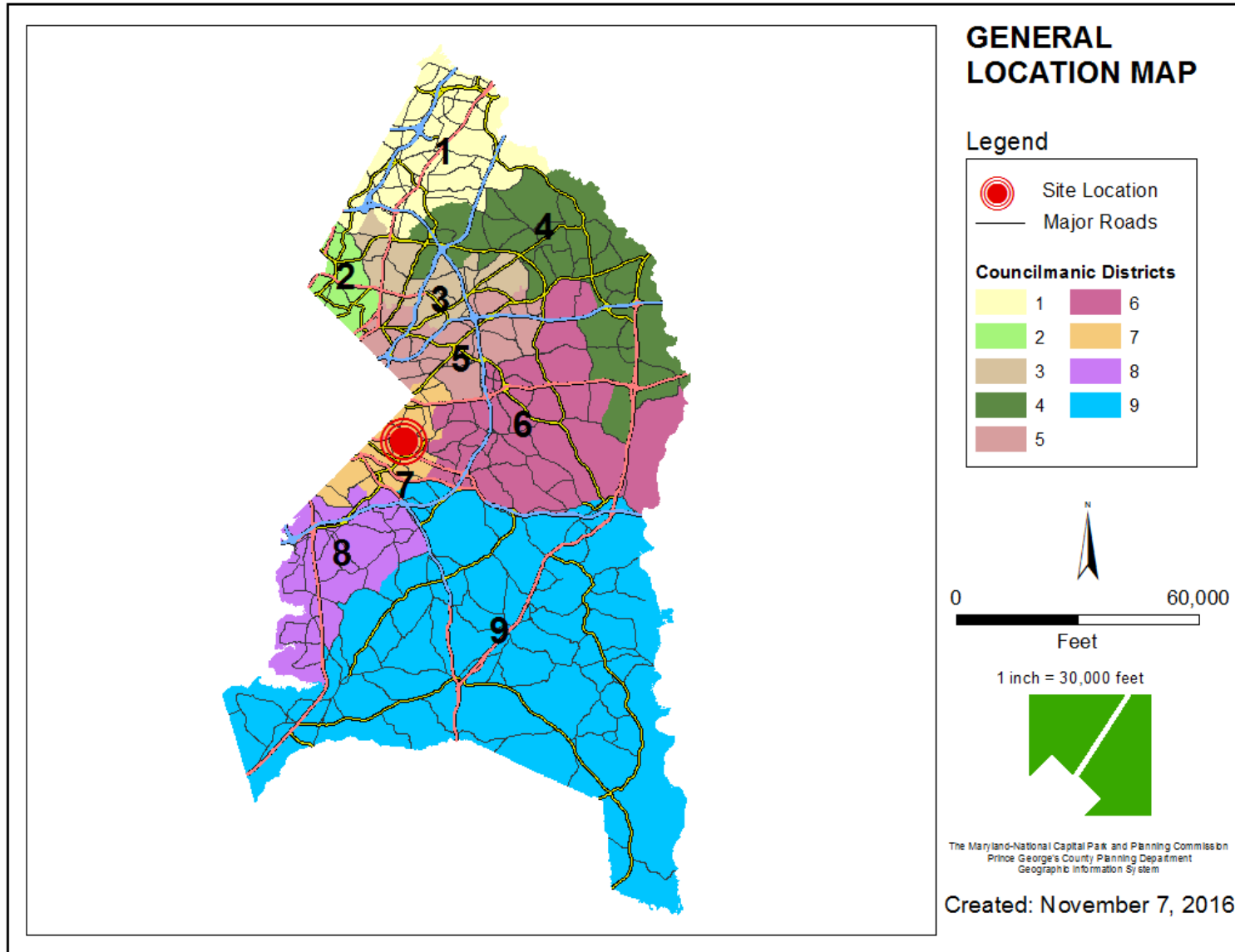


ITEM: 9

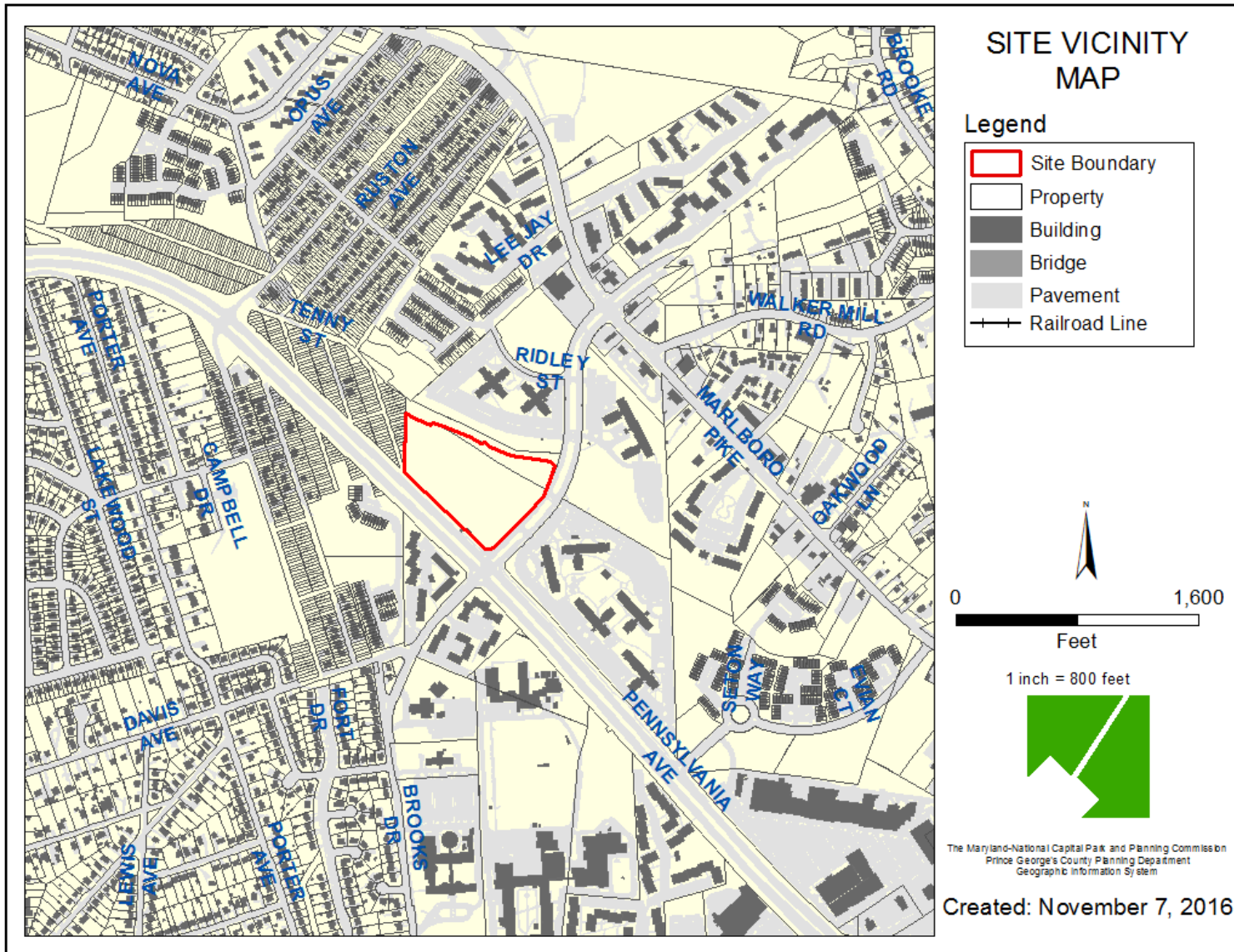
