

ELECTION DISTRICT No. 11 BRANDYWINE
PRINCE GEORGE'S COUNTY, MARYLAND



IFY THAT THESE
RE PREPARED
Y ME, AND
Y LICENSED
LANDSCAPE
ER THE LAWS
F MARYLAND."

This plan is in accordance with the following variance from the strict requirements of Subtitle 25 approved by the Planning Board on (10/03/19): The removal of three specimen trees (Section 25-122(b)(1)(G), ST-1, a 30-inch Tulip Poplar, ST-2, a 33-inch White Oak, and ST-8, a 42-inch American Beech. ST-5, a 30 Red Oak has been retained during the design refinement from Preliminary Plan to Detailed Site Plan.

Prepared by: Steven Allison				04/19/2021
License Number:			Signature	Date

Cleared	
Cleared-1	37.64
TOTAL	37.64

Site Statistics	Total
Gross Tract Area	72.20 AC
Existing 100-year floodplain	2.97 AC
Net tract area	69.23 AC
Existing woodland in the floodplain	2.97 AC
Existing woodland net tract	69.23 AC
Existing woodland total	72.20 AC
Existing PMA	14.56 AC
Regulated streams (linear feet of centerline)	2.923 LF
Riparian (wooded) buffer up to 300 feet wide	31.02 AC

**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. 3845
EXPIRATION DATE: 10/16/21

Owner/Developer:
Stanley Martin Companies, LLC
6404 Ivy Ln. #600 Greenbelt MD 20770
Contact: Brandon Gurney
GurneyBJ@stanleymartin.com
Ph. (301) 636-6111

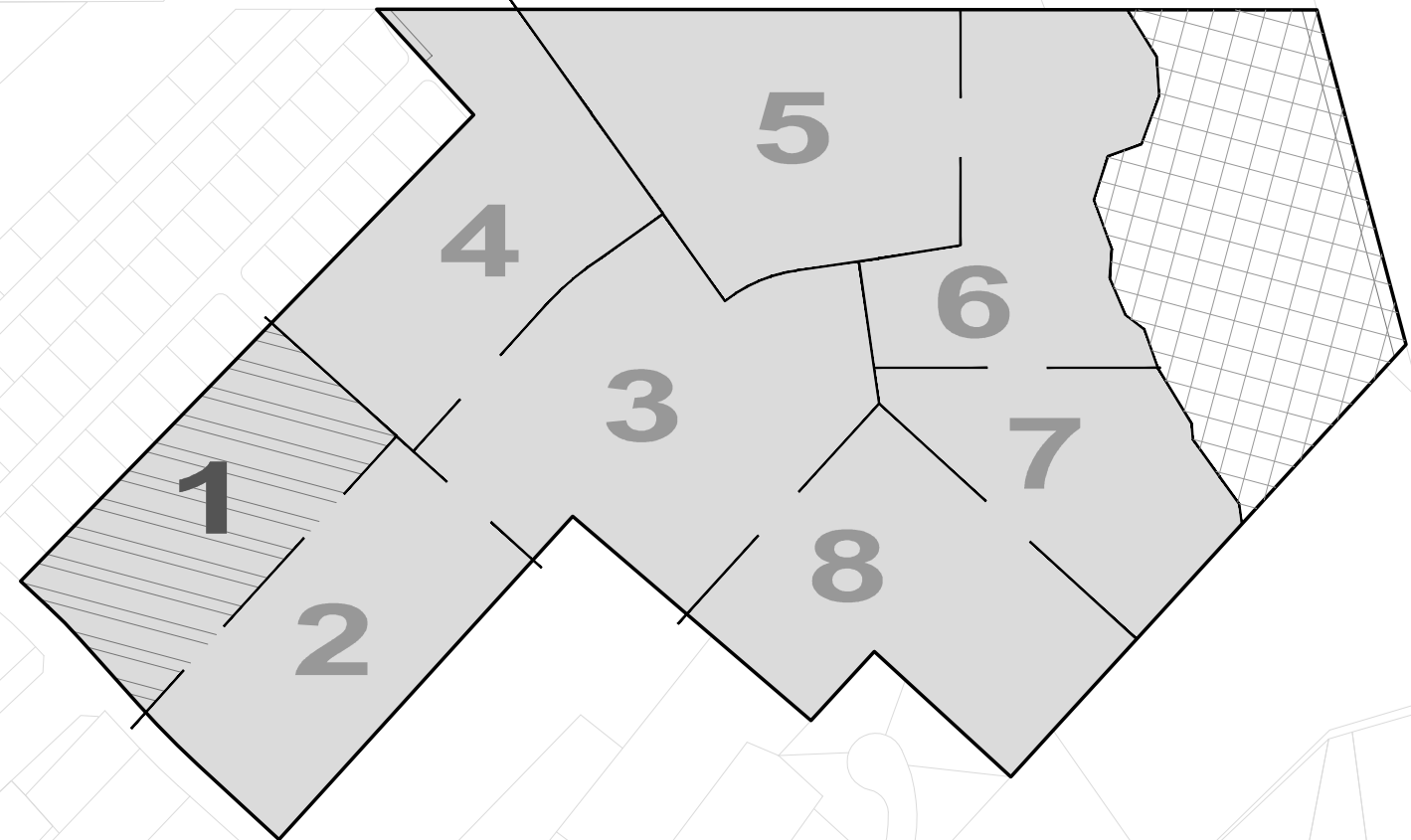
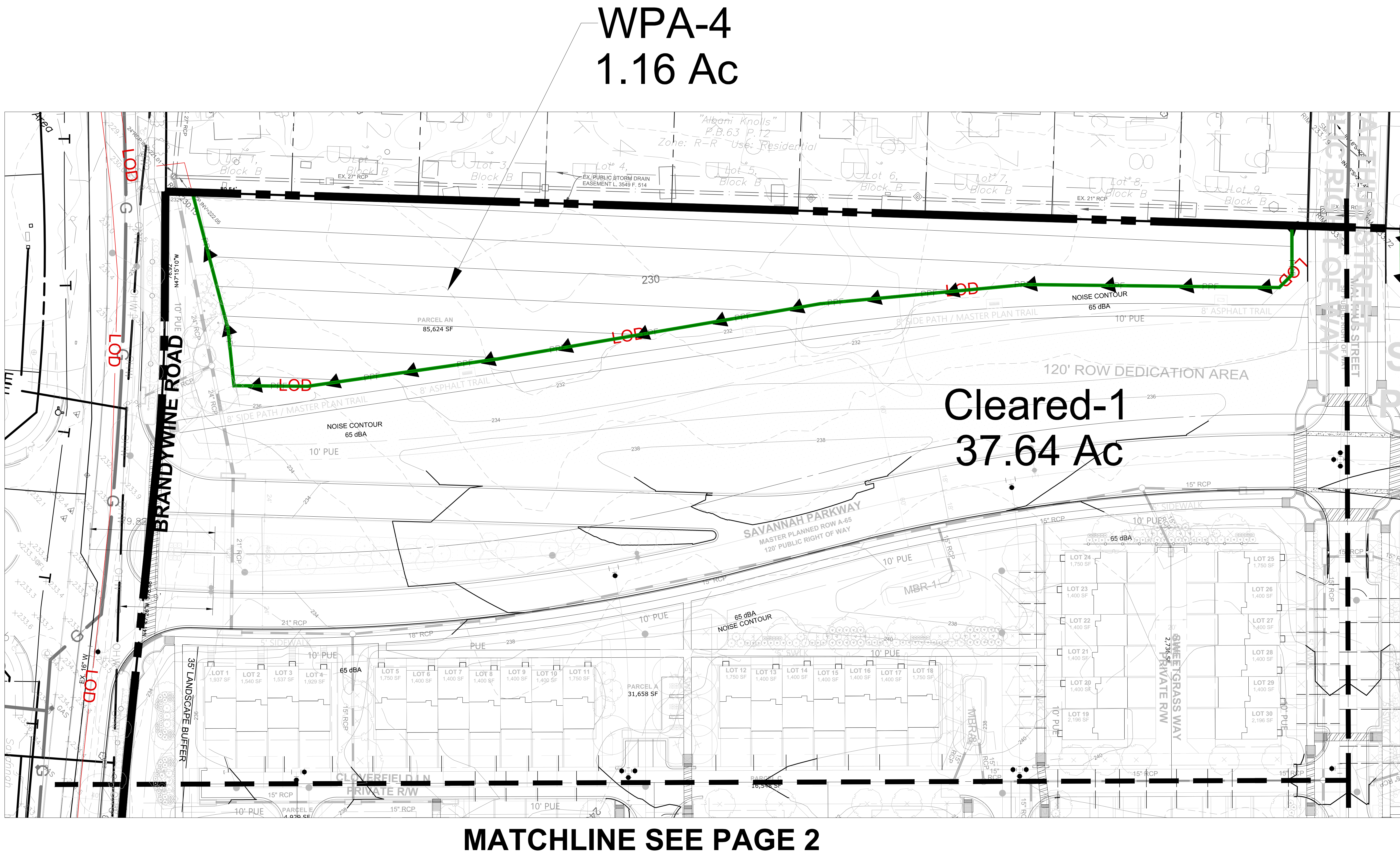
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CONSULTING

