

Dewberry*

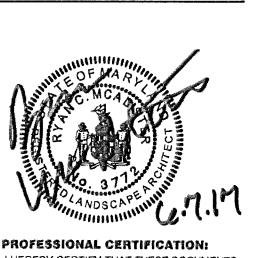
Dewberry 10003 DEREKWOOD LANE Consultants LLC

SUITE 204

LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

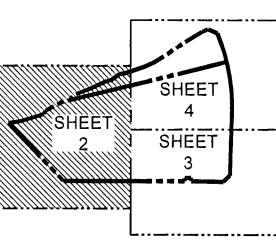
> OWNER/APPLICANT OAKCREST WEST LLC STE 200

C/O SCOTT MGMNT INC 300 N LEE ST ALEXANDRIA VA 22314-2658



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



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

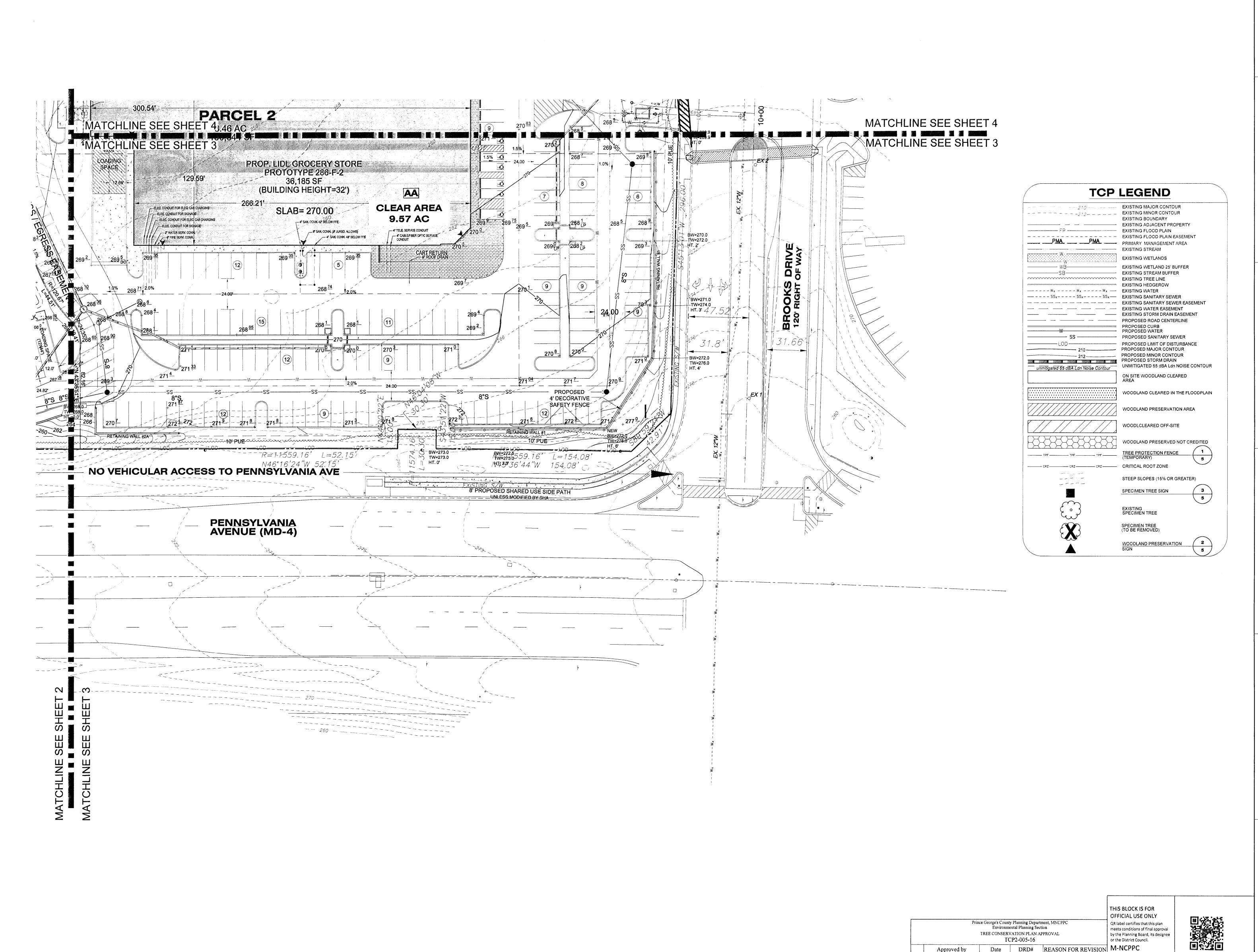
FEBRUARY 2017

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

DEWBERRY JOB NO. 50057307

2 OF 5



NOTE

FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777

OR LOG ON TO

www.call811.com

http://www.missutility.net

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.

