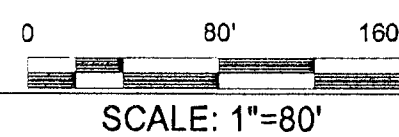
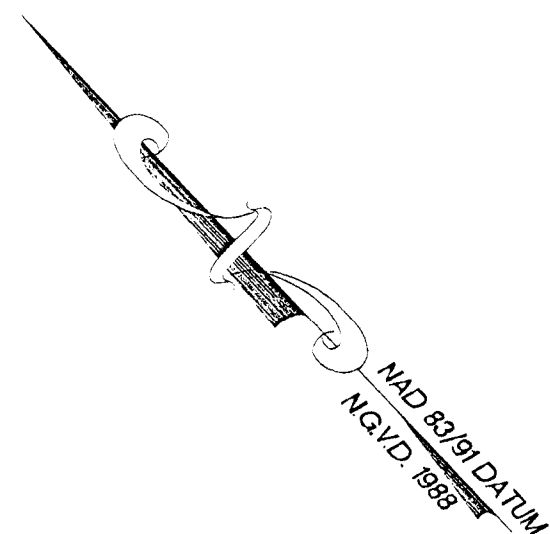


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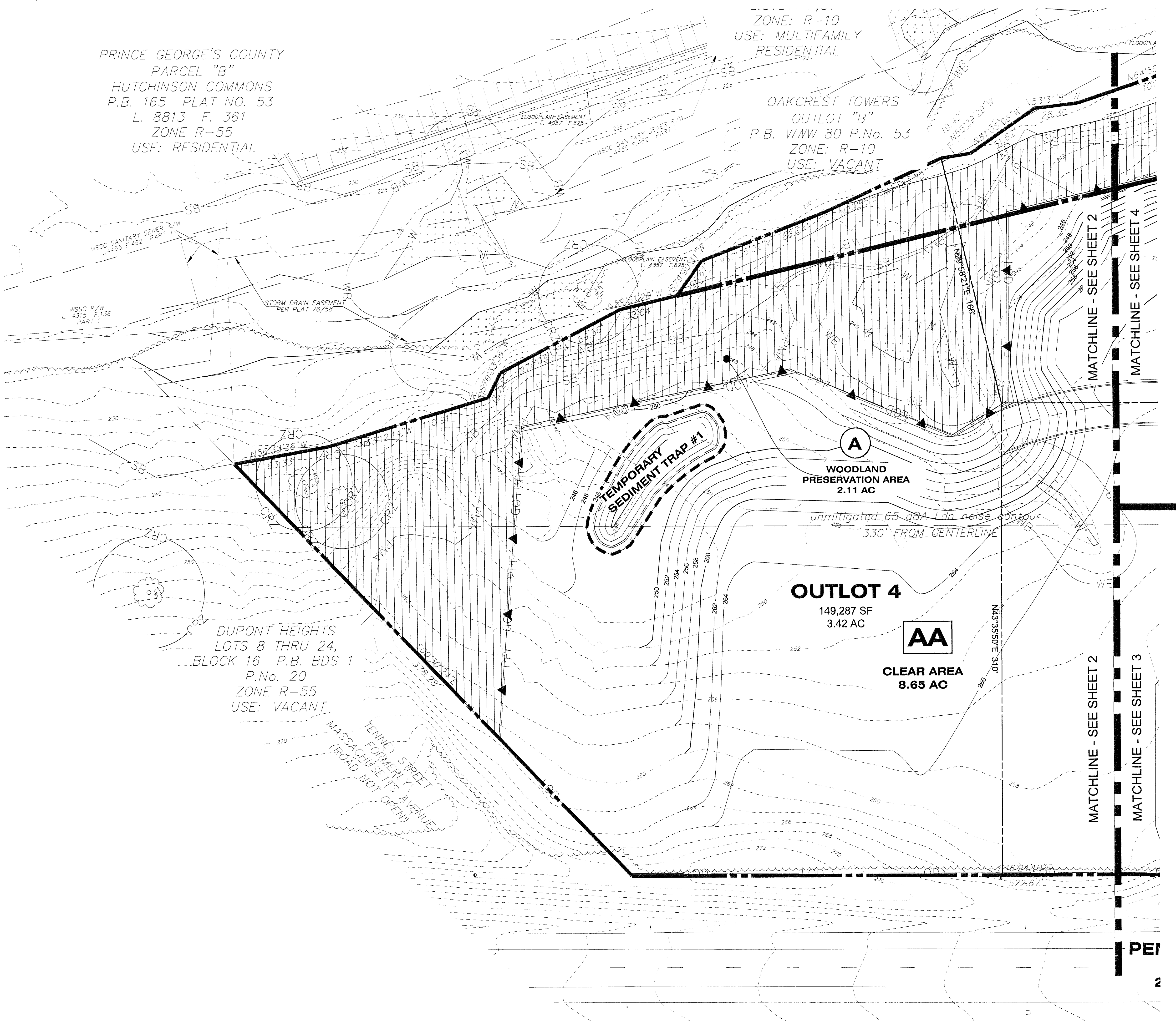
SHEET NO. 1 OF 5



