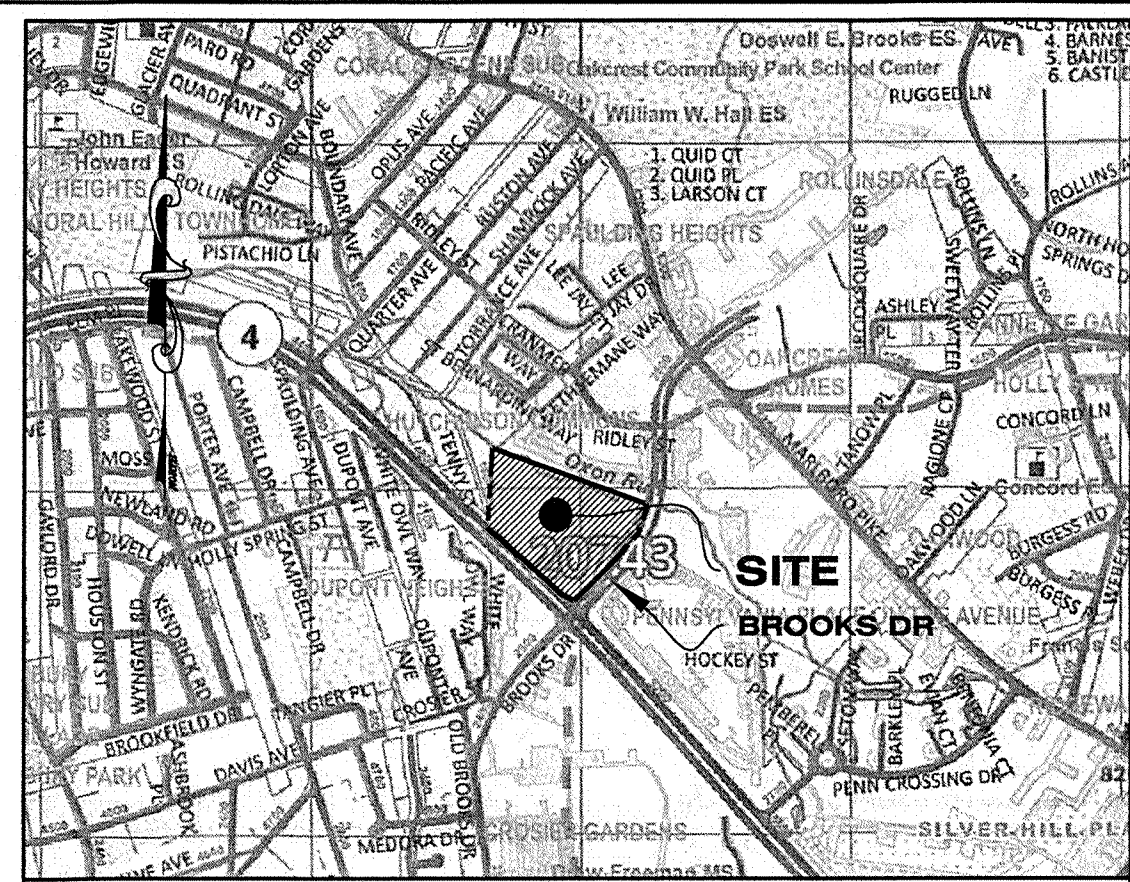


# BROOKS DRIVE PROPERTY TREE CONSERVATION PLAN TYPE 2

## SHEET INDEX

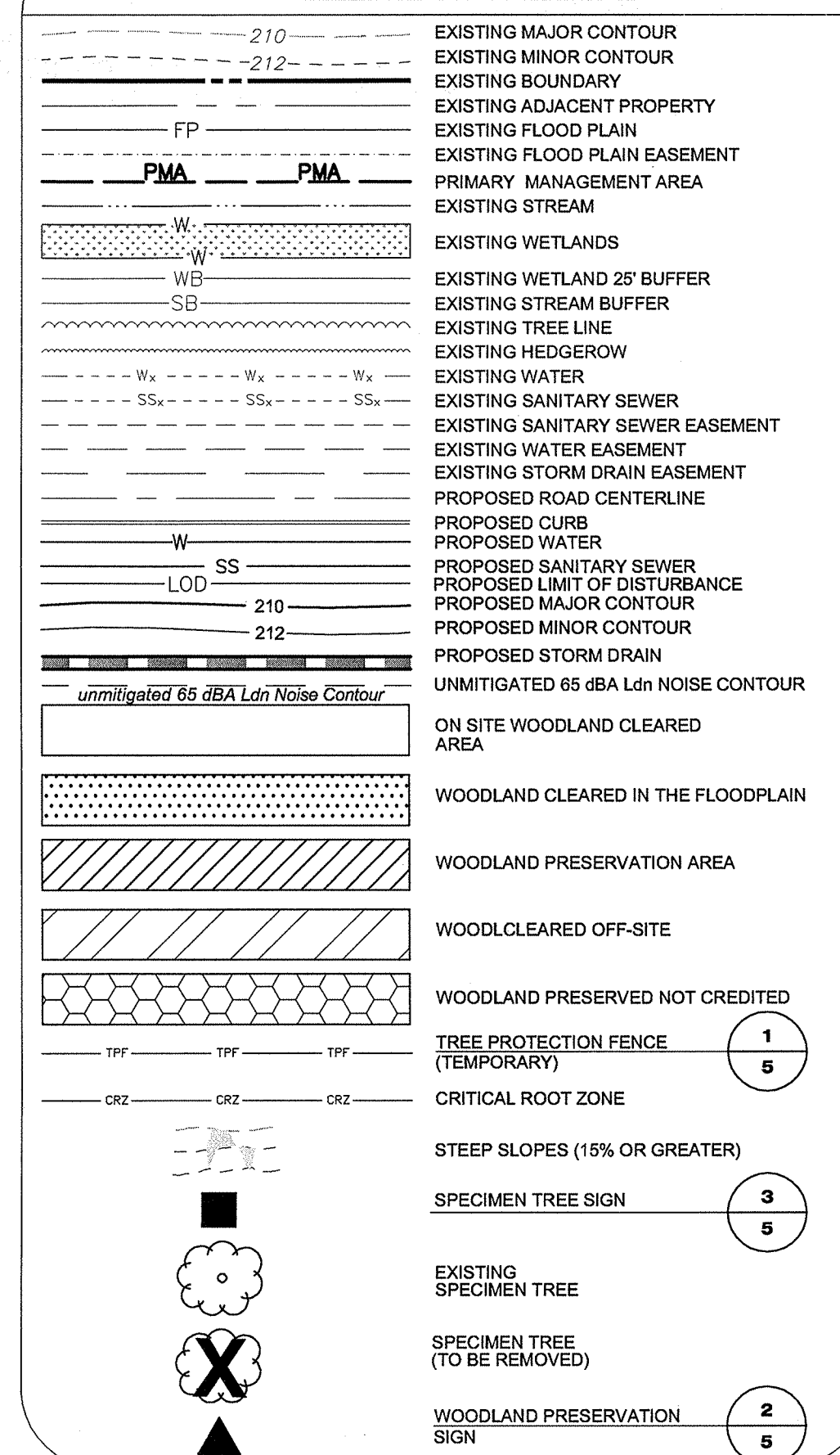
- COVER SHEET
