

SHEET INDEX

- COVER SHEET / OVERALL PLAN
- WORKSHEET DETAILS
- NOTES & DETAILS
- PROJECT SITE - 30 SCALE PLAN
- PROJECT SITE - 30 SCALE PLAN - 2

HARMONY AT BRANDYWINE

TYPE II - TREE CONSERVATION PLAN (TCP2-036-2020)

(DSP-20014)

Dewberry
 4601 FORBES BOULEVARD
 SUITE 204
 LANHAM, MD 20776
 301.731.5551
 301.731.0188 (FAX)
 www.dewberry.com

OWNER/APPLICANT
 BRANDYWINE IL AL INVESTORS, LLC
 C/O SMITH-PACKETT MED.COM, LLC
 ATTN: AUBURY HOLMES
 4423 PHEASANT RIDGE ROAD, SUITE 301
 ROANOKE, VA 24014
 843.783.2551

HARMONY AT BRANDYWINE
 TYPE II - TREE CONSERVATION PLAN
 FOR DETAILED SITE PLAN (DSP-20014)
 PRINCE GEORGE'S COUNTY, MD
 11TH ELECTION DISTRICT
 TAX MAP 154 GRID E3
 2007 MAP REFERENCE 2165E07

VICINITY MAP
 SCALE: 1" = 2000'
 Vicinity Map © ADC - Kappa Map Group LLC/GIS
 Integrated Solutions LLC 2014
 PRINCE GEORGE'S COUNTY
 ROAD ATLAS
 MAP 5882 GRID H5-6, J5-6, K5-6

1 PHASED SITE STATISTICS TABLES

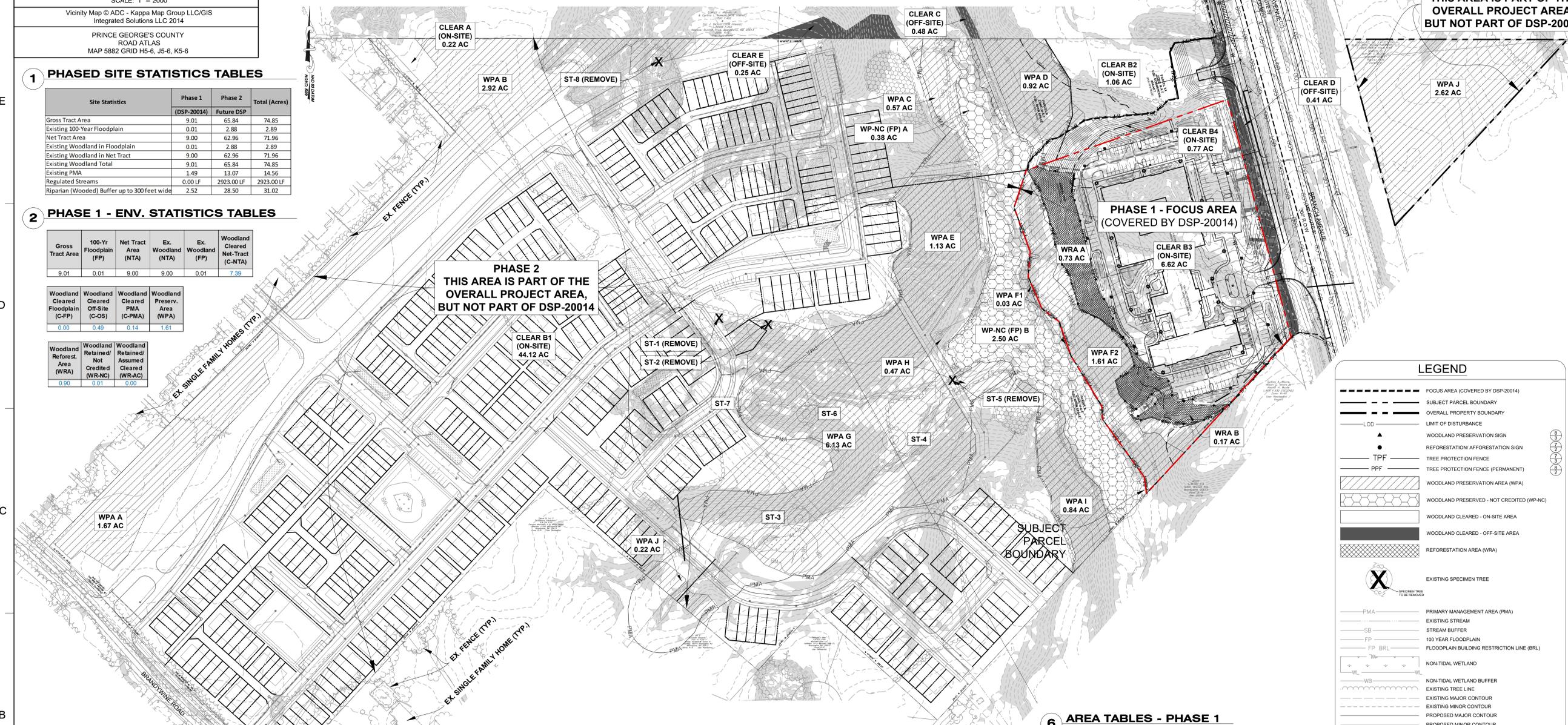
Site Statistics	Phase 1	Phase 2	Total (Acres)
	(DSP-20014)	Future DSP	
Gross Tract Area	9.01	65.84	74.85
Existing 100-Year Floodplain	0.01	2.88	2.89
Net Tract Area	9.00	62.96	71.96
Existing Woodland in Floodplain	0.01	2.88	2.89
Existing Woodland in Net Tract	9.00	62.96	71.96
Existing Woodland Total	9.01	65.84	74.85
Existing PMA	1.49	13.07	14.56
Regulated Streams	0.00 LF	2923.00 LF	2923.00 LF
Riparian (Wooded) Buffer up to 300 feet wide	2.52	28.50	31.02

