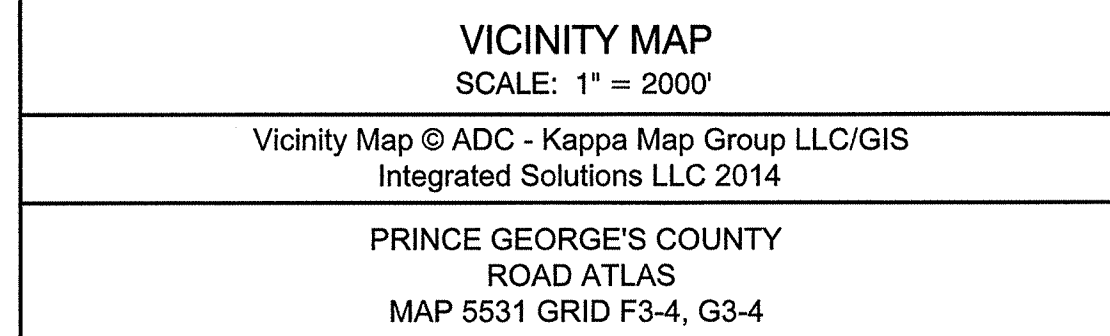
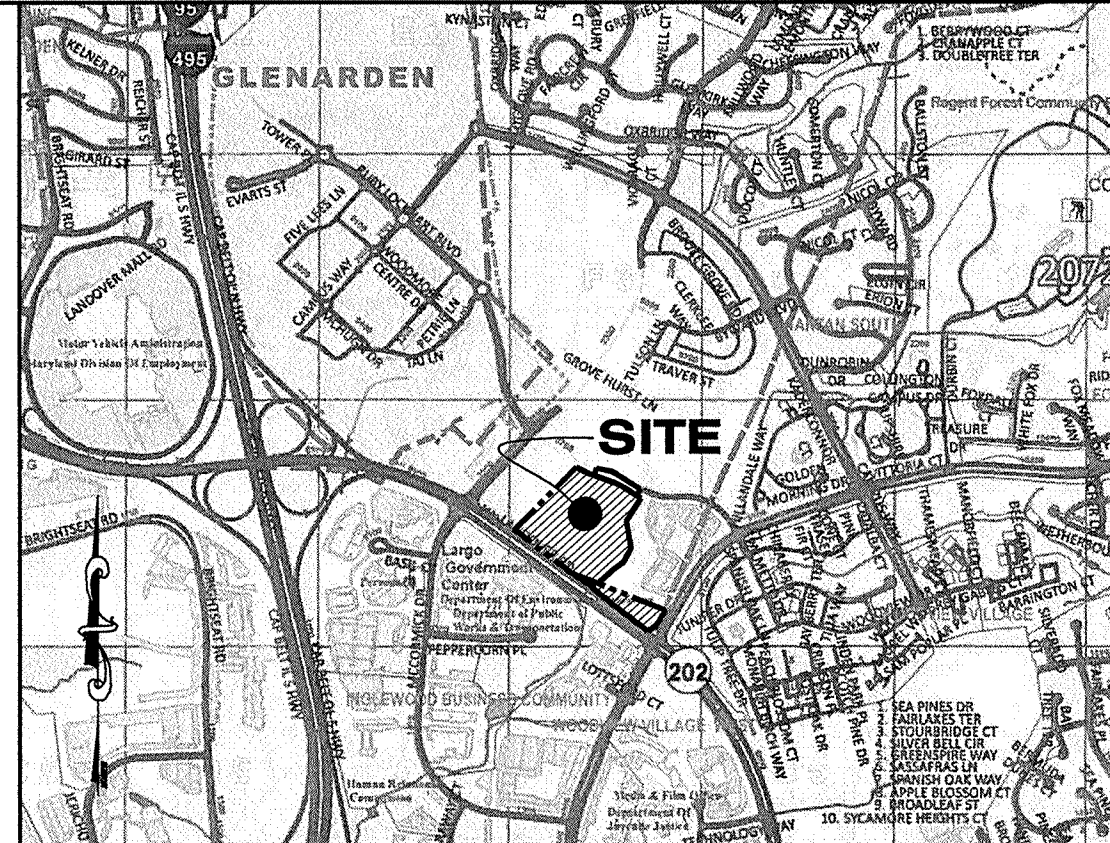


WOODMORE OVERLOOK

TYPE 2-TREE CONSERVATION PLAN FOR ROUGH GRADING



SHEET INDEX

- COVER SHEET
- DETAIL SHEETS
- PLAN SHEETS

Phased Woodland Conservation Worksheet for Prince George's County									
Section I - Establishing Site Information (Enter acres for each zone)									
1. Zone	2. Gross Tract	3. Floodplain	4. Previously Dedicated Land	5. Net Tract (NTA)	6. TCP # or 2 Number	7. Property Description or Subdivision Name	8. TCP# Number	9. Is this site subject to the 1989 Ordinance? (Y/N)	10. Break-even Point (preservation acres) =
	48.28	0.04	0.04	48.24	03P-2017-01	WOODMORE OVERLOOK	03P-2017-01	N	12.32
11. Acres of Net Tract clearing permitted with reforestation =	21.55								
Section II - Determining Woodland Conservation Requirements (Enter acres for each corresponding column)									
12. Existing Woodland on Net Tract (acres)	33.97	13. Existing Woodland in Floodplain (acres)	0.04	14. Woodland Conservation Threshold (NTA) =	15.00%	15. Smaller of 10 or 15	6.94	16. Woodland above WCT	26.93
17. Plan Number: (This must be completed for each phase)	DSP-16025	DSP-18024	FUTURE	18. Revision Number	1	19. Plan Phase or Name	PHASE 1	20. TCP# Number for this Phase or Section	03P-2017-01
21. Revision Number	1	22. Status	APPROVED	23. Approval Date	03/15/2017	24. Total area in this application (acres)	26.93	25. Floodplain area in this application (acres)	0.04
26. Net Tract area in this application (acres)	26.93	27. Woodland on the Net Tract for this phase (acres)	17.46	28. Woodland in the Floodplain for this phase	0.04	29. Woodland Cleared on Net Tract for this phase	12.71	30. Woodland Cleared in Floodplain for this phase	0.00
31. Off-site Woodland Clearing (1-1)	0.00	32. Off-site WCA being provided on this property (preservation)	0.00	33. Off-site WCA being provided on this property (reforestation)	0.00	34. Cumulative acres of Net Tract Woodland cleared	12.71	35. Cumulative acres of Floodplain woodland cleared	0.00
36. Smaller of 14 or 26	12.71	37. Woodland Clearing below WCT	0.00	38. Clearing below WCT (2-1) replacement requirement	0.00	39. Replacement for clearing above the WCT (0.25: 1)	3.18	40. Replacement for clearing below the WCT (0.25: 1)	0.00
41. Woodland Preservation	1.19	42. Reforestation/Reforestation	0.10	43. Natural Regeneration	0.00	44. Landscaping Credits	0.00	45. Specimen & Historic Tree Credit	0.00
46. Forest Enhancement Acreage	0.00	47. Street Tree Credit (Existing or 10-year canopy)	0.00	48. Area approved for tree-in-lieu	0.00	49. Off-site Woodland Conservation Credits Required	0.00	50. Off-site WCA (reforestation) being provided on this property	0.00
51. Off-site WCA (reforestation) being provided on this property	0.00	52. Off-site WCA (reforestation) being provided on this property	0.00	53. Cumulative Woodland Conservation Provided	1.28	54. Woodland saved on this phase but not counted	0.00	55. Existing Net Tract Woodland in later phases	19.98
56. Requirement Status per Phase	15.00%	57. Requirement Status per Phase	15.00%	58. Requirement Status per Phase	15.00%	59. Requirement Status per Phase	15.00%	60. Requirement Status per Phase	15.00%
Latest phase indicates cumulative requirement through that phase of work									
61. Bond amount	\$1,306.80	62. Fee amount	\$0.00						
Prepared by: <i>Ryan W. Smith</i> Date: 6.19.19									
License Number: _____ Signature: _____ Date: 6.19.19									

WOODLAND CONSERVATION EASEMENT NOTE:
"WOODLAND PRESERVED, PLANTED OR REGENERATED IN FULFILLMENT OF WOODLAND CONSERVATION REQUIREMENTS ON-SITE HAVE BEEN PLANTED IN A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS AT LIBER 40219 FOLIO 350. THE AFOREMENTIONED EASEMENT SUPERCEDES THE PREVIOUS WOODLAND CONSERVATION EASEMENT RECORDED IN LIBER 41411 AND FOLIO 140. ANY REVISIONS TO THIS TCP2 PLAN MAY REQUIRE A REVISION TO THE RECORDED EASEMENT."
I, WE, WOODMORE OVERLOOK COMMERCIAL, LLC, HEREBY ACKNOWLEDGE THAT WE ARE AWARE OF THIS TYPE II TREE CONSERVATION PLAN (TCP2) AND THAT WE UNDERSTAND THE REQUIREMENTS AS SET FORTH IN THIS TCP2.
SIGNATURE: *Sean F. Bruce* DATE: 6.15.19
PRINTED NAME: SEAN BRUCE
TITLE: MANAGER