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

ZONE: R-10
USE: MULTIFAMILY
RESIDENTIAL

OAKCREST TOWERS
OUTLOT "B"
P.B. WWW 80 P.No. 53
ZONE: R-10
USE: VACANT



TCP LEGEND

---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING BOUNDARY
---	EXISTING ADJACENT PROPERTY
---	EXISTING FLOOD PLAIN
---	EXISTING FLOOD PLAIN EASEMENT
---	PATUXENT 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 LIMIT OF DISTURBANCE
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	UNMITIGATED 65 dBA Ldn NOISE CONTOUR
---	ON SITE WOODLAND CLEARED AREA
---	WOODLAND PRESERVATION AREA
---	PPF TREE PROTECTION FENCE (PERMANENT)
---	CRZ CRITICAL ROOT ZONE
▲	WOODLAND PRESERVATION SIGN
■	SPECIMEN TREE SIGN
○	EXISTING SPECIMEN TREE
---	STEEP SLOPES (15% OR GREATER)

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.

Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-005-16			
Approved by	Date	DRD#	
01	Megan K. Rios 9/28/16	DSP-15038	
02			
03			
PROJECT NAME: BROOKS DRIVE PROPERTY			M-NCPPC APPROVAL
PROJECT NUMBER: DSP-15038			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet			
Revision numbers must be included in the Project Number			

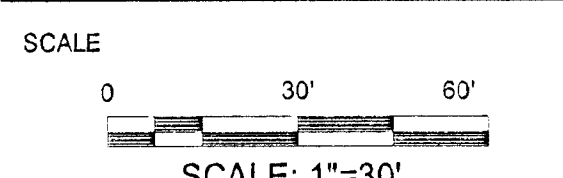
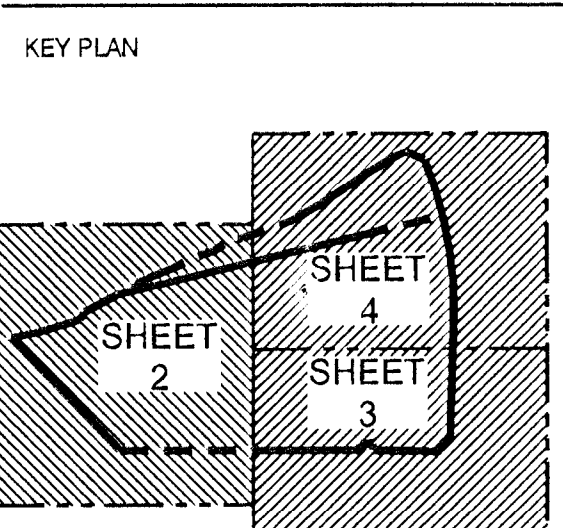
Dewberry
Consultants LLC
10003 DEREKWOOD LAKE
SUITE 204
LAUREL, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

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

BROOKS DRIVE PROPERTY
TYPE II TREE CONSERVATION PLAN
PRINCE GEORGE'S COUNTY, MD
6TH ELECTION DISTRICT
TAX MAP 80 GRIDES F1
2007 MAP REFERENCE: 203505

