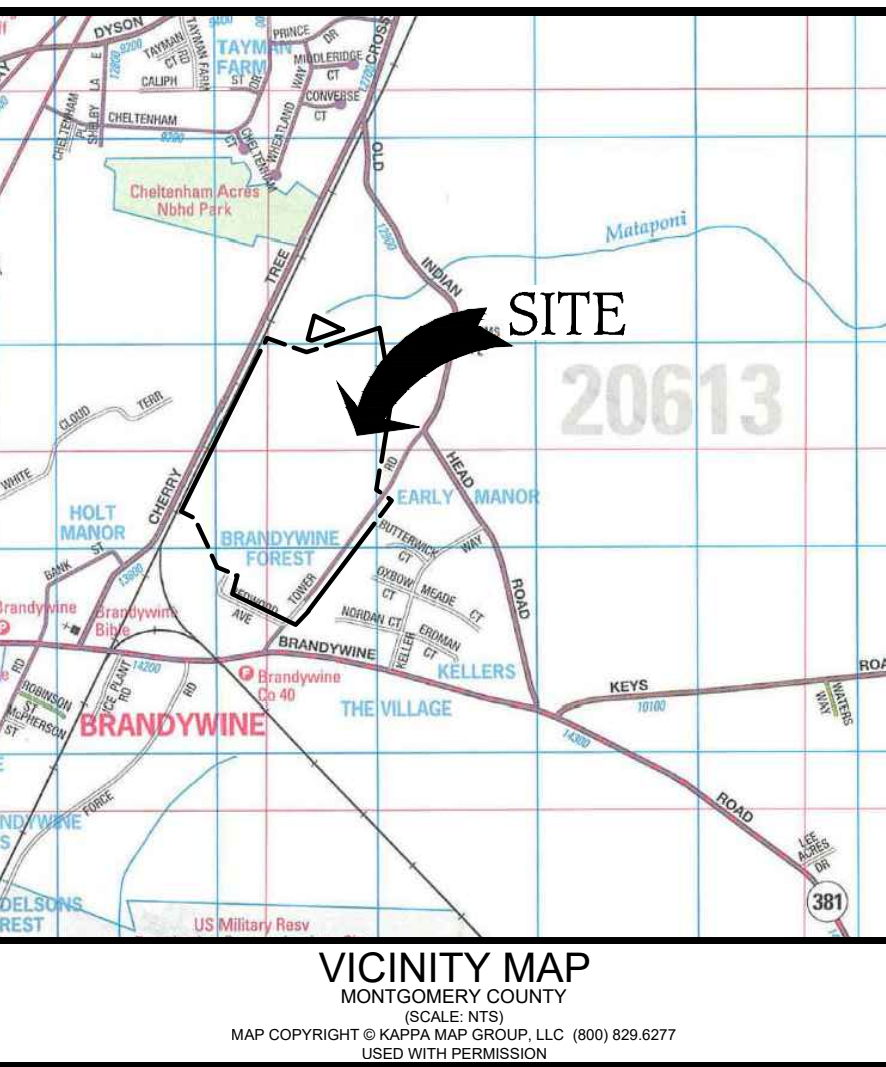
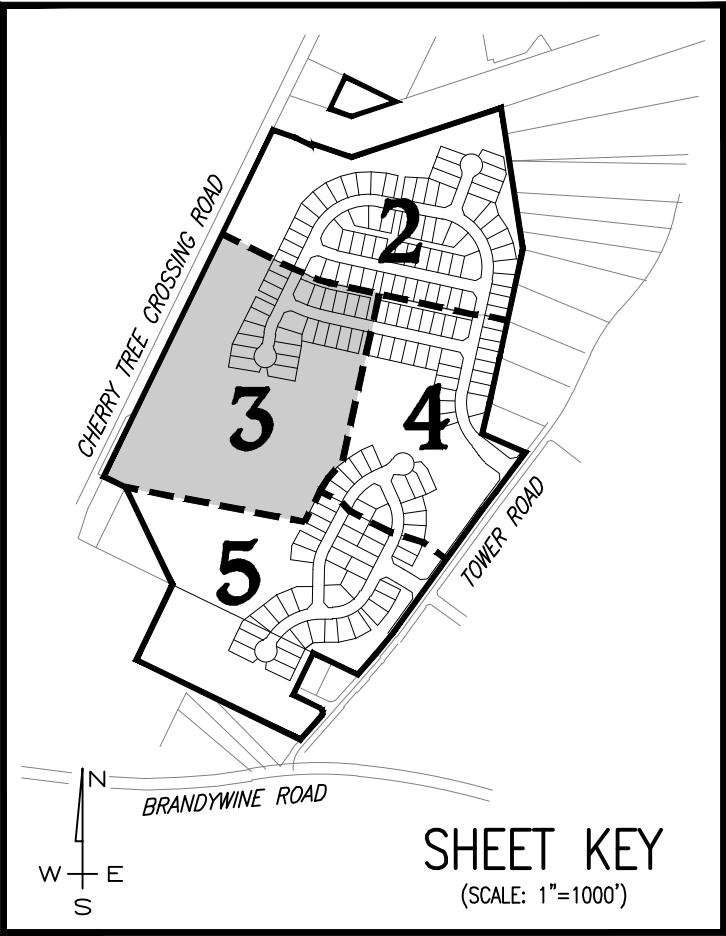
