

GENERAL NOTES

- OWNER/APPLICANT:
CONFER REALTY LLC
8008 CENTRE PARK DRIVE, STE 205
COLUMBIA, MD 21045
PHONE: 443.328.0592
- TAX MAP / GRID: 96 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 GEORGES COUNTY SOIL SURVEY.
- NATURAL RESOURCES INVENTORY BY MCGARTHY & ASSOCIATES APPROVED SEPTEMBER 2005.
- WATERS OF THE U.S./WETLANDS DELINEATION BY MCGARTHY & ASSOCIATES APPROVED JURISDICTIONAL DETERMINATION JANUARY, 2006.
- 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 TCP113-95-02, MAY, 2006.
- APPROVED STORMWATER MANAGEMENT CONCEPT PLAN #37702-2005 APPROVED DATE: MAY, 2006 EXPIRATION DATE: MAY, 2009.
- EXISTING 100-YEAR FLOODPLAIN FFS #205K628, APPROVED DECEMBER 19, 2007. PROPOSED FLOODPLAIN APPROVAL PENDING.

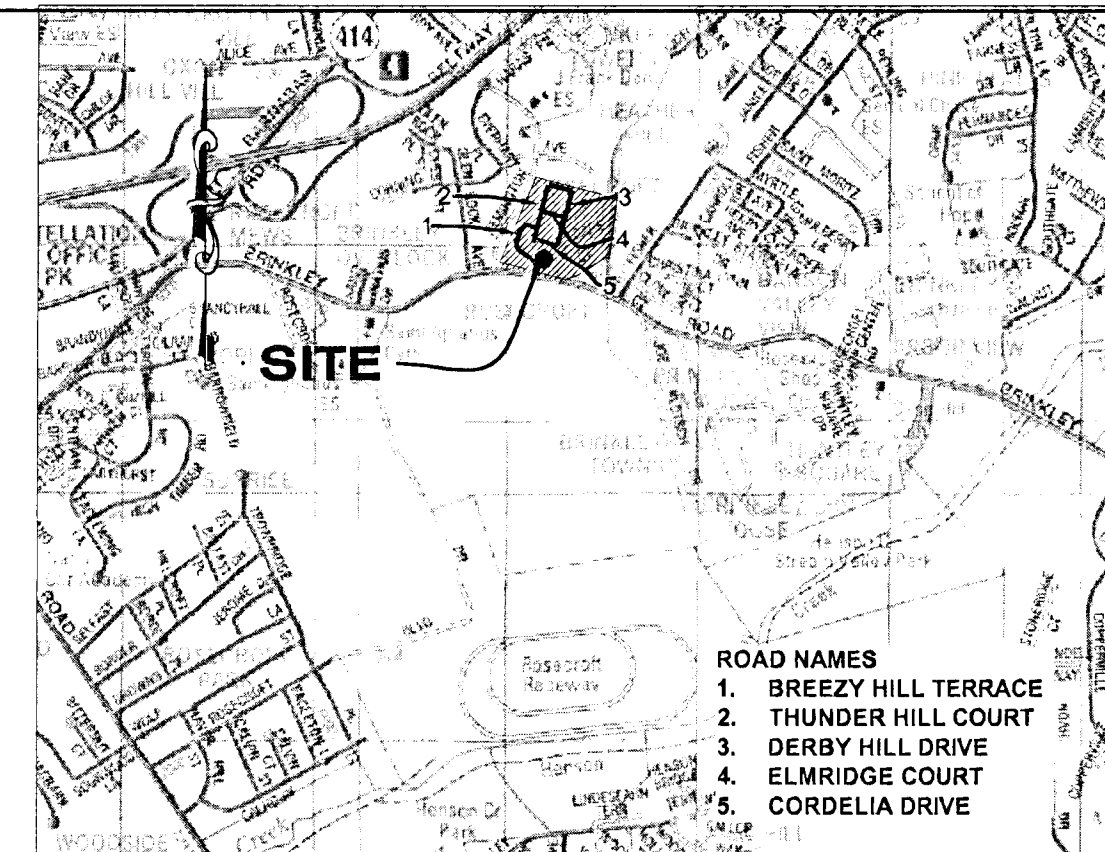
BRINKLEY HILL TCPII PLAN

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	Comments	Proposed Disposition
1*	White Oak	Quercus alba	61	Poor (33)	Root, trunk & top damage, cavity, dieback, branching, needs pruning	Save
2	Black Cherry	Prunus serotina	30	Fair (75)	Trunk & top damage, insects cavity, decay, dieback, needs pruning	Save
3	Yellow Poplar	Liriodendron tulipifera	34	Excellent (90)	Top damage, dieback	Remove
4	Yellow Poplar	Liriodendron tulipifera	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" = 2000'

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

PRINCE GEORGES COUNTY
MAP 5765 GRID G-2

SHEET INDEX

- COVER SHEET
- PLAN SHEETS
- DETAIL SHEETS

SHEET 3

SHEET 4

PART OF TCPII-083-01

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)
- 10.18 (PH 2)
- 0.01 (PH 1)

TOTAL = 13.43 AC

WOODLAND PRESERVATION- 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)

- 0.38 (PH 2)
- 0.09 (PH 2)

TOTAL = 0.47 AC

WOODLAND RETAINED- ASSUMED CLEARED (AC)

- 0.00

TOTAL = 0.00 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)
- 0.04 (PH 2)

TOTAL = 0.95 AC

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
- 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.
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: _____ DATE: _____
TORBEN AGESEN, RLA

CONTRACT PURCHASER CERTIFICATION
I, _____, 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 K. SCHOLLERS	7/30/16	DSP-06028.01	Parcel B
03	1/16/17	DSP-06028.02	Amended
04			
05			

THIS BLOCK IS FOR OFFICIAL USE ONLY
The user certifies that the 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-06028.02 - 02

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

Dewberry

Dewberry
Consultants LLC
10003 DEREKWOOD LANE
SUITE 204
LANHAM, MD 21086
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

OWNER/APPLICANT
BRINKLEY HILL ASSOCIATES, LLC
5560 STERRETT PLACE, STE 200
COLUMBIA, MD 21044
PHONE: 443.328.3008

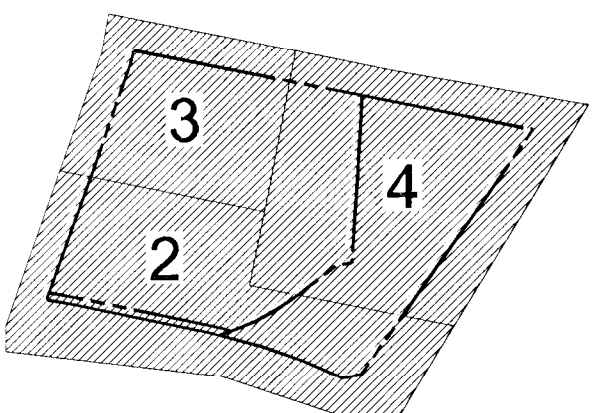
CONTACT
JAMES COOKS
5560 STERRETT PLACE, STE 200
COLUMBIA, MD 21045
PHONE: 443.328.3008

BRINKLEY HILL
PRINCE GEORGES COUNTY
12TH ELECTION DISTRICT
PARCEL C & D
TAX MAP 96 GRIDES F3
2007 MAP REFERENCE 238N63



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. 10273, EXPIRATION DATE: JULY 14, 2016.

