANCE  
FACILITY

TCP2  
1 OF 2

Drawn by:  
DN

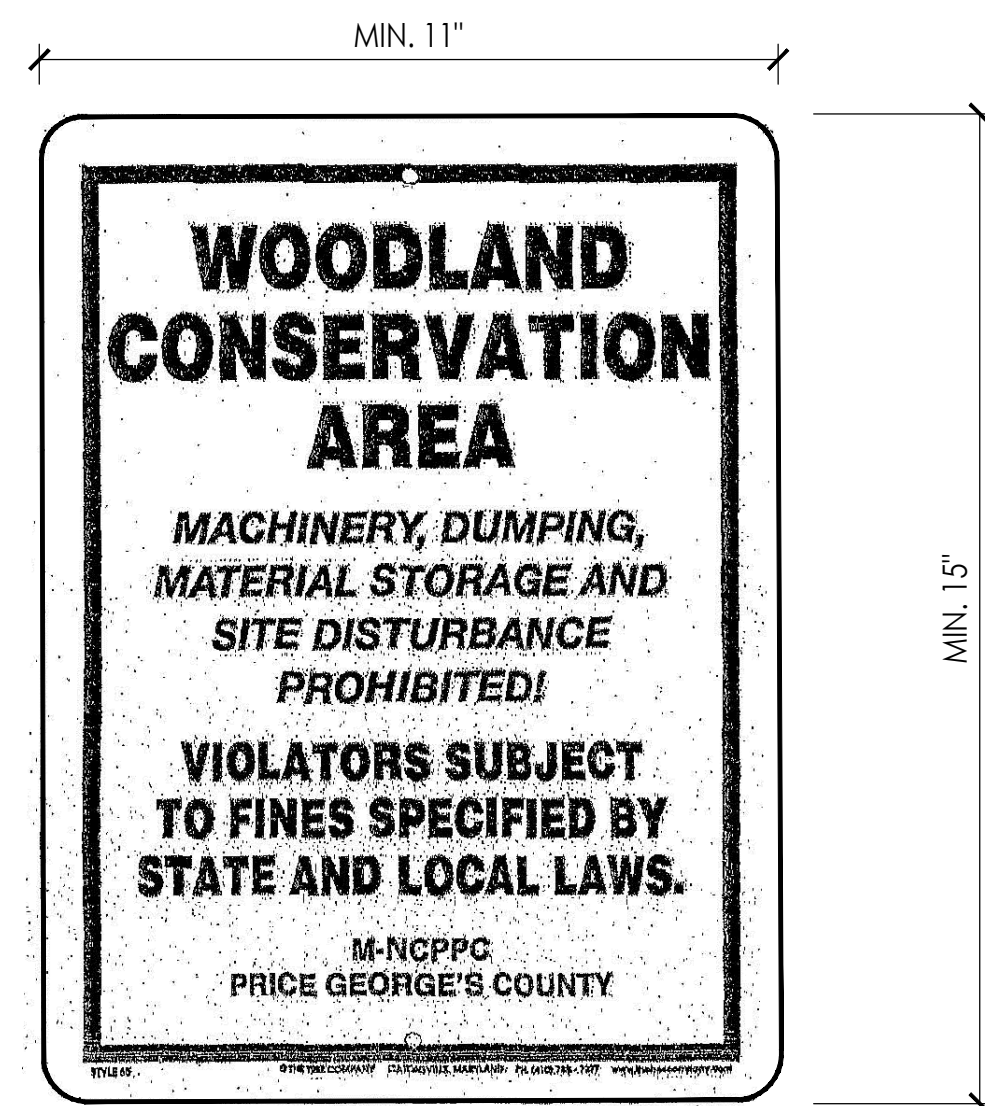
Project No:  
17102

Date:  
01/03/19

Professional Certification  
I certify that these documents were prepared or approved by me, and that I am a duly licensed engineer under the laws of the State of Maryland.  
License No. Expiration Date