- PLAN SHEETS
- DETAILS SHEET



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

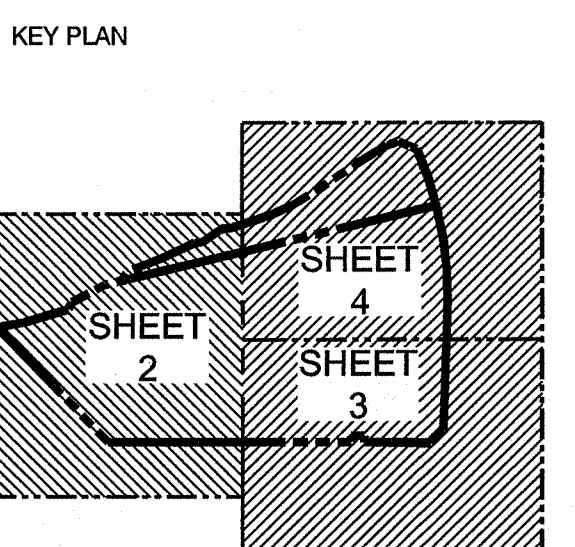
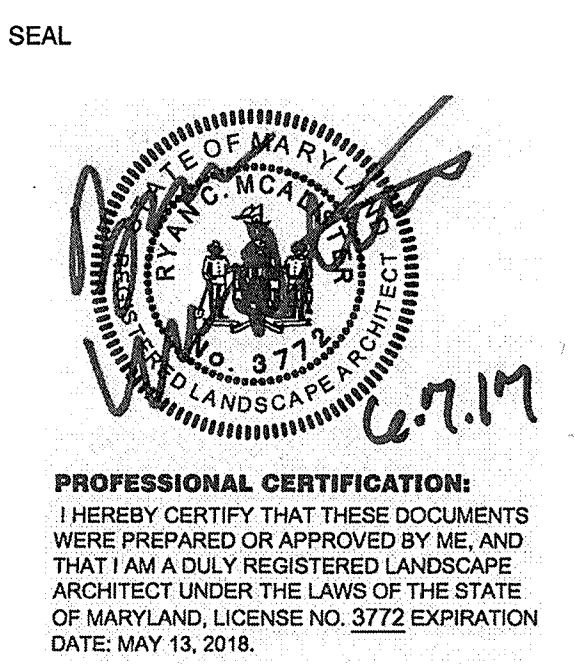


