

LEGEND:

- MATCH LINE SEE SHEET 4 OF 4

MATCH LINE SEE SHEET 2 OF 4

P12
Clifton Hawkins, et al
P513/181

Parcel 282
Gregory K Hayw
4121/355

S55°08'16"E

Wilbert E. Hawkins Jr, Trustee
11482/231

Parcel 4
Wilbert E. Hawkins Jr., Trustee

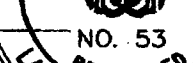


- OWNER/DEVELOPER:**

MD. NAT'L. PARK. & PL. COMM.
 (BRIDGE) "COUNTY"
 FEB 19 1970
 COUNTYWIDE PLANNING
 ENVIRONMENTAL PLANNING SECTION

LANDSCAPE PLAN CERTIFIED BY:


GARY R. BUSSON
REGISTERED LANDSCAPE ARCHITECT
MD. # 53



DATE 2-1-17

REVISIONS

DATE: JAN., 2012	
DWN. P.I.	CHECKED PAV

SCALE: 1"=30'

PROJECT/FILE NO.
03011

SHEET NO.
1 OF 5

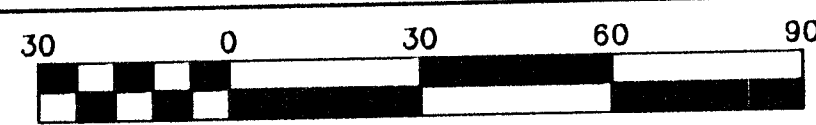
LOTS 1-4, 11-16
BRANDYWOOD
LIBER 7012 FOLIO 136
BRANDYWINE (11th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II

DATE: JAN., 2012	
DWN. P.I.	CHECKED PAV

SCALE: 1"=30'

SHEET NO.
1 OF 5



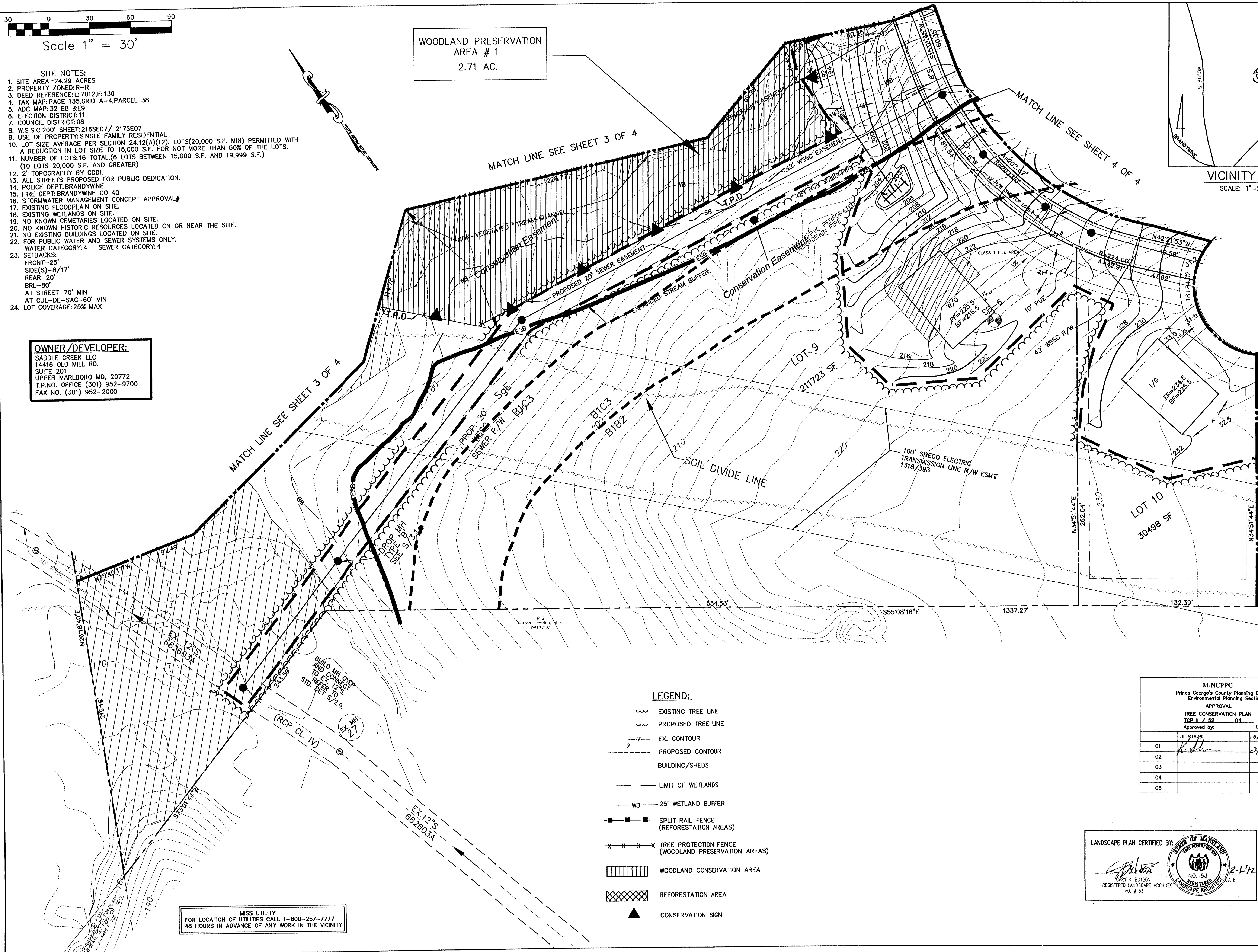
Scale 1" = 30'

