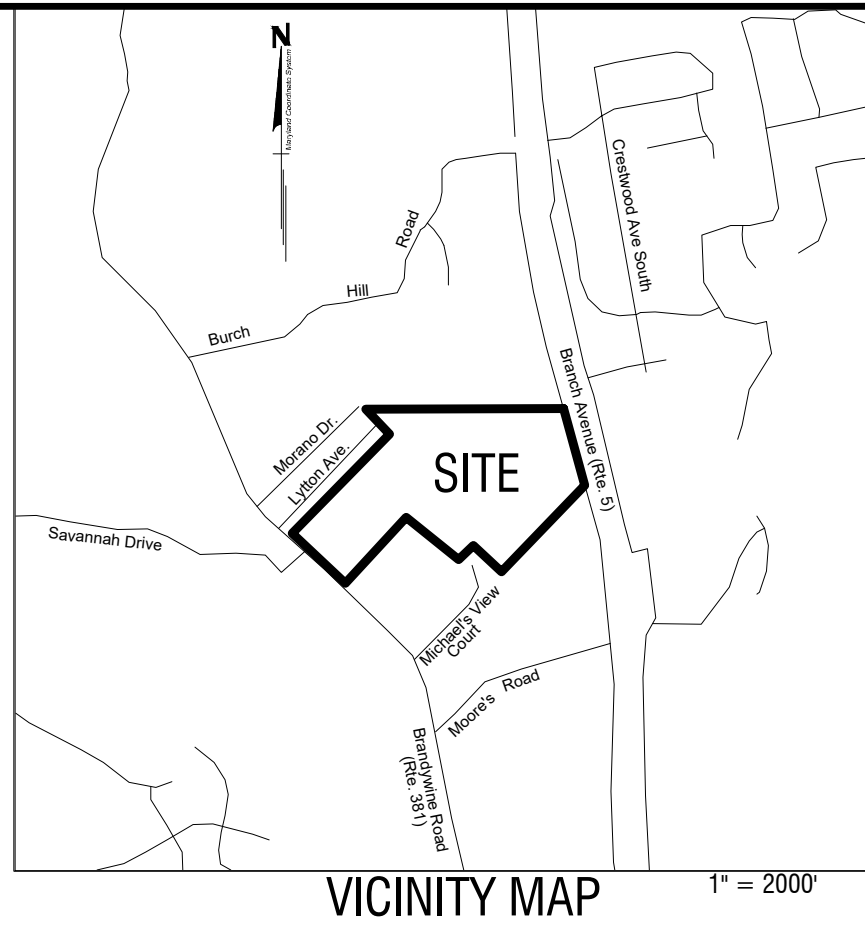
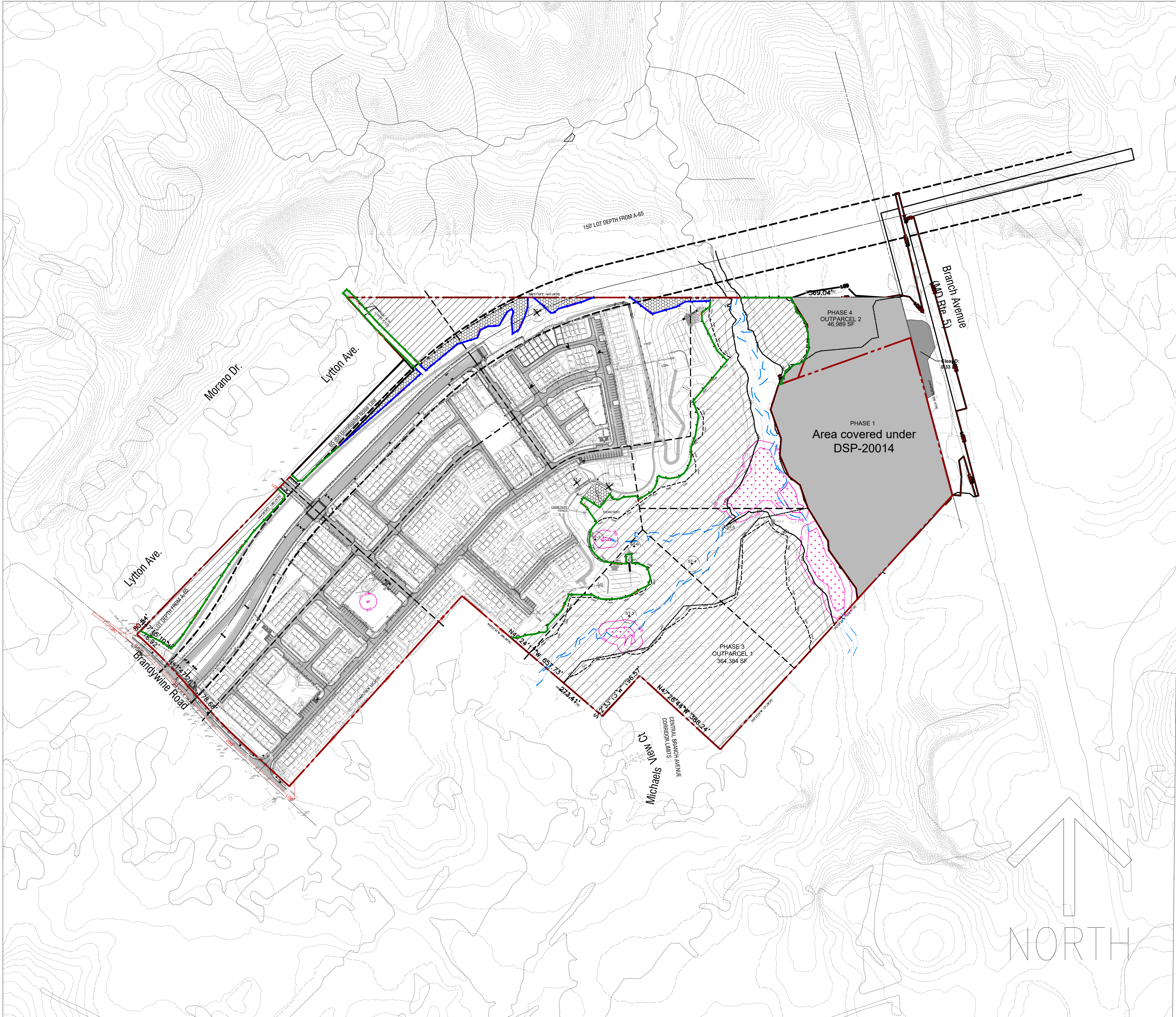


# BRANCH AVENUE - MXT Woodlands Type 2 Tree Conservation Plan

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



VICINITY MAP 1"=2000'



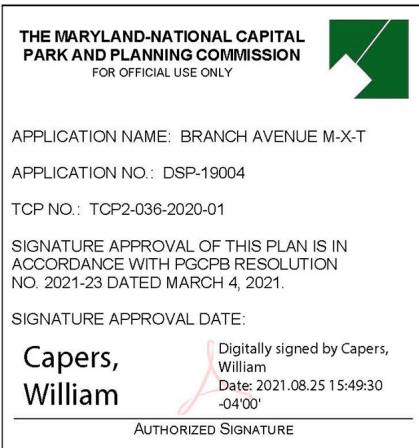
LEGEND:	
---	EX. BOUNDARY LINE
---	EX. LOT LINE
---	EX. ESMT
---	EX. BLDG
---	EX. SIDEWALK
---	EX. PARKING STRIPING
---	EX. 10' CONTOUR LINE
---	EX. 2' CONTOUR LINE
---	EX. TREES
---	EX. WATER
---	EX. SEWER
---	EX. STORM DRAIN
---	EX. WETLAND
---	EX. WETLAND BUFFER
---	EX. PRIMARY MGMT AREA/ STREAM BUFFER
---	EX. FLOODPLAIN
---	EX. PRIMARY MGMT AREA/ FLOODPLAIN
---	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

Woodland Conservation Summary Table									
Sheet	Gross Tract Area	100-year Year Flood Plain	Net Tract Area	Ex. Woodland (FP)	Ex. Woodland (NTA)	Woodland Cleared Net-Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Preserved Area (WPA)
1	6.45	-	6.45	-	6.45	5.29	-	-	1.16
2	7.00	-	7.00	-	7.00	7.00	-	-	-
3	10.55	-	10.55	-	10.55	9.47	-	-	0.97
4	8.00	-	8.00	-	8.00	6.03	-	0.01	1.69
5	9.13	-	9.13	-	9.13	8.04	-	-	0.48
6	7.17	1.89	5.28	1.89	5.28	1.31	-	-	3.97
7	1.94	0.10	1.84	0.10	1.84	-	-	-	1.85
8	3.50	-	3.50	-	3.50	0.50	-	-	3.01
Total	53.74	1.99	51.75	1.99	51.75	37.64	0.00	0.01	13.13

Woodland Retention Areas	
WP-NC-1	0.19
WP-NC-2	0.13
WP-NC-3	0.41
WP-NC-4	0.15
WP-NC-5	0.10
TOTAL	0.98

Woodland Retention Areas	
WPA-1	1.00
WPA-2	1.55
WPA-3	0.63
WPA-4	1.16
WPA-5	8.77
WPA-6	0.02
TOTAL	13.13

