

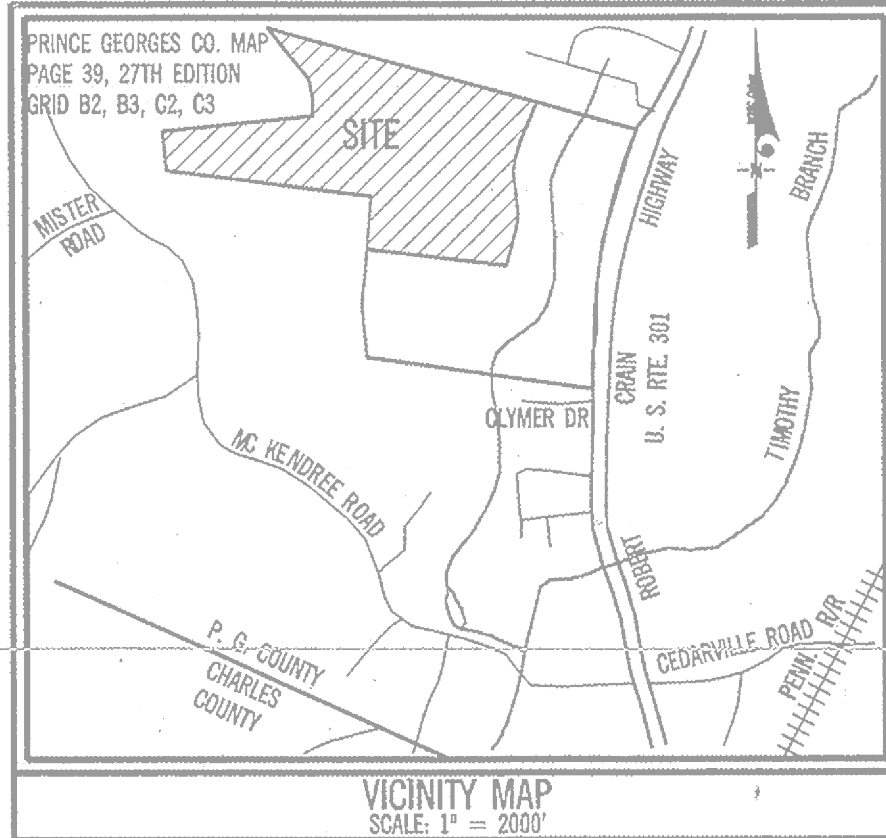
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
1000 EIGHTH STREET, N.W.
WASHINGTON, D.C. 20004

APPLICATION NAME: BRANDYWINE VILLAGE
APPLICATION NO.: SDP-0519-01
TCP NO.: TCPII-126-98-10

SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH BOARD RESOLUTION
NO. 2022-23 DATED MARCH 10, 2022.

SIGNATURE APPROVAL DATE:
Fothergill, Anne
Digitally signed by
Fothergill, Anne
Date: 2022.07.27
11:30:32 -0400
Authorized Signature

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCPII-126-98			
Approved by	Date	DRD #	Reason for Revision
00 John P. Markovich	10/30/1998		Access Road Only
01 John P. Markovich	7/11/2002	SDP-0109	Brandywine Village - Add to McKendree Village
02 John P. Markovich	7/11/2002	SDP-0108	Brandywine Village - Community Lake
03 Jim Stasz	10/18/2005	SDP-0407	Chaddsford - Section 1
04 Jim Stasz	2/15/2006	SDP-0419	Chaddsford - Recreational Center
05 Jim Stasz	11/06/2006	SDP-0509	Chaddsford - Sections 3-5
06 Jim Stasz	4/02/2007	SDP-0513	Chaddsford - Section 2 (East Lake Townhomes)
07 Jim Stasz	1/03/2008	SDP-0519	Brandywine Village - Commercial Retail Center
08 Jim Stasz	4/10/2008	SDP-0611	Chaddsford - Section 6
09 Jim Stasz	8/29/2008	SDP-0705	Chaddsford - Section 7
10 <i>Blue & Stasz</i>	7/25/2022	SDP-0519-01	Brandywine Village - Commercial
11			



