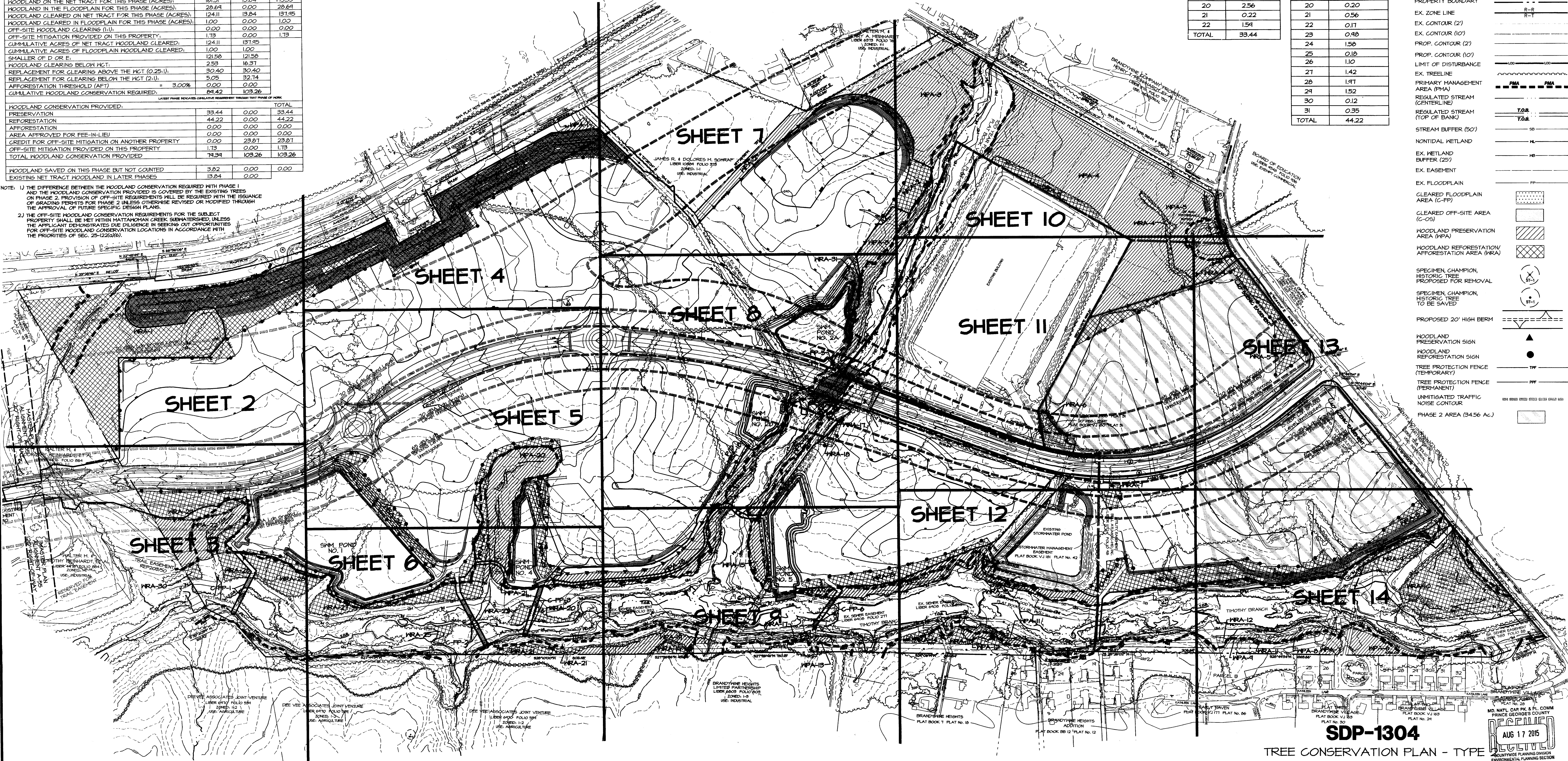


WOODLAND CONSERVATION WORKSHEET FOR PRINCE GEORGE'S COUNTY, MARYLAND
ZONE: L-A-C R-M
GROSS TRACT: 12.26 Acres 262.00 Acres
FLOODPLAIN: 19.65 35.62
PREVIOUSLY DEDICATED LAND: 0.00 0.00
NET TRACT (NTA): 56.61 226.36
PROPERTY DESCRIPTION OR SUBDIVISION NAME: VILLAGES AT TIMOTHY BRANCH
IS THIS SITE SUBJECT TO THE 1981 CRD? N
BREAK-EVEN POINT (PRESERVATION ACRES): 18.08
ACRES OF NET TRACT CLEARING PERMITTED W/O REFORESTATION: 37.27

WOODLAND CONSERVATION REQUIREMENT CALCULATIONS:
EXISTING WOODLAND ON NET TRACT (ACRES): 175.35
EXISTING WOODLAND IN FLOODPLAIN (ACRES): 28.67
WOODLAND CONSERVATION THRESHOLD (NTA): = 19.00%
SMALLER OF A OR B: 53.77
WOODLAND ABOVE MCT: 121.58

| PLAN NUMBER, PLAN NAME OR PHASE: | PHASE 1 | PHASE 2 | TOTAL |
|---|------------|------------|--------|
| TOTAL AREA IN THIS APPLICATION (ACRES) | 244.34 | 94.72 | 334.26 |
| FLOODPLAIN AREA IN THIS APPLICATION (ACRES) | 51.27 | 0.00 | 51.27 |
| NET TRACT AREA IN THE APPLICATION (ACRES) | 245.27 | 94.72 | 282.44 |
| WOODLAND ON THE NET TRACT FOR THIS PHASE (ACRES) | 161.91 | 13.84 | 175.35 |
| WOODLAND IN THE FLOODPLAIN FOR THIS PHASE (ACRES) | 28.64 | 0.00 | 28.64 |
| WOODLAND CLEARED ON NET TRACT FOR THIS PHASE (ACRES) | 124.11 | 3.84 | 131.95 |
| WOODLAND CLEARED IN FLOODPLAIN FOR THIS PHASE (ACRES) | 1.00 | 0.00 | 1.00 |
| OFF-SITE WOODLAND CLEARING (1:1) | 0.00 | 0.00 | 0.00 |
| OFF-SITE MITIGATION PROVIDED ON THIS PROPERTY: | 1.73 | 0.00 | 1.73 |
| CUMULATIVE ACRES OF NET TRACT WOODLAND CLEARED: | 124.11 | 3.84 | 131.95 |
| CUMULATIVE ACRES OF FLOODPLAIN WOODLAND CLEARED: | 1.00 | 0.00 | 1.00 |
| SMALLER OF D OR E: | 121.58 | 121.58 | 121.58 |
| WOODLAND CLEARING BELOW MCT: | 2.59 | 16.37 | 18.96 |
| REPLACEMENT FOR CLEARING ABOVE THE MCT (0.25:1): | 30.40 | 30.40 | 60.80 |
| REPLACEMENT FOR CLEARING BELOW THE MCT (2:1): | 5.05 | 32.14 | 37.19 |
| AFFORESTATION THRESHOLD (AFT) | 0.00 | 0.00 | 0.00 |
| CUMULATIVE WOODLAND CONSERVATION REQUIRED: | 84.42 | 103.26 | 187.68 |
| WOODLAND CONSERVATION PROVIDED: | | | |
| PRESERVATION | 33.44 | 0.00 | 33.44 |
| REFORESTATION | 44.22 | 0.00 | 44.22 |
| AFFORESTATION | 0.00 | 0.00 | 0.00 |
| AREA APPROVED FOR FEE-IN-LIEU | 0.00 | 0.00 | 0.00 |
| CREDIT FOR OFF-SITE MITIGATION ON ANOTHER PROPERTY | 0.00 | 23.87 | 23.87 |
| OFF-SITE MITIGATION PROVIDED ON THIS PROPERTY | 1.73 | 0.00 | 1.73 |
| TOTAL WOODLAND CONSERVATION PROVIDED | 74.94 | 103.26 | 178.20 |
| WOODLAND SAVED ON THIS PHASE BUT NOT COUNTED | 3.82 | 0.00 | 3.82 |
| EXISTING NET TRACT WOODLAND IN LATER PHASES | 13.84 | 0.00 | 13.84 |

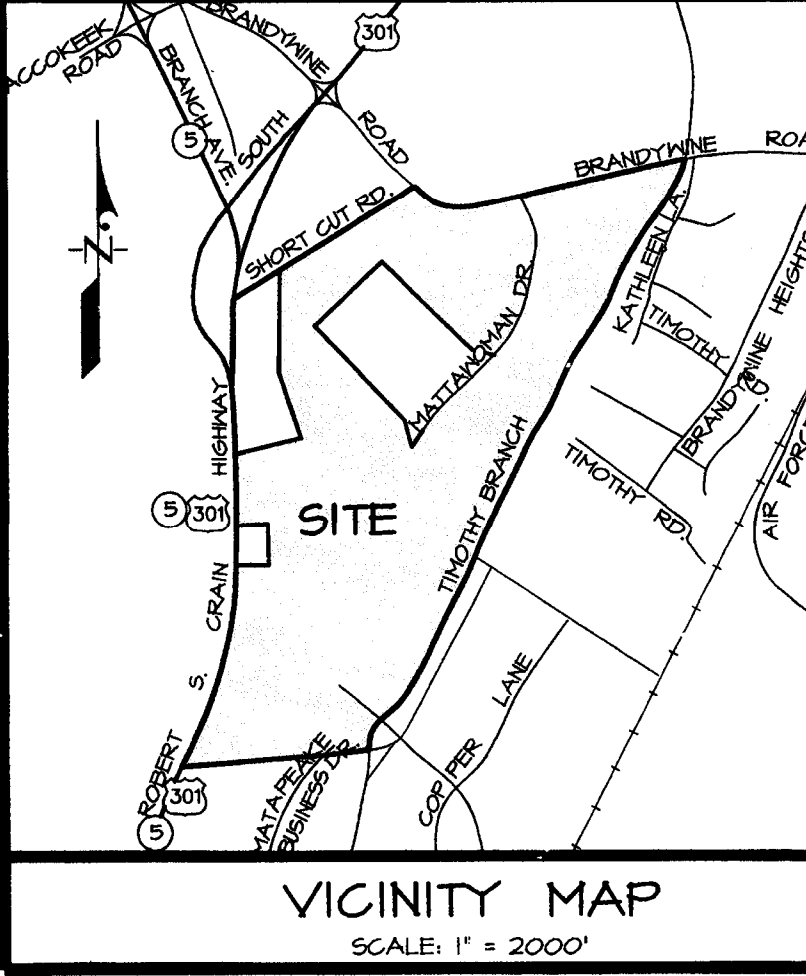
NOTE: 1) THE DIFFERENCE BETWEEN THE WOODLAND CONSERVATION REQUIRED WITH PHASE 1 AND THE WOODLAND CONSERVATION PROVIDED IS COVERED BY THE EXISTING TREES ON PHASE 2. PROVISION OF OFF-SITE MITIGATION WILL BE REQUIRED WITH THE ISSUANCE OF GRADING PERMITS FOR PHASE 2 UNLESS OTHERWISE REVISED OR MODIFIED THROUGH THE APPROVAL OF FUTURE SPECIFIC DESIGN PLANS.
2) THE OFF-SITE WOODLAND CONSERVATION REQUIREMENTS FOR THE SUBJECT PROPERTY SHALL BE MET WITHIN MATTANOHAN CREEK SUBWATERSHED UNLESS THE APPLICANT DEMONSTRATES THE ELIGIBILITY IN SEEKING OUT OPPORTUNITIES FOR OFF-SITE WOODLAND CONSERVATION LOCATIONS IN ACCORDANCE WITH THE PRIORITIES OF SEC. 25-122(b)(6).



| CLEARED FLOODPLAIN AREA (C-FP) | |
|--------------------------------|-----------|
| No. | AREA (AC) |
| 1 | 0.05 |
| 2 | 0.10 |
| 3 | 0.05 |
| 4 | 0.06 |
| 5 | 0.61 |
| 6 | 0.05 |
| TOTAL | 0.42 |

| WOODLAND PRESERVATION AREAS (WPA) | |
|-----------------------------------|-----------|
| No. | AREA (AC) |
| 1 | 0.15 |
| 2 | 1.03 |
| 3 | 6.90 |
| 4 | 5.58 |
| 5 | 1.07 |
| 6 | 0.61 |
| 7 | 0.20 |
| 8 | 0.15 |
| 9 | 0.04 |
| 10 | 1.64 |
| 11 | 0.13 |
| 12 | 0.17 |
| 13 | 0.04 |
| 14 | 0.16 |
| 15 | 0.46 |
| 16 | 0.62 |
| 17 | 0.13 |
| 18 | 3.07 |
| 19 | 0.75 |
| 20 | 2.56 |
| 21 | 0.22 |
| 22 | 1.54 |
| TOTAL | 33.44 |

| WOODLAND REFORESTATION AREAS (WRA) | |
|------------------------------------|-----------|
| No. | AREA (AC) |
| 1 | 18.35 |
| 2 | 1.05 |
| 3 | 0.64 |
| 4 | 1.50 |
| 5 | 1.03 |
| 6 | 0.24 |
| 7 | 0.22 |
| 8 | 3.50 |
| 9 | 1.15 |
| 10 | 3.44 |
| 11 | 0.22 |
| 12 | 0.05 |
| 13 | 0.36 |
| 14 | 0.28 |
| 15 | 1.07 |
| 16 | 0.13 |
| 17 | 0.16 |
| 18 | 0.21 |
| 19 | 0.24 |
| 20 | 0.20 |
| 21 | 0.56 |
| 22 | 0.11 |
| 23 | 0.48 |
| 24 | 1.58 |
| 25 | 0.18 |
| 26 | 1.10 |
| 27 | 1.42 |
| 28 | 1.97 |
| 29 | 1.52 |
| 30 | 0.12 |
| 31 | 0.35 |
| TOTAL | 44.22 |



| LEGEND | |
|--|-----|
| PROPERTY BOUNDARY | --- |
| EX. ZONE LINE | R-R |
| EX. CONTOUR (2') | R-T |
| EX. CONTOUR (10') | --- |
| PROP. CONTOUR (2') | --- |
| PROP. CONTOUR (10') | --- |
| LIMIT OF DISTURBANCE | --- |
| EX. TREELINE | --- |
| PRIMARY MANAGEMENT AREA (PMA) | --- |
| WOODLAND PRESERVATION AREA (WPA) | --- |
| WOODLAND REFORESTATION/AFFORESTATION AREA (WRA) | --- |
| SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL | --- |
| SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED | --- |
| PROPOSED 20' HIGH BERM | --- |
| WOODLAND PRESERVATION SIGN | --- |
| WOODLAND REFORESTATION SIGN | --- |
| TREE PROTECTION FENCE (TEMPORARY) | --- |
| TREE PROTECTION FENCE (PERMANENT) | --- |
| UNMITIGATED TRAFFIC NOISE CONTOUR | --- |
| PHASE 2 AREA (34.56 AC.) | --- |

| SPECIMEN TREE TABLE | | | | | |
|---------------------|---------------|-------------------------|--------------|------------------|-------------|
| No. | Common Name | Scientific Name | DBH (Inches) | Condition Rating | Disposition |
| 1 | Yellow Poplar | Liriodendron tulipifera | 30" | Fair | Save |
| 2 | Yellow Poplar | Liriodendron tulipifera | 33" | Fair | Save |
| 3 | White Oak | Quercus alba | 31" | Poor | Remove |
| 4 | Yellow Poplar | Liriodendron tulipifera | 32" | Fair | Save |
| 5 | Red Maple | Acer rubrum | 30" | Poor | Save |
| 6 | Sycamore | Platanus Occidentalis | 36" | Good | Save |
| 7 | Red Maple | Acer rubrum | 31" | Good | Save |

NOTES:
1. ALL SPECIMEN TREES ARE FIELD LOCATED.
2. THIS PLAN IS IN ACCORDANCE WITH THE FOLLOWING VARIANCE FROM THE STRICT REQUIREMENTS OF SUBTITLE 25 APPROVED BY THE PLANNING BOARD ON 10-23-2014 FOR THE REMOVAL OF ONE SPECIMEN TREE (ST-3) (SECTION 25-122(b)(1)(G)).