Dewberry*

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Consultants LLC

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

OKS DRIVE PROPERTY
2 TREE CONSERVATION PLAN
RINCE GEORGE'S COUNTY, MD

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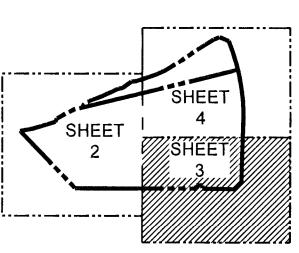
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KEY PLAN



SCALE: 1"=30'

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

DRAWN BY RM

APPROVED BY NB

CHECKED BY NB

DATE FEBRUARY 2017

TYPE 2 TREE
CONSERVATION PLAN

CONSERVATION PLAN

PLAN SHEET

DEWBERRY JOB NO. 50057307

3

MEGAN REISER 9/28/16 DSP-15038

APPROVAL

PROJECT NAME: BROOKS DRIVE SOUTH

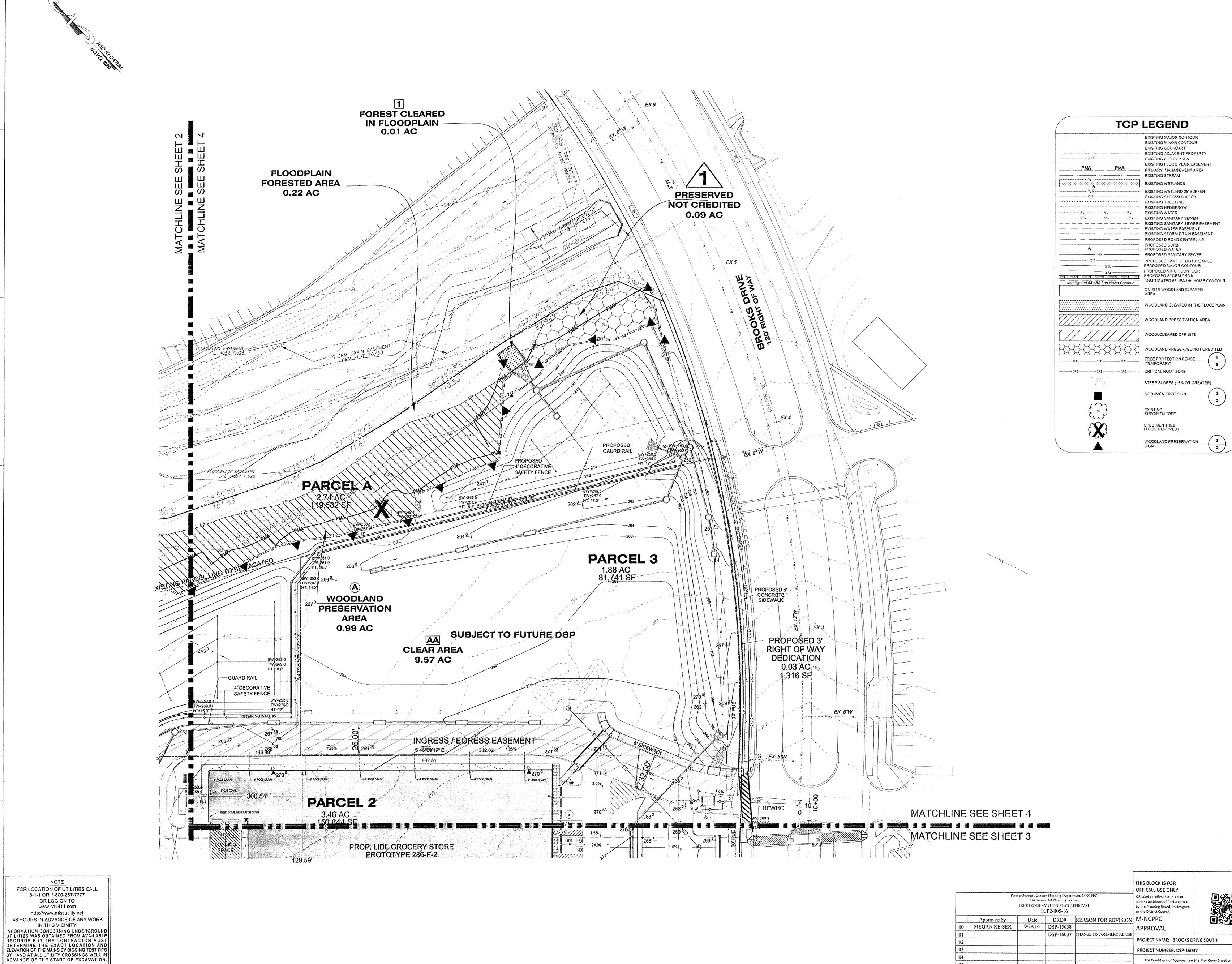
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet

Revision numbers must be included in the Project Number

PROJECT NUMBER: DSP-16037

DSP-16037 CHANGE TO COMMERCIAL U

SHEET NO. 3 OF 5



OR LOG ON TO

www.call811.com

http://www.missutility.net

IN THIS VICINITY

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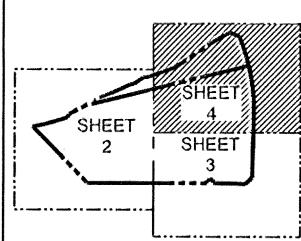
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Consultants LLC

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

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DRAWN BY APPROVED BY CHECKED BY FEBRUARY 2017 DATE

TITLE TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

DEWBERRY JOB NO. 50057307

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

SHEET NO. 4 OF 5

- 1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR BROOKS DRIVE PROPERTY DSP-16037. IF BROOKS DRIVE PROPERTY DSP-16037 EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.
- 2. CUTTING OR CLEARING WOODLANDS NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE
- PLANNING DIRECTOR OR DESIGNEE SHALL BE SUBJECT TO A \$9.00 PER SQUARE FOOT MITIGATION FEE.
- 3. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION OR THE DEPARTMENT OF ENVIRONMENTAL RESOURCES, AS APPROPRIATE, SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO CONDUCT A PRE-CONSTRUCTION MEETING WHERE IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.
- 4. THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THIS PLAN AT TIME OF CONTRACT SIGNING. FUTURE PROPERTY OWNERS
- ARE ALSO SUBJECT TO THIS REQUIREMENT. 5. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
- 6. THE PROPERTY IS WITHIN THE <u>DEVELOPED</u> TIER AND IS ZONED <u>R-10.</u> 7. THERE ARE NO SCENIC OR HISTORIC ROADS LOCATED ON OR ADJACENT TO THIS PROPERTY.
- 8. THE SITE ABUTS PENNSYLVANIA AVENUE, AN EXPRESSWAY MASTER PLANNED ROADWAY. THAT ARE REGULATED FOR NOISE
- 9. THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25,117(G).