WOODLAND CONSERVATION EASEMENT NOTE:
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TITLE: MANAGER

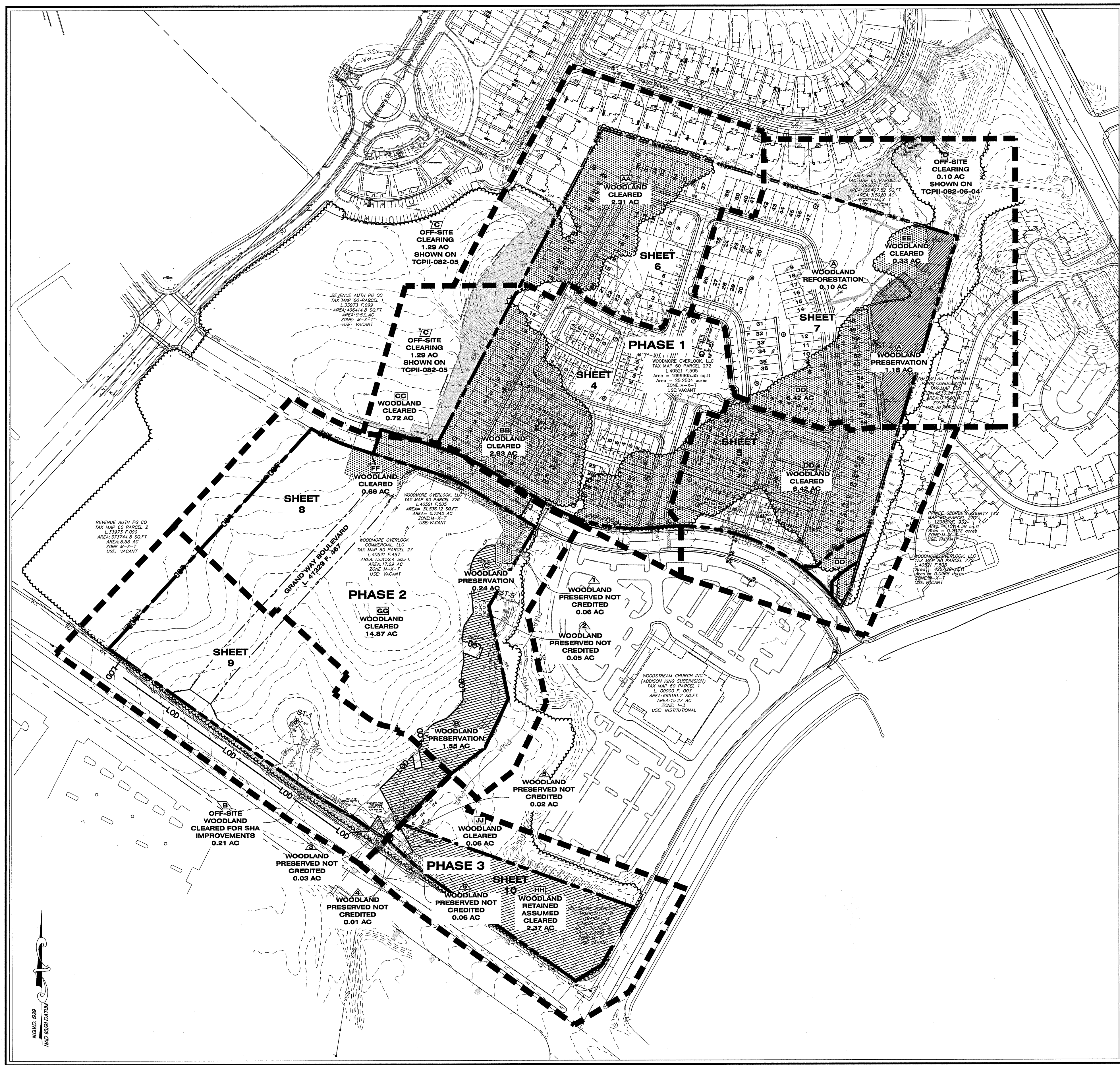
Tree Conservation Plan Approval			
TCP2-037-2017-01			
Approved by	Date	DRD#	Reason for Revision
T. Burke	5/17/18	N/A	Phase 1 R.G.
T. Burke	10/16/18	DSP-16025	Phase 1 F.G.
<i>[Signature]</i>	6/21/2019	N/A	Phase 2 R.G.
		DSP-18024	Phase 2 F.G.

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)
	EXISTING PAVEMENT
	PROPOSED LOT LINE
	PROPOSED LIMIT OF DISTURBANCE
	LIMIT OF DISTURBANCE PREV. APPROVED
	SHEET MATCHLINE
	WOODLAND CLEARED (WCA)
	WOODLAND PRESERVATION AREA (WPA)
	WOODLAND REFORESTATION AREA (WRA)
	WOODLAND CLEARED OFF-SITE (C-OS)
	WOODLAND CLEARED IN PREVIOUS/ADJACENT PHASE
	WOODLAND PRESERVED NOT CREDITED (WP-NC)
	WOODLAND RETAINED ASSUME CLEARED (WR-AC)
	PROPOSED BUILDING
	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	PHASE 1	PHASE 2 / PHASE 3	TOTAL
GROSS TRACT AREA	26.30 AC	19.98 AC	46.28 AC
EXISTING 100-YEAR FLOODPLAIN	0.04 AC	0.00 AC	0.04 AC
NET TRACT AREA	26.26 AC	19.98 AC	46.24 AC
EXISTING WOODLAND IN THE FLOODPLAIN	0.04 AC	0.00 AC	0.04 AC
EXISTING WOODLAND NET TRACT	13.89 AC	19.98 AC	33.87 AC *
EXISTING PMA	1.31 AC	2.68 AC	3.99 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-Dodon complex, 5-10% slopes	C	0.20	0	WELL
MnD	Marr-Dodon 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)



LOCATION PLAN AND SHEET MAP

PLAN VIEW

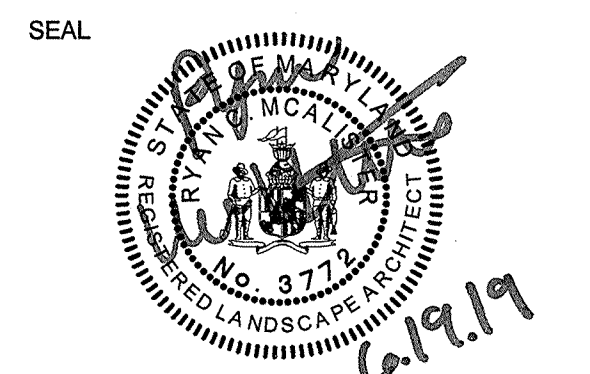
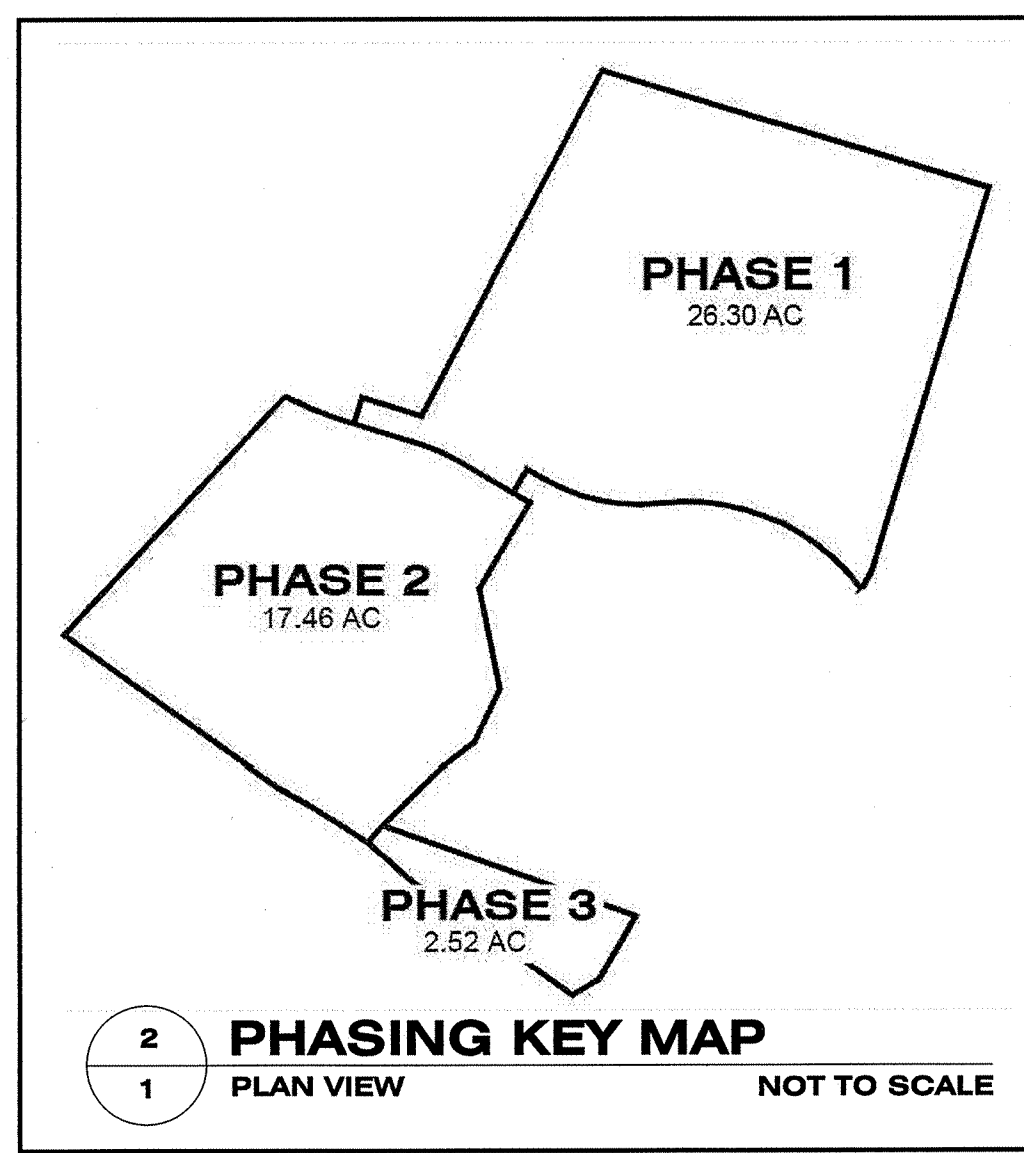
SPECIMEN TREE TABLE						
NO.	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	CONDITION RATING	CONDITION SCORE	DISPOSITION
1	Pin Oak	Quercus palustris	43	Good	27	Minor Vine Cover REMOVE
2	Pin Oak	Quercus palustris	34	Poor	21	Broken Limbs REMOVE
3	White Ash	Fraxinus americana	35	Poor	14	Split Trunk REMOVE
4	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.

