

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

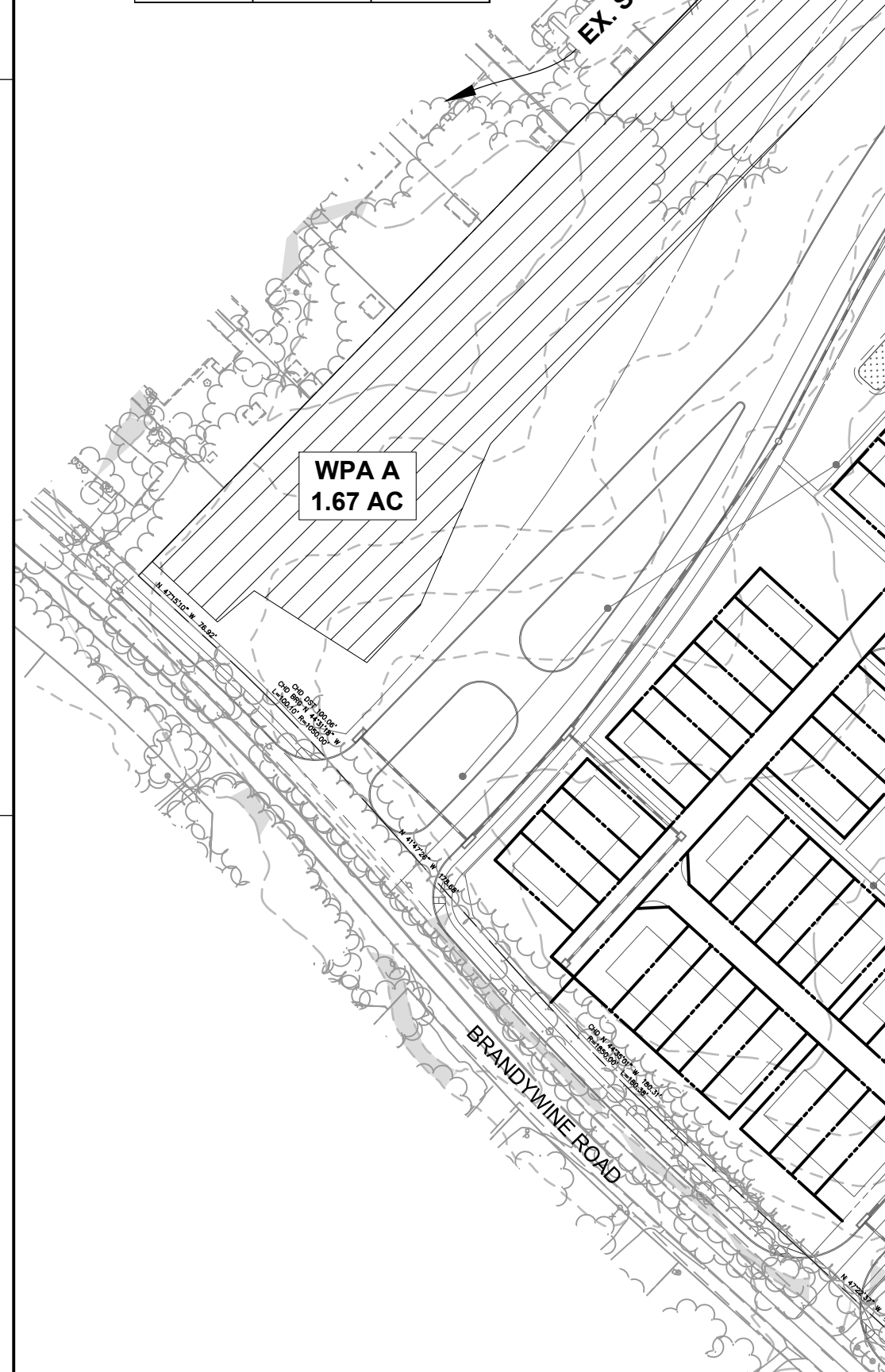
Site Statistics	Phase 1 (DSP-20014)	Phase 2 Future DSP	Total (Acres)
Gross Tract Area	9.01	65.84	74.85
Existing 100-Year Floodplain	0.01	2.88	2.89
Net Tract Area	9.00	62.96	71.96
Existing Woodland in Floodplain	0.01	2.88	2.89
Existing Woodland in Net Tract	9.00	62.96	71.96
Existing Woodland Total	9.01	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 Reforest. Area (WRA)	Woodland Retained/ Not Credited (WR-NC)	Woodland Retained/ Assumed Cleared (WR-AC)
0.90	0.01	0.00