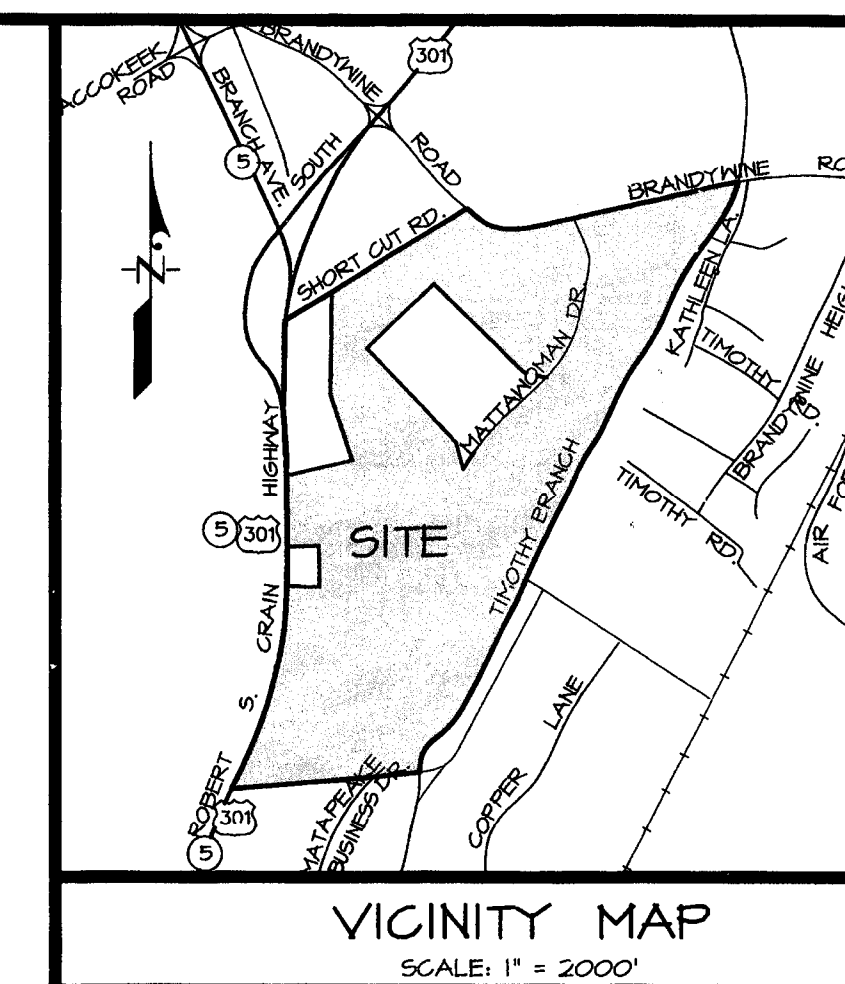
NOTE: THE TREE CANOPY COVERAGE REQUIREMENT ON THIS SITE HAS BEEN MET USING WOODLAND CONSERVATION ON-SITE AS FOLLOWS:
TREE CANOPY COVERAGE REQUIRED: 46.53 ACRES (262 X 15%) + (12.26 X 10%)
TREE CANOPY COVERAGE PROVIDED USING ON-SITE WOODLAND CONSERVATION: 18.84 ACRES

THIS BLOCK IS FOR OFFICIAL USE ONLY
OR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-NCPPC
APPROVAL
PROJECT NAME: THE VILLAGES AT TIMOTHY BRANCH
PROJECT NUMBER: SDP-1304
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

OWNER/APPLICANT: TIMOTHY BRANDYWINE INVESTMENTS ONE, LLC
TIMOTHY BRANDYWINE INVESTMENTS TWO, LLC
2124 Priest Bridge Drive, Suite 1B
Crofton, Maryland 21114
COUNSEL: MC NAMEE HOSEA
6411 Ivy Lane, Suite 200
Greenbelt, Maryland 20770
ENGINEER/PLANNER: BEN DYER ASSOCIATES, INC.
11721 Woodmore Road, Suite 200
Mitchellville, Maryland 20721

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP 2 - 088 - 93
Approved by: [Signature]
DATE: 8-24-93
01 [Signature]
02 [Signature]
03 [Signature]
04 [Signature]
05 [Signature]
06 [Signature]

SDP-1304
TREE CONSERVATION PLAN - TYPE
THE VILLAGES AT TIMOTHY BRANCH
BRANDYWINE DISTRICT No. 11
PRINCE GEORGE'S COUNTY, MARYLAND
SHEET 1 OF 15
RSCG 2000 SHEET SERIES 210, 214 & 214 SE 08
RSCG 2000 SHEET SERIES 210, 214 & 220 SE 07 - ADC MAP BK LOCATION 5858, A-B-C-3410, 5294, A-B-182
AUG 12, 2015
AUG 13, 2015
AUG 17, 2015
1/07/15 Revised worksheet and Ph. 1 & 2 areas. PCN
4/03/15 Revised per comments dated 4/1/15. PCN
4/16/14 Revised per referral comments. PCN
1/15/14 Revised per reviewer comments dated 6/12/14. PCN
DATE DESCRIPTION BY
REVISIONS
1721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
COPYRIGHT © 2014 BEN DYER ASSOCIATES, INC.
HIGH RESOLUTION DIGITAL DRAWING NO. J-02060
SCALE 1" = 200'
DATE FEBRUARY 2014
DWG. NO. 54,061-Z



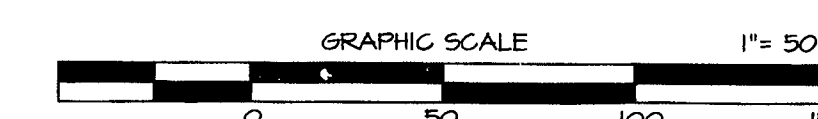
| | | |
|--|---------------------------|-------------|
| PROPERTY BOUNDARY | ----- | ZONE: R-M |
| EX. ZONE LINE | ----- | ZONE: L-A-C |
| EX. CONTOUR (2') | ----- | |
| EX. CONTOUR (10') | ----- | |
| PROP. CONTOUR (2') | ----- | |
| PROP. CONTOUR (10') | ----- | |
| LIMIT OF DISTURBANCE | ===== | LOD |
| EX. TREELINE | ~~~~~ | |
| EX. HEDGEROW | ~~~~~ | |
| PRIMARY MANAGEMENT AREA (PMA) | ■ ■ ■ ■ ■ | PMA PMA |
| REGULATED STREAM (CENTERLINE) | ===== | T.O.B. |
| REGULATED STREAM (TOP OF BANK) | ===== | T.O.B. |
| STREAM BUFFER (50') | ===== | SB |
| NONTIDAL WETLAND | ===== | NL |
| EX. WETLAND BUFFER (25') | ===== | WB |
| EX. EASEMENT | ===== | |
| TREE PROTECTION FENCE (TEMPORARY) | ===== | TPF |
| TREE PROTECTION FENCE (PERMANENT) | ===== | PPF |
| CLEARED FLOODPLAIN AREA (C-FF) | [Pattern: Dotted] | |
| CLEARED OFF-SITE AREA (C-OS) | [Pattern: White] | |
| WOODLAND PRESERVATION AREA (WPA) | [Pattern: Diagonal Lines] | |
| WOODLAND REFORESTATION/AFFORESTATION AREA (WRA) | [Pattern: Cross-hatch] | |
| SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL | (X) S-1 | |
| SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED | (•) S-1 | |
| PROPOSED 20' HIGH BERM | ===== | |
| WOODLAND PRESERVATION SIGN | ▲ | |
| WOODLAND REFORESTATION SIGN | ● | |
| UNMITIGATED TRAFFIC NOISE BARRIER | ===== | |

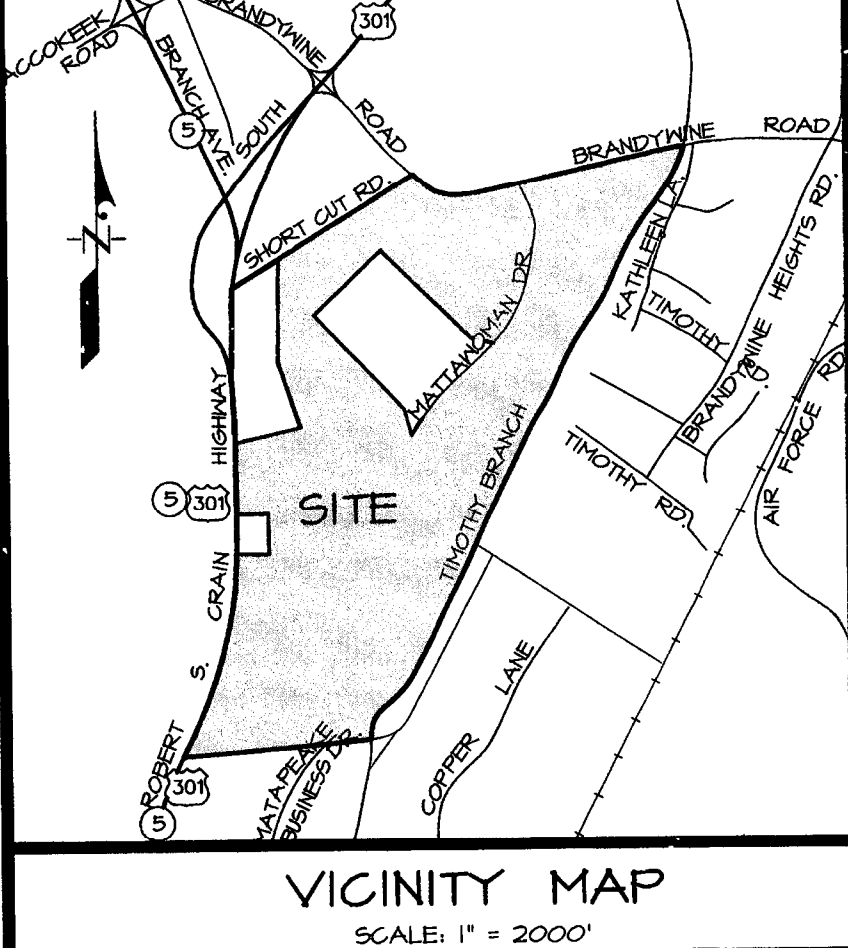
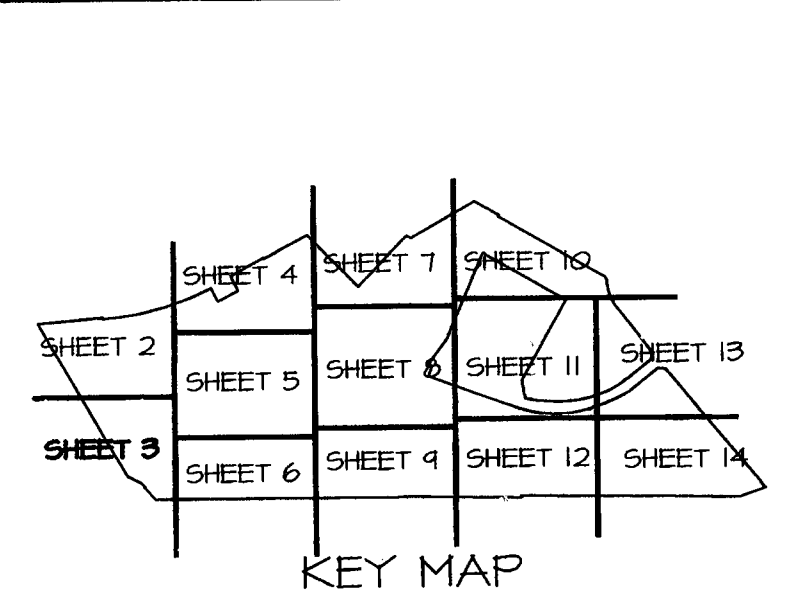
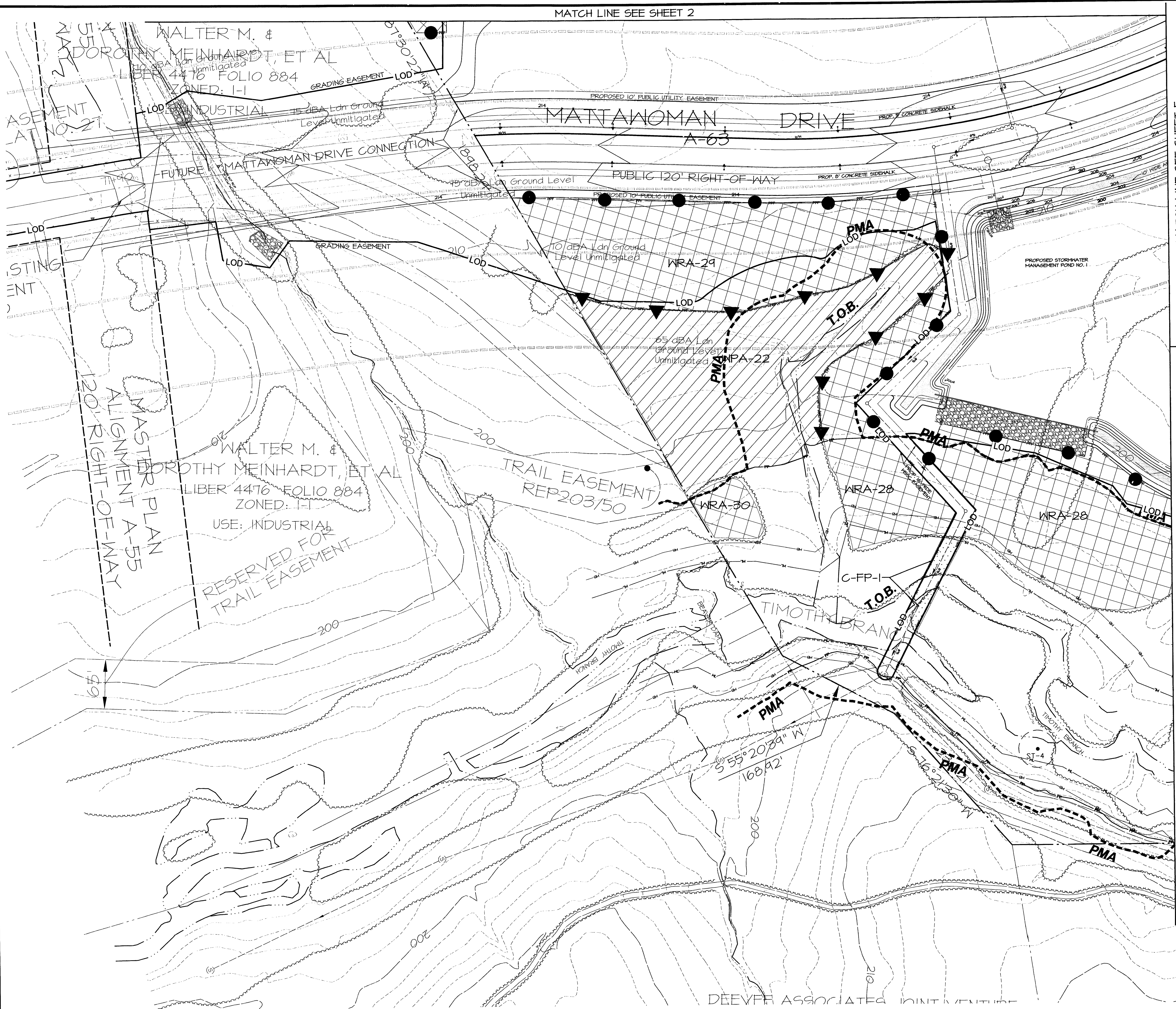
| | |
|--|--|
| <p>of the District Council.</p> <p>M-NCPPC</p> <p>APPROVAL</p> | |
| <p>PROJECT NAME: THE VILLAGES AT TIMOTHY BRANCH</p> | |
| <p>PROJECT NUMBER: SDP-1304</p> | |
| <p>For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet</p> <p>Revision numbers must be included in the Project Number</p> | |