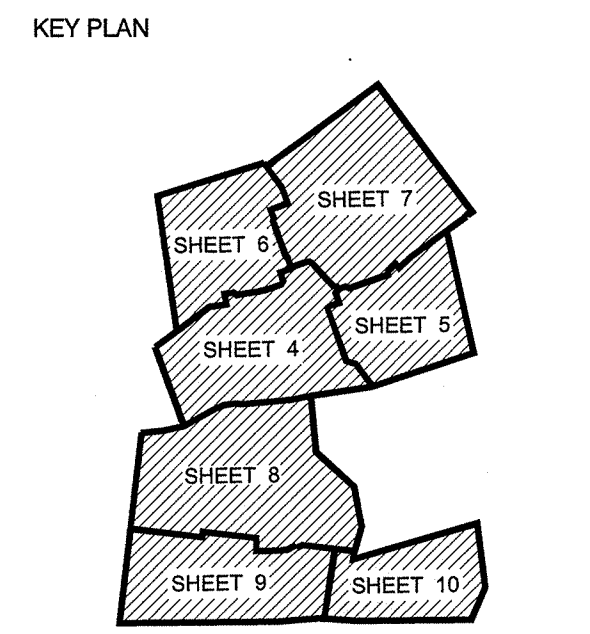
WOODLAND STAND SUMMARY TABLE

FOREST STAND		AREA
A1		2.31
A2		7.96
A3		23.60
SUB-TOTAL: WOODLANDS (GROSS)		33.87
OPEN LAND		12.41
TOTAL:		46.28

WOODLAND SUMMARY TABLE					
PHASE 1		WOODLAND CLEARED		WOODLAND REFORESTATION	
WOODLAND PRESERVATION AREAS (WPA) ACRES		(WCA) ACRES		(WRA) ACRES	
A 1.18		AA 2.31		A 0.10	
		AB 2.93			
		AC 0.72			
		AD 6.42			
		AE 0.33			
TOTAL AREA = 1.18 AC		TOTAL AREA = 12.71 AC		TOTAL AREA = 0.10 AC	
* OFF-SITE CLEARING AREAS C AND D ARE SHOWN BUT NOT CALCULATED IN THIS TOTAL. OFF-SITE CLEARING AREAS C AND D ARE CALCULATED IN REVISED TCP2-037-05.					
PHASE 2		WOODLAND CLEARED		OFF-SITE WOODLAND CLEARING FOR SHA IMPROVEMENT	
WOODLAND PRESERVATION AREAS (WPA) ACRES		(WCA) ACRES		(WP-NC) ACRES	(C-OS) ACRES
B 1.55		FF 0.66		A 0.21	
C 0.24		GG 14.87			
TOTAL AREA = 1.79 AC		TOTAL AREA = 15.53 AC		TOTAL AREA = 0.21 AC	
PHASE 3		WOODLAND RETAINED ASSUMED CLEARED		WOODLAND PRESERVATION BUT NOT CREDITED AREAS	
WOODLAND PRESERVATION AREAS (WPA) ACRES		(WR-AC) ACRES		(WP-NC) ACRES	
		HH 2.37		A 0.01	
		IJ 0.06		A 0.02	
				A 0.06	
TOTAL AREA = 0.24 AC		TOTAL AREA = 2.43 AC		TOTAL AREA = 0.09 AC	
TOTALS					
WOODLAND PRESERVATION AREAS (WPA) ACRES		WOODLAND CLEARED (WCA) ACRES		WOODLAND REFORESTATION (WRA) ACRES	
				WOODLAND PRESERVATION BUT NOT CREDITED AREAS (WP-NC) ACRES	
				OFF-SITE WOODLAND CLEARED FOR SHA IMPROVEMENT (C-OS) ACRES	
TOTAL AREA = 2.97 AC		TOTAL AREA = 30.67 AC		TOTAL AREA = 0.10 AC	
TOTAL AREA = 2.97 AC		TOTAL AREA = 30.67 AC		TOTAL AREA = 0.23 AC	
** WOODLAND CLEARED ON PHASE 2 BUT APPROVED ON PHASE 1 PER TCP2-037-2017-01					
*** WOODLAND CLEARED ON PHASE 3 BUT APPROVED ON PHASE 2 PER TCP2-037-2017-02					



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.



SCALE
AS-SHOWN

No.	DATE	BY	Description
REVISIONS			

DRAWN BY: NS
APPROVED BY: RM
CHECKED BY: RM
DATE: MAY 2019
TITLE: TREE CONSERVATION PLAN - TYPE 2 FOR ROUGH GRADING COVER SHEET

DEWBERRY JOB NO. 50082585

F

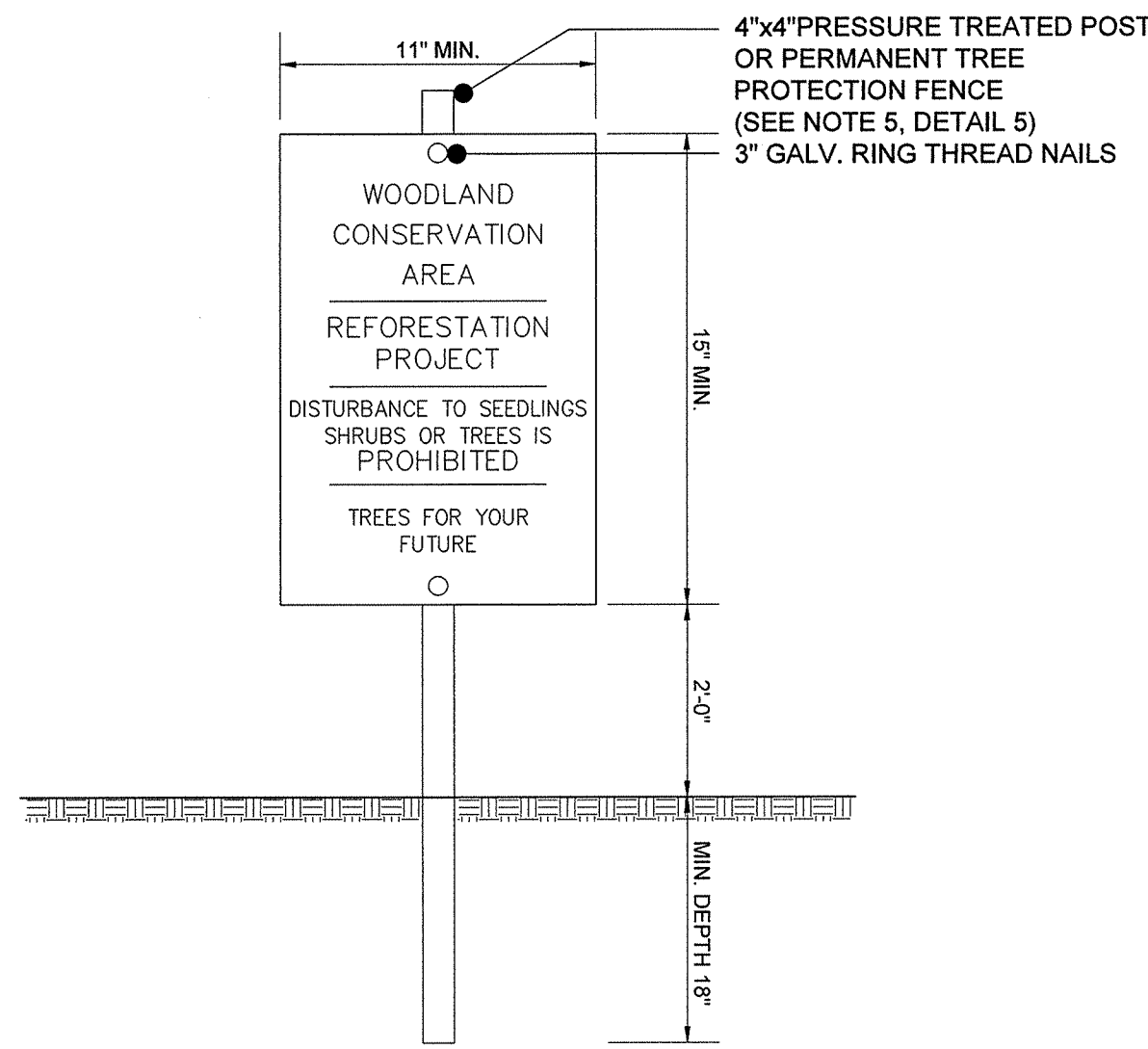
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D