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10003 DEREKWOOD LANE  
SUITE 204  
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301.731.8581  
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OWNER/APPLICANT  
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ALEXANDRIA VA 22314-2858

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



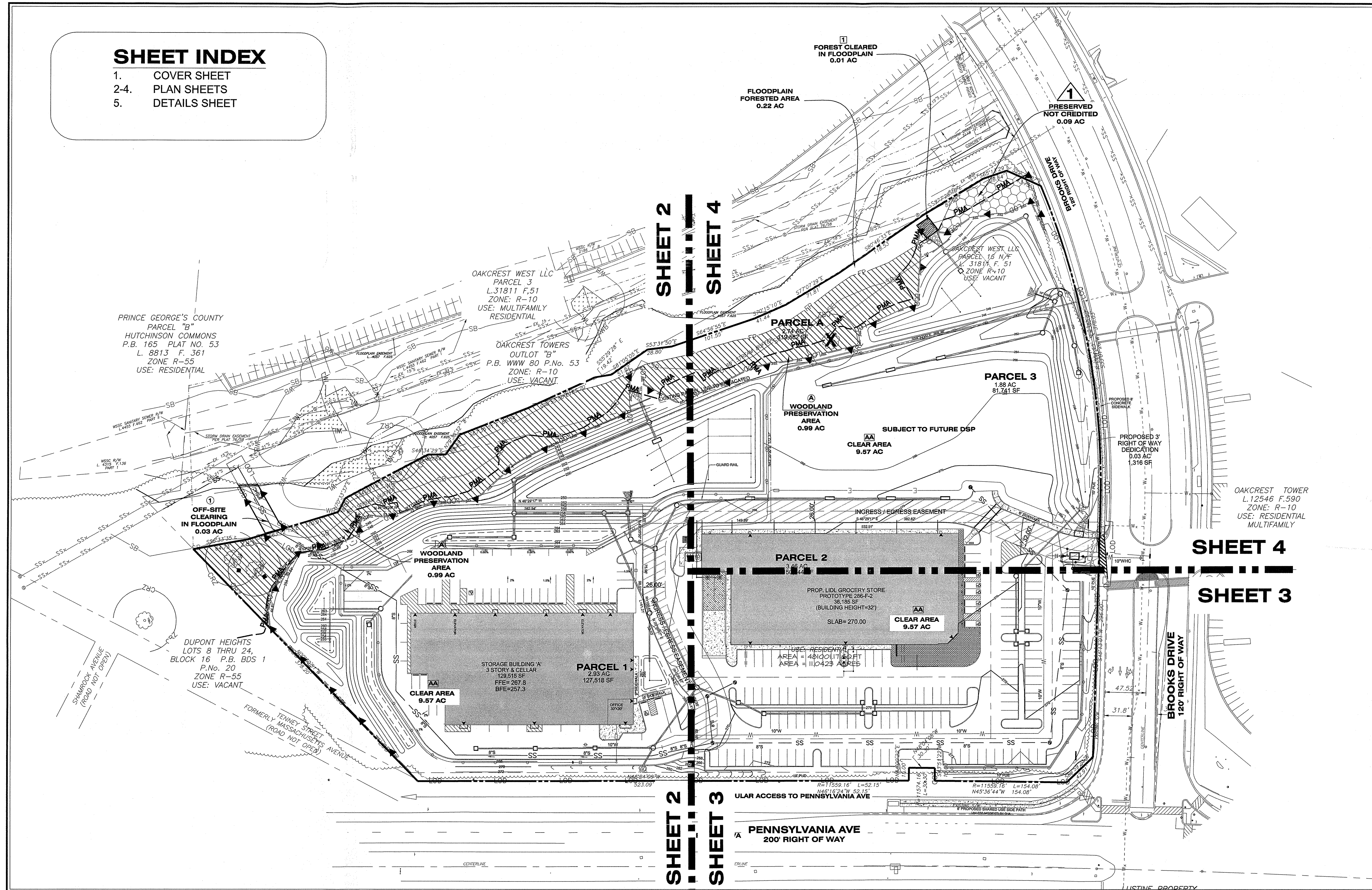
SCALE  
AS-SHOWN

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

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

TITLE  
TYPE 2 TREE  
CONSERVATION PLAN  
COVER SHEET  
DEWBERRY JOB NO. 80057307

1  
SHEET NO. 1 OF 5



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	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

