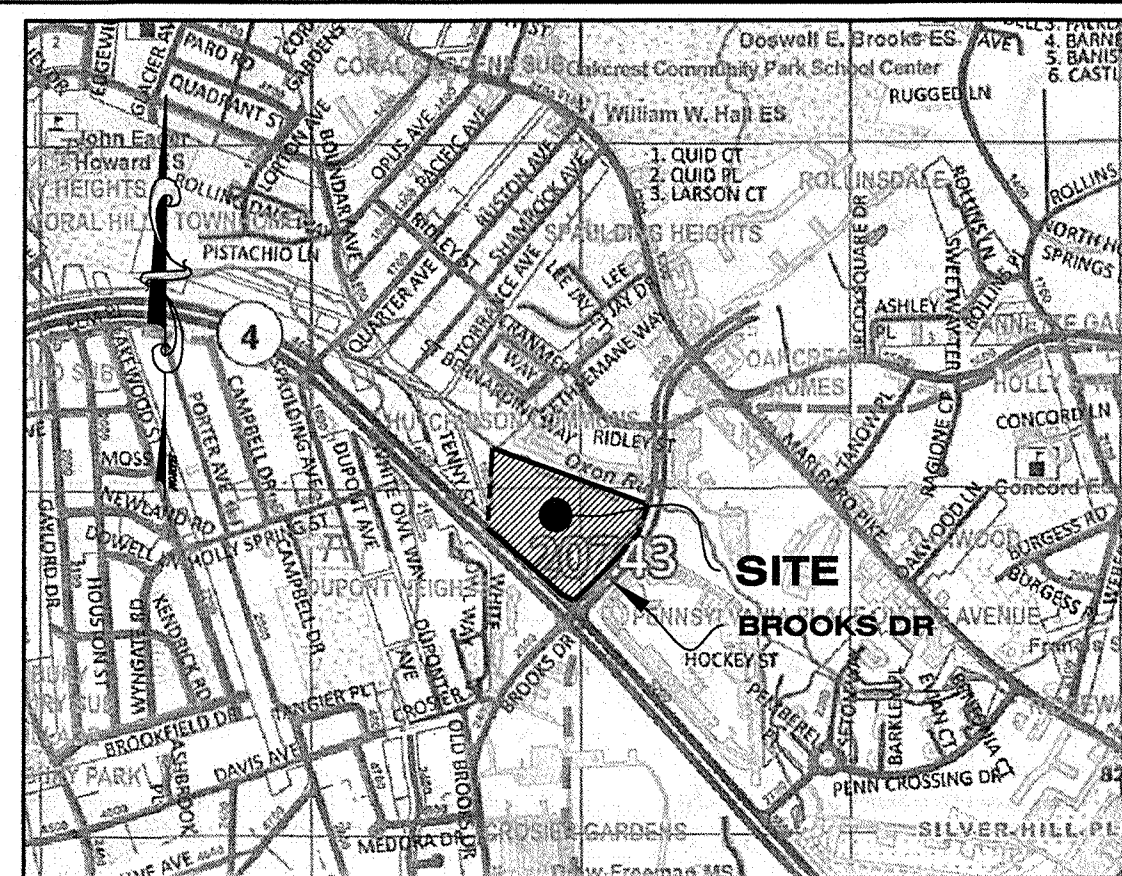


BROOKS DRIVE PROPERTY TREE CONSERVATION PLAN TYPE 2

SHEET INDEX

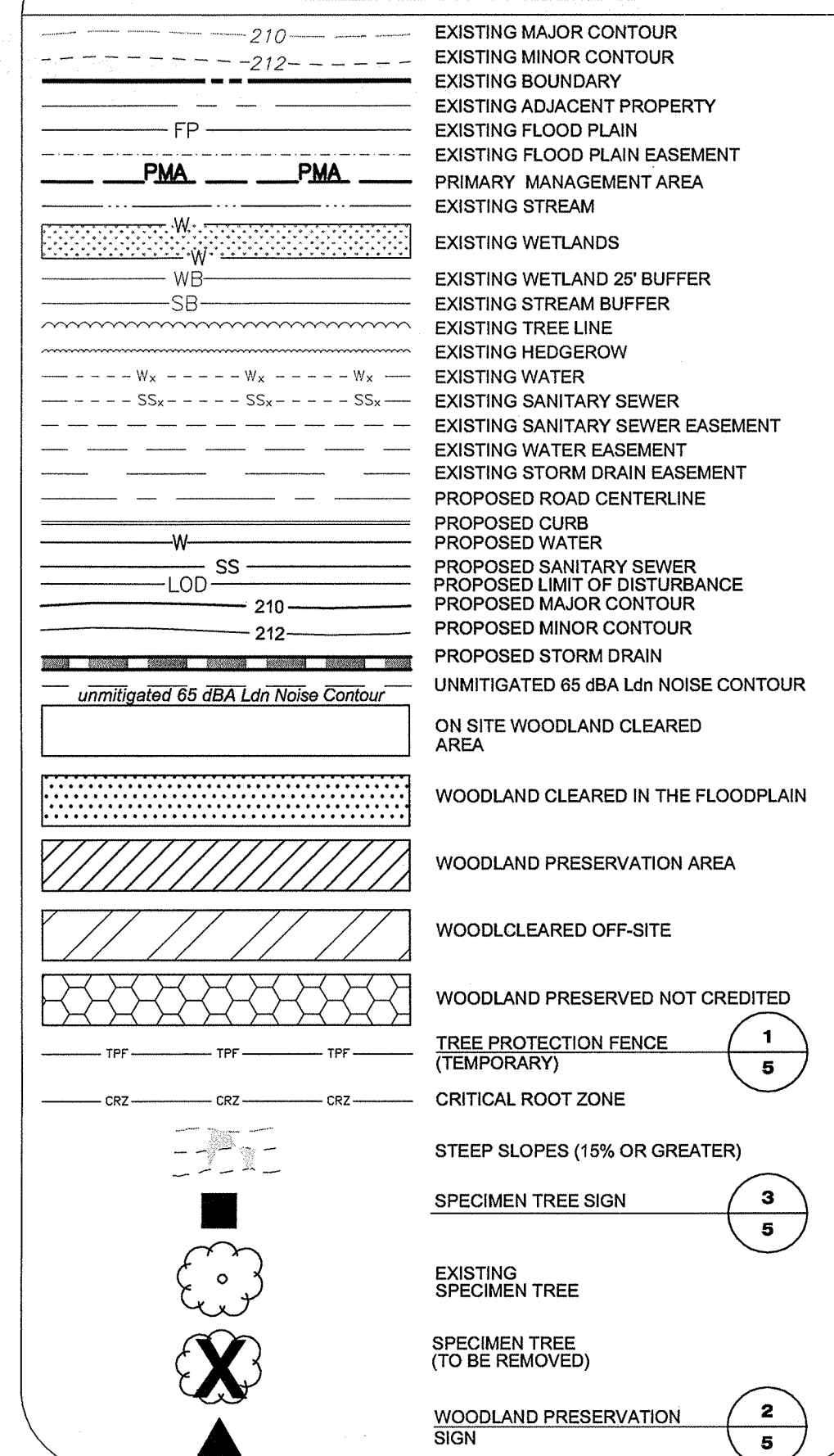
- COVER SHEET
- PLAN SHEETS
- DETAILS SHEET



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



Dewberry

Dewberry
Consultants LLC
10003 DEREKWOOD LANE
SUITE 204
LANHAM, MD 20706