C

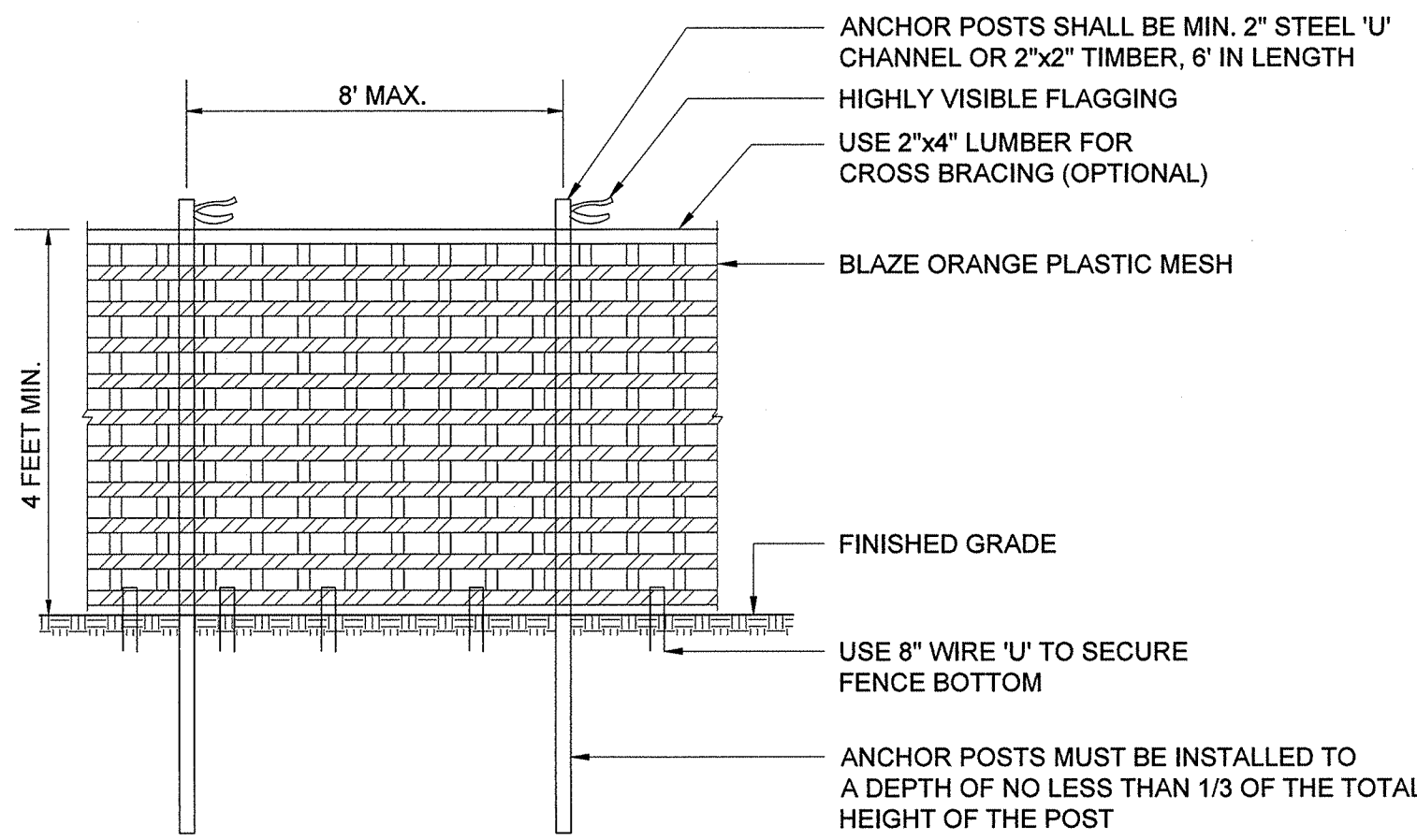
B

A



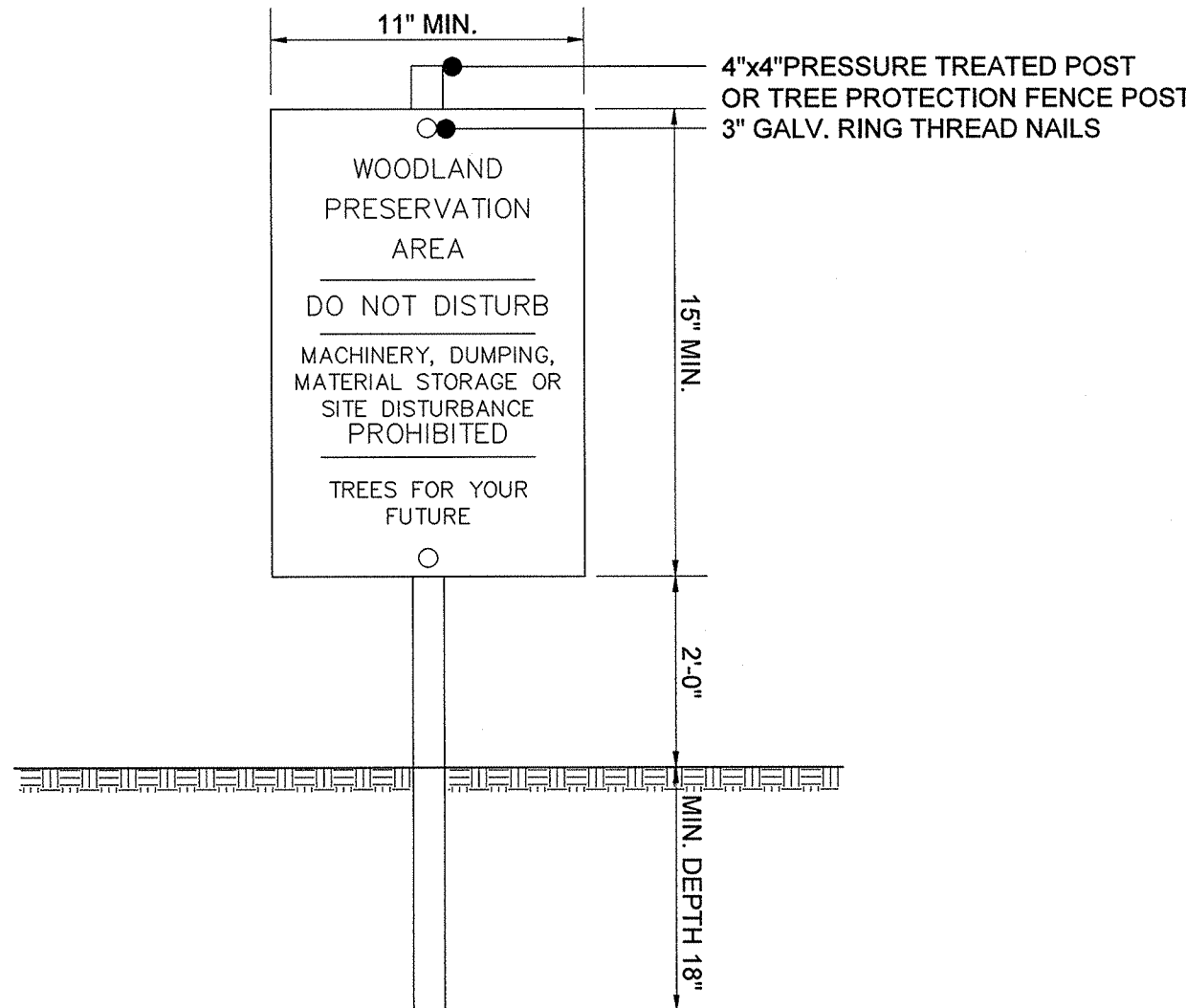
- NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 2. SIGNS SHOULD BE PROPERLY MAINTAINED.
 3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
 4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
 5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION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