KEY PLAN



SCALE

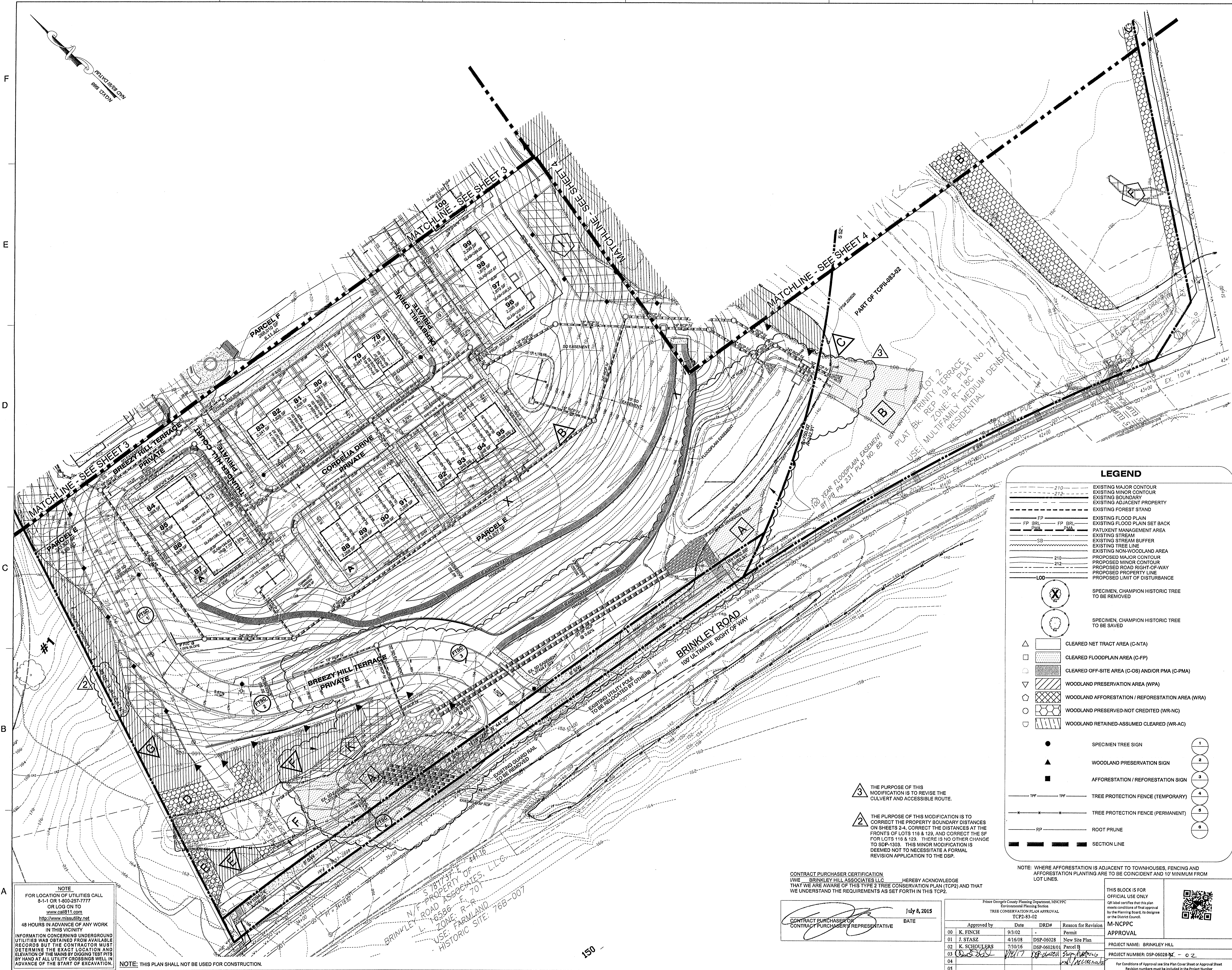
AS-SHOWN

No.	DATE	BY	Description
3	8/4/16	NB/CB	REV. CULVERT & ACCESSIBLE ROUTE.
2	8/6/15	NB	REV. PROPERTY BOUNDARY DISTANCES ON SHEET 1&2, REVISE DISTANCES & LOT ADDRESS CERT. COMM.
1	7/8/15	NB	87 ON LOTS 116 & 128

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

TYPE 2 TREE CONSERVATION PLAN COVER SHEET

DEWBERRY JOB NO. 50068346



LEGEND

- 210 EXISTING MAJOR CONTOUR
- 212 EXISTING MINOR CONTOUR
- 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

--- TPF --- TREE PROTECTION FENCE (TEMPORARY)

--- TPF --- TREE PROTECTION FENCE (PERMANENT)

--- RP --- 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.

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.