TCPII
126/98-01
SDP-0109

TCPII
126/98-05
SDP-0509

TCPII
126/98-08
SDP-0808

TCPII
126/98-02
SDP-0108

TCPII
126/98-03
SDP-0407

TCPII
126/98-04
SDP-0419

TCPII
126/98-10
SDP-0519-01

LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
PAVEMENT	PAVEMENT
CONTOURS	CONTOURS
LIMIT OF CLEARING	LIMIT OF CLEARING
LIMIT OF DISTURBANCE	LIMIT OF DISTURBANCE
WATER LINE	WATER LINE
SEWER LINE	SEWER LINE
FIRE HYDRANT	FIRE HYDRANT
FENCE	FENCE
STORM DRAIN	STORM DRAIN
+126.00 SPOT ELEVATION	+25.2 SPOT ELEVATION
W WETLAND	W WETLAND
WB WETLAND BUFFER	WB WETLAND BUFFER
FLOODPLAIN	FLOODPLAIN
EXPANDED BUFFER	EXPANDED BUFFER
STREAM BUFFER	STREAM BUFFER
SLOPES 1% TO 25% OR BROADER 30%	
SLOPES 25% & GREATER	

CALL "MISS UTILITY"
TELEPHONE 1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPII-126/98-10	
Rev:	Date:
01	
02	
03	
04	

SCALE: 1"=150'

M-NCPPC APPROVALS			
PROJECT NAME: CHADDSFORD			
PROJECT NUMBER: SDP-0509			
For Conditions required see Site Plan Cover Sheet and Approval Sheet Revised and Below Approval Sheet			
Approval or Revision #	Approval Date	Approval Signature	Certification Date
6-8-2022	11-6-06		



WOODLAND CONSERVATION CERTIFICATION	
PLAN CERTIFICATE	
NAME: KEVIN A. FOSTER, RLA	
ADDRESS: 3001 EDGEMOOR ROAD, GREENBELT, MD 20884	
PHONE: (301) 441-3324	
E-MAIL: KFOSTER@AND-O.COM	
LICENSE: MD LAND. ARCH. NO. 787	

GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 300 N. WASHINGTON AVE., SUITE 200 - BETHESDA OFFICE PARK BETHESDA, MARYLAND 20814 TEL: 301-421-0041 FAX: 301-421-0042		NOTE: PROVISION CLOUD DELINEATES LIMITS OF RESPONSIBILITY OF GUTSCHICK, LITTLE & WEBER, P.A. KEYVIN A. FOSTER, RLA, AICP MARYLAND REGISTERED LANDSCAPE ARCHITECT NO. 807	
--	--	--	--

OWNER/APPLICANT
K. HOVNANIAN HOMES
1802 BRIGHTSEAT ROAD
LANDOVER, MD 20785
ATTN: MR. AL LESTER
PH: 301-683-6263
FAX: 301-772-8925

No.	REVISION	DATE	BY
1	RESPONDED TO STAFF COMMENTS	4-17-08	CIM
2	REVISED TOP II APPROVAL BLOCK	12/8/2007	
3	REVISED WOODLAND CONSERVATION WORKSHEET	01/10/2022	GLW



GREENHORNE & O'MARA
CONSULTING ENGINEERS
6110 FROST PLACE, LAUREL, MD 20707
PHONE: (301) 982-2800 FAX: (301) 220-2619
WWW.GAND-O.COM

FLORIDA • GEORGIA • MARYLAND • NORTH CAROLINA • PENNSYLVANIA • VIRGINIA • WEST VIRGINIA

TREE CONSERVATION PLAN TYPE II
COVER SHEET
CHADDSFORD
SECTIONS 3, 4, AND 5

BRANDYWINE (11th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SEM DESIGN	SCALE 1" = 150'
SEM DRAWN	1 OF 13
JLF CHECKED	SHEET
NOV. '05 DATE	092281 PROJ. NO.
	9880-W FILE NO.

WOODLAND CONSERVATION AREA MANAGEMENT NOTES: Removal of Hazardous Trees or Hazardous Limbs by Developers or Builders

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 part thereof designated by the Department of Environmental Resources as dead, dying, or hazardous may be removed.

1. A tree is considered hazardous if a condition is present which leads a Licensed Arborist or Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall or strike a structure, parking area, or other high use area and result in personal injury or property damage.