3 STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES

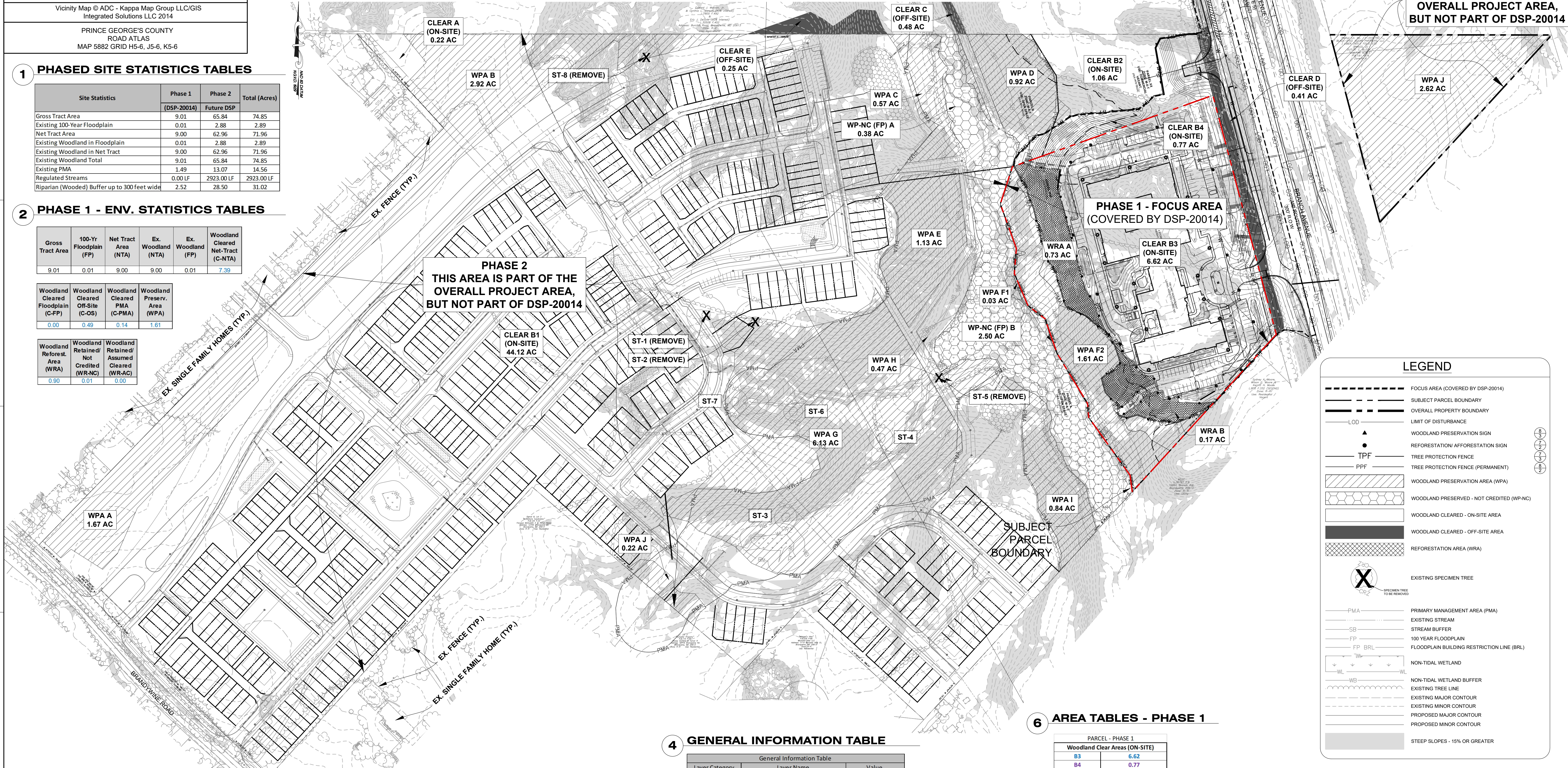
- THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR DSP-20014.
- CUTTING OR CLEARING OF WOODLAND NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNEE SHALL BE SUBJECT TO A \$500 PER SQUARE FOOT MITIGATION FEE.
- A PRE-CONSTRUCTION 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 STATED 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 GRANT/ATTACHED UNDER CD-27-2010, SECTION 25-117(d).
- WOODLAND 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 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 MUNICIPAL PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN.

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.misutility.com
http://www.misutility.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 3-13-21

HARMONY AT BRANDYWINE

TYPE II - TREE CONSERVATION PLAN (TCP2-036-2020) (DSP-20014)



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	2106E06, 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	Epithemic 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

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	DATE: 3/17/2021
TCP NO.: TCP2-036-2020	DATE: 3/17/2021
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGPRB RESOLUTION NO. 2021-02 DATED JANUARY 28, 2021.	DATE: 3/17/2021
SIGNATURE APPROVAL DATE: 3/17/2021	DATE: 3/17/2021
SIGNATURE: <u>Jill Kosack</u>	DATE: 3/17/2021
AUTHORIZED SIGNATURE	DATE: 3/17/2021

PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT, M-NCPPC ENVIRONMENTAL PLANNING SECTION TREE CONSERVATION PLAN APPROVAL TCP2-036-2020	
Approved by: <u>Jill Kosack</u>	Date: 3/17/2021
DRD#: <u>DSP-20014</u>	Reason for Revision
00	
01	
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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 4641 Folio 519. This TCP2 may require a revision to the recorded easement.

Dewberry
Engineers Inc.

4601 FORBES BOULEVARD
SUITE 204
LANHAM, MD 20706
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 134 GRID E3
200' MAP REFERENCE 2165E07

SEAL

KEY PLAN

SCALE

0 100' 200'

SCALE: 1"=100'

1	12/03/20	GRW	Address SDRS	Comments
No.	DATE	BY	Description	

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