CASE: 4-16018

BROOKS DRIVE SOUTH

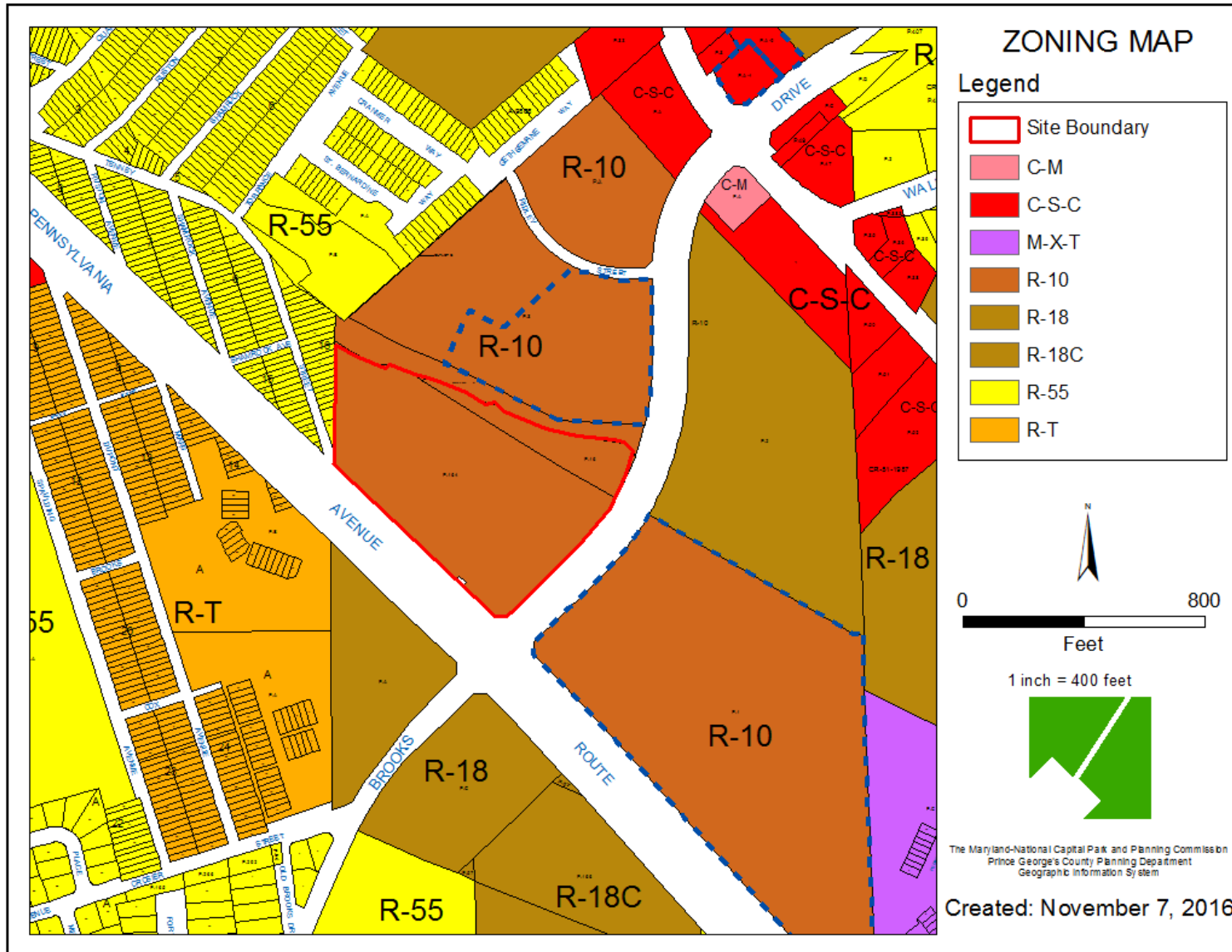
GENERAL LOCATION MAP



