

STANDARD WOODLAND CONSERVATION WORKSHEET FOR PRINCE GEORGE'S COUNTY

SECTION I - Establishing Site Information

Zone: L-A-C R-M

Gross Tract: 72.26 262.00

Floodplain: 15.65 35.62

Previously Dedicated Land: 0.00 0.00

Net Tract (NTA): 56.61 226.38 0.00

TCPP-068-93-04

VILLAGES AT TIMOTHY BRANCH

TCPI Number: N

Property Description Or Subdivision Name: N

Is This Site Subject To The 1989 Ordinance? N

Is This Site Subject To The 1991 Ordinance? N

Subject To The 2010 Ordinance and is PFA (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's? (Y or N) N

Is there any portion of the property in a WC Bank? (Y or N) N

Break-even Point (preservation area): 78.68 acres

Clearing permitted w/o reforestation: 97.27 acres

SECTION II - Determining Woodland Conservation Requirements

Column A WCT/AFT%	Column B Net Tract	Column C Floodplain (F-1)	Column D Off-Site Impacts (1:1)
19.00%	53.77	28.69	
	53.77		
	121.58		
	137.95	1.00	0.00
	121.58		
	30.40		
	16.37		
	32.74		
	1.73		
	103.26		

Threshold (AFT) = 15.00%

Woodland Conservation Required: 103.26

SECTION III - Meeting the Requirements

Woodland Preservation	34.04	
Afforestation/Reforestation	38.33	
Natural Regeneration	0.00	
Landscape Credits	0.00	
Specimen/Historic Tree Credit (CRZ area "2.0")	0.00	
Forest Enhancement Credit (area "0.25")	0.00	
Credit for Variance to 25-122(a)(4)	2.01	
Area approved for fee-in-lieu	0.00	
Off-site Woodland Conservation Credits Required	28.15	Fee amount:
Off-site WCA (preservation) being provided on this property	1.59	
Off-site WCA (afforestation) being provided on this property	0.14	
Woodland Conservation Provided:	103.26 acres	

Area of woodland not cleared: 37.40 acres

Net tract woodland retained not part of requirements: 2.36 acres

100-floodplain woodland retained: 27.69 acres

On-site woodland conservation provided: 75.10 acres

On-site woodland conservation alternatives provided: 2.01 acres

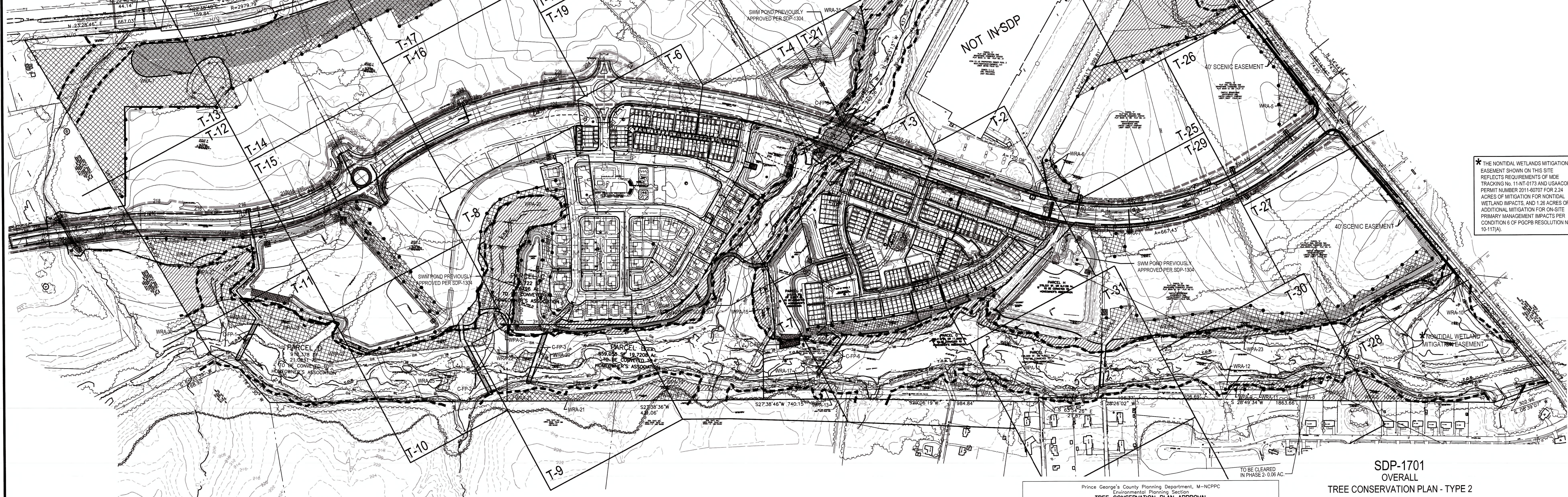
On-site woodland retained not credited: 31.05 acres

NOTE:

1) THE OFF-SITE WOODLAND CONSERVATION REQUIREMENTS FOR THE SUBJECT PROPERTY HAVE BEEN MET WITHIN MATTAWAN CREEK SUBWATERSHED, AS DOCUMENTED IN A TRANSFER CERTIFICATE RECORDED IN THE LAND RECORDS OF THE PRINCE GEORGE'S COUNTY AT LIBER 41035 FOUO 268.

ON-SITE WOODLAND CONSERVATION REQUIREMENTS

THE MINIMUM AMOUNT OF ON-SITE WOODLAND CONSERVATION FOR TCP-151-90-01 SHALL BE EQUAL OR GREATER THAN THE WOODLAND CONSERVATION THRESHOLD PLUS THE PORTION OF THE REPLACEMENT REQUIRED FOR CLEARING BELOW THE THRESHOLD. THE WOODLAND CONSERVATION THRESHOLD FOR THIS SITE IS 53.77 ACRES PLUS 15.37 ACRES OF REPLACEMENT REQUIRED FOR CLEARING BELOW THE THRESHOLD FOR A TOTAL ON-SITE REQUIREMENT OF 70.14 ACRES.



We, Timothy Brandywine Investments One, LLC, hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP) and that we understand the requirements as set forth in this TCP.

Michael Gardner, VP and member

Date: 9/5/17

We, Timothy Brandywine Investments One, LLC, hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP) and that we understand the requirements as set forth in this TCP.

Michael Gardner, VP and member

Date: 9/5/17

OWNER / APPLICANT

TIMOTHY BRANDYWINE INVESTMENTS ONE, LLC
TIMOTHY BRANDYWINE INVESTMENTS TWO, LLC
2124 PRIEST BRIDGE DR, SUITE 18
CROFTON, MD 21114

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

Approved by	Date	DRD #	Reason for Revision
00 John P. Markovich	8-24-93	SDP-9303	
01 K. Finch	8-17-15	SDP-1304	Rough Grading and Infrastructure
02 K. Finch	2-21-18	SDP-1701	RM-1 & RM-2 Develop.
03 K. Finch	4-30-18		Variance to 25-122(a)(4)&25-122(a)(1)(A)
04 K. Finch	9/24/2019		To remove the phasing to allow for grading
05			
06			

DATE	DESCRIPTION	PCN
8/12/19	Removed phasing to allow for grading	PCN
3/02/18	Revised for variance to 25-122(a)(4) & 25-122(a)(1)(A)	PCN
DATE	DESCRIPTION	BY
	REVISIONS	

SDP-1701
OVERALL
TREE CONSERVATION PLAN - TYPE 2
FOR
TIMOTHY BRANCH
BRANDYWINE DISTRICT No. 11
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=200'

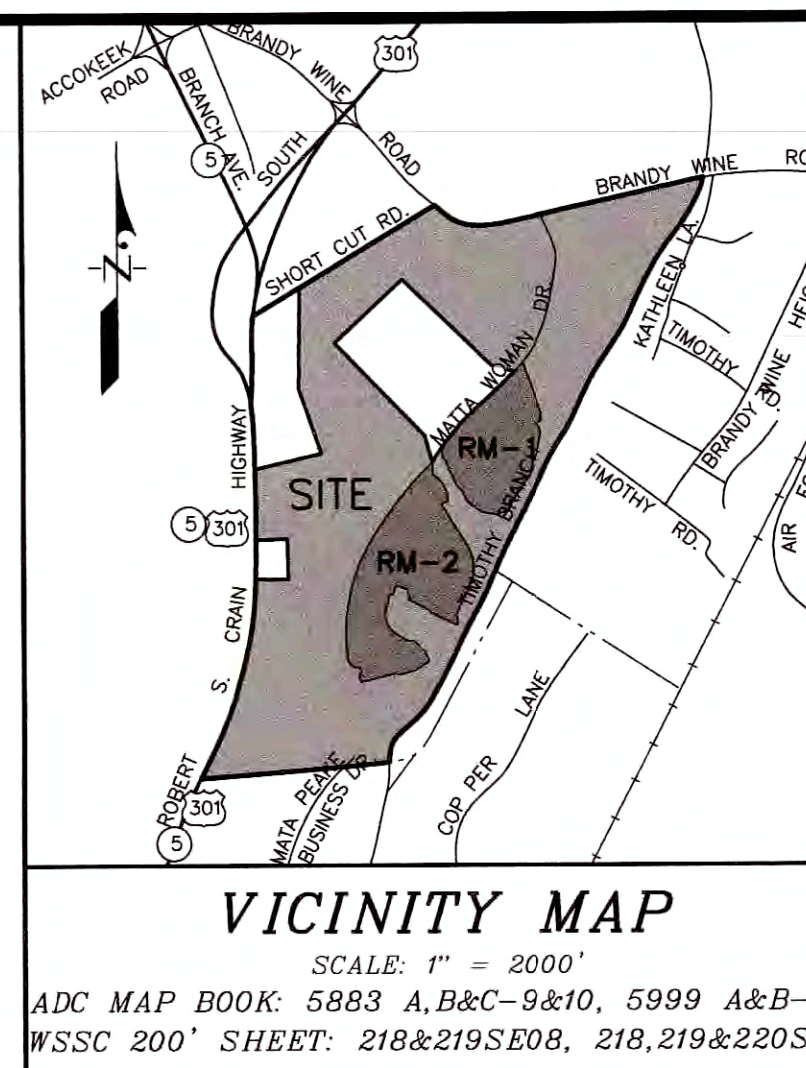
T-1

DATE: 9/23/2019

Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

9/19/17	Revised for SDP-1701.	PCN
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
DATE	DESCRIPTION	BY
	REVISIONS	

11721 WOODMOORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20722
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
COPYRIGHT © 2017 BEN DYER ASSOCIATES, INC.
J-B02060
APRIL 2017 54.076-Z



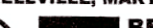
- LEGEND**
- PROPERTY BOUNDARY
- EX ZONE LINE
- EX CONTOUR (2)
- EX CONTOUR (10)
- PROP. CONTOUR (2)
- PROP. CONTOUR (10)
- LIMIT OF DISTURBANCE
- EX TREELINE
- PRIMARY MANAGEMENT AREA (PMA)
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- REGULATED STREAM (TOP OF BANK)
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- EX FLOODPLAIN
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- WOODLAND REFORESTATION CREDITED AT 0.5:1
- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- PROPOSED 20' HIGH BERM
- WOODLAND PRESERVATION SIGN
- REFORESTATION/AFFORESTATION SIGN
- TREE PROTECTION FENCE (TEMPORARY)
- TREE PROTECTION FENCE (PERMANENT)
- UNMITIGATED 75 dBA TRAFFIC NOISE CONTOUR
- MITIGATED 75 dBA TRAFFIC NOISE CONTOUR
- MITIGATED 65 dBA TRAFFIC NOISE CONTOUR



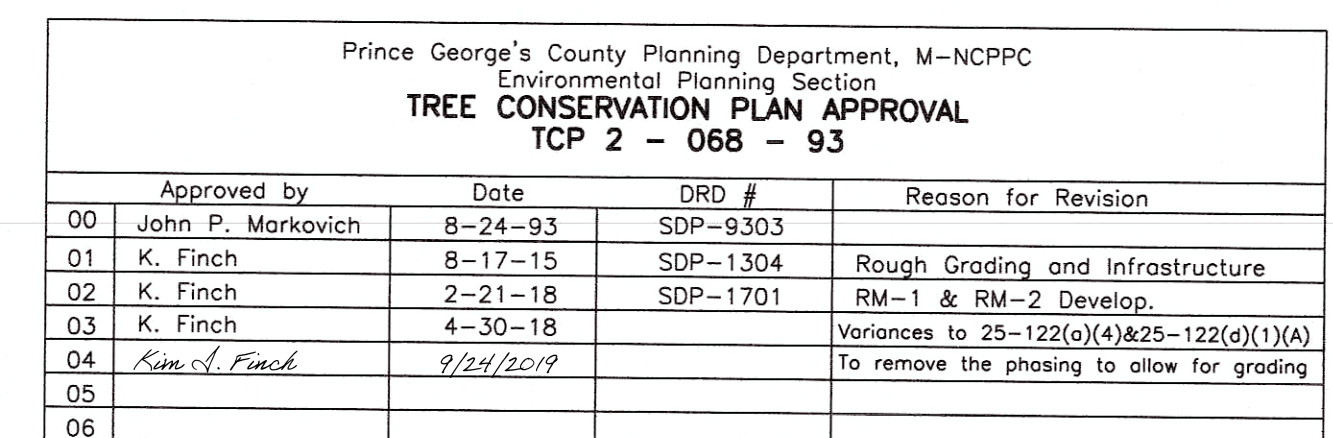
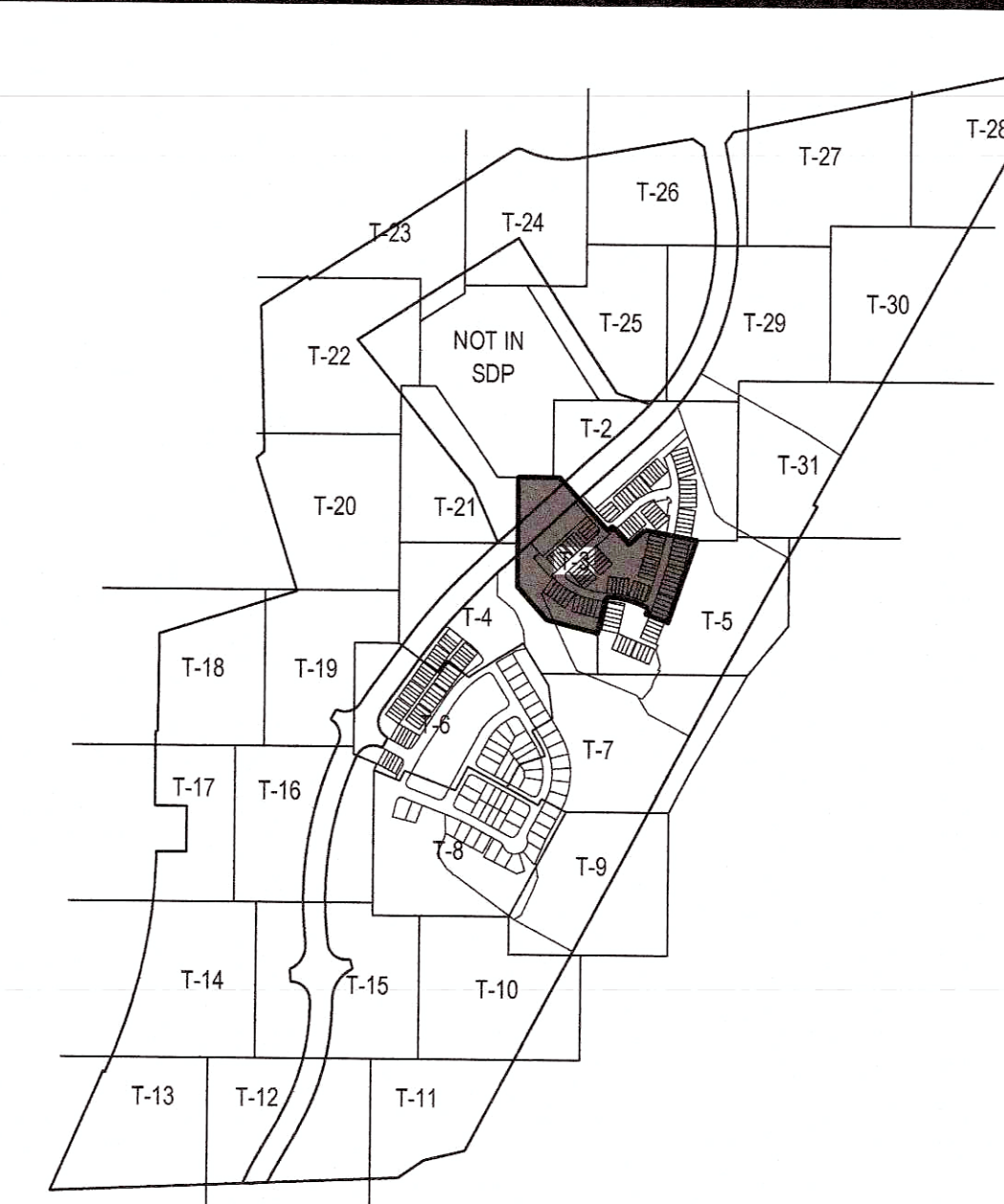
MATCH LINE - SEE SHEET T-5 (BDAI DWG. 54.080-Z)

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DATE	DESCRIPTION
REVISIONS	

August 14, 2019
DATE
Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

5/15/17	Revised for SDP-1701.	PCN	11723 WOODMOORE ROAD, SUITE 206 MIDDTLETOWN, MARYLAND 20721																
7/07/15	Revised worksheet and Ph 1 & 2 areas.	PCN	 BEN DYER ASSOCIATES, INC.																
4/03/15	Revised per comments dated 4/1/15.	PCN	Engineers / Surveyors / Planners																
9/16/14	Revised per referral comments.	PCN	TELEPHONE (301) 430-2300																
7/15/14	Revised per reviewer comments dated 6/12/14.	PCN	COPYRIGHT © 2017 BEN DYER ASSOCIATES, INC.																
DATE	DESCRIPTION	BY	<table border="1"> <tr> <td>DESIGNED</td> <td>REVIEWED</td> <td>DATE</td> <td>RECORDED</td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> </table>	DESIGNED	REVIEWED	DATE	RECORDED	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
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DATE	DESCRIPTION	BY																	
APRIL 2017																			
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APRIL 2017																			

145
155



SDP-1701
TREE CONSERVATION PLAN - TYPE 2
FOR
TIMOTHY BRANCH
BRANDYWINE DISTRICT No. 11
PRINCE GEORGE'S COUNTY, MARYLAND

8/12/19	Removed phasing to allow for grading	PC
3/02/18	Revised for variances to 25-122(a)(4) & 25-122(d)(1)(A)	PC
DATE	DESCRIPTION	BY
REVISIONS		

OWNER / APPLICANT

TIMOTHY BRANDYWINE INVESTMENTS ONE, L.L.C.
TIMOTHY BRANDYWINE INVESTMENTS TWO, L.L.C.
2124 PRIEST BRIDGE DR, SUITE 18
CROFTON, MD 21114

1-3

August 14, 2019
DATE

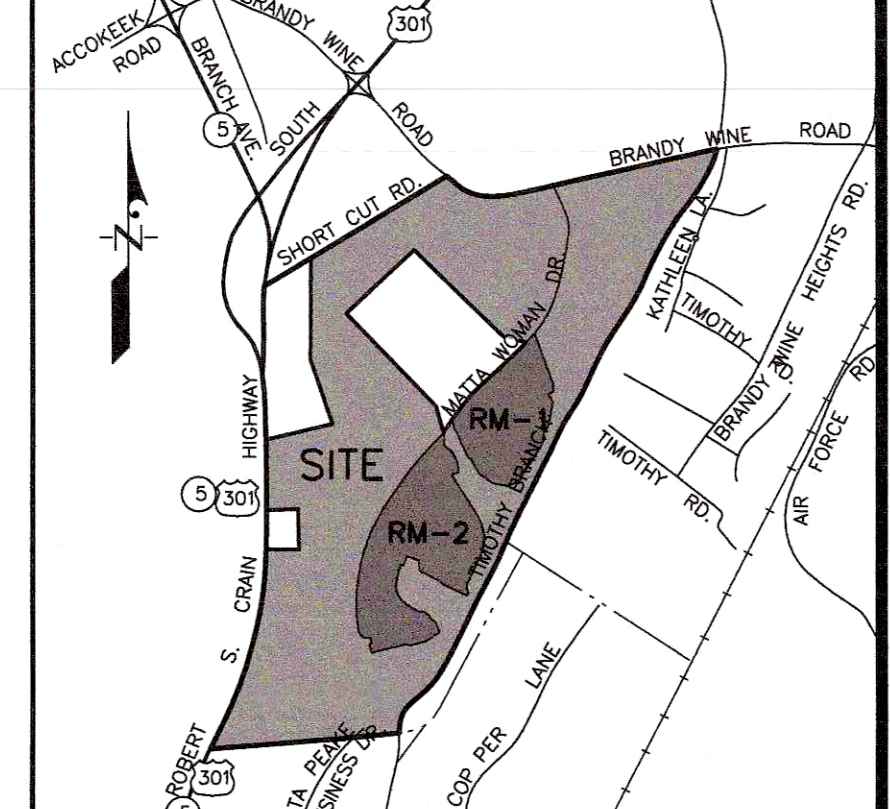
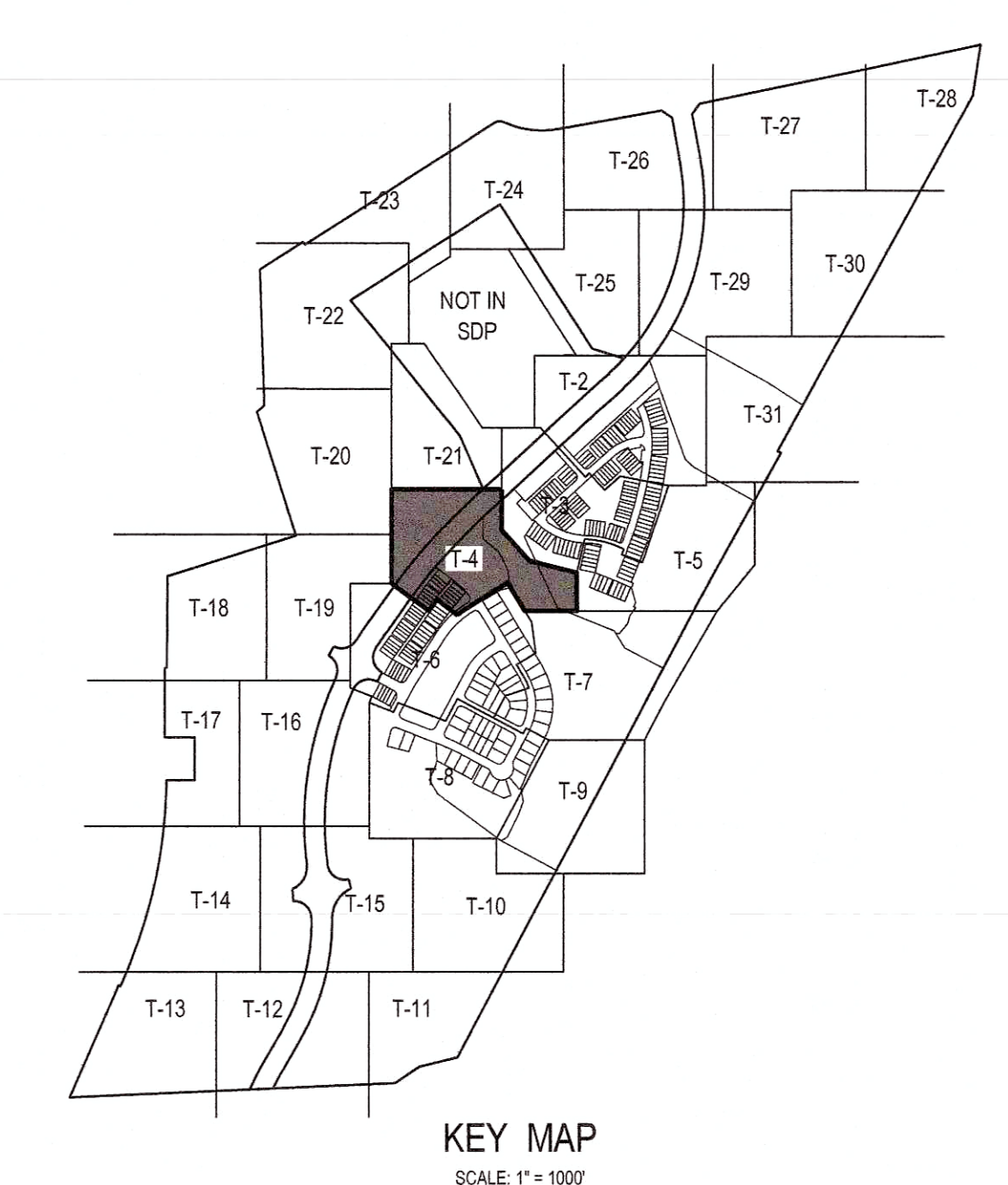
PCN 