19847 Century Boulevard, Suite 200, Germantown, Maryland 20876
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

TYPE 2

TREE CONSERVATION PLAN

SCALE:	1"=200'
JOB No.	1225A1
DATE:	April 2021
SHEET No.	1 OF 10

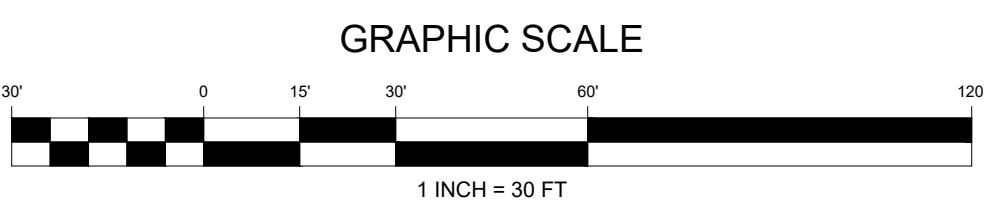
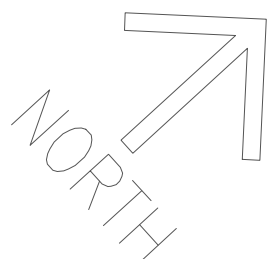


TCP2 KEY
1"=400'

- LEGEND:**
- EX. BOUNDARY LINE
 - EX. LOT LINE
 - EX. ESMT
 - EX. BLDG
 - EX. SIDEWALK
 - EX. PARKING STRIPING
 - EX. 10' CONTOUR LINE
 - EX. 2' CONTOUR LINE
 - EX. TREES
 - EX. WATER
 - EX. SEWER
 - EX. STORM DRAIN
 - EX. WETLAND
 - EX. WETLAND BUFFER
 - EX. PRIMARY MGMT AREA/ STREAM BUFFER
 - SB
 - EX. FLOODPLAIN
 - EX. PRIMARY MGMT AREA/ FLOODPLAIN
 - FP BRL
 - EX. FLOODPLAIN BRL
 - EX. POND
 - EX. UNMITIGATED 65 DB LINE
 - PR. LIMIT OF DISTURBANCE
 - PR. R.O.W.
 - PR. LOT LINE
 - PR. BLDG
 - PR. SIDEWALK
 - PR. PARKING STRIPING
 - PR. FACE OF CURB
 - PR. BACK OF CURB
 - PR. ROAD PAVEMENT
 - PR. SEWER
 - PR. WATER
 - PR. STORM DRAIN
 - PR. PUE
 - PR. EASEMENT
 - PR. WOOD FENCE
 - PR. ORNAMENTAL FENCE
 - REQUIRED LOT DEPTH
 - X
 - SPECIMEN TREE TO BE REMOVED
 - WOODLAND CLEARED (WCA)
 - WOODLAND PRESERVATION (WPA)
 - WOODLAND PRESERVATION - NOT CREDITED (WP-NC)
 - WOODLAND CLEARED OFF-SITE
 - PERMANENT TREE PROTECTION FENCE
 - TEMPORARY TREE PROTECTION FENCE
 - WOODLAND PRESERVATION SIGN
 - WOODLAND PRESERVATION AREA
 - WOODLAND PRESERVATION - NOT CREDITED AREA

MATCHLINE SEE PAGE 2

MATCHLINE SEE PAGE 4



REVISION	DATE	REVISION	DATE	REVISION	DATE

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BRANCH AVENUE MXT
11th Election District
Tax Map 134, Parcel 90
Prince George's County, Maryland
L.217161 F.26

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BASE DATA	BY	DATE
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REVIEWED		
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RELEASE FOR		
BY		DATE

