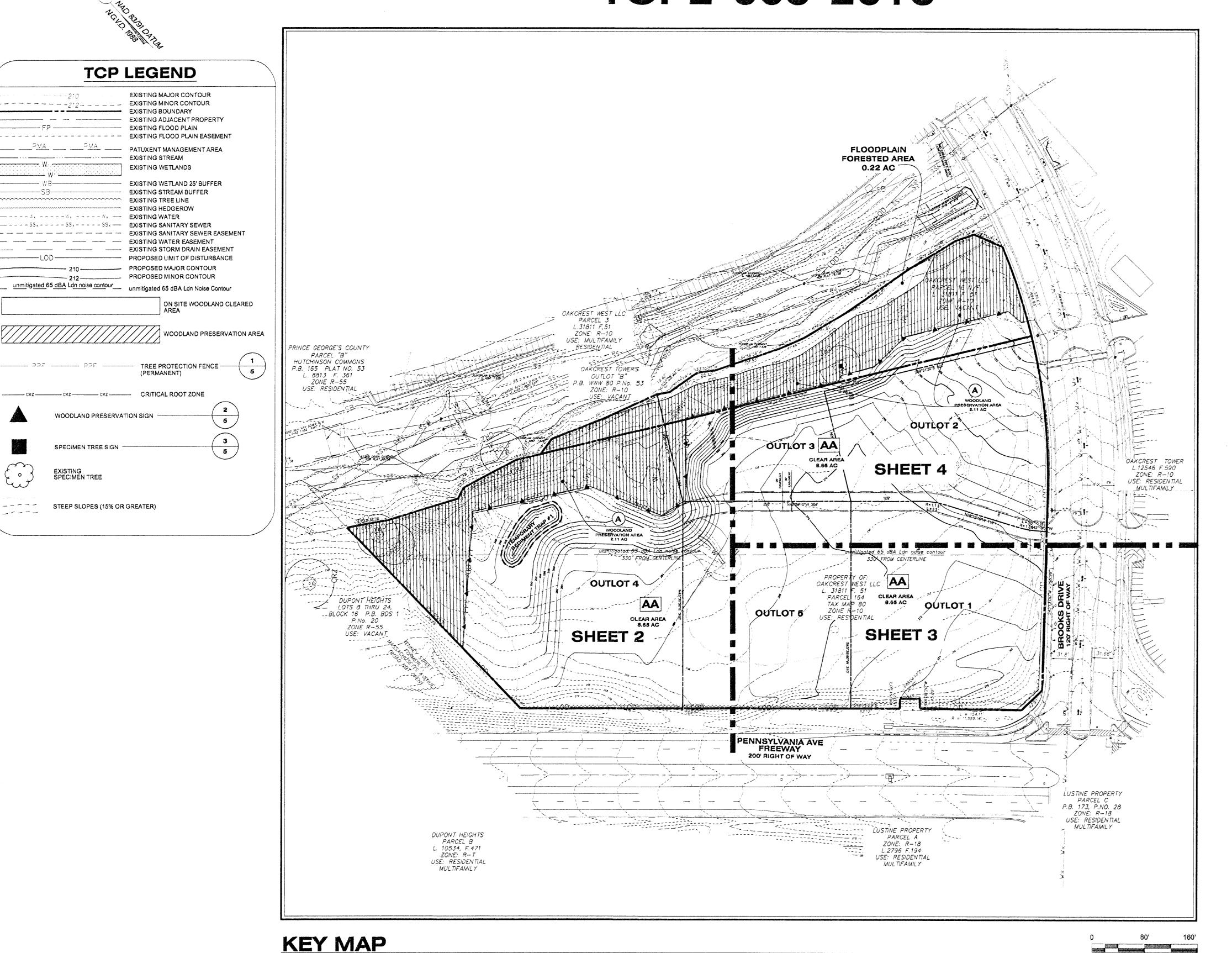
BROOKS DRIVE PROPERTY TREE CONSERVATION PLAN TYPE 2 TCP2-005-2016



WOODLAND SUMMARY TABLE

WOODLAND PRESERVED	WOODLAND CLEARED
A 2.11	AA 8.65
TOTAL = 2.11 AC	TOTAL = 8.65 AC

SPECIMEN TREE IDENTIFICATION LIST

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

PROPERTY OWNERS AWARENESS CERTIFICATE	
IWE Harald Hangold HERE TREE CONSERVATION PLAN (TCP2) AND THAT WE UNDERSTAND	BY ACKNOWLEDGE THAT WE ARE AWARE OF THIS TYPE 2
Manager Manager	7-28-2016
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."

