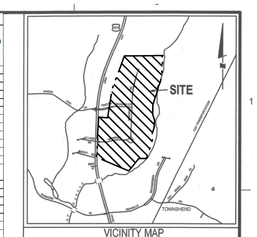
The information contained herein is needed, context should be made directly with SOLTESZ. SOLTESZ makes no warranties, express or implied, concerning the accuracy of any information that has been transmitted by electronic means.

BLOCK A						BLOCK B					
Parcel/Lot (Acres)	Ex. Woodland (Acres)	Woodland Clearing (Acres)	Floodplain Clearing (Acres)	Woodland Replacement (Acres)	Woodland Preservation Counted (Acres)	Parcel/Lot (Acres)	Ex. Woodland (Acres)	Woodland Clearing (Acres)	Floodplain Clearing (Acres)	Woodland Replacement (Acres)	Woodland Preservation Counted (Acres)
PARCEL 1	2.01	1.49	0.00	0.00	0.52	PARCEL 1	1.59	0.18	0.00	0.00	1.36
PARCEL 2	0.76	0.76	0.00	0.00	0.00	PARCEL 2	2.30	1.95	0.00	0.00	0.35
PARCEL 3	0.04	0.04	0.00	0.00	0.00	PARCEL 3	0.00	0.00	0.00	0.00	0.00
PARCEL 4	0.87	0.00	0.00	0.00	0.87	PARCEL 4	0.00	0.00	0.00	0.00	0.00
PARCEL 5	0.46	0.20	0.00	0.00	0.26	PARCEL 5	0.00	0.00	0.00	0.00	0.00
PARCEL 6	1.62	0.87	0.00	0.00	0.71	PARCEL 6	0.00	0.00	0.00	0.00	0.00
PARCEL 7	1.05	0.00	0.00	0.00	1.05	PARCEL 7	4.23	4.23	0.00	0.00	0.00
PARCEL 8	0.40	0.40	0.00	0.00	0.00	PARCEL 8	0.00	0.00	0.00	0.00	0.00
PARCEL 9	0.21	0.21	0.07	0.00	0.00	PARCEL 9	0.26	0.00	0.00	0.00	0.26
PARCEL 10	1.78	0.00	0.00	0.00	1.78	OUTLOT A	0.00	0.00	0.00	0.00	0.00
OUTLOT A	6.57	0.03	0.05	0.00	1.92	OUTLOT B	3.97	0.00	0.00	0.00	3.97
OUTLOT B	8.36	0.00	0.00	0.00	3.21	PARCEL A	0.05	0.00	0.00	0.00	0.05
BLOCK A TOTALS	24.13	4.00	0.12	0.00	10.32	LOT 19	0.87	0.87	0.00	0.00	0.00
						LOT 20	0.74	0.74	0.00	0.00	0.00
						LOT 21	0.73	0.73	0.00	0.00	0.00
						LOT 22	0.84	0.84	0.00	0.00	0.00
						LOT 23	0.83	0.83	0.00	0.00	0.00
						LOT 9	0.29	0.29	0.00	0.00	0.00
						LOT 10	0.07	0.07	0.00	0.00	0.00
						LOT 11	0.00	0.00	0.00	0.00	0.00
						LOT 12	0.00	0.00	0.00	0.00	0.00
						LOT 13	0.00	0.00	0.00	0.00	0.00
						LOT 14	0.11	0.11	0.00	0.00	0.00
						LOT 15	0.09	0.09	0.00	0.00	0.00
						LOT 16	0.02	0.02	0.00	0.00	0.00
						LOT 17	0.05	0.05	0.00	0.00	0.00
						LOT 18	0.02	0.02	0.00	0.00	0.00
						LOT 5	0.90	0.90	0.00	0.00	0.00
						LOT 6	0.90	0.90	0.00	0.00	0.00
						LOT 7	0.91	0.91	0.00	0.00	0.00
						LOT 8	0.88	0.88	0.00	0.00	0.00
						BRANDYWINE ROAD	0.43	0.43	0.00	0.00	0.00
						BLOCK B TOTALS	21.08	15.09	0.00	0.00	5.94



U.S. ROUTE 301

TREE PRESERVATION AREA #4

PARCEL 1 69,426 SQ.FT. OR 1.5938 AC.