DATE July 8, 2015

CONTRACT PURCHASER OR CONTRACT PURCHASER'S REPRESENTATIVE

Prince George's County Planning Department, MD/PCPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-83-02

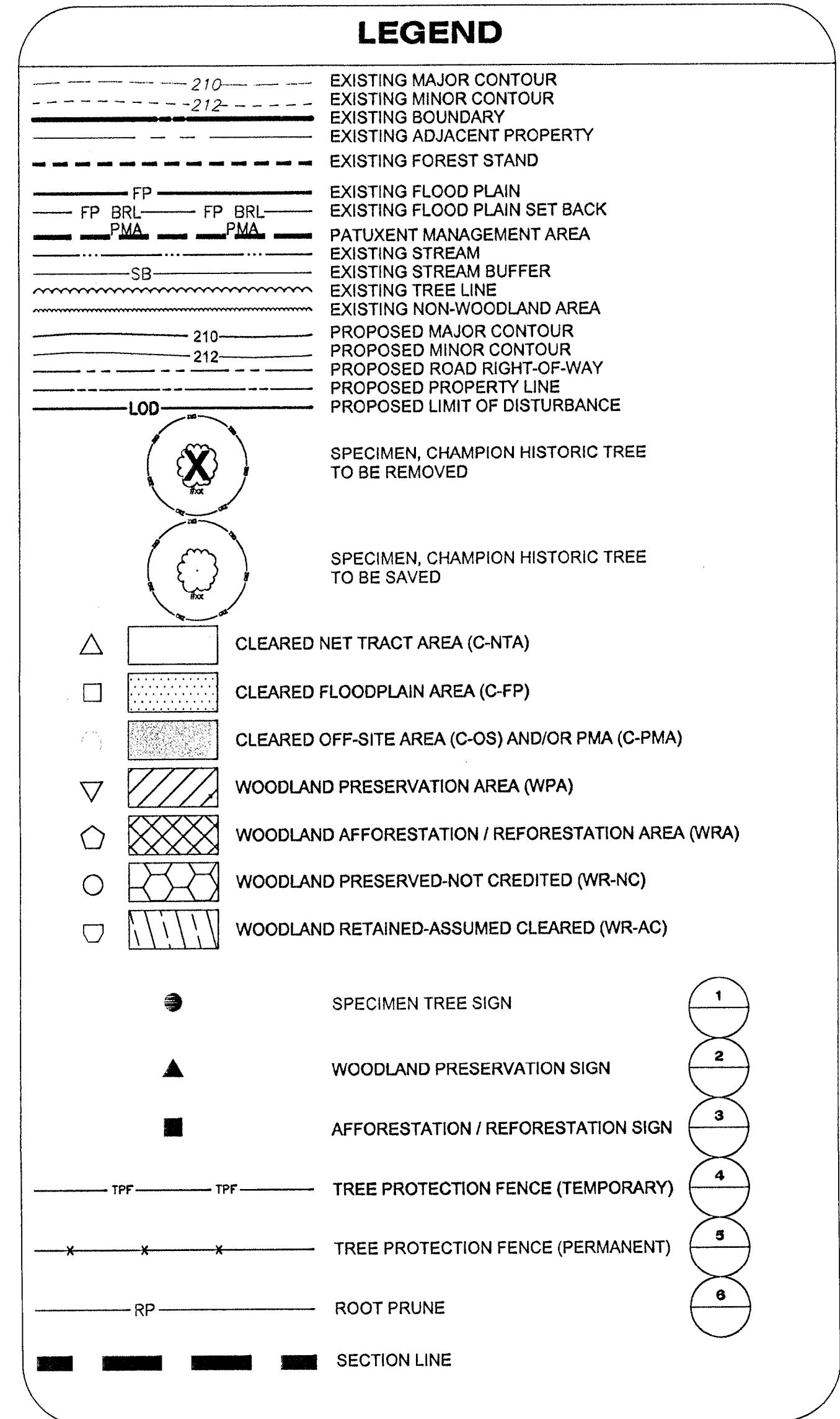
Approved by	Date	DRD#	Reason for Revision
00 K. FINCH	9/3/02	-	Permit
01 J. STASZ	4/16/08	DSP-06028	New Site Plan
02 K. SCHOUERS	7/30/16	DSP-06028.01	Parcel B
03 [Signature]	7/17/17	DSP-06028.02	Survey
04 [Signature]			
05 [Signature]			

PROJECT NAME: BRINKLEY HILL
PROJECT NUMBER: DSP-06028-02

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

NOTE: FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777 OR LOG ON TO www.gis11.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.



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:	Brinkley Hill			
Is this site subject to the 1989 Ordinance?	N			
Break-even Point (preservation acres):	8.84			
Acres of Net Tract clearing permitted w/o reforestation:	11.22			
Woodland Conservation Requirement Calculations:				
Existing Woodland on Net Tract (acres):	17.98			
Existing Woodland in Floodplain (acres):	3.91			
Woodland Conservation Threshold (WCT) =	20.00%			
Smaller of a or b:	3.83			
Woodland above WCT:	14.03			
Plan Number (this must be completed for each phase):	TCPIW08302			
Plan Phase or Name:	Parcel 9			
Total area in this application (acres):	8.12	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):	12.38			12.38
Woodland in the Floodplain for this phase:	1.35	2.58		3.91
Woodland Cleared on Net Tract for this phase:	3.25	10.18		13.43
Woodland Cleared in Floodplain for this phase:	0.00	0.47		0.47
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	13.43		16.68
Cumulative acres of Floodplain woodland cleared:	0.00	0.47		0.47
Smaller of d or e:	3.25	13.43		3.25
Woodland Clearing below WCT:	0.00	0.00		0.00
Replacement for clearing above the WCT (0.25 : 1):	0.81	3.38		4.19
Replacement for clearing below the WCT (2 : 1):	0.00	0.00		0.00
Afforestation Threshold (AFT) =	15.00%	0.00	0.00	0.00
Cumulative Woodland Conservation Required:	4.84	7.98		12.82
Woodland Conservation Provided:				
Preservation:	1.81	1.88		3.67
Reforestation:	0.47	0.48		0.95
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	3.51		3.51
Off-site Mitigation provided on this property:	0.00	0.00		0.00
Total Woodland Conservation Provided:	2.28	6.13		8.41
Woodland saved on this phase but not counted:	0.32	0.34		0.66
Existing Net Tract Woodland in later phases:	12.48	0.10		12.58
Revised 9/1/04:				
Prepared by: <i>Teddy Anderson</i>	Signature	1-12-2017	Date	
License Number: 1079				

NOTE: AS PART OF PERMIT NUMBER 19838-2002-03, 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

Prince George's County Planning Department, MNCPPC TREE CONSERVATION PLAN APPROVAL TCP2-83-02				
Approved by	Date	DRD#	Reason for Revision	
01 J. STASZ	4/16/08	DSP-06028	New Site Plan	
02 K. SCHEIDT	7/30/08	DSP-06028.01	Parcel B	
03 <i>[Signature]</i>	1/16/19	DSP-06028.01	<i>[Signature]</i>	
04 <i>[Signature]</i>			<i>[Signature]</i>	

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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 - 02
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number.

