

BROOKS DRIVE PROPERTY

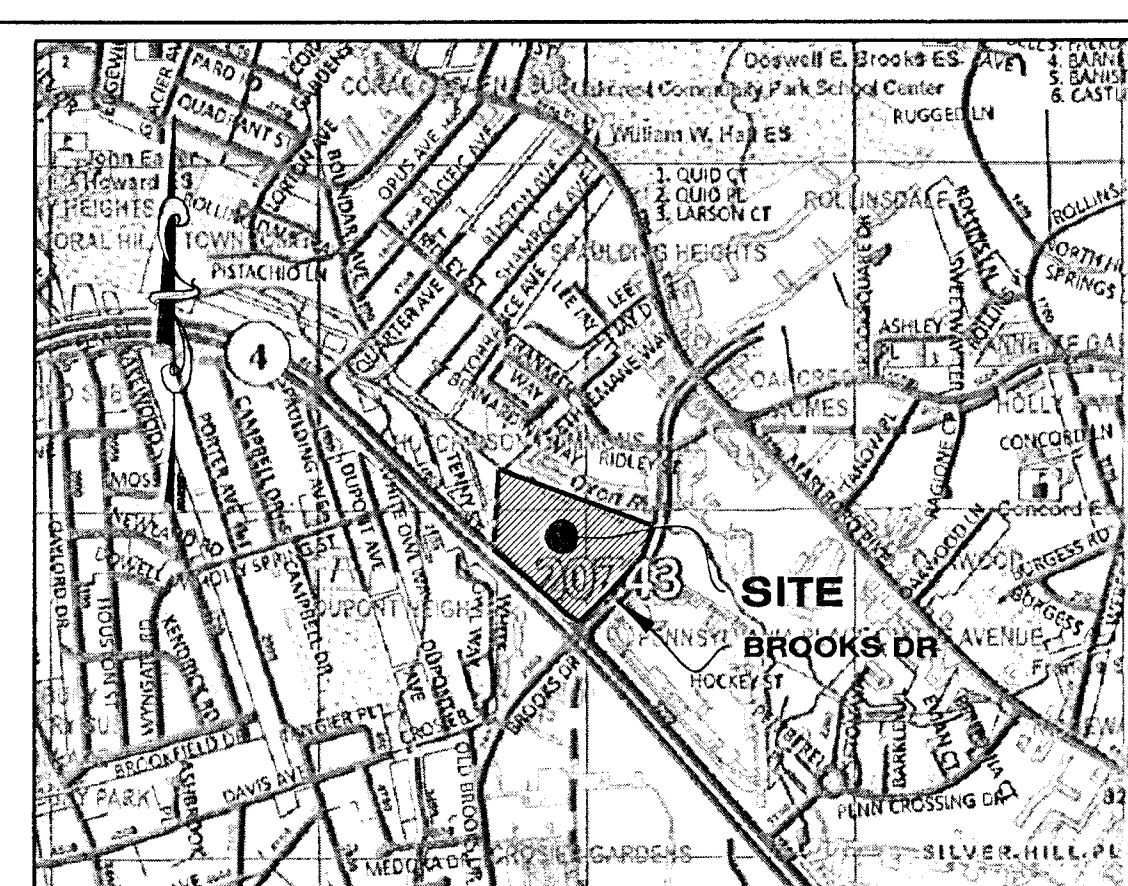
TREE CONSERVATION PLAN TYPE 2



Dewberry
Consultants LLC

1003 DEREKWOOD LANE
SUITE 204
LANHAM, MD 20708
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

OWNER/APPLICANT
OAKCREST WEST LLC
C/O SCOTT MCMINT INC
STE 200
300 N LEE ST
ALEXANDRIA VA 22314-2658



VICINITY MAP
SCALE: 1" = 2000'