PCN	Mike Petrakis
BY	Qualified Professional COMAR 08.19.06.01
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5/15/17	Revised for SDP-1701.
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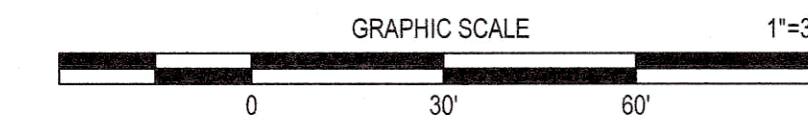
DATE	
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LEGEND	
PROPERTY BOUNDARY	---
EX. ZONE LINE	---
EX. CONTOUR (2')	---
EX. CONTOUR (10')	---
PROP. CONTOUR (2')	---
PROP. CONTOUR (10')	---
LIMIT OF DISTURBANCE	---
EX. TREELINE	---
PRIMARY MANAGEMENT AREA (PMA)	---
REGULATED STREAM (CENTERLINE)	---
REGULATED STREAM (TOP OF BANK)	---
STREAM BUFFER (50')	---
NONTIDAL WETLAND	---
EX. WETLAND BUFFER (25')	---
EX. EASEMENT	---
EX. FLOODPLAIN	---
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	---
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TREE PROTECTION FENCE (TEMPORARY)	---
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UNMITIGATED 75 dBA TRAFFIC NOISE CONTOUR	---
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Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2 - 068 - 93			
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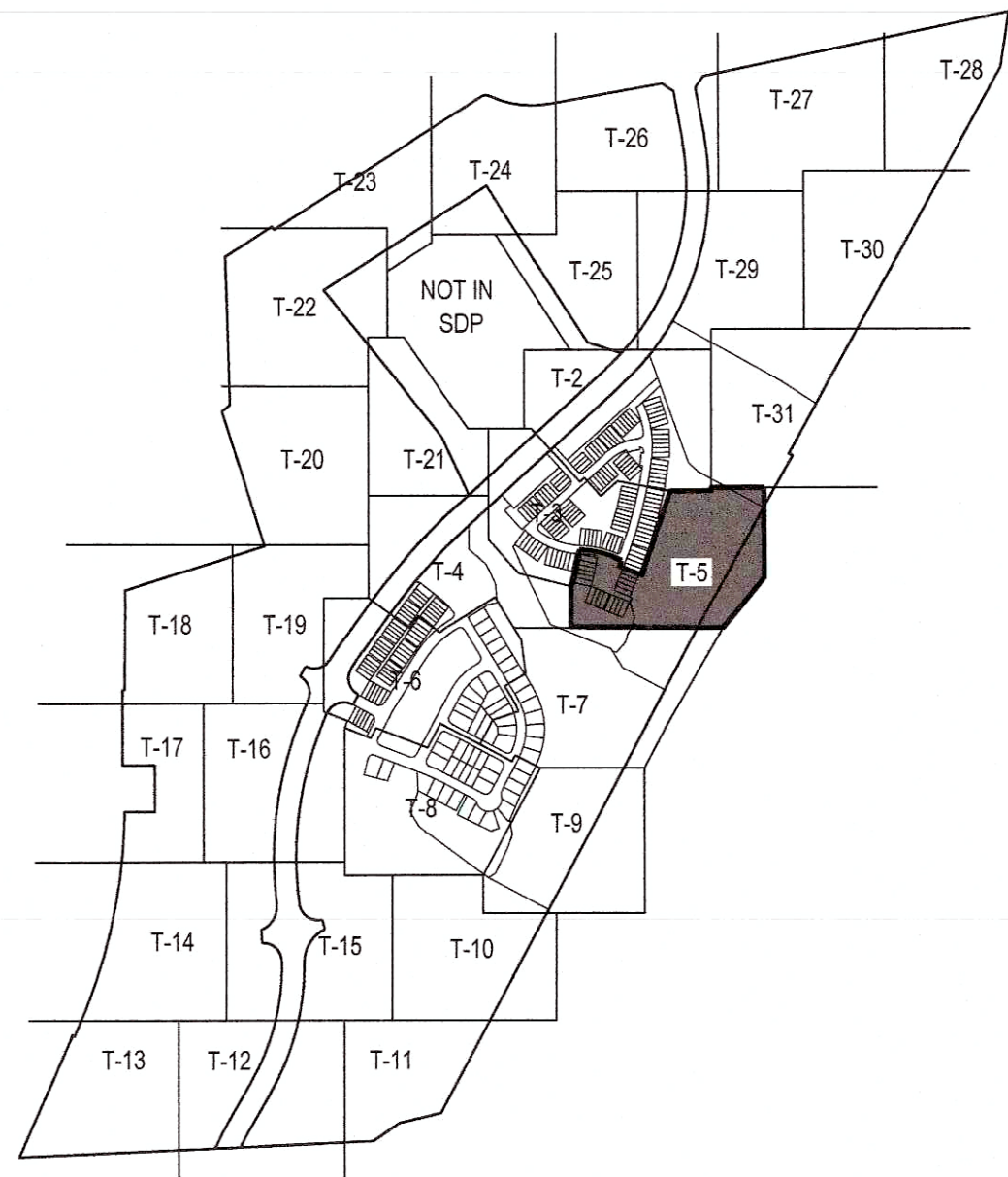
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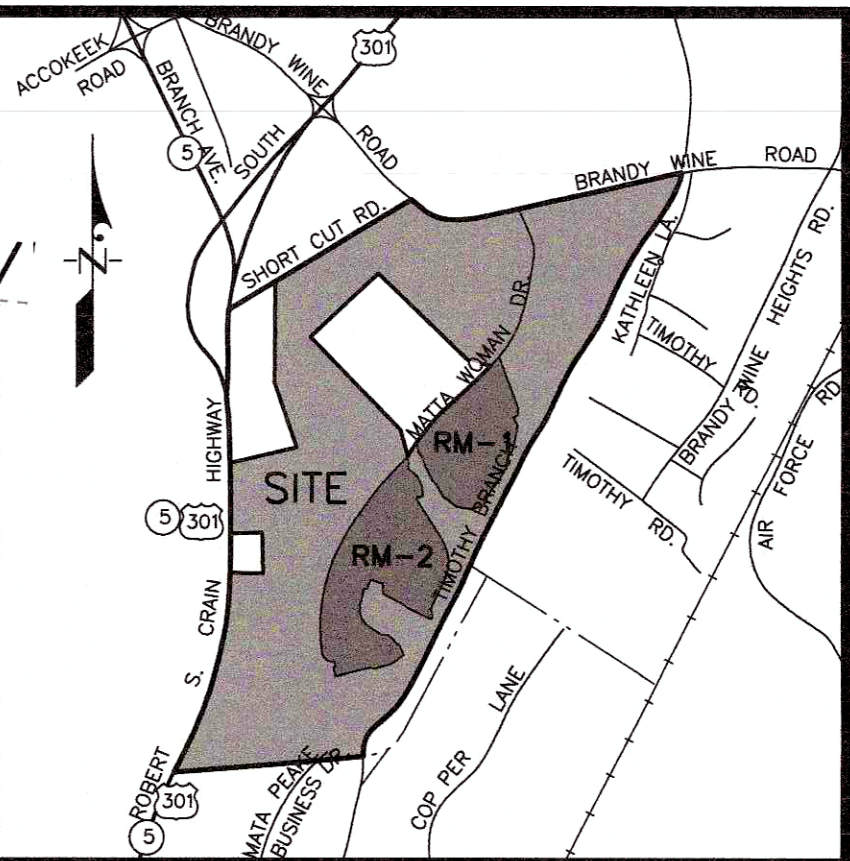
OWNER / APPLICANT
TIMOTHY BRANDYWINE INVESTMENTS ONE, LLC
TIMOTHY BRANDYWINE INVESTMENTS TWO, LLC
2124 PRIEST BRIDGE DR. SUITE 18
CROFTON, MD 21114

DATE	DESCRIPTION	BY
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DATE	DESCRIPTION	BY

T-4		11721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000	
DATE	DESCRIPTION	PCN	BY
9/15/17	Revised for SDP-1701.	PCN	
7/07/15	Revised worksheet and Ph 1 & 2 areas.	PCN	
4/03/15	Revised per comments dated 4/1/15.	PCN	
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7/15/14	Revised per reviewer comments dated 6/12/14.	PCN	
DATE	DESCRIPTION	PCN	BY
8/13/2019	Revised for SDP-1701.dwg, 8/13/2019 3:50:48 PM, nicppg	PCN	
DATE	DESCRIPTION	PCN	BY
APRIL 2017		PCN	



KEY MAP
SCALE: 1" = 100'



VICINITY MAP

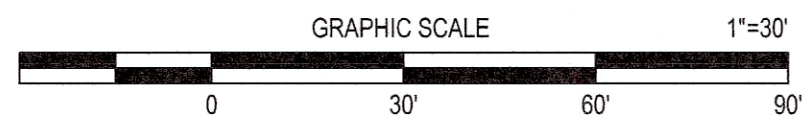
SCALE: 1" = 2000'
ADC MAP BOOK: 5883 A,B&C-9&10, 5999 A&B-1&2
WSSC 200' SHEET: 218&219S E08, 218, 219&220S E07

LEGEND

- PROPERTY BOUNDARY
- EX. ZONE LINE
- EX. CONTOUR (2')
- EX. CONTOUR (10')
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- UNMITIGATED 75 dBA TRAFFIC NOISE CONTOUR
- MITIGATED 70 dBA TRAFFIC NOISE CONTOUR
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Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2 - 068 - 93				
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04 Kim S. Finch	7/24/2019		To remove the phasing to allow for grading	
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SDP-1701
TREE CONSERVATION PLAN - TYPE 2
FOR
TIMOTHY BRANCH
BRANDYWINE DISTRICT No. 11
PRINCE GEORGE'S COUNTY, MARYLAND



OWNER / APPLICANT

TIMOTHY BRANDYWINE INVESTMENTS ONE, LLC
TIMOTHY BRANDYWINE INVESTMENTS TWO, LLC
2124 PRIEST BRIDGE DRIVE, SUITE 18
CROFTON, MD 21114

DATE	DESCRIPTION	BY
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3/02/18	Revised for variances to 25-122(a)(4) & 25-122(d)(1)(A)	PCN
REVISIONS		

T-5

August 14, 2019 DATE Mike Patrokis Qualified Professional COMAR 08.19.06.01	5/15/17 Revised for SDP-1701. 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 reviewer comments. 7/15/14 Revised per reviewer comments dated 5/12/14.	PCN PCN PCN PCN PCN	11721 WOODMOORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2017 BEN DYER ASSOCIATES, INC. J-B02060 APRIL 2017 54.080-Z
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MATCH LINE - SEE SHEET T-19 (BDAI DWG. 54.094-Z)

KEY MAP
SCALE: 1" = 1000'

VICINITY MAP

SCALE: 1" = 2000'
ADC MAP BOOK: 5883 A,B&C-9&10, 5999 A&B-14&2
WSSC 200' SHEET: 218&219SE08, 218, 219&220SE07

LEGEND

PROPERTY BOUNDARY
EX. ZONE LINE
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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
REFORESTATION/
AFFORESTATION SIGN

TREE PROTECTION FENCE
(TEMPORARY)

TREE PROTECTION FENCE
(PERMANENT)

UNMITIGATED 75 dBA
TRAFFIC NOISE CONTOUR

MITIGATED 70 dBA TRAFFIC
NOISE CONTOUR

MITIGATED 65 dBA TRAFFIC
NOISE CONTOUR

Prince George's County Planning Department, M-NCPPC
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SDP-1701
TREE CONSERVATION PLAN - TYPE 2
FOR
TIMOTHY BRANCH
BRANDYWINE DISTRICT No. 11
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=30'
0 30' 60' 90'

OWNER / APPLICANT

TIMOTHY BRANDYWINE INVESTMENTS ONE, LLC
TIMOTHY BRANDYWINE INVESTMENTS TWO, LLC
2124 PRIEST BRIDGE DR, SUITE 18
GROFTON, MD 21114

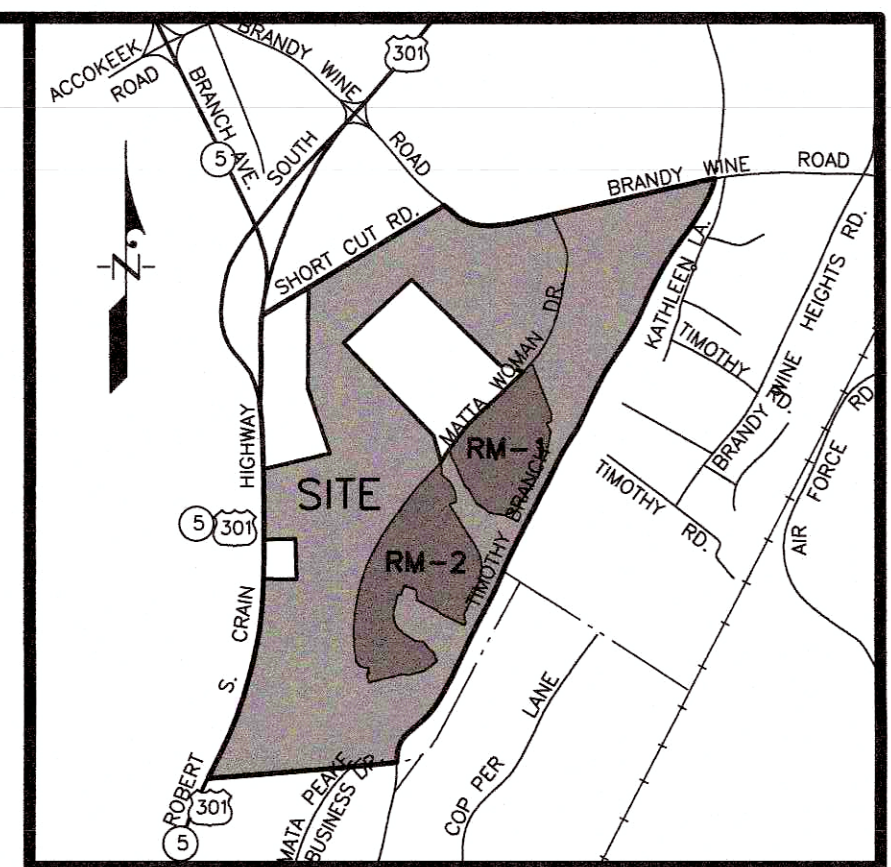
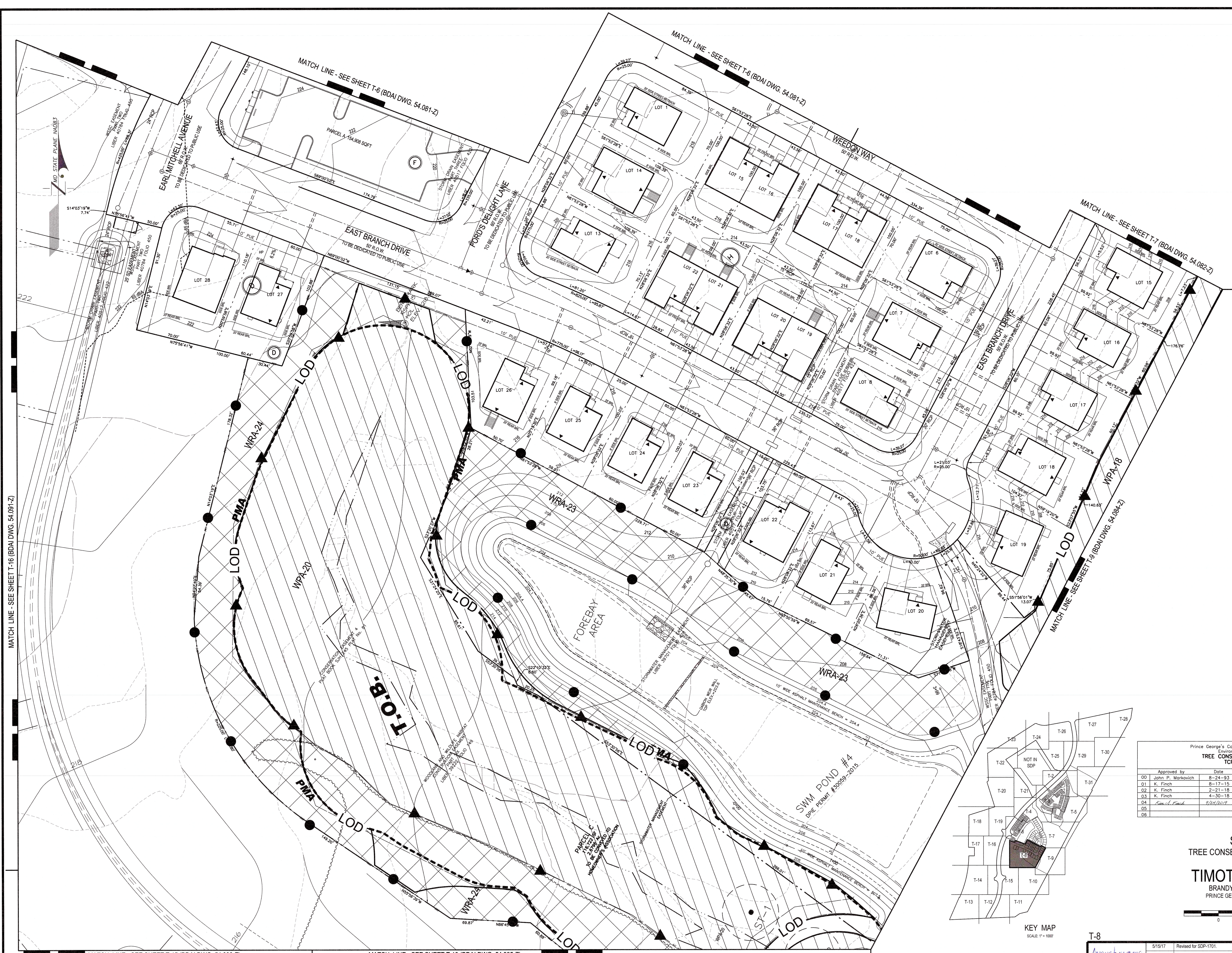
DATE	DESCRIPTION	BY
8/12/19	Removed phasing to allow for grading	PCN
3/02/18	Revised for variances to 25-122(a)(4) & 25-122(d)(1)(A)	PCN

T-6

August 14, 2019
DATE
Mike Patrovis
Qualified Professional
COMAR 08.19.06.01

5/15/17	Revised for SDP-1701	PCN	11121 WOODBINE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20711 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000
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	
DATE	DESCRIPTION	BY	J-B02060
APRIL 2017			54.081-Z