SCALE: 1"=80'

Vicinity Map © ADC - Kappa Map Group LLC/GIS Integrated Solutions LLC 2014 PRINCE GEORGE'S COUNTY ROAD ATLAS

SHEET INDEX

MAP 5650 GRID C3 - D3

PLAN SHEETS **DETAILS SHEET**

SITE STATISTICS

GROSS TRACT AREA	11.04 AC
XISTING 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
	i i

WOODLAND CONSERVATION WORKSHEET

Standard Woodland Conservation Worksheet for Prince George's County SECTION I-Establishing Site Information- (Enter acres for each zone) 2 Gross Tract: 3 Floodplain: 4 Previously Dedicated Land: 5 Net Tract (NTA): 6 TCP Number TCP2-005-16 Brooks Drive Property Revision # 7 Property Description or Subdivision Name: 8 is this site subject to the 1989 Ordinance?(Y/N) 9 Is this one (1) single family lot? (Y,N) 10 Are there prior TCP approvals which include a 11 combination of this lot/s? (Y,N) 12 is any portion of the property in a WC Bank? 13 Break-even Point (preservation) = 14 Clearing permitted w/o reforestion= SECTION II-Determining Requirements (Enter acres for each corresponding column WCT/AFT % Net Tract 15 Existing Woodland 16 Woodland Conservation Threshold (WCT) = 17 Smaller of 13 or 14

23	Clearing below WCT (2:1 replacement requirement)	r		ŧ		
	Cleaning below wor (2. Freplacement requirement)	}	0.00			
24	Afforestation Required Threshold (AFT) =	15.00%	0.00			
25	Off-site WCA being provided on this property		0.00			
26	Woodland Conservation Required		4.33	acres		
٢	SECTION III-Meeting the Requirements (Enter acres for each	correction	ing column)			
-	Woodland Preservation	Correspond		I	·····	
-· t	Afforestation / Reforestation	ŀ	2.11	0		
1			Bond amount	•	<u>. </u>	
- 1	Natural Regeneration	1	0.00			
1	Landscape Credits		0.00			
ŧ	Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00			
31	Forest Enhancement Credit (Area * .25)	0.00				
32	Street Tree Credit (Existing or 10-year canopy coverage)		0.00			
33	33 Area approved for fee-in-lieu/PFA			Fee amount:	\$0	0.0
34	Area approved for fee-in-lieu/non-PFA	0.00	Fee amount	\$0	0.0	
35	Off-site Woodland Conservation Credits Required	Ī	* 2.22	'		
36	Off-site WCA (preservation) being provided on this property	Ī	0.00			
	Off-site WCA (afforestation) being provided on this property	Ī	0.00			
38	Woodland Conservation Provided		4.33	acres		

39 Area of woodland not cleared 2.17 acres 40 Net tract woodland retained not part of requirements: 0.06 acres 41 100-floodplain woodland retained 42 On-site woodland conservation provided 2.11 acres 43 On-site woodland retained not credited

TCP NOTE:

18 Woodland above WCT 19 Woodland cleared

22 Woodland cleared below WCT

20 Woodland cleared above WCT (smaller of 16 or 17) 21 Clearing above WCT (0.25: 1) replacement requirement

* 3.50 ACRES OF OFF-SITE MITIGATION HAS BEEN PROVIDED FOR THIS TCP (TCP2-005-16) AT LIBER 38289 FOLIO 573.