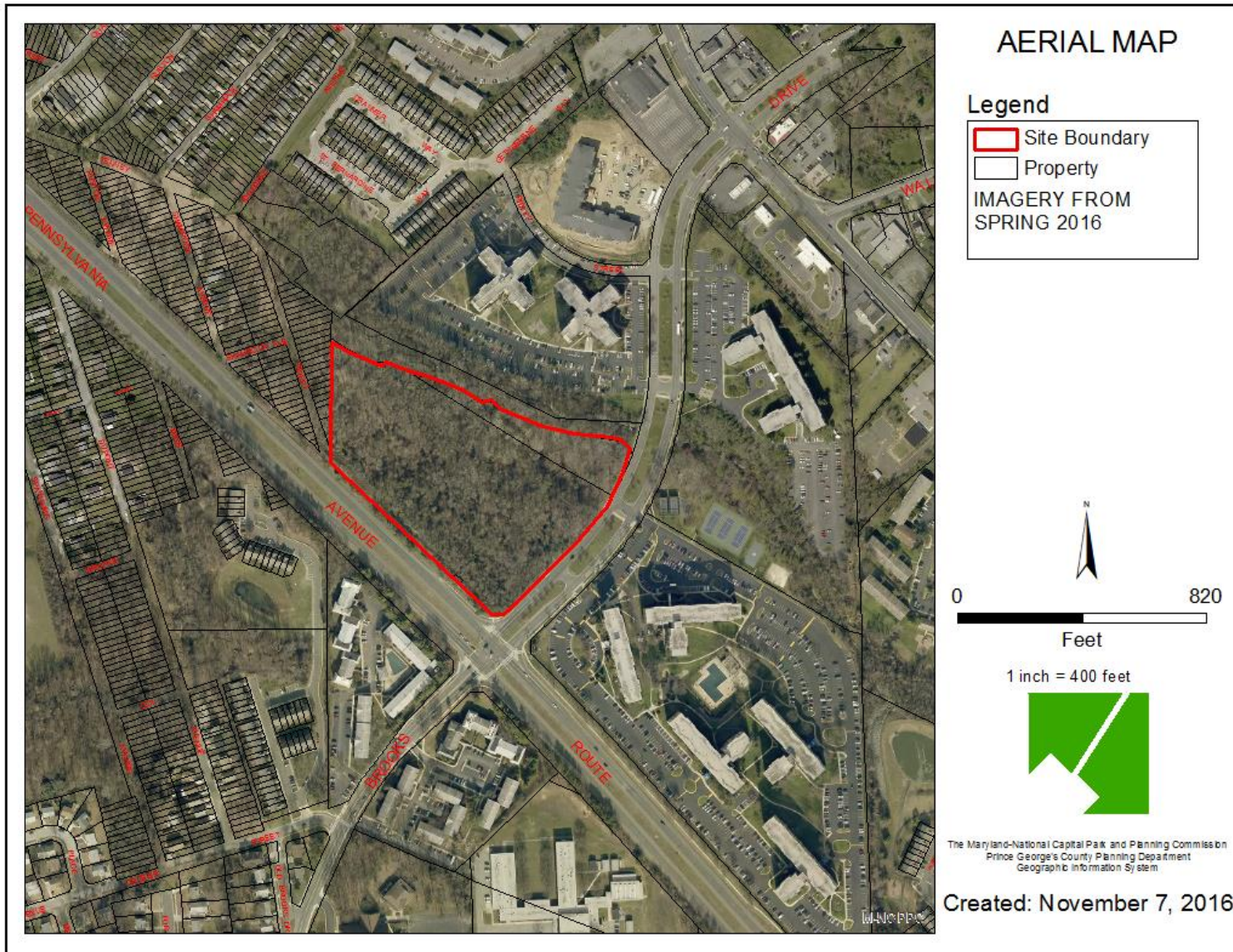
SITE VICINITY



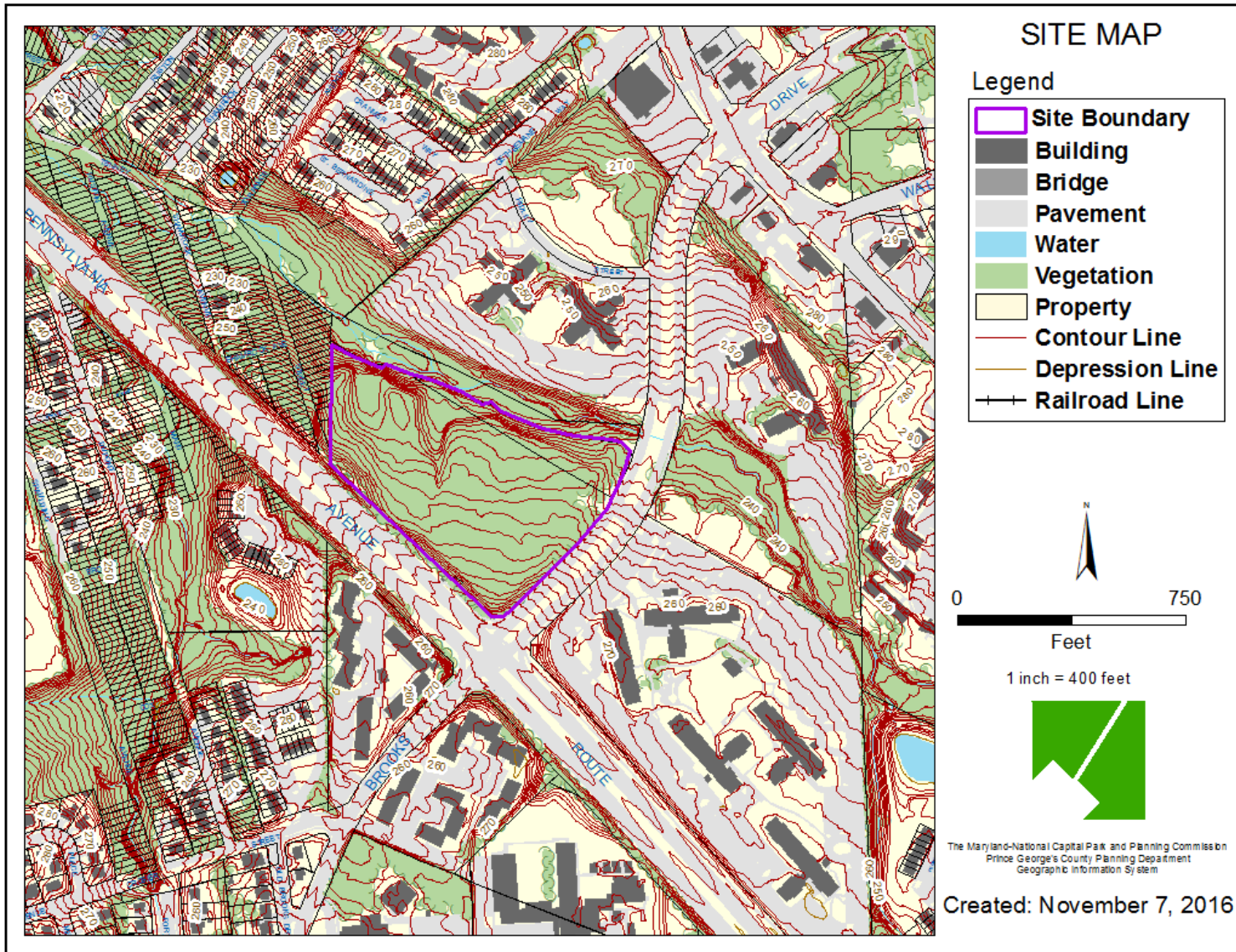