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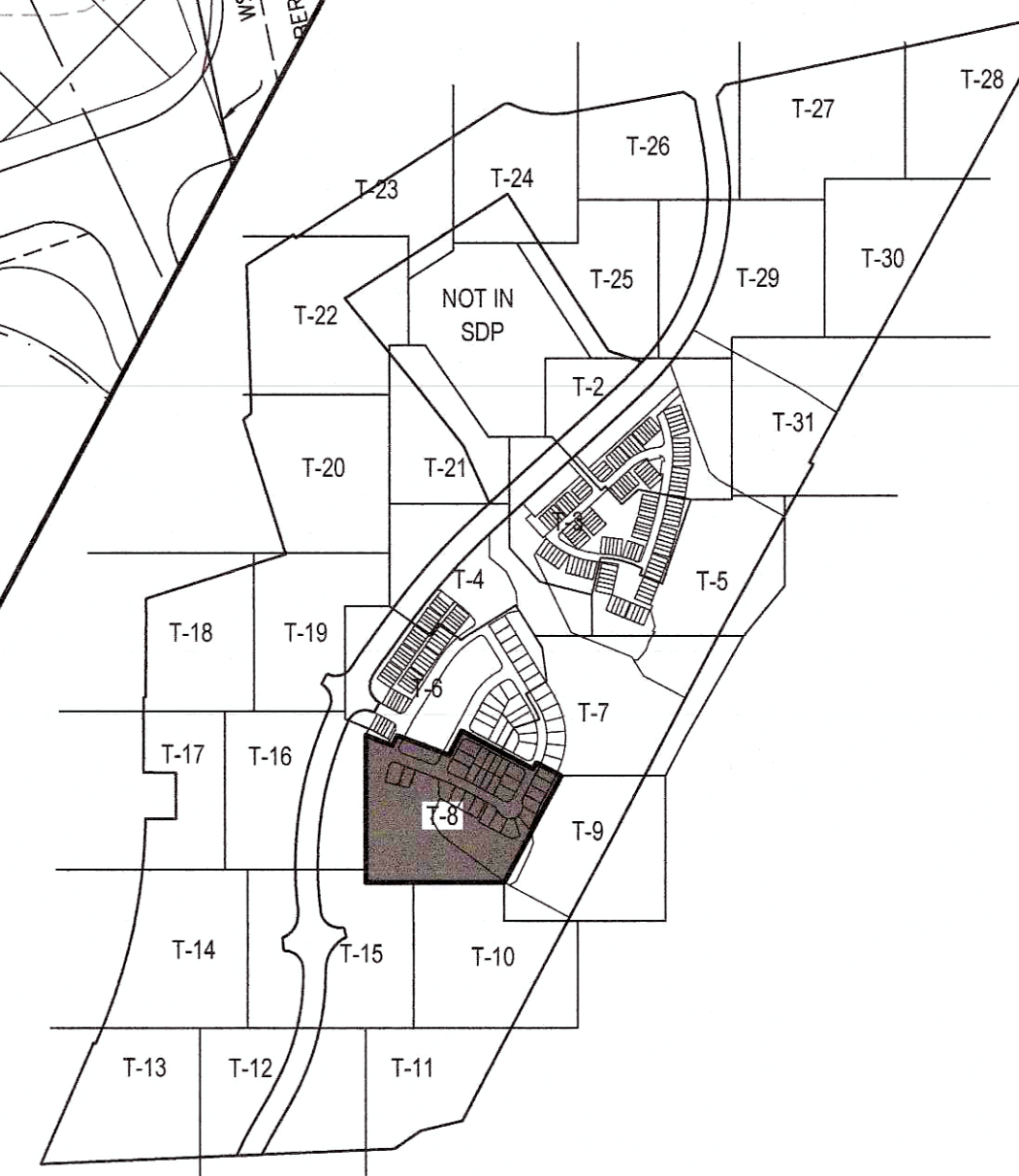


VICINITY MAP
SCALE: 1" = 2000'
ADC MAP BOOK: 5883 A, B&C-9&10, 5999 A&B-1&2
WSSC 200' SHEET: 218&219S&E08, 218, 219&220S&E07

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 - UNMITIGATED 75 dBA TRAFFIC NOISE CONTOUR
 - MITIGATED 70 dBA TRAFFIC NOISE CONTOUR
 - MITIGATED 65 dBA TRAFFIC NOISE CONTOUR

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2 - 068 - 93				
Approved by	Date	DRD #	Reason for Revision	
00 John P. Markovich	8-24-93	SDP-9303		
01 K. Finch	8-17-15	SDP-1304	Rough Grading and Infrastructure	
02 K. Finch	2-21-18	SDP-1701	RM-1 & RM-2 Develop.	
03 K. Finch	4-30-18		Variances to 25-122(a)(4)&25-122(a)(1)(A)	
04 Sam J. Finch	9/24/2019		To remove the phasing to allow for grading	
05				
06				

SDP-1701
TREE CONSERVATION PLAN - TYPE 2
FOR
TIMOTHY BRANCH
BRANDYWINE DISTRICT No. 11
PRINCE GEORGE'S COUNTY, MARYLAND



OWNER / APPLICANT
TIMOTHY BRANDYWINE INVESTMENTS ONE, LLC
TIMOTHY BRANDYWINE INVESTMENTS TWO, LLC
2124 PRIEST BRIDGE DR, SUITE 18
CROFTON, MD 21114

DATE	DESCRIPTION	BY
8/21/19	Removed phasing to allow for grading	PCN
3/02/18	Revised for variances to 25-122(a)(4) & 25-122(a)(1)(A)	PCN

DATE	DESCRIPTION	BY	REVISIONS
5/15/17	Revised for SDP-1701	PCN	11121 WOODBINE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20712 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000
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	

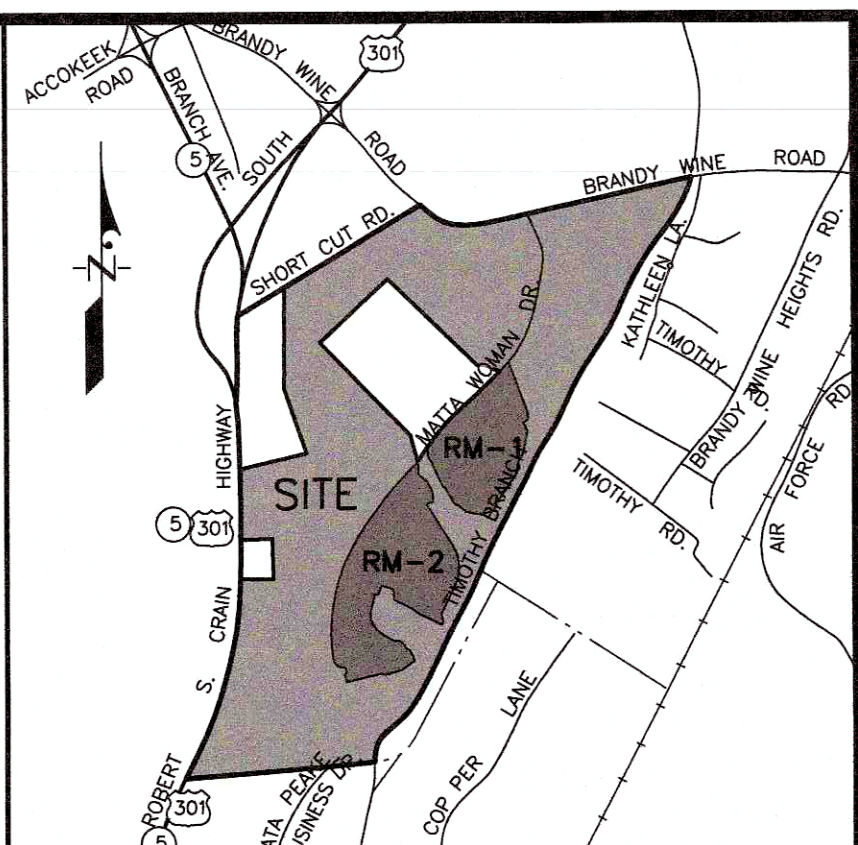
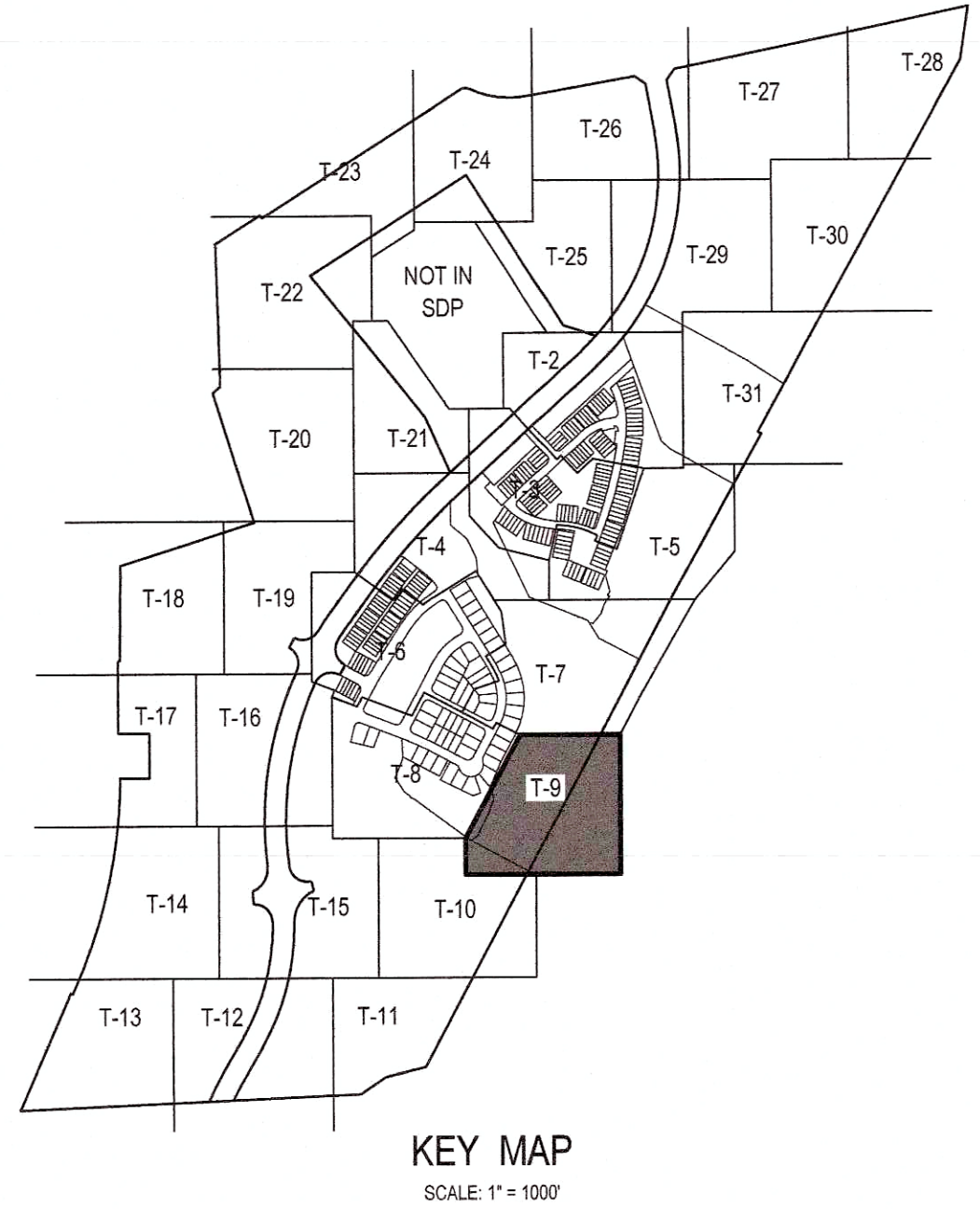
DATE: 11/13/2019
DESCRIPTION: TREE CONSERVATION PLAN
BY: Mike Petroski
COMAR 08.19.06.01

DATE: APRIL 2017
BY: J-B02060
54.083-Z

MATCH LINE - SEE SHEET T-10 (BDAI DWG. 54.085-Z)

MATCH LINE - SEE SHEET T-10 (BDAI DWG. 54.085-Z)

MATCH LINE - SEE SHEET T-7 (BDAI DWG. 54.082-Z)

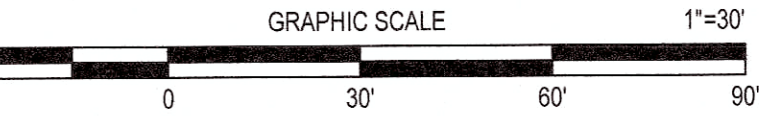


VICINITY MAP
SCALE: 1" = 2000'
ADC MAP BOOK: 6883 A,B&C-9&10, 5999 A&B-1&2
WSSC 200' SHEET: 218&219SE08, 218, 219&220SE07

LEGEND	
PROPERTY BOUNDARY	---
EX. ZONE LINE	---
EX. CONTOUR (2')	---
EX. CONTOUR (10')	---
PROP. CONTOUR (2')	---
PROP. CONTOUR (10')	---
LIMIT OF DISTURBANCE	---
EX. TREELINE	---
PRIMARY MANAGEMENT AREA (PMA)	---
REGULATED STREAM (CENTERLINE)	---
REGULATED STREAM (TOP OF BANK)	---
STREAM BUFFER (50')	---
NONTIDAL WETLAND	---
EX. WETLAND BUFFER (25')	---
EX. EASEMENT	---
EX. FLOODPLAIN	---
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	---
REFORESTATION/AFFORESTATION SIGN	---
TREE PROTECTION FENCE (TEMPORARY)	---
TREE PROTECTION FENCE (PERMANENT)	---
UNMITIGATED 75 dBA TRAFFIC NOISE CONTOUR	---
MITIGATED 70 dBA TRAFFIC NOISE CONTOUR	---
MITIGATED 65 dBA TRAFFIC NOISE CONTOUR	---

Prince George's County Planning Department, M-NGPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2 - 068 - 93			
Approved by	Date	DRD #	Reason for Revision
00 John P. Markovich	8-24-93	SDP-9303	
01 K. Finch	8-17-15	SDP-1304	Rough Grading and Infrastructure
02 K. Finch	2-21-18	SDP-1701	RM-1 & RM-2 Develop.
03 K. Finch	4-30-18		Variances to 25-122(a)(4)&25-122(d)(1)(A)
04 K. Finch	9/24/2019		To remove the phasing to allow for grading
05			
06			

SDP-1701
TREE CONSERVATION PLAN - TYPE 2
FOR
TIMOTHY BRANCH
BRANDYWINE DISTRICT No. 11
PRINCE GEORGE'S COUNTY, MARYLAND



OWNER / APPLICANT

TIMOTHY BRANDYWINE INVESTMENTS ONE, LLC
TIMOTHY BRANDYWINE INVESTMENTS TWO, LLC
2124 PRIEST BRIDGE DR, SUITE 16
CROFTON, MD 21114

DATE	DESCRIPTION	BY
8/12/19	Removed phasing to allow for grading	PCN
3/02/18	Revised for variances to 25-122(a)(4) & 25-122(d)(1)(A)	PCN
DATE	DESCRIPTION	BY
	REVISIONS	

T-9

August 14, 2019
DATE
Mike Petros
Qualified Professional
COMAR 08.19.06.01

5/15/17	Revised for SDP-1701.	PCN
7/07/15	Revised worksheet and Ph 1 & 2 areas.	PCN
4/03/15	Revised per comments dated 4/1/15.	PCN
9/18/14	Revised per referral comments.	PCN
7/15/14	Revised per reviewer comments dated 6/12/14.	PCN
DATE	DESCRIPTION	BY
	REVISIONS	

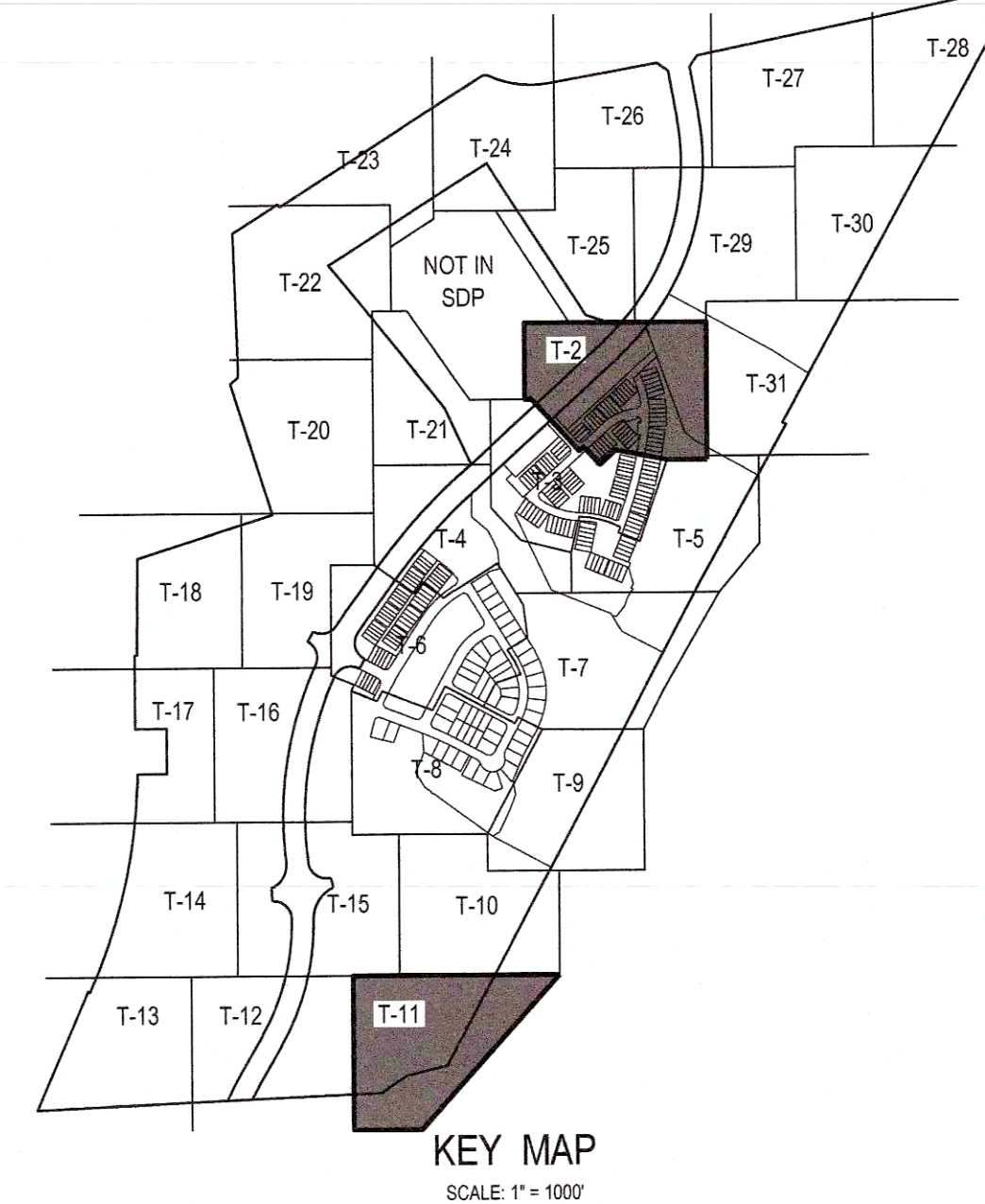
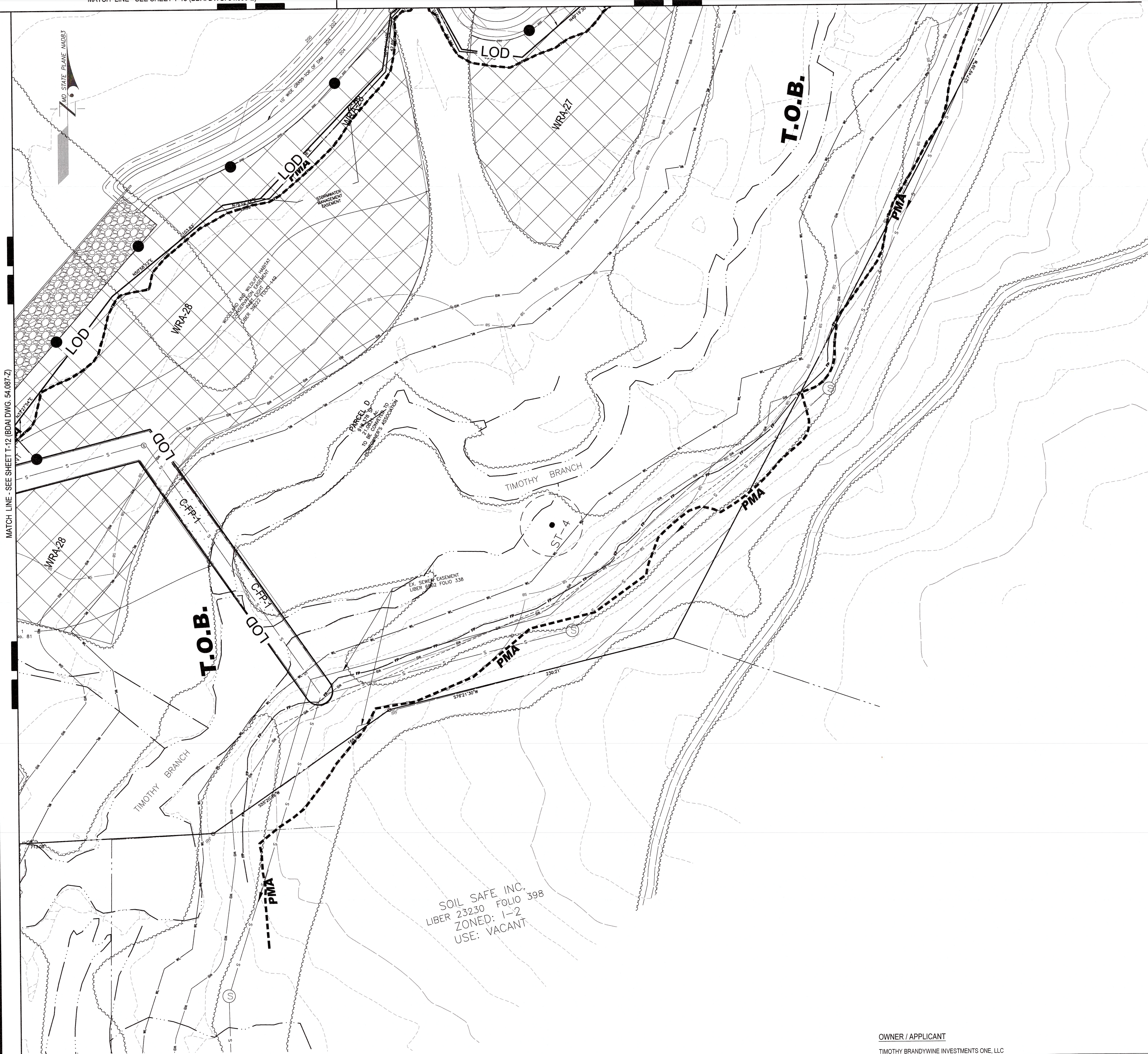
11721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2017 BEN DYER ASSOCIATES, INC.	PROJECT NO. J-B02060	DATE APRIL 2017	SCALE 1"=30'	54.084-Z
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L:\C3D-PROJ\B02060-C3D\DWG\TCP2-SDP-1701.dwg, 8/13/2019 4:15:47 PM, nicppg

MATCH LINE - SEE SHEET T-15 (BDAI DWG. 54.090-Z)

MATCH LINE - SEE SHEET T-10 (BDAI DWG. 54.085-Z)

MATCH LINE - SEE SHEET T-12 (BDAI DWG. 54.087-Z)



