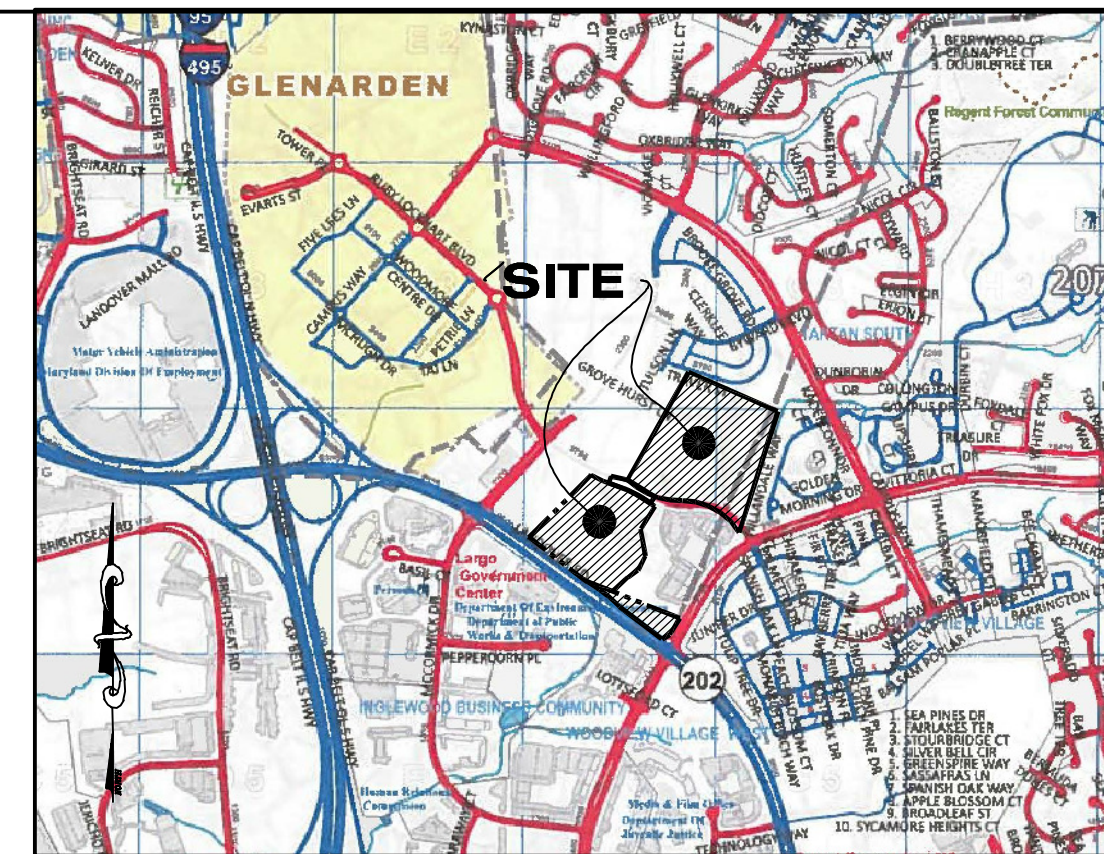


# WOODMORE OVERLOOK

## TYPE 2-TREE CONSERVATION PLAN



VICINITY MAP  
SCALE: 1" = 200'

Vicinity Map © ADC - Kappa Map Group LLC/GIS  
Integrated Solutions LLC 2014

PRINCE GEORGE'S COUNTY  
ROAD ATLAS  
MAP 5531 GRID F3-4, G3-4

### SHEET INDEX

- COVER SHEET
- DETAIL SHEETS
- PLAN SHEETS

#### PROPERTY OWNERS AWARENESS CERTIFICATE

I, WOODMORE OVERLOOK, 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.

SEAN F. BRUCE DATE 6-8-18  
OWNER OR OWNER'S REPRESENTATIVE

#### Phased Woodland Conservation Worksheet for Prince George's County

SECTION I - Establishing Site Information (Enter acres for each zone)		Zone		Include acreages only in columns for which there is a corresponding zone.	
2 Gross Tract:	46.25	1	46.25		
3 Floodplain:	0.04	2	0.04		
4 Previously Dedicated Land:	0.00	3	0.00		
5 Net Tract (NTA):	46.21	4	0.00	0.00	
6 TCP2 or 2 Number:	WOODMORE OVERLOOK	5	0.00		
7 Property Description or Subdivision Name:	WOODMORE OVERLOOK	6	0.00		
8 TCP2 Number:	007-001-01	7	0.00		
9 Is this site subject to the 1989 Ordinance? (Y/N):	Y	8	0.00		
10 Break-even Point (preservation acres) =	12.31	9	0.00		
11 Acres of Net Tract clearing permitted w/o reforestation =	21.90	10	0.00		
SECTION II - Determining Woodland Conservation Requirements (Enter acres for each corresponding column)		Zone		Include acreages only in columns for which there is a corresponding zone.	
12 Existing Woodland on Net Tract (acres):	33.83	11	0.00		
13 Existing Woodland in Floodplain (acres):	0.04	12	0.00		
14 Woodland Conservation Threshold (N/A) =	15.00%	13	0.00		
15 Smaller of 10 or 12:	6.93	14	0.00		
16 Woodland above WCT:	26.90	15	0.00		
17 Plan Number: (This must be completed for each phase)	DSP-16025 DSP-16024	16	0.00		
18 Revision Number:		17	0.00		
19 Plan Phase or Name:	PHASE 1 PHASE 2	18	0.00		
20 TCP2 Number for this Phase or Section:	007-001-01 007-001-02	19	0.00		
21 Revision Number:		20	0.00		
22 Status:	PENDING PENDING	21	0.00		
23 Approval Date:		22	0.00		
24 Total area in this application (acres):	26.90 19.95	23	0.00		
25 Floodplain area in this application (acres):	0.04 0.04	24	0.00		
26 Net Tract area in this application (acres):	26.86 19.95	25	0.00		
27 Woodland on the Net Tract for this phase (acres):	13.92 19.95	26	0.00		
28 Woodland in the Floodplain for this phase:	0.04 0.04	27	0.00		
29 Woodland Cleared on Net Tract for this phase:	12.73 0.64	28	0.00		
30 Woodland Cleared in Floodplain for this phase:	0.00 0.00	29	0.00		
31 Off-site Woodland Clearing (1-1):	0.00 0.00	30	0.00		
32 Off-site WCA being provided on this property (preservation):	0.00 0.00	31	0.00		
33 Off-site WCA being provided on the property (reforestation):	0.00 0.00	32	0.00		
34 Cumulative acres of Net Tract Woodland cleared:	12.73 13.34	33	0.00		
35 Cumulative acres of Floodplain woodland cleared:	0.04 0.04	34	0.00		
36 Smaller of 14 or 26:	12.73 13.34	35	0.00		
37 Woodland Clearing below WCT:	0.00 0.00	36	0.00		
38 Clearing below WCT (2-1 replacement requirement):	0.00 0.00	37	0.00		
39 Replacement for clearing above the WCT (0.25 : 1):	3.18 3.34	38	0.00		
40 Replacement for clearing below the WCT (2 : 1):	0.00 0.00	39	0.00		
41 Offsite Clearing Required Threshold (AFT) =	15.00%	40	0.00		
42 Cumulative Woodland Conservation Required:	18.11 19.97	41	0.00		
SECTION III - Meeting the Requirements		Zone		Include acreages only in columns for which there is a corresponding zone.	
43 Woodland Preservation:	1.18 19.31	42	0.00		
44 Reforestation/Reforestation:	0.10 0.10	43	0.00		
45 Natural Regeneration:	0.00 0.00	44	0.00		
46 Landscape Credits:	0.00 0.00	45	0.00		
47 Specimen & Historic Tree (CRZ area):	0.00 0.00	46	0.00		
48 Forest Enhancement Credits (25% of enhancement area):	0.00 0.00	47	0.00		
49 Street Tree Credits (Existing or 10-year canopy):	0.00 0.00	48	0.00		
50 Area approved for fee-in-lieu:	0.00 0.00	49	0.00		
51 Off-site Woodland Conservation Credits Required:	0.00 0.00	50	0.00		
52 Off-site WCA (reforestation) being provided on this property:	0.00 0.00	51	0.00		
53 Cumulative Woodland Conservation Provided:	1.28 20.59	52	0.00		
54 Woodland saved on this phase but not counted:	0.04 0.00	53	0.00		
55 Existing Net Tract Woodland in later phases:	19.91 0.64	54	0.00		
56 Requirement Status per Phase:		55	0.00		

\*OFFSITE CLEARING SHOWN PER TCP2/05-04 REVISION.