ZONING MAP



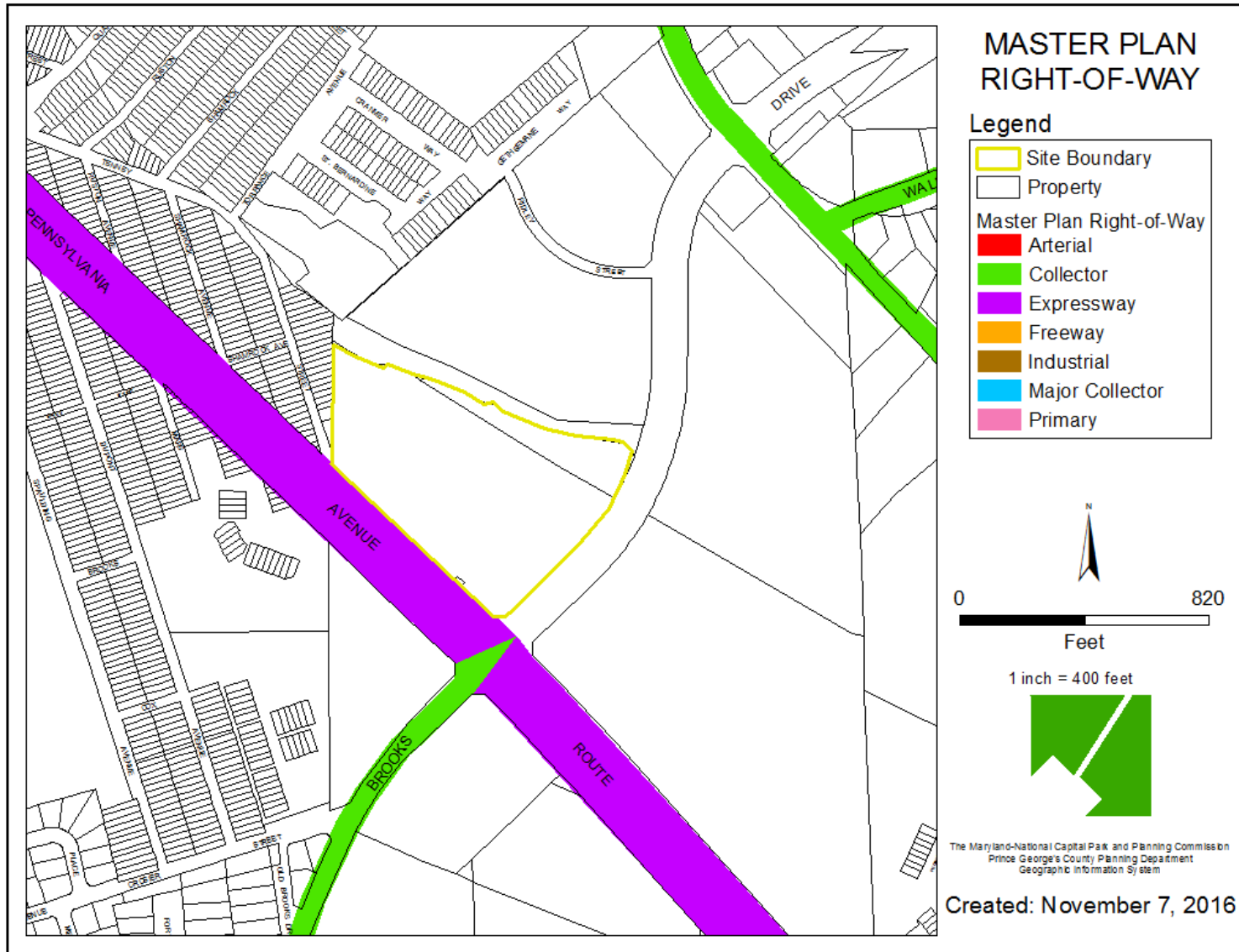
AERIAL MAP