2. If a hazardous condition may be alleviated by corrective pruning, the Licensed Arborist or Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the ANSI A-300 Pruning Standards ("Tree, Shrub, and other Woody Plant Maintenance Standard Practices").

3. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the building or grading inspector if it is a valid grading or building permit for the subject lot or parcels on which the trees are located. Only after approval of the appropriate inspector may the tree be cut by a chainsaw to near the existing ground level. The stump may not be removed or covered with soil, mulch or other materials that would inhibit sprouting.

4. 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 encouraging decomposition. Smaller materials shall be placed in brush piles that will serve as wildlife habitat.

Woodland Conservation Worksheet - Prince George's County
ALL AREAS EXPRESSED IN ACRES

Zone: Gross Tract: 149.47
Floodplain: 23.75
Previously Dedicated Land: 0.00
Net Tract (NTA): 125.72

Property Description or Subdivision Name: N
Is this site subject to the 1989 Ordinance? 61.82
Break-even Point (preservation acres) = 115.66
Acres of Net Tract clearing permitted w/o reforestation =

Woodland Conservation Requirement Calculations:
Existing Woodland on Net Tract (acres): 177.48
Existing Woodland in Floodplain (acres): 34.81
Woodland Conservation Threshold (NTA) = 18.54%
Smaller of a or c: 32.91
Woodland above WCT: 144.57

Plan Number: (This must be completed for each phase)
Plan Phase or Name: 177.48
Total area in this application (acres): 17.35
Floodplain area in this application (acres): 1.60
Net Tract area in the application (acres): 15.75
Woodland on the Net Tract for this phase (acres): 1.60
Woodland Cleared on Net Tract for this phase: 15.75
Woodland Cleared in Floodplain for this phase: 1.60
Off-site Mitigation provided on this property: 0.00
Cumulative acres of Net Tract Woodland cleared: 15.75
Cumulative acres of Floodplain Woodland cleared: 1.60
Smaller of a or c: 15.00%
Woodland Conservation Required: 38.45

Woodland Conservation Provided:
Preservation: 0.00
Reforestation: 0.00
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: 0.00
Total Woodland Conservation Provided: 0.00

Woodland saved on this phase but not counted
Existing Net Tract Woodland in later phases: 161.73

WOODLAND CONSERVATION AREA SIGNAGE

TREE CONSERVATION AREA
MACHINERY, DUMPING
OR STORAGE
OF ANY MATERIALS IS
PROHIBITED

SPECIMEN TREE PROTECTION FENCING

WOODLAND CONSERVATION AREA
DO NOT DISTURB
SEEDLINGS, SHRUBS OR TREES
REFORESTATION PROJECT
TREES FOR YOUR FUTURE FROM

REFORESTATION AREA SIGNAGE

WOODLAND CONSERVATION AREA
DO NOT DISTURB
SEEDLINGS, SHRUBS OR TREES
REFORESTATION PROJECT
TREES FOR YOUR FUTURE FROM

TREE PLANTING AND MAINTENANCE CALENDAR

TASKS
TRANSPANT OF 2" DBH OR GREATER
PLANTING SEEDLINGS, WHIPS
MINIMUM MONITORING
FERTILIZER + (IF NEEDED)
WATER ++
PRUNING

MONTHS
JAN FEB MAR APR MAY JUNE JULY AUG SEPT OCT NOV DEC

KEY
* ACTIVITIES DURING THESE MONTHS ARE DEPENDENT UPON GROUND CONDITIONS
HURRY RECOMMENDED
RECOMMENDED WITH ADDITIONAL CARE
RECOMMENDED
DEPENDENT UPON SITE CONDITIONS
++ FREQUENT UPON SITE CONDITIONS, WEEKLY WATERING IS GREATLY RECOMMENDED FROM MAY THROUGH OCTOBER, UNLESS WEEKLY RAINFALL EQUALS OR EXCEEDS 1 INCH