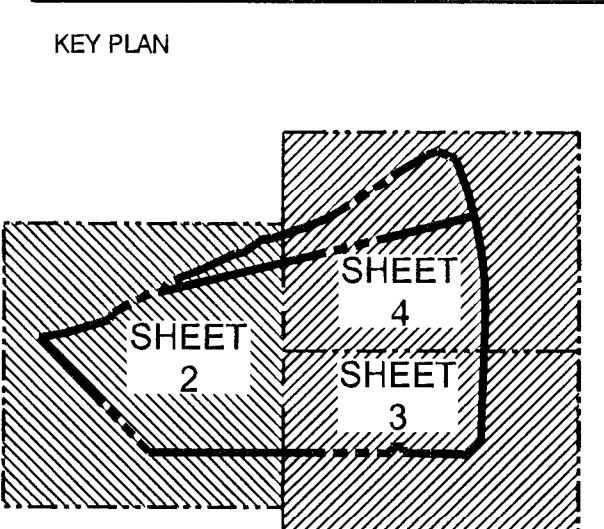
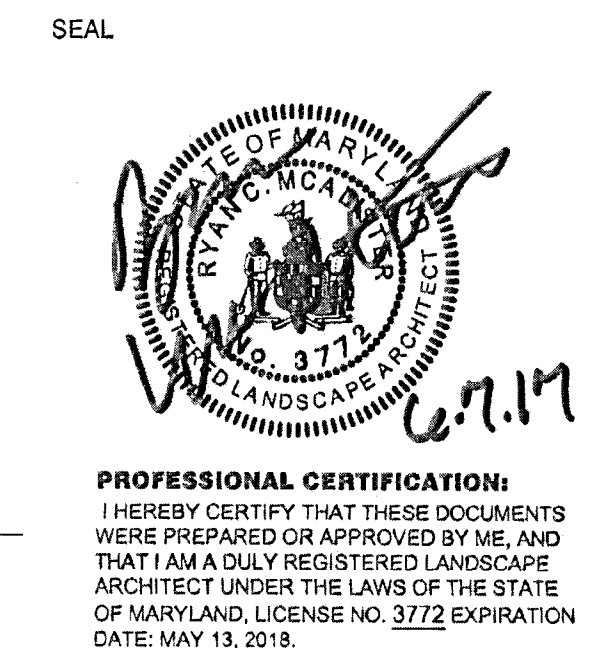
Vicinity Map © ADC - Kappa Map Group LLC/GIS
Integrated Solutions LLC 2014

PRINCE GEORGE'S COUNTY
ROAD ATLAS
MAP 5650 GRID C3 - D3

TCP LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING BOUNDARY
	EXISTING FLOODPLAIN
	EXISTING FLOODPLAIN EASEMENT
	EXISTING STREAM
	EXISTING WETLANDS
	EXISTING WETLAND 25' BUFFER
	EXISTING STREAM BUFFER
	EXISTING TREE LINE
	EXISTING HEDGEROW
	EXISTING WATER
	EXISTING SANITARY SEWER
	EXISTING SANITARY SEWER EASEMENT
	EXISTING STORM DRAIN EASEMENT
	PROPOSED ROAD CENTERLINE
	PROPOSED CURB
	PROPOSED WATER
	PROPOSED SANITARY SEWER
	PROPOSED STORM DRAIN
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED STORM DRAIN
	UNMITIGATED 85 dBA Ldn NOISE CONTOUR
	ON-SITE WOODLAND CLEARED AREA
	WOODLAND CLEARED IN THE FLOODPLAIN
	WOODLAND PRESERVATION AREA
	WOODLAND CLEARED OFF-SITE
	WOODLAND PRESERVED NOT CREDITED
	TREE PROTECTION FENCE (TEMPORARY)
	CRITICAL ROOT ZONE
	STEEP SLOPES (15% OR GREATER)
	SPECIMEN TREE SIGN
	EXISTING SPECIMEN TREE
	SPECIMEN TREE (TO BE REMOVED)
	WOODLAND PRESERVATION SIGN

BROOKS DRIVE PROPERTY
TYPE 2 TREE CONSERVATION PLAN

PRINCE GEORGE'S COUNTY, MD
6TH ELECTION DISTRICT
TAX MAP 80 GRIDES F1
200' MAP REFERENCE 203505



SCALE

AS-SHOWN

1	8/20/16	AML	Address Res. Cond.
No.	DATE	BY	Description
REVISIONS			
DRAWN BY: RM			
APPROVED BY: NB			
CHECKED BY: NB			
DATE: FEBRUARY 2017			

