

WOODMORE OVERLOOK

TYPE 2-TREE CONSERVATION PLAN



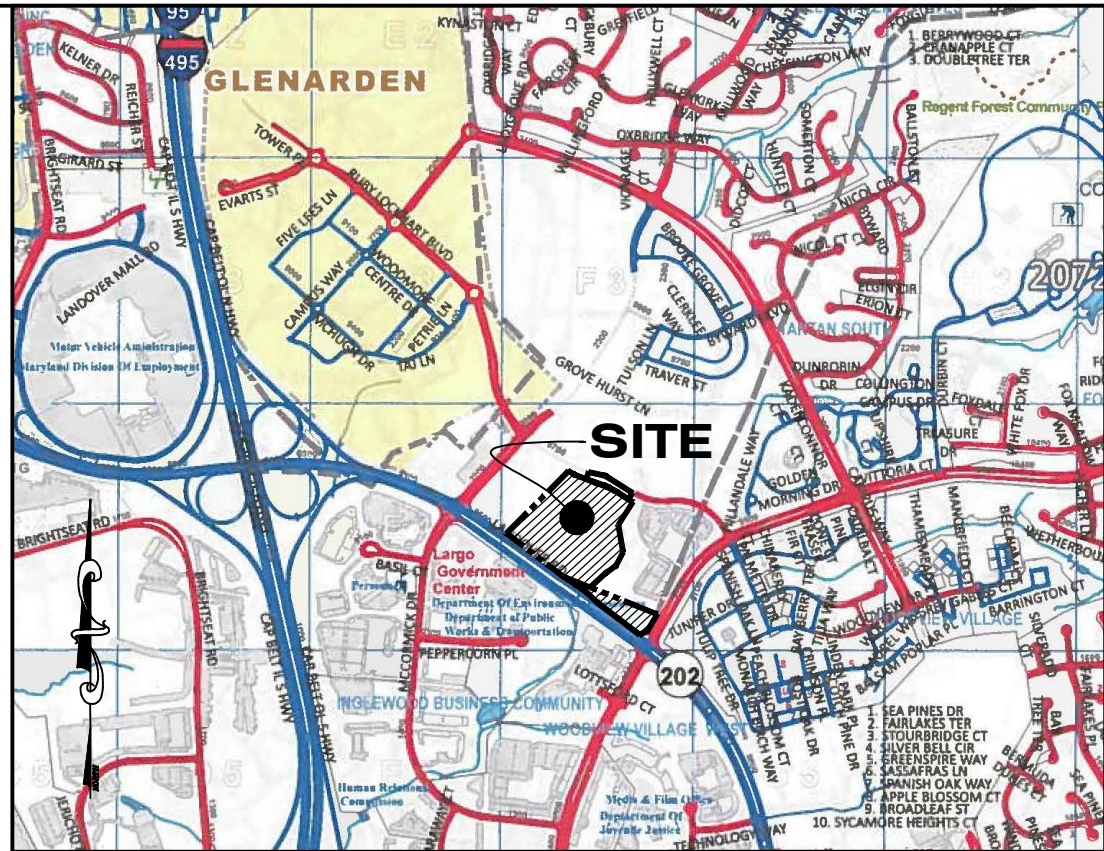
Dewberry
Engineers Inc.

APPLICANT
WOODMORE OVERLOOK COMMERCIAL, LLC
4300 MOUNTAIN ROAD
PASADENA, MD 21122

CONTACT
SEAN F. BRUCE
301.502.0956
sfdevelopment@gmail.com

WOODMORE OVERLOOK COMMERCIAL
TYPE 2 - TREE CONSERVATION PLAN

PRINCE GEORGE'S COUNTY, MD
13TH ELECTION DISTRICT
TAX MAP 60 GRID E3, F3
2007 MAP REFERENCE 203N69



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, WE, Woodmore Overlook Commercial, 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

10-17-19
DATE

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. TPO 1 or 2 Number	7. Property Description or Subdivision Name	8. TPO Number	9. Is this site subject to the 1989 Ordinance? (Y/N)	10. Break-even Point (preservation acres) ±
1. Zone	46.28	0.04	46.24	46.24	037-2017-01	WOODMORE OVERLOOK	037-2017-01	N	21.55
11. Areas 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)	13. Existing Woodland in Floodplain (acres)	14. Woodland Conservation Threshold (WCT) ±	15. Smaller of 10 or 12	16. Woodland above WCT	17. Plan Number: (This must be completed for each phase)	18. Revision Number	19. Plan Phase or Name	20. TPO Number for this Phase or Section	21. Revision Number
33.87	0.04	15.00%	0.04	28.93	DSP-18024	0	PHASE 1	037-2017	037-2017
22. Total area in this application (acres)	23. Floodplain area in this application (acres)	24. Net Tract area in this application (acres)	25. Woodland on the Net Tract for this phase (acres)	26. Woodland in the Floodplain for this phase	27. Woodland Cleared on Net Tract for this phase	28. Woodland Cleared in Floodplain for this phase	29. Off-site WCA being provided on this property (reforestation)	30. Off-site WCA being provided on this property (reforestation)	31. Off-site WCA being provided on this property (reforestation)
46.28	0.04	46.24	13.85	0.04	12.71	15.53	2.43	0.00	0.00
32. Cumulative acres of Net Tract Woodland cleared	33. Cumulative acres of Floodplain woodland cleared	34. Smaller of 14 or 26	35. Woodland Clearing below WCT	36. Clearing below WCT (2:1 replacement requirement)	37. Replacement for clearing below the WCT (2:1)	38. Replacement for clearing below the WCT (2:1)	39. Off-site WCA (reforestation) being provided on this property	40. Cumulative Woodland Conservation Provided	41. Cumulative Woodland Conservation Required
12.71	0.00	12.71	0.00	0.00	0.00	0.00	0.00	12.8	15.19