TREE PRESERVATION AND RETENTION NOTES

- 10. ALL WOODLANDS DESIGNATED ON THIS PLAN FOR PRESERVATION ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE WOODLAND AREAS SHALL REMAIN IN A NATURAL STATE. THIS INCLUDES THE CANOPY TREES AND UNDERSTORY VEGETATION. A REVISED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING WOODLAND AREAS THAT ARE NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE APPROVED TCP2.
- 11. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN. 12. THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPFS) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING. UPON APPROVAL OF THE LOCATIONS BY THE COUNTY INSPECTOR, INSTALLATION OF THE TPFS
- 13. ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE BOND IS RELEASED FOR THE PROJECT. FAILURE TO INSTALL AND MAINTAIN
- TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TCP2. 14. WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TCF INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.

REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

- 15. 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 PARTS THEREOF DESIGNATED BY THE COUNTY AS DEAD, DYING OR HAZARDOUS MAY BE REMOVED.
- 16. A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH LEADS A CERTIFIED ARBORIST OR LICENSED TREE EXPERT TO BELIEVE THAT THE TREE OR A PORTION OF THE TREES HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE.
- 17. DURING THE INITIAL STAGES OF CLEARING AND GRADING, IF HAZARDOUS TREES ARE PRESENT, OR TREES ARE PRESENT THAT ARE NOT HAZARDOUS BUT ARE LEANING INTO THE DISTURBED AREA, THE PERMITEE SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE COUNTY INSPECTOR. ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP SHALL NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.
- 18. IF A TREE OR TREES BECOME HAZARDOUS PRIOR TO BOND RELEASE FOR THE PROJECT, DUE TO STORM EVENTS OR OTHER SITUATIONS NOT RESULTING FROM AN ACTION BY THE PERMITEE, PRIOR TO REMOVAL, A CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MUST CERTIFY THAT THE TREE OR THE PORTION OF THE TREE IN QUESTION HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE. IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

IF CORRECTIVE PRUNING MAY ALLEVIATE A HAZARDOUS CONDITION, THE CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE APPROPRIATE ANSI A-300 PRUNING STANDARDS. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOGRAPHS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

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, THUS ENCOURAGING DECOMPOSITION. THE SMALLER MATERIALS SHALL BE PLACED INTO BRUSH PILES THAT WILL SERVE AS WILDLIFE HABITAT.

TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.

19. DEBRIS PILES SHOWN IN WOODLAND PRESERVATION AREAS SHALL BE REMOVED BY HAND WITHOUT THE USE OF MECHANICAL EQUIPMENT WITHIN THE PRESERVATION AREA. CHAINS MAY BE USED TO PULL DEBRIS OUT OF THE PRESERVATION AREAS. CAUTION MUST BE USED NOT TO DAMAGE REMAINING VEGETATION.

POST DEVELOPMENT NOTES

WHEN WOODLANDS AND/OR SPECIMEN, HISTORIC OR CHAMPION TREES ARE TO REMAIN:

- a. IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER DESIRES TO REMOVE A HAZARDOUS TREE OR PORTION THEREOF, THE NEW OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM A CERTIFIED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE MEASURES PRIOR TO HAVING THE WORK CONDUCTED. AFTER PROPER DOCUMENTATION HAS BEEN COMPLETED PER THE HANDOUT "GUIDANCE FOR PRINCE GEORGE'S COUNTY PROPERTY OWNERS, PRESERVATION OF WOODLAND CONSERVATION AREAS", THE ARBORIST OR TREE EXPERT MAY THEN REMOVE THE TREE. 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.
- IF A TREE OR PORTION THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREAS AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE. TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.
- b. THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM ANY WOODLAND PRESERVATION AREA SHALL BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY (PRUNERS OR A CHAIN SAW). THESE PLANT MAY BE CUT NEAR THE GROUND AND MATERIAL LESS THAN TWO INCHES 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 DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION.
- c. 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 CUTTING OF PLANT TOPS. THE USE OF ANY HERBICIDE SHALL BE DONE IN ACCORDANCE
- d. THE USE OF CHAINSAWS 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

PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY INDIVIDUAL HOMEOWNERS

- a. REFORESTATION FENCING AND SIGNAGE SHALL REMAIN IN PLACE IN ACCORDANCE WITH THE APPROVED TYPE 2 TREE CONSERVATION
- b. REFORESTATION AREAS SHALL NOT BE MOWED; HOWEVER, THE MANAGEMENT OF COMPETING VEGETATION AND REMOVAL OF NOXIOUS. INVASIVE, AND NON-NATIVE VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE.

OFF-SITE WOODLAND CONSERVATION NOTE:

PRIOR TO THE ISSUANCE OF THE FIRST GRADING PERMIT FOR THE SECTION OF DEVELOPMENT SHOWN ON THIS TCP2, ALL OFF SITE WOODLAND CONSERVATION REQUIRED BY THIS PLAN SHALL BE IDENTIFIED ON AN APPROVED TCP2 PLAN AND RECORDED AS AN OFF-SITE EASEMENT IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY. PROOF OF RECORDATION OF THE OFF-SITE CONSERVATION SHALL BE PROVIDED TO THE M-NCPPC, PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN. THE OFFSITE WOODLAND CONSERVATION REQUIREMENTS FOR THE SUBJECT PROPERTY SHALL BE MET WITHIN THE MATTAWOMAN CREEK WATERSHED, UNLESS THE APPLICANT DEMONSTRATES DUE DILIGENCE IN SEEKING OUT OPPORTUNITIES FOR OFF-SITE WOODLAND CONSERVATION LOCATIONS IN ACCORDANCE WITH PRIORITIES OF SECTION 25-122(A)(6).

ANCHOR POSTS SHALL BE MIN. 2" STEEL 'U' CHANNEL OR 2"x2" TIMBER, 6' IN LENGTH HIGHLY VISIBLE FLAGGING - USE 2"x4" LUMBER FOR CROSS BRACING (OPTIONAL) BLAZE ORANGE PLASTIC MESH - FINISHED GRADE - USE 8" WIRE 'U' TO SECURE FENCE BOTTOM ANCHOR POSTS MUST BE INSTALLED TO A DEPTH OF NO LESS THAN 1/3 OF THE TOTAL HEIGHT OF THE POST

FOREST PROTECTION DEVICE ONLY.

- 2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
- 3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO
- INSTALLING DEVICES. 4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
- 5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION. 6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.
- 7. MAY BE USED IN PLACE OF TYPE 2 (TEMPORARY) TREE PROTECTION FENCE. (SEE DETAIL 4B THIS SHEET)