SEAL

8.5.16
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, 2016

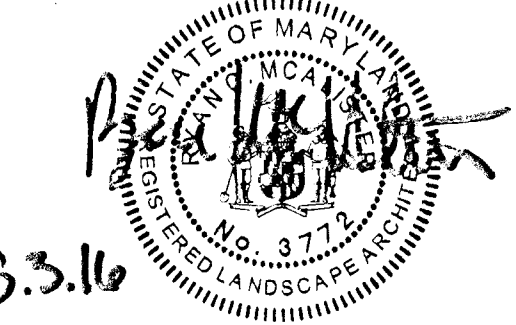


No.	DATE	BY	Description
1	5/20/16	AML	Address Res. Cond.
REVISIONS			

DRAWN BY: RM
APPROVED BY: NB
CHECKED BY: NB
DATE: DECEMBER 2015

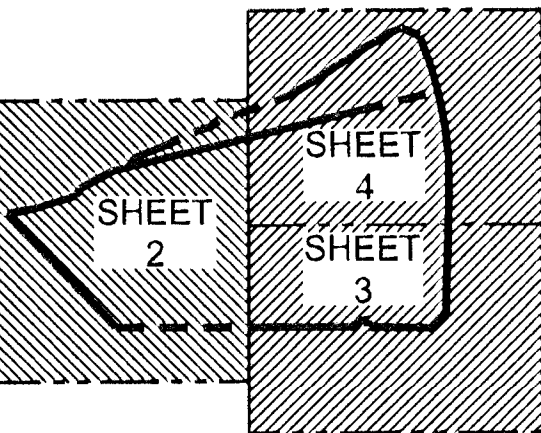
TITLE
TYPE II TREE
CONSERVATION PLAN
TCP2-005-16
PLAN SHEET

DEWBERRY JOB NO. 50057307

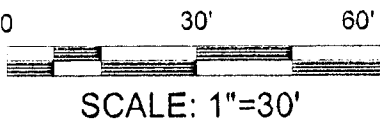


PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY REGISTERED LANDSCAPE
ARCHITECT UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NO. 3772 EXPIRATION
DATE: MAY 13, 2016.

KEY PLAN



SCALE



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

DRAWN BY RM
APPROVED BY NB
CHECKED BY NB
DATE DECEMBER 2015

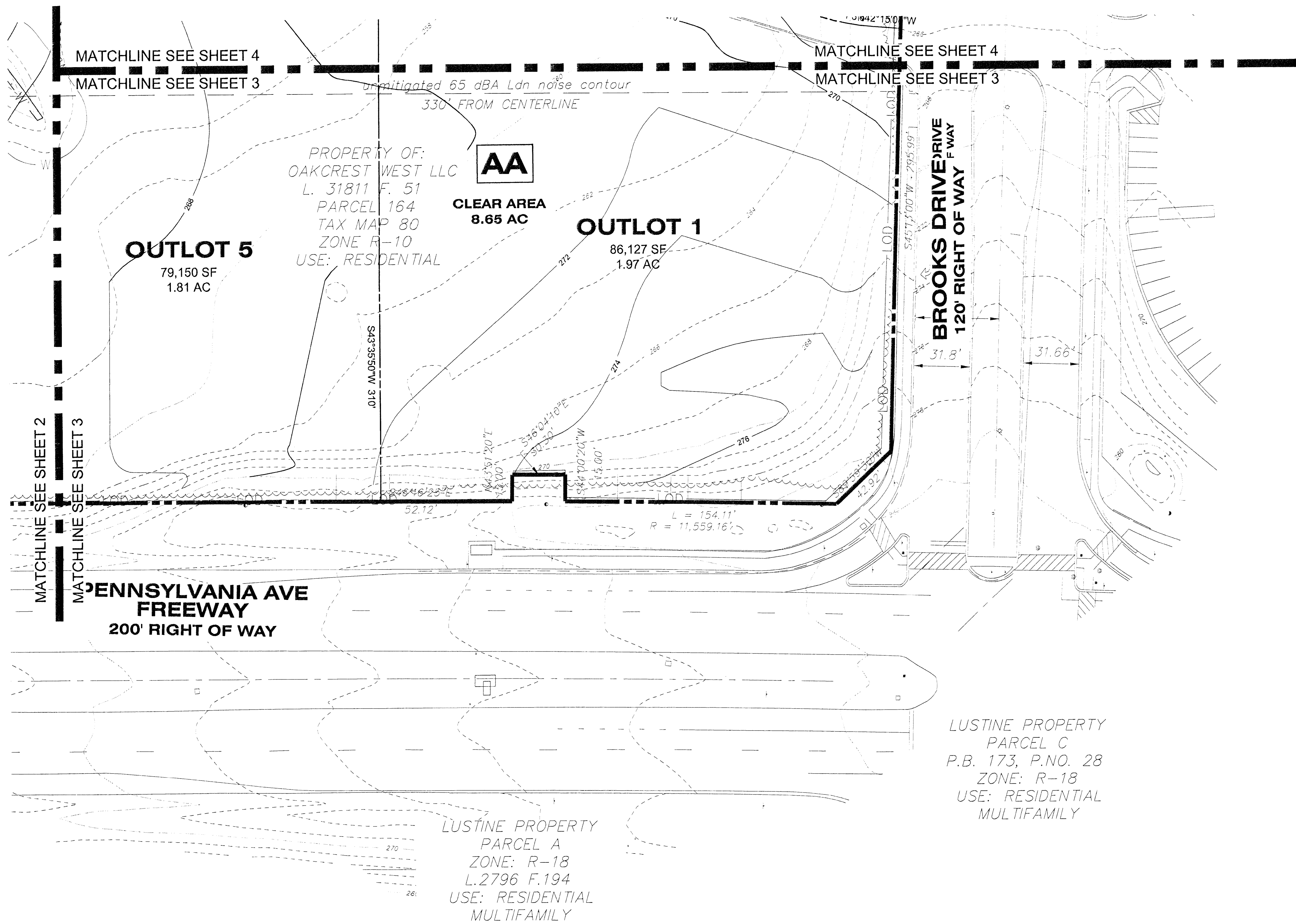
TITLE
TYPE II TREE
CONSERVATION PLAN
TCP2-005-16

