

TCP2-039-2021

BRANDYWINE WOODS

TREE CONSERVATION PLAN TYPE 2

TREE CONSERVATION PLAN NOTES

- This plan is submitted to fulfill the woodland conservation requirements for DSP-21018. If DSP-21018 expires, then this TCP2 also expires and is no longer valid.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 R-R.
- The property is adjacent to Tower Road, which is designated as a historic roadway. Brandywine Road is a designated scenic and historic roadway.
- The property is not adjacent to a roadway that is classified as arterial or greater.
- This plan is not grandfathered in by CB-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 easement recorded in the Prince George's County Land Records at Liber 51108 Folio 235. Revisions to this TCP2 may require a revision to the recorded easement.

GENERAL NOTES

- The Source of the property boundaries hereon this plan shown from Deed Plot compiled by Charles P. Johnson & Associates, 2020. See parcel chart below for list of all areas.
- The topography shown here on this plan is from a combination of GIS data and field-run survey by Charles P. Johnson & Associates, April 2020. Major contours are 10' intervals and minor contours are 2' intervals.
- In a Floodplain Information Request Form provided by the Prince George's County Department of Permitting, Inspections, and Enforcement dated July 3, 2017 stated "a culvert headwater analysis and TR-20 required at Cherry Hill Crossing". The wetland and stream information on this plan is from a study prepared by Brayhill, LLC., dated December 2015. Map dated January 29, 2016. AND FROM A STUDY PREPARED BY ATWELL U.C. DATED APRIL 2024.
- This site does not contain Wetlands of Special State Concern as defined in COMAR 26.23.06.01.
- This site does not contain a Tier II water body as defined in COMAR 26.08.02.04.
- This site is located within a stronghold watershed as established by the Maryland DNR.
- In a letter dated January 20, 2015, the Maryland Department of Natural Resources Natural Heritage Program has determined there are no state or federal records for rare, threatened, or endangered species within the boundaries of the project site as delineated.
- This site does include potential forest interior dwelling species habitat.
- The site is subject to previously approved TCPs which include TCP1-004-003, TCP11-005-96, TCP11-062-99, and TCP11-024-09.
- There are ten (10) specimen, champion and/or historic trees located on the property, and two (2) specimen trees located within 100' of the property. These trees were field located using GPS and High Resolution Aerial Photography.
- The subject property is located within the vicinity of the Early Family Historic District.
- A Phase II Archeological Survey and Maryland Inventory of Historic Properties form gas been submitted for Brooks Farm-85B021.
- Marlboro Clay and Christiana Complex are not found to occur on or within the vicinity of this property.
- The subject property is not located within the 2008 Air Installation Compatible Use Zone (AICUZ) Study for Andrews Air Force Base.
- The site is not located within an Aviation Policy Area (APA).
- The site is not located within the Chesapeake Bay Critical Area (CBCA).
- This site is located within an area subject to Joint Base Andrews (JBA) Land Use Controls (LUC) associated with the Record of Decision (ROD) for Site SS-01 Brandywine DRMO adopted on September 27, 2006 by the U.S. Air Force, and the U.S. Environmental Protection Agency with the concurrence of the Maryland Department of the Environment.
- A public use easement to provide for public access to and across the trail will be created vis-a-vis the HOA Declaration of Covenants.

GENERAL INFORMATION TABLE		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	N/A
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	145-E1, 145-E2, 145-E3, 145-F2, 145-F3
Administrative	WSSC Grid (Sheet 20)	2175E08/2185E08
Administrative	Planning Area (Plan Area)	85B
Administrative	Election District (ED)	11
Administrative	Councilmanic District (CD)	9
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	General Plan Growth Policy (2035)	Established Communities
Administrative	Police District	V

Standard Woodland Conservation Worksheet for Prince George's County				
SECTION I-Establishing Site Information: (Enter acres for each zone)				
Zone	R-R			
Gross Tract	106.62			
Floodplain	0.38			
Previously Dedicated Land	0.00			
Net Tract (NTA)	106.24	0.00	0.00	

TCP Number	TCP1-022-2020	Revision #	
Property Description or Subdivision Name	Brandywine Woods		
Is this site subject to the 1989 or 1991 Ordinance	N		
Is this site subject to the 1991 Ordinance	N		
Subject to 2010 Ordinance and in FFA (Priority Funding Area)	N		
Is this one (1) single family lot? (Y or N)	N		
Are there prior TCP approvals which include a combination of this lot? (Y or N)	Y		
Is any portion of the property in a W/C Bank? (Y or N)	N		
Break-even Point (preservation)	36.89 acres		
Clearing permitted w/ reforestation	62.58 acres		

SECTION II-Determining Requirements: (Enter acres for each corresponding column)				
	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1.1)	Column D Off-Site Impacts (1.1)
Existing Woodland		99.47	0.38	
Woodland Conservation Threshold (WCT) =	20.00%	21.25		
Smaller of 11 or 18		13.04		
Woodland above WCT		78.22		
Woodland cleared		52.14	0.00	0.00
Woodland cleared above WCT (smaller of 18 or 17)		52.14		
Clearing above WCT (0.25 - 1) replacement requirement		13.04		
Woodland cleared below WCT		0.00		
Clearing below WCT (2-1 replacement requirement)		0.00		
Information Required		0.00		
Off-site WCA (preservation) being provided on this property	15.00%	0.00		
Off-site WCA (reforestation) being provided on this property		0.00		
Woodland Conservation Required		34.26		

SECTION III-Meeting the Requirements: (Enter acres for each corresponding column)				
Woodland Preservation	44.78			
Afforestation / Reforestation	2.25			
Natural Regeneration	0.00			
Landscape Credits	0.00			
Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00		
Forest Enhancement Credit (Area * 25)	0.00	0.00		
Street Tree Credit (Existing or 10-year canopy coverage)	0.00			
Area approved for fee-in-lieu	0.00			
Off-site Woodland Conservation Credits Required	0.00			
Off-site WCA (preservation) being provided on this property	0.00			
Off-site WCA (reforestation) being provided on this property	0.00			
Woodland Conservation Provided	47.03			

Area of woodland not cleared	47.33 acres
Net tract woodland retained not part of requirements	2.55 acres
100-Floodplain woodland retained	0.38 acres
On-site woodland conservation provided	47.03 acres
On-site woodland conservation alternatives provided	0.00
On-site woodland retained not credited	2.93 acres

Prepared by: Jason Dunlap
Signed: *Jason Dunlap*
Date: 08/12/25

The existing off-site woodland conservation easements located on the subject property established with TCP2-005-96 will be moved off-site and fully mitigated prior to signature approval of a TCP2 for this project.