## PMA IMPACT APPROVAL TABLE

	PMA IMPACTS APPROVED BY PPS 4-16015	PMA IMPACTS MODIFIED BY THIS DSP (DSP-16037)
NUMBER OF IMPACTS	7	3
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: David Howard Kingfield, 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 38289 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			
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)				
	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
Existing Woodland	2.16	10.82	0.22	
Woodland Conservation Threshold (WCT) =	20.00%	2.16		
Smaller of 13 or 14		2.16		
Woodland above WCT		8.66		
Woodland cleared		8.66		
Woodland cleared above WCT (smaller of 13 or 14)		8.66	0.01	0.03
Clearing above WCT (0.25: 1) replacement requirement		2.16		
Woodland cleared below WCT		0.91		
Clearing below WCT (2:1 replacement requirement)		1.53		
Afforestation Required	15.00%	0.00		
Off-site WCA being provided on this property		0.00		
Woodland Conservation Required		5.28		
SECTION III-Meeting the Requirements (Enter acres for each corresponding column)				
Afforestation / Reafforestation	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		
Area of woodland not cleared	1.25			
Net tract woodland retained not part of requirements:	0.26			
100-floodplain woodland retained	0.21			
On-site woodland conservation provided	0.99			
On-site woodland retained not credited	0.47			
Prepared by:	[Signature] 6.7.17			

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OR label certifies that this plan meets conditions of that approval by the Planning Board, its designee or the District Council.