TYPE II TREE CONSERVATION NOTES:
1. Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$150 per square foot mitigation fee.
2. The Department of Environmental Resources (DER) Inspector must be contacted prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this plan.
3. Property owners shall be notified by the Developer or Contractor of any Woodland Conservation Area (Tree Save Areas, Reforestation Areas, Afforestation Areas, or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances to these areas. Upon the sale of the property the owner/developer or owner representative shall notify the purchaser of the property of any Woodland Conservation Areas.
4. All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities have been satisfied.
5. All required off-site mitigation shall be identified on an approved TCI if the off-site location and shall be recorded as an off-site assessment in the land records of Prince George's County prior to issuance of any permits for the subject property.
6. The location of all Tree Protection Devices (TPDs) shown on this Plan shall be flagged or staked in the field prior to the pre-construction meeting with the Inspector from DER. Upon approval of the flagged or staked TPD locations by the DER Inspector, installation of the TPD's may begin. TPD installation shall be completed prior to installation of initial Sediment Controls. No cutting or clearing of trees may begin before final approval of TPD installation.
7. Tree Conservation Area signs will be securely attached to fence posts, spaced every 50 feet.
8. Tree Protective Devices, flagging, and signs for Woodland Conservation Areas shall be removed at completion of final grading, but maintained by the contractor until then.
9. As work on this project will be initiated in several phases, all TPDs required for a given phase shall be installed prior to any disturbance within that phase of work.
10. Woodland Conservation - Tree Save Areas and Reforestation Areas shall be posted as shown at the same time as Tree Protective Device installation. The signs shall remain in place until work is completed and the site is stabilized.
11. All tree planting for woodland replacement, reforestation or afforestation will be completed prior to Use and Occupancy Permit. Failure to establish woodland replacement, reforestation or afforestation within the prescribed time frame will result in the forfeiture of the Reforestation Bond and/or a violation of this Plan including the associated \$150 per square foot penalty unless a written extension is approved by the DER Inspector.
12. The DER Inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
13. Results of survival checks for all tree planting shall be reported to the DER Inspector for the site and M-NCPPC, Environmental Planning Section.
14. Prior to the issuance on any permits the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.
15. Roots of all trees within 20 feet of the limits of disturbance shall be cut along the limits of disturbance to a depth of at least 18 inches using a vibratory plow (cable laying machine) or toothed chain trencher, prior to installation of Tree Protective Devices or start of grading.
16. Sediment and erosion control measures will comply with the Sediment Control Plan as approved by the Prince George's County Soil Conservation District.
17. Contractor is liable for any damages he causes during construction to any preservation areas, fences, roads, paved paths, utilities, or other improvements on private or public property.
18. Approved Sediment and Erosion Control Measures may be substituted in lieu of Tree Protective Devices (TPDs) shown on this plan, in-field location and substitutions must be approved by the DER Inspector.

REFORESTATION AREA MANAGEMENT PLAN:
Year No. 1: (a) First 3 months = site preparation and tree planting. (b) Fifth month = vegetation control (if needed). (c) Eighth month = vegetation control (if needed). (d) Eleventh month = 75% survival check.
Year No. 2: (Same as year No. 1)
Year No. 3: (a) First 3 months = supporting planting. (b) Months 4 - 7 = vegetation control, if needed.
Year No. 4: (Same as year No. 3).
Year No. 5: HOA may remove fencing/signs after final acceptance by M-NCPPC or its designee.

REFORESTATION AREA MANAGEMENT PLAN:
Approved by: 00 John P. Markovich
Date: 10/30/1998
DRD #: SDP-0109
Reason for Revision: Access Road Only
01 John P. Markovich
Date: 7/11/2002
DRD #: SDP-0108
Reason for Revision: Brandywine Village - Add to McKendree Village
02 John P. Markovich
Date: 7/11/2002
DRD #: SDP-0108
Reason for Revision: Brandywine Village - Community Lake
03 Jim Stasz
Date: 10/18/2005
DRD #: SDP-0407
Reason for Revision: Chaddsford - Section 1
04 Jim Stasz
Date: 2/15/2006
DRD #: SDP-0419
Reason for Revision: Chaddsford - Recreational Center
05 Jim Stasz
Date: 11/06/2006
DRD #: SDP-0509
Reason for Revision: Chaddsford - Sections 3-5
06 Jim Stasz
Date: 4/02/2007
DRD #: SDP-0513
Reason for Revision: Chaddsford - Section 2 (East Lake Townhomes)
07 Jim Stasz
Date: 1/03/2008
DRD #: SDP-0519
Reason for Revision: Brandywine Village - Commercial Retail Center
08 Jim Stasz
Date: 4/10/2008
DRD #: SDP-0611
Reason for Revision: Chaddsford - Section 6
09 Jim Stasz
Date: 8/29/2008
DRD #: SDP-0705
Reason for Revision: Chaddsford - Section 7
10 Chaddsford
Date: 7/25/2022
DRD #: SDP-0519-01
Reason for Revision: Brandywine Village - Commercial
11