> PHINEE GEERGES COUNTY MERCUIL SEP 28 MEGETTEL ēnviriginkem al planting section

Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-005-16		THIS BLOCK IS FOR OFFICIAL USE ONLY QR 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		
00	Man 16 Risa	9/08/16	P5P-	APPROVAL		
01	U		10050			
02				PROJECT NAME: BROOKS DRIV	VE PROPERTY	
03				PROJECT NUMBER: DSP-15038		
04				For Conditions of Approval see Site	Plan Cover Sheet or Annroyal Sheet	
05				For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number		

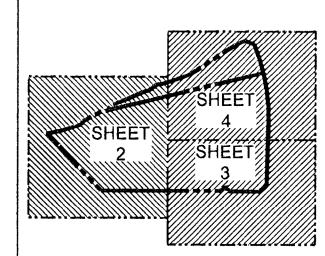
Dewberry*

OAKCREST WEST LLC C/O SCOTT MGMNT INC STE 200 300 N LEE ST

ALEXANDRIA VA 22314-2658

I HEREBY CERTIFY THAT THESE DOCUMENTS 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

AS-SHOWN

		1			
		<u> </u>			
		1			
		ļ			
1	6/20/16	AML	Address Res. Cond.		
0.	DATE	BY	Description		
EVISIONS					
					