TITLE
TYPE 2 TREE
CONSERVATION PLAN

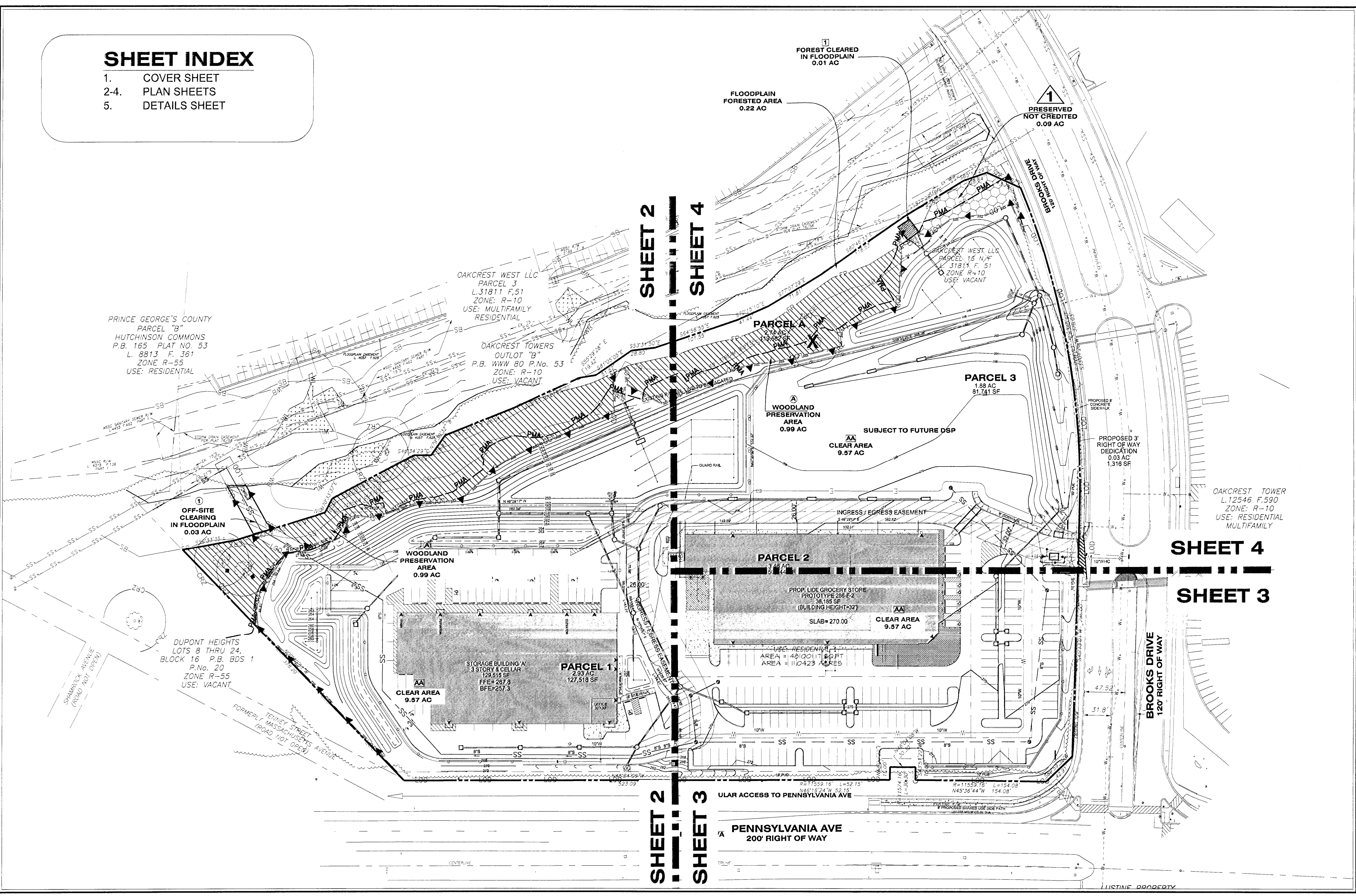
MANICPC
P.G. PLANNING DEPARTMENT
COVER SHEET
DEWBERRY JOB NO. 150057307-11-10-10-10

1

SHEET NO. 1 OF 5

SHEET INDEX

- COVER SHEET
- PLAN SHEETS
- DETAILS SHEET



KEY PLAN AND SHEET MAP
PLAN VIEW

WOODLAND SUMMARY TABLE

WOODLAND PRESERVED	WOODLAND CLEARED	WOODLAND CLEARED IN FLOODPLAIN	OFF-SITE CLEARING IN FLOODPLAIN	WOODLAND PRESERVED NOT CREDITED
AA 0.99	AA 9.57	1 0.01	1 0.03	AA 0.09
TOTAL = 0.99 AC	TOTAL = 9.57 AC	TOTAL = 0.01 AC	TOTAL = 0.03 AC	TOTAL = 0.09 AC

SPECIMEN TREE IDENTIFICATION LIST

TREE NUMBER	BOTANICAL NAME/COMMON NAME	TREE CANOPY	TREE CONDITION	TREE LABEL	DISPOSITION
#2	LIRIODENDRON TULIPIFERA TULIP POPLAR	30'	GOOD		TO BE SAVED
#3	FAGUS GRANDIFOLIA AMERICAN BEECH	37'	GOOD BARK DAMAGE (CARVING)		TO BE REMOVED
#128	FAGUS GRANDIFOLIA AMERICAN BEECH	32'	EXCELLENT BARK DAMAGE (CARVING)		TO BE SAVED
#129	LIQUIDAMBAR STYRACIFLUA SWEETGUM	31'	FAIR 3 CO-DOMINANT LEADERS		TO BE SAVED

PMA IMPACT APPROVAL TABLE

NUMBER OF IMPACTS	PMA IMPACTS APPROVED BY PPS 4-16015	PMA IMPACTS MODIFIED BY THIS DSP (DSP-16037)
TOTAL PMA IMPACT	0.21 Ac. or 9,252 s.f.	0.10 Ac. or 4,139 s.f.
TOTAL STREAM BED IMPACT	40 l.f.	23 l.f.
TOTAL WETLAND BUFFER IMPACT	0 Ac. or 0 s.f.	0 Ac. or 0 s.f.
TOTAL WETLAND IMPACT	0 Ac. or 0 s.f.	0 Ac. or 0 s.f.