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. 93
ZONE: R-10
USE: MULTIFAMILY HIGH
DENSITY RESIDENTIAL

THE PURPOSE OF THIS MODIFICATION IS TO
CORRECT THE PROPERTY BOUNDARY DISTANCES
ON SHEETS 2-4, CORRECT THE DISTANCES AT THE
FRONTS OF LOTS 116 & 129, AND CORRECT THE SF
FOR LOTS 116 & 129. THERE IS NO OTHER CHANGE
TO SFP-1003. THIS MODIFICATION IS
DEEMED NOT TO NECESSITATE A FORMAL
REVISION APPLICATION TO THE DSP.

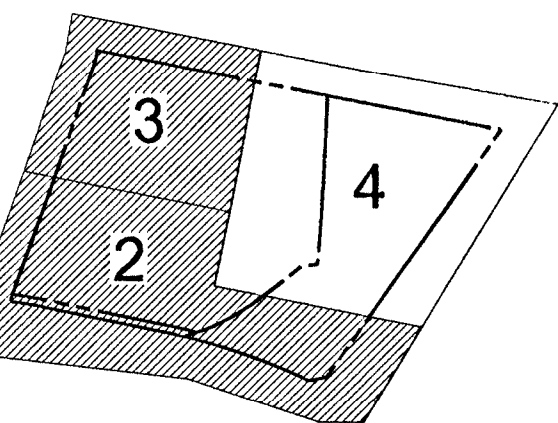
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INFORMATION CONCERNING UNDERGROUND
UTILITIES WAS OBTAINED FROM AVAILABLE
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ELEVATION OF THE MAINS BY DIGGING TEST PITS
BY HAND AT ALL UTILITY CROSSINGS WELL IN
ADVANCE OF THE START OF EXCAVATION.



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, 2018.

KEY PLAN



SCALE
0' 30' 60'
SCALE: 1"=30'

No.	DATE	BY	Description
1	7/8/15	NB	REV. DELIVERY & ACCESSIBLE ROUTE
2	8/9/15	NB	REV. PROPERTY BOUNDARY DISTANCES ON SHTS. 5 & 7, REVISE DISTANCES & LOT ADDRESS CERT. COMM.
3	8/4/16	NB/CB	REV. PROPERTY BOUNDARY DISTANCES ON SHTS. 5 & 7, REVISE DISTANCES & LOT ADDRESS CERT. COMM.

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

TYPE 2 TREE CONSERVATION PLAN PLAN SHEET

DEWBERRY JOB NO. 50088346



LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- EXISTING FOREST STAND
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- EXISTING FLOOD PLAIN SET BACK
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- SPECIMEN, CHAMPION HISTORIC TREE TO BE REMOVED
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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.

2 THE PURPOSE OF THIS MODIFICATION IS TO CORRECT THE PROPERTY BOUNDARY DISTANCES ON SHEETS 2-4, CORRECT THE DISTANCES AT THE FRONTS OF LOTS 118 & 129, AND CORRECT THE SF FOR LOTS 118 & 129. THERE IS NO OTHER CHANGE TO SDP-1005. THIS MINOR MODIFICATION IS DEEMED NOT TO NECESSITATE A FORMAL REVISION APPLICATION TO THE DSP.

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 K. SCHOLERS	7/30/16	DSP-06028/01	Parcel B
03 [Signature]	11/17/17	DSP-06028/02	Parcel B
04			
05			

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or the District Council.
M-NCPPC
APPROVAL
PROJECT NAME: BRINKLEY HILL
PROJECT NUMBER: DSP-06028-02
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

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NOTE: THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION.

F

STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES

- THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR BRINKLEY ROAD PROPERTY DSP-06028-01. IF BRINKLEY ROAD PROPERTY DSP-06028-01 EXPIRES, THEN THIS TOP2 ALSO EXPIRES AND IS NO LONGER VALID.
- CUTTING OR CLEARING WOODLANDS NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNER SHALL BE SUBJECT TO A \$9.00 PER SQUARE FOOT MITIGATION FEE.
- A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION OR THE DEPARTMENT OF ENVIRONMENTAL RESOURCES, AS APPROPRIATE, SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO CONDUCT A PRE-CONSTRUCTION MEETING WHERE IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.
- THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THIS PLAN AT TIME OF CONTRACT SIGNING. FUTURE PROPERTY OWNERS ARE ALSO SUBJECT TO THIS REQUIREMENT.
- THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
- THE PROPERTY IS WITHIN THE DEVELOPED TIER AND IS ZONED R-18C.
- THERE ARE NO SCENIC OR HISTORIC ROADS LOCATED ON OR ADJACENT TO THIS PROPERTY.
- THE SITE IS NOT LOCATED IN THE VICINITY OF ANY MASTER PLANNED ROADWAY DESIGNATED AS ARTERIAL OR HIGHER.
- THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25.117(G).

TREE PRESERVATION AND RETENTION NOTES

- ALL WOODLANDS DESIGNATED ON THIS PLAN FOR PRESERVATION ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE WOODLAND AREAS SHALL REMAIN IN A NATURAL STATE. THIS INCLUDES THE CANOPY TREES AND UNDERSTORY VEGETATION. A REVISED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING WOODLAND AREAS THAT ARE NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE APPROVED TOP2.
- TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
- THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPFS) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING. UPON APPROVAL OF THE LOCATIONS BY THE COUNTY INSPECTOR, INSTALLATION OF THE TPFS MAY BEGIN.
- ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE BOND IS RELEASED FOR THE PROJECT. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TOP2.
- WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TCF INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.

REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

- THE DEVELOPER AND/OR BUILDER IS RESPONSIBLE FOR THE COMPLETE PRESERVATION OF ALL FORESTED AREAS SHOWN ON THE APPROVED PLAN TO REMAIN UNDISTURBED. ONLY TREES OR PARTS THEREOF DESIGNATED BY THE COUNTY AS DEAD, DYING OR HAZARDOUS MAY BE REMOVED.
- A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH LEADS A CERTIFIED ARBORIST OR LICENSED TREE EXPERT TO BELIEVE THAT THE TREE OR A PORTION OF THE TREES HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE.
- DURING THE INITIAL STAGES OF CLEARING AND GRADING, IF HAZARDOUS TREES ARE PRESENT, OR TREES ARE PRESENT THAT ARE NOT HAZARDOUS BUT ARE LEANING INTO THE DISTURBED AREA, THE PERMITEE SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE COUNTY INSPECTOR. ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP SHALL NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.
- IF A TREE OR TREES BECOME HAZARDOUS PRIOR TO BOND RELEASE FOR THE PROJECT, DUE TO STORM EVENTS OR OTHER SITUATIONS NOT RESULTING FROM AN ACTION BY THE PERMITEE, PRIOR TO REMOVAL, A CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MUST CERTIFY THAT THE TREE OR THE PORTION OF THE TREE IN QUESTION HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE. IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