VICINITY MAP

ADC MAP BOOK: 5883 A,B&C-9&10, 5999 A&B-1&2
WSSC 200' SHEET: 218&219SE08, 218,219&220SE07

LEGEND

PROPERTY BOUNDARY
EX. ZONE LINE
EX. CONTOUR (2)
EX. CONTOUR (10)
PROP. CONTOUR (2)
PROP. CONTOUR (10)
LIMIT OF DISTURBANCE
EX. TREELINE
PRIMARY MANAGEMENT AREA (PMA)
REGULATED STREAM (CENTERLINE)
REGULATED STREAM (TOP OF BANK)
STREAM BUFFER (50')
NONTIDAL WETLAND
EX. WETLAND BUFFER (25')
EX. EASEMENT
EX. FLOODPLAIN

CLEARED FLOODPLAIN AREA (C-FP)
CLEARED OFF-SITE AREA (C-OS)
WOODLAND PRESERVATION AREA (WPA)
WOODLAND REFORESTATION AFFORESTATION AREA (WRA)

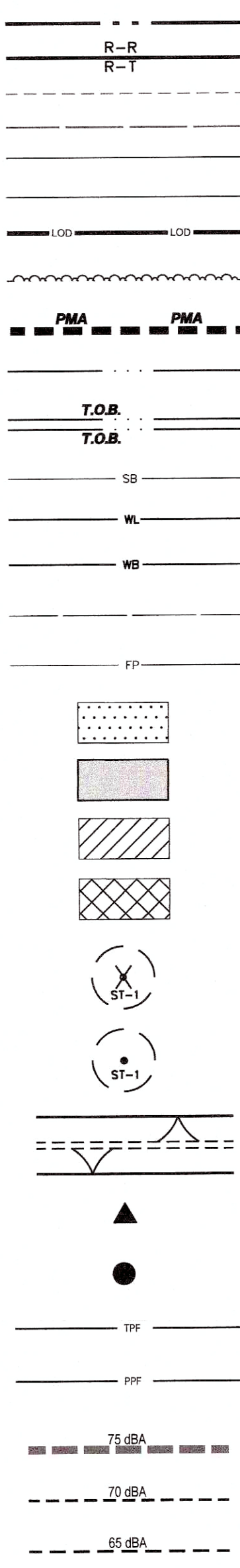
SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED

PROPOSED 20' HIGH BERM

WOODLAND PRESERVATION SIGN
REFORESTATION AFFORESTATION SIGN

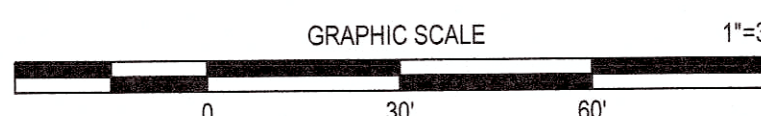
TREE PROTECTION FENCE (TEMPORARY)
TREE PROTECTION FENCE (PERMANENT)

UNMITIGATED 75 dBA TRAFFIC NOISE CONTOUR
MITIGATED 70 dBA TRAFFIC NOISE CONTOUR
MITIGATED 65 dBA TRAFFIC NOISE CONTOUR



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2 - 068 - 93				
Approved by	Date	DRD #	Reason for Revision	
00 John P. Markovich	8-24-93	SDP-9303		
01 K. Finch	8-17-15	SDP-1304	Rough Grading and Infrastructure	
02 K. Finch	2-21-18	SDP-1701	RM-1 & RM-2 Develop.	
03 K. Finch	4-30-18		Variances to 25-122(a)(4) & 25-122(a)(1)(A)	
04 K. Finch	8/24/2019		To remove the phasing to allow for grading	
05				
06				

SDP-1701
TREE CONSERVATION PLAN - TYPE 2
FOR
TIMOTHY BRANCH
BRANDYWINE DISTRICT No. 11
PRINCE GEORGE'S COUNTY, MARYLAND



OWNER / APPLICANT

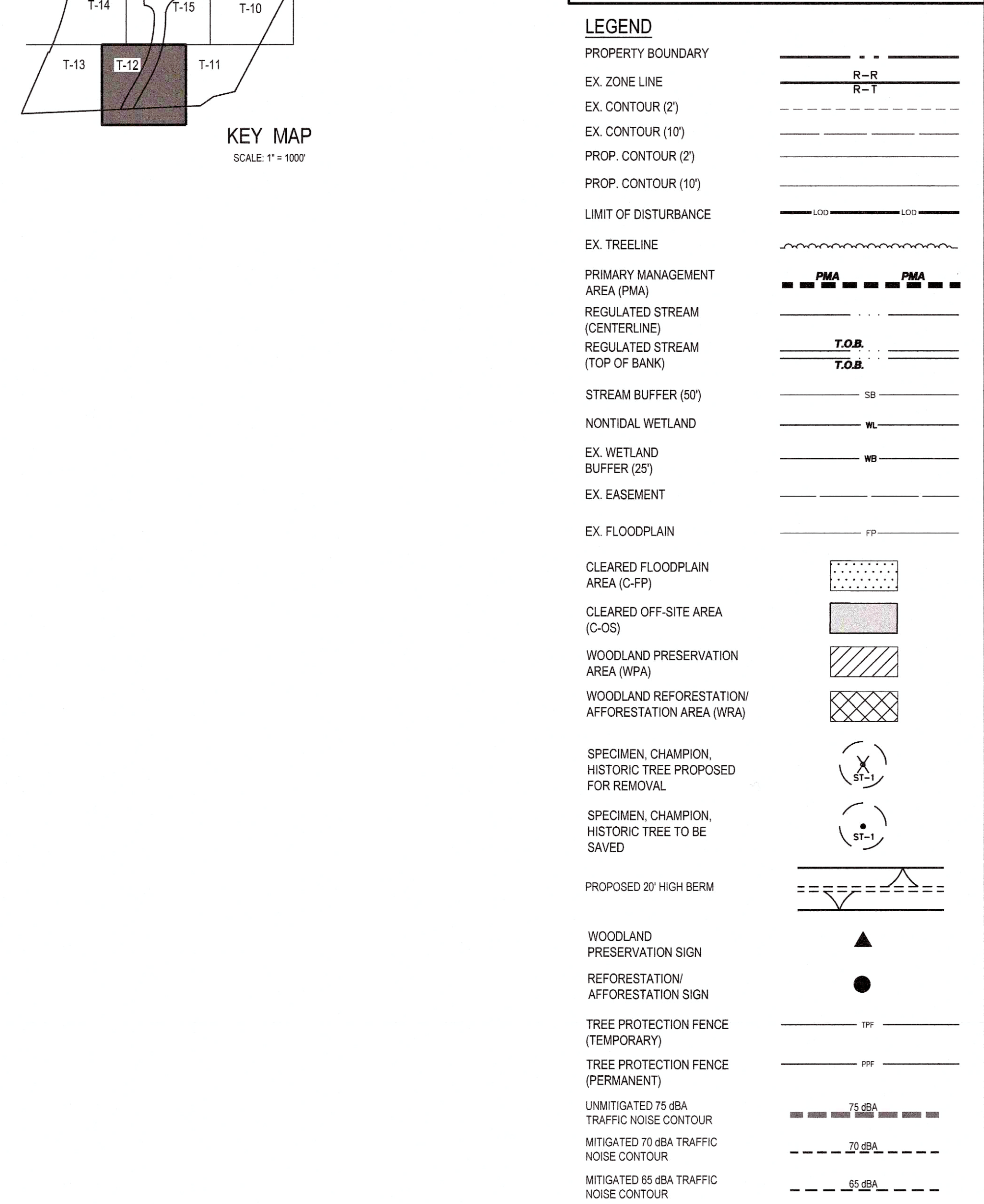
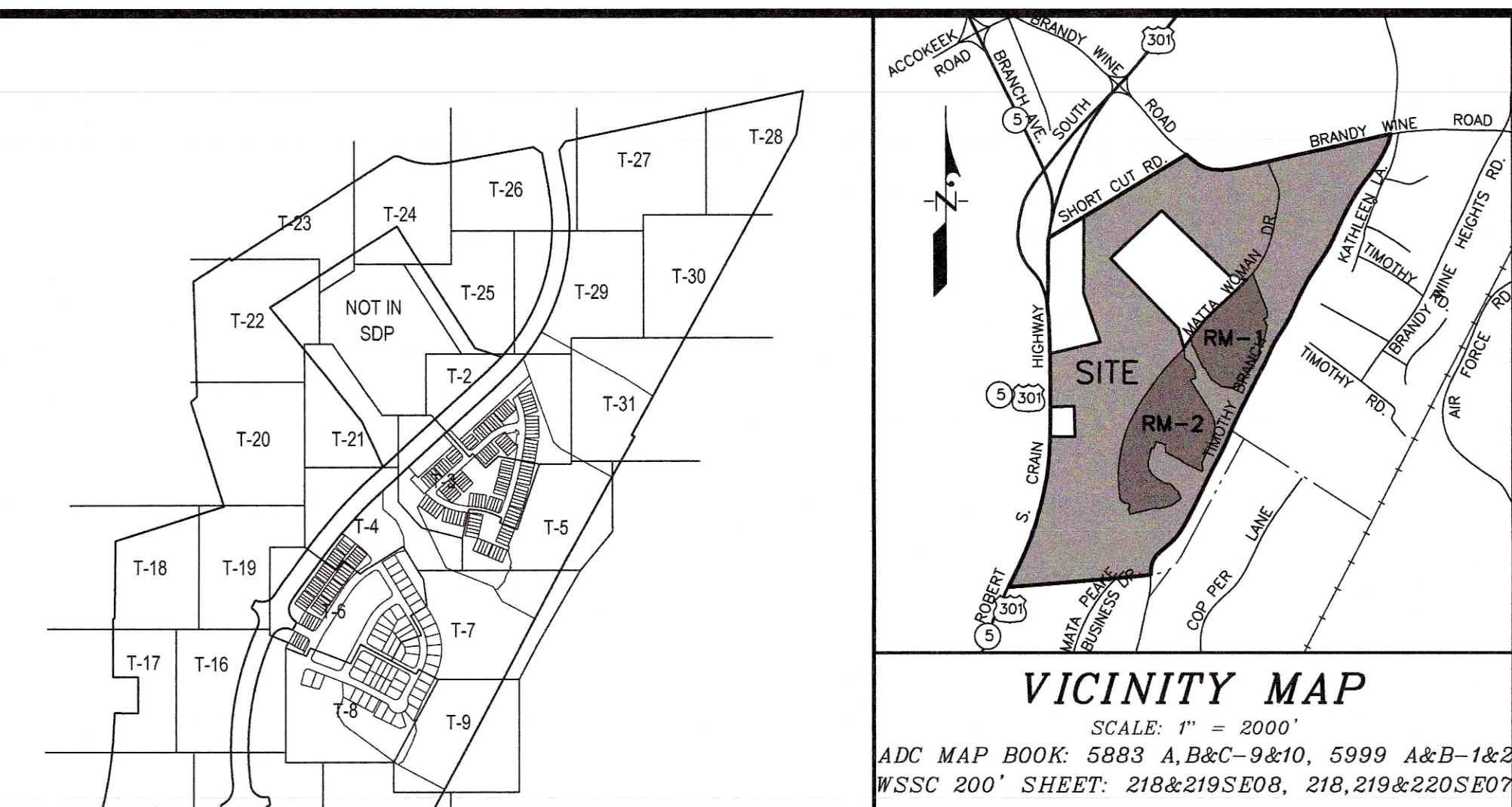
TIMOTHY BRANDYWINE INVESTMENTS ONE, LLC
TIMOTHY BRANDYWINE INVESTMENTS TWO, LLC
2124 PRIEST BRIDGE DR, SUITE 18
CROFTON, MD 21114

DATE	DESCRIPTION	BY
8/12/19	Removed phasing to allow for grading	PCN
3/02/18	Revised for variances to 25-122(a)(4) & 25-122(a)(1)(A)	PCN
DATE	DESCRIPTION	BY
	REVISIONS	

T-11

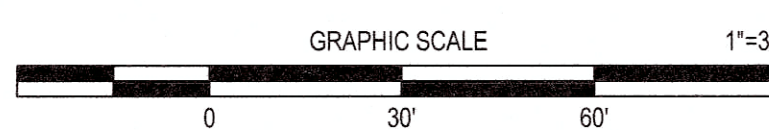
DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
5/15/17	Revised for SDP-1701.	PCN	5/15/17	Revised for SDP-1701.	PCN
7/07/15	Revised worksheet and Ph 1 & 2 areas.	PCN	7/07/15	Revised worksheet and Ph 1 & 2 areas.	PCN
4/03/15	Revised per comments dated 4/1/15.	PCN	4/03/15	Revised per comments dated 4/1/15.	PCN
9/16/14	Revised per referral comments.	PCN	9/16/14	Revised per referral comments.	PCN
7/15/14	Revised per reviewer comments dated 6/12/14.	PCN	7/15/14	Revised per reviewer comments dated 6/12/14.	PCN
DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
	REVISIONS			REVISIONS	

11721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20712
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
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PROJECT: PCN MP MP J-B02060
DATE: APRIL 2017
SHEET NO: 54.086-Z



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2 – DED – 93			
Approved by	Date	DED #	Reason for Revision
00 John P. Markovich	8-24-93	SDP-1303	
01 K. Finch	8-17-15	SDP-1304	Rough Grading and Infrastructure.
02 K. Finch	2-21-18	SDP-1701	RM-1 & RM-2 Develop.
03 K. Finch	4-30-18		Variances to 25-122(c)(4)&(5)&(6)&(7)(A)
04 <i>Rev. C. Pineda</i>	<i>9/27/2019</i>		To remove the phasing to allow for grading
05			
06			

SDP-1701
TREE CONSERVATION PLAN - TYPE 2
FOR
TIMOTHY BRANCH
BRANDYWINE DISTRICT No. 11
PRINCE GEORGE'S COUNTY, MARYLAND

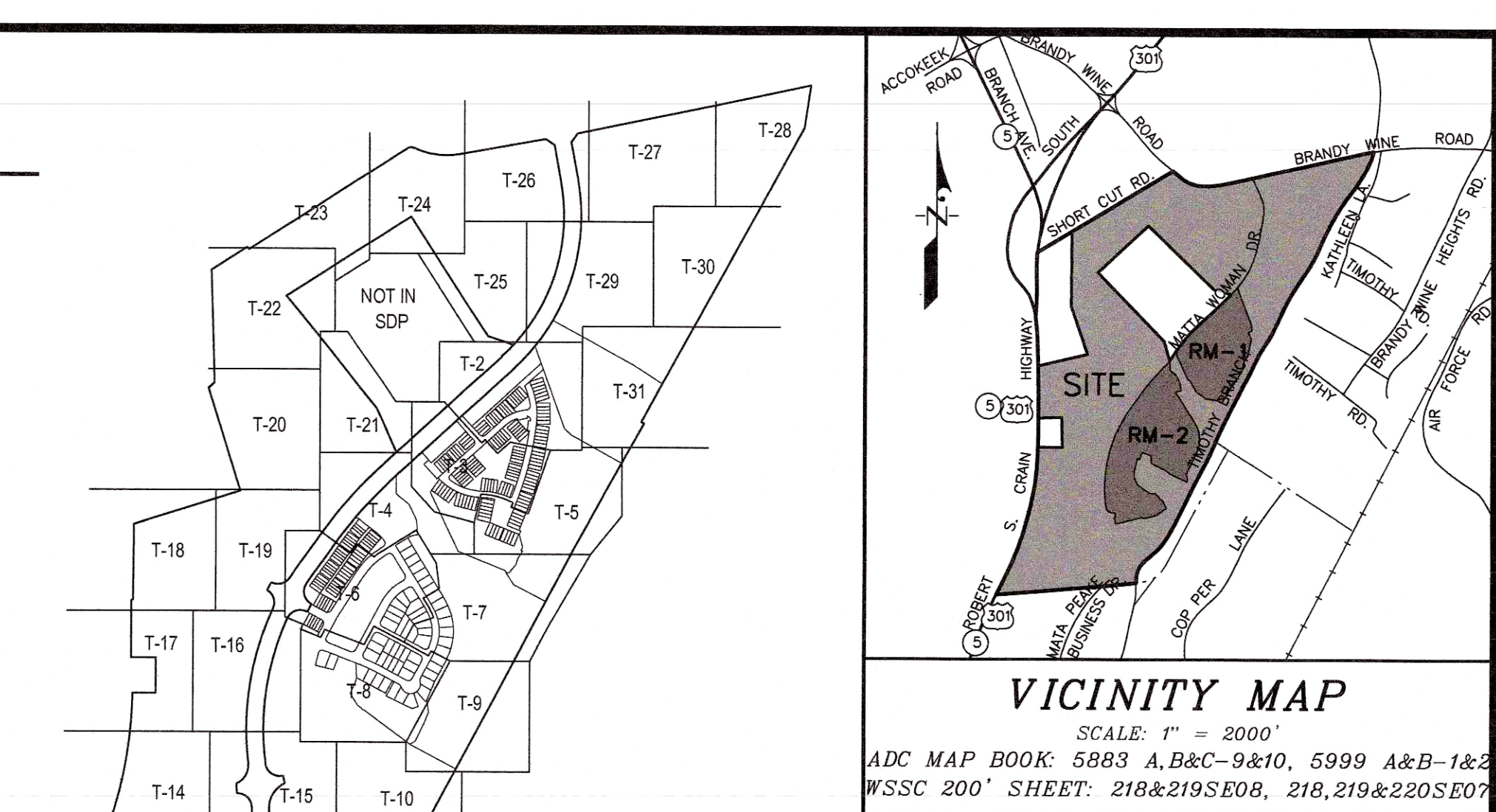
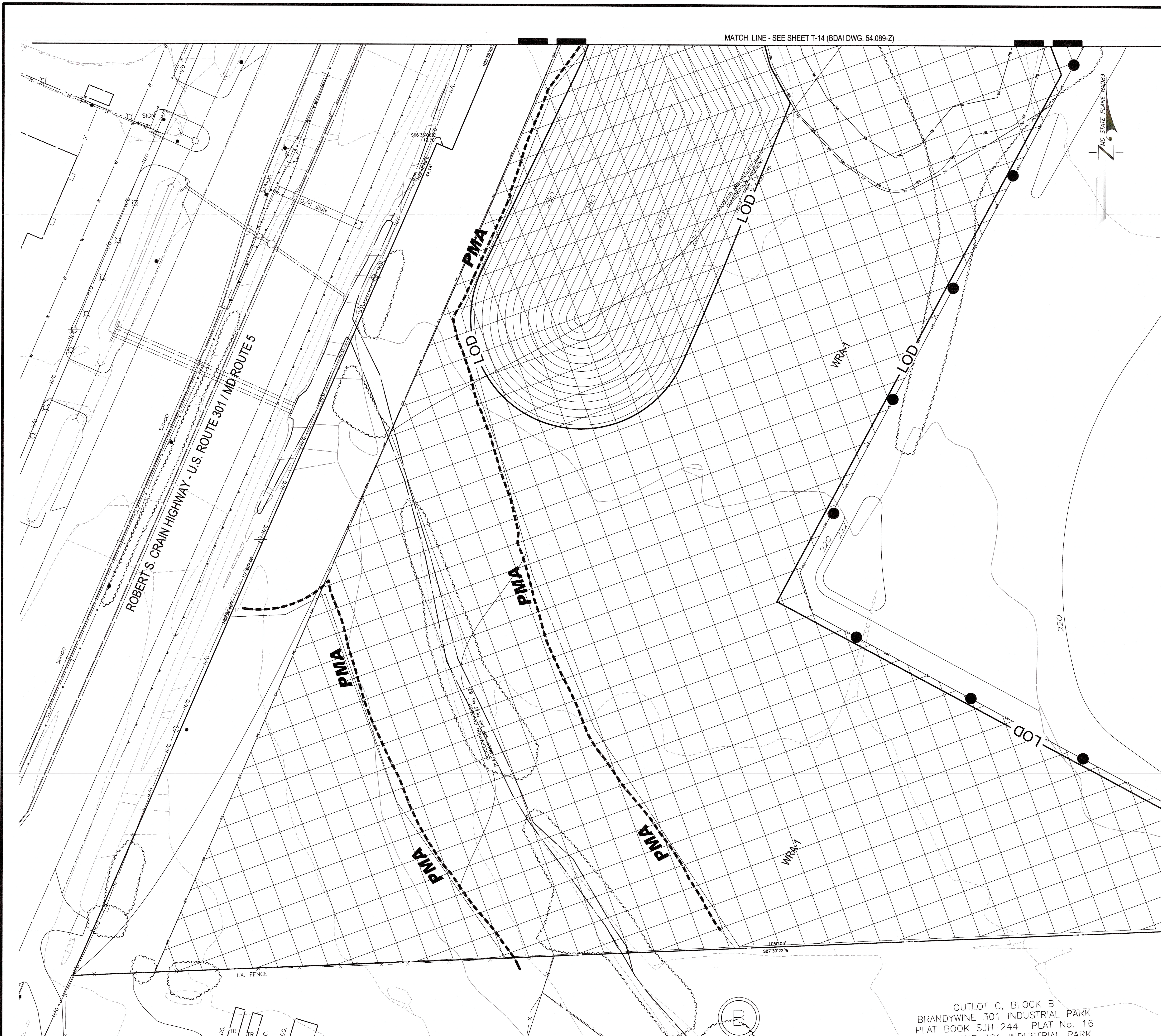


T-12

	08	DATE	5/15/17	Revised for SDP-1701.	PON	11791 WOODBINE ROAD, SUITE 250 MCKEELVILLE, MARYLAND 21657	BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (410) 438-2000	J-B02060
CN	BY	DATE	7/07/15	Revised worksheet and Ph 1 & 2 areas.	PON			
		DATE	4/03/15	Revised per comments dated 4/1/15.	PON			
		DATE	9/16/14	Revised per referral comments.	PON		COPYRIGHT © 2017 BEN DYER ASSOCIATES, INC.	
CN	BY	DATE	7/15/14	Revised per reviewer comments dated 6/12/14.	PON	PREPARED BY: MP DESIGNED BY: MP CHECKED BY: MP RECORDED BY: MP		J-B02060
		DATE		DESCRIPTION	BY	HOURS: 1=300 DATE:	DRAW NO:	54 DBT-Z
				REVISIONS				
L\JCPO - PROJ\B02060-CSD\DWG\TCP2-SDP--1701.dwg			8/1/2019	7:55:36 AM	mncore			

OWNER / APPLICANT _____

8/21/20	Removed phasing to allow for grading	PCN		7/15/24	Revised per reviewer comments dated 6/12/24.	PCN	REVIEW DATE	DATE	DESCRIPTION	PCN	REVIEW DATE	DATE	DESCRIPTION	J-B02060	
3/02/19	Revised for variances to 25-122(4)(A) & 25-122(4)(1)(A)	PCN	Mike Petroski <i>Qualified Professional Engineer</i> L13-C30-ProJ-B02060-C30.DWG(TCP)-SPO-1701.dwg	8/14/2019	2,555.36 AM	nlpccas	BY	APRIL 17 TH	54.087-Z						
DATE	DESCRIPTION	BY	REVISIONS	DATE	TIME	USER	DATE	TIME	USER	DATE	TIME	USER	DATE	TIME	USER



LEGEND	
PROPERTY BOUNDARY	---
EX. ZONE LINE	---
EX. CONTOUR (2')	---
EX. CONTOUR (10')	---
PROP. CONTOUR (2')	---
PROP. CONTOUR (10')	---
LIMIT OF DISTURBANCE	---
EX. TREELINE	---
PRIMARY MANAGEMENT AREA (PMA)	---
REGULATED STREAM (CENTERLINE)	---
REGULATED STREAM (TOP OF BANK)	---
STREAM BUFFER (50')	---
NONTIDAL WETLAND	---
EX. WETLAND BUFFER (25')	---
EX. EASEMENT	---
EX. FLOODPLAIN	---
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	---
REFORESTATION/AFFORESTATION SIGN	---
TREE PROTECTION FENCE (TEMPORARY)	---
TREE PROTECTION FENCE (PERMANENT)	---
UNMITIGATED 75 dBA TRAFFIC NOISE CONTOUR	---
MITIGATED 70 dBA TRAFFIC NOISE CONTOUR	---
MITIGATED 65 dBA TRAFFIC NOISE CONTOUR	---

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2 - 068 - 93			
Approved by	Date	DRD #	Reason for Revision
01 John P. Markovich	8-24-93	SDP-9303	
02 K. Finch	8-17-15	SDP-1304	
03 K. Finch	2-21-18	SDP-1701	
04 K. Finch	9/25/2019		
05			
06			

SDP-1701
TREE CONSERVATION PLAN - TYPE 2
FOR
TIMOTHY BRANCH
BRANDYWINE DISTRICT No. 11
PRINCE GEORGE'S COUNTY, MARYLAND

OWNER / APPLICANT

TIMOTHY BRANDYWINE INVESTMENTS ONE, LLC
TIMOTHY BRANDYWINE INVESTMENTS TWO, LLC
2124 PRIEST BRIDGE DR, SUITE 10
CROFTON, MD 21114

DATE	DESCRIPTION	BY
8/12/19	Removed phasing to allow for grading	PCN
3/02/18	Revised for variances to 25-122(a)(4) & 25-122(d)(1)(A)	PCN
DATE	DESCRIPTION	BY
REVISIONS		

T-13

August 14, 2019

Mike Petroski

Qualified Professional

COMAR 08.19.06.01

5/19/17 Revised for SDP-1701.