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP 2 - 068 - 93

| | Approved by | DATE |
|----|--------------------|---------|
| | John P. Markovich | 8-24-93 |
| 01 | <i>[Signature]</i> | 8/17/93 |
| 02 | | |
| 03 | | |
| 04 | | |
| 05 | | |

TREE CONSERVATION PLAN - TYPE 2
THE VILLAGES AT
TIMOTHY BRANCH
BRANDYWINE DISTRICT No. 11
PRINCE GEORGE'S COUNTY, MARYLAND

[illegible]



| LEGEND | |
|--|-----|
| PROPERTY BOUNDARY | --- |
| EX. ZONE LINE | --- |
| EX. CONTOUR (2') | --- |
| EX. CONTOUR (10') | --- |
| PROP. CONTOUR (2') | --- |
| PROP. CONTOUR (10') | --- |
| LIMIT OF DISTURBANCE | --- |
| EX. TREELINE | --- |
| EX. HEDGEROW | --- |
| PRIMARY MANAGEMENT AREA (PMA) | --- |
| REGULATED STREAM (CENTERLINE) | --- |
| REGULATED STREAM (TOP OF BANK) | --- |
| STREAM BUFFER (50') | --- |
| NONTIDAL WETLAND | --- |
| EX. WETLAND BUFFER (25') | --- |
| EX. EASEMENT | --- |
| TREE PROTECTION FENCE (TEMPORARY) | --- |
| TREE PROTECTION FENCE (PERMANENT) | --- |
| CLEARED FLOODPLAIN AREA (C-FP) | --- |
| CLEARED OFF-SITE AREA (C-OS) | --- |
| WOODLAND PRESERVATION AREA (WPA) | --- |
| WOODLAND REFORESTATION/AFFORESTATION AREA (WRA) | --- |
| SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL | --- |
| SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED | --- |
| WOODLAND PRESERVATION SIGN | --- |
| WOODLAND REFORESTATION SIGN | --- |
| UNMITIGATED TRAFFIC NOISE CONTOUR | --- |

THIS BLOCK IS FOR OFFICIAL USE ONLY. It is the responsibility of the applicant to ensure that this plan meets the conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC APPROVAL

PROJECT NAME: THE VILLAGES AT TIMOTHY BRANCH

PROJECT NUMBER: SDP-1304

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

| M-NCPPC | |
|--|---------|
| Prince George's County Planning Department Environmental Planning Section | |
| APPROVAL | |
| TREE CONSERVATION PLAN | |
| TCP 2 - 068 - 93 | |
| Approved by: | DATE |
| John P. Markovich | 8/17/14 |
| 01 | |
| 02 | |
| 03 | |
| 04 | |
| 05 | |
| 06 | |

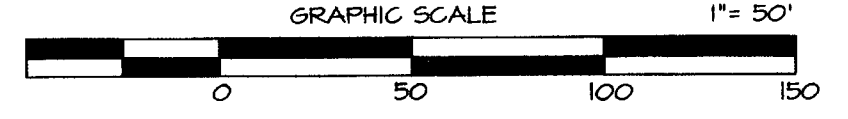
SDP-1304

TREE CONSERVATION PLAN - TYPE 2

THE VILLAGES AT TIMOTHY BRANCH

BRANDYWINE DISTRICT NO. II

PRINCE GEORGE'S COUNTY, MARYLAND

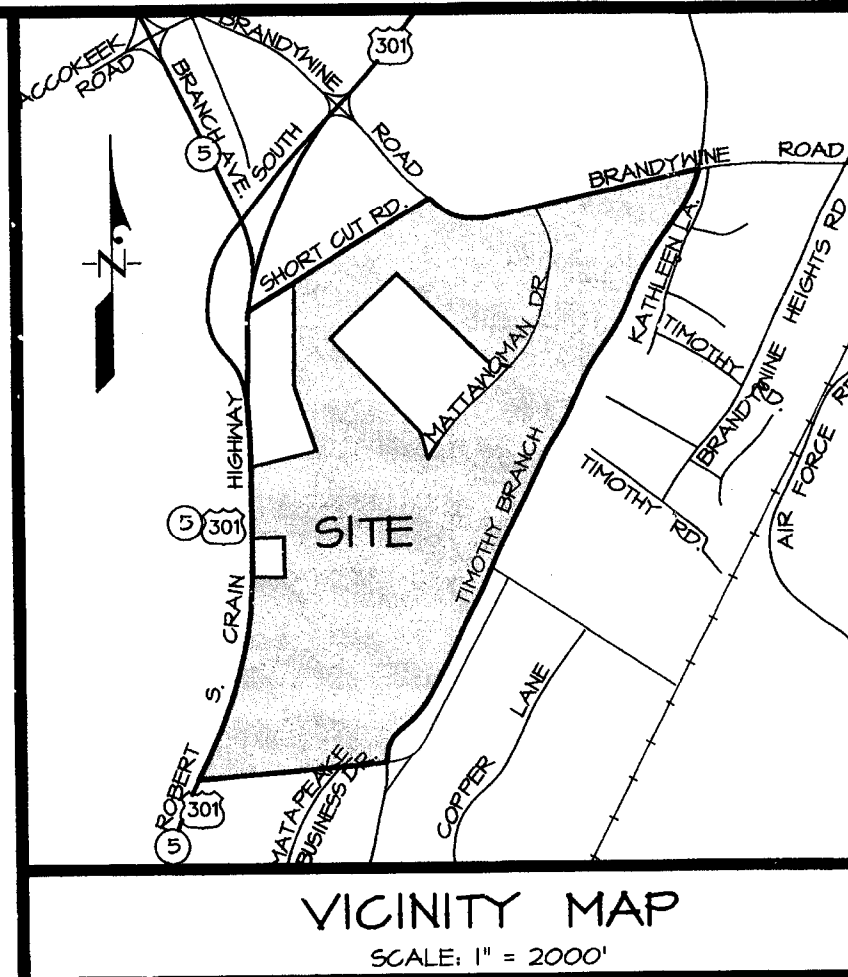
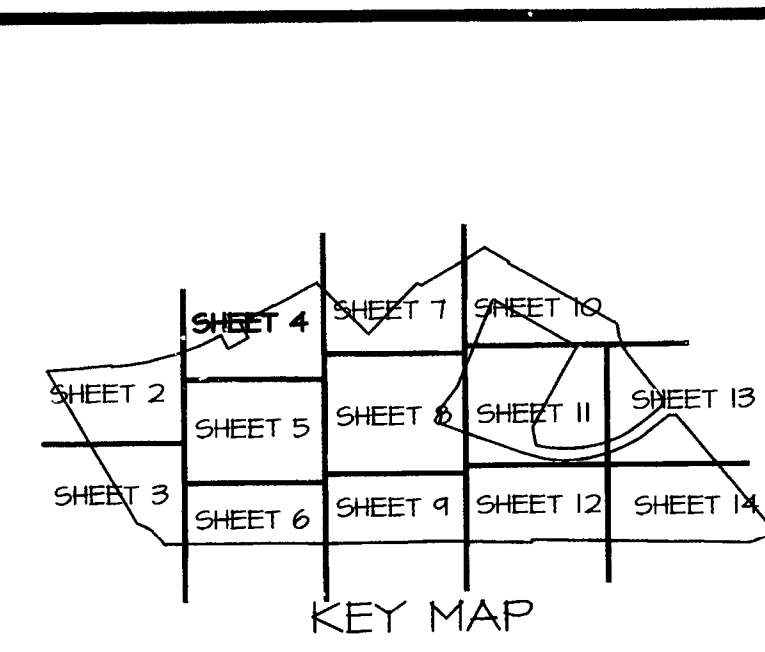
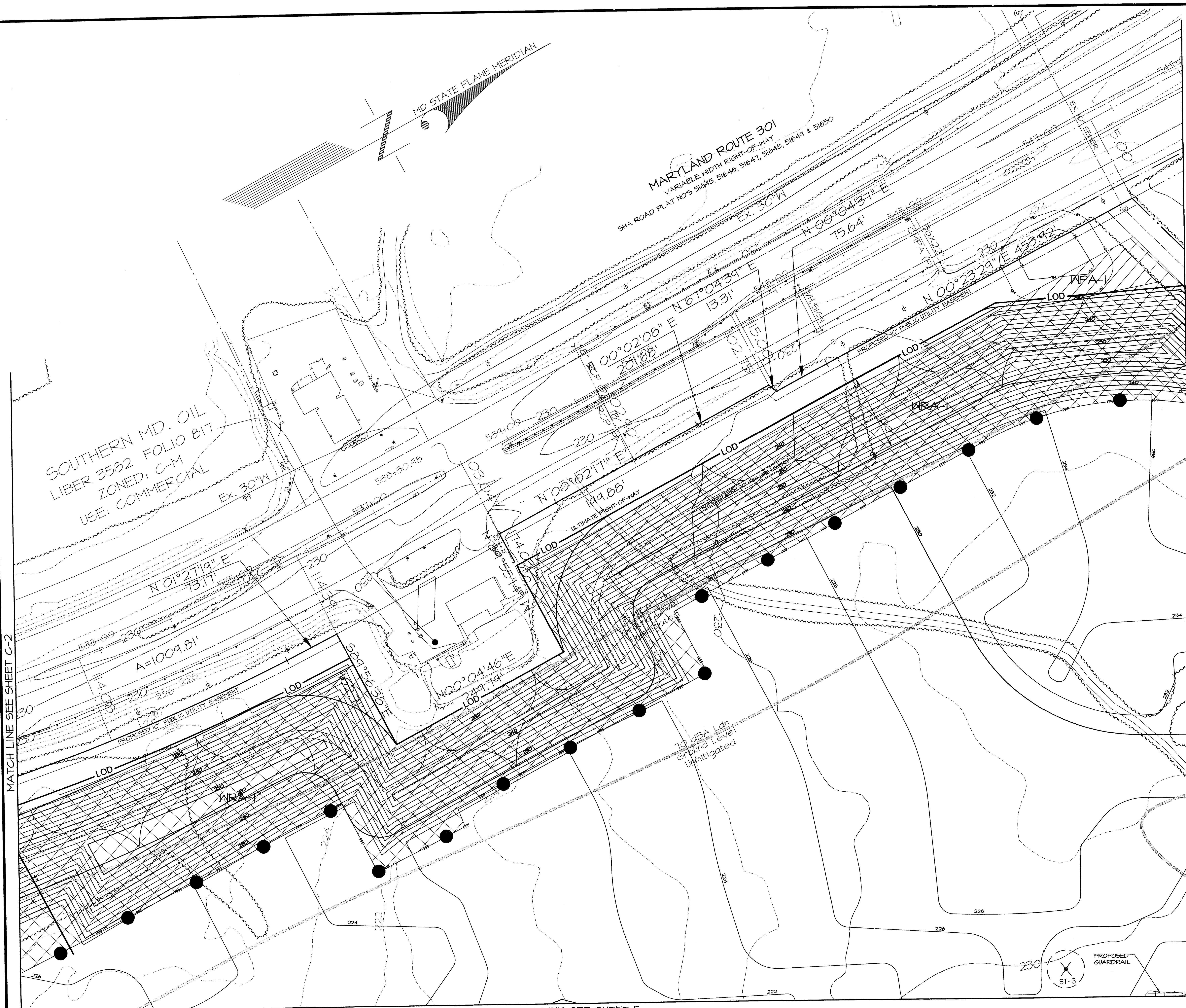


OWNER/APPLICANT: TIMOTHY BRANDYWINE INVESTMENTS ONE, LLC
TIMOTHY BRANDYWINE INVESTMENTS TWO, LLC
2124 Priest Bridge Drive, Suite 18
Crofton, Maryland 21114

COUNSEL: MC NAMEE ROSEA
6411 Ivy Lane, Suite 200
Greenbelt, Maryland 20770

ENGINEER/PLANNER: BEN DYER ASSOCIATES, INC.
11721 Woodmore Road, Suite 200
Mitchellville, Maryland 20721

| | |
|--|-------------|
| SHEET 3 OF 15 | |
| MSSC 2007 SHEET SERIES 210 & 214 SE 08 | |
| MSSC 2007 SHEET SERIES 210, 214 & 220 SE 01 | |
| ADG MAP PK LOCATION 5883, ABAC-4110, 5201 A42-142 | |
| Aug 12, 2015 | |
| Mike Padilla | |
| Qualified Professional | |
| COMAR 08.19.06.01 | |
| 11721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2014 BEN DYER ASSOCIATES, INC. PRINCE GEORGE'S COUNTY, MARYLAND J-B02060 SCALE 1" = 50' DATE FEBRUARY 2014 54.063-Z | |
| 1/07/15 Revised worksheet and Ph. 1 & 2 areas | |
| 4/03/15 Revised per comments dated 4/1/15 | |
| 9/16/14 Revised per referral comments | |
| 7/15/14 Revised per reviewer comments dated 6/12/14 | |
| DATE | DESCRIPTION |
| BY | REVISIONS |



| LEGEND | |
|--|-----|
| PROPERTY BOUNDARY | --- |
| EX. ZONE LINE | --- |
| EX. CONTOUR (2') | --- |
| EX. CONTOUR (10') | --- |
| PROP. CONTOUR (2') | --- |
| PROP. CONTOUR (10') | --- |
| LIMIT OF DISTURBANCE | --- |
| EX. TREELINE | --- |
| EX. HEDGEROW | --- |
| PRIMARY MANAGEMENT AREA (PMA) | --- |
| REGULATED STREAM (CENTERLINE) | --- |
| REGULATED STREAM (TOP OF BANK) | --- |
| STREAM BUFFER (50') | --- |
| NONTIDAL WETLAND | --- |
| EX. WETLAND BUFFER (25') | --- |
| EX. EASEMENT | --- |
| TREE PROTECTION FENCE (TEMPORARY) | --- |
| TREE PROTECTION FENCE (PERMANENT) | --- |
| CLEARED FLOODPLAIN AREA (C-FP) | --- |
| CLEARED OFF-SITE AREA (C-OS) | --- |
| WOODLAND PRESERVATION AREA (WPA) | --- |
| WOODLAND REFORESTATION/AFFORESTATION AREA (WRA) | --- |
| SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL | --- |
| SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED | --- |
| PROPOSED 20' HIGH BERM | --- |
| WOODLAND PRESERVATION SIGN | --- |
| WOODLAND REFORESTATION SIGN | --- |
| UNMITIGATED TRAFFIC NOISE CONTOUR | --- |