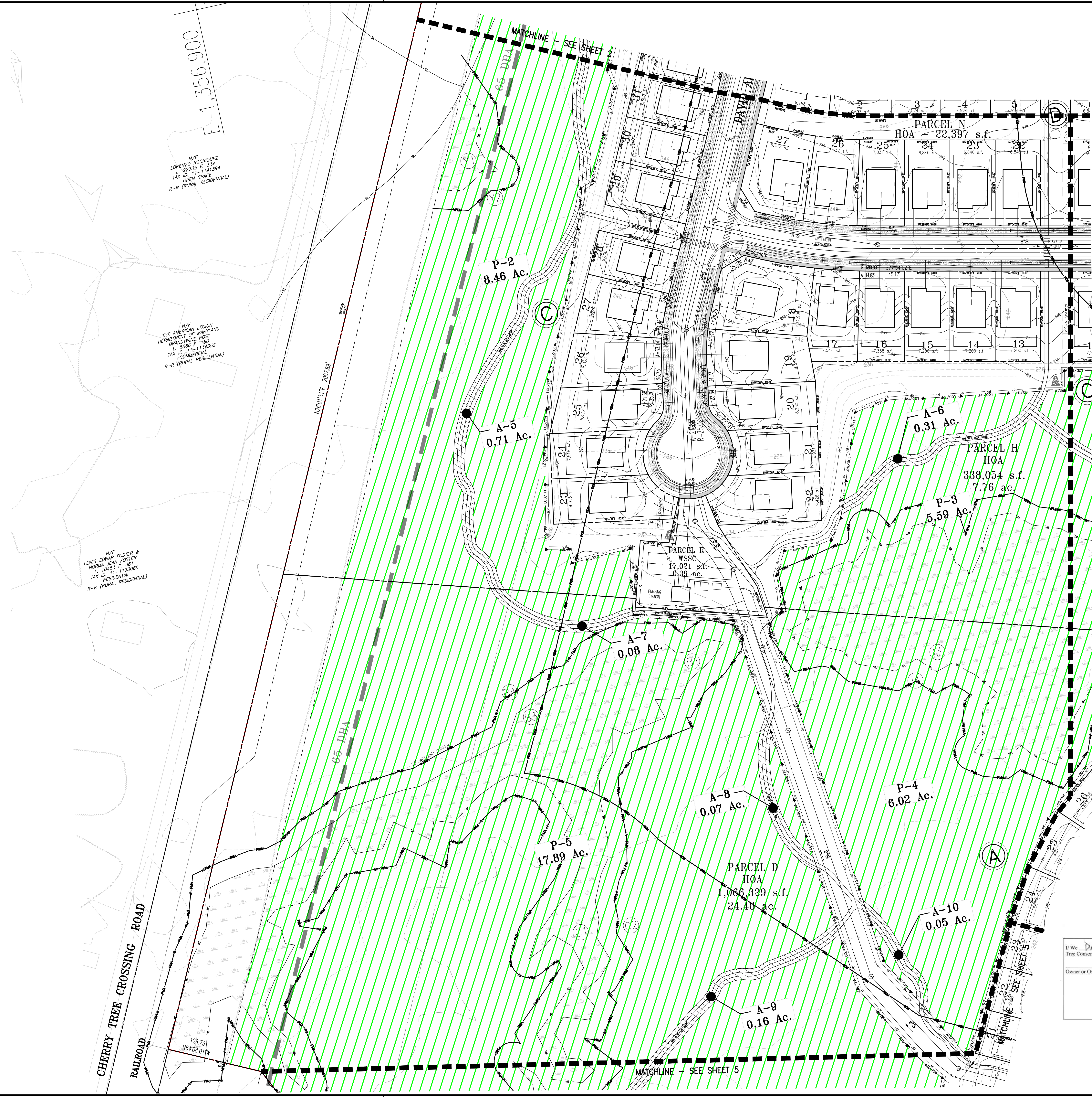