M-NCPPC APPROVAL

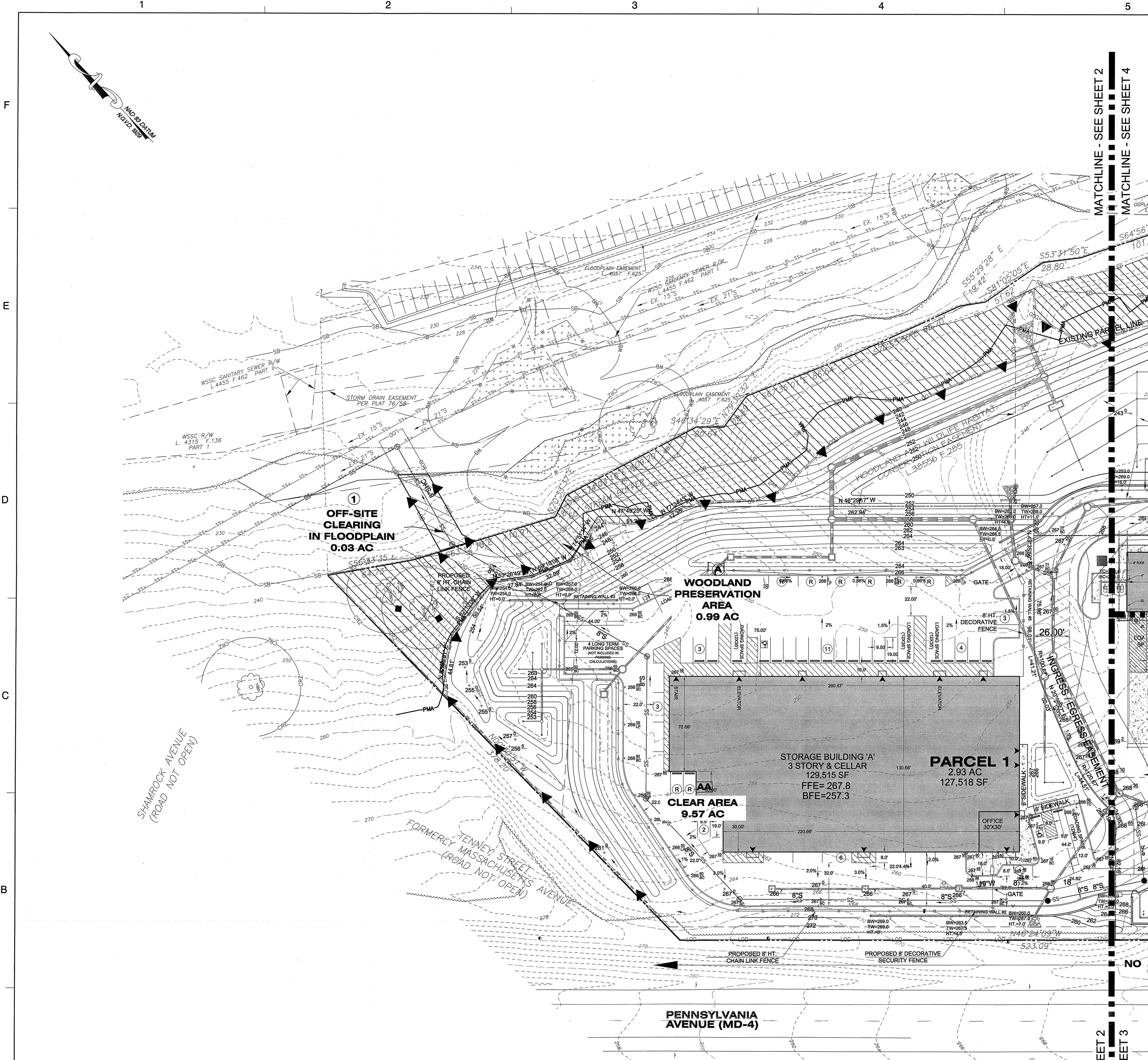
PROJECT NAME: BROOKS DRIVE SOUTH

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.

NOTE:  
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TCP LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING BOUNDARY
	EXISTING ADJACENT PROPERTY
	EXISTING FLOOD PLAIN
	EXISTING FLOOD PLAIN EASEMENT
	PRIMARY MANAGEMENT AREA
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	EXISTING WETLAND 25' BUFFER
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	EXISTING WATER
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	EXISTING WATER EASEMENT
	EXISTING STORM DRAIN EASEMENT
	PROPOSED ROAD CENTERLINE
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	PROPOSED LIMIT OF DISTURBANCE
	PROPOSED MAJOR CONTOUR
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	UNMITIGATED 55 dBA Ldn NOISE CONTOUR
	ON SITE WOODLAND CLEARED AREA
	WOODLAND CLEARED IN THE FLOODPLAIN
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	CRITICAL ROOT ZONE
	STEEP SLOPES (15% OR GREATER)
	SPECIMEN TREE SIGN
	EXISTING SPECIMEN TREE
	SPECIMEN TREE (TO BE REMOVED)
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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  
200' MAP REFERENCE 2085656

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

SCALE: 1"=30'

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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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 (Blue & Shadwin)	11/29/17	DSP-16037	CHANGE TO COMMERCIAL USE
02			
03			
04			
05			

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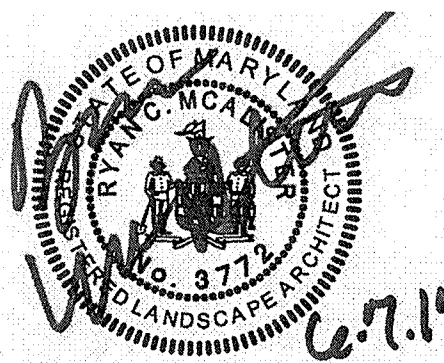
M-NCPPC  
APPROVAL

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

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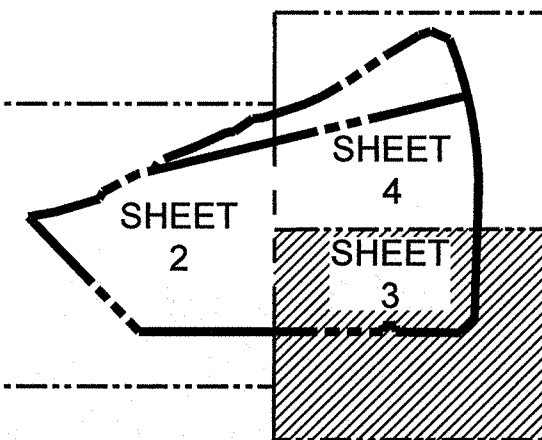


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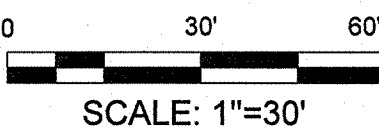