THIS BLOCK IS FOR OFFICIAL USE ONLY

OR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC

APPROVAL

PROJECT NAME: THE VILLAGES AT TIMOTHY BRANCH

PROJECT NUMBER: SDP-1304

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

| M-NCPPC | |
|--|---------|
| Prince George's County Planning Department | |
| Environmental Planning Section | |
| APPROVAL | |
| TREE CONSERVATION PLAN | |
| TCP 2 - 068 - 93 | |
| Approved by | DATE |
| John P. Markovich | 8-24-93 |
| 01 | 8/17/10 |
| 02 | |
| 03 | |
| 04 | |
| 05 | |
| 06 | |

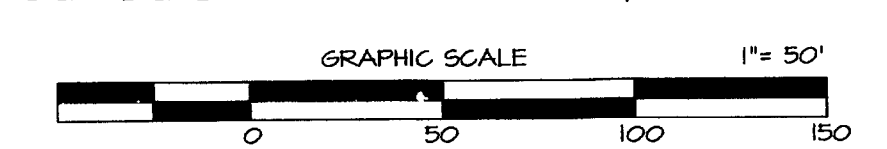
SDP-1304

TREE CONSERVATION PLAN - TYPE 2

THE VILLAGES AT TIMOTHY BRANCH

BRANDYWINE DISTRICT No. II

PRINCE GEORGE'S COUNTY, MARYLAND



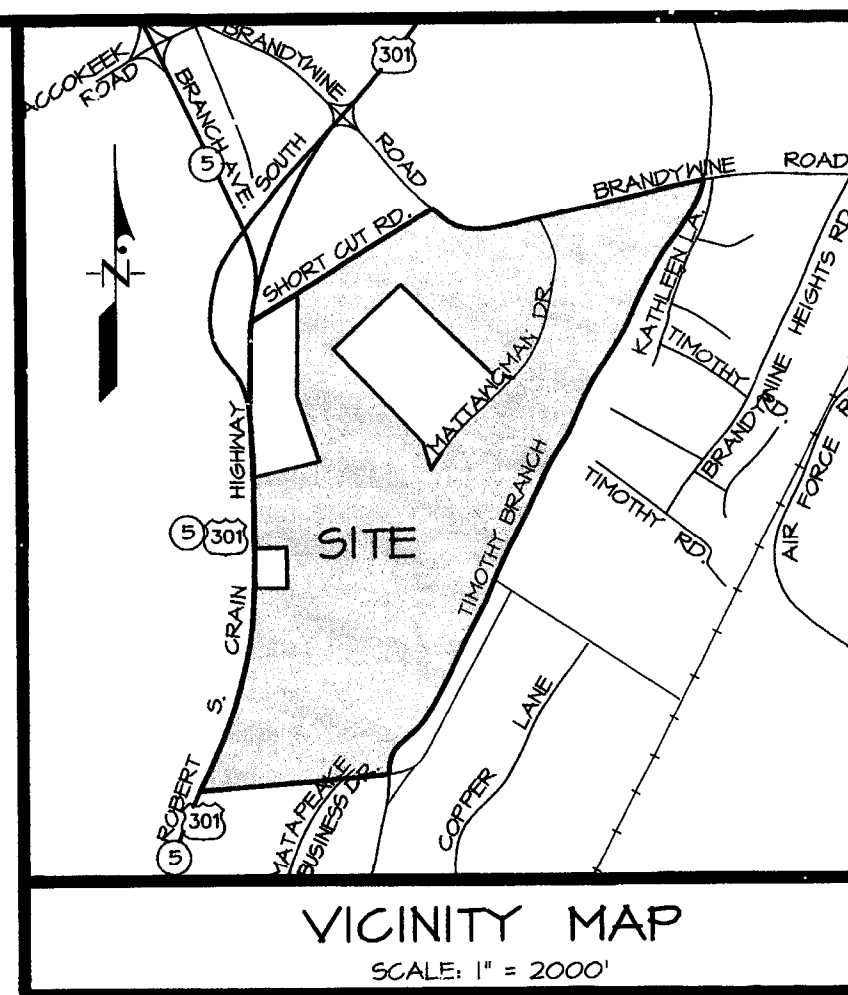
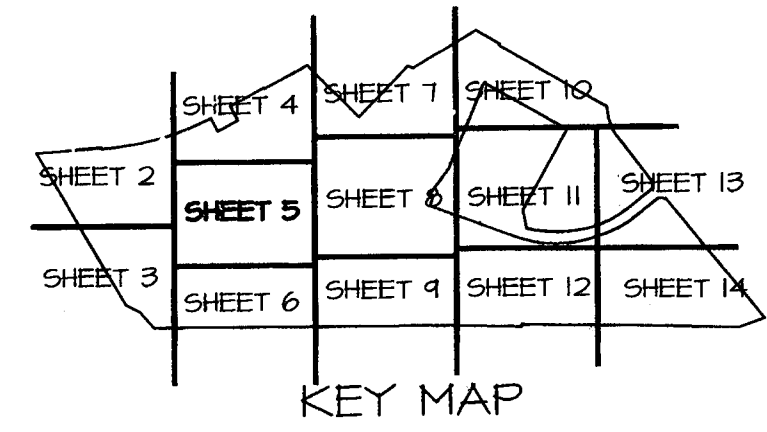
OWNER/APPLICANT: TIMOTHY BRANDYWINE INVESTMENTS ONE, LLC
TIMOTHY BRANDYWINE INVESTMENTS TWO, LLC
2124 Priest Bridge Drive, Suite 18
Crofton, Maryland 21114

COUNSEL: MC NAMEE HOSEA
6411 Ivy Lane, Suite 200
Greenbelt, Maryland 20770

ENGINEER/PLANNER: BEN DYER ASSOCIATES, INC.
11721 Woodmore Road, Suite 200
Mitchellville, Maryland 20721

| | |
|---|--|
| SHEET 4 OF 15 | |
| WSSC 200' SHEET SERIES 218 & 214 SE 08 | |
| WSSC 200' SHEET SERIES 219, 215 & 220 SE 01 | |
| ADG MAP BE LOCATION 5883, 4842-4410, 5449 A4B-142 | |
| 11721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721 | |
| BEN DYER ASSOCIATES, INC. | |
| Engineers / Surveyors / Planners | |
| TELEPHONE (301) 430-0000 | |
| COPYRIGHT © 2014 BEN DYER ASSOCIATES, INC. | |
| DRAWN BY: J. D. DYER | |
| CHECKED BY: J. D. DYER | |
| DATE: FEBRUARY 2014 | |
| SCALE: 1" = 50' | |
| DWG. NO. 54.064-Z | |

MATCH LINE SEE SHEET 4



| LEGEND | |
|--|-----|
| PROPERTY BOUNDARY | --- |
| EX. ZONE LINE | --- |
| EX. CONTOUR (2') | --- |
| EX. CONTOUR (10') | --- |
| PROP. CONTOUR (2') | --- |
| PROP. CONTOUR (10') | --- |
| LIMIT OF DISTURBANCE | --- |
| EX. TREELINE | --- |
| EX. HEDGEROW | --- |
| PRIMARY MANAGEMENT AREA (PMA) | --- |
| REGULATED STREAM (CENTERLINE) | --- |
| REGULATED STREAM (TOP OF BANK) | --- |
| STREAM BUFFER (50') | --- |
| NONTIDAL WETLAND | --- |
| EX. WETLAND BUFFER (25') | --- |
| EX. EASEMENT | --- |
| TREE PROTECTION FENCE (TEMPORARY) | --- |
| TREE PROTECTION FENCE (PERMANENT) | --- |
| CLEARED FLOODPLAIN AREA (C-FP) | --- |
| CLEARED OFF-SITE AREA (C-OS) | --- |
| WOODLAND PRESERVATION AREA (WPA) | --- |
| WOODLAND REFORESTATION/AFFORESTATION AREA (WRA) | --- |
| SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL | --- |
| SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED | --- |
| WOODLAND PRESERVATION SIGN | --- |
| WOODLAND REFORESTATION SIGN | --- |
| UNMITIGATED TRAFFIC NOISE CONTOUR | --- |

MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 8

MATCH LINE SEE SHEET 9

MATCH LINE SEE SHEET 6

THIS BLOCK IS FOR OFFICIAL USE ONLY
(It is the responsibility of the applicant to ensure that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.)

M-NCPPC APPROVAL

PROJECT NAME: THE VILLAGES AT TIMOTHY BRANCH

PROJECT NUMBER: SDP-1304

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section

APPROVAL

TREE CONSERVATION PLAN
TOP 2 - 068 - 93

Approved by: [Signature] DATE: 8-24-15

01 [Signature] 8/17/15

02

03

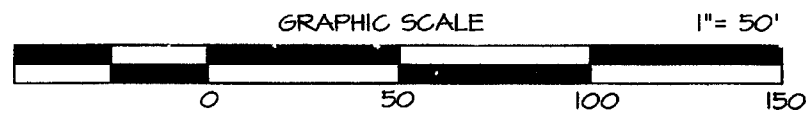
04

05

06

SDP-1304

TREE CONSERVATION PLAN - TYPE 2
THE VILLAGES AT
TIMOTHY BRANCH
BRANDYWINE DISTRICT NO. II
PRINCE GEORGE'S COUNTY, MARYLAND



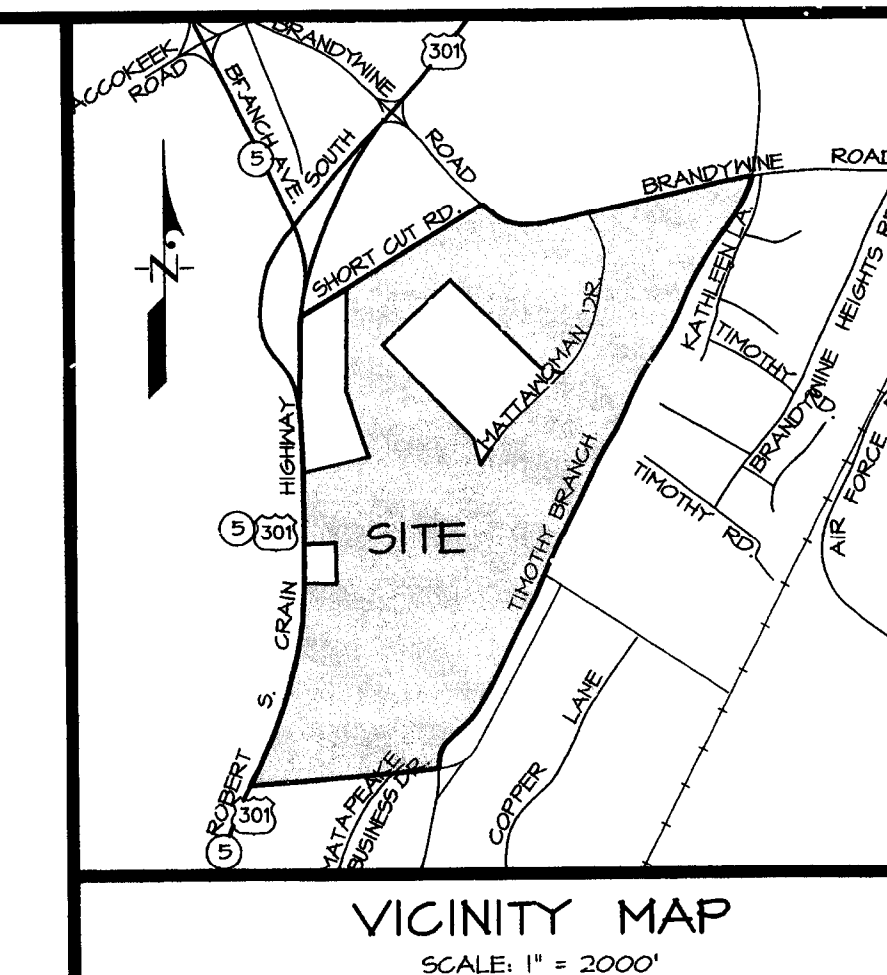
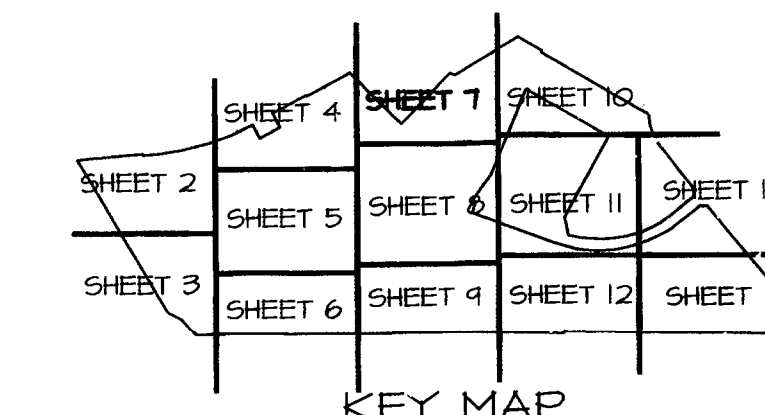
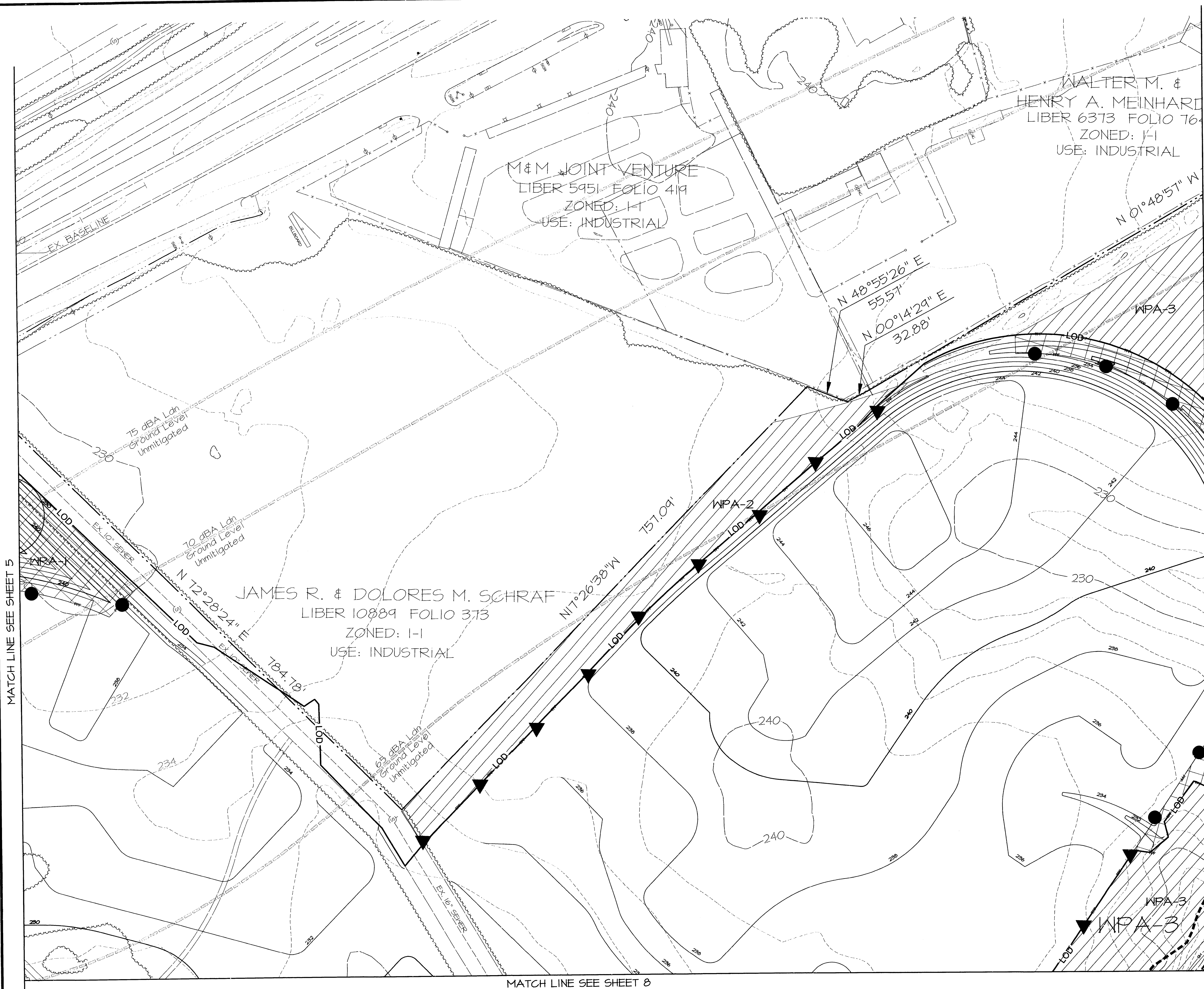
OWNER/
APPLICANT: TIMOTHY BRANDYWINE INVESTMENTS ONE, LLC
TIMOTHY BRANDYWINE INVESTMENTS TWO, LLC
2124 Priest Bridge Drive, Suite 18
Grofton, Maryland 21114

