

GENERAL NOTES

- OWNER/APPLICANT:
CONFER REALTY, LLC
8808 CENTRE PARK DRIVE, STE 205
COLUMBIA, MD 21045
PHONE: 443.320.0490
- TAX MAP / GRID: 98 F-3
- BOUNDARY PER PLAT OF SUBDIVISION ENTITLED: LOT 3 AND PARCEL "B" TRINITY TERRACE RECORDED IN P.B. REP 195 P. No. 28
- AERIAL TOPOGRAPHY FROM PHOENIX LAND DESIGN JANUARY 10, 2001, AND IS SUPPLEMENTED BY GUTSHICK, LITTLE & WEBER FIELD-RUN TOPO.
- THERE ARE NO KNOWN HISTORIC RESOURCES OR CEMETERIES ON THIS PROPERTY.
- SOILS INFORMATION SHOWN WAS OBTAINED FROM THE PRINCE GEORGE'S COUNTY SOIL SURVEY.
- NATURAL RESOURCES INVENTORY BY MCCARTHY & ASSOCIATES, APPROVED SEPTEMBER 2005.
- WATERS OF THE U.S./WETLANDS DELINEATION BY MCCARTHY & ASSOCIATES, APPROVED JURISDICTIONAL DETERMINATION JANUARY, 2008.
- GRADING AND LIMITS OF DISTURBANCE ARE PRELIMINARY AND ARE SUBJECT TO CHANGE.
- STORM DRAIN AND WATER/SEWER SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE. SEE APPROPRIATE APPROVED PLANS.
- STORMWATER MANAGEMENT POND DESIGN IS SUBJECT TO FINAL APPROVAL BY D.E.R.
- ALL FINAL SWM POND LANDSCAPING WILL BE SHOWN ON THOSE PLANS.
- APPROVED PRELIMINARY PLAN #4-05077, MAY, 2006.
- APPROVED TYPE 1 TREE CONSERVATION PLAN TGP113/95-02, MAY, 2006.
- APPROVED STORMWATER MANAGEMENT CONCEPT PLAN #37702-2005
- APPROVED DATE: MAY, 2008
EXPIRATION DATE: MAY, 2009
- EXISTING 100-YEAR FLOODPLAIN FPS #2002028, APPROVED DECEMBER 19, 2007. PROPOSED FLOODPLAIN APPROVAL PENDING.