C 8.00

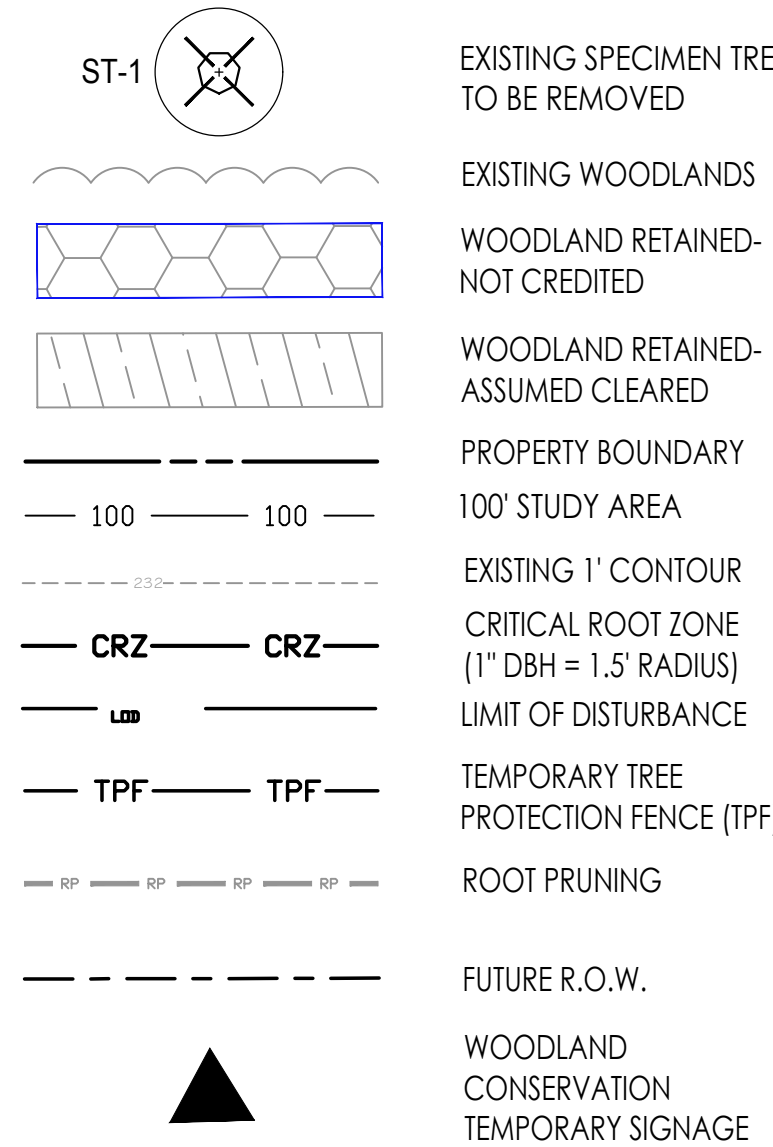




- NOTE:
1. ATTACH SIGNS TO TEMPORARY TREE PROTECTION FENCE 12" BELOW TOP OF SILT FENCE
  2. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
  3. INSTALL SIGNS AT THE SAME TIME AS TREE PROTECTION FENCE.

### 5 WOODLAND CONSERVATION AREA SIGN

NTS



### 3 LEGEND

NTS

I/We ABDULRAHMAN O. SAADY 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.