SECTION III - Meeting the Requirements									
42. Woodland Preservation	43. Reforestation/Reforestation	44. Natural Regeneration	45. Landscaping Credits	46. Specimen & Historic Tree (CRZ area)	47. Specimen & Historic Tree Credit	48. Forest Enhancement Average	49. Forest Tree Credit (Existing or 10-year canopy)	50. Area approved for tree-in-lieu	51. Off-site Woodland Conservation Credits Required
1.18	1.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.55
52. Off-site WCA (reforestation) being provided on this property	53. Cumulative Woodland Conservation Provided	54. Woodland saved on this phase but not counted	55. Existing Net Tract Woodland in later phases	56. Requirement Status per Phase	Prepared by: <u>Ryan McNamee</u> Date: 3.27.2020				

PHASE 1 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 40219 FOLIO 350. THE AFOREMENTIONED EASEMENT SUPERCEDED THE PREVIOUS WOODLAND CONSERVATION EASEMENT RECORDED IN LIBER 4144 AND FOLIO 140. ANY REVISIONS TO THIS TCP2 PLAN MAY REQUIRE A REVISION TO THE RECORDED EASEMENT."

PHASE 2 WOODLAND CONSERVATION EASEMENT NOTE:
"WOODLANDS PRESERVED, PLANTED OR REGENERATED IN FULFILLMENT OF WOODLAND CONSERVATION REQUIREMENTS FOR PHASE 2 OF THIS SITE HAVE BEEN PLACED IN A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS AT LIBER 43691 FOLIO 540. ANY REVISIONS TO THIS TCP2 PLAN MAY REQUIRE A REVISION TO THE RECORDED EASEMENT."



APPLICATION NAME: WOODMORE OVERLOOK COMMERCIAL
APPLICATION NO.: DSP-18024
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH DISTRICT COUNCIL APPROVAL DATED SEPTEMBER 17, 2019.
SIGNATURE APPROVAL DATE: Digitally signed by Jill Kosack Date: 2021.05.22 15:02:44 -0400
AUTHORIZED SIGNATURE

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 Katrina Shoulars	6/21/19	N/A	Phase 2 R.G.
03 Mary Ann	5/11/2021	DSP-18024	Phase 2 F.G.
04			
05			

TREE CONSERVATION PLAN- TYPE 2 COVER SHEET

DEWBERRY JOB NO. 50082585

SHEET NO. 1 OF 10

LEGEND

--- EXISTING BOUNDARY
--- EXISTING TOPOGRAPHY
--- EXISTING STORM DRAIN
--- EXISTING TREE LINE
--- EXISTING BRUSHLINE (NOT FOREST)
--- REGULATED STREAM (TOP OF BANK)
--- REGULATED STREAM BUFFER
--- WETLAND
--- WETLAND BUFFER
--- PRIMARY MANAGEMENT AREA (PMA)
--- PROPOSED LOT LINE
--- PROPOSED LINE OF DISTURBANCE
--- LIMIT OF DISTURBANCE PREV. APPROVED
--- SHEET MATCHLINE

WOODLAND CLEARED (WCA)
WOODLAND RETAINED ASSUMED CLEARED (WR-AC)
WOODLAND PRESERVATION AREA (WPA)
WOODLAND REFORESTATION AREA (WRA)
WOODLAND CLEARED OFF-SITE AS NOTED (C-OS)
WOODLAND CLEARED IN PREVIOUS/ADJACENT PHASE
WOODLAND PRESERVED NOT CREDITED (WPNC)
PROPOSED BUILDING
SPECIMEN, CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE SAVED
SPECIMEN, CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE REMOVED
PHASE LINE