SITE STATISTICS

GROSS TRACT AREA	11.04 AC
EXISTING 100-YEAR FLOODPLAIN	0.22 AC
NET TRACT AREA	10.82 AC
EXISTING WOODLAND IN THE FLOODPLAIN	0.22 AC
EXISTING WOODLAND NET TRACT	10.82 AC
EXISTING PMA	1.67 AC
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	0.00 LF

PROPERTY OWNERS AWARENESS CERTIFICATE

I/WE 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.

OWNER OR OWNERS REPRESENTATIVE _____ DATE _____

WOODLAND CONSERVATION EASEMENT NOTE:
"WOODLANDS PRESERVED, PLANTED OR REGENERATED IN FULFILLMENT OF WOODLAND CONSERVATION REQUIREMENTS ON-SITE HAVE BEEN PLACED IN A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS AT LIBER 38556 FOLIO 285-296. REVISIONS TO THIS TCP2 MAY REQUIRE A REVISION TO THE RECORDED EASEMENT."

OFF-SITE WOODLAND MITIGATION NOTE:
3.50 ACRES OF OFF-SITE WOODLAND MITIGATION HAS BEEN PROVIDED FOR ON THIS PROPERTY AS PART OF THIS TCP (TCP2-005-16) PROVIDED IN LIBER 38289 FOLIO 573.

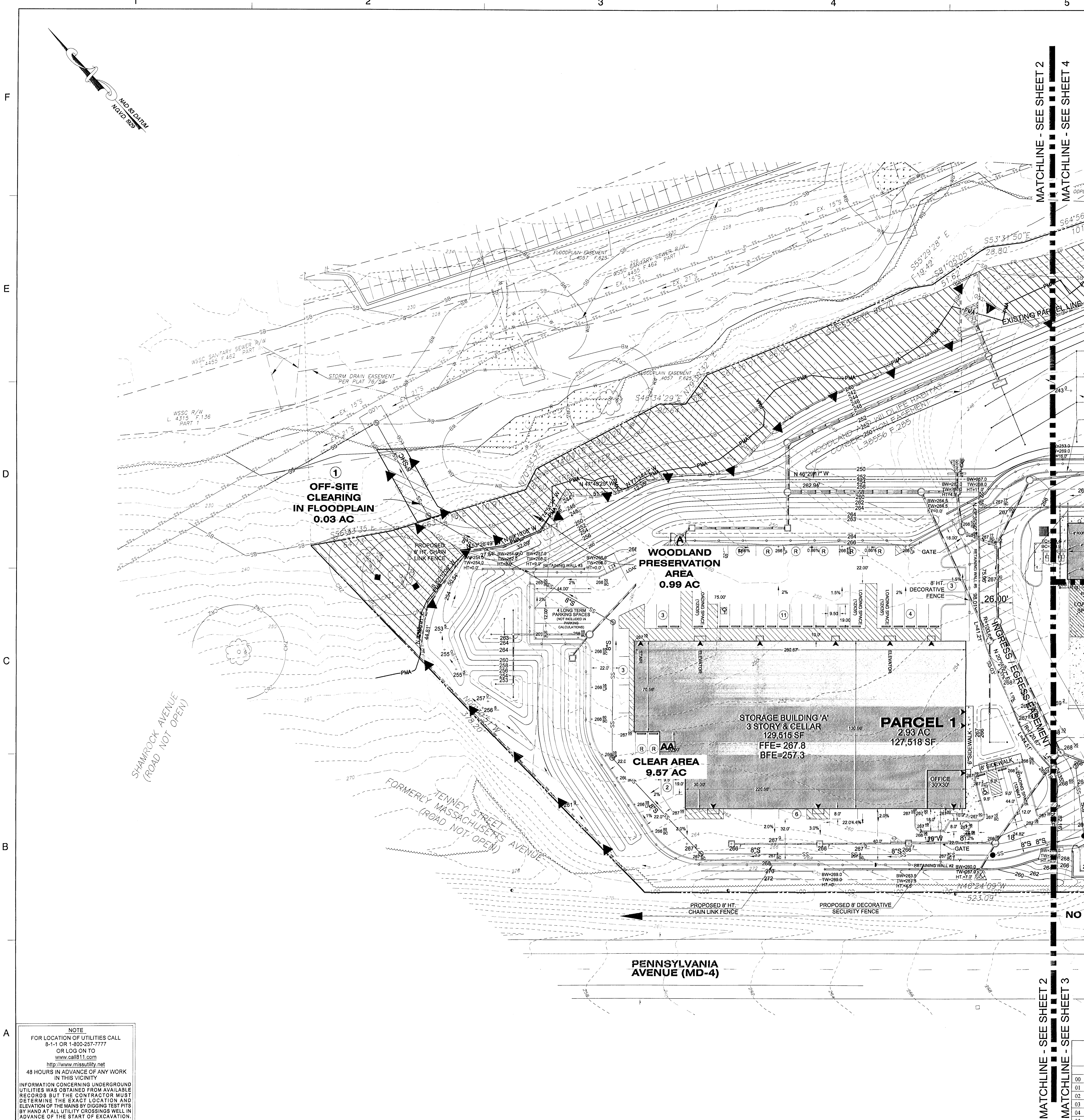
NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY.