SITE MAP



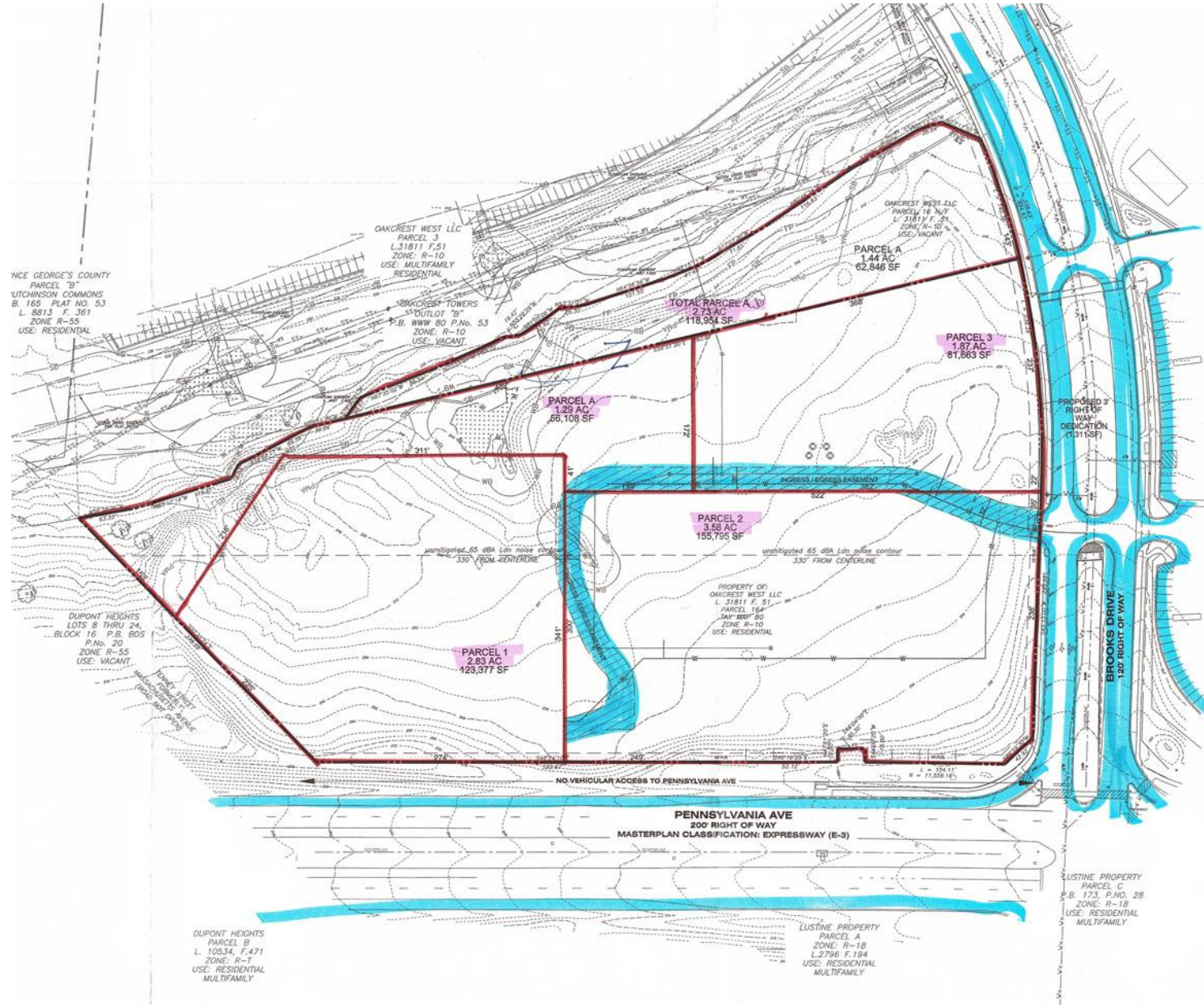
MASTER PLAN RIGHT-OF-WAY MAP