Natural Resources Inventory Statistics Table		
Natural Resources Inventory Statistics Table		Total
Gross tract or project area (LOD)		106.62
Existing 100-year floodplain		0.38
Net tract or project area		106.24
Existing woodland in net tract or project area		99.09
Existing woodland in the floodplain		0.38
Existing woodland total		99.47
Delineated Primary Management Area (PMA)		17.07
Primary Buffer (CBCA only)		
Secondary Buffer (CBCA only)		
Regulated Stream Buffers in Transit-Oriented Centers (T-O-C)		
Regulated Streams (linear feet of centerline)		
Regulated Stream Buffer (75-feet-wide)		
Unforested Regulated Stream Buffer		
Regulated Stream Buffers not in Transit-Oriented Centers (T-O-C)		
Regulated Streams (linear feet of centerline)		477 L.F.
Regulated Stream Buffer (100-feet-wide)		2.00
Unforested Regulated Stream Buffer		
Effective: July 1, 2024 CB-20-2024 and CB-22-2024		

INCLUDED PROPERTIES		
PARCEL/ LOT	AREA (AC.)	RECORDING INFO.
PARCEL 100.	28.35	L23674 F. 147
[south of Peppo property]		
[north of Peppo property]		
PARCEL 198.	10.87	L33862 F. 74
PARCEL 52.	56.10	L21608 F. 543
PARCEL 94.	1.58	L24265 F. 26
Lot 1	0.46	L21608 F. 543
Lot 2	0.52	L21608 F. 543
Lot 3	0.49	L30746 F. 408
Lot 4	0.49	L30746 F. 408
Lot 5	0.49	L21608 F. 543
Lot 6	0.49	L21608 F. 543
Lot 7	0.53	L21608 F. 543
Lot 8	0.90	L21608 F. 543
Lot 9	0.62	L21608 F. 543
Lot 10	0.50	L21608 F. 543
Lot 11	0.55	L21608 F. 543
Lot 12	0.49	L21608 F. 543
Lot 13	0.49	L21608 F. 543
Lot 14	0.49	L21608 F. 543
Lot 15	0.49	L21608 F. 543
REDWOOD AVE. ROW	0.89	
TOTAL	106.62	

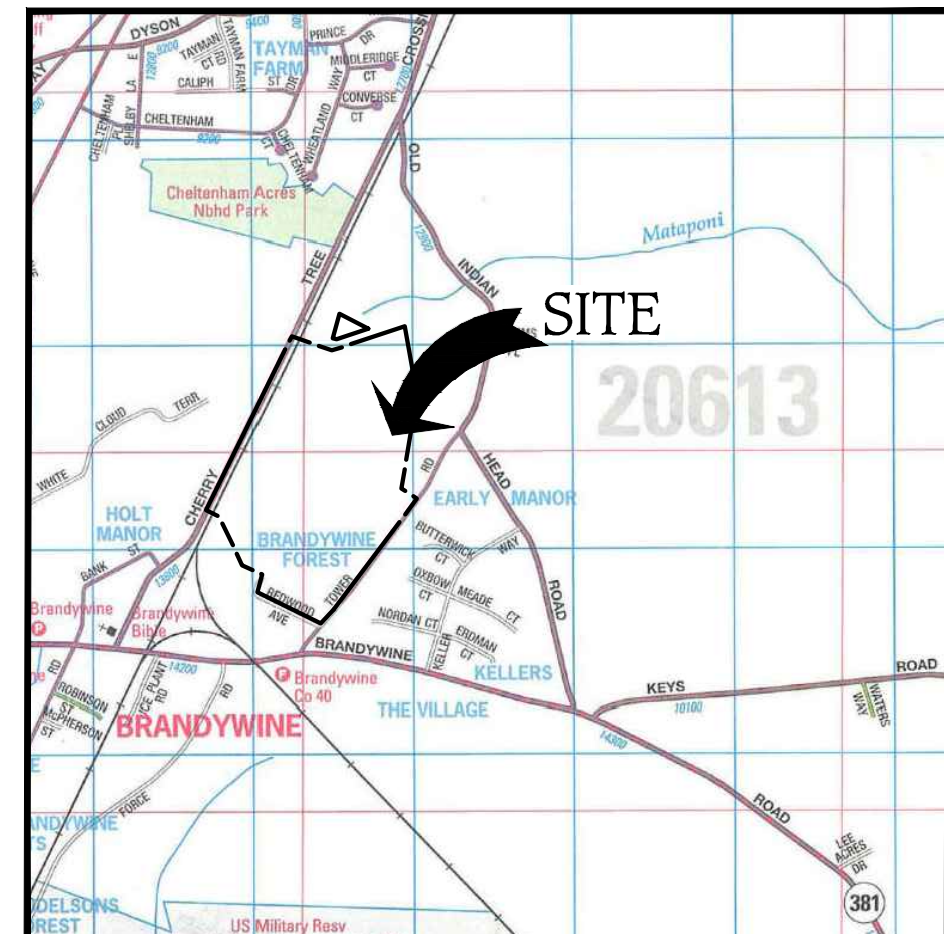
PARCEL TABLE				
Landbay	Parcel	Area	Ownership	Comments
A	A	1.74	HOA	
A	B	0.93	HOA	
A	C	6.54	HOA	
A	D	24.48	HOA	
A	E	1.07	HOA	
A	F	2.82	HOA	
A	G	0.33	HOA	HOA Open Space
B	H	8.38	HOA	
B	I	12.21	HOA	
B	J	2.16	HOA	
B	K	0.12	HOA	HOA Open Space
B	L	0.14	HOA	HOA Open Space
B	M	0.38	HOA	HOA Open Space
B	N	0.51	HOA	HOA Open Space
B	O	0.37	HOA	HOA Open Space
B	P	0.57	HOA	HOA Open Space
B	Q	0.44	HOA	HOA Open Space
B	R	0.39	WSSC	
Outparcel	A	0.83	HOA	Residual Property (land-locked)
TOTAL		64.41		

WOODLAND CONSERVATION SUMMARY										
Sheet	Gross Tract Area (GTA)	100-Year Floodplain (FP)	Net Tract Area (NTA)	Ex. Woodland (FP)	Ex. Woodland (NTA)	Woodland Cleared Net Tract (GTA)	Woodland Cleared Net Tract (FP)	Woodland Retained/Assumed Cleared (WRA)	Woodland Retained/Assumed Cleared (WRA)	Woodland Retained/Assumed Cleared (WRA)
Total	106.62	0.38	106.24	99.47	0.38	52.14	0.00	44.78	2.25	3.31