**TYPE 2
TREE CONSERVATION PLAN**

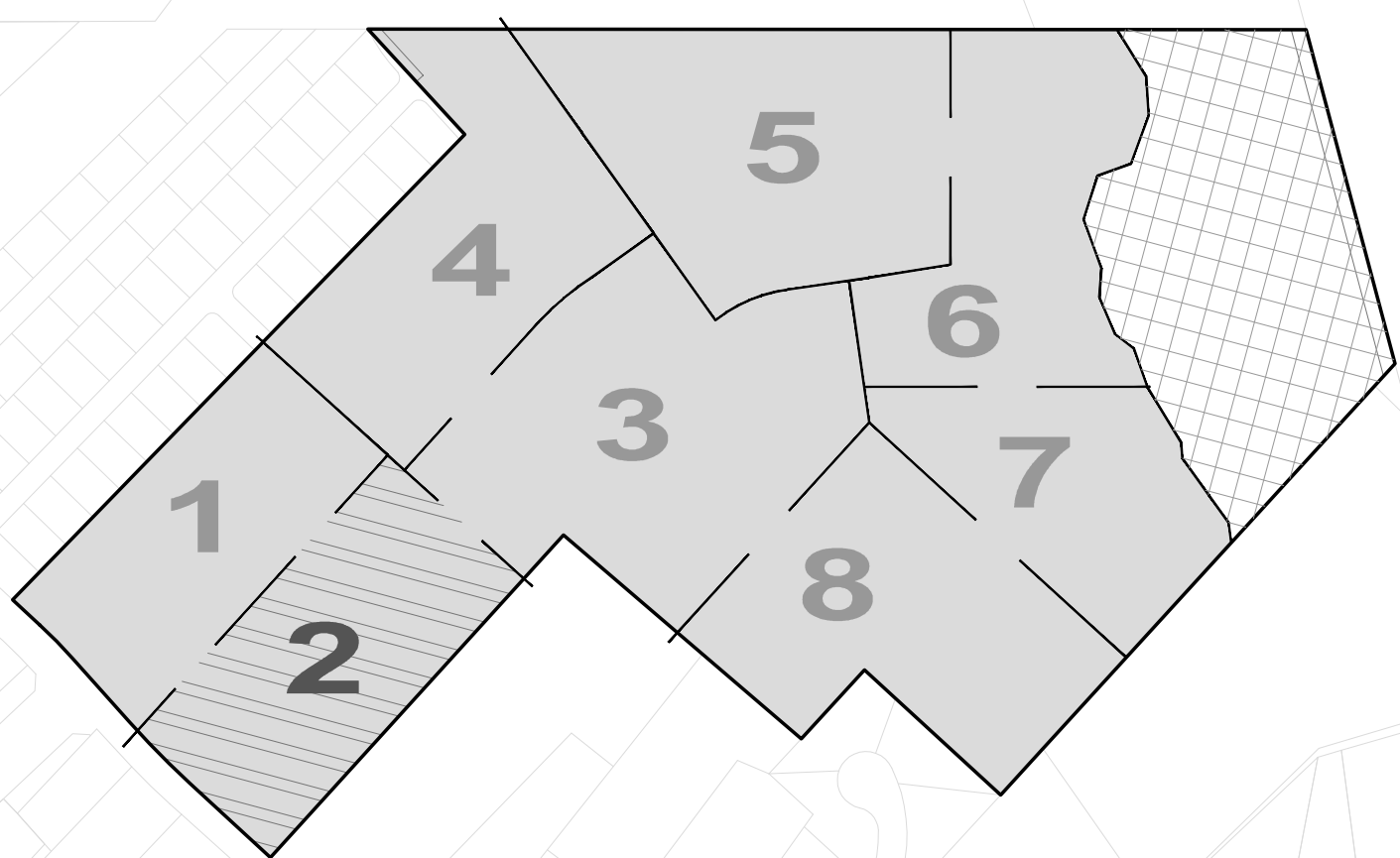
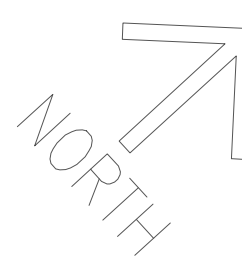
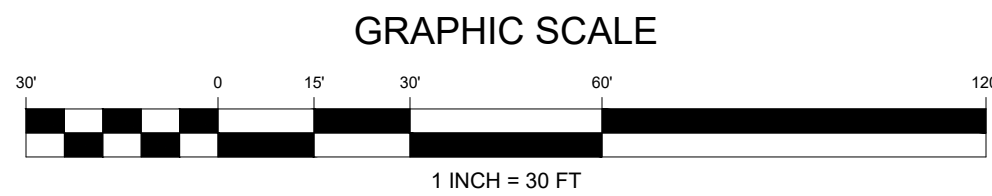
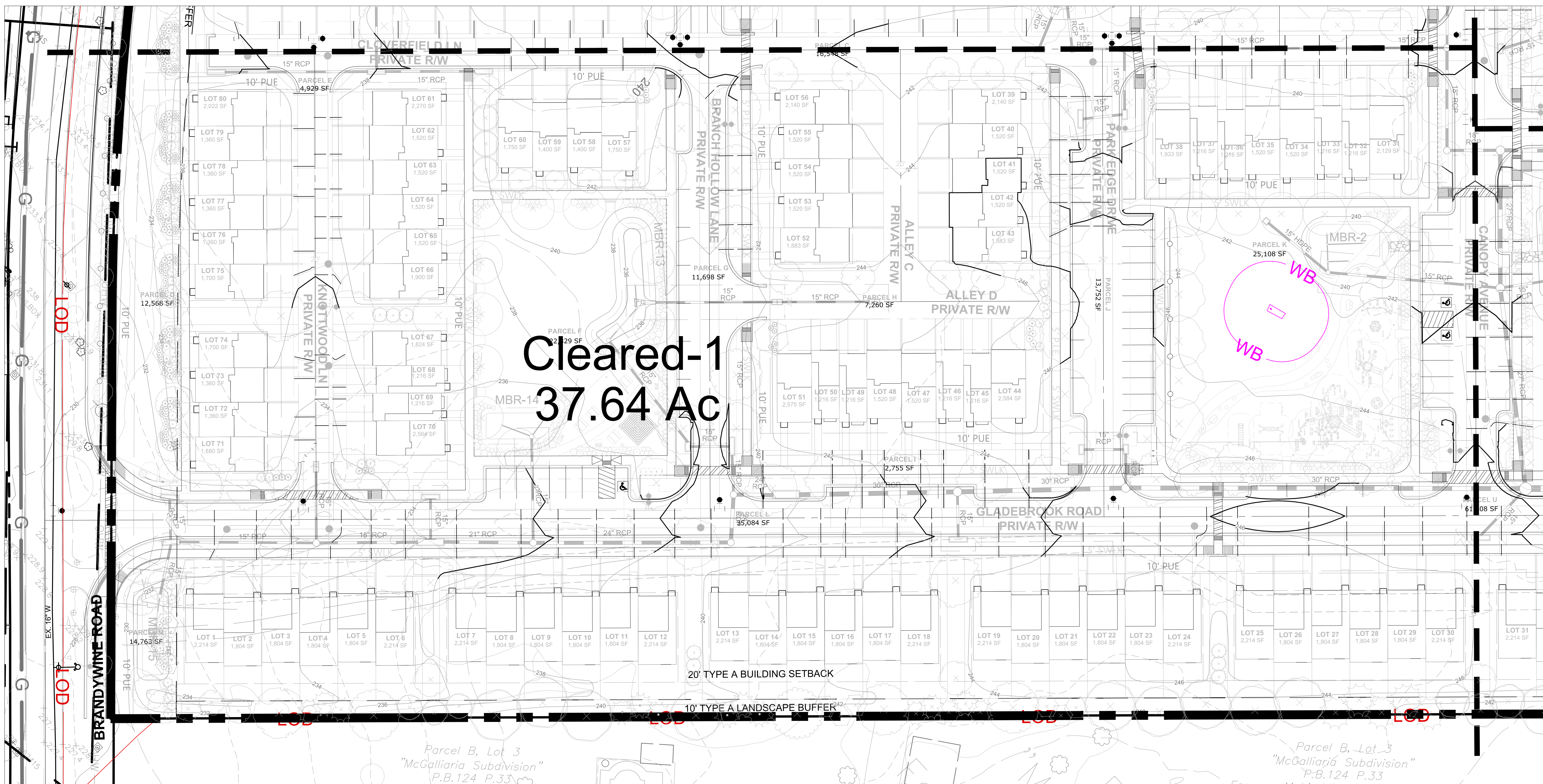
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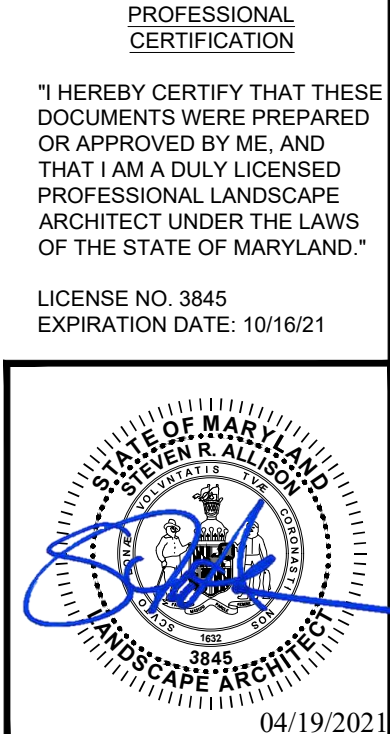
MATCHLINE SEE PAGE 1