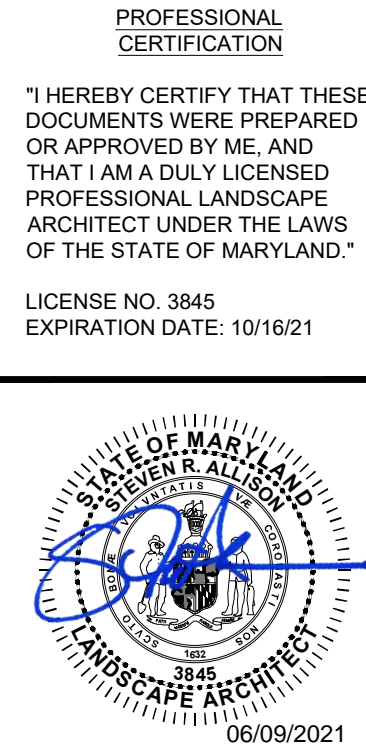
Cleared	
Cleared-1	37.64
TOTAL	37.64



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

Soils table		K-Factor	Hydric Rating	Hydrologic soil group	Drainage Class
Map Unit Symbol	Map Unit Name				
BaA	Beltville silt loam (0-2%)	-	No	C	Moderately well drained
BaB	Beltville silt loam (2-5%)	**	No	C	Moderately well drained
BuB	Beltville urban land complex (0-2%)	-	No	C	Moderately well drained
CwD	Crook-Marr complex 10-15% slope	50	No	C	Well drained
CwE	Crook-Marr complex 15-25% slope	50	No	C	Well drained
CwG	Crook-Marr complex 25-60% slope	50	No	C	Well drained
SaB	Sassafras sandy loam, 0-2% slope	50	No	B	Well drained
SaB	Sassafras urban land complex 0-5% slope	-	No	B	Well drained
UdaF	Udorthents, highway 0-85% slope	>15%	No	NA	Well drained
UdgB	Udorthents, reclaimed gravel pits 0-5% slope	50	No	C	Well drained
We	Widewater and issue soils, frequently flooded	50	Yes	C/D	Poorly drained

Prince George's County Planning Department, M-CPFC 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
01	7/29/2021	DSP-19004	PHASE 1
02			PHASE 2
03			
04			
05			



Specimen Tree Table						
No.	Common Name	Botanical Name	Dbh (Inches)	Condition Rating	Condition Comments	Disposition
ST-1	Tulip Poplar	Liriodendron tulipifera	30	Good	-	Remove
ST-2	White Oak	Quercus alba	33	Good	-	Remove
ST-3	White Oak	Quercus alba	35	Fair	-	Remove
ST-4	Tulip Poplar	Liriodendron tulipifera	37	Fair	Twin	Retain
ST-5	Red Oak	Quercus rubra	30	Fair	-	Retain
ST-6	Tulip Poplar	Liriodendron tulipifera	30	Fair	-	Retain
ST-7	White Oak	Quercus alba	40	Poor	Epicormic Branching	Retain
ST-8	American Beech	Fagus grandifolia	45	Good	-	Remove

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 25-1220(b)(1)(C)) 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.

#### Phased Woodland Conservation Worksheet for Prince George's County

SECTION I - Establishing Site Information (Enter acres for each zone)						
1 Zone:	M-X-T					
2 Gross Tract:	72.20					Include acreages only in columns for which there is a corresponding zone.
3 Floodplain:	2.97					
4 Previously Dedicated Land:	0.00					
5 Net Tract (NTA):	69.23	0.00	0.00			
6 TCP # or 2 Number:	Revision	2				
7 Property Description or Subdivision Name:	Branch Ave MXT					
8 TCP1 Number:	TCP1-008-2018					
9 Is this site subject to the 1989 Ordinance? (Y/N):	N	2010 Ordinance? (Y/N):	N	Within PFA (Y/N):	Y	
10 Break-even Point (percentage acres):	22.18					
11 Acres of Net Tract clearing permitted w/o reforestation:	47.18					

SECTION II - Determining Woodland Conservation Requirements (Enter acres for each corresponding column)						
12 Existing Woodland on Net Tract (acres):	69.23					
13 Existing Woodland in Floodplain (acres):	2.97					
14 Woodland Conservation Threshold (NTA) =	15.00%					
15 Smaller of 10 or 12:	10.38					
16 Woodland above WCT:	58.96					
17 Plan Number (This must be completed for each phase):	1	2	3	4		
18 Revision Number:	PHASE 1	PHASE 2	PHASE 3	PHASE 4		
19 Plan Phase or Name:	TCP2-036-2020					
20 TCP2 Number for this Phase or Section:						
21 Revision Number:						
22 Status:	PENDING	PENDING	FUTURE	FUTURE		
23 Approval Date:						
24 Total area in this application (acres):	9.01	53.74	8.37	1.08		Total 72.20
25 Floodplain area in this application (acres):	0.01	1.99	0.97	0.00		2.97
26 Net Tract area in this application (acres):	9.00	51.75	7.40	1.08		69.23
27 Woodland on the Net Tract for this phase (acres):	9.00	51.75	7.40	1.08		69.23
28 Woodland in the Floodplain for this phase:	0.01	1.99	0.97	0.00		2.97
29 Woodland Cleared on Net Tract for this phase:	7.39	37.64				45.03
30 Woodland Cleared in Floodplain for this phase:	0.00	0.00				0.00
31 Off-site Woodland Clearing (1-1):	0.49	0.01				0.50
32 Off-site WCA being provided on this property (preservation):	0.00	0.00				0.00
33 Off-site WCA being provided on this property (afforestation):	0.00	0.00				0.00
34 Cumulative acres of Net Tract Woodland cleared:	7.39	48.03	45.03	45.03		
35 Cumulative acres of Floodplain woodland cleared:	0.00	0.00	0.00	0.00		
36 Smaller of 14 or 26:	7.39	48.03	45.03	45.03		
37 Woodland Clearing below WCT:	0.00	0.00	0.00	0.00		
38 Clearing below WCT (2-1 replacement requirement):	0.00	0.00	0.00	0.00		
39 Replacement for clearing above the WCT (0.25-1):	1.85	11.26	11.26	11.26		
40 Replacement for clearing below the WCT (2-1):	0.00	0.00	0.00	0.00		
41 Reforestation Required Threshold (ART) =	15.00%					
42 Cumulative Woodland Conservation Required:	12.72	22.14	22.14	22.14		

SECTION III - Meeting the Requirements						
41 Woodland Preservation	1.81	13.13	7.40	1.08		Total 23.22
42 Afforestation/Reforestation	0.90					Bond amount: \$11,761.20
43 Natural Regeneration						0.00
44 Landscape Credits						0.00
45 Specimen & Historic Tree (CR2 area)						0.00
46 Specimen & Historic Tree Credit						0.00
47 Forest Enhancement Credit (25% of enhancement area)						0.00
48 Street Tree Credit (Existing or 10-year canopy)		0.16				0.16
49 Area approved for fee-in-lieu						0.00
50 Off-site Woodland Conservation Credits Required	1.18					1.18
51 Off-site WCA (preservation) being provided on this property	0.00	0.00	0.00	0.00	0.00	0.00
52 Off-site WCA (afforestation) being provided on this property	0.00	0.00	0.00	0.00	0.00	0.00
53 Cumulative Woodland Conservation Provided	3.69	16.98	24.38	25.46		25.46

54 Woodland saved on this phase but not counted	0.00	0.98	0.00	0.00		0.98
55 Existing Net Tract Woodland in later phases	60.34	8.59	1.19	0.11		70.23
56 Requirement Status per Phase						

Prepared by: Steven Allison  
License Number: 06/09/2021  
Signature: [Signature]  
Date: 06/09/2021

- Type 2 TCP NOTES:**
- This plan is submitted to fulfill the woodland conservation requirements for DSP-19004. If DSP-19004 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 Public Works and Transportation or the Department of Environmental Resources, as appropriate, 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 M-X-T (Mixed Use Transportation Oriented).
  - The property is adjacent to Brandywine Road (MD 381), which is designated as a historic roadway.
  - The property is adjacent to Branch Avenue (MD 5), which is classified as an arterial roadway.
  - This plan is not grandfathered under OB-27-2010, Section 25-117 (g).
  - Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easements recorded in the Prince George's County Land Records at Liber5910 Folio 321. Revisions to this TCP2 may require a revision to the recorded easement.