SPECIMEN TREE TABLE							
Tree #	Common Name	Latin Name	DBH	Condition Rating	Comments	Disposition	Preservation Comments
1	White Oak	Quercus alba	31"	Excellent (90)	Top damage dieback	Save	Prune and Fertilize
2*	Yellow Poplar	Liriodendron tulipifera	46"	Poor (65)	Trunk & top damage, cavity, decay, dieback	Save	Root Prune and Fertilize
3*	White Oak	Quercus alba	34"	Excellent (90)	Top damage, branching, dieback	Save	Root Prune and Fertilize
4	Yellow Poplar	Liriodendron tulipifera	37"	Fair (78)	V-fork, trunk & top damage, branching, dieback	Remove	
5	Yellow Poplar	Liriodendron tulipifera	34"	Fair (78)	V-fork, trunk & top damage, branching, dieback	Remove	
6	Sweetgum	Liquidambar styraciflua	32"	Fair (78)	Trunk & top damage, cavity, decay, dieback, insects	Remove	
7	Willow Oak	Quercus phellos	54"	Fair (78)	V-fork (3), trunk & top damage, dieback, decay	Remove	
8	White Oak	Quercus alba	34"	Fair (78)	Trunk & top damage, branching, decay, dieback	Remove	
9	Red Maple	Acer rubrum	36"	Fair (78)	Root, trunk & top damage, decay, dieback	Remove	
10	Beech	Fagus grandifolia	34"	Fair (78)	Root, trunk & top damage, decay, dieback	Remove	
11	White Oak	Quercus alba	33"	Good (84)	Trunk & top damage, dieback	Remove	
12	White Oak	Quercus alba	33"	Good (84)	Trunk & top damage, dieback	Remove	

* Specimen trees designated with an asterisk are found off-site but within 100-feet of the property boundary.

NOTE: THIS PLAN IS IN ACCORDANCE WITH THE FOLLOWING VARIANCE(S) FROM THE STRICT REQUIREMENTS OF SECTION 25-122(B)(1)(G) AS APPROVED BY THE PLANNING BOARD ON 4-15-2021 FOR THE REMOVAL OF THE FOLLOWING SPECIMEN TREES: 4, 5, 6, 7, 8, 9, 10, 11, AND 12.



VICINITY MAP	
SCALE: 1"=200'	
MAP COPYRIGHT © KAPPA MAP GROUP, LLC 2003/09/02/17	
USED WITH PERMISSION	
SHEET INDEX	
SHEET No.	DESCRIPTION
1	COVER SHEET
2	TREE CONSERVATION PLAN - NORTH
3	TREE CONSERVATION PLAN - WEST
4	TREE CONSERVATION PLAN - EAST
5	TREE CONSERVATION PLAN - SOUTH
6	TREE PROTECTION SPECIFICATIONS
7	TREE PROTECTION DETAILS

GENERAL NOTES	
PROJECT NAME:	BRANDYWINE WOODS
PROJECT OWNER:	TOWER TERRA, LLC
	PO BOX 10111
	SILVER SPRING, MD 20904
1. EXISTING PARCELS/LOTS AND DEED REFERENCES:	
a. PARCEL 100.	L23674 F. 147
b. PARCEL 198.	L33862 F. 74
c. PARCEL 52.	L21608 F. 543
d. PARCEL 94.	L24265 F. 26
e. PARCEL 198.	L33862 F. 74
f. BRANDYWINE FOREST SUB. (LOTS 1,2,3,5-15)	L21608 F. 543 P. WWO2B F. 29
g. BRANDYWINE FOREST SUB. (LOTS 3,6)	L30746 F. 408 P. WWO2B F. 29
2. TOTAL ACRES:	
a. AREA ENVIRONMENTAL REGULATED FEATURES (PMA):	106.62 AC.
b. NET DEVELOPABLE AREA OUTSIDE OF PMA EASEMENT:	17.07 AC.
c. AREA OF 100-YEAR FLOODPLAIN:	0.38 AC.
d. AREA OF ROAD DEDICATION:	0.00 AC. (122.50 FT.)
e. TOWER ROAD:	R-1/VACANT
f. EXISTING ZONING/USE:	R-1/VACANT
DEVELOPMENT DATA	
1. PROPOSED USE OF PROPERTY:	RESIDENTIAL SFD LOTS, PUBLIC BENEFIT CONSERVATION SUBDIVISION
2. PROPOSED NUMBER LOTS, OUTLOTS AND PARCELS:	a. 165 SINGLE FAMILY DETACHED LOTS 6,500 SQ. FT. MIN. (PER SEC. 27-445.12)
3. 17' HIGH OPEN SPACE PARCELS/PARCELS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q:	a. 1 OUT-PARCEL (OUTPARCEL A)
4. 1 VSSC PARCEL (PARCEL R)	
5. MINIMUM LOT WIDTH:	a. FRONT BUILDING LINE: 60 FT.
b. FRONT STREET LINE: 60 FT. (45 FT. FOR LOTS IN CUL-DE-SAC)	
6. CONSERVATION AREA:	47.03 AC.
7. DENSITY CALCULATION:	165 LOTS/96.45 AC. = 1.80 UNITS/AC.
UTILITY NOTES	
1. EXISTING WATER/SEWER CATEGORY:	W-4 AND S-4
2. PROPOSED WATER/SEWER CATEGORY:	W-4 AND S-3
3. PROPOSED WATER/SEWER SERVICE WILL BE PUBLIC.	
SITE/HISTORICAL INFORMATION	
1. TAX MAP & GRID:	145/E2, E3, F2, F3
2. 200-FOOT MAP REFERENCE:	218508, 218509, 217508, 217509
3. THE PURPOSE OF THIS SUBDIVISION IS TO CREATE SCENIC AND ENVIRONMENTAL CONSERVATION AREAS. AS NOTED ON CONSERVATION SKETCH PLAN #6-1400L, THE EXISTING FEATURES ON THIS SITE ARE SCENIC, ENVIRONMENTAL, AND HISTORIC IN NATURE.	
4. THE ENVIRONMENTAL FEATURES ON THIS SITE CONSIST OF NON-TOTAL WETLANDS AND WOODLANDS OF HIGH FOREST STRUCTURE. THIS PLAN PRIORITIZES THE WETLAND BUFFER THROUGH PRESERVATION AND AN APPROXIMATELY 350 FOOT WOODED BUFFER BEYOND THE WETLAND BUFFER.	
5. THE HISTORIC FEATURES ON THIS SITE CONSIST OF THE VIEWSHED FROM TOWER ROAD, A DESIGNATED HISTORIC ROADWAY, ANY OVERLAPPING AREAS OF EXISTING SITE FEATURES ARE THE HIGHEST PRIORITY FOR PRESERVATION. ENVIRONMENTAL AND HISTORIC CHARACTERISTICS ARE THE SECOND HIGHEST PRIORITY FOR CONSERVATION.	
6. A SCENIC 40' VIEWSHED BUFFER OF EXISTING TREES ALONG TOWER ROAD IS ALSO A SECONDARY PRIORITY OF THIS CONSERVATION SUBDIVISION.	
7. SKETCH PLAN: #600L-1-0018, #4100L	
8. SWM CONCEPT NUMBER:	#3009-2020-01 MAY
9. TYPE I TREE CONSERVATION PLAN:	TCP2-032-2020
10. PRELIMINARY PLAN:	#4-20201