- SITE NOTES:**
1. SITE AREA=24.29 ACRES
 2. PROPERTY ZONED: R-R
 3. DEED REFERENCE: L 7012.F.136
 4. TAX MAP: PAGE 135, GRID A-4, PARCEL 38
 5. ADC MAP: 52 EB & 59
 6. ELECTION DISTRICT: 11
 7. COUNCIL DISTRICT: 06
 8. W.S.S.C.200' SHEET: 216SE07/ 217SE07
 9. USE OF PROPERTY: SINGLE FAMILY RESIDENTIAL
 10. LOT SIZE AVERAGE PER SECTION 24.12(A)(12), LOTS(20,000 S.F. MIN) PERMITTED WITH A REDUCTION IN LOT SIZE TO 15,000 S.F. FOR NOT MORE THAN 50% OF THE LOTS.
 11. NUMBER OF LOTS: 16 TOTAL (6 LOTS BETWEEN 15,000 S.F. AND 19,999 S.F.) (10 LOTS 20,000 S.F. AND GREATER)
 12. 2' TOPOGRAPHY BY CDDI
 13. ALL STREETS PROPOSED FOR PUBLIC DEDICATION.
 14. POLICE DEPT: BRANDYWINE
 15. FIRE DEPT: BRANDYWINE CO 40
 16. STORMWATER MANAGEMENT CONCEPT APPROVAL#
 17. EXISTING FLOODPLAIN ON SITE.
 18. EXISTING WETLANDS ON SITE.
 19. NO KNOWN CEMETARIES LOCATED ON SITE.
 20. NO KNOWN HISTORIC RESOURCES LOCATED ON OR NEAR THE SITE.
 21. NO EXISTING BUILDINGS LOCATED ON SITE.
 22. FOR PUBLIC WATER AND SEWER SYSTEMS ONLY. WATER CATEGORY: 4 SEWER CATEGORY: 4
 23. SETBACKS:
FRONT-25'
SIDE(S)-8/17'
REAR-20'
BTL-80'
AT STREET-70' MIN
AT CUL-DE-SAC-60' MIN
 24. LOT COVERAGE: 25% MAX

OWNER/DEVELOPER:

SADDLE CREEK LLC
14416 OLD MILL RD.
SUITE 201
UPPER MARLBORO MD, 20772
T.P.NO. OFFICE (301) 952-9700
FAX NO. (301) 952-2000

WOODLAND PRESERVATION
AREA # 1
2.71 AC.



LEGEND:

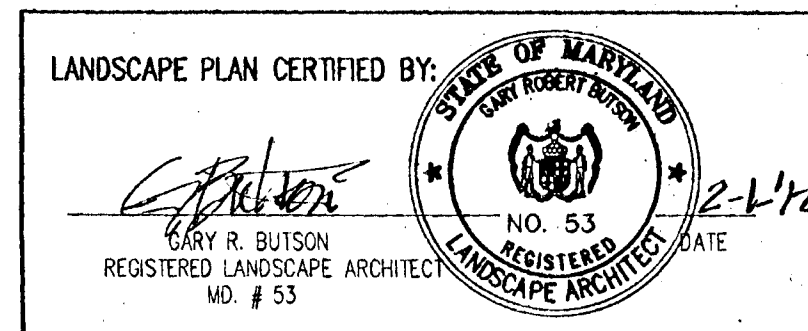
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EX. CONTOUR
- PROPOSED CONTOUR
- BUILDING/SHEDS
- LIMIT OF WETLANDS
- 25' WETLAND BUFFER
- SPLIT RAIL FENCE (REFORESTATION AREAS)
- TREE PROTECTION FENCE (WOODLAND PRESERVATION AREAS)
- WOODLAND CONSERVATION AREA
- REFORESTATION AREA
- CONSERVATION SIGN

MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

VICINITY MAP
SCALE: 1"=2000'

MATCH LINE SEE SHEET 1 OF 4

M-NCPPC Prince George's County Planning Department Environmental Planning Section		
APPROVAL		
TREE CONSERVATION PLAN		
TOP II / 52		
Approved by: 04 Date:		
01	J. STAGS	5/18/04
02		2/9/12
03		
04		
05		