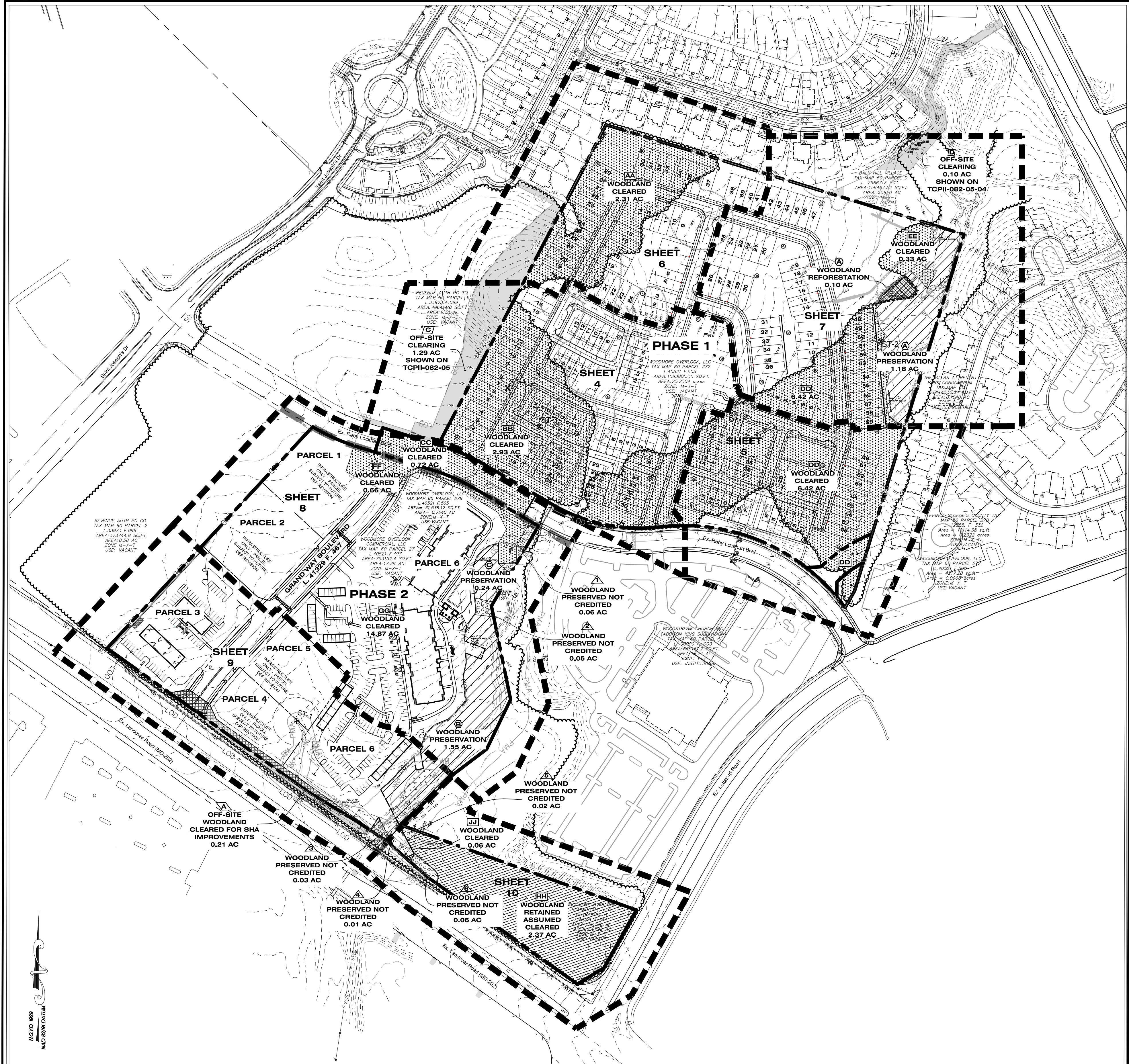
SITE STATISTICS

	PHASE 1	PHASE 2	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
SHA 202 CLEARING (WOODLAND)	0.21 AC	0.21 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)