IF CORRECTIVE PRUNING MAY ALLEVIATE A HAZARDOUS CONDITION, THE CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE APPROPRIATE ANSI A-300 PRUNING STANDARDS. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOGRAPHS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

DEBRIS FROM THE TREE REMOVAL OR PRUNING THAT OCCURS WITHIN 35 FEET OF THE WOODLAND EDGE MAY BE REMOVED AND PROPERLY DISPOSED OF BY RECYCLING, CHIPPING OR OTHER ACCEPTABLE METHODS. ALL DEBRIS THAT IS MORE THAN 35 FEET FROM THE WOODLAND EDGE SHALL BE CUT UP TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION. THE SMALLER MATERIALS SHALL BE PLACED INTO BRUSH PILES THAT WILL SERVE AS WILDLIFE HABITAT.

TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TOP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.

- DEBRIS PILES SHOWN IN WOODLAND PRESERVATION AREAS SHALL BE REMOVED BY HAND WITHOUT THE USE OF MECHANICAL EQUIPMENT WITHIN THE PRESERVATION AREA. CHAINS MAY BE USED TO PULL DEBRIS OUT OF THE PRESERVATION AREAS. CAUTION MUST BE USED NOT TO DAMAGE REMAINING VEGETATION.

AFFORESTATION AND REFORESTATION NOTES:

- ALL AFFORESTATION AND REFORESTATION BONDS, BASED ON SQUARE FOOTAGE, SHALL BE POSTED WITH THE COUNTY PRIOR TO THE ISSUANCE OF ANY PERMITS. THESE BONDS WILL BE RETAINED AS SURETY UNTIL ALL REQUIRED ACTIVITIES HAVE BEEN SATISFIED OR THE REQUIRED TIMEFRAME FOR MAINTENANCE HAS PASSED, WHICHEVER IS LONGER.
- THE PLANTING OF AFFORESTATION OR REFORESTATION AREAS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT. (THIS STANDARD NOTE MAY BE MODIFIED AS NECESSARY TO ADDRESS WHICH BUILDING PERMITS ARE ADJACENT TO THE PROPOSED PLANTING AREA.) SEEDLING PLANTING IS TO OCCUR FROM NOVEMBER THROUGH MAY ONLY. NO PLANTING SHALL BE DONE WHILE THE GROUND IS FROZEN. PLANTING WITH LARGER CALIPER STOCK OR CONTAINERIZED STOCK MAY BE DONE AT ANY TIME PROVIDED A DETAILED MAINTENANCE SCHEDULE IS PROVIDED.
- IF PLANTING CANNOT OCCUR DUE TO PLANTING CONDITIONS, THE DEVELOPER OR PROPERTY OWNER SHALL INSTALL THE FENCING AND SIGNAGE IN ACCORDANCE WITH THE APPROVED TYPE 2 TREE CONSERVATION PLAN. PLANTING SHALL THEN BE ACCOMPLISHED DURING THE NEXT PLANTING SEASON. IF PLANTING IS DELAYED BEYOND THE TRANSFER OF THE PROPERTY TITLE TO THE HOMEOWNER, THE DEVELOPER OR BUILDER SHALL OBTAIN A SIGNED STATEMENT FROM THE PURCHASER INDICATING THAT THEY UNDERSTAND THAT THE REFORESTATION AREA IS LOCATED ON THEIR PROPERTY AND THAT REFORESTATION WILL OCCUR DURING THE NEXT PLANTING SEASON. A COPY OF THAT DOCUMENT SHALL BE PRESENTED TO THE COUNTY INSPECTOR.
- REFORESTATION AREAS SHALL NOT BE MOVED. THE MANAGEMENT OF COMPETING VEGETATION AROUND INDIVIDUAL TREES AND THE REMOVAL OF NOXIOUS, INVASIVE AND NON-NATIVE VEGETATION WITHIN THE REFORESTATION AREAS IS ACCEPTABLE.
- ALL REQUIRED TEMPORARY TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT TREE PROTECTION FENCING IS INSTALLED WITH THE REQUIRED PLANTING. THE TEMPORARY FENCING IS NOT REQUIRED TO BE INSTALLED IF THE PERMANENT FENCING IS INSTALLED PRIOR TO THE CLEARING AND GRADING OF THE SITE. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE FENCING IS A VIOLATION OF THIS TOP2.
- AFFORESTATION / REFORESTATION AREAS SHALL BE POSTED WITH NOTIFICATION SIGNAGE, AS SHOWN ON THE PLANS, AT THE SAME TIME AS THE PERMANENT PROTECTION FENCING INSTALLATION. THESE SIGNS SHALL REMAIN IN PERPETUITY.
- THE COUNTY INSPECTOR SHALL BE NOTIFIED PRIOR TO SOIL PREPARATION OR INITIATION OF ANY TREE PLANTING ON THIS SITE.
- AT TIME OF ISSUANCE OF THE FIRST PERMIT, THE FOLLOWING INFORMATION SHALL BE SUBMITTED TO THE M-NCPPC PLANNING DEPARTMENT REGARDING THE CONTRACTOR RESPONSIBLE FOR IMPLEMENTATION OF THIS PLAN: CONTRACTOR NAME, BUSINESS NAME (IF DIFFERENT), ADDRESS, AND PHONE NUMBER.
- RESULT OF ANNUAL SURVIVAL CHECK FOR EACH OF THE REQUIRED FOUR YEARS AFTER TREE PLANTING SHALL BE REPORTED TO THE M-NCPPC PLANNING DEPARTMENT.
- FAILURE TO ESTABLISH THE AFFORESTATION OR REFORESTATION WITHIN THE PRESCRIBED TIME FRAME WILL RESULT IN THE FORFEITURE OF THE REFORESTATION BOND AND/OR A VIOLATION OF THIS PLAN INCLUDING THE ASSOCIATED \$9.00 PER SQUARE FOOT PENALTY UNLESS THE COUNTY INSPECTOR APPROVES A WRITTEN EXTENSION.