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 6/12/14.

DATE DESCRIPTION

PCN 11721 WOODMERE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20701

BEN DYER ASSOCIATES, INC.

Engineers / Surveyors / Planners

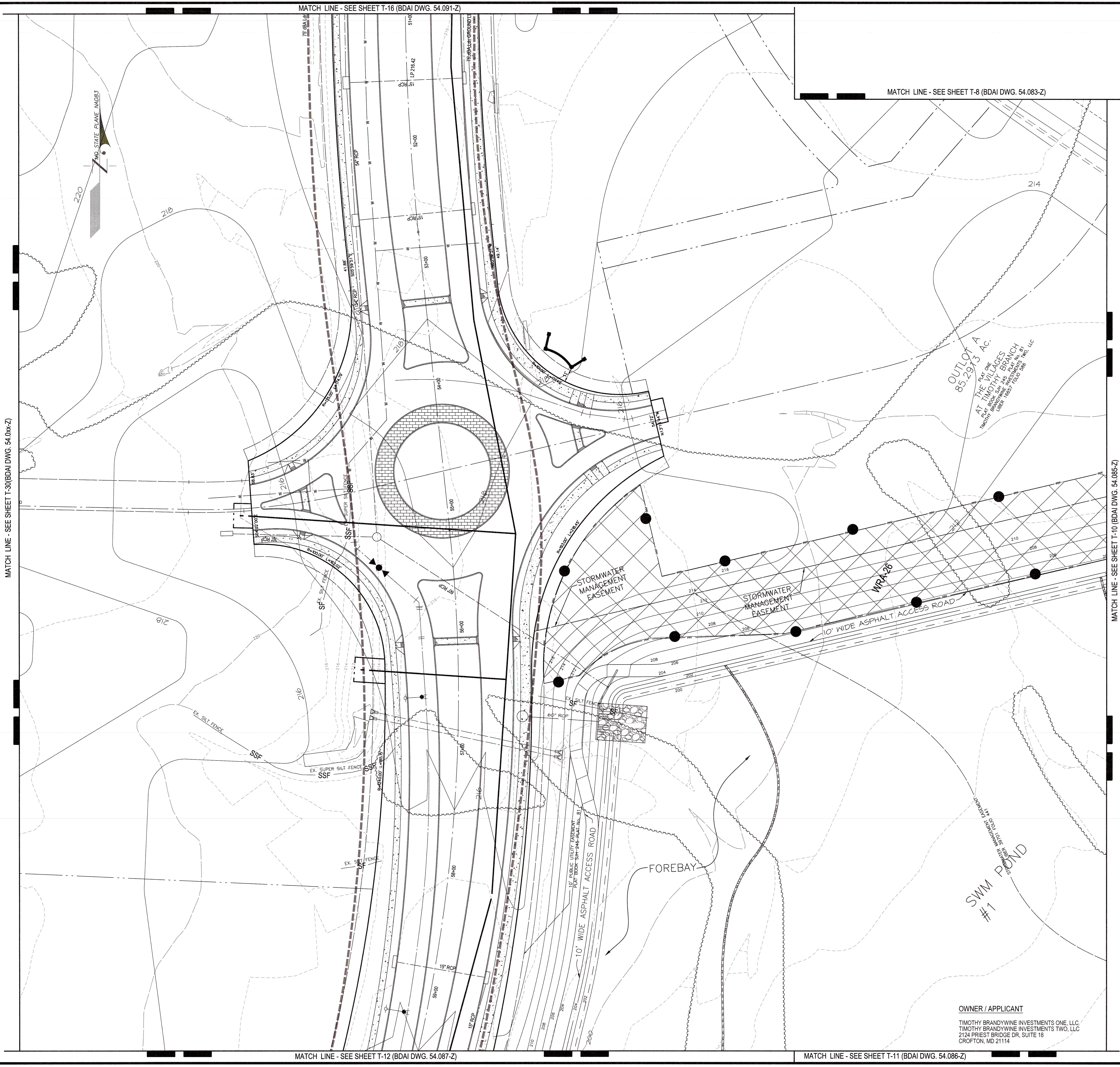
TELEPHONE (301) 430-2000

COPYRIGHT © 2017 BEN DYER ASSOCIATES, INC.

PCN MP MP

DATE APRIL 2017

DRAWING NO. 54.088-2



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP BOOK: 5883 A,B&C-9&10, 5999 A&B-1&2
WSSC 200' SHEET: 218&219S E08, 218, 219&220S E07

LEGEND

PROPERTY BOUNDARY	---
EX. ZONE LINE	---
EX. CONTOUR (2')	---
EX. CONTOUR (10')	---
PROP. CONTOUR (2')	---
PROP. CONTOUR (10')	---
LIMIT OF DISTURBANCE	---
EX. TREELINE	---
PRIMARY MANAGEMENT AREA (PMA)	---
REGULATED STREAM (CENTERLINE)	---
REGULATED STREAM (TOP OF BANK)	---
STREAM BUFFER (50')	---
NONTIDAL WETLAND	---
EX. WETLAND BUFFER (25')	---
EX. EASEMENT	---
EX. FLOODPLAIN	---
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	---
REFORESTATION/AFFORESTATION SIGN	---
TREE PROTECTION FENCE (TEMPORARY)	---
TREE PROTECTION FENCE (PERMANENT)	---
UNMITIGATED 75 dBA TRAFFIC NOISE CONTOUR	---
MITIGATED 70 dBA TRAFFIC NOISE CONTOUR	---
MITIGATED 65 dBA TRAFFIC NOISE CONTOUR	---

KEY MAP
SCALE: 1" = 1000'

8/12/19 Removed phasing to allow for grading PCN
3/02/19 Revised for variances to 25-122(a)(4) & 25-122(d)(1)(A) PCN
DATE **DESCRIPTION** **BY**

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

Approved by	Date	DRD #	Reason for Revision
00 John P. Markovich	8-24-93	SDP-9303	
01 K. Finch	8-17-15	SDP-1304	Rough Grading and Infrastructure
02 K. Finch	2-21-18	SDP-1701	RM-1 & RM-2 Develop.
03 K. Finch	4-30-18		Variances to 25-122(a)(4)&25-122(d)(1)(A)
04 K. Finch	9/14/2019		To remove the phasing to allow for grading
05			
06			

SDP-1701
TREE CONSERVATION PLAN - TYPE 2
FOR
TIMOTHY BRANCH
BRANDYWINE DISTRICT No. 11
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=30'

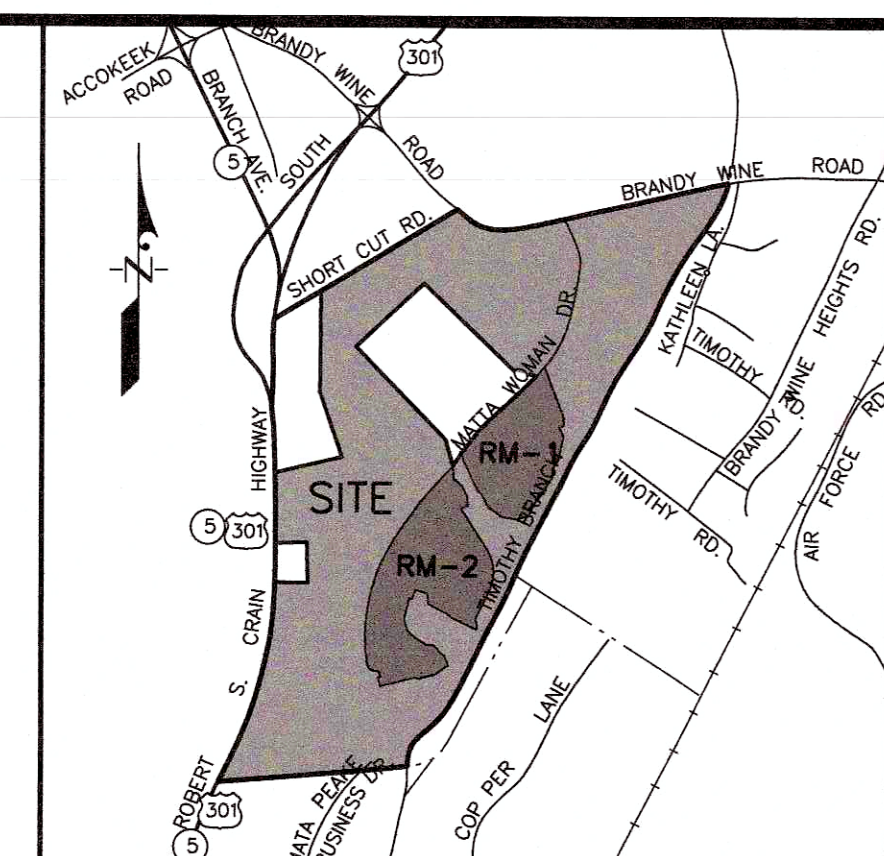
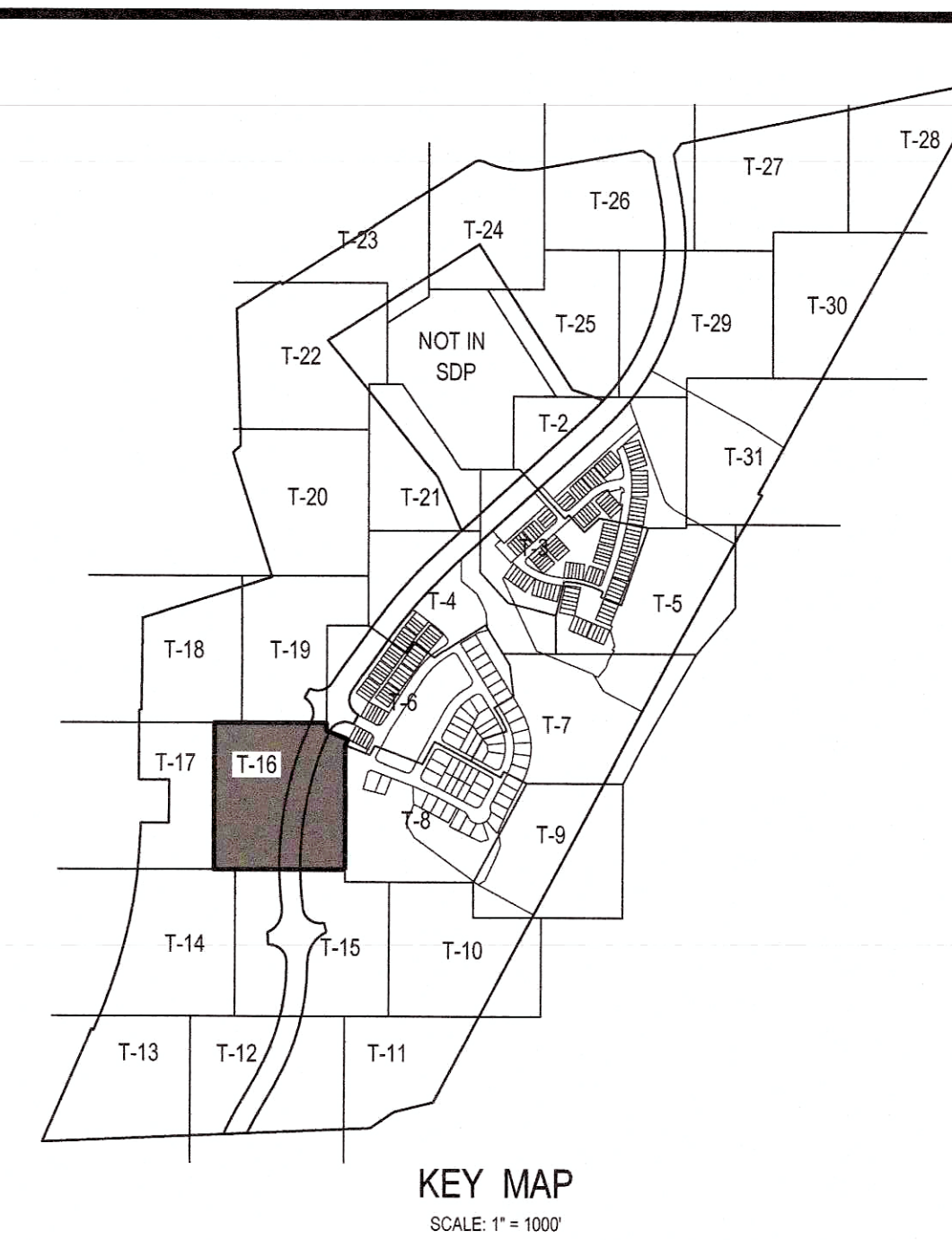
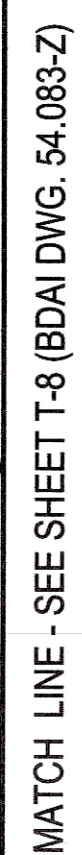
0 30' 60' 90'

T-15

OWNER / APPLICANT
TIMOTHY BRANDYWINE INVESTMENTS ONE, LLC
TIMOTHY BRANDYWINE INVESTMENTS TWO, LLC
2124 PRIEST BRIDGE DR, SUITE 18
CROFTON, MD 21114

8/15/17 Revised for SDP-1701 PCN
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
DATE **DESCRIPTION** **BY**

11721 WOODHURST ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
COPYRIGHT © 2017 BEN DYER ASSOCIATES, INC.
DRAWN BY: T. DRYER
CHECKED BY: T. DRYER
DATE: 11/30/17
SCALE: 1"=30'
SHEET: 145
155



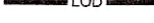
VICINITY MAP
SCALE: 1" = 2000'
ADC MAP BOOK: 5883 A,B&C-9&10, 5999 A&B-1&2
WSSC 200' SHEET: 218&219SE08, 218,219&220SE07

LEGEND

PROPERTY BOUNDARY
 R-R

EX. ZONE LINE
 R-T

EX. CONTOUR (2')


EX. CONTOUR (10')


PROP. CONTOUR (2')


PROP. CONTOUR (10')


LIMIT OF DISTURBANCE


EX. TREELINE


PRIMARY MANAGEMENT AREA (PMA)
 PMA

REGULATED STREAM (CENTERLINE)


REGULATED STREAM (TOP OF BANK)
 T.O.B.

STREAM BUFFER (50')
 SB

NONTIDAL WETLAND
 WL

EX. WETLAND BUFFER (25')
 WB

EX. EASEMENT
 E

EX. FLOODPLAIN
 FP

CLEARED FLOODPLAIN AREA (C-FP)

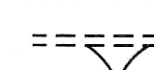

CLEARED OFF-SITE AREA (C-OS)


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


REFORESTATION/AFFORESTATION SIGN


TREE PROTECTION FENCE (TEMPORARY)
 TFF

TREE PROTECTION FENCE (PERMANENT)
 PFF

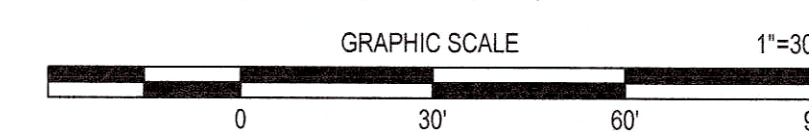
UNMITIGATED 75 dBA TRAFFIC NOISE CONTOUR
 75 dBA

MITIGATED 70 dBA TRAFFIC NOISE CONTOUR
 70 dBA

MITIGATED 65 dBA TRAFFIC NOISE CONTOUR
 65 dBA

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2 - 068 - 93				
	Approved by	Date	DRD #	Reason for Revision
00	John P. Morkovich	8-24-93	SDP-9303	
01	K. Finch	9-11-15	SDP-1204	Rough Grading and Infrastructure
02	K. Finch	2-21-18	SDP-1701	RM-1 & RM-2 Develop
03	K. Finch	4-30-18		Variances to 25-122(a)(4)25-122(a)(1)(A)
04	Kate S. Finch	9/24/2019		To remove the phasing to allow for grading
05				
06				

SDP-1701
TREE CONSERVATION PLAN - TYPE 2
FOR
TIMOTHY BRANCH
BRANDYWINE DISTRICT No. 11
PRINCE GEORGE'S COUNTY, MARYLAND



OWNER / APPLICANT

TIMOTHY BRANDYWINE INVESTMENTS ONE, LLC
TIMOTHY BRANDYWINE INVESTMENTS TWO, LLC
2124 PRIEST BRIDGE DR, SUITE 18
CROFTON, MD 21114

8/12/19	Removed phasing to allow for grading	PC
3/02/18	Revised for variances to 25-122(a)(4) & 25-122(d)(1)(A)	PC
DATE	DESCRIPTION	BY
REVISIONS		