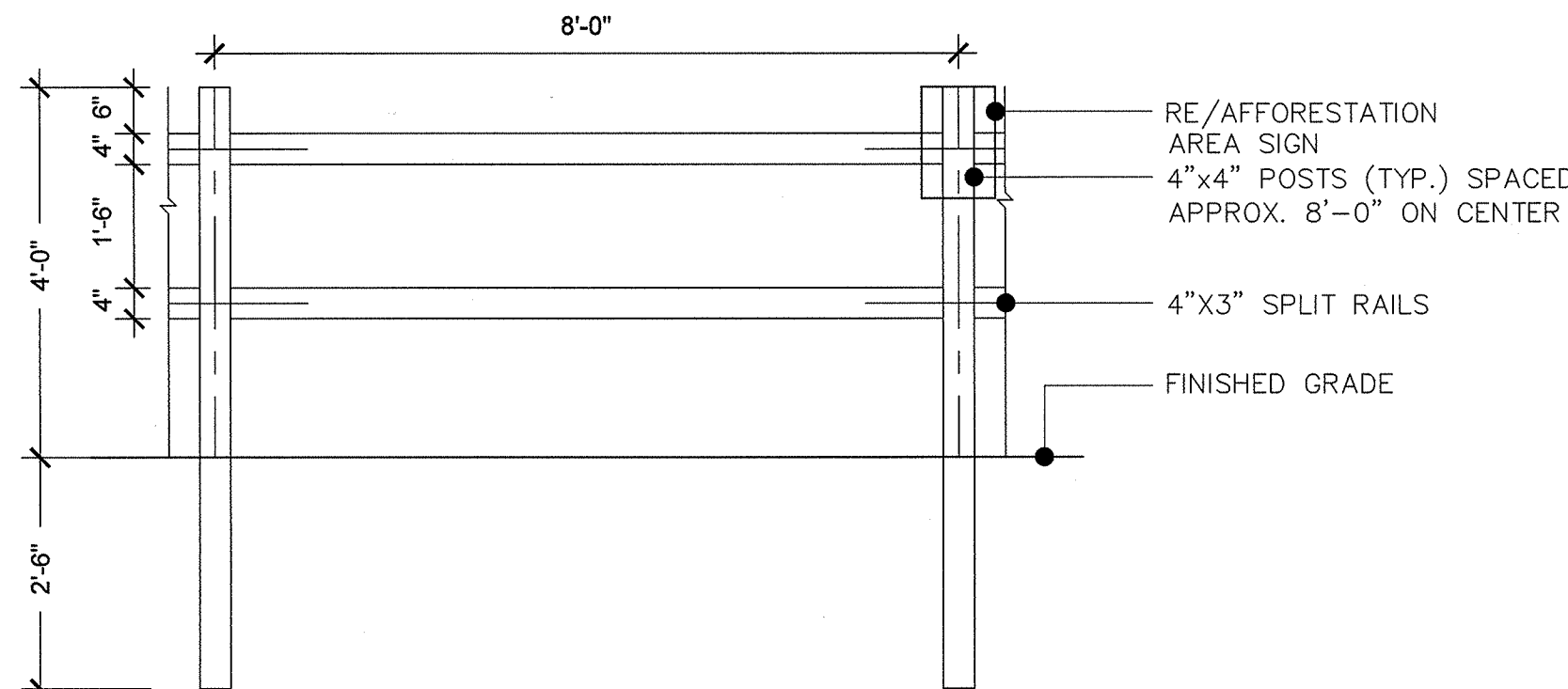
- NOTES:
1. FOREST PROTECTION DEVICE ONLY.
 2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
 4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
 5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.
 6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

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



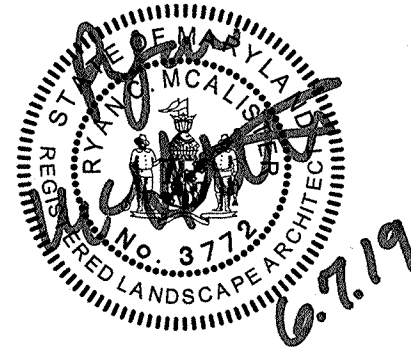
- NOTES:
1. POSTS SHALL STAND PLUMB.
 2. RAILS SHALL BE HUNG WITH UNIFORM HEIGHT AND SPACING.
 3. REFORESTATION SIGNS TO BE ATTACHED TO WOOD POSTS EVERY 50 FEET.
 4. TOP OF SIGN TO BE FLUSH WITH TOP OF WOOD POST.
 5. SIGNS TO BE ATTACHED USING 2 GALVANIZED WOOD SCREWS EACH WITH A GALVANIZED WASHER.

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.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&NCPDC 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	Phase 1 R.G.
01	T. Burke	10/16/18	DSP-16025	Phase 1 F.G.
02	<i>[Signature]</i>	6/21/2019	N/A	Phase 2 R.G.
03			DSP-18024	Phase 2 F.G.
04				
05				

SEAL



PROFESSIONAL CERTIFICATION:
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WERE PREPARED OR APPROVED BY ME, AND
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ARCHITECT UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NO. 3772 EXPIRATION
DATE MAY 13, 2020.

KEY PLAN

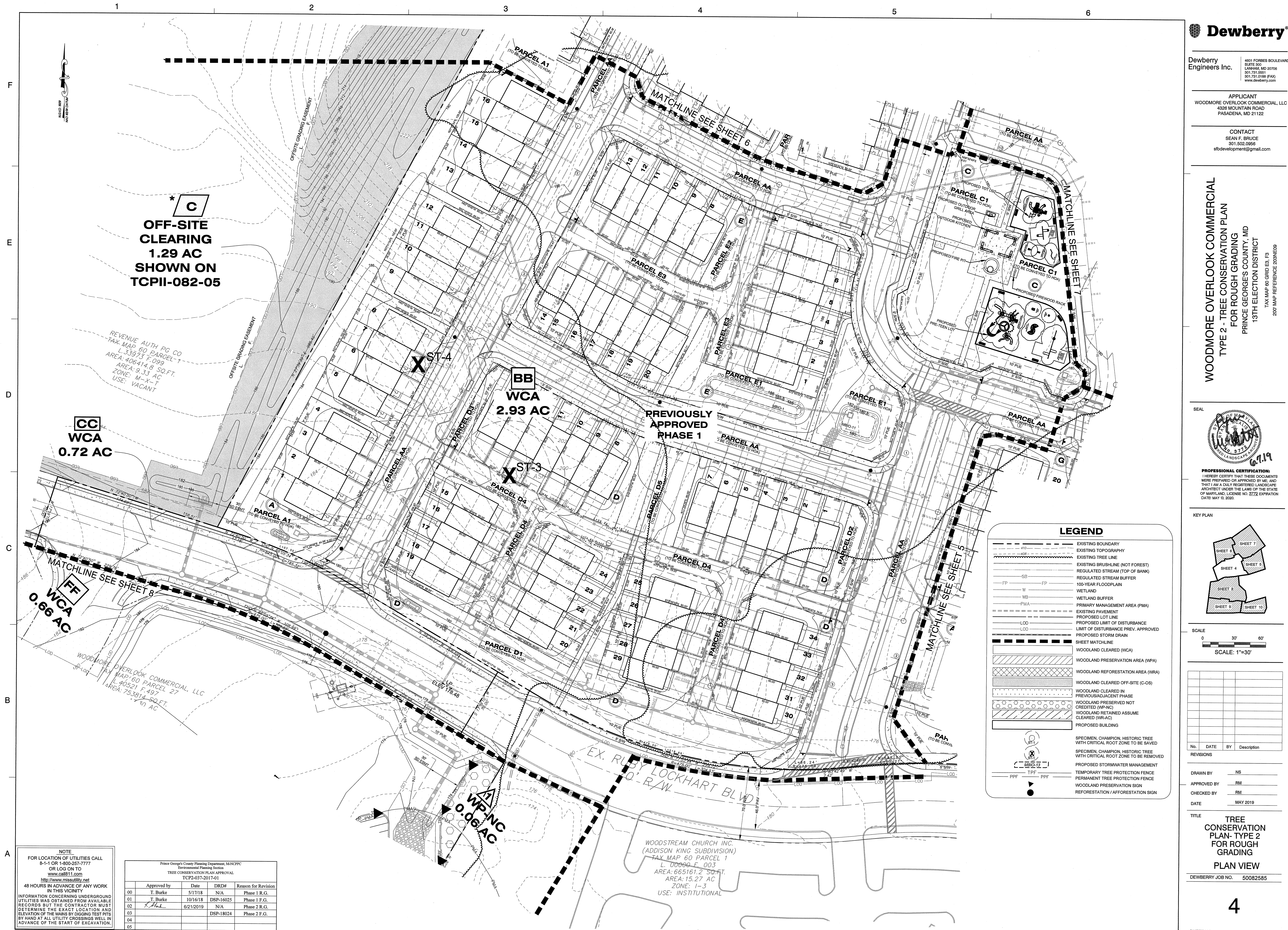
SCALE

REVISIONS

DRAWN BY NS
APPROVED BY RM
CHECKED BY RM
DATE MAY 2019

TITLE
TREE
CONSERVATION
PLAN- TYPE 2
FOR ROUGH
GRADING
DETAILS & NOTES

DEWBERRY JOB NO. 50082585



Dewberry
Engineers Inc.