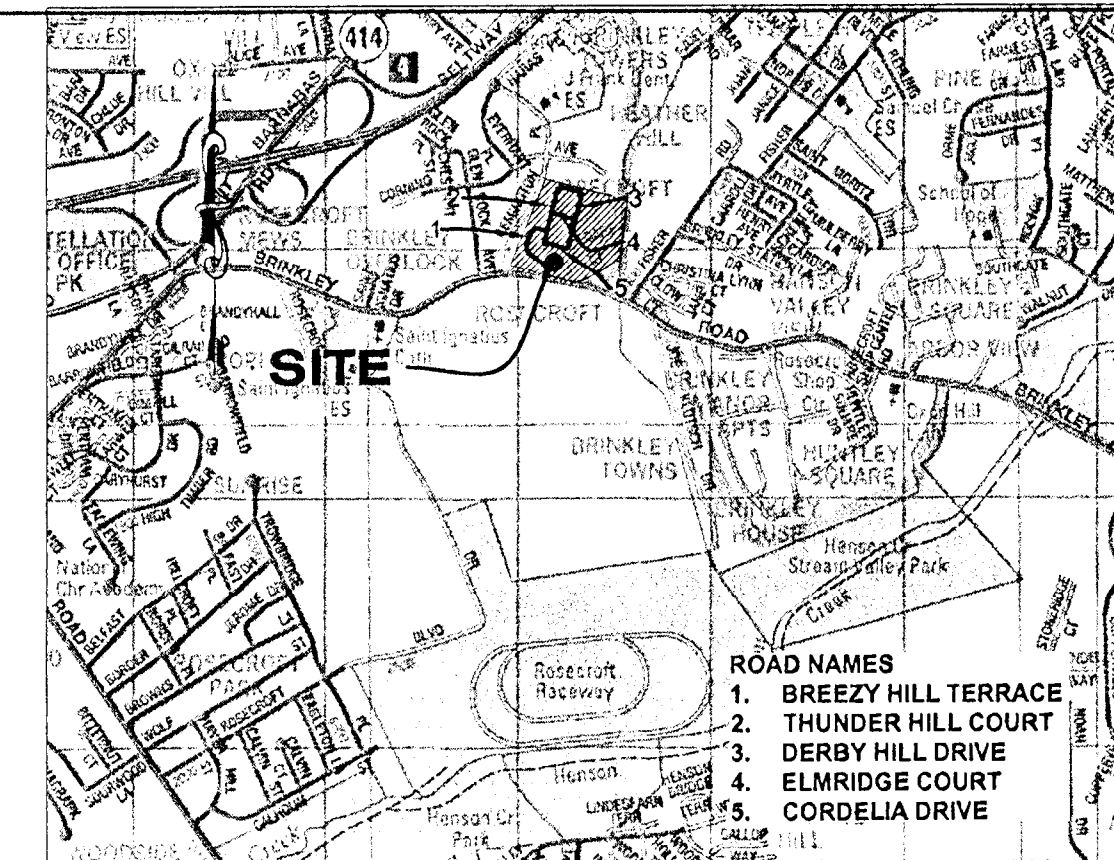
BRINKLEY HILL
TCPII PLAN

SITE STATISTICS

GROSS TRACT AREA	23.24 AC
EXISTING 100-YEAR FLOODPLAIN	4.08 AC
NET TRACT AREA	19.16 AC
EXISTING WOODLAND IN THE FLOODPLAIN	3.91 AC
EXISTING WOODLAND NET TRACT	17.76 AC
EXISTING WOODLAND TOTAL	21.67 AC
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	1,090 LF

Tree #	Common Name	Latin Name	DBH	Condition Rating	Comments	Proposed Disposition
1*	White Oak	<i>Quercus alba</i>	61	Poor (33)	Root, trunk & top damage, cavity, dieback, branching, needs pruning	Save
2	Black Cherry	<i>Prunus serotina</i>	30	Fair (75)	Trunk & top damage, insects cavity, decay, dieback, needs pruning	Save
3	Yellow Poplar	<i>Liriodendron tulipifera</i>	34	Excellent (90)	Top damage, dieback	Remove
4	Yellow Poplar	<i>Liriodendron tulipifera</i>	32	Excellent (90)	Top damage, dieback	Remove

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

VICINITY MAP
SCALE: 1" = 200'

Vicinity Map © ADC - Kappa Map Group LLC/GIS
Integrated Solutions LLC 2014

PRINCE GEORGE'S COUNTY
ROAD ATLAS
MAP 5765 GRID G-2

SHEET INDEX

- COVER SHEET
- PLAN SHEETS
- DETAIL SHEETS

PARCEL AREAS

LOT/PARCEL	ACRES
PARCEL B	15.12 AC
LOTS 2 & 3	8.12 AC

CLEARED NET TRACT
AREA (AC)

- 3.24 (PH 1)
- 10.09 (PH 2)
- 0.01 (PH 1)

TOTAL = 13.34 AC

WOODLAND PRESERVATION-
NOT CREDITED (AC)

- 0.37 (PH 2)
- 0.21 (PH 1)
- 0.09 (PH 1)
- 0.04 (PH 2)
- 0.02 (PH 2)
- 0.01 (PH 2)

TOTAL = 0.74 AC

WOODLAND CLEARED-
OFF-SITE (AC)

- 0.00

TOTAL = 0.00 AC

CLEARED FLOODPLAIN
AREA (AC)

- 0.36 (PH 2)
- 0.09 (PH 2)

TOTAL = 0.45 AC

WOODLAND RETAINED-
ASSUMED CLEARED (AC)

- 0.00

TOTAL = 0.00 AC

WOODLAND PRESERVATION
AREA (AC)

- 0.29 (PH 1)
- 0.28 (PH 1)
- 0.01 (PH 1)
- 1.23 (PH 1)
- 0.02 (PH 2)
- 0.18 (PH 2)
- 0.29 (PH 2)
- 0.13 (PH 2)
- 1.30 (PH 2)
- 0.03 (PH 2)