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

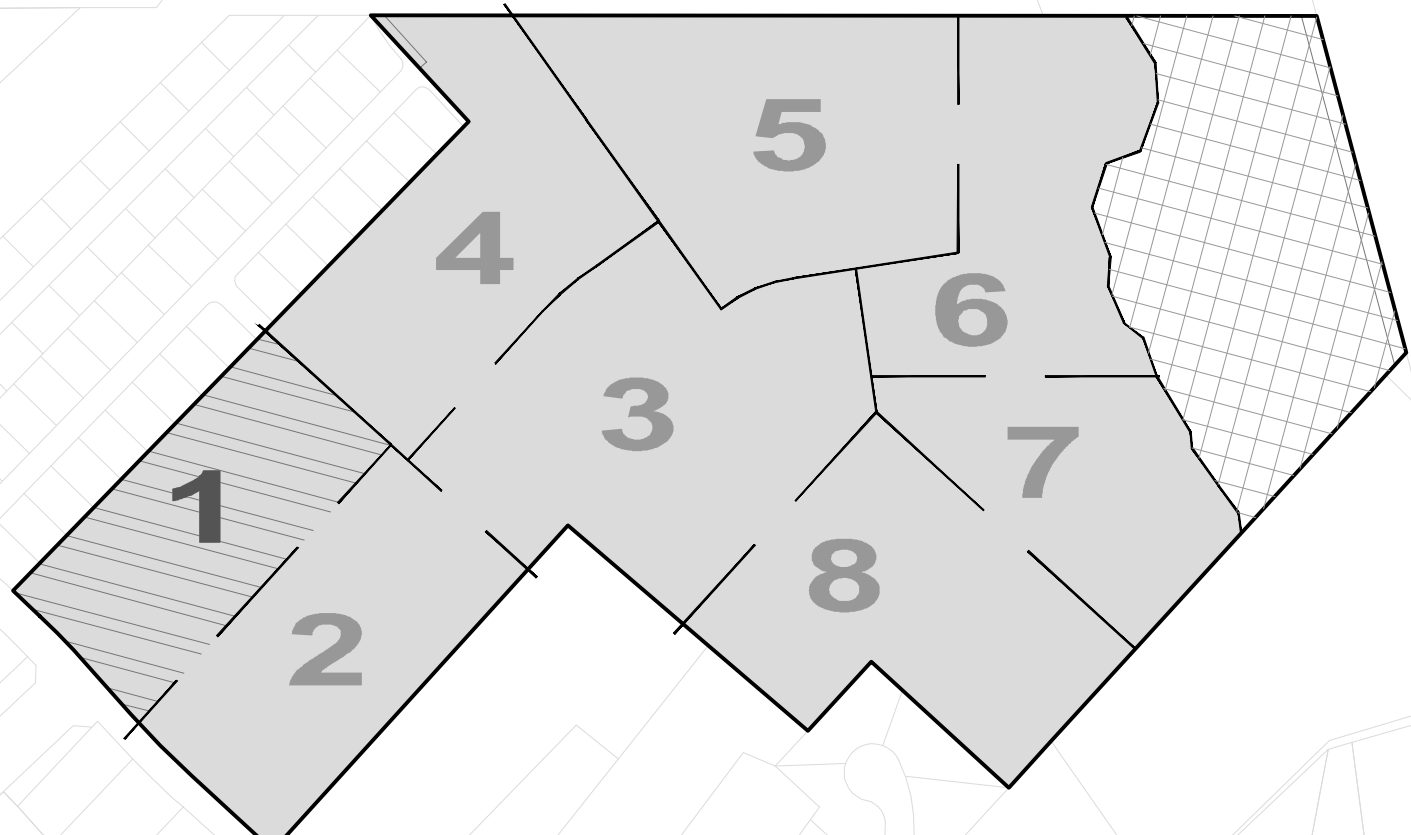
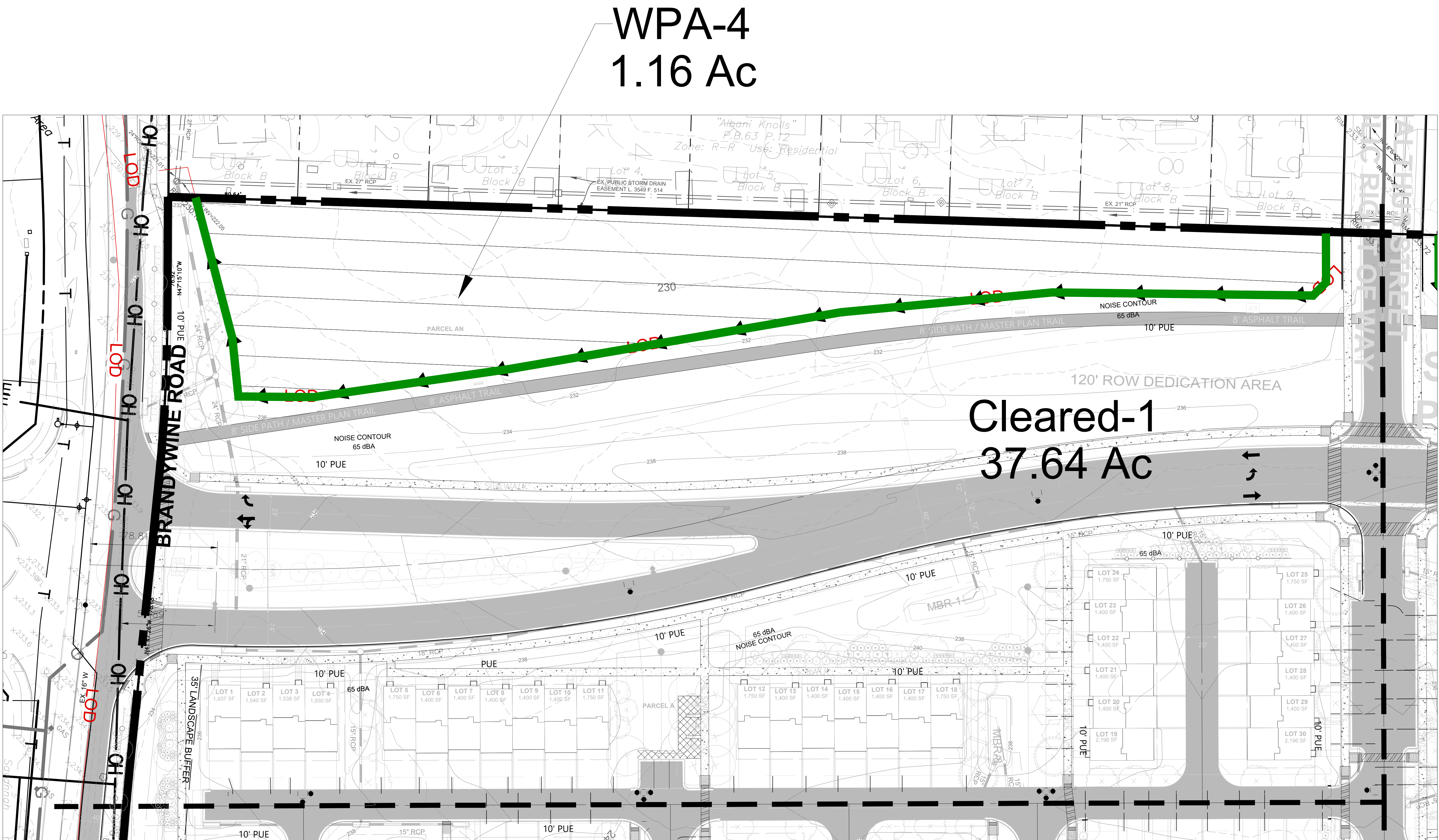
**RODGERS CONSULTING**  
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874  
Ph: 301.948.4700 Fax: 301.948.6256 www.rodgers.com

BASE DATA	BY	DATE
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
BY:		DATE:

## TYPE 2 TREE CONSERVATION PLAN

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



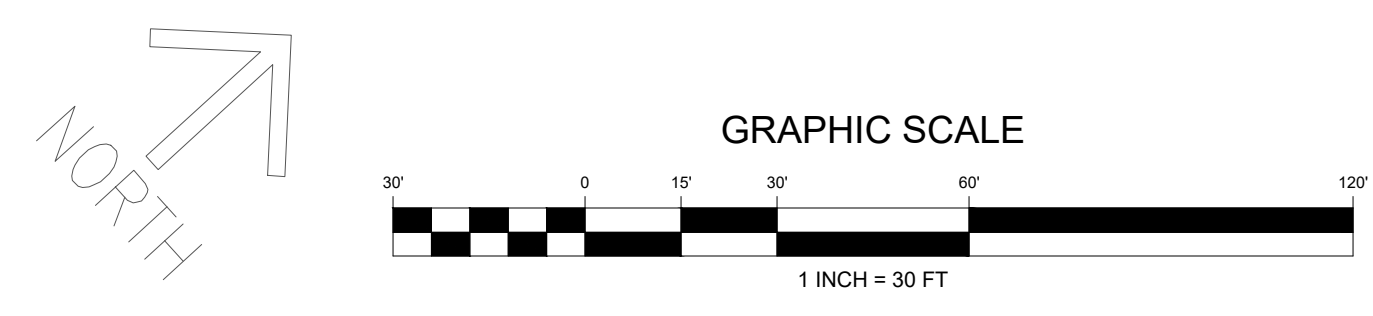


TCP2 KEY  
1"=400'

- 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
  - 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



THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
APPLICATION NAME: BRANCH AVENUE MXT  
APPLICATION NO.: DSP-19004  
TCP NO.: TCP2-036-2020-01  
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PROPOSAL RESOLUTION NO. 2020-05 DATED MARCH 4, 2021.  
SIGNATURE APPROVAL DATE: Digitally signed by Capers, William Date: 2021.08.25 15:49:30 -0400  
Authorized Signature

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	7/29/2021	DSP-19004	PHASE 2
02			
03			
04			
05			