RA	RAWN BY RM				
PPROVED BY			NB		
111042001					

CHECKED BY DECEMBER 2015 DATE TITLE TYPE II TREE

CONSERVATION PLAN TCP2-005-16

COVER SHEET DEWBERRY JOB NO. 50057307

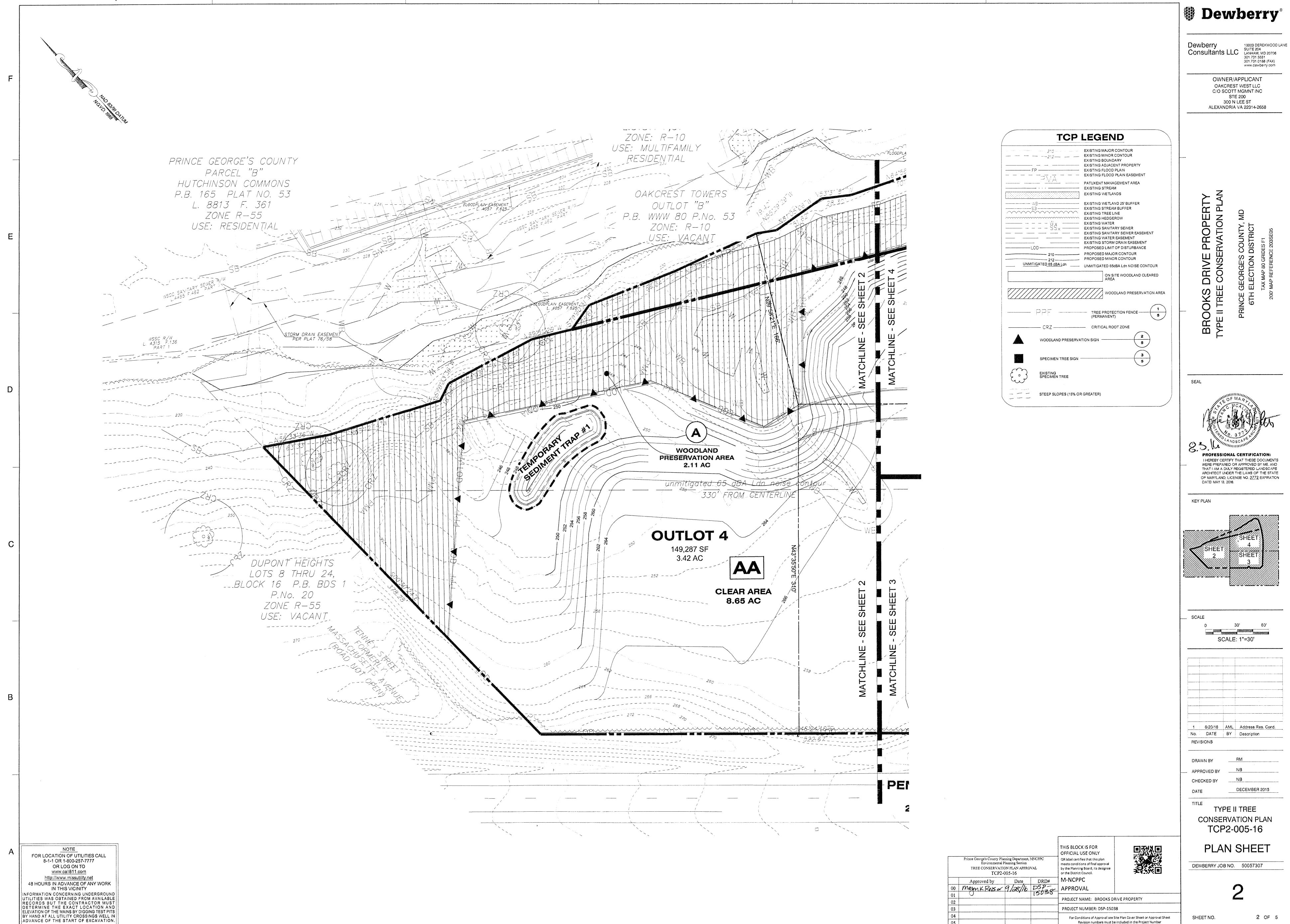
1 OF 5

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.

FOR LOCATION OF UTILITIES CALL

TCP LEGEND

--- STEEP SLOPES (15% OR GREATER)



OWNER/APPLICANT OAKCREST WEST LLC C/O SCOTT MGMNT INC STE 200 300 N LEE ST ALEXANDRIA VA 22314-2658 TCP LEGEND EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR MATCHLINE SEE SHEET 4 MATCHLINE SEE SHEET 4 EXISTING BOUNDARY EXISTING ADJACENT PROPERTY EXISTING FLOOD PLAIN MATCHLINE SEE SHEET 3 MATCHLINE SEE SHEET 3 igated 65 dBA Ldn noise contour -- - EXISTING FLOOD PLAIN EASEMENT PATUXENT MANAGEMENT AREA 330 FROM CENTERLINE EXISTING STREAM EXISTING WETLANDS EXISTING WETLAND 25' BUFFER
EXISTING STREAM BUFFER AA EXISTING WATER EASEMENT - EXISTING STORM DRAIN EASEMENT **CLEAR AREA** PROPOSED LIMIT OF DISTURBANCE PROPOSED MAJOR CONTOUR

212 PROPOSED MINOR CONTOUR

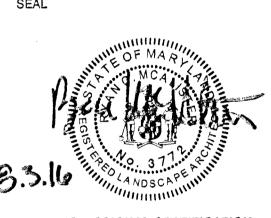
UNMITIGATED 65 dBA Ldn UNMITIGATED 65dBA Ldn NOISE CONTOUR 8.65 AC **OUTLOT 1 OUTLOT 5** ON SITE WOODLAND CLEARED AREA USE: , RESIDENTIAL 1.97 AC 79,150 SF WOODLAND PRESERVATION AREA 1.81 AC TREE PROTECTION