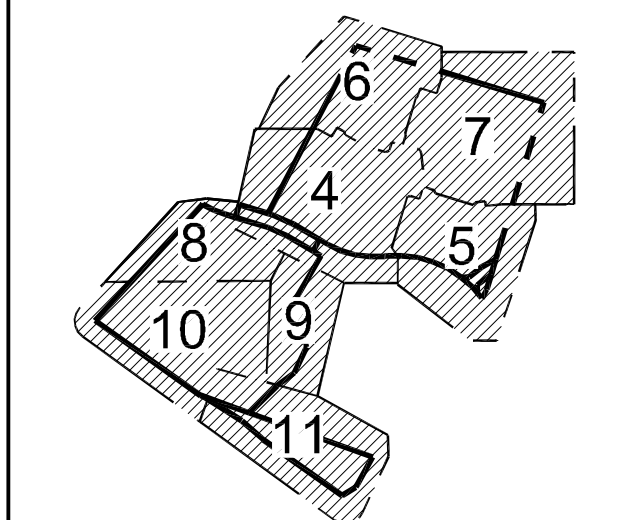
#### WOODLAND CONSERVATION EASEMENT NOTE:

WOODLAND 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 4141 FOLIO 140. REVISIONS TO THIS TCP2 MAY REQUIRE A REVISION TO THE RECORDED EASEMENT.



**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 15, 2022.

KEY PLAN



SCALE

AS-SHOWN

No.	DATE	BY	REVISIONS PER PGCPB RESOLUTION 18-21
1	05/2018	CEB	REVISIONS PER PGCPB RESOLUTION 18-21

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

TITLE  
**TREE CONSERVATION PLAN- TYPE 2**

COVER SHEET  
DEWBERRY JOB NO. 50082585

1  
SHEET NO. 1 OF 11

LEGEND	
	EXISTING BOUNDARY
	EXISTING TOPOGRAPHY
	EXISTING TREE LINE
	EXISTING BRUSHLINE (NOT FOREST)
	REGULATED STREAM (TOP OF BANK)
	REGULATED STREAM BUFFER
	EXISTING 100-YEAR FLOODPLAIN
	EXISTING FLOODPLAIN EASEMENT
	EXISTING 50' FLOODPLAIN BUFFER
	WETLAND
	WETLAND BUFFER
	PRIMARY MANAGEMENT AREA (PMA)
	EXISTING PAVEMENT
	PROPOSED LOT LINE
	PROPOSED LINE OF DISTURBANCE
	SHEET MATCHLINE
	WOODLAND CLEARED (WCA)
	WOODLAND PRESERVATION AREA (WPA)
	WOODLAND CLEARED IN FLOODPLAIN (C-FP)
	WOODLAND REFORESTATION AREA (WRA)
	WOODLAND CLEARED OFF-SITE AS NOTED PER TCP2/05/04 (C-OS)
	SPECIMEN, CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE SAVED
	SPECIMEN, CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE REMOVED

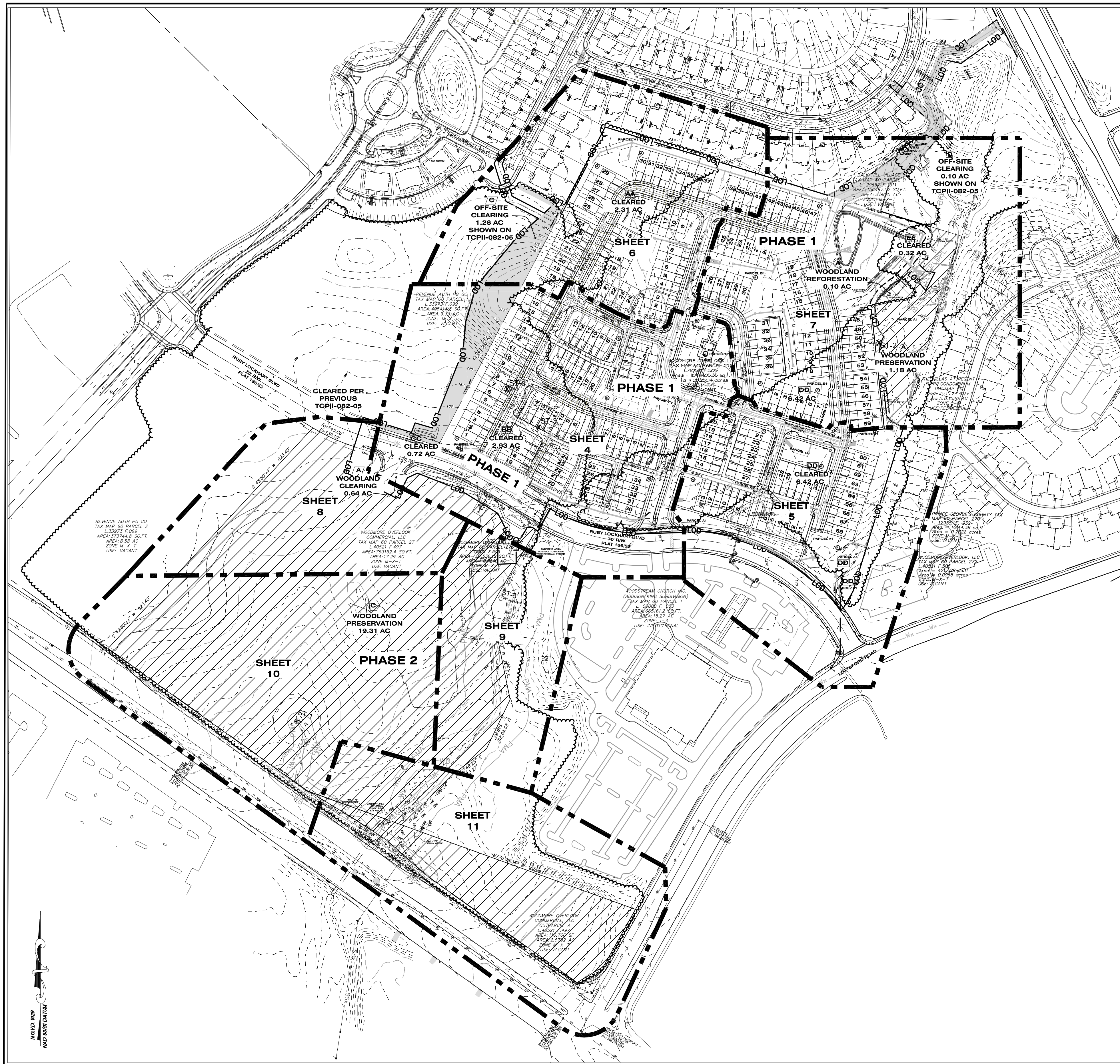
### SITE STATISTICS

PARCEL	TOTAL
GROSS TRACT AREA	46.25 AC
EXISTING 100-YEAR FLOODPLAIN	0.04 AC
NET TRACT AREA	46.21 AC
EXISTING WOODLAND IN THE FLOODPLAIN	0.04 AC
EXISTING WOODLAND NET TRACT	33.83 AC
EXISTING PMA	4.03 AC
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	1,111 LF

### MAPPED SOIL TYPES

MAP UNIT	SOIL DESCRIPTION	Hydrologic Soil Group	K-FACTOR (whole soil)	HYDRIC RATING (%)	DRAINAGE CLASS
AdA	Adelphia-Holmdel complex, 0-2% slopes	C	0.37	5	MODERATELY WELL
CnA	Collington-Wist complex, 0-2% slopes	B	0.17	0	WELL
CnB	Collington-Wist complex, 2-5% slopes	B	0.17	0	WELL
CnC	Collington-Wist complex, 5-10% slopes	B	0.17	0	WELL
CoB	Collington-Wist-Urban land complex, 0-5% slopes	A	0.20	0	WELL
MnC	Marr-Dodson complex, 5-10% slopes	C	0.20	0	WELL
MnD	Marr-Dodson complex, 10-15% slopes	C	0.20	0	WELL
UdaF	Udorthents, highway, 0-65% slopes	N/A	N/A	0	WELL
We	Widewater and Issue soils, frequently flooded	C/D	0.37	60	POORLY

Source: <http://websoilsurvey.nrcs.usda.gov> (October 2017)



1  
1  
LOCATION PLAN AND SHEET MAP  
PLAN VIEW

SCALE 1" = 100'

0' 100' 200'

### SPECIMEN TREE TABLE

NO.	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	CONDITION RATING	CONDITION SCORE	CONDITION COMMENTS	DISPOSITION
1	Pin Oak	Quercus palustris	43	Good	27	Minor Vine Cover	SAVE
2	Pin Oak	Quercus palustris	34	Poor	21	Broken Limbs	REMOVE
3	White Ash	Fraxinus americana	35	Poor	14	Split Trunk	REMOVE
4	White Ash	Fraxinus americana	33	Poor	15	Diseased	REMOVE
5*	Sassafras	Sassafras albidum	38	Poor	15	Crown Dieback, Basal	SAVE

\*This tree is located on an adjacent parcel but it's critical root zone extends onto Parcel 27.