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  
06/09/2021

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

BASE DATA	BY	DATE
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
BY		DATE

**TYPE 2  
TREE CONSERVATION PLAN**

SCALE: 1" = 30'  
JOB No. 1225A1  
DATE: May 2021  
SHEET No. 2 of 10

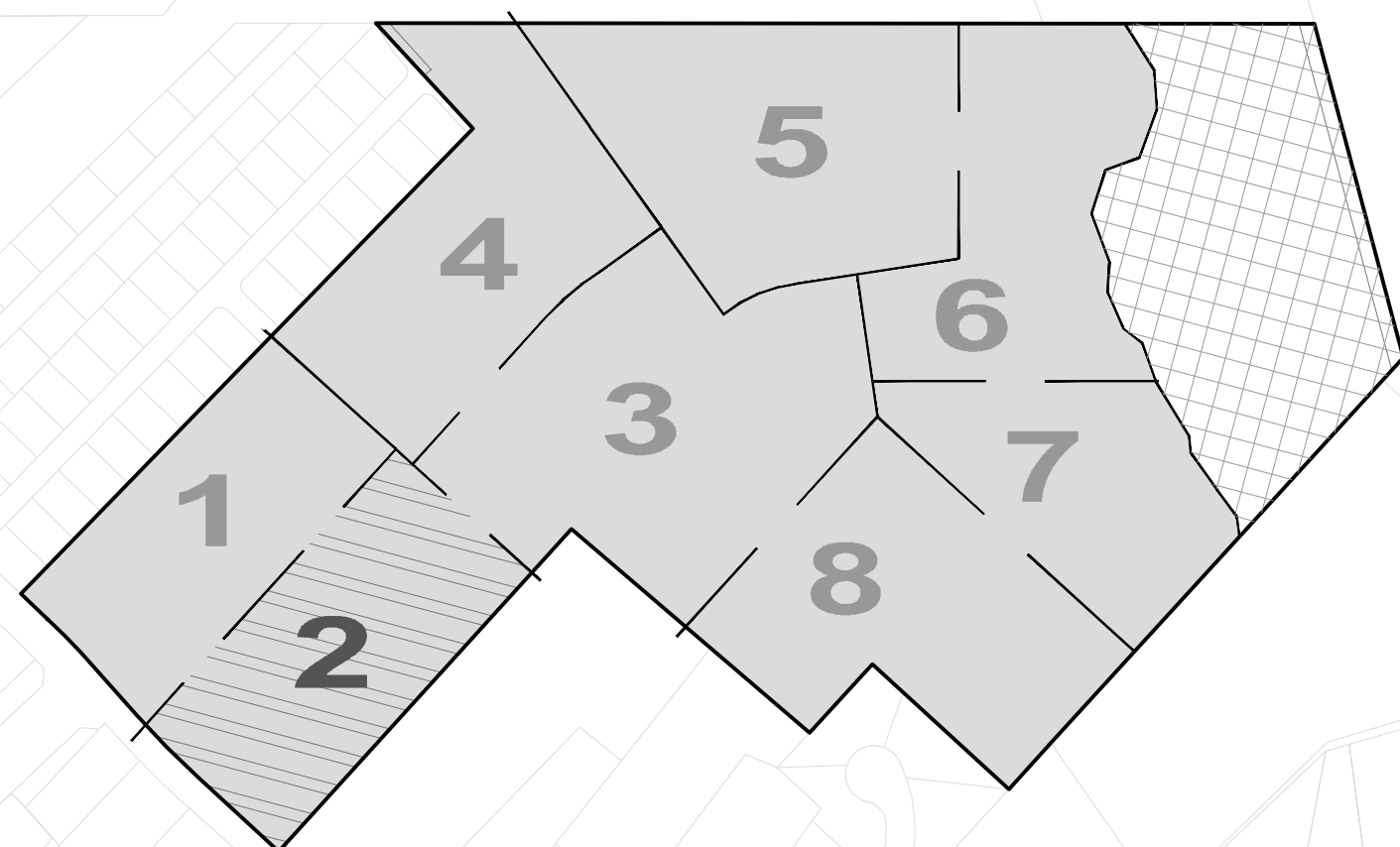


MATCHLINE SEE PAGE 1



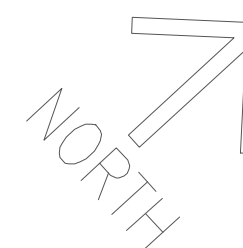
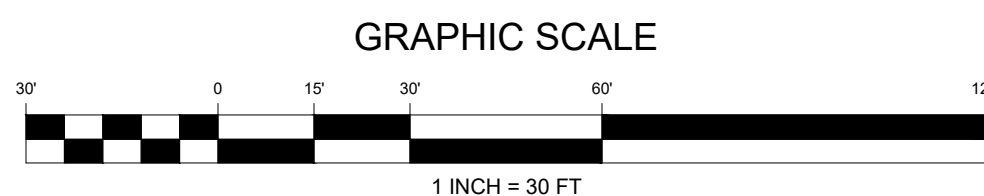
SEE PAGE 4

MATCHLINE SEE PAGE 3



TCP2 KEY  
1"=400'

- LEGEND:**
- EX. BOUNDARY LINE
  - EX. LOT LINE
  - EX. ESMT
  - EX. BLDG
  - EX. SIDEWALK
  - EX. PARKING STRIPING
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  - EX. 2' CONTOUR LINE
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  - WOODLAND PRESERVATION AREA
  - WOODLAND PRESERVATION - NOT CREDITED AREA



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
APPLICATION NAME: BRANCH AVENUE MXT  
APPLICATION NO.: DBP-19004  
TOPNO: TOPNO-08-2020-01  
SIGNATURE APPROVAL OF THIS PLAN IN ACCORDANCE WITH PGCRF RESOLUTION NO. 2021-03 DATED MARCH 4, 2021  
SIGNATURE APPROVAL DATE: 7/29/2021  
Capers, William  
Authorized Signature

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	Blue Shirts	7/29/2021	DSP-19004 PHASE 2
02			
03			
04			
05			

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BASE DATA	BY	DATE
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RODGERS CONTACT:		
RELEASE FOR		
BY		DATE

**TYPE 2  
TREE CONSERVATION PLAN**

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



MATCHLINE SEE PAGE 4

MATCHLINE SEE PAGE 2

MATCHLINE SEE PAGE 5

MATCHLINE SEE PAGE 5

MATCHLINE SEE PAGE 6

MATCHLINE SEE PAGE 8

WPA-5  
8.77 Ac

Cleared-1  
37.64 Ac

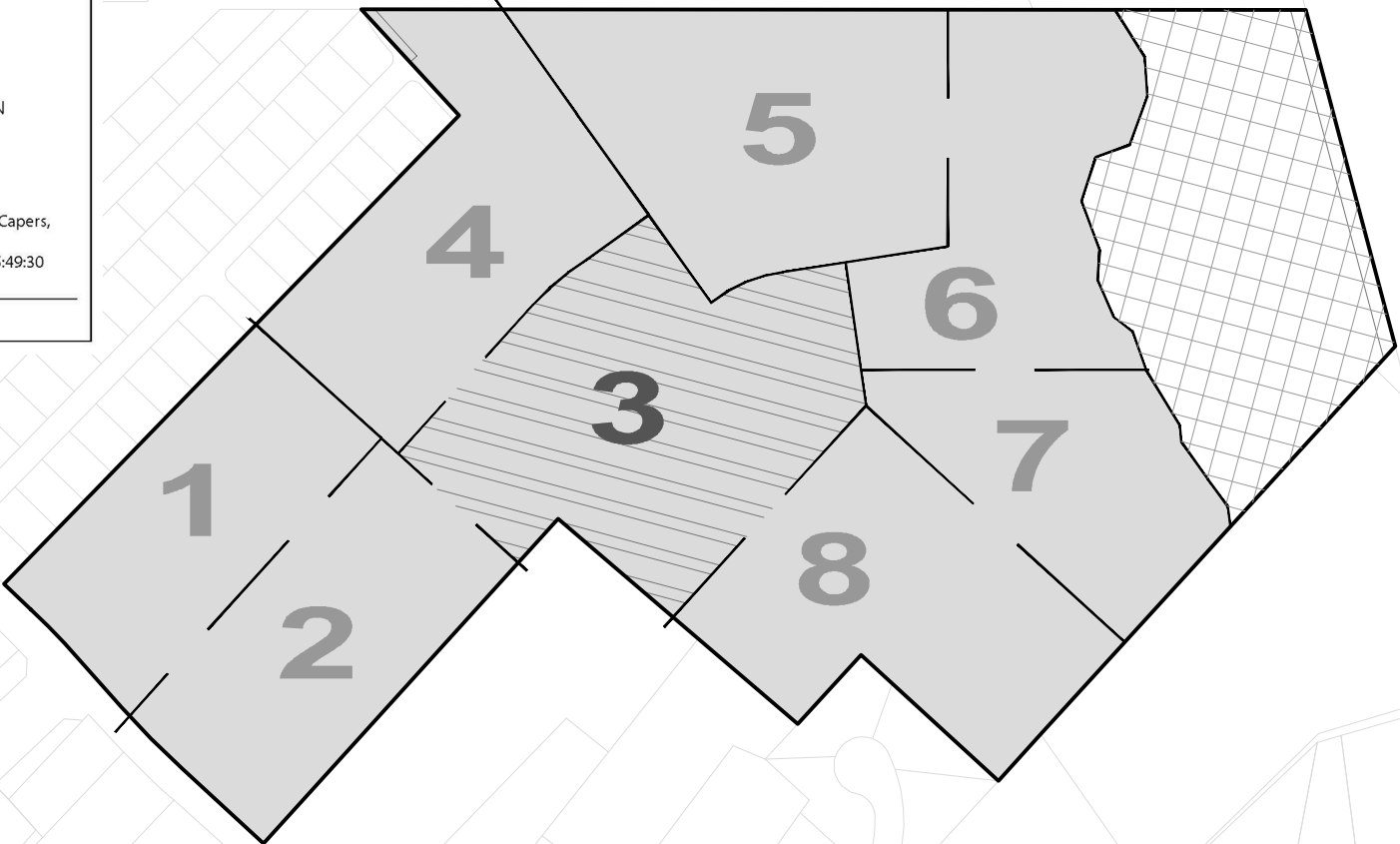
WP-NC-5  
0.10 Ac

WPA-5  
8.77 Ac

THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION  
FOR OFFICIAL USE ONLY