COUNSEL: MC NAMEE HOSEA
6411 Ivy Lane, Suite 200
Greenbelt, Maryland 20710

ENGINEER/
PLANNER: BEN DYER ASSOCIATES, INC.
11721 Woodmore Road, Suite 200
Mitchellville, Maryland 20721

| REVISIONS | | DATE | |
|-----------|--|---------|-----|
| 1 | Revised worksheet and Ph. 1 & 2 areas. | 7/07/15 | PCN |
| 2 | Revised per comments dated 4/1/15 | 4/03/15 | PCN |
| 3 | Revised per referral comments | 4/16/14 | PCN |
| 4 | Revised per reviewer comments dated 6/12/14. | 7/15/14 | PCN |
| 5 | | | |
| 6 | | | |

DATE: AUG 12 2015
BY: [Signature]
SCALE: 1" = 50'
DATE: FEBRUARY 2014
DIMS. NO. 54.065-Z



| LEGEND | |
|--|-----|
| PROPERTY BOUNDARY | --- |
| EX. ZONE LINE | --- |
| EX. CONTOUR (2') | --- |
| EX. CONTOUR (10') | --- |
| PROP. CONTOUR (2') | --- |
| PROP. CONTOUR (10') | --- |
| LIMIT OF DISTURBANCE | --- |
| EX. TREELINE | --- |
| EX. HEDGEROW | --- |
| PRIMARY MANAGEMENT AREA (PMA) | --- |
| REGULATED STREAM (CENTERLINE) | --- |
| REGULATED STREAM (TOP OF BANK) | --- |
| STREAM BUFFER (50') | --- |
| NONTIDAL WETLAND | --- |
| EX. WETLAND BUFFER (25') | --- |
| EX. EASEMENT | --- |
| TREE PROTECTION FENCE (TEMPORARY) | --- |
| TREE PROTECTION FENCE (PERMANENT) | --- |
| CLEARED FLOODPLAIN AREA (C-FP) | --- |
| CLEARED OFF-SITE AREA (C-OS) | --- |
| WOODLAND PRESERVATION AREA (WPA) | --- |
| WOODLAND REFORESTATION AFFORESTATION AREA (WRA) | --- |
| SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL | --- |
| SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED | --- |
| WOODLAND PRESERVATION SIGN | --- |
| WOODLAND REFORESTATION SIGN | --- |
| UNMITIGATED TRAFFIC NOISE CONTOUR | --- |

THIS BLOCK IS FOR OFFICIAL USE ONLY

OR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC

APPROVAL

PROJECT NAME: THE VILLAGES AT TIMOTHY BRANCH

PROJECT NUMBER: SDP-1304

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet

Revision numbers must be included in the Project Number

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section

APPROVAL

TREE CONSERVATION PLAN
TCP 2 - 068 - 93

Approved by: [Signature] DATE: 8/12/15

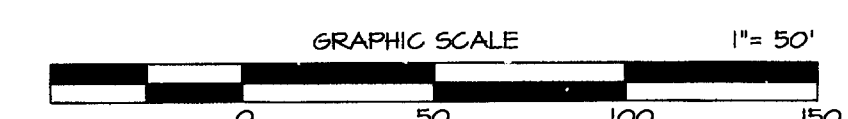
01 [Signature]
02 [Signature]
03 [Signature]
04 [Signature]
05 [Signature]
06 [Signature]

SDP-1304

TREE CONSERVATION PLAN - TYPE 2

THE VILLAGES AT TIMOTHY BRANCH

BRANDYWINE DISTRICT No. II
PRINCE GEORGE'S COUNTY, MARYLAND

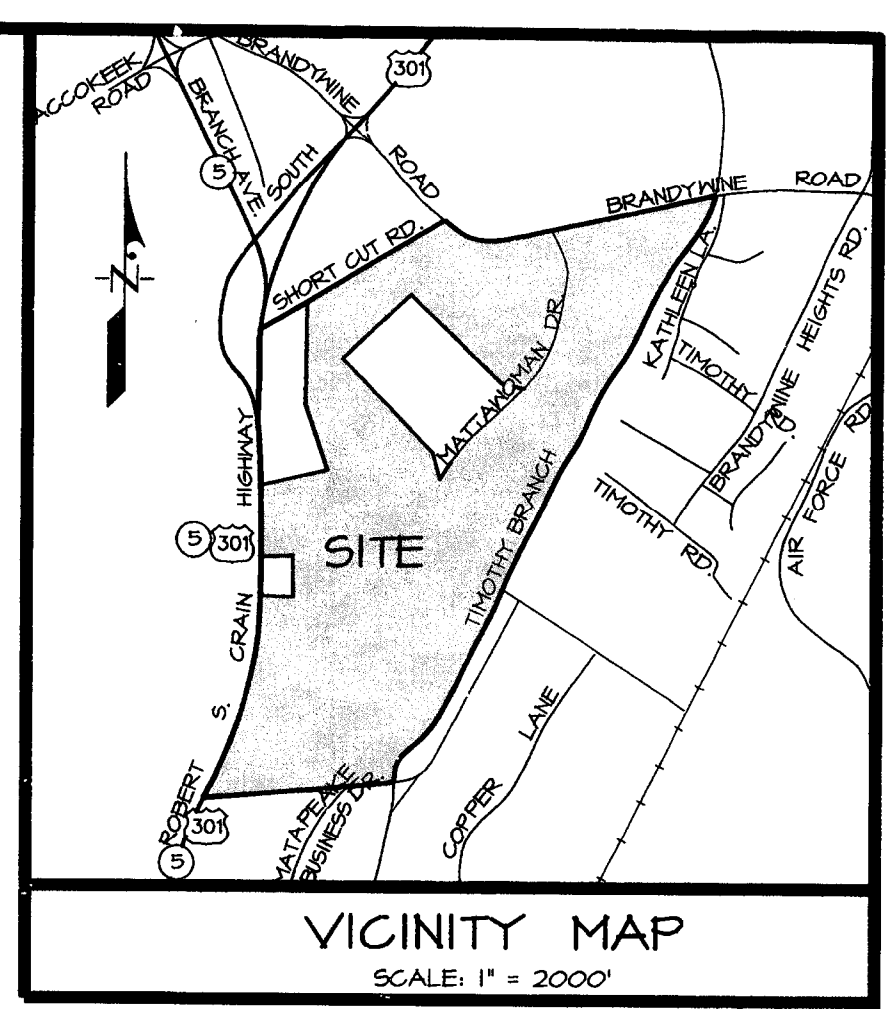
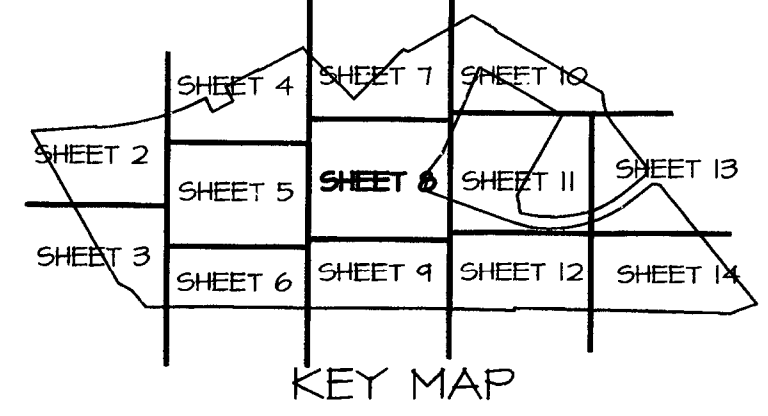


OWNER/
APPLICANT: TIMOTHY BRANDYWINE INVESTMENTS ONE, LLC
TIMOTHY BRANDYWINE INVESTMENTS TWO, LLC
2124 Priest Bridge Drive, Suite 18
Crofton, Maryland 21114

COUNSEL: MC NAMEE ROSEA
6411 Ivy Lane, Suite 200
Greenbelt, Maryland 20770

ENGINEER/
PLANNER: BEN DYER ASSOCIATES, INC.
11721 Woodmore Road, Suite 200
Mitchellville, Maryland 20721

| | | | |
|--|--|---|--|
| SHEET 7 OF 15 | | 11721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721 | |
| MISC. 2007 SHEET SERIES 210 & 214 SE 08 | | BEN DYER ASSOCIATES, INC. | |
| MISC. 2009 SHEET SERIES 210, 214 & 230 SE 01 | | Engineers / Surveyors / Planners | |
| ADG: MAP BK LOCATION 5803 ABLC-1410, 5893 ALE-142 | | TELEPHONE (301) 430-2000 | |
| DATE: 8/12/15 | | COPYRIGHT © 2014 BEN DYER ASSOCIATES, INC. | |
| BY: [Signature] | | MISC. 2015 SHEET SERIES 210, 214 & 230 SE 01 | |
| REVISIONS | | J-B02060 | |
| DATE: FEBRUARY 2014 | | DWG. NO. 54.061-Z | |
| J:\CD7-PRG\302060-LDP\SHEETS\TIMOTHY\TCP2-2-15.dwg, 7/12/2015 6:28:05 PM, mncppc | | | |



| LEGEND | |
|--|-----|
| PROPERTY BOUNDARY | --- |
| EX. ZONE LINE | --- |
| EX. CONTOUR (2') | --- |
| EX. CONTOUR (10') | --- |
| PROP. CONTOUR (2') | --- |
| PROP. CONTOUR (10') | --- |
| LIMIT OF DISTURBANCE | --- |
| EX. TREELINE | --- |
| EX. HEDGEROW | --- |
| PRIMARY MANAGEMENT AREA (PMA) | --- |
| REGULATED STREAM (CENTERLINE) | --- |
| REGULATED STREAM (TOP OF BANK) | --- |
| STREAM BUFFER (50') | --- |
| NONTIDAL WETLAND | --- |
| EX. WETLAND BUFFER (25') | --- |
| EX. EASEMENT | --- |
| TREE PROTECTION FENCE (TEMPORARY) | --- |
| TREE PROTECTION FENCE (PERMANENT) | --- |
| CLEARED FLOODPLAIN AREA (C-FP) | --- |
| CLEARED OFF-SITE AREA (C-OS) | --- |
| WOODLAND PRESERVATION AREA (WPA) | --- |
| WOODLAND REFORESTATION/AFFORESTATION AREA (WRA) | --- |
| SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL | --- |
| SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED | --- |
| WOODLAND PRESERVATION SIGN | --- |
| WOODLAND REFORESTATION SIGN | --- |
| UNMITIGATED TRAFFIC NOISE CONTOUR | --- |

THIS BLOCK IS FOR OFFICIAL USE ONLY

OR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC APPROVAL

PROJECT NAME: THE VILLAGES AT TIMOTHY BRANCH

PROJECT NUMBER: SDP-1304

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

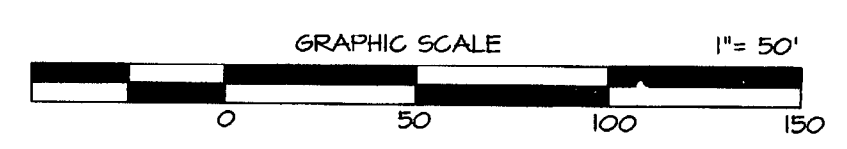
| | |
|---|-----------------|
| M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP 2 - 068 - 93 | |
| Approved by John P. Markovich | DATE 8-24-93 |
| .01 | |
| .02 | |
| .03 | |
| .04 | |
| .05 | |
| .06 | |

SDP-1304

TREE CONSERVATION PLAN - TYPE 2

THE VILLAGES AT TIMOTHY BRANCH

BRANDYWINE DISTRICT No. II
PRINCE GEORGE'S COUNTY, MARYLAND



OWNER/APPLICANT: TIMOTHY BRANDYWINE INVESTMENTS ONE, LLC
TIMOTHY BRANDYWINE INVESTMENTS TWO, LLC
2124 Priest Bridge Drive, Suite 18
Crofton, Maryland 21114