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TYPE 1 (TEMPORARY) TREE PROTECTION FENCE SCALE: NTS

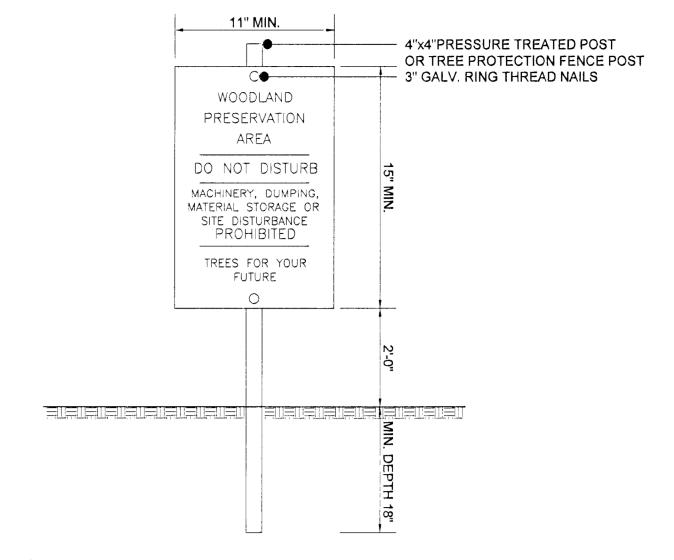
GENERAL NOTES

- 1. SUBDIVISION NAME: BROOKS DRIVE SOUTH
- TOTAL ACREAGE
- GROSS ACREAGE: 11.04 ACRES FLOOD PLAIN ACREAGE: 0.22 ACRES
- NET ACREAGE: 10.82 ACRES
- 3. EXISTING ZONING: R-10
- 4. PROPOSED USE: INFRASTRUCTURE ONLY FUTURE MULTIFAMILY RESIDENTIAL
- 5. 200 FOOT MAP REFERENCE NUMBER (WSSC): 203SE05 6. TAX MAP NUMBER AND GRID: 080 GRID F1
- 7. AVIATION POLICY AREA # AND AIRPORT NAME: NO AVIATION POLICY
- AREAS KNOWN TO EXIST ON SITE.
- 8. EXISTING WATER/SEWER CATEGORY DESIGNATION: W-3 AND S-3
- PROPOSED WATER AND SEWER CATEGORY: W-3 AND S-3
- 10. STORMWATER MANAGEMENT CONCEPT NUMBER: 19543-2014-00 PLAN
- APPROVAL DATE JUNE 26, 2014, 01 REVISION PENDING APPROVAL
- 11. 10' PUBLIC UTILITY EASEMENT ALONG ALL PUBLIC RIGHT-OF-WAY
- 12. MANDATORY PARK DEDICATION: PER PPS 4-12002 PRELIMINARY GENERAL NOTE: 17. A RECREATION FACILITIES PACKAGE TO COMPLY WITH THE MANDATORY DEDICATION REQUIREMNT WILL BE PROVIDED VIA VIA A COMBINATION OF A FEE IN LIEU AND/OR DEDICATION AS DETERMINED DURING THE REQUIRED DSP PROCESS.
- 13. THERE ARE NO KNOWN CEMETERIES TO EXIST ON SITE
- 14. THERE ARE NO KNOWN HISTORIC RESOURCES TO EXIST ON SITE
- 15. STREAMS AND WETLANDS: YES; BASED ON A STUDY PREPARED BY LOIEDERMAN SOLTESZ ASSOCIATES, INC. INA STUDY DATED FEBRUARY 24, 2011 AND RE-VERIFIED IN THE FIELD ON OCTOBER 5, 2011 BY KLEBASKO ENVIRONMENTAL IN MARCH 2012.
- 16. 100 YEAR FLOODPLAIN: YES, PER PRINCE GEORGE'S COUNTY 100 YEAR FLOOD PLAIN MAP FOR OXEN RUN, PLATES A/23 AND B4 DATED MAY 1995.
- 17. CHESAPEAKE BAY CRITICAL AREA OVERLAY: NO
- SOURCE OF TOPOGRAPHY: AERIAL TOPOGRAPHY, VIRGINIA RESOURCE

AND 164. SIGNED SEALED BY JOHN W. KOSTIC DATED 7-23-14. DEED-

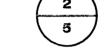
- MAPPING MARCH 2011. 19. BOUNDARY: PROVIDED BY SOLTESZ LANHAM OFFICE, PLAN TITLED PRELIMINARY PLAN - BROOKS DRIVE PROPERTY EXISTING PARCEL 16
- LIBER 31811; FOLIO 051
- 20. OWNER / APPLICANT: OAKCREST WEST LLC C/O SCOTT MGMNT INC STE 200
 - 300 N LEE ST ALEXANDRIA VA 22314-2658
- 25. THIS PLAN IS FOR ENTITLEMENT PURPOSES ONLY AND SHALL NOT BE UTILIZED FOR CONSTRUCTION.
- 26. ACCESS ALONG BROOKS DRIVE IS DENIED WITH THE EXCEPTION OF ONE DRIVEWAY TO ENSURE THE CONSOLIDATION OF VEHICULAR TRAFFIC FOR ALL FIVE FUTURE PARCELS, UNLESS OTHERWISE MODIFIED BY THE DEPARTMENT OF PUBLIC WORKS AND

