

WOODLAND CONSERVATION WORKSHEET FOR PRINCE GEORGES COUNTY, MARYLAND
 ZONE: R-R
 GROSS TRACT: 141.51 Acres
 FLOODPLAIN: 0.00
 KEY/2007% DEDICATED LAND: 0.22
 NET TRACT (NTA): 141.29

PROPERTY DESCRIPTION OR SUBDIVISION NAME: LAKEVIEW AT BRANDYWINE
 IS THIS SITE SUBJECT TO THE 1984 ORDINANCE? N
 BRACKLEVEN POINT (PRESERVATION ACRES): 67.62
 ACRES OF NET TRACT CLEARING PERMITTED W/O REFORESTATION: 110.24

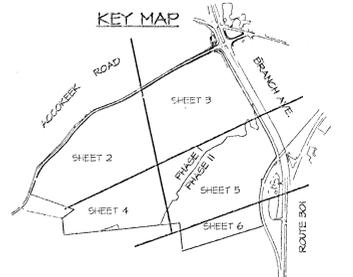
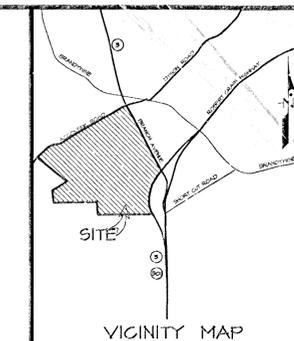
WOODLAND CONSERVATION REQUIREMENT CALCULATIONS:
 EXISTING WOODLAND ON NET TRACT (ACRES): 65.91
 EXISTING WOODLAND IN FLOODPLAIN (ACRES): 0.00
 WOODLAND CONSERVATION THRESHOLD (NTA) * 20.00%: 28.32
 SMALLER OF A OR C: 28.32
 WOODLAND ABOVE REQ: 147.6

PRESERVATION AREAS (PA)			REFORESTATION AREAS (RA)			CLEARING AREAS (CA)			OFF-SITE CLEARING AREA (AC)	
No.	AREA (AC)		No.	AREA (AC)		No.	AREA (AC)		TOTAL	1.35
1	4.10		1	1.83		1	132.13			
2	0.12		2	0.63		2	1.10			
3	1.35		3	0.60		3	2.54			
4	0.12		4	1.25		4	15.84			
5	1.50		5	0.41		5	1.31			
6	3.84		6	0.44		6	Removed			
7	REMOVED		7	1.03		7	0.26			
8	REMOVED									
9	2.12									
10	4.01									
11	0.33									
12	0.42									
13	1.22									
TOTAL	14.35		TOTAL	6.30		TOTAL	165.94			

CA-1 represents clearing from the approved Phase I portion of the project.

LEGEND

- PROPERTY BOUNDARY
- EX. CONTOUR
- PROP. CONTOUR
- EX. TREELINE
- LIMITS OF DISTURBANCE
- EX. FLOODPLAIN
- NON-TIDAL WETLAND
- EX. WETLAND BUFFER (25')
- SPECIMEN TREE WITH CRITICAL ROOT ZONE
- COMBINATION SILT AND TREE PROTECTION FENCE
- TREE PROTECTION SIGNAGE (PRESERVATION)
- TREE PROTECTION SIGNAGE (REFORESTATION)
- CLEARING AREA PHASE TWO
- PRESERVATION AREA
- REFORESTATION AREA
- DEVELOPMENT PHASE
- EXISTING FIBER OPTIC CABLE