TOTAL = 3.76 AC

WOODLAND AFFORESTATION/
REFORESTATION AREA (AC)

- 0.23 (PH 1)
- 0.14 (PH 1)
- 0.01 (PH 1)
- 0.01 (PH 1)
- 0.07 (PH 1)
- 0.01 (PH 1)
- 0.02 (PH 2)
- 0.29 (PH 2)
- 0.10 (PH 2)
- 0.03 (PH 2)

TOTAL = 0.91 AC

LEGEND

210	EXISTING MAJOR CONTOUR	△	CLEARED NET TRACT AREA (C-NTA)	●	SPECIMEN TREE SIGN	1
212	EXISTING MINOR CONTOUR	□	CLEARED FLOODPLAIN AREA (C-FP)	▲	WOODLAND PRESERVATION SIGN	2
---	EXISTING BOUNDARY	□	CLEARED OFF-SITE AREA (C-OS) AND/OR PMA (C-PMA)	■	AFFORESTATION / REFORESTATION SIGN	3
---	EXISTING ADJACENT PROPERTY	□	WOODLAND PRESERVATION AREA (WPA)	---	TFF	4
---	EXISTING FOREST STAND	□	WOODLAND AFFORESTATION / REFORESTATION AREA (WRA)	---	TRF	5
---	EXISTING FLOOD PLAIN	□	WOODLAND PRESERVED-NOT CREDITED (WR-NC)	---	TRP	6
---	EXISTING FLOOD PLAIN SET BACK	□	WOODLAND RETAINED-ASSUMED CLEARED (WR-AC)	---	RP	7
---	EXISTING STREAM	□		---	RP	8
---	EXISTING STREAM BUFFER	□		---	RP	9
---	EXISTING TREE LINE	□		---	RP	10
---	EXISTING NON-WOODLAND AREA	□		---	RP	11
---	PROPOSED MAJOR CONTOUR	□		---	RP	12
---	PROPOSED MINOR CONTOUR	□		---	RP	13
---	PROPOSED ROAD RIGHT-OF-WAY	□		---	RP	14
---	PROPOSED PROPERTY LINE	□		---	RP	15
---	PROPOSED LIMIT OF DISTURBANCE	□		---	RP	16
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NOTE: WHERE AFFORESTATION IS ADJACENT TO TOWNHOUSES, FENCING AND AFFORESTATION PLANTING ARE TO BE COINCIDENT AND 10' MINIMUM FROM LOT LINES.

NOTE: THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION.

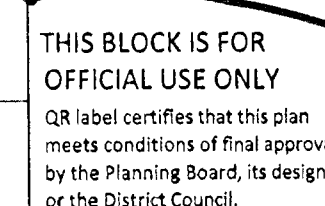
QUALIFIED PROFESSIONAL CERTIFICATION
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION TECHNICAL MANUAL.

SIGNED: *Torben Aagesen* DATE: 7-24-2015
TORBEN AGESSEN, P.L.A.

CONTRACT PURCHASER CERTIFICATION
I, WE, BRINKLEY HILL ASSOCIATES, LLC, HEREBY ACKNOWLEDGE THAT WE ARE AWARE OF THIS TYPE 2 TREE CONSERVATION PLAN (TCP2) AND THAT WE UNDERSTAND THE REQUIREMENTS AS SET FORTH IN THIS TCP2.

CONTRACT PURCHASER OR
CONTRACT PURCHASER'S REPRESENTATIVE
DATE: July 8, 2015

Approved by	Date	DRD#	Reason for Revision
00 K. FINCH	9/3/02	-	Permit
01 J. STASZ	4/16/08	DSP-06028	New Site Plan
02 J. STASZ	7/30/11	DSP-06028/01	Parcel 2
03			
04			
05			