LOTS 9&10
BRANDYWINE
LIBER 7012 FOLIO 136
BRANDYWINE (11th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II

REVISIONS

01/16/2012 REVISION
AS PER WSSC ESMT
COMMENTS BY FBH

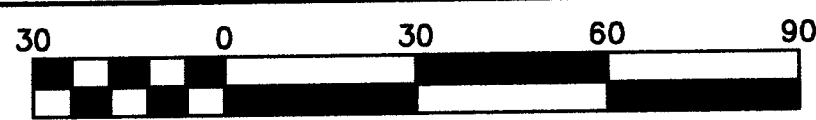
DATE: JAN., 2012
DWN. PJ
CHECKED PAV

SCALE: 1"=30'

PROJECT/FILE NO.
03011

SHEET NO.
2 OF 5

CDDI
CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 982-1781 FAX (301) 982-3501



Scale 1" = 30'

SITE NOTES:

1. SITE AREA=24.29 ACRES
2. PROPERTY ZONED: R-R
3. DEED REFERENCE: L: 7012.F: 136
4. TAX MAP: PAGE 135, GRID A-4, PARCEL 38
5. ADC MAP: 32 EB & E9
6. ELECTION DISTRICT: 11
7. COUNCIL DISTRICT: 06
8. W.S.S.C. 200' SHEET: 216SE07/ 217SE07
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12. 2' TOPOGRAPHY BY CDDI
13. ALL STREETS PROPOSED FOR PUBLIC DEDICATION.
14. POLICE DEPT: BRANDYWINE
15. FIRE DEPT: BRANDYWINE CO 40
16. STORMWATER MANAGEMENT CONCEPT APPROVAL #35792-2003-00(1-29-04)
17. EXISTING FLOODPLAIN ON SITE.
18. EXISTING WETLANDS ON SITE.
19. NO KNOWN CEMETARIES LOCATED ON SITE.
20. NO KNOWN HISTORIC RESOURCES LOCATED ON OR NEAR THE SITE.
21. NO EXISTING BUILDINGS LOCATED ON SITE.
22. FOR PUBLIC WATER AND SEWER SYSTEMS ONLY.
23. SETBACKS:
 - FRONT-25'
 - SIDE(S)-8/17'
 - REAR-20'
 - BRL-80'
 - AT STREET-70' MIN
 - AT CUL-DE-SAC-60' MIN
24. LOT COVERAGE: 25% MAX