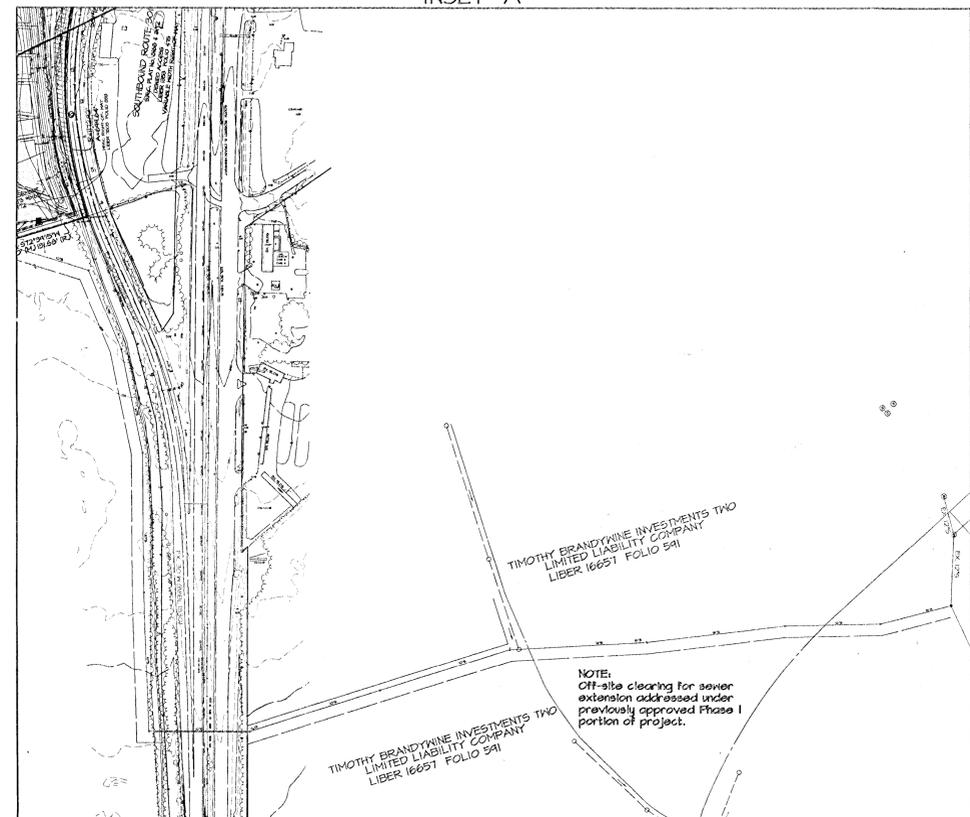


PLAN NUMBER / PLAN NAME OR PHASE	PHASE 1	PHASE 2	TOTAL
TOTAL AREA IN THIS APPLICATION (ACRES)	141.51	0.00	141.51
FLOODPLAIN AREA IN THIS APPLICATION (ACRES)	0.00	0.00	0.00
NET TRACT AREA IN THE APPLICATION (ACRES)	141.51	0.00	141.51
WOODLAND ON THE NET TRACT FOR THIS PHASE (ACRES)	185.91	0.00	185.91
WOODLAND IN THE FLOODPLAIN FOR THIS PHASE (ACRES)	0.00	0.00	0.00
WOODLAND CLEARED ON NET TRACT FOR THIS PHASE (ACRES)	132.13	33.81	68.34
WOODLAND CLEARED IN FLOODPLAIN FOR THIS PHASE (ACRES)	0.00	0.00	0.00
OFF-SITE WOODLAND CLEARING (A1)	1.35	0.00	1.35
OFF-SITE MITIGATION PROVIDED ON THIS PROPERTY	0.00	0.00	0.00
CUMULATIVE ACRES OF NET TRACT WOODLAND CLEARED	132.13	63.84	68.34
CUMULATIVE ACRES OF FLOODPLAIN WOODLAND CLEARED	0.00	0.00	0.00
SMALLER OF A OR C	132.13	147.6	147.6
WOODLAND CLEARING BELOW REQ	0.00	8.33	8.33
REPLACEMENT FOR CLEARING ABOVE THE REQ TO 25% (1)	34.03	36.10	36.10
REPLACEMENT FOR CLEARING ABOVE THE REQ TO 25% (2)	0.00	36.66	36.66
AFFORESTATION THRESHOLD (A1)	0.00	0.00	0.00
CUMULATIVE WOODLAND CONSERVATION REQUIRED	12.63	44.84	44.84
WOODLAND CONSERVATION PROVIDED:			
PRESERVATION	52.63	33.28	119.35
REFORESTATION	4.93	1.31	6.30
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	30.81	16.43	64.24
OFF-SITE MITIGATION PROVIDED ON THIS PROPERTY	0.00	0.00	0.00
TOTAL WOODLAND CONSERVATION PROVIDED	109.31	44.84	144.94
WOODLAND SAVED ON THIS PHASE BUT NOT COUNTED	1.15	-0.33	0.62
EXISTING NET TRACT WOODLAND IN LATER PHASES	0.00	0.00	0.00

PREPARED BY: Mike Petrakis
 LICENSE NUMBER: QUALIFIED PROFESSIONAL
 *50.81 Acres of off-site conservation for benefit of project currently done at Bevard Properties (TGPI/10/06) and recorded under Liber 26366, Folios 107, 114 and 123.

SPECIMEN TREE SUMMARY			
NUMBER	SPECIES	DIAMETER (in)	STATUS
1	American Beech	30"	To Be Removed

INSET "A"



NOTE: Off-site clearing for sewer extension addressed under previously approved Phase I portion of project.