TRANSPORTATION PRIOR TO APPROVAL OF FINAL PLAT

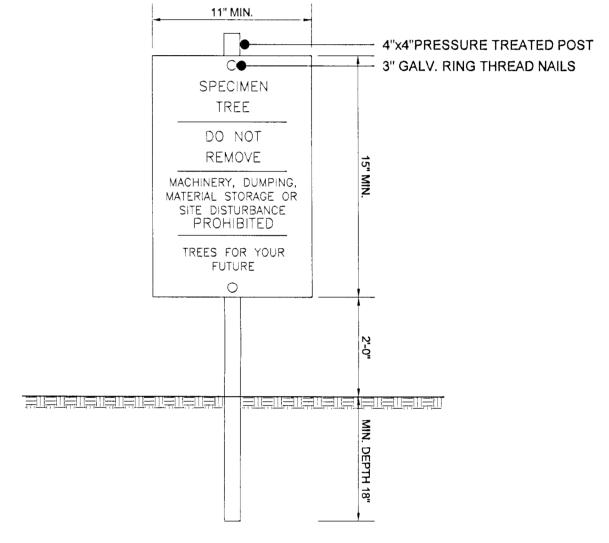


1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

- 2. SIGNS SHOULD BE PROPERLY MAINTAINED.
- 3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS. 4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
- 5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
- 6. LOCATE SIGNS APPROXIMATELY EVERY 50' ALONG FENCING.
- 7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.



WOODLAND PRESERVATION AREA SIGN SCALE: NTS



1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

2. SIGNS SHOULD BE PROPERLY MAINTAINED. 3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.

Prince George's County Planning Department, MNCPPC

Environmental Planning Section

TREE CONSERVATION PLAN APPROVAL

TCP2-005-16

Approved by

MEGAN REISER 9/28/16 DSP-15038

Date DRD# REASON FOR REVISION

DSP-16037 CHANGE TO COMMERCIAL US

- 4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
- 5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
- LOCATE SIGNS APPROXIMATELY EVERY 50' ALONG FENCING.
- REMAIN IN PLACE IN PERPETUITY. 8. WHEN THE SPECIMEN TREE SIGN IS LOCATED WITHIN 10' OF EITHER A

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7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND PRESERVATION OR REFORESTATION SIGN, THE TWO SIGNS MAY BE POSTED ON A SINGLE POST.

> SPECIMEN TREE SIGN SCALE: NTS

Dewberry 10003 DEREKWOOD LANE SUITE 204 Consultants LLC LANHAM, MD 20706 301.731.0188 (FAX)

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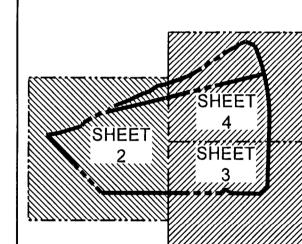
DRIVE OKS TREE

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KEY PLAN



SCALE

AS-SHOWN

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

> FEBRUARY 2017 TITLE TYPE 2 TREE

CONSERVATION PLAN

meets conditions of final approval by the Planning Board, its designee PROJECT NAME: BROOKS DRIVE SOUTH

THIS BLOCK IS FOR

OFFICIAL USE ONLY

or the District Council.

APPROVAL

M-NCPPC

QR label certifies that this plan

PROJECT NUMBER: DSP-16037

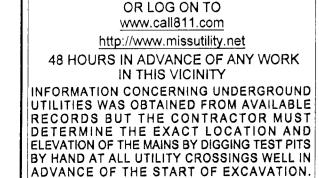
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DETAIL SHEET DEWBERRY JOB NO. 50057307

APPROVED BY

5 OF 5



FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777