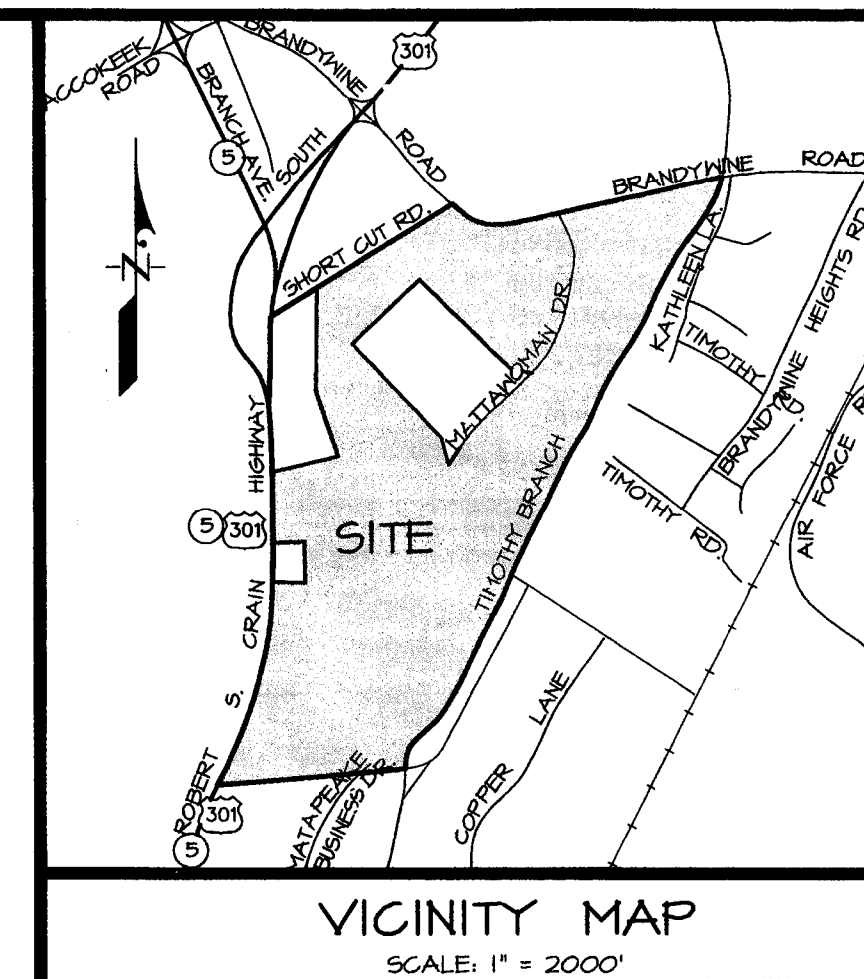
COUNSEL: MC NAMEE HOSEA
6411 Ivy Lane, Suite 200
Greenbelt, Maryland 20770

ENGINEER/PLANNER: BEN DYER ASSOCIATES, INC.
11721 Woodmore Road, Suite 200
Mitchellville, Maryland 20721

| | | | | | |
|--|-------------|--|-----|--|--|
| SHEET 8 OF 15 PESC 2001 SHEET SERIES 210 & 214 SE 08 PESC 2001 SHEET SERIES 210, 214 & 220 SE 01 | | ADP MAP PK LOCATION 5003, A18G-010, 5099 A18-112 | | 11721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (800) 430-2000 | |
| DATE Aug 12, 2015 | 7/07/15 | Revised worksheet and Ph. 1 & 2 areas. | PCN | COPYRIGHT © 2014 BEN DYER ASSOCIATES, INC. | |
| | 4/03/15 | Revised per comments dated 4/1/15 | PCN | PROJECT NO. J-B02060 | |
| | 9/16/14 | Revised per referral comments | PCN | SCALE 1" = 50' | |
| | 7/15/14 | Revised per reviewer comments dated 6/12/14. | PCN | DATE FEBRUARY 2014 | |
| DATE | DESCRIPTION | | BY | DRWG. NO. | |
| | REVISIONS | | | 54,068-Z | |
| P:\LD7-PROJ\002060-LDP\SHRKS\TIMOTHY\TCP2-2-15.dwg, 6/12/2015 5:26:34 PM, mcpap | | | | | |

MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 12



PROPERTY BOUNDARY

EX. ZONE LINE
EX. CONTOUR (2)
EX. CONTOUR (10')
PROP. CONTOUR (2')
PROP. CONTOUR (10')

LIMIT OF DISTURBANCE

EX. TREELINE
EX. HEDGEROW

PRIMARY MANAGEMENT AREA (PMA)

REGULATED STREAM (CATERLINE)

REGULATED STREAM (TOP OF BANK)

STREAM BUFFER (30')

NONTIDAL WETLAND

EX. WETLAND BUFFER (25')

EX. EASEMENT

TREE PROTECTION FENCE (TEMPORARY)

TREE PROTECTION FENCE (PERMANENT)

CLEARED FLOODPLAIN AREA (G-FF)

CLEARED OFF-SITE AREA (C-Os)

WOODLAND PRESERVATION AREA (WPA)

WOODLAND REFORESTATION/AFFORESTATION AREA (WRA)

SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL

SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED

WOODLAND PRESERVATION SIGN

WOODLAND REFORESTATION SIGN

UNMITIGATED TRAFFIC

ZONE: R-M
ZONE: L-A-C

LOD

PMA PMA

T.O.B.
T.O.B.

SB

HL

HB

TPF

PPF

[Patterned Box]

[Empty Box]

[Diagonal Lines Box]

[Cross-hatch Box]

(S-T)

(S-T)

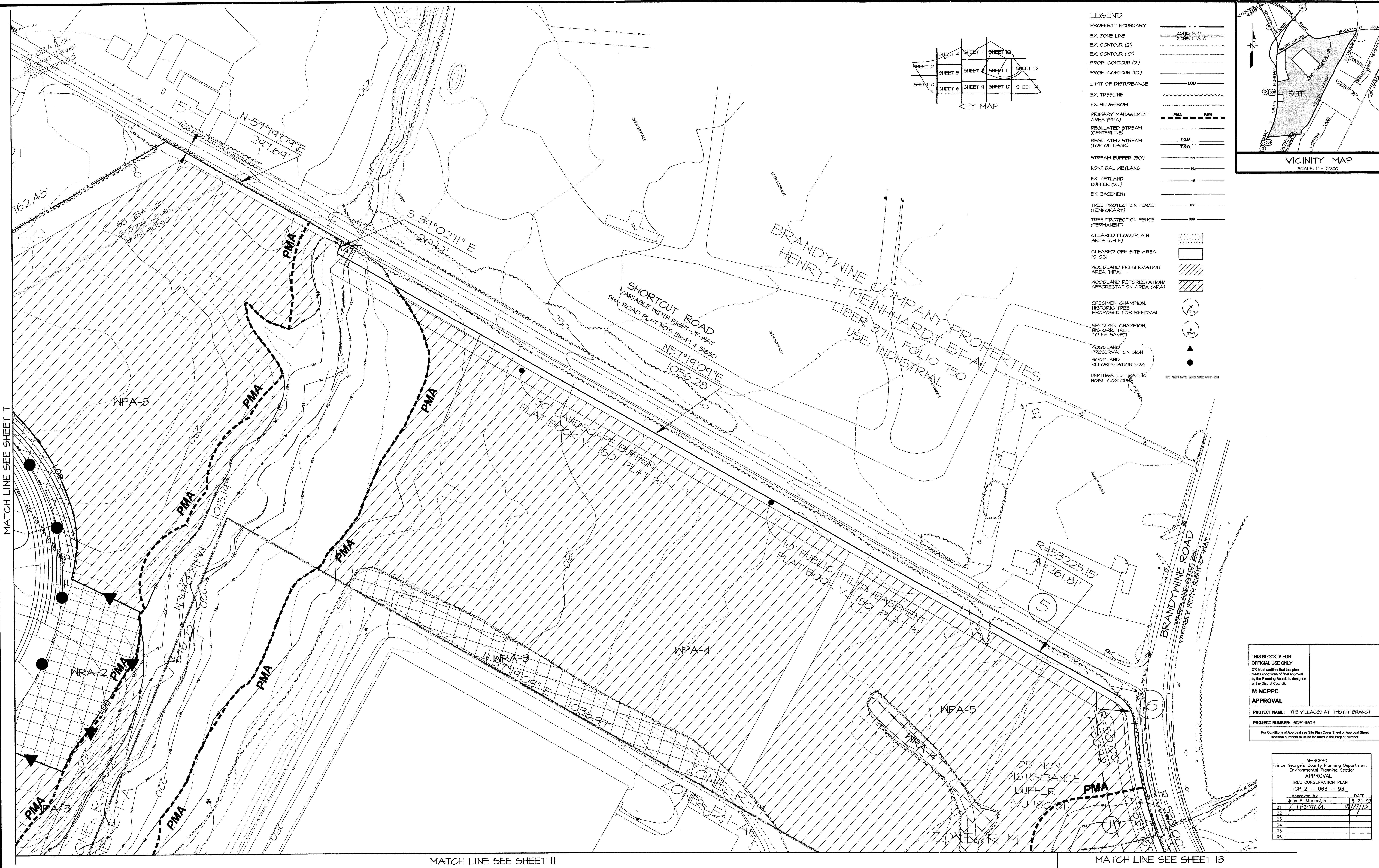
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●

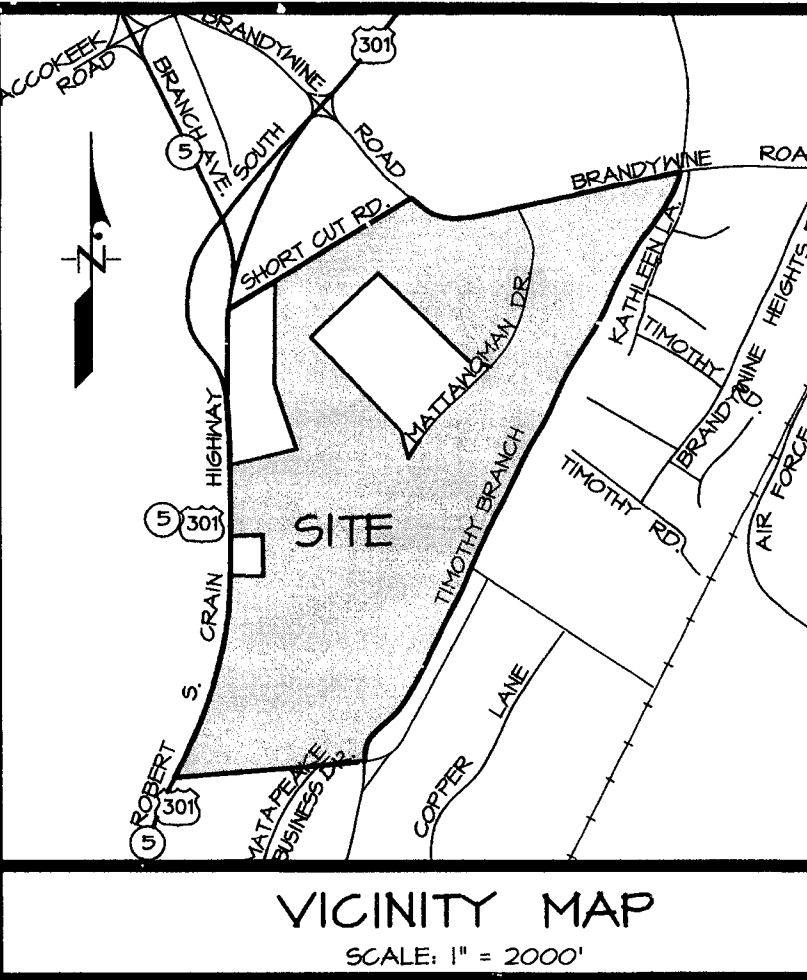
ROAD RIGHT-OF-WAY

GRAPHIC SCALE 1" = 50'

A horizontal scale bar with alternating black and white segments. Below the bar, the numbers 0, 50, 100, and 150 are marked, indicating distances in feet. The total length of the bar represents 150 feet.



| LEGEND | |
|---|-----|
| PROPERTY BOUNDARY | --- |
| EX. ZONE LINE | --- |
| EX. CONTOUR (2') | --- |
| EX. CONTOUR (10') | --- |
| PROP. CONTOUR (2') | --- |
| PROP. CONTOUR (10') | --- |
| LIMIT OF DISTURBANCE | --- |
| EX. TREELINE | --- |
| EX. HEDGEROW | --- |
| PRIMARY MANAGEMENT AREA (PMA) | --- |
| REGULATED STREAM (CENTERLINE) | --- |
| REGULATED STREAM (TOP OF BANK) | --- |
| STREAM BUFFER (50') | --- |
| NONTIDAL WETLAND | --- |
| EX. WETLAND BUFFER (25') | --- |
| EX. EASEMENT | --- |
| TREE PROTECTION FENCE (TEMPORARY) | --- |
| TREE PROTECTION FENCE (PERMANENT) | --- |
| CLEARED FLOODPLAIN AREA (C-FP) | --- |
| CLEARED OFF-SITE AREA (C-OS) | --- |
| WOODLAND PRESERVATION AREA (WPA) | --- |
| WOODLAND REFORESTATION/AFFORESTATION AREA (WRA) | --- |
| SPECIMEN CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL | --- |
| SPECIMEN CHAMPION, HISTORIC TREE TO BE SAVED | --- |
| WOODLAND PRESERVATION SIGN | --- |
| WOODLAND REFORESTATION SIGN | --- |
| UNMITIGATED TRAFFIC NOISE CONTOUR | --- |



THIS BLOCK IS FOR OFFICIAL USE ONLY

ICM also certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC APPROVAL

PROJECT NAME: THE VILLAGES AT TIMOTHY BRANCH

PROJECT NUMBER: SDP-1304

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

| M-NCPPC | |
|--|----------|
| Prince George's County Planning Department Environmental Planning Section | |
| APPROVAL | |
| TREE CONSERVATION PLAN | |
| TCP 2 - 068 - 93 | |
| Approved by: | DATE: |
| John P. Karlovich | 5-24-93 |
| 01 | 01/11/15 |
| 02 | |
| 03 | |
| 04 | |
| 05 | |
| 06 | |