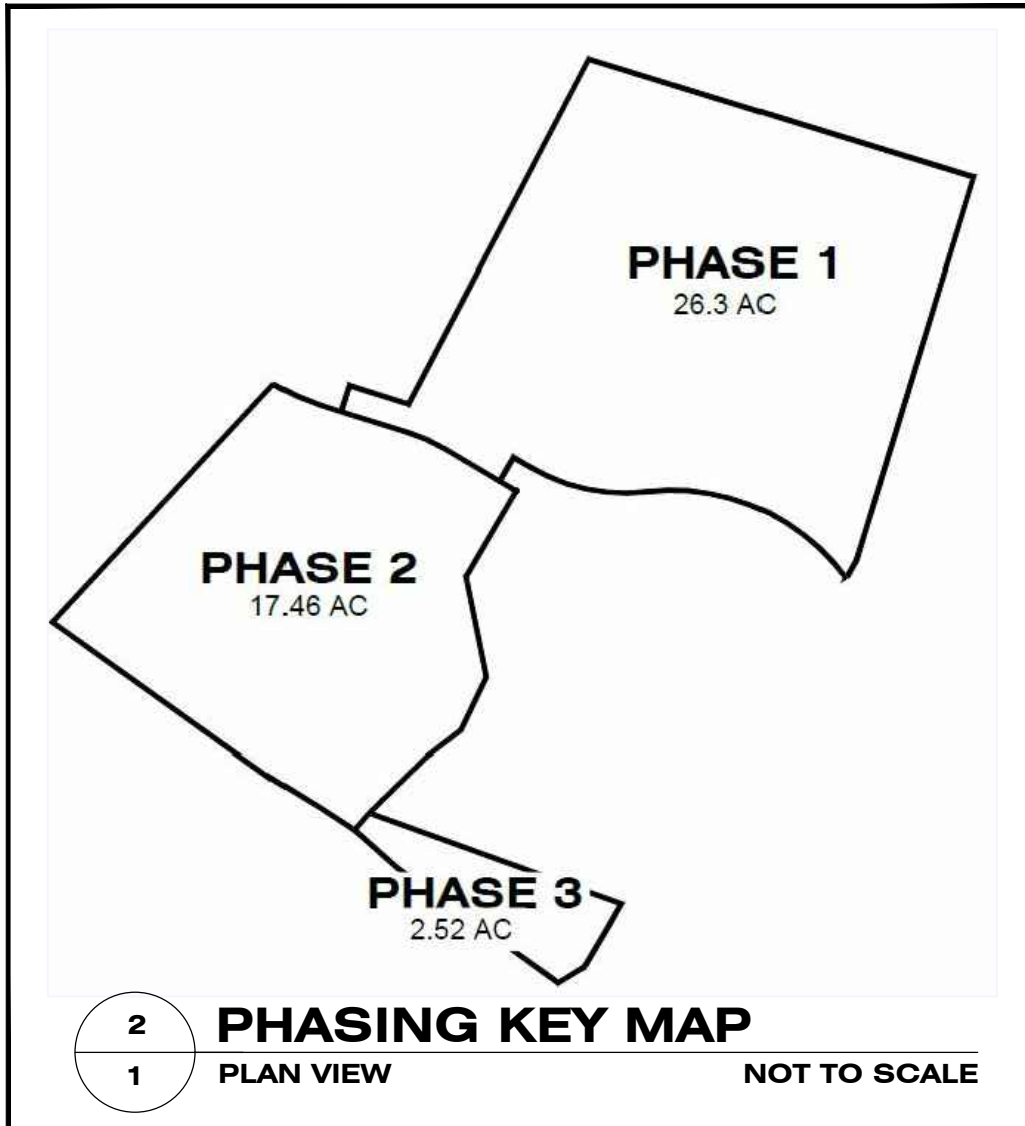


LOCATION PLAN AND SHEET MAP

PLAN VIEW

WOODLAND SUMMARY TABLE

PHASE 1				
WOODLAND PRESERVATION AREAS (WPA) ACRES Ⓐ 1.18	WOODLAND CLEARED (WCA) ACRES AA 2.31 BB 2.93 CC 0.72 DD 6.42 EE 0.33	WOODLAND REFORESTATION (WRA) ACRES Ⓐ 0.10		
TOTAL AREA = 1.18 AC	TOTAL AREA = 12.71 AC	TOTAL AREA = 0.10 AC		
* OFF-SITE CLEARING AREAS [C] [D] [E] ARE SHOWN BUT NOT CALCULATED IN THIS TYP. OFF-SITE CLEARING AREAS C AND D ARE CALCULATED IN REVISION TOPR0505.				
PHASE 2				
WOODLAND PRESERVATION AREAS (WPA) ACRES Ⓑ 1.55 Ⓒ 0.24	WOODLAND CLEARED (WCA) ACRES + [F] 0.66 + [G] 14.87	WOODLAND PRESERVATION BUT NOT CREDITED AREAS (WP-NC) ACRES Ⓐ 0.06 Ⓑ 0.05 Ⓒ 0.03	OFF-SITE WOODLAND CLEARING FOR SHA IMPROVEMENT (C-OS) ACRES Ⓐ 0.21	
TOTAL AREA = 1.79 AC	TOTAL AREA = 15.53 AC	TOTAL AREA = 0.14 AC	TOTAL AREA = 0.21 AC	
PHASE 3				
	WOODLAND RETAINED ASSUMED CLEARED (WR-AC) ACRES HH 2.37 +++ [J] 0.06	WOODLAND PRESERVATION BUT NOT CREDITED AREAS (WP-NC) ACRES Ⓐ 0.01 Ⓑ 0.02 Ⓒ 0.06		
	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 CLEARING FOR SHA IMPROVEMENT (C-OS) ACRES
TOTAL AREA = 2.97 AC	TOTAL AREA = 30.67 AC	TOTAL AREA = 0.10 AC	TOTAL AREA = 0.23 AC	TOTAL AREA = 0.21 AC



SPECIMEN TREE TABLE

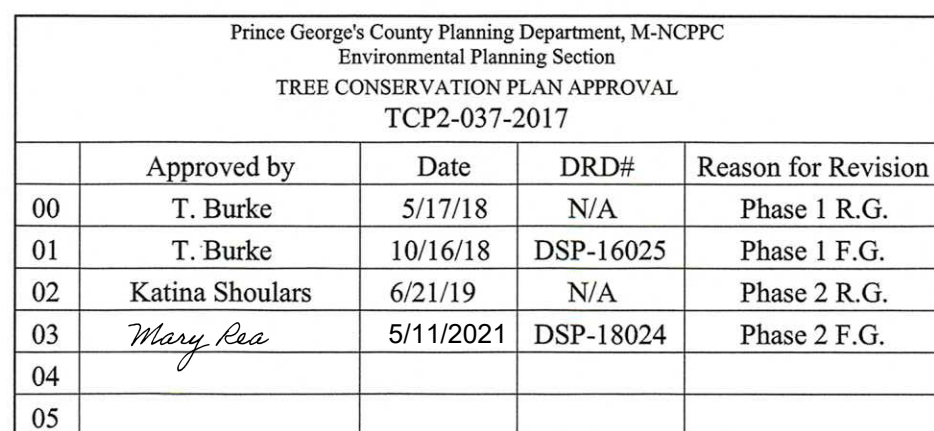
NO.	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	CONDITION RATING	CONDITION SCORE	CONDITION COMMENTS	DISPOSITION
1	Pin Oak	Quercus palustris	43	Good	27	Minor Vine Cover	REMOVE
2	Pin Oak	Quercus palustris	34	Poor	21	Broken Limbs	REMOVE
3	White Ash	Fraxinus americana	35	Poor	14	Split Trunk	REMOVE
4	White Ash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

NOTE
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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, MD
13TH ELECTION DISTRICT
TAX MAP 60 GRID E3, F3
200' MAP REFERENCE 203NE09

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.

A diagram showing the layout of ten sheets of paper arranged in a larger shape. The sheets are labeled SHEET 4 through SHEET 10. SHEET 4 is white, while the others are shaded with diagonal lines. The arrangement is as follows: SHEET 4 is in the center-left. SHEET 6 is above it. SHEET 7 is to the right of SHEET 6. SHEET 5 is to the right of SHEET 4. SHEET 8 is below SHEET 4. SHEET 9 is below SHEET 8. SHEET 10 is to the right of SHEET 9.

1	12/18/2019	JCT	REVIEW
o.	DATE	BY	Description

REVISIONS

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

PLAN VIEW

DEWBERRY JOB NO. 50082585

4

SHEET NO. 4 OF 10



WP-NC
0.06 AC

Prince George's County Planning Department, M-N-PPC 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	Katina Shoulars	6/21/19	N/A	Phase 2 R.G.
03	<i>Wany Rao</i>	5/11/2021	DSP-18024	Phase 2 F.G.
04				
06				

WOODSTREAM CHURCH INC.
(ADDISON KING SUBDIVISION)
TAX MAP 60 PARCEL 1
L. 00000 E. 003
AREA: 665161.2 SQ.FT.
AREA: 15.27 AC
ZONE: I-3
USE: INSTITUTIONAL

WOODMORE OVERLOOK COMMERCIAL
TYPE 2 - TREE CONSERVATION PLAN

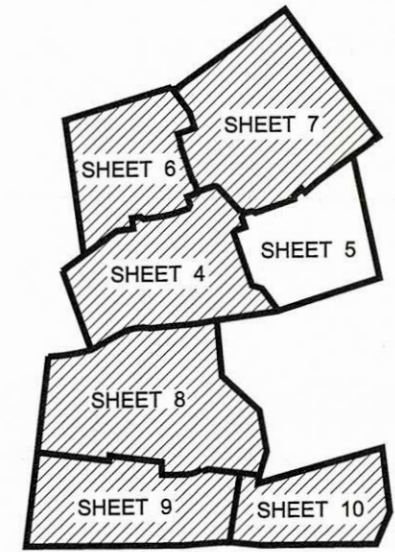
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SEAL



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DATE MAY 13, 2020.