T-16
155

August 14, 2019

DATE

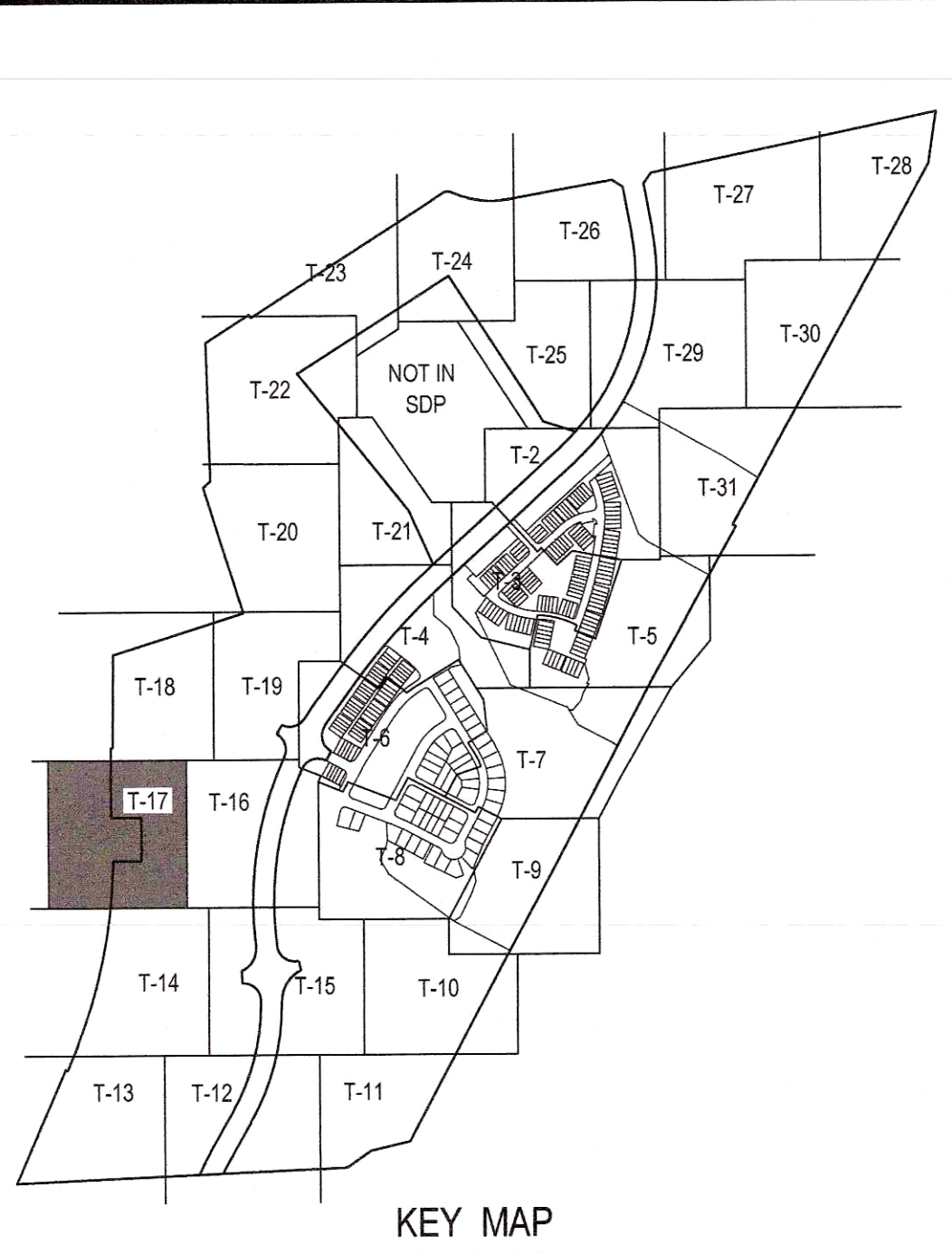
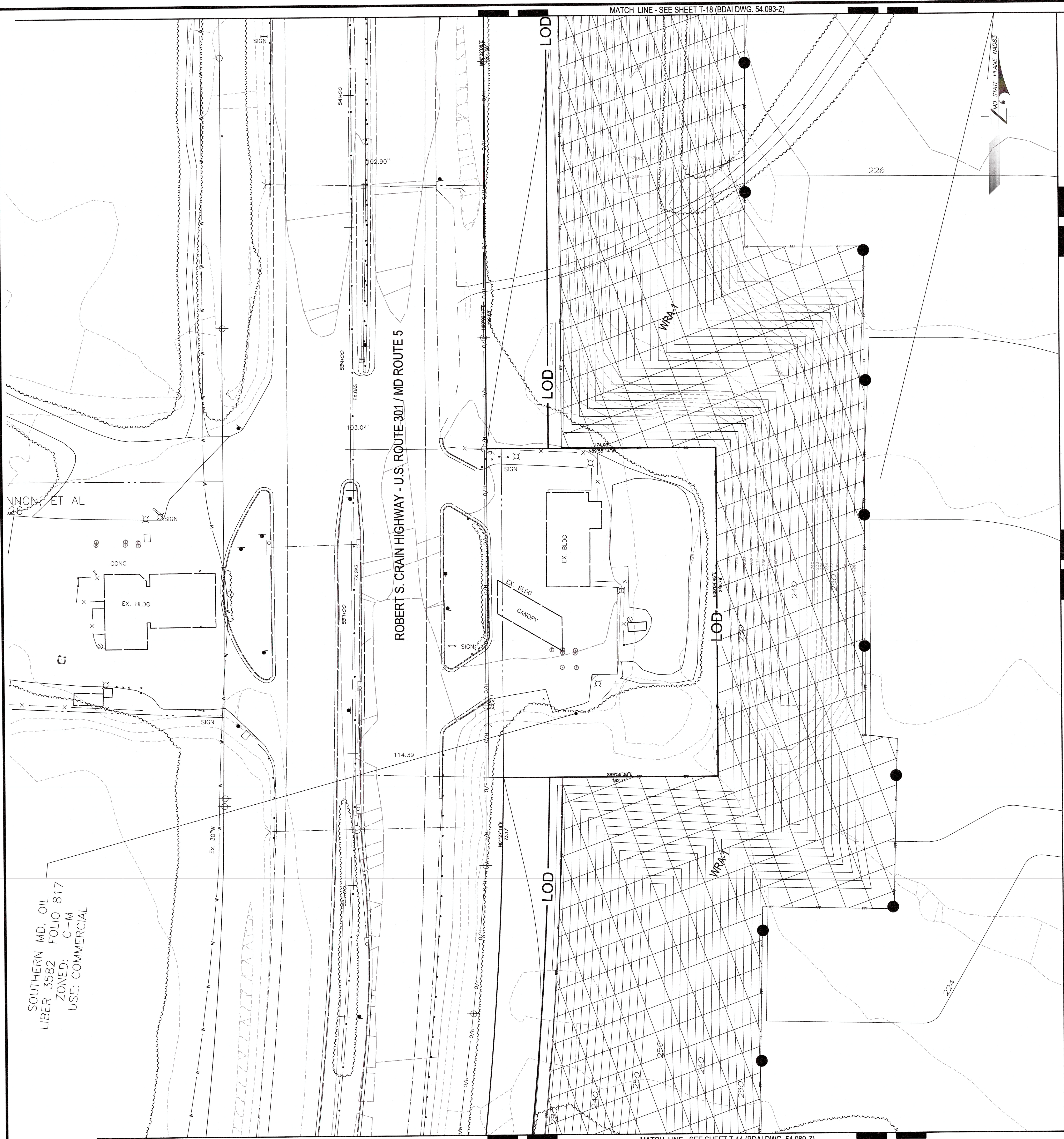
Mike Petrakis

Mike Petrakis
Qualified Professional
CDMAR 08.19.06.01

5/15/17	Revised for SGP-1701.	PCN	11221 WOODBONE ROAD, SUITE 300 MYTCHHELLVILLE, MARYLAND 20721
7/07/15	Revised worksheet and Ph 1 & 2 areas.	PCN	DEB DYER & ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (703) 430-5200
4/03/15	Revised per comments dated 4/1/15.	PCN	COPYRIGHT © 2011 DEB DYER ASSOCIATES, INC.
5/16/14	Revised per referral comments.	PCN	
7/15/14	Revised per reviewer comments dated 6/12/14.	PCN	
DATE	DESCRIPTION	BY	SCALE
	REVISIONS		
		SCALE	APRIL 2017

RECORD NO. J-B02060

SHEET NO. 54.091-Z

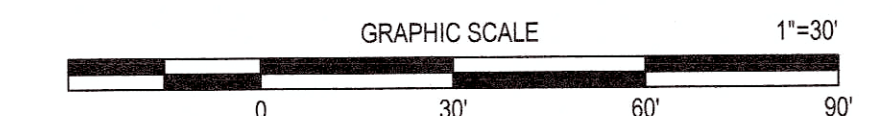


VICINITY MAP
SCALE: 1" = 2000'
ADC MAP BOOK: 5883 A,B&C-9&10, 5999 A&B-1&2
WSSC 200' SHEET: 218&219SE08, 218,219&220SE07

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)	PMA
REGULATED STREAM (CENTERLINE)	T.O.B.
REGULATED STREAM (TOP OF BANK)	T.O.B.
STREAM BUFFER (50')	SB
NONTIDAL WETLAND	WL
EX. WETLAND BUFFER (25')	WB
EX. EASEMENT	---
EX. FLOODPLAIN	FP
CLEARED FLOODPLAIN AREA (C-FP)	---
CLEARED OFF-SITE AREA (C-OS)	---
WOODLAND PRESERVATION AREA (WPA)	---
WOODLAND REFORMATION AFFORESTATION AREA (WRA)	---
SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL	ST-1
SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED	ST-1
PROPOSED 20' HIGH BERM	---
WOODLAND PRESERVATION SIGN	▲
REFORESTATION/AFFORESTATION SIGN	●
TREE PROTECTION FENCE (TEMPORARY)	---
TREE PROTECTION FENCE (PERMANENT)	---
UNMITIGATED 75 dBA TRAFFIC NOISE CONTOUR	---
MITIGATED 70 dBA TRAFFIC NOISE CONTOUR	---
MITIGATED 65 dBA TRAFFIC NOISE CONTOUR	---

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2 - 068 - 93			
Approved by	Date	DRD #	Reason for Revision
00 John P. Markovich	8-24-93	SDP-9303	
01 K. Finch	8-17-15	SDP-1304	Rough Grading, and Infrastructure
02 K. Finch	2-21-18	SDP-1701	RM-1 & RM-2 Develop.
03 K. Finch	4-30-18		Variances to 25-122(a)(4)&25-122(a)(1)(A)
04 Kim C. Finch	9/14/2019		To remove the phasing to allow for grading
05			
06			

SDP-1701
TREE CONSERVATION PLAN - TYPE 2
FOR
TIMOTHY BRANCH
BRANDYWINE DISTRICT No. 11
PRINCE GEORGE'S COUNTY, MARYLAND



OWNER / APPLICANT
TIMOTHY BRANDYWINE INVESTMENTS ONE, LLC
TIMOTHY BRANDYWINE INVESTMENTS TWO, LLC
2124 PRIEST BRIDGE DR, SUITE 18
CROFTON, MD 21114

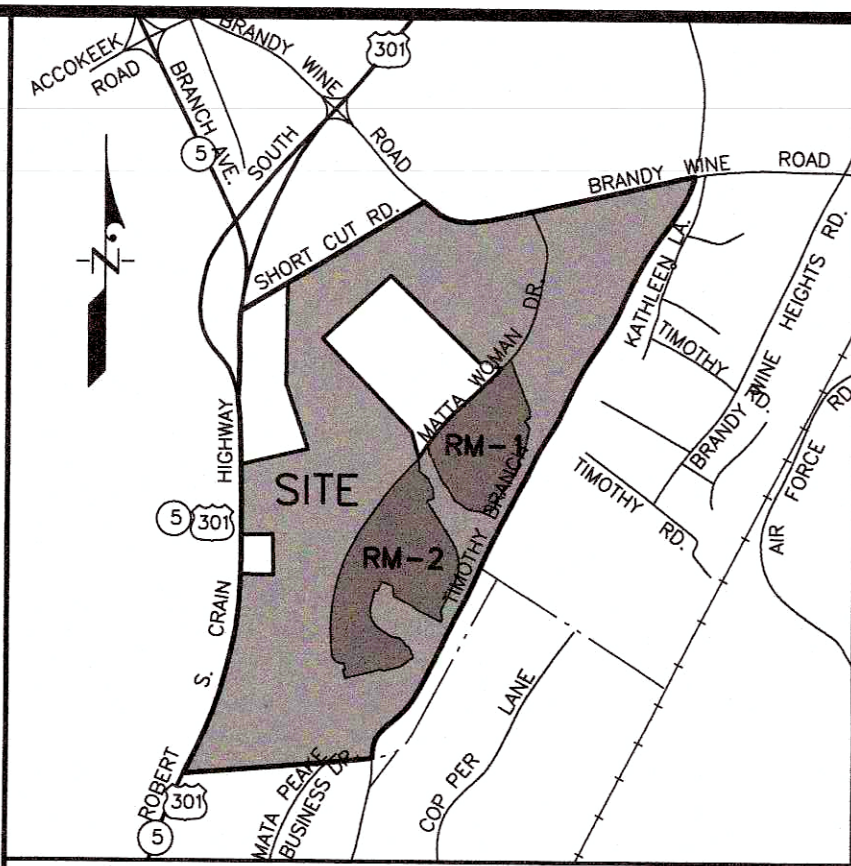
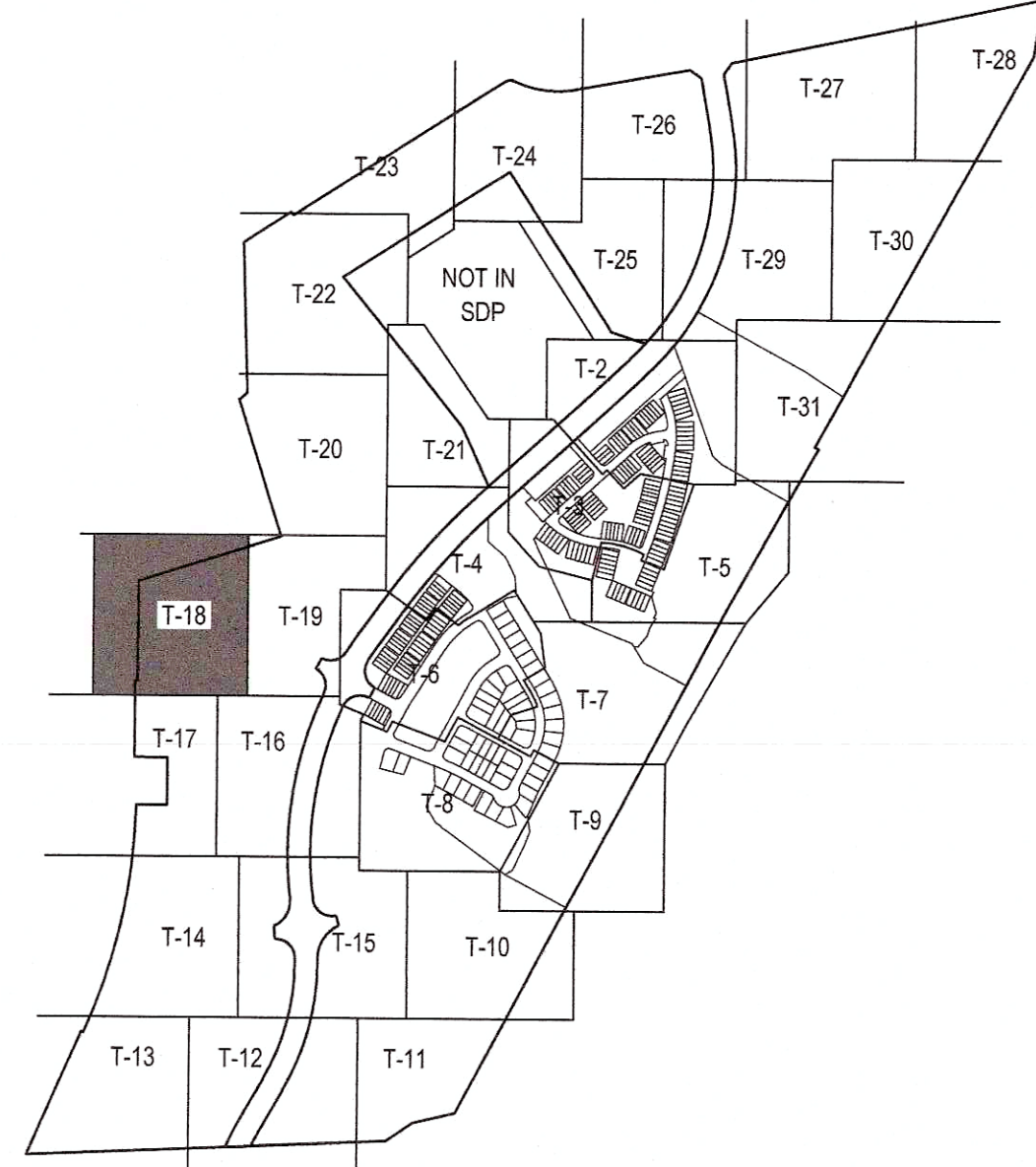
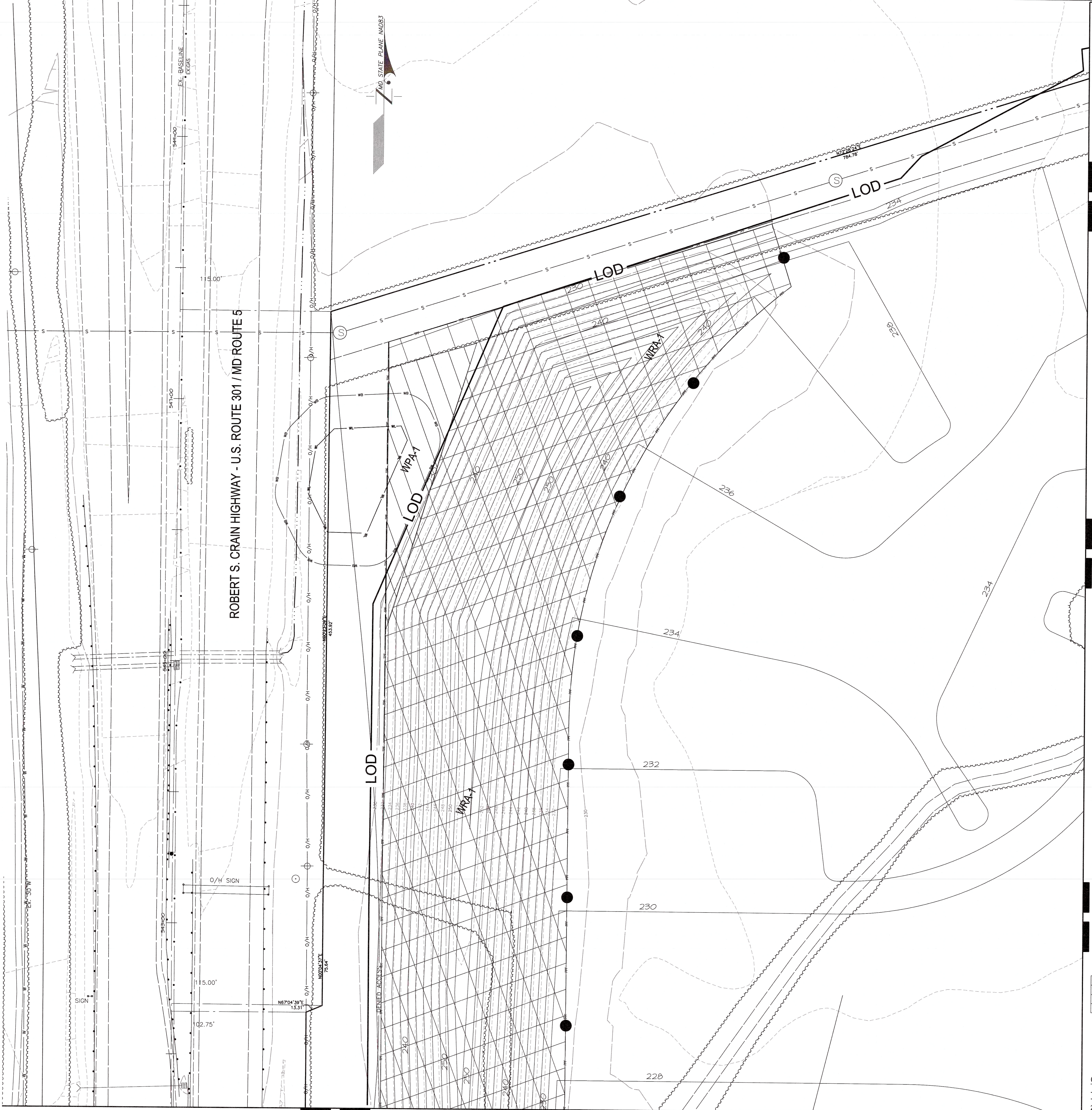
DATE	DESCRIPTION	PCN	BY
8/12/19	Removed phasing to allow for grading	PCN	
3/02/18	Revised for variances to 25-122(a)(4) & 25-122(d)(1)(A)	PCN	
DATE	DESCRIPTION	PCN	BY
	REVISIONS		

5/15/17	Revised for SDP-1701.	PCN	11721 WOODMOORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20712
7/07/15	Revised worksheet and Ph 1 & 2 areas.	PCN	BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000
4/03/15	Revised per comments dated 4/1/15.	PCN	COPYRIGHT © 2017 BEN DYER ASSOCIATES, INC.
9/18/14	Revised per referral comments.	PCN	
7/15/14	Revised per reviewer comments dated 6/12/14.	PCN	
DATE	DESCRIPTION	BY	J-B02060
DATE	REVISIONS	DATE	54.092-Z
APRIL 2017			

SOUTHERN MD. OIL
LIBER 3582 FOLIO 817
ZONED: C-M
USE: COMMERCIAL

MATCH LINE - SEE SHEET T-14 (BDAI DWG. 54.089-Z)

MATCH LINE - SEE SHEET T-16 (BDAI DWG. 54.091-Z)



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP BOOK: 5883 A,B&C-9&10, 5999 A&B-1&2
WSSC 200' SHEET: 218&219SE08, 218,219&220SE07

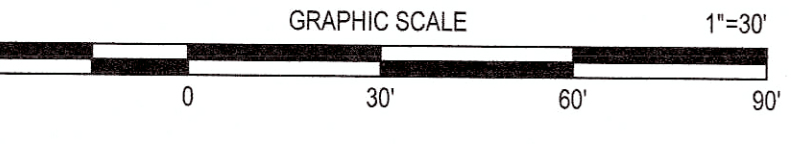
LEGEND	
PROPERTY BOUNDARY	---
EX. ZONE LINE	R-B
EX. CONTOUR (2')	R-T
EX. CONTOUR (10')	---
PROP. CONTOUR (2')	---
PROP. CONTOUR (10')	---
LIMIT OF DISTURBANCE	---
EX. TREELINE	---
PRIMARY MANAGEMENT AREA (PMA)	PMA
REGULATED STREAM (CENTERLINE)	T.O.B.
REGULATED STREAM (TOP OF BANK)	T.O.B.
STREAM BUFFER (50')	---
NONTIDAL WETLAND	WL
EX. WETLAND BUFFER (25')	WB
EX. EASEMENT	---
EX. FLOODPLAIN	FP
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	ST-1
SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED	ST-1
PROPOSED 20' HIGH BERM	---
WOODLAND PRESERVATION SIGN	▲
REFORESTATION/ AFFORESTATION SIGN	●
TREE PROTECTION FENCE (TEMPORARY)	---
TREE PROTECTION FENCE (PERMANENT)	---
UNMITIGATED 75 dBA TRAFFIC NOISE CONTOUR	---
MITIGATED 70 dBA TRAFFIC NOISE CONTOUR	---
MITIGATED 65 dBA TRAFFIC NOISE CONTOUR	---

MATCH LINE - SEE SHEET T-19 (BDAI DWG. 54.094-Z)

DATE	DESCRIPTION	BY
8/12/19	Removed phasing to allow for grading	PCN
3/02/18	Revised for variances to 25-122(a)(4) & 25-122(d)(1)(A)	PCN
DATE	DESCRIPTION	BY
REVISIONS		

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2 - 068 - 93			
Approved by	Date	DRD #	Reason for Revision
00 John P. Markovich	8-24-93	SDP-9303	
01 K. Finch	8-17-15	SDP-1304	Rough Grading and Infrastructure
02 K. Finch	2-21-18	SDP-1701	RM-1 & RM-2 Develop
03 K. Finch	4-30-18		Variances to 25-122(a)(4)&25-122(d)(1)(A)
04 Kim C. Finch	9/14/2019		To remove the phasing to allow for grading
05			
06			

SDP-1701
TREE CONSERVATION PLAN - TYPE 2
FOR
TIMOTHY BRANCH
BRANDYWINE DISTRICT No. 11
PRINCE GEORGE'S COUNTY, MARYLAND



OWNER / APPLICANT

TIMOTHY BRANDYWINE INVESTMENTS ONE, LLC
TIMOTHY BRANDYWINE INVESTMENTS TWO, LLC
2124 PRIEST BRIDGE DR, SUITE 18
CROFTON, MD 21114

T-18

DATE
August 14, 2019
Mike Petroski
Qualified Professional
COMAR 08.19.06.01

5/15/17	Revised for SDP-1701.	PCN	11721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20729 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000
7/07/15	Revised worksheet and Ph 1 & 2 areas.	PCN	COPYRIGHT © 2017 BEN DYER ASSOCIATES, INC.
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	
DATE	DESCRIPTION	BY	REVISIONS
11-30		PCN	J-B02060
APRIL 2017			54.093-Z

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VICINITY MAP
SCALE: 1" = 2000'
ADC MAP BOOK: 5883 A,B&C-9&10, 5999 A&B-1&2
WSSC 200' SHEET: 218&219SE08, 218, 219&220SE07

KEY MAP
SCALE: 1" = 1000'

LEGEND

PROPERTY BOUNDARY
EX. ZONE LINE
EX. CONTOUR (2')
EX. CONTOUR (10')
PROP. CONTOUR (2')
PROP. CONTOUR (10')
LIMIT OF DISTURBANCE
EX. TREELINE
PRIMARY MANAGEMENT AREA (PMA)
REGULATED STREAM (CENTERLINE)
REGULATED STREAM (TOP OF BANK)
STREAM BUFFER (50')
NONTIDAL WETLAND
EX. WETLAND BUFFER (25')
EX. EASEMENT
EX. FLOODPLAIN
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
REFORESTATION/AFFORESTATION SIGN
TREE PROTECTION FENCE (TEMPORARY)
TREE PROTECTION FENCE (PERMANENT)
UNMITIGATED 75 dBA TRAFFIC NOISE CONTOUR
MITIGATED 70 dBA TRAFFIC NOISE CONTOUR
MITIGATED 65 dBA TRAFFIC NOISE CONTOUR

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

Approved by	Date	DRD #	Reason for Revision
00 John P. Markovich	8-24-93	SDP-9303	
01 K. Finch	8-17-15	SDP-1304	Rough Grading and Infrastructure
02 K. Finch	2-21-18	SDP-1701	RM-1 & RM-2 Develop.
03 K. Finch	4-30-18		Variances to 25-122(a)(4)&25-122(d)(1)(A)
04 <i>Ken S. Finch</i>	9/24/2019		To remove the phasing to allow for grading
05			
06			

SDP-1701
TREE CONSERVATION PLAN - TYPE 2
FOR
TIMOTHY BRANCH
BRANDYWINE DISTRICT No. 11
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=30'

0 30' 60' 90'

T-19

DATE	DESCRIPTION	BY
5/15/17	Revised for SDP-1701	PCN
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

Mike Petroski
Qualified Professional
COMAR 08.19.06.01

11721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20712
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
COPYRIGHT © 2017 BEN DYER ASSOCIATES, INC.