FENCE (PERMANENT) CRZ — CRITICAL ROOT ZONE WOODLAND PRESERVATION SIGN -SPECIMEN TREE SIGN - STEEP SLOPES (15% OR GREATER) L = 154.11' R = 11,559.16' C, C = 3DATE: MAY 13, 2016. **FREEWAY** 200' RIGHT OF WAY LUSTINE PROPERTY PARCEL C
P.B. 173, P.NO. 28
ZONE: R-18
USE: RESIDENTIAL SCALE MULTIFAMILY 2/0 USE: RESIDENTIAL MULTIFAMILY 1 6/20/16 AML Address Res. Cond. No. DATE BY Description REVISIONS CHECKED BY DECEMBER 2015 DATE TITLE TYPE II TREE CONSERVATION PLAN TCP2-005-16 THIS BLOCK IS FOR PLAN SHEET OFFICIAL USE ONLY FOR LOCATION OF UTILITIES CALL Prince George's County Planning Department, MNCPPC Environmental Planning Section QR label certifies that this plan 8-1-1 OR 1-800-257-7777 meets conditions of final approval DEWBERRY JOB NO. 50057307 OR LOG ON TO TREE CONSERVATION PLAN APPROVAL by the Planning Board, its designee TCP2-005-16 www.call811.com or the District Council. M-NCPPC http://www.missutility.net Approved by Date DRD# M-NCPPC

00 Man Letter 7/28/16 DSP APPROVAL 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 PROJECT NAME: BROOKS DRIVE PROPERTY PROJECT NUMBER: DSP-15038 **3** OF 5 SHEET NO. For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet ADVANCE OF THE START OF EXCAVATION. Revision numbers must be included in the Project Number