Prince George's County Planning Department, M-NCPD				
TREE CONSERVATION PLAN APPROVAL				
TCP2-039-2021				
Approved by	Date	DRD #	Reason for Revision	
00 SUZANNE NICKLE	01/26/2023	BSP-21018	N/A	
01 Suzanne F. Nickle	8-19-2025	N/A	UPDATE TO WETLAND, EX-FLOODPLAIN, AND OUTPARCEL	
02				
03				
04				

UPDATES/REVISIONS:	
01/18/22	ADDRESS DSP COMMENTS
05/12/22	REVISE TCP2 TO REFLECT TRAIL ALIGNMENT UPDATE
06/15/22	ADDRESS TCP2 COMMENTS
12/19/22	ADD CONSERVATION EASEMENT RELEASE INFORMATION TO WORKSHEET
02/07/25	UPDATE TO WETLANDS, EX-FLOODPLAIN, AND OUTPARCEL

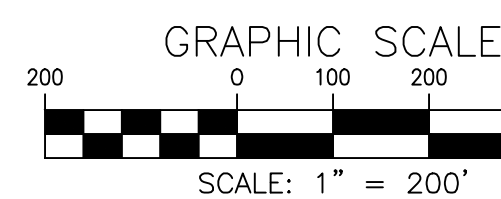
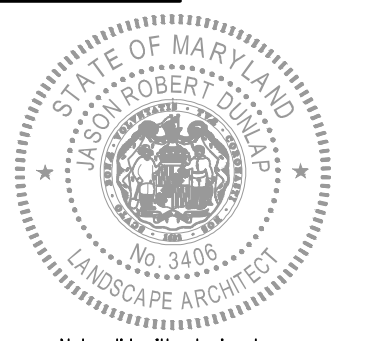
TCP2-039-2021
TREE CONSERVATION PLAN - TYPE 2
COVER SHEET
BRANDYWINE WOODS
11TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