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: BRINKLEY HILL

PROJECT NUMBER: DSP-06028-01

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

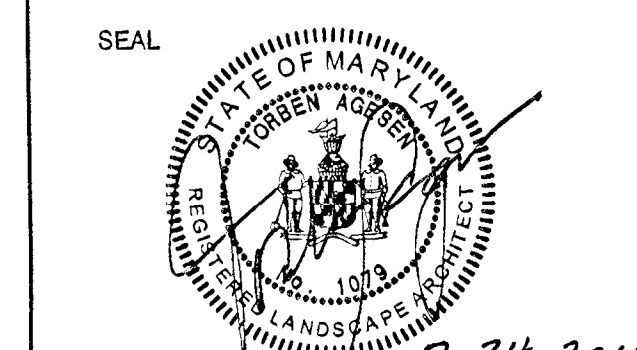
Dewberry
Consultants LLC
Dewberry & Davis LLC

10003 DEREKWOOD LANE
SUITE 204
LANHAM, MD 20708
301.731.8581
301.731.0188 (FAX)
www.dewberry.com

OWNER/APPLICANT
BRINKLEY HILL ASSOCIATES, LLC
8808 CENTRE PARK DRIVE, STE 205
COLUMBIA, MD 21045
PHONE: 443.320.0490

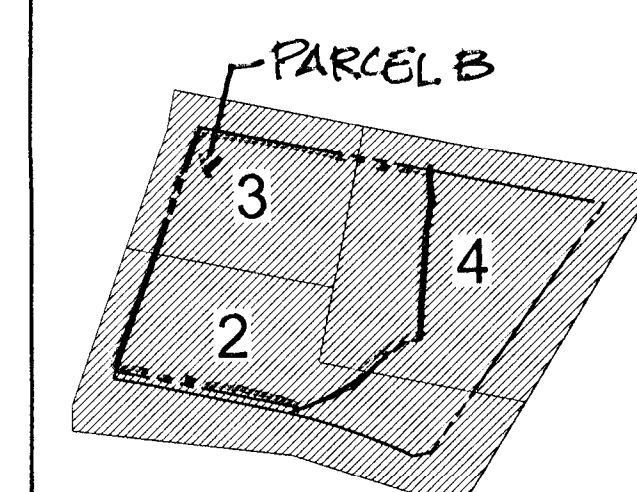
CONTACT
JESSICA ZUNIGA
8808 CENTRE PARK DRIVE, STE 205
COLUMBIA, MD 21045
PHONE: 443.320.0492

BRINKLEY HILL
PRINCE GEORGE'S COUNTY
12TH ELECTION DISTRICT
PARCEL C & D
TAX MAP 96 GRIDES F3
2007 MAP REFERENCE 238NE03



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A
DULY REGISTERED LANDSCAPE ARCHITECT
UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NO. 10729.
EXPIRATION DATE: JULY 14, 2016.

KEY PLAN



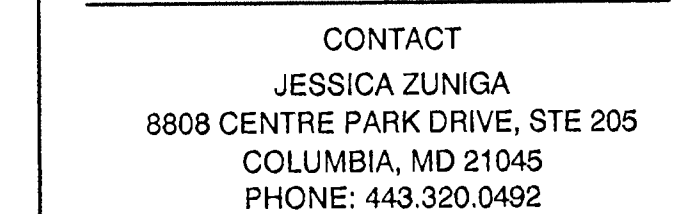
AS-SHOWN

No.	DATE	BY	DESCRIPTION
1	7/8/15	NB	ADDRESS CERT. COMM.