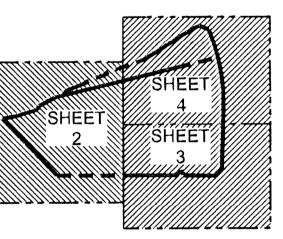
Dewberry*

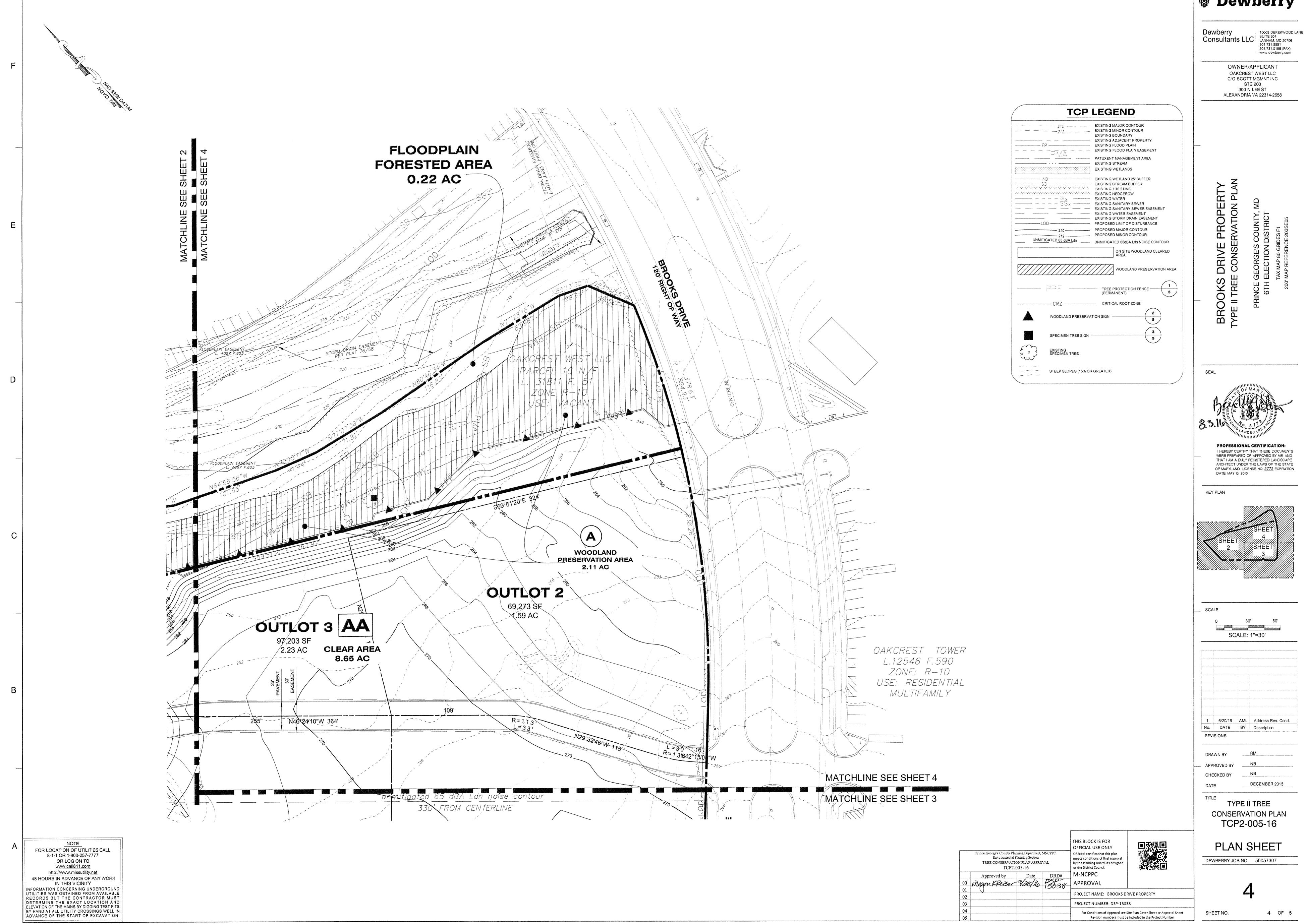
Dewberry
Consultants LLC

10003 DEREKWOOD LANE
SUITE 204
LANHAM, MD 20706

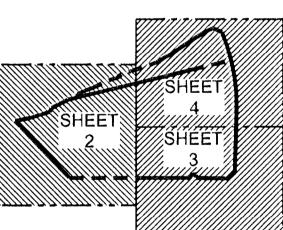


WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3772 EXPIRATION





Dewberry*



- 1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR BROOKS DRIVE PROPERTY DSP-15038. IF BROOKS
- DRIVE PROPERTY DSP-15038 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 DEVELOPED TIER AND IS ZONED R-10.
- 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
- 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 TOF 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

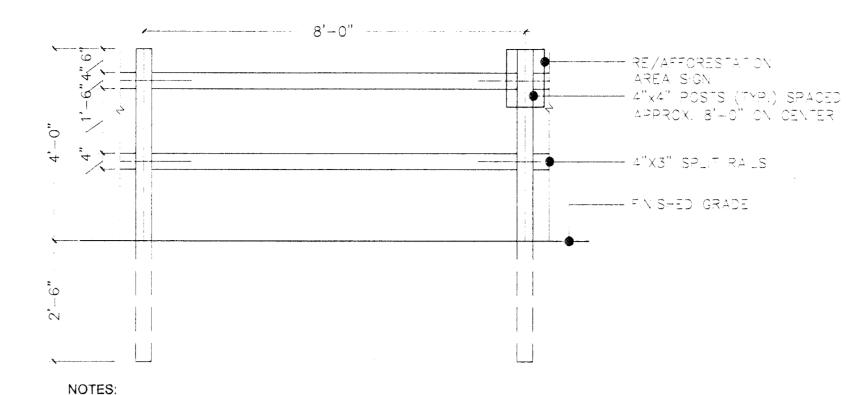
- HAZARDOUS TREE OR PORTION THEREOF, THE NEW OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM A CERTIFIED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE MEASURES PRIOR TO HAVING THE WORK CONDUCTED. AFTER PROPER DOCUMENTATION HAS BEEN COMPLETED PER THE HANDOUT "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 TREES.

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).



1. POSTS SHALL STAND PLUMB. 2. RAILS SHALL BE HUNG WITH UNIFORM HEIGHT AND SPACING..

- 3. REFORESTATION SIGNS TO BE ATTACHED TO WOOD POSTS EVERY 50 FEET.
- 4. TOP OF SIGN TO BE FLUSH WITH TOP OF WOOD
- 5. SIGNS TO BE ATTACHED USING 2 GALVANIZED WOOD SCREWS EACH WITH A GALVANIZED WASHER.