DATE: APRIL 2017

54.094-Z

MATCH LINE - SEE SHEET T-22 (BDAI DWG. 54.097-Z)

MATCH LINE - SEE SHEET T-19 (BDAI DWG. 54.094-Z)

MATCH LINE - SEE SHEET T-21 (BDAI DWG. 54.096-Z)

MATCH LINE - SEE SHEET T-4 (BDAI DWG. 54.075-Z)

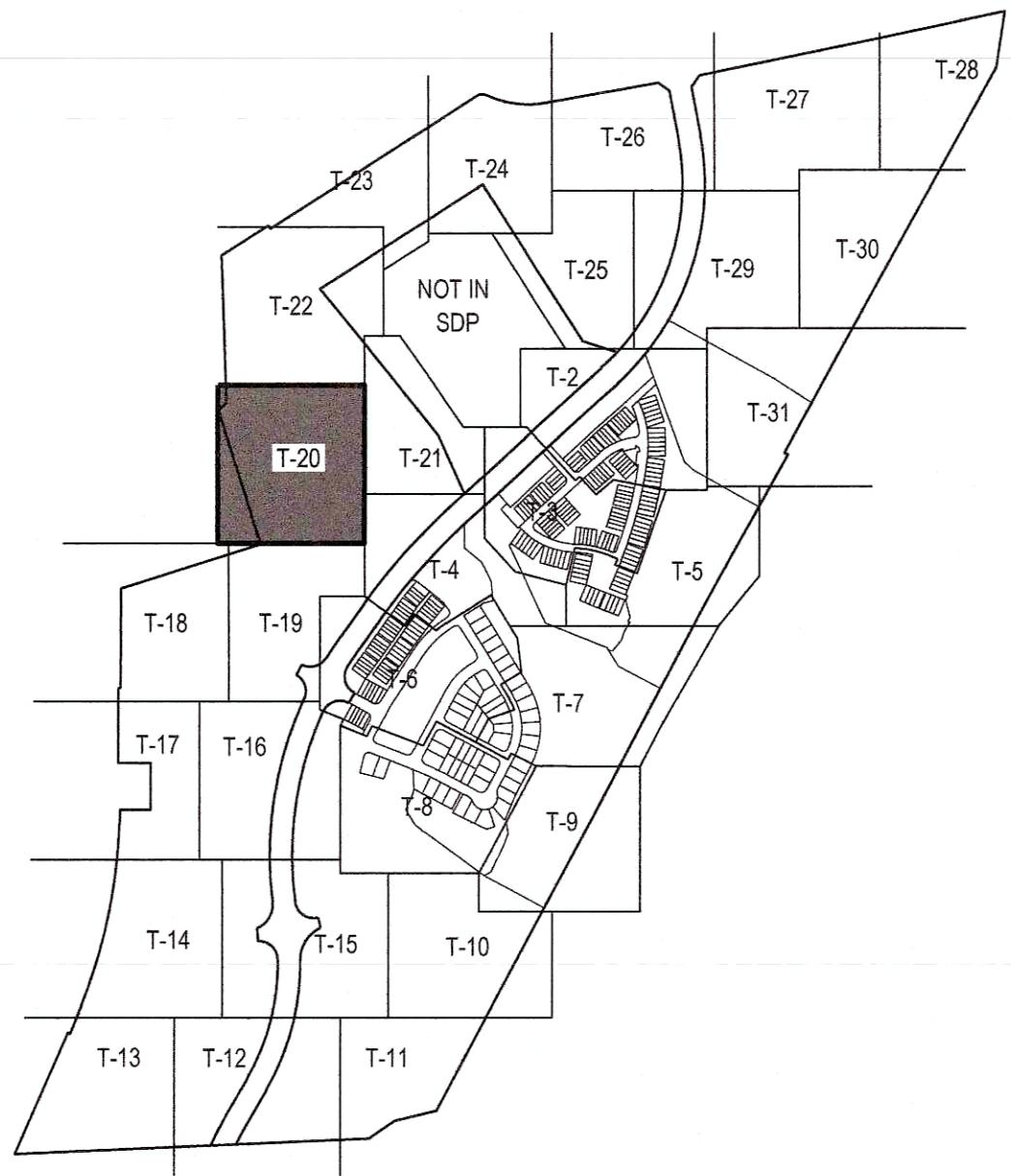
8/12/19	Removed phasing to allow for grading	PCN
3/02/18	Revised for variances to 25-122(d)(4) & 25-122(d)(1)(A)	PCN
DATE	DESCRIPTION	BY
REVISIONS		

OWNER / APPLICANT

TIMOTHY BRANDYWINE INVESTMENTS ONE, LLC
TIMOTHY BRANDYWINE INVESTMENTS TWO, LLC
2124 PRIEST BRIDGE DR, SUITE 18
CROFTON, MD 21114

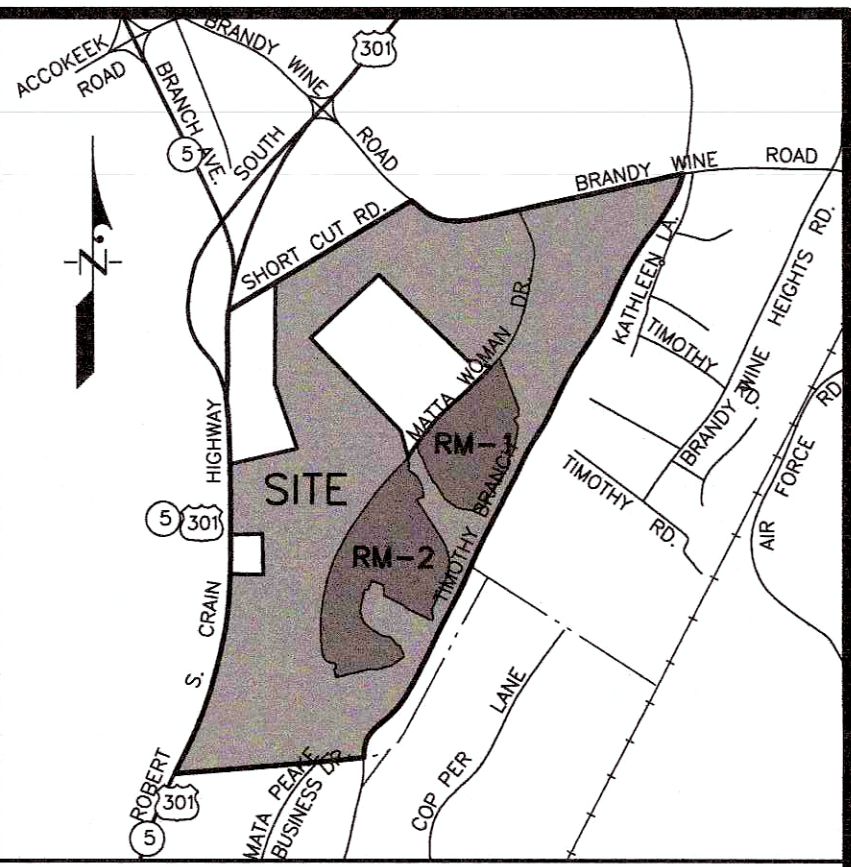
T-20

5/15/17	Revised for SDP-1701	PCN	11721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721
7/07/15	Revised worksheet and Ph 1 & 2 areas.	PCN	BEN DYER ASSOCIATES, INC.
4/03/15	Revised per comments dated 4/11/15.	PCN	Engineers / Surveyors / Planners
9/16/14	Revised per referral comments.	PCN	TELEPHONE (301) 430-2000
7/15/14	Revised per reviewer comments dated 6/12/14.	PCN	COPYRIGHT © 2017 BEN DYER ASSOCIATES, INC.
DATE	DESCRIPTION	BY	PCN MP MB
DATE	REVISIONS	DATE	APRIL 2017
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KEY MAP

SCALE: 1" = 1000'

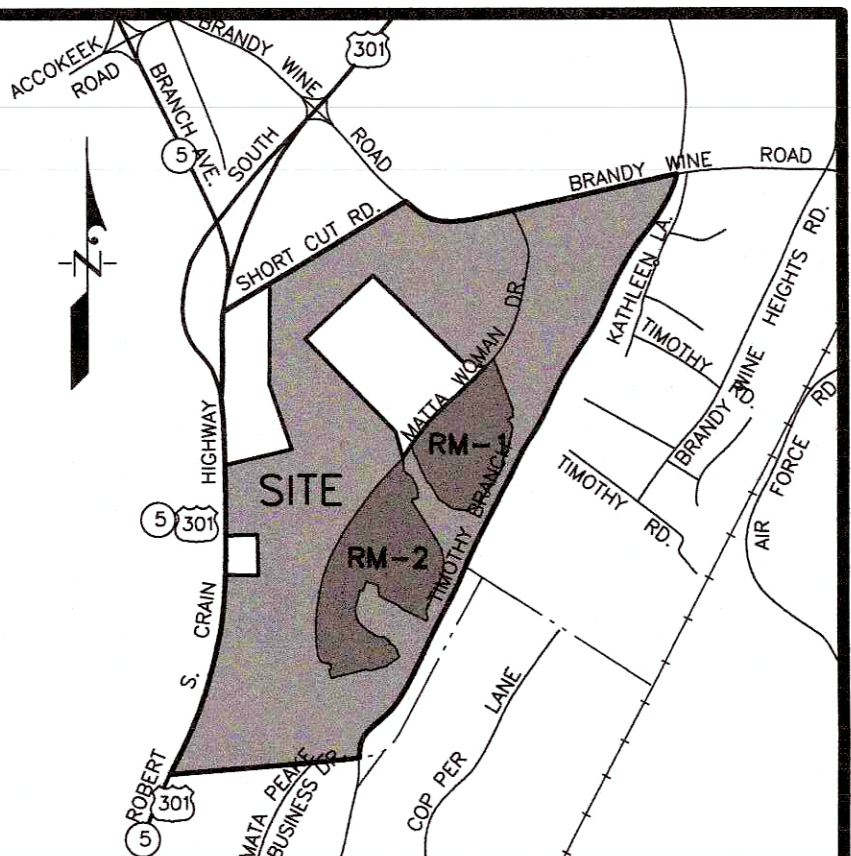
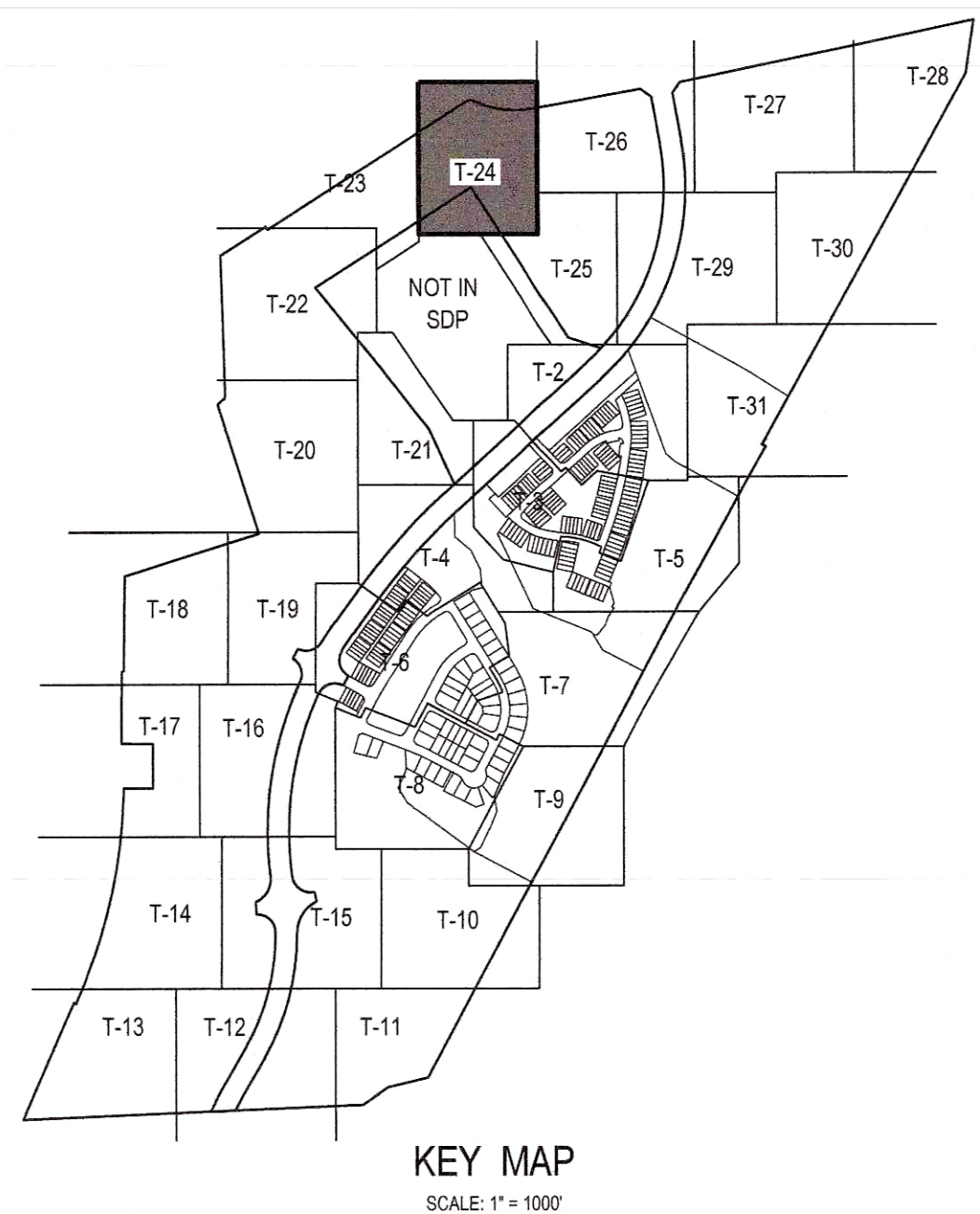


VICINITY MAP

SCALE: 1" = 2000'
ADC MAP BOOK: 5883 A,B&C-9&10, 5999 A&B-1&2
WSSC 200' SHEET: 218&219 SE08, 218, 219&220 SE07

LEGEND

PROPERTY BOUNDARY	---
EX. ZONE LINE	---
EX. CONTOUR (2')	---
EX. CONTOUR (10')	---
PROP. CONTOUR (2')	---
PROP. CONTOUR (10')	---
LIMIT OF DISTURBANCE	---
EX. TREELINE	---
PRIMARY MANAGEMENT AREA (PMA)	---
REGULATED STREAM (CENTERLINE)	---
REGULATED STREAM (TOP OF BANK)	---
STREAM BUFFER (50')	---
NONTIDAL WETLAND	---
EX. WETLAND BUFFER (25')	---
EX. EASEMENT	---
EX. FLOODPLAIN	---
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	---
REFORESTATION/AFFORESTATION SIGN	---
TREE PROTECTION FENCE (TEMPORARY)	---
TREE PROTECTION FENCE (PERMANENT)	---
UNMITIGATED 75 dBA TRAFFIC NOISE CONTOUR	---
MITIGATED 70 dBA TRAFFIC NOISE CONTOUR	---
MITIGATED 65 dBA TRAFFIC NOISE CONTOUR	---

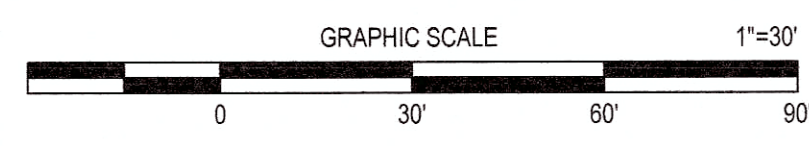


VICINITY MAP
SCALE: 1" = 2000'
ADC MAP BOOK: 5883 A,B&C-9&10, 5999 A&B-1&2
WSSC 200' SHEET: 218&219SE08, 218, 219&220SE07

LEGEND	
PROPERTY BOUNDARY	---
EX. ZONE LINE	---
EX. CONTOUR (2')	---
EX. CONTOUR (10')	---
PROP. CONTOUR (2')	---
PROP. CONTOUR (10')	---
LIMIT OF DISTURBANCE	---
EX. TREELINE	---
PRIMARY MANAGEMENT AREA (PMA)	---
REGULATED STREAM (CENTERLINE)	---
REGULATED STREAM (TOP OF BANK)	---
STREAM BUFFER (50')	---
NONTIDAL WETLAND	---
EX. WETLAND BUFFER (25')	---
EX. EASEMENT	---
EX. FLOODPLAIN	---
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	---
REFORESTATION/AFFORESTATION SIGN	---
TREE PROTECTION FENCE (TEMPORARY)	---
TREE PROTECTION FENCE (PERMANENT)	---
UNMITIGATED 75 dBA TRAFFIC NOISE CONTOUR	---
MITIGATED 70 dBA TRAFFIC NOISE CONTOUR	---
MITIGATED 65 dBA TRAFFIC NOISE CONTOUR	---

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2 - 068 - 93			
Approved by	Date	DRD #	Reason for Revision
00 John P. Markovich	8-24-93	SDP-9303	
01 K. Finch	8-17-15	SDP-1304	Rough Grading and Infrastructure
02 K. Finch	2-21-18	SDP-1701	RM-1 & RM-2 Develop.
03 K. Finch	4-30-18		Variances to 25-122(a)(4)&25-122(d)(1)(A)
04 <i>Kim S. Finch</i>	9/24/2019		To remove the phasing to allow for grading
05			
06			