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3000 NATIONAL AVE., SUITE 200 - BETHESDA, MD 20814
TEL: 301-421-4244 FAX: 301-421-4245
WWW.GLWG.COM

KEVIN A. FOSTER, ASLA, AICP
LANDSCAPE ARCHITECT No. 807

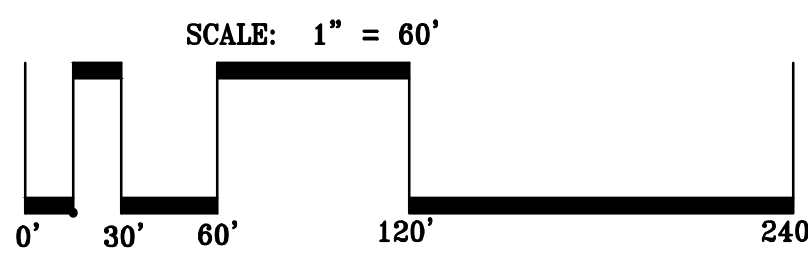
GREENHORNE & O'MARA
CONSULTING ENGINEERS
6110 FROST PLACE LAUREL, MD 20707
PHONE: (301) 962-2800 FAX: (301) 220-2619
WWW.G-O.COM

BRANDYWINE (110) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

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GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BARTONVILLE OFFICE PARK
BARTONVILLE, MARYLAND 20866

DATE	REVISION	BY	APP'R.
01.10.2022	REVISED WOODLAND CONSERVATION WORKSHEET	KAB	KAF
12.5.2007	REVISED TOP II APPROVAL BLOCK	TSZ	KAF
03.08.2007	REMOVED PRESERVATION AREAS FROM M-NCPPC DEDICATION PARCEL 'B'	TSZ	KAF
12.19.2006	REVISED PER ENVIRONMENTAL PLANNING COMMENTS DATED 12.5.2006	TSZ	KAF
9.13.2006	REMOVAL OF 1.29 AC. PARCEL FROM SUBMISSION BOUNDARIES	TSZ	KAF
		BY	APP'R.



PREPARED FOR:
ZIMMER DEVELOPMENT COMPANY, LLC
111 PRINCESS STREET
WILMINGTON, NORTH CAROLINA 28402

MICHAEL OGDEN
910.763.4669

TYPE II TREE CONSERVATION PLAN
BRANDYWINE VILLAGE
IN CONJUNCTION WITH SDP-0519

BRANDYWINE ELECTION DISTRICT NO. 11

SCALE	ZONING	G. L. W. FILE NO.
1"=60'	R-M L-A-C	03061
DATE	SZ	SHEET
FEB, 2005	154 - F3/4	3 OF 3

GENERAL NOTES

- OWNER/APPLICANT: ZP NO. 140 LLC
C/O ZIMMER DEVELOPMENT COMPANY, LLC.
ATTN: MICHAEL OGDEN
111 PRINCESS STREET
WILMINGTON, NORTH CAROLINA
TEL: 910.763.4669
- BOUNDARY SURVEY BY GUTSCHICK, LITTLE & WEBER, PA.
- TOPOGRAPHY IS A COMBINATION OF COUNTY AERIAL TOPOGRAPHY
SUPPLEMENTED BY FIELD RUN TOPOGRAPHY BY GUTSCHICK, LITTLE
& WEBER, PA. JUNE, 2005.
- OUTLOT 3: 14.76 AC. R-M/L-A-C
- EXISTING USES: VACANT
- PROPOSED USES:
OUTLOT 3
COMMERCIAL SHOPPING CENTER
TOTAL BUILDING FLOOR AREA = 101,363 S.F.
- THERE ARE NO RARE, THREATENED OR ENDANGERED SPECIES
ON THIS PROPERTY.
- THERE ARE NO KNOWN HISTORIC RESOURCES OR CEMETERIES
ON THIS PROPERTY.
- SOILS INFORMATION SHOWN WAS OBTAINED FROM THE PRINCE
GEORGE'S COUNTY SOIL SURVEY.
- FOREST STAND DELINEATION BY GREENHORNE & O'HARA, INC. - JUNE, 1996.
- GRADING AND LIMITS OF DISTURBANCE ARE PRELIMINARY AND
ARE SUBJECT TO CHANGE.
- EXISTING AND PROPOSED WATER AND SEWER SERVICE CATEGORIES
5-3 AND W-3.
- 200 FOOT FOOT MAP REFERENCE: 220 SE 07
- TAX MAP/GRID: 154 F-344