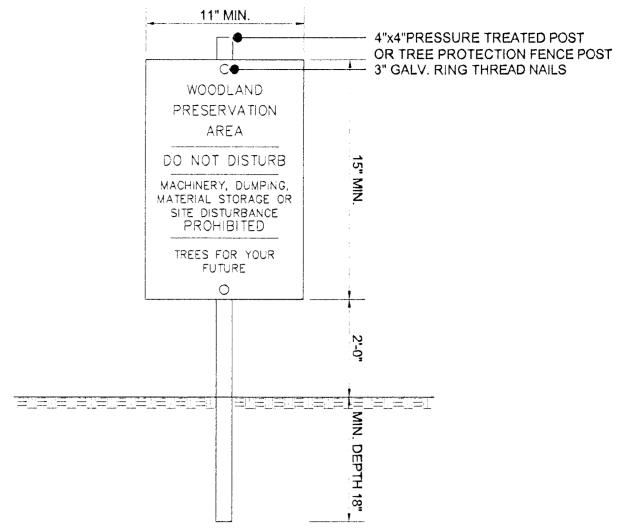
PERMANENT (SPLIT RAIL) TREE PROTECTION FENCE SCALE: NTS

GENERAL NOTES

- SUBDIVISION NAME: BROOKS DRIVE SOUTH
- TOTAL ACREAGE
- GROSS ACREAGE: 11.04 ACRES FLOOD PLAIN ACREAGE: 0.22 ACRES
- **NET ACREAGE: 10.82 ACRES**
- EXISTING ZONING: R-10
- 4. PROPOSED USE: INFRASTRUCTURE ONLY FUTURE MULTIFAMILY RESIDENTIAL
- 5. 200 FOOT MAP REFERENCE NUMBER (WSSC): 203SE05
- 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
- 9. PROPOSED WATER AND SEWER CATEGORY: W-3 AND S-3
- 10. STORMWATER MANAGEMENT CONCEPT NUMBER: 19543-2014-00 PLAN APPROVAL DATE JUNE 26, 2014
- 11. 10' PUBLIC UTILITY EASEMENT ALONG ALL PUBLIC RIGHT-OF-WAY SHOWN: YES
- 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
- 17. CHESAPEAKE BAY CRITICAL AREA OVERLAY: NO
- 18. SOURCE OF TOPOGRAPHY: AERIAL TOPOGRAPHY, VIRGINIA RESOURCE
- MAPPING MARCH 2011. 19. BOUNDARY: PROVIDED BY SOLTESZ LANHAM OFFICE, PLAN TITLED PRELIMINARY PLAN - BROOKS DRIVE PROPERTY EXISTING PARCEL 16 AND 164. SIGNED SEALED BY JOHN W. KOSTIC DATED 7-23-14. DEED-
- 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



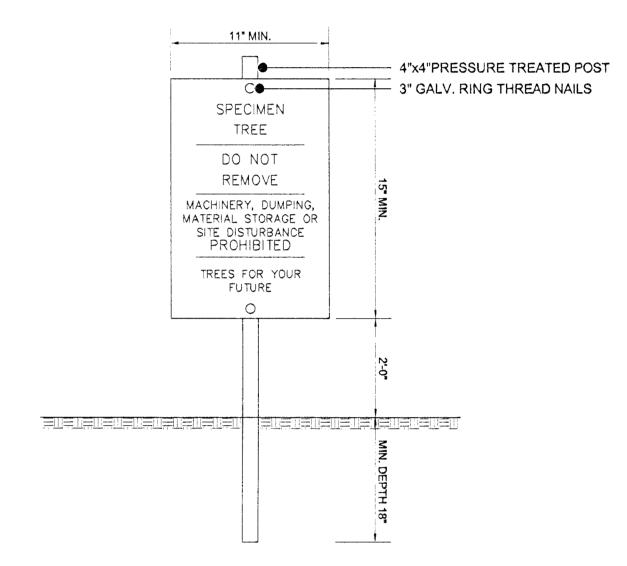
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED. 2. SIGNS SHOULD BE PROPERLY MAINTAINED.

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.

3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.

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 5 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. 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. 8. WHEN THE SPECIMEN TREE SIGN IS LOCATED WITHIN 10' OF EITHER A PRESERVATION OR REFORESTATION SIGN, THE TWO SIGNS MAY BE POSTED ON A

SPECIMEN TREE SIGN SCALE: NTS

Prince George's County Planning Department, MNCPPC

Environmental Planning Section

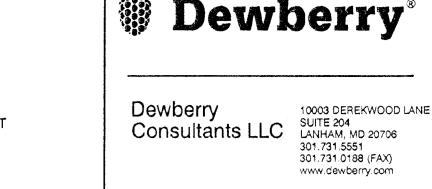
TREE CONSERVATION PLAN APPROVAL

TCP2-005-16

00 Marn K Reiser 9/28/16 DSD-38

Approved by Date

SINGLE POST.



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

SEAL

گره الشخصية الرسميد



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 SCALE: 1"=30'

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

DRAWN BY APPROVED BY ___NB CHECKED BY DECEMBER 2015

TITLE **CONSERVATION PLAN** TCP2-005-16

DETAIL SHEET

DEWBERRY JOB NO. 50057307

THIS BLOCK IS FOR

OFFICIAL USE ONLY

or the District Council.

M-NCPPC

QR label certifies that this plan

meets conditions of final approval

by the Planning Board, its designee

PROJECT NUMBER: DSP-15038

PROJECT NAME: BROOKS DRIVE PROPERTY

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

Revision numbers must be included in the Project Number

5 OF 5

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.

FOR LOCATION OF UTILITIES CALL

8-1-1 OR 1-800-257-7777