SDP-1304

TREE CONSERVATION PLAN - TYPE 2

THE VILLAGES AT TIMOTHY BRANCH

BRANDYWINE DISTRICT No. II

PRINCE GEORGE'S COUNTY, MARYLAND

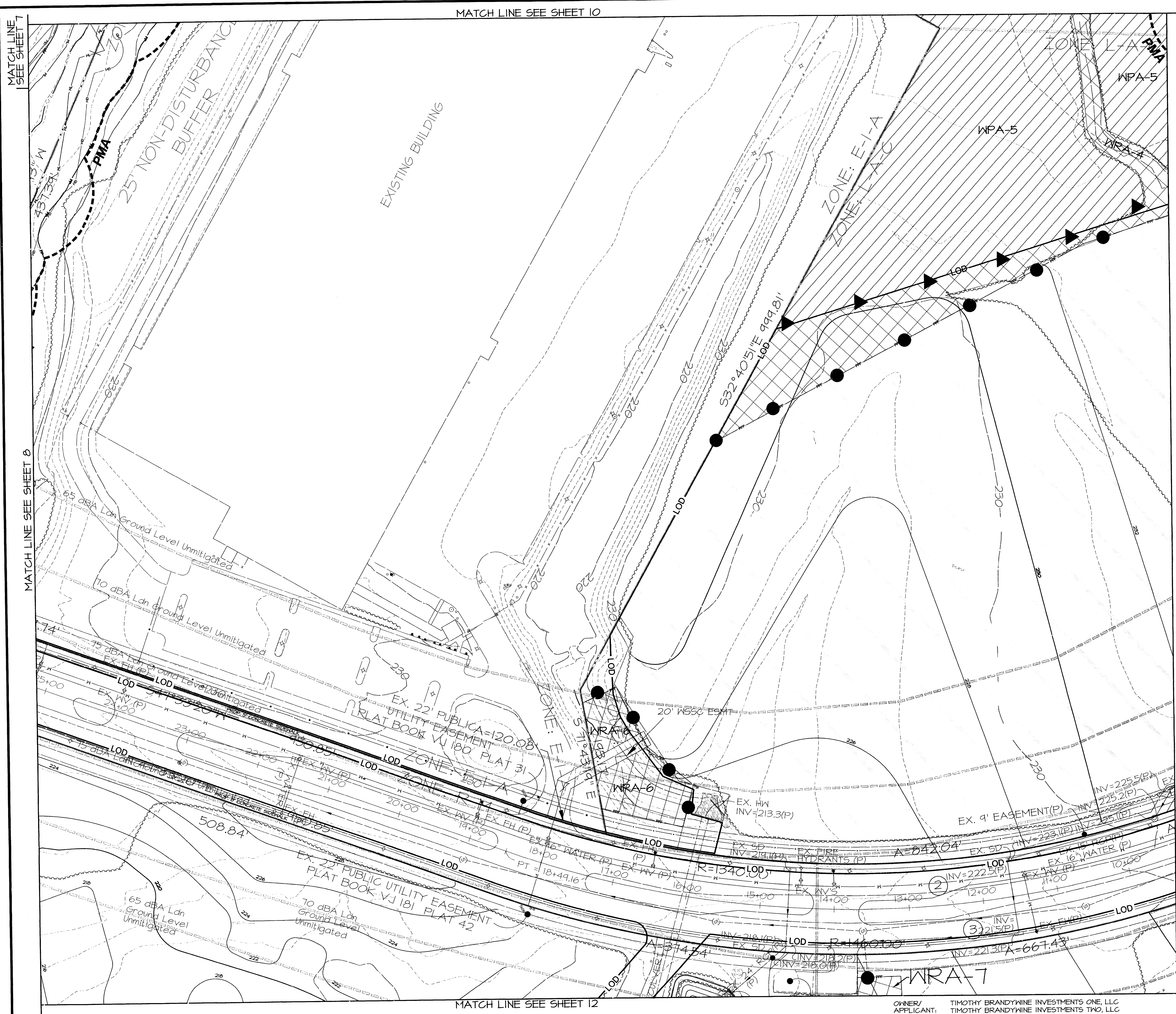
OWNER/APPLICANT: TIMOTHY BRANDYWINE INVESTMENTS ONE, LLC
TIMOTHY BRANDYWINE INVESTMENTS TWO, LLC
2124 Priest Bridge Drive, Suite 10
Crofton, Maryland 21114

COUNSEL: MC NAMEE HOSEA
6411 Ivy Lane, Suite 200
Greenbelt, Maryland 20770

ENGINEER/PLANNER: BEN DYER ASSOCIATES, INC.
11721 Woodmore Road, Suite 200
Mitchellville, Maryland 20721

| SHEET 10 OF 15 | |
|---|--|
| HSSC 200' SHEET SERIES 210 & 214 SE 08 | |
| HSSC 200' SHEET SERIES 210, 214 & 220 SE 01 | |
| ADC MAP RELOCATION 8008, ARLC-1110, 8008, ARLC-112 | |
| 1222 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721 | |
| BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 | |
| COPYRIGHT © 2014 BEN DYER ASSOCIATES, INC. | |
| PLAN REVISIONS BY RECORD NO. J-B02060 | |
| SCALE 1" = 50' | |
| DATE FEBRUARY 2014 | |
| DWRG. NO. 54.070-Z | |

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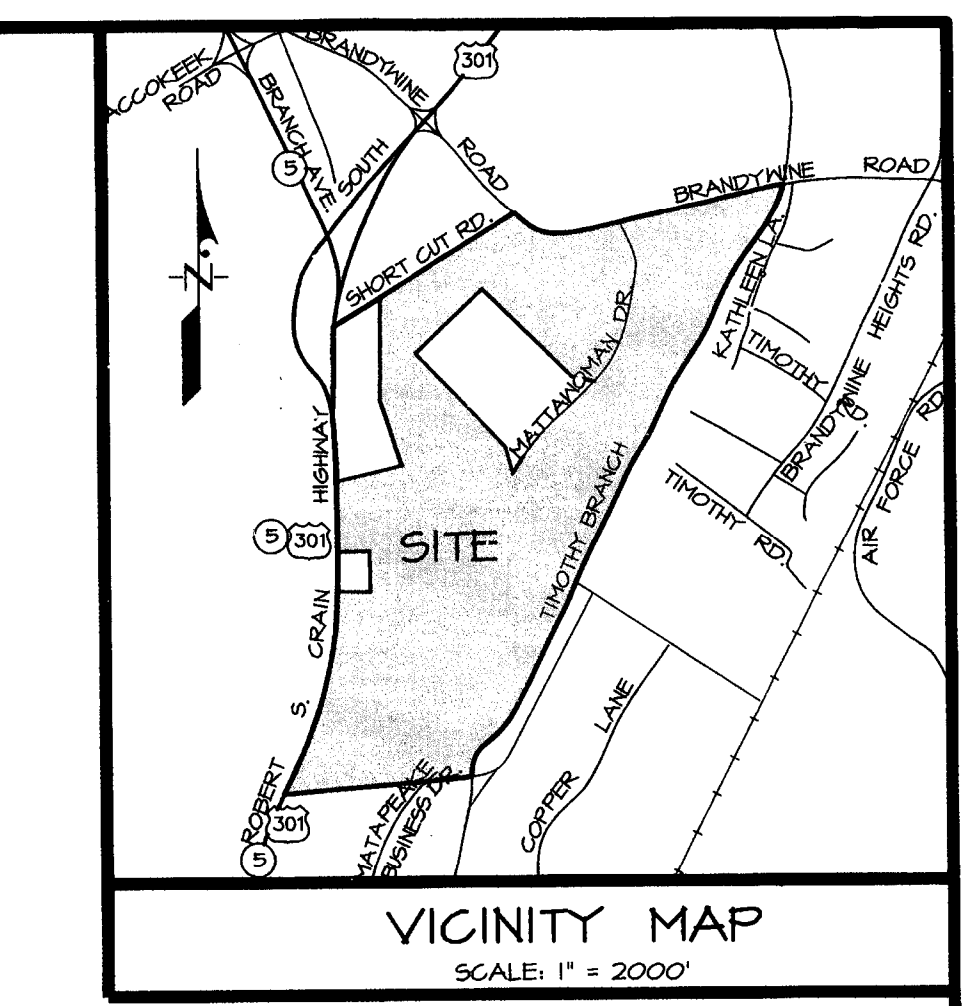
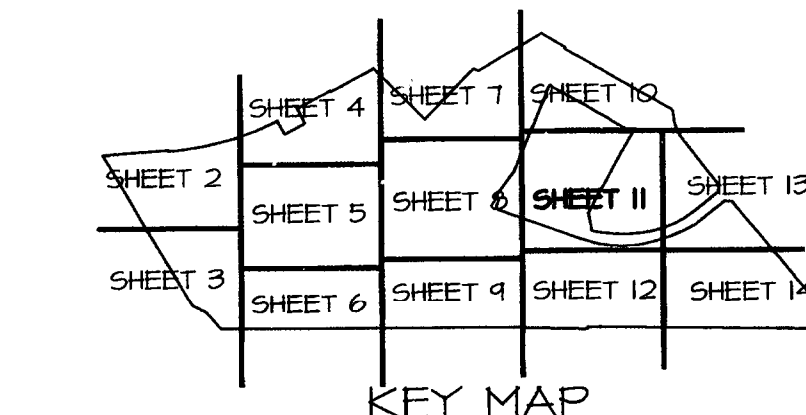


MATCH LINE SEE SHEET 7

MATCH LINE SEE SHEET 8

MATCH LINE SEE SHEET 12

MATCH LINE SEE SHEET 13



| LEGEND | |
|---|-----|
| PROPERTY BOUNDARY | --- |
| EX. ZONE LINE | --- |
| EX. CONTOUR (2') | --- |
| EX. CONTOUR (10') | --- |
| PROP. CONTOUR (2') | --- |
| PROP. CONTOUR (10') | --- |
| LIMIT OF DISTURBANCE | --- |
| EX. TREELINE | --- |
| EX. HEDGEROW | --- |
| PRIMARY MANAGEMENT AREA (PMA) | --- |
| REGULATED STREAM (CENTERLINE) | --- |
| REGULATED STREAM (TOP OF BANK) | --- |
| STREAM BUFFER (50') | --- |
| NONTIDAL WETLAND | --- |
| EX. WETLAND BUFFER (25') | --- |
| EX. EASEMENT | --- |
| TREE PROTECTION FENCE (TEMPORARY) | --- |
| TREE PROTECTION FENCE (PERMANENT) | --- |
| CLEARED FLOODPLAIN AREA (C-FP) | --- |
| CLEARED OFF-SITE AREA (C-OS) | --- |
| WOODLAND PRESERVATION AREA (WPA) | --- |
| WOODLAND REFORESTATION/AFFORESTATION AREA (WRA) | --- |
| SPECIMEN CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL | --- |
| SPECIMEN CHAMPION, HISTORIC TREE TO BE SAVED | --- |
| WOODLAND PRESERVATION SIGN | --- |
| WOODLAND REFORESTATION SIGN | --- |
| UNMITIGATED TRAFFIC NOISE CONTOUR | --- |
| PHASE 2 AREA | --- |

THIS BLOCK IS FOR OFFICIAL USE ONLY
QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC

APPROVAL

PROJECT NAME: THE VILLAGES AT TIMOTHY BRANCH

PROJECT NUMBER: SDP-1304

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

| M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL | |
|---|---------|
| TREE CONSERVATION PLAN TOP 2 - 068 - 93 | |
| Approved by | DATE |
| John P. Markovich | 8/17/13 |
| 01 | |
| 02 | |
| 03 | |
| 04 | |
| 05 | |

SDP-1304

TREE CONSERVATION PLAN - TYPE 2

THE VILLAGES AT TIMOTHY BRANCH

BRANDYWINE DISTRICT NO. II

PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1" = 50'

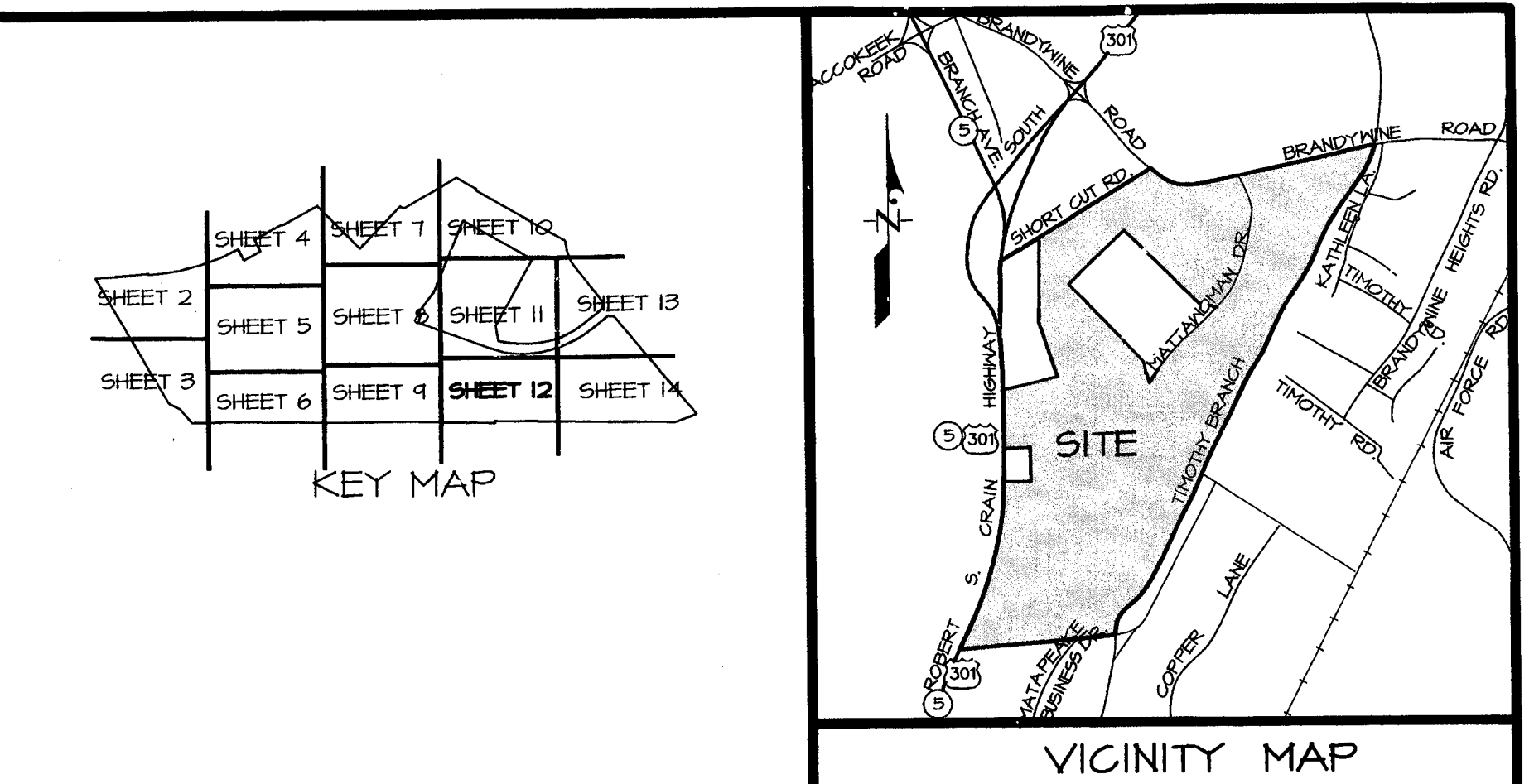
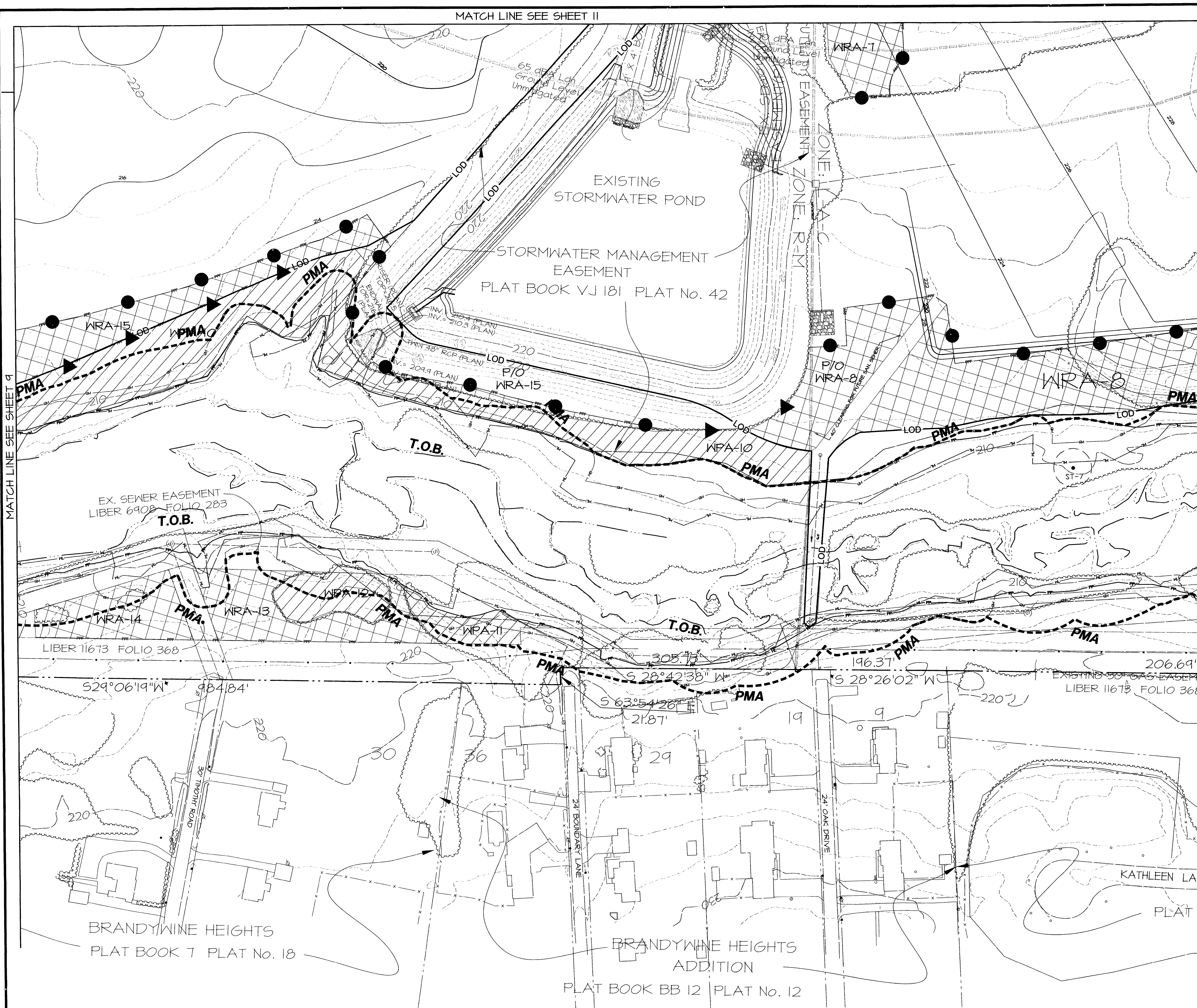
0 50 100 150