WOODLAND CONSERVATION AREA MANAGEMENT NOTES

Removal of Hazardous Trees or Hazardous 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 portions thereof designated by the Department of Environmental Resources as dead, dying, or hazardous may be removed.

- A tree is considered hazardous if a condition is present which leads to a Licensed Arborist or a Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property damage.
- If a hazardous condition may be alleviated by corrective pruning, the Licensed Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the ANSI A-300 Pruning Standards ("Tree, Shrub, and Other Woody Plant Maintenance - Standard Practices").
- Corrective measures requiring the removal of hazardous tree or portions thereof shall require authorization by the building or grading inspector if there is a valid grading or building permit for the subject lots or parcels on which the trees are located. Only after approval of the appropriate inspector may the tree be cut by chain saw to near the existing ground level. The stump may not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
- 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 25 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.

Removal of Hazardous Trees, Hazardous Limbs, Noxious Plants, Invasive Plants or Non-Native Plants in Woodland Conservation Areas Owned by Individual Homeowners

- If the developer or builder no longer has an interest in the property the homeowner shall obtain a written statement from the Licensed Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. The tree may then be removed by the arborist or tree expert. 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.
- The removal of noxious, invasive, and non-native plant species from the woodland conservation area may be done with the use of hand-held equipment only such as pruners or a chain saw. These plants may be cut near the ground and the material less than two inches in 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 in 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 the cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.

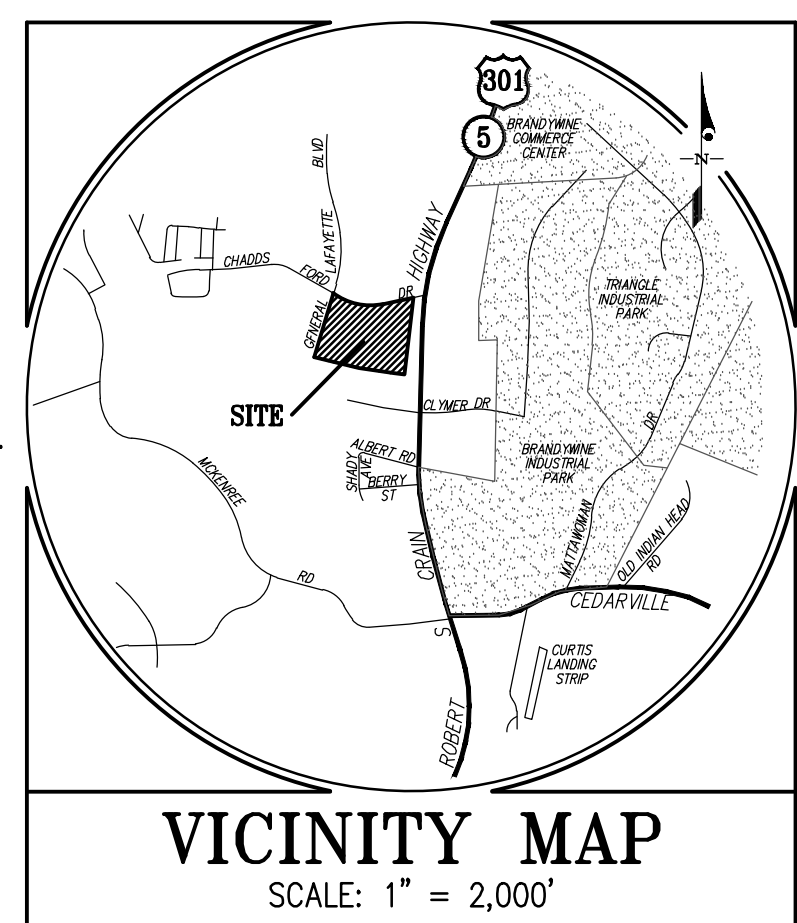
NOTE: The use of chain saws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.