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 - WOODLAND PRESERVATION AREA
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Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2 - 036 - 2020-01			
Approved by	Date	DRD #	Reason for Revision
00	PENDING	PENDING	DSP-20014 PHASE 1
01		DSP-19004	PHASE 2
02			
03			
04			
05			



REVISION	DATE	REVISION	DATE	REVISION	DATE

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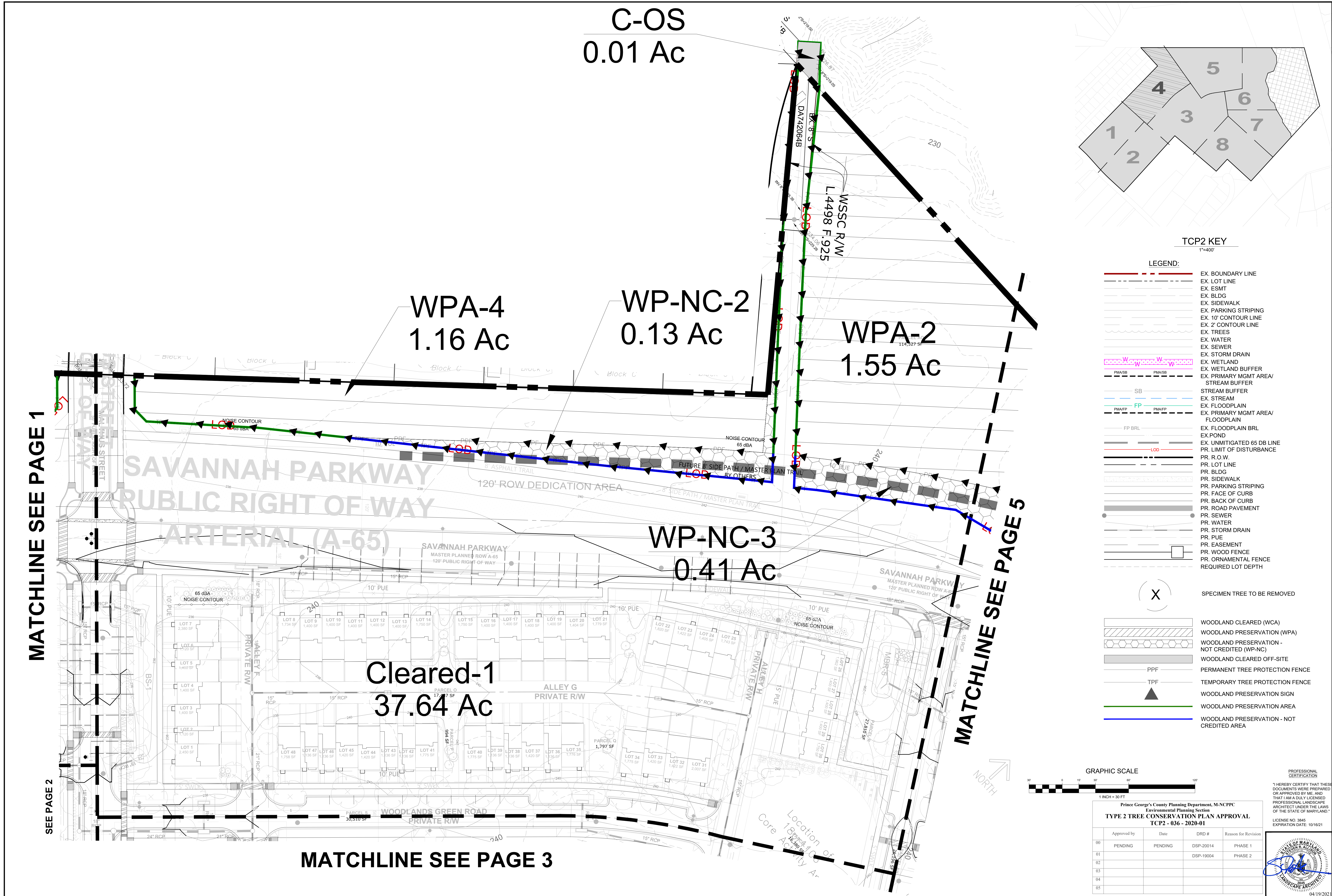
BRANCH AVENUE MXT
11th Election District
Tax Map 134, Parcel 90
Prince George's County, Maryland
L.217161 F.26

