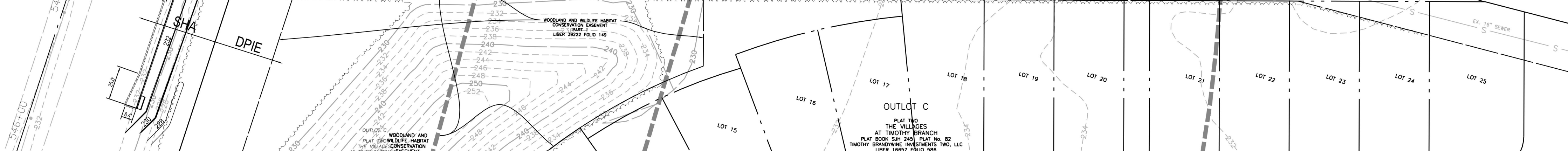


Prepared by: Michael Petrakis	<i>MAP</i>	3-18-2021
	Signed	Date



Signed: MAOL Date: March 18,

Michael Petrakis
Ben Dyer Associates, Inc.
11721 Woodmore Road, Mitchellville, Maryland 20721
Phone: (301) 430-2000 Email: mpetrakis@bendyer.com

1. This plan is submitted to fulfill the woodland conservation requirements for DSPS-2028. If DSPS-2028 expires, then this TCP2 also expires and is no longer valid.
2. 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 \$8.00 per square foot mitigation fee.
3. A pre-construction meeting is required prior to the issuance of grading permits. The Department of Permits, Inspection and Enforcement, shall be contracted 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.
4. The developer or builder of the lots or parcels shown on this plan shall notify the 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.
5. The owners of the property subject to this tree preservation plan are solely responsible for conformance to the requirements contained herein.
6. The property is within Environmental Strategy Area, ESA-2 and is zoned I-1 (Light Industrial).
7. The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
8. The site is adjacent to Robert Crain Highway (US Route 301) which is classified as a Freeway.
9. This plan is not grandfathered under CB-27, 2010, Sections 25-177(g).
10. 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 H-N-COPD. Planning Director prior to issuance of any permit for the associated plan.

2. The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). These plants may be cut near the ground and material less than two inches diameter may be removed from the area and disposed of appropriately. All stems of 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.
3. The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-growing 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.
4. 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.

Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	1315
Administrative	PG Traffic Analysis Zone (TAZ-PG)	5172

Regulated streams (linear feet of centerline)	0 lf
Riparian (wooded) buffer up to 300 feet wide	0 lf


02				
03				
04				
05				
06				

BRANDYWINE COMMERCIAL CENTER
PROPOSED LOT 1 & OUTLOT A (EX. PARCEL 14)

GRAPHIC SCALE

GENERATION PROPERTIES LLC
3150 WEST WARD ROAD, SUITE 400
DUNKIRK, MD 20754
ATTN: RICK BAILEY

JAMES R. SCHRAF LIVING TRUST
1001 WAYSON WAY
DAVIDSONVILLE, MD 21035
ATTN: JAMES SCHRAF

 Michael Petros Qualified Professional COMAR 08.19.06.01					COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC.			
	DATE		DESCRIPTION		BY	DRAWN BY SAB	DESIGNED BY MP	CHECKED BY WC
REVISIONS					SCALE 1"=50'	CROWN NO. 		54.004-Z
1"=50'-PROJ. B05052-CROWN/CROWN-PAIR 1A 1/22/2021 9:44:59 AM					DATE MAY 2020			