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.

Approved by	Date	DR#	REASON FOR REVISION
MEGAN REISER	9/28/16	DSP-15038	
		DSP-16037	CHANGE TO COMMERCIAL USE

THIS BLOCK IS FOR
OFFICIAL USE ONLY
OR label number that meets
conditions of final approval
by the Planning Board, its designee
or the Board of County Commissioners.

MANICPC
P.G. PLANNING DEPARTMENT
COVER SHEET
DEWBERRY JOB NO. 150057307-11-10-10-10



TCP LEGEND

---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING BOUNDARY
---	EXISTING ADJACENT PROPERTY
---	EXISTING FLOOD PLAIN
---	EXISTING FLOOD PLAIN EASEMENT
---	PRIMARY MANAGEMENT AREA
---	EXISTING STREAM
---	EXISTING WETLANDS
---	EXISTING WETLAND 25' BUFFER
---	EXISTING STREAM BUFFER
---	EXISTING TREE LINE
---	EXISTING HEDGEROW
---	EXISTING WATER
---	EXISTING SANITARY SEWER
---	EXISTING SANITARY SEWER EASEMENT
---	EXISTING WATER EASEMENT
---	EXISTING STORM DRAIN EASEMENT
---	PROPOSED ROAD CENTERLINE
---	PROPOSED CURB
---	PROPOSED WATER
---	PROPOSED SANITARY SEWER
---	PROPOSED LIMIT OF DISTURBANCE
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---	PROPOSED MINOR CONTOUR
---	PROPOSED STORM DRAIN
---	UNMITIGATED 55 dBA Ldn Noise Contour
---	ON SITE WOODLAND CLEARED AREA
---	WOODLAND CLEARED IN THE FLOODPLAIN
---	WOODLAND PRESERVATION AREA
---	WOODLAND CLEARED OFF-SITE
---	WOODLAND PRESERVED NOT CREDITED
---	TREE PROTECTION FENCE (TEMPORARY)
---	CRITICAL ROOT ZONE
---	STEEP SLOPES (15% OR GREATER)
---	SPECIMEN TREE SIGN
---	EXISTING SPECIMEN TREE
---	SPECIMEN TREE (TO BE REMOVED)
---	WOODLAND PRESERVATION SIGN

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C/O SCOTT MGMT INC
STE 200
300 N LEE ST
ALEXANDRIA VA 22314-2658

**BROOKS DRIVE PROPERTY
TYPE 2 TREE CONSERVATION PLAN**

PRINCE GEORGE'S COUNTY, MD
6TH ELECTION DISTRICT
TAX MAP 86 GRIDES F1
200' MAP REFERENCE 20S50S

SEAL

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. 3772 EXPIRATION
DATE: MAY 13, 2018.

KEY PLAN

SCALE

0 30' 60'

SCALE: 1"=30'

No.	DATE	BY	DESCRIPTION
1	9/20/16	AML	Address Res. Cond.

REVISIONS

DRAWN BY: RM

APPROVED BY: NB

CHECKED BY: NB

DATE: FEBRUARY 2017

TITLE

TYPE 2 TREE
CONSERVATION PLAN

PLAN SHEET

DEWBERRY JOB NO. 50057307

2

THIS BLOCK IS FOR
OFFICIAL USE ONLY.
Q1 label certifies that this plan
meets conditions of final approval
by the Planning Board, its designee
or the District Council.

**M-NCPPC
APPROVAL**

Approved by	Date	DRD#	REASON FOR REVISION
MEGAN REISER	9/28/16	DSP-15038	
		DSP-16037	CHANGE TO COMMERCIAL USE

PROJECT NAME: BROOKS DRIVE SOUTH
PROJECT NUMBER: DSP-16037

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
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F