### WOODLAND STAND SUMMARY TABLE

FOREST STAND	AREA
A1	2.31
A2	7.96
A3	23.60
SUB-TOTAL: WOODLANDS (GROSS)	33.87
OPEN LAND	12.38
TOTAL:	46.25

### WOODLAND SUMMARY TABLE - PHASE 1

WOODLAND PRESERVATION AREAS (ACRES)	WOODLAND REFORESTATION (ACRES)	WOODLAND CLEARED (ACRES)
<b>A</b> 1.18	<b>A</b> 0.10	<b>AA</b> 2.31 <b>BB</b> 2.93 <b>CC</b> 0.72 <b>DD</b> 6.42 <b>EE</b> 0.32
TOTAL AREA = 1.18 AC	TOTAL AREA = 0.10 AC	TOTAL AREA = 12.70 AC

### WOODLAND SUMMARY TABLE - PHASE 2

WOODLAND PRESERVATION AREAS (ACRES)	WOODLAND CLEARED (ACRES)
<b>C</b> 19.31	<b>A</b> 0.64
TOTAL AREA = 19.31 AC	TOTAL AREA = 0.64 AC

\* OFFSITE CLEARING AREAS **C** & **D** ARE SHOWN BUT NOT CALCULATED IN THIS TCP2. OFF-SITE CLEARING AREAS C AND D ARE CALCULATED IN REVISED TCP2-082-05.

NOTE  
FOR LOCATION OF UTILITIES CALL  
8-1-1 OR 1-800-257-7777  
OR LOG ON TO  
www.call811.com  
http://www.miss811.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.

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.

REFORESTATION FENCING AND SIGNAGE SHALL REMAIN IN PLACE ACCORDANCE WITH THE APPROVED TYPE 2 TREE CONSERVATION PLAN.

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.

NOTE: THIS PLAN SHALL BE USED FOR ENTITLEMENT PURPOSES ONLY; NOT FOR CONSTRUCTION	
<p><b>FOR OFFICIAL USE ONLY</b></p> <p>QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.</p> <p><b>M-NCPPC</b></p> <p><b>APPROVAL</b></p>	
<p><b>PROJECT NAME:</b> WOODMORE OVERLOOK</p> <p><b>PROJECT NUMBER:</b> DSP-16025</p>	
<p>For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet</p> <p>* Amendment numbers must be included in the Project Number</p>	

F

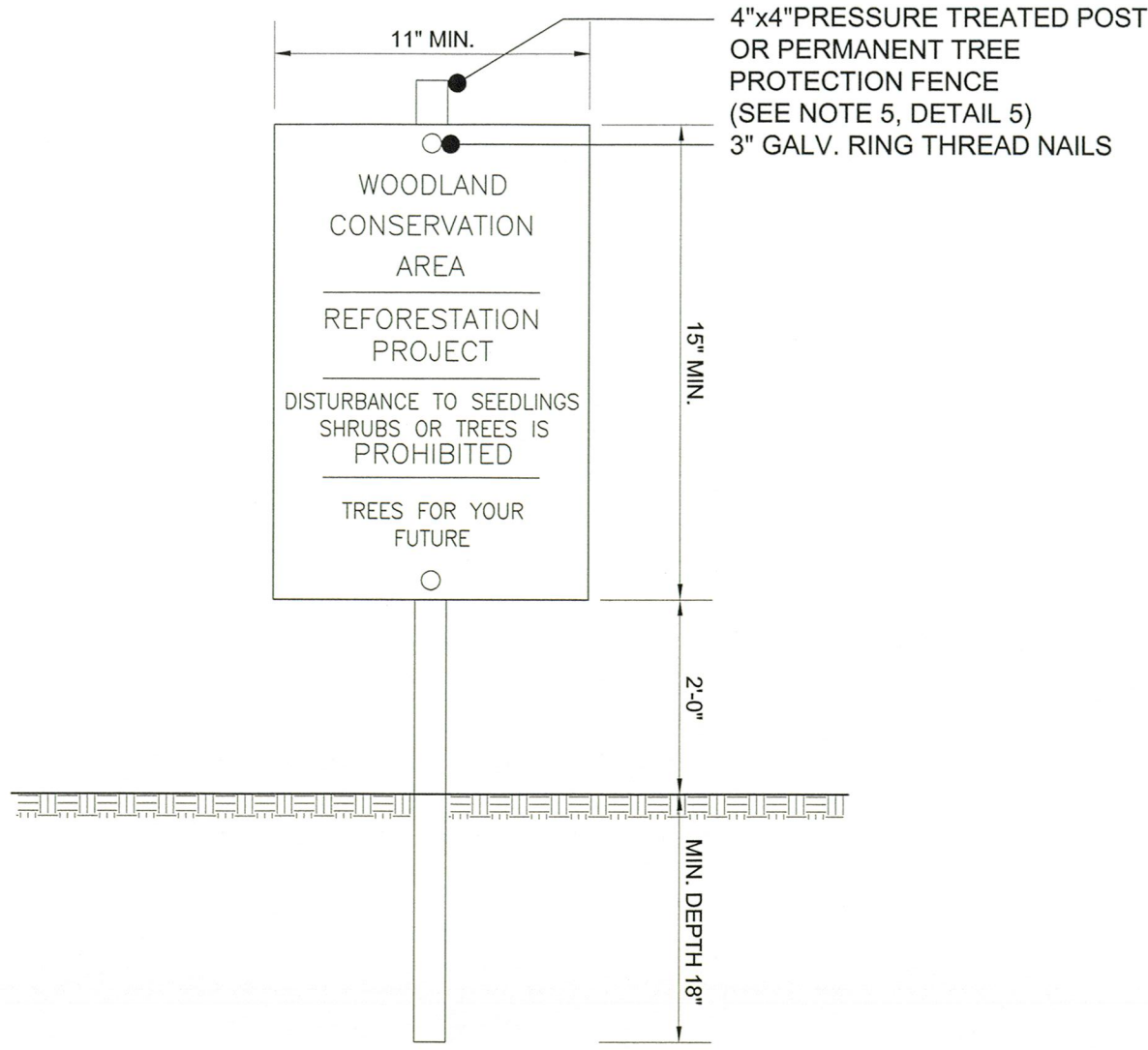
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D