PLAN SHEET

DEWBERRY JOB NO. 50057307

3

SHEET NO. 3 OF 5



LUSTINE PROPERTY
PARCEL C
P.B. 173, P.NO. 28
ZONE: R-18
USE: RESIDENTIAL
MULTIFAMILY

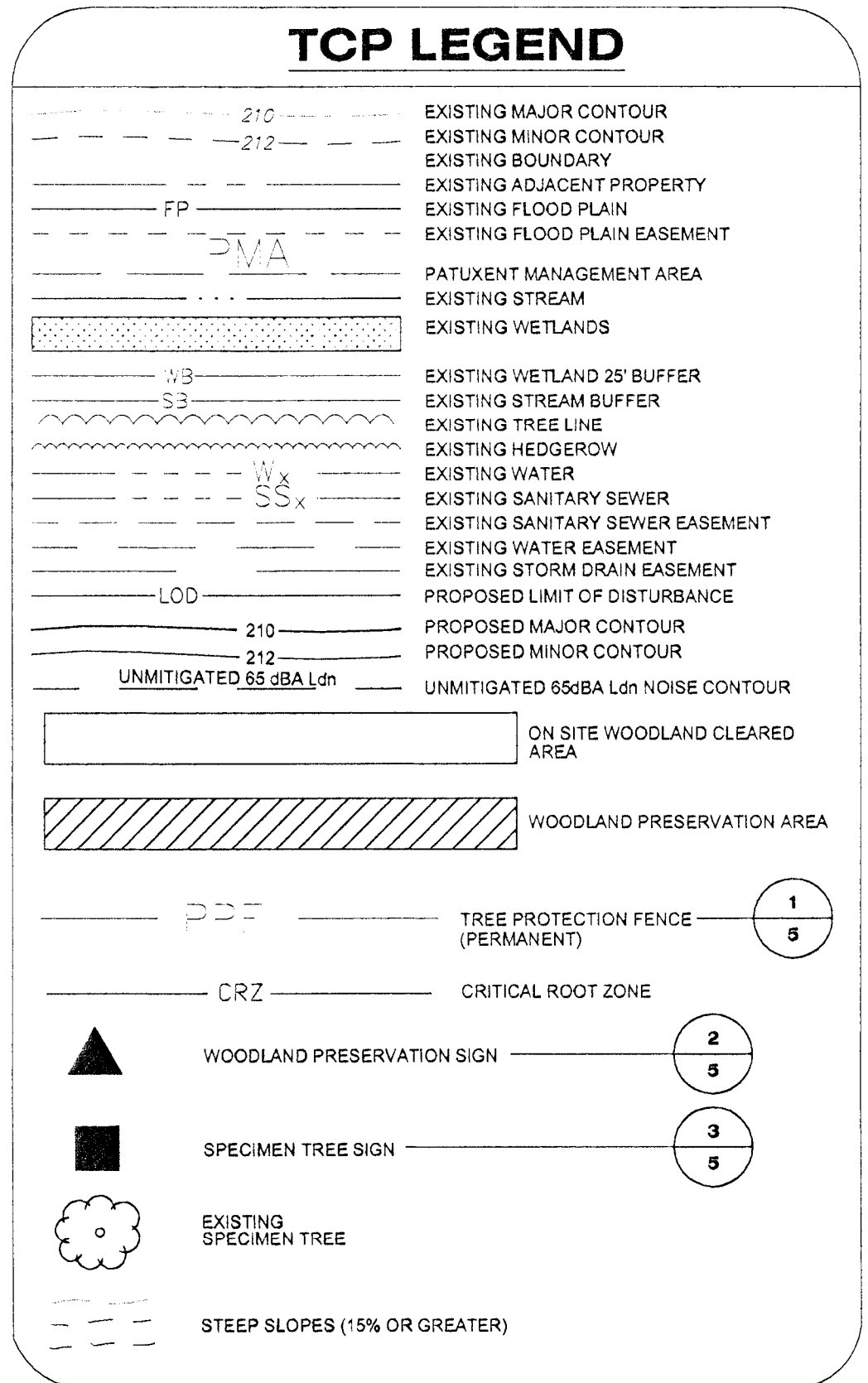