PARCEL 2 59,132 SQ.FT. OR 1.3575 AC.

PARCEL 3 58,579 SQ.FT. OR 1.3448 AC.

TREE PRESERVATION AREA #3

PARCEL 1 30,100 SQ.FT. OR 0.6910 AC.

PARCEL 2 333,194 SQ.FT. OR 7.6787 AC.

PARCEL 8 5,637 SQ.FT. OR 0.1294 AC.

RESIDUAL PARCEL 37 SQ.FT. OR 0.0008 AC.

PARCEL 6 36,080 SQ.FT. OR 0.8053 AC.

SHEET 4

SHEET 6

PROPOSED PARCEL 1

POSSIBLE BUILDING FOOTPRINT

DSP-06086 PART OF TCPI/26/91-02

DSP-06077 PART OF TCPI/26/91-02

MATAPEAKE BUSINESS DRIVE

TIMOTHY BRANCH DRIVE

PHASE II

PROPOSED PARCEL 3

BRANDYWINE 301 INDUSTRIAL PARK PARCEL 7

TREE PRESERVATION AREA #7

PARCEL 11 741,257 SQ.FT. OR 17.0169 AC.

PARCEL 3 469,190 SQ.FT. OR 10.7711 AC.

PARCEL 4 227,870 SQ.FT. OR 5.2312 AC.

PARCEL 5 210,964 SQ.FT. OR 4.8431 AC.

BRANDYWINE X LLC PH 2, PARCEL 1

SHEET 3

PROPOSED PARCEL 1

SHEET 7

SHEET 5

CARMAX AUTO SUPER STORES, INC. PH. 2, PARCEL 10

POSSIBLE BUILDING FOOTPRINT

LONG'S SUBDIVISION PLAT BOOK BE 8 PLAT NO. 93

PARCEL 9 PLAT BOOK REP 195 PLAT NO. 06

BRANDYWINE 301 INDUSTRIAL PARK PARCEL 9

OUTLOT C 3.4172 ACRES

BRANDYWINE 301 INDUSTRIAL PARK OUTLOT B

TREE PRESERVATION AREA #2

MATAPEAKE BUSINESS DRIVE

TREE PRESERVATION AREA #11

BRANDYWINE 301 INDUSTRIAL PARK PARCEL A

PROPOSED RIGHT-OF-WAY DEDICATION

17' PUE

(70' R/W)

10' PUE

BRANDYWINE 301 INDUSTRIAL PARK PARCEL 1

TREE PRESERVATION AREA #6

BRANDYWINE 301 INDUSTRIAL PARK PARCEL 5

BRANDYWINE 301 INDUSTRIAL PARK PARCEL 6

THIS PARCEL WAS REVISED WITH DSP-06056

BRANDYWINE 301 INDUSTRIAL PARK PARCEL 4

BRANDYWINE 301 INDUSTRIAL PARK OUTLOT A

SWM POND FOR PHASE II

SHEET 8

BRANDYWINE 301 INDUSTRIAL PARK OUTLOT C

PARCEL 12 8.2734 ACRES

BRANDYWINE 301 INDUSTRIAL PARK PARCEL 12

RESERVED FOR TRAIL EASEMENT

VACATED BY V-13003

TREE PRESERVATION AREA #10

TREE PRESERVATION AREA #9

TREE PRESERVATION AREA #8

TREE PRESERVATION AREA #3

TREE PRESERVATION AREA #12

EXTENT OF 100-YEAR FLOODPLAIN DELINEATION 2017

OUTLOT C 17.2773 ACRES

100-YEAR FLOODPLAIN

25' FLOODPLAIN BUFFER

30' WIDE EASEMENT AREA 0.1377 AC.