4501 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.8591
301.731.0188 (FAX)
www.dewberry.com

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

CONTACT
SEAN F. BRUCE
301.502.0966
sfdevelopment@gmail.com

WOODMORE OVERLOOK COMMERCIAL
TYPE 2 - TREE CONSERVATION PLAN
FOR ROUGH GRADING
PRINCE GEORGES COUNTY, MD
13TH ELECTION DISTRICT
TAX MAP 60 GRID E3, F3
200' MAP REFERENCE 208N609

SEAL

6.7.19

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ARCHITECT UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NO. 3722 EXPIRATION
DATE: MAY 31, 2020.

NOTE

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http://www.missutility.net

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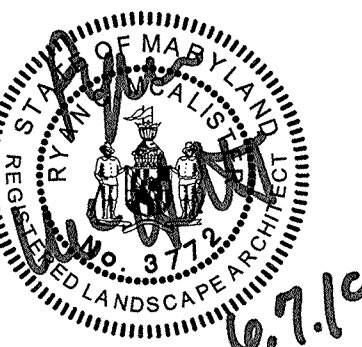
Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-037-2017-01

	Approved by	Date	DRD#	Reason for Revision
00	T. Burke	5/17/18	N/A	Phase 1 R.G.
01	T. Burke	10/16/18	DSP-16025	Phase 1 R.G.
02	R. Hark	6/21/2019	N/A	Phase 2 R.G.
03			DSP-18024	Phase 2 R.G.
04				
05				

DMORE OVERLOOK COMMERCIAL
 TYPE 2 - TREE CONSERVATION PLAN
 FOR ROUGH GRADING
 PRINCE GEORGE'S COUNTY, MD
 13TH ELECTION DISTRICT
 TAX MAP 60 GRID E3, F3

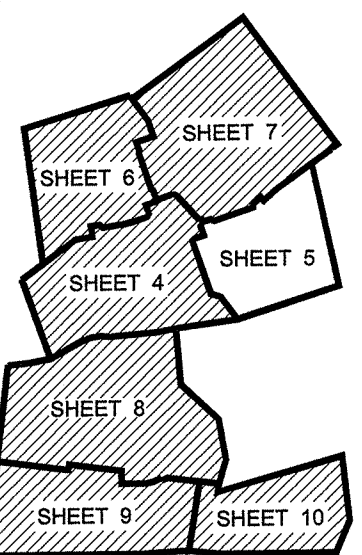
200' MAP REFERENCE 203NE0

REAL



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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

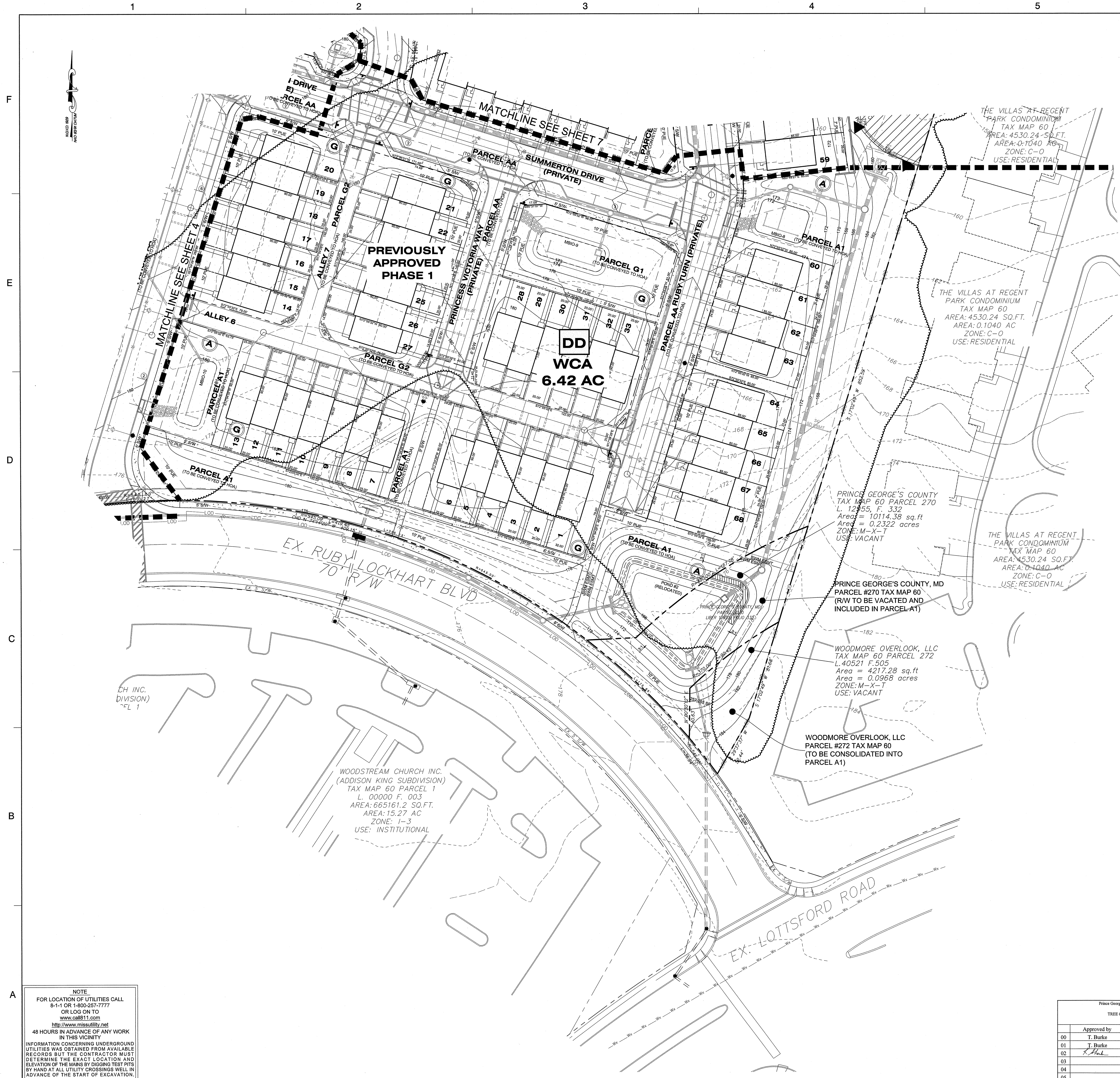
REVISIONS

DRAWN BY	NS
APPROVED BY	RM
CHECKED BY	RM
DATE	MAY 2019

TLE

TREE
CONSERVATION
PLAN- TYPE 2
FOR ROUGH
GRADING
PLAN VIEW

EWBERRY JOB NO. 50082585

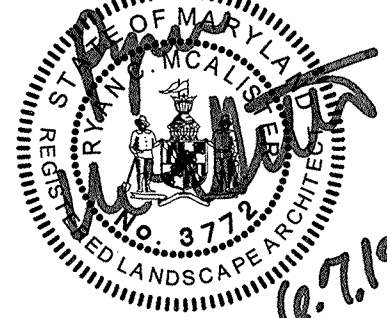


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Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-037-2017-01				
	Approved by	Date	DRD#	Reason for Revision
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01	T. Burke	10/16/18	DSP-16025	Phase 1 F.G.
02	<i>T. Burke</i>	6/21/2019	N/A	Phase 2 R.G.
03			DSP-18024	Phase 2 F.G.
04				
05				

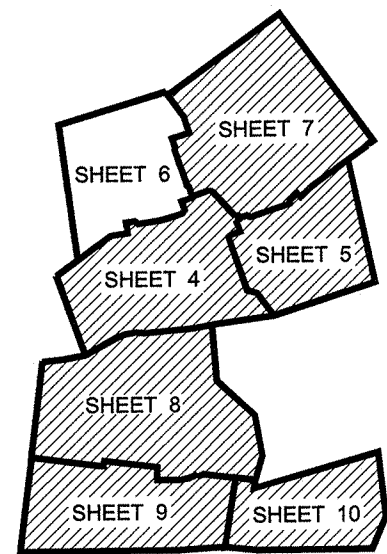
WOODMORE OVERLOOK COMMERCIAL
TYPE 2 - TREE CONSERVATION PLAN
FOR ROUGH GRADING
PRINCE GEORGES COUNTY, MD
13TH ELECTION DISTRICT
TAX MAP 60 GRID E3 F3
200' MAP REFERENCE 203NE09

SEAL



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DATE MAY 13, 2020.