TCP II LEGEND		
EXISTING		PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY	---
---	PAVEMENT	---
---	CONTOURS	---
---	TREE LINE	---
---	SPECIMEN TREE	---
---	CRITICAL ROOT ZONE	---
---	FOREST INTERIOR	---
---	DWELLING SPECIES	---
---	WETLAND	---
---	WETLAND BUFFER	---
---	STREAM VALLEY BUFFER	---
---	PRIMARY 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	---

M-NCPPC APPROVAL

SITE GRADING CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 30, DIVISION 2 OF THE CODE OF PRINCE GEORGE'S COUNTY WATER RESOURCES PROTECTION AND GRADING CODE, AND THAT I OR MY STAFF HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLOWS FROM UNPAVED PROPERTIES ON THIS SITE, AND FROM THIS SITE, ONTO DOWNHILL PROPERTIES, HAVE BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES, AND SIGNED, SEALED AND DATED BY A PROFESSIONAL ENGINEER/LANDSCAPE ARCHITECT LICENSED IN THE STATE OF MARYLAND.

DATE: _____

REGISTERED LAND ARCH. _____

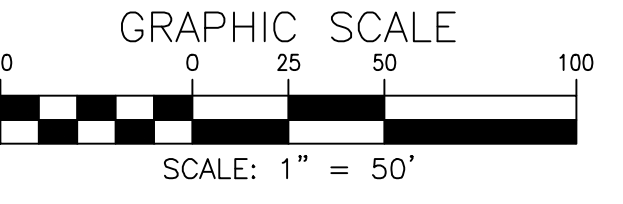
EXPIRES: 9/8/2023

Seal not valid without signature

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.

Owner or Owners Representative DAVID ARIAS Date 1-21-22



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-039-2021			
	Approved by	Date	Reason for Revision
00	<i>Signature of David</i>	1-26-2023	DSP-21018
01			N/A
02			
03			
04			
05			
06			

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)