C

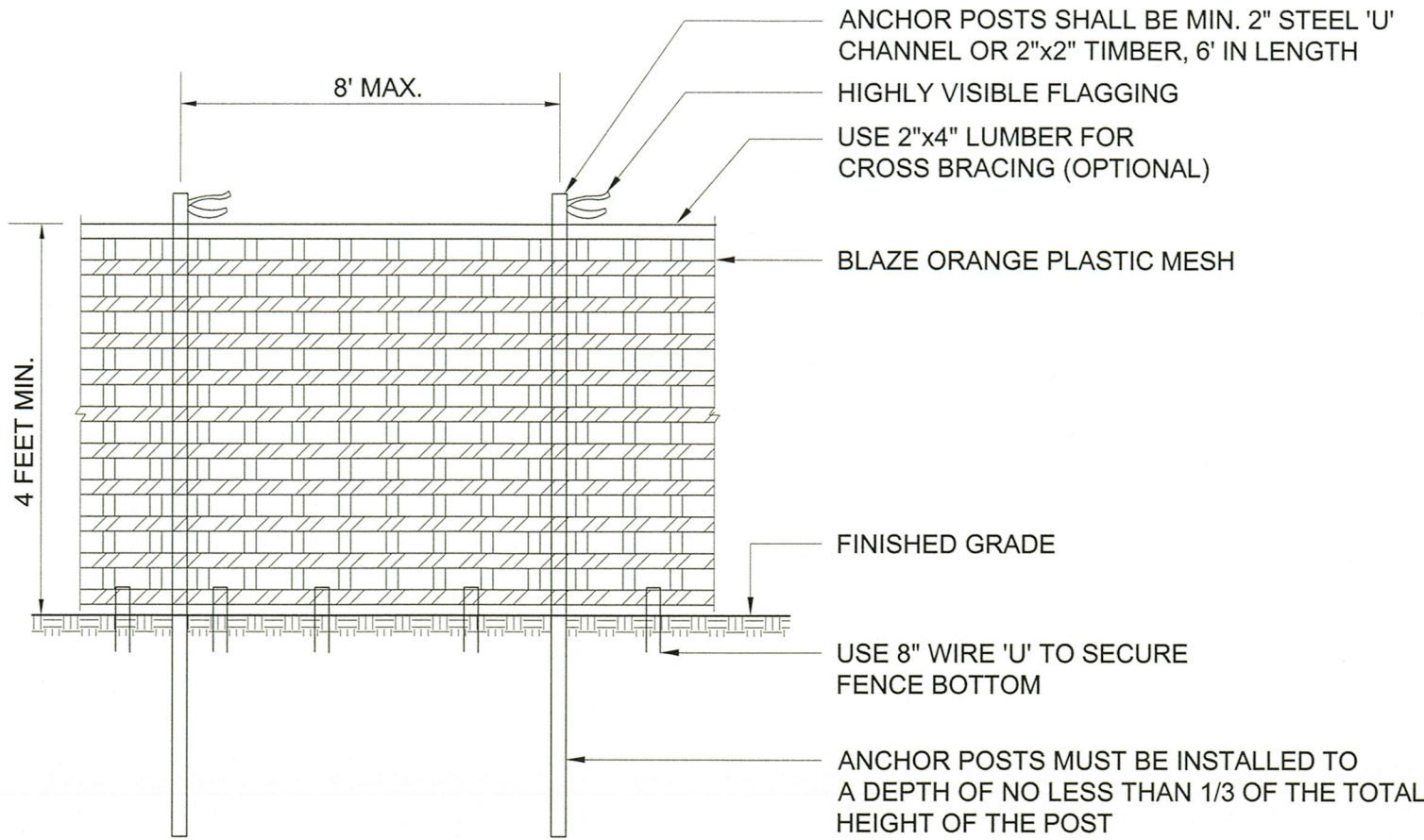
B

A



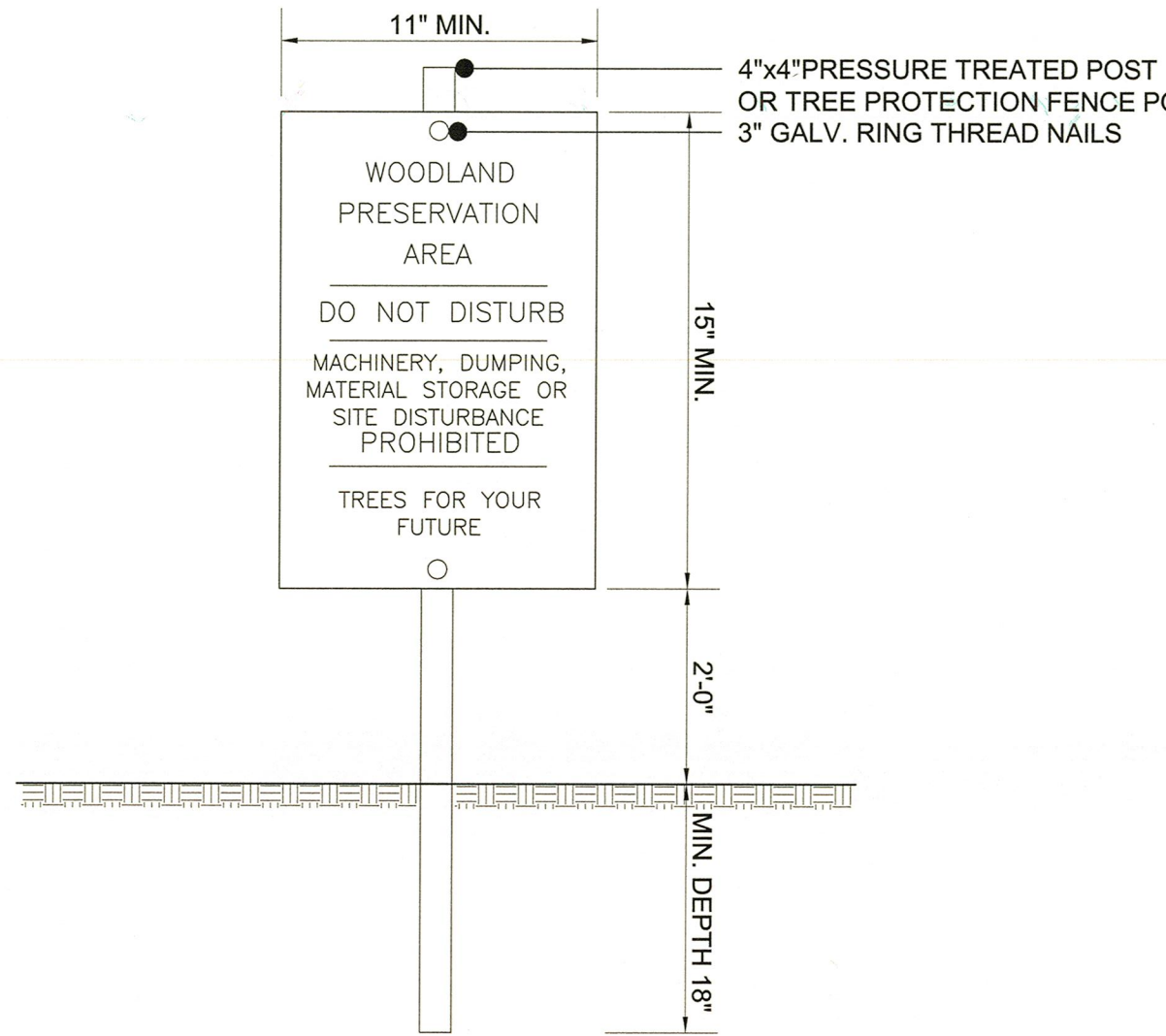
- NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
  2. SIGNS SHOULD BE PROPERLY MAINTAINED.
  3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
  4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
  5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE 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.

**1 WOODLAND REFORESTATION AREA SIGN**  
**3 SCALE: NTS**



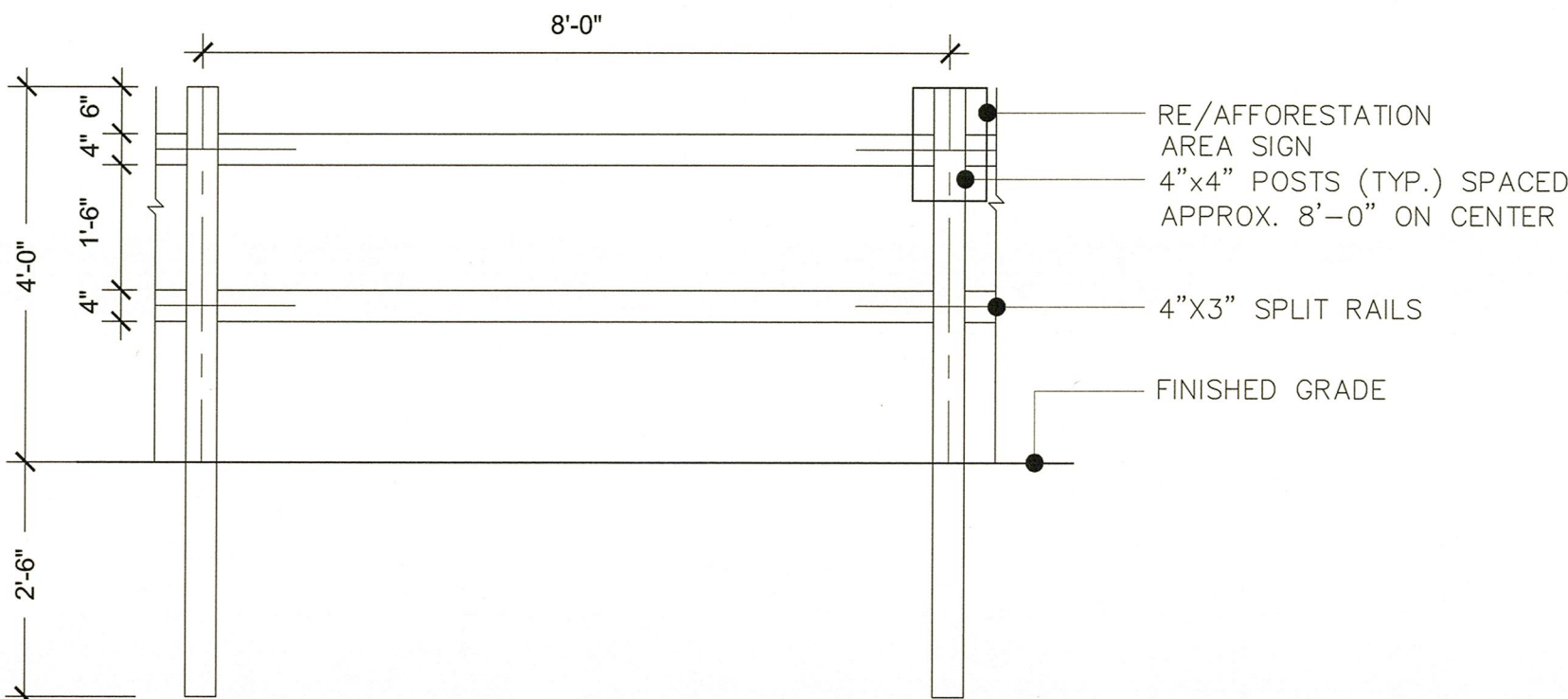
- NOTES:
1. FOREST PROTECTION DEVICE ONLY.
  2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
  3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
  4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
  5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.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

**2 TYPE 1 (TEMPORARY) TREE PROTECTION FENCE**  
**3 SCALE: NTS**



- NOTES:
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.

**3 WOODLAND PRESERVATION AREA SIGN**  
**3 SCALE: NTS**



- NOTES:
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 POST.
  5. SIGNS TO BE ATTACHED USING 2 GALVANIZED WOOD SCREWS EACH WITH A GALVANIZED WASHER.

**4 PERMANENT (SPLIT RAIL) TREE PROTECTION FENCE**  
**3 SCALE: NTS**

NOTE:  
FOR LOCATION OF UTILITIES CALL  
8-1-1 OR 1-800-257-7777  
OR LOG ON TO  
[www.call811.com](http://www.call811.com)  
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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, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-037-2017-01				
	Approved by	Date	DRD#	Reason for Revision
00	T. Burke	5/17/18	N/A	N/A
01	<i>T. Burke</i>	10/16/2018	DSP-16025	PHASE 1 F.G.
02				
03				
04				
05				

NOTE: THIS PLAN SHALL BE USED FOR ENTITLEMENT PURPOSES ONLY; NOT FOR CONSTRUCTION

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.