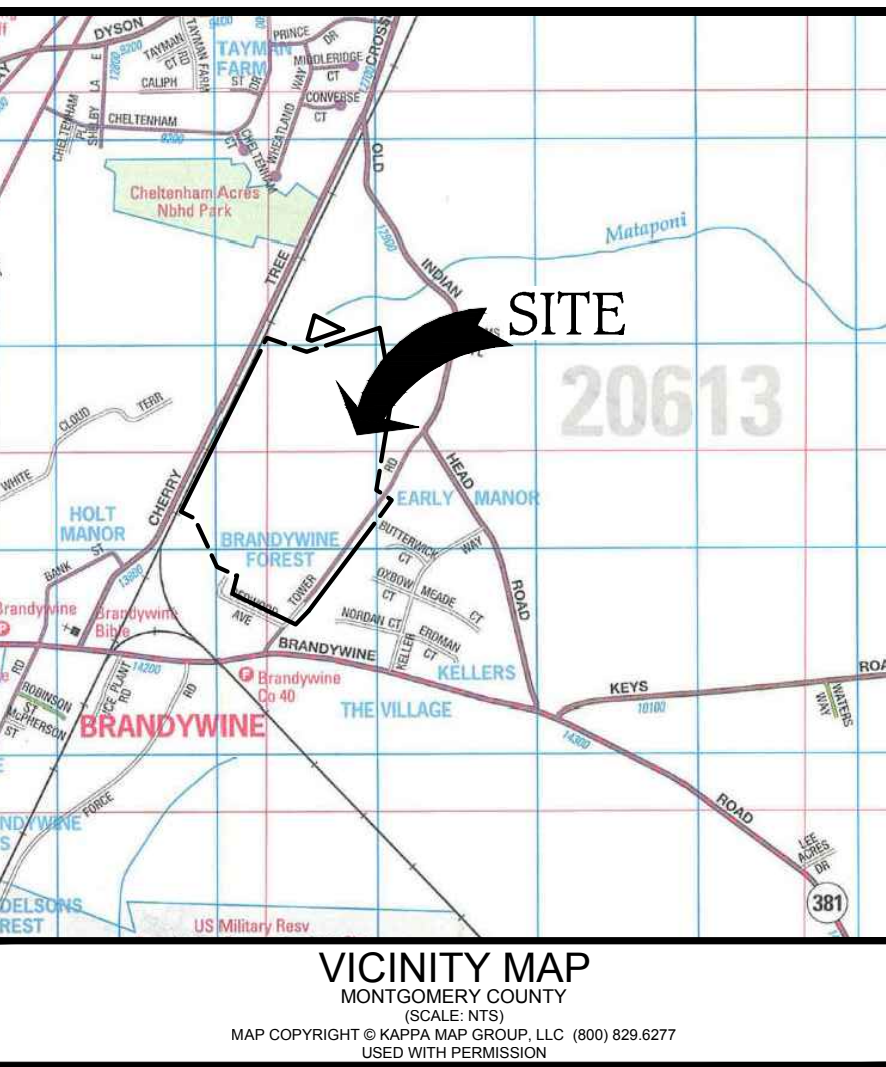
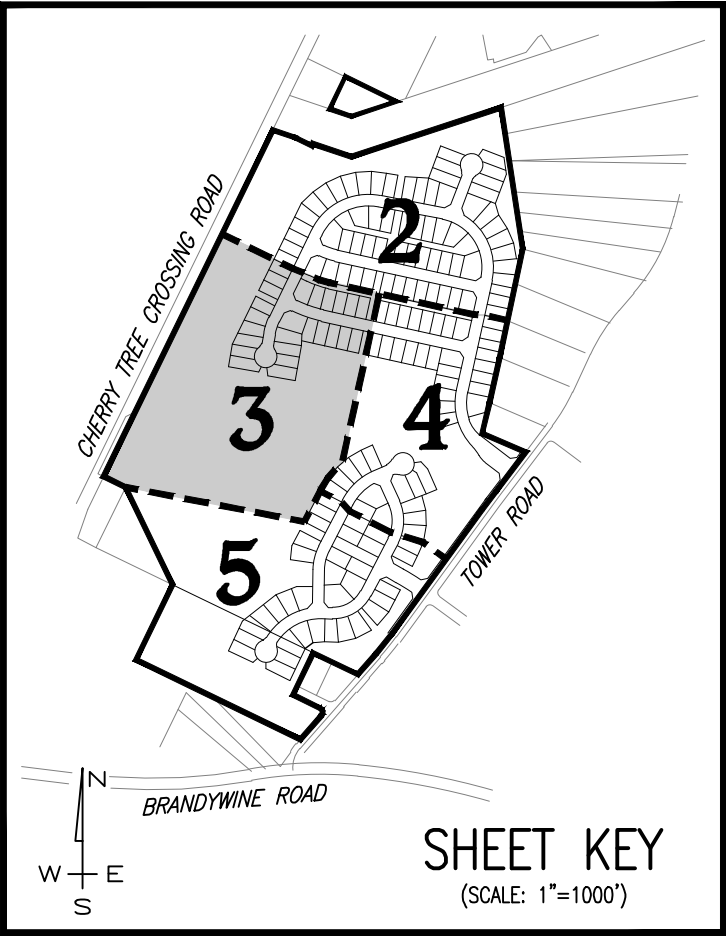
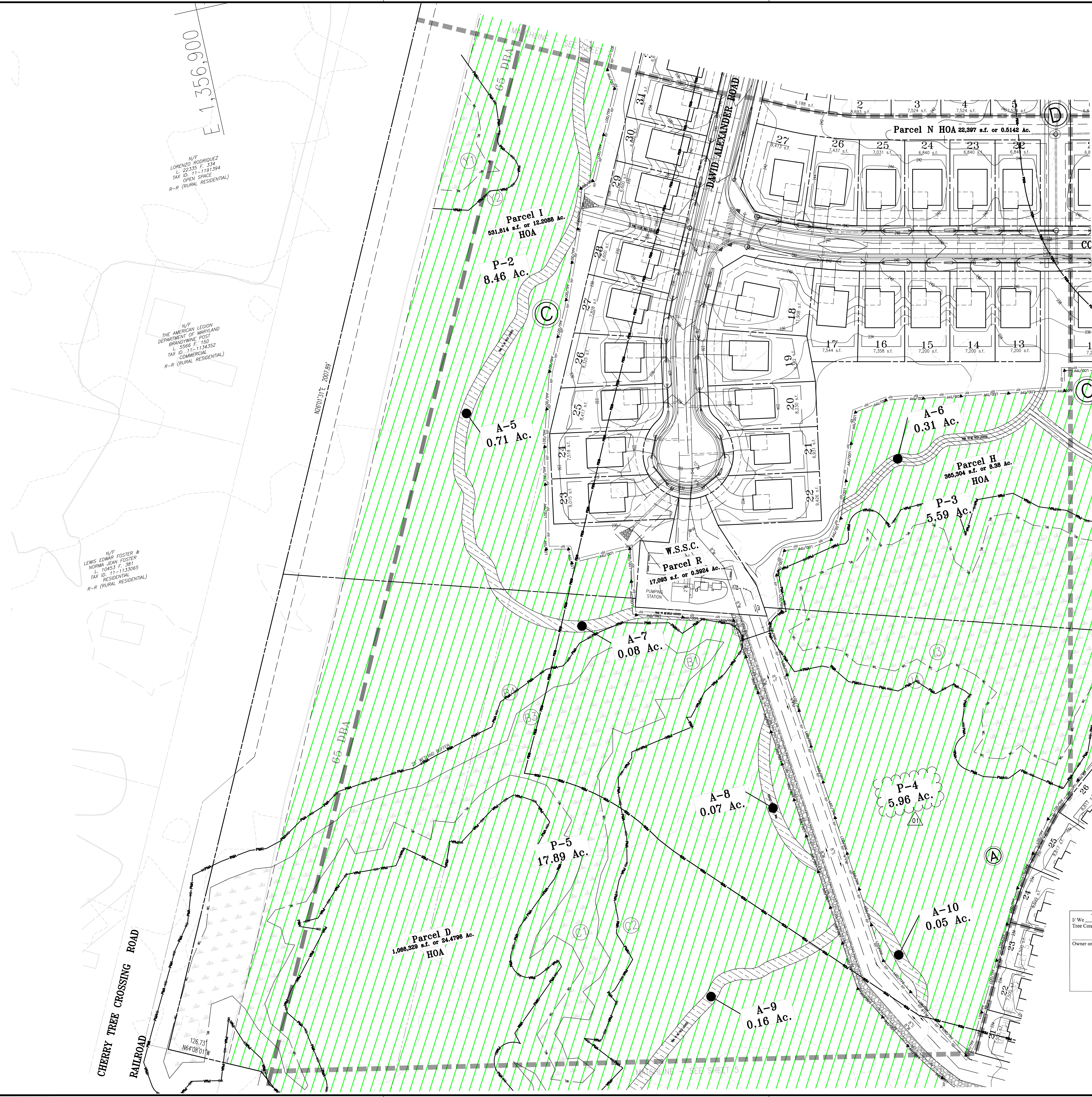
Charles P. Johnson & Associates, Inc.	
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors	
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394	
www.cjpa.com • Silver Spring, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA	
CLIENT/OWNER: Tower Terra, LLC 710 New Street Silver Spring, MD 20904 410-528-1500	WSSC GRID: 2175E08/2185E08 TAX MAP: 145/E2/F2/F3 DESKTOP: SPS SHEET: 1 OF 7 DRAFT: SSS DATE: AUG. 2021 SCALE: 1"=200' FILE NO.: 2019-1508-22.D
COPYRIGHT © LATEST DATE HEREON CHARLES P. JOHNSON & ASSOCIATES, INC. ALL RIGHTS RESERVED. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.	

QUALIFIED PROFESSIONAL CERTIFICATION

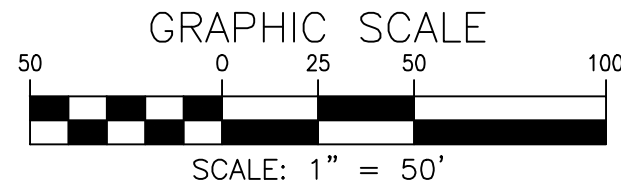
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION TECHNICAL MANUAL.