Abdulrahman O. Saady Date 1/3/19

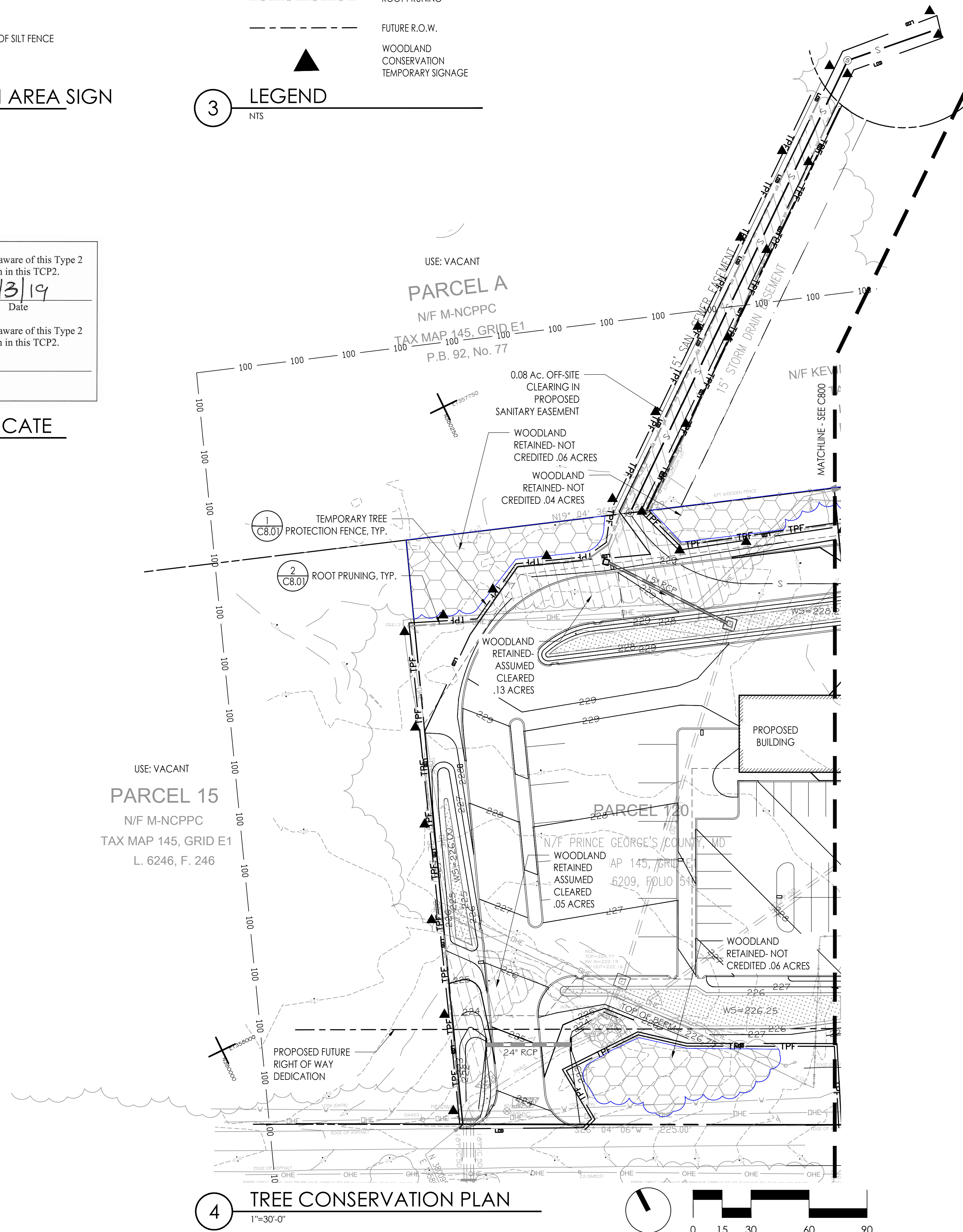
Owner or Owners Representative

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.