E

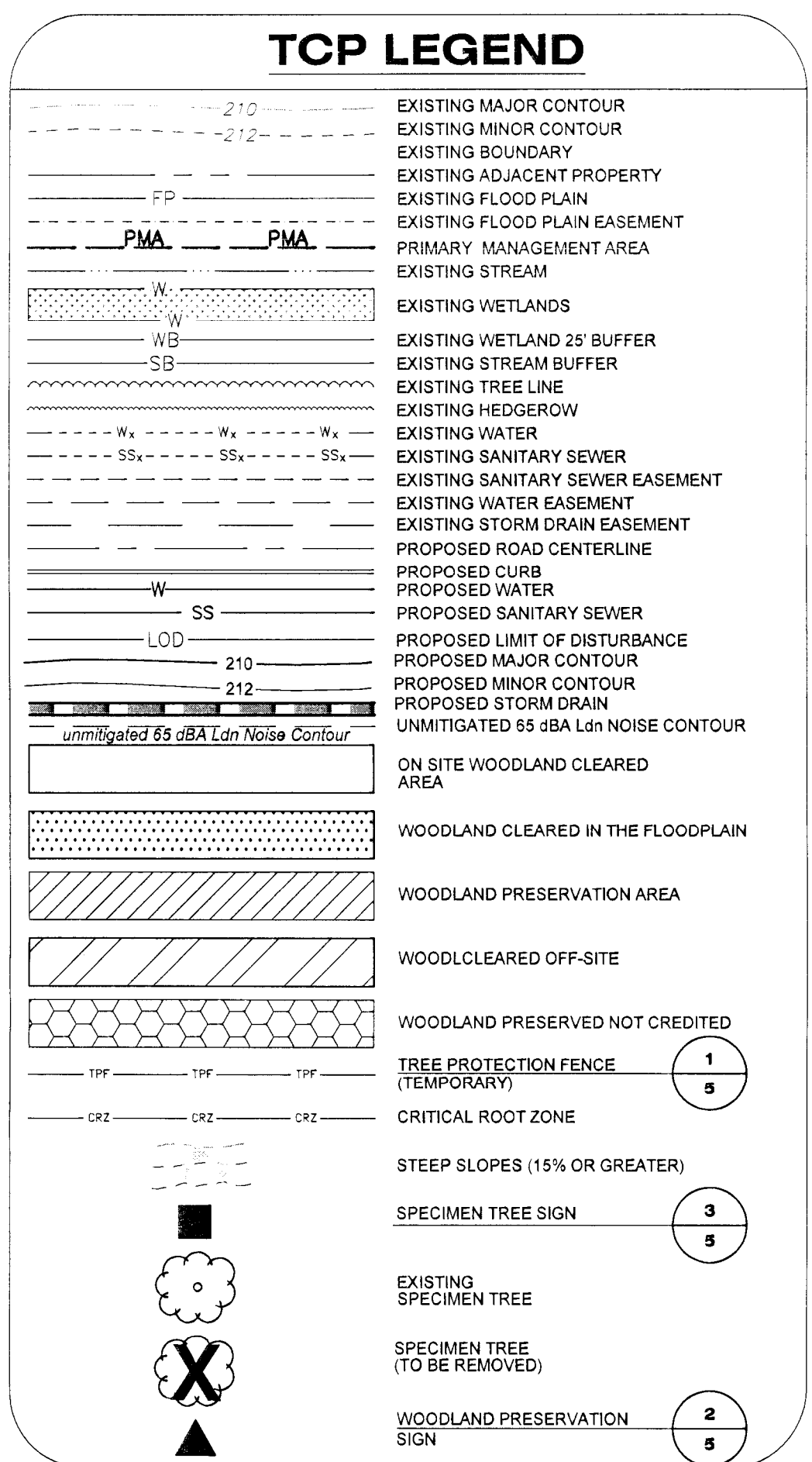
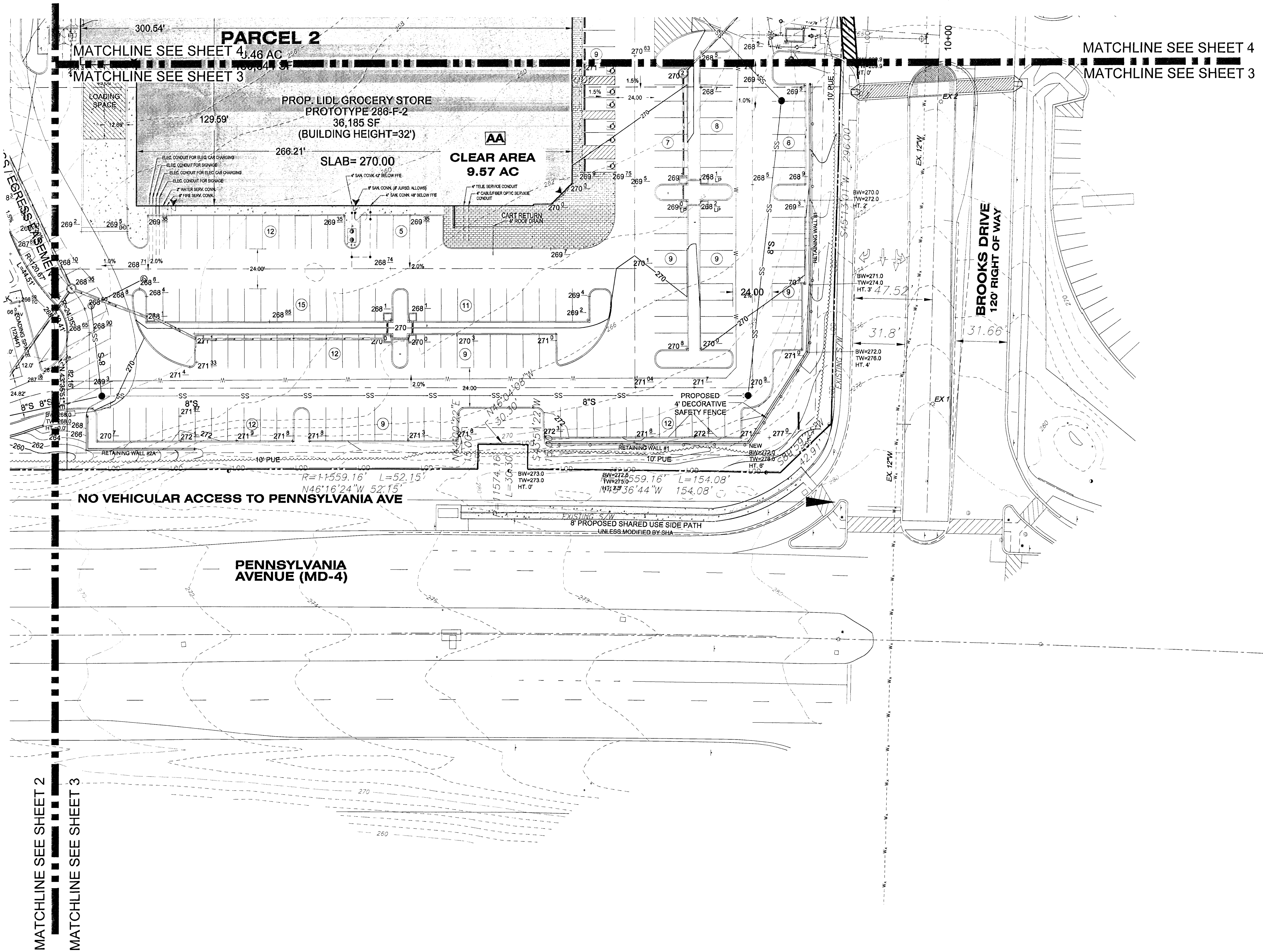
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No.	DATE	BY	Description
1	6/20/16	AML	Address Res. Cond.