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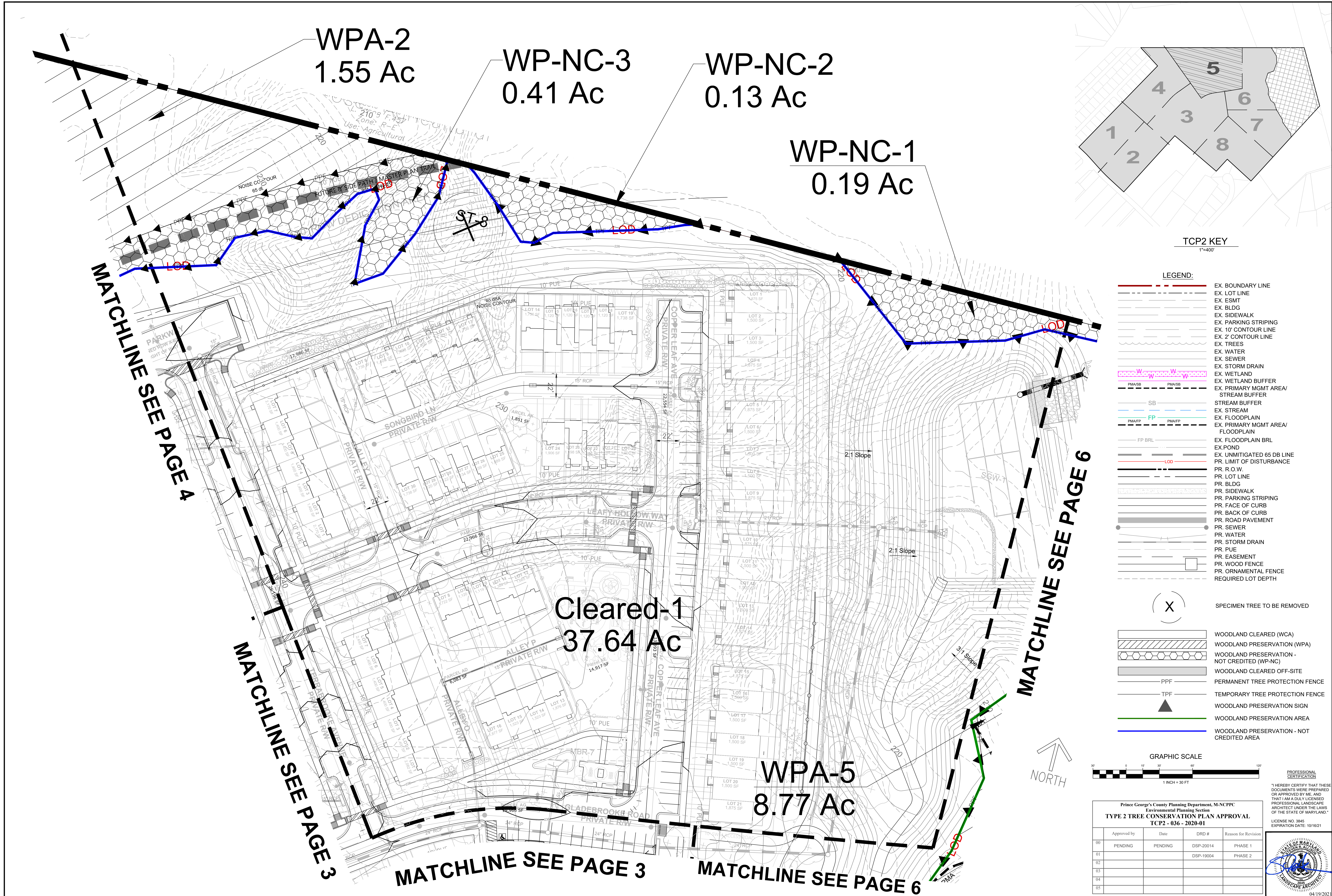
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REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
BY		DATE

**TYPE 2
TREE CONSERVATION PLAN**

SCALE: 1" = 30'
JOB No. 1225A1
DATE: April 2021
SHEET No. 3 of 10



REVISION	DATE	REVISION	DATE	REVISION	DATE	Owner/Developer: Stanley Martin Companies, LLC 6404 Ivy Ln, #600 Greenbelt MD 20770 Contact: Brandon Gurney GurneyBJ@stanleymartin.com Ph. (301) 636-6111	BRANCH AVENUE MXT 11th Election District Tax Map 134, Parcel 90 Prince George's County, Maryland L.217161 F.26	<div>RODGERS CONSULTING</div> <div>19847 Century Boulevard, Suite 200, Germantown, Maryland 20874 Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com</div>	BASE DATA	BY	DATE	TYPE 2 TREE CONSERVATION PLAN	SCALE: 1" = 30'
									JOB No. 1225A1				
									DATE: April 2021				
									SHEET No. 5 of 10				



REVISION		DATE	REVISION		DATE	REVISION		DATE	Owner/Developer: Stanley Martin Companies, LLC 6404 Ivy Ln, #600 Greenbelt MD 20770 Contact: Brandon Gurney GurneyBJ@stanleymartin.com Ph. (301) 636-6111	BRANCH AVENUE MXT 11th Election District Tax Map 134, Parcel 90 Prince George's County, Maryland L.217161 F.26	RODGERS CONSULTING 19847 Century Boulevard, Suite 200, Germantown, Maryland 20874 Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com	BY DATE			TYPE 2 TREE CONSERVATION PLAN	SCALE: 1" = 30'
												JOB No. 1225A1				
												DATE: April 2021				
												SHEET No. 6 of 10				