Contract Purchaser \_\_\_\_\_ Date \_\_\_\_\_

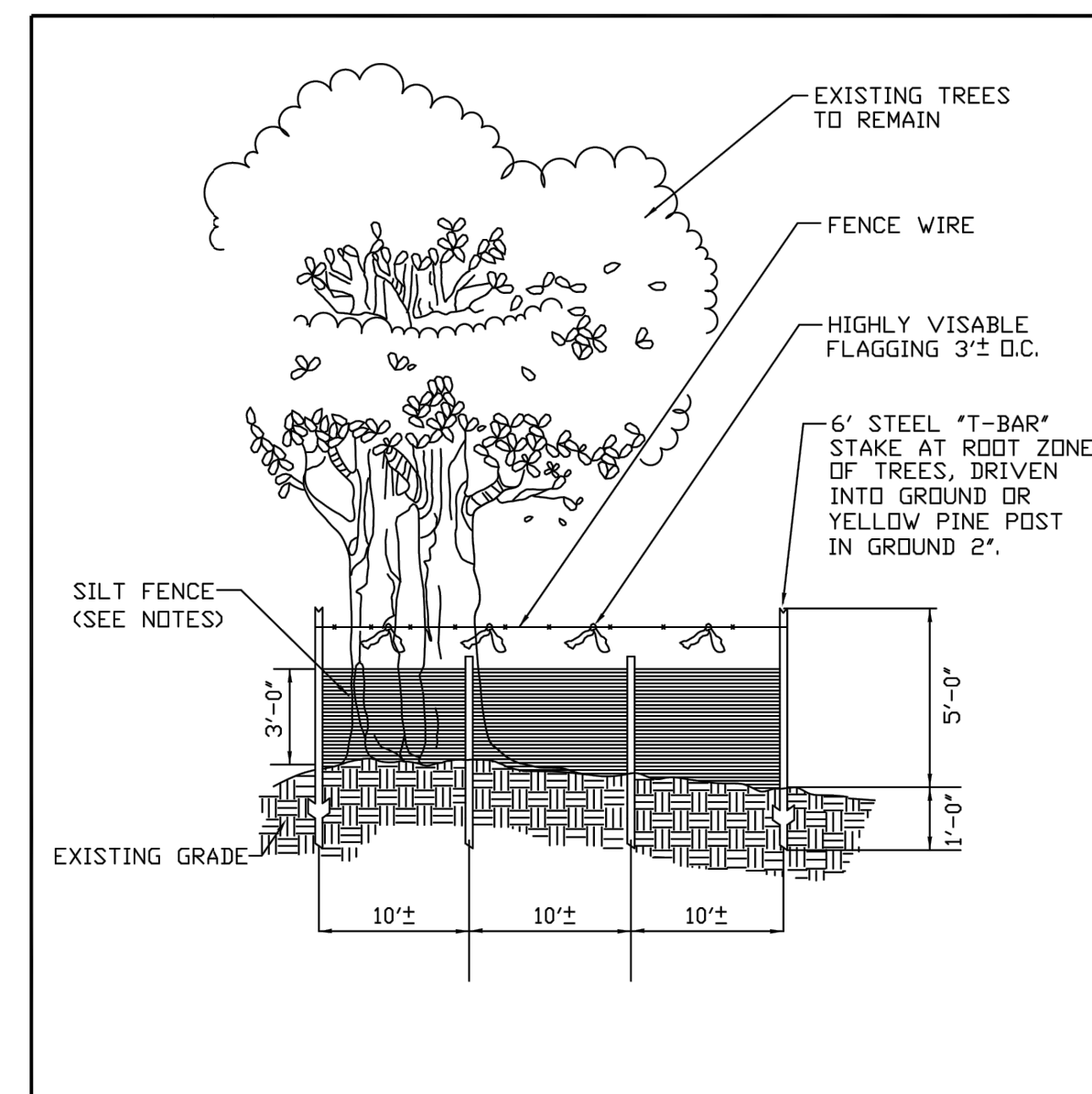
### 6 OWNER'S AWARENESS CERTIFICATE

NTS



### 4 TREE CONSERVATION PLAN

1"=30'-0"