REVISIONS
DRAWN BY RM
APPROVED BY NB
CHECKED BY NB
DATE FEBRUARY 2017

TITLE
TYPE 2 TREE
CONSERVATION PLAN

PLAN SHEET
DEWBERRY JOB NO. 50057307

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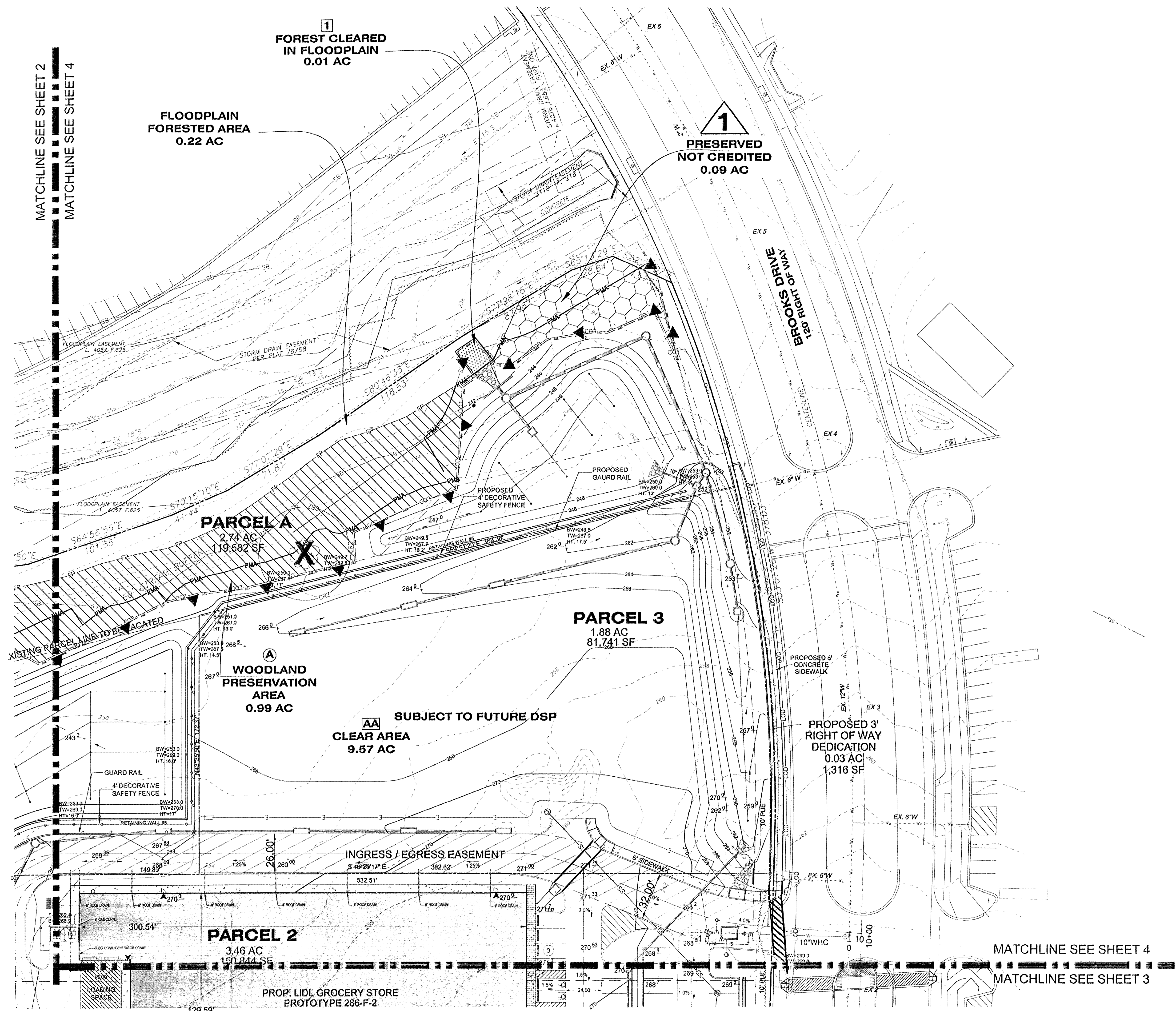
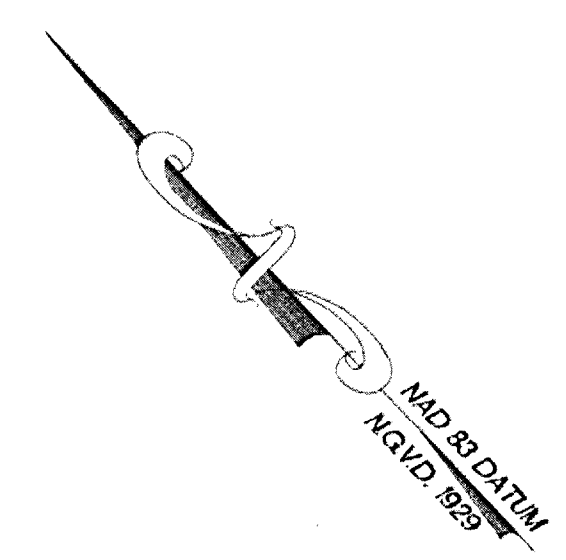
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TCP LEGEND	
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BROOKS DRIVE PROPERTY
TYPE 2 TREE CONSERVATION PLAN
PRINCE GEORGES COUNTY, MD
6TH ELECTION DISTRICT
TAX MAP 80 GRIDES F1
2007 MAP REFERENCE 835565

SEAL

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WERE PREPARED OR APPROVED BY ME, AND
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OF MARYLAND, LICENSE NO. 3772 EXPIRATION
DATE: MAY 13, 2018.

KEY PLAN

SCALE

SCALE: 1"=30'

REVISIONS			
1	5/20/18	AML	Address Res. Cond.
No.	DATE	BY	Description
REVISIONS			
DRAWN BY RM			
APPROVED BY NB			
CHECKED BY NB			
DATE FEBRUARY 2017			
TITLE TYPE 2 TREE CONSERVATION PLAN			

PLAN SHEET
DEWBERRY JOB NO. 50057307

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Approved by			
00	MEGAN REISER	Date	9/28/16
01		DRD#	DSP-15038
02		DSP#	DSP-16037
03		REASON FOR REVISION	CHANGE TO COMMERCIAL USE
04			
05			

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OFFICIAL USE ONLY
Official certifies that this plan
meets conditions of final approval
by the Planning Board, its designee
or the District Council.

M-NCPPC
APPROVAL

PROJECT NAME: BROOKS DRIVE SOUTH

PROJECT NUMBER: DSP-16037

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

Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-005-16				
	Approved by	Date	DRD#	REASON FOR REVISION
00	MEGAN REISER	9/28/16	DSP-15038	
01			DSP-16037	CHANGE TO COMMERCIAL USE
02				
03				
04				
05				



For Conditions of Approval see Site
Revelation numbers must be

18 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY

INFORMATION CONCERNING UNDERGROUND
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