301.731.8581
301.731.0188 FAX
www.dewberry.com

OWNER/APPLICANT
OAKCREST WEST LLC
C/O SCOTT MGMT INC
STE 200
300 N LEE ST
ALEXANDRIA VA 22314-2858

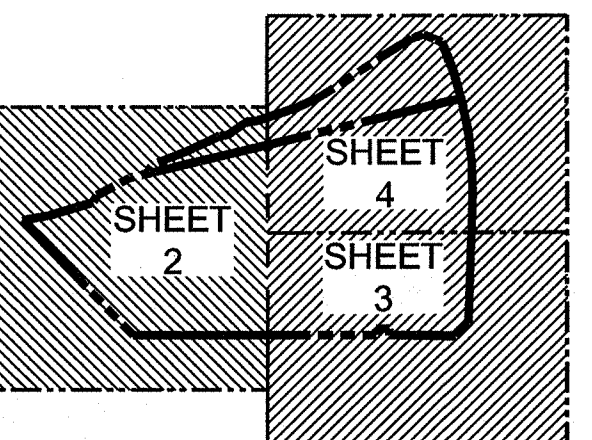
BROOKS DRIVE PROPERTY
TYPE 2 TREE CONSERVATION PLAN
PRINCE GEORGE'S COUNTY, MD
6TH ELECTION DISTRICT
TAX MAP 80 GRIDES F1
2007 MAP REFERENCE 200505