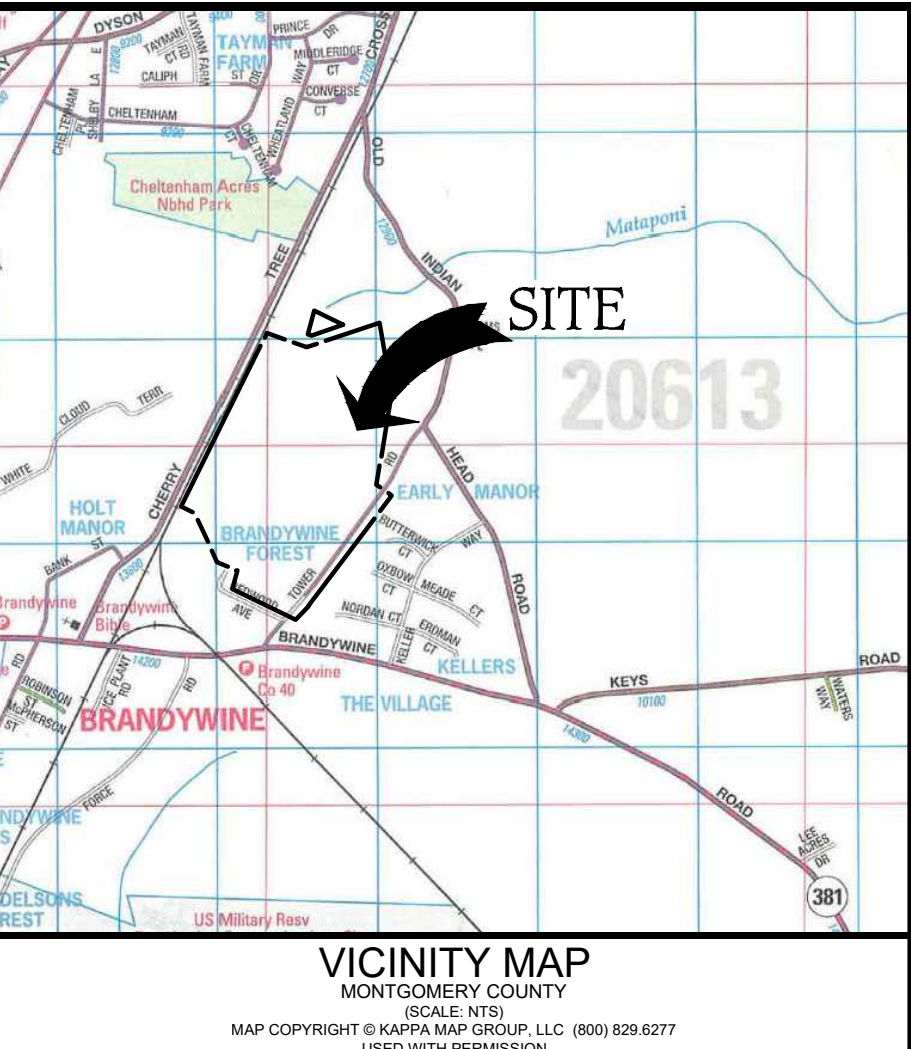
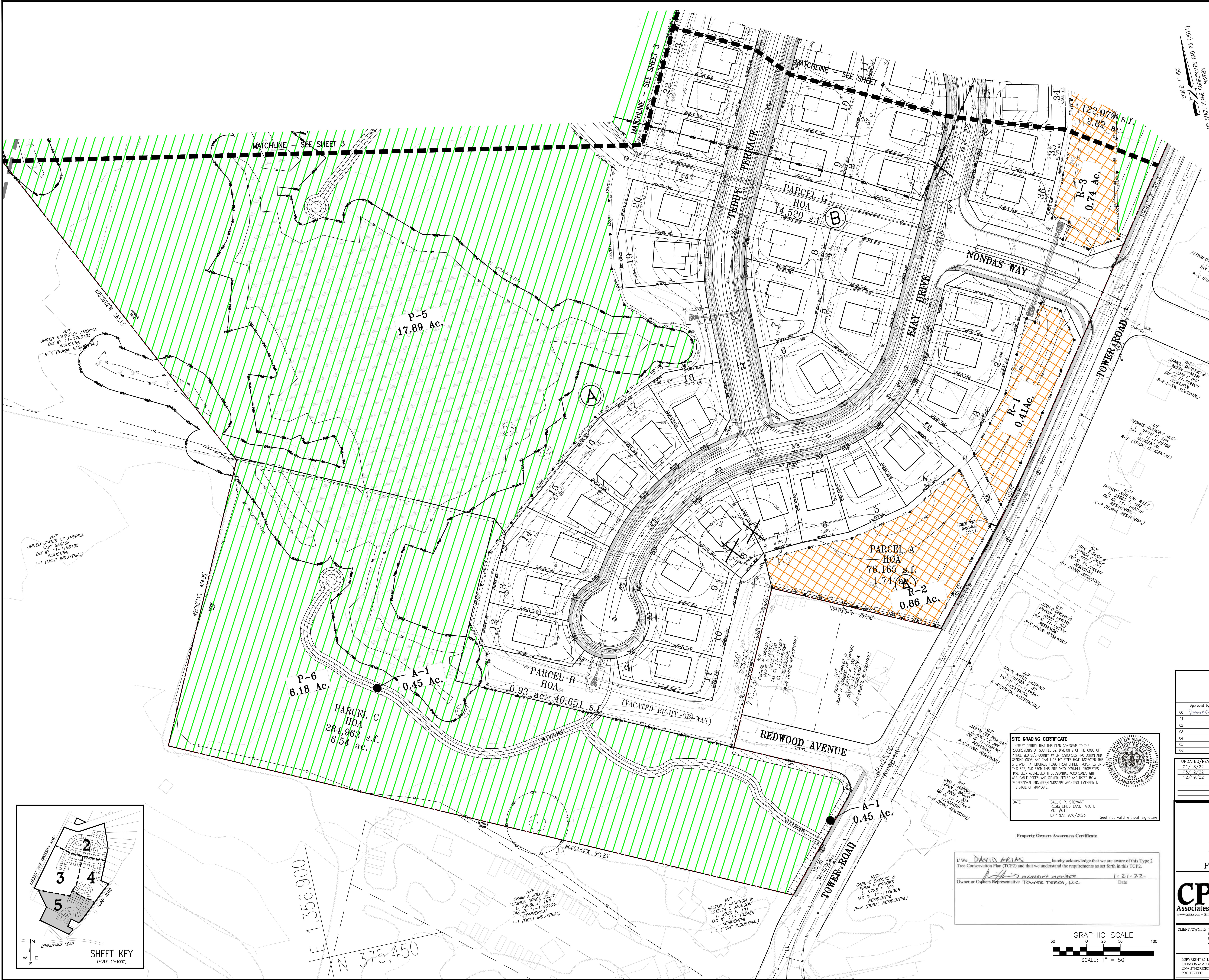
TCP2-039-2021
TREE CONSERVATION PLAN TYPE 2