KEY PLAN



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

No.	DATE	BY	REVIEW	Description
1	12/19/2019	JCT	REVIEW	
REVISIONS				

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

TITLE
TREE
CONSERVATION
PLAN- TYPE 2
PLAN VIEW

DEWBERRY JOB NO. 50082585

LEGEND

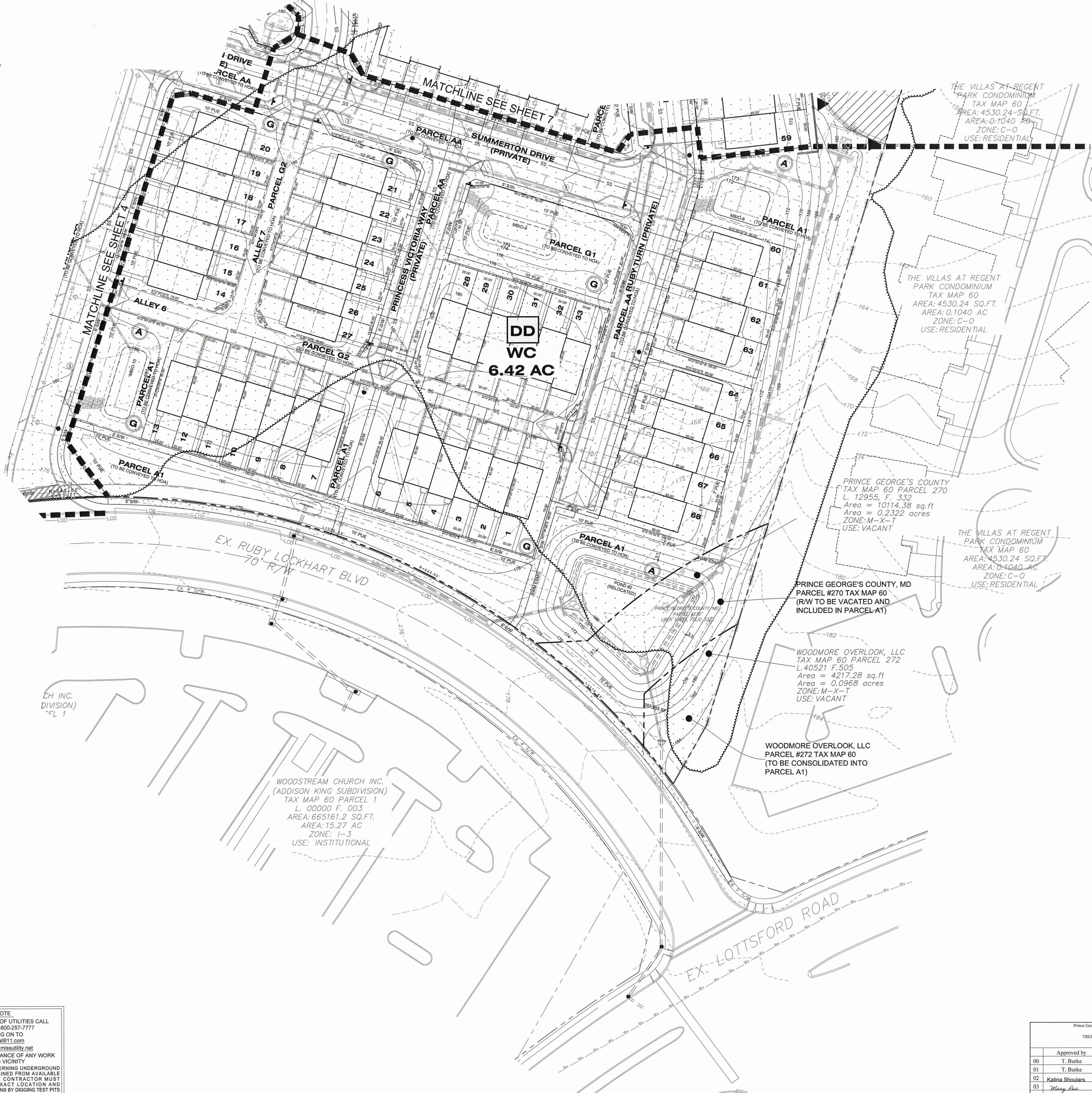
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- SPECIMEN, CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE REMOVED
- PROPOSED STORMWATER MANAGEMENT
- TEMPORARY TREE PROTECTION FENCE
- PERMANENT TREE PROTECTION FENCE
- WOODLAND PRESERVATION SIGN
- REFORESTATION / AFFORESTATION SIGN