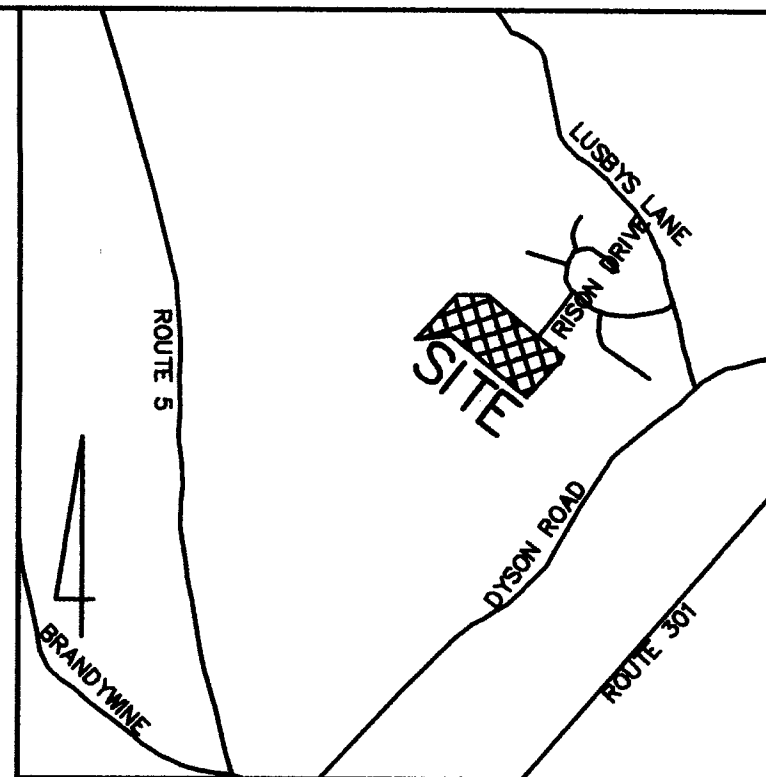
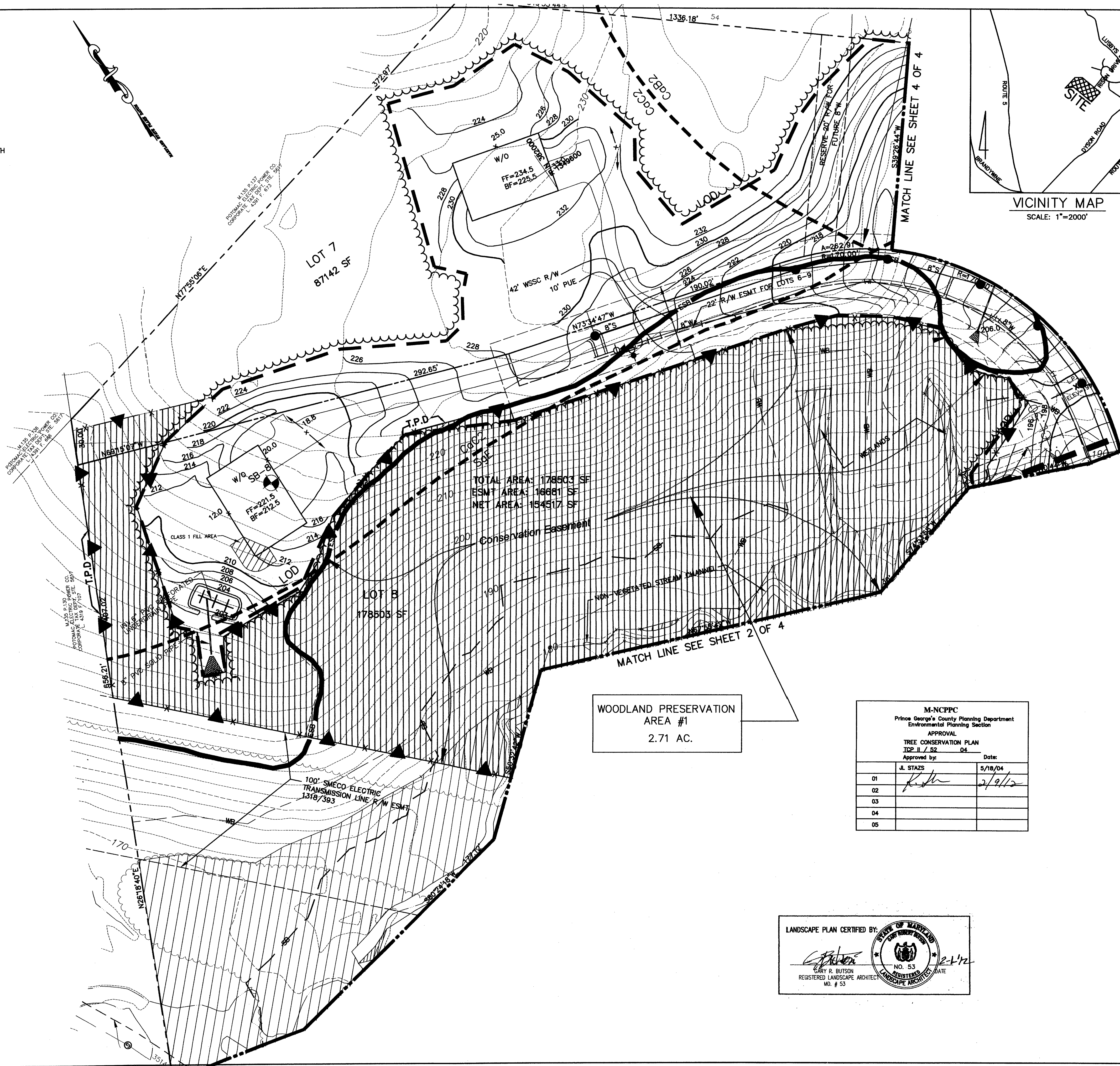
OWNER/DEVELOPER:

SADDLE CREEK LLC
14416 OLD MILL RD.
SUITE 201
UPPER MARLBORO MD, 20772
T.P.NO. OFFICE (301) 952-9700
FAX NO. (301) 952-2000

LEGEND:

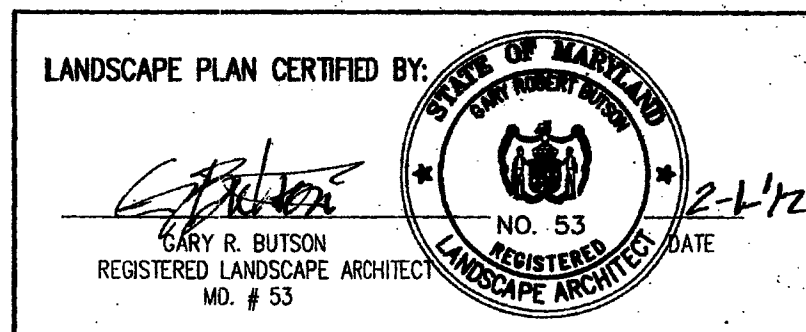
- EXISTING TREE LINE
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- SPLIT RAIL FENCE (REFORESTATION AREAS)
- TREE PROTECTION FENCE (WOODLAND PRESERVATION AREAS)
- WOODLAND CONSERVATION AREA
- REFORESTATION AREA
- CONSERVATION SIGN