M-NCPPC  
APPROVAL

PROJECT NAME: WOODMORE OVERLOOK

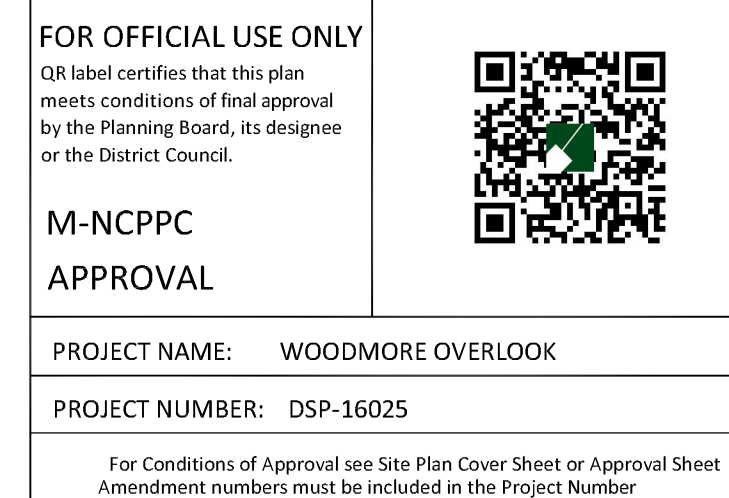
PROJECT NUMBER: DSP-16025

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet  
Amendment numbers must be included in the Project Number

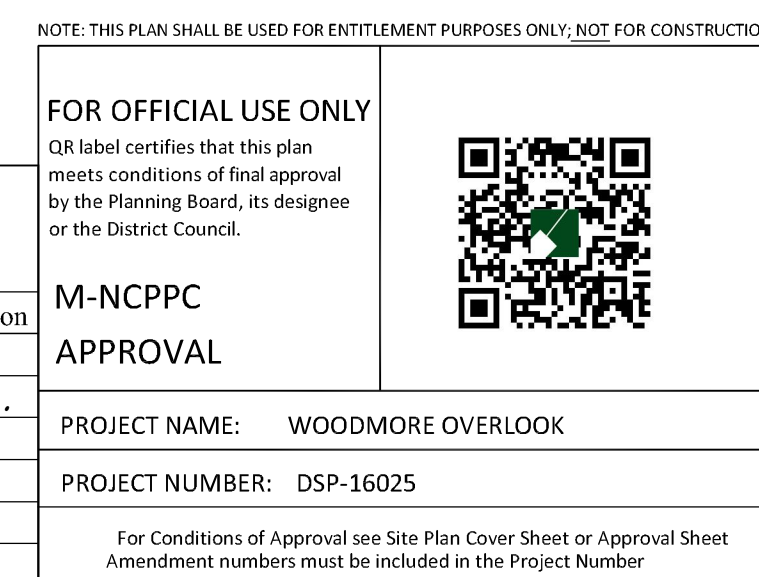


1	05/2018	CEB	REVISIONS PER PGCPB RESOLUTION 18-21
No.	DATE	BY	Description
REVISIONS			

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



SHEET NO. 5 OF 1

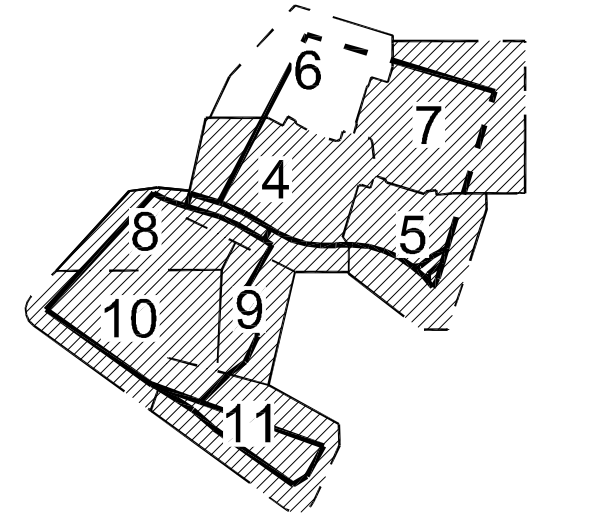


SEAL



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, 2020.

KEY PLAN



SCALE  
0 30' 60'  
SCALE: 1"=30'

No.	DATE	BY	DESCRIPTION
1	05/2018	CEB	REVISIONS PER PGCPB RESOLUTION 18-21

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

## TREE CONSERVATION PLAN- TYPE 2

PLAN VIEW

DEWBERRY JOB NO. 50082585

6

SHEET NO. 6 OF 11



NOTE  
FOR LOCATION OF UTILITIES CALL  
8-1-1 OR 1-800-257-7777  
OR LOG ON TO  
www.call811.com  
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48 HOURS IN ADVANCE OF ANY WORK  
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ADVANCE OF THE START OF EXCAVATION.

Approved by	Date	DRD#	Reason for Revision
T. Burke	5/17/18	N/A	N/A
1. S. Burke	10/16/2018	DSP-16025	PHASE 1 F.G.
02			
03			
04			
05			

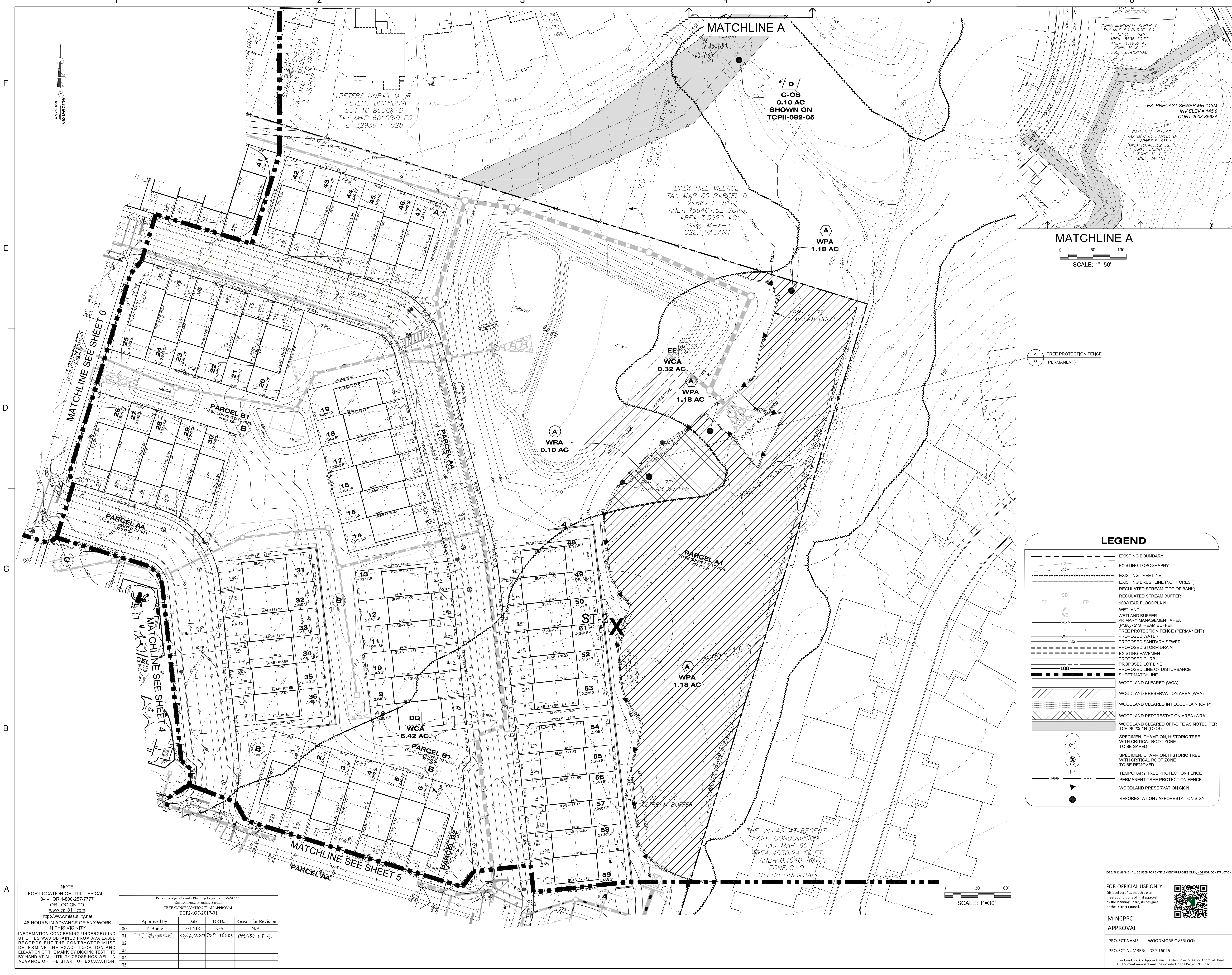
FOR OFFICIAL USE ONLY  
OR label certifies that this plan  
meets conditions of final approval  
by the Planning Board, its designee  
or the District Council.  
M-NCPPC  
APPROVAL