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

CPJ Associates 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.cpj.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT/OWNER: Tower Terra, LLC 1751 Elton Rd. Silver Spring, MD 20904 410-528-1500	WSSS GRID: 210559 / 285838 DESIGN: SPS DRAFT: SSS DATE: AUG. 2021 SCALE: 1" = 50'	TAX MAP: 14512/12/15 SHEET: 3 OF 7 FILE NO.: 2019-1508-22 D
---	---	---

COPYRIGHT © LATEST DATE HEREON CHARLES P. JOHNSON & ASSOCIATES, INC. ALL RIGHTS RESERVED. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.



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

M-NCPPC APPROVAL

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-039-2021			
Approved by	Date	DRP #	Reason for Revision
00	1-26-2023	DSP-21018	N/A
01			
02			
03			
04			
05			
06			

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)

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.cpj.com • Silver Spring, MD • Gaithersburg, 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	ISSUE GRID: 2/25/23 / 2/25/23 DISKON SPS DRAFT SSS	TAX MAP: 14512/12/23 SHEET 5 OF 7 FILE NO.: 2019-1508-22 D
--	---	--

COPYRIGHT © LATEST DATE HERON CHARLES P. JOHNSON & ASSOCIATES, INC. ALL RIGHTS RESERVED. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.

SITE GRADING CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 10, DIVISION 1 OF THE CODE OF PRINCE GEORGE'S COUNTY WATER RESOURCES PROTECTION AND GRADING CODE AND THAT I OR MY STAFF HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLOWS FROM ADJACENT PROPERTIES INTO THIS SITE AND FROM THIS SITE ONTO ADJACENT PROPERTIES, HAVE BEEN ADDRESSED IN SUBMITTAL ACCORDANCE WITH APPLICABLE CODES AND SIGNED, SEALED AND DATED BY A PROFESSIONAL ENGINEER/LANDSCAPE ARCHITECT LICENSED IN THE STATE OF MARYLAND.
DATE: 1-21-22
SALLIE P. STEWART
REGISTERED LAND ARCH.
MD. #612
EXPIRES: 9/8/2023
Seal not valid without signature

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.
Owner or Owners Representative TOWER TERRA, LLC Date: 1-21-22