KEY PLAN



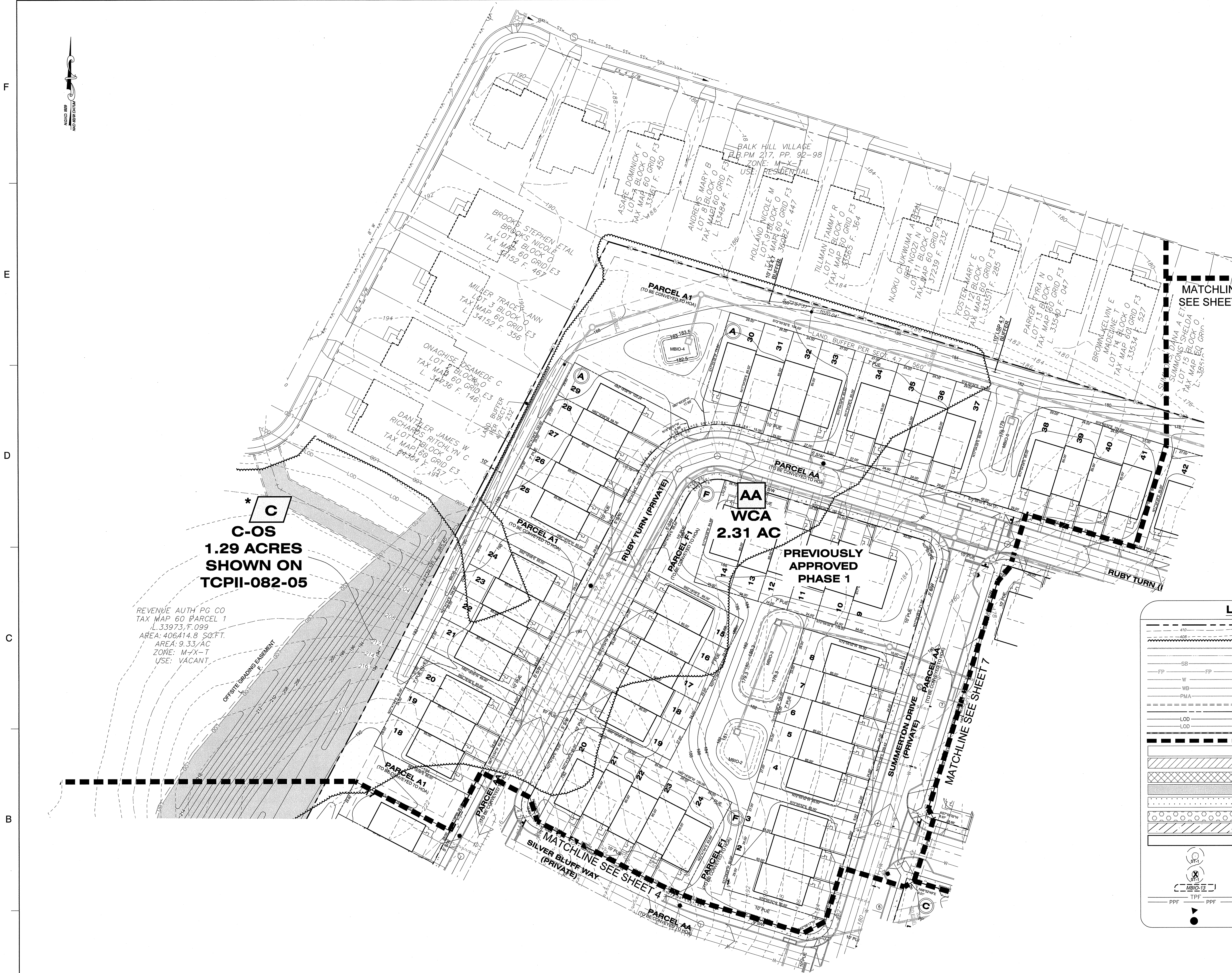
SCALE
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SCALE: 1"=30'

No.	DATE	BY	Description
REVISIONS			

DRAWN BY NS
APPROVED BY RM
CHECKED BY RM
DATE MAY 2019

TITLE
TREE
CONSERVATION
PLAN- TYPE 2
FOR ROUGH
GRADING
PLAN VIEW

DEWBERRY JOB NO. 50082585



C
C-OS
1.29 ACRES
SHOWN ON
TCPII-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

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 TCP2-037-2017-01			
Approved by	Date	DRD#	Reason for Revision
T. Burke	5/17/18	N/A	Phase 1 R.G.
T. Burke	10/16/18	DSP-16025	Phase 1 F.G.
	6/21/2019	N/A	Phase 2 R.G.
		DSP-18024	Phase 2 F.G.

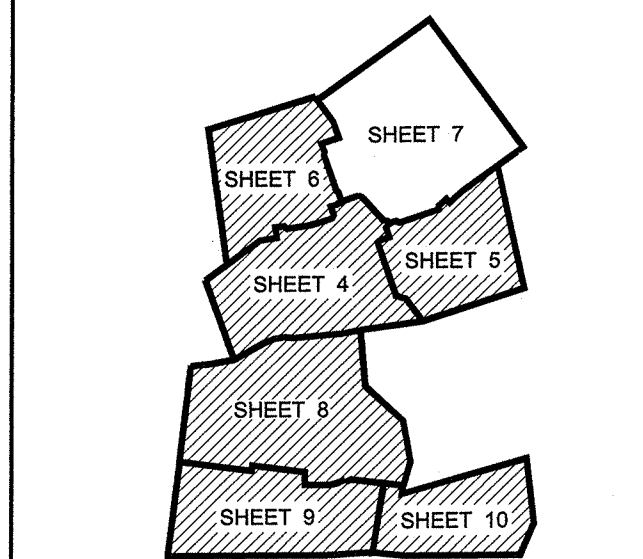
APPLICANT
WOODMORE OVERLOOK COMMERCIAL, LLC
4326 MOUNTAIN ROAD
PASADENA, MD 21122

CONTACT
SEAN F. BRUCE
301.502.0956
sfbdevelopment@gmail.com

WOODMORE OVERLOOK COMMERCIAL
TYPE 2 - TREE CONSERVATION PLAN
FOR ROUGH GRADING
PRINCE GEORGE'S COUNTY, MD
13TH ELECTION DISTRICT
TAX MAP 80 GRID E3, F3
200' MAP REFERENCE 203NE09



KEY PLAN



SCALE

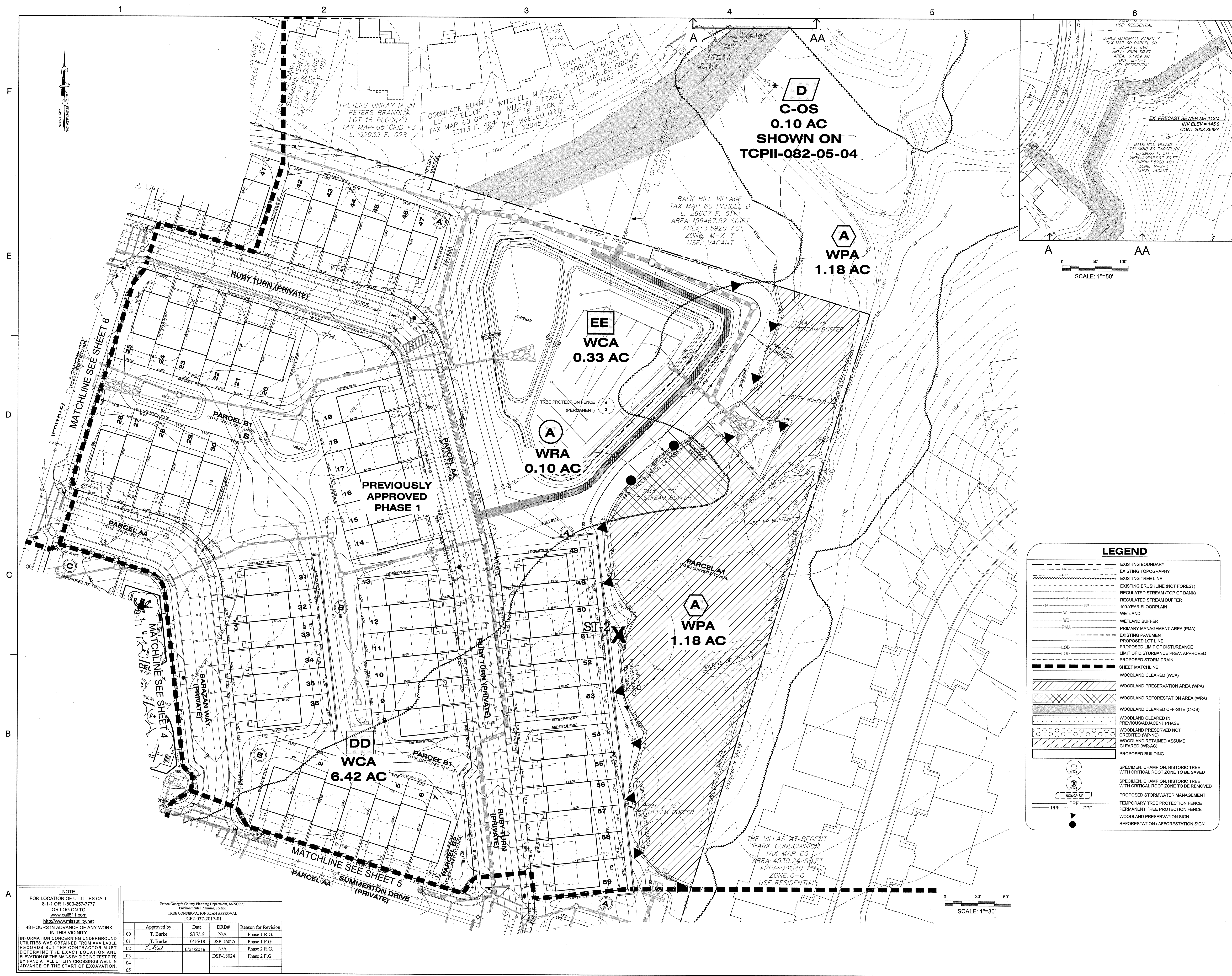
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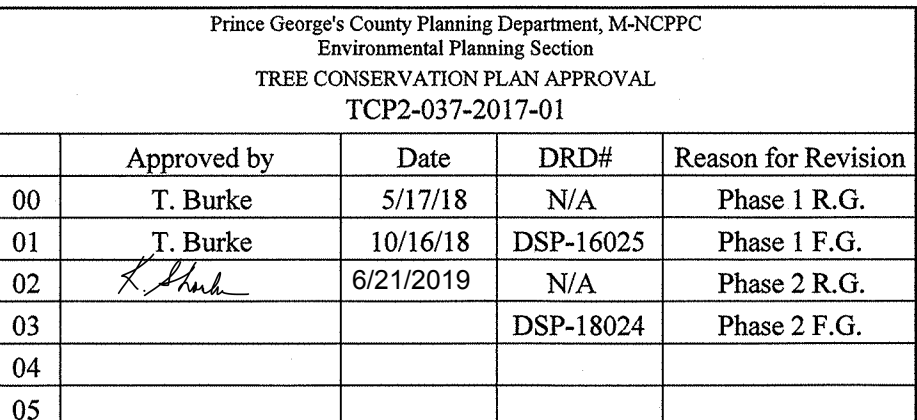
No.	DATE	BY	Description