PROJECT NAME: WOODMORE OVERLOOK  
PROJECT NUMBER: DSP-16025

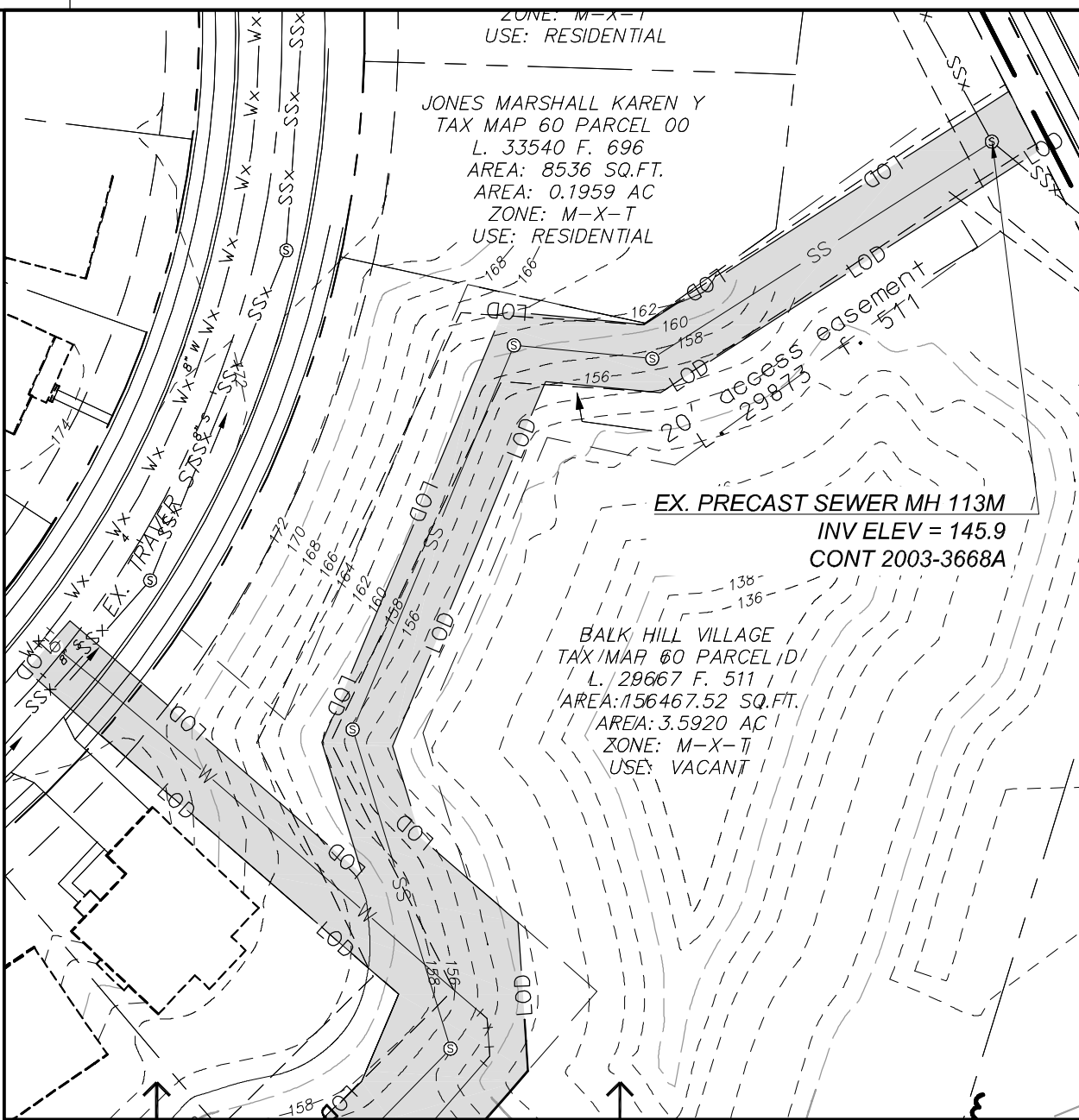
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet  
Amendment numbers must be included in the Project Number

Q:\30082585\CAD\Civil\NCP\CTP\ITC\CP\PH1 Residential DSP 16025\TCPI-04-11-PA\Annotg\_8/31/2018 12:23:58 PM



**LEGEND**

- EXISTING BOUNDARY
- EXISTING TOPOGRAPHY
- EXISTING TREE LINE
- EXISTING BRUSHLINE (NOT FOREST)
- REGULATED STREAM (TOP OF BANK)
- REGULATED STREAM BUFFER
- 100-YEAR FLOODPLAIN
- WETLAND
- WETLAND BUFFER
- PRIMARY MANAGEMENT AREA (PMA)/75' STREAM BUFFER
- TREE PROTECTION FENCE (PERMANENT)
- PROPOSED WATER
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN
- EXISTING PAVEMENT
- PROPOSED CURB
- PROPOSED LOT LINE
- PROPOSED LINE OF DISTURBANCE
- SHEET MATCHLINE
- WOODLAND CLEARED (WCA)
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND CLEARED IN FLOODPLAIN (C-FP)
- WOODLAND REFORESTATION AREA (WRA)
- WOODLAND CLEARED OFF-SITE AS NOTED PER TOPUR0004 (C-OS)
- SPECIMEN CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE SAVED
- SPECIMEN CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE REMOVED
- TEMPORARY TREE PROTECTION FENCE
- PERMANENT TREE PROTECTION FENCE
- WOODLAND PRESERVATION SIGN
- REFORESTATION / AFFORESTATION SIGN



**Dewberry**  
Engineers Inc.

4601 FORBES BOULEVARD  
SUITE 300  
LANHAM, MD 20706  
301.731.5551  
301.731.0188 FAX  
www.dewberry.com

APPLICANT  
WOODMORE OVERLOOK, LLC  
4326 MOUNTAIN ROAD  
PASADENA, MD 21122

CONTACT  
SEAN F. BRUCE  
301.502.0556  
sfdevelopment@gmail.com

WOODMORE OVERLOOK  
TYPE 2 - TREE CONSERVATION PLAN

PRINCE GEORGES COUNTY, MD  
13TH ELECTION DISTRICT

TAX MAP 60 GRID E3, F3  
200' MAP REFERENCE 203NE09

SEAL

PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS  
WERE PREPARED OR APPROVED BY ME, AND  
THAT I AM A DAILY REGISTERED LANDSCAPE  
ARCHITECT UNDER THE LAWS OF THE STATE  
OF MARYLAND, LICENSE NO. 9772 EXPIRATION  
DATE MAY 9, 2020.

KEY PLAN

SCALE

AS-SHOWN

No.	DATE	BY	Description
1	05/18/18	CEB	REVISIONS PER PGCPB RESOLUTION 18-21

REVISIONS

DRAWN BY: RM

APPROVED BY: RM

CHECKED BY: NB

DATE: JANUARY 2017

TITLE

**TREE CONSERVATION PLAN- TYPE 2**

PLAN VIEW

DEWBERRY JOB NO. 50082585

7

SHEET NO.

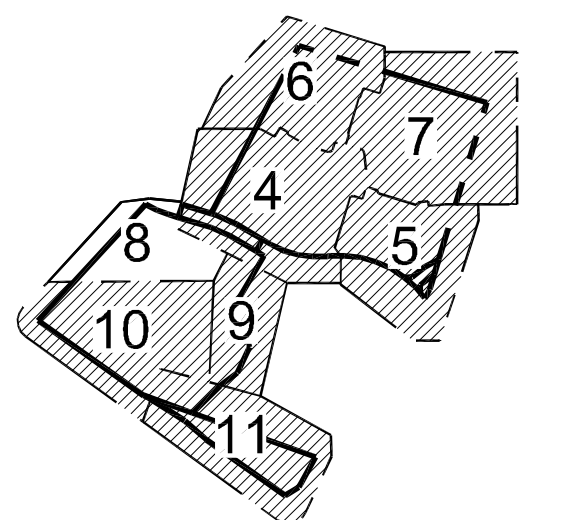
7 OF 11

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, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCPI-037-2017-01			
Approved by	Date	DRD#	Reason for Revision
00 T. Burke	5/17/18	N/A	N/A
01 J. Burke	10/16/2018	DSP-16025	PHASE 1 F.G.
02			
03			
04			
05			

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.	
M-NCPPC APPROVAL	
PROJECT NAME: WOODMORE OVERLOOK	
PROJECT NUMBER: DSP-16025	
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Amendment numbers must be included in the Project Number	



PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS  
WERE PREPARED OR APPROVED BY ME, AND  
THAT I AM A DAILY REGISTERED LANDSCAPE  
ARCHITECT UNDER THE LAWS OF THE STATE  
OF MARYLAND, LICENSE NO. 3772, EXPIRATION  
DATE MAY 13, 2020.