PLANTING SPECIFICATION NOTES

- QUANTITY: (SEE PLANT SCHEDULE)
- TYPE: (SEE PLANT SCHEDULE)
- PLANT QUALITY STANDARDS: THE PLANTS SELECTED SHALL BE HEALTHY AND STURDY REPRESENTATIVE OF THEIR SPECIES. SEEDLINGS SHALL HAVE A MINIMUM TOP GROWTH OF 18". THE DIAMETER OF THE ROOT COLLAR (THE PART OF THE ROOT JUST BELOW GROUND LEVEL) SHALL BE AT LEAST 3/8". THE ROOTS SHALL BE WELL DEVELOPED AND AT LEAST 8" LONG, NO MORE THAN TWENTY-FIVE PERCENT (25%) OF THE ROOT SYSTEM (BOTH PRIMARY AND AUXILIARY/FIBROUS ROOTS SHALL BE PRESENT). PLANTS THAT DO NOT HAVE AN ABUNDANCE OF WELL DEVELOPED TERMINAL BUDS ON THE LEADERS AND BRANCHES SHALL BE REJECTED. PLANTS SHALL BE SHIPPED BY THE NURSERY IMMEDIATELY AFTER LIFTING FROM THE FIELD OR REMOVAL FROM THE GREEN HOUSE, AND PLANTED IMMEDIATELY UPON RECEIPT BY THE LANDSCAPE CONTRACTOR. IF THE PLANTS CANNOT BE PLANTED IMMEDIATELY AFTER DELIVERY TO THE REFORESTATION SITE, THEY SHALL BE STORED IN THE SHADE WITH THEIR ROOT MASSES PROTECTED FROM DIRECT EXPOSURE TO SUN AND WIND BY THE USE OF STRAW, PEAT MOSS, COMPOST, OR OTHER SUITABLE MATERIAL AND SHALL BE MAINTAINED THROUGH PERIODIC WATERING, UNTIL THE TIME OF PLANTING.
- PLANT HANDLING: THE QUANTITY OF SEEDLINGS TAKEN TO THE FIELD SHALL NOT EXCEED THE QUANTITY THAT CAN BE PLANTED IN A DAY. SEEDLINGS, ONCE REMOVED FROM THE NURSERY OR TEMPORARY STORAGE AREA SHALL BE PLANTED IMMEDIATELY.
- TIMING OF PLANTING: THE BEST TIME TO PLANT SEEDLINGS IS WHILE THEY ARE DORMANT, PRIOR TO SPRING BUDDING. THE MOST SUITABLE MONTHS FOR PLANTING ARE MARCH AND APRIL, WHEN THE SOILS IS MOIST, BUT MAY BE PLANTED FROM MARCH THROUGH NOVEMBER. NO PLANTING SHALL BE DONE WHILE THE GROUND IS FROZEN. PLANTING SHALL OCCUR WITHIN ONE GROWING SEASON OF THE ISSUANCE OF GRADING/BUILDING PERMITS AND/OR REACHING THE FINAL GRADES AND STABILIZATION OF PLANTING AREAS.
- SEEDLING PLANTING: TREE SEEDLINGS SHALL BE HAND PLANTED USING A DIBBLE BAR OR SHARP SHOOTER SHOVEL. IT IS IMPORTANT THAT THE SEEDLING BE PLACED IN THE HOLE SO THAT THE ROOTS CAN SPREAD OUT NATURALLY; THEY SHALL NOT BE TWISTED, BALLED UP OR BENT. MOIST SOIL SHOULD THEN BE PACKED FIRMLY AROUND THE ROOTS. SEEDLINGS SHOULD BE PLANTED AT A DEPTH WHERE THEIR ROOTS LIE JUST BELOW THE GROUND SURFACE. AIR POCKETS SHOULD NOT BE LEFT AFTER CLOSING THE HOLE WHICH WOULD ALLOW THE ROOTS TO DRY OUT. SEE PLANTING DETAILS FOR FURTHER EXPLANATION. IF THE CONTRACTOR WISHES TO PLANT BY ANOTHER METHOD, THE PREPARER OF THIS TREE CONSERVATION PLAN MUST BE CONTACTED AND GIVE HIS APPROVAL BEFORE PLANTING MAY BEGIN.
- SPACING: SEE PLANT SCHEDULE AND/OR PLANTING PLAN FOR SPACING REQUIREMENTS. ALSO REFER TO THE PLANTING LAYOUT DETAIL FOR A DESCRIPTION OF THE GENERAL PLANTING THEORY.
- SOIL: UPON THE COMPLETION OF ALL GRADING OPERATIONS, A SOIL TEST SHALL BE CONDUCTED TO DETERMINE WHAT SOIL PREPARATION AND SOIL AMENDMENTS, IF ANY, ARE NECESSARY TO CREATE GOOD TREE GROWING CONDITIONS. SOIL SAMPLES SHALL BE TAKEN AT A RATE THAT PROVIDES ON SOIL SAMPLE FOR EACH AREA THAT APPEARS TO HAVE A DIFFERENT SOIL TYPE (IF THE ENTIRE AREA APPEARS UNIFORM, THEN ONLY ONE SAMPLE IS NECESSARY), AND SUBMITTED FOR TESTING TO A PRIVATE COMPANY. THE COMPANY OF CHOICE SHALL MAKE RECOMMENDATIONS FOR IMPROVING THE EXISTING SOIL. THE SOIL WILL BE TESTED AND RECOMMENDED FOR CORRECTIONS OF SOIL TEXTURE, PH, MAGNESIUM, PHOSPHORUS, POTASSIUM, CALCIUM AND ORGANIC MATTER.
- SOIL IMPROVEMENT MEASURES: THE SOIL SHALL THEN BE IMPROVED ACCORDING TO THE RECOMMENDATIONS MADE BY THE TESTING COMPANY.
- FENCING AND SIGNAGE: FINAL PROTECTIVE FENCING SHALL BE PLACED ON THE VISIBLE AND/OR DEVELOPMENT SIDE OF PLANTING AREAS. THE FINAL PROTECTIVE FENCE SHALL BE INSTALLED UPON COMPLETION OF PLANTING OPERATIONS UNLESS IT WAS INSTALLED DURING THE INITIAL STAGES OF DEVELOPMENT. SIGNS SHALL BE POSTED PER THE SIGNAGE DETAIL ON THIS SHEET.
- PLANTING METHOD: CONSULT THE PLANTING DETAIL(S) SHOWN ON THIS PLAN.
- MULCHING: APPLY TWO-INCH THICK LAYER OF WOODCHIP OR SHREDDED HARDWOOD MULCH (AS NOTED), TO EACH PLANTING SITE (SEE DETAIL SHOWN ON THIS PLAN).
- GROUND COVER ESTABLISHMENT: THE REMAINING DISTURBED AREA BETWEEN SEEDLING PLANTING SITES SHALL BE SEEDED AND STABILIZED WITH WHITE CLOVER SEED AT THE RATE OF 5 LBS/ACRE.
- MOWING: NO MOWING SHALL BE ALLOWED IN ANY PLANTING AREA.
- SURVIVAL CHECK FOR BOND RELEASE: THE SEEDLING PLANTING IS TO BE CHECKED AT THE END OF EACH YEAR FOR FOUR YEARS TO ASSURE THAT NO LESS THAN 75% OF THE ORIGINAL PLANTED QUANTITY SURVIVES. IF THE MINIMUM NUMBER HAS NOT BEEN PROVIDED THE AREA MUST BE SUPPLEMENTED WITH ADDITIONAL SEEDLINGS TO REACH THE REQUIRED NUMBER AT TIME OF PLANTING.
- SOURCE OF SEEDLINGS:

POST DEVELOPMENT NOTES

WHEN WOODLANDS AND/OR SPECIMEN, HISTORIC OR CHAMPION TREES ARE TO REMAIN:

- IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER DESIRES TO REMOVE A HAZARDOUS TREE OR PORTION THEREOF, THE NEW OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM A CERTIFIED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE MEASURES PRIOR TO HAVING THE WORK CONDUCTED. AFTER PROPER DOCUMENTATION HAS BEEN COMPLETED PER THE HANDOUT "GUIDANCE FOR PRINCE GEORGE'S COUNTY PROPERTY OWNERS, PRESERVATION OF WOODLAND CONSERVATION AREAS", THE ARBORIST OR TREE EXPERT MAY THEN REMOVE THE TREE. THE STUMP SHALL BE CUT AS CLOSE TO THE GROUND AS POSSIBLE AND LEFT IN PLACE. THE REMOVAL OR GRINDING OF THE STUMPS IN THE WOODLAND CONSERVATION AREA IS NOT PERMITTED.
- IF A TREE OR PORTION THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREAS AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.
- TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TOP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.
- THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM ANY WOODLAND PRESERVATION AREA SHALL BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY (PRUNERS OR A CHAIN SAW). THESE PLANT MAY BE CUT NEAR THE GROUND AND MATERIAL LESS THAN TWO INCHES DIAMETER MAY BE REMOVED FROM THE AREA AND DISPOSED OF APPROPRIATELY. ALL MATERIAL FROM THESE NOXIOUS, INVASIVE, AND NON-NATIVE PLANTS GREATER THAN TWO (2) INCHES DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION.
- THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES TO DISCOURAGE RE-SPROUTING OF INVASIVE, NOXIOUS, OR NON-NATIVE PLANTS IS PERMITTED IF DONE AS AN APPLICATION OF THE CHEMICAL DIRECTLY TO THE CUT STUMP IMMEDIATELY FOLLOWING CUTTING OF PLANT TOPS. THE USE OF ANY HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS.
- THE USE OF CHAINSAWS IS EXTREMELY DANGEROUS AND SHOULD NOT BE CONDUCTED WITH POORLY MAINTAINED EQUIPMENT, WITHOUT SAFETY EQUIPMENT, OR BY INDIVIDUALS NOT TRAINED IN THE USE OF THIS EQUIPMENT FOR THE PRUNING AND/OR CUTTING OF TREES.

PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY INDIVIDUAL HOMEOWNERS

- REFORESTATION FENCING AND SIGNAGE SHALL REMAIN IN PLACE IN ACCORDANCE WITH THE APPROVED TYPE 2 TREE CONSERVATION PLAN.
- REFORESTATION AREAS SHALL NOT BE MOVED; HOWEVER, THE MANAGEMENT OF COMPETING VEGETATION AND REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE.

FOUR-YEAR MANAGEMENT PLAN FOR RE/AFFORESTATION AREAS

FIELD CHECK THE RE-AFFORESTATION AREA ACCORDING TO THE FOLLOWING SCHEDULE:

- YEAR 1: SITE PREPARATION AND TREE PLANTING
SURVIVAL CHECK ONCE ANNUALLY (SEPTEMBER-NOVEMBER) SEE NOTE 1
WATERING AS NEEDED (2 X IN NOV.)
CONTROL OF UNDESIRABLE VEGETATION AS NEEDED (1 X IN JUNE AND 1 X IN SEPTEMBER MIN.)
- YEAR 2-3: REINFORCEMENT PLANTING IS NEEDED (SEE NOTE 2)
SURVIVAL CHECK ONCE ANNUALLY (SEPTEMBER-NOVEMBER)
CONTROL OF UNDESIRABLE VEGETATION IF NEEDED (1 X IN MAY AND 1 X IN AUGUST MIN.)
- YEAR 4: REINFORCEMENT PLANTING IF NEEDED. (SEE NOTE 2)
SURVIVAL CHECK (SEPTEMBER-NOVEMBER)

- SURVIVAL CHECK: CHECK PLANTED STOCK AGAINST PLANT LIST (OR AS-BUILT) BY WALKING THE SITE AND TAKING INVENTORY. PLANTS MUST SHOW VITALITY. SUBMIT FIELD DATA FORMS (CONDITION CHECK SHEETS) TO OWNER AFTER EACH INSPECTION. REMOVE ALL DEAD PLANTS.
- REINFORCEMENT PLANTING: REPLACE DEAD OR MISSING PLANTS IN SUFFICIENT QUANTITY TO BRING THE TOTAL NUMBER OF LIVE PLANTS TO AT LEAST 75% OF THE NUMBER ORIGINALLY PLANTED. IF A PARTICULAR SPECIES SUFFERS UNUSUALLY HIGH MORTALITY, REPLACE WITH AN ALTERNATIVE PLANT TYPE.
- MISCELLANEOUS: FERTILIZATION OR WATERING DURING YEARS 1 THROUGH 3 WILL BE DONE ON AN AS NEEDED BASIS. SPECIAL RETURN OPERATIONS OR RECOMMENDATIONS WILL BE CONDUCTED ON AN AS NEEDED BASIS.