DRAWN BY	NS
APPROVED BY	RM
CHECKED BY	RM
DATE	MAY 2019

TITLE

TREE
 CONSERVATION
 PLAN- TYPE 2
 FOR ROUGH
 GRADING
 PLAN VIEW



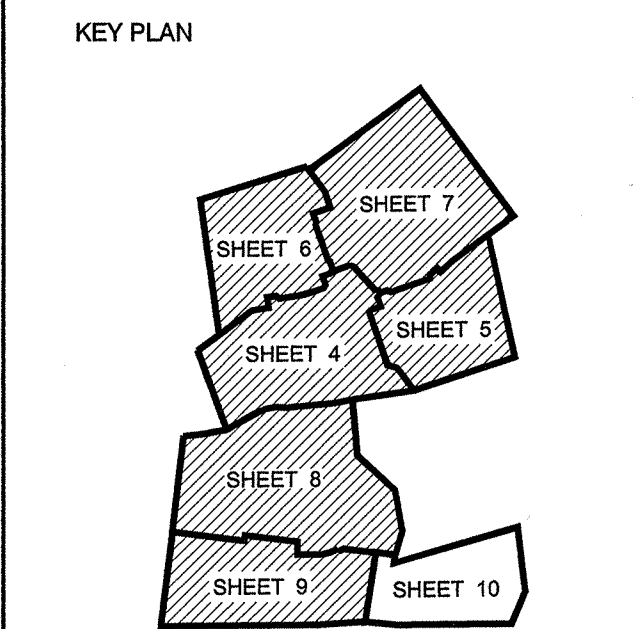


WOODMORE OVERLOOK COMMERCIAL
TYPE 2 - TREE CONSERVATION PLAN
FOR ROUGH GRADING
PRINCE GEORGES COUNTY, MD
13TH ELECTION DISTRICT

TAX MAP 80 GRID E3, F3
2007 MAP REFERENCE 233NE09



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 5, 2020.



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

No.	DATE	BY	Description

REVISIONS

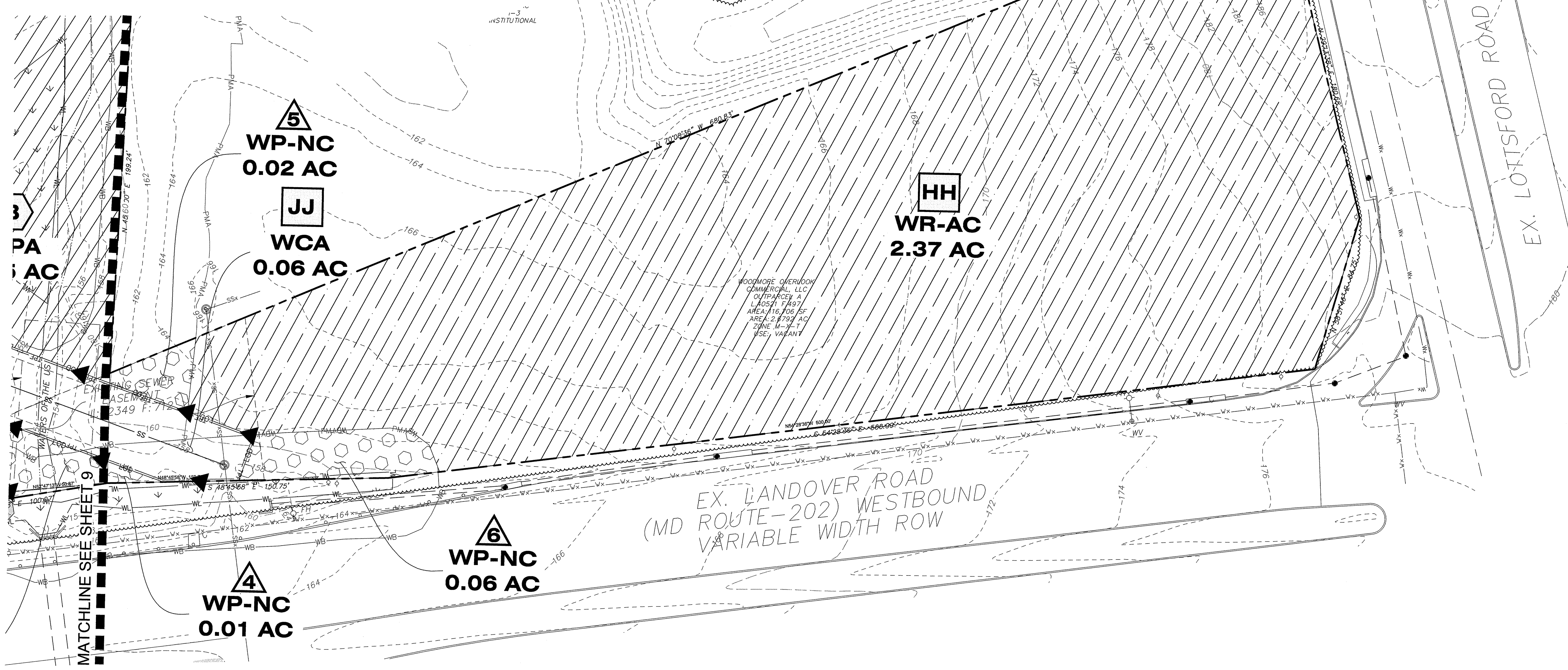
DRAWN BY NS
APPROVED BY RM
CHECKED BY RM
DATE MAY 2019

TITLE
TREE
CONSERVATION
PLAN- TYPE 2
FOR ROUGH
GRADING
PLAN VIEW

DEWBERRY JOB NO. 50082585

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)
- EXISTING PAVEMENT
- PROPOSED LOT LINE
- PROPOSED LIMIT OF DISTURBANCE
- LIMIT OF DISTURBANCE PREV. APPROVED
- PROPOSED STORM DRAIN
- SHEET MATCHLINE
- WOODLAND CLEARED (WCA)
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND REFORESTATION AREA (WRA)
- WOODLAND CLEARED OFF-SITE (C-OS)
- WOODLAND CLEARED IN PREVIOUS/ADJACENT PHASE
- WOODLAND PRESERVED NOT CREDITED (WP-NC)
- WOODLAND RETAINED ASSUME CLEARED (WR-AC)
- PROPOSED BUILDING
- SPECIMEN, CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE SAVED
- SPECIMEN, CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE REMOVED
- PROPOSED STORMWATER MANAGEMENT
- TEMPORARY TREE PROTECTION FENCE
- PERMANENT TREE PROTECTION FENCE
- WOODLAND PRESERVATION SIGN
- REFORESTATION / AFFORESTATION SIGN



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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	3/17/18	N/A	Phase 1 R.G.
01	T. Burke	10/16/18	DSP-16025	Phase 1 F.G.
02	<i>K. Burke</i>	6/21/2019	N/A	Phase 2 R.G.
03			DSP-18024	Phase 2 F.G.
04				
05				