No.	DATE	BY	REVISIONS PER PGCPB RESOLUTION 18-21
1	05/2018	CEB	REVISIONS PER PGCPB RESOLUTION 18-21

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

TITLE  
TREE  
CONSERVATION  
PLAN- TYPE 2

LEGEND	
	EXISTING BOUNDARY
	EXISTING TOPOGRAPHY
	EXISTING TREE LINE
	EXISTING BRUSHLINE (NOT FOREST)
	REGULATED STREAM (TOP OF BANK)
	REGULATED STREAM BUFFER
	100-YEAR FLOODPLAIN
	WETLAND
	WETLAND BUFFER
	PRIMARY MANAGEMENT AREA (PMA)/75' STREAM BUFFER
	TREE PROTECTION FENCE (PERMANENT)
	PROPOSED WATER
	PROPOSED SANITARY SEWER
	PROPOSED STORM DRAIN
	EXISTING PAVEMENT
	PROPOSED CURB
	PROPOSED LOT LINE
	PROPOSED LINE OF DISTURBANCE
	SHEET MATCHLINE
	WOODLAND CLEARED (WCA)
	WOODLAND PRESERVATION AREA (WPA)
	WOODLAND CLEARED IN FLOODPLAIN (C-FP)
	WOODLAND REFORESTATION AREA (WRA)
	WOODLAND CLEARED OFF-SITE AS NOTED PER TCP182/05/04 (C-OS)
	SPECIMEN, CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE SAVED
	SPECIMEN, CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE REMOVED
	TEMPORARY TREE PROTECTION FENCE
	PERMANENT TREE PROTECTION FENCE
	WOODLAND PRESERVATION SIGN
	REFORESTATION / AFFORESTATION SIGN

REVENUE AUTH PG CO  
TAX MAP 60 PARCEL 2  
L.33973 F.099  
AREA: 373744.8 SQ.FT.  
AREA: 8.58 AC  
ZONE M-X-T  
USE: VACANT

REVENUE AUTH PG CO  
TAX MAP 60-PARCEL 2  
L.33973 F.099  
AREA: 373744.8 SQ.FT.  
AREA: 8.58 AC  
ZONE M-X-T  
USE: VACANT

CLEARED PER  
PREVIOUS  
TCP11-082-05

REVENUE AUTH PG CO  
TAX MAP 60 PARCEL 1  
L.33973 F.099  
AREA: 406414.8 SQ.FT.  
AREA: 9.33 AC  
ZONE: M-X-T  
USE: VACANT

C-OS  
1.26 ACRES  
SHOWN ON  
TCP11-082-05

WCA  
0.72 AC

PROP. RUBY LOCKHART  
BLVD (PUBLIC)

WCA  
0.64 AC

WPA  
19.31 AC

WPA  
19.31 AC

WPA  
19.31 AC

MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 4

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INFORMATION CONCERNING UNDERGROUND  
UTILITIES WAS OBTAINED FROM AVAILABLE  
RECORDS BUT THE CONTRACTOR MUST  
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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, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN- APPROVAL TCP2-037-2017-01			
Approved by	Date	DRD#	Reason for Revision
00 T. Burke	5/17/18	N/A	N/A
01 J. Burke	10/16/2018	DSP-16025	PHASE 1 F.G.
02			
03			
04			
05			

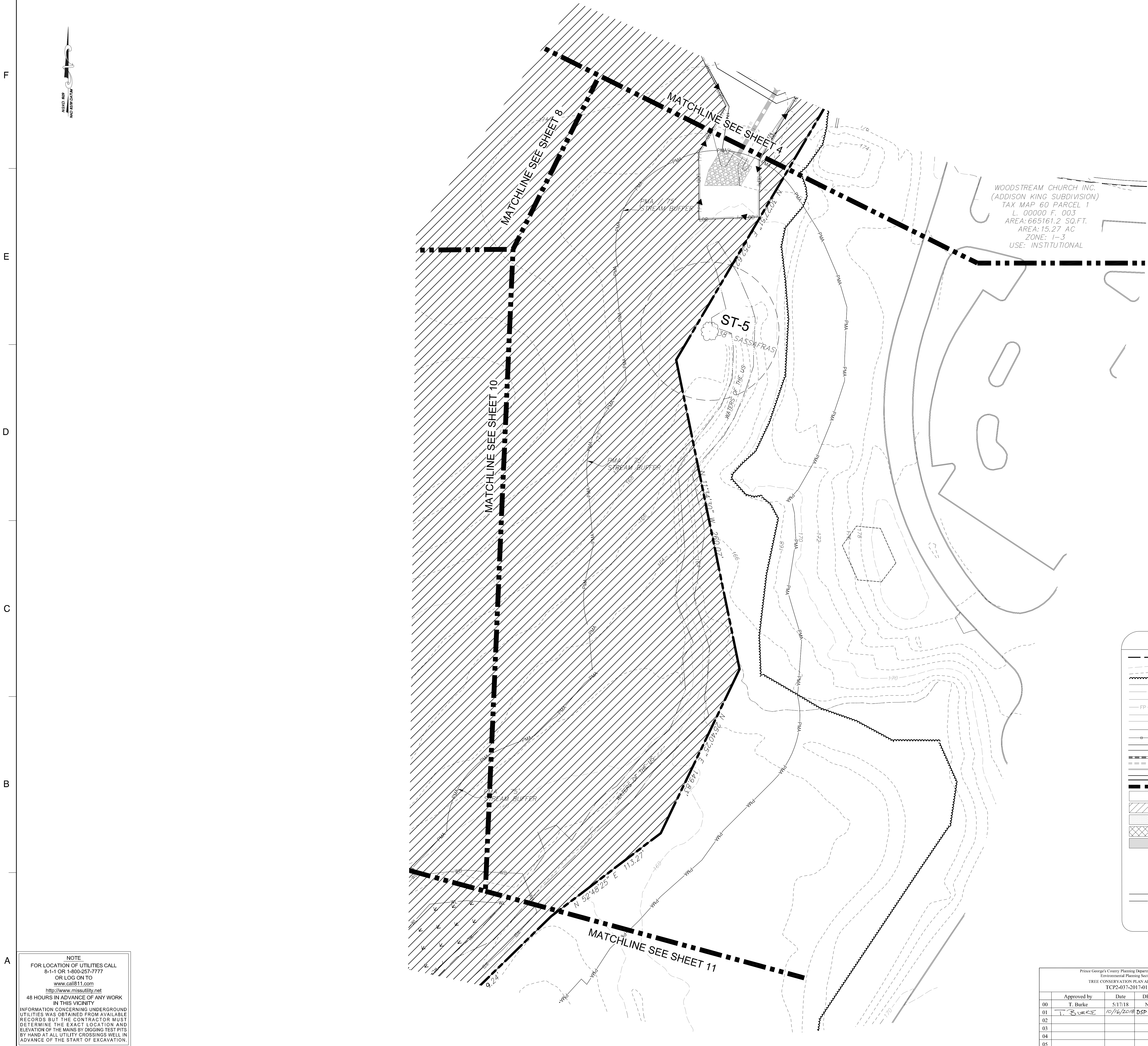
FOR OFFICIAL USE ONLY  
GRI label certifies that this plan  
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by the Planning Board, its designee  
or the District Council.  
M-NCPPC  
APPROVAL



PROJECT NAME: WOODMORE OVERLOOK  
PROJECT NUMBER: DSP-16025  
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet  
Amendment numbers must be included in the Project Number

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NOTE  
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**LEGEND**

- EXISTING BOUNDARY
- EXISTING TOPOGRAPHY
- EXISTING TREE LINE
- EXISTING BRUSHLINE (NOT FOREST)
- REGULATED STREAM (TOP OF BANK)
- REGULATED STREAM BUFFER
- 100-YEAR FLOODPLAIN
- WETLAND
- WETLAND BUFFER
- PRIMARY MANAGEMENT AREA (PMA)/75' STREAM BUFFER
- TREE PROTECTION FENCE (PERMANENT)
- PROPOSED WATER
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN
- EXISTING PAVEMENT
- PROPOSED CURB
- PROPOSED LOT LINE
- PROPOSED LINE OF DISTURBANCE
- SHEET MATCHLINE
- WOODLAND CLEARED (WCA)
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND CLEARED IN FLOODPLAIN (C-FP)
- WOODLAND REFORESTATION AREA (WRA)
- WOODLAND CLEARED OFF-SITE AS NOTED PER TCPIB/20504 (C-OS)
- SPECIMEN, CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE SAVED
- SPECIMEN, CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE REMOVED
- TEMPORARY TREE PROTECTION FENCE
- PERMANENT TREE PROTECTION FENCE
- WOODLAND PRESERVATION SIGN
- REFORESTATION / AFFORESTATION SIGN

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN-APPROVAL TCP2-037-2017-01				
Approved by	Date	DRD#	Reason for Revision	
00 T. Burke	5/17/18	N/A	N/A	
01 T. Burke	10/16/2018	DSP-16025	PHASE 1 F.G.	
02				
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05				

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M-NCPPC  
APPROVAL

PROJECT NAME: WOODMORE OVERLOOK  
PROJECT NUMBER: DSP-16025

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet  
Amendment numbers must be included in the Project Number

WOODMORE OVERLOOK  
TYPE 2- TREE CONSERVATION PLAN

PRINCE GEORGE'S COUNTY, MD  
13TH ELECTION DISTRICT

TAX MAP 60 GRID E3, F3  
200' MAP REFERENCE 203NE99

SEAL

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ARCHITECT UNDER THE LAWS OF THE STATE  
OF MARYLAND, LICENSE NO. 3772 EXPIRATION  
DATE MAY 3, 2020.