M-NCPPC APPROVALS			
PROJECT NAME:	PROJECT NUMBER:	APPROVED BY:	DATE:
LAKEVIEW AT BRANDYWINE	TCP II / 165 / 04	J. L. Stasz	2/9/05
		J. L. Stasz	3/21/06
		S. Vance	5/3/10
		M. Vance	4/11/11



PROJECT NAME: Lakeview at Brandywine
 PROJECT NUMBER: DSP-05046-02

OVERALL TREE CONSERVATION PLAN TYPE - II FOR LAKEVIEW AT BRANDYWINE

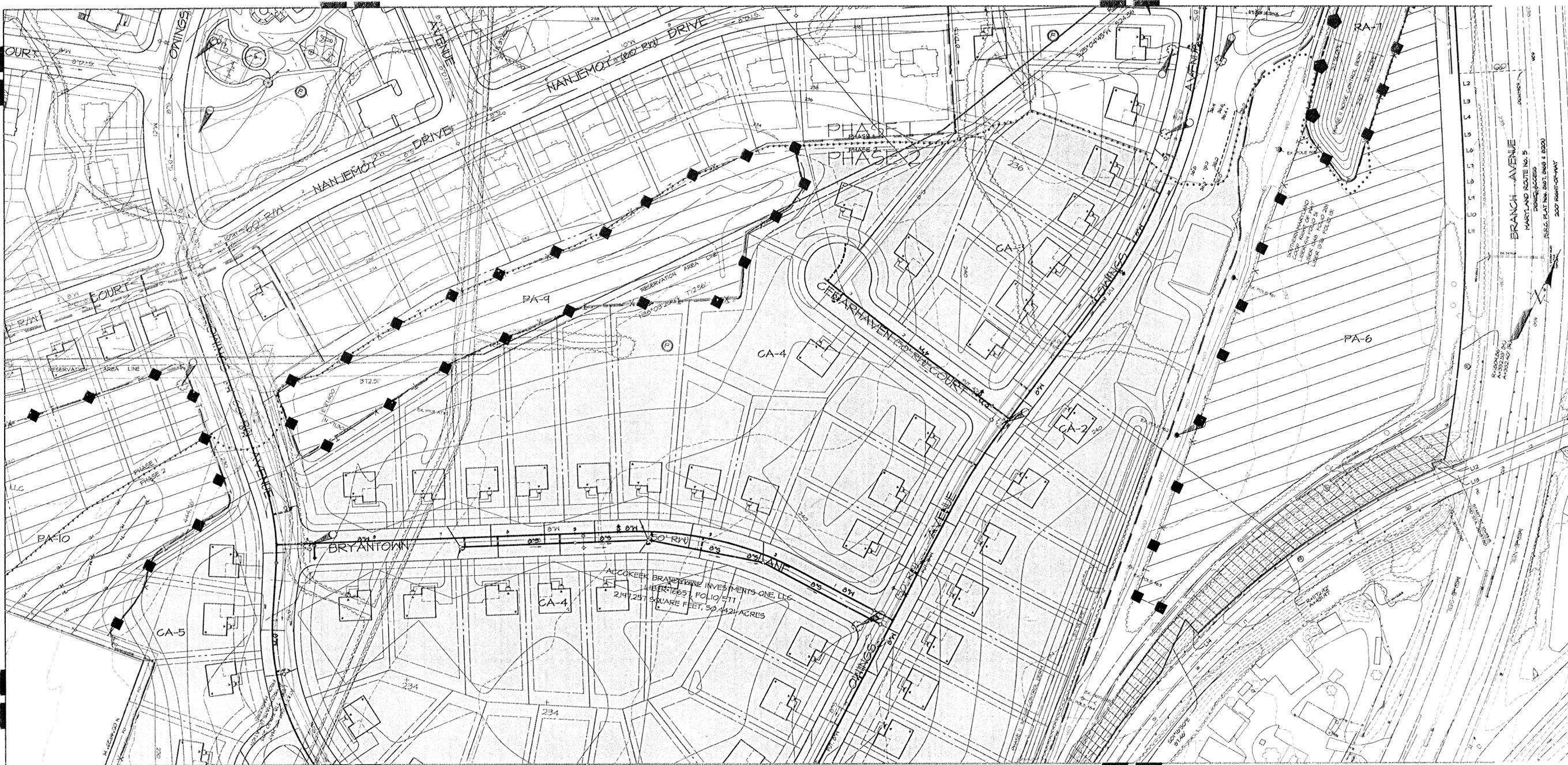
BRANDYWINE DISTRICT No. 11 PRINCE GEORGES COUNTY, MARYLAND

TCP SHEET 1 OF 7

DATE	DESCRIPTION	BY	SCALE
3/3/11	Revised to increase project area within Phase I.	PCN	1/2" = 20'
3/17/10	Revised for proposed Phase II clearing.	PCN	1/2" = 20'
3/7/06	Rev. sheets 1 & 2 of 8 to show picnic parking area.	MR	1/2" = 20'
11/21/04	Revised per MNCPPC Env. Planning comments dated 11/2/05.	MR	1/2" = 20'
10/24/05	Revised per MNCPPC Env. Planning comments dated 4/10/05.	MR	1/2" = 20'
6/24/05	Revised for Limited Detailed Site Plan and Rough Grading.	MR	1/2" = 20'
08/19/08.01	DATE	DESCRIPTION	BY
08/19/08.01	DATE	DESCRIPTION	BY