WP-NC-1
0.17 Ac

WPA-1
1.00 Ac

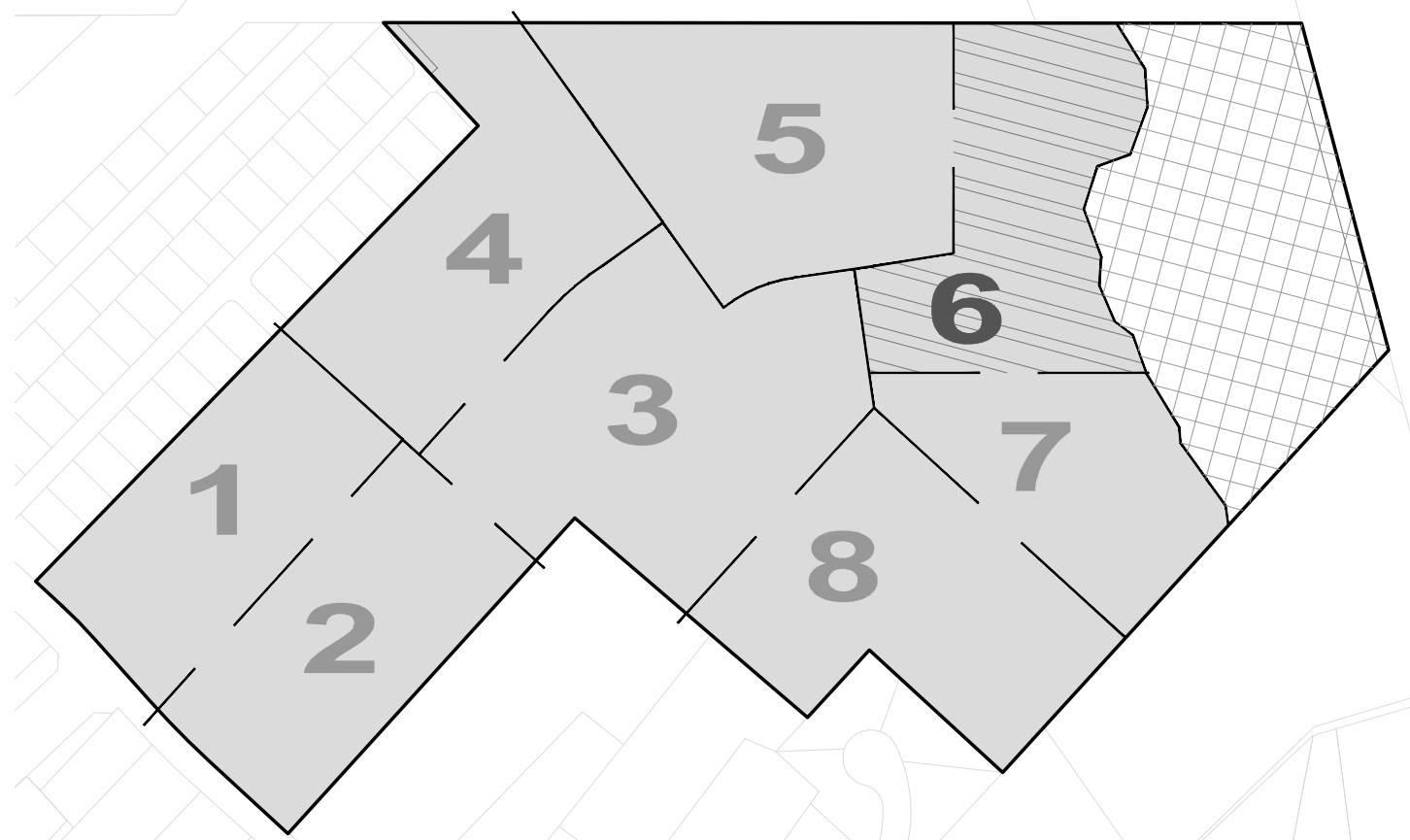
WPA-5
8.77 Ac

Cleared-1
37.64 Ac

Floodplain
1.99 Ac

PHASE 4

PHASE 1



TCP2 KEY
1"=400'

Area covered under
DSP-20014

MATCHLINE SEE PAGE 5

MATCHLINE SEE PAGE 3

MATCHLINE SEE PAGE 7

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. PARKING STRIPING
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREES
- EX. WATER
- EX. SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
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- EX. FLOODPLAIN
- EX. PRIMARY MGMT AREA/ FLOODPLAIN
- EX. FLOODPLAIN BRL
- EX. POND
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- PR. WATER
- PR. PUE
- PR. EASEMENT
- PR. WOOD FENCE
- PR. ORNAMENTAL FENCE
- REQUIRED LOT DEPTH

GRAPHIC SCALE
1" = 30 FT

WOODLAND CLEARED (WCA)
WOODLAND PRESERVATION (WPA)
WOODLAND PRESERVATION - NOT CREDITED (WP-NC)
WOODLAND CLEARED OFF-SITE
PERMANENT TREE PROTECTION FENCE
TEMPORARY TREE PROTECTION FENCE
WOODLAND PRESERVATION SIGN
WOODLAND PRESERVATION AREA
WOODLAND PRESERVATION - NOT CREDITED AREA

SPECIMEN TREE TO BE REMOVED

REVISION	DATE	REVISION	DATE	REVISION	DATE

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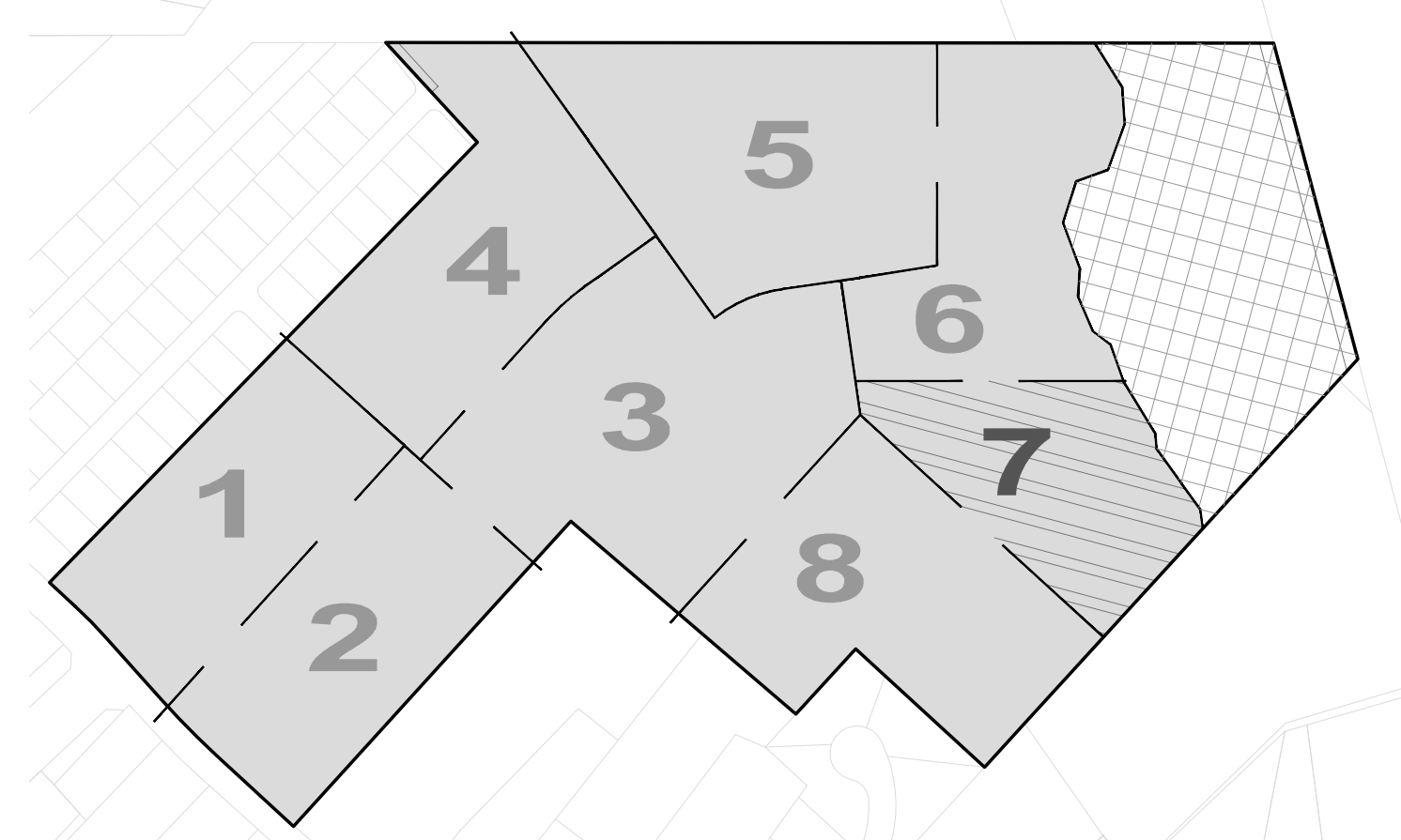
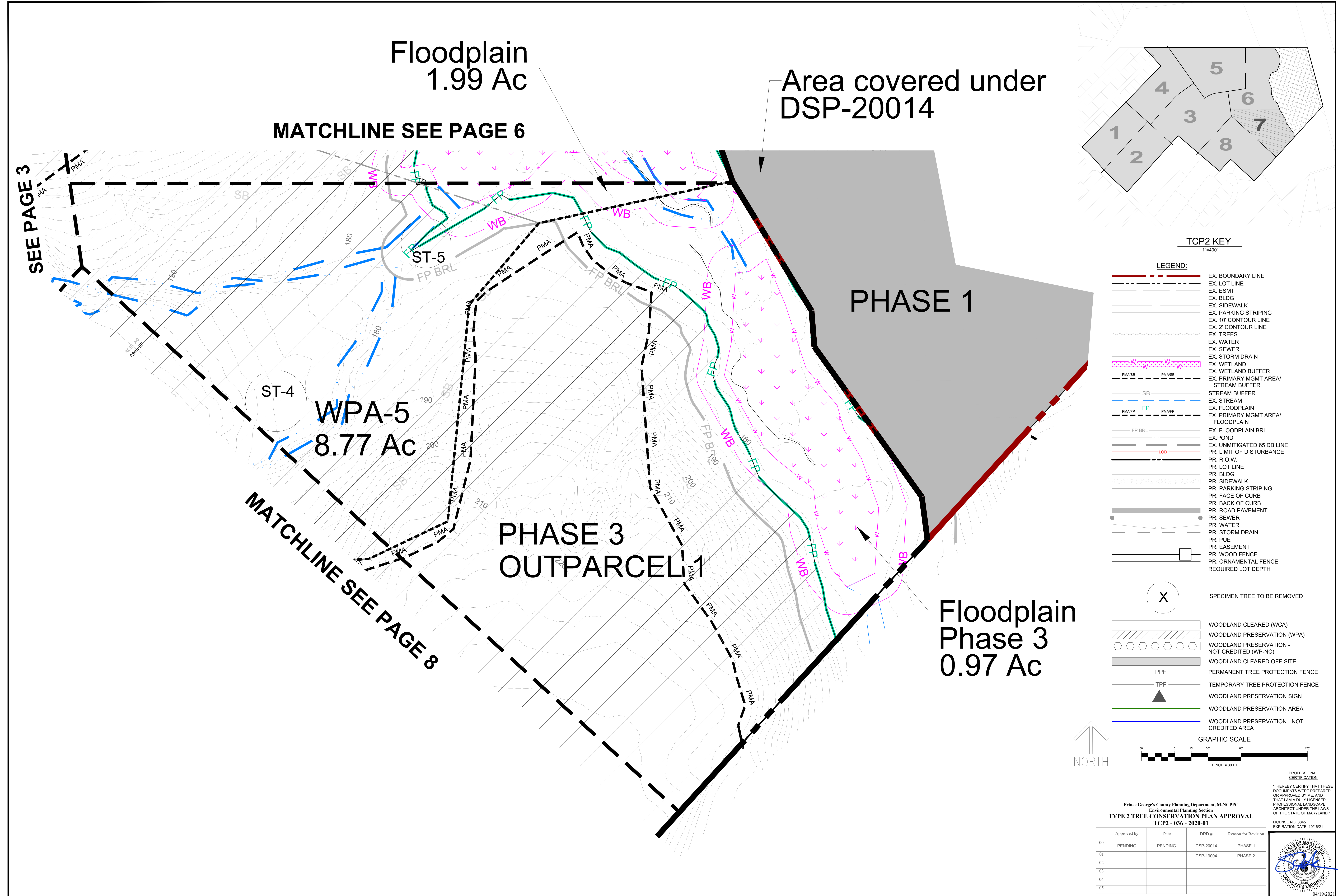
TYPE 2 TREE CONSERVATION PLAN