100 YEAR FLOOD PLAIN EASEMENT LIBER 12555 FOLIO 327

ELP DC LIBER 45278, FOLIO 67

TIMOTHY BRANDYWINE INVESTMENTS TWO, LLC LIBER 16651 FOLIO 586

54,014 SQ. FT. OR 1.2414 ACRES DEDICATED TO PUBLIC USE BY PLAT BOOK SJH244 PLAT NO. 16

Standard Woodland Conservation Worksheet for Prince George's County			
SECTION I-Establishing Site Information- (Enter acres for each zone)			
1 Zone	I-3		
2 Gross Tract:	182.33		
3 Floodplain:	18.69		
4 Previously Dedicated Land:	0.00		
5 Net Tract (NTA)	163.67	0.00	0.00
6 TCP Number	8-133-91	Revision #	-16
7 Property Description or Subdivision Name:	Brandywine 301 Industrial Park		
8 Is this site subject to the 1989 Ordinance?(Y/N)	N		
9 Is this one (1) single family lot? (Y,N)	N		
10 Are there prior TCP approvals which include a combination of this lot(s)? (Y,N)	Y		
11 Is any portion of the property in a WIC Bank?	N		
12 Break even Point (preservation) =	26.95	acres	
13 Clearing permitted w/o reforestation=	9.59	acres	

SECTION II-Determining Requirements (Enter acres for each corresponding column)		Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
15	Existing Woodland		36.54	8.67	
16	Woodland Conservation Threshold (WCT) =	15.00%	24.55		
17	Smaller of 13 or 14		24.55		
18	Woodland above WCT		11.99		
19	Woodland cleared		19.07	0.00	1.25
20	Woodland cleared above WCT (smaller of 16 or 17)		11.99		
21	Clearing above WCT (0.25) replacement requirement		3.00		
22	Woodland cleared below WCT		7.03		
23	Clearing below WCT (2:1 replacement requirement)		14.06		
24	Afforestation Required Threshold (AFT) =	15.00%	0.00		
25	Off-site WCA being provided on this property		0.00		
26	Woodland Conservation Required		**33.05**	acres	

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)				
27	Woodland Preservation	16.14		
28	Afforestation / Reforestation	0.00	Bond amount:	$ -
29	Natural Regeneration	0.00		
30	Landscape Credits	0.00		
30	Specimen/Historic Tree Credit (CR2 area * 2.0)	0.00	0.00	
31	Forest Enhancement Credit (Area * .25)	0.00	0.00	
32	Street Tree Credit (Existing or 10-year canopy coverage)		0.00	
33	Area approved for fee-in-lieu/FFA		0.00	Fee amount: **$0.00**
34	Area approved for fee-in-lieu/non-FFA		0.00	Fee amount: **$0.00**
35	Off-site Woodland Conservation Credits Required		39.74	
36	Off-site WCA (preservation) being provided on this property		0.00	
37	Off-site WCA (afforestation) being provided on this property		0.00	
38	Woodland Conservation Provided		**33.85**	acres
39	Area of woodland not cleared	17.52	acres	
40	Net tract woodland retained not part of requirements:	1.38	acres	
41	100-floodplain woodland retained	8.62	acres	
42	On-site woodland conservation provided	16.14	acres	
43	On-site woodland retained not credited	10.00	acres	
44	Prepared by: Michael Petrakis		May 13, 2022	
	Signed		Date	

*NOTE: CLEARING MITIGATION REQUIREMENT FOR REVISION #11 IS 1.12 AC.
*NOTE: CLEARING TO BE DONE AS PART OF PHASE I INCLUDES 1.25 OF OFF-SITE AND 8.47 AC. ON-SITE.
PHASE II INCLUDES 10.01ACRES OF ON-SITE CLEARING.
* *NOTE: FOR THE OFF-SITE MITIGATION REQUIREMENT, 13.10 ACRES WERE FULFILLED AT TCP2-133-91-09 AND 4.65 ACRES WERE FULFILLED AT TCP2-025-06 CROSS ROAD TRAIL PRESERVE (L.28816 F.427).
THE REMAINING 1.99 ACRES FOR THIS TCP 2 (TCP2-133-91-15) WILL BE FULFILLED PRIOR TO ISSUANCE OF GRADING PERMIT #45752-2019-00.

NOTE:
WOODLAND CONSERVATION REQUIREMENTS FOR THE 16 REVISION, ASSOCIATED WITH A 30' WIDE EASEMENT AREA FOR A WATER LINE AND SMECO ELECTRIC UTILITY CONNECTION, ADDRESSED AS "OFF--SITE" WOODLAND CLEARED ON TCP2--025--2021.-- TOTALING 0.51 ACRES.