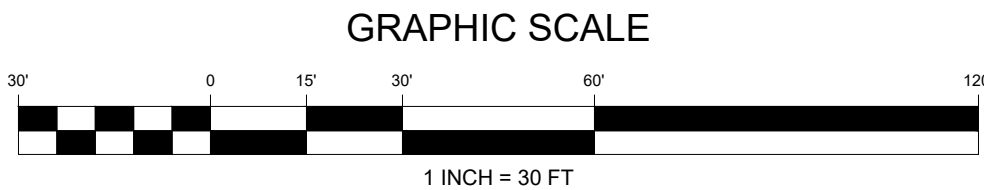
APPLICATION NAME: BRANCH AVENUE MXT  
APPLICATION NO.: DSP-19004  
TCP NO.: TCP2-036-2020-01  
SIGNATURE APPROVAL OF THIS PLAN IS IN  
ACCORDANCE WITH PGSPB RESOLUTION  
NO. 2021-23 DATED MARCH 4, 2021

SIGNATURE APPROVAL DATE: \_\_\_\_\_  
Digitally signed by Capers,  
William  
Date: 2021.06.25 13:49:30  
+0400  
Authorized Signature



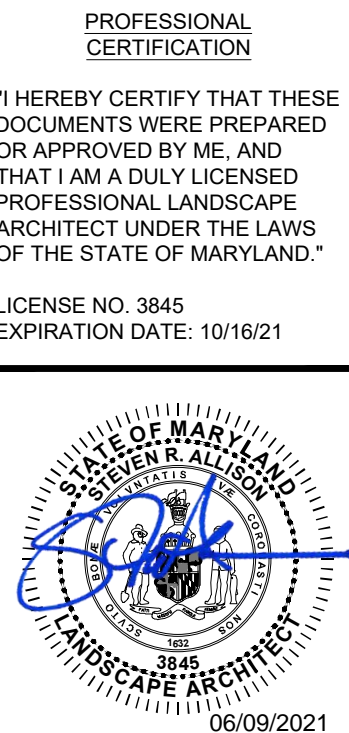
TCP2 KEY  
1"=400'

- LEGEND:
- EX. BOUNDARY LINE
  - EX. LOT LINE
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  - EX. BLDG
  - EX. SIDEWALK
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  - EX. WATER
  - EX. SEWER
  - EX. STORM DRAIN
  - EX. WETLAND
  - EX. WETLAND BUFFER
  - EX. PRIMARY MGMT AREA/  
STREAM BUFFER
  - EX. STREAM
  - EX. FLOODPLAIN
  - EX. PRIMARY MGMT AREA/  
FLOODPLAIN
  - 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
- PPF PERMANENT TREE PROTECTION FENCE
- TPF 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	BlueG Shiloh	7/29/2021	DSP-19004 PHASE 2
02			
03			
04			
05			



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

BASE DATA	BY	DATE
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
BY		DATE

TYPE 2  
TREE CONSERVATION PLAN

SCALE:  
1" = 30'

JOB No. 1225A1

DATE: May 2021

SHEET No. 4 of 10



C-OS  
0.01 Ac

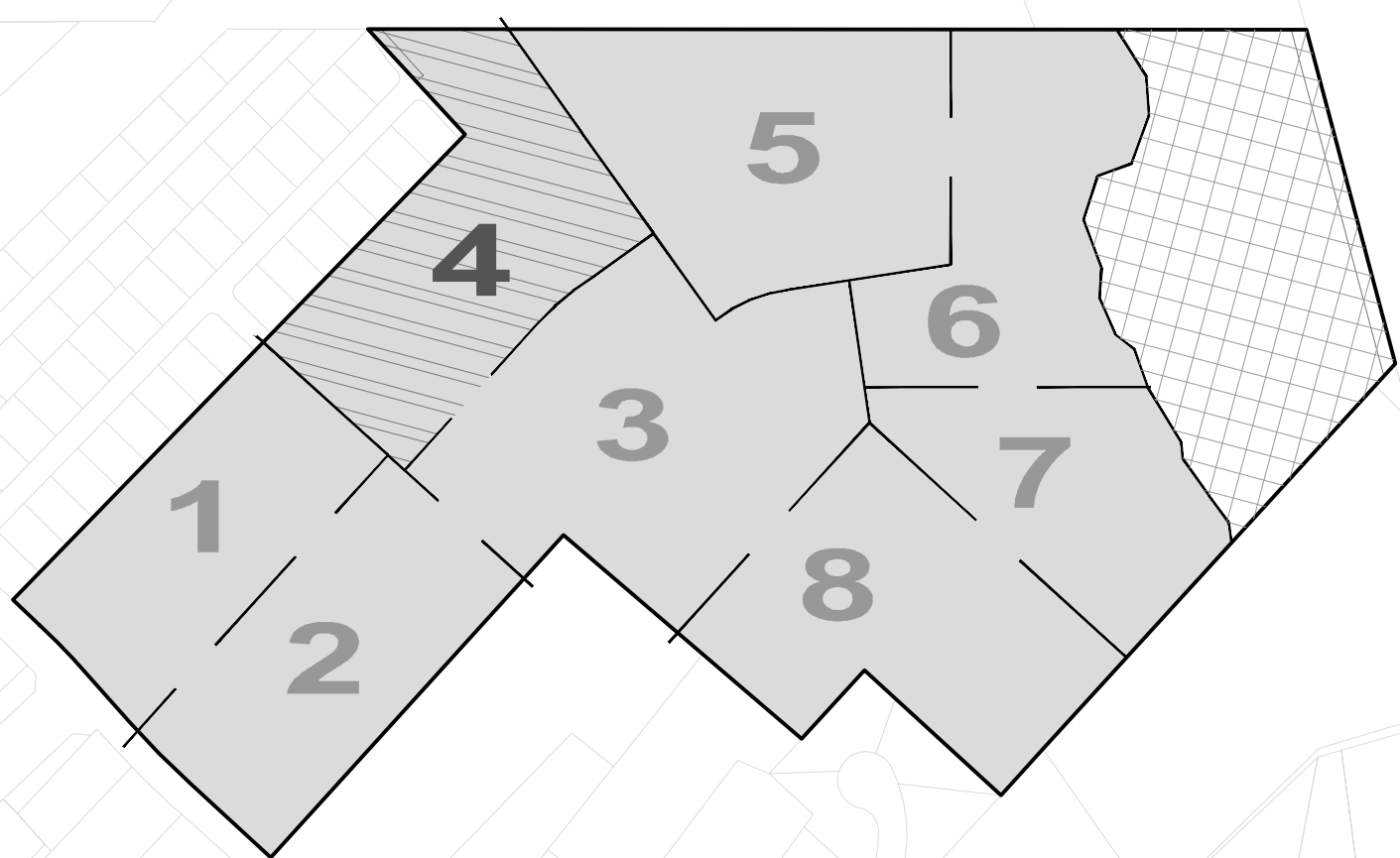
WPA-4  
1.16 Ac

WP-NC-2  
0.13 Ac

WPA-2  
1.55 Ac

WP-NC-3  
0.41 Ac

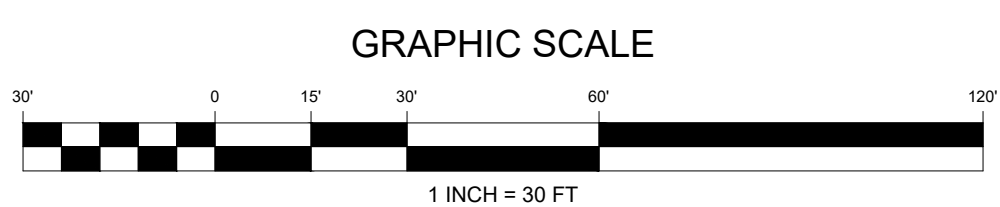
Cleared-1  
37.64 Ac



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. STREAM
  - 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
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  - 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
  - PPF
  - TPF
  - WOODLAND PRESERVATION SIGN
  - WOODLAND PRESERVATION AREA
  - WOODLAND PRESERVATION - NOT CREDITED AREA



THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
FOR OFFICIAL USE ONLY

APPLICATION NAME: BRANCH AVENUE MXT  
APPLICATION NO.: DBR-19004  
TOP NO.: TCP2-036-2020-01

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PCOB/RESOLUTION NO. 2021-23 DATED MARCH 4, 2021.

SIGNATURE APPROVAL DATE:  
Capers, William  
Authorized Signature

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	7/29/2021	DSP-19004	PHASE 2
02			
03			
04			
05			

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

06/08/2021

MATCHLINE SEE PAGE 3

MATCHLINE SEE PAGE 5

MATCHLINE SEE PAGE 1

SEE PAGE 2

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

BASE DATA	BY	DATE
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
BY: _____	DATE: _____	