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.
Katrina Shoulters	6/21/19	N/A	Phase 2 R.G.
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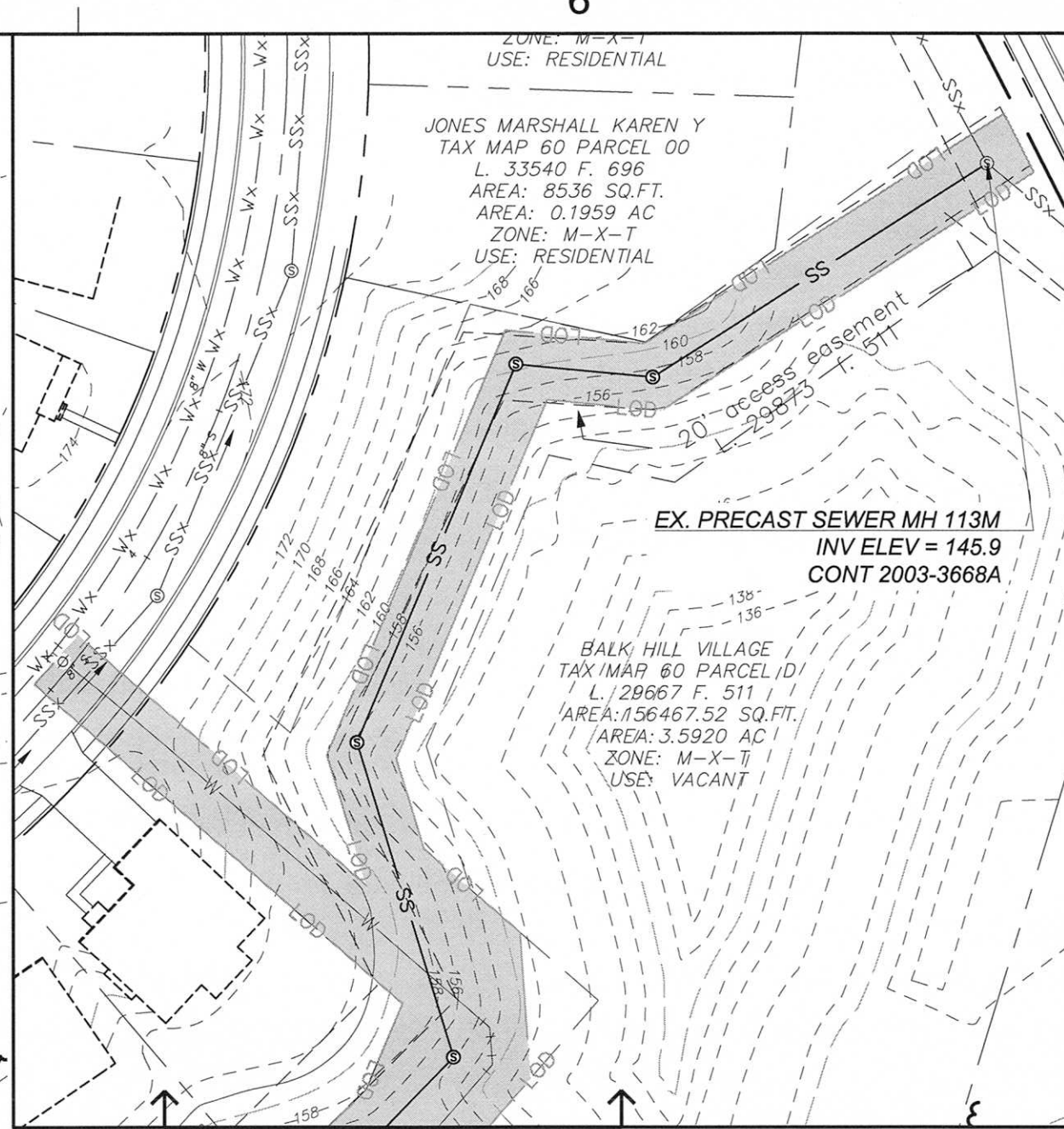
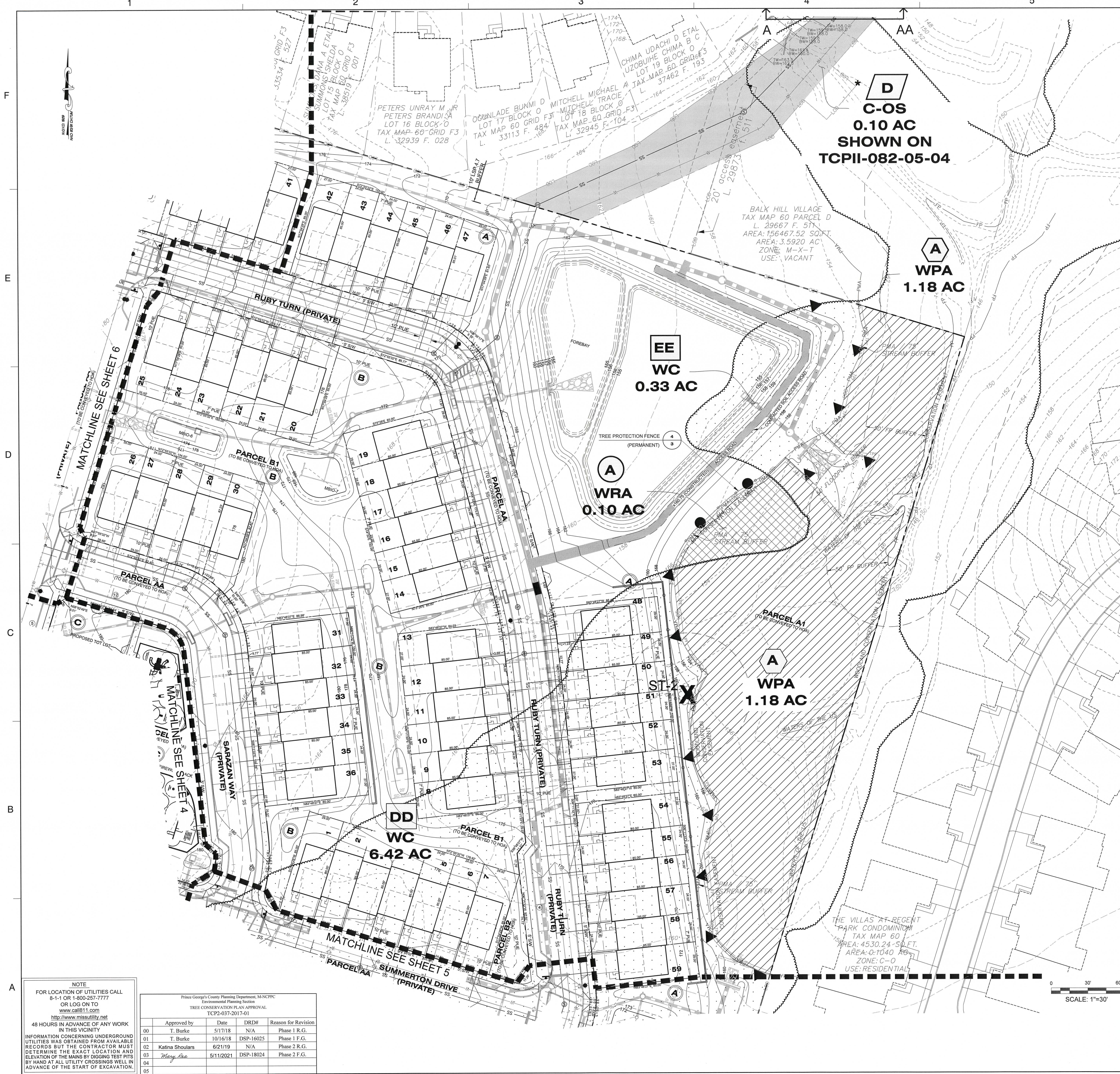
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: WOODMORE OVERLOOK COMMERCIAL
APPLICATION NO.: DSP-18024
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH DISTRICT COUNCIL APPROVAL DATED SEPTEMBER 17, 2019.