MISS UTILITY
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48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY



VICINITY MAP
SCALE: 1"=2000'

M-NCPPC Prince George's County Planning Department Environmental Planning Section		
APPROVAL		
TREE CONSERVATION PLAN		
TCP II / 52 / 04		
Approved by:	Date:	
J. STAZS	5/18/04	
01	2/9/12	
02		
03		
04		
05		



LOTS 7&8
BRANDYWINE
LIBER 7012 FOLIO 136

BRANDYWINE (11th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II

REVISIONS

01/16/2012 REVISION
AS PER WSSC ESMT
COMMENTS. BY FBH

DATE: JAN., 2012

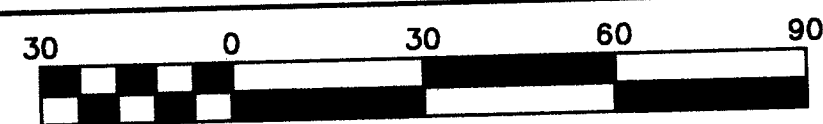
DWN. PJ CHECKED WE

SCALE: 1"=30'

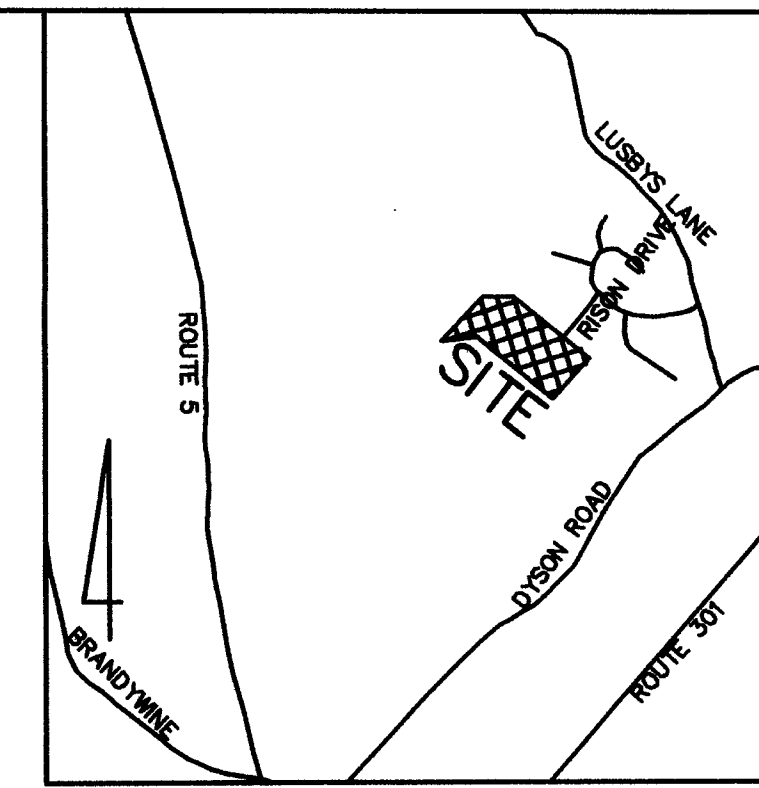
PROJECT/FILE NO. 03011

SHEET NO. 3 OF 5

CDDI
CAPITOL DEVELOPMENT DESIGN, INC.,
ENGINEERS - PLANNERS - SURVEYORS
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 982-1781



Scale 1" = 30'



VICINITY MAP
SCALE: 1"=2000'



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 982-1781

LOTS 5&6
BRANDYWINE
LIBER 7012 FOLIO 136
BRANDYWINE (11th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II

REVISIONS

01/16/2012 REVISION
AS PER WSSC ESMT
COMMENTS, BY FBH

DATE: JAN., 2012

DWN. PJ
CHECKED PAV

SCALE: 1"=30'

PROJECT/FILE NO.
03011

SHEET NO.
4 OF 5

LEGEND:

- EXISTING TREE LINE
- PROPOSED TREE LINE
- EX. CONTOUR
- PROPOSED CONTOUR
- BUILDING/SHEDS
- FLAGGED WETLANDS
- 25' WETLAND BUFFER
- TREE PROTECTION FENCE (WOODLAND PRESERVATION AREAS)
- CONSERVATION SIGN (50' APART)
- WOODLAND PRESERVATION AREA
- LIMIT OF 100 YEAR FLOODPLAIN
- 25' FLOODPLAIN BUILDING RESTRICTION LINE
- NON-VEGETATED STREAM CHANNEL
- 50' STREAM BUFFER
- EXPANDED STREAM BUFFER

OWNER/DEVELOPER:

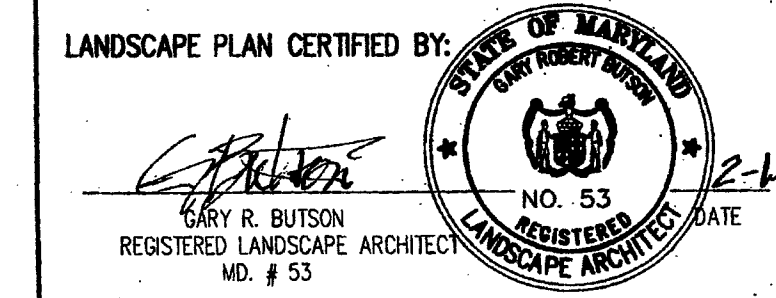
SADDLE CREEK LLC
14416 OLD MILL RD.
SUITE 201
UPPER MARLBORO MD, 20772
T.P.NO. OFFICE (301) 952-9700
FAX NO. (301) 952-2000

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48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY



WOODLAND PRESERVATION
AREA #2
4.36 AC.

M-NCPPC Prince George's County Planning Department Environmental Planning Section		
APPROVAL		
TREE CONSERVATION PLAN		
TCP II / S2 04		
Approved by: _____ Date: 5/18/04		
01	J. STAZZ	2/9/12
02		
03		
04		
05		



TCP NOTES

- Cutting or clearing of woodland not in conformance with this plan or without the express written consent of the Planning Director or designee shall be subject to a \$1.50 per square foot mitigation fee.
- The Department of Environmental Resources shall be contacted prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this plan.
- Property owners shall be notified by the Developer or contractor of any Woodland Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas, or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances to these areas. Upon the sale of the property the owner/developer or owners representative shall notify the purchaser of the property of any Woodland Conservation Areas.
- All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by the building official until all required activities have been satisfied.
- The location of all Tree Protection Devices (TPD's) shown on this plan shall be flagged or staked prior to the pre-construction meeting with the Sediment and Erosion Control Inspector from DER. Upon approval of the flagged or staked TPD locations by the Forest Resources Unit, installation of the TPD's may begin. TPD installation shall be completed prior to the installation of initial sediment controls. No cutting or clearing of trees may begin before final approval of TPD installation.

WOODLAND CONSERVATION AREA MANAGEMENT NOTES

Removal of Hazardous Trees or Hazardous 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 Department of Environmental Resources as dead, dying, or hazardous may be removed.

- A tree is considered hazardous if a condition is present which leads a Licensed Arborist or Licensed Tree Expert to believe that the tree or portion of the tree has a potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property damage.
- If a hazardous condition may be alleviated by corrective pruning, the Licensed Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the ANSI A-300 Pruning Standards (Trees, Shrub, and Other Woody Plant Maintenance—Standard Practices).
- Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the building or grading inspector if there is a valid grading or building permit for the subject lots or parcels on which the trees are located. Only after approval by the appropriate inspector may the tree be cut by chainsaw to near the existing ground level. The stump may not be removed or covered with soil, mulch, or other materials that would inhibit sprouting.
- Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly 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, thus encouraging decomposition. The smaller materials shall be placed into brush piles that will serve as wildlife habitat.

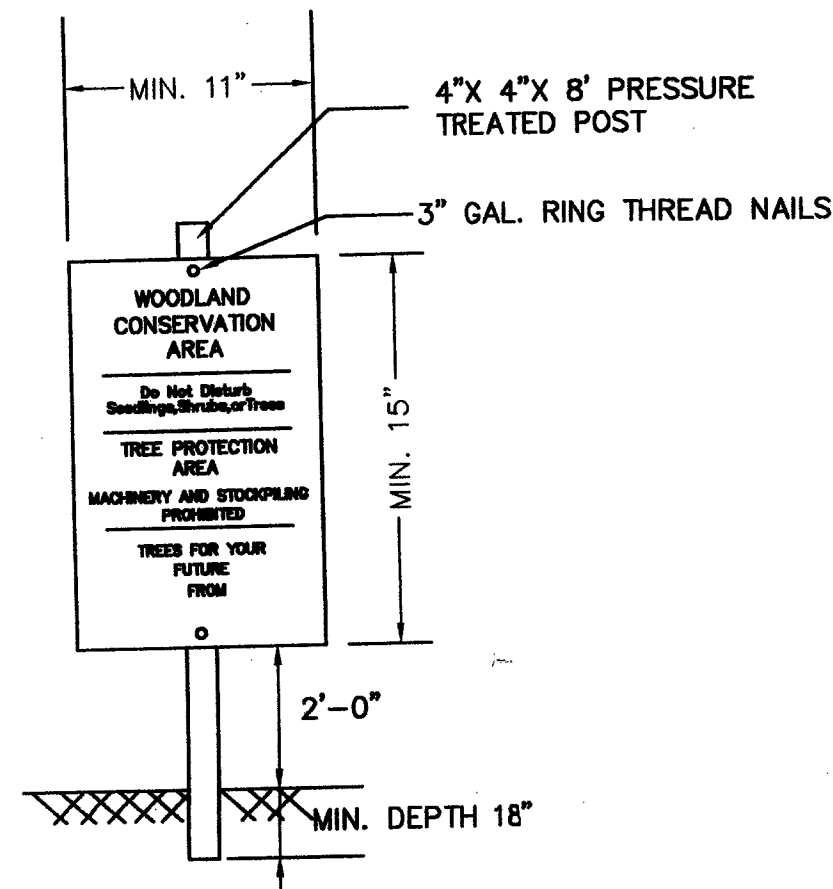
Removal of Hazardous Trees, Hazardous Limbs, Noxious Plants, or Non-Native Plants in Woodland Conservation Areas Owned by Individual Homeowners