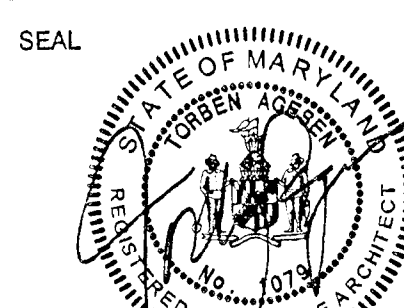
DRAWN BY: JCT
APPROVED BY: TA
CHECKED BY: NB
DATE: JANUARY 2015

TYPE 2 TREE
CONSERVATION
PLAN
COVER SHEET

DEWBERRY JOB NO. 50068346



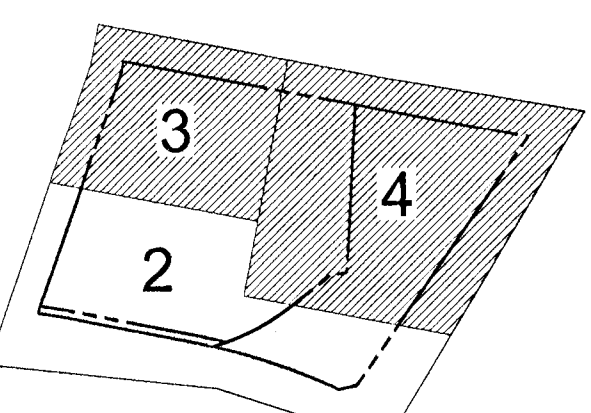
BRINKLEY HILL
PRINCE GEORGE'S COUNTY
12TH ELECTION DISTRICT
PARCEL C & D
TAX MAP 96 GRIDES F3
2007 MAP REFERENCE 208NE03



7-24-2015

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 10793.
EXPIRATION DATE: JULY 14, 2016.

KEY PLAN



SCALE

0' 30' 60'

SCALE: 1"=30'

1	7/8/15	NB	ADDRESS CERT. COMM.
No.	DATE	BY	Description

DRAWN BY	JCT
APPROVED BY	TA
CHECKED BY	NB
DATE	JANUARY 2015

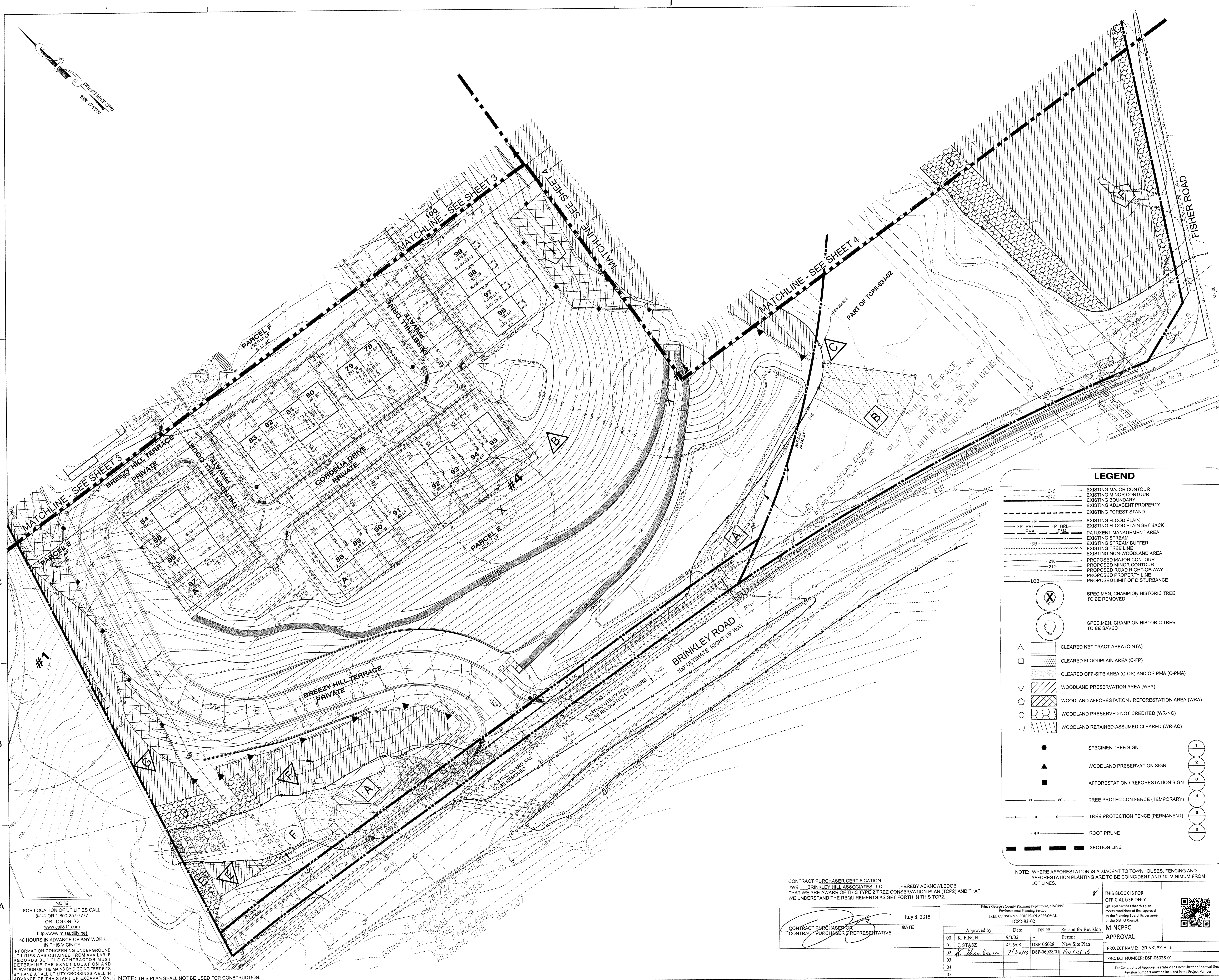
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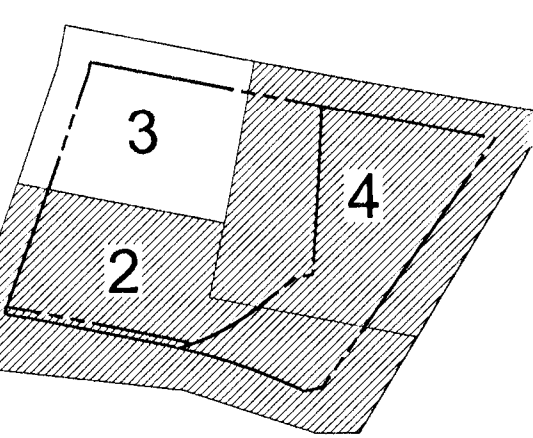
TYPE 2 TREE
CONSERVATION
PLAN
PLAN SHEET