SIGNATURE APPROVAL DATE: Digitally signed by Jill Kosack Date: 2021.05.22 15:29:24 -0400
Jill Kosack
Authorized Signature



NOTE
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LEGEND

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KEY PLAN

SCALE

AS-SHOWN

No.	DATE	BY	REVIEW	DESCRIPTION
1	12/18/2019	JCT	REVIEW	

REVISIONS

DRAWN BY: NS

APPROVED BY: RM

CHECKED BY: RM

DATE: FEBRUARY 2019

TITLE: TREE CONSERVATION PLAN- TYPE 2

PLAN VIEW

DEWBERRY JOB NO. 50082585

7

SHEET NO. 7 OF 10

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Prince George's County Planning Department, MNCPPC
Environmental Planning Section
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TCP2-037-2017-01

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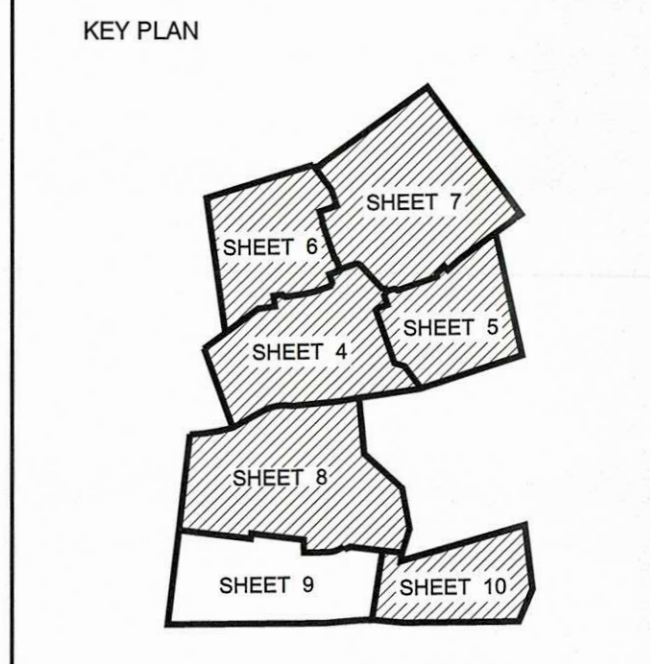
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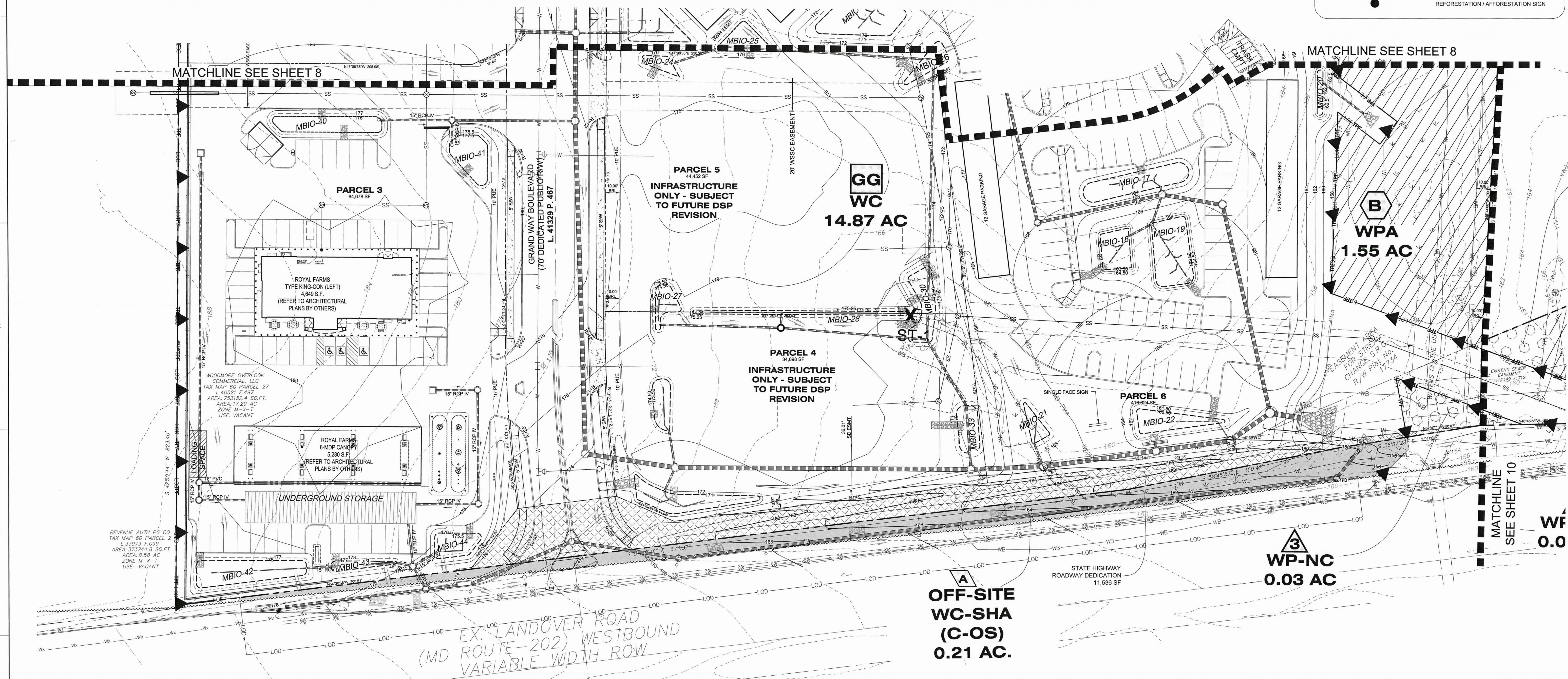
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DATE: FEBRUARY 2019