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

AS-SHOWN

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

REVISIONS

1	6/20/16	AML	Address Res. Cond.
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DRAWN BY RM

APPROVED BY NB

CHECKED BY NB

DATE FEBRUARY 2017

TITLE TYPE 2 TREE

CONSERVATION PLAN

MAJOR P.C. PLANNING DEPARTMENT

COVER SHEET

DEWBERRY JOB NO. 80057307

1

SHEET NO. 1 OF 5

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
PARCEL "B"
HUTCHINSON COMMONS
P.B. 165 PLAT NO. 53
L. 8813 F. 361
ZONE R-55
USE: RESIDENTIAL

DUPONT HEIGHTS
LOTS 8 THRU 24
BLOCK 16 P.B. BDS 1
P.No. 20
ZONE R-55
USE: VACANT

FORMERLY FINNEY STREET
(ROAD NOT OPEN)

CHAMBERLAIN AVENUE
(ROAD NOT OPEN)

WOODLAND PRESERVED
AREA 0.99 AC

WOODLAND CLEARED
IN FLOODPLAIN
0.01 AC

OFF-SITE CLEARING
IN FLOODPLAIN
0.03 AC

WOODLAND PRESERVED
NOT CREDITED
0.09 AC

WOODLAND CLEARED
IN FLOODPLAIN
0.01 AC

OFF-SITE CLEARING
IN FLOODPLAIN
0.03 AC

WOODLAND PRESERVED
NOT CREDITED
0.09 AC

WOODLAND CLEARED
IN FLOODPLAIN
0.01 AC

OFF-SITE CLEARING
IN FLOODPLAIN
0.03 AC

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	2	TO BE SAVED
#3	FAGUS GRANDIFOLIA AMERICAN BEECH	37'	GOOD BARK DAMAGE (CARVING)	3	TO BE REMOVED
#128	FAGUS GRANDIFOLIA AMERICAN BEECH	32'	EXCELLENT BARK DAMAGE (CARVING)	128	TO BE SAVED
#129	LIQUIDAMBAR STYRACIFLUA SWEETGUM	31'	FAIR 3 CO-DOMINANT LEADERS	129	TO BE SAVED

NOTE:
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.cas811.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.

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	1.57 AC
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	0.00 LF

PROPERTY OWNERS AWARENESS CERTIFICATE

I/WE, Oakcrest West LLC, 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 Howard H. Hargrove, MANAGER DATE 8-21-2017

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 285-286.
REVISIONS TO THIS TCP2 MAY REQUIRE A REVISION TO THE RECORDED EASEMENT." Book 40219 Page 350

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.

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information (Enter acres for each zone)	Zone	R-10	Net Tract (NTA)
Gross Tract:	11.04		
Floodplain:	0.22		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	10.82	0.00	0.00

SECTION II-Determining Requirements (Enter acres for each corresponding column)

Existing Woodland	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
Woodland Conservation Threshold (WCT) =	20.00%	10.82	0.22	
Smaller of 13 or 14	2.16			
Woodland above WCT	8.66			
Woodland cleared	8.66		0.01	0.03
Woodland cleared above WCT (smaller of 13 or 14)	2.16			
Clearing above WCT (0.25: 1) replacement requirement	0.91			
Woodland cleared below WCT	1.53			
Clearing below WCT (2:1 replacement requirement)	15.00%	0.00		
Afforestation Required	Threshold (AFT) =	0.00		
Off-site WCA being provided on this property		0.00		
Woodland Conservation Required		5.28	acres	

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)

Afforestation / Reforestation	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
Natural Regeneration	0.00			
Landscaping Credits	0.00			
Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00			
Forest Enhancement Credit (Area * 25)	0.00			
Street Tree Credit (Existing or 10-year canopy coverage)	0.00			
Area approved for fee-in-lieu/PFA	0.00			
Area approved for fee-in-lieu/PFA	0.00			
Off-site Woodland Conservation Credits Required	0.25			
Off-site WCA (preservation) being provided on this property	0.00			
Off-site WCA (afforestation) being provided on this property	0.00			
Woodland Conservation Provided		5.28	acres	

Area of woodland not cleared 1.25 acres
Net tract woodland retained not part of requirements: 0.21 acres
100-foot riparian woodland retained 0.21 acres
On-site woodland conservation provided 0.99 acres
On-site woodland retained not credited 0.47 acres

Prepared by Mark Wilson Date 6.7.17

Signed Mark Wilson Date 6.7.17

THIS BLOCK IS FOR OFFICIAL USE ONLY

QR label certifies that this plan meets conditions of that 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