TYPE 2  
TREE CONSERVATION PLAN

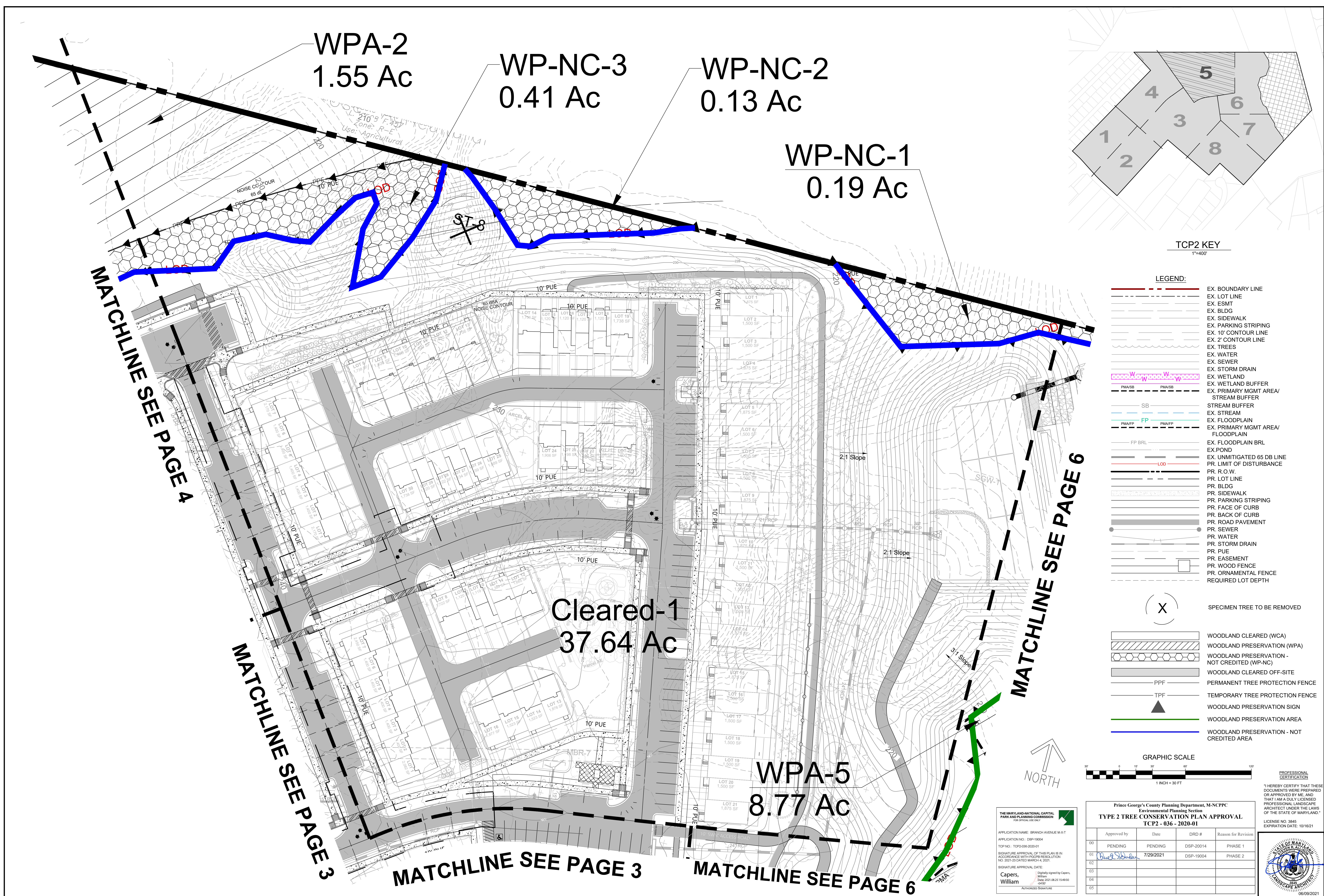
SCALE: 1" = 30'

JOB No. 1225A1

DATE: May 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	<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>	BY DATE			TYPE 2  TREE CONSERVATION PLAN	SCALE: 1" = 30'
								JOB No. 1225A1								
								DATE: May 2021								
								SHEET No. 6 of 10								



WP-NC-1  
0.17 Ac

WPA-1  
1.00 Ac

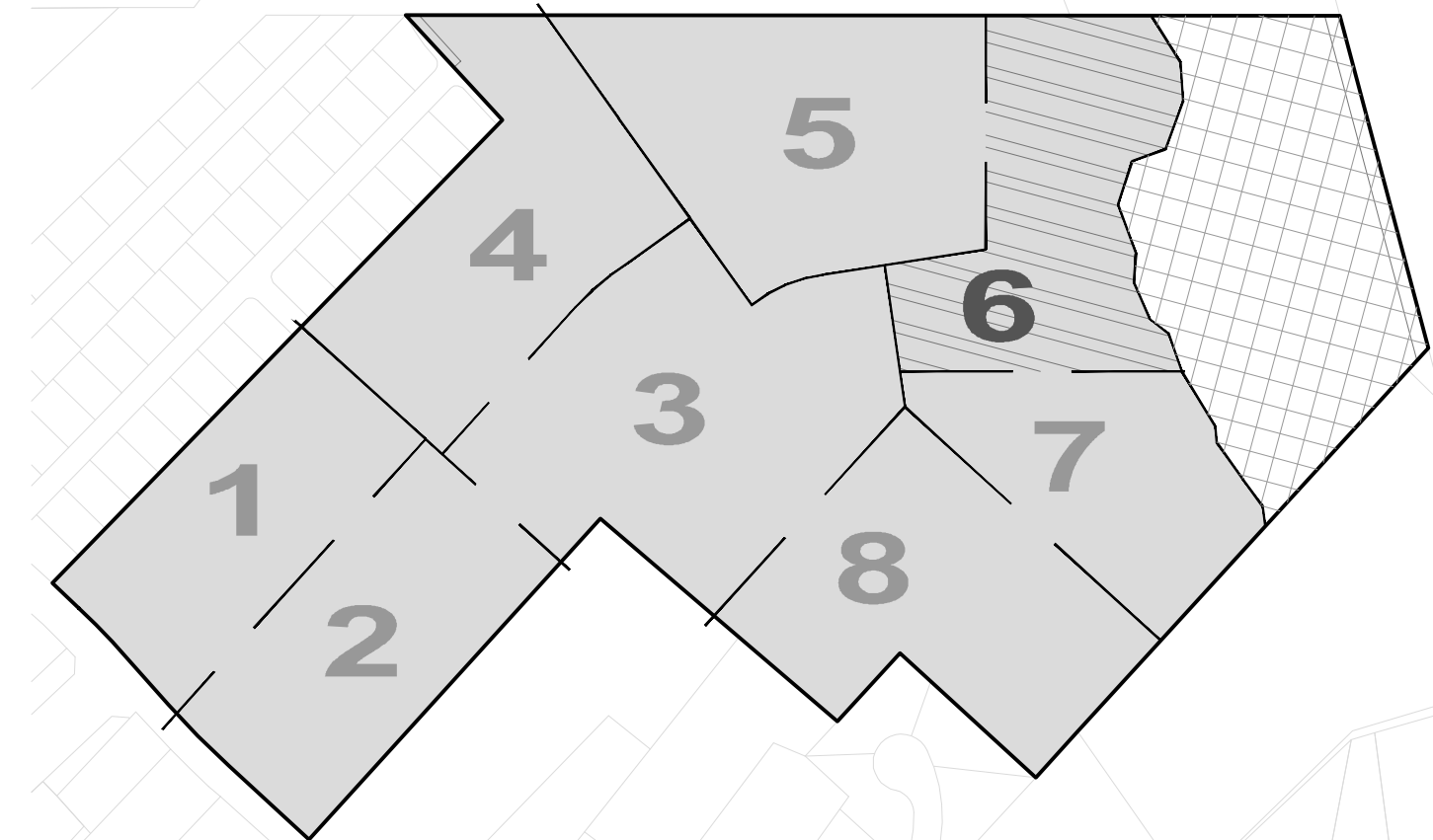
WPA-5  
8.77 Ac

Cleared-1  
37.64 Ac

Floodplain  
1.99 Ac

PHASE 4

PHASE 1



TCP2 KEY  
1"=400'

Area covered under  
DSP-20014

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
- EX. FLOODPLAIN
- EX. PRIMARY MGMT AREA/ FLOODPLAIN
- 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. 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 CREDITED AREA

GRAPHIC SCALE

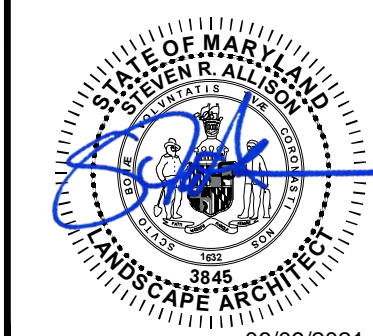
1" = 30 FT

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	7/29/2021	DSP-19004	PHASE 2
02			
03			
04			
05			