DEWBERRY JOB NO. 50068346

2

SHEET NO. 2 OF 6





LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- EXISTING FOREST STAND
- EXISTING FLOOD PLAIN
- EXISTING FLOOD PLAIN SET BACK
- PATUXENT MANAGEMENT AREA
- EXISTING STREAM
- EXISTING STREAM BUFFER
- EXISTING TREE LINE
- EXISTING NON-WOODLAND AREA
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED ROAD RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED LIMIT OF DISTURBANCE

- SPECIMEN, CHAMPION HISTORIC TREE TO BE REMOVED
- SPECIMEN, CHAMPION HISTORIC TREE TO BE SAVED
- CLEARED NET TRACT AREA (C-NTA)
- CLEARED FLOODPLAIN AREA (C-FP)
- CLEARED OFF-SITE AREA (C-OS) AND/OR PMA (C-PMA)
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND AFFORESTATION / REFORESTATION AREA (WRA)
- WOODLAND PRESERVED-NOT CREDITED (WR-NC)
- WOODLAND RETAINED-ASSUMED CLEARED (WR-AC)
- SPECIMEN TREE SIGN
- WOODLAND PRESERVATION SIGN
- AFFORESTATION / REFORESTATION SIGN
- TREE PROTECTION FENCE (TEMPORARY)
- TREE PROTECTION FENCE (PERMANENT)
- ROOT PRUNE
- SECTION LINE

NOTE: WHERE AFFORESTATION IS ADJACENT TO TOWNHOUSES, FENCING AND AFFORESTATION PLANTING ARE TO BE COINCIDENT AND 10' MINIMUM FROM LOT LINES.

Woodland Conservation Worksheet for Prince George's County, Maryland

Zone:	R-18C		
Gross Tract:	23.24		
Floodplain:	4.08		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	19.16	0.00	0.00

Property Description or Subdivision Name:
Is this site subject to the 1989 Ordinance? N
Break-even Point (preservation acres) = 6.84
Acres of Net Tract clearing permitted w/o reforestation = 11.22

Woodland Conservation Requirement Calculations:

Existing Woodland on Net Tract (acres)	17.88
Existing Woodland in Floodplain (acres)	3.91
Woodland Conservation Threshold (NTA) =	20.00%
Smaller of a or b	3.83
Woodland above WCT	14.03