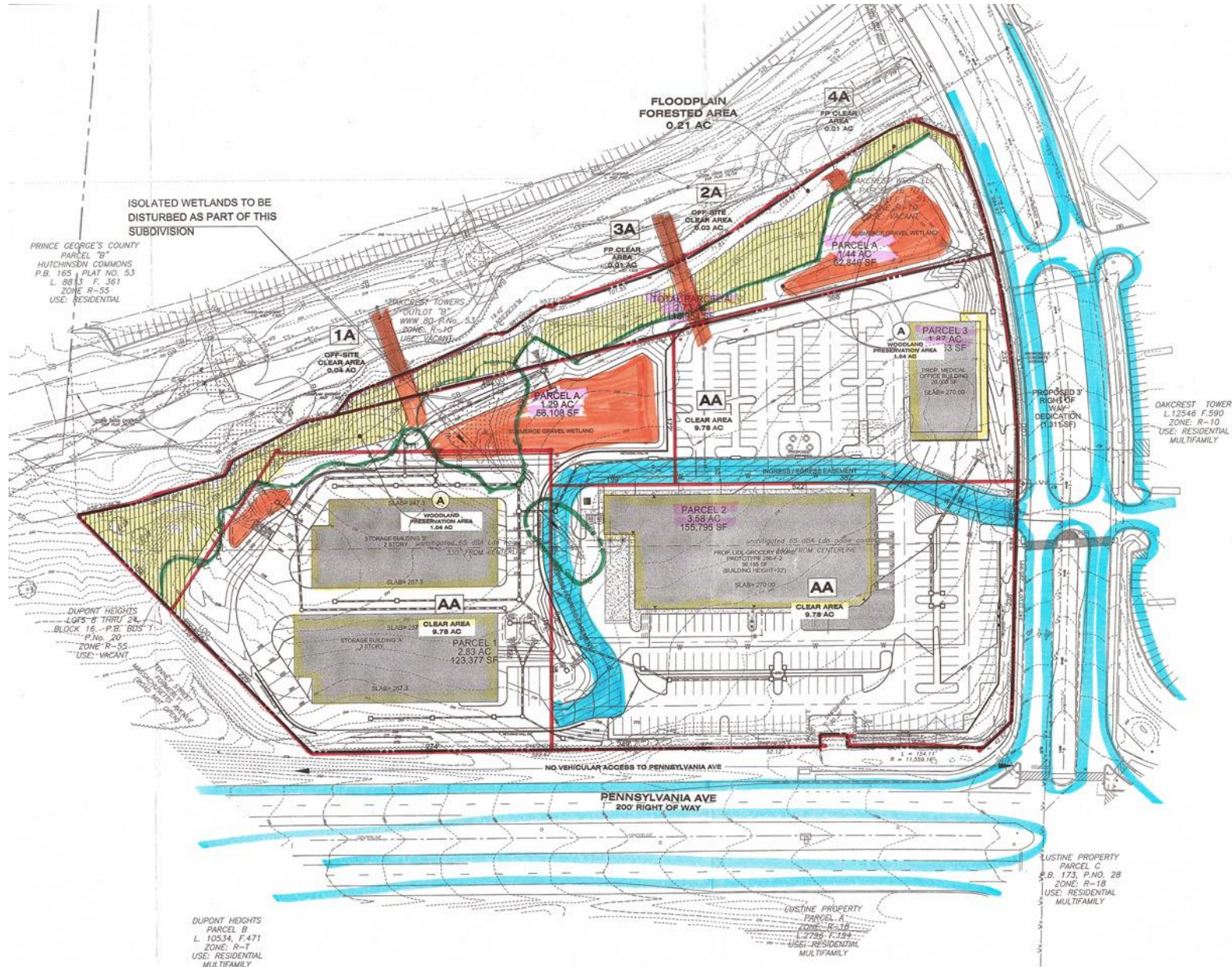
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