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TREE CONSERVATION PLAN- TYPE 2
PLAN VIEW
DEWBERRY JOB NO. 50082585

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- EXISTING TREE LINE
- EXISTING BRUSHLINE (NOT FOREST)
- REGULATED STREAM (TOP OF BANK)
- WETLAND
- WETLAND BUFFER
- PRIMARY MANAGEMENT AREA (PMA)
- PROPOSED LOT LINE
- PROPOSED LIMIT OF DISTURBANCE
- LIMIT OF DISTURBANCE PREV. APPROVED
- PROPOSED WATER
- PROPOSED SANITARY SEWER
- PROPOSED EASEMENT
- SHEET MATCHLINE
- WOODLAND CLEARED (WC)
- 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)
- SHA DEDICATION
- 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



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.

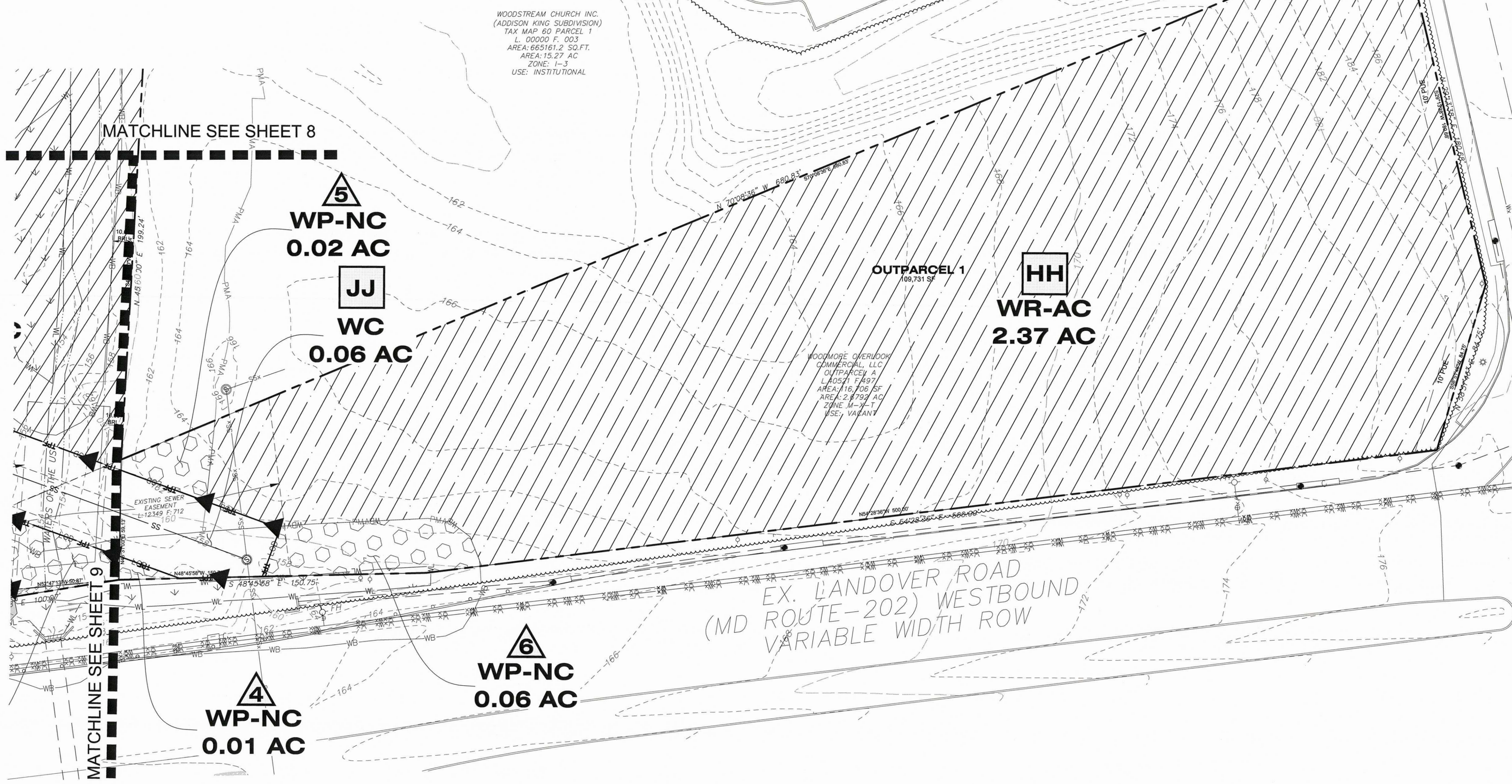
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: WOODMORE OVERLOOK
COMMERCIAL
APPLICATION NO.: DSP-18024
SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH DISTRICT COUNCIL APPROVAL
DATED SEPTEMBER 17, 2019.
SIGNATURE APPROVAL DATE:
Digitally signed by
Jill Kosack
Date: 2021.05.22
15:29:24 -0400
Authorized Signature

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 Katina Shoulars	6/21/19	N/A	Phase 2 R.G.
03 Mary Lee	5/11/2021	DSP-18024	Phase 2 F.G.
04			
05			

LEGEND

- EXISTING BOUNDARY
- EXISTING TOPOGRAPHY
- EXISTING STORM DRAIN
- EXISTING TREE LINE
- EXISTING BRUSHLINE (NOT FOREST)
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11/29/2019
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Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-037-2017			
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