SIGNED: *Jason R. Dunlap* DATE: 08/12/2025
JASON R. DUNLAP, PLA
1751 ELTON ROAD, SUITE 300
SILVER SPRING, MD 20903
(301) 434-7000 JDUNLAP@CPJPA.COM





TCP II LEGEND		
EXISTING		PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY	---
---	PAVEMENT	---
---	CONTOURS	---
---	TREE LINE	---
---	SPECIMEN TREE	---
---	CRITICAL ROOT ZONE	---
---	FOREST INTERIOR	---
---	DWELLING SPECIES	---
---	WETLAND	---
---	WETLAND BUFFER	---
---	STREAM VALLEY BUFFER	---
---	PRIMARY MANAGEMENT AREA	---
---	LIMIT OF DISTURBANCE	---
---	WATER LINE	---
---	SEWER LINE	---
---	FIRE HYDRANT	---
---	STORM DRAIN	---
---	FENCE	---
---	EXISTING CONSERVATION EASEMENT	---
---	WOODLAND PRESERVATION SIGN	---
---	REFORESTATION/AFFORESTATION SIGN	---
---	TREE PROTECTION FENCE (TEMPORARY)	---
---	TREE PROTECTION FENCE (PERMANENT)	---
---	BUILDING RESTRICTION LINE	---
---	PUBLIC UTILITY EASEMENT	---
---	WATER & SEWER EASEMENT	---
---	MATCH LINE	---
---	BIOSWALE	---
---	P-WOODLAND PRESERVATION AREA	---
---	A-WOODLAND RETAINED - ASSUMED CLEARED	---
---	R-WOODLAND REFORESTATION/AFFORESTATION AREA	---
---	AREA OF EXISTING WOODLAND CONSERVATION BANK TO BE RELOCATED	---



Property Owners Awareness Certificate

I/We DAVID ARIAS 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.

MANUEL MONTES Owner or Owners Representative 4-19-25 Date

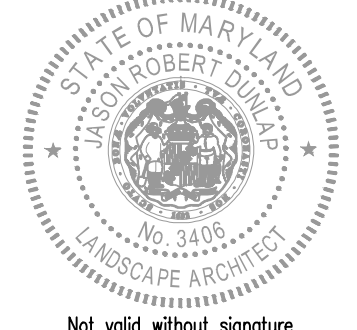
TOWER TERRA, LLC

QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION TECHNICAL MANUAL.

SIGNED: Charles P. Johnson DATE: 08/12/2025

JASON R. DUNLAP, P.L.A. 1751 ELTON ROAD, SUITE 300 SILVER SPRING, MD 20903 (301) 434-7000 JDUNLAP@CPJA.COM



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-039-2021			
Approved by	Date	DRD #	Reason for Revision
00 SUZANNE NICKLE	01/26/2023	DSP-21018	N/A
01 <u>Suzanne Nickle</u>	8-19-2025	N/A	UPDATE TO WETLAND, EX. FLOODPLAIN, AND OUTPARCEL
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03			
04			

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12/19/22	ADD WCO EASEMENT RELEASE INFORMATION TO WORKSHEET (COVER SHEET)
11/11/24	UPDATE TO WETLANDS, EX. FLOODPLAIN, AND OUTPARCEL

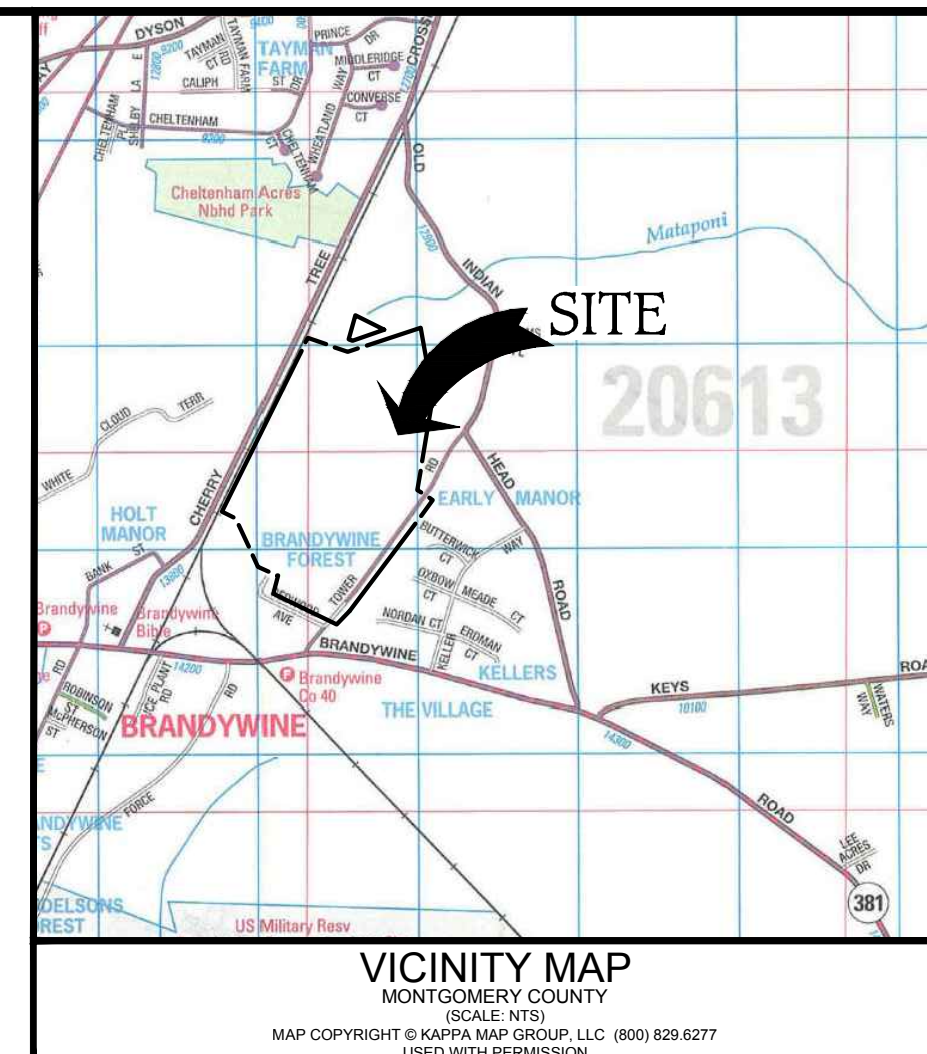
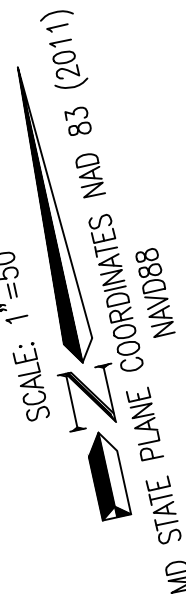
TCP2-039-2021
TREE CONSERVATION PLAN - TYPE 2