TREE PRESERVATION AREA	AREA (ACRES)
2	4.23
3	4.56
4	0.40
5	1.59
6	0.25
7	0.51
8	0.52
9	1.71
10	1.94
11	0.25
12	0.18
TOTAL	16.14

GENERAL NOTES

1. Prior to certification of the detailed site plan, the TCPII shall be revised to show a permanent tree protection device to be placed around the woodland preservation area and any adjacent expanded buffer area located adjacent to US 301, and the graphic shall be added to the legend. A detail for the permanent tree protection shall be provided.
2. Prior to the approval of building permits, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building permits stating that building shells of structures on parcels front on US 301 have been designed to reduce interior noise levels to 55dBA (Ldn) or less.

GENERAL NOTES FOR TREE CONSERVATION TYPE II

1. Any tree cutting or clearing on this site not in conformance with this plan or without the expressed written consent of the Planning Director or designee, shall be subject to the mitigation fee of $9.00 per square foot of woodland damaged or destroyed.
2. The Department of Environmental Resources (DER) Inspectors Office, 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 Areas (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 in these 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. These copies of the bonds are submitted with the grading permit application.
5. The location of all Tree Protection Devices (TPD's) shown on this Plan, shall be flagged or staked in the field prior to the pre-construction meeting with the DER Inspectors. Upon approval of the flagged or staked TPD locations by the 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 tre begin before final approval of the TPD installation.
6. All field personnel, including equipment operators and supervisors who might work or direct work in the vicinity of protected trees are to be instructed in techniques for avoiding damage to these trees.
7. The layout of the construction site shall provide for special, marked areas for fueling, oil changing and equipment maintenance, employee parking and for materials storage and stockpiling. These areas shall be located as to prevent the depoalt of silt or the washing or leaching of petroleum products or other harmful substances, into the tree save areas.
8. The following are not allowed within a tree save area:
   - Depositing of refuse, construction debris, spoil, petroleum products and vehicle or equipment waste water.
   - Dumping of limbs, stumps, and other clearing debris.
   - Driving of any vehicle or equipment.
   - Storage or stockpiling of materials and supplies.
   - Lighting of any fire, including cooking or warming fires.
9. Woodland Conservation - Tree Save Areas and/or Reforestation shall be posted as shown at the same time as the Tree Protective Device installation and/or start of reforestation activities. These signs shall remain in place for five years after completion of work.

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP II - 133 - 91

Approved by:		Date	DRD #	Reason for Revision
00	John Markovich	7/13/98		
01	John Markovich	2/9/00		
02	John Markovich	4/1/01	DSP--00053	
03	K. I. Finch	5/26/04	DSP--00053--01	
04	K. I. Finch	9/15/05	DSP--04056	
05	K. I. Finch	6/25/07	DSP--06086	
06	K. I. Finch	7/12/07	DSP--06077	
07	K. I. Finch	10/23/08	DSP--06077--02	
08	K. I. Finch	12/11/08	DSP--07076	
09	K. I. Finch	2/17/11	DSP--07076--01	
10	K. I. Finch	09/12/12	DSP--07076--04	
11	K. I. Finch	09/12/12	DSP--07076--05	
12	K. I. Finch	12/19/14	DSP--07076--09	
13	T. Burke	6/08/18	DSP--17011	Develop Parcels 8 & 9
14	K. I. Finch	07/29/19	DSP--04056--01	Revision to Parcel 7, Block A only
15	Suzanne Nickle	10/5/21	DSP--17011--01	Rev. to Phase I & Phase II (Parcels known as Phase B & D)
16	Suzanne Nickle	6-3-2022	N/A	Revision for 30' Utility Easement

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current rouirements of subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: _____ Date: May 13, 2022

Michael Petrakis
Ben Dyer Associates, Inc.
11721 Woodmore Road, Michelville, Maryland 20721
Phone: (301) 430-2000 Email: mpetrakis@benbyer.com