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



MATCHLINE SEE PAGE 3

MATCHLINE SEE PAGE 5

MATCHLINE SEE PAGE 7

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  
L217161 F.26

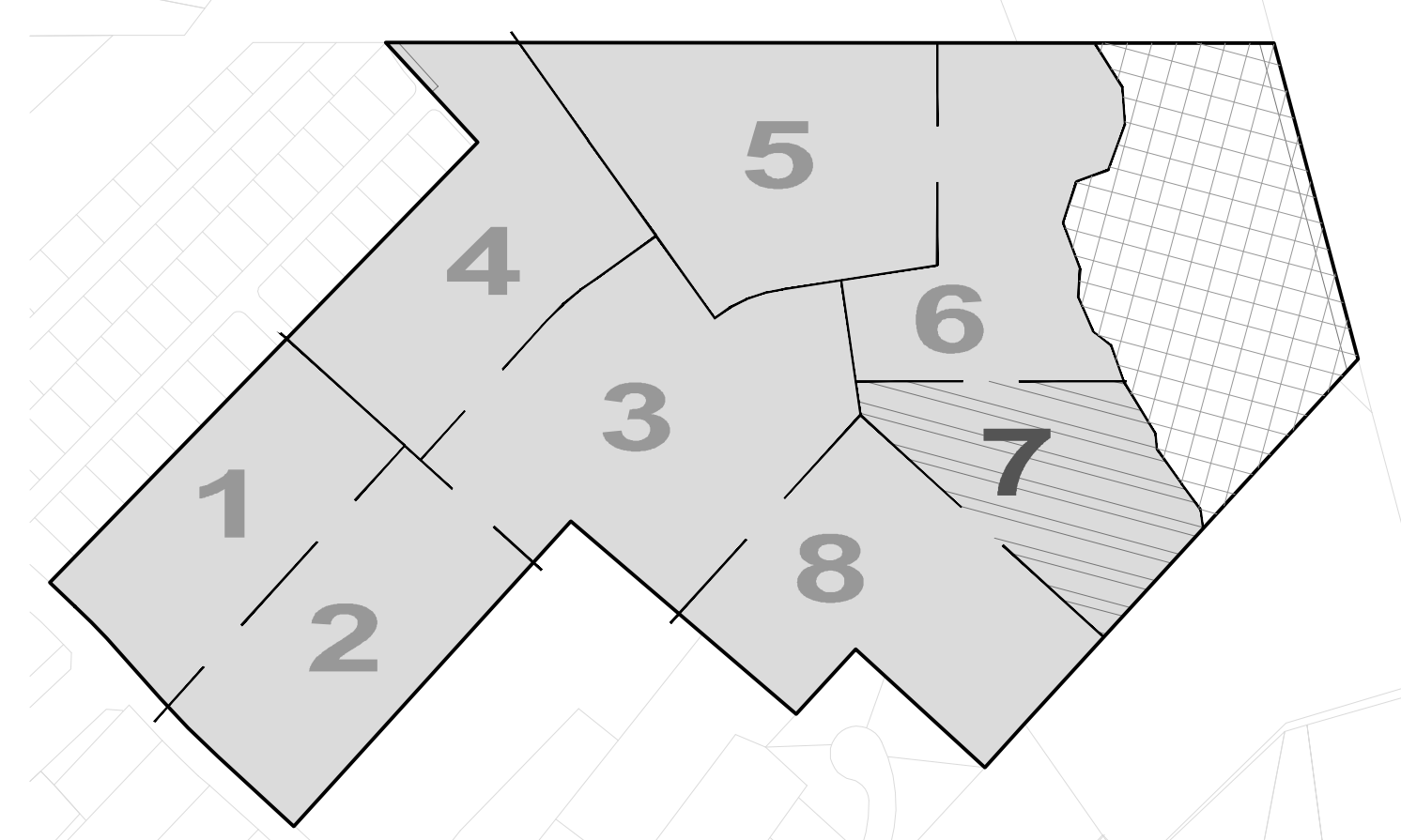
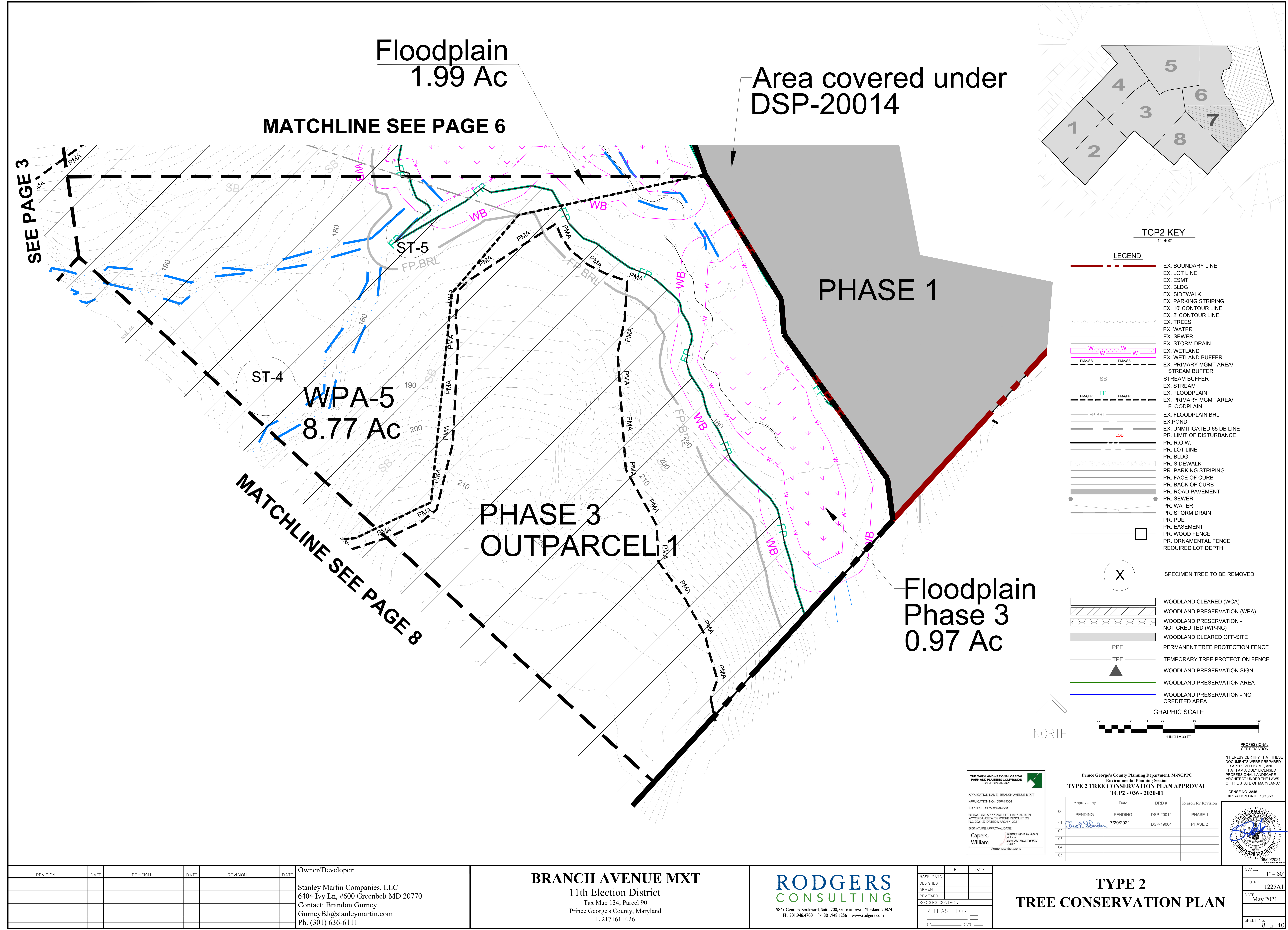
RODGERS  
CONSULTING  
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874  
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BASE DATA	BY	DATE
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
BY		DATE

TYPE 2  
TREE CONSERVATION PLAN

SCALE:  
1" = 30'  
JOB No. 1225A1  
DATE: May 2021  
SHEET No. 7 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
	STREAM BUFFER
	EX. STREAM
	EX. FLOODPLAIN
	EX. PRIMARY MGMT AREA/ FLOODPLAIN
	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