- If the developer or builder no longer has an interest in the property, the home owner shall obtain a written statement from the Licensed Arborist or Licensed Tree Expert identifying the hazardous condition and proposed corrective measures prior to having the work conducted. The tree may then be removed by the arborist or tree expert. 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.
- The removal of noxious, invasive, and non-native plant species from the woodland conservation areas may be done with the use of hand-held equipment only, such as pruners or a chain saw. These plants may be cut near the ground and the 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 (2) inches diameter shall be cut to allow contact with the ground, thus 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 herbicide shall be done in accordance with the label instructions.

Note: The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.

Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

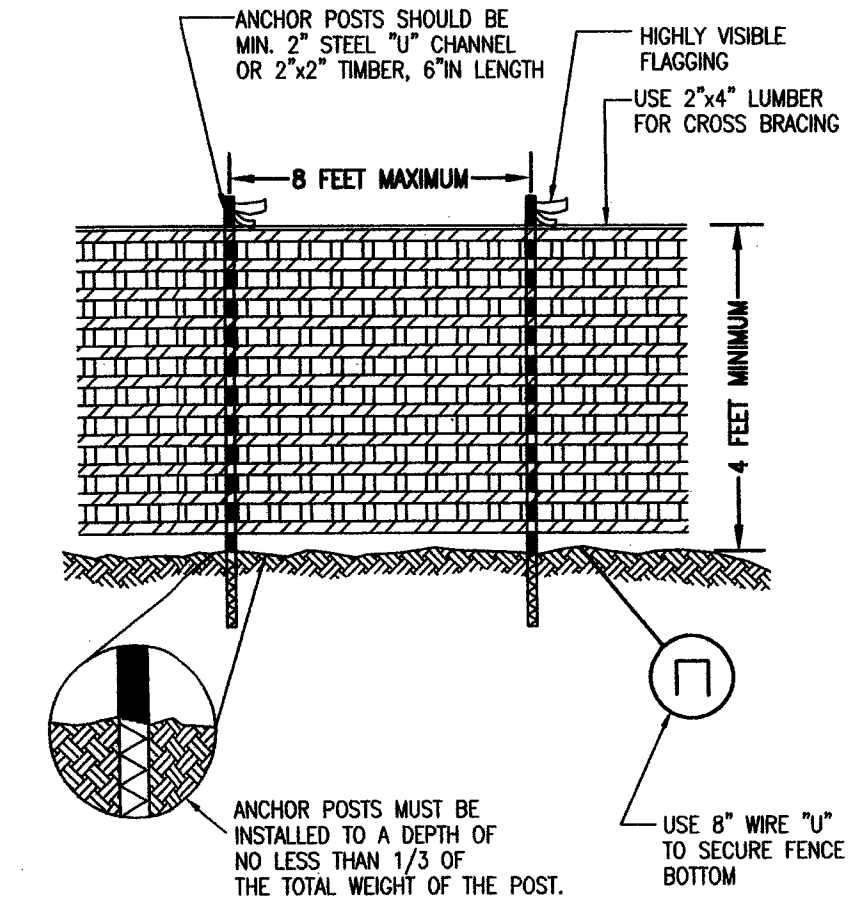
- A revised Tree Conservation Plan is required prior to clearing any woodland area which is not specifically identified to be cleared on the most recently approved Type II Tree Conservation Plan (TCP) on file in the office of the M-NCPPC, Environmental Planning Section located on the 4th floor of the County Administration Building located at 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772, phone 301-952-3650. Additional mitigation will be required for the clearing of all woodlands beyond that reflected on the approved plans. Although clearing may be allowed, it may be subject to additional replacement requirements, mitigation, and fees which must be reflected on TCP revisions approved by the M-NCPPC Environmental Planning Section.
- Homeowners or property owners may remove trees less than two (2) inches diameter, shrubs, and vines in woodland areas which are saved but not part of the Woodland Conservation requirements after all permits have been released for the subject property. This area may not be tilled or have other ground disturbances which would result in damage to the tree roots. Raking the leaves and overseeding with native grasses, native flowers or native ground covers is acceptable. Seeding with invasive grasses including any variety of Kentucky 31 fescue is not acceptable.