OFF-SITE WOODLAND CONSERVATION NOTE:

PRIOR TO THE ISSUANCE OF THE FIRST GRADING PERMIT FOR THE SECTION OF DEVELOPMENT SHOWN ON THIS TOP2, ALL OFF-SITE WOODLAND CONSERVATION REQUIRED BY THIS PLAN SHALL BE IDENTIFIED ON AN APPROVED TOP2 PLAN AND RECORDED AS AN OFF-SITE EASEMENT IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY. PROOF OF RECORDATION OF THE OFF-SITE CONSERVATION SHALL BE PROVIDED TO THE M-NCPPC PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN. THE OFF-SITE WOODLAND CONSERVATION REQUIREMENTS FOR THE SUBJECT PROPERTY SHALL BE MET WITHIN THE MATTAWOMAN CREEK WATERSHED, UNLESS THE APPLICANT DEMONSTRATES DUE DILIGENCE IN SEEKING OUT OPPORTUNITIES FOR OFF-SITE WOODLAND CONSERVATION LOCATIONS IN ACCORDANCE WITH PRIORITIES OF SECTION 25-122(A)(6).

PHASED DEVELOPMENT:

WORK ON THIS PROJECT WILL BE INITIATED IN SEVERAL PHASES. ALL TEMPORARY TPFS REQUIRED FOR A GIVEN PHASE SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE WITHIN THAT PHASE OF WORK.

PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY INDIVIDUAL HOMEOWNERS

- REFORESTATION FENCING AND SIGNAGE SHALL REMAIN IN PLACE IN ACCORDANCE WITH THE APPROVED TYPE 2 TREE CONSERVATION PLAN.
- REFORESTATION AREAS SHALL NOT BE MOVED; HOWEVER, THE MANAGEMENT OF COMPETING VEGETATION AND REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE.

REFORESTATION PLANT SCHEDULE										Reforestation Area G Acreage	0.02	Reforestation Area H Acreage	0.29	Reforestation Area I Acreage	0.10	Reforestation Area J Acreage	0.03	Total Quantity
Botanical Name	Common Name	Caliper	Height	Planting Stock	Reforestation	Quantity	Credits	Quantity	Credits	Quantity	Credits	Quantity	Credits	Quantity	Credits	Quantity	Credits	
Liriodendron tulipifera	Tulip Poplar	1	B&B	Seedling	3	3	3	42	42	15	15	4	4	4	4	4	4	68
Liquidambar styraciflua	Sweetgum	1	B&B	Seedling	3	3	3	42	42	15	15	4	4	4	4	4	4	64
Quercus rubra	Northern Red Oak	1	B&B	Seedling	3	3	3	42	42	15	15	4	4	4	4	4	4	64
Acer rubrum	Red Maple	1	B&B	Seedling	3	3	3	42	42	15	15	4	4	4	4	4	4	64
Cercis canadensis	Eastern Redbud	1	B&B	Seedling	3	3	3	42	42	15	15	4	4	4	4	4	4	64
Ilex opaca (M)	American Holly (male)	1	B&B	Seedling	1	1	1	40	40	10	10	4	4	4	4	4	4	53
Ilex opaca (F)	American Holly (female)	1	B&B	Seedling	4	4	4	40	40	15	15	6	6	6	6	6	6	65
Reforestation Units Provided						20		20		100		100		100		100		30
Total Reforestation Units Required						20		20		100		100		100		100		30
Excess						0		0		0		0		0		0		0

CONTRACT PURCHASER CERTIFICATION

I/WE BRINKLEY HILL ASSOCIATES LLC HEREBY ACKNOWLEDGE THAT WE ARE AWARE OF THIS TYPE 2 TREE CONSERVATION PLAN (TOP2) AND THAT WE UNDERSTAND THE REQUIREMENTS AS SET FORTH IN THIS TOP2.

CONTRACT PURCHASER OR
CONTRACT PURCHASER'S REPRESENTATIVE

July 8, 2015

DATE

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TOP2-83-02			
Approved by	Date	DR#	Reason for Revision
00 K. FINCH	9/3/02	-	Permit
01 J. STASZ	4/16/08	DSP-06028	New Site Plan
02 E. SCHOLLERS	7/30/16	DSP-06028.01	Parcel B
03 <i>[Signature]</i>	1/8/17	DSP-06028.01	<i>[Signature]</i>
04 <i>[Signature]</i>			
05			

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: BRINKLEY HILL

PROJECT NUMBER: DSP-06028-01 - 02

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



Dewberry
Consultants LLC

Formerly known as
Dewberry & Davis LLC

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301.731.0188 (FAX)
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CONTACT

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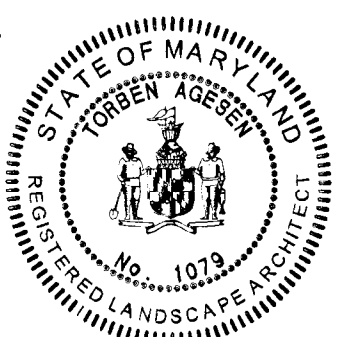
BRINKLEY HILL
PRINCE GEORGE'S COUNTY

12TH ELECTION DISTRICT

PARCEL C & D

TAX MAP 96 GRIDES F3
2007 MAP REFERENCE 208NE03

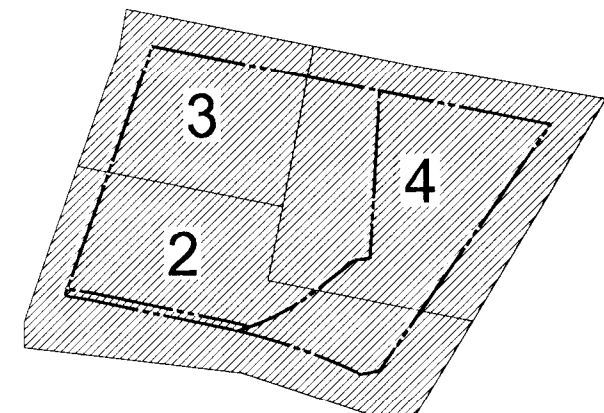
SEAL



PROFESSIONAL CERTIFICATION:

DESIGN CERTIFICATE
DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A
FULLY REGISTERED LANDSCAPE ARCHITECT
UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NO. 10728
EXPIRATION DATE: JULY 14, 2019.

KEY PLAN



SCALE

AS-SHOWN

No.	DATE	BY	Description
1	7/8/15	NB	ADDRESS CERT. COMM.
2	8/9/15	NB	REV. DISTANCES & LOT S.F. ON LOTS 118 & 129.
3	8/4/16	NB	REV. CULVERT & NB/CB ACCESSIBLE ROUTE.

REVISIONS

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

TITLE

TYPE 2 TREE
CONSERVATION
PLAN

DETAILS, NOTES,
& COMPUTATIONS

DEWBERRY JOB NO. 50068346

5

SHEET NO.

5 OF 6

A

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.misutility.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.