2 PHASE 1 - ENV. STATISTICS TABLES

Gross Tract Area	100-Yr Floodplain (FP)	Net Tract Area (NTA)	Ex. Woodland (NTA)	Ex. Woodland (FP)	Woodland Cleared Net-Tract (C-NTA)
9.01	0.01	9.00	9.00	0.01	7.39

Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-Site (C-OS)	Woodland Cleared PMA (C-PMA)	Woodland Preserv. Area (WPA)
0.00	0.49	0.14	1.61

Woodland Retained/Not Credited (WR-NC)	Woodland Retained/Credited (WR-C)	Woodland Retained/Assumed/Credited (WR-AC)
0.90	0.01	0.00



3 STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES

- THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR DSP-20014.
- 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.
- A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PERMITTING, INSPECTIONS AND 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 ZONE M-X-T (MIXED USE TRANSPORTATION ORIENTED). THE PROPERTY IS WITHIN ENVIRONMENTAL STRATEGY AREA (ESA) 2.
- THE PROPERTY IS ADJACENT TO BRANDYWINE ROAD (MD 381), WHICH IS CLASSIFIED AS A HISTORIC AND RURAL, RUSTIC ROADWAY.
- THE PROPERTY IS ADJACENT TO BRANCH AVENUE (MD 5), WHICH IS CLASSIFIED AS A FREEWAY.
- THIS PLAN IS GRANDFATHERED UNDER CG-27-2010, SECTION 05-117(G).
- WOODLANDS PRESERVED, PLANTED, OR REGENERATED IN FULFILLMENT OF WOODLAND CONSERVATION REQUIREMENTS ON-SITE, HAVE BEEN PLACED IN A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS AT LIBER 4641 FOLIO 519. REVISIONS TO THIS TCP2 MAY REQUIRE A REVISION TO THE RECORDED EASEMENT.
- 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 IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY. PROOF OF RECORDATION OF THE OFF-SITE CONSERVATION SHALL BE PROVIDED TO THE MUNICIPAL PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN.

4 GENERAL INFORMATION TABLE

Layer Category	Layer Name	Value
Zone	Zoning (Zone)	M-X-T
Zone	Aviation Policy Area (APA)	-
Administrative	Tax Grid	134-E3, 134-D3, 134-D4, 134-F3
Administrative	WSSC Grid	2165E06, 2165E07
Administrative	Policy Analysis Zone (PAZ)	272A
Administrative	Planning Area (Plan Area)	85A
Administrative	Election District (ED)	11
Administrative	Councilmanic District (CD)	9
Administrative	General Plan 2002 Teir. (Teir)	Developing
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	1373
Administrative	PG Traffic Analysis Zone (TAZ-PG)	2629

5 SPECIMEN TREE TABLE (PHASE 2 ONLY*)

No.	Common Name	Botanical Name	Dbh (Inches)	Condition Rating	Condition Comments	Disposition	Previously approved for removal
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	-	Retain	
ST-4	Tulip Poplar	Liriodendron tulipifera	37	Fair	Twin	Retain	
ST-5	Red Oak	Quercus rubra	30	Fair	-	Remove	X
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	X