SCALE: 1" = 30'

JOB No. 1225A1

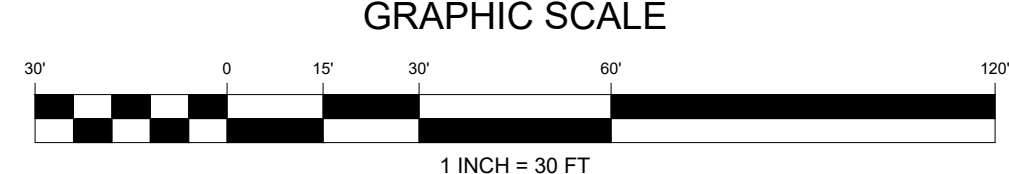
DATE: April 2021

SHEET No. 7 of 10



TCP2 KEY
1"=400'

- LEGEND:
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 - EX. LOT LINE
 - EX. ESMT
 - EX. BLDG
 - EX. SIDEWALK
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 - STREAM BUFFER
 - EX. STREAM
 - EX. FLOODPLAIN
 - EX. PRIMARY MGMT AREA/ FLOODPLAIN
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 - PR. PUE
 - PR. EASEMENT
 - PR. WOOD FENCE
 - PR. ORNAMENTAL FENCE
 - REQUIRED LOT DEPTH
- (X) SPECIMEN TREE TO BE REMOVED
- WOODLAND CLEARED (WCA)
 - WOODLAND PRESERVATION (WPA)
 - WOODLAND PRESERVATION - NOT CREDITED (WP-NC)
 - WOODLAND CLEARED OFF-SITE
 - PERMANENT TREE PROTECTION FENCE
 - TEMPORARY TREE PROTECTION FENCE
 - WOODLAND PRESERVATION SIGN
 - WOODLAND PRESERVATION AREA
 - WOODLAND PRESERVATION - NOT CREDITED AREA



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2 - 036 - 2020-01			
Approved by	Date	DRD #	Reason for Revision
00	PENDING	PENDING	DSP-20014 PHASE 1
01			DSP-19004 PHASE 2
02			
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LICENSE NO. 3845
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RELEASE FOR <input type="checkbox"/>		
BY: _____	DATE: _____	