SDP-1701
TREE CONSERVATION PLAN - TYPE 2
FOR
TIMOTHY BRANCH
BRANDYWINE DISTRICT No. 11
PRINCE GEORGE'S COUNTY, MARYLAND



OWNER / APPLICANT

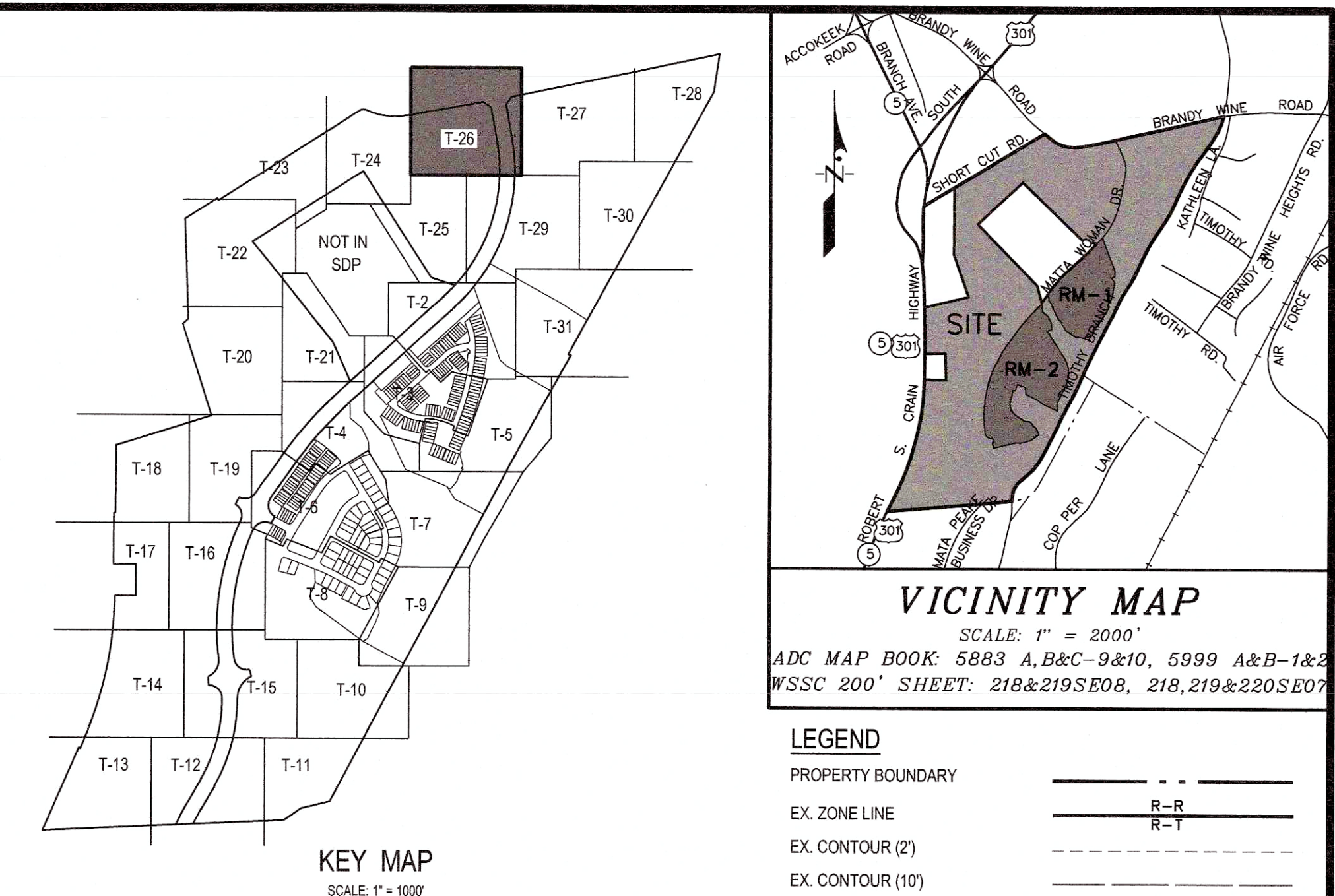
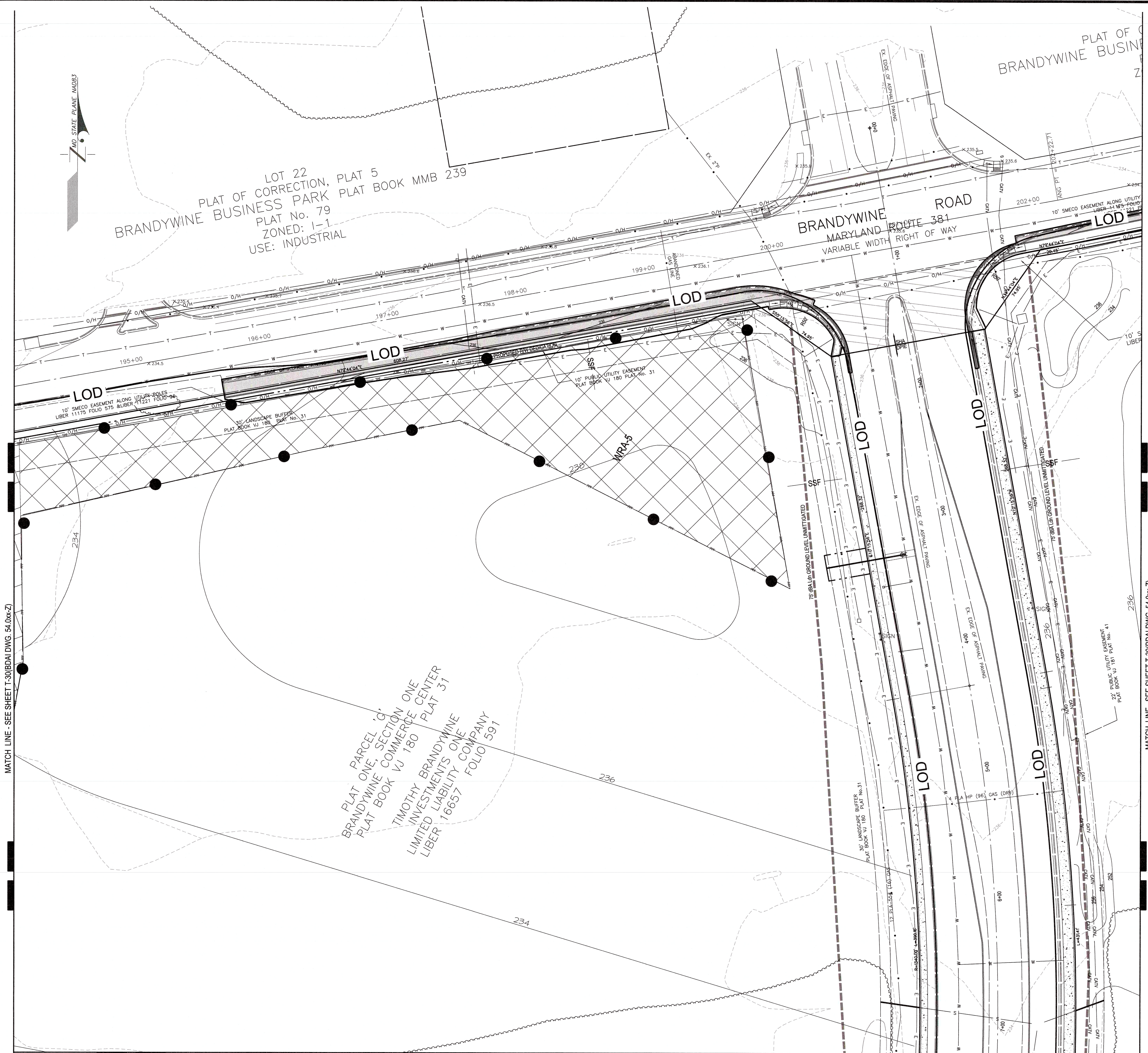
TIMOTHY BRANDYWINE INVESTMENTS ONE, LLC
TIMOTHY BRANDYWINE INVESTMENTS TWO, LLC
2124 PRIEST BRIDGE DR, SUITE 18
CROFTON, MD 21114

DATE	DESCRIPTION	BY
8/12/19	Removed phasing to allow for grading	PCN
3/02/18	Revised for variances to 25-122(a)(4) & 25-122(d)(1)(A)	PCN

T-24

DATE	DESCRIPTION	BY	REVISIONS
5/15/17	Revised for SDP-1701.	PCN	11721 WOODBONE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000
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 WOODBONE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
COPYRIGHT © 2017 BEN DYER ASSOCIATES, INC.
DATE: APRIL 2017
DRAWN BY: J-B02060
54.099-Z

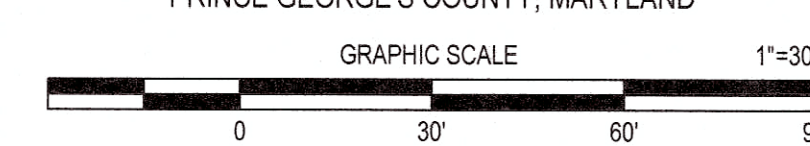


LEGEND

PROPERTY BOUNDARY	---
EX. ZONE LINE	---
EX. CONTOUR (2)	---
EX. CONTOUR (10)	---
PROP. CONTOUR (2)	---
PROP. CONTOUR (10)	---
LIMIT OF DISTURBANCE	---
EX. TREELINE	---
PRIMARY MANAGEMENT AREA (PMA)	---
REGULATED STREAM (CENTERLINE)	---
REGULATED STREAM (TOP OF BANK)	---
STREAM BUFFER (50')	---
NONTIDAL WETLAND	---
EX. WETLAND BUFFER (25')	---
EX. EASEMENT	---
EX. FLOODPLAIN	---
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	---
REFORESTATION/AFFORESTATION SIGN	---
TREE PROTECTION FENCE (TEMPORARY)	---
TREE PROTECTION FENCE (PERMANENT)	---
UNMITIGATED 75 dBA TRAFFIC NOISE CONTOUR	---
MITIGATED 70 dBA TRAFFIC NOISE CONTOUR	---
MITIGATED 65 dBA TRAFFIC NOISE CONTOUR	---

Approved by			
01	John P. Markovich	8-24-93	SDP-9303
02	K. Finch	8-17-15	SDP-1304
03	K. Finch	2-21-18	SDP-1701
04	K. Finch	4-30-18	SDP-1701
05	K. Finch	9/24/2019	SDP-1701
06			

SDP-1701
TREE CONSERVATION PLAN - TYPE 2
FOR
TIMOTHY BRANCH
BRANDYWINE DISTRICT No. 11
PRINCE GEORGE'S COUNTY, MARYLAND



OWNER / APPLICANT

TIMOTHY BRANDYWINE INVESTMENTS ONE, LLC
TIMOTHY BRANDYWINE INVESTMENTS TWO, LLC
2124 PRIEST BRIDGE DR, SUITE 18
CROFTON, MD 21114

DATE	DESCRIPTION	BY
8/12/19	Removed phasing to allow for grading	PCN
3/02/19	Revised for variances to 25-122(a)(4) & 25-122(d)(1)(A)	PCN
DATE	DESCRIPTION	BY
8/13/2019	Revised for variances to 25-122(a)(4) & 25-122(d)(1)(A)	PCN

T-26

5/15/17	Revised for SDP-1701.	PCN	11721 WOODMOORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20701 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000
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	
DATE	DESCRIPTION	BY	
8/13/2019	Revised for variances to 25-122(a)(4) & 25-122(d)(1)(A)	PCN	
DATE	DESCRIPTION	BY	
APRIL 2017			J-B02060
54.101-2			

MATCH LINE - SEE SHEET T-26 (BDAI DWG. 54.101-Z)

MATCH LINE - SEE SHEET T-27 (BDAI DWG. 54.102-Z)

MATCH LINE - SEE SHEET T-25 (BDAI DWG. 54.100-Z)

MATCH LINE - SEE SHEET T-30 (BDAI DWG. 54.105-Z)

MATCH LINE - SEE SHEET T-31 (BDAI DWG. 54.106-Z)

MATCH LINE - SEE SHEET T-2 (BDAI DWG. 54.077-Z)

OWNER / APPLICANT

TIMOTHY BRANDYWINE INVESTMENTS ONE, LLC
TIMOTHY BRANDYWINE INVESTMENTS TWO, LLC
2124 PRIEST BRIDGE DR, SUITE 18
CROFTON, MD 21114

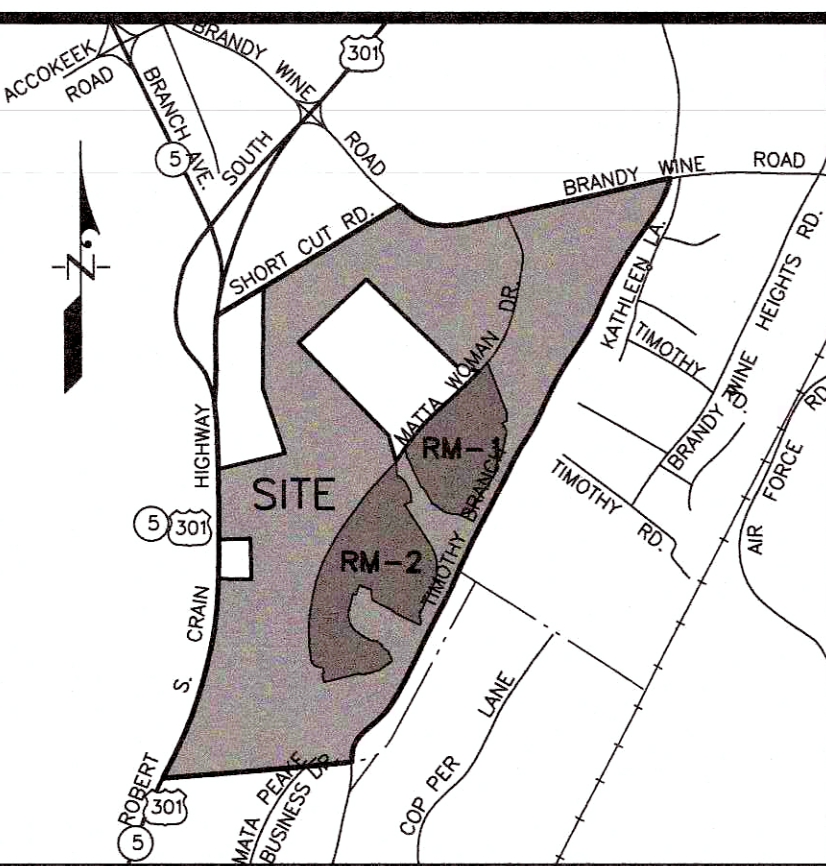
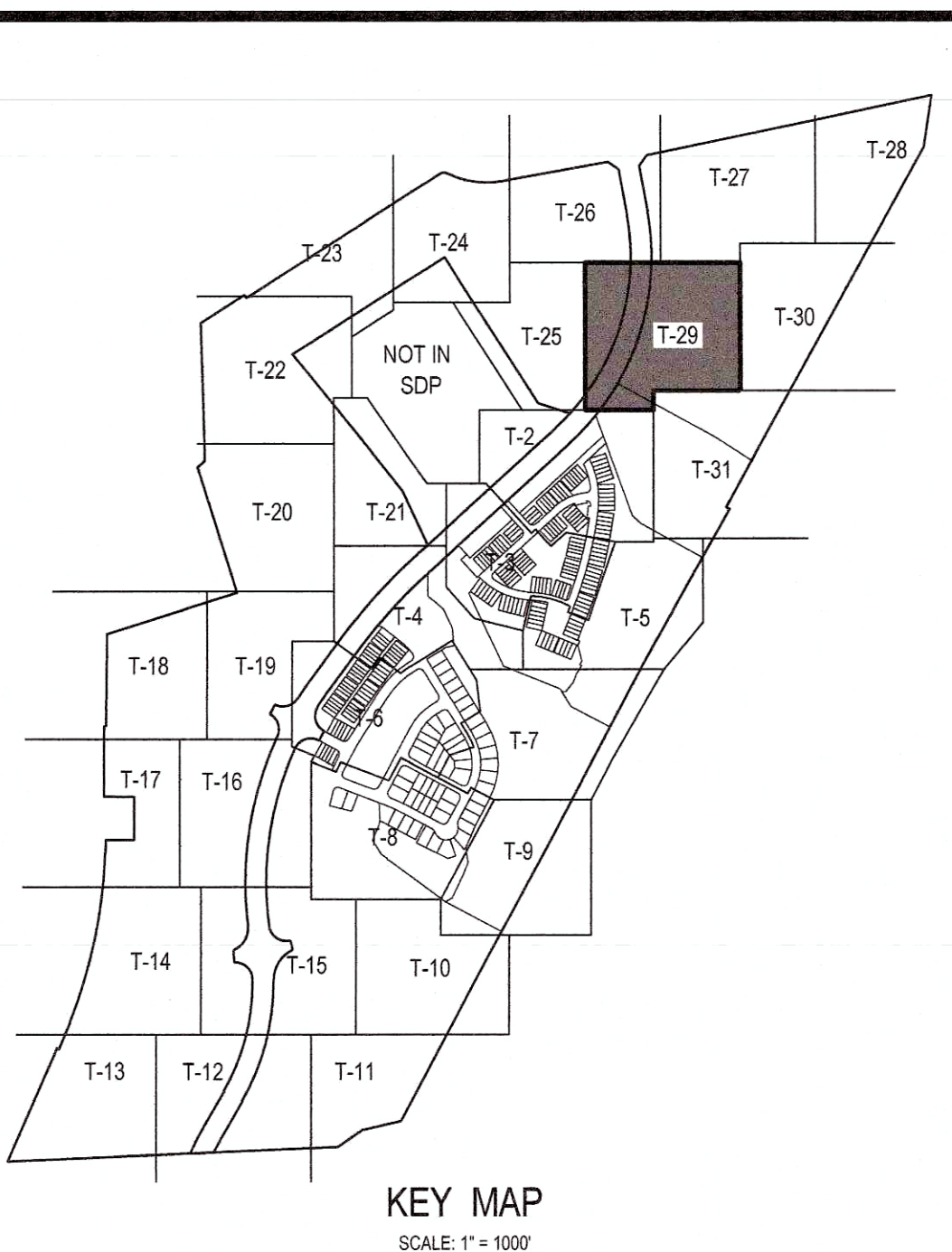
DATE	DESCRIPTION	BY
8/12/19	Removed phasing to allow for grading	PCN
3/02/18	Revised for variances to 25-122(a)(4) & 25-122(d)(1)(A)	PCN
DATE	DESCRIPTION	BY
REVISIONS		

T-29

5/15/17	Revised for SDP-1701.	PCN	11721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20711
7/07/15	Revised worksheet and Ph 1 & 2 areas.	PCN	BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000
4/03/15	Revised per comments dated 4/1/15.	PCN	
9/16/14	Revised per referral comments.	PCN	COPYRIGHT © 2017 BEN DYER ASSOCIATES, INC.
7/15/14	Revised per reviewer comments dated 6/12/14.	PCN	
DATE	DESCRIPTION	BY	J-B02060
DATE	DESCRIPTION	BY	DATE
8/13/2019	4:50:39 PM, nicpog		APRIL 2017

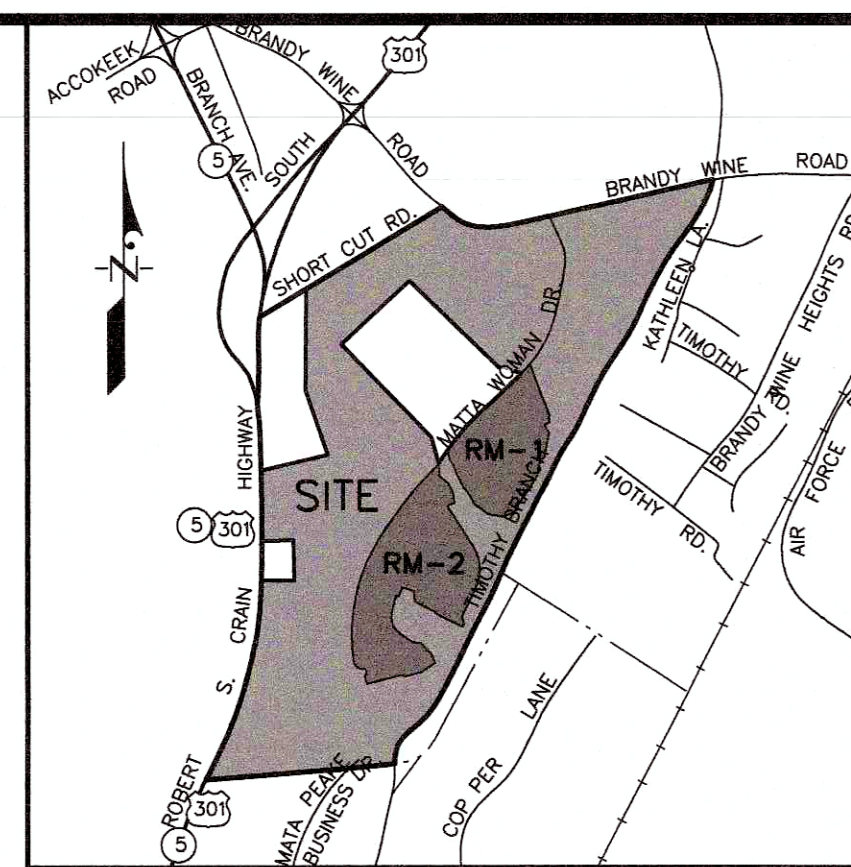
SDP-1701
TREE CONSERVATION PLAN - TYPE 2
FOR
TIMOTHY BRANCH
BRANDYWINE DISTRICT No. 11
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=30'
0 30 60 90



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP BOOK: 5883 A,B&C-9&10, 5999 A&B-1&2
WSSC 200' SHEET: 218&219SE08, 218, 219&220SE07

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)	---
REGULATED STREAM (CENTERLINE)	T.O.B.
REGULATED STREAM (TOP OF BANK)	T.O.B.
STREAM BUFFER (50')	SB
NONTIDAL WETLAND	WL
EX. WETLAND BUFFER (25')	WB
EX. EASEMENT	---
EX. FLOODPLAIN	FP
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	ST-1
SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED	ST-1
PROPOSED 20' HIGH BERM	---
WOODLAND PRESERVATION SIGN	---
REFORESTATION/AFFORESTATION SIGN	---
TREE PROTECTION FENCE (TEMPORARY)	---
TREE PROTECTION FENCE (PERMANENT)	---
UNMITIGATED 75 dBA TRAFFIC NOISE CONTOUR	---
MITIGATED 70 dBA TRAFFIC NOISE CONTOUR	---
MITIGATED 65 dBA TRAFFIC NOISE CONTOUR	---
PHASE 2 AREA	---



ADC MAP BOOK: 5883 A,B&C-9&10, 5999 A&B-1&2
WSSC 200' SHEET: 218&219SE08, 218,219&220SE09

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION / PLANNING TCP 2 - 068 - 95				
Approved by		Date	DRD #	Reason for Revision
00	John P. Markovich	8-24-93	SDP-9303	
01	K. Finch	8-17-15	SDP-1304	Rough Grading and Infrastructure
02	K. Finch	2-21-18	SDP-1701	RM-1 & RM-2 Develop.
03	K. Finch	4-30-18		Variances to 25-122(4)(a)&25-122(a)(1)(A)
<i>Kim J. Finch 9/24/2019</i>				To remove the phasing to allow for grading
05				
06				

GRAPHIC SCALE $1"=30'$



A horizontal graphic scale bar with alternating black and white segments. Below the bar are numerical markings at 0, 30', 60', and 90'.

8/12/19	Removed phasing to allow for grading	P
3/02/18	Revised for variances to 25-122(a)(4) & 25-122(d)(1)(A)	P
DATE	DESCRIPTION	
REVISIONS		

T-31
155

 DATE August 14, 2014	51517 Revised for SDP-1701. 70715 Revised worksheet and Ph 1 & 2 areas. 40315 Revised per comments dated 4/11/15. 91614 Revised per referral comments. 71514 Revised per reviewer comments dated 6/12/14.	PCN 17711 MOOREHEAD ROAD, SUITE 300 MITCHELLVILLE, MARYLAND 20721 BEN DYER ASSOCIATES, INC. Engineers Surveyors Planners (PH) (301) 430-2000 COPYRIGHT © 2017 BEN DYER ASSOCIATES, INC. DRAWN BY: MP CHECKED BY: MP PCN: 1-300 DATE: APRIL 2017 J-B0206 54.106
CN BY Mike Petrakis Qualified Professional COMAR 08.19.06.01	DESCRIPTION REVISIONS	17711 MOOREHEAD ROAD, SUITE 300 MITCHELLVILLE, MARYLAND 20721 BEN DYER ASSOCIATES, INC. Engineers Surveyors Planners (PH) (301) 430-2000 COPYRIGHT © 2017 BEN DYER ASSOCIATES, INC. DRAWN BY: MP CHECKED BY: MP PCN: 1-300 DATE: APRIL 2017 J-B0206 54.106

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