Plan Phase or Name:	TCPIII/083/02	TCPIII/083/02	Total
Total area in this application (acres)	6.12	15.12	23.24
Floodplain area in this application (acres)	1.45	2.63	4.08
Net Tract area in this application (acres)	6.67	12.49	19.16
Woodland on the Net Tract for this phase (acres)	5.38	12.38	17.76
Woodland in the Floodplain for this phase	1.35	2.58	3.91
Woodland Cleared on Net Tract for this phase	3.25	10.09	13.34
Woodland Cleared in Floodplain for this phase	0.00	0.45	0.45
Off-site Woodland Clearing (1:1)	0.00	0.00	0.00
Off-site Mitigation provided on this property	0.00	0.00	0.00
Cumulative acres of Net Tract Woodland cleared	3.25	13.34	
Cumulative acres of Floodplain woodland cleared	0.00	0.45	
Smaller of a or b	3.25	13.34	
Woodland Clearing below WCT	0.00	0.00	
Replacement for clearing above the WCT (0.25 : 1)	0.81	3.34	
Replacement for clearing below the WCT (2 : 1)	0.00	0.00	
Afforestation Threshold (AFT) =	15.00%	0.00	
Cumulative Woodland Conservation Required	4.84	7.92	

Latest phase indicates cumulative requirement through that phase of work

Woodland Conservation Provided:	Total
Preservation	3.76
Reforestation	0.91
Afforestation	0.00
Area approved for fee-in-lieu	0.00
Credit for Off-site Mitigation on another property	0.00
Off-site Mitigation provided on this property	3.51
Total Woodland Conservation Provided	8.18

Woodland saved on this phase but not counted	0.32	0.34	
Existing Net Tract Woodland in later phases	12.48	0.10	
Revised 9/1/04			

Prepared by: _____ Date: _____
License Number: _____ Signature: _____

NOTE: AS PART OF PERMIT NUMBER 19839-2002-03, AN AMOUNT OF \$8,403.32 WAS PAID FOR 0.49 ACRES IN REFORESTATION BOND, AS PART OF THE GRADING PERMIT FOR PARCEL B. THE APPLICANT SHALL PAY THE REMAINING REFORESTATION BOND IN THE AMOUNT OF 0.42 ACRES.

CONTRACT PURCHASER CERTIFICATION
I/WE BRINKLEY HILL ASSOCIATES, LLC HEREBY ACKNOWLEDGE
THAT WE ARE AWARE OF THIS TYPE 2 TREE CONSERVATION PLAN (TCP2) AND THAT
WE UNDERSTAND THE REQUIREMENTS AS SET FORTH IN THIS TCP2.

July 8, 2015
DATE

CONTRACT PURCHASER OR
CONTRACT PURCHASER'S REPRESENTATIVE

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Q3 label certifies that this plan
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by the Planning Board, its designee
or the District Council.

M-NCPPC
APPROVAL
PROJECT NAME: BRINKLEY HILL
PROJECT NUMBER: DSP-06028-01
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

Approved by: _____ Date: _____
DRD# _____ Reason for Revision: _____
00 K. FINCH 9/3/02 Permit
01 J. STASZ 4/16/08 DSP-06028 New Site Plan
02 J. STASZ 11/30/15 DSP-06028-01 Parcel B
03
04
05

PARCEL A
HILLTOP FARMS
PLAT Bk. WWW 52 PLAT No. 41
ZONE: R-18C
USE: MULTIFAMILY MEDIUM DENSITY
RESIDENTIAL

PARCEL A
BRINKLEY TOWERS
AT Bk. WWW 80 PLAT No. 98
ZONE: R-10
USE: MULTIFAMILY HIGH
DENSITY RESIDENTIAL

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND
UTILITIES WAS OBTAINED FROM AVAILABLE
RECORDS BUT THE CONTRACTOR MUST
DETERMINE THE EXACT LOCATION AND
ELEVATION OF THE MAINS BY DIGGING TEST PITS
BY HAND AT ALL UTILITY CROSSINGS WELL IN
ADVANCE OF THE START OF EXCAVATION.

NOTE: THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION.