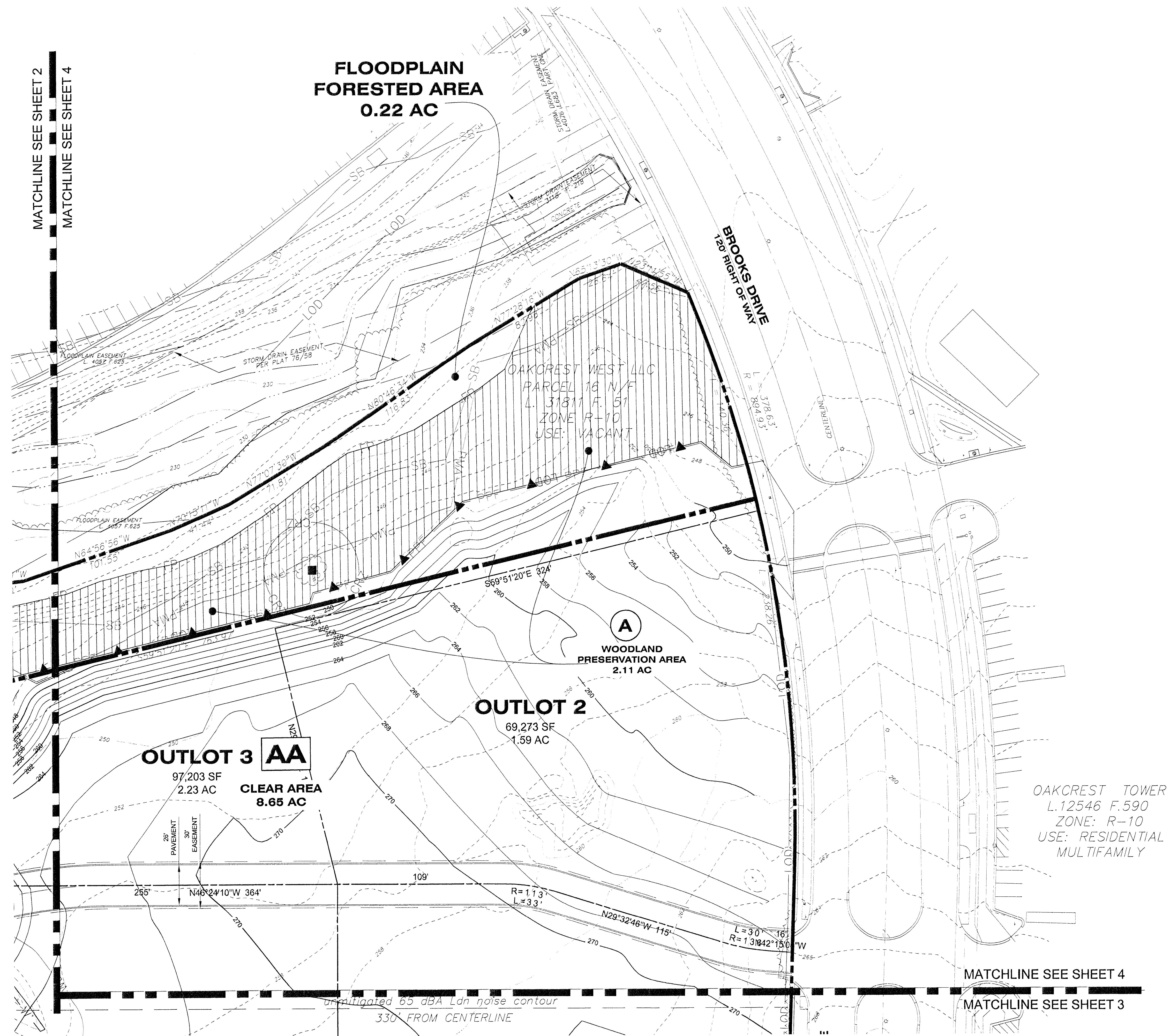
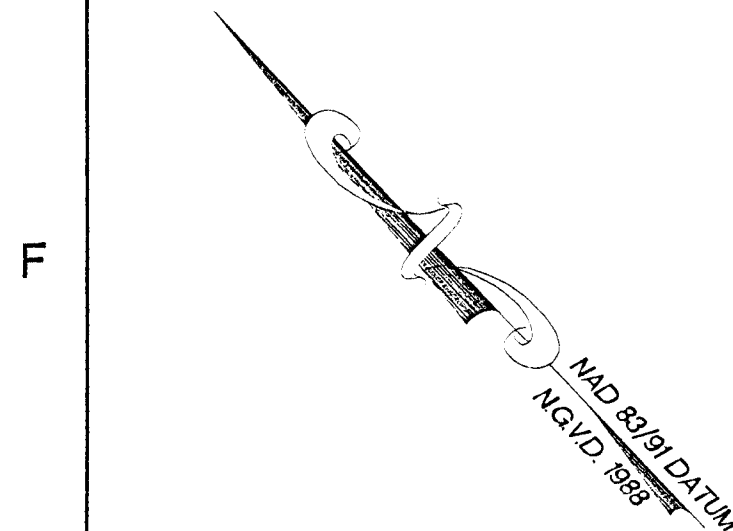
LUSTINE PROPERTY
PARCEL A
ZONE: R-18
L.2796 F.194
USE: RESIDENTIAL
MULTIFAMILY