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KEY PLAN



SCALE



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REVISIONS

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

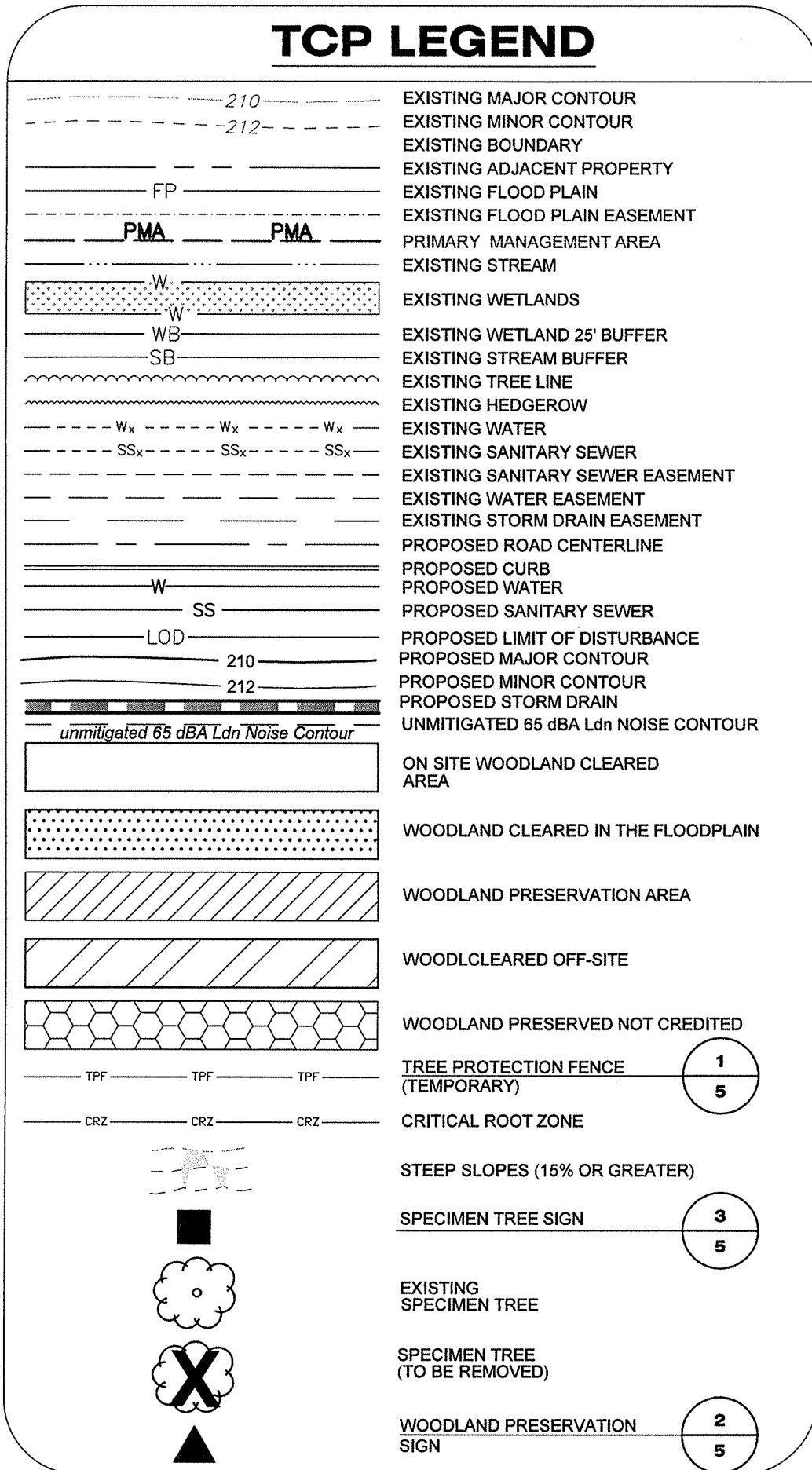
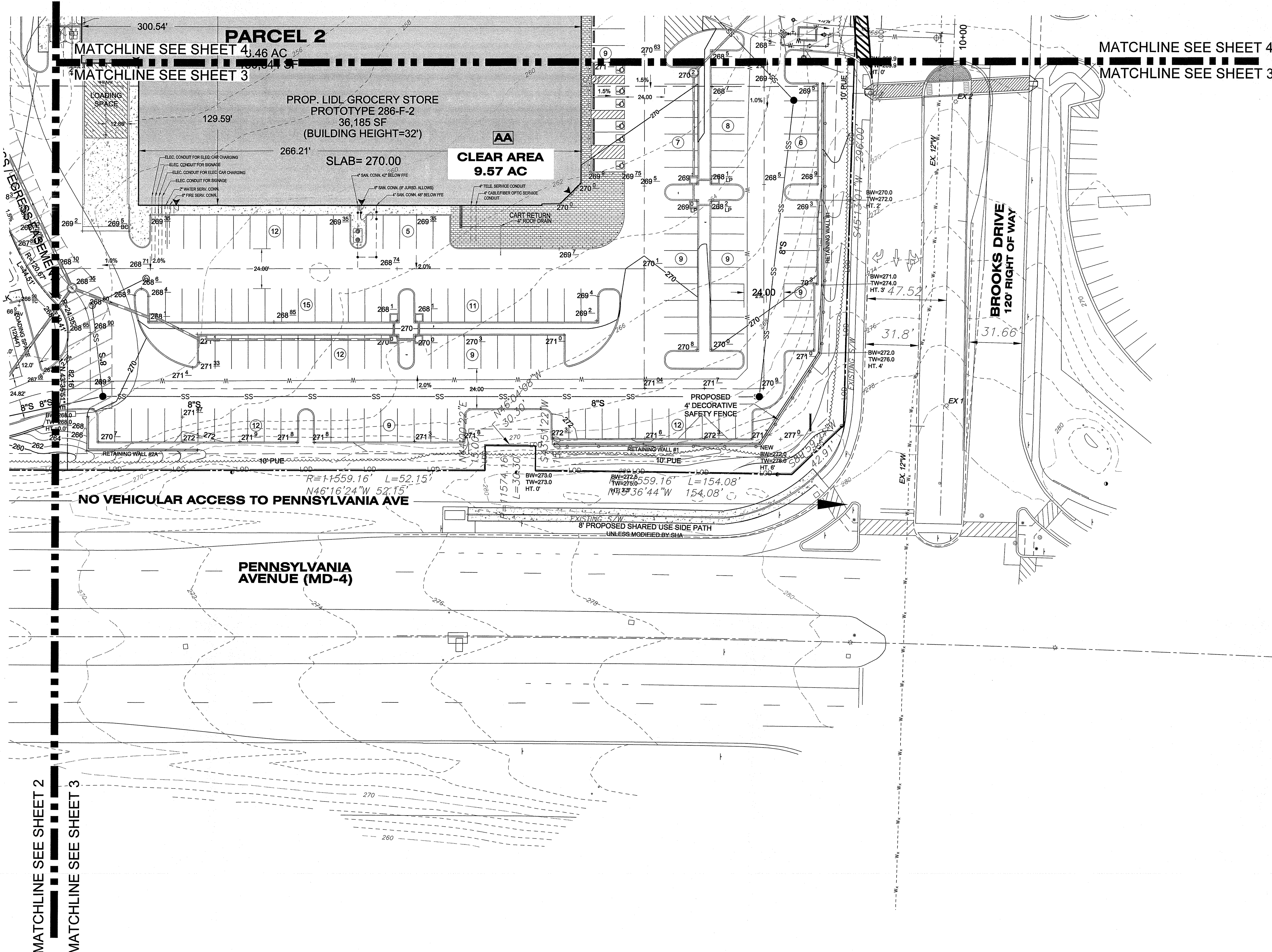
TITLE  
TYPE 2 TREE  
CONSERVATION PLAN