APPLICANTS
 Accokeek Brandywine Investments Two, LLC
 2124 Phaset Brandywine Drive, Suite 1B
 Crofton, MD 21114
 C/O Michael Gardiner

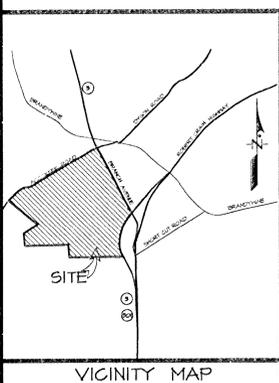
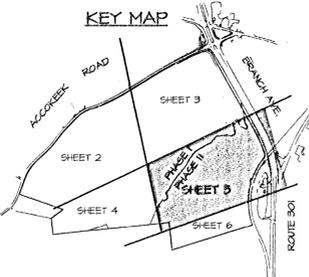
MATCH LINE (SEE TOP SHEET 3 OF 7 BDAI DWG NO. 54.029-Z)



MATCH LINE (SEE TOP SHEET 6 OF 7 BDAI DWG NO. 54.032-Z)

LEGEND

PROPERTY BOUNDARY	---
EX. CONTOUR	---
PROP. CONTOUR	---
EX. TREELINE	---
LIMITS OF DISTURBANCE	---
EX. FLOODPLAIN	---
NONTIDAL WETLAND	---
EX. WETLAND BUFFER (25')	---
SPECIMEN TREE WITH CRITICAL ROOT ZONE	○
COMBINATION SILT AND TREE PROTECTION FENCE	T X
TREE PROTECTION SIGNAGE (PRESERVATION)	■
TREE PROTECTION SIGNAGE (REFORESTATION)	◆
CLEARING AREA PHASE 2	▨
PRESERVATION AREA	▨
REFORESTATION AREA	▨
DEVELOPMENT PHASE	---
EXISTING FIBER	---
OPTIC CABLE	---



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: Lakeview at Brandywine
 PROJECT NUMBER: 058-05446-02
 For Conditions of Approval see attached Condition Sheet
 Approval Authority to be included in the Final Report

M-NCPPC APPROVALS

APPROVAL	DATE	BY
APPROVAL	3/30/06	E.E.
	4/04/06	

M-NCPPC APPROVALS
 Prince George's County Planning Department
 Natural Resources Division
APPROVAL
 TREE CONSERVATION PLAN
 TCP # 188 / 04
 Approved by: J.L. Storz DATE: 2/6/06
 01 J.L. Storz 2/23/06
 02 A. Vance 6/9/10
 03 P. V. 8/11/11
 04
 05
 06

TREE CONSERVATION PLAN TYPE - II
FOR LAKEVIEW AT BRANDYWINE
 LOTS 1-31, 83-88 AND PARCELS A-C AND PARCEL H, BLOCK A;
 LOTS 1-17 AND PARCEL A, BLOCK B; LOTS 1-23, BLOCK C;
 LOTS 1-25, BLOCK D; PARCEL A, BLOCK E;
 LOTS 2-13 AND PARCEL A, BLOCK F;
 LOTS 1-26, BLOCK H; AND LOTS 1-21, BLOCK I
BRANDYWINE DISTRICT No. II
PRINCE GEORGE'S COUNTY, MARYLAND



APPLICANTS
 Accokeek Brandywine Investments Two, LLC
 2124 Priest Branch Drive, Suite 1B
 Crofton, MD 21114
 C/O Michael Gardiner

TCP SHEET 5 OF 7
 4-6-11
 DATE

DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
3/31/11	Revised to increase project area within Phase 1.	PCN	3/31/11	Revised for proposed Phase II clearing.	PCN
			11/21/05	Revised for MNCPPC Env. Planning meeting dated 11/21/05.	HR
			10/24/05	Revised for MNCPPC Env. Planning comments dated 11/05.	HR
			6/24/05	Revised for Limited Detailed Site Plan and Rough Grading.	HR
			2/10/05	REVISIONS PER PSCSD	HR

DATE DESCRIPTION REVISIONS

114/45