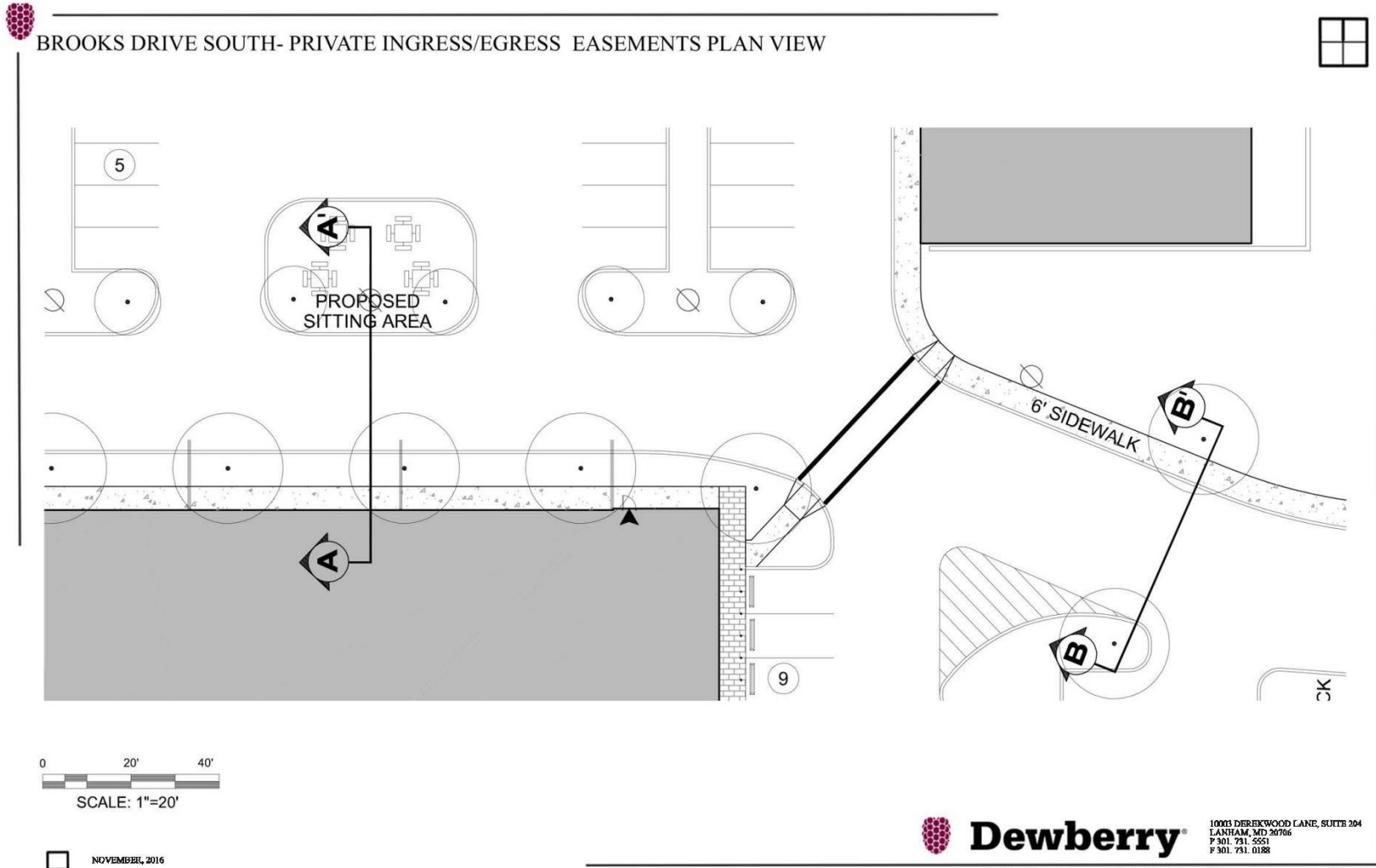
PRELIMINARY PLAN DETAIL



TREE CONSERVATION PLAN DETAIL



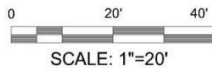
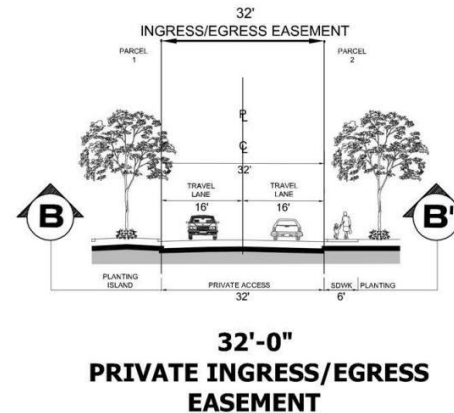
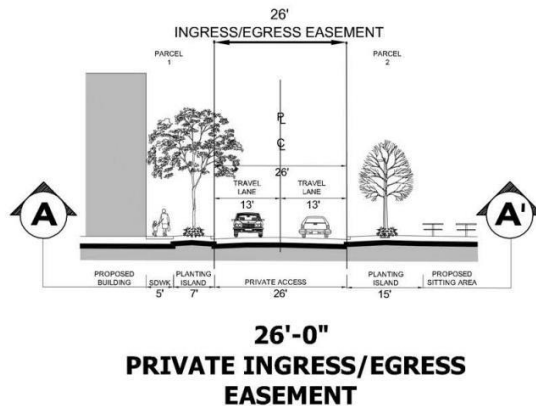
BROOKS DRIVE SOUTH ACCESS EASEMENT CROSS SECTION EXHIBIT 1



The information provided herein, which is subject to change, is for conceptual purposes only and is based on current regulatory and existing information available. Detailed planning and engineering must be completed and all jurisdictional approvals must be obtained prior to finalization of this plan.

BROOKS DRIVE SOUTH ACCESS EASEMENT CROSS SECTION EXHIBIT 2

BROOKS DRIVE SOUTH- PRIVATE INGRESS/EGRESS EASEMENTS SECTIONS



NOVEMBER, 2016



Dewberry

10023 DEREKWOOD LANE, SUITE 204
LANGHAM, MD 20706
P 301.731.5551
F 301.731.0188

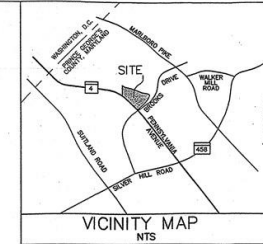
The information provided herein, which is subject to change, is for conceptual purposes only and is based on current regulations and existing information available. Detailed planning and engineering must be completed and all jurisdictional approvals must be obtained prior to finalization of this plan.