LEGEND

- PROPERTY BOUNDARY
- EX. CONTOUR
- EX. TREELINE
- PROP. TREELINE
- ULTIMATE LOD
- WATERS OF THE U.S.
- NONTIDAL WETLAND (WL)
- EX. WETLAND BUFFER (20') (WB)
- EX. 100-YEAR FLOODPLAIN (FP)
- ENVIRONMENTAL BUFFER (EB)
- PRESERVATION AREA
- TREE PROTECTION DIVICE (TP)
- PERMANENT TREE PROTECTION FENCE
- TREE PROTECTION SIGN
- WOODLAND RETAINED - NT CREDITED

INDEX

BRANDYWINE INDUSTRIAL PARK TCP II	SHEET 1
TREE CONSERVATION DETAILS	SHEET 2
BRANDYWINE CROSSING PHASE II - TCP II	SHEETS 3 - 8

NOTE: TCP II/133/91-07 HAS ALSO BEEN REVISED TO MATCH NRI/158/06-02 APPROVED ON 08/17/08.

100 50 0 100 200

FAISON ASSOCIATES
7920 NORFOLK AVENUE, STE. 800
BETHESDA, MD 20814
PH:301-986-9696
FAX:301-986-1122
CONTACT: PETER MELMED

OVERALL TREE CONSERVATION PLAN TYPE II
BRANDYWINE 301 INDUSTRIAL PARK
REVISED TO INCLUDE BRANDYWINE CROSSING DEVELOPMENT
PHASE I DSP-06077 & DSP-06086
PHASE II DSP-07076

BRANDYWINE (11th) DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
P.G. Co. ADC MAP No. 18 , F-6

REV.	PRESERVATION AREA 2 & 3 PER REVISED REALIGNMENT OF "METAPEAKE BUSINESS DRIVE & VACATION V-13003	YOR	2-10-14
	Adding Carmax & Cheddars. Updating bldg footprints.	GAM	6/27/12
	CHARTS & WORKSHEET INCLUDE LOTS 5-8 BLOCK B	BCG	10/11/10
	REV. TO PHASE 2 LAYOUT AND BOUNDARY	BCG	04/12/10
	REVISED FOR DSP 07076 CERTIFICATION	JSK	10/23/08
	REVISED TO MATCH NRI/158/06-02	JSK	08/18/08
	REVISED TO INCLUDE DSP 07076	JSK	02/22/08
	REVISED PARCELS TO MATCH CONSOLIDATION PLAT	SMP	11/6/07
	ADDRESSED REFERRAL COMMENTS DATED 2/12/07	YOR	2/28/07
	REVISED PLAN TO MATCH NRI/158/06.	JSK	01/25/07
NO.	REVISIONS	BY	DATE

DATE: APRIL 2017 CAD STANDARDS VERSION: V8 - 2000
DESIGNED: BCG TECHNICIAN: BCG CHECKED: DJB

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

APPLICANT
ELP DC, LLC.
3333 NE 163RD ST., STE 600
MIAMI, FL 33160
P. 305.933.5938
D. 786.528.5938
MJS@ELPONPARTNERS.COM
WWW.ELPONPARTNERS.COM

BRANDYWINE CROSSING DEVELOPER/APPLICANT (FOR OVERALL SITE)
FAISON - BRANDYWINE, LLC
7920 NORFOLK AVENUE, STE. 800
BETHESDA, MD 20814
PH:240-497-0529
CONTACT: STEPHEN WENDEROTH

May 13, 2022
DATE
Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

11721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000

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DRAWN BY: DESIGNED BY: CHECKED BY: RECOM NO: J-A91116
DATE: 1" = 100' DRWG NO:
DATE: JANUARY 2022

J:\LD7--PROJ\91116--LD7\SHEETS\TCPII.dwg, 5/16/2022 12:36:31 PM, dstuhl

PRINCE GEORGE'S COUNTY ROAD ATLAS
MAP 5099 GRID A-2
TAX MAP 155-A3 ZONING CATEGORY: M-X-T
WSSC 200' SHEET 220SE07 XXXX:
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NGVD 29 XXXX:

REVISED FOR WATER LINE CONNECTION AND UTILITY EASEMENT

OVERALL TREE CONSERAVTION PLAN TYPE II
BRANDYWINE 301 INDUSTRIAL PARK
(INCLUDING BRANDYWINE CROSSING PHASE II)
BRANDYWINE (11TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 100'
SHEET 1 OF 2
PROJECT NO: 3649-00-00

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Environmental Sciences
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