*NO SPECIMEN TREES EXIST WITHIN PHASE 1 OF THIS TCP2

6 AREA TABLES - PHASE 1

PARCEL - PHASE 1	
Woodland Clear Areas (ON-SITE)	
B3	6.62
B4	0.77
TOTAL	7.39

PARCEL - PHASE 1	
Woodland Clear Areas (OFF-SITE)	
D	0.41
F	0.03
G	0.05
TOTAL	0.49

PARCEL - PHASE 1	
Woodland Preservation Areas (WPA)	
F2	1.61
TOTAL	1.61

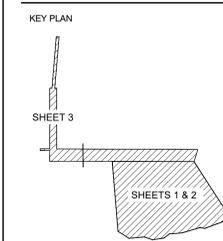
PARCEL - PHASE 1	
Reforestation Area (WRA)	
A	0.73
B	0.17
TOTAL	0.90

LEGEND

- FOCUS AREA (COVERED BY DSP-20014)
- SUBJECT PARCEL BOUNDARY
- OVERALL PROPERTY BOUNDARY
- LIMIT OF DISTURBANCE
- WOODLAND PRESERVATION SIGN
- REFORESTATION AFFORESTATION SIGN
- TREE PROTECTION FENCE
- TREE PROTECTION FENCE (PERMANENT)
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND PRESERVED - NOT CREDITED (WP-NC)
- WOODLAND CLEARED - ON-SITE AREA
- WOODLAND CLEARED - OFF-SITE AREA
- REFORESTATION AREA (WRA)
- EXISTING SPECIMEN TREE
- PRIMA FACIE TREE REMOVAL
- PRIMARY MANAGEMENT AREA (PMA)
- EXISTING STREAM
- STREAM BUFFER
- 100 YEAR FLOODPLAIN
- FLOODPLAIN BUILDING RESTRICTION LINE (BRL)
- NON-TIDAL WETLAND
- NON-TIDAL WETLAND BUFFER
- EXISTING TREE LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- STEEP SLOPES - 15% OR GREATER



3/17/2021
PROFESSIONAL CERTIFICATION:
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3302, EXPIRATION DATE: JUNE 6, 2021.



SCALE
 0 100' 200'
 SCALE: 1"=100'

No.	DATE	BY	DESCRIPTION
1	12/03/20	GRW	Address SDRG Comments

REVISIONS
 DRAWN BY: PMS
 APPROVED BY: GRW
 CHECKED BY: GRW
 DATE: NOVEMBER 2019

TITLE
TYPE II - TREE CONSERVATION PLAN
COVER SHEET

DEWBERRY JOB NO. 50098275

1
 SHEET NO. 1 OF 5

NOTE
 FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777
 OR LOG ON TO www.msutility.net
 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY
 INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

PROPERTY OWNERS AWARENESS CERTIFICATE
 I/WE **Brandywine IL AL Investors, LLC** 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.
 OWNER OR OWNERS REPRESENTATIVE: **Hudner D. Smith, Vice Chairman Manager (APPLICANT)**
 DATE: **3-17-21**

PROPERTY OWNERS AWARENESS CERTIFICATE
 I/WE **Black-Eyed Susan Partners, LLC** 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.
 OWNER OR OWNERS REPRESENTATIVE: **Ryan C. Day, Authorized Person on behalf of Black-Eyed Susan Partners, LLC**
 DATE: **3/17/2021**

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 FOR OFFICIAL USE ONLY
 APPLICATION NAME: HARMONY AT BRANDYWINE
 APPLICATION NO.: DSP-20014
 TOP NO.: TCP2-036-2020
 SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH REGCM REGULATIONS NO. 3021-02 DATED JANUARY 28, 2021.
 SIGNATURE APPROVAL DATE: **3/17/2021**
 Digitally signed by **Jill Kosack**
 DN: cn=Jill Kosack, o=The Maryland-National Capital Park and Planning Commission, email=jill.kosack@dnr.state.md.us, c=US

Prince George's County Planning Department, M-NCPPC
 Environmental Planning Section
 TREE CONSERVATION PLAN APPROVAL
 TCP2-036-2020
 Approved by: **Jill Kosack** Date: **3/18/2021** DRD/P Reason for Revision:
 01
 02
 03
 04
 05
 06

Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber ... Policy ... Revisions to this TCP2 may require a revision to the recorded easement.