SIGNAGE

NOTES:

- ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
- SIGNS SHOULD BE PROPERLY MAINTAINED.
- AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
- SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
- SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
- LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
- SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.



NOTES:

- FOREST PROTECTION DEVICE ONLY.
- RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
- BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
- AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
- DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.
- PROTECTIVE SIGNAGE IS ALSO REQUIRED.

BLAZE ORANGE PLASTIC MESH

TREE PROTECTION FENCING
FOR WOODLAND PRESERVATION AREAS

INDIVIDUAL LOT CHART

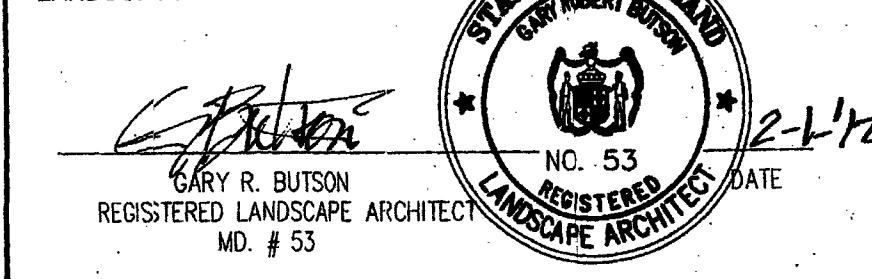
LOT #	LOT AREA(AC)	AREA CLEARED	AREA OF W.C. TREE SAVE	AREA OF REF./AFF.	AREA OF TREE SAVE(NOT INCLUDED)
1	1.11	0.29	0.82	—	—
2	0.54	0.31	0.22	—	0.01
3	0.39	0.26	0.12	—	0.01
4	0.50	0.20	0.29	—	0.01
5	1.62	0.77	0.85	—	—
6	2.59	0.53	2.06	—	—
7	2.00	0.90	0.04	—	1.02
8	4.10	1.05	2.13	—	0.35
9	4.86	0.78 + 0.03 F.P.	0.54	—	2.48
10	0.70	0.35	—	—	0.11
11	0.62	0.36	—	—	0.07
12	0.55	0.35	—	—	0.09
13	0.57	0.32	—	—	0.08
14	0.69	0.35	—	—	0.16
15	0.92	0.40	—	—	0.42
16	0.35	0.27	—	—	0.08

M-NCPPC Prince George's County Planning Department Environmental Planning Section

APPROVAL TREE CONSERVATION PLAN TOP II / 52 / 04

APPROVED BY:	DATE:
J. STAZS	5/18/04
01	
02	
03	
04	
05	

LANDSCAPE PLAN CERTIFIED BY:



Woodland Conservation Worksheet
for
Prince George's County

Zone: R-R
Gross Tract: 24.29
Floodplain: 1.34
Previously Dedicated Land: 0.00
Net Tract (NTA): 22.65

Property Description or Subdivision Name: BRANDYWOOD
Is this site subject to the 1989 Ordinance? N
Reforestation Requirement Reduction Questions
Is this one (1) single family lot? (y,n) N
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y,n) N
Is this a Mitigation Bank? N
Break-even Point (preservation) = 7.80 acres
Clearing permitted w/o reforestation = 12.85 acres

Woodland Conservation Calculations:

	Net Tract (acres)	Floodplain Impacts (acres)	Off-site (acres)
Existing Woodland	20.65	1.00	
Woodland Conservation Threshold (NTA) =	20.00%	4.59	
Smaller of a or b		4.59	
Woodland above WCT	16.06		
Woodland cleared	9.50	0.10	0.00
Smaller of d or e	9.50		
Clearing above WCT (0.25 : 1) replacement requirement	2.38		
Clearing below WCT (2:1 replacement requirement)	0.00		
Afforestation Threshold (AFT) =	15.00%	0.00	
Off-site Mitigation being provided on this property	0.00		
Woodland Conservation Required	7.07		

Woodland Conservation Provided:

	(acres)
Woodland Preservation	7.07
Afforestation / Reforestation	0.00
Area approved for fee-in-lieu	0.00
Credits for Off-site Mitigation on another property	0.00
Off-site Mitigation being provided on this property	0.00
Total Woodland Conservation Provided	7.07

Area of woodland not cleared 11.15 acres
Woodland retained not part of requirements: 4.06 acres

Prepared by: [Signature] Date: 1-20-12

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS

4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 982-1781 FAX (301) 982-1994

BRANDYWOOD

LIBER 7012 FOLIO 136

BRANDYWOOD (11TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II
DETAILS

REVISIONS

01/16/2012 REVISION
AS PER WSSC ESMT
COMMENTS: BY FBH

DATE: JAN, 2012

DWN. CHECKED
PJ PAV

SCALE:
AS SHOWN

PROJECT/FILE NO.
03011

SHEET NO.
5 OF 5