BRANDYWINE WOODS
11TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpja.com • Silver Spring, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT/OWNER:	WSSC GRID:	TAX MAP:
Tower Terra, LLC 1751 Elton Rd., Suite 300 Silver Spring, MD 20904 410-528-1500	215559 / 285558 DESIGN: SPS DRAFT: SSS DATE: AUG. 2021 SCALE: 1" = 50'	15512/215 SHEET 3 OF 7 FILE NO.: 2019-1508-22

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Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-039-2021			
Approved by	Date	DRD #	Reason for Revision
YVONNE NICKLE	01/26/2023	DRP-21018	N/A
<i>Yvonne Nickle</i>	8-19-2025	N/A	UPDATE TO WETLAND EX FLOODPLAIN, AND OUTPARCEL

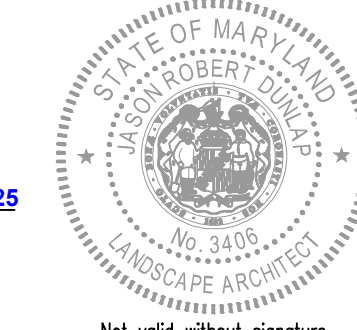
TCP2-039-2021
TREE CONSERVATION PLAN - TYPE 2

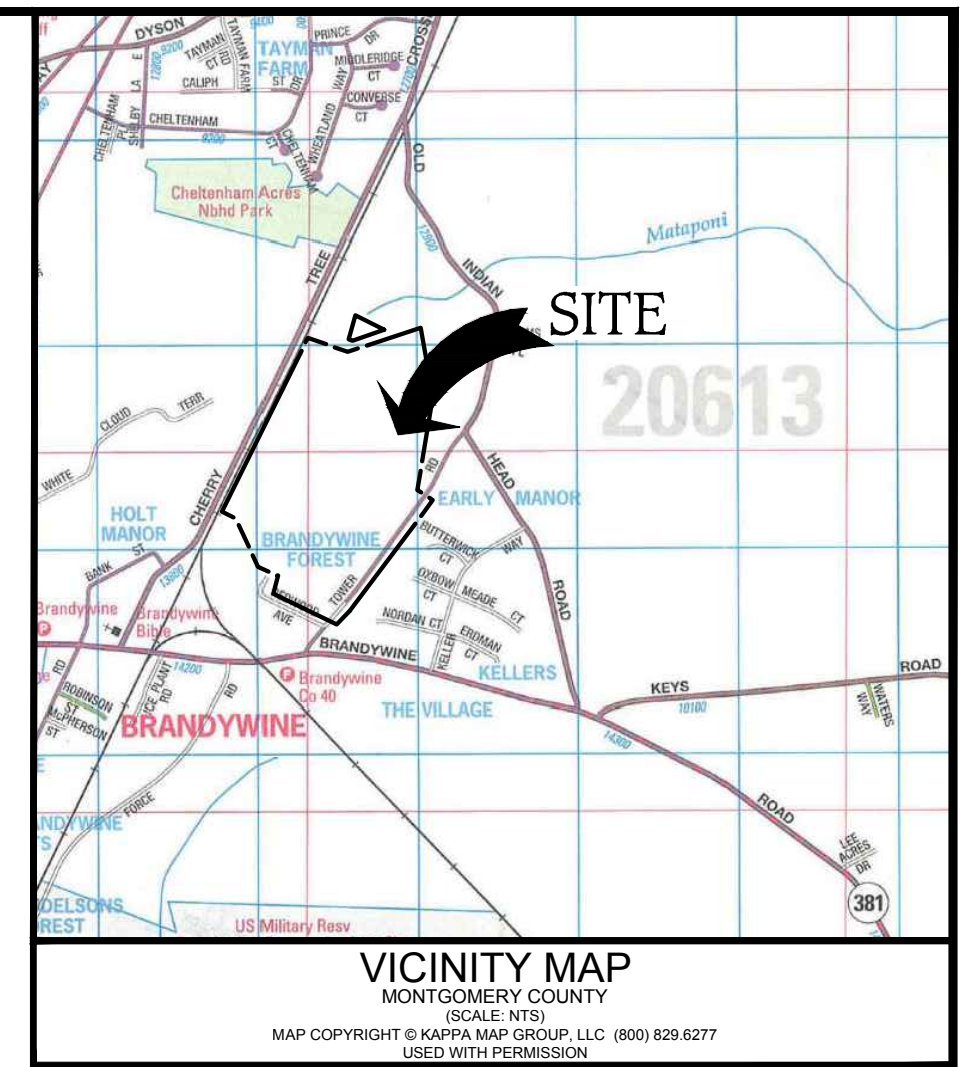
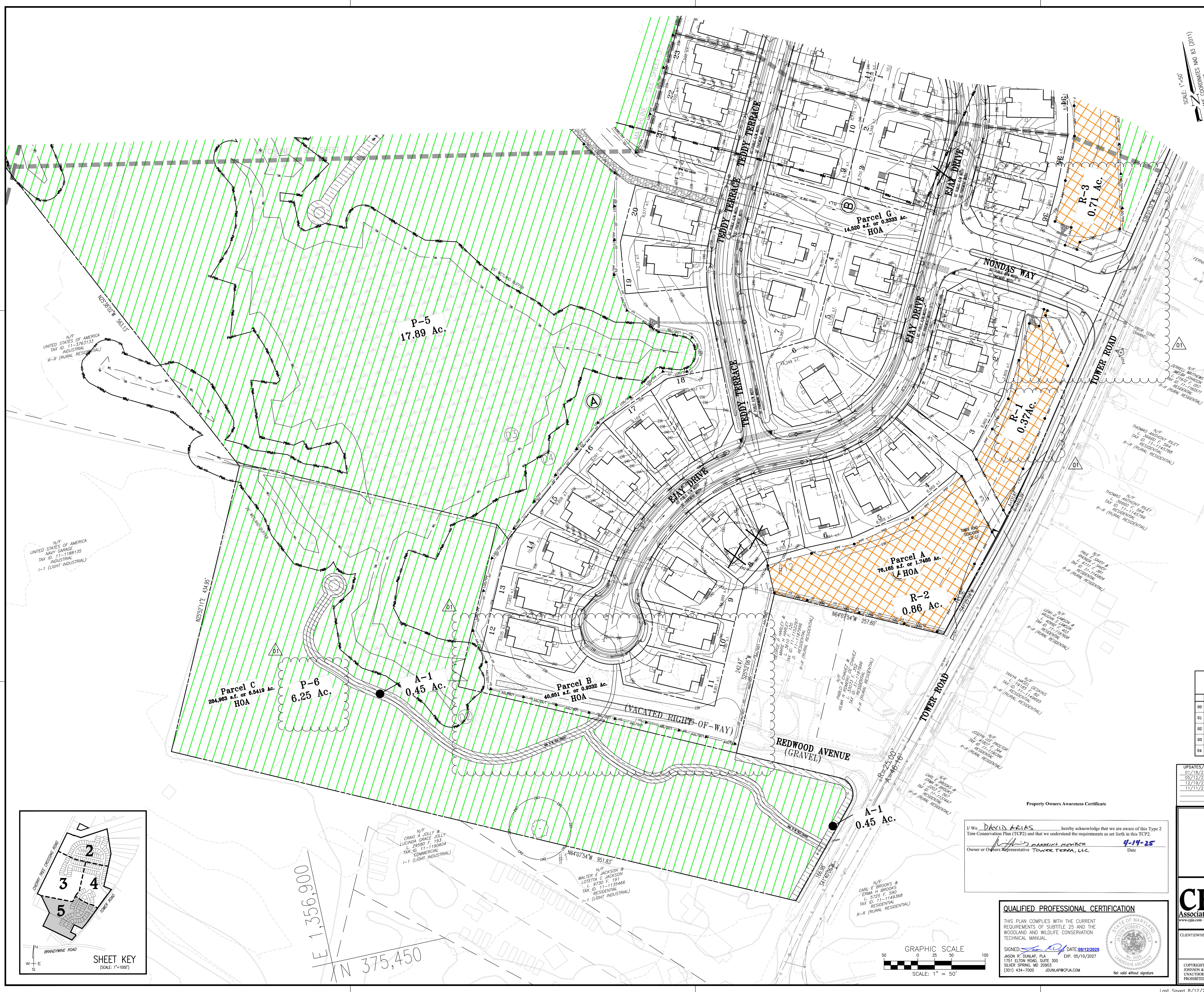
BRANDYWINE WOODS
11TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CLIENT/OWNER: Tower Terra, LLC P.O. Box 0311 Silver Spring, MD 20904 410-528-1500	WSSC GRID:	TAX MAP:	
	219SE8 / 28SE8	145 E2/F2/F3	
	DESKON SPS	SHEET	OF
	DRAFT SSS	4	7
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	AUG., 2021	2019-1508-27	
	SCALE		
	1" = 50'		