TCP LEGEND

Figure 1: Land Use Designation Legend

EXISTING MAJOR COURTOUR
EXISTING MINOR COURTOUR
EXISTING ADJACENT PROPERTY
EXISTING FLOOD PLAIN
PATIENT EXISTING STREAM
EXISTING WETLANDS
EXISTING WETLAND 25' BUFFER
EXISTING STREAM BUFFER
EXISTING TREE LINE
EXISTING HOSEWATER
EXISTING WATER
EXISTING SANITARY SEWER
EXISTING SANITARY SEWER EASEMENT
EXISTING WATER EASEMENT
EXISTING STORM DRAIN EASEMENT
PROPOSED LIMIT OF DISTURBANCE
PROPOSED MAJOR COURTOUR
PROPOSED MINOR COURTOUR
UNMITIGATED 655BA Ldn
ON SITE WOOLDLAND CLEARED AREA
WOOLDLAND PRESERVATION AREA
TREE PROTECTION FENCE (PERMANENT)
CRITICAL ROOT ZONE
WOOLDLAND PRESERVATION SIGN
SPECIMEN TREE SIGN
EXISTING SPECIMEN TREE
STEEP SLOPES (1% OR GREATER)

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FORMATION CONCERNING UNDERGROUND
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Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-005-16			THIS BLOCK IS FOR OFFICIAL USE ONLY GB label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.		
Approved by		Date	DRD#	M-NCPPC APPROVAL	
00	Megan K. B...		1/18/16	15638	PROJECT NAME: BROOKS DRIVE PROPERTY PROJECT NUMBER: DSP-15038 For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number
01					
02					
03					
04					
05					

A

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SHEET NO. 5 OF 5