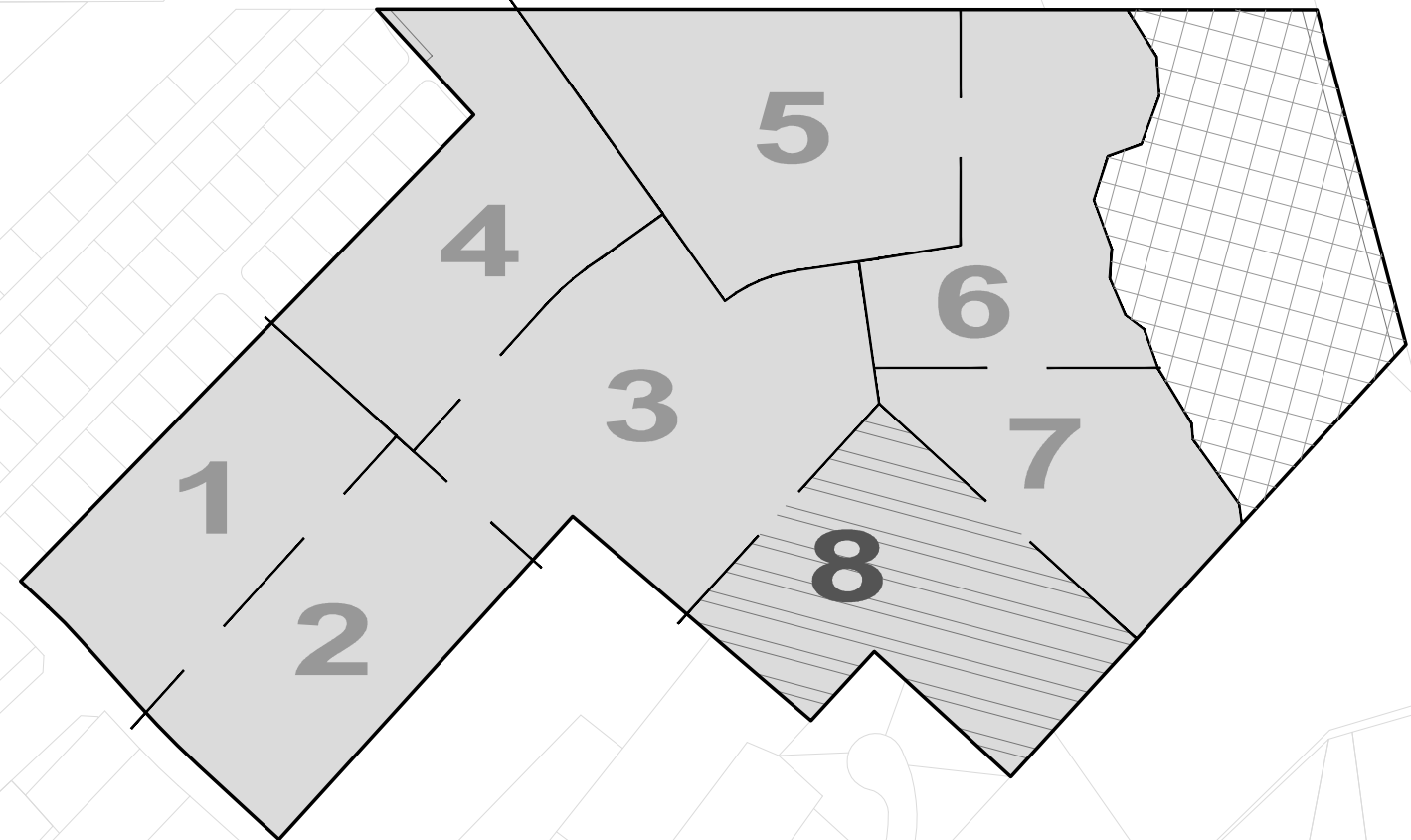
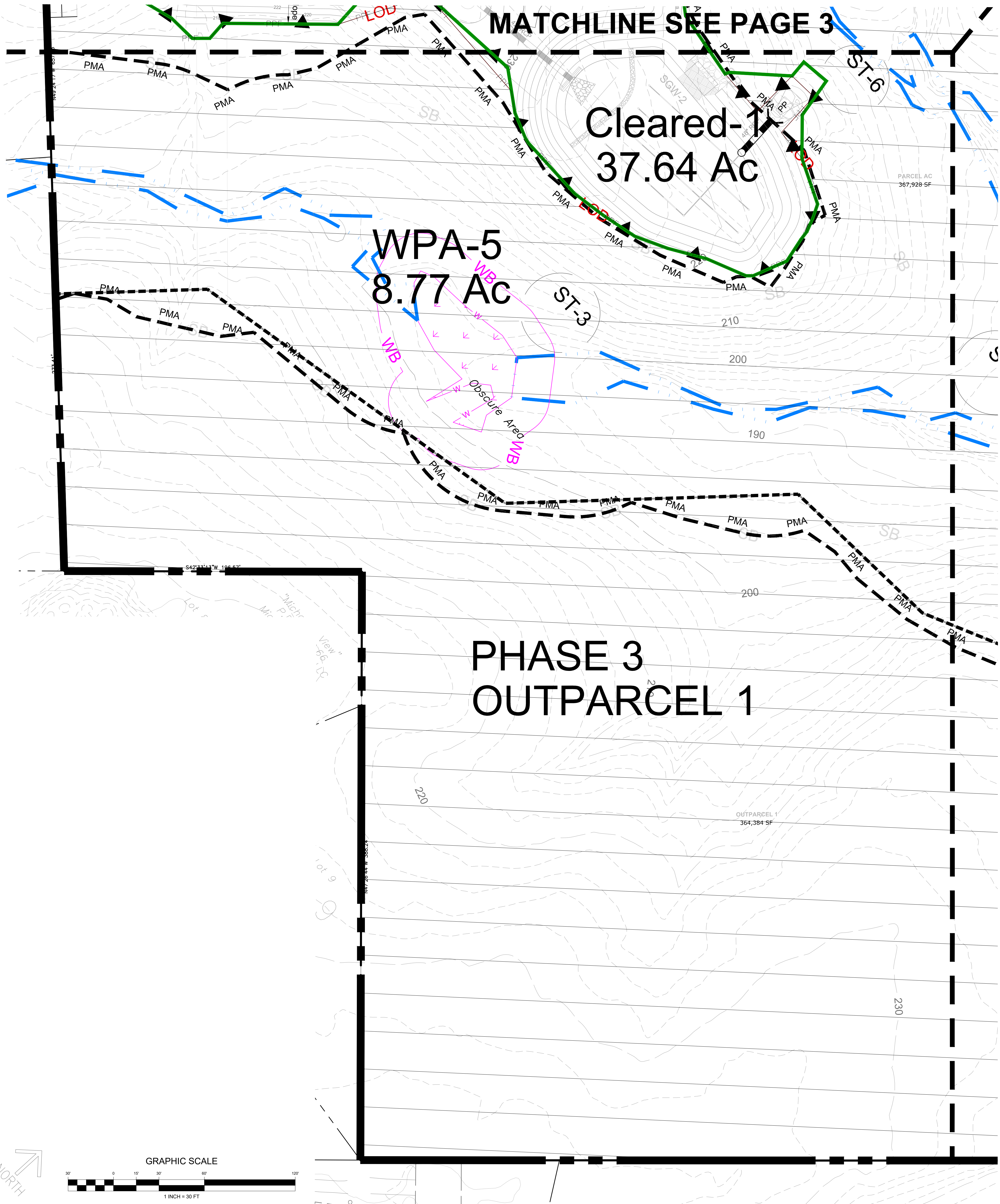
**TYPE 2
TREE CONSERVATION PLAN**

SCALE: 1" = 30'

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DATE: April 2021

SHEET No. 8 OF 10



- LEGEND:**
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