KEY PLAN

SCALE  
0 30' 60'  
SCALE: 1"=30'

No.	DATE	BY	Description
1	05/2018	CEB	REVISIONS PER PGCPB RESOLUTION 18-21

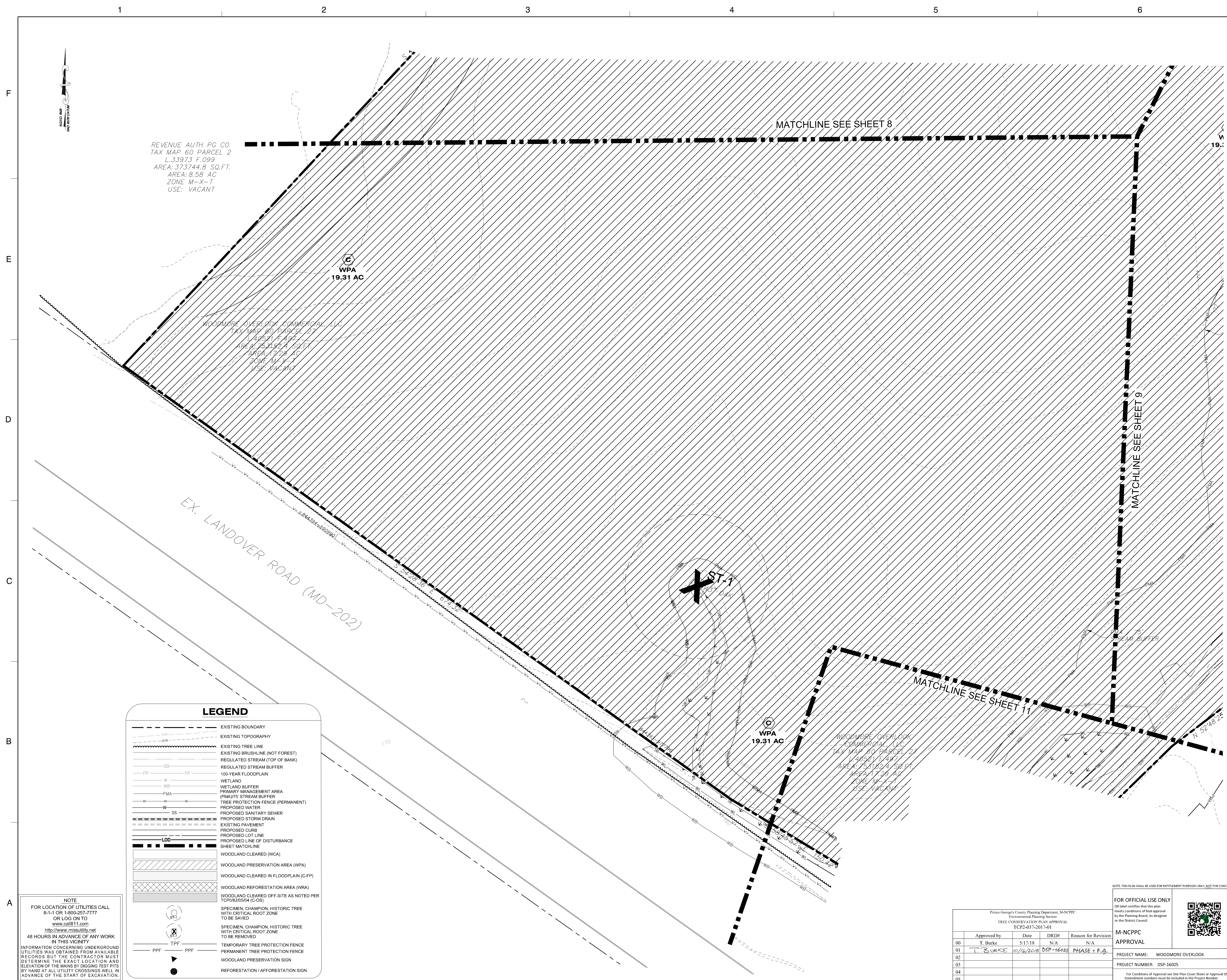
REVISIONS

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

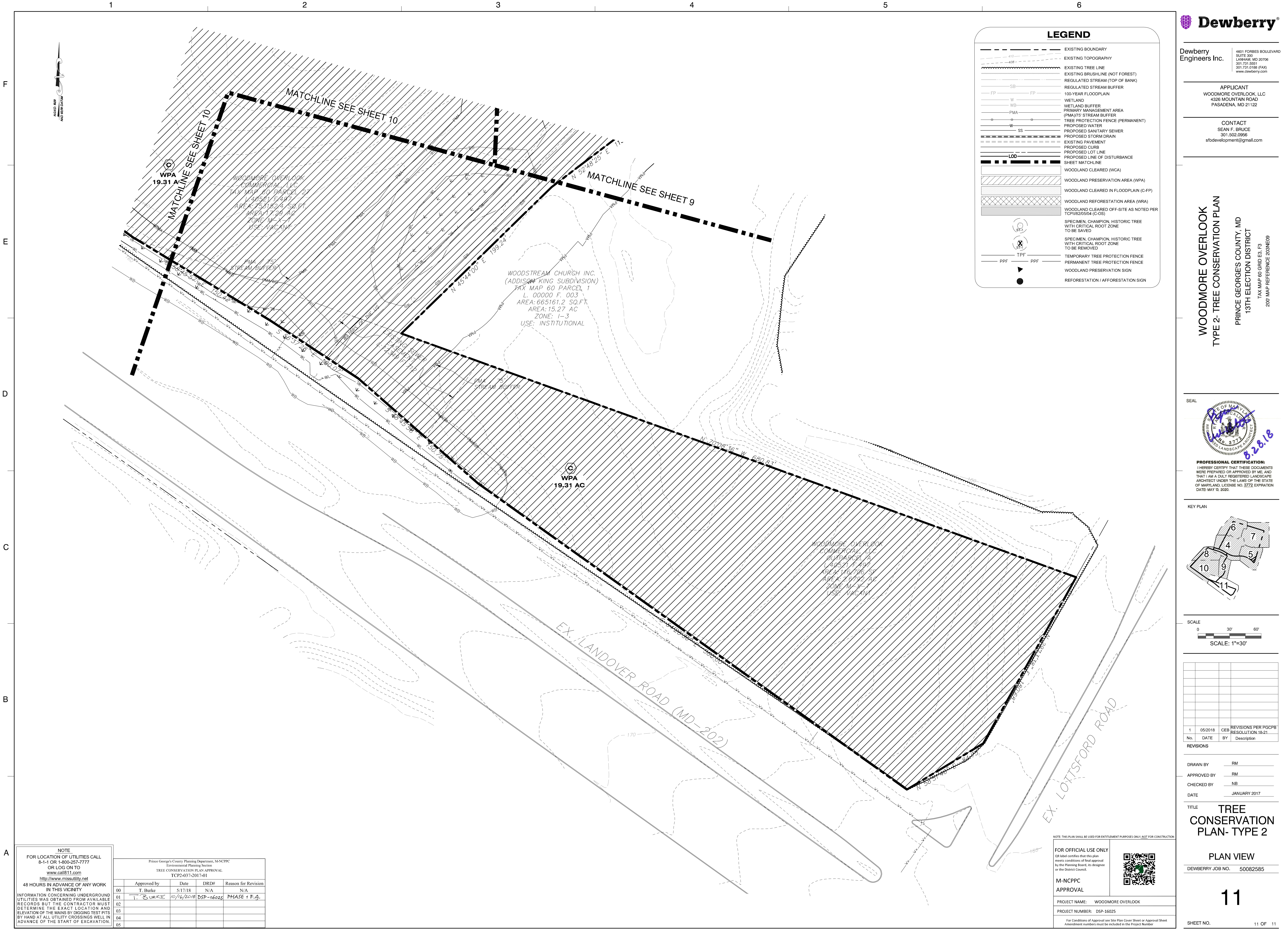
TITLE  
**TREE  
CONSERVATION  
PLAN- TYPE 2**

PLAN VIEW

DEWBERRY JOB NO. 50082585



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**Dewberry**  
Engineers Inc.

4601 FORBES BOULEVARD  
SUITE 300  
LANNAM, MD 20706  
301.731.5551  
301.731.0188 (FAX)  
[www.dewberry.com](http://www.dewberry.com)

**APPLICANT**  
WOODMORE OVERLOOK, LLC  
4326 MOUNTAIN ROAD  
PASADENA, MD 21122

**CONTACT**  
SEAN F. BRUCE  
301.502.0956  
[sfbdevelopment@gmail.com](mailto:sfbdevelopment@gmail.com)

**WOODMORE OVERLOOK  
TYPE 2- TREE CONSERVATION PLAN**

**PRINCE GEORGE'S COUNTY, MD  
13TH ELECTION DISTRICT**

TAX MAP 60 GRID E3, F3  
200' MAP REFERENCE 203NE09

**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 15, 2020.

**KEY PLAN**

**SCALE**  
0 30' 60'  
SCALE: 1"=30'

**REVISIONS**

No.	DATE	BY	Description
1	05/2018	CEB	REVISIONS PER PGCPB RESOLUTION 18-21

**REVISIONS**

**DRAWN BY:** RM  
**APPROVED BY:** RM  
**CHECKED BY:** NB  
**DATE:** JANUARY 2017

**TITLE**  
**TREE CONSERVATION PLAN- TYPE 2**

**PLAN VIEW**

**DEWBERRY JOB NO.** 50082585

**11**

**11 OF 11**