Protection of Reforestation and Afforestation Areas by Developers or Builders

- Reforestation and afforestation areas shall be planted prior to the occupancy of the nearest building or residence. 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 II 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 shall obtain a signed statement from the purchaser indicating that they understand that the reforestation project is located on their property and that reforestation will occur during the next planting season. A copy of this document shall be presented to the grading inspector and the Environmental Planning Section.
- Reforestation areas shall not be moved, however, the management of competing vegetation around individual trees is acceptable.

Woodland Areas NOT Covered as Part of the Woodland Conservation Requirements

- A revised Tree Conservation Plan is required prior to clearing any woodland area which is not specifically identified to be cleared on the most recently approved Type II Tree Conservation (TCP) on file in the office of M-NCPPC, Environmental Planning Section located on the 4th floor of the County Administration Building at 14141 Governor Owen Bowie Drive, Upper Marlboro, Maryland 20774, phone 301-862-2662. Additional mitigation or reforestation for the clearing of all woodlands beyond that reflected on the approval plans. Although clearing may be allowed, it may be subject to additional replacement requirements, mitigation, and fees which must be reflected on TCP revisions approved by the M-NCPPC Environmental Planning Section.
- Homeowners or property owners may remove trees less than two (2) inches in diameter, shrubs, and vines in woodland areas which are saved but not part of the Woodland Conservation requirements after all permits have been released for the subject property. This area may not be tilled or have other ground disturbances which would result in damage to the tree roots. Raking the leaves and over-seeding with native grasses, native flowers or native ground covers is acceptable. Seeding with invasive grasses including and variety of Kentucky 31 fescue is not acceptable.