OWNER/APPLICANT: TIMOTHY BRANDYWINE INVESTMENTS ONE, LLC
TIMOTHY BRANDYWINE INVESTMENTS TWO, LLC
2124 Priest Bridge Drive, Suite 18
Crofton, Maryland 21114

COUNSEL: MC NAMEE HOSEA
6411 Ivy Lane, Suite 200
Greenbelt, Maryland 20710

ENGINEER/PLANNER: BEN DYER ASSOCIATES, INC.
11721 Woodmore Road, Suite 200
Mitchellville, Maryland 20721

| | | | |
|---|---|--|----------------|
| SHEET 11 OF 15 PSSC 200' SHEET SERIES 210 & 214 SE 08 PSSC 200' SHEET SERIES 210, 214 & 220 SE 07 | | 11721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 FAX (301) 430-2001 COPYRIGHT © 2014 BEN DYER ASSOCIATES, INC. J-B02060 DATE FEBRUARY 2014 54.071-Z | |
| 7/07/15 | Revised worksheet and Ph. 1 & 2 areas. | PCN | |
| 4/03/15 | Revised per comments dated 4/1/15 | PCN | |
| 4/16/14 | Revised per referral comments | PCN | |
| 7/15/14 | Revised per reviewer comments dated 6/2/14. | PCN | |
| DATE | DESCRIPTION | BY | SCALE 1" = 50' |
| | REVISIONS | | |



- LEGEND**
- PROPERTY BOUNDARY
 - EX. ZONE LINE
 - EX. CONTOUR (2')
 - EX. CONTOUR (10')
 - PROP. CONTOUR (2')
 - PROP. CONTOUR (10')
 - LIMIT OF DISTURBANCE
 - EX. TREELINE
 - EX. HEDGEROW
 - PRIMARY MANAGEMENT AREA (PMA)
 - REGULATED STREAM (CENTERLINE)
 - REGULATED STREAM (TOP OF BANK)
 - STREAM BUFFER (50')
 - NONTIDAL WETLAND
 - EX. WETLAND BUFFER (25')
 - EX. EASEMENT
 - TREE PROTECTION FENCE (TEMPORARY)
 - TREE PROTECTION FENCE (PERMANENT)
 - CLEARED FLOODPLAIN AREA (C-FP)
 - CLEARED OFF-SITE AREA (C-OS)
 - WOODLAND PRESERVATION AREA (WPA)
 - WOODLAND REFORESTATION/AFFORESTATION AREA (WRA)
 - SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
 - SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
 - WOODLAND PRESERVATION SIGN
 - WOODLAND REFORESTATION SIGN
 - UNMITIGATED TRAFFIC NOISE CONTOUR
 - PHASE 2 AREA

THIS BLOCK IS FOR OFFICIAL USE ONLY. Off label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC APPROVAL

PROJECT NAME: THE VILLAGES AT TIMOTHY BRANCH

PROJECT NUMBER: SDP-1304

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section

APPROVAL

TREE CONSERVATION PLAN
TCP 2 - 068 - 93

Approved by: [Signature] DATE: 8/17/15

01 [Signature] 8/17/15
02
03
04
05
06

SDP-1304

TREE CONSERVATION PLAN - TYPE 2

THE VILLAGES AT TIMOTHY BRANCH

BRANDYWINE DISTRICT NO. II

PRINCE GEORGE'S COUNTY, MARYLAND



OWNER/APPLICANT: TIMOTHY BRANDYWINE INVESTMENTS ONE, LLC
TIMOTHY BRANDYWINE INVESTMENTS TWO, LLC
2124 Priest Bridge Drive, Suite 10
Crofton, Maryland 21114

COUNSEL: MC NAMEE HOSEA
6411 Ivy Lane, Suite 200
Greenbelt, Maryland 20710

ENGINEER/PLANNER: BEN DYER ASSOCIATES, INC.
11721 Woodmore Road, Suite 200
Mitchellville, Maryland 20712

SHEET 12 OF 15
MSSC 2001 SHEET SERIES 210 & 214 SE 00
MSSC 2001 SHEET SERIES 210, 214 & 222 SE 01 ADG MAP BK LOCATION 5003 AB16-1410, 5003 AB18-142

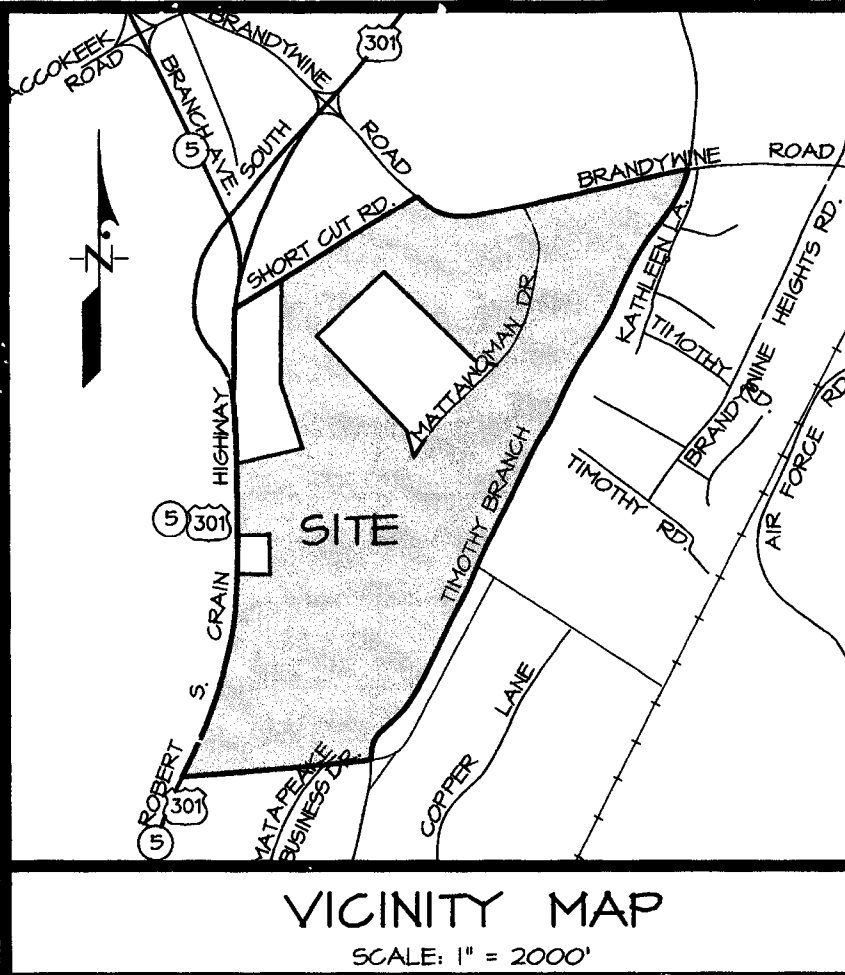
Aug 12 2015
DATE

MARE
Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

| DATE | DESCRIPTION | BY | SCALE | DATE | REVISIONS |
|---------|--|-----|-------|------|-----------|
| 7/07/15 | Revised worksheet and Ph. 1 & 2 areas. | PCN | | | |
| 4/03/15 | Revised per comments dated 4/1/15 | PCN | | | |
| 9/16/14 | Revised per referral comments | PCN | | | |
| 7/15/14 | Revised per reviewer comments dated 6/12/14. | PCN | | | |

11721 WOODMORE ROAD SUITE 200
MITCHELLVILLE, MARYLAND 20712
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE 301 430-2000
FAX 301 430-2000
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PRINCE GEORGE'S COUNTY, MARYLAND
J-B02060
SCALE 1" = 50'
DATE FEBRUARY 2014
DWM: NO
54.072-Z

MATCH LINE SEE SHEET 13



LEGEND

- PROPERTY BOUNDARY
- EX. ZONE LINE
- EX. CONTOUR (2')
- EX. CONTOUR (10')
- PROP. CONTOUR (2')
- PROP. CONTOUR (10')
- LIMIT OF DISTURBANCE
- EX. TREELINE
- EX. HEDGEROW
- PRIMARY MANAGEMENT AREA (PMA)
- REGULATED STREAM (CENTERLINE)
- REGULATED STREAM (TOP OF BANK)
- STREAM BUFFER (50')
- NONTIDAL WETLAND
- EX. WETLAND BUFFER (25')
- EX. EASEMENT
- TREE PROTECTION FENCE (TEMPORARY)
- TREE PROTECTION FENCE (PERMANENT)
- CLEARED FLOODPLAIN AREA (C-FP)
- CLEARED OFF-SITE AREA (C-OS)
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND REFORESTATION/AFFORESTATION AREA (WRA)
- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- WOODLAND PRESERVATION SIGN
- WOODLAND REFORESTATION SIGN
- UNMITIGATED TRAFFIC NOISE CONTOUR
- PHASE 2 AREA

THIS BLOCK IS FOR OFFICIAL USE ONLY
OR label certifies that this plan meets conditions of final approval by the Planning Board, its delegates or the District Council.

M-NCPPC APPROVAL

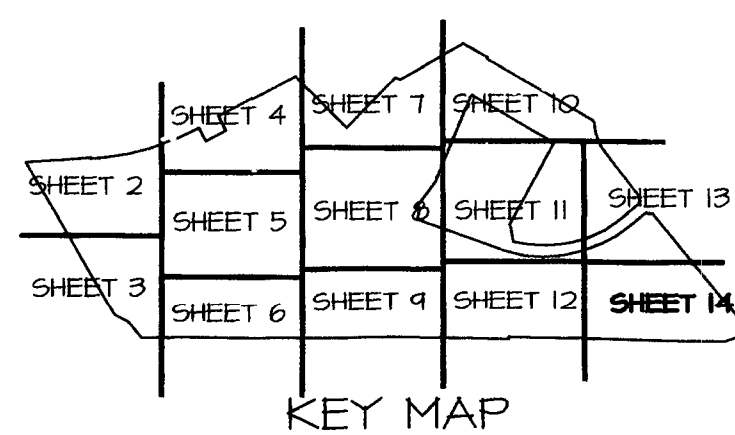
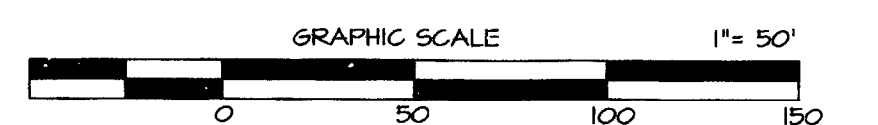
PROJECT NAME: THE VILLAGES AT TIMOTHY BRANCH
PROJECT NUMBER: SDP-1304

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

| | |
|---|-----------------|
| M-NCPPC Prince George's County Planning Department Environmental Planning Section | |
| APPROVAL | |
| TREE CONSERVATION PLAN TCP 2 - 068 - 93 | |
| Approved by John P. Markovich | DATE 8-24-93 |
| 01 | |
| 02 | |
| 03 | |
| 04 | |
| 05 | |
| 06 | |

SDP-1304

TREE CONSERVATION PLAN - TYPE 2
THE VILLAGES AT TIMOTHY BRANCH
BRANDYWINE DISTRICT No. II
PRINCE GEORGE'S COUNTY, MARYLAND



OWNER/APPLICANT: TIMOTHY BRANDYWINE INVESTMENTS ONE, LLC
TIMOTHY BRANDYWINE INVESTMENTS TWO, LLC
2124 Priest Bridge Drive, Suite 18
Crofton, Maryland 21114

COUNSEL: MC NAMEE HOSEA
6411 Ivy Lane, Suite 200
Greenbelt, Maryland 20710

ENGINEER/PLANNER: BEN DYER ASSOCIATES, INC.
11721 Woodmore Road, Suite 200
Mitchellville, Maryland 20721

| | |
|---|---|
| SHEET 14 OF 15 MDC 200' SHEET SERIES 218 & 219 SE 06 MDC 200' SHEET SERIES 218, 219 & 220 SE 07 | |
| Aug 12, 2015 DATE | 7/07/15 Revised worksheet and Ph. 1 & 2 areas. 4/03/15 Revised per comments dated 4/1/15 9/16/14 Revised per referral comments 7/15/14 Revised per reviewer comments dated 6/2/14. |
| Mike Petrakis Qualified Professional COMAR 08.18.06.01 | DATE FEBRUARY 2014 |
| BY DATE | REVISIONS |
| J:\107-PROJ\B02060-LD7\SHRITS\TIMOTHY\TCP2-2-15.dwg, 6/12/2015 5:39:01 PM, mncppc | |