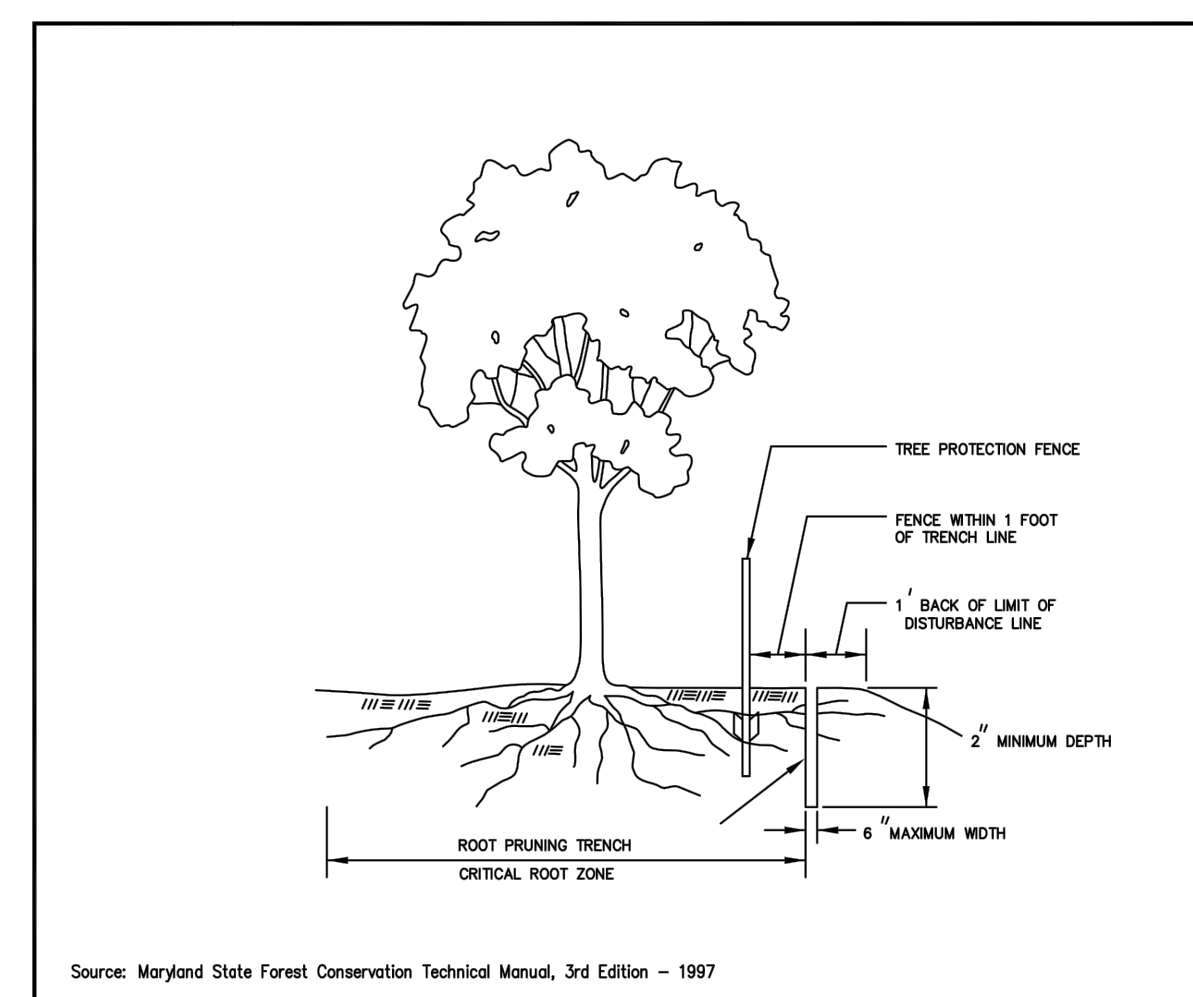
- NOTES:
1. SILT FENCE TO BE HEED TO SOIL.
  2. WIRE, SNOW FENCE, ETC. FOR TREE PROTECTION ONLY.
  3. BOUNDARIES OF RETENTION AREA WILL BE ESTABLISHED AS PART OF THE TREE CONSERVATION PLAN REVIEW PROCESS.
  4. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
  5. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
  6. DEVICE SHOULD BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION.
  7. PROTECTION SIGNS ARE ALSO REQUIRED.
  8. LOCATE FENCE OUTSIDE THE CRITICAL ROOT ZONE.

### (TEMPORARY) TREE PROTECTION FENCE (TPF) COMBINATION SILT FENCE & TREE PROTECTION

August 2010 A-4, DET-8

### 1 TEMPORARY TREE PROTECTION FENCE

NTS



- 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 VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

### ROOT PRUNING

August 2010 A-4, DET-10

### 2 ROOT PRUNING

NTS

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-021-2018			
Approved by	Date	DRD #	Reason for Revision
00	Kim A. Finch	1/10/2019	
01			
02			
03			
04			
05			
06			

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### ARCHITECT

CONTACT:  
GREG GILBERT RA  
MICHAEL MATULA

### CIVIL ENGINEER

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8403 COLESVILLE ROAD, SUITE 600  
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TEL: (301) 585-5100  
FAX: (301) 585-5486  
CONTACT: MAMO ASSEFA

### STRUCTURAL ENGINEER

ADTEK ENGINEERS INC.

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PATRICK EAST BUSINESS CENTER,  
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TEL: (301) 862-4408  
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DAVE MRRICH

### Revision Schedule

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### DESIGN DEVELOPMENT

Client:  
PRINCE GEORGE'S COUNTY,  
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Location:  
12911 CHERRY TREE CROSSING,  
BRANDYWINE, MD 20613

Project:  
BRANDYWINE MAINTENANCE  
FACILITY

### TCP2 2 OF 2

Drawn by:  
DN

Project No:  
17102

Date:  
01/03/19

Professional Certification  
I certify that these documents were prepared or approved by me, and that I am a duly licensed engineer under the laws of the State of Maryland.  
License No. \_\_\_\_\_ Expiration Date \_\_\_\_\_

### C 8.01