THIS PLAN COMPLIES WITH THE CURRENT
REQUIREMENTS OF SUBTITLE 25 AND THE
WOODLAND AND WILDLIFE CONSERVATION
TECHNICAL MANUAL.

SIGNED: *Jason R. Dunlap* DATE: 08/12/2022
JASON R. DUNLAP, PLA EXP. 05/10/2027
1751 ELTON ROAD, SUITE 300
SILVER SPRING, MD 20903
(301) 434-7000 JDUNLAP@CPJA.COM





TCP II LEGEND		
EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	RIGHT-OF-WAY
---	---	PAVEMENT
---	---	CONTOURS
---	---	TREE LINE
---	---	SPECIMEN TREE
---	---	CRITICAL ROOT ZONE
---	---	FOREST INTERIOR DWELLING SPECIES
---	---	WETLAND
---	---	WETLAND BUFFER
---	---	STREAM VALLEY BUFFER
---	---	PRIMARY MANAGEMENT AREA
---	---	LIMIT OF DISTURBANCE
---	---	WATER LINE
---	---	SEWER LINE
---	---	FIRE HYDRANT
---	---	STORM DRAIN
---	---	FENCE
---	---	EXISTING CONSERVATION EASEMENT
---	---	WOODLAND PRESERVATION SIGN
---	---	REFORESTATION/AFFORESTATION SIGN
---	---	TREE PROTECTION FENCE (TEMPORARY)
---	---	TREE PROTECTION FENCE (PERMANENT)
---	---	BUILDING RESTRICTION LINE
---	---	PUBLIC UTILITY EASEMENT
---	---	WATER & SEWER EASEMENT
---	---	MATCH LINE
---	---	BIOSWALE
---	---	P-WOODLAND PRESERVATION AREA
---	---	A-WOODLAND RETAINED - ASSUMED CLEARED
---	---	R-WOODLAND REFORESTATION/AFFORESTATION AREA
---	---	AREA OF EXISTING WOODLAND CONSERVATION BANK TO BE RELOCATED

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-039-2021			
Approved by	Date	DRD #	Reason for Revision
00	Suzanne Nickle	01/26/2023	DSP-21018 N/A
01	Suzanne Nickle	8-19-2025	N/A
02			
03			
04			

UPDATES/REVISIONS:	
01/18/22	ADDRESS DSP COMMENTS
05/12/22	REVISE TCP2 TO REFLECT TRAIL ALIGNMENT UPDATE
12/19/22	ADD WCO EASEMENT RELEASE INFORMATION TO WORKSHEET (COVER SHEET)
11/11/24	UPDATE TO WETLANDS, EX. FLOODPLAIN, AND OUTPARCEL

Property Owners Awareness Certificate

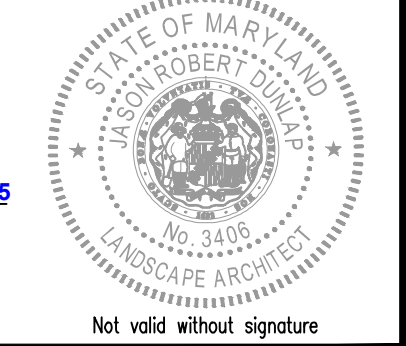
I/We DAVID ARIAS hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

MANUEL MONTES 4-19-25
Owner or Owners Representative Tower Terra, LLC Date

QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION TECHNICAL MANUAL.

SIGNED: Charles P. Johnson DATE: 08/12/2025
JASON R. DUNLAP, PLA EXP. 05/10/2027
1751 ELTON ROAD, SUITE 300
SILVER SPRING, MD 20903
(301) 434-7000 JDUNLAP@CPJA.COM



TCP2-039-2021
TREE CONSERVATION PLAN - TYPE 2

BRANDYWINE WOODS
11TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Charles P. Johnson & Associates, Inc.
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1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9594
www.cpja.com • Silver Spring, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT/OWNER: Tower Terra, LLC 1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 410-528-1500	WISC GRID: 215558 / 28558 DESIGN: SPS DRAFT: SSS	TAX MAP: 155122/F5 SHEET: 5 OF 7 DATE: AUG. 2021 FILE NO.: 2019-1508-22
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