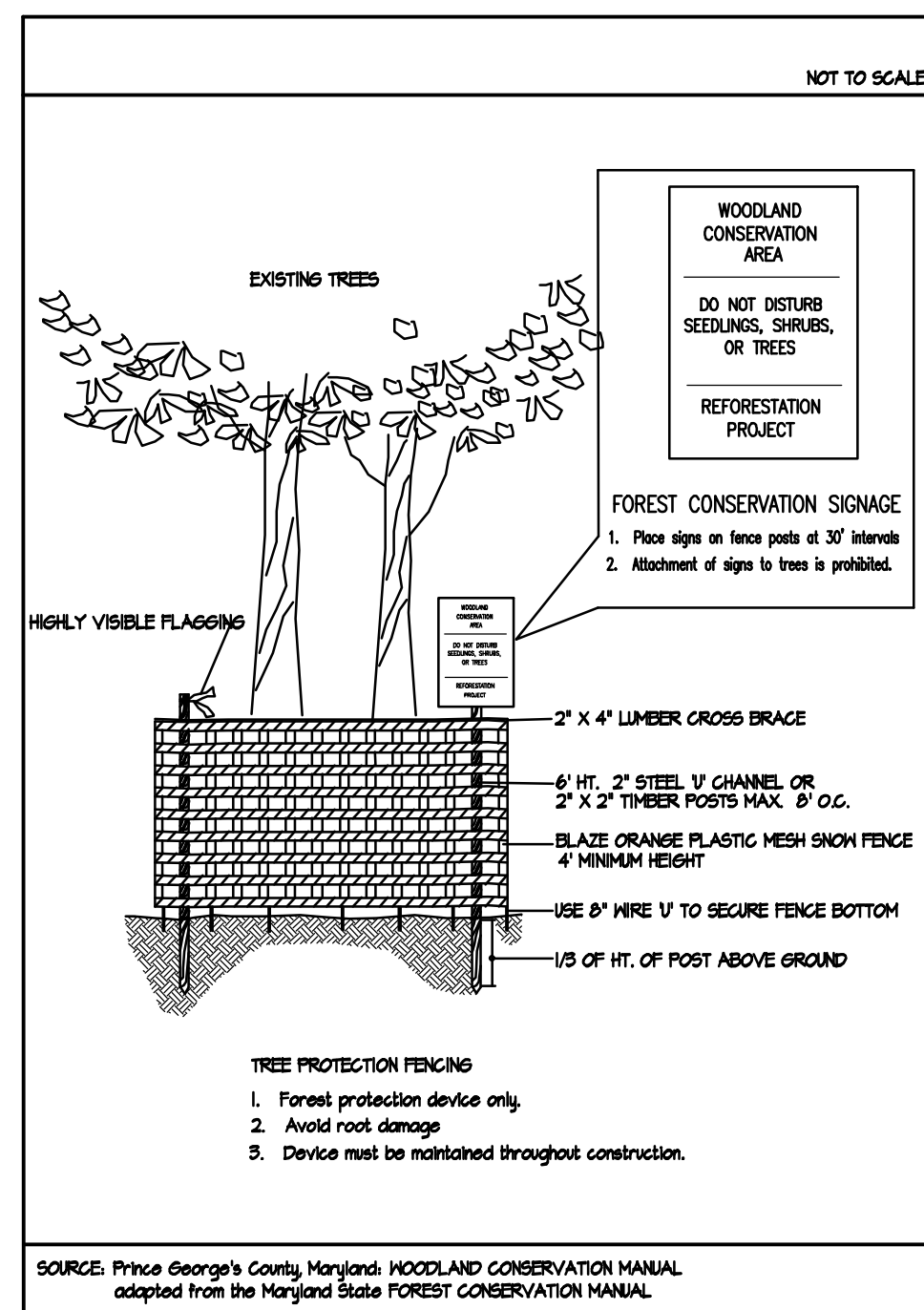
LEGEND

- EXISTING TOPOGRAPHIC CONTOUR
- PROPOSED TOPOGRAPHIC CONTOUR
- EXISTING TREE LINE
- PROPOSED TREE LINE
- 25%+ SLOPES
- 5-24% SLOPES ON HIGHLY ERODIBLE SOILS
- SOIL TYPE 4 BOUNDARY
- FOREST STAND BOUNDARY
- EXISTING STREAM
- 50' STREAM BUFFER
- EXPANDED BUFFER
- WETLAND
- 25' WETLAND BUFFER
- FLOOD PLAIN
- LIMITS OF TCPII
- ON-SITE WOODLAND CLEARING
- LIMITS OF DISTURBANCE
- TREE PROTECTION FENCE
- WOODLAND PRESERVATION AREA

MAPPED SOIL TYPES

SYMBOL	DESCRIPTION	K-FACTOR	HYDRIC	PRIME FARMLAND
BIB2	Beltsville silt loam	0.43	NO	NO
Bo	2-5% slopes, moderately eroded	0.26	YES	NO
LeA	Bibb silt loam	0.43	YES	NO
SgB2	Lancaster silt loam, 2-2% slopes	0.20	NO	YES
	Sassafras gravelly sandy loam, 2-5% slopes, moderately eroded			

Taken from: USDA, SCS - Soil Survey, Prince George's County Maryland (1967) - Sheet 51



M-NCPPC APPROVALS			
PROJECT NAME: BRANDYWINE VILLAGE			
PROJECT NUMBER: SDP-0519			
For Conditions of Approval on Site Plan Cover Sheet or Approval Sheet			
The Revisions Listed Below Apply to this Sheet			
Approval or Revision #	Date	Reviewer's Signature	Certification Date

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE II TREE CONSERVATION PLAN APPROVAL TCPII-126-98

Approved by	Date	DRD #	Reason for Revision
00 John P. Markovich	10/30/1998		Access Road Only
01 John P. Markovich	7/11/2002	SDP-0109	Brandywine Village - Add to McKendree Village
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07 Jim Stasz	1/03/2008	SDP-0519	Brandywine Village - Commercial Retail Center
08 Jim Stasz	4/10/2008	SDP-0611	Chaddsford - Section 6
09 Jim Stasz	8/29/2008	SDP-0705	Chaddsford - Section 7
10 Blue S. Sidor	7/25/2022	SDP-0519-01	Brandywine Village - Commercial
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