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

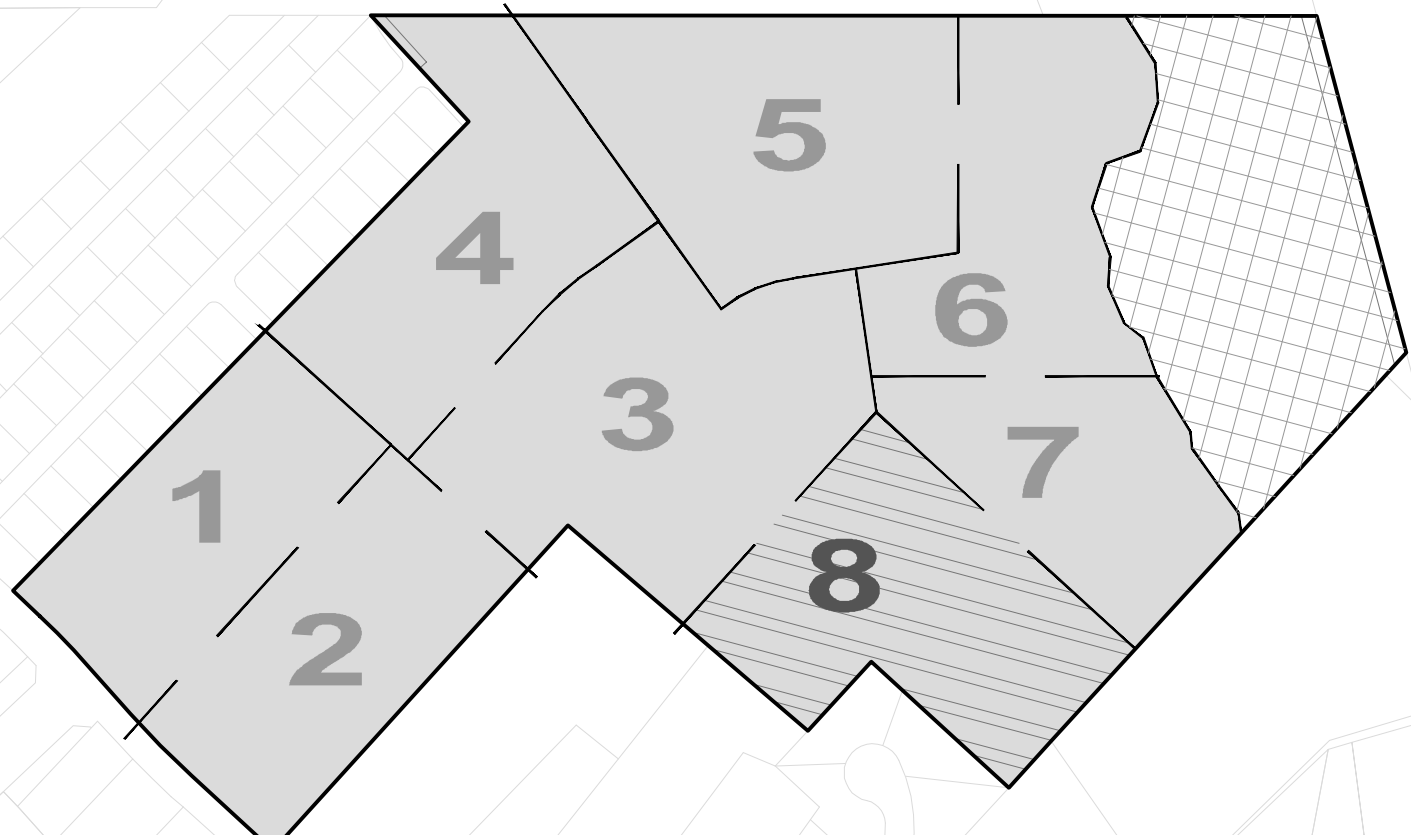
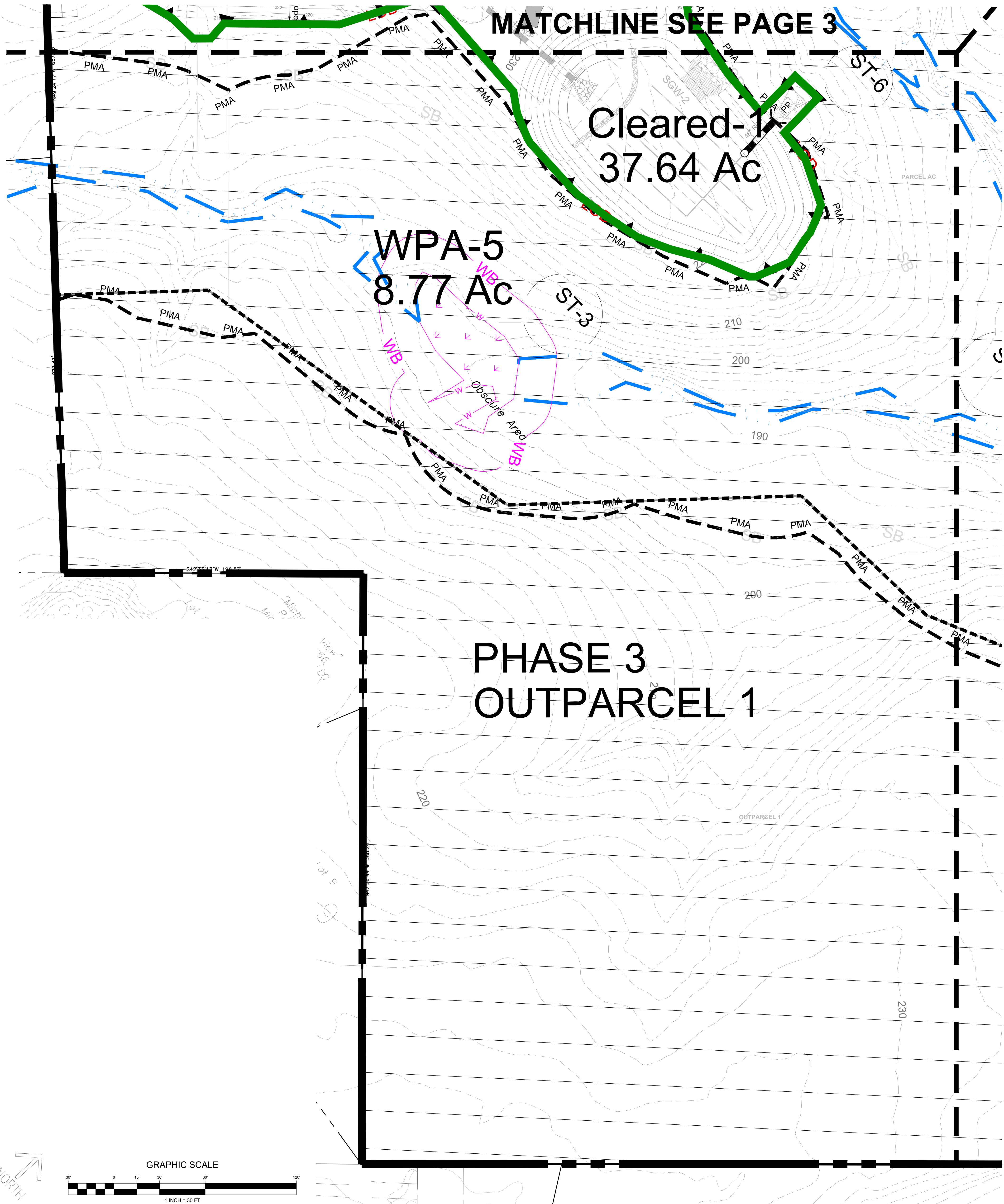
**GRAPHIC SCALE**

1" = 30'

0 10 20 30 40 50 60 70 80 90 100

<b>REVISION</b>		<b>DATE</b>		<b>REVISION</b>		<b>DATE</b>		<b>REVISION</b>		<b>DATE</b>		<b>Owner/Developer:</b>		<b>BRANCH AVENUE MXT</b>		<b>RODGERS CONSULTING</b>		<b>TYPE 2 TREE CONSERVATION PLAN</b>		<b>1" = 30'</b>	
												Stanley Martin Companies, LLC		11th Election District		19847 Century Boulevard, Suite 200, Germantown, Maryland 20874		JOB No. 1225A1		DATE: May 2021	
												6404 Ivy Ln, #600 Greenbelt MD 20770		Tax Map 134, Parcel 90		Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com		SHEET No. 8 OF 10			
												Contact: Brandon Gurney		Prince George's County, Maryland							
												GurneyBJ@stanleymartin.com		L.217161 F.26							
												Ph. (301) 636-6111									





THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION  
FOR OFFICIAL USE ONLY

APPLICATION NAME: BRANCH AVENUE MXT  
APPLICATION NO.: DSP-19004  
TOP NO.: TCP2-036-2020-01  
SIGNATURE APPROVAL OF THIS PLAN IS IN  
ACCORDANCE WITH BOARD RESOLUTION  
NO. 2021-03 DATED MARCH 4, 2021  
SIGNATURE APPROVAL DATE:  
Capers,  
William  
Digitally signed by Capers,  
William  
Date: 2021.08.25 15:49:30  
-0400  
Authorized Signature

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
  - EX. STREAM
  - EX. FLOODPLAIN
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FLOODPLAIN
  - EX. FLOODPLAIN BRL
  - EX. POND
  - EX. UNMITIGATED 65 DB LINE
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  - 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
  - PPF PERMANENT TREE PROTECTION FENCE
  - TPF 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	Brandon Gurney	7/29/2021	DSP-19004 PHASE 2
02			
03			
04			
05			

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

06/09/2021

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

BASE DATA	BY	DATE
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:

RELEASE FOR ☐

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**TYPE 2**  
**TREE CONSERVATION PLAN**

SCALE: 1" = 30'

JOB No. 1225A1

DATE: May 2021

SHEET No. 9 of 10



Tree Preservation and Retention Notes

- All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland areas shall remain in a natural state. This includes the canopy trees and understory vegetation. A revised tree conservation plan is required prior to clearing woodland areas that are not specifically identified to be cleared on the approved TCP2.
- 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 (TPFs) 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 TPFs 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.
- Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TPF installation. These signs must remain in perpetuity.

Removal of Hazardous Trees or 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 county as dead, dying, or hazardous, may be removed.
- A tree is considered hazardous if a condition is present which leads a Certified Arborist or Licensed Tree Expert to believe that the tree or a 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.
- During the initial stages of clearing and grading, if hazardous trees are present, or trees are present that are not hazardous but are leaning into the disturbed area, the permittee shall remove said trees using a chain saw. Corrective measures required the removal of the hazardous tree or portions thereof shall require authorization by the county inspector. Only after approval by the inspector may the tree be cut by chainsaw to near the existing ground level. The stump shall not be removed or covered with soil, mulch, or other materials that would inhibit sprouting.
- If a tree or trees become hazardous prior to bond release for the project, due to storm events or other situations not resulting from an action by the permittee, prior to removal, a Certified Arborist or a Licensed Tree Expert must certify that the tree or the portion of the tree in question has a potential to fall and strike a structure, parking area, or other high use area and may result in personal injury or property damage. If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.
- If corrective pruning may alleviate a hazardous condition, the Certified Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the appropriate ANSI A-300 Pruning Standards. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.
- 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.
- Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.

Post Development Notes

- If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After proper documentation has been completed per the handout "Guidance for Prince George's County Property Owners, Preservation of Woodland Conservation Areas", the arborist or tree expert may then remove the tree. 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.
- If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.
- Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.
- 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 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.
- 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.

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
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR <input type="checkbox"/>		
BY: _____ DATE: _____		

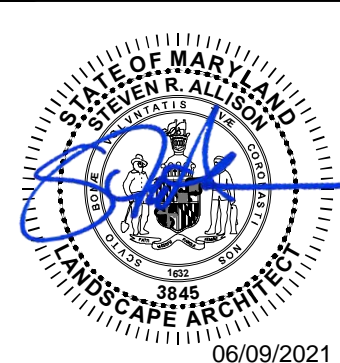
TYPE 2  
TREE CONSERVATION PLAN  
NOTES & DETAILS

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

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



THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION (SEE OFFICIAL USE ONLY)	
APPLICATION NAME: BRANCH AVENUE M-X-T	
APPLICATION NO.: DSP-19004	
TOP NO.: TCP2-036-2020-01	
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH HCPSP RESOLUTION NO. 2021-23 DATED MARCH 4, 2021.	
SIGNATURE APPROVAL DATE: _____	
Digitally signed by Capers, William Date: 2021.08.25 15:49:30 -0400	
Authorized Signature	

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	<i>Bill G. Shuman</i>	7/29/2021	DSP-19004 PHASE 2
02			
03			
04			
05			