246-6

SJH246-6

Notes

- Development of this property must conform to the Detailed Site Plan which was approved by the Planning Board on May 26, 2016, DSP-15038, or as amended by any subsequent revisions thereto.
- Issuance of permits and development are subject to transportation conditions of PCGP Resolution No. 13-81.
- Development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-001-13 or most recent revision), or as modified by the Type 2 Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance. This property is subject to the notification provisions of 13-10-2003. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department.
- Access is denied along the frontage of Pennsylvania Avenue (MD 4) and Brooks Drive with the exception of one access driveway along Brooks Drive as approved on the DSP/SE.
- Development of this site shall be in conformance with Stormwater Management Concept Plan 31374-2009-00 and any subsequent revisions.
- Total development shall be limited in accordance with Condition 7 of PCGP Resolution No. 13-81.
- Nonresidential development on the subject property that significantly affects Subtitle 24 adequacy findings may require the approval of a new preliminary plan of subdivision prior to the approval of any building permits.
- Prior to issuance of building permits, certification prepared by a professional engineer with competency in acoustical analysis using the certification template shall be submitted. The certification shall state that the interior noise levels have been reduced through the proposed building materials to 45 dBA Ldn or less.
- Prior to issuance of any permits which impact wetlands, wetland buffers, streams or waters of the U.S., the applicant shall submit copies of all federal and state wetland plans, evidence that approval conditions have been complied with, and associated mitigation plans.
- Conservation easements described on this plot are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches or trunks is allowed.
- Prior to issuance of grading permits, the applicant shall submit evidence from the Prince George's County Health Department that the lines found on the property have been halted away by a licensed scrap tire hauler to a licensed scrap tire disposal/recycling facility.
- The conversion of Outlots 1-5 to buildable lots may be done during the validity period of Preliminary Plan of Subdivision 4-12002 or a new preliminary plan of subdivision will be required.



SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown herein is correct; that it is a subdivision of part of the land conveyed to OAKCREST WEST LLC, a Maryland limited liability company, by JULIUS I. FOX, Surviving Trustee, by deed dated June 10, 2010 and recorded among the Land Records of Prince George's County, Maryland in Liber 3181 at Folio 51, and that the total area of land included in this plat of subdivision is 481,040 square feet or 11.0432 acres of land.

Michael B. Davis
Michael B. Davis
Professional Land Surveyor
Maryland License #11033
Exp. Date 09-10-2018



OWNER'S DEDICATION

We, OAKCREST WEST LLC, owners of the property shown herein and described in the Surveyor's Certificate, hereby adopt this plat of subdivision, establish the minimum building restriction lines, and grant to the public utilities, their successors and assigns, a 10' wide public utility easement as shown, subject to the terms and provisions recorded among the Land Records of Prince George's County Maryland in Liber 3703 at Folio 748. Property markers will be placed in accordance with Section 24-120(b)(1)(v)(3) of the Subdivision Regulations of the Prince George's County Code. There are no suits, actions at law, liens, mortgages or trusts affecting the property included in this plat of subdivision, except a certain Deed of Trust and the parties in interest thereto have below indicated their assent.

OAKCREST WEST LLC
a Maryland limited liability company

<i>[Signature]</i> Witness	<i>Benton Lustine</i> Benton Lustine Manager	11-8-2016 Date
<i>[Signature]</i> Witness	<i>David</i> David Manager	11-8-2016 Date
<i>[Signature]</i> Witness	<i>Charles Bruce Basswell</i> Charles Bruce Basswell Manager	11-8-2016 Date

LINE	BEARING	DISTANCE
L1	S 83°13'30" E	83.33'
L2	N 70°33'30" E	18.03'
L3	S 74°03'17" E	28.56'
L4	S 52°15'20" E	39.04'
L5	N 79°30'31" E	28.61'
L6	S 87°30'02" E	28.54'
L7	S 70°25'51" E	85.70'
L8	S 50°23'28" E	19.42'
L9	S 61°02'08" E	51.22'
L10	S 53°15'59" E	28.30'
L11	S 54°55'59" E	101.55'
L12	S 70°15'11" E	41.44'
L13	S 77°07'30" E	71.81'
L14	S 77°28'16" E	92.88'
L15	S 85°13'30" E	28.64'
L16	N 44°02'20" E	15.00'
L17	N 46°04'10" W	30.30'
L18	S 43°12'20" W	15.00'
L19	N 46°12'25" W	52.12'
L20	S 42°15'08" E	15.67'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	894.93	378.83	376.81	S 33°05'40" W	24°14'22"	192.19
C2	11559.16'	154.11	154.11	N 45°36'48" W	0°45'30"	77.06
C3	113.00	33.32	33.13	N 37°48'28" W	16°51'54"	16.74
C4	136.00	30.16	30.10	S 35°53'57" E	12°42'22"	15.14

FOR FUTURE PUBLIC WATER AND SEWER SYSTEMS ONLY

The signature of DdE does not constitute approval of water and sewer on this plat for GRADING purposes only, and the site is subject to re-designation to remove its dormant service category status. Approval of a plat for future development will be based upon a reasonable expectation that public water and sewer service will be available when needed and will be conditioned on fulfilling all of the commitments contained in an approved Washington Suburban Sanitary Commission project/authorization.

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Board

APPROVED: *November 10, 2016*
Joseph H. Hester
Chairman

APPROVED: *November 8, 2016*
David Henderson
Director or Designee

MANPCPC FILE NO. 5-16117

FILED
NOV 15 2016

CLERK OF THE CIRCUIT COURT
FOR PRINCE GEORGE'S COUNTY, MD

Recorded: 11-15-2016
Plat Book: SJH246
Plat: 6

Dewberry
Dewberry
Consultants LLC
Formerly known as
Dewberry & Davis LLC

10003 DEERWOOD LANE
SUITE 204
LANHAM, MD 20706
301.731.5591
301.731.0188 (FAX)
www.dewberry.com

OUTLOTS 1 - 5
BROOKS DRIVE SOUTH
SPAULDING (6th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
SCALE 1"=100' NOVEMBER 2016

MSA 51850-19599