PLAN SHEET

DEWBERRY JOB NO. 50057307

3

SHEET NO. 3 OF 5



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Approved by	Date	DRM	REASON FOR REVISION
MEGAN REISER	9/28/16	DSP-15038	
Blue9 S. Sander	11/29/17	DSP-16037	CHANGE TO COMMERCIAL USE

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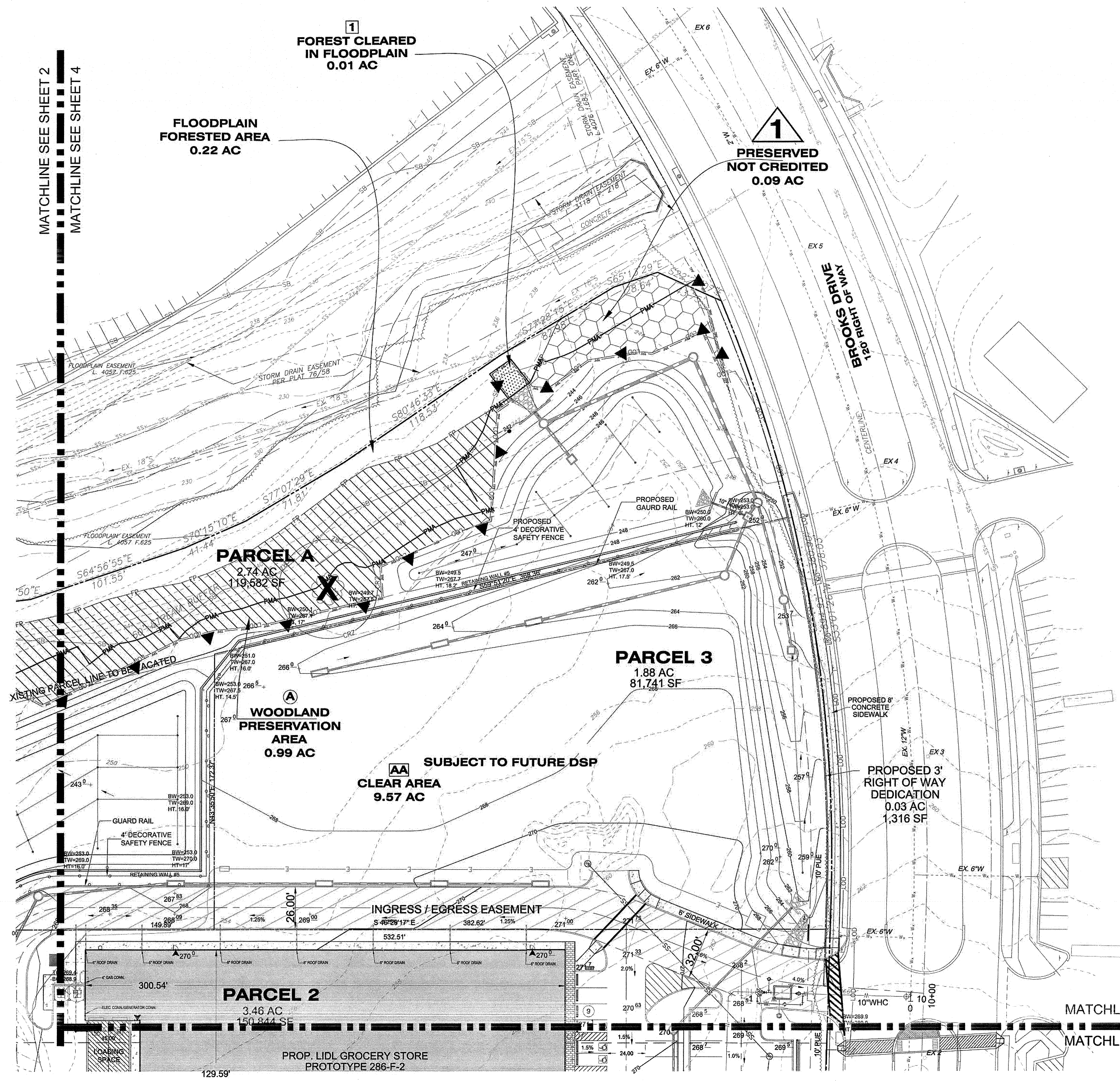
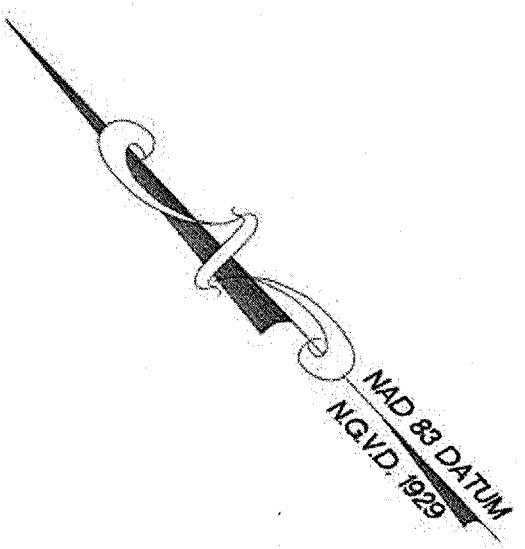


M-NCPPC  
APPROVAL

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

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**TCP LEGEND**

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TYPE 2 TREE CONSERVATION PLAN**

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KEY PLAN

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0 30' 60'

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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

4

SHEET NO. 4 OF 5

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Blue 2	11/28/17	DSP-16037	CHANGE TO COMMERCIAL USE

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